

Head of Development Control  
London Borough of Camden  
London Borough of Camden 2<sup>nd</sup> Floor  
5 Pancras Square  
c/o Town Hall  
Judd Street  
London WC1H 9JE

Our Ref: 79 EPR LDC 2023

Date: 19 June 2023

Dear Sir or Madam,

79 AVENUE ROAD, LONDON, NW8 6JD

CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT (SECTION 192 OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS AMENDED) IMPLEMENTATION OF

s73 PLANNING PERMISSION WITH REF: 2021/2650/P .

We have been instructed to submit an application for a Certificate of Lawful Proposed Use or Development (CLOPUD) in respect of 79 Avenue Road, London NW8 ("the Site").

The applicant seeks confirmation that application 2021/2650/P has been lawfully commenced.

## Background

Planning permission was granted on 11 February 2022 under s73 variation of Planning Permission 2020/0519/P reference for:

Variation of condition 2 (approved plans) of planning permission ref: 2020/0519/P dated 21/09/2020 (for Demolition of the existing residential dwelling (79 Avenue Road) and the redevelopment for a single residential dwelling with basement.'), namely alterations to the design of the rear elevation; alterations to the terrace on the north west elevation; installation of a new ground level skylight, alterations to the roof plan including the relocation of the lift overrun, PV panels, skylights and plant and an increase in the proposed sub-basement size and basement construction proposals.

Condition 1 of that permission required that the permitted development be begun not later than the end of three years from the date of that permission (21/09/2023).

s73 Planning Application 2021/2650/P lists the following drawings as approved:

### Previously approved Plans

Drawing Nos: Previously approved Plans: Site Location Plan; X002 Rev A; X100 Rev A; X101 Rev A; X102 Rev A; X300 rev A; X301 Rev A; X302 Rev A; X303 Rev A; X200 Rev A; X201 Rev A; P090 rev I; P091 rev G; P100 Rev D; P101 Rev C; P102 Rev B; P103 Rev D; P300 Rev C; P301 Rev C; P302 Rev C; P303 Rev B; P304 Rev C; P200 Rev D; P201 Rev E; P202 Rev B; 581-INT-XX-GF-DR-MEP-6006 Rev 04; Amended Arboricultural Impact Assessment and Method Statement CAS/2019/246 dated May 2020; 1000 Rev P2; P304 Rev C; 581-INT-XX-RF-DR-MEP-6007 Rev P1; Plant Noise Assessment Rev 3 dated 27/01/2020; Energy and Sustainability Statement Revision 4 dated 27th January 2020; Flood Risk Assessment dated 14.10.2019; 581int200504sk01; Basement Impact Assessment Revision 1 dated April 2020; SK09 D4; SK 10 D3; SK 08 D1; Daylight and Sunlight Report L190351/JH/G8 dated December 2019; TM59 Overheating Analysis dated 05.05.2020; Drainage Design dated 22.04.2020; Design and Access Statement by KSR dated February 2020 rev A.

### Proposed Plans

Proposed Plans: Site Location Plan; Construction Method Statement Report P3; BIA Appendices; 193219 1000 P2; P002 Rev F; P090 Rev L; P091 Rev I; P100 Rev H; P101 Rev G; P102 Rev G; P103 Rev I; P200 Rev F; P201 Rev G; P202 Rev D; P300 Rev F; P301 Rev F; P302 Rev F; P303 Rev E; Basement Impact Assessment Revision 2 May 2021; Daylight and Sunlight Report May 2021; Design and Access Statement Addendum B; 581INT200504SK1; 581-INT-XX-RF-DR-MEP-6007 Rev P2; SK 10D3A; SK08 D1A;

The 2021/2650/P approval document dated 11 February 2022 and the approved Deed of Variation s106 Agreements are both included at Appendix 1 alongside a site location plan. Under planning permission 2021/2650/P approved 11/02/2022, the pre-commencement conditions and the Deed of Variation s106 Agreement obligations have been discharged under all pre-commencement planning conditions and s106 obligations associated with planning permission 2020/0519/P these included:

- Notice of implementation date (Clause 2.15);
- the approval of a Levels Plan (Clause 2.16);
- Carbon Offset Contribution (Clause 4.2);
- the approval of a draft Construction Management Plan (Clause 4.3);
- Detailed Basement Construction Plan (Clause 4.4);
- Energy Efficiency and Renewable Energy Plan (Clause 4.5);
- a Highways Contribution (Clause 4.6);
- Sustainability Plan (Clause 4.7);
- the approval of a Sustainability Plan (Clause 4.3);
- Notice of implementation date (Clause 2.15);

Accordingly, a Certificate of Lawfulness (Proposed) was Granted on the 1 June 2023 with Ref: 2023/0913/P.

### Commencement of Development

Section 56 (1) of the Town and Country Planning Act 1990 states that development of land shall be taken to be initiated 'if the development consists of the carrying out of operations, at the time when those operations are begun'.

Section 56 (2) states that development shall be taken to be begun on the earliest date on which any material operation comprised in the development begins to be carried out.

'Material operation' is defined in Section 56 (4) as:

- a) any work of construction in the course of the erection of a building;
- b) any work of demolition of a building;
- c) the digging of a trench which is to contain the foundations, or part of the foundations, of a building;
- d) the laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as is mentioned in paragraph (b);
- e) any operation in the course of laying out or constructing a road or part of a road;
- f) any change in the use of any land which constitutes material development.

Section 336(1) of The Town and Country Planning Act 1990 defines 'building' as including any structure or erection and any part of a building. The same provisions of this Act define 'erection' as including extension, alteration or re-erection.

### Works Undertaken

The existing house was demolished in August 2021, this work is a material operation in the meaning of Section 56 (4) (a) and (d) a Certificate of Lawfulness was Granted on the 1 June 2023 with Ref: 2023/0913/P and therefore **the works** under s73 Application with ref: 2021/2650/P **have commenced**.

The following evidence is submitted with this application:

- Photographs of the work taking place (Appendix 1);
- Method Statement for Demolition (Appendix 2);
- Ground Source Heat Pump installed by Groenholland UK Ltd, installed 10 PE100 SDR11 (diam. 40mm) U-loops, each to a depth of 90 meters, the boreholes were backfilled after installation of the loops. Drilling, loop installation, flushing and pressure testing were carried out by Geotech Development (Appendix 3)



MIRA A

ARCHITECTURE + ENGINEERING

79 Avenue Road London NW8 - Certificate of Lawful Proposed Development - June 2023

- The Addendum to Deed of Consent to Alter with the Eyre Estate, to allow commencement of 2021/2650/P, in accordance with the terms of a restrictive covenant associated with this land (Appendix 4).
- The certificate of Lawfulness with ref: 2023/0913/P dated 1 June 2023.

The above set of evidence demonstrates that material operations relating to s73 Planning Permission reference 2021/2650/P with approval date 11/02/2022 commenced prior to 21 September 2023.

This application seeks confirmation that the development shown in the approved drawings is lawful.

The Certificate of Lawful Development should therefore be issued to certify that the development permitted on 11 February 2022 with references 2021/2650/P is now implemented in perpetuity.

