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**Project Number:** 22262  
**Project Name:** 1a Adamson Road  
Camden  
London  
NW3 3HX

**Report Title: Basement Impact Assessment & Structural Method Statement**

**Client:** Mr Jatin Ondhia  
1a Adamson Road  
Camden  
London  
NW3 3HX

**Report Ref:** 22262-RP-S-00-001  
**Revision:** 01  
**Date:** 23.01.23

## Document Issue

Revision	Date	Purpose of Issue
01	23.01.2023	Issued for planning approval

Report By:



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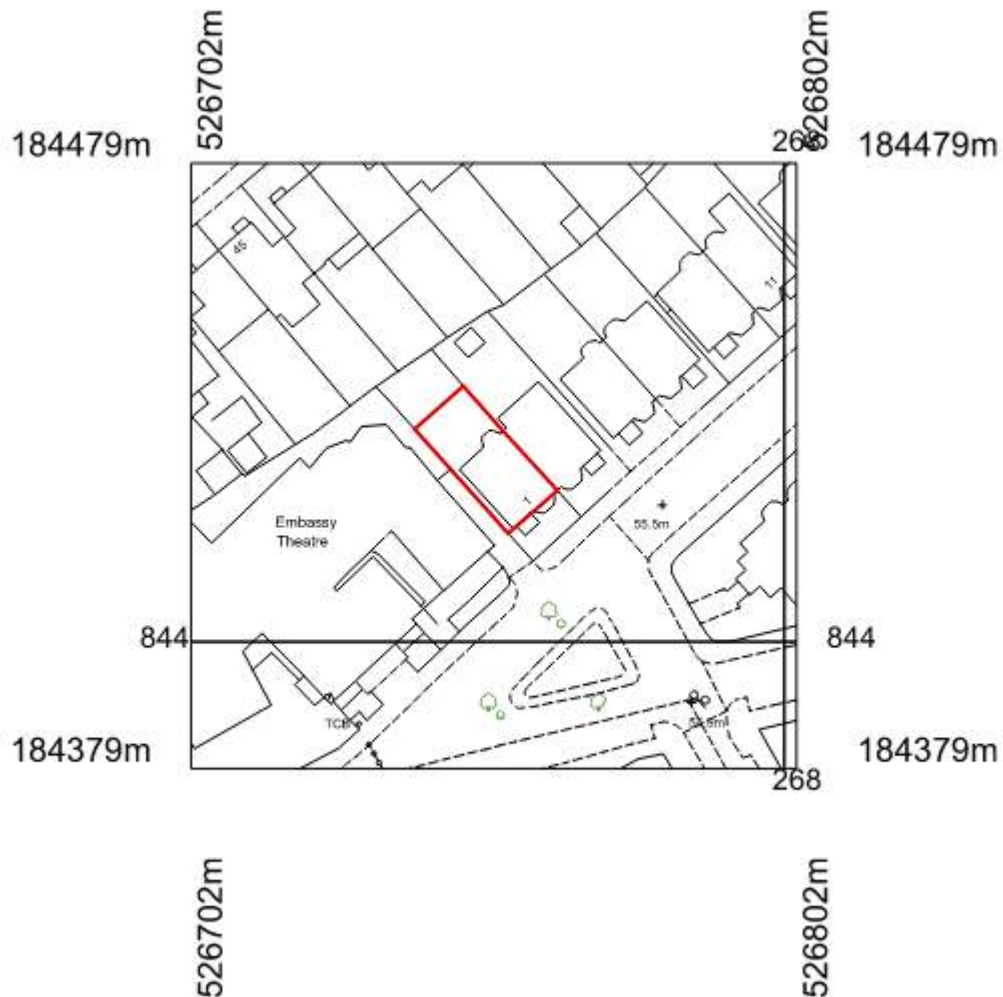
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## 1.0 Introduction

- 1.1 Braemar Structural Design Ltd have been appointed by Mr Jatin Ondhia to provide a basement impact assessment and structural basement method statement in support of the planning application for the proposed basement extension at 1a Adamson Road, London, NW3 3HX. A site location map is included in Figure 1.1 with the site shown in red.



*Figure 1.1 – Site Location Map*

- 1.2 The proposed application seeks planning permission for a basement located beyond the rear wall of the existing structure, under the existing garden along with a single storey rear extension above. The above ground extension to the rear and the internal modification works that are proposed to the property are not included as part of this report apart from where they have a direct bearing on the proposed basement works which are the focus of this report.
- 1.3 The existing structure is a five storey, end of terrace residential dwelling that comprises 5 flats. The property has not previously been extended.
- 1.4 To the South West of the site is the Royal Central School of speech and Drama.
- 1.5 The existing site is relatively flat from the front of the property round to the rear garden of 1a Adamson road however the rear half of the garden (assumed to be owned by 1b

Adamson Road) rises up and is currently retained by stepped retaining walls which will need to be removed to enable the construction of the proposed basement.

- 1.6 A search of recent planning applications and the Camden guidance on Basement developments has not shown any existing or proposed basements within the immediate vicinity of the proposal site.
- 1.7 The below method statement is for information only and is not to be relied upon as construction level information. The detailed structural design for the proposed basement structure is to be carried out by a suitably qualified structural engineer prior to proceeding with works on site.
- 1.8 We have undertaken an initial screening process in line with the Camden basement guidance which can be found within Appendix A of this report. The only issues highlighted by the screening process will require confirmation by a site specific geotechnical analysis which is recommended to be carried out prior to any works being carried out on site.

## 2.0 Historic Damage

- 2.1 1a Adamson Road is an end of terrace Victorian property with no obvious signs of any historic bomb damage to it or any of the neighbouring properties. An extract from Bombsight.org is included below indicating the proposal site and nearby recorded impacts, with the closest being approximately 120m away on Finchley Road to the West of the site.

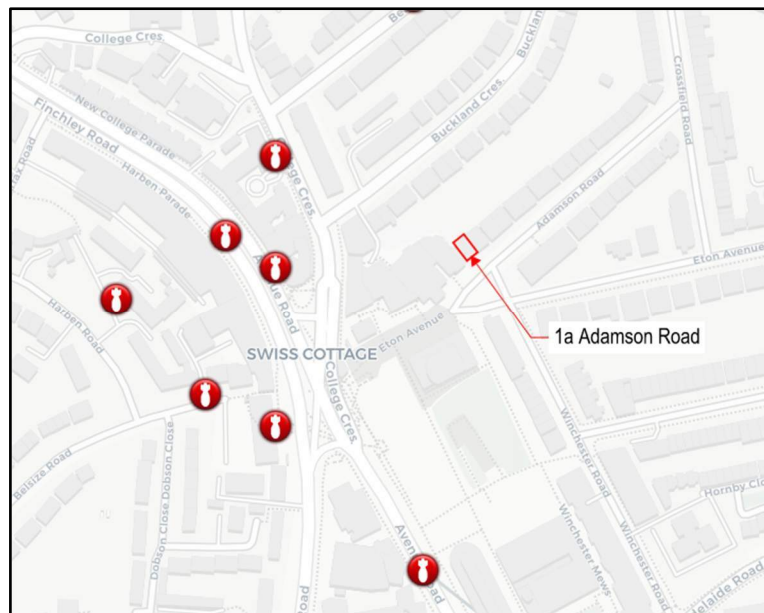


Figure 2.1 – Extract from bombsight.org showing recorded WW2 bomb impacts

- 2.2 It is therefore believed that there is little to no risk of any Unexploded Ordnance (UXO) within the proposed development site.

### 3.0 Listed Buildings

- 3.1 The illustration below in figure 3.1 is an extract from the Historic England website and confirms that the existing building is not listed. The blue triangles identify the buildings locally which are of sufficient distance from the site to not be affected by the proposed works.
- 3.2 The nearest listed structures are grade II listed properties along Eton Avenue, 60 m to the South East of the proposal site.

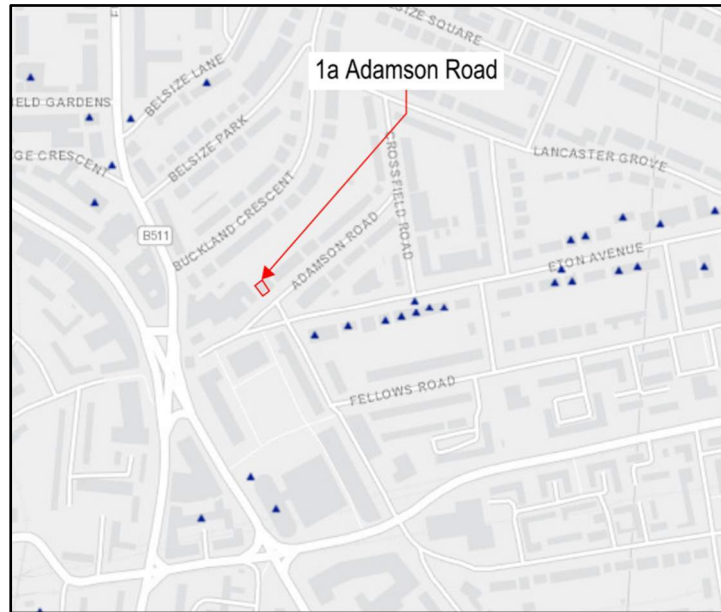


Figure 3.1 – Extract from historicengland.org.uk (Site location indicated by arrow)

### 4.0 London Underground and Railway Infrastructure

- 4.1 The nearest TFL asset is the Metropolitan line which is located approximately 100m away to the West of the Site. Swiss cottage London underground station is also located approximately 100m to the South West of the site.
- 4.2 The London Overground branch line between South Hampstead and Euston is located approximately 300m to the South of the site with the nearest station being South Hampstead (500m South West).
- 4.3 Given the scale of the proposed development and construction method, the proposals are deemed to be far enough from any TFL or National Rail assets to have no impact on them.

### 5.0 Site Geology

- 5.1 We have undertaken a desk study of the likely ground conditions. A specific site investigation will be necessary prior to the development commencing in order to confirm the anticipated ground conditions.
- 5.2 Extracts from the British Geological Survey online viewer showing the superficial deposits and bedrock geology of the site are included below in Figure 5.1. The

anticipated ground conditions are assumed to be a thin layer of made ground (<1m thick) overlying London clay.

- 5.3 No excavations or samples have been taken in producing this report. Based on the information shown in figure 5.1, the site is shown to be predominantly London Clay Formation, which is the prevalent soil type across the borough and London. It is likely that there will be a thin layer of made ground (<1m Thick) overlying the London Clay. This information agrees with the ARUP Camden geological, hydrogeological and hydrological study, Figure 4, an extract of which is included at the end of this report.
- 5.4 Borehole records local to the proposed site indicate that the London clay extends to a depth of approximately 80m and therefore is likely to be of sufficient depth so that the proposed basement excavation will be wholly within the clay strata.
- 5.5 Prior to the commencement of any works, a full site specific geotechnical investigation will need to be carried out in line with the Camden Planning Guidance on Basements (January 2021) and section 7 of the Camden Geological, Hydrogeological and Hydrological Study to determine the exact ground conditions for the detailed design of the proposed basement structures.

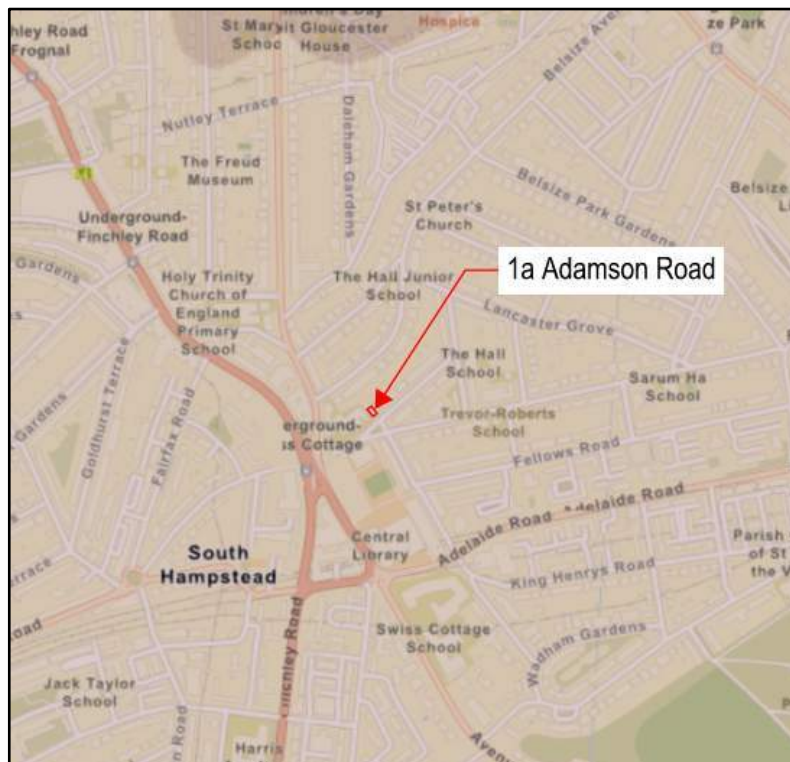


Figure 5.1 – British Geological Survey Map Extract showing superficial deposits (Site location indicated by arrow)

## 6.0 Hydrogeology & Flood Risk

- 6.1 The site is located within Flood risk zone 1, defined as “little or no” risk of flooding from river, tidal or coastal sources (<0.1%). Figure 5 below for an extract from the Government’s Flood Map for Planning website. showing the flood risk across the borough.

