

Client

Dr Sanjiv Patel

Project

**26 Sheldon Avenue
London, N6 4JT**

Structural Design for

Basement Impact Assessment

Supplementary Report

Document control

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Project:	26 Sheldon Avenue, London, N6 4JT
Client:	Dr Sanjiv Patel
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	Title: BIA Supplementary Report	Date : 13/02/2023
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1 Introduction

1.1 This document constitutes a supplementary report to the Basement Impact Assessment (BIA) for 26 Sheldon Avenue, London N6 4T. This document should be read in conjunction with the following two documents:

- **Geo-Environmental Site Investigation Report** (Ref: B2538/22/GEO/1) dated December 2022 prepared by EEGSL
- **Basement Impact Assessment** (Ref: B2538/22/BIA/1) dated December 2022 prepared by EEGSL

1.2 The proposed redevelopment involves the demolition of the existing residential building and the construction of a new replacement building with a single level basement.

1.3 This report has been prepared by Structemp LLP for the sole use by Dr S Patel.

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2 Existing Site

2.1 The existing property is currently a three storey (two-story plus loft rooms) detached building. The original building underwent modifications including internal alterations, side extensions, two-story rear extensions, addition of new dormers, porch, upgrading of doors and windows, addition of swimming pool in rear garden since circa 1963 to circa 2014.

2.2 Sheldon Avenue is to the west of the site; to the north is 28 Sheldon Avenue, to the south is 24 Sheldon Avenue; and to the east are gardens beyond which are properties on Stormont Road.

2.3 Sheldon Avenue is a street of generally two to three storey detached houses. The adjoining property to the north, No 28 Sheldon Avenue, has a basement. No 24 Sheldon Avenue has no basement at present.

2.4 26 Sheldon Avenue falls within the Highgate Conservation Area. The property is not a listed building nor does it fall within an Article 4 direction area.

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3 Proposed Development

3.1 The existing site and house are shown on the q|R Architects' drawings, which are based on a detailed measured survey.

3.2 The proposals for the redevelopment are shown on q|R Architects' drawings and are described in the Architectural Design and Access Statement, which are submitted with the Planning Application. The proposals include the demolition of the existing building and the construction of a new single dwelling comprising a new two storey building with attic rooms below a pitched roof plus a single level basement.

3.3 The structural proposals for the building including basement development are shown on StrucTemp drawings which are included in Appendix A. The basement and the ground floor slabs will be reinforced concrete (RC) construction. The basement perimeter walls will comprise RC piled retaining structure with an inner lining of RC walls inside the piles.

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4 Geology, Groundwater, Land Stability, Soil Contamination, Ground Gas, Flooding

4.1 Details of site geology, geo-environmental study, groundwater, soil contamination, ground gas, land stability, flooding and BIA have been presented and described in the following documents which were also referred to in Section 1.1:

Geo-Environmental Site Investigation Report (Ref: B2538/22/GEO/1) dated December 2022 prepared by EEGSL

Basement Impact Assessment (Ref: B2538/22/BIA/1) dated December 2022 prepared by EEGSL

4.2 Selected summaries from these two documents are mentioned below in Sections 5 – 7.

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5 Summary from SI

Site Description	Address: 26 Sheldon Avenue, London, N6 4JT National Grid Reference TQ 27482 87875. The site is bounded to the NW by 'Sheldon Avenue' and is located in a residential area. Currently occupied by a single three storey brick building with associated driveway, garden areas and swimming pool.
Geology	The site is underlain by the Claygate Member.
Environmental Considerations	On site: conservation area, Highgate Haringey. Within 250m of Site: 1 historical tank, 1 recent industrial land use, 4 habitat designations.
Site History	The site has been occupied by a field since 1864 (earliest available record) until 1935 when the site was developed by construction of a residential building with associated garden to the rear.
SI Investigation	The SI investigation comprised 1 cable percussion borehole with associated sampling for laboratory geotechnical testing and in situ testing, 4 foundation pits with associated sampling, gas/groundwater monitoring, laboratory geotechnical and contamination testing.
Ground Conditions Encountered	The foundation pits encountered topsoil (250mm) in FP03 overlying Claygate Member. Made ground was encountered in all other holes to a depth between 0.7m and 1.0m underlain by Claygate Member, confirmed to a depth of 20mbgl. Groundwater was encountered in CP01 only at 8.5m depth.

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Foundation Assessment	Piled foundations are suitable. Design Sulphate Class for the site = DS-1 ACEC site classification = AC-1.
Soil Contamination Risk Assessment	Low potential risk from soil contamination to workers during construction. Low potential risk to future site users. Remediation of soils is not required.
Soil Waste Assessment	All samples tested (3 number) are classified as Non-Hazardous.
Protection of Buried Water Services	Non-standard material likely to be required.
Land Gas Risk Assessment	Radon protection measures are not required on site. Land Gas protection measures are required on site.

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6 Summary from BIA

Site Description	Address: 26 Sheldon Avenue, London, N6 4JT National Grid Reference TQ 27482 87875. The site is bounded to the NW by 'Sheldon Avenue' and is located in a residential area. Currently occupied by a single three storey brick building with associated driveway, garden areas and swimming pool.
Proposed Development	It is proposed to demolish the existing building on site and construct a new two-storey private dwelling above ground with a one-storey basement. Existing garden areas, swimming pool and driveway will be retained.
Assessments included in the BIA Report by EEGSL	Desk Study, Screening Assessment, Scoping Assessment, Ground Investigation, Foundations & Basement Construction Recommendations, Contamination Assessment.
Ground Conditions Encountered	The borehole has encountered Made Ground (thickness 1.0m) overlying soft to firm, becoming stiff with depth, sandy clay, proven to a maximum depth of 20.0mbgl. Groundwater was encountered at a depth of 8.5mbgl in CP01 during drilling. Subsequent monitoring indicated groundwater levels at depths ranging between 3.43m and 3.58mgl. Slightly elevated levels of land gas encountered.
Construction Methods	Piles will be used to form the sides of the basement. Low level gas protection measures required.

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Structural Monitoring	It is recommended monitoring of adjacent road and buildings for instability to be carried out during the construction period.
Potential land stability impacts	Shrink-Swell Subsidence: Perceived risk is Moderate to Low. Mitigation: All exposed excavation surfaces to be protected from effects of weather. Surrounding structures: Perceived risk is Moderate. Mitigation: Construction methods to allow for suitable support of excavation sides. Monitoring of adjacent ground and structures for instability to be carried out during the construction period.
Potential hydrological impacts	Site is not at risk from surface water flooding.
Potential hydrogeological impacts	Basement construction unlikely to encounter water table.
Flood Risk	Identified as very low risk/negligible.

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7 Assessment of Impacts, Risks and Mitigation

Shrink-Swell Subsidence	Potential Impacts: Potential for soil heave/shrinkage is moisture content regime is changed in soils beneath the site due to construction of basement. Ground Investigation Findings: Clay has medium volume change potential influenced by change in moisture content. Ground Investigation encountered groundwater at 8.5m depth. Risk: Moderate to Low. Excavation and construction will likely be within these soils, potentially changing groundwater conditions. Mitigation Measures: All exposed excavations to be protected from effects of weather to avoid moisture content changes and softening.
Surrounding Structures	Potential Impacts: Excavation of a basement could result in structural damage to the roads/footways, buried services or adjacent structures (including boundary walls and dwellings). Effects mitigated at design stage. Basement could undermine or de-stabilise existing roads close to the site boundary. Ground Investigation Findings: There is a public footpath and road located along the northern boundary of the site and buildings immediately adjacent to the site. The site is underlain by variable Made Ground and superficial clay/gravel. Vertically sided excavations will require support during excavation. Risk: Moderate. Excavation could cause instability in adjacent ground and structures unless adequately supported.

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	Mitigation Measures: Construction methods will allow for suitable support of excavation sides. Monitoring of adjacent ground, roads and structures for instability will be carried out during the construction period.
Flooding	Potential Impacts: The basement could be inundated with flood waters. Ground Investigation Findings: The site is located within a Flood Zone 1 with a low risk from flooding from rivers/sea. The site is not located within an area with a significant risk from surface water flooding. Risk: Negligible Mitigation Measures: None required other than temporary protection from surface run-off during rainfall.

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8 Construction Method Statement

8.1 An outline Method Statement for the construction of the basement is presented in this section (Section-8). This will be developed and finalised in conjunction with the appointed Contractor and the Specialist Subcontractors, during the detailed design stage.

8.2 The site boundary will be established and safety fencing and hoarding shall be installed around the site perimeter.

8.3 Notices of the basement work will be served on the adjoining owners and schedules of conditions will be carried out to the adjoining properties in accordance with the requirements of the Party Wall etc. Act 1996.

8.4 Tree protection zones will be installed in accordance with Landmark Trees advice and in accordance with BS 5837:2012 - Trees in Relation to Construction.

8.5 Careful demolition of the existing buildings and structures ensuring that dust and vibration is controlled at all times.

8.6 The basement will be formed mainly in the Claygate member (sandy clay). The design parameters to be used are as recommended in Table 13 of the SI report (Ref:B2538/22/GEO/1 – see section 1.1) for superficial deposits, base on in-situ and laboratory tests carried out during the ground investigation.

8.7 To limit movements of the surrounding ground, effective temporary and/or permanent props will be installed close to the existing ground level ('high level' as

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described in CIRIA C580). To achieve this, one of the two following methods of construction will be implemented according to preference by the Contractor and the Temporary Works Engineer.

- Open and propped excavation
- Top-down construction

8.8 For the open excavation method, the perimeter piles will be installed to the required depth to ensure lateral restraint at the bottom of the piles by their adequate embedment below formation level. For lateral restraint at the top of the piles, capping beams will be constructed and propped laterally using appropriately designed temporary flying shores. Following the installation of the props, the ground will be excavated to formation level of the basement, and subject to the detailed design of the piles, intermediate props will be installed where necessary.

8.9 For the top-down method, the perimeter and internal piles will be installed followed by the construction of the capping beam and ground floor slab. The ground below the slab will then be excavated with the ground floor slab being supported on internal “temporary” piles. When excavation has reached formation level, the basement slab will be cast, followed by the construction of the vertical elements (RC walls, lining walls and columns). This method of construction avoids the need for temporary lateral props to the piled retaining walls, as the high/top level propping is provided by the permanent ground floor slab.

8.10 The detailed design of the piles, propping and method of construction will be developed in conjunction with the specialist piling, groundworks contractor and the Temporary Works Engineer.

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8.11 **Monitoring:** Monitoring of the adjacent party walls, existing structures, road and the new secant/contiguous piles will be carried out during the construction period to ensure the integrity and safety of all the existing adjacent structures. A programme of monitoring should be included in the Construction Plan for the site.

8.12 All excavations will require protection from the adverse effects of weather and in particular rainfall, which could cause softening of exposed excavation surfaces.

8.13 It is anticipated that there will be no significant water inflows into the basement excavation during construction, however any groundwater which is trapped within the confines of the secant piled wall will be collected in temporary sumps and pumped away.