Should you have any queries please contact Mira Esposito ([mira@mira-a.com](mailto:mira@mira-a.com))

Yours faithfully,

*Mira Angela Esposito*

for and on behalf of

MIRA A Architecture + Engineering



# Appendix 1

AUGUST TO OCTOBER 2021

79 AVENUE ROAD ST JOHN'S WOOD  
DEMOLITION COMPLETED



MIRA  
ARCHITECTURE & ENGINEERING



























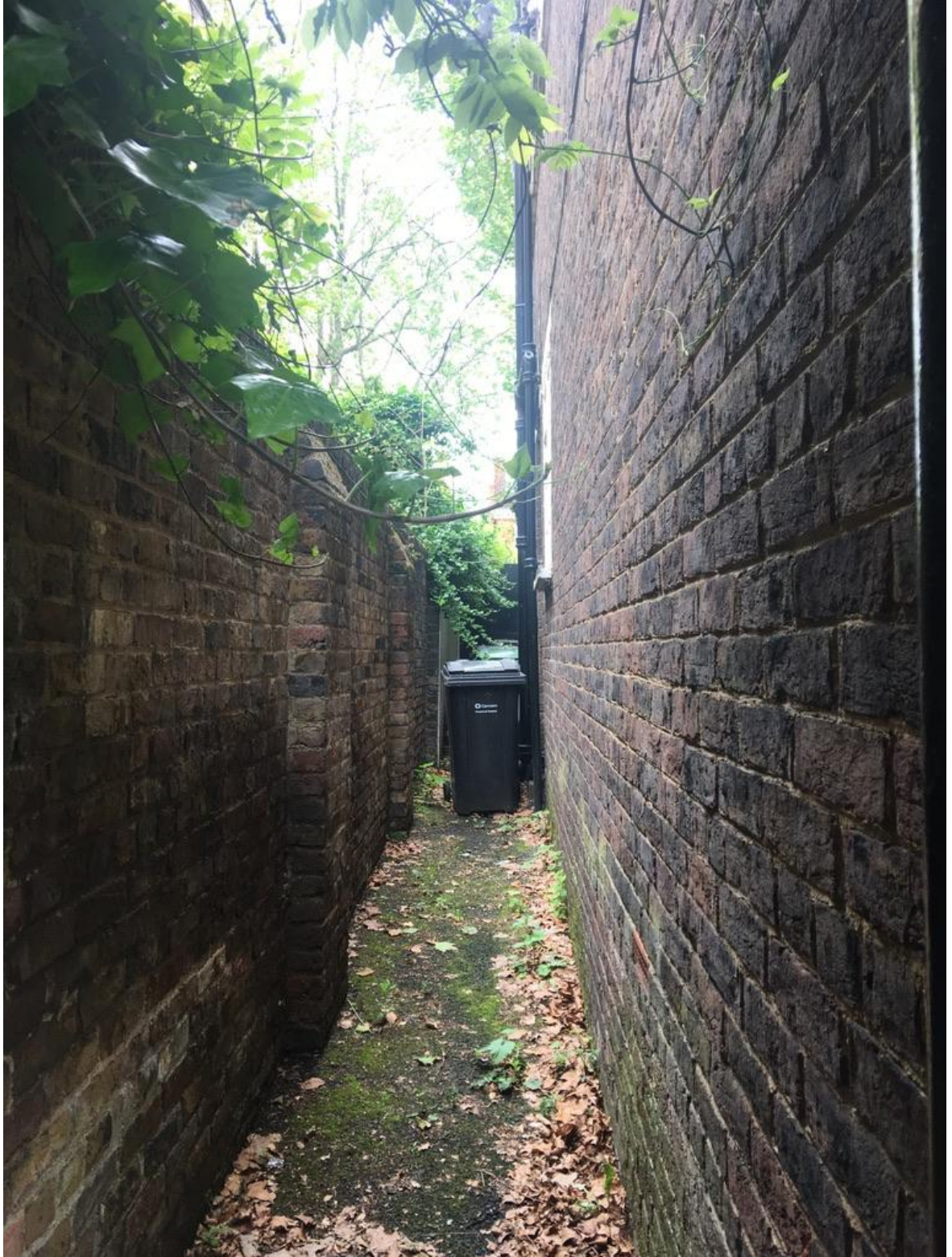
















## Appendix 2



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# METHOD STATEMENT Rev\_01

## RE: 79 Avenue Road, London NW8 6JD



<b>Prepared</b>	Kevin Crockford	<b>Title</b>	Health & Safety Manager	<b>Signature</b>		<b>Date</b>	10/06/2021
<b>Checked &amp; Approved</b>	Paul Hunt	<b>Title</b>	Managing Director	<b>Signature</b>		<b>Date</b>	10/06/2021





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**REVISION HISTORY**

Revision	Date	Reason for Change	Changed By
01	10/06/2021	Draft Issue for Tender	N/A

All documents are created in accordance with Southern Demolition Co Ltd Quality Procedure.

Documents are approved for issue by a management representative. This authorisation confirms that the document complies with these requirements.

Document masters are maintained digitally on the Southern Demolition Co Ltd server, any copies taken of controlled documents, either printed or electronic, are uncontrolled.







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## 1 OBJECTIVES

The objective of this document is to provide clear and safe instructions to those responsible for the Demolition and 79 Avenue Road.

The works broadly consists of:

- **Phase I**
  - Isolation of Services
  - Install Scaffolding
  - Soft Strip to Building
  - Demolish the Building
  - Grub up slab and foundations
  - Crush Materials
  - Removal of Waste

## 2 PROGRAMME FOR THE WORKS

Commencement date:

TBC

Duration of the works:

2 Week lead in period and 6 weeks dependant on isolation of services.

Completion date:

TBC dependant on isolation of services.





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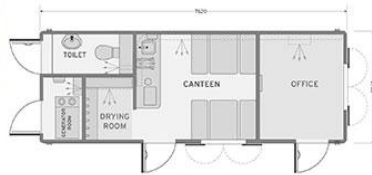
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## 3 WELFARE ARRANGEMENTS

Temporary welfare arrangements will initially be established within the building, and once sufficient room is available, are to be supplied in the form of a mobile self-contained welfare unit, incorporating a place to prepare and eat meals, an office space to hold meetings and portable toilets.





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## 4 STANDARDS

### This Method Statement has been prepared by the appointed Contractor for the works described on the front page

All works will be carried out strictly in accordance with current regulations and guidelines and with particular reference to the following:-

- BS 6187 (2011) - Code of Practice for Demolition
- BS 5228 – Noise and Vibration Control on Construction and Open Sites
- Health and Safety at Work Act 1974
- Environmental Protection Act 1990
- Manual Handling Operations Regulations 1992
- Construction (Design and Management) Regulations 2015
- Provision and Use of Work Equipment Regulations 1998
- Lifting Operations and Lifting Equipment Regulations 1998
- The Management of Health and Safety at Work Regulations 1999, amendment 2006
- Personal Protective Equipment at Work Regulations 2002
- Dangerous Substances and Explosive Atmospheres Regulations 2002
- Control of Substances Hazardous to Health Regulations 2002, amendment 2006
- Control of Noise at Work Regulations 2005
- Control of Vibration at Work Regulations 2005
- Work at Height Regulations 2005
- Hazardous Waste Regulations 2005
- Control of Asbestos Regulations 2012
- GS6 Avoidance of Danger from Overhead Electric Power Lines
- HSG 47 – Avoiding Danger from Underground Services
- HSG 141 – Electrical Safety on Construction Sites
- HSG 144 – The Safe Use of Vehicles on Construction Sites
- HSG 149 – Safe Manual Handling in Construction
- HSG 150 – Health and Safety in Construction
- HSG 151 – Protecting the Public – Your Next Move
- HSG 185 – Health and Safety in Excavations

**This list is not exhaustive – All other applicable regulations will strictly apply**





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**5 SITE SAFETY**

The risks associated with the demolition of this building have been reviewed and assessed. Risks have been eliminated, mitigated or reduced as far as reasonably practicable however some remain. Demolition of the building is based on the following requirements being met.

- All personnel working towards the demolition of the building should have read and understood this document (including all Appendices) and signed the sign on record at the rear of the document.
- Works will be carried out by SQEP operatives using safe working practices.
- Works should be undertaken obeying all local site rules and practices ensuring appropriate risk assessments and permits have been completed/granted.
- These safety instructions are to be followed in addition to the statutory requirements applicable under the Health & Safety at Work Regulations.

Before any works start on site the supervisor will conduct a walk round induction and complete all necessary paper work within the supervisors site file. This is so that all site operatives are fully aware of the element of works and the risks that are involved with the project. The supervisor will also explain the method of works and get all parties to sign the declaration at the end of this document. Ever morning before works start onsite we will carry out a briefing talk on the planned works for that day and record this within our management file.

