

5.2.5 The proposed subterranean development would reduce the garden area and therefore disrupt local wildlife.

In response, and as stated in the main body of the report, 1m of soil depth would be provided over the subterranean development, and therefore, other than for the single rooflight structure the existing garden area would remain.

6.0 RECOMMENDATION

6.1 Grant Planning Permission and Listed Building Consent.

**DAVID PROUT
EXECUTIVE DIRECTOR, PLANNING AND BOROUGH DEVELOPMENT**

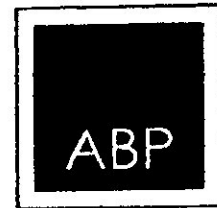
List of Background Papers:

The contents of file PP/08/03128 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

**Report Prepared By: JS
Report Approved By: BC/LAWJ
Date Report Approved:**

PSC/JS.REP

16/01/2009 10:48:31



METHOD STATEMENT FOR CONSTRUCTION OF PROPOSED BASEMENT & POOL
40 EGERTON CRESCENT, LONDON SW3

- 1) This method statement has been produced to support a planning application being submitted by The London Planning Practice and should be read in conjunction with Alan Baxter Partnership drawings G517/SEQ 01 – 11 and the drawings prepared by Jonathan Dunn Architects Ltd.
- 2) This method statement illustrates a suitable sequencing of the works in order to safely construct the basement below the rear garden of the property incorporating a swimming pool. The scheme reduces the impact of the works on neighbouring structures to recognised acceptable levels and acknowledges the requirements of the Party Wall Act on such works.
- 3) As required under the CDM Regulations 2007, it is assumed that the works will be carried out by a competent Contractor who can demonstrate suitable experience in carrying out structural works of this nature and scale.
- 4) Should Planning Permission be granted it is envisaged that this document would form part of the tender documentation and would assist the appointed Contractor in the preparation of his method statement. The actual method used must be the sole responsibility of the Main Contractor and associated sub contractors since only they can be aware of prevailing site conditions and how they relate to their construction programme, resources and skills.
- 5) The method statement is illustrated on the attached drawings G517/SEQ 01 to 11 inclusive. In summary, they show the following sequence of operations:

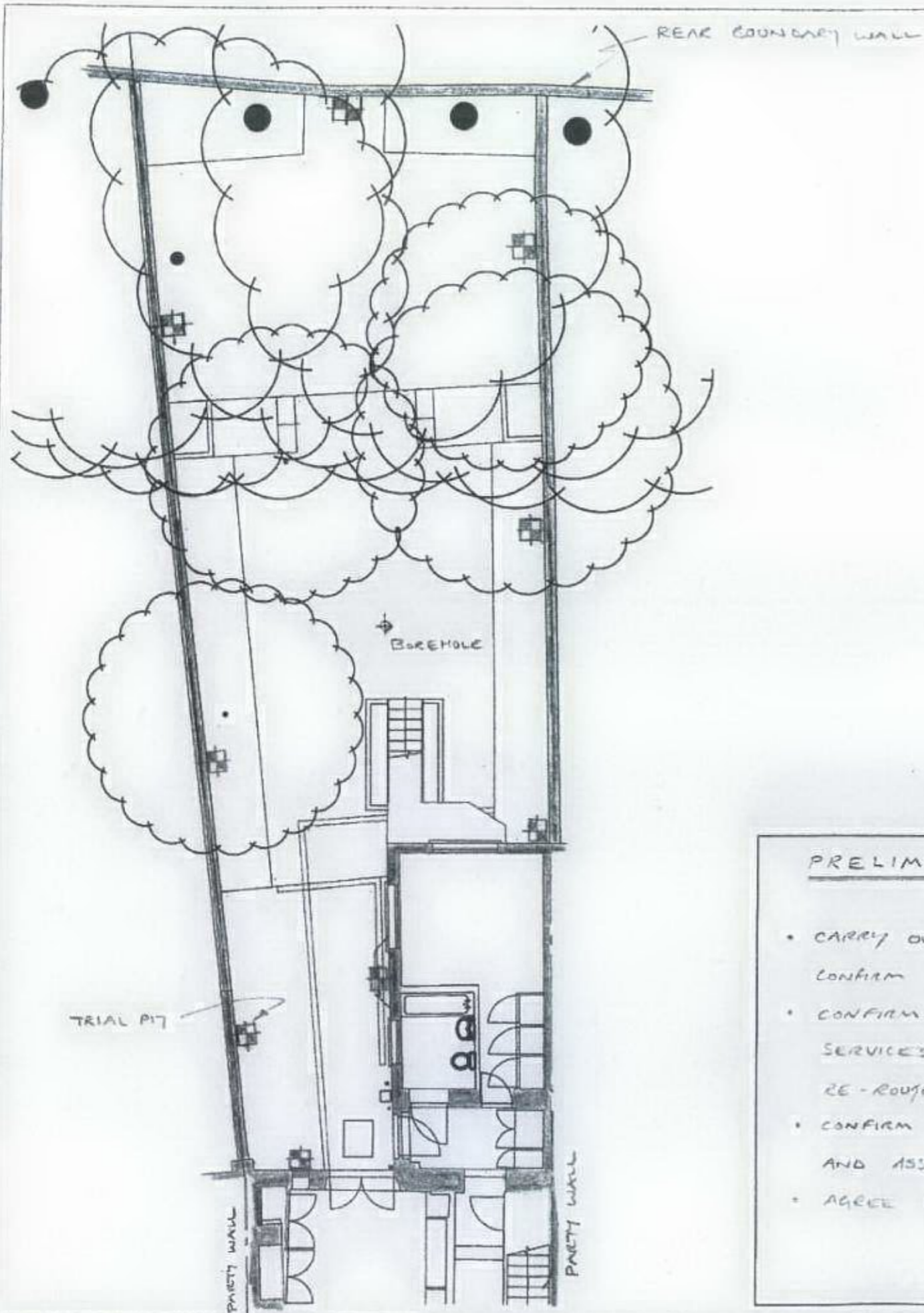
Stage 1	Preliminary Works
Stage 2	Site Set Up
Stage 3	Enabling Works
Stage 4	Underpinning Works
Stage 5	Contiguous Piled Wall
Stage 6	Excavations
Stage 7	Basement Slab Construction
Stage 8	Retaining Wall Construction
Stage 9	Formation of Pool and Gym Floor
Stage 10	Basement Roof Construction
Stage 11	Completion Works

Exd	HDC	HSS	HPD	Pol	Des	ARB	Rec
Reg	PIO	03 AUG 2010				RBKC Planning	APP
DC Nth	DC Cen	DC Sth	Obj	Supp	No Obj	Rev Cond	Other PCA

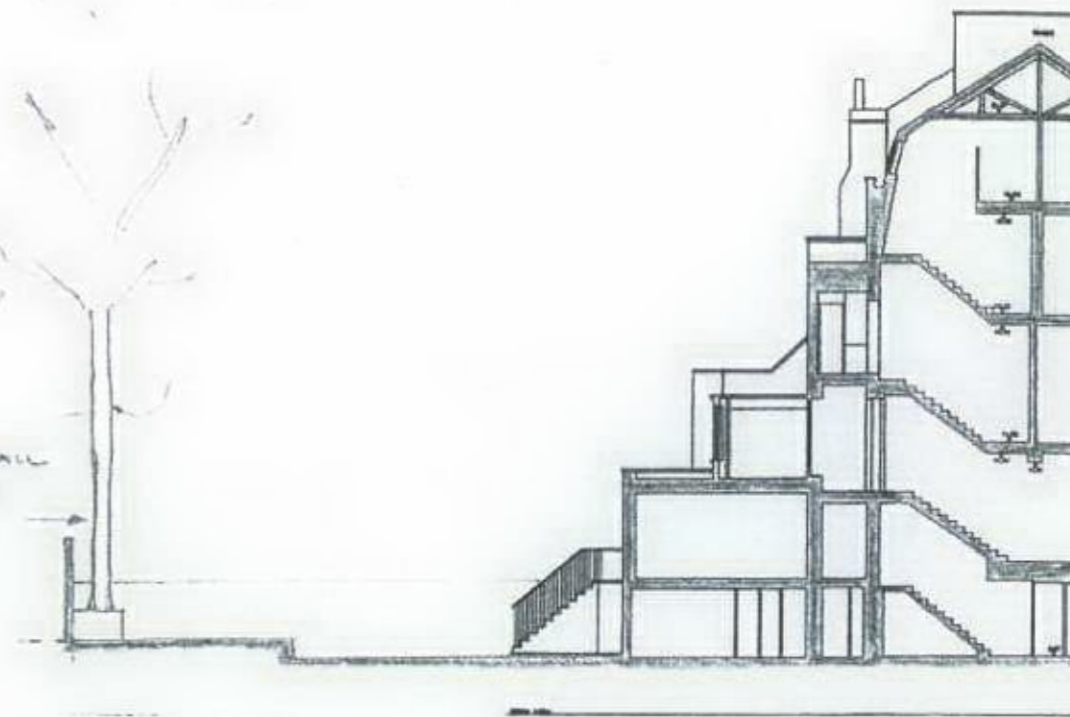
- 6) Upon completion of these works fitting out of the structure can carried out as specified by others.

OCT '08

SAR/G517



BOUNDARY WALL
LEANS INTO
SITE



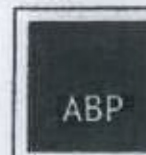
Exd	HDC	HSS	HPD	Pol	Des	ARB	Rec
Reg	PlD	03 AUG 2010				RBK Planning	APP
DC Nth	DC Can	DC Sth	Obj	Supp	No Obj	Rev Cond	Other PDA

PRELIMINARY WORKS

- CARRY OUT TRIAL PITS + BOREHOLE TO CONFIRM EXISTING FOOTINGS + SUB SOIL.
- CONFIRM LOCATION OF ALL BELOW GROUND SERVICES & IDENTIFY THOSE TO BE RE-ROUTED
- CONFIRM OWNERSHIP OF REAR BOUNDARY WALL AND ASSESS STRUCTURAL STABILITY
- AGREE PARTY WALL AWARDS

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40 EGERTON CRESCENT
LONDON SW3