8.14 All construction works should be supervised and carried out by suitably qualified personnel.

8.15 All arisings will be disposed of in accordance with appropriate methods and regulations.

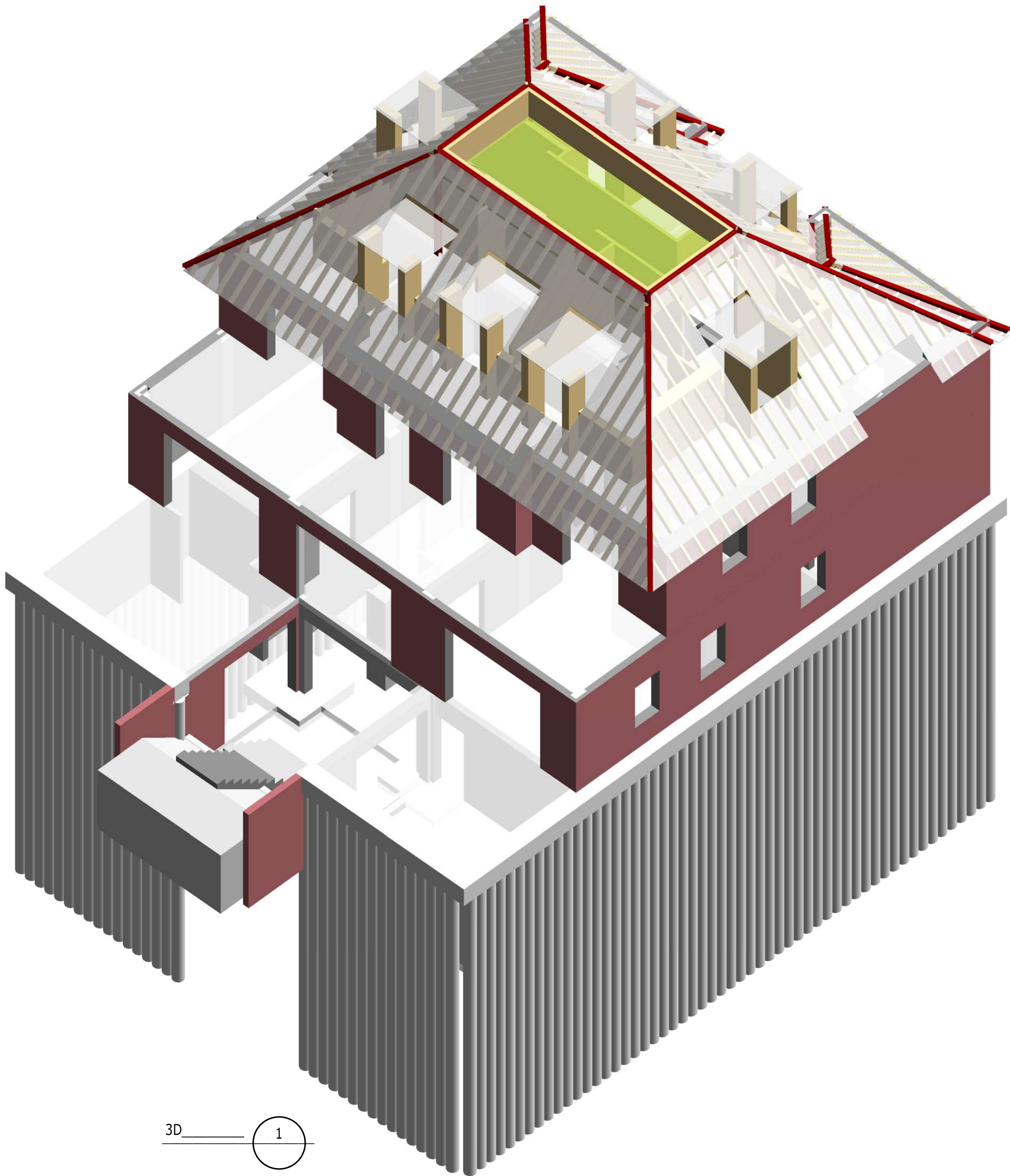
8.16 The contractors should ensure the following during the entire construction period:

- Minimise noise nuisance, dust, debris
- Maintain clean and safe pavements and driveways
- Ensure safe movement of pedestrians
- Safeguard access for emergency vehicles
- Avoid inconvenient construction times and sequences to local residents.

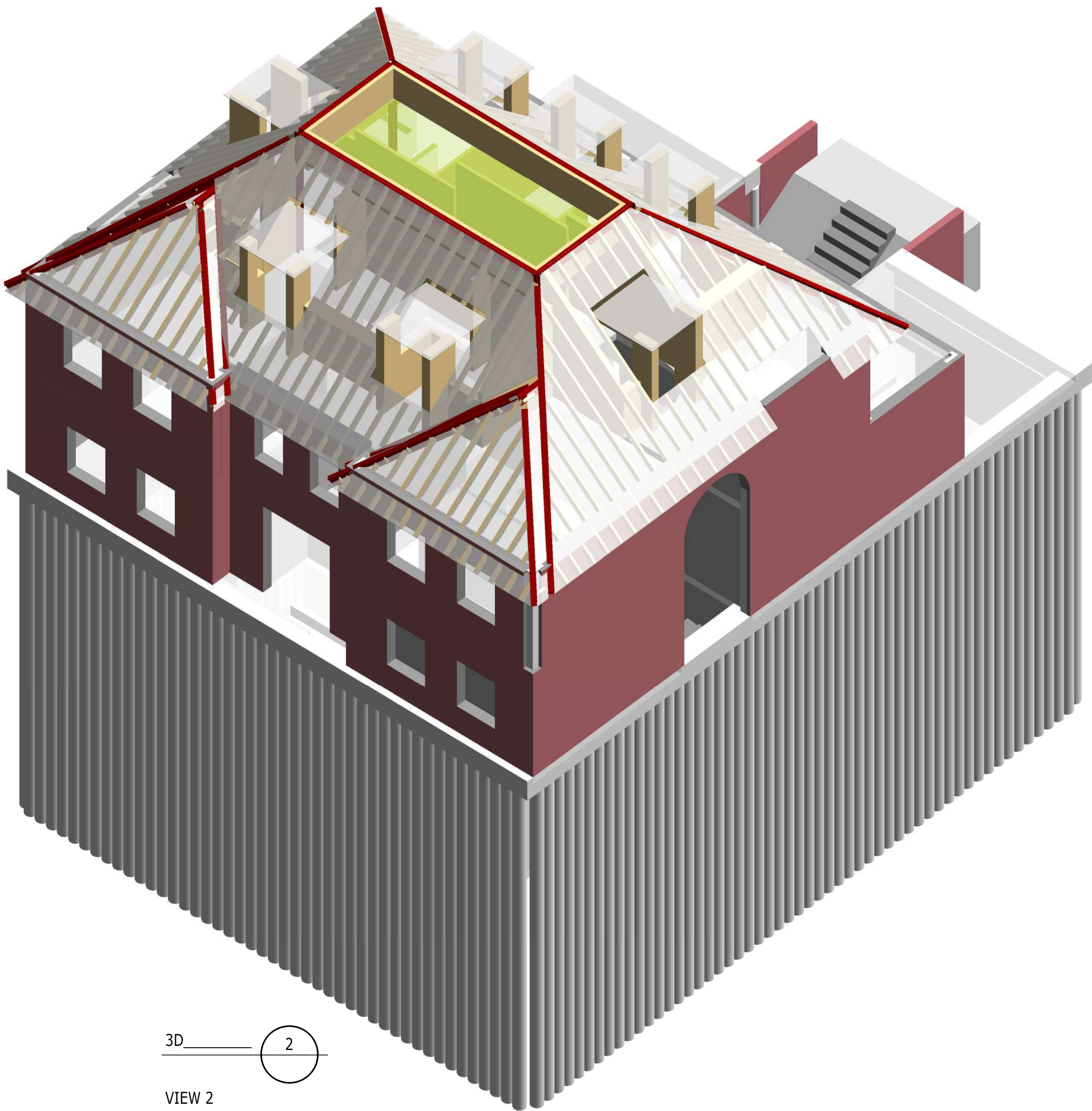
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9 Appendix A – Structural Drawings/Proposals

- Notes
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3D 1
VIEW 1



3D 2
VIEW 2

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PROPOSED STATUS
DRAFT FOR DISCUSSION

PROJECT
26 SHELDON AVENUE

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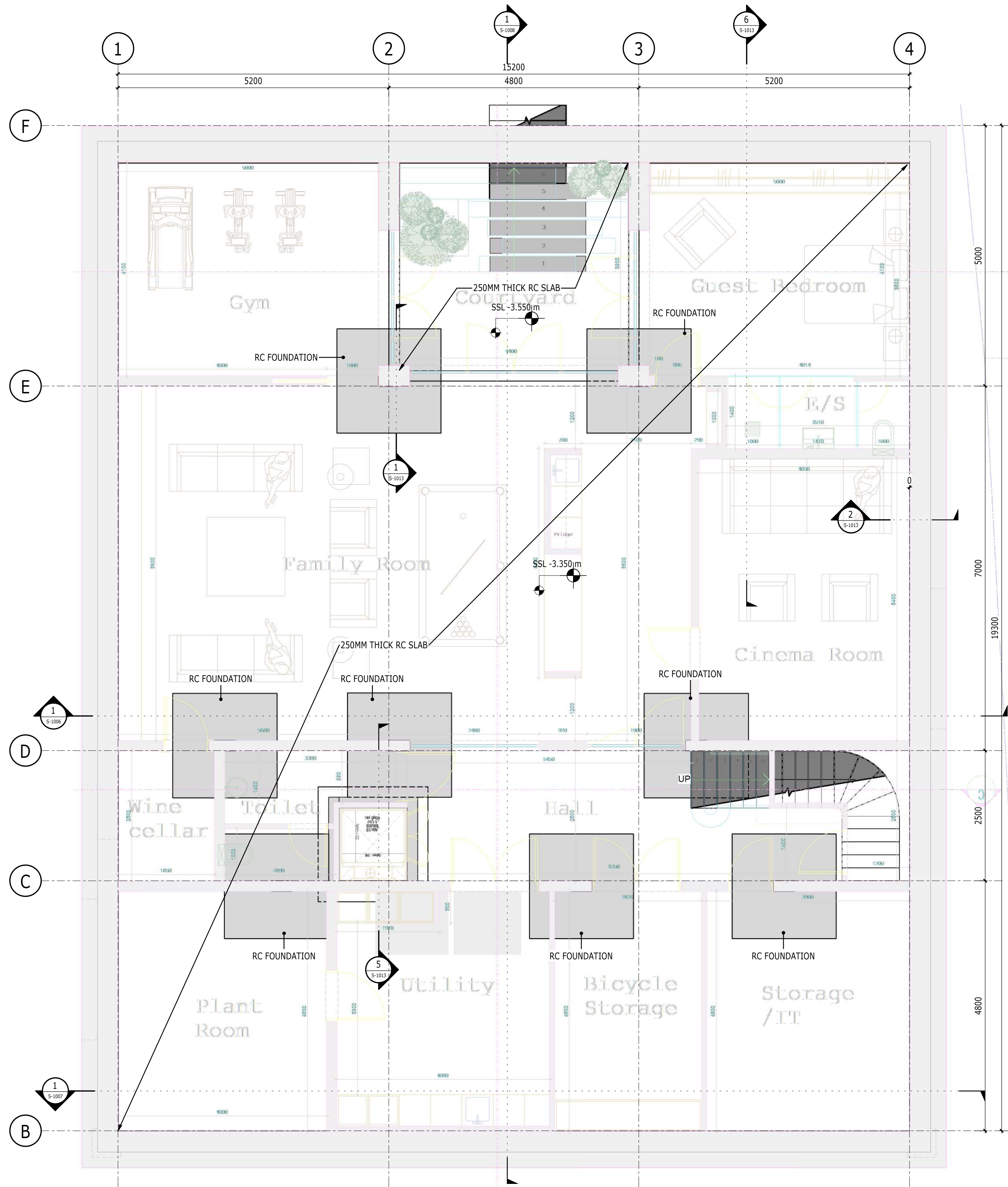
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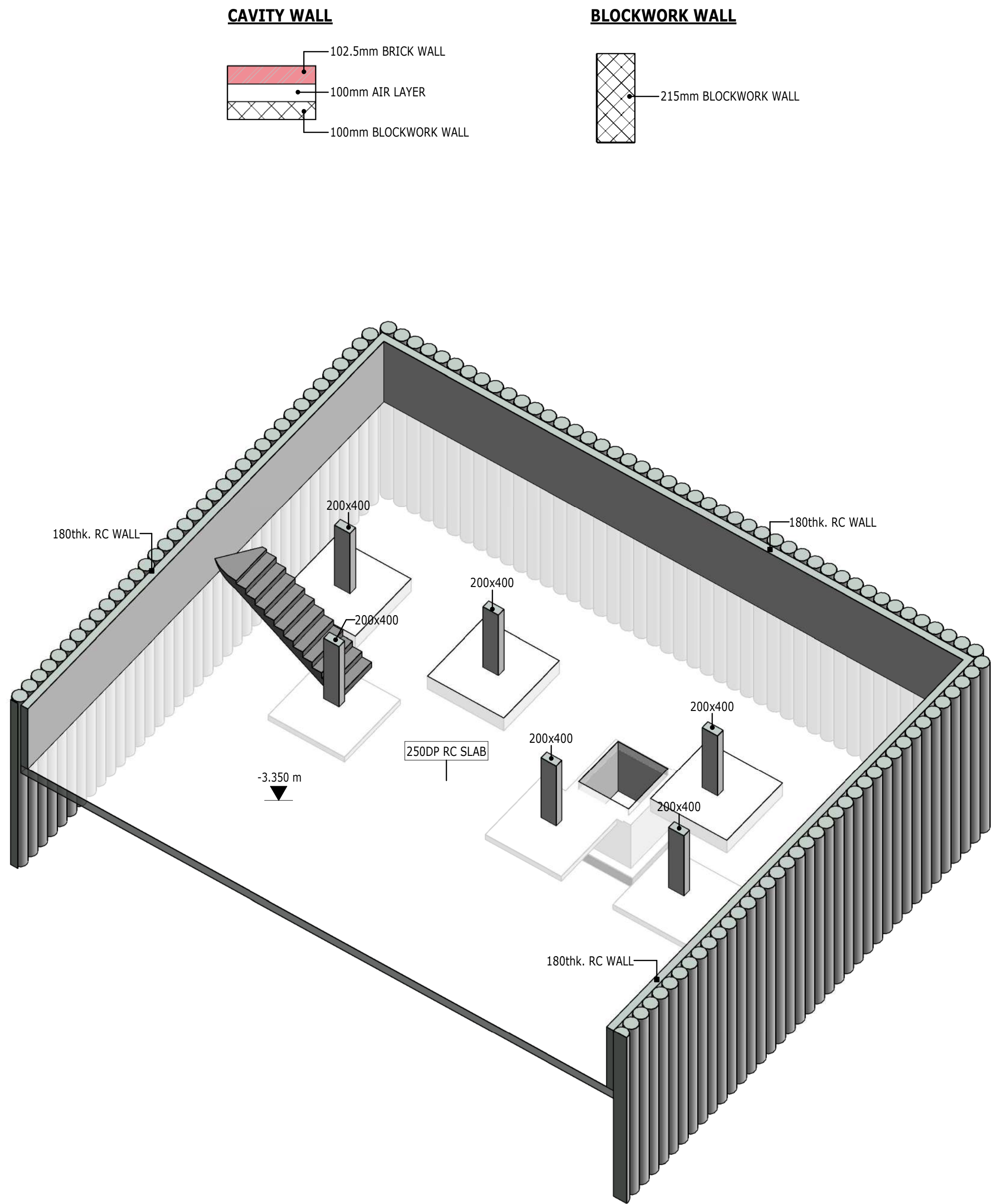
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GENERAL ARRANGEMENT BASEMENT