Southern Demolition'ss supervisor will red spray any potentially hazardous material on site e.g. asbestos as highlighted within Refurbishment / Demolition asbestos survey, live power, needles, contaminated areas within each fenced off zone areas of soft strip will also be flagged up for selected removals

Refurbishment and Demolition Asbestos survey **If you have not seen the sites Refurbishment and Demolition survey, ASK - why not!**

**IF IN DOUBT ASK**





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## 5.1 Induction

All site personnel will attend an induction meeting shortly after arriving on site. The induction meeting will be to discuss the project to hand, and to make all operatives aware of the following: -

### Induction Criteria:

- 1) Location of Site
- 2) The Project and the Health & Safety Plan
- 3) Site Rules
- 4) Emergency Procedures and First Aid
- 5) Welfare Facilities
- 6) Personal Protection Equipment
- 7) Method Statement

## 5.2 Specific Risks

### PPE (Personal Protective Equipment)

All works are classified as demolition, therefore, all operatives must wear hard hat head protection at all times whilst working, exemptions are plant operatives whilst in their machines which will have cap protection fitted, when in the canteen and office areas.

**FOOT PROTECTION:** Must be worn, in this case safety boots incorporating a steel toe cap and mid-sole protection.

**HAND PROTECTION:** Gloves are to be worn when dealing with metals, masonry or brickwork.

**EYE PROTECTION:** Goggles are to be worn during all cutting operations using flame or abrasive cutting wheels and breaking-out operatives using pneumatic equipment and conform to EN166.1.B/F. Eye protection is **TASK SPECIFIC** and **MUST** be worn when the risk assessment dictates it.

**HEAD PROTECTION:** Hard hats to be worn at all times whilst within the site boundaries unless otherwise specified in the Method Statement, whilst in the welfare or operating any plant with FOPS there will be no requirement for head protection also.





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**VISUAL PROTECTION:** Hi visibility vests will be worn at all times whilst within the site boundaries and acting as banksmen on the public highway.

All site safety rules will be displayed in the canteen and site office operatives will be updated on these during tool box talks, visitors' rules and supportive health and safety documentation will be held in the site office and be available for inspection as required.

A stock of P.P.E. will be available for replacement on demand.

At the start of all demolition contracts the Operatives attend an induction course for the project. Tool Box Talks will be held during the contract.

 Safety Footwear <b>(M)</b>	 Eye Protection <b>(AR)</b>	 Hand Protection <b>(AR)</b>
 Overalls <b>(AR)</b>	 High Visibility <b>(M)</b>	 Hard Hat <b>(M)</b>

**(M) = Mandatory (AR) = As Required**

### Manual Handling

Good lifting practice will be observed with mechanical assistance used where necessary.

### Hot Works & Firefighting

Before undertaking any hot works, the demolition supervisor will issue a hot works permit to the operative carrying out the works. The responsible person will ensure that all fire escapes are signed, the appropriate extinguishers are in place and an escape plan in place for all buildings being demolished. The Fire Marshall will inspect the areas at least once a day and put right any deficiencies. The main firefighting equipment will be the existing Fire Hoses whilst still connected.

### First Aid

A list of First Aiders will be displayed on the wall in the Site Office & Welfare Facilities. First Aid boxes will be present for the demolition and will be found in the Site Office and Welfare Facilities.

### Eye-Wash Stations

Eye wash will be kept with the First Aid box in the vehicle.

### Working at Heights

When working at heights ensure that all staff are briefed in site safety rules and provided with appropriate PPE. All operatives to be experienced and have relevant training in the use of the access equipment, only certified access equipment with hand rails will be used.







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## Slinging & Rigging

All components weighing greater than 40 kg will require the use of lifting equipment. All lifting equipment will be certified and inspected prior to use and, suitably qualified and experienced personnel will undertake all slinging and rigging operations.

### 5.3 Dust

Control measures should control the emissions of dust and other emissions to air, and reduce exposure to all site operatives, members of the public and surrounding building and property by:

- Prevention
- Suppression
- Containment

To meet the requirements of this plan, control measures must be incorporated into the Demolition Phase Plan and the specific risk assessments and method statements.

Control of dust will be a high priority during demolition activities. The primary mechanism for dust control will be the use of fire hoses with diffusor nozzles. In addition, a large area mister (Dust Fighter) may be utilized as an airborne dust wet suppression system to mitigate the potential for fugitive emissions. The Dust Fighter resembles a snow making machine and can cover a large area with a fine mist of water, effectively controlling dust.

Proactive controls will be instituted to reduce the amount of dust generation during Site activities, including enforcement of low speed limits for vehicular traffic, decontamination of trucks leaving demolition work areas and height limits for debris/waste stock piles. Correct storage of materials and organising processes to avoid spillages, along with high standards of internal and external housekeeping.

Demolition activities will have the potential to generate emissions in the form of fugitive dust. Dust control methods will vary based on the activities occurring at the Site. Activities to be conducted during the demolition activities which have the potential to generate dust, and the respective dust control measures, are described in the table below.







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Activity	Proposed Controls
General Dust Suppression	Water spray/mist, adjust demolition activities, suspend work under unfavourable conditions (sustained high wind speed) Use of airborne dust wet suppression system as required.
Truck Traffic	Wet down roads, ensure transport is sheeted before leaving site.
Building Demolition	Water spray/mist, adjust demolition activities, suspend work under unfavourable conditions (sustained high wind speed) Use of airborne dust wet suppression system as required.
Demolition Debris / Waste Stockpiling	Water spray/mist. Use of airborne dust wet suppression system as required.
Demolition Debris / Waste / Salvage Loading, Haulage, and Placement	Use of airborne dust wet suppression system and water spray mist as required

## Demolition

Dust control measures will include water spraying/misting to control dust during facility demolition activities. Water to be utilized for dust suppression will be potable municipal water supply.

Bulk load out of loose salvage or waste material may require the material to be pre-wetted or sprayed as loaded to inhibit dust emissions.

If there is evidence of airborne dust from the demolition activities, an inspection and assessment of the activity will be undertaken and if necessary ambient monitoring will be undertaken. Once the source is discovered appropriate corrective action will be implemented without delay.

## Material & Stock Piles

Dust emissions from demolition materials or other debris storage piles will be controlled by wetting down.

The height of the Stockpiles is to be minimised, and stockpiles to be sheeted in dry and windy conditions.

## Site Traffic

The site roads are to be regularly wetted down using a fire hose and the access/egress to site is to be kept damp to reduce dust emissions. A Traffic Marshall shall be situated at the entrance and ensure that the vehicles are sheeted and the road is clean.





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Any operative whose work has the potential to come into contact with dust must wear a minimum of an FFP3--V disposable face mask, safety glasses and all other mandatory site PPE.

## Wheel Washing

All vehicle wheels to be checked at the site entrance/exit and washed as appropriate to reduce dust emissions and ensure the road is clean. If the traffic marshal deems the wheel washing to be insufficient, wet scrubbing of the road or a mechanical sweeper will be employed to wet sweep the highways.

## 5.4 Noise

As per the local council rules the noisy works will only be undertaken in the permitted hours to reduce the impact on local residents, see below for a quote from the website.

“Construction and building sites can cause problems to local residents, so your local council's environmental health department has special powers to control noise, dust and burning on construction and demolition sites. Working hours can be restricted and conditions enforced on the machinery being used.

Recommended hours of work will normally be:

- Monday to Friday: 8am to 6pm
- Saturday: 8am to 1pm
- Sunday and bank holidays: no working”

If the noise level at the site boundary breaches 85db and is causing a risk/nuisance to the neighbouring properties/residents, then the 2 hours on 2 hours off working rules will be implemented. We will abide by the guidelines as per the Local Borough Council's Code of Practice for Construction Sites.





