

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND THE SPECIFICATION.
2. REFER TO DRAWING 1617/01/009 FOR GENERAL NOTES.

A	COMPLETELY REVISED TO REFLECT ARCHITECT'S LATEST SCHEME	WG
4.7.11	ISSUED AS PART OF EXHIBIT	TR

**PARK HOUSE
ONSLow SQUARE**

PROPOSED SECTIONS C-C

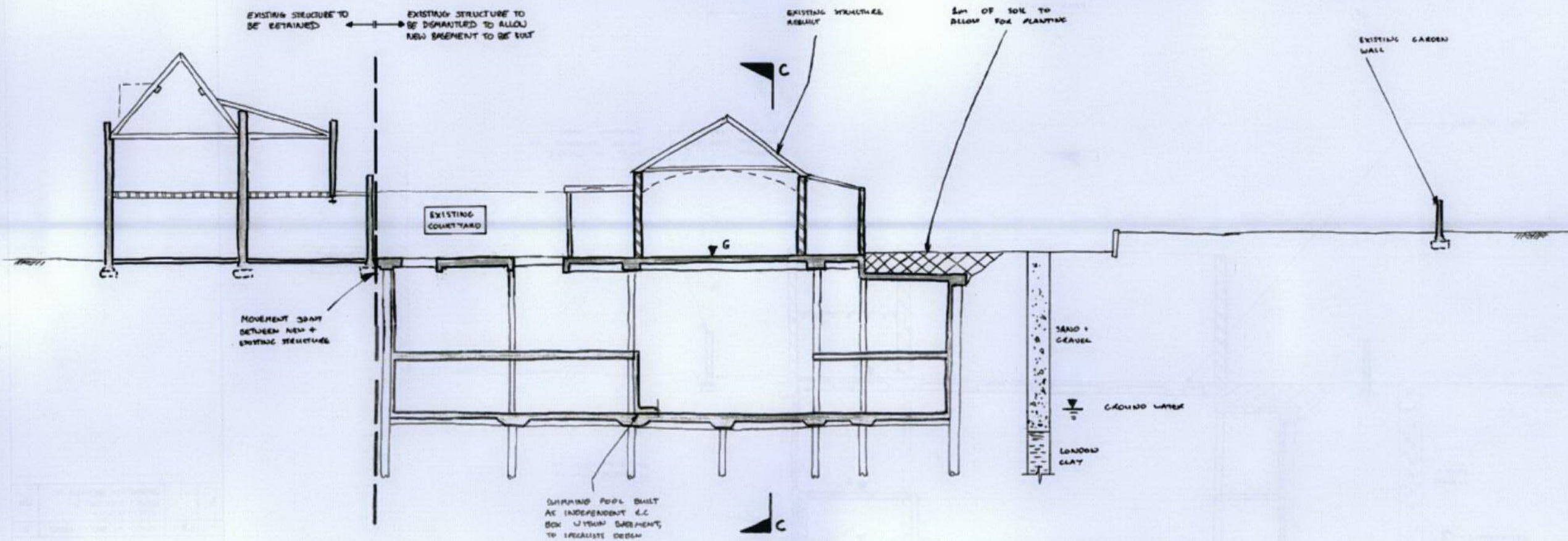
Drawn WG	Checked DJ
Date JUL '12	Scale (original - A1) 1:100

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2. REFER TO DRAWING 1617/01/009 FOR GENERAL NOTES.



SECTION E-E
1:100

A	COMPLETELY REVISED TO REFLECT ARCHITECT'S LATEST SCHEME	WG
ISSUED AS PART OF REPORT TR		

**PARK HOUSE
ONSLow SQUARE**

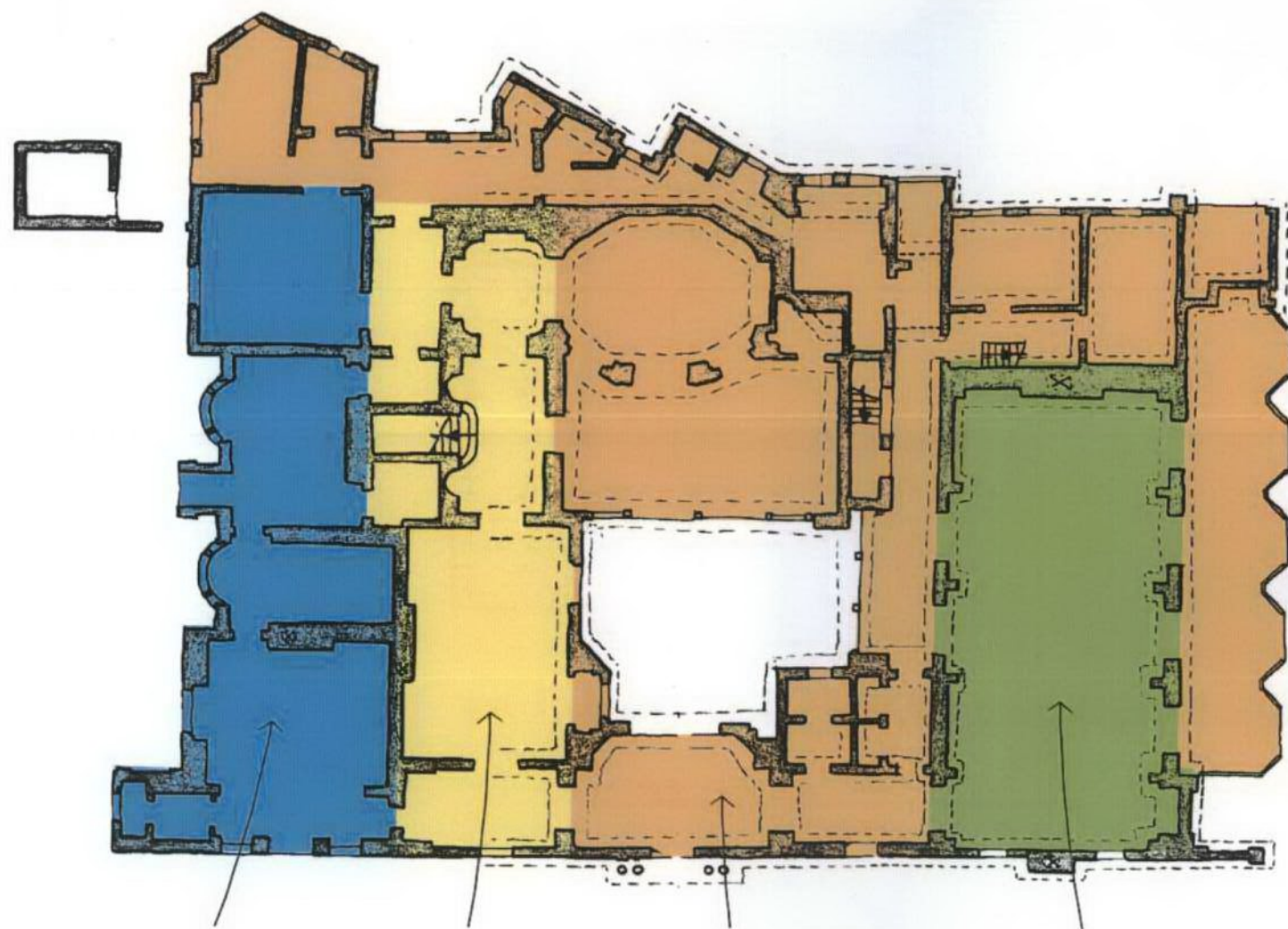
PROPOSED SECTION E-E

WG	TR
JUL '12	1:100

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1617/01/019	5 A
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ORIGINAL EXTENT OF
PELHELM COTTAGE
(BUILT 1841-42)

ORIGINAL EXTENT OF
PARK COTTAGE
(BUILT 1841-42)

LINK BUILDING

ORIGINAL EXTENS OF
VICTORIAN EXTENSION

GROUND FLOOR PLAN SHOWING PHASES
OF CONSTRUCTION
1:200

1) THIS DRAWING IS TO BE
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AND ENGINEERS DRAWINGS
AND SPECIFICATIONS

4.7.11 ISSUED AS PART OF REPORT TK

**PARK HOUSE
ONSLOW SQUARE**

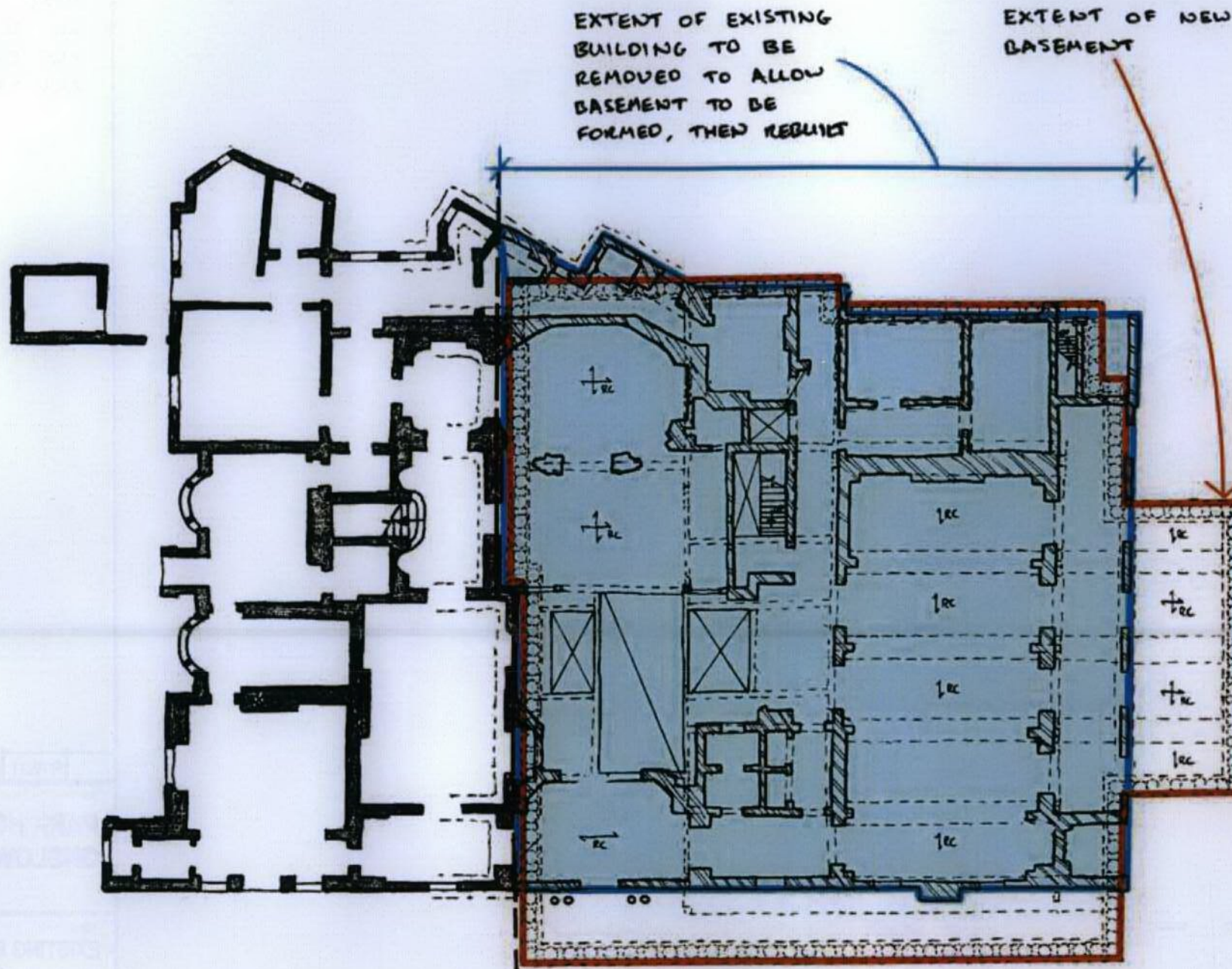
EXISTING BUILDING PLAN

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TR	DS
date	scale (original - A3)
MAY '11	1:200