ASSUMED SEQUENCE OF CONSTRUCTION
TO FORM PROPOSED BASEMENT

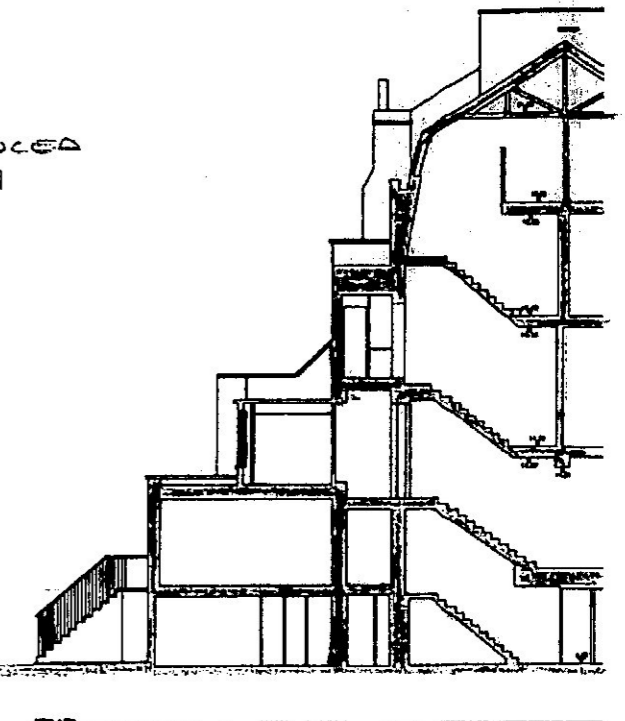
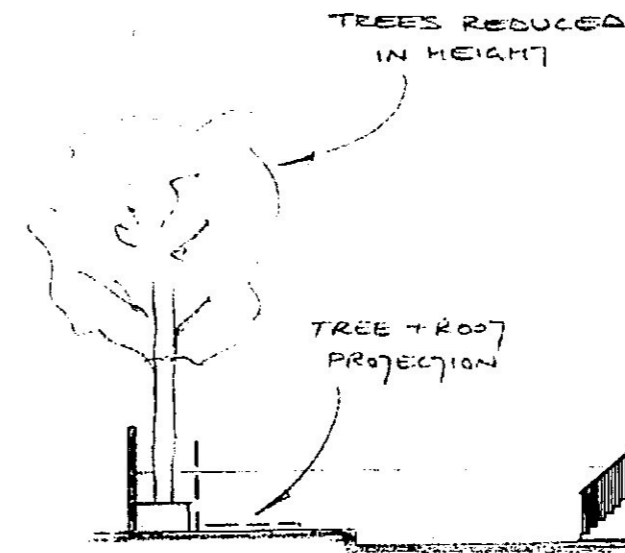
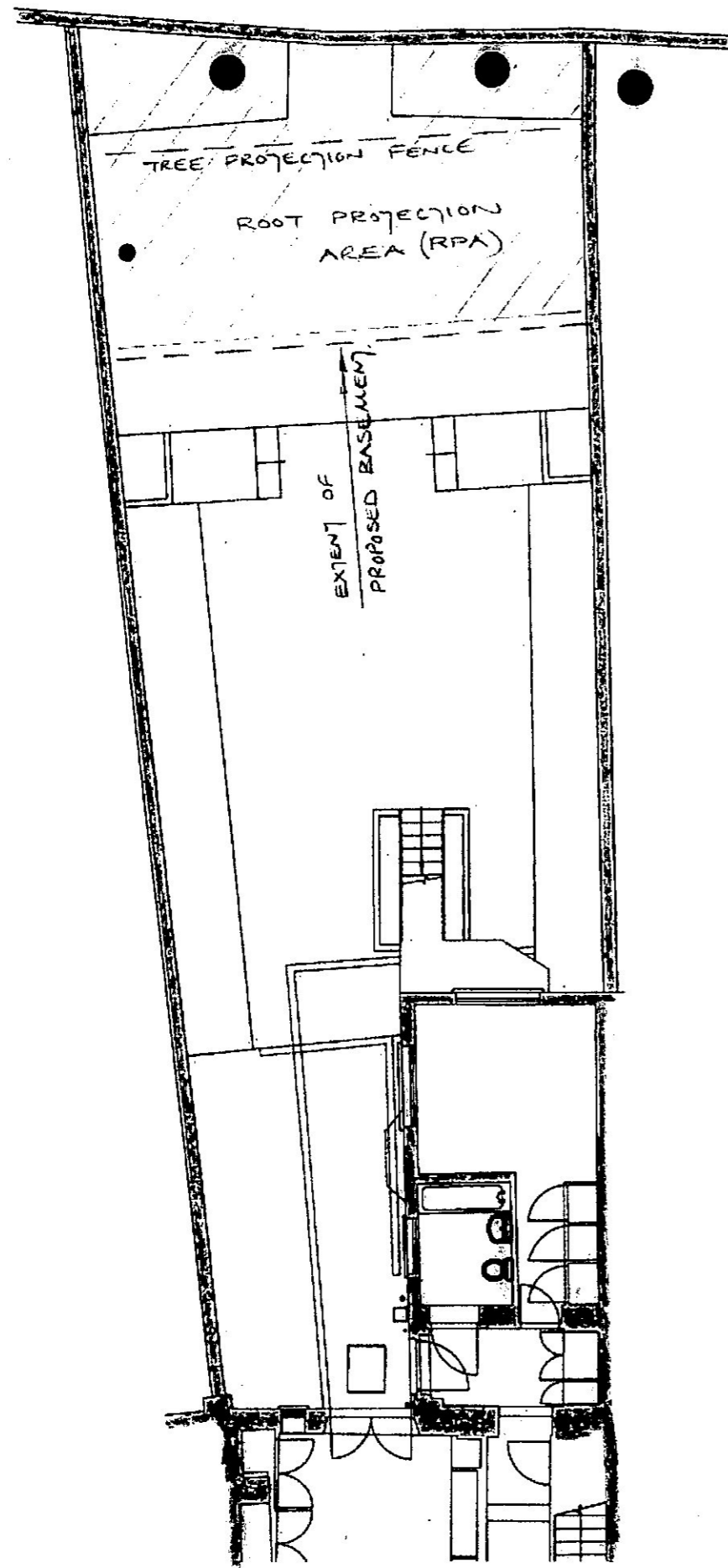
STAGE 1

Date OCT 2008

Scale 1:100/1:200 @ AS

Ref G 517/SEQ 01

Rev



SITE SET UP

- REDUCE HEIGHT OF REAR TREES (SUBJECT TO CONSENT UNDER TPO) REFER TO SPECIALIST REPORT
- DEFINE SITE BOUNDARY
- ERECT FENCING AND GROUND PROTECTIONS TO ROOT PROTECTION ZONE (TO SPECIALIST ADVICE)

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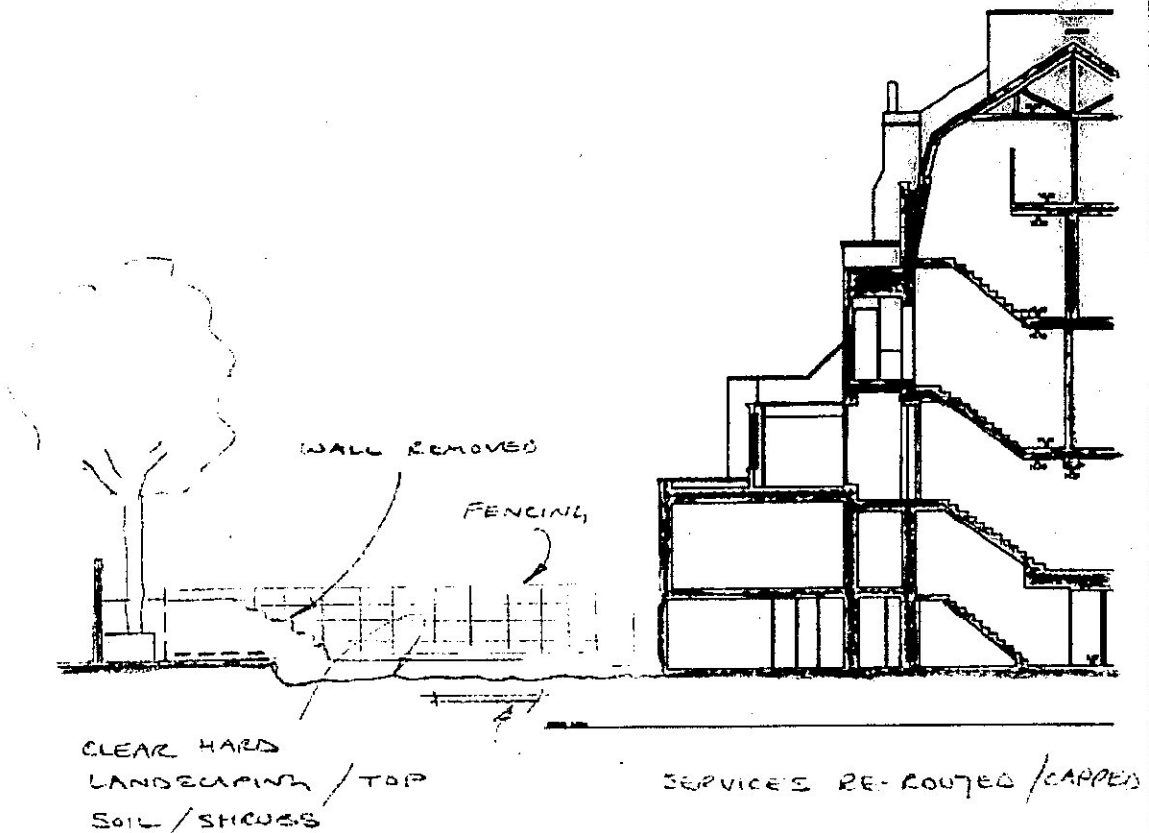
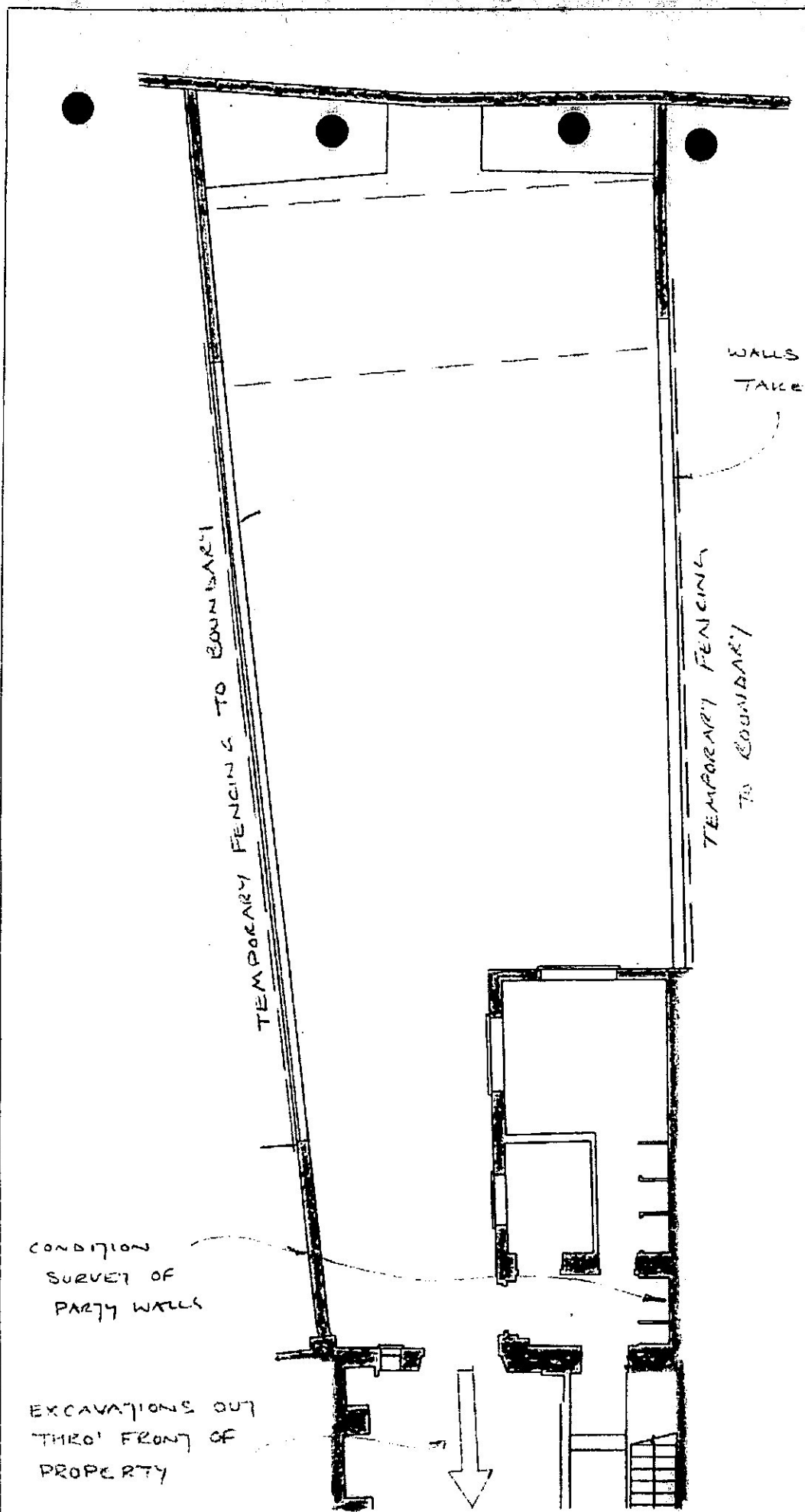
40 EGERTON CRESCENT
LONDON SW3