RC COLUMN AT BASEMENT		
MEMBER SIZE	LEVEL	COUNT
200x400	BASEMENT LEVEL	8
Grand total: 8		8

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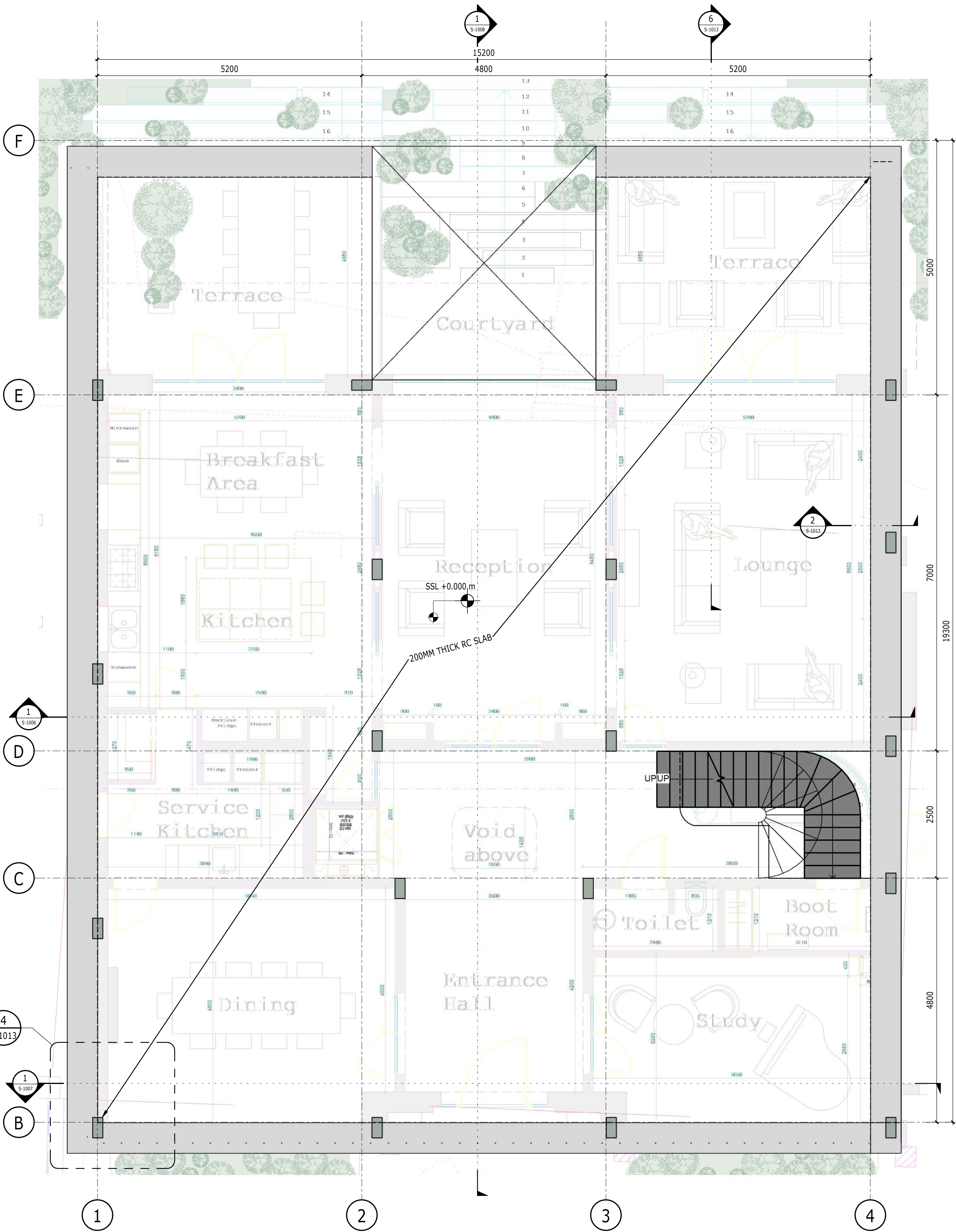
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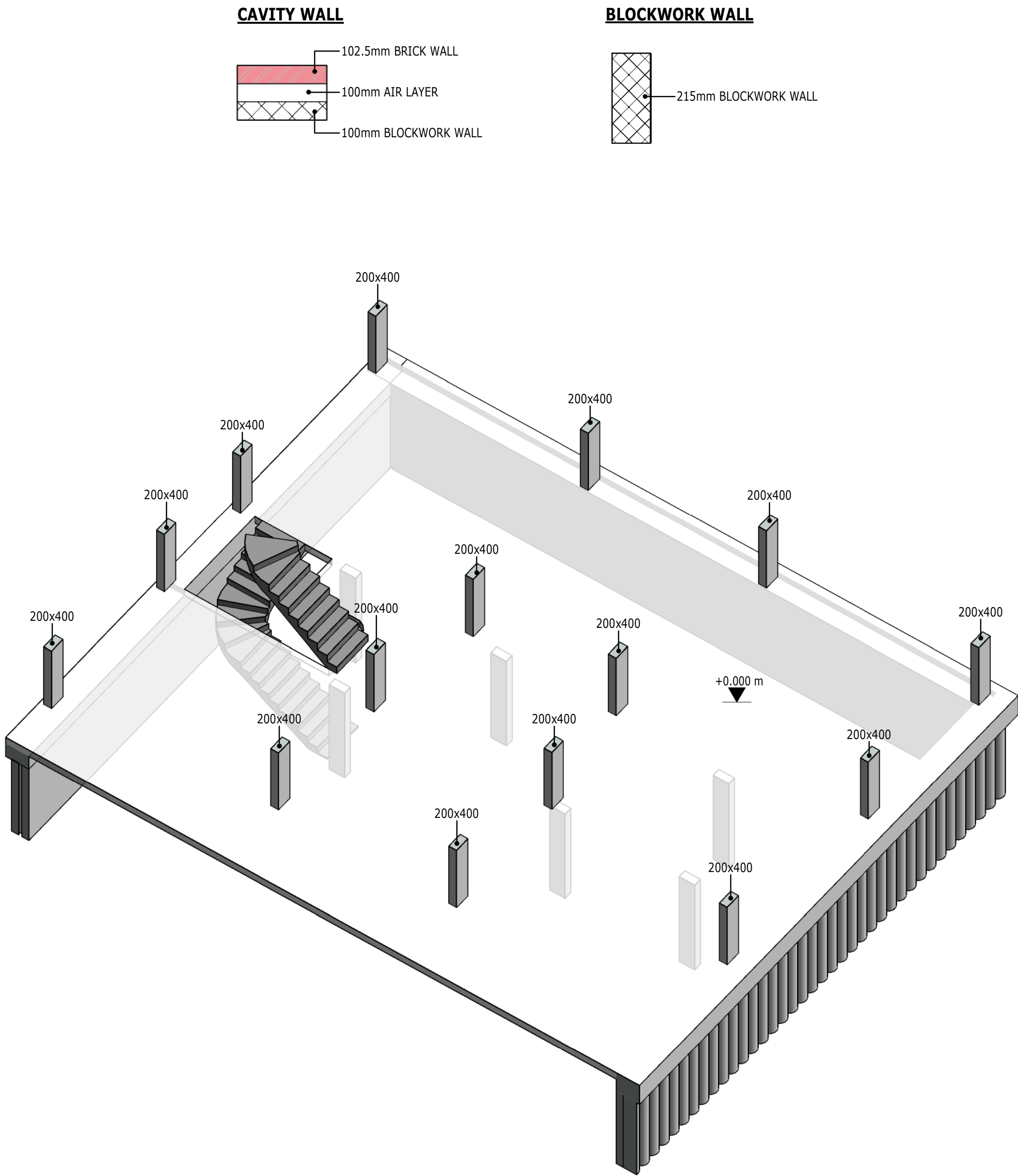
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GENERAL ARRANGEMENT GROUND FLOOR