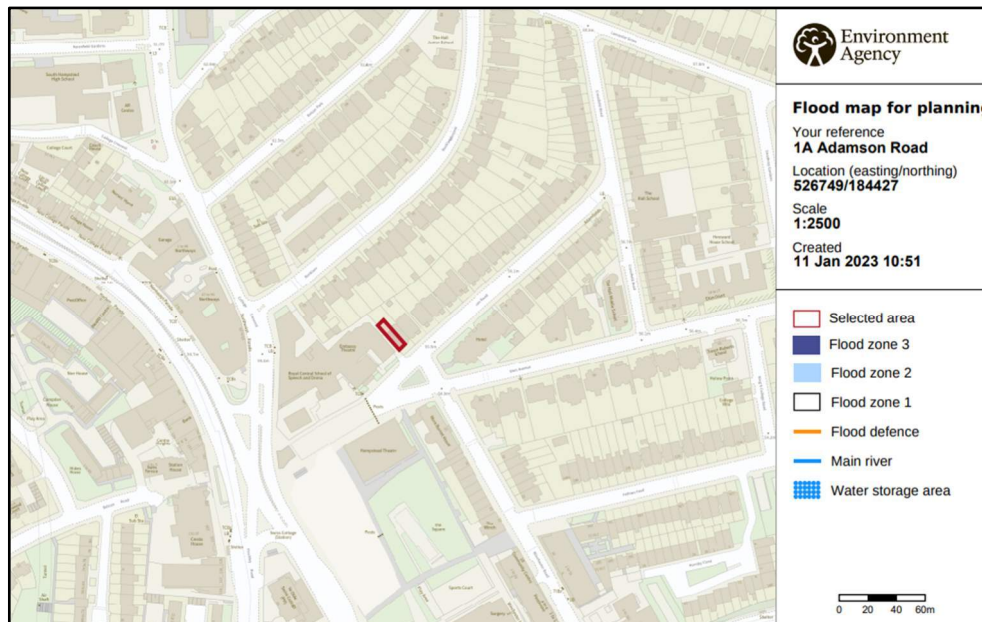


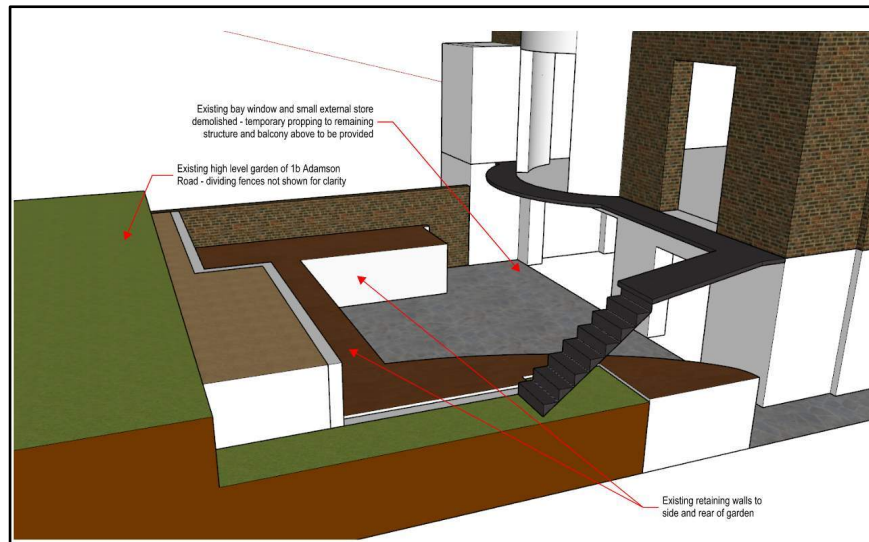
Figure 6.1 – Extract from London Flood Map for Planning

- 6.2 The relatively shallow depth of the proposed construction and the low permeability of London Clay will present a minimal risk of significant diversions to any groundwater flows that may be present.
- 6.3 There are no significant trees around the boundary of the proposed site that would likely be affected by the proposed basement construction. The nearest significant trees are located approximately 20m away at the rear of the adjoining garden to the rear of the site. The depth of the proposed basement will also be in excess of 2.5m and will likely be below the influence zone of any tree roots. The depth of the foundations related to the existing trees on site shall be checked in accordance with the recommendations found within NHBC Chapter 4.2 (National House Building Council 2022).
- 6.4 The site is not within a productive Aquifer however is located within an outer source protection zone the Northern end of a ground water source protection zone. Figure 8 of the ARUP Camden geological, hydrogeological and hydrological study is included at the end of this report showing the location of the site relative to the source protection zone.
- 6.5 The site is believed to be located between close to an existing watercourse which runs to the East of the site. Based on the information available the watercourse is likely to be approximately 100m from the site. Given the proposed depth of the basement construction (<4m) and the relative impermeability of the London clay it is unlikely that the proposed basement will impact on the existing watercourse. We would however recommend that groundwater levels and any flows across the site be monitored during the proposed site investigation. Figure 11 of the ARUP Camden geological, hydrogeological and hydrological study is included at the end of this report showing the location of the site relative to the assumed watercourse.



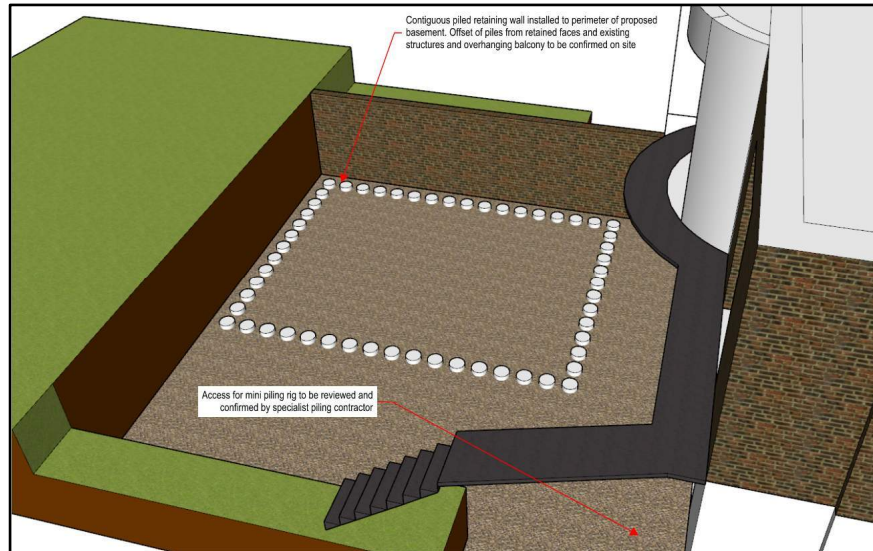
## 7.0 Proposed Structural Method Statement

- 7.1 The proposed basement and part of the ground floor structure will be required to act as a retaining wall to maintain support to the existing gardens of 1b Adamson Road and 3 Adamson Road on the North Eastern boundary. Due to this a piled solution for the proposed basement has been adopted to enable the basement to be constructed while maintaining support to the surrounding ground.



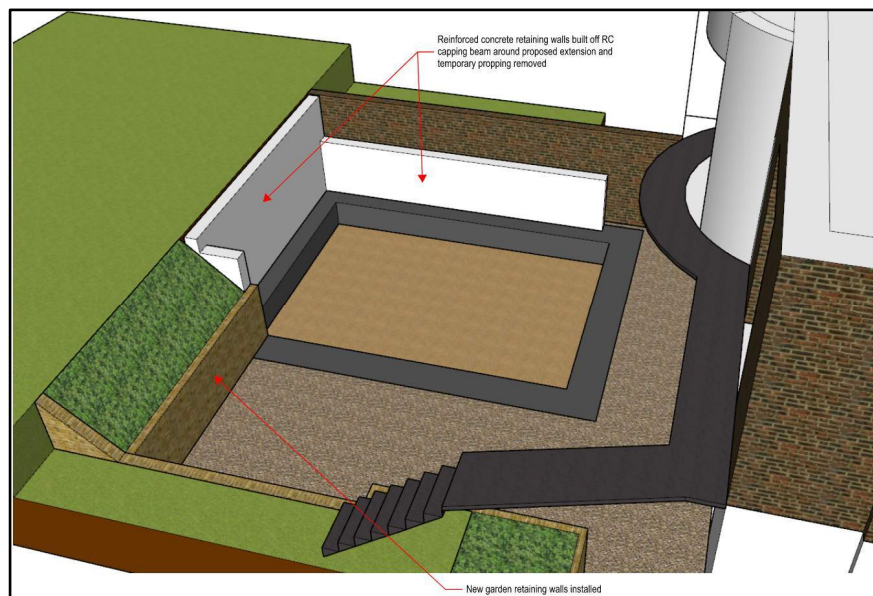
*Figure 7.1 – Initial Demolition*

- 7.2 The initial stage of the basement construction will require the demolition of the existing bay window and balcony support structure. This will require temporary propping to be installed to maintain support to the remaining bay window and balcony of 1b above.
- 7.3 The existing garden retaining walls to the sides and the rear of the garden will also need to be demolished and temporary retaining structures will need to be installed to maintain the existing gardens surround the site. The temporary propping has not been shown on the below images for clarity.
- 7.4 Once the site is clear and a suitable base laid for the piling rig, the perimeter contiguous piles can be installed. We have assumed a maximum diameter of 300mm for the piles so that they can be installed by a mini piling rig. It is assumed that access for a mini pile rig can be achieved however this will need to be confirmed on site by a specialist.



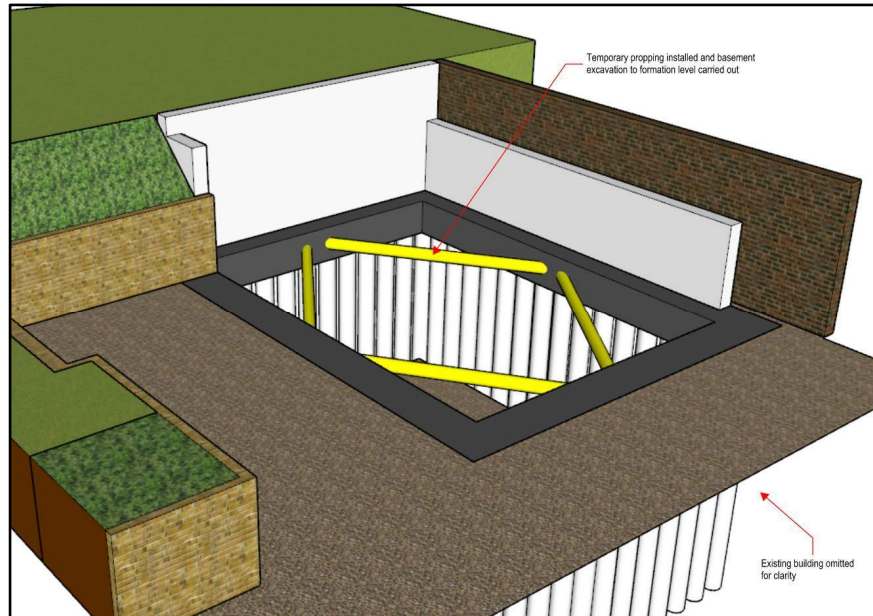
*Figure 7.2 – Site clearance and piling installed*

- 7.5 Once piling has been completed the site can be partially excavated and the piles broken down to cut off level. A reinforced concrete capping beam can then be cast to the full perimeter of the basement.
- 7.6 It is then proposed to construct reinforced concrete retaining walls off the capping beam to the rear and side elevations where the existing garden levels of the adjoining properties are higher. This will be carried out in sequence to enable the temporary propping to be removed in sections and the new permanent retaining walls installed.