ASSUMED SEQUENCE OF CONSTRUCTION
TO FORM PROPOSED BASEMENT

STAGE 2

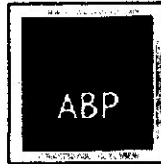
Date OCT 2008 Scale 1:100/1:200 @ A3

Ref **G 517/SEQ 02** Rev



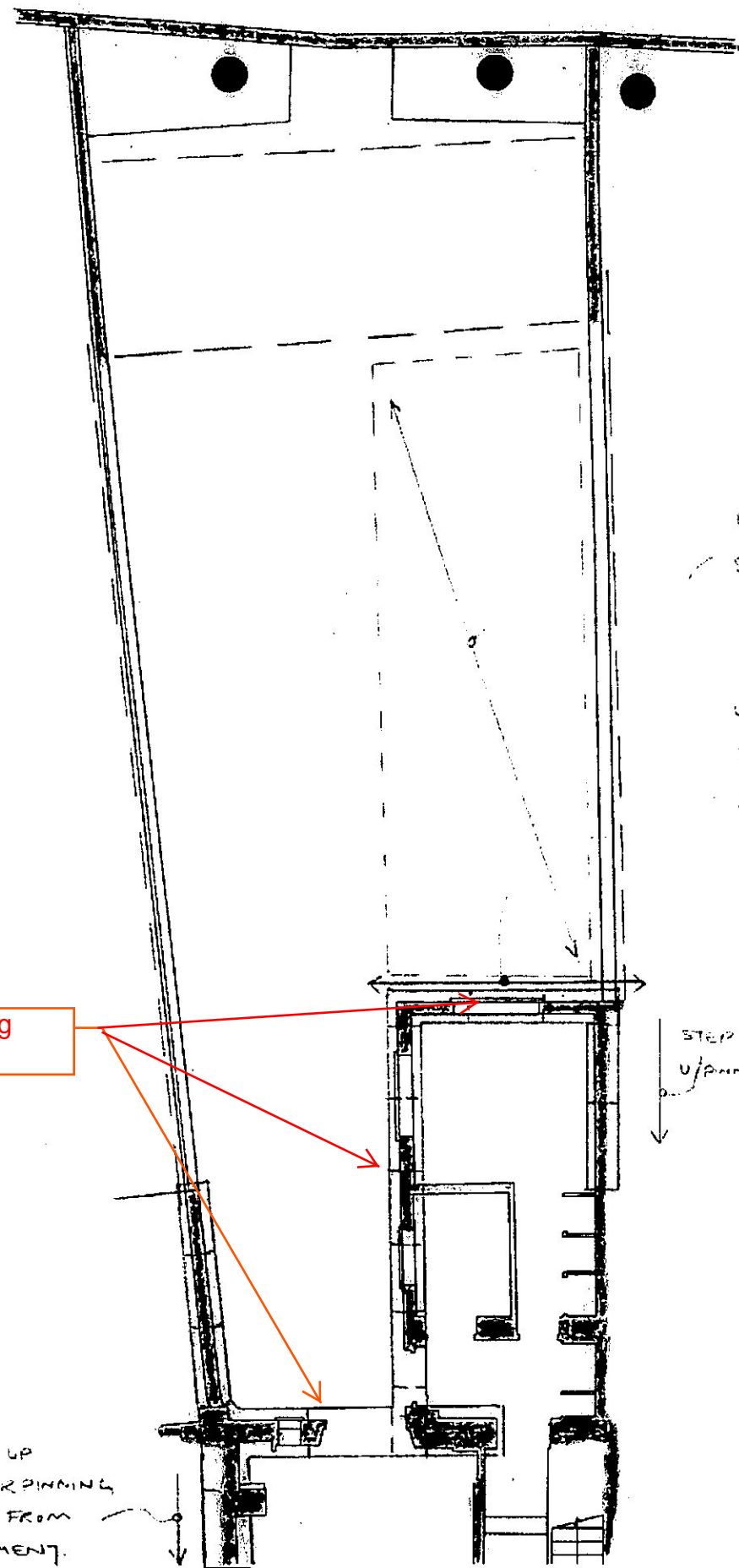
- ENABLING WORKS
- REMOVE HARD LANDSCAPING
 - REMOVE TOP SOIL + SMALL TREES / SHRUBS
 - CAREFULLY TAKE DOWN SIDE BOUNDARY WALLS & KEEP BRICKS FOR RE-USE
 - PARTY WALL SURVEYORS CARRY OUT CONDITION SURVEYS
 - CAP OR RE-ROUTE ALL SERVICES AFFECTED BY NEW BASEMENT

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 LONDON SW3
 ASSUMED SEQUENCE OF CONSTRUCTION
 TO FORM PROPOSED BASEMENT
 STAGE 3

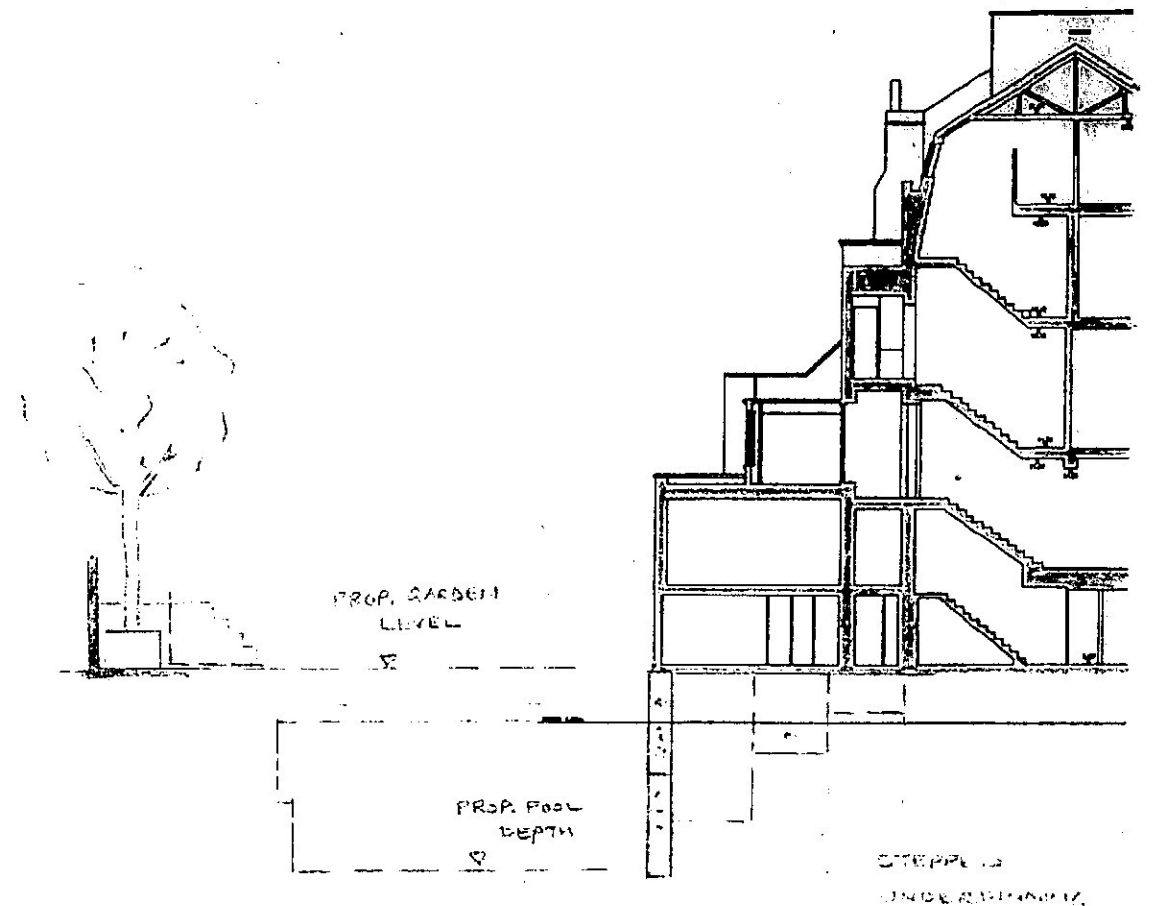
Date	OCT 2008	Scale	1:100/1:200 @ A3
Ref	G 517/SEQ 03		Rev



BAXTER REPORT ON BASEMENTS IN GARDENS OF LISTED BUILDINGS STATES THAT THE GARDEN BASEMENT SHOULD NBE LOCATED A SUBSTANTIAL DISTANCE FROM THE ORIGINAL HOUSE - YET THEIR OWN DESIGN INDICATES OTHERWISE

EXTENT OF PROPOSED SWIMMING POOL

UNDERPINNING ADJACENT TO POOL TO BE EXCAVATED IN MIN. 2ND DIGS DUE TO EXISTING DEPTH



Listed Building Underpinned


STEP UP UNDERPINNING

STEP UP UNDERPINNING AWAY FROM BASEMENT.

UNDERPINNING WORKS

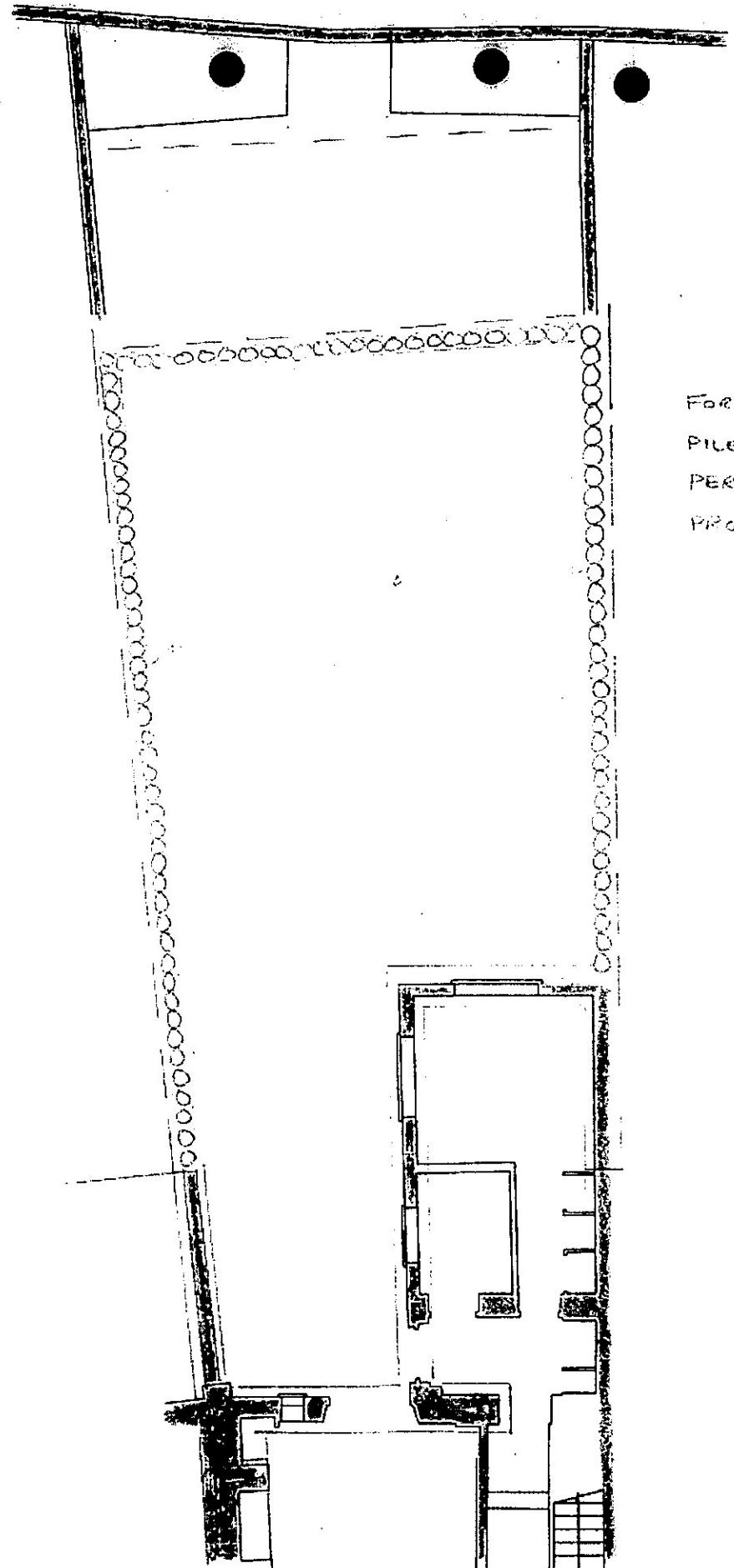
- SEQUENTIAL UNDERPINNING OF EXISTING BRICK WALLS
- ADJACENT WALLS UNDERPINNING TO BE STEPPED BACK UP TO LOWER GROUND PLAIN LEVEL.