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fig. no.	rev.
1617/01/002	-



EXTENT OF EXISTING
BUILDING TO BE
REMOVED TO ALLOW
BASEMENT TO BE
FORMED, THEN REBUILD

EXTENT OF NEW
BASEMENT

PROPOSED GROUND FLOOR PLAN SHOWING
THE EXTENT OF THE WORKS

1) THIS DRAWING IS TO BE
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AND ENGINEERS DRAWINGS
AND SPECIFICATIONS

4.7.11 ISSUED AS PART OF REPORT TR

**PARK HOUSE
ONSLow SQUARE**

EXTENT OF PROPOSED WORKS

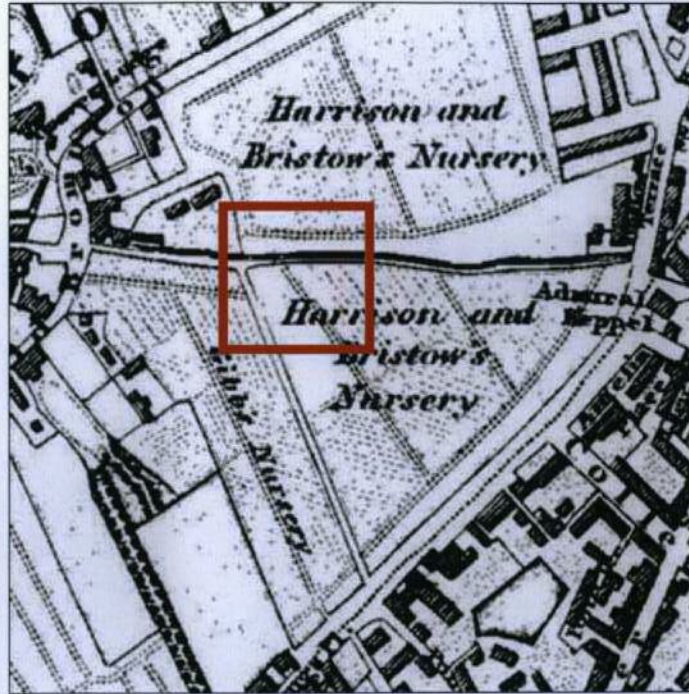
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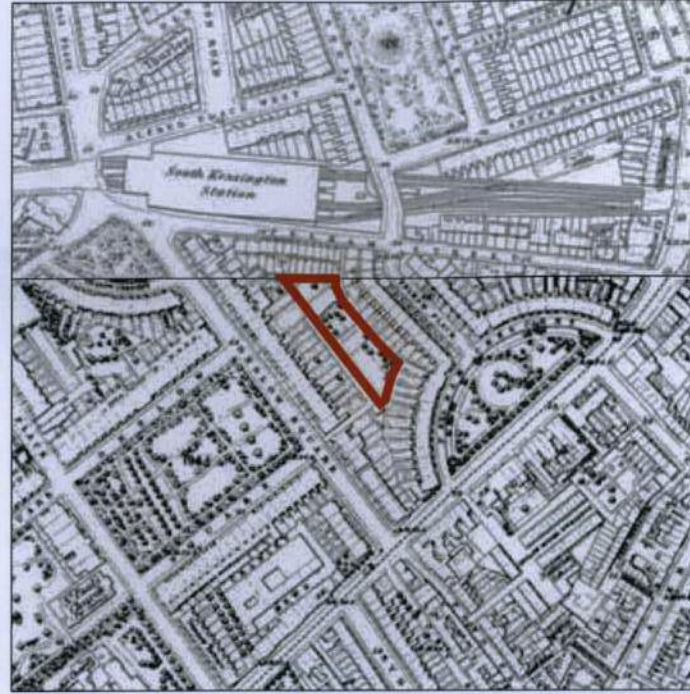
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Appendix B – History and Geology



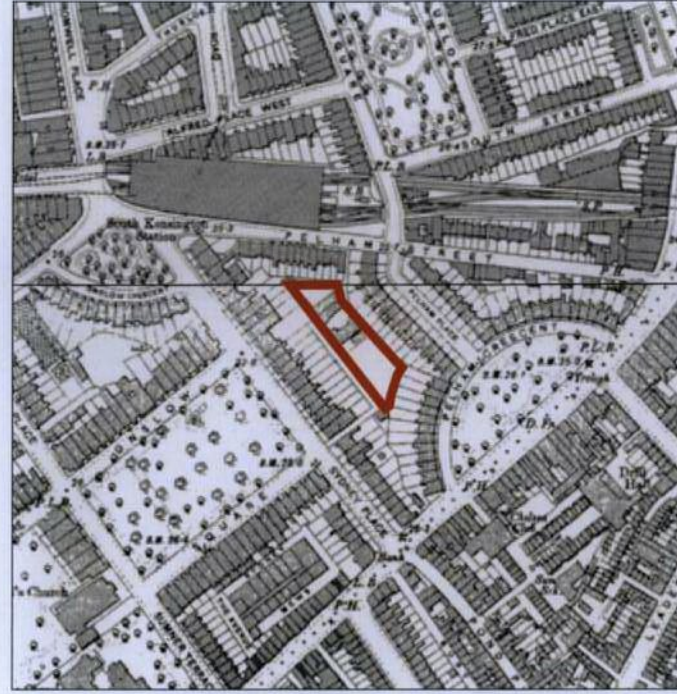
1826

THE SITE FORMS PART OF THE HARRISON AND BRISTOW NURSERY, WHICH STRETCHES BETWEEN BROMPTON ROAD TO THE NORTH AND FULHAM ROAD TO THE SOUTH



1865

IN 1841-42 TWO COTTAGES WERE BUILT ON THE SITE BY JAMES BONNIN. ONE, PELHAM COTTAGE, AS A RESIDENCE FOR BONNIN HIMSELF, THE OTHER WAS CALLED PARK COTTAGE AFTER ITS FIRST RESIDENT, THOMAS PARK. THESE TWO PROPERTIES CURRENTLY FORM THE TWO STOREY SECTION OF PARK HOUSE TO THE NORTH OF THE SITE. THE TERRACED PROPERTIES THAT ENCASE THE SITE ALONG PELHAM PLACE, PELHAM STREET, PELHAM CRESCENT, FULHAM ROAD AND ONSLOW SQUARE HAVE ALL BEEN CONSTRUCTED, AS HAS THE SMALL MEWS BUILDING TO THE REAR OF NO. 7 ONSLOW SQUARE. SOUTH KENSINGTON STATION AND THE ASSOCIATED UNDERGROUND TRAIN LINES HAVE BEEN CONSTRUCTED TO THE NORTH OF THE SITE.



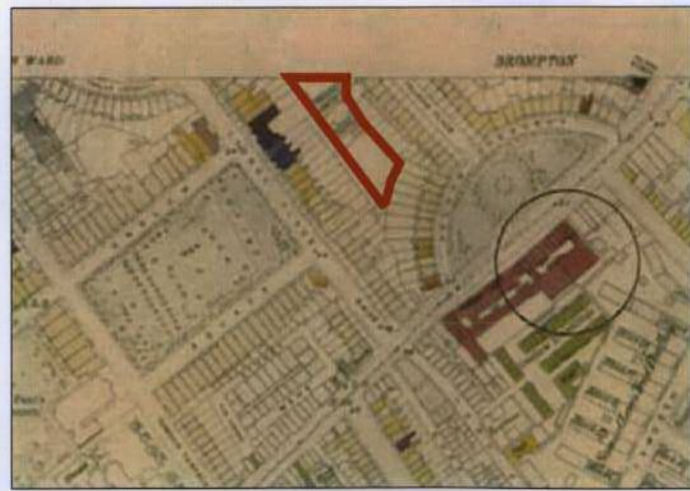
1894

IN 1888 A LARGE STUDIO WAS BUILT ON THE SITE TO THE SOUTH OF THE ORIGINAL COTTAGES, SEPARATED FROM THEM BY A STONE PAVED COURTYARD.



1914

LITTLE DAMAGE HAS OCCURRED TO THE SITE OR THE AREA SURROUNDING IT.



1940-45 BOMB DAMAGE

WORLD WAR 2 BOMB DAMAGE MAP - THIS MAP SHOWS THAT 5 OF THE TERRACED BUILDING TO THE SOUTH OF THE SITE WERE DAMAGED BEYOND REPAIR. 10 OF THE TERRACED PROPERTIES AROUND THE SITE SUFFERED GENERAL BLAST DAMAGE. THE BUILDINGS ON THE SITE ARE NOT NOTED AS HAVING SUFFERED ANY DAMAGE



1987

THE ORIGINAL TERRACED HOUSES THAT WERE DAMAGED BEYOND REPAIR IN WORLD WAR 2 HAVE BEEN REPLACED WITH NEW BUILDINGS COMPRISING MULTIPLE DWELLINGS. THE COTTAGES AND THE 1888 STUDIO EXTENSION ARE STILL SHOWN AS SEPARATE DWELLINGS. SINCE 1987 THE COTTAGES HAVE BEEN JOINED TO THE STUDIO WITH TWO SINGLE STORY LINK BUILDINGS TO CREATE A CENTRAL COURTYARD.