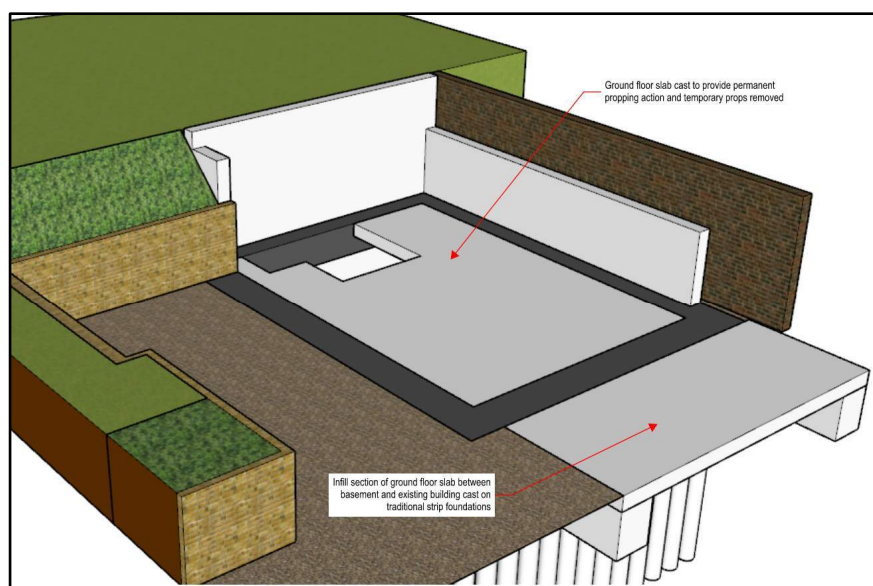
*Figure 7.3 – Ground floor retaining walls and capping beam installed*

- 7.7 Once the retaining walls are in place the bulk excavation of the basement can be carried out. Given the tight access it is likely that the excavation will need to be carried out by hand down to formation level (approx. 4m below existing garden level). Temporary propping will also be installed at capping beam level to maintain support to the propped cantilever piled walls during excavation.



*Figure 7.4 – Bulk excavation and temporary propping to basement*

- 7.8 The new reinforced concrete basement slab and internal lining walls can then be formed and cast to complete the basement structure. Waterproofing of the proposed basement is assumed to be via a waterproof concrete admixture (Type B) and an internal cavity drain (type C) which is to be specified during the detailed design phase.
- 7.9 The ground floor reinforced concrete slab will then be cast between the capping beams to provide the permanent propping action to the basement piled retaining walls. Once this has been installed and cured, the temporary props can be cut out and removed via the stair void.
- 7.10 An infill section of ground floor slab between the new basement and the existing house can then be constructed on traditional strip foundations to complete the ground floor structure of the new extension.

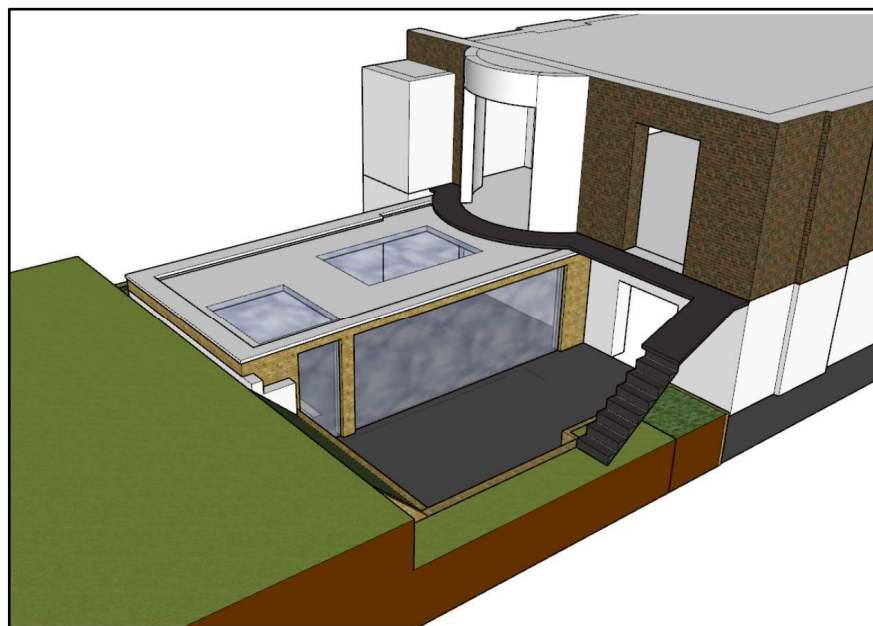


*Figure 7.5 – Basement & Ground floor structure completed*

7.11 The proposed superstructure can then be constructed in traditional cavity masonry to suit the Architects proposals. The proposed superstructure will also be designed to provide permanent support to the remaining bay window and balcony of 1b Adamson road above.

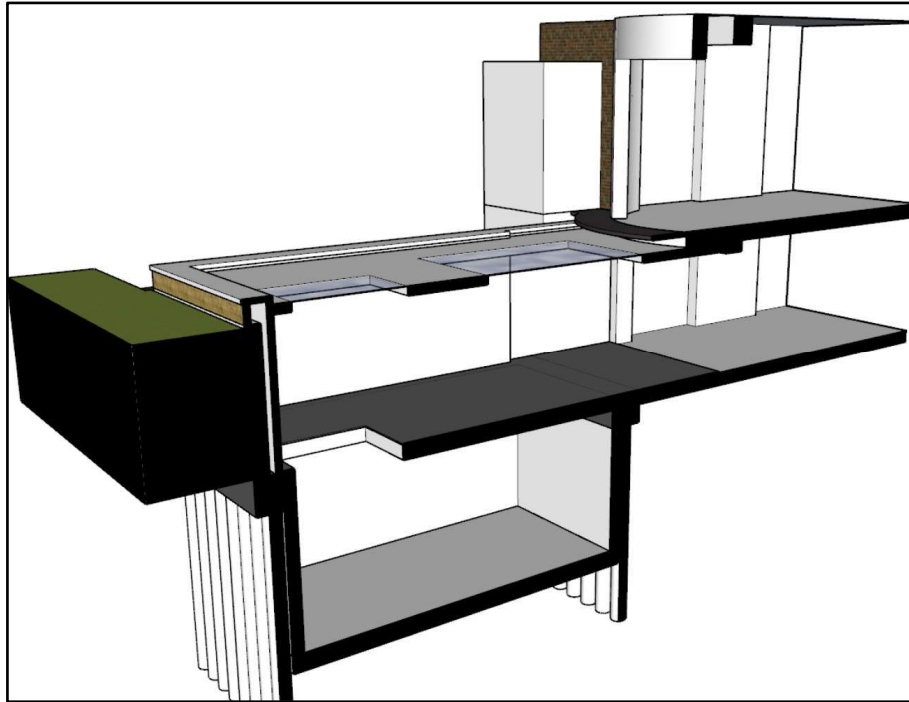


*Figure 7.6 – New ground floor superstructure completed*



*Figure 7.7 – Completed Basement and Ground floor extension*

7.12 Figure 7.8 below provides an indicative cross section through the existing property and the proposed basement and ground floor extension



*Figure 7.7 – Cross Section through existing and proposed basement & ground floors*

## 8.0 Drainage

- 8.1 The drainage design is to be carried out by others however an assumed basement drainage scheme is as follows:
- 8.1.1 A CCTV survey of the existing drainage from the site will be carried out in order to determine the foul and surface water sewer from the site. It is likely that any new below ground drainage required to the extended basement can be routed out under gravity and feed into the existing drainage to the current lightwell.
  - 8.1.2 The flow from the upper levels will route out under gravity to the front of the site as per the assumed existing condition.
  - 8.1.3 Where possible the connection back to the main sewer within the street will be maintained, with any new connections formed onto this within the property boundary.

## 9.0 Design Criteria

- 9.1 Deflections:
- 9.1.1 The deflections of the new structure will be designed to meet the following criteria:
    - Concrete Elements (in-situ and precast):  
Vertical deflection of floor slabs and beams will be limited to deflections under total loads:  
Continuous =  $[\text{span} / 250]$   
Cantilevers =  $[\text{span} / 125]$
    - Deflections under live loads:  
simply supported =  $[\text{span} / 360]^*$   
cantilever =  $[\text{span} / 180]^*$
- 9.2 Durability:
- 9.2.1 Long term durability of the concrete structure will be achieved by providing adequate cover to reinforcement as recommended in BS EN 1992.
- 9.3 Fire Protection:
- 9.3.1 It is assumed that the fire rating for the structure to the proposed building will be 60mins, although this is subject to confirmation from the fire consultant / Architect.
  - 9.3.2 Fire protection to new reinforced concrete structure will be achieved by providing cover to the reinforcement and minimum concrete section sizes as recommended in BS EN 1992.
  - 9.3.3 Fire protection to steelwork elements is to be determined by the Architect. This may take the form of spray applied systems, fire boarding or intumescent paints.
- 9.4 Tolerances:
- 9.4.1 The frame will be constructed to be within the tolerances set down in the technical specifications and the recommendations of BS 5606. All finishes,

cladding, services, internal partitions are required to be detailed to accommodate the worst combination of these.

9.5 Structural Robustness:

- 9.5.1 The new basements of the buildings will be designed in accordance with the relevant design standards to satisfy the requirements for robustness. The basements fall within Consequence class 1 according to the Building Regulations.

## 10.0 Party Wall Act

- 10.1 The proposed development falls within the scope of the Party Wall Act 1996. Procedures under the Act will be dealt with by the client's party wall surveyor. The party wall surveyor will prepare necessary notices under the provisions of the Act and agree party wall awards.
- 10.2 The contractor will be required to provide the party wall surveyor with appropriate drawings, method statements and all other relevant information covering the works that are notifiable under the Act, which will necessitate confirmation of existing footing profiles for each condition. The resolution of matters under the Act and provision of the party wall awards will protect the interests of all owners.
- 10.3 Where required, condition surveys of the adjoining and nearby properties will be undertaken prior to commencement of the site works.
- 10.4 The proposed works to form the basement will be designed and detailed so that any movement of any existing structures is no worse than "Category 2", defined as slight within the BRE digest 251 table 1 and Ciria 580 (Burland et al). This will be agreed as part of the party wall process.

## 11.0 Temporary Works

- 11.1 The design of the temporary works and the temporary stability of any existing structures or ground to be retained as part of the permanent works is entirely the responsibility of the contractor.

## 12.0 Conclusions

- 12.1 The findings of this report show that the proposed basement construction will have a low impact on the surrounding area. The report has highlighted no novel or contentious issues.
- 12.2 The proposed basement is of a similar size to the existing basements in the near vicinity and the proposals above take the adjoining basements into account.
- 12.3 The neighbouring properties will need to have a detailed monitoring regime in place to ensure any movement of the existing structure is dealt with by the agreed strategy in place for the duration of the construction works.
- 12.4 The underlying geology is expected to be London Clay to a significant depth.
- 12.5 The site is not considered to be in an area with raised ground water levels or in a significant flood risk zone. A full site specific geotechnical site investigation will be

required prior to works being carried out on site to confirm the existing ground make up, water table level and geotechnical parameters for the proposed basement design.

- 12.6 There are no areas of archaeological interest or scheduled monuments in the vicinity of the site that could be affected by the works.
- 12.7 There are no listed buildings in the vicinity of the site that could be affected by the works.
- 12.8 A full utilities search will determine any services within the site boundary.
- 12.9 The construction sequence indicated within this document allows for the basement to be constructed in a manner that is safe and economic considering the scale of the proposed building.

End of report



## Appendix A - Screening Process based on Camden Planning Guidance and the Local Plan Policy A5

### A.1 A screening process has been undertaken and the findings are described below.

Question	Response	Details
1a. Is the site located directly above an aquifer?	No	Refer to Figure 8 of ARUP Camden geological, hydrogeological and hydrological study in appendix B.
1b. Will the proposed basement extend beneath the water table surface?	Unknown but assumed no	To be determined by geotechnical site investigation.
2. Is the site within 100m of a watercourse, well (used / disused) or potential spring line?	Yes	Refer to Figure 11 of ARUP Camden geological, hydrogeological and hydrological study in appendix B.
3. Is the site within the catchment of the pond chains on Hampstead Heath?	No	
4. Will the proposed basement development result in a change in the proportion of hard surfaced / paved areas?	No	Existing garden is predominantly hard standing / paved
5. As part of site drainage, will more surface water (e.g. rainfall and run-off) than at present be discharged to the ground (e.g. via soakaways and/or SUDS)?	Unknown	To be confirmed by Drainage Engineer.
6. Is the lowest point of the proposed excavation (allowing for any drainage and foundation space under the basement floor) close to, or lower than, the mean water level in any local pond (not just the pond chains on Hampstead Heath) or spring line?	Unknown	To be determined by geotechnical site investigation.

### A.2 Slope Stability

Question	Response	Details
1. Does the existing site include slopes, natural or man-made greater than 7 degrees (approximately 1 in 8)?	No	Refer to Figure 16 of ARUP Camden geological, hydrogeological and hydrological study in appendix B.
2. Will the proposed re-profiling of landscaping at the site change slopes at the property boundary to more than 7 degrees (approximately 1 in 8)?	No	
3. Does the development neighbour land, including railway cuttings and the like, with a slope greater than 7 degrees (approximately 1 in 8)?	No	
4. Is the site within a wider hillside setting in which the general slope is greater than 7 degrees (approximately 1 in 8)?	No	
5. Is the London Clay the shallowest strata at the site?	Yes	Refer to section 5.0 above.