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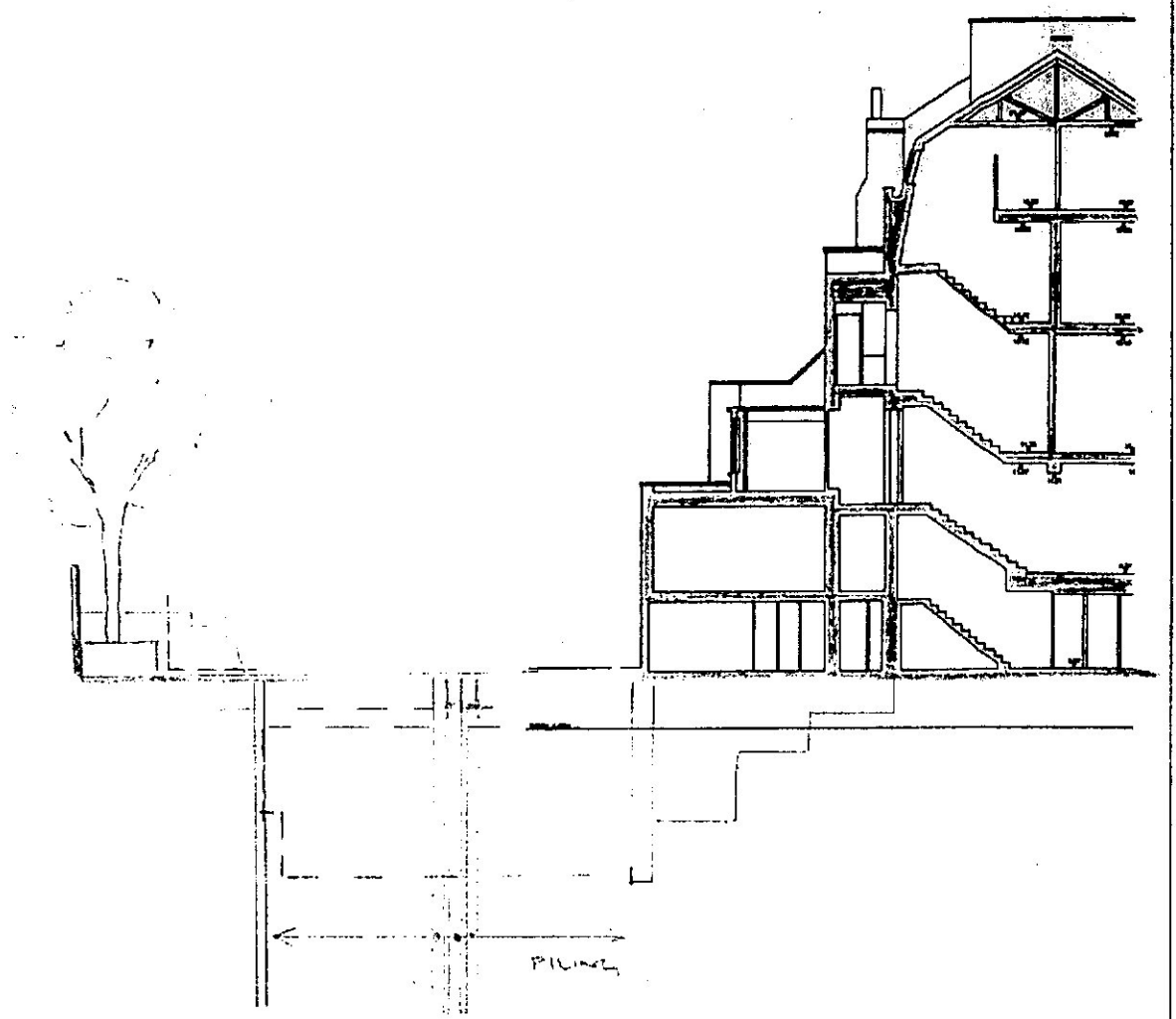


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 ASSUMED SEQUENCE OF CONSTRUCTION
 TO FORM PROPOSED BASEMENT
 STAGE 4

Date	OCT 2008	Scale	1:100/1:200 @ A3
Ref	G 517/SEQ 04		Rev



FORM CONTIGUOUS
 PILED WALL TO
 PERIMETER OF
 PROPOSED BASEMENT



CONTIGUOUS PILED WALL

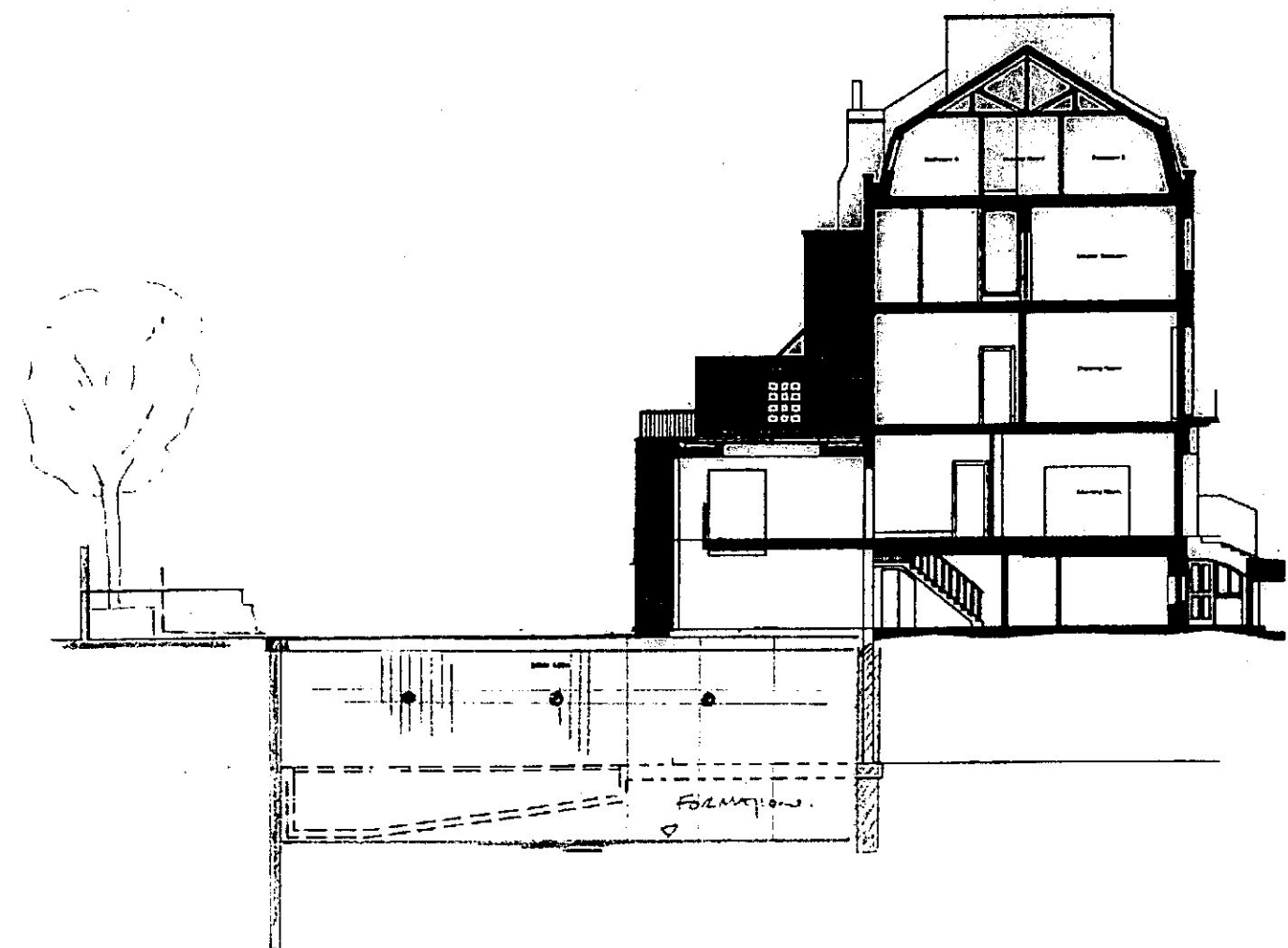
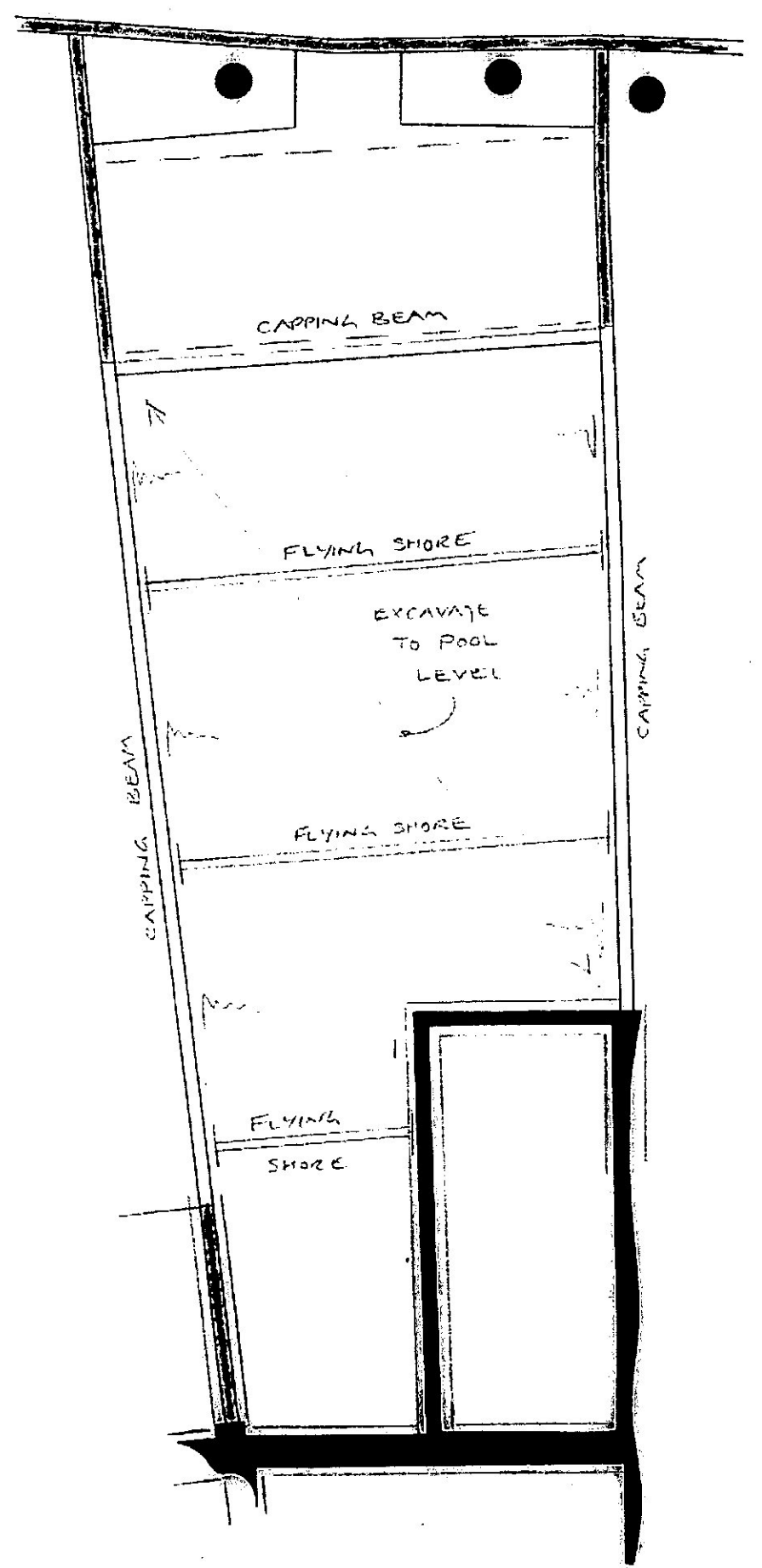
FORM CONTIGUOUS PILED WALL ALONG
 BOUNDARY LINE + REAR OF PROPOSED
 BASEMENT

