

P5162 34 MEADOWBANK, NW3 3AY

23/11/22

BIA ADDENDUM

1) SCOPE OF ADDENDUM

Michael Alexander prepared a Basement Impact Assessment to support the planning application 2021/6074/P in respect of alterations and extensions to 34 Meadowbank, London NW3 3AY.

The works comprise excavation of a basement under the footprint of the property and a small ground floor extension.

The property also has a previous planning consent (reference 2021/4142/P) for replacing the existing loft conversion with a full third floor extension.

It has been queried whether there will be any cumulative impact should the works for the previous planning application be implemented concurrently with the proposed basement works.

This statement addresses this query. It should be read in conjunction with: -

- Micheal Alexander's BIA reference P5162/BIA rev 1.1 dated May 2022
- Jomas's 'Basic Geotechnical Assessment Report' reference P3912J2401/JWT dated April 2022
- Jomas's 'Ground Movement Assessment' reference P3912J2401 dated November 2021

2) PROPOSED UPPER FLOOR WORKS

The proposed upper floor works comprise removal of the existing loft conversion, raising the party walls and constructing a single storey extension. Refer extract from the architect's overlay elevation (right)

There will not be any significant change to the Imposed Loads on the building, since there is already a third floor use within the existing loft conversion and its dormer.

The Dead Loads will be increased by the raising of the party walls and front and rear walls.



3) STRUCTURAL IMPACT ON BASEMENT WORKS

The third floor extension works will result in an increase in the foundation loads of circa 12% compared to the foundation loads from building following construction of the basement works alone.

This will readily be accommodated in the design of the basement, since: -

- The soil investigations have shown the London Clay Strata increases in strength with depth, so that the allowable bearing pressure at basement formation level will be greater than at existing foundation level
- The underpinning will share loads with the reinforced concrete liner wall and basement raft slab, enabling a wider effective spread of loads.

An allowance for the loadings from the third floor extension will be included in the detailed design of the basement.

As shown in Jomas's ground movement assessment, there will be the potential for heave of the ground as a result of the basement excavation works. The effect of this heave will be to counteract downward vertical settlement of the foundations from increased downward loading.

On the basis of the above, the findings and conclusions of the Basement Impact Assessment will still apply if the Third Floor Extension Works are carried out at the same time as the Basement Extension Works.