6. Will any trees be felled as part of the development and/or are any works proposed within any tree protection zones where trees are to be retained?	No	
7. Is there a history of seasonal shrink-swell subsidence in the local area and/or evidence of such effects at the site?	No	
8. Is the site within 100m of a watercourse or a potential spring line?	Yes	Refer to Figure 11 of ARUP Camden geological, hydrogeological and hydrological study in appendix B.
9. Is the site within an area of previously worked ground?	No	
10. Is the site within an aquifer. If so, will the proposed basement extend beneath the water table such that dewatering may be required during construction?	No	
11. Is the site within 50m of the Hampstead Heath Ponds?	No	
12. Is the site within 5m of a highway or pedestrian right of way?	No	
13. Will the proposed basement significantly increase the differential depth of foundations relative to neighbouring properties?	No	Proposed basement will be structurally separate to the existing structures
14. Is the site over (or within the exclusion zone of) any tunnels, e.g. railway lines?	No	Refer to section 4.0 above.

### A.3 Surface Water and Flooding

Question	Response	Details
1. Is the site within the catchment of the ponds chains on Hampstead Heath?	No	
2. As part of the proposed site drainage, will surface water flows (e.g. volume of rainfall and peak run-off) be materially changed from the existing route?	Unknown	To be confirmed by Drainage Engineer.
3. Will the proposed basement development result in a change in the proportion of hard surfaced / paved external areas?	No	Existing garden is predominantly hard standing / paved
4. Will the proposed basement result in changes to the profile of the inflows (instantaneous and long-term) of surface water being received by adjacent properties or downstream watercourses?	No	
5. Will the proposed basement result in changes to the quality of surface water being received by adjacent properties or downstream watercourses?	No	
6. Is the site in an area identified to have surface water flood risk according to either the Local Flood Risk Management Strategy or the Strategic Flood Risk Assessment or is it at risk from flooding, for example	No	Refer to section 6.0 above

because the proposed basement is below the static water level of nearby surface water feature.		
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#### A.4 Non-Technical Summary of Screening Process

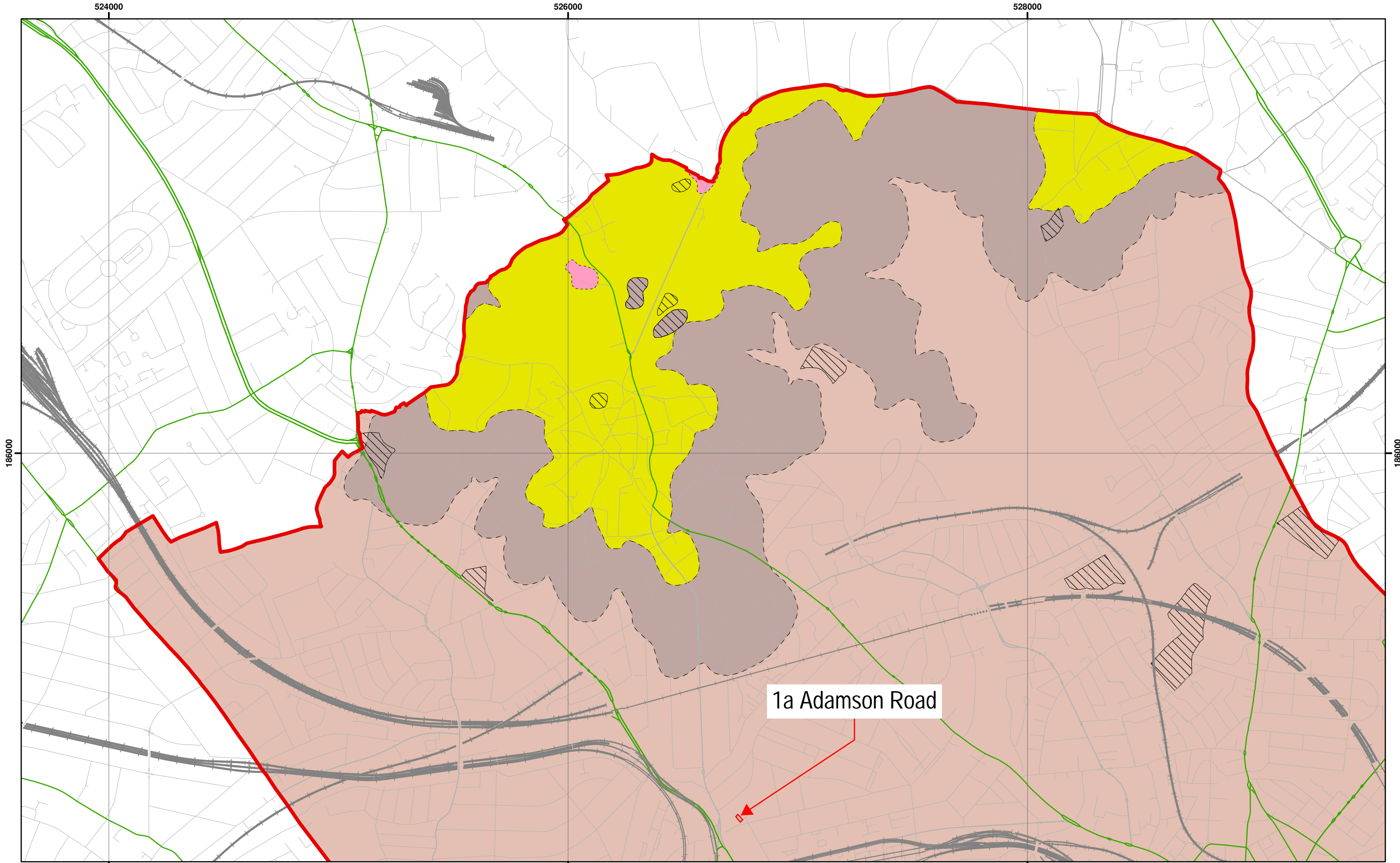
A.4.1. The screening process identifies the following issues to be carried forward to scoping for further assessment:

- *Site is potentially within 100m of an existing watercourse but existing strata and small depth and scale of proposed basement are unlikely to disrupt or affect the existing watercourse.*

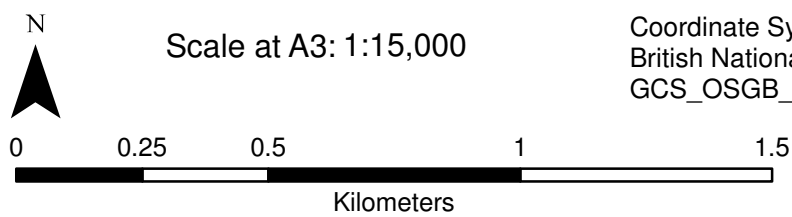
A.4.2. The other potential concerns considered within the screening process have been demonstrated to be not applicable or not significant when applied to the proposed development.



## **Appendix B – Extracts from ARUP Camden geological, hydrogeological and hydrological study**



Data Source: BGS Mapping - Scale 1:10,000



Coordinate System:  
British National Grid  
GCS\_OSGB\_1936

**Legend**

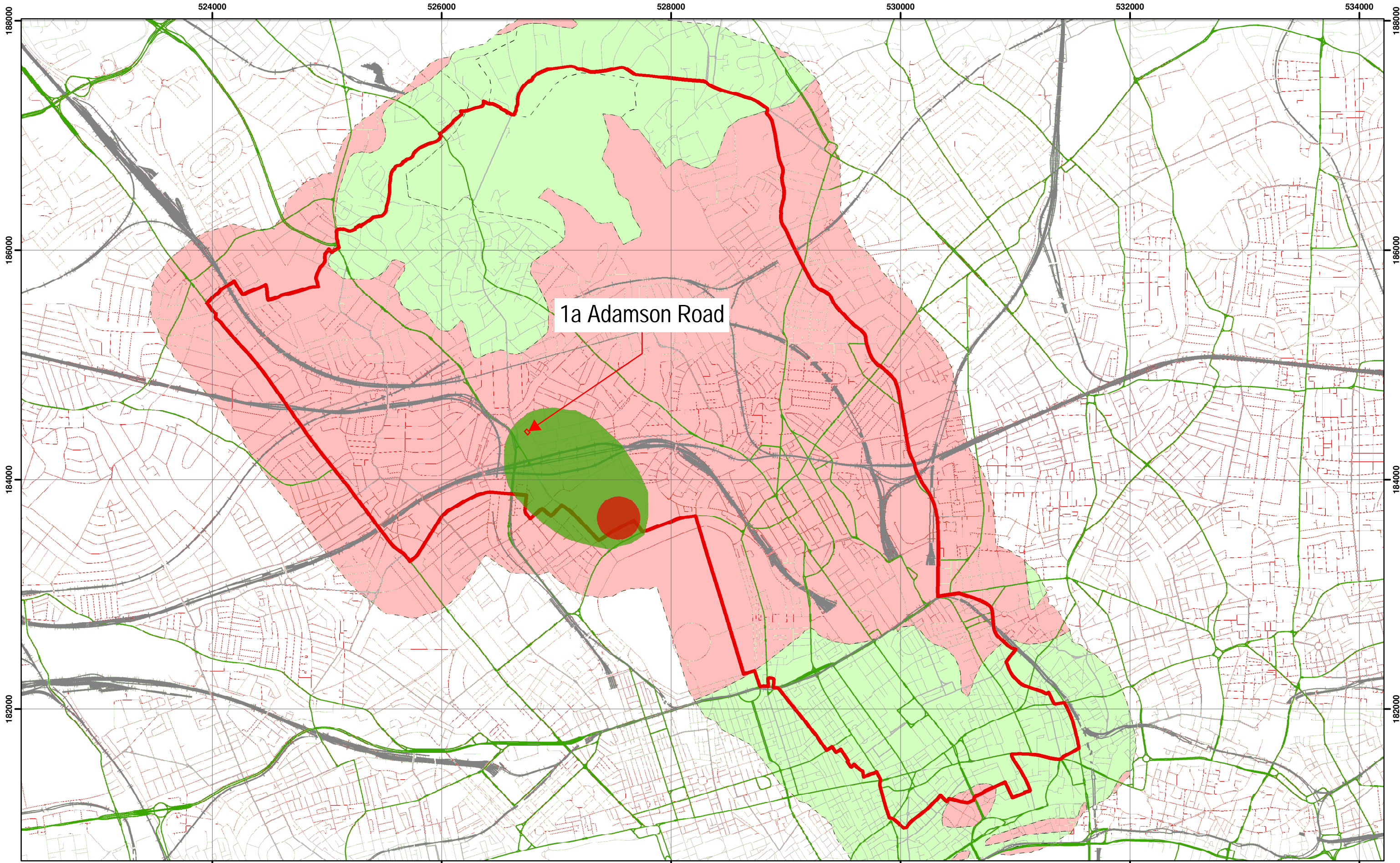
- |                          |                             |                             |                         |
|--------------------------|-----------------------------|-----------------------------|-------------------------|
| London Borough of Camden | BGS 1:10K Artificial Ground | BGS 1:10K Drift Geology     | BGS 1:10K Solid Geology |
| Railway Lines            | MADE GROUND                 | ALLUVIUM                    | BAGSHOT FORMATION       |
| A Roads                  | WORKED GROUND               | HACKNEY GRAVEL FORMATION    | CLAYGATE MEMBER         |
|                          |                             | LANGLEY SILT FORMATION      | LAMBETH GROUP           |
|                          |                             | LYNCH HILL GRAVEL FORMATION | LONDON CLAY FORMATION   |
|                          |                             | STANMORE GRAVEL FORMATION   |                         |

**Camden Geological, Hydrogeological  
and Hydrological Study**  
North Camden Geological Map

213923

FIGURE **4**

NB. Geological boundaries are largely indicative based on available geological mapping data



Environment Agency Aquifer Designation based on BGS Mapping



Scale at A3: 1:30,000

Coordinate System:  
British National Grid  
GCS\_OSGB\_1936

**Legend**

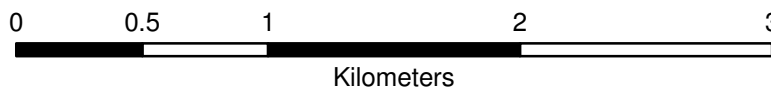
- |                   |                            |                               |
|-------------------|----------------------------|-------------------------------|
| Borough of Camden | <b>Aquifer Designation</b> | <b>Source Protection Zone</b> |
| Railway Lines     | Secondary A Aquifer        | Outer Source Protection Zone  |
| A Roads           | Unproductive Strata        | Inner Source Protection Zone  |