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**5.5 Site Supervisor Pre-Demolition – Start Check List**

**Site Supervisor pre-demolition - Start Check List**

- a) Is the work area secure to exclude any Third Party?
- b) Are warning Signs clearly displayed: i.e. Danger Demolition Work in Progress?
- c) Are Services (water, gas, electric, & BT) isolated outside of the proposed demolition area, and all live retained underground services or drainage clearly plugged/marked or protected?
- d) Have all underground voids been clearly identified and marked up on the demolition drawing.
- e) Have all items of equipment been clearly identified and de-polluted of all fluids and gases i.e. Switch Gear, Compressors and Tanks
- f) Are all people on site wearing Hard Hats, Steel Toe Capped Footwear, Protective Eye Wear and High-Viz Jackets and (where appropriate, Type FFP3 Filtration Masks and Disposable Coveralls)?
- g) Has the workforce been inducted concerning Emergency Procedures (Emergency Exit Routes and Assembly Point) in the event of a fire or other emergency?
- h) Is a "full" First Aid Kit in place?
- i) Has the F10 & H&S Law Poster been displayed?
- j) Have all asbestos materials been clearly identified to the workforce?
- k) Check the welfare facilities to ensure they are suitable and fully operational. Soap and hot water available

**Pre-Start checks have been made and hereunder confirmed by:**

.....





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**6 HAZARDOUS MATERIALS**

**6.1 Asbestos**

A Refurbishment/Demolition Asbestos Survey has been carried out; Asbestos has been removed prior to demolition by another contractor, copies of the removal certificates will be available on site.

If when undertaking the demolition an operative discovers material they suspect to be asbestos, we will stop work and assess/notify the Project Manager, Principle Designer and Client.

**7 SERVICES**

All services to the buildings, to be isolated prior to commencing demolition works.

**8 ACCESS TO SITE**

Vehicles will enter site via Avenue Road, through a set of gates in the perimeter wall.

All site vehicles and plant will be parked inside the site boundary.

All local parking restrictions will be adhered to.

The frequency of the site traffic will be set to a minimum.

**Site Transportation**

Various vans and cars	3no. per day
Plant delivery	Low Loader – 4no.
Material Clearance	Lorries from site 30 tonne.
Rubbish/wood/vegetation	Lorries 7 ½ tonne.

It is unlikely that we will exceed more than 10 vehicle movements per day.





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## 9 SECURITY & SAFETY

Existing boundary walls and fences will be used where possible and along the elevations of the property. 4m high plywood hoarding will be installed as per the NFDC guidance notes (See Appendix A). If required public viewing panels will be installed. The hoarding will be cleaned regularly and managing excessive use of water to prevent run off onto adjacent properties.

### 9.1 Safety Goals

The Safety Goals for the Project are: -

1. No Fatalities
2. No Major Injuries
3. No Dangerous Incidences
4. No exposure to processes and substances hazardous to health

Any visitors entering the site will be given a site-specific induction and will be escorted round the site by one of the Southern Demolition operatives. All demolition operatives will be given job specific induction and toolbox talks.

All plant operatives will hold a valid CPC card and demolition operatives a demolition operatives card affiliated to CSCS copies can be made available on request.

Safety instructions will be strictly adhered to, all precautions will be taken to ensure the safety of working personnel, visitors and the general public.

Demolition warning boards and other appropriate signage will be placed on the fencing (i.e. site notice, site entrance, voids, deep excavations) as required.

The use of electrically operated hand tools may be required. These will be hired for the specific job and will be classed as mobile equipment. Therefore, certificates of tests are required, a copy to be held on file in the site office. All certificates for electric tools must be monitored weekly.

For all cutting operations, fire extinguishers will be in the area of operation, and a fire water must be in position at all times. Fire escape routes must be clearly marked on all floors. Permit to work will be required before hot work can start.

Only personnel employed for the works will be allowed inside the working area for the duration of the contract, unless an appointment has been made with the Foreman on site or at the office.





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During the course of the works the Company's Health and Safety Manager – Kevin Crockford will visit the site on a regular basis.

The Site supervisor will be: Shaun Pilcher

**10 ENVIRONMENTAL CONTROLS**

A pre-site survey will be carried out before the works commence determining all the locations of the drains, services and any other hazardous or environmental pollutants that may be evident with the buildings.

All substances hazardous to health, used or created on site, must be assessed. Manufacturers' materials brought on to site must have a product safety data sheet whereby the materials can be assessed. Copies of assessment and data sheets will be issued and a copy kept on file in the site office.

**DUST:** As in all demolition operations, there will be dust; this must be dealt with at all times whilst the demolition is in progress. The means of doing this will be by spraying the area of demolition with water to damp it down, therefore limiting the dust during the demolition operation. Prior to demolishing the structures, the buildings will be soft stripped and all potential loose debris removed and stored appropriately prior to removal from site to reduce the risk excessive dust and debris being caused during the demolition works. The area to be demolished will be thoroughly dampened down prior to demolishing and care will be taken to prevent water runoff from site. Refer to section 3 of this document for further mitigation.

All Operatives working or creating dust must wear appropriate R.P.E. i.e. disposable dust masks type FFP3 conforming to EN149:201, gloves and eye protection.

**FUEL:** To be brought to site in drums as required. Or stored in a banded unit, spill kits are to be on hand in all areas that fuel is present. A dedicated refuelling area will be established on site.

**L.P.G:** Any gases required for oxy burning will be brought to site on day of use only and removed from site at the end of each working day.





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## 10.1 Noise Control

Noise monitoring will be carried out on a regular basis and results logged and action required to minimise the noise levels recorded if they are above the action levels of 80db (a) and 85db (a). Hearing protection will be issued to operatives as and when required. This must conform to EN52-2/1.

Hearing protection will be in the form of disposable ear plugs, re-usable ear plugs or ear defenders.

Ear Defenders must be supplied to deal with a particular noise problem.

## 10.2 Site Establishment

Site working hours will be: -

08.00 – 18.00 Monday – Friday

08.00 – 13.00 Saturday

# 11 PLANT & RESOURCE REQUIREMENT

- Personal Van.
- Welfare Facilities – Groundhog Unit
- 'Heras' Security Fencing
- Warning / Information Signs
- Hand Tools
- PPE / RPE
- 360° Demolition Specification Excavator (24 tonne)
- Lorries
- Waste Skip Containers
- M.E.W.P.
- Podium Access Platform
- Dust Suppression Equipment
- Fire Extinguishers

All plant and equipment will be correctly registered, controlled, maintained, tested and certified by approved bodies and will only be used by competent trained personnel onsite.







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## 12 METHOD OF WORKS

### 12.1 Public Relations

A designated person will be nominated as public relations officer, it will be their responsibility to provide residents newsletters and generally keep the public informed of our works, via other media channels.

### 12.2 Removal of Roof Tiles prior to Demolition Works

Prior to commencing demolition works on site the roof tiles will require removal, a scaffold will be erected at the sides of the house. Operatives will then remove the tiles from the inside of the roof whilst working from access platforms. Suitable edge protection and fall restraint will be in place during these works. An exclusion zone will be established also.

### 12.3 General Strip Out

This will be carried out prior to the main structural demolition and will be managed and phased with the M&E isolations.

#### Fixtures and Fittings:

Any loose fixtures and fittings remaining will where of a suitable size be removed from the building whole, taken to the loading area by hand before being loaded directly into the waiting waste skips, larger elements will be dismantled/downsized using small tools, reduced into manageable sized sections and again transported to the disposal point.

#### Suspended Ceilings:

Any suspended ceilings will be removed via mobile scaffold tower, MEWP or podium steps, tiles will be lifted and twisted from the suspension system and lowered to the ground, from here tiles will be bundled and then be periodically loaded into the waste skip. Suspension system will be dismantled as tiles are removed with supports cut with croppers, the system then loaded directly into waste skip.

#### Doors, Door Frames & Skirting:

Door frames and skirting will to be removed by operatives using pinch bars and hammers. The items are to be gradually prised from their place of fixing, any obtrusions and nails are to be removed or hammered over with all resultant materials then being transported for disposal. Doors will be removed by operatives stripping off the door furniture, prising the door from its hinges again utilising pinch bars







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and mattocks, doors will then be either downsized for ease of disposal or carried whole to the disposal point.

### Partition Walls:

Any stud partitioning is to be removed by the operatives using suitable hand held tools, namely pinch bars, picks and hammers. The wall structure is to be dismantled by removing the coverings using the hammers and pinch bars. Once exposed, the remaining stud work is to be prised free and de-nailed or have nails hammered over. Resultant arisings are to be transported to the loading area.

