

4190 – The Fitzrovia

BCP Review

Rev 00

Consulting Structural and Civil Engineers

Latest issue

Revision	01	Prepared by	Wai Pang
Date	17/02/2023		
Status	FOR INFORMATION		

Document issue record

Revision	Date	Description
00	24/10/2022	ISSUED FOR INFORMATION
01	17/02/2023	LETTER UPDATED TO REFLECT REVIEW OF MINOR AMENDMENTS TO DBCP (REV 03)

Contents

1	Introduction	4
2	BCP comments	5
3	Section 106 criteria	6
Appendices		9
A	Letter as “Certifying Engineer”	9

1 Introduction

The purpose of this document is prepared to satisfy the Section 106 CI 2.24-3 & 2.24-4 requirements for The Fitzrovia project located at 247 Tottenham Court Road, London W1T 7HH; 3 Bayley Street, London WC1B 3HA; 1 Morwell Street, London WC1B 3AR; 2-3 Morwell Street, London WC1B 3AR; and 4 Morwell Street, London W1T 7QT. A review of the document "4190-Detailed Basement Construction Plan_02.pdf" prepared by the incumbent AKT II structural design team has been undertaken with comments outlined for the structural design team to review and respond.

Review of the Section 106 criteria generally has been included within this report to confirm whether the conditions have been satisfactorily addressed by the structural design team.

2 BCP comments

Comments on "4190-Detailed Basement Construction Plan_02.pdf" have been tabulated below with the incumbent structural design team response.

COMMENT NO.	PAGE REFERENCE	COMMENT	DESIGN TEAM RESPONSE
1	5	Elaborate that there is an existing single storey basement and there will be a further basement extension to a third of the building to achieve a two storey basement.	The existing single storey basement is not retained, but removed and new basement formed with proposed scheme.
2	6	Add note to reference section later in the report discussing the existing site constraints.	Noted
3	8	Add note to archive drawing schematic existing single storey basement	Noted
4	8	Double storey suggests double height basement? Update text so to reflect two storey basement.	Two storey basement not double height for clarity as per the sections provided
5	9	Provide a markup on plan showing the two cores. Include note that the cores are full height?	RC cores not specifically relevant to this document, however, is noted on Figure 6 (3D cross section of the proposed development)
6	13	Piling appears to be proposed within LUL exclusion zone. What is the discussed agreement with LUL regarding this location?	All relevant 3 rd party approvals have been granted (specific Ground movement analysis assessments have been carried out and reported separately, summary extracts provided in Figure 13)
7	17	Construction sequence extract is not clear. Can report be updated to show better quality image?	Full document is provided within the Appendix (B-2(c-ii))
8	17	Has pile probing been included as part of the proposed works by the contractor to mitigate/identify obstructions located below ground? What is the UXO risk for the development and has an UXO specialist been appointed?	Yes, pile probing is included within the contractors work Low Risk identified, A UXO preliminary risk assessment in accordance with CIRIA C681 is recommended to quantify risk of potential UXO.
9	21	Was any contamination found within samples of the site investigation affecting any planning discharge conditions? If not, state that no contamination was found based on samples taken etc.	No contamination found
10	22	Is this unknown ground condition identified in Figure 21 a concern?	No concern, this is just reflective of the borehole depth terminating higher than the adjacent ones to confirm depth of London clay locally. Design has accounted for all BH data received
11	General	Is there a list of key investigations not yet completed that is expected to be undertaken by the contractor and has this been identified?	To date the contractor has carried out investigations required to inform the design during demo / enabling works stages.

3 Section 106 criteria

The criteria for Section 106 and relevant clauses has been outlined below. These conditions are have then been reviewed, confirming whether these are appropriate addressed by the structural design team within document "4190-Detailed Basement Construction Plan_02.pdf".