KEY:

- BLACK = TOTAL DESTRUCTION
- PURPLE = DAMAGE BEYOND REPAIR
- DARK RED = SERIOUSLY DAMAGED, DOUBTFUL IF REPAIRABLE
- LIGHT RED = SERIOUSLY DAMAGED BUT REPAIRABLE AT COST
- ORANGE = GENERAL BLAST BUT NOT STRUCTURAL
- YELLOW = BLAST DAMAGE MINOR IN NATURE
- LIGHT BLUE = CLEARANCE AREAS
- LIGHT GREEN = CLEARANCE AREAS

○ V1 FLYING BOMB OR V2 LONG RANGE ROCKET

- NOTES
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND THE SPECIFICATION.
 2. REFER ALSO TO THE SURVEY OF LONDON VOL. XL, SOUTH KENSINGTON.

22.06.11	ISSUED AS PART OF REPORT	TR
04.04.11	ISSUED FOR INFORMATION	TR

**PARK HOUSE
ONSLOW SQUARE**

**SUMMARY OF HISTORICAL
DEVELOPMENT OF SITE**

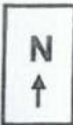
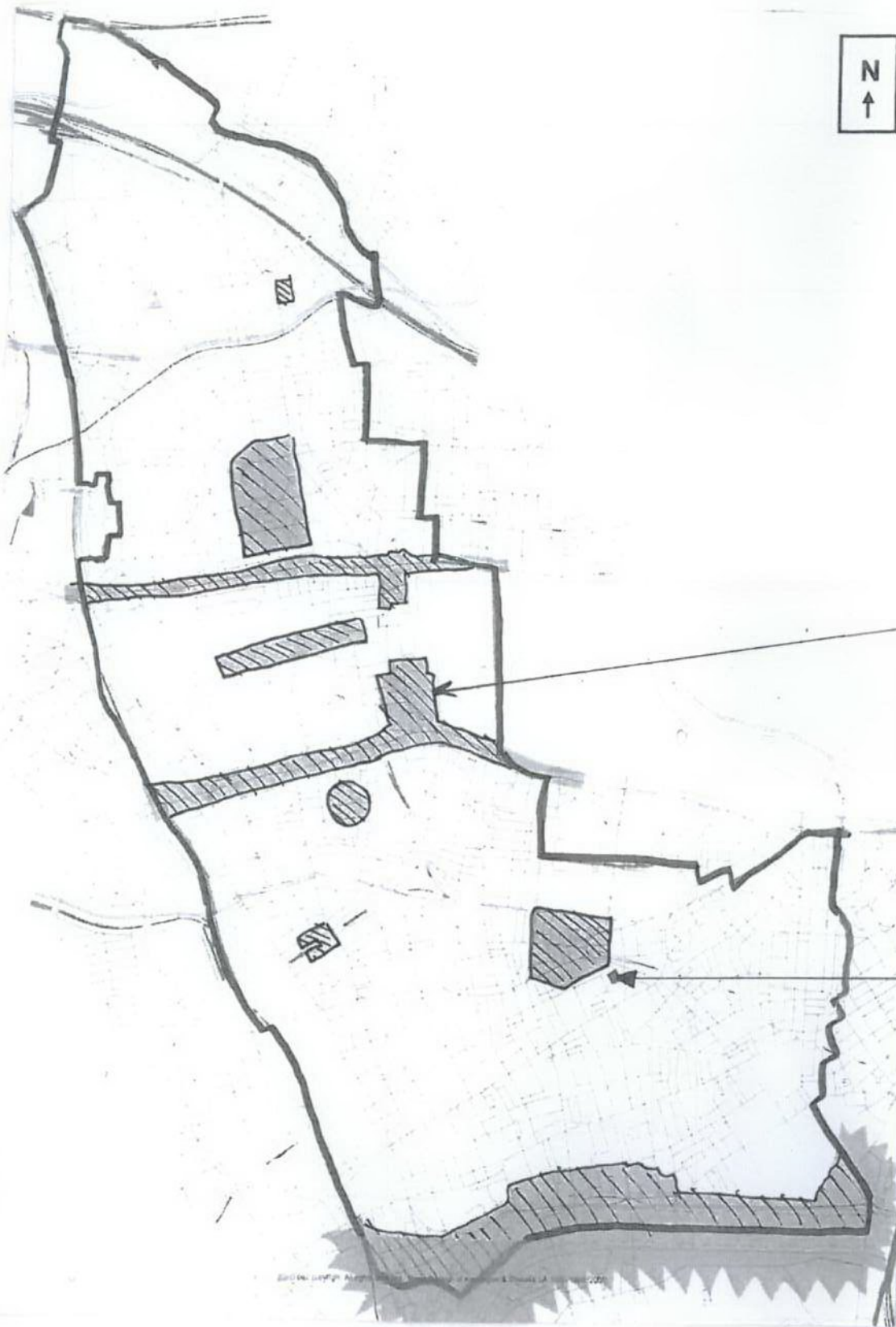
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fig. no. 1617/01/004	ref.
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ZONES OF SPECIAL
ARCHAEOLOGICAL POTENTIAL
SHOWN THUS: 

PARK HOUSE DOES NOT
FALL INTO A SAFEGUARDED
ZONE OF SPECIAL
ARCHAEOLOGICAL POTENTIAL

- notes
- 1) THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS
 - 2) PLAN OF SAFEGUARDED ZONES OF SPECIAL ARCHAEOLOGICAL POTENTIAL TAKEN FROM "RBKC TOWN PLANNING POLICY ON SUBTERRANEAN DEVELOPMENT"

22.6.11 ISSUED AS PART OF REPORT TR

job
**PARK HOUSE
ONSLOW SQUARE**

title
**PLAN SHOWING SAFEGUARDED
ZONES OF SPECIAL
ARCHAEOLOGICAL POTENTIAL**

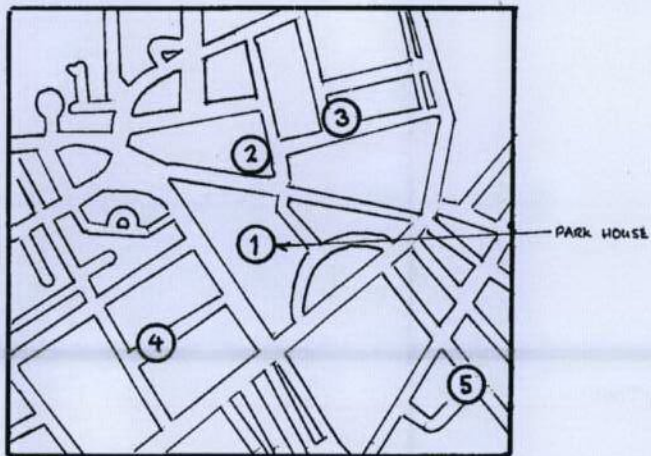
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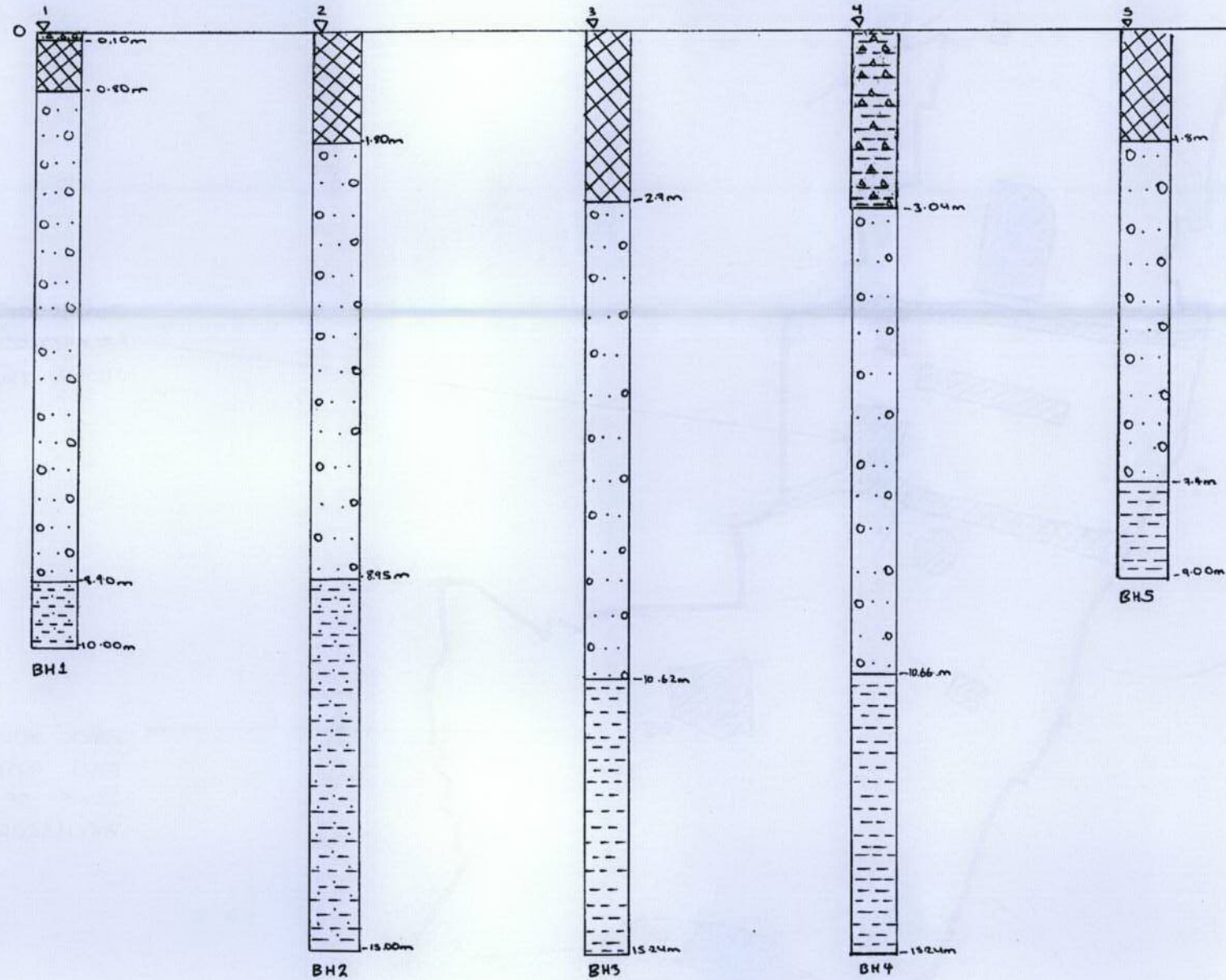
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KEY PLAN