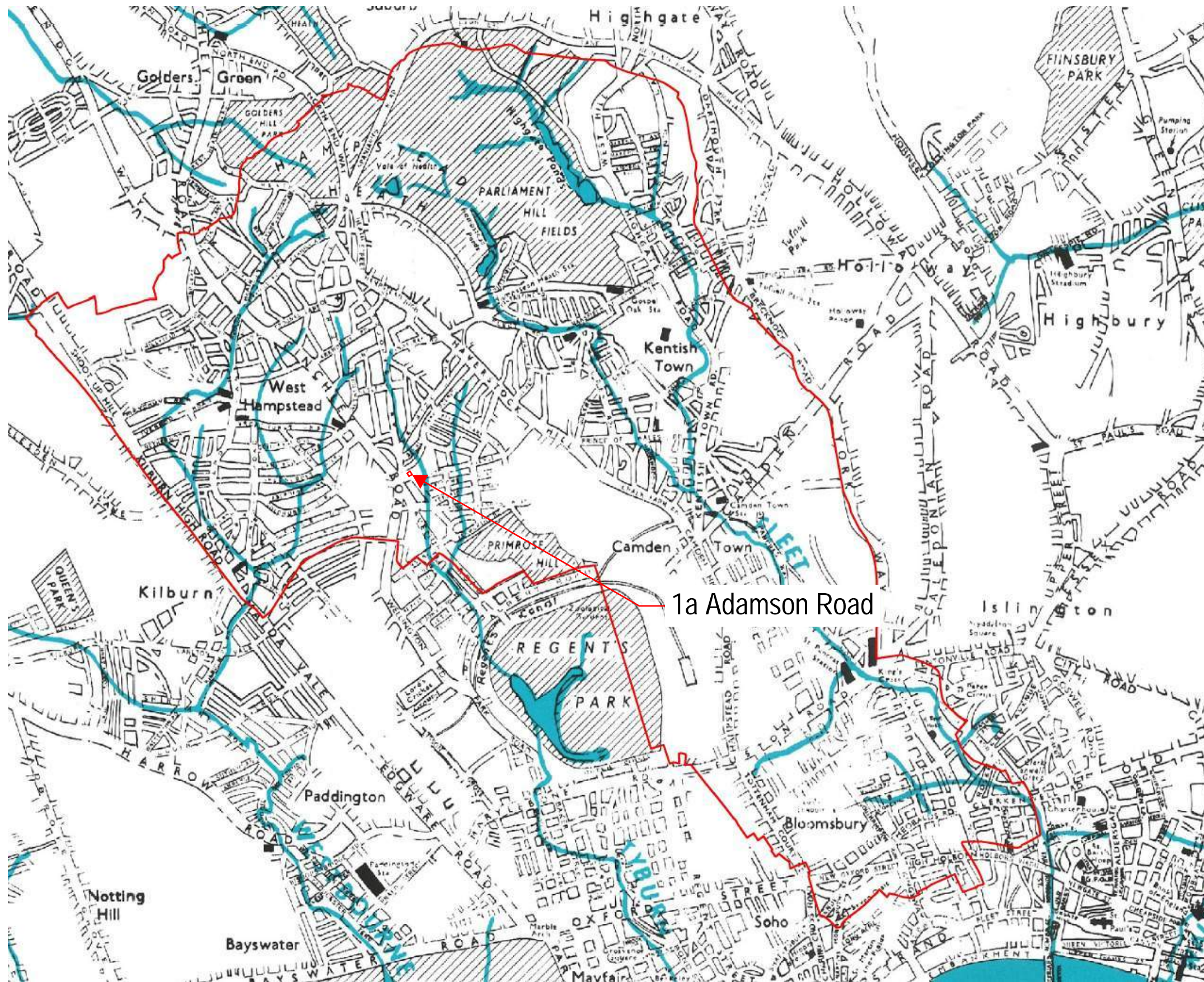
NB. Aquifer boundaries are indicative based on available geological mapping data

**Camden Geological, Hydrogeological  
and Hydrological Study**  
Camden Aquifer Designation Map

213923

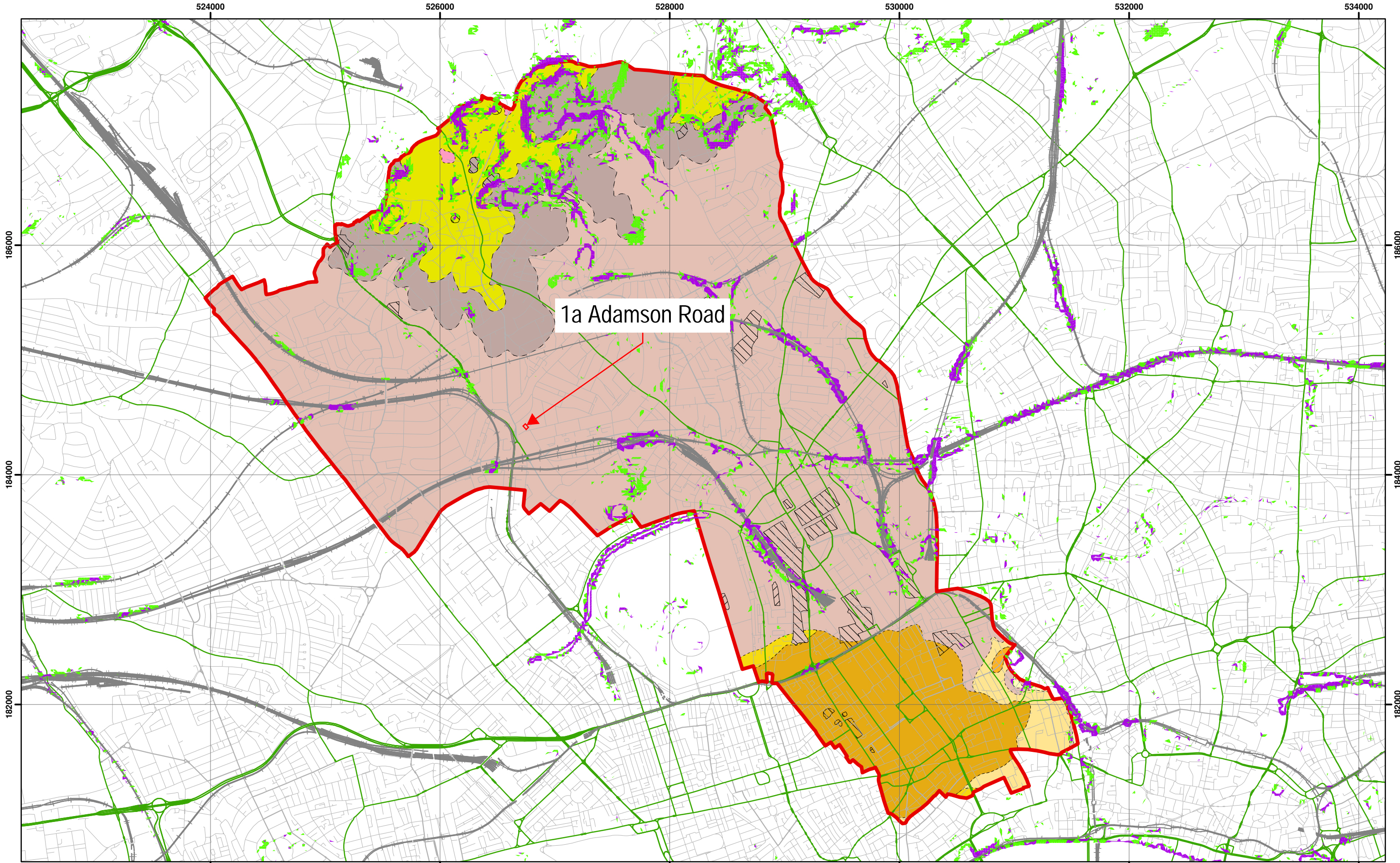
FIGURE **8**



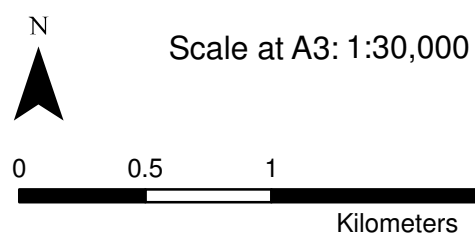


**Camden Geological, Hydrogeological and Hydrological Study Watercourses**

Source – Barton, Lost Rivers of London



Slope Angles calculated from Digital Terrain Model Provided By Camden Borough Council



1:10,000 BGS Mapping  
Coordinate System:  
British National Grid  
GCS\_OSGB\_1936

**Legend**

- |              |                          |                             |                             |                         |
|--------------|--------------------------|-----------------------------|-----------------------------|-------------------------|
| <b>Slope</b> | London Borough of Camden | BGS 1:10K Artificial Ground | BGS 1:10K Drift Geology     | BGS 1:10K Solid Geology |
| 0° - 7°      | Railway Lines            | MADE GROUND                 | ALLUVIUM                    | BAGSHOT FORMATION       |
| 7° - 10°     | A Roads                  | WORKED GROUND               | HACKNEY GRAVEL FORMATION    | CLAYGATE MEMBER         |
| > 10°        |                          |                             | LANGLEY SILT FORMATION      | LAMBETH GROUP           |
|              |                          |                             | LYNCH HILL GRAVEL FORMATION | LONDON CLAY FORMATION   |
|              |                          |                             | STANMORE GRAVEL FORMATION   |                         |

NB. Geological boundaries are largely indicative based on available geological mapping data

**Camden Geological, Hydrogeological  
and Hydrological Study**  
Slope Angle Map

213923

FIGURE

**16**



## Appendix C – Indicative Structural GA's

**General Notes:**

All dimensions shown are in millimetres unless otherwise stated. They should not be scaled from the drawings and must be checked on site, by the Contractor, from the actual work wherever possible.

These notes shall be read directly in conjunction with other relevant Braemar SD drawings and the Architect's details, together with any subsequent revisions and amendments.

The Contractor shall be responsible for all temporary and permanent support works necessary.

Mass concrete to foundations shall be a minimum grade C16/20 to BS EN EC2 1992 or BS8110 with a maximum aggregate size of 20mm graded to BS882. A GEN3 designated mix to BS8500 or BS EN 206-1 would suffice.

Steelwork shall be grade S355 JR to BS EN 10 025 and shall be given two coats of zinc phosphate primer (or hot dip zinc galvanized to BS729 where specifically indicated). Non-galvanized steelwork that is either below DPC or faces an external wall cavity shall be given two coats of bitumastic paint. All further finishes are to be to Architect's requirements. With reference to BS EN 1993-1-1 the Execution Class for the structure as a whole, and each component, shall be Class 2 (EXC2) unless otherwise stated.

Steelwork members and bolt assemblies externally exposed or in contact with the outer skin of the external wall shall be hot dip galvanized to BS EN ISO 1461:1999 to give a minimum dry film weight of 710 g/m<sup>2</sup>.

Padstone concrete shall be a minimum grade C20 to BS EN 1992 or BS8110 with a maximum aggregate size of 10mm graded to BS882. Alternatively use sections of PC Intel.

Secure beams into place by dry-packing onto padstones using 1:3 semi dry mortar mix.

All masonry shall be in accordance with BS EN 771 and BS EN 1996. Particular specifications for facing brickwork and for blockwork density or type shall be as indicated by the Architect. Minimum requirements for brick or blockwork strengths are as indicated on the drawing.

Softwood shall generally be grade C24 unless stated otherwise and all in accordance with the requirements of BS EN 1995. It shall be dry, free from defects, and pre-treated with preservative.

Lintels shall be of the type and make specified on the plans and details, or similar approved. Generally, all bearings shall be a minimum of 150mm unless otherwise stated or confirmed by the Engineer.

Doubled or trebled timber members to be fixed together using M12 bolts at 600 staggered c/c with 50 dia. double sided toothed plate connectors and 38 x 3 bolt head and nut washers. First and last bolts to be positioned 150mm from the ends of the members.

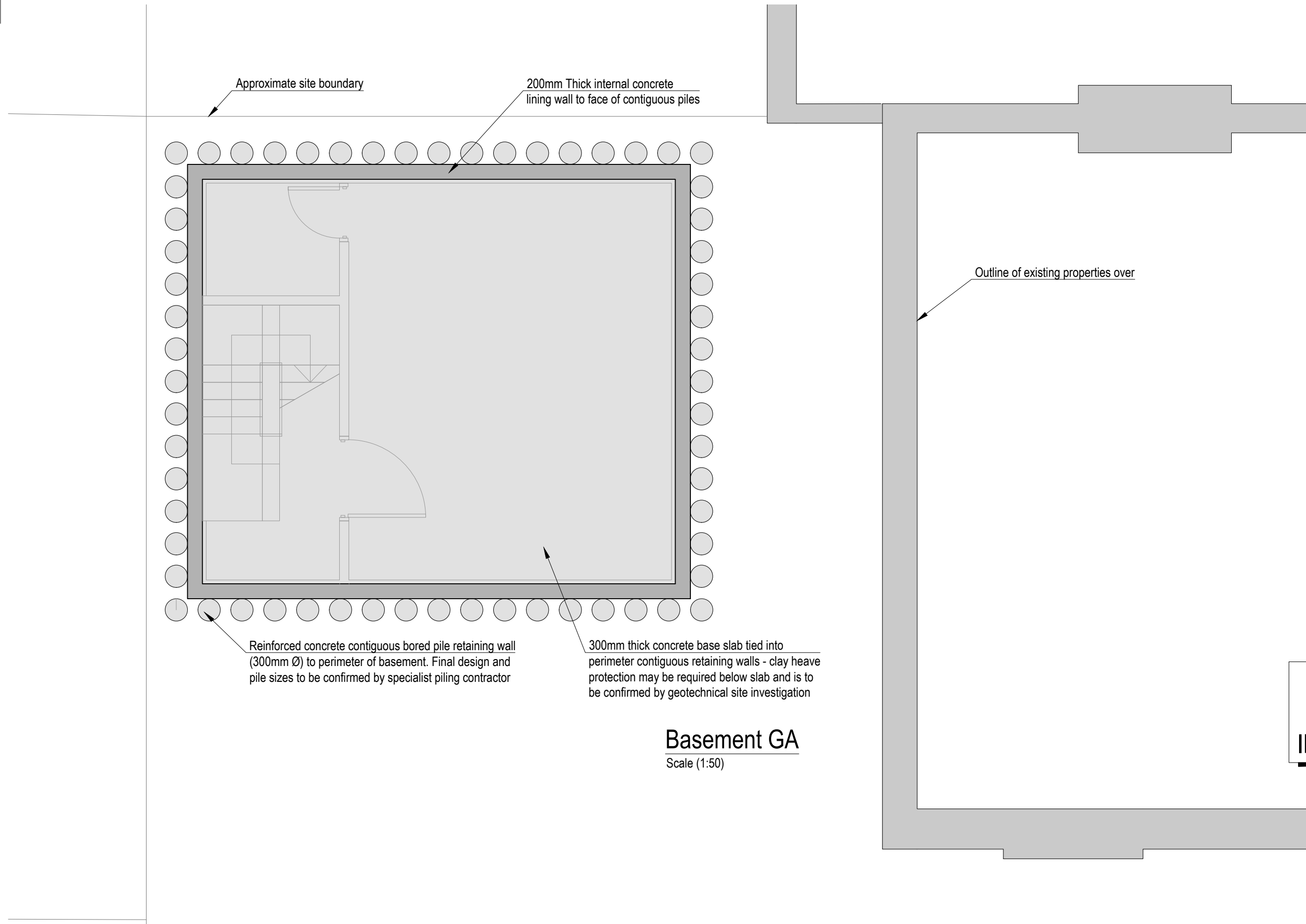
Joist hangers are to comply with BS EN 845-1. The hangers are to be installed with their vertical face tight to the element upon which they are placed and fully fixed to the supporting joist, according to the Manufacturer's instructions.

