

Project: 139-149 North King Street
Project no: 2340

Basement Impact Assessment Statement – LRD Stage 3

Introduction

CORA Consulting Engineers have been appointed as Consulting Civil and Structural Engineers for the proposed Student Residence at 139-149 North King Street

MOLA Architecture have developed the proposed building design for a seven storey building incorporating the existing masonry elevation on North King Street and the existing basement at the corner of North King Street and Bow Street.

CORA have reviewed the proposed layouts and coordinated the design with MOLA providing advice on the structural interventions required for the development.

Existing Basement

There is an existing basement at the North East corner of the site. The existing structural form includes reinforced concrete walls and floor systems and the ground floor over is formed with steel beams and composite concrete floor.

Proposed Basement

The basement footprint shall remain unchanged from the present situation. During the construction process the superstructure over shall be demolished including the ground level slab system. The walls and floor of the existing basement shall be retained. This process ensures that the adjacent protected façade system on North King St can be retained.

New foundation systems (piles & pile caps) can be locally introduced within the existing basement footprint to support the larger new superstructure over.

The area within the existing basement shall be serve as a plantroom and back of house uses so it can be designated as a grade 1 basement in accordance with BS8102.

Conclusion

Proposed works do not involve and substantial basement works such as excavations or significant temporary works, nor will the works in the existing basement impact any nearby structures.

Therefore the proposed development does not require a basement impact assessment.