Section 106 Clause Reference	Clause	Completed?
[2.24-]		
2.24-1	THE OWNER TO APPOINT AN INDEPENDENT SUITABLY CERTIFIED ENGINEER (QUALIFIED IN THE FIELDS OF GEOTECHNICAL AND/OR STRUCTURAL ENGINEERING) FROM A RECOGNISED RELEVANT PROFESSIONAL BODY HAVING RELEVANT EXPERIENCE OF SUB-GROUND LEVEL CONSTRUCTION COMMENSURATE WITH THE DEVELOPMENT ("THE BASEMENT DESIGN ENGINEER") AND FOR DETAILS OF THE APPOINTMENT TO BE SUBMITTED TO THE COUNCIL FOR WRITTEN APPROVAL IN ADVANCE (AND FOR THE OWNER TO CONFIRM THAT ANY CHANGE IN BASEMENT DESIGN ENGINEER DURING THE CONSTRUCTION PHASE WITH THE COUNCIL IN ADVANCE OF ANY APPOINTMENT); AND,	<input checked="" type="checkbox"/>
2.24-2	THE BASEMENT DESIGN ENGINEER TO FORMULATE THE APPROPRIATE PLAN TO FULFIL THE REQUIREMENTS OF THE DETAILED CONSTRUCTION BASEMENT PLAN AND AT ALL TIMES TO ENSURE THE FOLLOWING:-	<input checked="" type="checkbox"/>
(a)	THAT THE DESIGN PLANS HAVE BEEN UNDERTAKEN IN STRICT ACCORDANCE WITH THE TERMS OF THIS AGREEMENT INCORPORATING PROPER DESIGN AND REVIEW INPUT INTO THE DETAILED DESIGN PHASE OF THE DEVELOPMENT AND ENSURING THAT APPROPRIATELY CONSERVATIVE MODELLING RELATING TO THE LOCAL GROUND CONDITIONS AND LOCAL WATER ENVIRONMENT AND STRUCTURAL CONDITION OF NEIGHBOURING PROPERTIES HAVE BEEN INCORPORATED INTO THE FINAL DESIGN; AND	<input checked="" type="checkbox"/>
(b)	THAT THE RESULT OF THESE APPROPRIATELY CONSERVATIVE FIGURES ENSURE THAT THAT THE DEVELOPMENT WILL BE UNDERTAKEN WITHOUT ANY IMPACT ON THE STRUCTURAL INTEGRITY OF THE NEIGHBOURING PROPERTIES BEYOND "SLIGHT" WITH REFERENCE TO THE BURLAND CATEGORY OF DAMAGE; AND	<input checked="" type="checkbox"/>
(c-i)	THAT THE BASEMENT DESIGN ENGINEER HAVING CONFIRMED THAT THE DESIGN PLANS HAVE BEEN UNDERTAKEN IN STRICT ACCORDANCE WITH THIS AGREEMENT AND INCLUDES A LETTER OF PROFESSIONAL CERTIFICATION CONFIRMING THIS AND THAT THE DETAILED MEASURES SET OUT IN SUB-CLAUSES (I)-(VII) BELOW HAVE BEEN INCORPORATED CORRECTLY AND APPROPRIATELY AND ARE SUFFICIENT IN ORDER TO ACHIEVE THE OBJECTIVES OF THE DETAILED BASEMENT CONSTRUCTION PLAN;	<input checked="" type="checkbox"/>
(c-ii)	A METHOD STATEMENT DETAILING THE PROPOSED METHOD OF ENSURING THE SAFETY AND STABILITY OF NEIGHBOURING PROPERTIES THROUGHOUT THE CONSTRUCTION PHASE INCLUDING TEMPORARY WORKS SEQUENCE	<input checked="" type="checkbox"/>