RC COLUMN AT GROUND FLOOR		
MEMBER SIZE	LEVEL	COUNT
200x400	GROUND LEVEL	19
Grand total: 19		19

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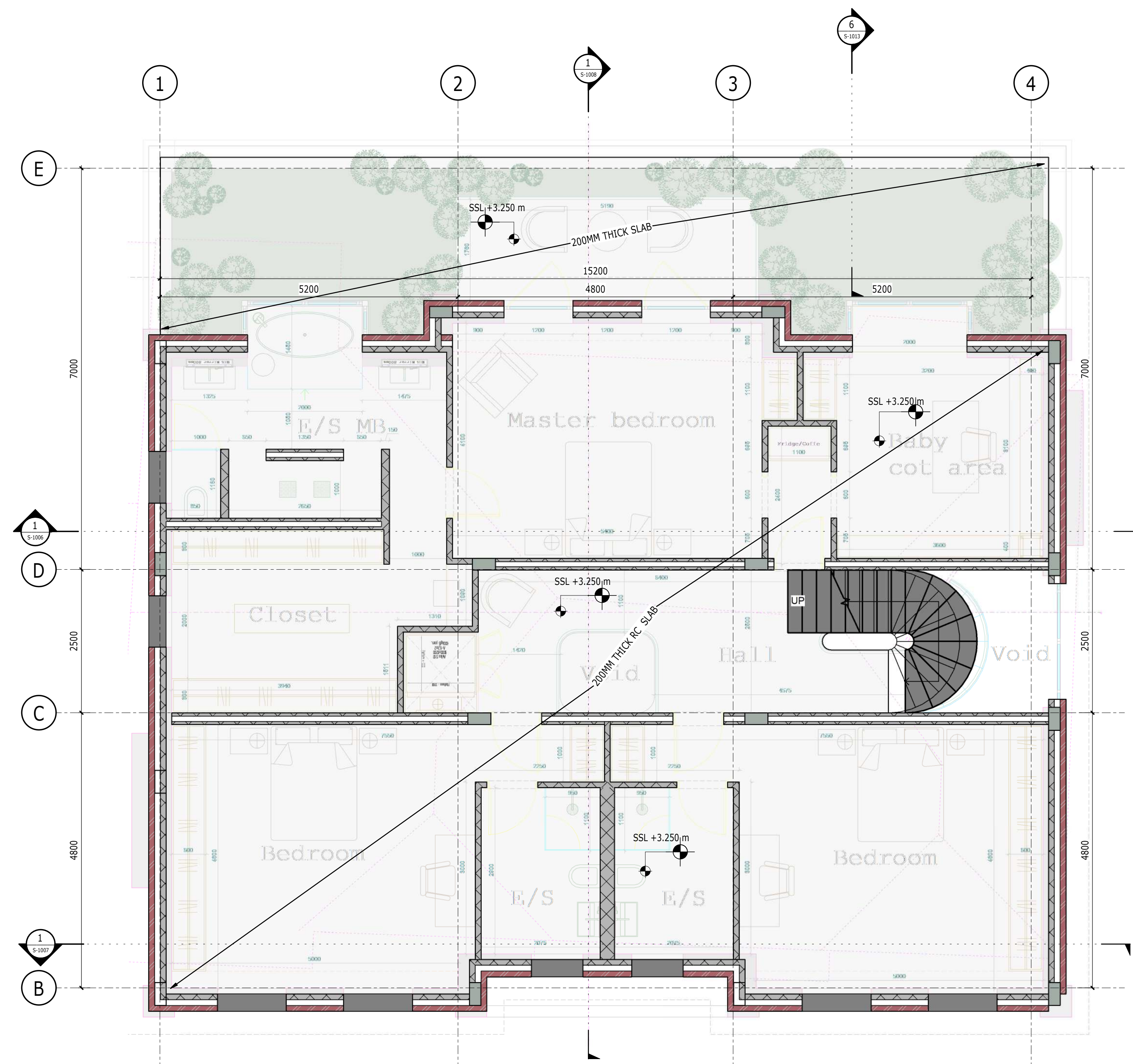
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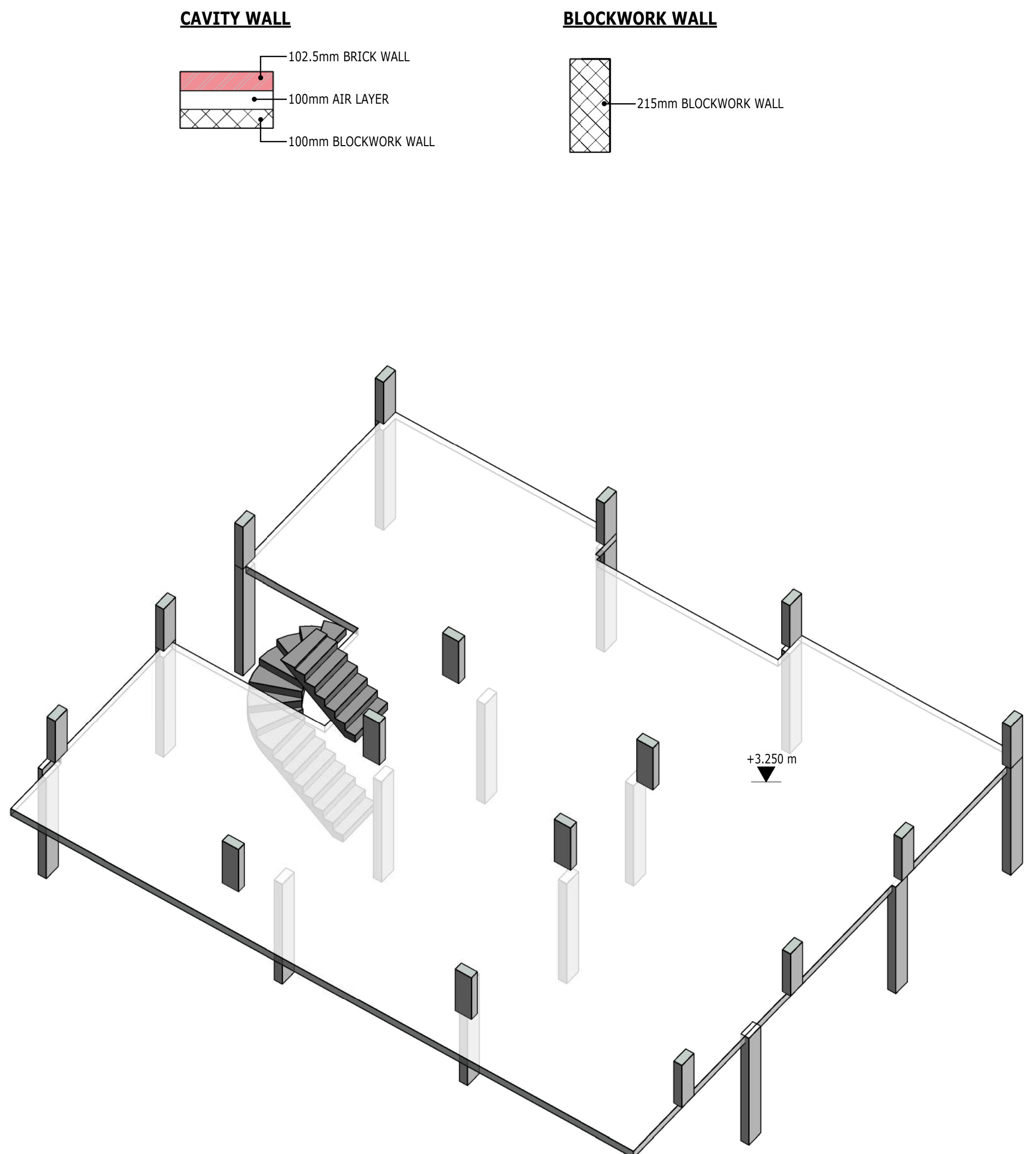
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GENERAL ARRANGEMENT FIRST FLOOR



RC COLUMN AT FIRST FLOOR		
MEMBER SIZE	LEVEL	COUNT
200x400	FIRST LEVEL	16
Grand total: 16		16

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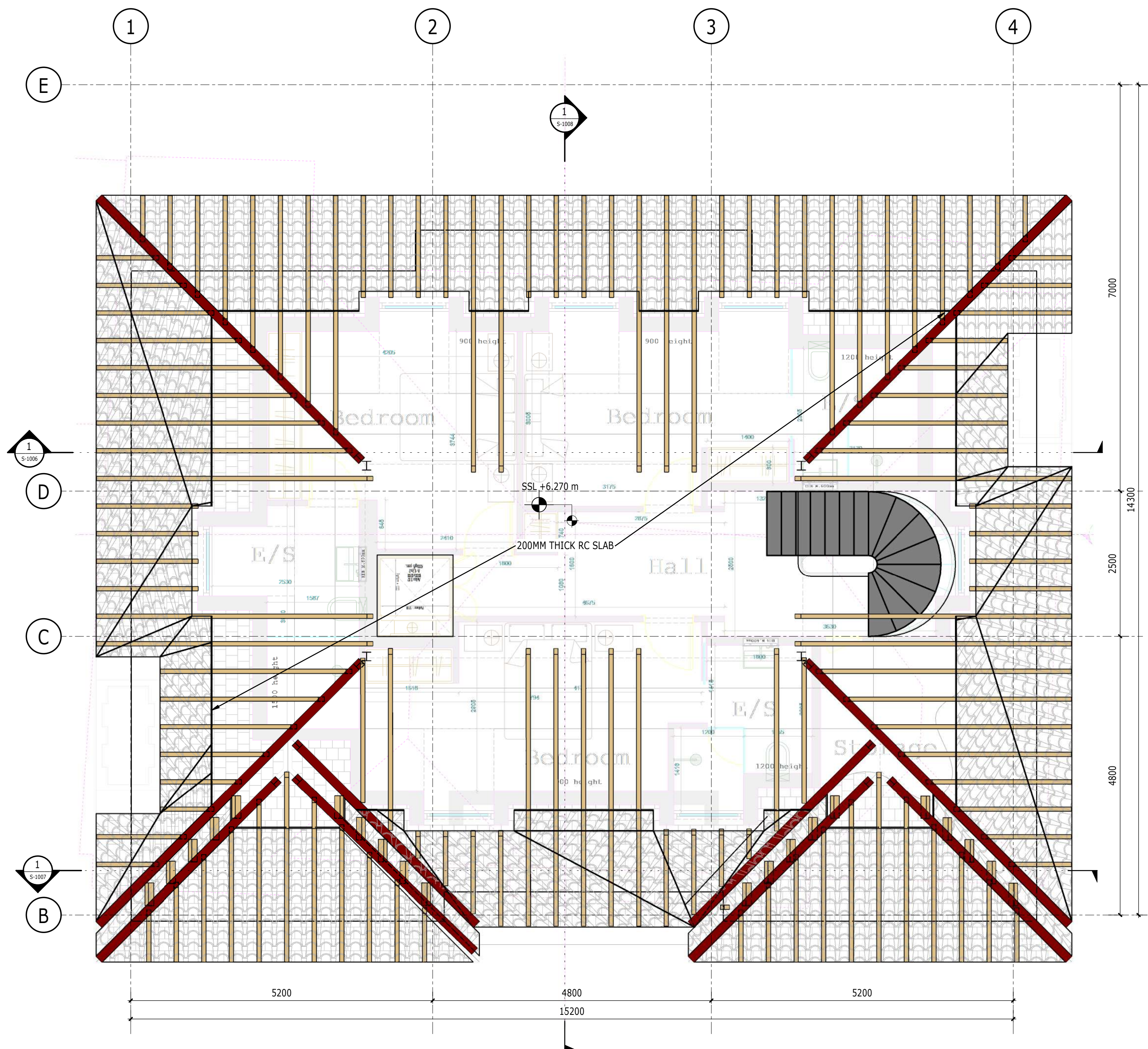
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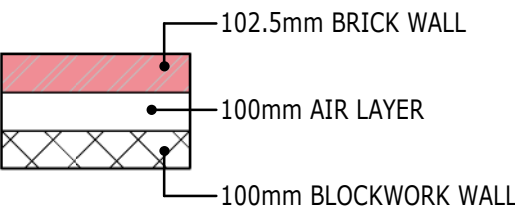
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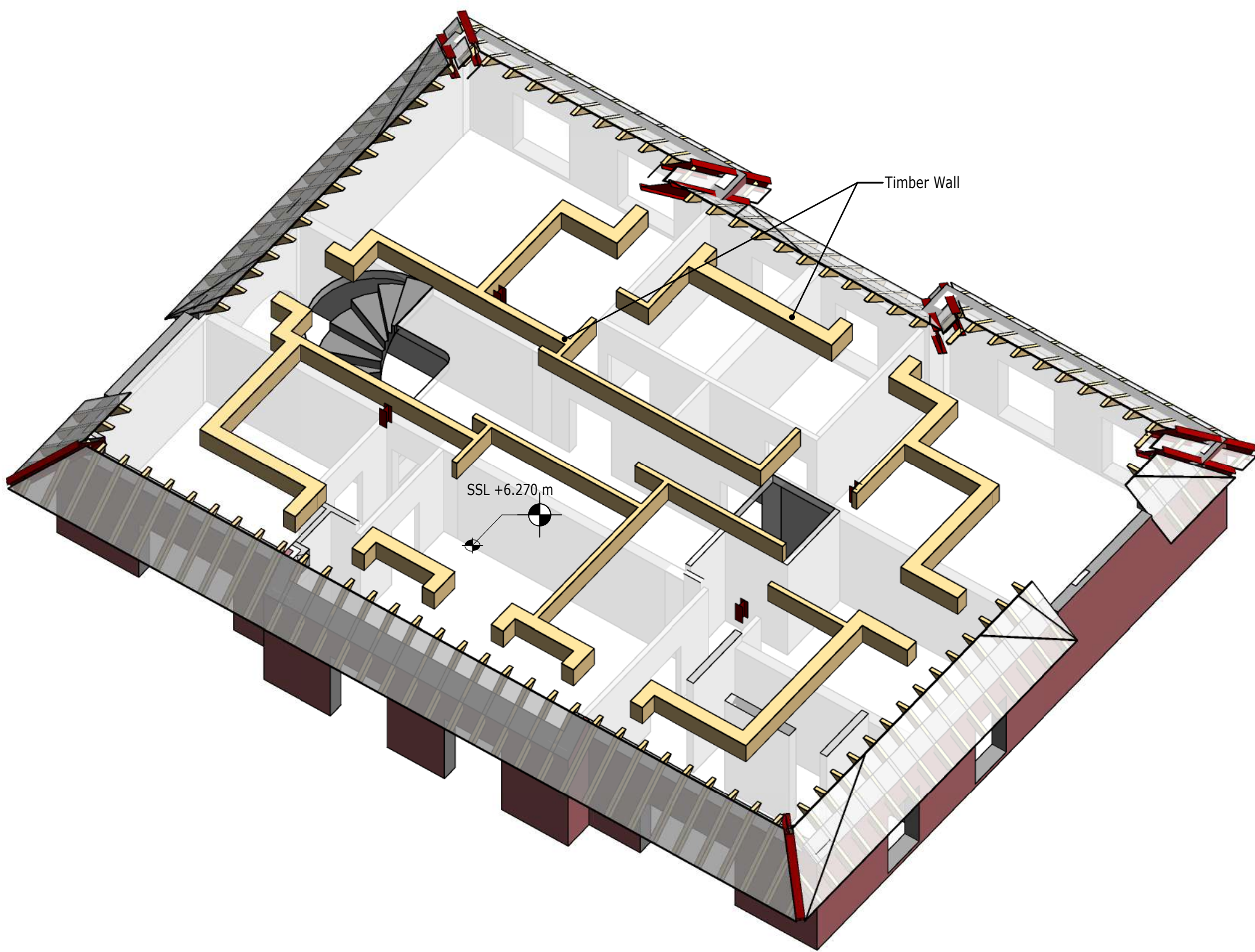
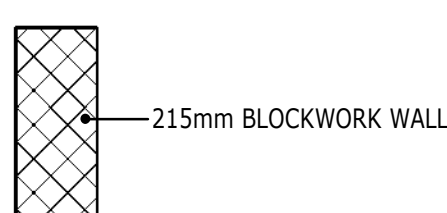


