

WALTERS CONSULTANCY LTD

Consultants – Project Management
109 Castlehaven Road
London NW1 8SJ

PLANNING and DEVELOPEMENT

London Borough of Camden
Second Floor
5 St Pancras Square
C/o Town Hall, Judd Street
London WC1H 9JE
5 March 2021

Dear Sofie Fieldsend

Re: 19 WELL ROAD, LONDON NW3 1LH

Application for the discharge of conditions of LISTED BUILDING CONSENT 2019/0421/L

On behalf of Christian and Florence Edelmann, I write to submit a discharge of condition application in respect of Condition 7 of Listed Building Consent ref: 2019/0421/L approved on 22nd September 2020, at 19 Well Road, London NW3 1LH, for the following development: "Extension to existing Basement under front garden including 2 light wells", as fo

CONDITION 7 No demolition or development shall commence until full details of the monitoring and recording of the listed building, decorative entrance and attached wall have been submitted to and approved in writing by the local planning authority. Such details shall include the number, size, position, method of fixing and necessary remediation works of the necessary equipment, and proposed timescales. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

In accordance with Condition 7, the following provides the requisite information for the 3-dimensional monitoring of the vertical and horizontal movement of the existing Historic Building at the site adjacent to the proposed basement excavation.

During the course of the excavation works, reference will be made to the BIA report and also to the relevant clauses for monitoring within CIRIA Publication C579, Retention of Masonry Facades – Best Practice Guide.

Monitoring survey points

A proposed arrangement of "reflector less" movement monitoring targets is indicated on DRAWING No 5 indicating an agreed number and location of survey points and record initial positions to enable monitoring of:

- a) 3-dimensional movements: in accordance with trigger points as identified in section 5.6.*
- b) Crack widths: >1mm*
- c) Adjacent structure survey points: Before loading, establish and record initial positions to enable monitoring of adjacent building structures.*
- d) Ensure datum for monitoring is on a solid structure away from building works and is not at risk of seasonal movement or damage from construction works.*

Location of Monitoring Targets

The location of the monitoring targets will be as per Drawing No 5 and will also be located along the adjoining façade (No.18 Well Road) to be agreed during party wall discussions. Typically these should be located above ground level in pairs at approximate 5m horizontal centres with an approximate vertical spacing of 3m to allow 3-dimensional movement monitoring to the full extent of the areas in close proximity to the excavation.

The targets will not to be obstructed and will be accessible for monitoring at all times during the construction works.

Timing and Frequency of Monitoring

The proposed frequency of monitoring is as follows:

The initial readings taken prior to work commencing on site will be stable and consistent. Inconsistencies will first be checked by repeating readings and checking the surveying instrumentation & method. The contractor will report on causes of all inconsistencies in readings and calibrate his monitoring equipment according to good practice.

1. Prior to start of Excavation: Three sets of readings taken over the duration of 3 weeks minimum before start of the structural intervention works commencing on site.

2. During Excavation and Basement construction works: A full set of 3-D readings will be taken every week, for the duration of this period of work, estimated at 10 weeks.

A weekly information pack to be issued to the Structural Engineers, Eckersley O'Callaghan within 24hrs of readings being carried out.

3. Post Structural Basement works: The façade readings will be taken monthly, for 2 months on completion of structural interventions (i.e. during the fit-out stage)

Method of Monitoring

The method of monitoring will comply with the requirements of CIRIA Publication C579. This includes consideration of accuracy of readings, location of site, position of fixed datum not affected by the works on site and weather conditions.

Non intrusive Reflector-Less Target Static Movement Monitoring equipment will be utilized for the proposed monitoring regime, meaning that the historic building will not need to be physically touched at any time Please find attached the Leica Nova MS50 Multistation specification datasheet for the instrument to be used. .

The contractor will review monitoring results immediately after readings are taken and report any excessive and unexpected movements to the engineer. Results of monitoring are to be issued to Duncan Walters at Eckersley O'Callaghan within 24 hours of readings being taken.

The monitoring report is to include all previous monitoring records referenced according to the dates and times at which the readings were taken. These should be presented in graphical format acceptable to the engineer

Section 5.6 Trigger Levels for Action

Based on the scale of allowable predicted movements within the BIA report the following "trigger levels" will be used for vertical and horizontal movements at target locations:

	Green	Amber	Red
Vertical movement	4mm	6mm	9mm
Horizontal movement	4mm	6mm	9mm

The above scale of movements is to trigger the following proportionate actions:

Green: movement will be closely monitored to check if the structures are stable and movements are not accelerative.

Amber: above this limit a review of working procedures and assumptions will be conducted, to provide reassurance that the total movement will not be excessive, or to warrant modifying working methods.

Red: work to be stopped if this limit is exceeded until the reason for reaching the limit has been identified and any remedial action has been agreed.

(Note: for movement below Green trigger level no action is required.

Acceptable accuracy of reading is typically agreed to be +/-2mm.

Monitoring must be carried out by a South East South Engineers 174 Caledonian Road, Islington N1

SUMMARY

The information provided is hereby submitted in relation to Condition 7 of Listed Building Consent ref: 2019/0421/L approved on 22nd September 2020, at 19 Well Road, London NW3 1LH, for the following development: "Extension to existing Basement under front garden including 2 light wells".

We trust that the above information and the submitted documents are satisfactory, and look forward to receiving acknowledgement of this submission.

However please do not hesitate to contact me if you wish to discuss this application.

Kind regards

Ted Walters

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