KEY

-  MADE GROUND
-  SANDY GRAVEL
-  SILTY CLAY
-  LONDON CLAY
-  GRAVELLY CLAY



- NOTES
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATION.
 2. INFORMATION SHOWN IN THIS DRAWING IS TAKEN FROM
 - SITE INVESTIGATION CARRIED OUT BY HERTS & ESSEX SITE INVESTIGATIONS ON 3/9/07
 - BGS BOREHOLE LOGS
 3. REFER TO THE BGS BOREHOLE LOGS FOR DETAILS

22.6.11	ISSUED AS PART OF WORK	TR
4.4.11	ISSUED FOR INFORMATION	TR

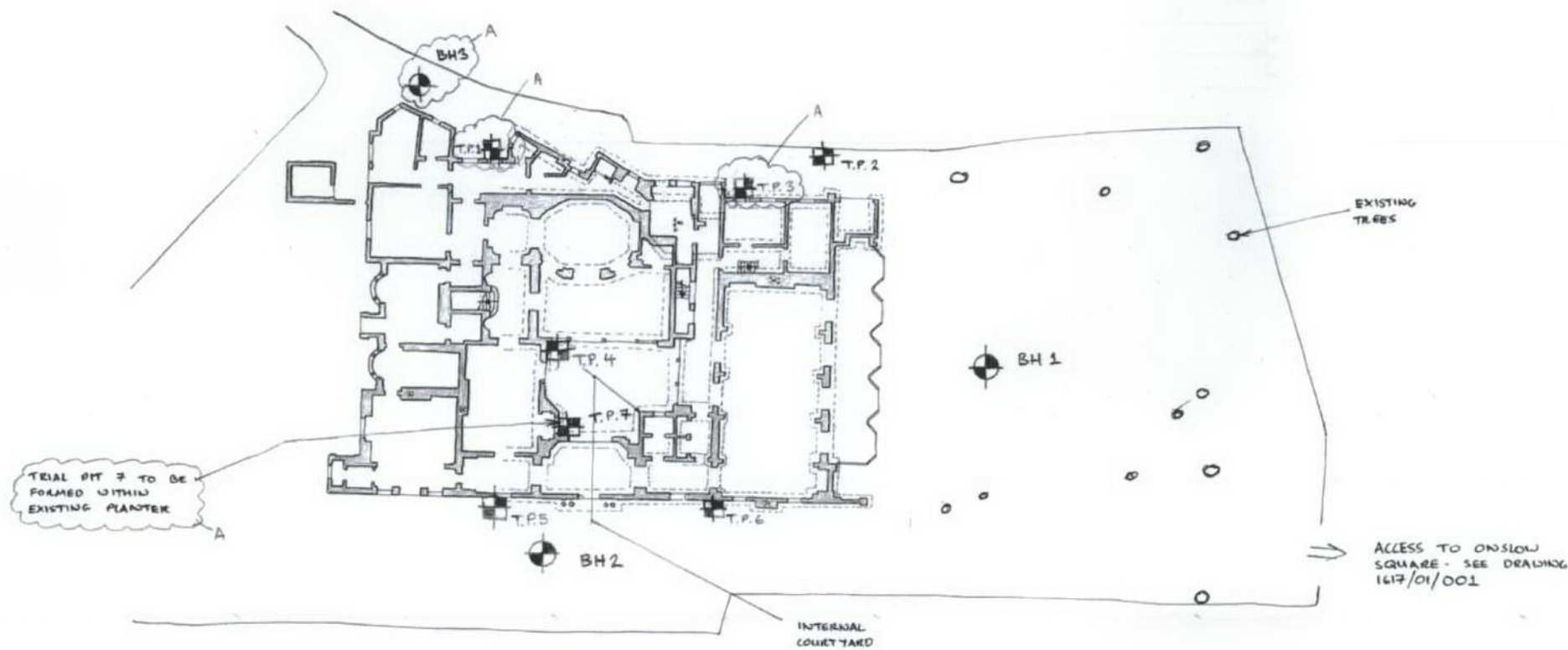
PARK HOUSE, ONSLOW SQUARE

GEOLOGICAL SUMMARY OF THE AREA

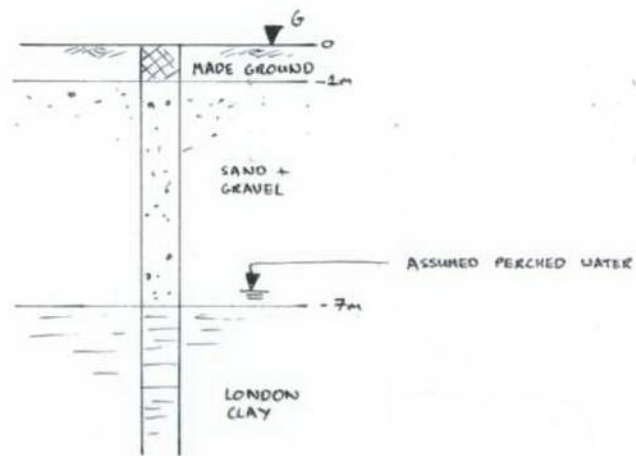
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date: MAR '11
scale: original - A1
NTS

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fig. no. **1617/01/006**

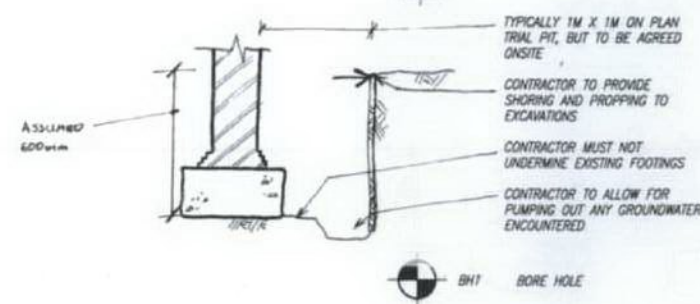


SITE PLAN 1:200



ASSUMED GROUND CONDITIONS

BASED ON BORE HOLE RECORDS FROM HERTS & ESSEX SITE INVESTIGATIONS REPORT DAH/7006, CARRIED OUT ON THE SITE



10. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF HEALTH & SAFETY AT WORK ACT 1974, INCLUDING HEALTH & SAFETY EXECUTIVE APPROVED CODES OF PRACTICE AND GUIDANCE NOTES.
11. KEY:
 - TP1 TRIAL PIT
 - BH1 BORE HOLE
12. THE CONTRACTOR SHOULD MAKE ENQUIRIES OF THE VARIOUS BODIES TO SATISFY HIMSELF AS TO THE EXACT LOCATION AND EXTENT OF ANY EXISTING SERVICES ON SITE. WHERE THE PRESENCE OF UNDERGROUND SERVICES IS SUSPECTED EXPLORATORY HOLES SHALL BE STARTED BY MEANS OF HAND EXCAVATION. REPAIRS TO ANY DAMAGED SERVICES SHALL REMAIN THE CONTRACTORS RESPONSIBILITY.
13. THE CONTRACTOR IS REMINDED THAT THE BUILDING IS CURRENTLY IN USE. THESE INVESTIGATION WORKS MUST BE CARRIED OUT CAREFULLY, WITH THE MINIMUM DISTURBANCE TO THE EXISTING FABRIC.
14. THE SITE INVESTIGATION IS TO BE CARRIED OUT A TIMES ACCEPTABLE TO THE CLIENT. THE CLIENT IS TO BE KEPT FULLY INFORMED OF THE PROGRESS OF THE WORKS BY THE CONTRACTOR.

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
2. THE POSITION OF ALL INVESTIGATIVE WORKS ARE APPROXIMATE ONLY. FINAL POSITIONS TO BE AGREED ON SITE WITH ENGINEER.
3. THE CONTRACTOR SHOULD MAKE ENQUIRIES OF THE VARIOUS BODIES TO SATISFY HIMSELF AS TO THE EXACT LOCATION AND EXTENT OF ANY EXISTING SERVICES ON SITE. WHERE THE PRESENCE OF UNDERGROUND SERVICES IS SUSPECTED EXPLORATORY HOLES SHALL BE STARTED BY MEANS OF HAND EXCAVATION. REPAIRS TO ANY DAMAGED SERVICES SHALL REMAIN THE CONTRACTORS RESPONSIBILITY.
4. BOREHOLES TO BE 15M DEEP. STAND PIPES SHALL BE INSTALLED IN ALL BOREHOLES TO ALLOW THE LONG TERM MEASUREMENT OF WATER LEVELS. CONTRACTOR TO RECORD THE WATER LEVEL WHEN THE BOREHOLE IS FORMED, WHEN HE FINISHES THE SITE INVESTIGATION, AND BI-MONTHLY FOR THE FOLLOWING 12 MONTHS.
5. THE CONTRACTOR SHALL ENSURE THAT THE STABILITY OF THE BUILDING AND ADJOINING PREMISES IS MAINTAINED AT ALL STAGES OF THE SITE INVESTIGATION WORKS, AND PROGRAMME THE WORKS ACCORDINGLY.
6. THE TRIAL PITS ARE TO BE EXCAVATED BY HAND OR MECHANICALLY AND ARE TO BE ADEQUATELY SUPPORTED TO ENABLE ACCESS TO UNDERTAKE THE SITE INVESTIGATION.
7. WHERE TRIAL PITS ARE REQUIRED TO BE LEFT OPEN FOR A PERIOD OF TIME, THE CONTRACTOR SHALL PROVIDE FENCING TOGETHER WITH ALL NECESSARY LIGHTS AND SIGNAGE. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE TRIAL PITS FROM ADVERSE EFFECTS OF THE WEATHER.
8. BACKFILLING OF THE PITS SHALL BE UNDERTAKEN AS SOON AS PRACTICABLE FOLLOWING INSPECTION BY THE ENGINEER, WITH MATERIAL REPLACED AT A SIMILAR DEPTH AS ENCOUNTERED. THE BACKFILLING SHOULD BE TO THE EXISTING LEVEL, WITH THE EXCAVATED MATERIAL COMPACTED IN LAYERS NOT EXCEEDING 225MM. ALL SLABS AND FINISHES NEED TO BE MADE GOOD TO MATCH EXISTING.
9. THE CONTRACTOR IS TO ALLOW FOR A FURTHER TRIAL PIT TO BE EXCAVATED, LOCATION TO BE AGREED ONSITE. THE CONTRACTOR IS TO ALLOW FOR EXTENDING 2 OF THE PROPOSED TRIAL PITS BY 1 SQUARE METER ON PLAN FOLLOWING THEIR INVESTIGATION.