### Brick and Block Walls:

Elements of brick and blockwork walls will be removed by our site team providing that an agreed marked up drawing is in place and all walls nominated have been red sprayed firstly. Site teams with the use of hop up podiums / tower scaffolding will hand demolish areas of said walling starting from the highest points reducing in bands of 500mm working left to right. Hard cores will be cleared as generated to prevent over loading of the floor areas and to prevent the risks of slips, trips and falls. To assist these works, mini excavator will be used, so that hard cores can be removed safely. The area on completion will be given a soft broom finish or vac.

### Sanitary Ware:

Any sanitary ware, toilets/sinks etc. are to be removed, with the water supply to all toilet facilities capped prior to works commencing (if not already connected). Using hand tools, toilets will be broken from their fixing and lifted out whole then carried by two persons if required to the loading area.

### Floor Coverings:

Wooden floor coverings are to be removed by the operatives using mattock picks and shovels. Carpet tiles and vinyl floor tiles are simply to be prised up using hand tools, then bundled and taped with resultant materials transported to the disposal point. Carpets where of a roll-able nature will be cut into strips, whilst still laid, and then rolled up for collection in strips, these will then be transported to the disposal point.

### Fire Alarm System:

Any existing fire alarm installations are to be removed as required. This will include the removal of all detectors, interface and associated equipment, accessories wiring, containment and components. We will ensure that any interconnection to other buildings have been diverted / terminated prior to disconnection.

### Voice & Data System:

Any existing telecoms and data installation are to be removed as required. This will include the removal of any outlets, panels all associated equipment, accessories wiring, containment and components. We will ensure that any interconnection to other buildings have been diverted / terminated prior to disconnection.





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### Security / CCTV / Intruder Systems:

Any existing security installations are to be removed as required. This will include the removal of any outlets, panels all associated equipment, accessories wiring, containment and components. We will ensure that any interconnection to other buildings have been diverted / terminated prior to disconnection.

### Aerials:

Any existing satellite systems are to be removed as required to allow full demolition. This will include the removal of any cable ladders, trays, trunking, conduits all associated equipment, accessories wiring and components.

### Glass units\Windows:

Any glass units and/or windows will be removed as complete units where possible, an exclusion zone/crash decks will be employed as required and operatives will wear hard hats, safety boots, gloves and goggles. The glass will be handled with care and placed into skips to be disposed of in a safe manner.

### Fluorescent tubes:

Any fluorescent tubes are to be removed as required, they will be removed as if being changed, bulbs collected and placed into a specialist waste coffin, this stored on site during soft strip works, removed as specialist waste once all bulbs are removed. Any discarded, unidentified cylinders/drums/containers will be collected and tested for contamination, these carried to a fenced off store on site, a collection of the COSHH items carried out once the buildings are cleared by a specialist waste sub-contractor.

## 12.4 DEMOLITION

### Selected Plant for Remote Demolitions

Note there is a schedule of conditions for 81 Avenue Road.

Standard Demolition specification 360-degree excavators fitted with a cab guard and external view mirrors, using a range of selector grapple and or shear attachment, with experienced CPCS operative that has disassembled many other similar structures in the past. The change of attachments will be achieved using the plants quick release and couple mechanism. Dust will be managed via the site banks men standing outside of the fenced off drop zone.

### Pre Demolition Checks

a) The Plant Operator will walk over the "job" with our site team and/or the Site Supervisor (referencing with this Plan) to discuss and plan the sequencing of the works that will be required in





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accordance with the sequence drawing. Objectives will be set for each day, in accordance with the projected time lines work (repeated each day).

b) The Site Supervisor will Pre-start check that the structure to be demolished is clear of personnel and that no access exists between the structure being demolished and adjacent areas: i.e. designate a Personnel Clear Zone, barrier off all potential unauthorized access points

The Supervisor will ensure that banks men are located at a safe distance to marshal the structural demolition.

**UNDER NO CIRCUMSTANCES ARE PERSONS TO BE WITHIN OR UPON THE STRUCTURE OR WITHIN THE COLLAPSE ZONE ONCE REMOTE DEMOLITION HAS COMMENCED.**

## Supervision

The demolition Hydraulic 360 degree excavators will be supervised by a competent banks man/supervisor, having communication via the two way radios. As part structures are removed the site supervisor will monitor adjacent structures to ensure that "remaining structures are not destabilized". Should destabilizing be caused, the area will be cordoned off (to exclude all persons) and a Task Specific Method Statement developed and inducted to the plant operators prior to recommencing the work.

## Methodology

The tried and tested principal of Remote Demolition is to reduce the structure, component for component on a section for section (bay for bay) basis, working from the highest level downwards, systematically reducing the structure, ensuring that no part structure falls in an uncontrolled manner. i.e.: shearing of components from the highest level, systematically working downwards and inwards bay for bay. Mechanically sort masonry, concrete and detritus as the work proceeds and "load away" to site transport or skips. All foundations associated with these demolitions will be removed.

## 12.5 Groundworks

Slab and foundation removal.

The slab to the building will be scanned using a CAT scan and the service drawing will be referred to.

An IPH breaker will be fitted to a 20tonne excavator and the slab and hardstanding will be broken up in sections and lifted by the excavator bucket.

It is proposed that any foundation retaining any adjoining structures will be left in situ.





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All drainage leaving site is to be blocked off at the nearest manhole and redundant services excavated and removed, with the exception of the drainage to remain as stated within the specification.

Please note that Foundations are not to be grubbed up within 3m of the site boundary.

## 12.6 Crushing Works

The material accumulated from the demolition will be crushed in accordance to size specified by the client. This will be tested in accordance with the WRAP protocol. A tracked mobile crusher will be brought to site and set up on the area as located in the demolition plan. A 360 excavator will create ramp to allow the machine to load the hopper safely. The crusher operator will site the crusher next to the stockpile; connect the water supply and carry out functional checks prior to crushing as per the manufacturer's instructions. The crusher will then be loaded with the excavator. The conveyor of the crusher will be positioned over the designated stockpile location and all the crushed material will be deposited on the stockpile. The crushed material is to be removed from site.

## 13 BEST PRACTICE MANAGEMENT

### 13.1 Complaints

If a complaint is received relating to activities on site. It will be recorded in a site register including the date, time, nature of complaint, details of complainant, details of investigation, details of any mitigation works that were carried out as a result.

In the event of a complaint all activities alleged of causing the complaint, providing there are no health and safety implications, will cease immediately until an investigation has satisfied that BPM is being employed.







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**13.2 Local Impact**

Daily on and offsite inspections will be undertaken at regular intervals, to confirm that debris and dust are not leaving the site boundaries. Visual onsite checks will be carried out to determine dust causing activities and offsite dust soiling checks will be carried out on street furniture, window sills and vehicles. All inspections and a note of local weather conditions at the time are to be recorded in a site log. The frequency of inspections will be increased when activities with a high dust causing potential are being carried out and / or during periods of prolonged dry or windy conditions.

**14 COMPLETION**

Upon completion of the works, the site resultant rubbish and debris will be removed from the area leaving the site in a level and tidy condition.

This Method Statement does not take into account any unforeseen problems that might arise during the course of the demolition works, and therefore, we reserve the right to adapt or alter our method of working to suit any difficulties that may occur. To be read in conjunction with Risk Assessments.







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## 15 APPENDIX A - SPECIFICATION





## Appendix 3

London Projects  
Alan Gredley  
55 Broadway, London  
SW1H 0BB

July 14<sup>th</sup>, 2022

Project : 79 Avenue Road  
Contact : A.J. van Gelder  
Reference : GSHP design report 212120

Dear Alan,

As per your email request of 13-07-2022, I hereby state that Groenholland UK Ltd have at 79 Avenue Road, NW8 6JD installed 10 PE100 SDR11 (diam. 40mm) U-loops, each to a depth of 90 meters.