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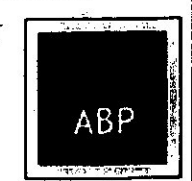
40 EGERTON CRESCENT
 LONDON SW3
 ASSUMED SEQUENCE OF CONSTRUCTION
 TO FORM PROPOSED BASEMENT
 STAGE 5

Date	OCT 2008	Scale	1:100/1:200 @ A3
Ref	G 517/SEQ 05		Rev



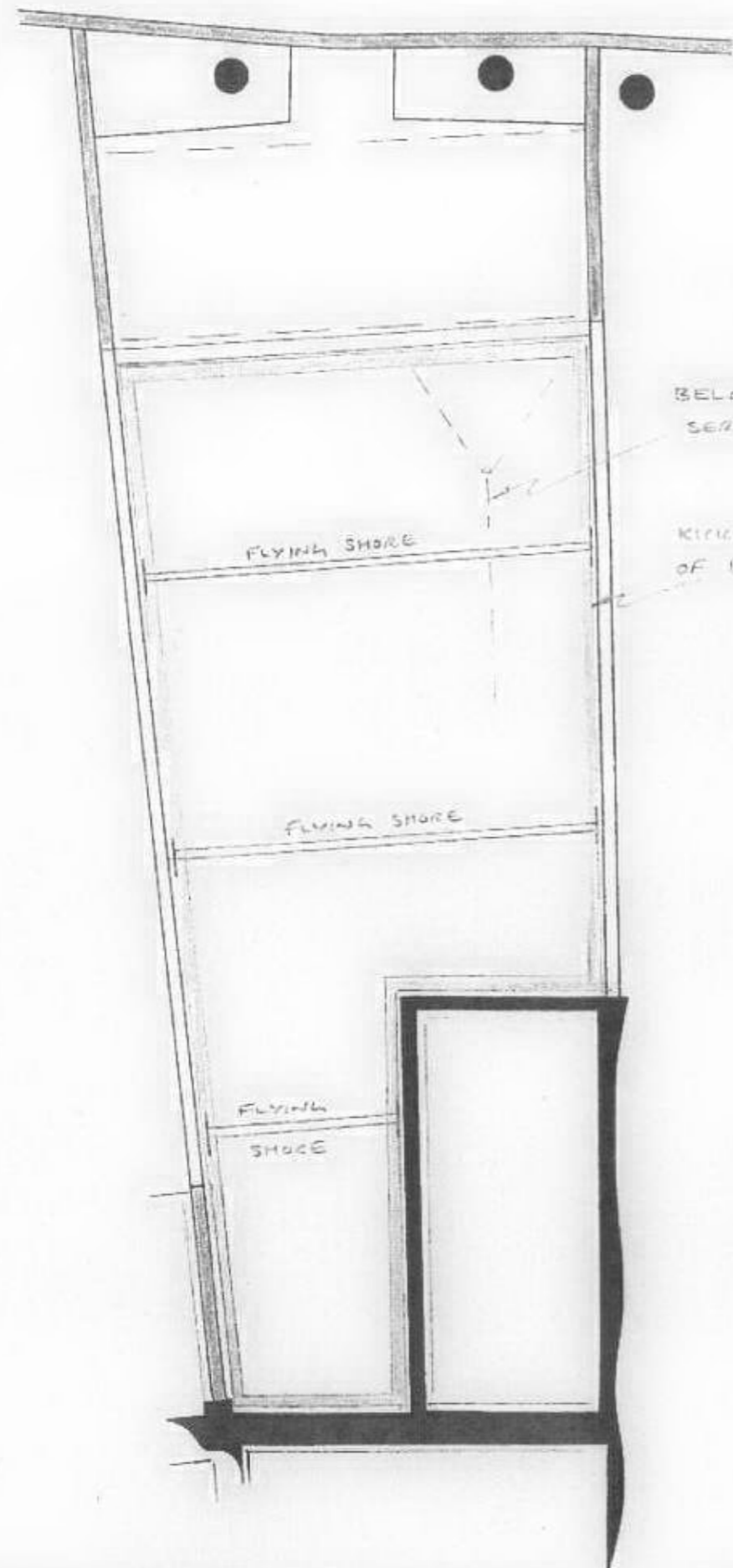
- EXCAVATIONS
- BREAK DOWN PILES
 - FORM R.C. CAPPING BEAM TO ALL PILES
 - EXCAVATE GROUND WITHIN PILED WALL & HOUSE TO FORMATION LEVEL
 - PROVIDE WALINGS & FLYING SHORES TO PROP CONTIGUOUS PILED WALL.

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 TO FORM PROPOSED BASEMENT
 STAGE 6

Date	OCT 2008	Scale	1:100/1:200 @ A3
Ref	G 517/SEQ 06		Rev



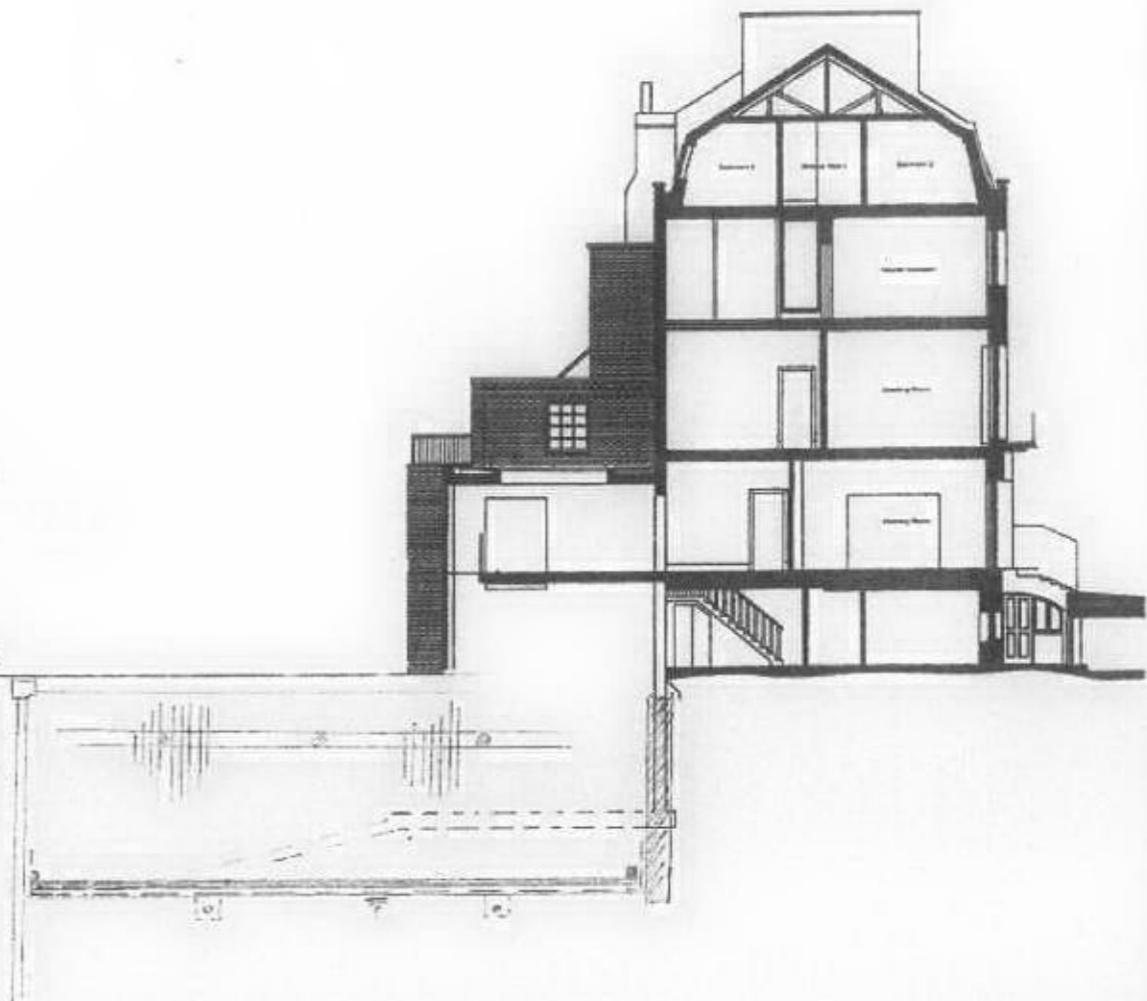
FLYING SHORE

FLYING SHORE

FLYING SHORE

BELOW SLAB SERVICES

KICKER TO PERIMETER OF BASEMENT SLAB



BASEMENT SLAB CONSTRUCTION

- LAY BELOW SLAB SERVICES, DRAINAGE
- COMPACT SUB BASE / FORMATION LAYER
- LAY WATERPROOFING MEMBRANE
- CAST REINFORCED CONCRETE SLAB (800mm THICK) WITH SURFACE SLAB + KICKER TO PERIMETER WALLS.