A	0.6.12	BH'S, T.P.1 AND T.P.5 PLACED TO SUIT SITE ACCESS. NOTE RE T.P.2 ADDED	TR
	06.7.12	ISSUED FOR TENDR	TR

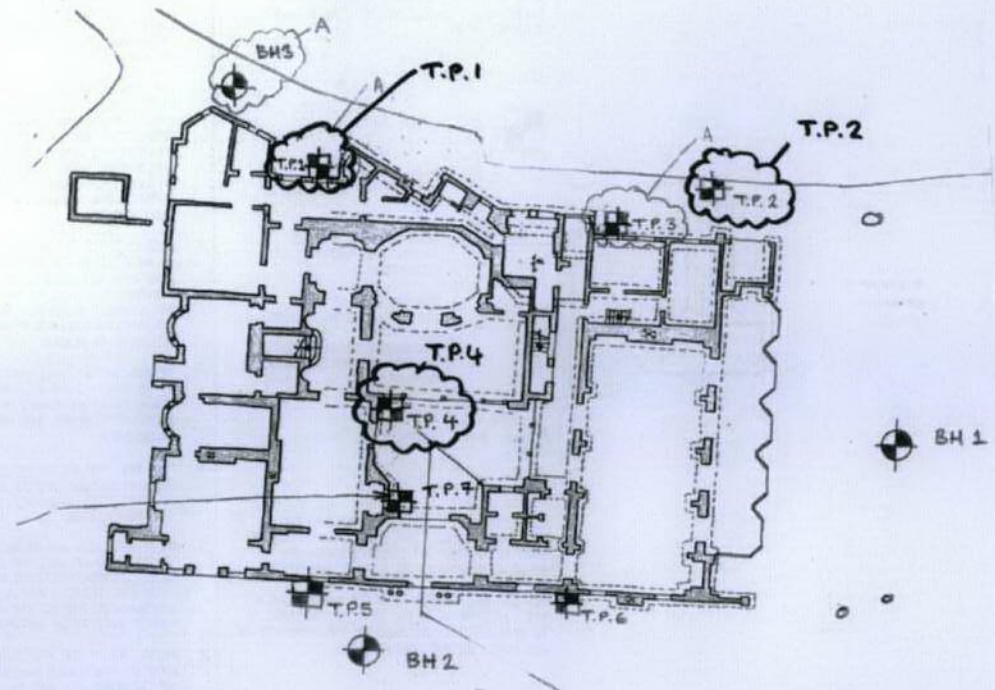
**PARK HOUSE
ONSLow SQUARE**

PROPOSED SITE INVESTIGATION

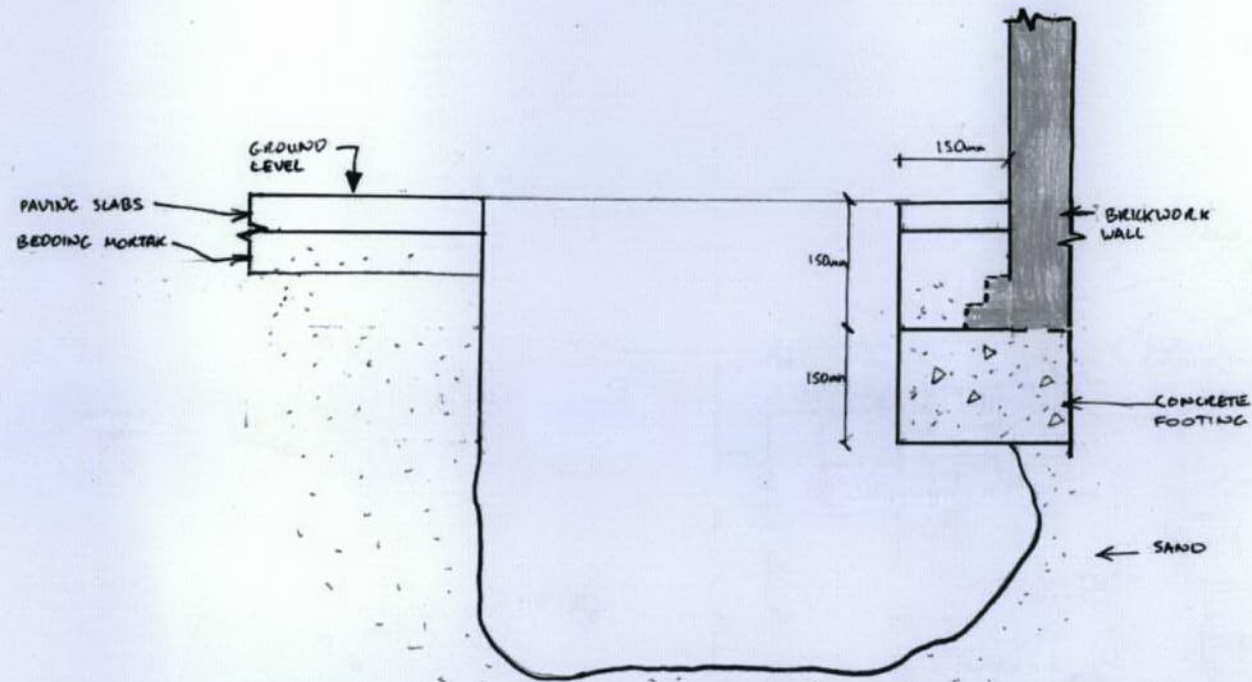
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date	scale (original - A1)
JULY '12	AS SHOWN

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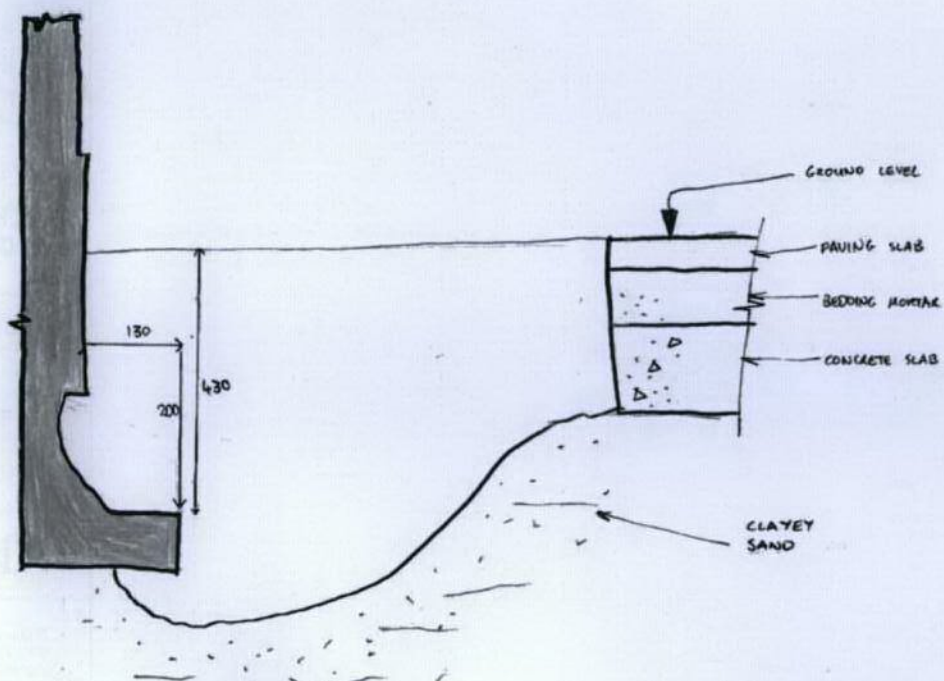
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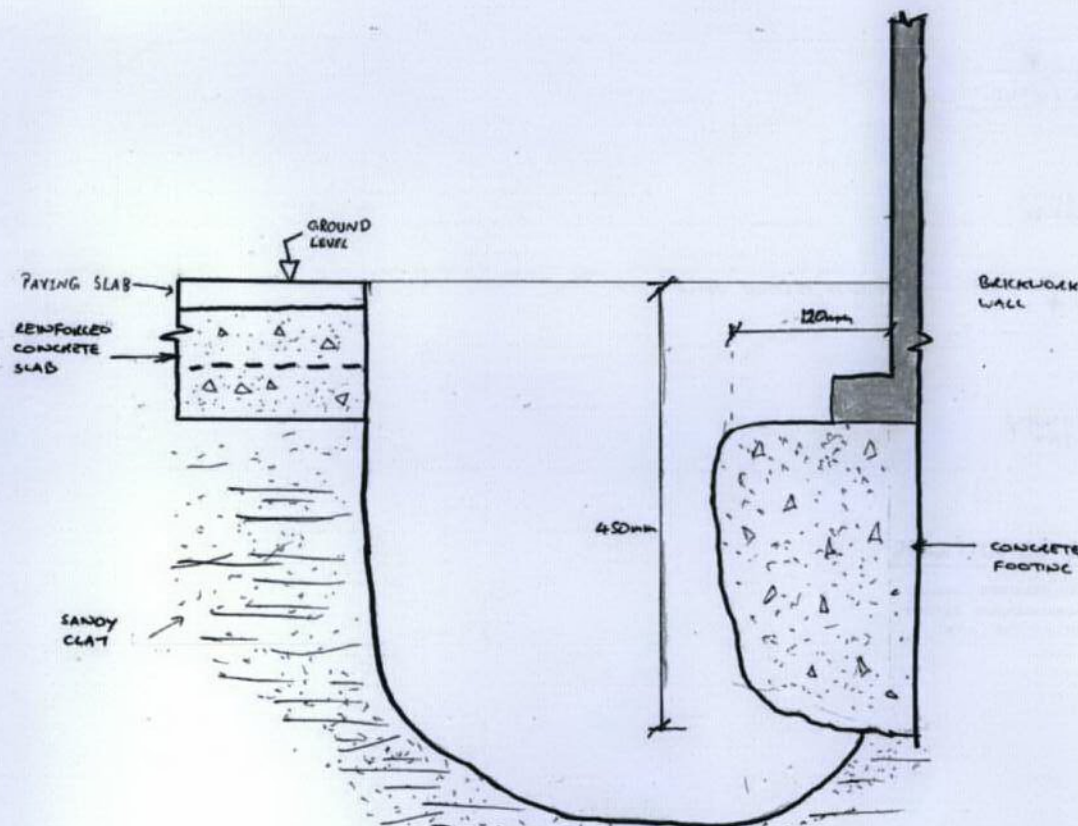
SITE PLAN
1:200



TRIAL PIT 2
1:5



TRIAL PIT 1
1:5



TRIAL PIT 4
1:5

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.

