

CONSTRUCTION METHOD STATEMENT

FOR

PROPOSED BASEMENT

AT

OAK LAWN
COMPTON AVENUE
LONDON
N6 4LB

Project No: P5680

Issue 1.0

June 2026

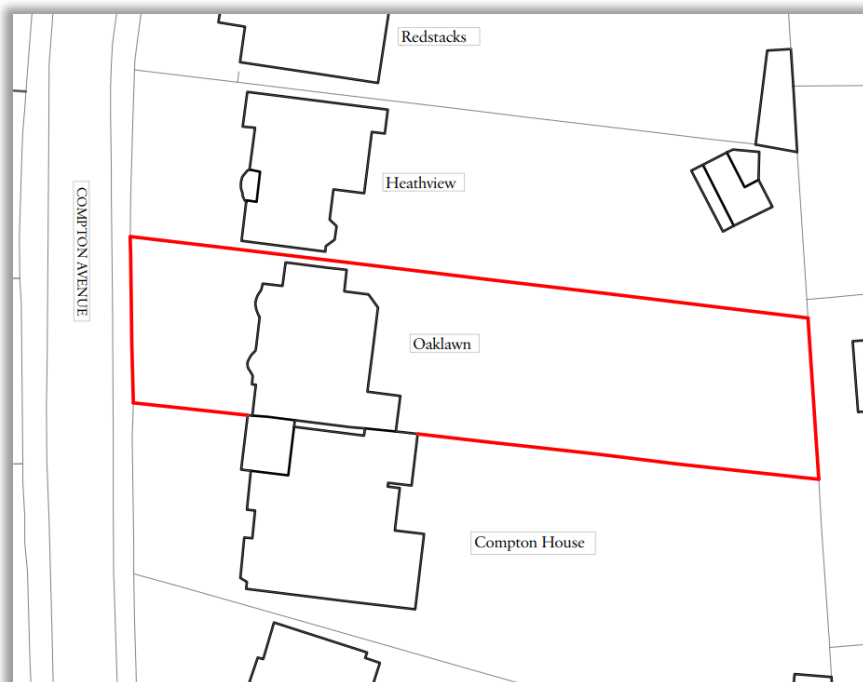
1.00 INTRODUCTION

- 1.01 Michael Alexander Limited has been appointed on behalf of the owner of the property at Oak Lawn, Compton Avenue, London N6 4LB to design the proposed structure and basement for the new residential property.
- 1.02 Michael Alexander has extensive experience of the design and construction of basements in the vicinity of the site, in the London Borough of Haringey and in the neighbouring Boroughs.
- 1.03 The proposed construction has been approved under London Borough of Haringey Planning Application Ref. HGY/2025/3500 dated 6th March 2026 and is subject to Planning Condition 12. as follows:

12. *Notwithstanding the information submitted with the application no development shall take place until the result of site-specific geotechnical investigations and a final method statement for the construction of the basement, including a plan for structural monitoring of the adjoining property, has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall also demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1. The development thereafter shall be carried out in accordance with this approved methodology and detail.*

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

- 1.04 This document provides the required information to satisfy Planning Condition 12. and has been prepared by John McSweeney BSc(Hons) CEng MICE MStructE, a Director of Michael Alexander and a Chartered Structural Engineer with more than 45 years' experience in the construction industry.