	DRAWINGS AND ASSUMPTIONS WITH APPROPRIATE MONITORING CONTROL RISK ASSESSMENT CONTINGENCY MEASURES AND ANY OTHER METHODOLOGIES ASSOCIATED WITH THE BASEMENT AND THE BASEMENT TEMPORARY WORKS;	
(c-iii)	DETAILED DESIGN DRAWINGS INCORPORATING CONSERVATIVE MODELLING RELATING TO THE LOCAL GROUND CONDITIONS AND LOCAL WATER ENVIRONMENT AND STRUCTURAL CONDITION OF NEIGHBOURING PROPERTIES PREPARED BY THE BASEMENT DESIGN ENGINEER FOR ALL ELEMENTS OF THE GROUNDWORKS AND BASEMENT AUTHORISED BY THE PLANNING PERMISSION TOGETHER WITH SPECIFICATIONS AND SUPPORTING CALCULATIONS FOR BOTH THE TEMPORARY AND PERMANENT BASEMENT CONSTRUCTION WORKS;	<input checked="" type="checkbox"/>
(c-iv)	THE BASEMENT DESIGN ENGINEER TO BE RETAINED AT THE PROPERTY THROUGHOUT THE CONSTRUCTION PHASE TO INSPECT APPROVE AND UNDERTAKING REGULAR MONITORING OF BOTH PERMANENT AND TEMPORARY BASEMENT CONSTRUCTION WORKS THROUGHOUT THEIR DURATION AND TO ENSURE COMPLIANCE WITH THE PLANS AND DRAWINGS AS APPROVED BY THE BUILDING CONTROL BODY;	<input checked="" type="checkbox"/>
(c-v)	MEASURES TO ENSURE THE ON-GOING MAINTENANCE AND UPKEEP OF THE BASEMENT FORMING PART OF THE DEVELOPMENT AND ANY AND ALL ASSOCIATED DRAINAGE AND/OR GROUND WATER DIVERSION MEASURES ORDER TO MAINTAIN STRUCTURAL STABILITY OF THE PROPERTY THE NEIGHBOURING PROPERTIES AND THE LOCAL WATER ENVIRONMENT (SURFACE AND GROUNDWATER);	<input checked="" type="checkbox"/>
(c-vi)	MEASURES TO ENSURE GROUND WATER MONITORING EQUIPMENT SHALL BE INSTALLED PRIOR TO IMPLEMENTATION AND RETAINED WITH MONITORING CONTINUING DURING THE CONSTRUCTION PHASE AND NOT TO TERMINATE MONITORING UNTIL THE ISSUE OF THE CERTIFICATE OF PRACTICAL COMPLETION (OR OTHER TIME AGREED BY THE COUNCIL IN WRITING); AND,	<input checked="" type="checkbox"/>
(c-vii)	AMELIORATION AND MONITORING MEASURES OF CONSTRUCTION TRAFFIC INCLUDING PROCEDURES FOR CO-ORDINATING VEHICULAR MOVEMENT WITH OTHER DEVELOPMENT TAKING PLACE IN THE VICINITY AND NOTIFYING THE OWNERS AND OR OCCUPIERS OF THE RESIDENCES AND BUSINESSES IN THE LOCALITY IN ADVANCE OF MAJOR OPERATIONS DELIVERY SCHEDULES AND AMENDMENTS TO NORMAL TRAFFIC ARRANGEMENTS.	<input checked="" type="checkbox"/>
2.24-3	THE OWNER TO APPOINT A SECOND INDEPENDENT SUITABLY CERTIFIED ENGINEER (QUALIFIED IN THE FIELDS OF GEOTECHNICAL AND/OR STRUCTURAL ENGINEERING) FROM A RECOGNISED RELEVANT PROFESSIONAL BODY HAVING RELEVANT EXPERIENCE OF SUB-GROUND LEVEL CONSTRUCTION COMMENSURATE WITH THE DEVELOPMENT ("THE CERTIFYING ENGINEER") AND FOR DETAILS OF THE APPOINTMENT OF THE CERTIFYING ENGINEER TO BE SUBMITTED TO THE COUNCIL FOR WRITTEN APPROVAL IN ADVANCE; AND,	<input checked="" type="checkbox"/>
2.24-4	FOR THE CERTIFYING ENGINEER TO REVIEW THE DESIGN PLANS AND OFFER A REPORT TO THE COUNCIL CONFIRMING THAT THE DESIGN PLANS HAVE BEEN FORMULATED IN STRICT ACCORDANCE WITH THE TERMS OF THIS	<input checked="" type="checkbox"/>

	<p>AGREEMENT AND HAVE APPROPRIATELY AND CORRECTLY INCORPORATED THE PROVISIONS OF SUB-CLAUSES (I)-(VII) ABOVE AND ARE SUFFICIENT TO ACHIEVE THE OBJECTIVES OF THE DETAILED BASEMENT CONSTRUCTION PLAN AND SHOULD ANY OMISSIONS, ERRORS OR DISCREPANCIES BE RAISED BY THE CERTIFYING ENGINEER THEN THESE TO BE CLEARLY OUTLINED IN THE REPORT AND THEREAFTER BE RAISED DIRECTLY WITH THE BASEMENT DESIGN ENGINEER WITH A VIEW TO ADDRESSING THESE MATTERS IN THE REVISED DESIGN PLANS.</p>	
2.24-5	<p>ONLY THEREAFTER SHALL THE OWNER SUBMIT THE AGREED FINALISED VERSION OF THE DETAILED BASEMENT CONSTRUCTION PLAN TO THE COUNCIL FOR ITS WRITTEN APPROVAL WITHIN 10 WORKING DAYS WITH A LETTER OF PROFESSIONAL CERTIFICATION FROM THE CERTIFYING ENGINEER CONFIRMING THAT THE DETAILED BASEMENT CONSTRUCTION PLAN IS AN APPROVED FORM AND HAS BEEN FORMULATED IN STRICT ACCORDANCE WITH THE TERMS AND CLAUSES OF THIS AGREEMENT.</p>	<input checked="" type="checkbox"/>
2.24-6	<p>THE OWNER TO RESPOND TO ANY FURTHER QUESTIONS AND REQUESTS FOR FURTHER INFORMATION ABOUT THE SUBMITTED PLAN FROM THE COUNCIL AND IN THE EVENT THAT A FURTHER TECHNICAL ASSESSMENT BE REQUIRED THEN THE OWNER AGREES TO REIMBURSE THE COUNCIL FOR ANY COSTS EXPENDED WHICH REQUIRES THE INSTRUCTION OF AN INDEPENDENT ASSESSMENT IN ORDER TO RESOLVE ANY UNRESOLVED ISSUES OR TECHNICAL DEFICIENCIES IN THE COUNCIL'S CONSIDERATION OF THE SUBMITTED PLAN.</p>	<input checked="" type="checkbox"/>