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TO FORM PROPOSED BASEMENT

STAGE 7

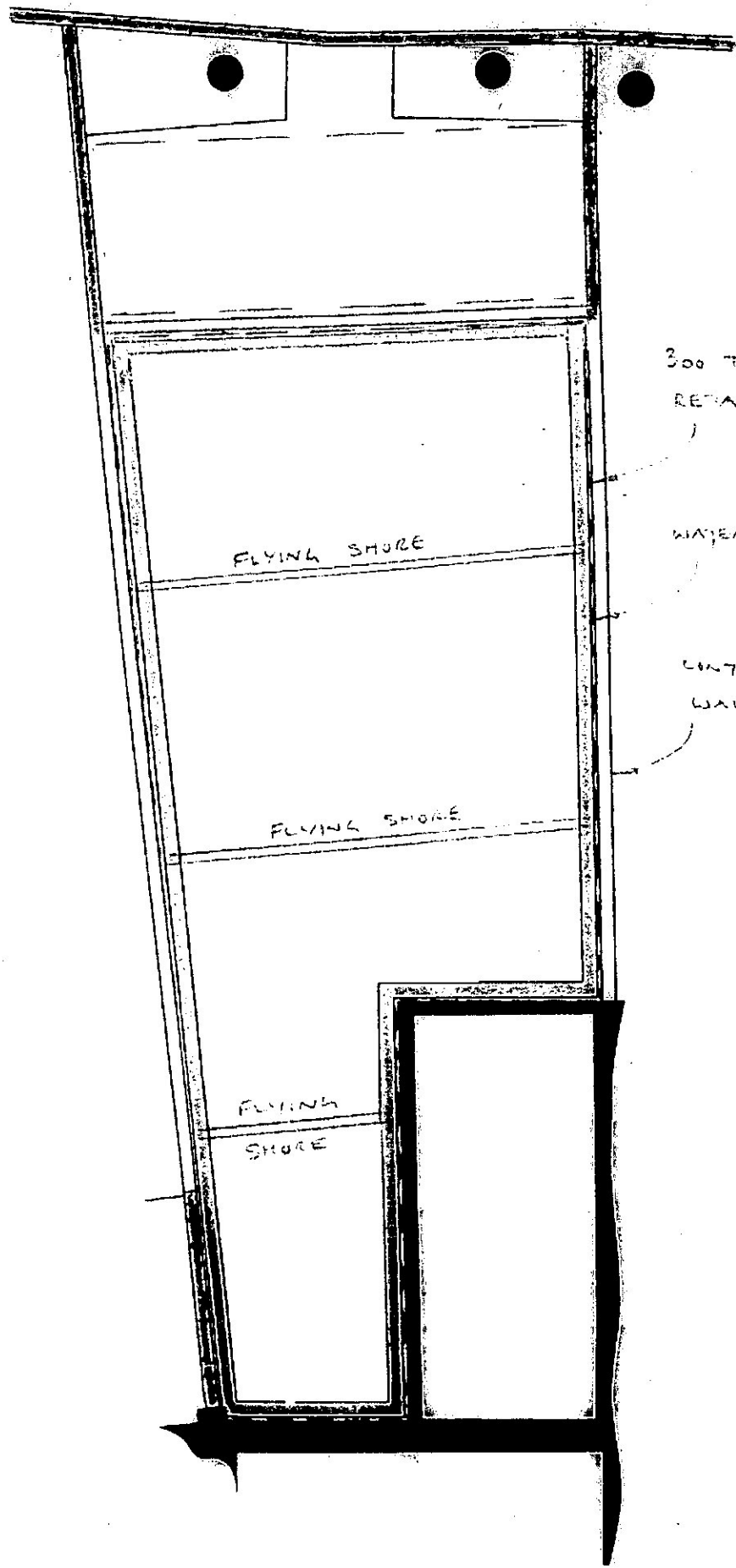
Date OCT 2008

Scale 1:100/1:200 @ A3

Ref

G 517/SEQ 07

Rev



300 THICK R.C.
RETAINING WALL

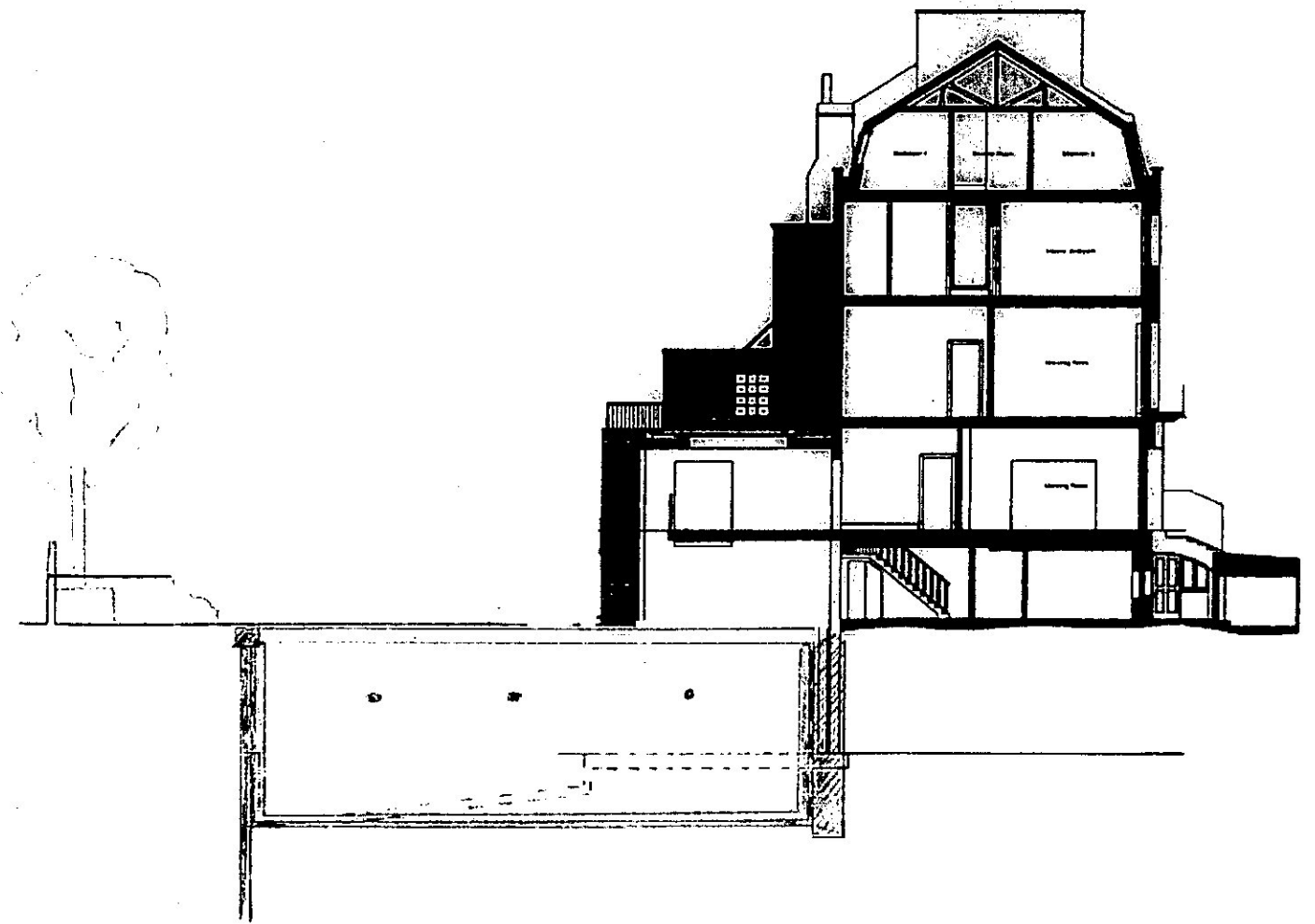
WATERPROOFING

CONTIGUOUS PILED
WALL

FLYING SHORE

FLYING SHORE

FLYING
SHORE



RETAINING WALL CONSTRUCTION

- FIX WATERPROOF TANKING TO FACE OF CONTIGUOUS PILED WALL.
- FIX REINFORCING STEEL + SHUPLERS TO WALL
- CAST CONCRETE TO RETAINING WALLS.

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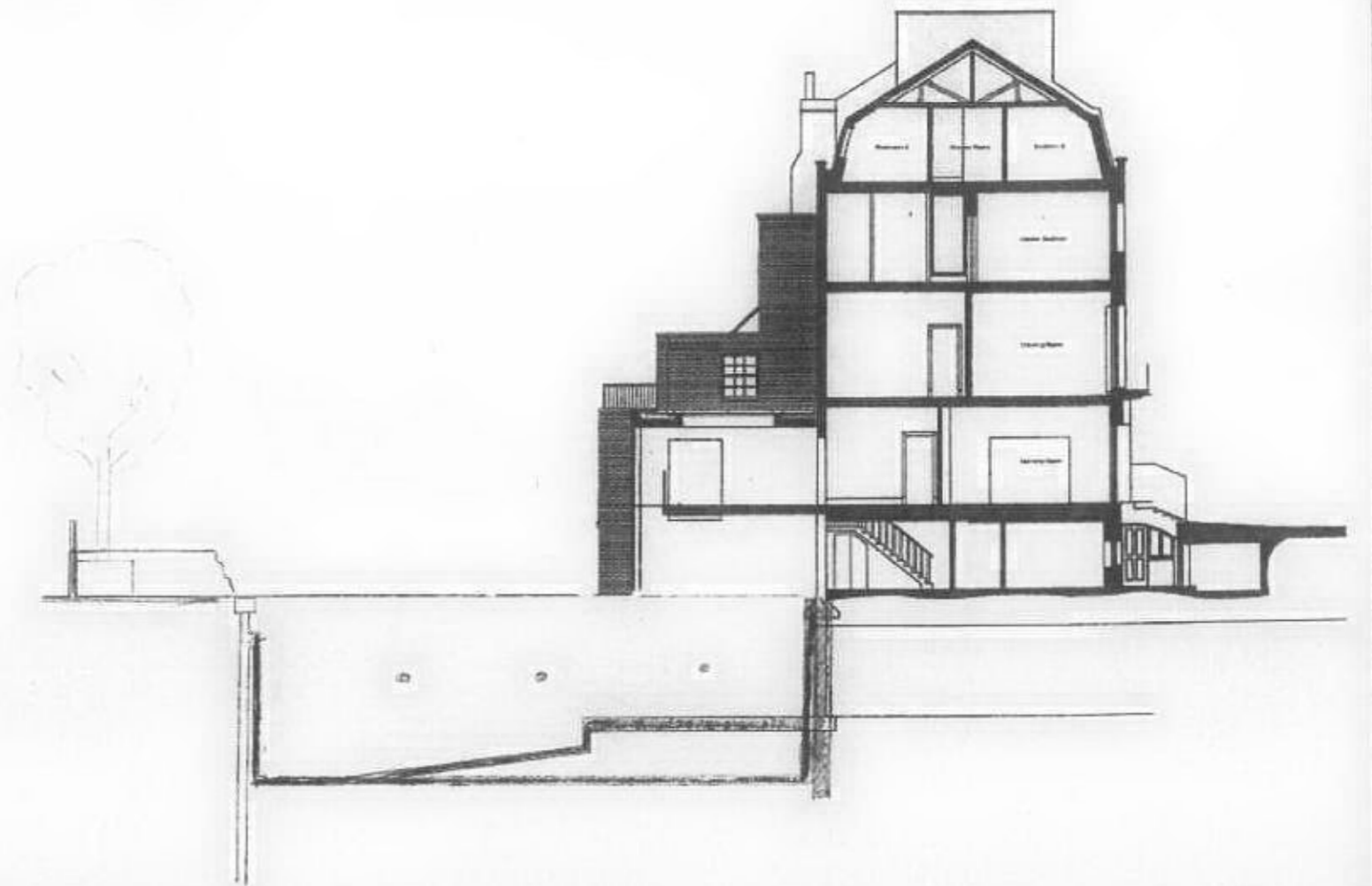
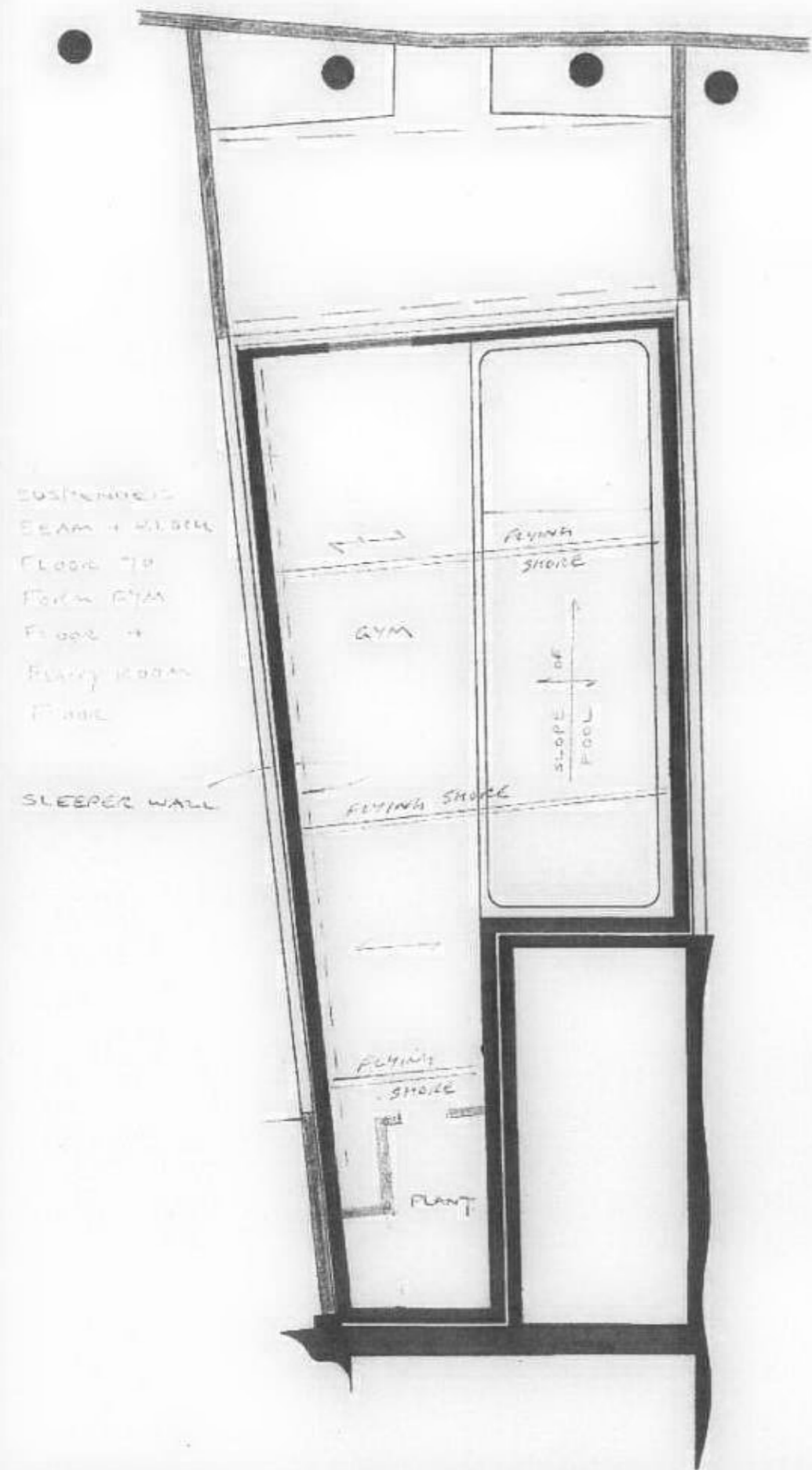
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ASSUMED SEQUENCE OF CONSTRUCTION
TO FORM PROPOSED BASEMENT

STAGE 8

Date OCT 2008 Scale 1:100/1:200 @ A3

Ref **G 517/SEQ 08** Rev



FORMATION OF POOL + GYM FLOOR

- BUILD UP BLOCK WALLS TO FORM POOL AND SLEEPER WALLS
- LAY PRECAST CONCRETE BEAMS + BLOCK TO FORM GYM FLOOR + SLOPE OF POOL BOTTOM.