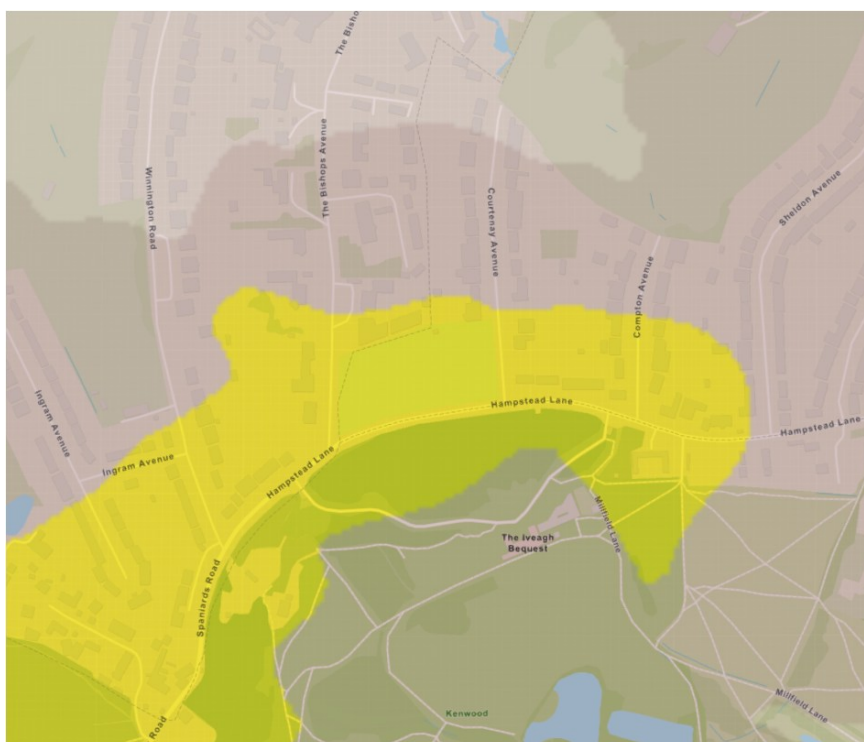
2.00 SITE

- 2.01 Details of the site, the existing building, the adjoining buildings and trees in the vicinity are described in detail in the documents provided with the following Planning Applications:

Haringey Planning Application Ref. HGY/2016/1930
Haringey Planning Application Ref. HGY/2019/3206
Haringey Planning Application Ref. HGY/2021/1365
Haringey Planning Application Ref. HGY/2023/3351
Haringey Planning Application Ref. HGY/2025/3500

3.00 GROUND CONDITIONS

- 3.01 The British Geological Survey (BGS) Map of the area indicates that the site is underlain by the Claygate Member over the London Clay Formation; the site is close to the boundary between the Bagshot Formation and the Claygate Member.

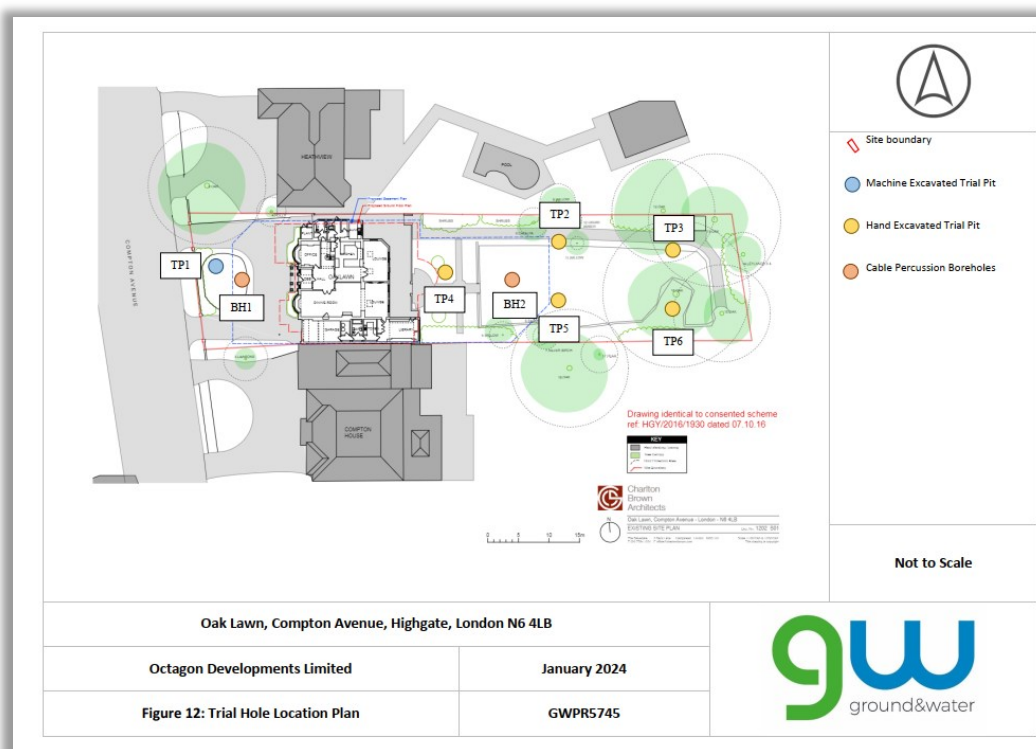


-  Bagshot Formation
-  Claygate Member
-  London Clay Formation

Geological Map
(Extracts from British Geological Survey)

- 3.02 A site-specific ground investigation and basement impact assessment has been carried out by Ground and Water, a specialist geotechnical engineering company, and details of the findings are provided in their Report:

“Basement Impact Assessment, Ground Investigation Report and Phase 2 Contamination Risk Assessment” (Reference: GWPR5745/BIA &SIR/January 2024).