Drilling and loop installation at this stage have been carried out as per the design report document (GHUK212120, 06-04-2022).

Backfilling of the boreholes after installation of the loops was done by pressure grouting with a Bentonite/sand grout using a tremie pipe installed to the bottom of the borehole. Drilling, loop installation, flushing and pressure testing were carried out by Geotech Development Ltd. and witnessed by London Projects.

See attached the drilling logs with recorded information.

Yours sincerely,

Guus van Gelder

















## Appendix 4

Dated 29 November 2022

**ADDENDUM  
TO DEED OF CONSENT TO ALTER**

relating to  
**the demolition and reconstruction of a new house at  
79 AVENUE ROAD LONDON NW8 6JD**

**THE TRUSTEES OF THE EYRE ESTATE**

and

**MUNISHA GUPTA**

REF: MYP/EY45016.000193

## **ADDENDUM**

The Deed of Consent to make alterations by way of demolition and reconstruction of a new house at 79 Avenue Road London NW8 6JD dated 31 August 2021 and made between The Trustees of the Eyre Estate (1) and Munisha Gupta (2) (Deed), between the same parties shall be amended as follows:-

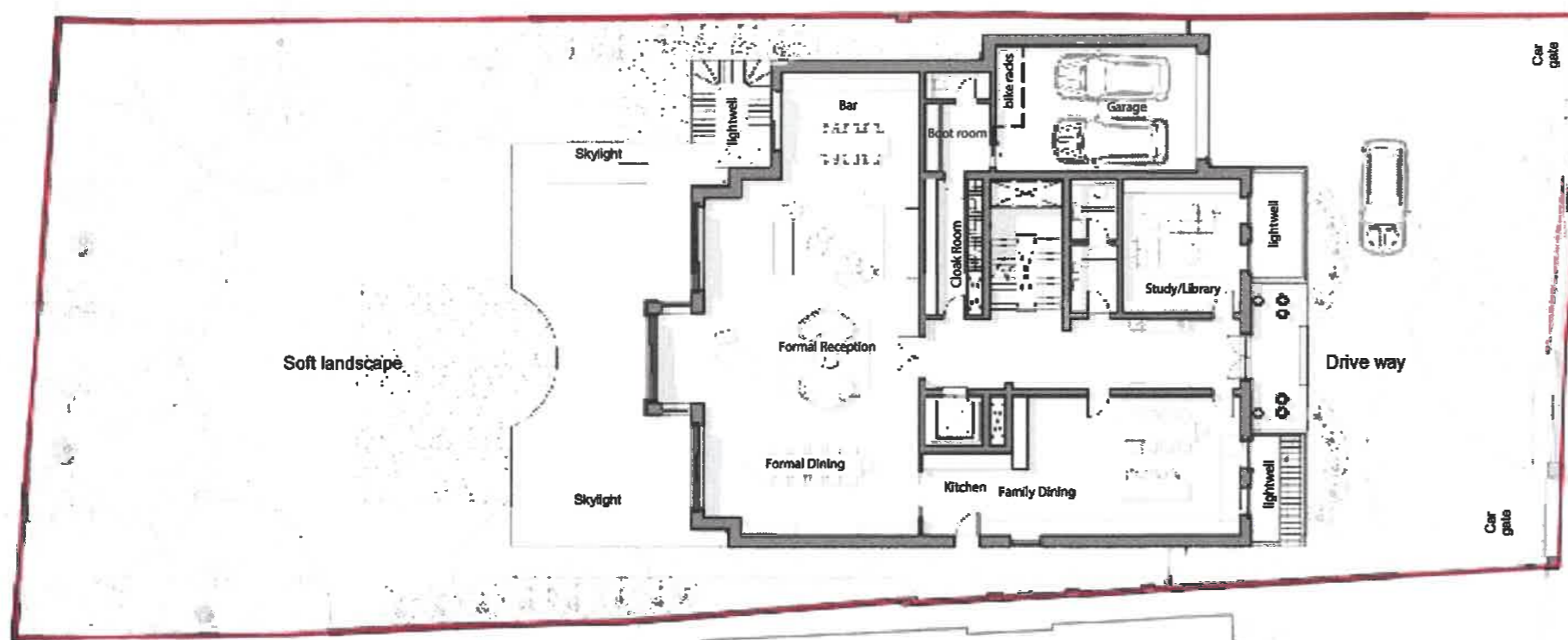
The Schedule referred to in that document shall be amended to include further:

1. Drawings contained in the attached Addendum B which show the proposed new design of the rear elevation, alterations to the terrace on the north west elevation, installation of a new ground level skylight, alterations to the roof plan including the relocation of the lift overrun, PV panels, skylights and plant and an increase in the proposed sub-basement size and basement construction proposals.
2. The description of works to be amended by including the following works:-
  - Squaring off the proposed lower basement
  - In the rear garden, replacement of three individual skylights with one large one covering the same area and installation of another same size skylight on the other side of the garden
  - Repositioning the terrace on the first floor and replacing a single door with double french doors providing access to the terrace
  - Re-positioning the lift over-run on the off and repositioning the skylight
  - Increasing the size of one window on the rear elevation
  - Replacing the french doors on the ground floor rear elevation with full glazed doors
  - Replacing the design of the bay window on the rear of the ground floor from curved to a square design



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 Check all dimensions on site prior to carrying out any works and advise any discrepancy

Footprint of approval at no.81  
 2016/5197/P

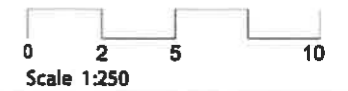


Footprint of proposal at No.77  
 2019/1747/P

AVENUE ROAD

**KEY**

- Assumed boundary line
- - - Outline of Approved scheme 2020/0519/P
- - - Outline of approved scheme 2013/2043/P



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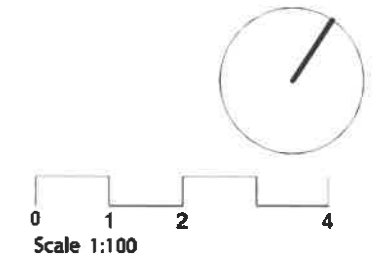
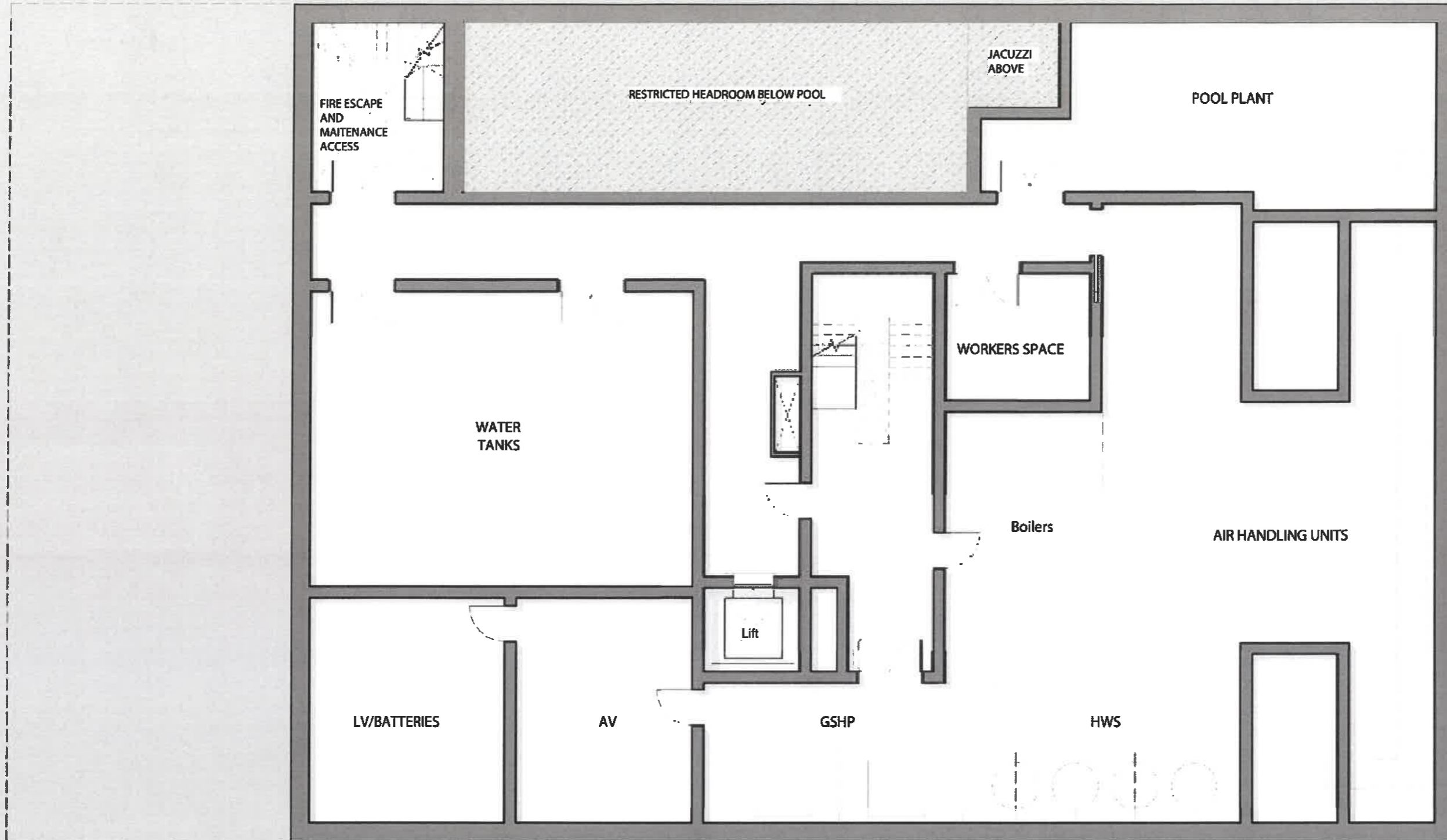
79 Avenue Road