Joist hangers are to bear onto a full block course; not cut blocks or coursing blocks/bricks. The hangers are to have a minimum number of courses of masonry constructed above them, if required by the Manufacturer, prior to loading the supported joists.

All proprietary products specified shall be used strictly in accordance with the relevant manufacturer's instructions and recommendations. Alternative, equivalent products may be used upon approval.

**Architectural & Client Specified Details:**

Refer to the Architect's and Client's relevant drawings and schedules for information such as setting out dimensions; roof, lateral and vertical restraints, drainage, wall and partition coverings and finishes, insulation, DPCs and DPMs, floor and ceiling finishes, M & E, fire resistance to structural elements, doors, windows and all other general finishes.



Reinforced concrete contiguous bored pile retaining wall (300mm Ø) to perimeter of basement. Final design and pile sizes to be confirmed by specialist piling contractor

300mm thick concrete base slab tied into perimeter contiguous retaining walls - clay heave protection may be required below slab and is to be confirmed by geotechnical site investigation

Outline of existing properties over

**Basement GA**  
Scale (1:50)

**Drawing in Progress**  
**- ISSUED FOR**  
**INFORMATION ONLY -**



Project:		1a Adamson Road, Camden London, NW3 3HX	
Client:		Mr Jatin Ondhia	
Drawing Title:		Indicative Structural Scheme Proposed Basement GA	
Scale:	Drawn:	Date:	
1:50 @ A3	CB	11.01.23	
Drawing Number:		Revision:	
22262 - DR - S - 01 - 009		02	

Rev	Date	Description	By	Checked
02	23.01.23	Issued for Information	CB	CB
01	11.01.23	Issued for Comment / Approval	CB	CB



**General Notes:**

All dimensions shown are in millimetres unless otherwise stated. They should not be scaled from the drawings and must be checked on site, by the Contractor, from the actual work wherever possible.

These notes shall be read directly in conjunction with other relevant Braemar SD drawings and the Architect's details, together with any subsequent revisions and amendments.

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Steelwork shall be grade S355 JR to BS EN 10 025 and shall be given two coats of zinc phosphate primer (or hot dip zinc galvanized to BS729 where specifically indicated). Non-galvanized steelwork that is either below DPC or faces an external wall cavity shall be given two coats of bitumastic paint. All further finishes are to be to Architect's requirements. With reference to BS EN 1993-1-1 the Execution Class for the structure as a whole, and each component, shall be Class 2 (EXC2) unless otherwise stated.

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Softwood shall generally be grade C24 unless stated otherwise and all in accordance with the requirements of BS EN 1995. It shall be dry, free from defects, and pre-treated with preservative.

Lintels shall be of the type and make specified on the plans and details, or similar approved. Generally, all bearings shall be a minimum of 150mm unless otherwise stated or confirmed by the Engineer.

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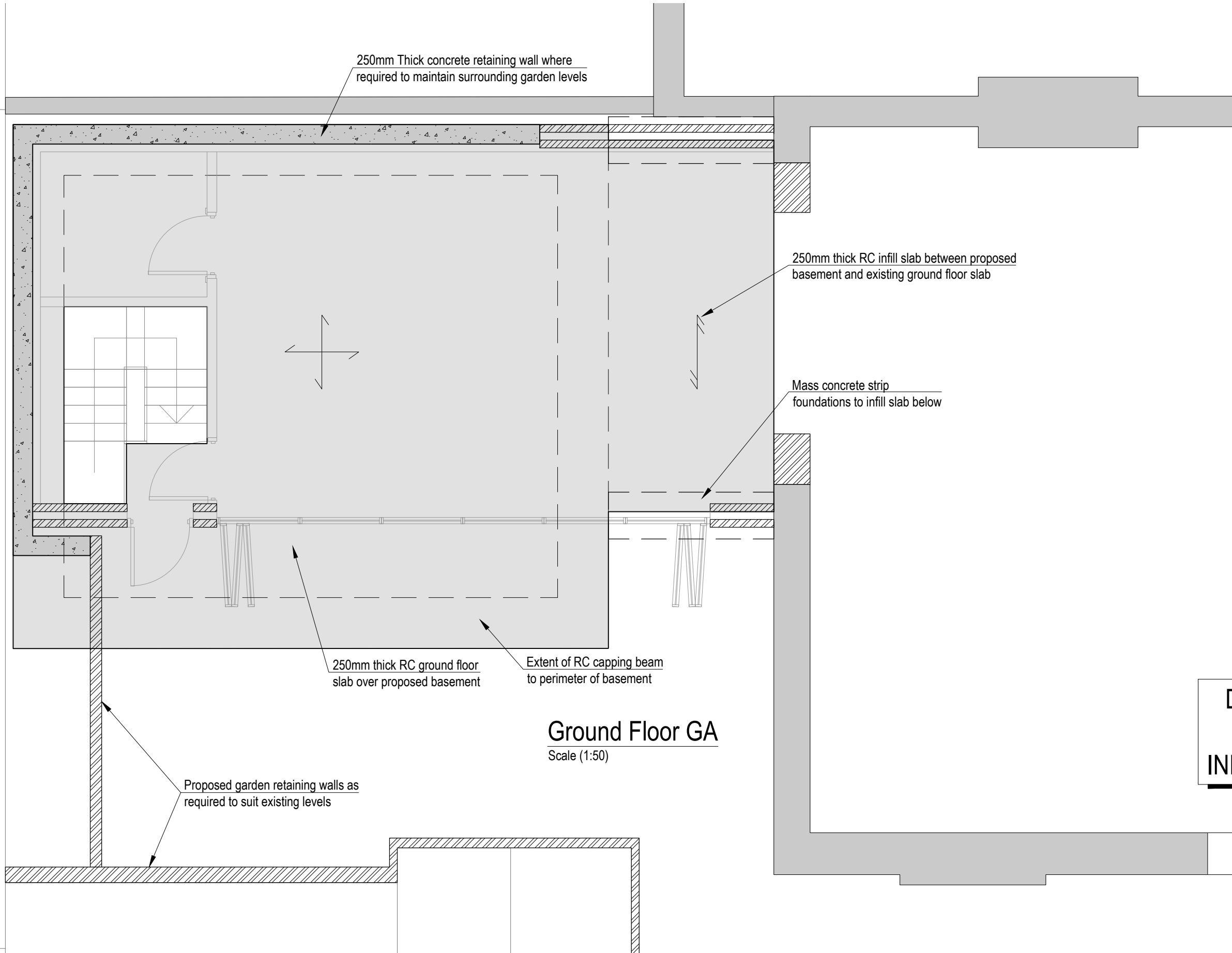
Joist hangers are to comply with BS EN 845-1. The hangers are to be installed with their vertical face tight to the element upon which they are placed and fully fixed to the supporting joist, according to the Manufacturer's instructions.

Joist hangers are to bear onto a full block course; not cut blocks or coursing blocks/bricks. The hangers are to have a minimum number of courses of masonry constructed above them, if required by the Manufacturer, prior to loading the supported joists.

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**Architectural & Client Specified Details:**

Refer to the Architect's and Client's relevant drawings and schedules for information such as setting out dimensions, roof, lateral and vertical restraints, drainage, wall and partition coverings and finishes, insulation, DPCs and DPMs, floor and ceiling finishes, M & E, fire resistance to structural elements, doors, windows and all other general finishes.



**Ground Floor GA**  
Scale (1:50)

**Drawing in Progress**  
**- ISSUED FOR INFORMATION ONLY -**

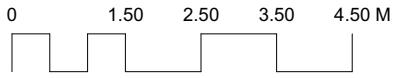
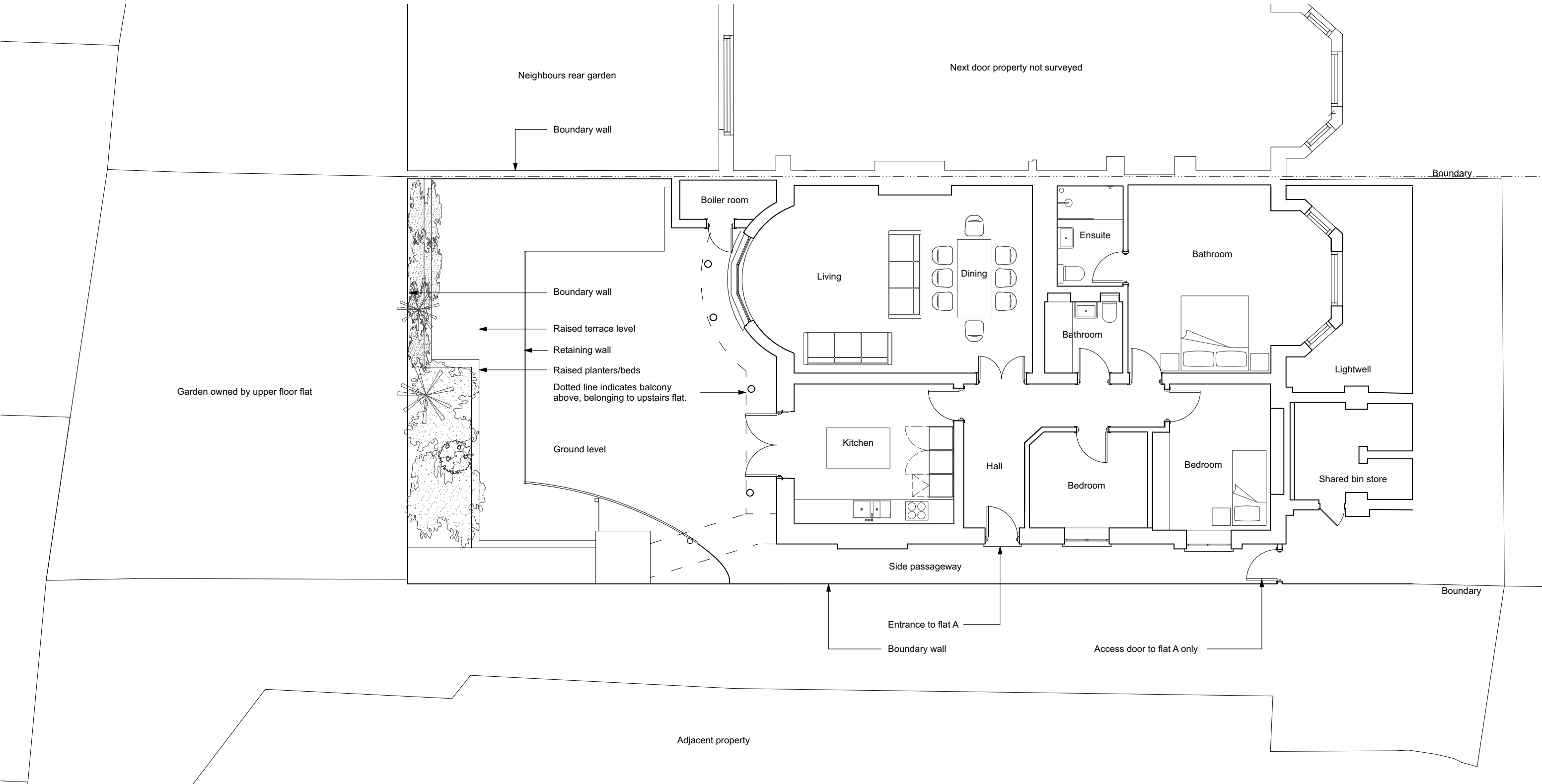
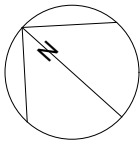


