



David Fowler
The London Borough of Camden
5 Pancras Square
London
N1C 4AG

By email:
david.fowler@camden.gov.uk

ref: 4254 /Letter/DS/DF/BCP 22 July 2020

Project Name: Camden Town Hall

Subject: Basement Construction Plan – Certified Engineer Independent Review

Dear David

In accordance with the terms of the S106 agreement on the above project, I am writing as the Chartered Structural Engineer, independent of the Design Team, who has reviewed the Basement Construction Plan "Camden Town Hall - Basement Construction Plan Rev 02" dated June 2020 by Lendlease in accordance with CL 4.42 of "Camden Planning Guidance – Basements: March 2018".

My comments in relation to the compliance of the BCP to sub-clauses (i) – (vi) of the S106 agreement are as follows:

- (i) *reasonable endeavours to access and prepare a detailed structural appraisal and conditions survey of all the Neighbouring Properties to be undertaken by an independent suitably qualified and experienced chartered surveyor (and for details to be offered if this is not undertaken in full or part);*

Existing neighbouring properties have been identified and discussed in relation to basement works. No buildings are adjoined to the Town Hall building and in general they are safely distant from any proposed basement works in relation to depth and extension of excavations.

The Standard Hotel shares a basement boundary wall with the Town Hall, which appears to be non-retaining. The excavation works along this boundary are minimal and significant works are mainly ground floor level where slabs are being demolished and re-built. Temporary works are described in the BCP showing in principle how the boundary wall will be stabilised during the works and these appear to be appropriate at this stage.

- (ii) *a method statement detailing the proposed method of ensuring the safety and stability of Neighbouring Properties throughout the Construction Phase including temporary works sequence drawings and assumptions with appropriate monitoring control risk*

White Collar Factory
1 Old Street Yard
London EC1Y 8AF

T +44 (0)20 7250 7777
F +44 (0)20 7250 7555

info@akt-uk.com
www.akt-uk.com

AKT II Limited
Registered in England
Company no. 07500271
Registered office:
White Collar Factory
1 Old Street Yard
London EC1Y 8AF

assessment contingency measures and any other methodologies associated with the basement and the basement temporary works;

A method statement explaining the sequences of excavation and construction methodologies are included in the BCP plan. Temporary works include drainage excavation supports, underpinning required for lift shafts PL2 and PL3 and manhole & lift pit formwork construction. Proposals are reasonable to ensure the safety and stability of the neighbouring properties. Structural monitoring and vibration during all demolition activities plan is reported and proposed. The plan sets out the monitoring frequency, accuracy and requirements that the Contractor need to consider during their detailed temporary works issue for all basement construction and demolition works. The plan has provided the information requested.

- (iii) *detailed design drawings incorporating conservative modelling relating to the local ground conditions and local water environment and structural condition of Neighbouring Properties prepared by the Basement Design Engineer for all elements of the groundworks and basement authorised by the Planning Permission together with specifications and supporting calculations for both the temporary and permanent basement construction works;*

Ground condition and water level assumptions adopted for permanent design are based on the soil investigation results "Factual Ground Investigation Report - R-ST5016-G01.pdf" carried out by Soiltechnics which has been provided in the plan. The geotechnical design parameters from the SI have been used in the design of the permanent structures are reasonable and in line with the local soil condition. Modelling assumptions and calculations package have used adequate design factors in accordance with the Eurocode to ensure the safety and stability of the neighbouring properties and the town hall properties itself in the permanent condition.

Typical propping and temporary works calculations for various conditions have been submitted by the contractor which demonstrates in principle how the temporary works design will be undertaken. The calculations include temporary works of the trench sheeting and props to cover various level scenarios for the drainage excavations and the lifts pits formation. More detailed temporary works calculations are expected to be produced by the contractor at later stages to cover all temporary conditions, but in principle the calculations demonstrate suitable considerations of the safety and stability of the neighbouring properties and the town hall properties itself.

- (iv) *the Basement Design Engineer to be retained at the Property throughout the Construction Phase to inspect approve and undertaking regular monitoring of both permanent and temporary basement construction works throughout their duration and to ensure compliance with the plans and drawings as approved by the building control body;*

White Collar Factory
1 Old Street Yard
London EC1Y 8AF

T +44 (0)20 7250 7777
F +44 (0)20 7250 7555

info@akt-uk.com
www.akt-uk.com

AKT II Limited
Registered in England
Company no. 07500271
Registered office:
White Collar Factory
1 Old Street Yard
London EC1Y 8AF



The Basement Design Engineer for this works is being retained and has been identified and details provided along with Project Manager and Site Manager details.

- (v) *measures to ensure the on-going maintenance and upkeep of the basement forming part of the Development and any and all associated drainage and/or ground water diversion measures order to maintain structural stability of the Property the Neighbouring Properties and the local water environment (surface and groundwater);*
All works to new and existing foul and stormwater drainage runs are identified and shown on the Basement Design Engineer's below ground drainage drawings. From the SI investigations the groundwater table is not expected to be reached during local excavations. Continuous water monitoring during excavation works to ensure maintenance and upkeep of the basement has been identified as an action by the contractor. Water management strategy includes assessment and diversion system so as not to infringe on any structural integrity of the building and neighbouring properties.
- (vi) *measures to ensure ground water monitoring equipment and a displacement and vibration monitoring regime shall be installed prior to Implementation and retained with monitoring continuing during the Construction Phase and not to terminate monitoring until the issue of the Certificate of Practical Completion (or other time agreed by the Council in writing);*

Reasonable measures to ensure ground water monitoring, movements and vibration monitoring have been identified and included in BCP. As stated in the BCP, the ground water, structural movements and acoustic monitoring will remain in place until the end of the basement construction works and agreed with the main parties.

I believe the BCP demonstrate that best endeavours have been planned at this stage to prevent any impact on the structural integrity of the neighbouring properties and the town hall.

I hope the above is acceptable and please do not hesitate to contact me should there be any queries on the above.

Yours sincerely,
AKT II

Davide Spano
Technical Director
CEng - MICE
Member No: 66907884

White Collar Factory
1 Old Street Yard
London EC1Y 8AF

T +44 (0)20 7250 7777
F +44 (0)20 7250 7555

info@akt-uk.com
www.akt-uk.com

AKT II Limited
Registered in England
Company no. 07500271
Registered office:
White Collar Factory
1 Old Street Yard
London EC1Y 8AF