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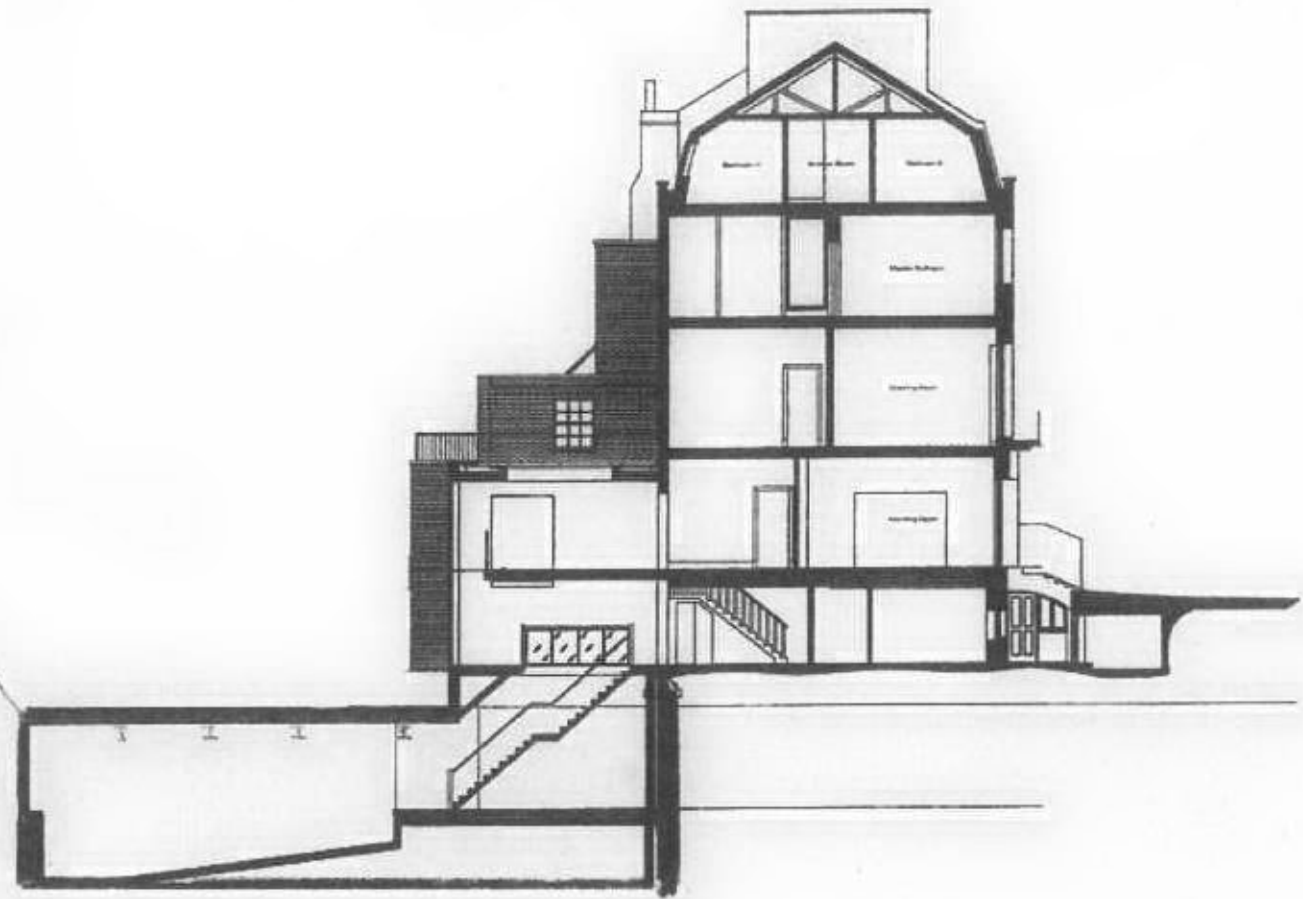
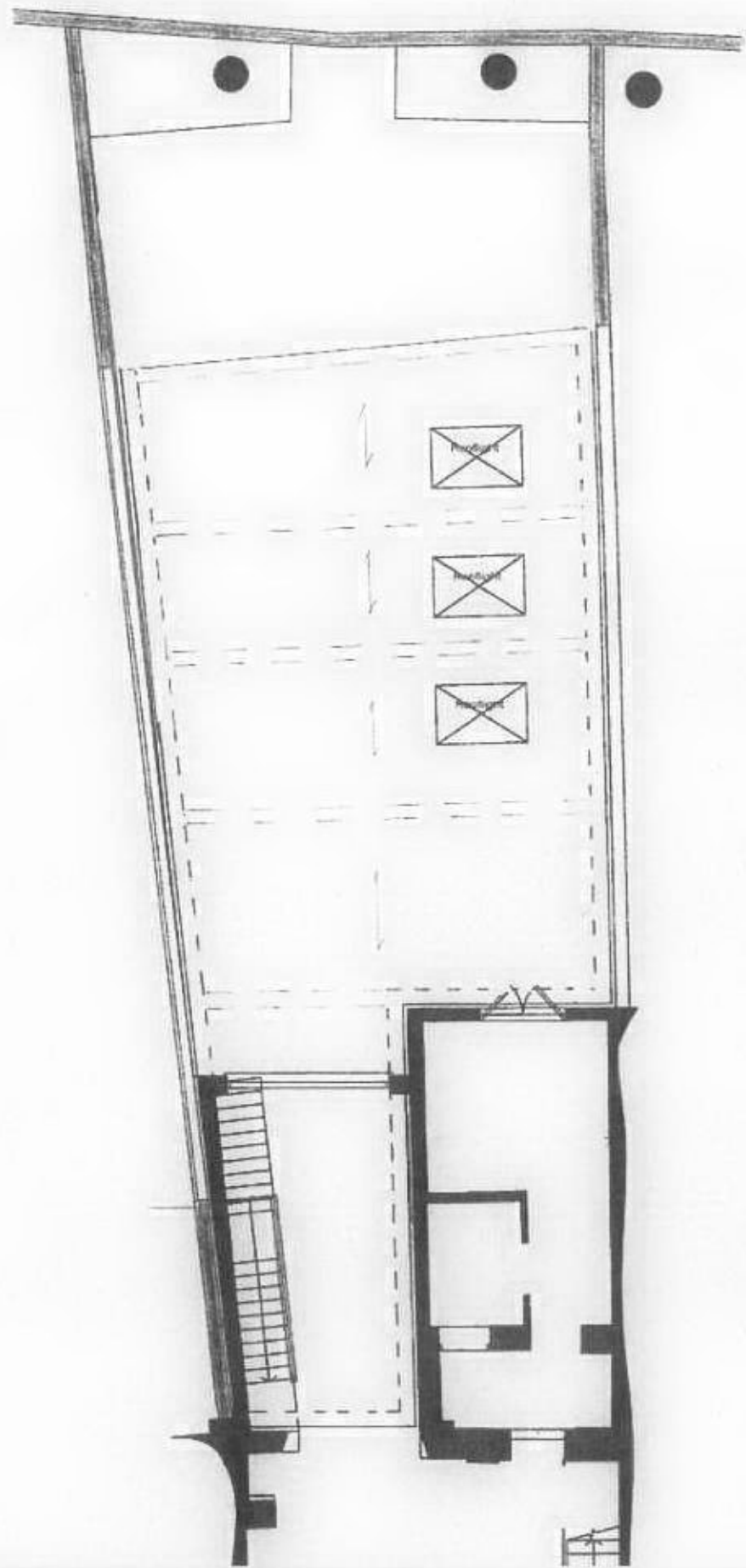
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ASSUMED SEQUENCE OF CONSTRUCTION
 TO FORM PROPOSED BASEMENT

STAGE 9

Date OCT 2008 Scale 1:100/1:200 @ A3

Ref **G 517/SEQ 09** Rev



BASEMENT ROOF CONSTRUCTION

- SPAN STEEL BEAMS ACROSS ROOF SPAN
- FIX PROFILED METAL DECKING BETWEEN BEAMS AS PERMANENT FORMWORK. ROOF LIGHTS TRIMMED TO SUIT
- CAST REINFORCED CONCRETE ROOF SLAB, TIE REINFORCEMENT TO WALLS TO ENSURE PROPPING ACTION.
- REMOVE FLYING SHORES.