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Client:		Mr Jatin Ondhia	
Drawing Title:		Indicative Structural Scheme Proposed Ground Floor GA	
Scale:	1:50 @ A3	Drawn:	CB
Date:	11.01.23	Checked:	CB
Drawing Number:	22262 - DR - S - 01 - 010	Revision:	02

Rev	Date	Description	By	Checked
02	23.01.23	Issued for Information	CB	CB
01	11.01.23	Issued for Comment / Approval	CB	CB



## Appendix D – Architectural GA's



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Drawn by  
DB

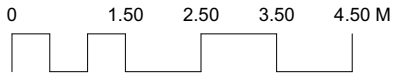
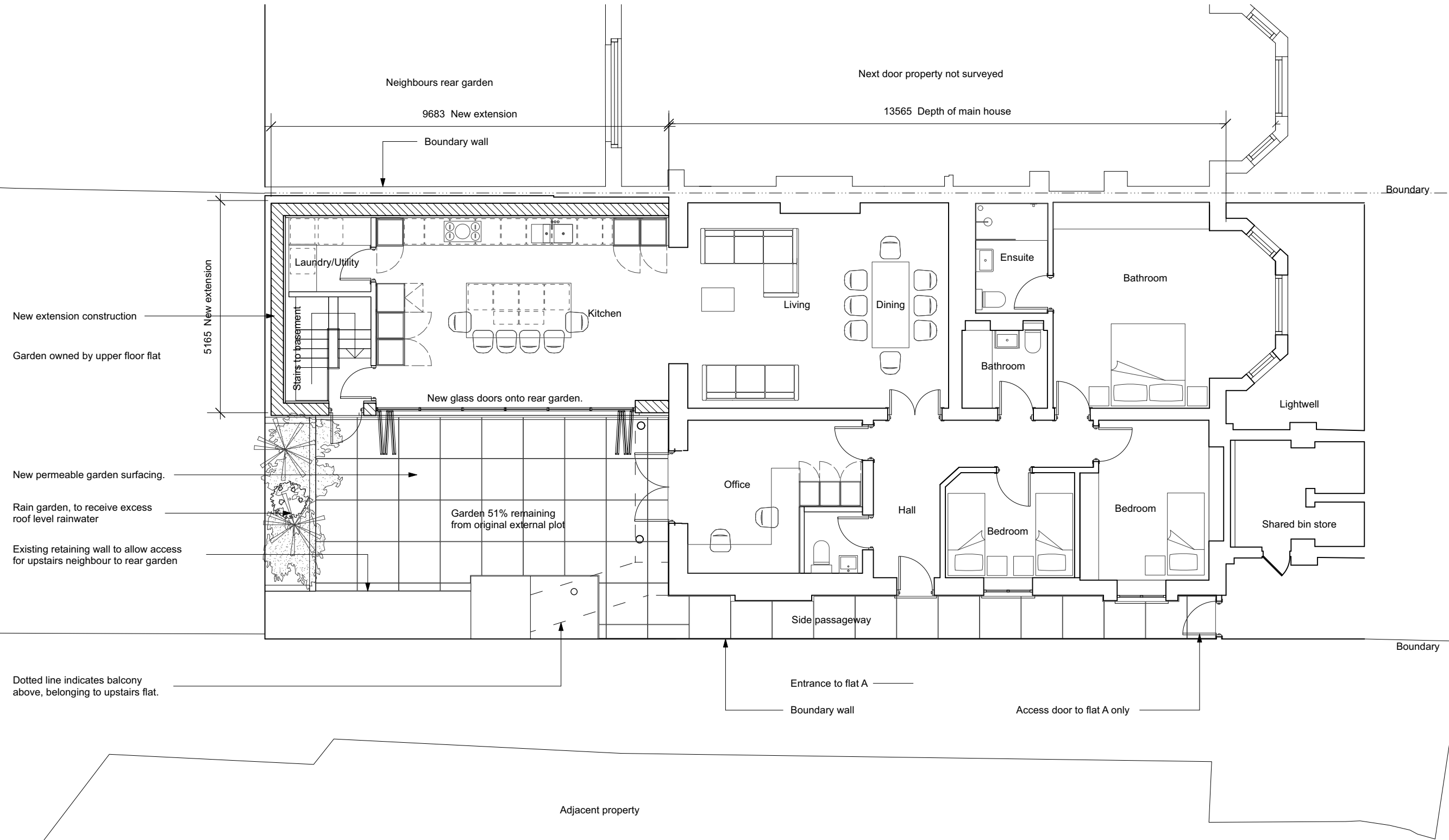
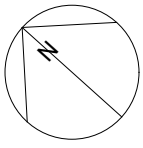
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00.100  
Date  
December 2022

Client  
  
Project  
1a Adamson Road, London NW3 3HX

Drawing title  
Existing Ground Plan  
**Planning**

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Drawn by  
DB

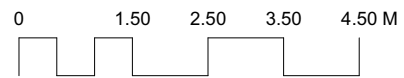
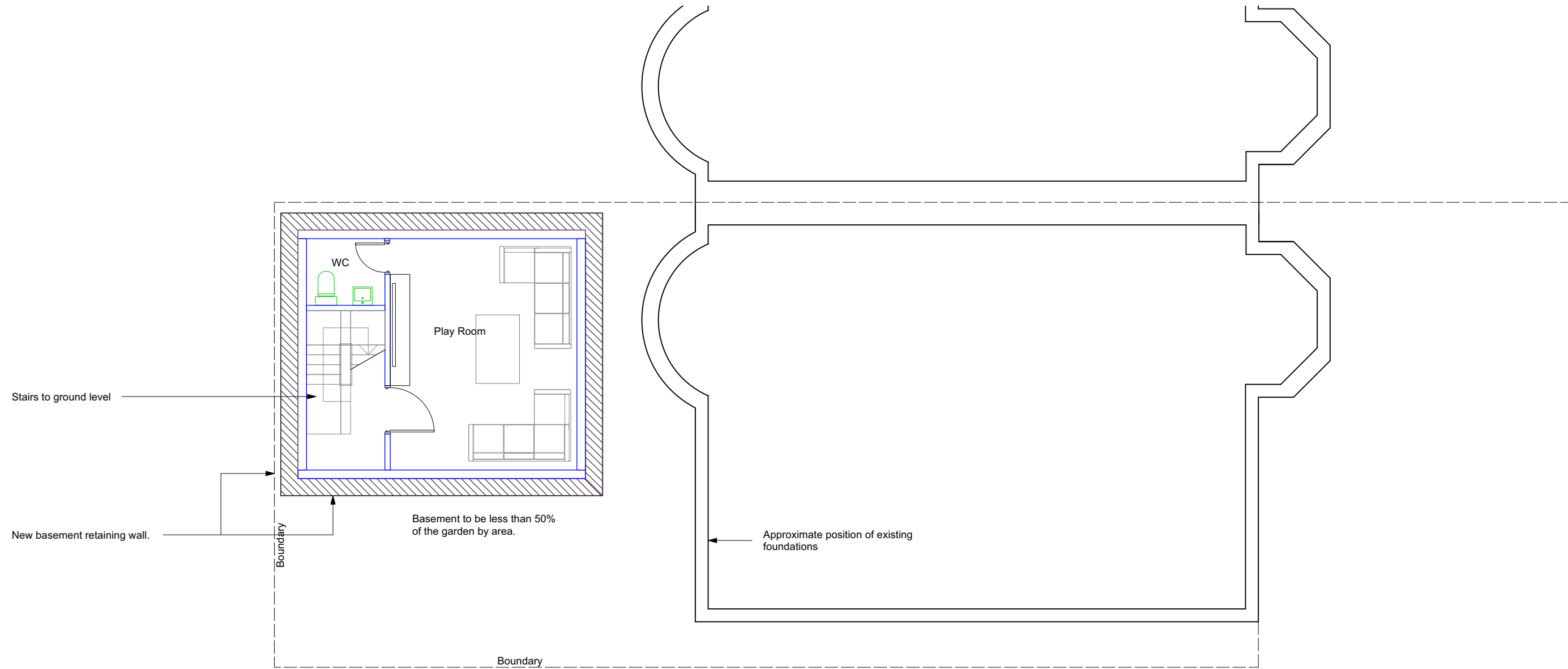
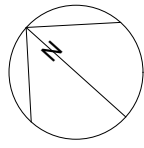
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Date  
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Client  
  
Project  
1a Adamson Road, London NW3 3HX

Drawing title  
Proposed Ground Floor Plan  
  
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Scale  
NTS  
Drawn by  
DB

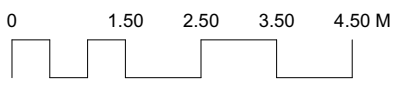
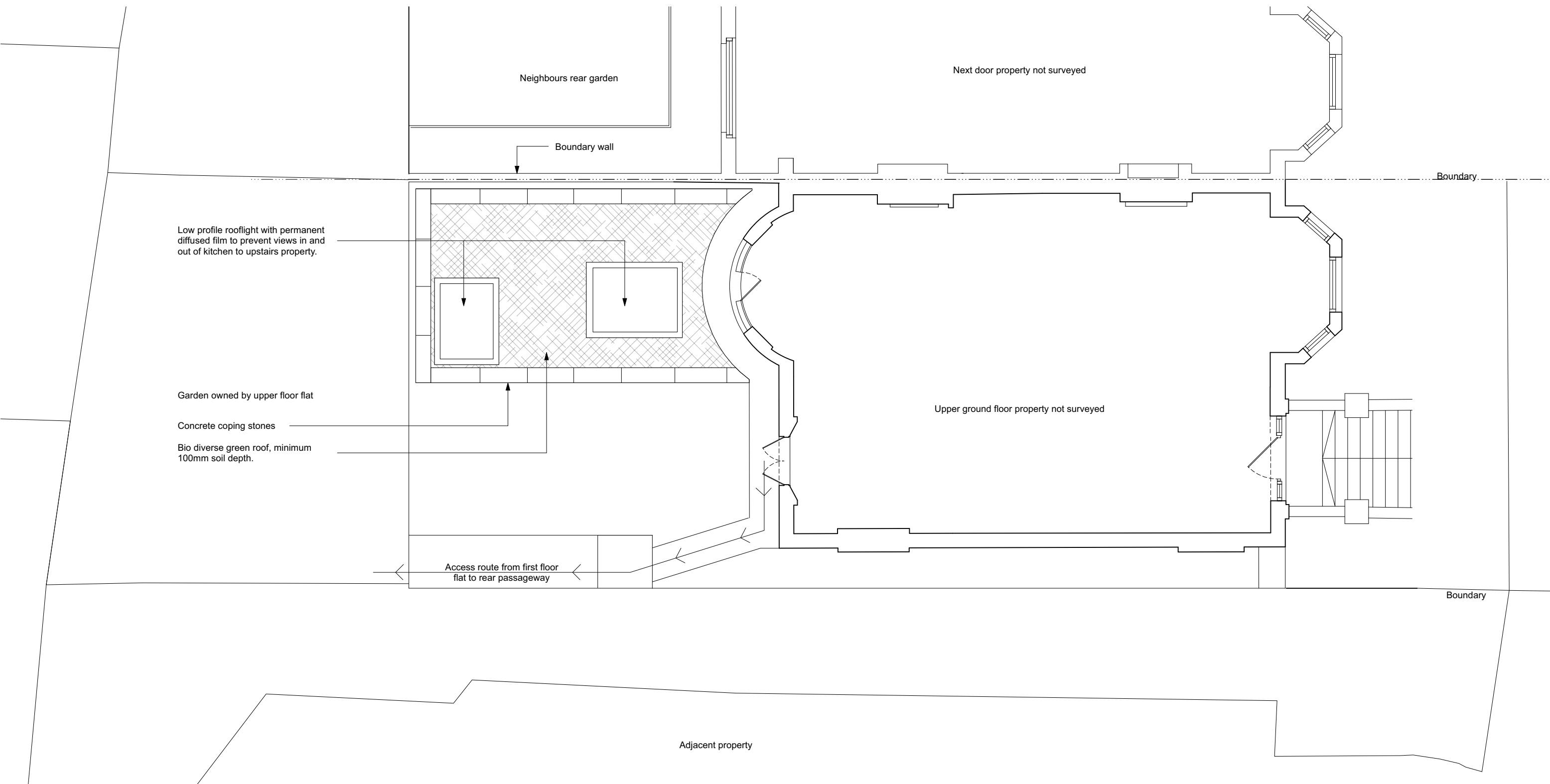
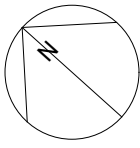
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Date  
December 2022