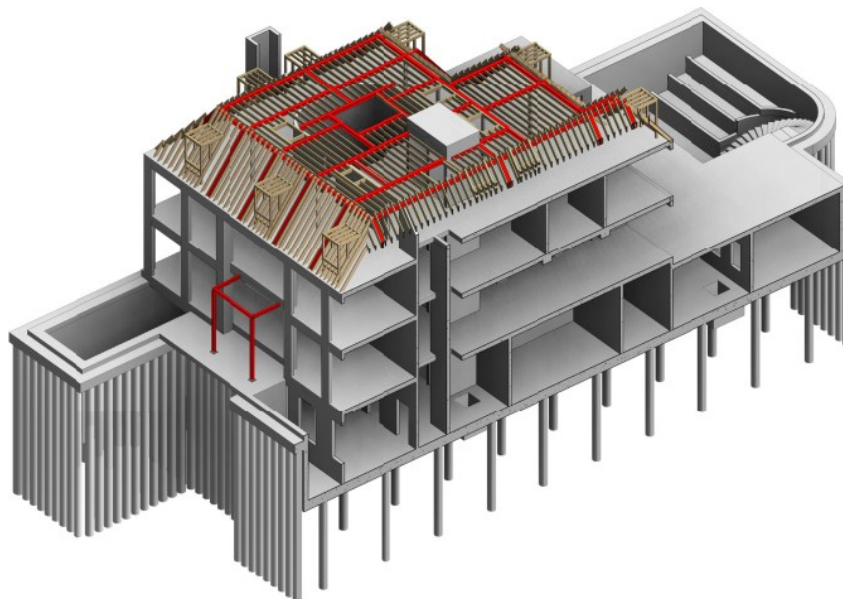
**Extract from Ground and Water Site Investigation
Borehole and Trial Pit Locations**

- 3.03 The ground investigation identified that the Bagshot Formation is not present on the site and the site is underlain by fill over the Claygate Member over London Clay.

4.00 PROPOSED BASEMENT CONSTRUCTION

- 4.01 Christopher Tredway Architects drawings, which were submitted with the Planning Application (Ref. HGY/2025/3500), show the extent of the proposed basement.
- 4.02 The design and construction of the basement shall be in accordance with current Building Regulations, British Standards and Codes of Practice, Health and Safety requirements and good building practice.
- 4.03 The basement shall be constructed by an experienced specialist basement contractor, utilising well established construction techniques.
- 4.04 The basement shall extend to a depth below the zone of influence of the trees and designed in accordance with the recommendations of NHBC Guidance Part 4 Foundations: Chapter 4.2 Building near trees.

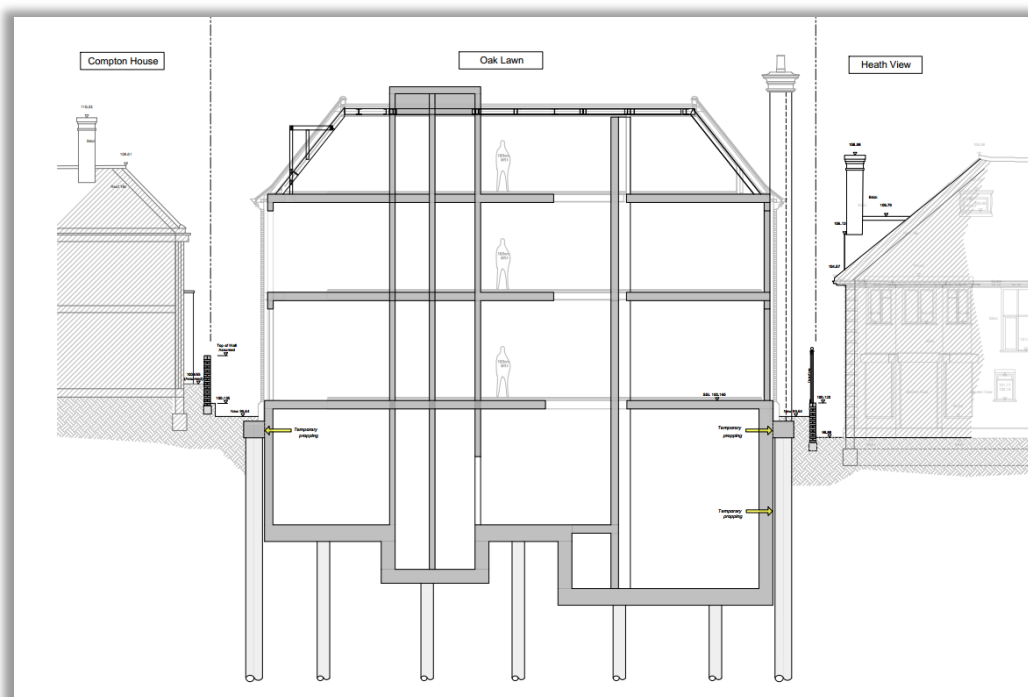
- 4.05 The permanent structure shall comprise a reinforced concrete (RC) basement slab, RC liner walls, RC internal walls and columns and an RC ground floor slab. The structure has been designed to fully support the adjoining buildings and the surrounding ground.
- 4.06 The basement excavation shall be carried out within a contiguous RC piled retaining wall, which shall extend around all four sides of the basement. The heads of the piles shall be linked with an RC capping beam which shall be propped.
- 4.07 The robust construction shall limit lateral and vertical movement of the retained ground behind the piles and of the foundations of the adjoining buildings.
- 4.08 The basement shall be designed in accordance with the recommendations provided in Ciria Publication C760 "Guidance on embedded retaining wall design" and shall be a watertight construction, include an internal drained cavity system, which will also extend across the basement floor.
- 4.09 The ground movement assessment carried out by Ground and Water predicts that the maximum ground movement at the centre of the basement excavation, due to heave during construction, shall be 7mm and less than 4mm at the perimeter of the basement. The design lateral deflection of the piles shall be restricted. Experience and monitoring of similar basement constructions indicate that the actual recorded movements are less than those predicted.
- 4.10 On the basis of the above, the construction of the proposed basement shall not have an adverse effect on the adjoining properties and the Category of Damage on the Burland Scale shall be 0 Negligible or 1 Very slight.
- 4.11 Schedules of Condition of the adjoining buildings and structures shall be carried out prior to commencement of construction to record any pre-existing defects. Movement monitoring of the adjoining buildings shall be established, and readings taken at intervals throughout the construction of the basement (refer to **Section 5.0**).
- 4.12 Michael Alexander shall carry out regular inspections to ensure that the works are being carried out in accordance with the design requirements.



