

58A Fellows Road
London, NW3 3LJ

Basement Impact Assessment
Audit

For
London Borough of Camden

Project Number: 13398-88

Revision: F2

February 2022

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1.0 INTRODUCTION

- 1.1. CampbellReith was instructed by London Borough of Camden, (LBC) to carry out an audit on a revised basement layout submitted as part of the Planning Submission documentation for revisions to a previously audited scheme at 58A Fellows Road, London, NW3 3LJ (original planning reference 2020/5865/P). The basement is considered to fall within Category B as defined by the Terms of Reference.
- 1.2. The Audit reviewed the updated development drawings, structural statement and construction sequence for potential impacts on land stability local ground and surface water conditions associated with the changes to the layout of the basement development, in accordance with LBC's policies and technical procedures. The original audit report by CampbellReith (Ref. KBemb-251021-13398-88-58A Fellows Road_F1, dated 25 October 2021) provided detailed consideration of the potential impacts on land stability, local ground and surface water conditions, and should be referred to where indicated in this audit.
- 1.3. CampbellReith was provided with the following relevant documents:
- Structural Statement and Sequence of Work (SS) by Michael Chester & Partners LLP, ref. 20078, revision B, dated 15 February 2022.
 - Sequence of Construction drawings by Michael Chester & Partners LLP, ref 20078/SK02 to SK11, all dated 21 January 2022.
 - Architectural drawings by Brod Wight Architects:
 - Proposed Site Plan, Drawing No. 1099-AP01A, rev A, dated 13 December 2021.
 - Proposed Basement Plan, Drawing No. 1099-AP02A, rev A, dated 13 December 2021.
 - Proposed Ground Floor Plan, Drawing No. 1099-AP03C, rev C, dated 15 February 2022.
 - Proposed First Floor + Roof, Drawing No. 1099-AP04B, rev B, dated 13 December 2021.
 - Proposed West Side Elevation, Drawing No. 1099-AP06B, rev B, dated 13 December 2021.
 - Proposed Rear Elevation, Drawing No. 1099-AP07B, rev B, dated 13 December 2021.
 - Proposed Section A-A, Drawing No. 1099-AP08B, rev B, dated 13 December 2021.
- 1.4. The changes to the original scheme comprise reducing the footprint of the proposed basement where it protrudes into the garden area to the rear of the property, and reducing the size of the front lightwell.

- 1.5. The changes to the proposed scheme are not considered have any new or significant impact on land stability, local groundwater or surface water conditions, or to change the conclusions of the original audit. The revised scheme is considered to meet the criteria of CPG Basements.

2.0 DISCUSSION

- 2.1. The revised proposal reduces the distance that the basement extends into the rear garden from c. 14m to 2m. The proposed construction methodology for the basement remains to use underpinning below the existing building footprint, and to use piles where the basement extends into the front and rear gardens, beyond the existing building's footprint.
- 2.2. At the front of the property the area of the light well has been reduced by moving the line of the wall between No. 58 and No. 56 further into the site and away from the boundary between the properties. The sequence of construction drawing now show an additional line of piles at the front of the property to form the eastern wall of the light well.
- 2.3. The SS describes the construction stages for the revised basement scheme. The same construction approach will be adopted for the revised scheme as was outlined and audited as part of the original scheme. The construction sequence for the revised scheme is as follows:
- First the structural cracks that currently exist in the building are to be repaired.
 - Temporary support is to be provided to the building at high level ground floor in order to allow the ground floor walls to be removed to facilitate basement construction.
 - The new basement will be constructed by first underpinning the main structural walls in reinforced concrete in a carefully controlled 1,3,5,2,4 sequence with working spaces fully propped as work progresses.
 - The internal earth dumping excavated in a controlled sequence to ensure that the bases of the previously cast walls remain propped at all times.
 - Props introduced across the full width of the basement as soon as possible it is possible to install them, to maintain the high degree of stiffness required by the Basement Impact Assessment to limit ground movements.
 - The basement RC structure will be cast in sections using proprietary couplers or similar to ensure that it's final construction is completely monolithic.
- 2.4. It should be noted that the final design of the temporary work and sequencing will be the responsibility of the Principal Contractor and a detailed statement and calculations will be requested from them prior to any excavation work commencing on site.
- 2.5. An updated Ground Movement Assessment has not been presented for the revised scheme. In the previously audited submission a GMA using PDisp was presented and a Damage Category Assessment was carried out and indicated that damage to adjacent structures will not exceed Burland Category 1 (very slight). The revised scheme does not increase the excavation depth for the basement, or include excavation that is closer to neighbouring structures than the original audited scheme. As such, it is accepted that the revised proposal will not result in damage to neighbouring structures in excess of that calculated for the original scheme.

- 2.6. All mitigations measures identified in the original audit, including monitoring by visual inspection and target surveying, remain applicable to the development and should be implemented as per in the original audit and the documents referenced therein.
- 2.7. The revised scheme is considered to meet the criteria of CPG Basements.

Appendix 1: Residents' Consultation Comments

None

Appendix 2: Audit Query Tracker

None

Appendix 3: Supplementary Supporting Documents

None

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