**PARK HOUSE
ONSLow SQUARE**

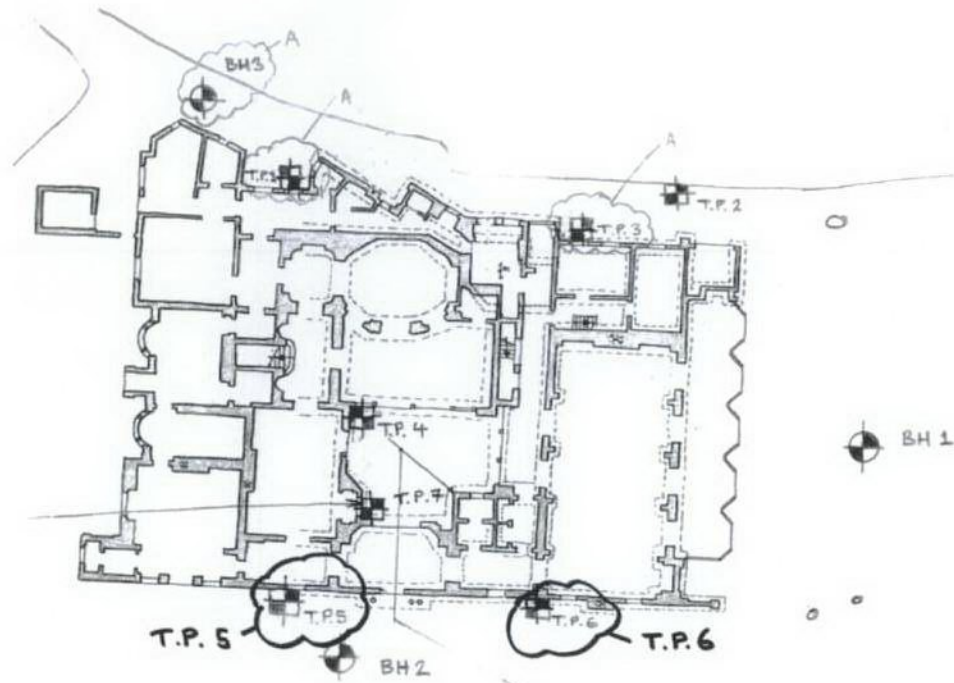
TRIAL PIT RESULTS FROM SITE
INVESTIGATION CARRIED OUT
BY RSK STATS IN AUGUST 2012
(1 OF 2)

drawn JR	checked TR
date AUG '12	scale (original - A1) AS SHOWN

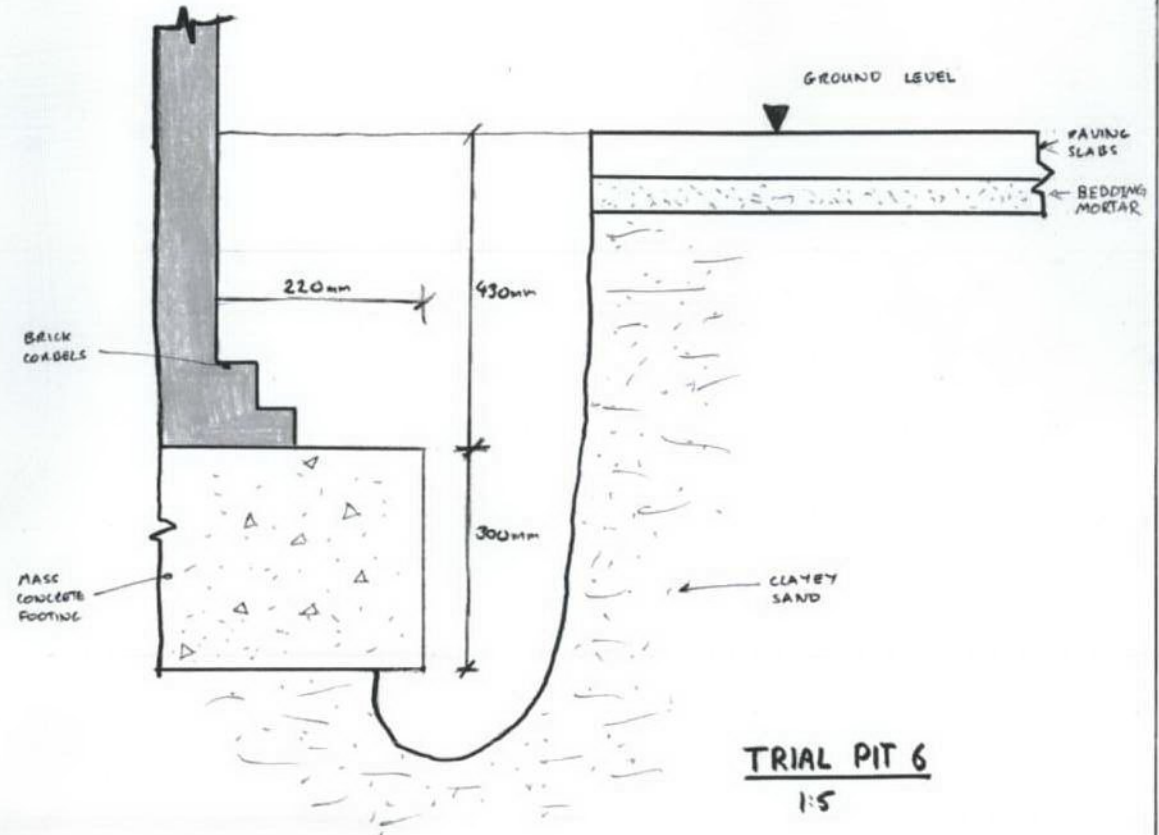
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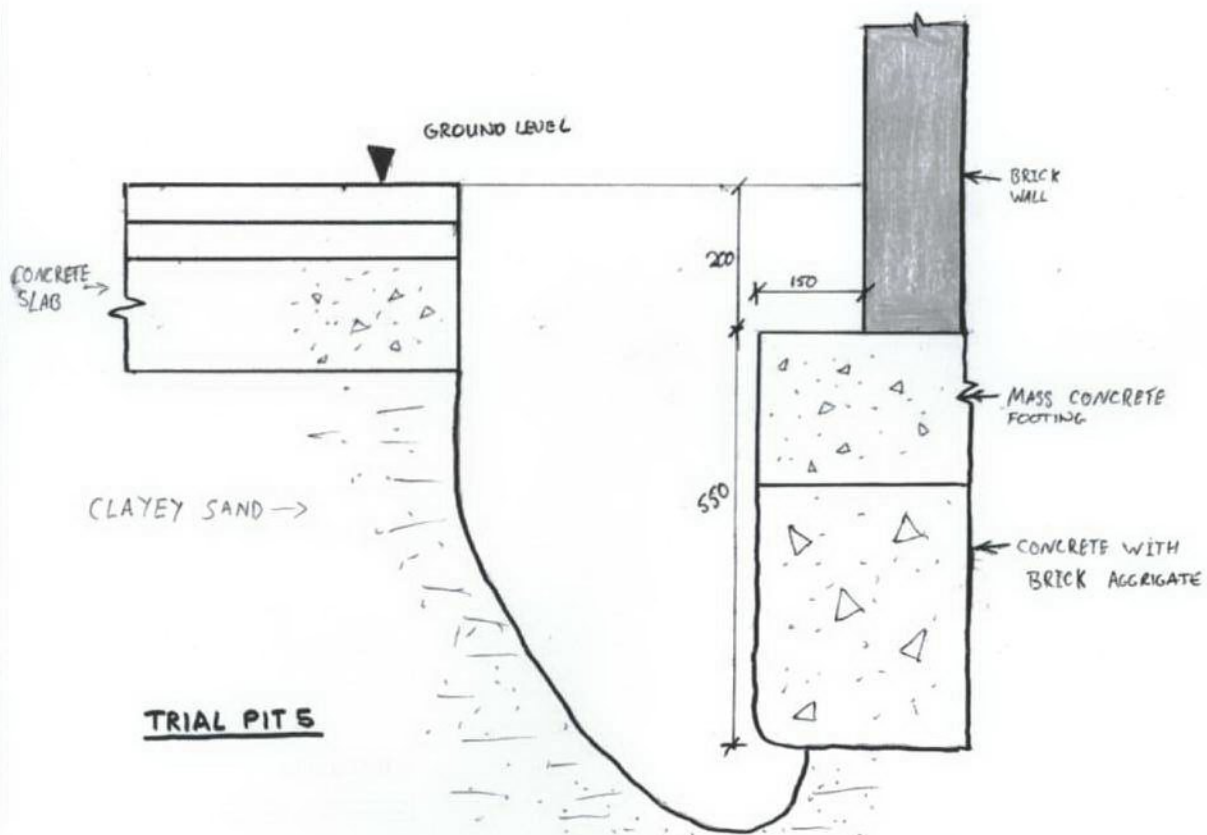
fig. no.
1617/01/S02



SITE PLAN
1:200



TRIAL PIT 6
1:5



TRIAL PIT 5

NOTE: TRIAL PITS 3 AND 7 WERE CARRIED OUT ONSITE, BUT NOT RECORDED BY ABA. REFER TO REPORT BY RSK STATS FOR DETAILS

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.