Proposed site plan

Date: 29/04/2021	Status:
Scale: 250 @ A3	© KSR Architects
Project Ref: 19004	Drawing No: P002
	Revision: F

IN CONJUNCTION WITH  
 MIRA A - Architecture & Engineering

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79 Avenue Road

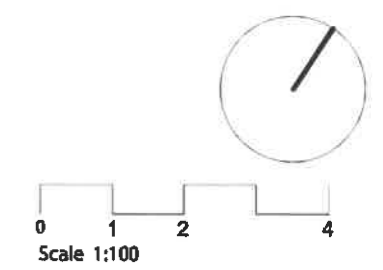
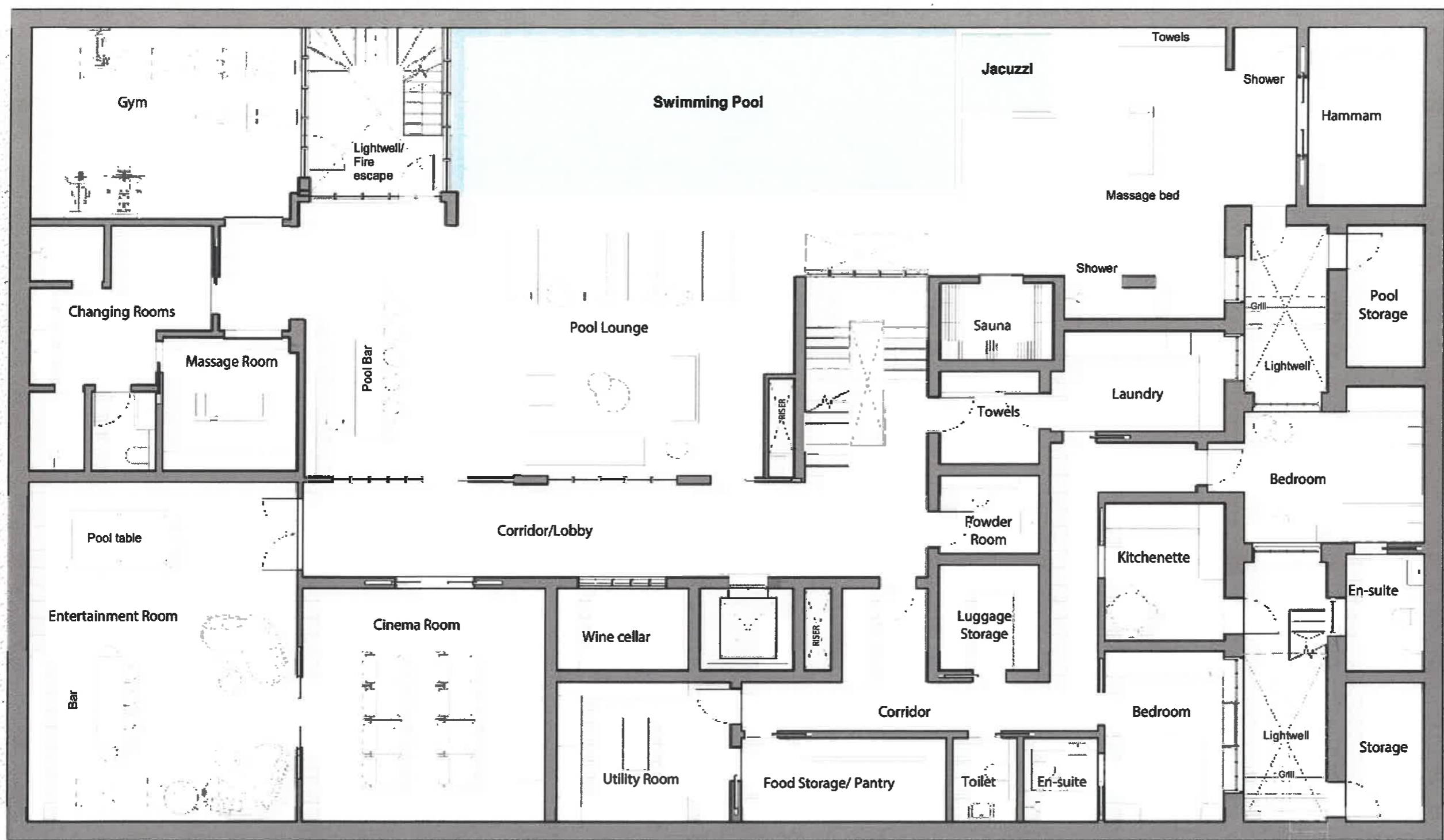
Proposed Pool Plant

Date: 20/05/2021	Status: Planning
Scale: 100 @ A3	© KSR Architects
Project Ref: 19004	Drawing No: P090
	Revision: L