GENERAL ARRANGEMENT SECOND FLOOR

CAVITY WALL



BLOCKWORK WALL



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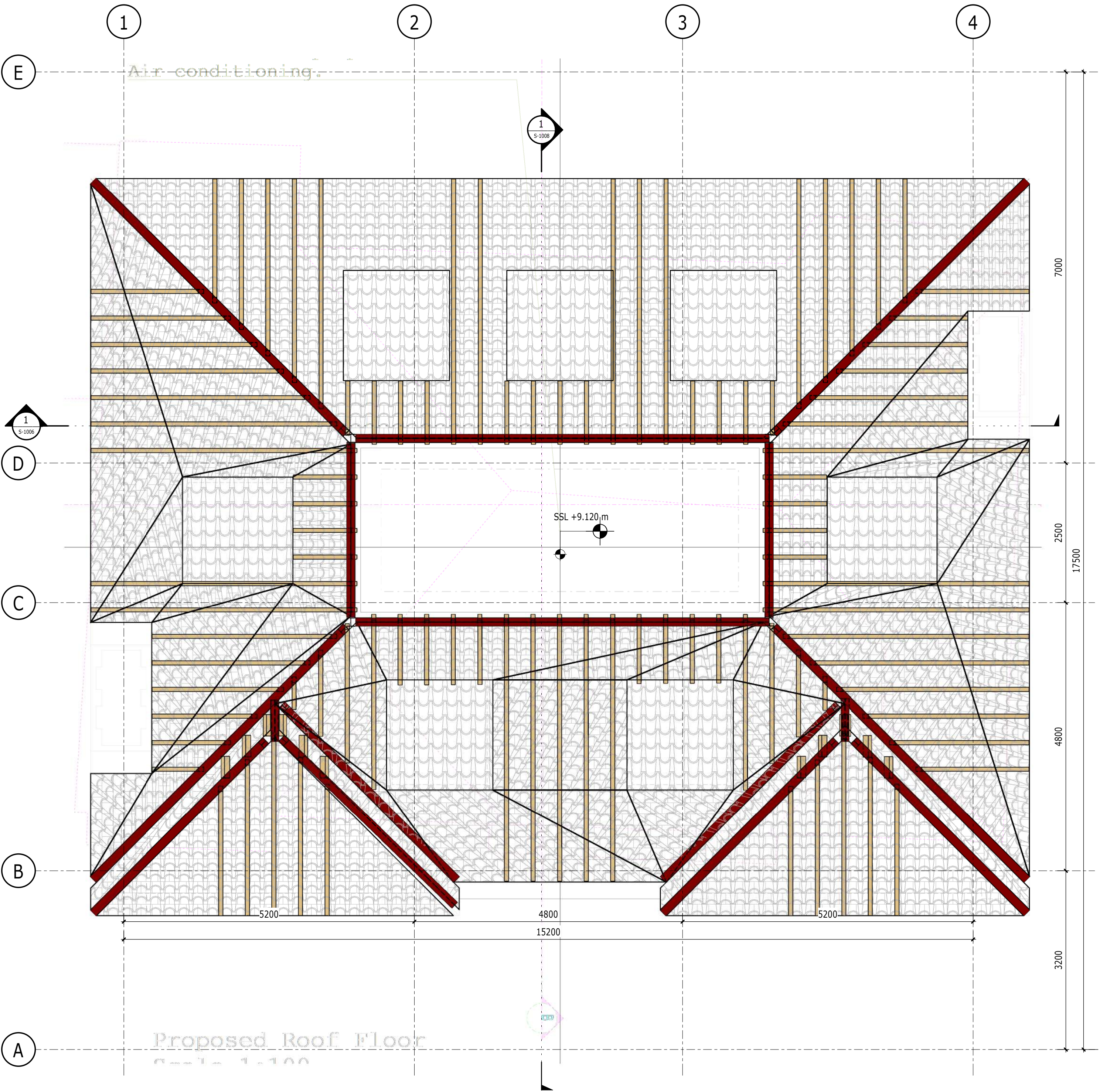
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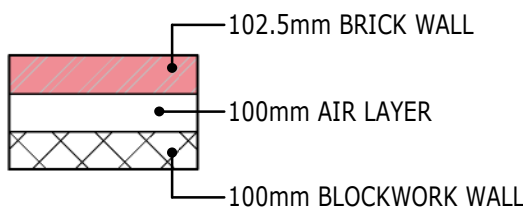
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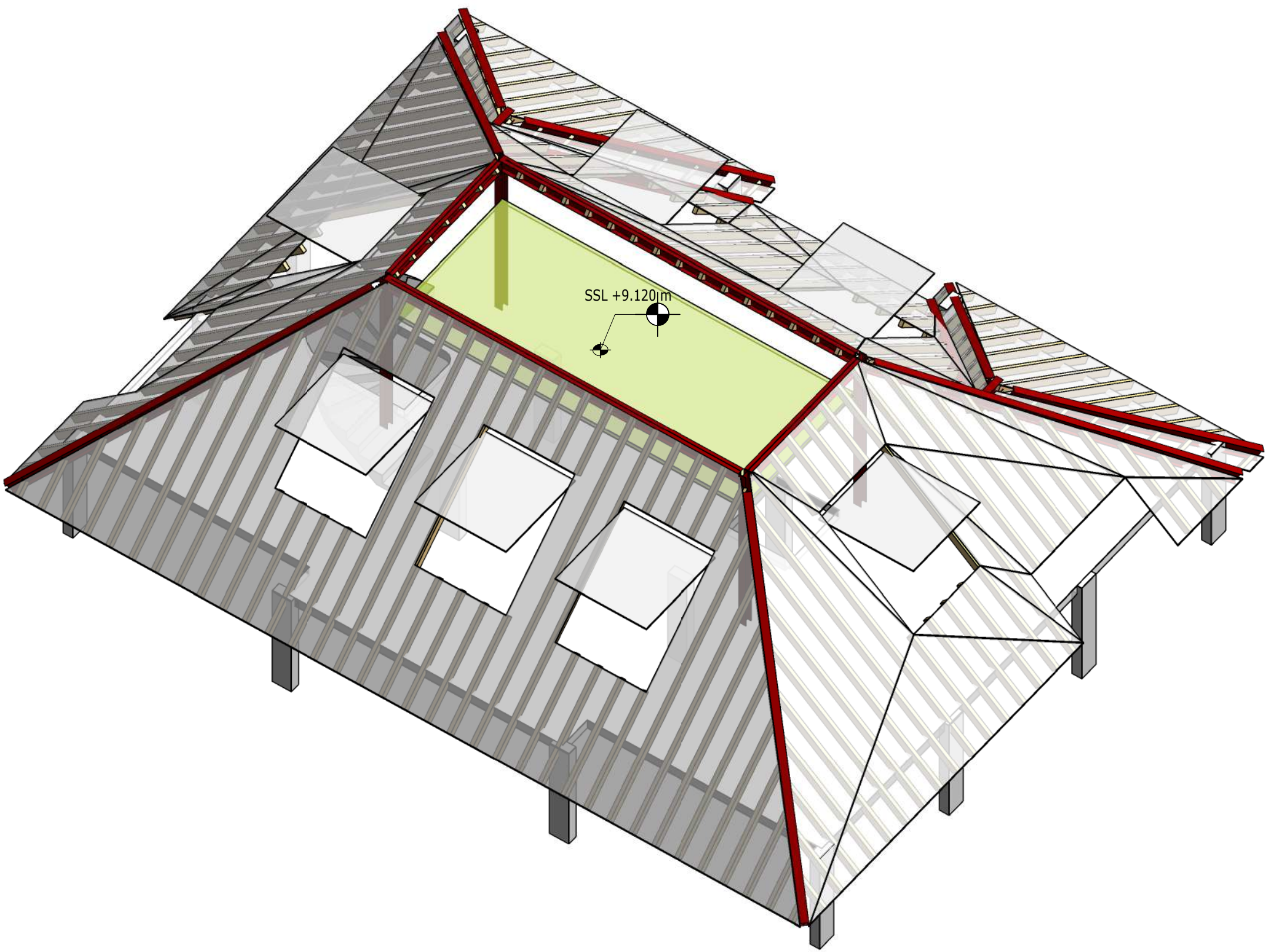
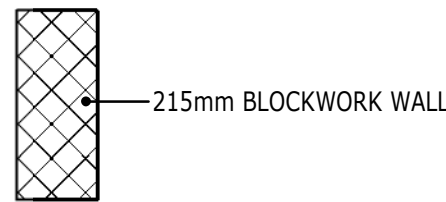