**PARK HOUSE
ONSLow SQUARE**

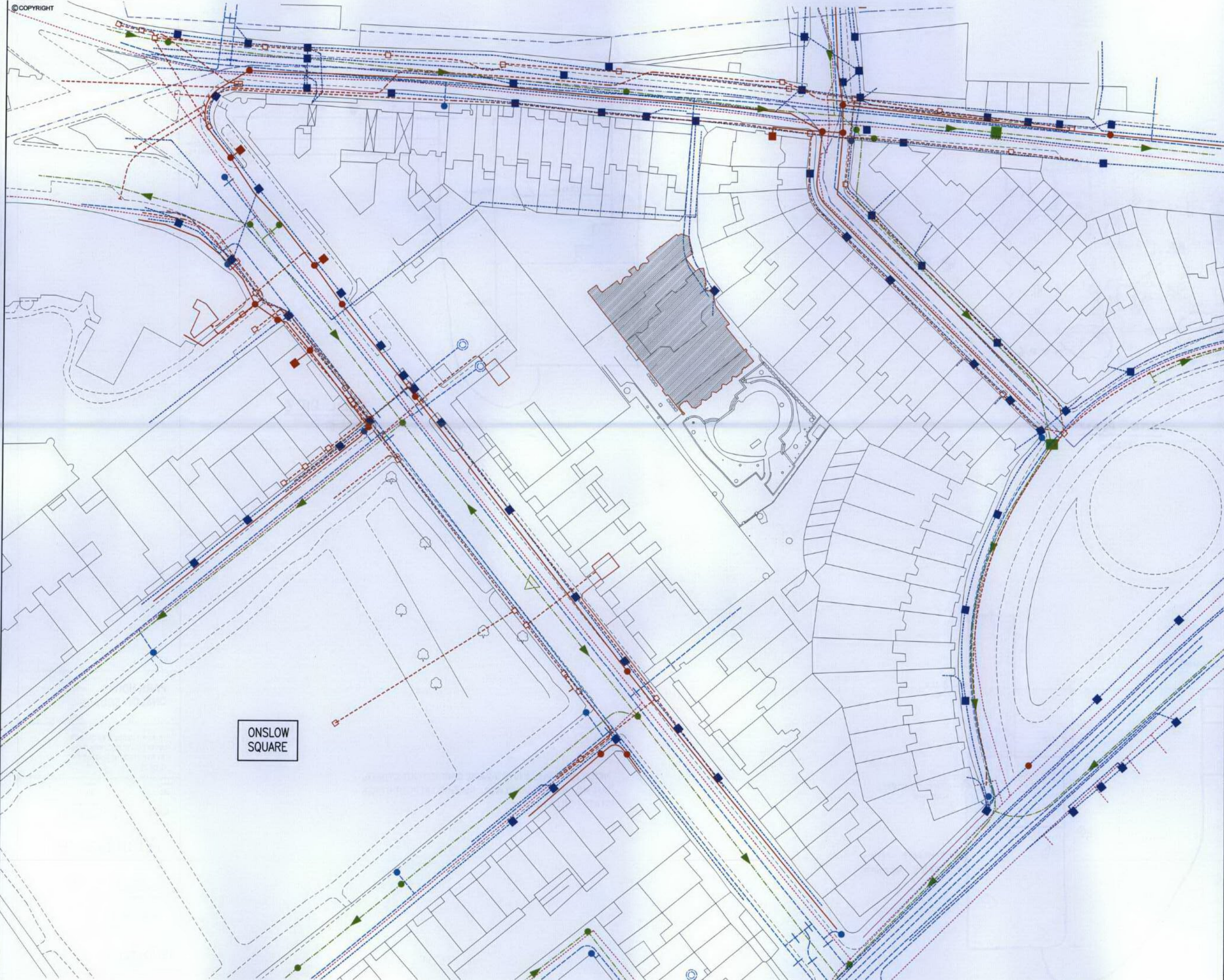
TRIAL PIT RESULTS FROM SITE INVESTIGATION CARRIED OUT BY RSK STATS IN AUGUST 2012 (2 OF 2)

Drawn JR	Checked TR
Date AUG '12	Scale (original - A1) AS SHOWN

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1617/01/S03



1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT AND ENGINEERS DRAWINGS AND THE SPECIFICATIONS.
2. THIS DRAWING SHOWS ALAN BAXTER & ASSOCIATES UNDERSTANDING OF THE APPROXIMATE LAYOUT OF BELOW GROUND SERVICES AROUND SITE OF THE LONDON HIPPODROME ONLY BASED ON RESPONSES RECEIVED FROM:
- BRITISH TELECOMMUNICATIONS
 - EDF ENERGY
 - TRANSCO GAS
 - THAMES WATER
 - CABLE & WIRELESS
3. THE CONTRACTOR IS TO SATISFY HIMSELF AS TO THE LOCATION AND EXTENT OF ALL EXISTING SERVICES BEFORE COMMENCING WORK.
4. THIS DRAWING IS INDICATIVE ONLY AND IT CANNOT BE RELIED UPON. IT DOES NOT SHOW ALL EXISTING SERVICES. REPAIRS TO DAMAGED SERVICES REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
5. KEY
- - - - - BRITISH TELECOMMUNICATIONS
 - - - - - EDF ENERGY - HIGH VOLTAGE
 - - - - - GT'S & PRIVATE GAS
 - THAMES WATER - WATER
 - THAMES WATER - SEWER
 - - - - - CABLE & WIRELESS
 - VIRGIN
-  PARK HOUSE
6. THE FOLLOWING STATUTORY SERVICES WERE CONTACTED AND HAVE CONFIRMED THAT THEY HAVE NO SERVICES IN THE AREA SHOWN ON THIS PLAN:
- GLOBAL CROSSING (UK) Ltd
 - ORANGE PCS
 - HUTCHINSONS NETWORK SERVICES
 - GLOBAL CROSSING PEC
 - McNICOLAS CONSTRUCTION SERVICES Ltd
 - ENERGIS COMMUNICATIONS
 - ENVOY

ON SLOW SQUARE

22.06.11 ISSUED AS PART OF REPORT		TR
PARK HOUSE ONSLOW SQUARE		
the EXISTING SITE PLAN SHOWING STATUTORY SERVICES		
Drawn VDI	checked TR	
Date JUNE '11	Scale scale (original - A1) NTS	
<h2>Alan Baxter</h2>		
75 Cowcross Street London EC1M 6EL tel 020 7250 1555 email aba@alanbaxter.co.uk www.alanbaxter.co.uk		
dig. no.	1617/01/008	rev.

3.2.4 Effect of heave on the proposed basement

The proposed basement will result in an overall decrease in load on the existing London Clay which underlies the site. This removal of load will cause the London Clay to locally swell over time, resulting in the ground below the site heaving. A void will be formed below the basement slab, which will allow for the local heaving of the ground.

3.2.5 Effect of groundwater on the proposed basement

The site investigation showed there to be ground water at a depth of around 8m below ground level. This groundwater will be monitored over the next 12 Months, to record any change in this level.

We have specified the new basement under the garden to be constructed with a secant piled wall, to prevent water in the soil, (from rainfall), from washing the sand and gravels into the basement excavation during construction. This will help to limit ground movements.

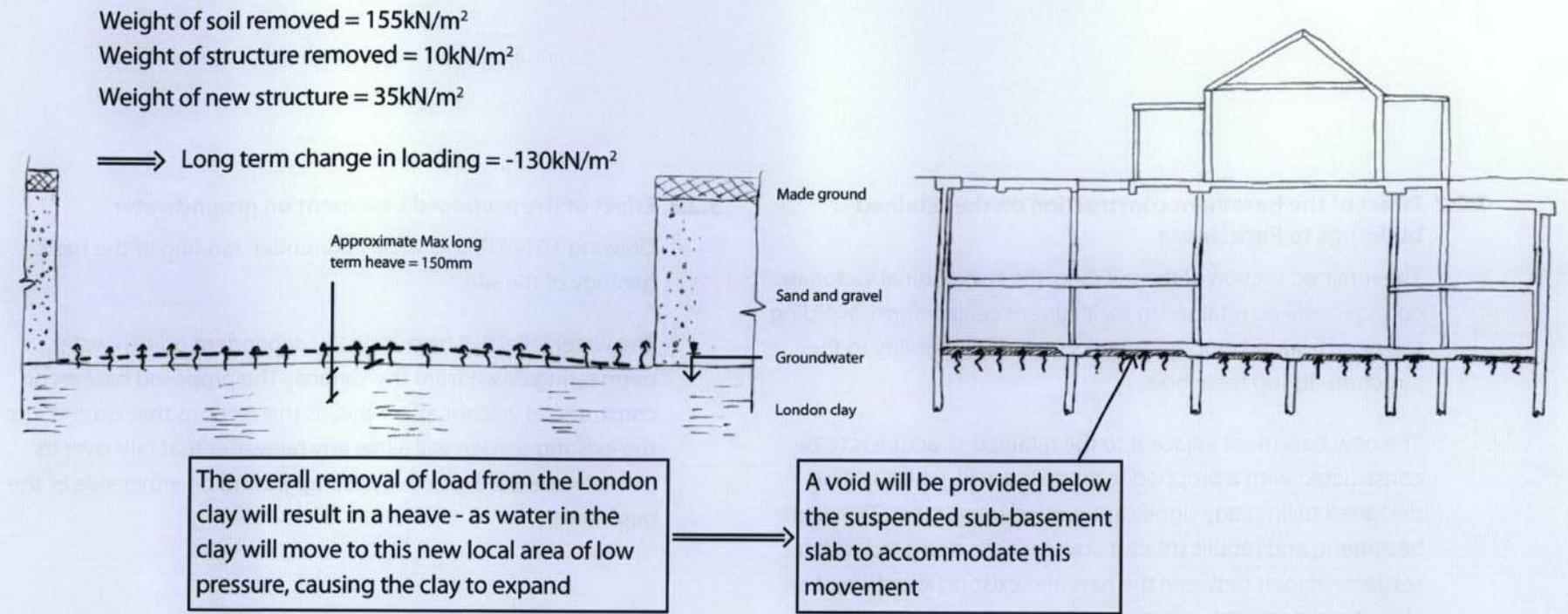
To help the basement deal with potential uplift forces that could result from rises in the water table level (such as a locally burst water main) the piles of the new basement have been designed to tie the basement down into the London Clay, as shown on drawing 1617/01/034.

