

2630 – 6A GRANGE ROAD, LONDON, N6 4AP

Construction Method Statement
Commentary in Relation to Planning Conditions

June 2026

Revision	Status	Date	By	Checked
0	Final	24 June 2026	BS	SR
1	Revision	29 June 2026	BS	SR

Introduction

Appointment and brief

EngineersHRW have been appointed by a private client to provide structural engineering consultancy services in assistance with the development of the architectural scheme design by Cassion Castle Architects for a new house at 6A Grange Road, London. The scheme has planning permission based on a structural scheme by Create Consulting Engineers.

The aims of the report

This report responds to the planning conditions contained within the Haringey Notice of Planning Permission for the new house. The conditions follow from the Create Consulting Engineers Basement Impact Assessment (BIA) Revision K dated May 2022. This formed part of the submission for the planning application HGY/2024/1676 which was granted planning permission on 13th January 2026. Geotechnical and Environmental Associates (GEA), a geotechnical consultant, have been appointed to review the Create BIA and provide any further information necessary to satisfy the planning conditions.

Proposed Development

The building envelope is unchanged. The basement structure remains as the Create proposal, a piled concrete raft slab with cantilever secant pile walls propped by the ground floor slab.

Proposed Construction Method and Sequence

The proposed construction sequence is as the Create scheme. This is secant piled walls installed and capping beams constructed. The capping beams are temporarily propped until the ground floor is constructed. The basement is then formed in top down construction to minimise ground movements.

Engineering Appointment

Planning Condition 8 requires a suitably qualified chartered engineer to be appointed to inspect approve and monitor the critical elements of both temporary and permanent basement works. See engineersHRW letter of 29th May 2026 confirming our appointment.

Site Investigation

Planning Condition 9 requires a site specific hydrogeological and geotechnical investigation be carried out and submitted to the Local Planning Authority. The investigations contained within the Create BIA have been reviewed by GEA and are considered sufficient for the proposed development. The investigations were also confirmed as sufficient by Campbell Reith Consulting Engineers in their Basement Impact Assessment Audit dated October 2025.

Ground Movement Assessment

Planning Condition 10 requires the submittal of an updated Ground Movement Assessment(GMA). GEA have reviewed the Create Basement Impact Assessment Report. They have also undertaken a further WALLAP analysis with methodology appropriate for sloping ground conditions. They conclude from the review and updated analysis that the results of the GMA are unchanged and the predicted damage is limited to Burland Category 1. The original Create GMA is resubmitted alongside the updated analysis and assessment.

Temporary Works and Movement Monitoring

Planning Condition 11 requires the works to be carried out under the continuous supervision of a suitably qualified chartered structural or geotechnical engineer. The contractor will be responsible for the design, erection, and maintenance of all temporary works in accordance with all relevant British Standards. The contractor will be contractually obligated to appoint a qualified temporary works engineer to provide adequate temporary works and supervision to ensure that the stability of the existing structure, excavations and surrounding structures are maintained at all times. The contractor will be required to submit full proposals, method statements and calculations to the engineer and all appropriate parties (party wall surveyors, etc.) for approval prior to the start of any works on site.

The contractor will also be required to appoint a Temporary Works Co-ordinator for the duration of the contract in accordance with the specification and BS 5975. The extent of monitoring will be agreed with the adjacent owners Party Wall surveyors. The trigger values are as the Create BIA and these have been confirmed by GEA.

Drainage

Planning Condition 12 requires submittal of drainage drawings to demonstrate full coordination with the approved structural and piling design. See EngineersHRW drawings in Appendix 3 for details. The existing drainage to No 8 is to have a temporary bypass during construction. In the final condition the drainage is to run between No 8 and the new pile wall to No 6A, with the manhole re-positioned to avoid the basement.

The surface water strategy is unchanged with an attenuation tank in the rear garden being pumped to a new connection in the street. This will run through a root protection zone for part of the route and this will be constructed in accordance with Arboricultural Method Statement prepared by MMArboriculture Ltd.

Appendix I

Documents referenced

Create Consulting Engineers - Basement Impact Assessment Volumes 1 to 3 May 2022 Rev

Campbell Reith Consulting Engineers – Basement Impact Assessment Audit P4 October 2025.

GEA - Report June 2026

Appendix II

EngineersHRW letter in response to Planning Condition 8

Appendix III

EngineersHRW Drawings

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