GENERAL ARRANGEMENT ROOF LEVEL

CAVITY WALL



BLOCKWORK WALL



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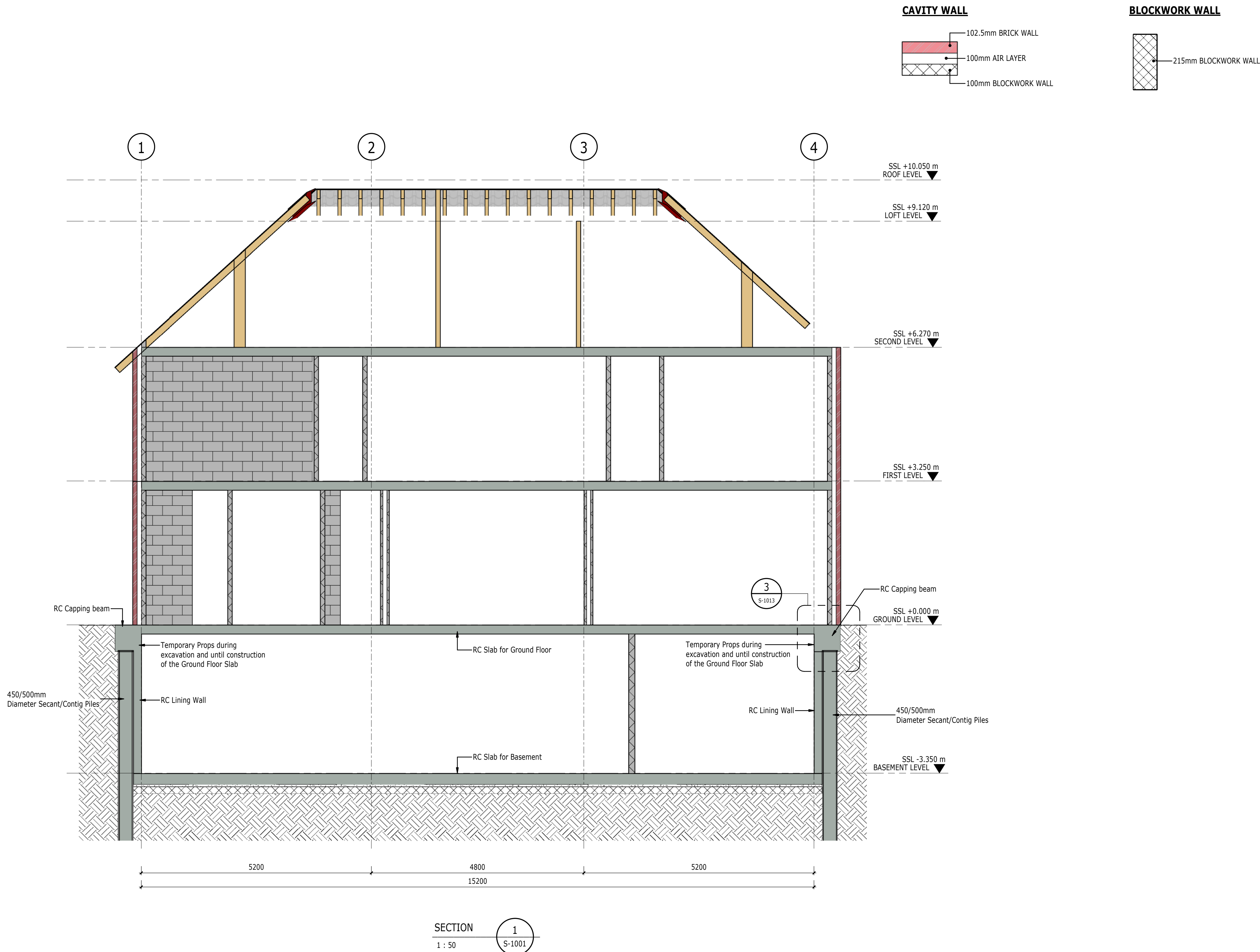
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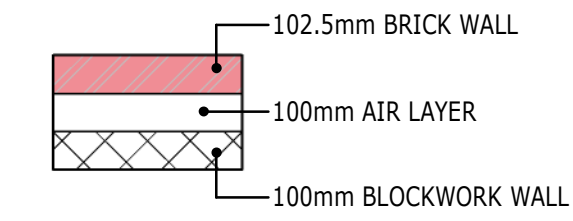
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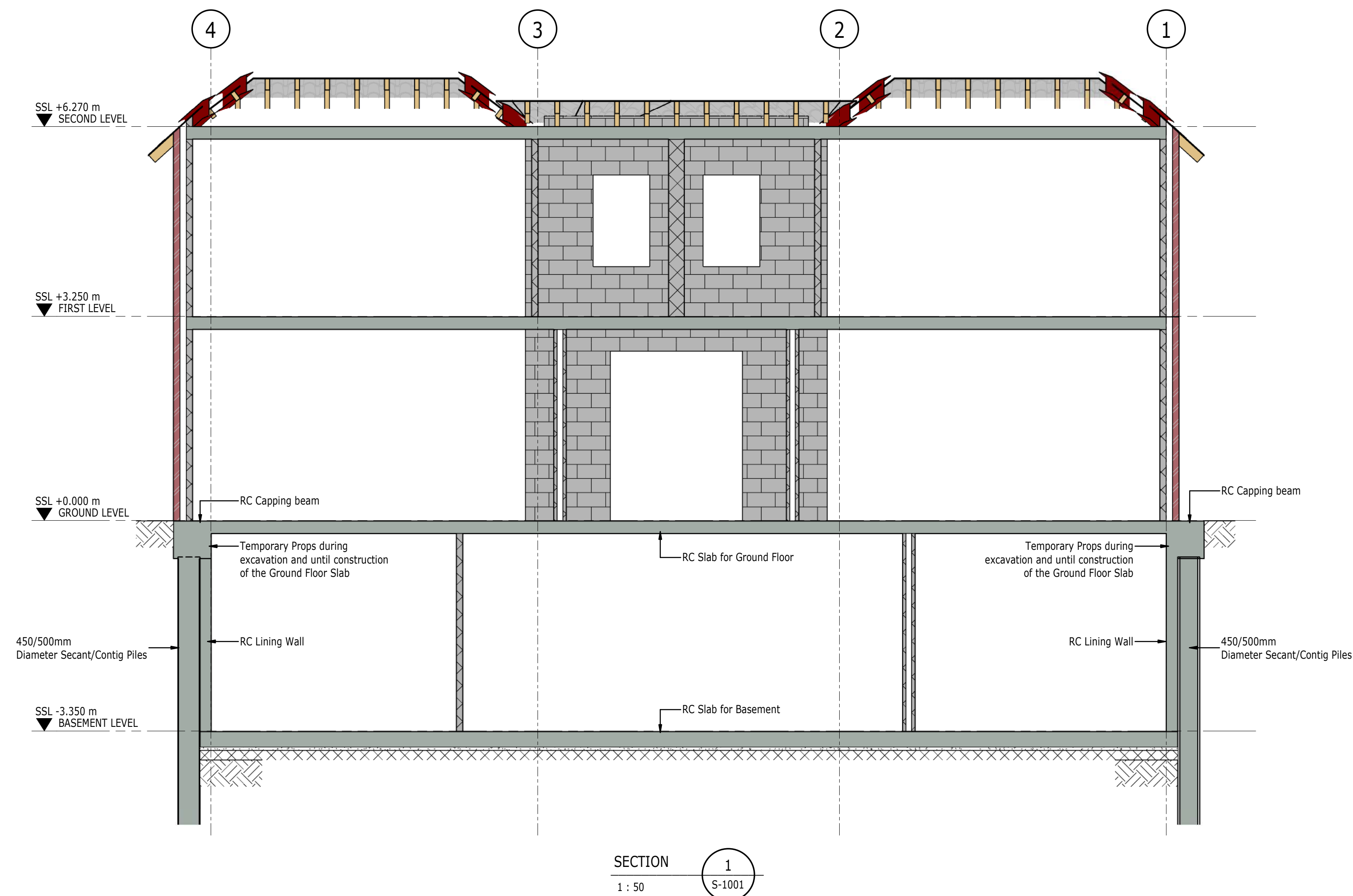
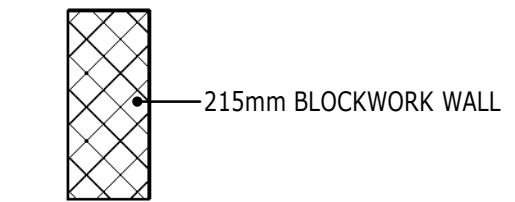
Notes

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CAVITY WALL



BLOCKWORK WALL



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PROPOSED STATUS
DRAFT FOR DISCUSSION

PROJECT

26 SHELDON AVENUE

ORIGINATOR



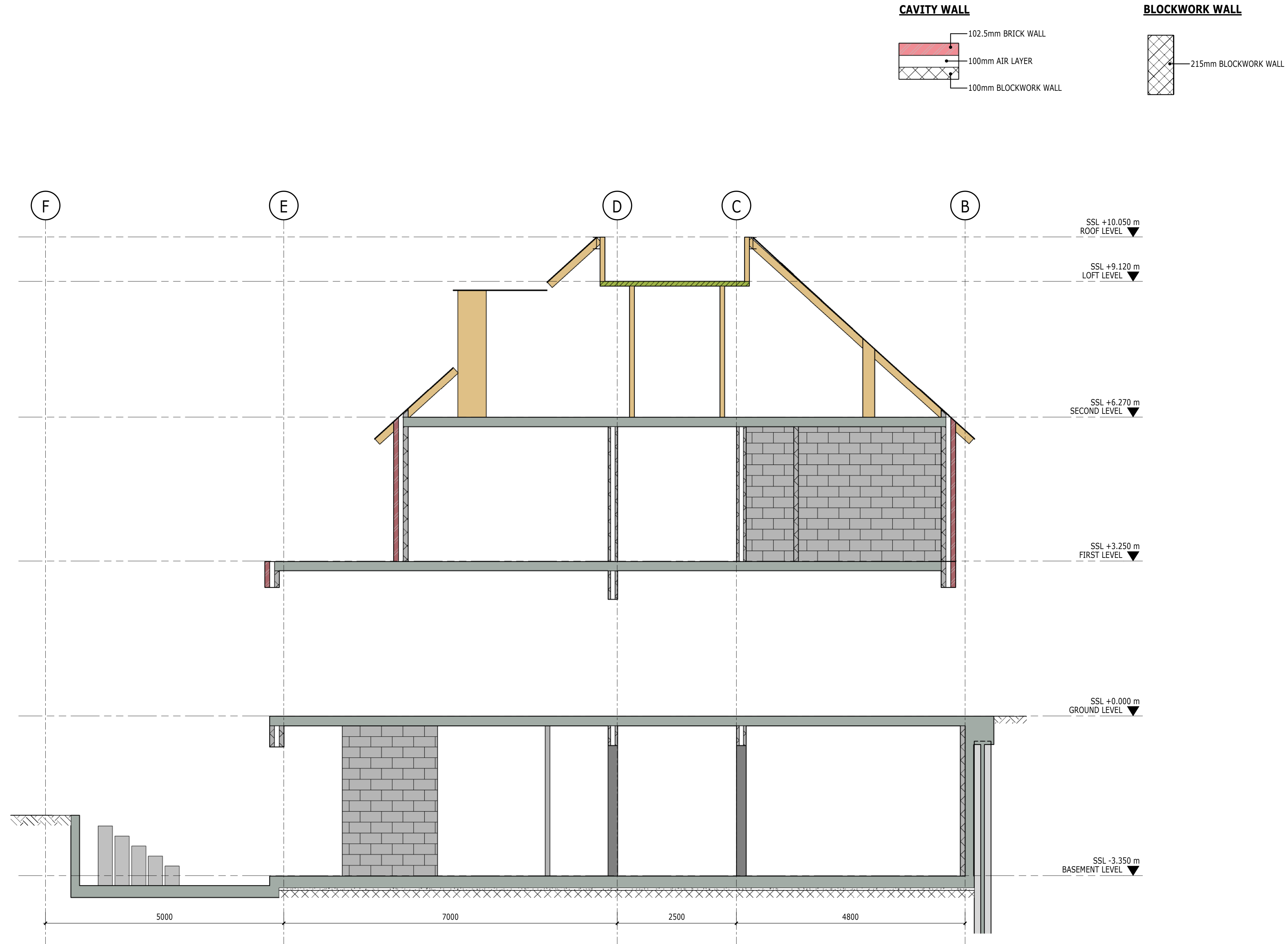
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SECTION 4-1

Scale: As indicated	Date: 17/02/2023	Drawn: ATH	Checked: SDU
Drawing No.: 26S-STT-ZZ-ZZ-DR-S-1007			Rev: P01

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SECTION
1 : 50

1
S-1001

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PROPOSED STATUS
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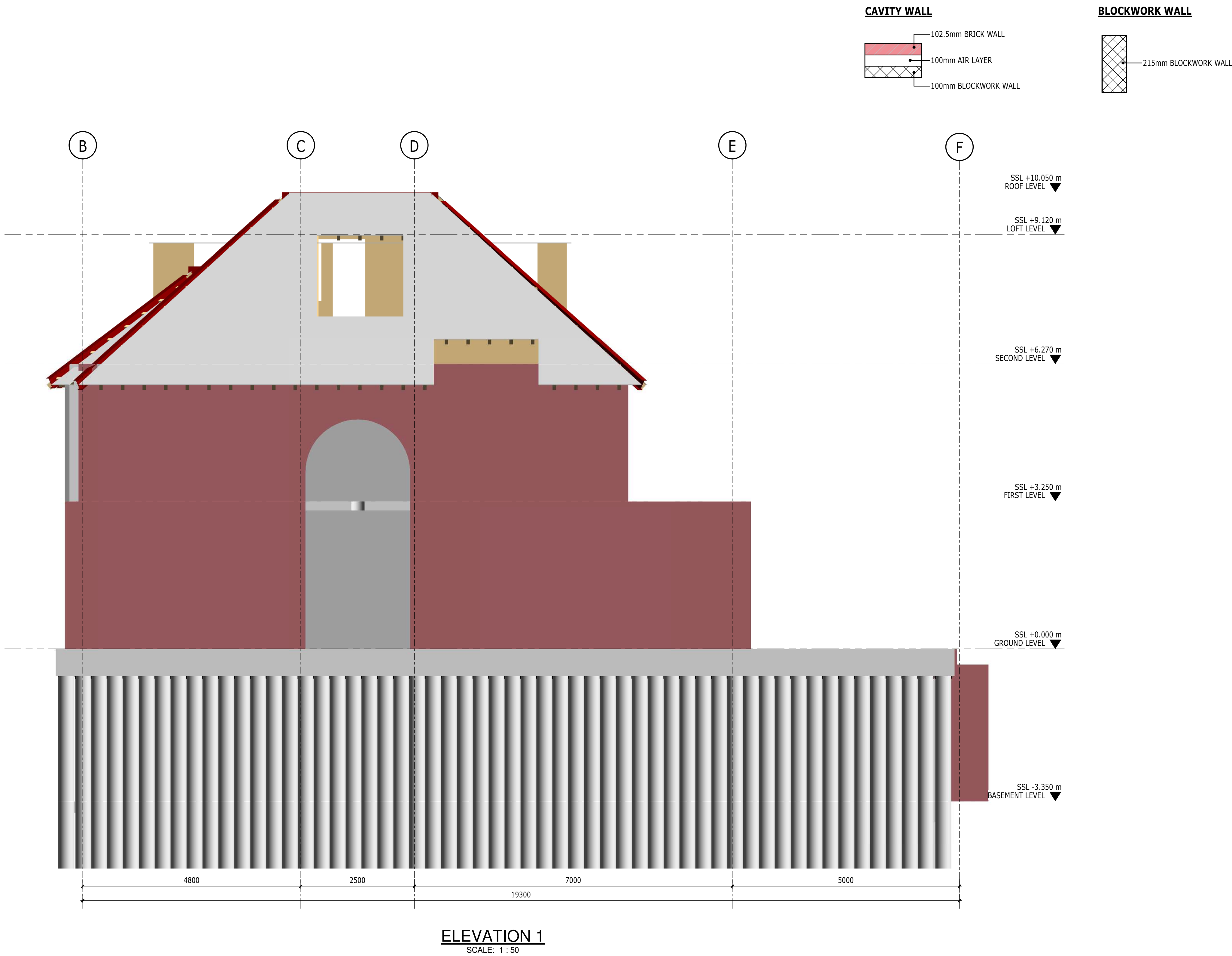
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E-mail: contact@strutemp.co.uk
www.strutemp.co.uk