Appendices

A Letter as "Certifying Engineer"





FAO: M. Munteanu
Campbell Reith Hill LLP
15 Bermondsey Square
London
SE1 3UN

By post and email:
camdenaudit@campbellreith.com

Ref: 4190/WP/let/CR

15/02/2023

4190 The Fitzrovia

Detailed Basement Construction Plan - Certifying Engineer Approval

Dear M. Munteanu,

This letter is written to accompany the BCP review document to confirm that the BCP submitted for 4160 The Fitzrovia, document "4190-Detailed Basement Construction Plan_03.pdf" has been reviewed and the revised BCP Clause requesting for an amendment to the ground water monitoring strategy will not affect the BCP and remains in accordance with the Section 106 agreement clauses subject to agreement with LBC.

Yours sincerely
AKT II

A handwritten signature in blue ink, appearing to read 'Wai Pang'.

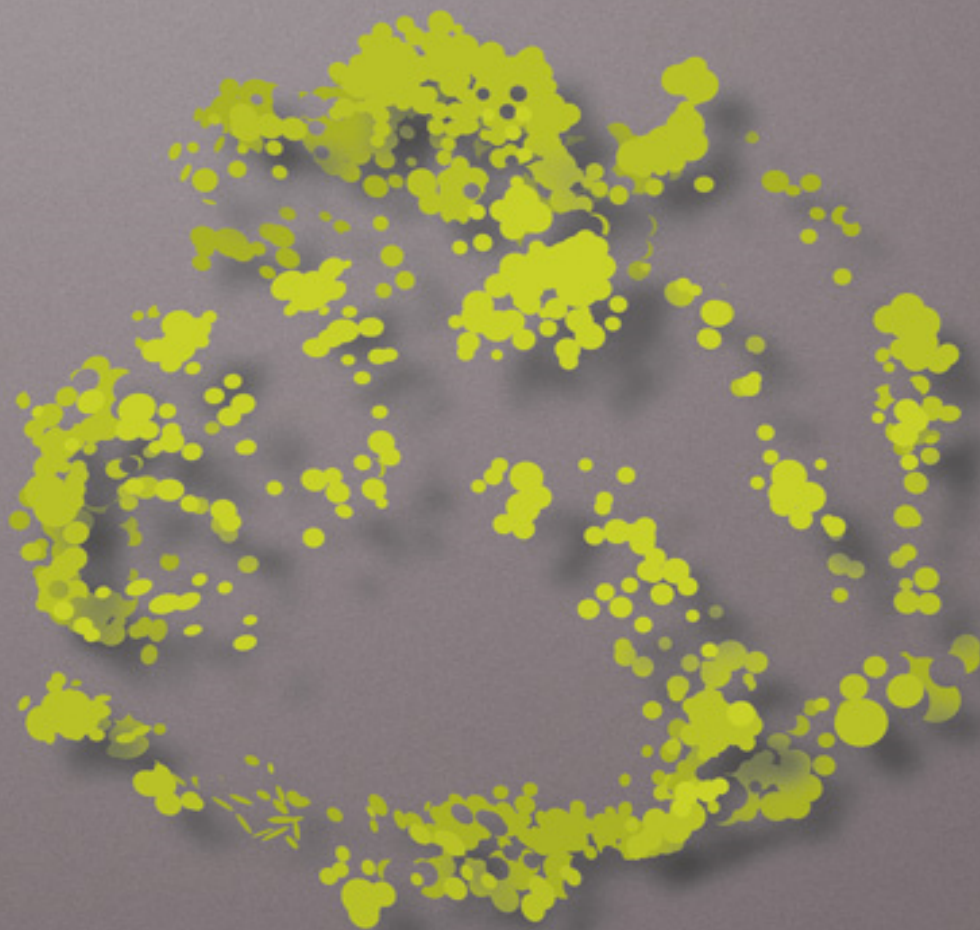
Wai Pang

White Collar Factory
1 Old Street Yard
London EC1Y 8AF

T +44 (0)20 7250 7777
F +44 (0)20 7250 7555

info@akt-uk.com
www.akt-uk.com

AKT II Limited
Registered in England
Company no. 07500271
Registered office:
White Collar Factory
1 Old Street Yard
London EC1Y 8AF



AKT II Ltd

White Collar Factory
1 Old Street Yard
London EC1Y 8AF

T +44 (0) 20 7250 7777
F +44 (0) 20 7250 7555