



BASEMENT SOUTH WEST LONDON 347 UPPER RICHMOND ROAD, SW15 6XP



Customer

Loncor Homes Ltd.,
53 Davies Street, Mayfair, London,
W1K 5JH

Construction Period

November 2012 – April 2013

Design Team

Structural Engineers

Clark Smith Partnership,
75 Whitechapel Road,
London E1 1DU

Architects

Somorjay & Talliss Architects,
125 Mortlake High Street,
London SW14 8SN

M&E Consulting Engineers

URS Infrastructure & Environment UK Ltd.
6 – 8 Greencoat Place,
London, SW1P 1PL

DESCRIPTION

This project involved the construction of a single storey basement in a residential area of West London directly off a main arterial route, namely Upper Richmond Road.

Initially Japanese knotweed was removed from the site & the entire site area was decontaminated by a Specialist Contractor in the control & eradication of Japanese Knotweed. A detailed dilapidation survey of all adjacent structures was undertaken together with the diversion of existing services within the basement demise. The earth retention method deemed to be the safest & most cost effective solution by Clark Smith Partnership & Vision's Commercial Team was a King Post piled wall system. With this system steel H-piles were installed at intervals in a pre-augured, concrete infilled, excavation followed by gradual excavation of the site with continuous insertion of precast panels. This method was used successfully to ensure that the bulk excavation was undertaken in a safe manner without compromising the adjoining high rise structures. On this particular site localised pumping was sufficient to control ground water. A Voltex sodium bentonite waterproofing membrane was installed prior to casting the RC basement raft slab with a Triton cavity barrier system fixed to the basement floor & walls.

KEY FEATURES

- Great care & attention was taken to ensure that no structural deflection caused damage to adjoining properties.
- Letter drops were carried out on a weekly basis to ensure that the local residents were kept up to date on work activities which helped greatly with fostering good relations with the local community.
- Deliveries to site were carefully planned due to the fact that Upper Richmond Road is a main arterial route into Central London & also a Red Route Clearway as designated by Transport for London.