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**STRUCTURAL REVIEW  
OF  
DETAILED BASEMENT CONSTRUCTION PLAN  
FOR  
115-119 CAMDEN HIGH STREET**



**Client:** JLL

**Project Engineer:** Clancy Consulting

**Prepared by:** The Morton Partnership Limited  
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**Date:** March 2021

**Reference:** SR/ 20830~review of basement impact report rev 02

**CONTENTS:****Executive Summary****1.0 Introduction****2.0 TMP comments on each section of clause 2.21 in the section 106 agreement**

Rev	Comments	Engineer	Check	Date
0	Initial issue for comments	SR	PC CEng MICE	16/03/2021
01	Revised following further submissions	SR	PC CEng MICE	08/04/2021
02	Revised following piling calculations being submitted	SR	PC CEng MICE	12/04/2021

## EXECUTIVE SUMMARY

The detailed basement construction plan (issued in March 2021) submitted satisfies the following sub sections of clause 2.21 part 2 – c & c(iv)

The revised detailed basement construction plan rev 03 (issued in April 2021) submitted satisfies the following sub sections of clause 2.21 part 2 – c(i), c(v) & c(vi)

The submitted piling design calculations by central piling (document CPL-R02-P01-41713A3 issued on 9<sup>th</sup> April 2021) submitted satisfies the following sub sections of clause 2.21 part 2 – c(ii) & c(iv)

We believe the information submitted satisfies the section 106 clause 2.21 agreement for the site

## 1.0 INTRODUCTION

The proposed development at 115-119 Camden High Street comprises a part five, part four storey reinforced concrete framed building with reinforced concrete flat slabs to form the floor plates. A single level basement is also proposed at approximately the centre of the property. The development replaces an existing building which is on the corner of Delancey Street in Camden, London.

The Morton Partnership was instructed by JLL to act as certifying engineer for the proposed development at 115-119 Camden High Street, NW1 7JS. This review will be based on the report titled Detailed Basement Construction Plan issued in March 2021. It is not clear who the author of this report is although the information in Appendices A to Q are by various consultants.

The review relates to clause 2.21 of the section 106 agreement for the site, document reference Legal/PM/1800.1193 dated 24<sup>th</sup> December 2020.

## 2.0 TMP COMMENTS ON CLAUSE 2.21 OF THE S106

### 2.1 Professional certification as referenced in 2 (c) of clause 2.21

- Clancy have provided a letter referenced 2/8791/LO/TOU/SSS and dated 3<sup>rd</sup> March 2021 to discharge this section of the S106 agreement
- As certifying engineers, we are satisfied this covers this section of the clause.
- The document correctly references the Burland category of damage to clarify the allowance for the acceptable impact on neighbouring structures, the acceptable level stipulated is “very slight” or category 1 which allows for fine cracks that can be treated by redecoration.

### 2.2 Appraisals of neighbouring properties as referenced in sub section 2 (c i) of clause 2.21

- The condition survey for the neighbouring property is included in the revised submission (Appendix N), we are satisfied this covers this section of the clause.
- Trail pits TP1 to 4 were undertaken to ascertain details of the neighbouring buildings foundations, the information gained was incomplete due to the maximum depth of excavation reached. It is noted this carries some risk to the underpinning work but we are satisfied the overall approach mitigates this risk.

### 2.3 Method statement regarding stability of neighbouring properties as referenced in sub section 2 (c ii) of clause 2.21

- The piling design for the piled retaining wall was issued on 11<sup>th</sup> April 2021 (document CPL-R02-P01-41713A3) separately from the Detailed Basement Construction Plan and it is noted that the perimeter piles are calculated without props at ground floor in the temporary construction phase, this correlates with the temporary works information.
- Revised temporary works information is included in appendix O.
- The underpinning specified in appendix K isn't based on any confirmed information regarding the neighbouring property, which carries an element of risk.

- Monitoring procedures for vibration during construction are included in the plan in appendix D and are considered satisfactory.
- The section drawing 0200 appears to suggest the party wall with the neighbouring property is relied on for lateral support during concrete pouring in the place of independently supported formwork. No reference is made to approvals for this construction methodology.

2.4 Method statement regarding modelling ground conditions as referenced in sub section 2 (c iii) of clause 2.21

- Clancy have provided detailed drawings in appendix G for the permanent proposed structure, groundwater and drainage strategy in appendix F and waterproofing details in appendix J to discharge this section of the S106 agreement
- The sub section asks for specifications and supporting calculations for both the permanent and temporary works, the piling design for the piled retaining wall was issued on 11<sup>th</sup> April 2021 (document CPL-R02-P01-41713A3) separately from the Detailed Basement Construction Plan and appendix O details the temporary works arrangements.
- It should be noted that the waterproofing strategy includes waterproof additives in the concrete which relies on a minimum structural performance to be effective. The revised submission which includes calculations satisfies this condition.

2.5 Retention of basement design engineer as referenced in 2 (c iv) of clause 2.21

- As stated in section 4 of the plan, the appointed engineer is clarified which discharges this section of the S106 agreement
- As certifying engineers, we are satisfied this covers this section of the clause.

2.6 Water diversion measures as referenced in 2 (c v) of clause 2.21

- Clancy have provided a phase 2 geotechnical report in appendix A, detailed drawings in appendix G, groundwater and drainage strategy in appendix F and waterproofing details in appendix J.
- Section 7.5 of appendix A covers the intrusive survey information regarding groundwater, we are satisfied this approach maintains the stability of the local water environment.
- Section 8.8 of appendix A recommends groundwater monitoring during construction and a strategy for dealing with groundwater is included in the revised submission.
- Structural specifications and calculations are included in the revised submission.

2.7 Monitoring information as referenced in 2 (c vi) of clause 2.21

- Clancy have provided a phase 2 geotechnical report in appendix A and vibration monitoring details in appendix D.
- Section 8.8 of appendix A recommends groundwater monitoring during construction and a strategy for dealing with groundwater is included in the revised submission.
- Appendix D sets out the vibration monitoring regime (in section D), Appendix E section 7.2 sets out the movement level trigger levels.
- Section 6 of the report confirms that displacement monitoring of adjacent buildings will be carried out with target levels set out in the ground movement analysis report in Appendix E.