DRAWING TITLE

SECTION E-A

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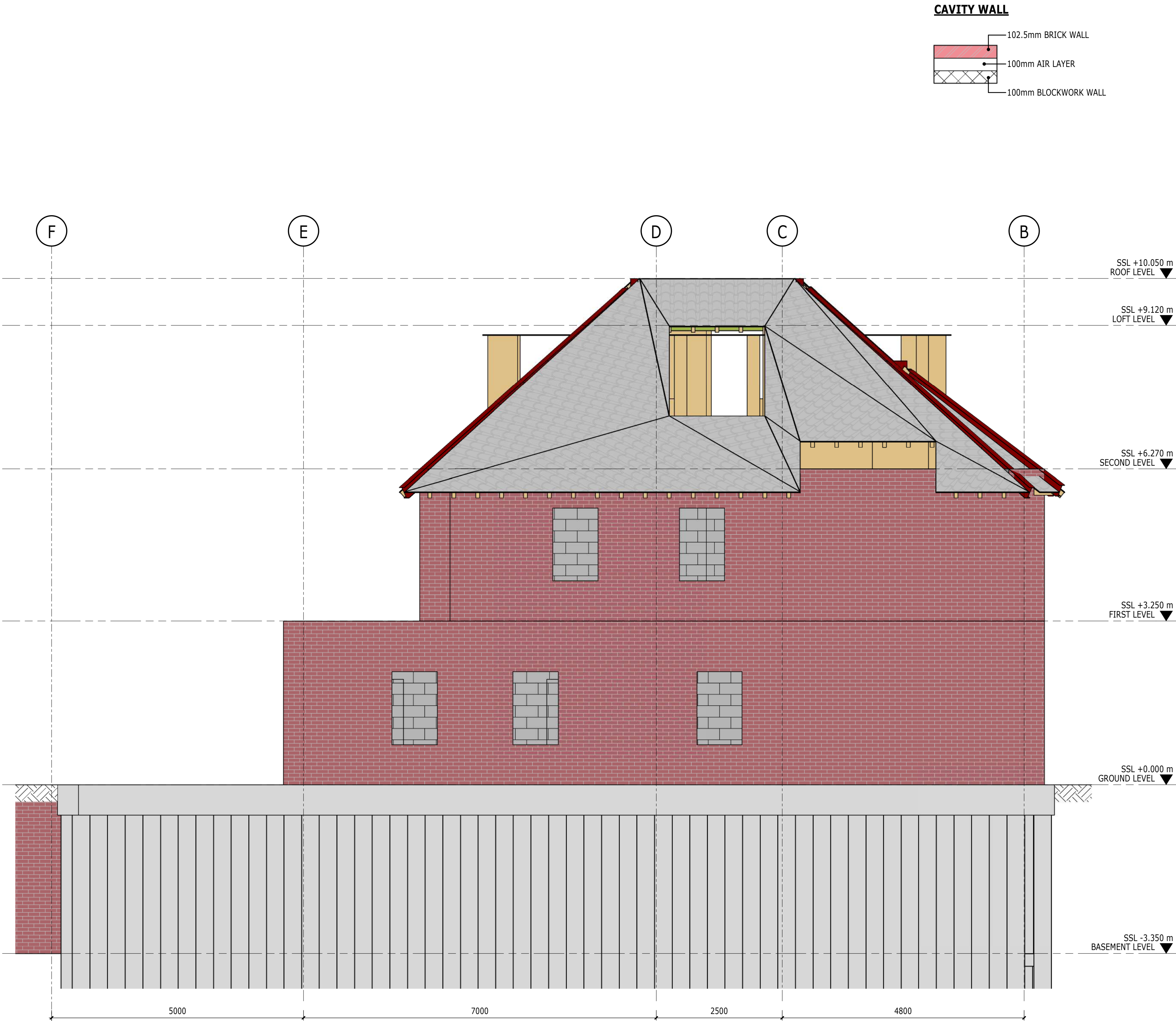
PROJECT
26 SHELDON AVENUE

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ELEVATION A-E

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ELEVATION E-A

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ELEVATION 3
SCALE: 1 : 50

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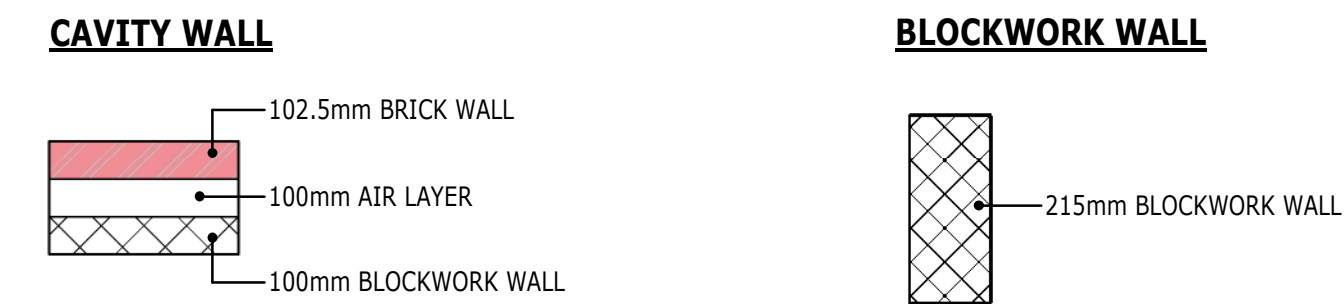
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ELEVATION 4-1

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ELEVATION 4
SCALE: 1 : 50

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ELEVATION 1-4

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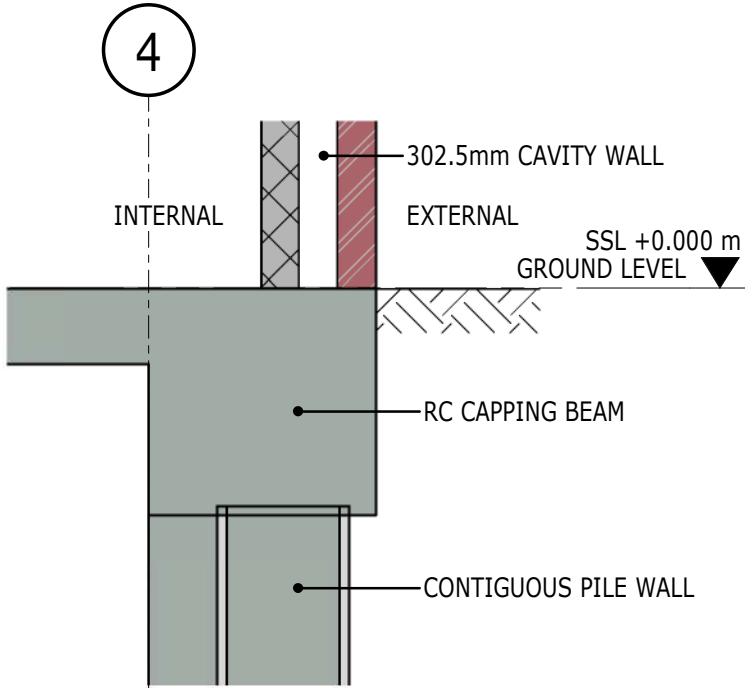
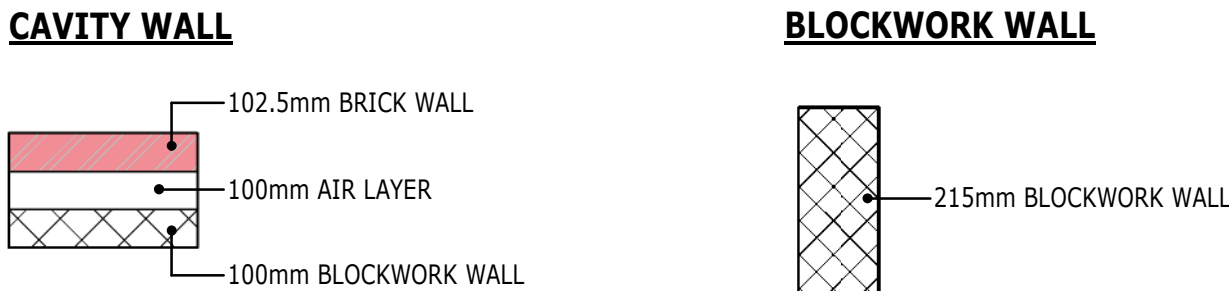
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DRAFT FOR DISCUSSION