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ASSUMED SEQUENCE OF CONSTRUCTION
TO FORM PROPOSED BASEMENT

STAGE 10

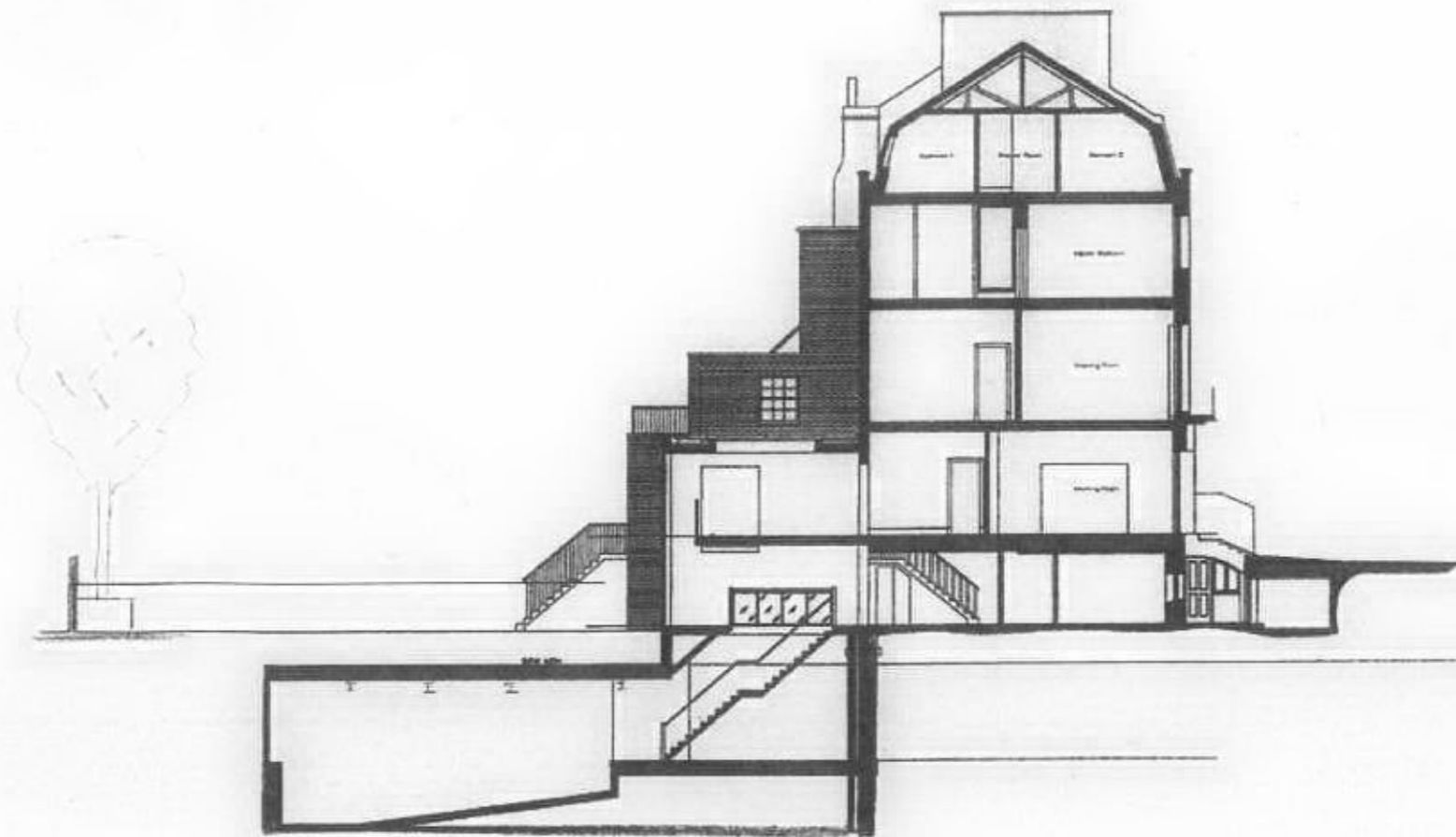
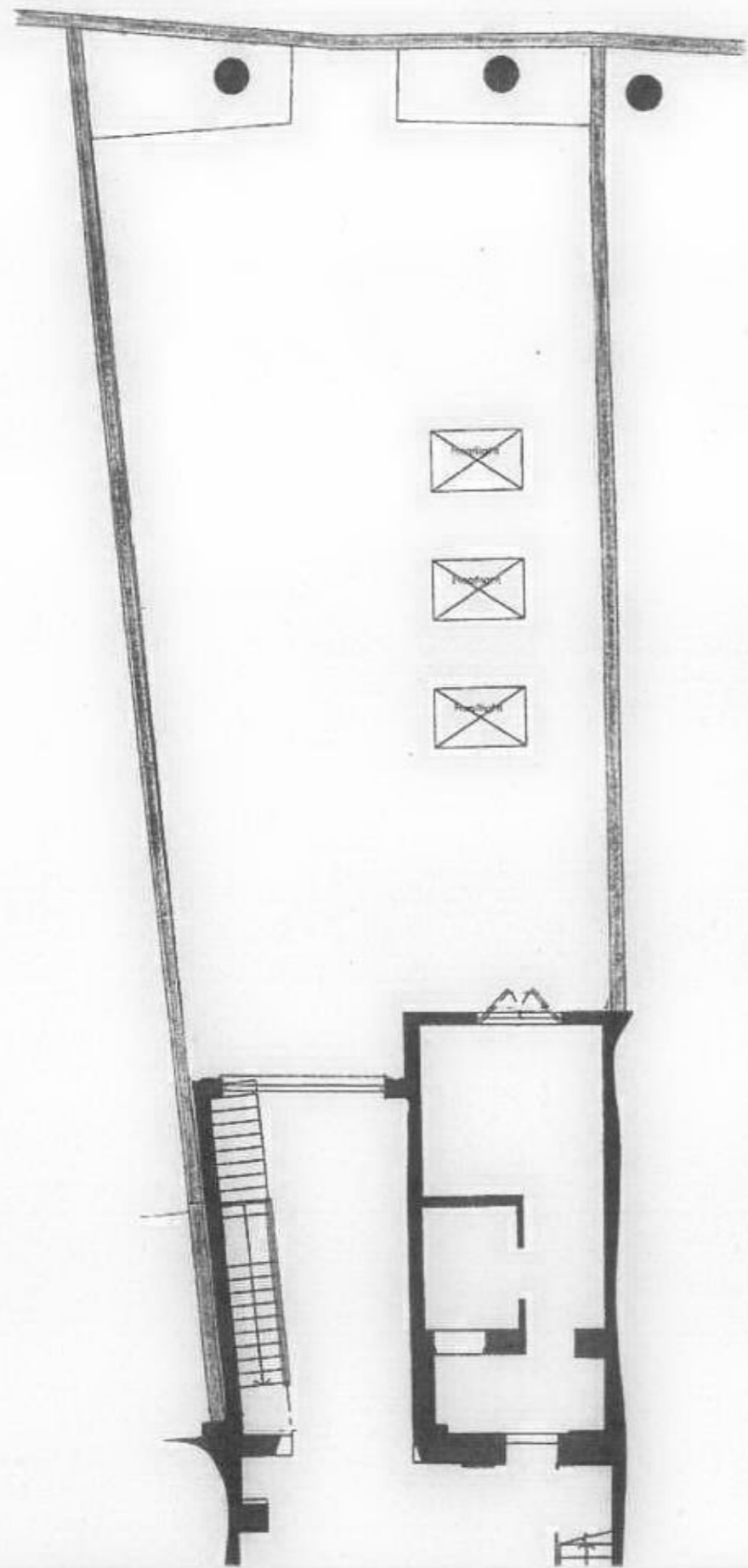
Date OCT 2008

Scale 1:100/1:200 @ A3

Ref

G 517/SEQ 10

Rev



COMPLETION WORKS

- TAKING MEMBRANE TO ROOF, LAPPED INTO WALLS, WITH PROTECTION OVER AND SOIL BACKFILL
- RE-CONNECT DRAINS/SERVICES AT GARDEN LEVEL
- RE-BUILD GARDEN WALLS TO MATCH ORIGINAL
- LANDSCAPE + PLANT GARDEN
- REMOVE TREE PROTECTION MEASURES
- PARTY WALL SURVEYORS REVIEW CONDITION OF PARTY WALLS - MADE GOOD AS NECESSARY

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ASSUMED SEQUENCE OF CONSTRUCTION
TO FORM PROPOSED BASEMENT

STAGE 11

Date OCT 2008

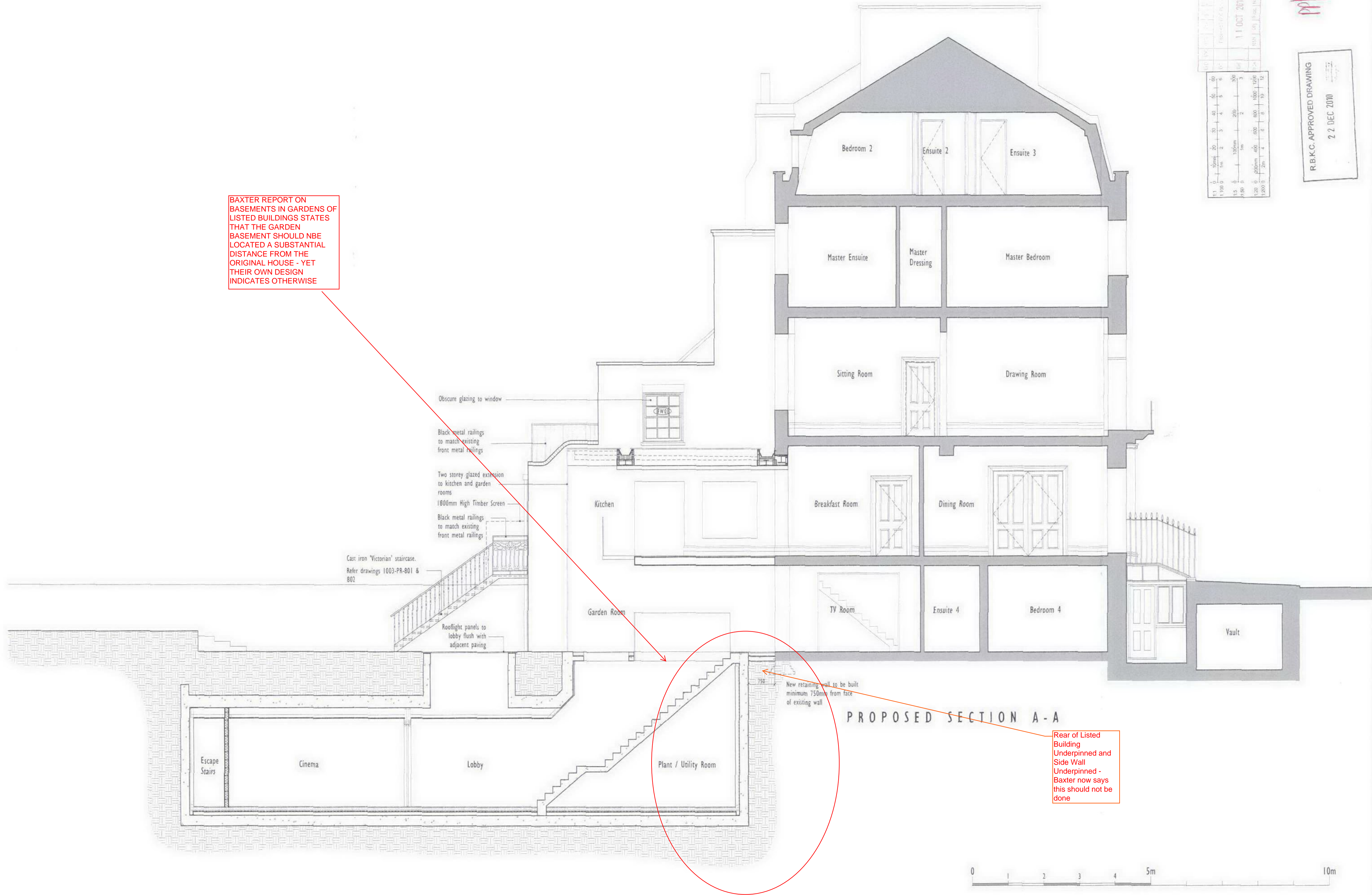
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Ref

G 517/SEQ 11

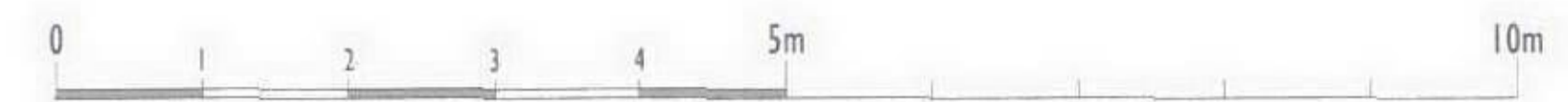
Rev

BAXTER REPORT ON BASEMENTS IN GARDENS OF LISTED BUILDINGS STATES THAT THE GARDEN BASEMENT SHOULD NBE LOCATED A SUBSTANTIAL DISTANCE FROM THE ORIGINAL HOUSE - YET THEIR OWN DESIGN INDICATES OTHERWISE



PROPOSED SECTION A-A

Rear of Listed Building Underpinned and Side Wall Underpinned - Baxter now says this should not be done



1:1	0	100mm	20	30	40	50	60	70	80	90	100
1:5	0	200mm	40	60	80	100	120	140	160	180	200
1:20	0	1000mm	200	400	600	800	1000	1200	1400	1600	1800
1:50	0	2000mm	400	800	1200	1600	2000	2400	2800	3200	3600
1:100	0	4000mm	800	1600	2400	3200	4000	4800	5600	6400	7200

1:1 OCT 2010

R.B.K.C. APPROVED DRAWING
22 DEC 2010

PP10/2014/A

40 Egeon Crescent
London, SW3 2EB

PROPOSED

24.06.10

1:50 @A1

1003-PL-271

Proposed Section A-A

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London W11 2SB
Tel: 020 7291 3333
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