3.2.6 Effect of the proposed basement on the existing trees

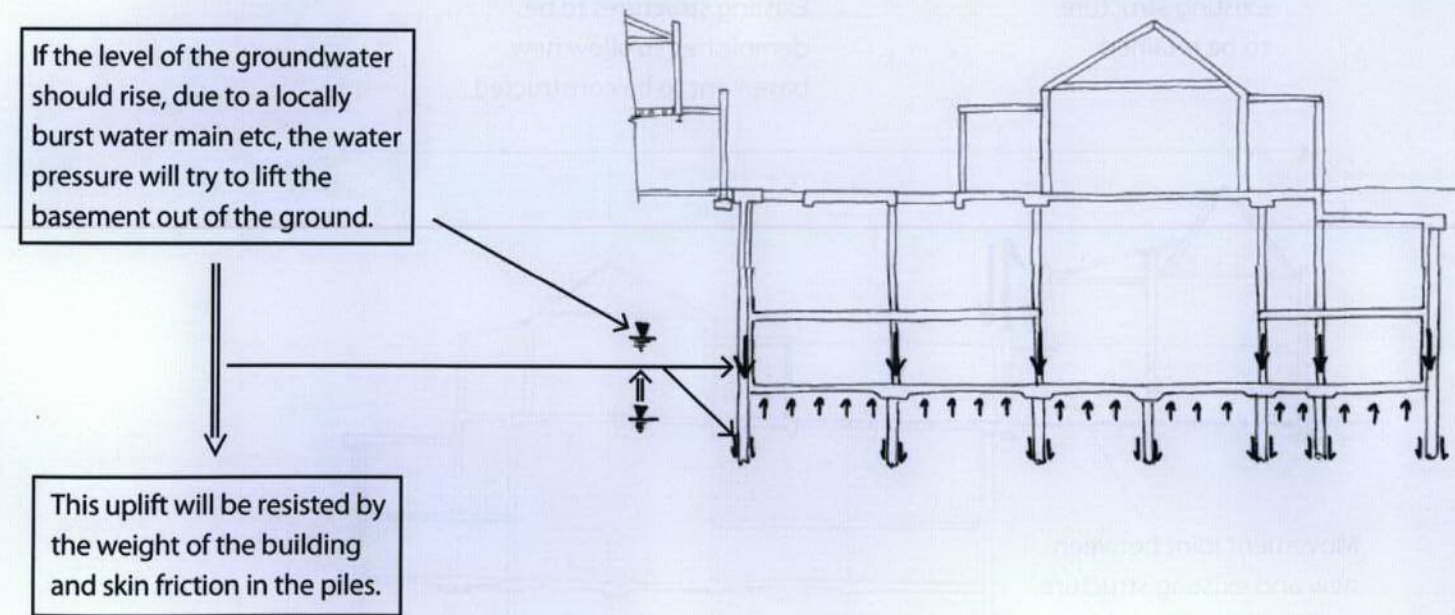
The basement has been specifically sized and positioned so as to avoid intruding into the root radius of the significant trees on the site as recommended by the arboriculturist, Duramen Consulting Ltd. Refer to the arboriculturists report for a more detailed study of the likely effects of the proposed basement on the existing trees.

3.2.7 Site access

The main access to the site is limited to a narrow opening through an archway, which is part of the listed terraced buildings facing on to Onslow Square. The sequence of construction assumed in the design of the new basement has considered how this entrance to the site can be used. Drawings 1617/01/045-047 in Appendix E show different options for how the excavated material from the new basement can be moved off the site. The total volume of excavated material will be approximately 7500m³ (allowing for a 1.5 bulking factor).



Effect of heave on new basement



Effect of groundwater on basement uplift

3.3 Form of new construction

3.3.1 Form of new basement

Refer to drawings 1617/01/015-019 for drawings showing the proposed structure.

The existing Victorian building to the South of the site and link buildings will be removed, including grubbing out the existing foundations.

The new basement and sub-basement, will be formed within a secant piled wall. A reinforced concrete basement and ground floor slab will restrain the piled wall, creating a stiff concrete box which will deal with horizontal hydrostatic and earth pressures through the plate action of the slabs and the cellular layout of the walls. The sub-basement slab will be suspended between the external walls of the basement and internal piles and ground beams, to allow a void to be formed below the slab to deal with the heave of the ground below.

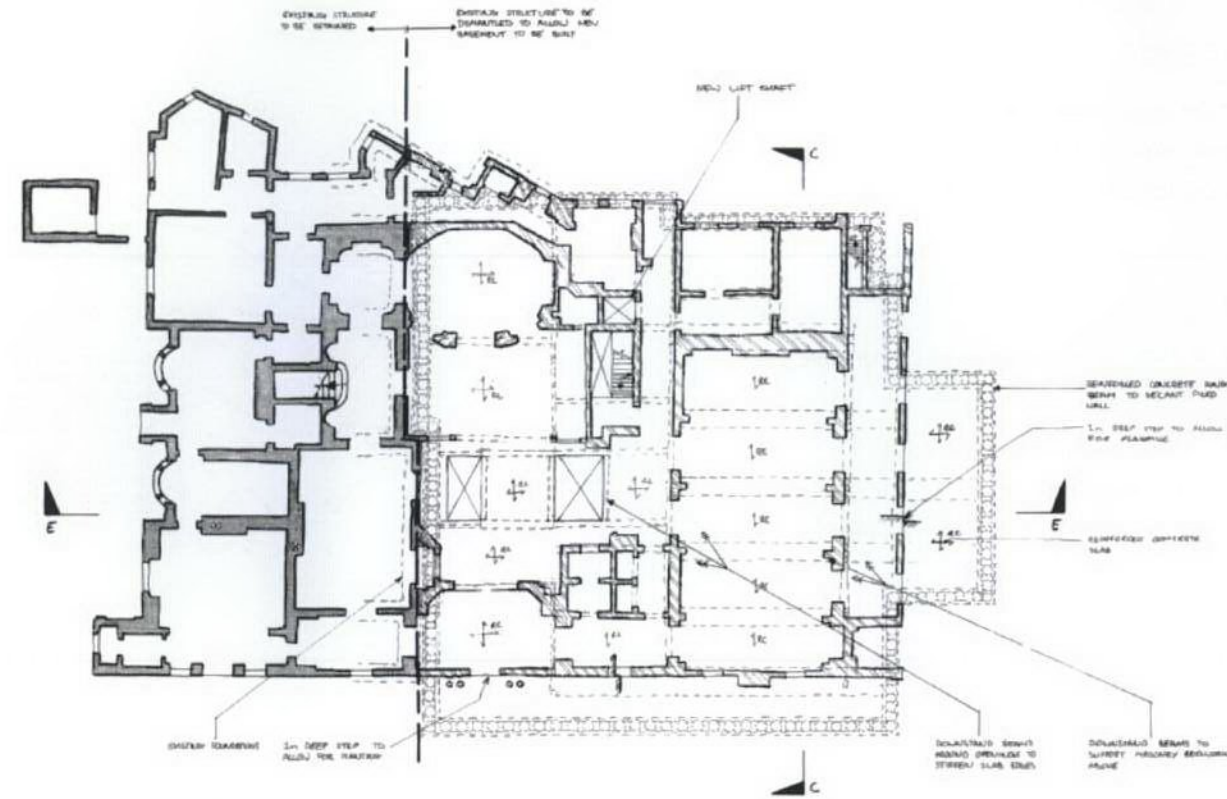
Around some of the proposed openings and under the ground floor walls there will be downstand beams below the ground floor slabs, to stiffen the floor.

A movement joint will be provided between the new basement and the retained structure to allow for differential vertical movement between the new and existing structures.

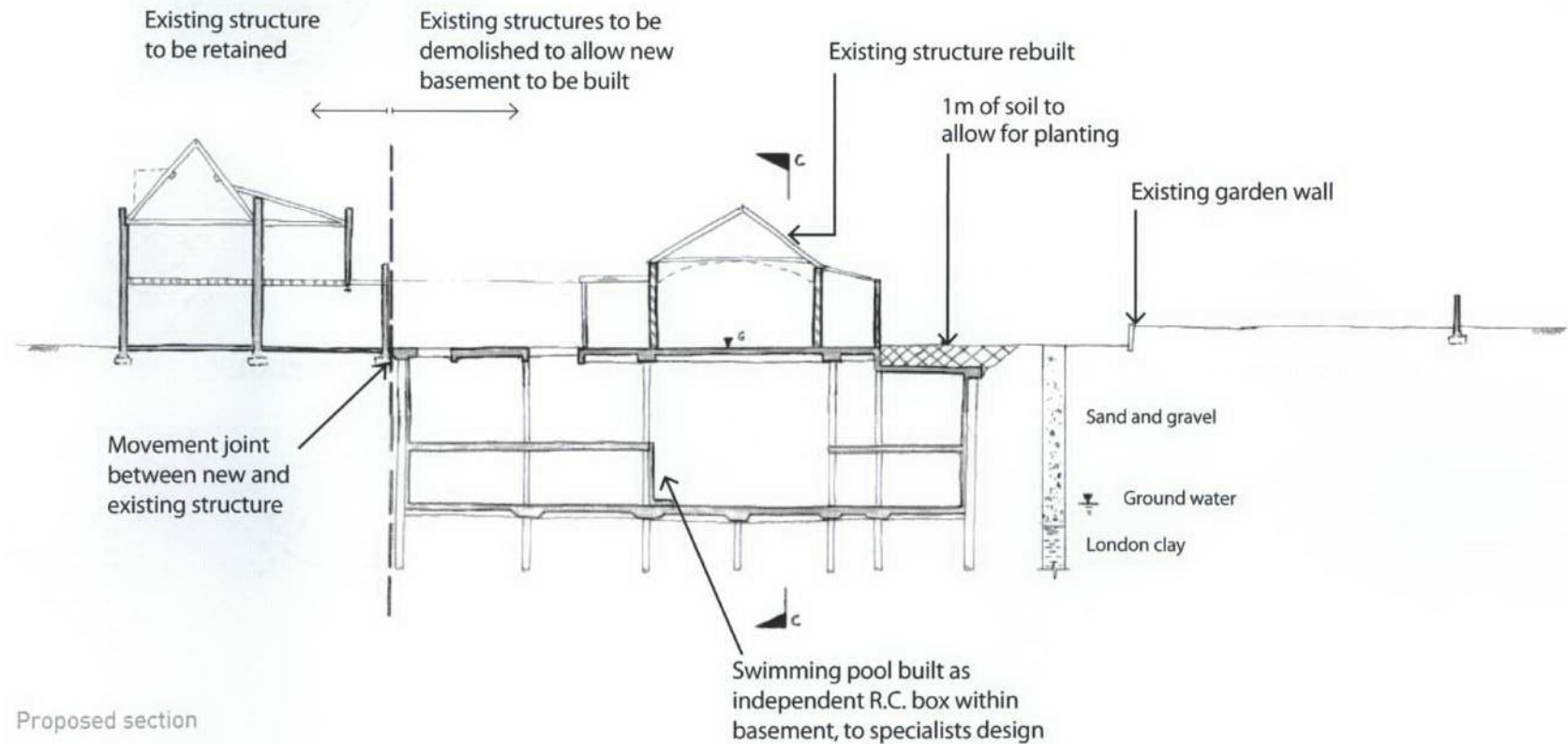
The new basement level pool will be an independent structure by a pool specialist, built within a section of the basement founded at a lower level that extends into the existing garden of Park House, refer to section E-E on drawing 1617/01/019.

The waste water from the new basement will be pumped up to the existing underground drains that run along the north west boundary of the site.

Refer to the Architects details for how the basement will be waterproofed.



Proposed ground floor plan



Proposed section