Client  
  
Project  
1a Adamson Road, London NW3 3HX

Drawing title  
Proposed Basement Plan  
**Planning**

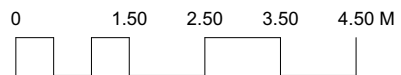
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			Scale NTS Drawn by DB	Drawing no. 01.101 Date December 2022	Client  Project 1a Adamson Road, London NW3 3HX	Drawing title Proposed Upper Ground Plan  <b>Planning</b>	<b>Easton Design Office Limited</b> Second Floor 23-24 Easton Street London WC1X 0DS +44 (0) 207 043 4614 eastondesignoffice.com	
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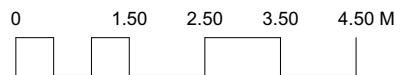
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Date  
December 2022

Client  
  
Project  
1a Adamson Road, London NW3 3HX

Drawing title  
Existing Rear Elevation  
**Planning**

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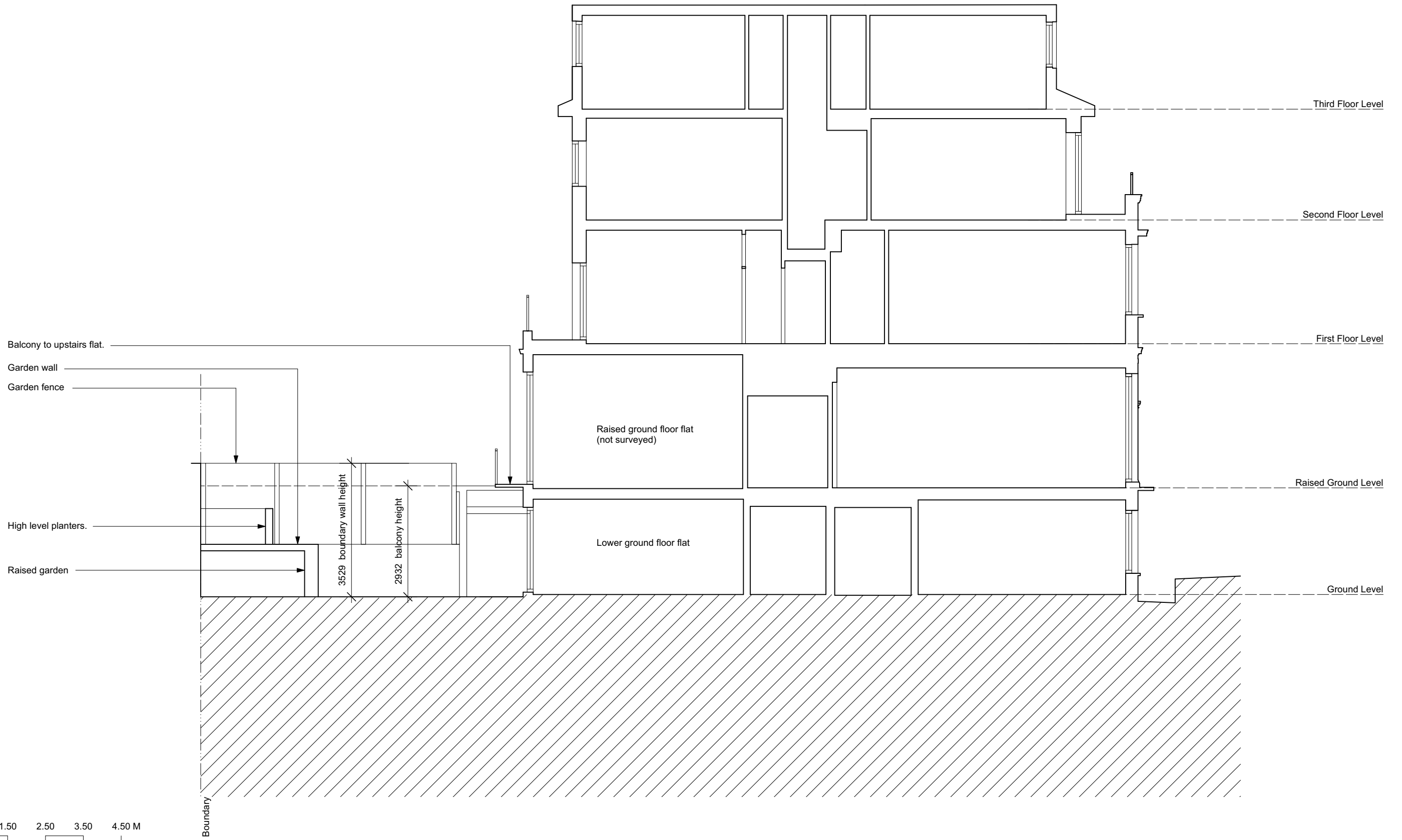
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Date  
December 2022

Client  
  
Project  
1a Adamson Road, London NW3 3HX

Drawing title  
Proposed Rear Elevation  
  
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Scale  
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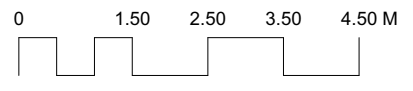
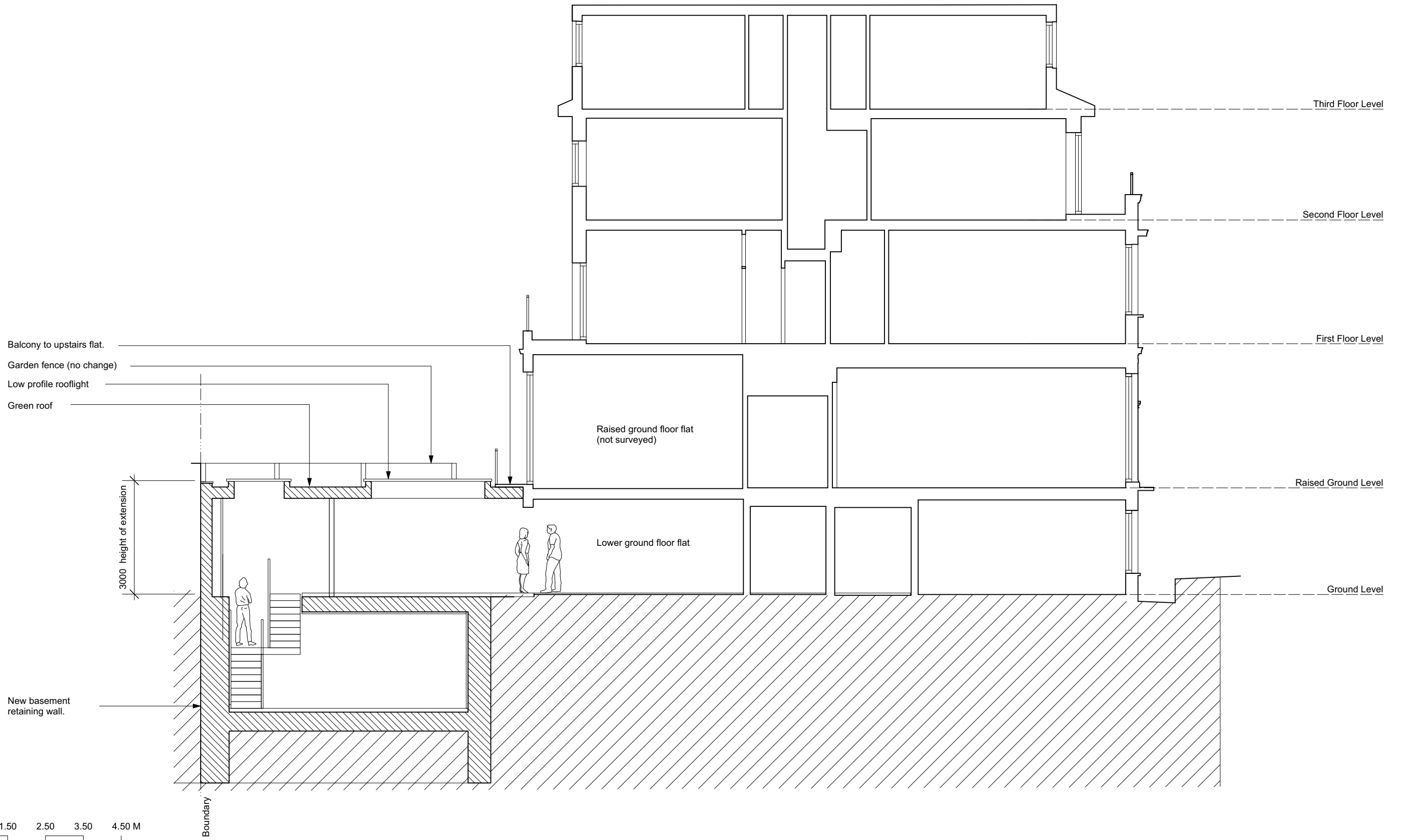
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Date  
December 2022

Client  
  
Project  
1a Adamson Road, London NW3 3HX

Drawing title  
Existing Long Section  
**Planning**

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Second Floor  
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+44 (0) 207 043 4614  
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Scale  
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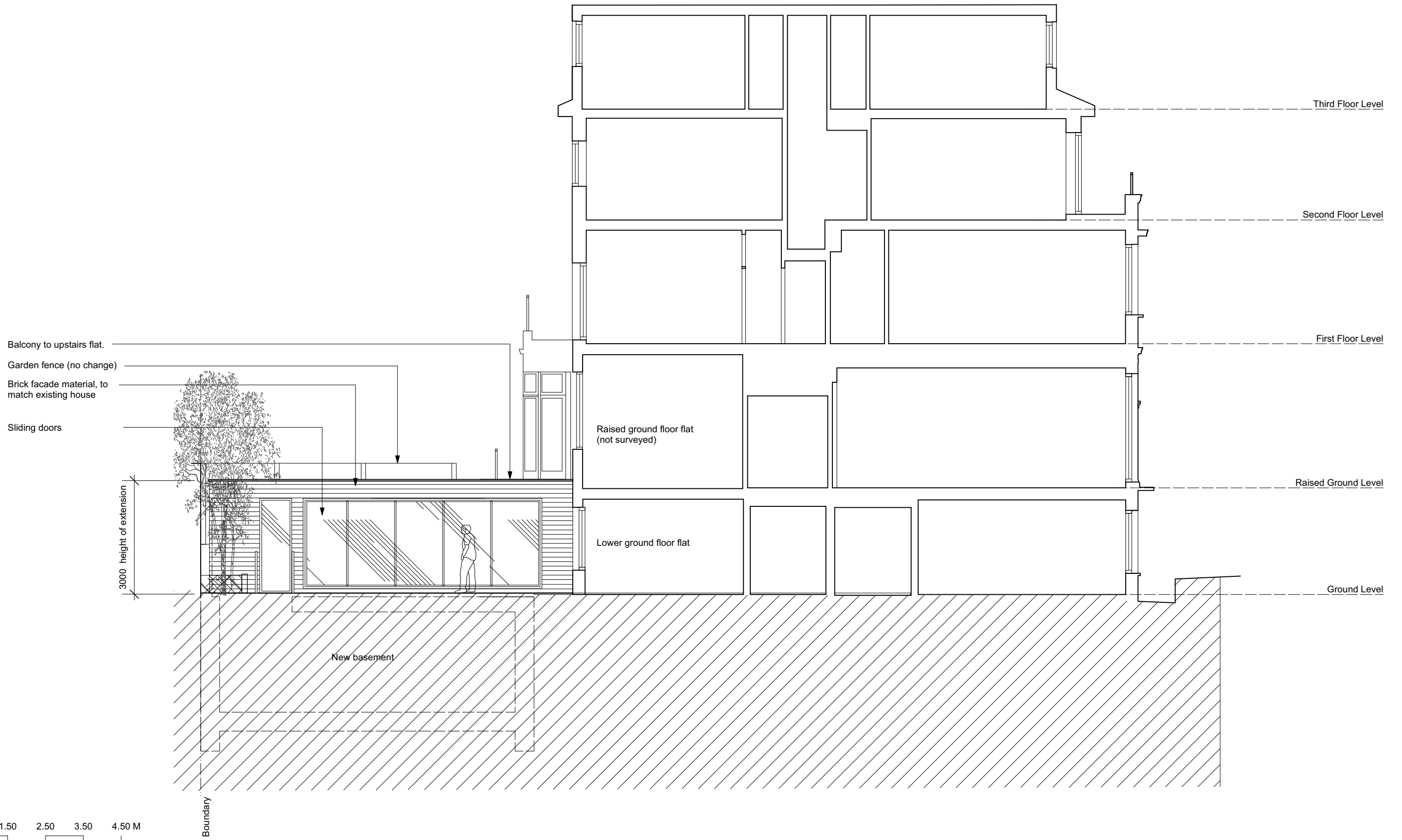
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Date  
December 2022

Client  
  
Project  
1a Adamson Road, London NW3 3HX

Drawing title  
Proposed Long Section 01  
**Planning**

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0 1.50 2.50 3.50 4.50 M

Boundary

Scale  
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DB

Drawing no.  
303  
Date  
December 2022

Client  
  
Project  
1a Adamson Road, London NW3 3HX

Drawing title  
Proposed Long Section 02  
**Planning**

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