Category of damage	Description of typical damage	Approximate crack width (mm)	Limiting tensile strain ϵ_{tm} (per cent)
0 Negligible	Hairline cracks of less than about 0.1 mm are classed as negligible	<0.1	0.0-0.05
1 Very slight	Fine cracks that can easily be treated during normal decoration. Perhaps isolated slight fracture in building. Cracks in external brickwork visible on inspection	<1	0.05-0.075
2 Slight	Cracks easily filled. Redecoration probably required. Several slight fractures showing inside of building. Cracks are visible externally and some repointing may be required externally to ensure weathertightness. Doors and windows may stick slightly.	<5	0.075-0.15
3 Moderate	The cracks require some opening up and can be patched by a mason. Recurrent cracks can be masked by suitable lining. Repointing of external brickwork and possibly a small amount of brickwork to be replaced. Doors and windows sticking. Service pipes may fracture. Weathertightness often impaired.	5-15 or a number of cracks > 3	0.15-0.3
4 Severe	Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Windows and frames distorted, floor sloping noticeably. Walls leaning or bulging noticeably, some loss of bearing in beams. Service pipes disrupted.	15-25 but also depends on number of cracks.	>0.3
5 Very severe	This requires a major repair involving partial or complete rebuilding. Beams lose bearings, walls lean badly and require shoring. Windows broken with distortion. Danger of instability.	Usually > 25 but depends on number of cracks	

Damage Category Chart (CIRIA C580)

Burland Scale Damage Category



5.00 MOVEMENT MONITORING

Movement shall be measured with the use of prism reflector targets allowing measurements of movements in all three axes, using electronic distance measurement instrument.

Readings shall be to an accuracy of not less than +/- 2mm.

An initial set of readings shall be taken at installation.

The frequency of the Movement Monitoring shall be fortnightly from commencement of Piling, through the Bulk Excavation and Basement Construction Phase of the works.

Reporting shall compare readings with previous and original values.

Reports shall be issued by email to the Party Wall Surveyor and to Michael Alexander within 24 hours of the readings being taken.

Trigger levels for all axes shall be as follows:

Green: $\leq 4\text{mm}$

Amber: +/- 4 mm

Red: +/- 8 mm

Action at **Amber** shall be for Michael Alexander to inspect the structure, advise on an appropriate course of action and to increase the frequency of the monitoring.

Action at **Red** shall be to cease the construction, Michael Alexander to inspect the structure and to convene a meeting on site with Party Wall Surveyors and Advisors to agree an appropriate course of action.

A final set of readings shall be taken 4 weeks after completion of construction of the ground floor slab.