PROJECT
26 SHELDON AVENUE

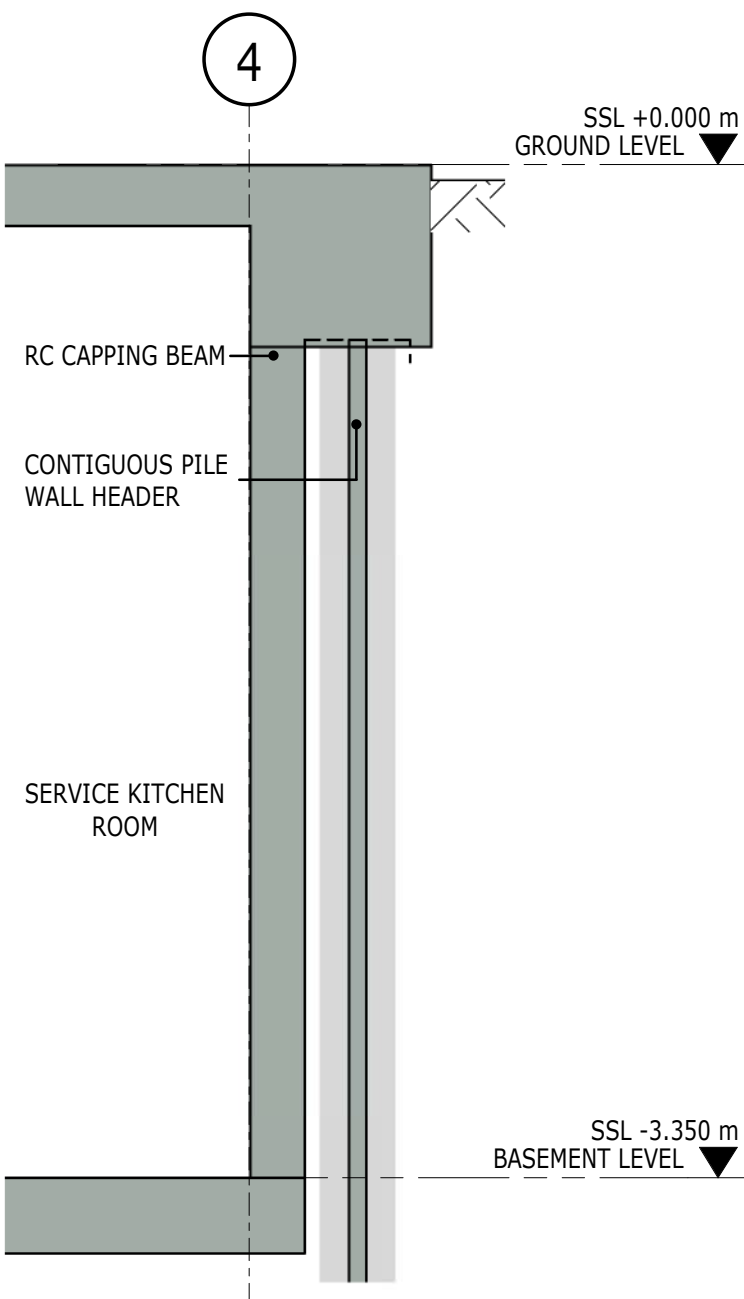
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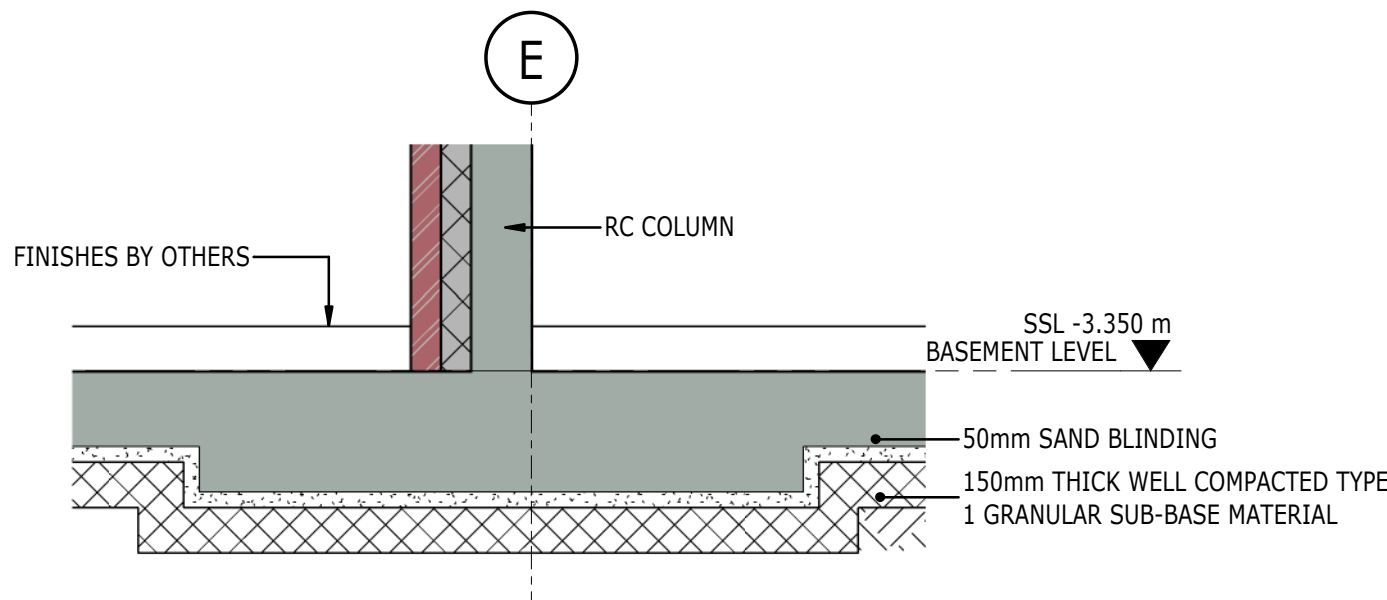
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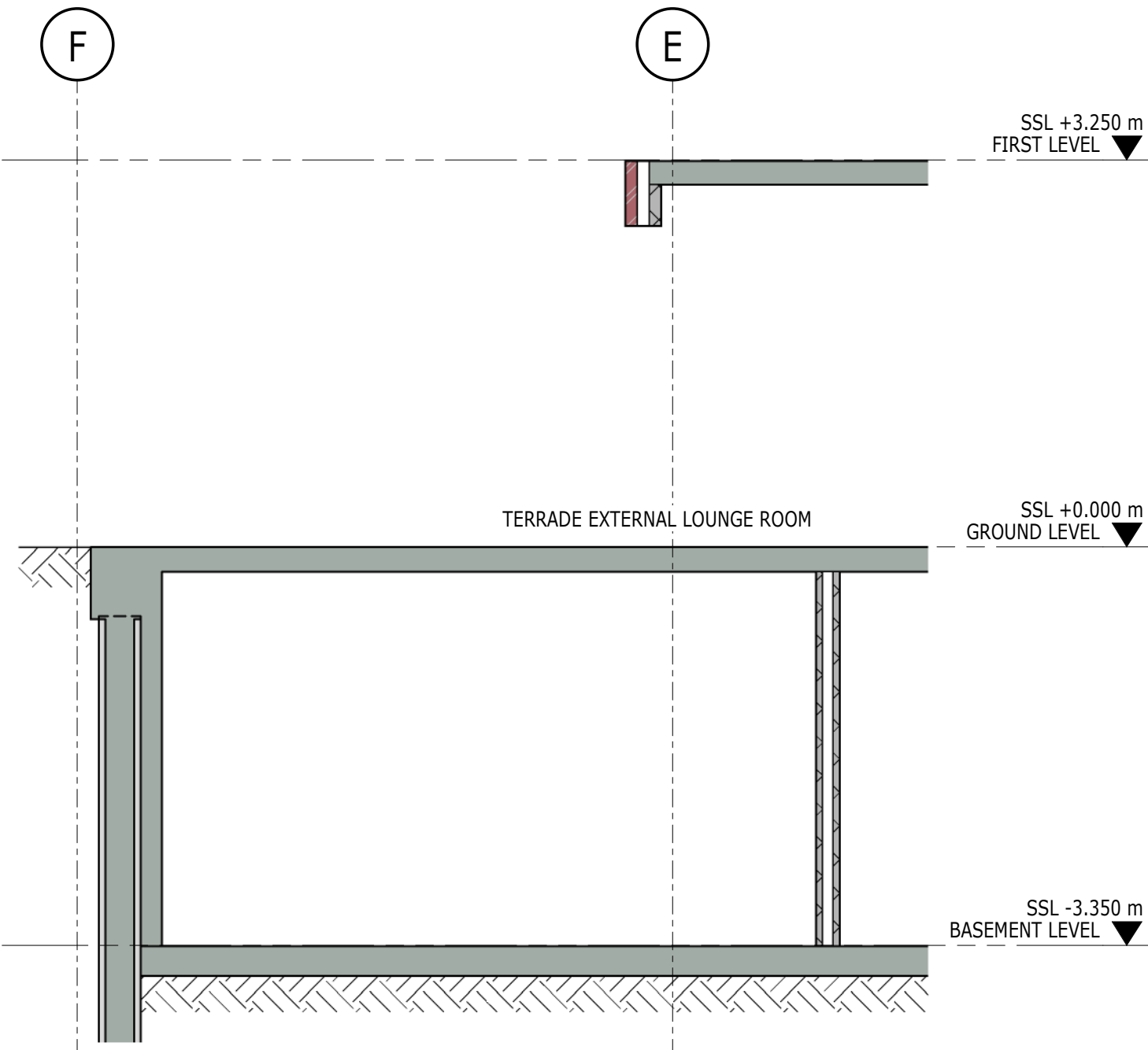
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S-1006



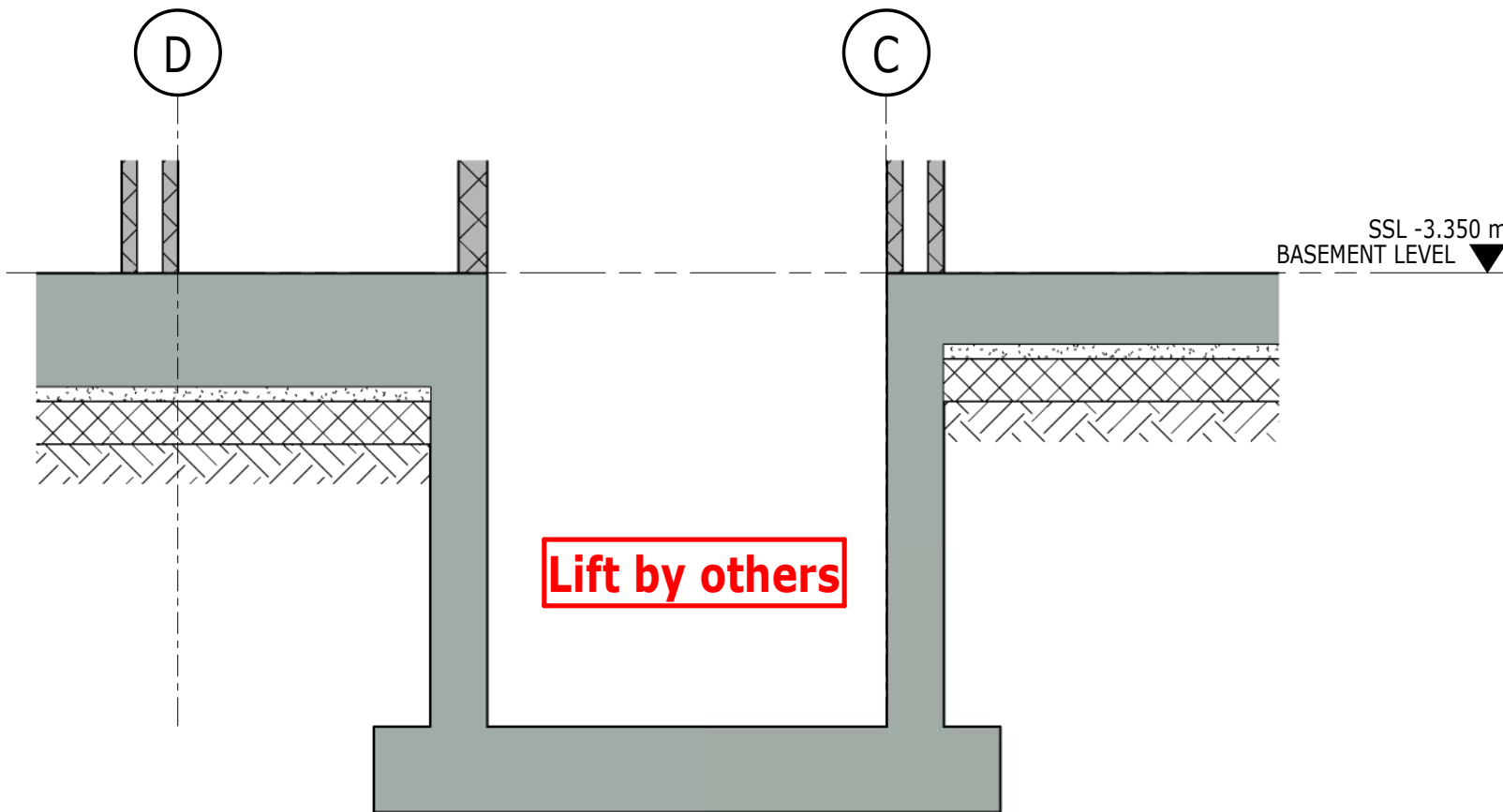
SECTION 2
1 : 25
S-1001



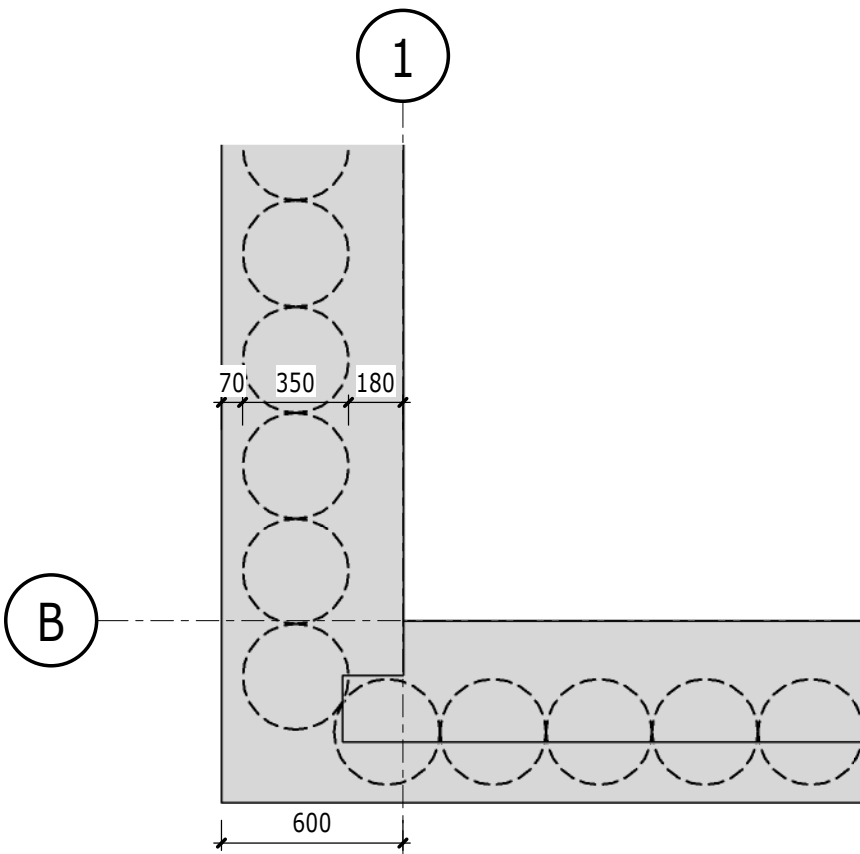
SECTION 1
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S-1001



SECTION 6
1 : 50
S-1001



SECTION 5
1 : 25
S-1001



DETAIL 4
1 : 25
S-1002