IN CONJUNCTION WITH  
 MIRA A -Architecture & Engineering

**1 Proposed Pool Plant**  
 1:100

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**PLANNING**

**1 Proposed Basement**  
 1:100

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79 Avenue Road

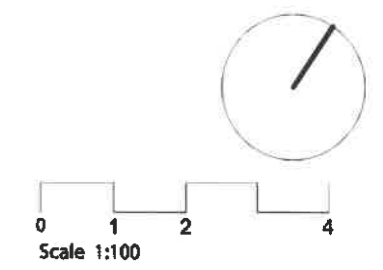
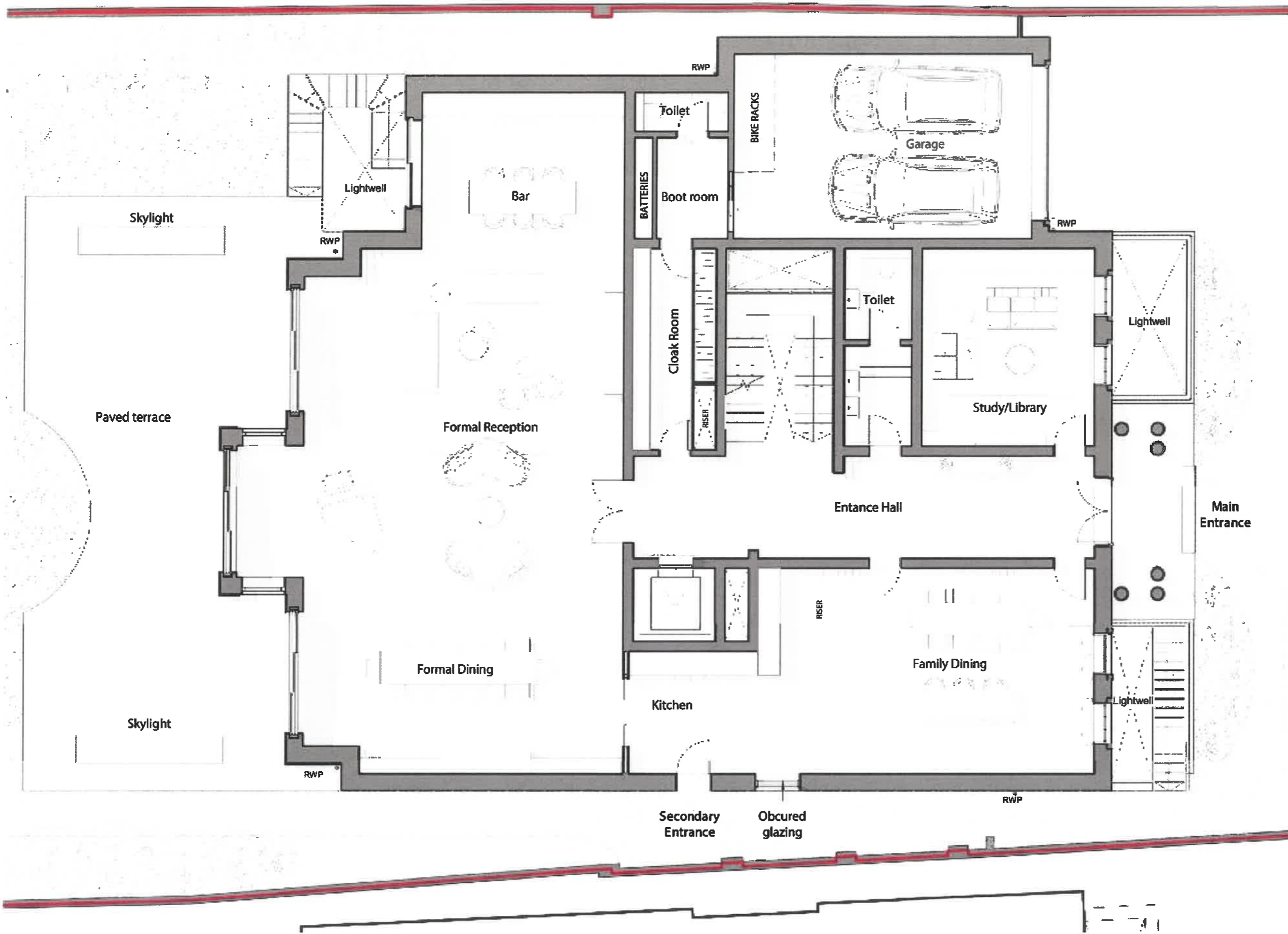
**Proposed Basement Plan**

Date: 27/04/2021	Status: Planning
Scale: 100 @ A3	© KSR Architects
Project Ref: 19004	Drawing No: P091
	Revision: 1

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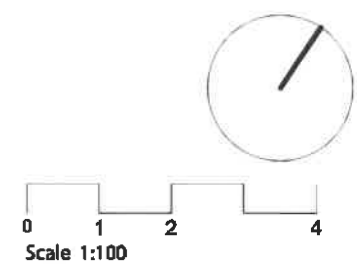
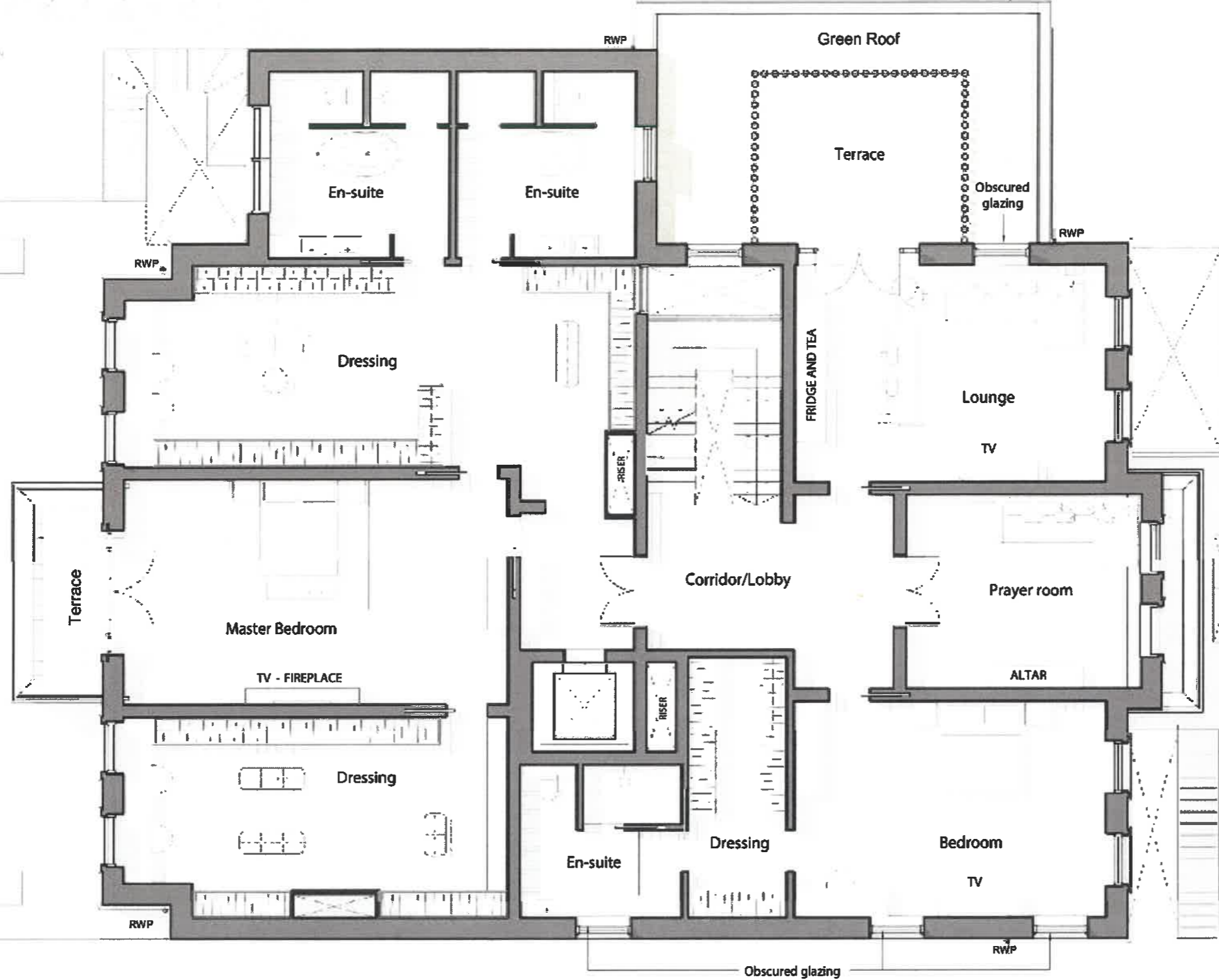
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79 Avenue Road  
 Proposed Ground Floor  
 Date: 30/04/2021 | Status: Planning  
 Scale: 100 @ A3 | © KSR Architects  
 Project Ref: 19004 | Drawing No: P100 | Revision: H  
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**1 Proposed Ground Floor**  
 1:100

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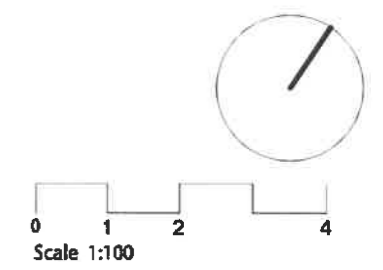
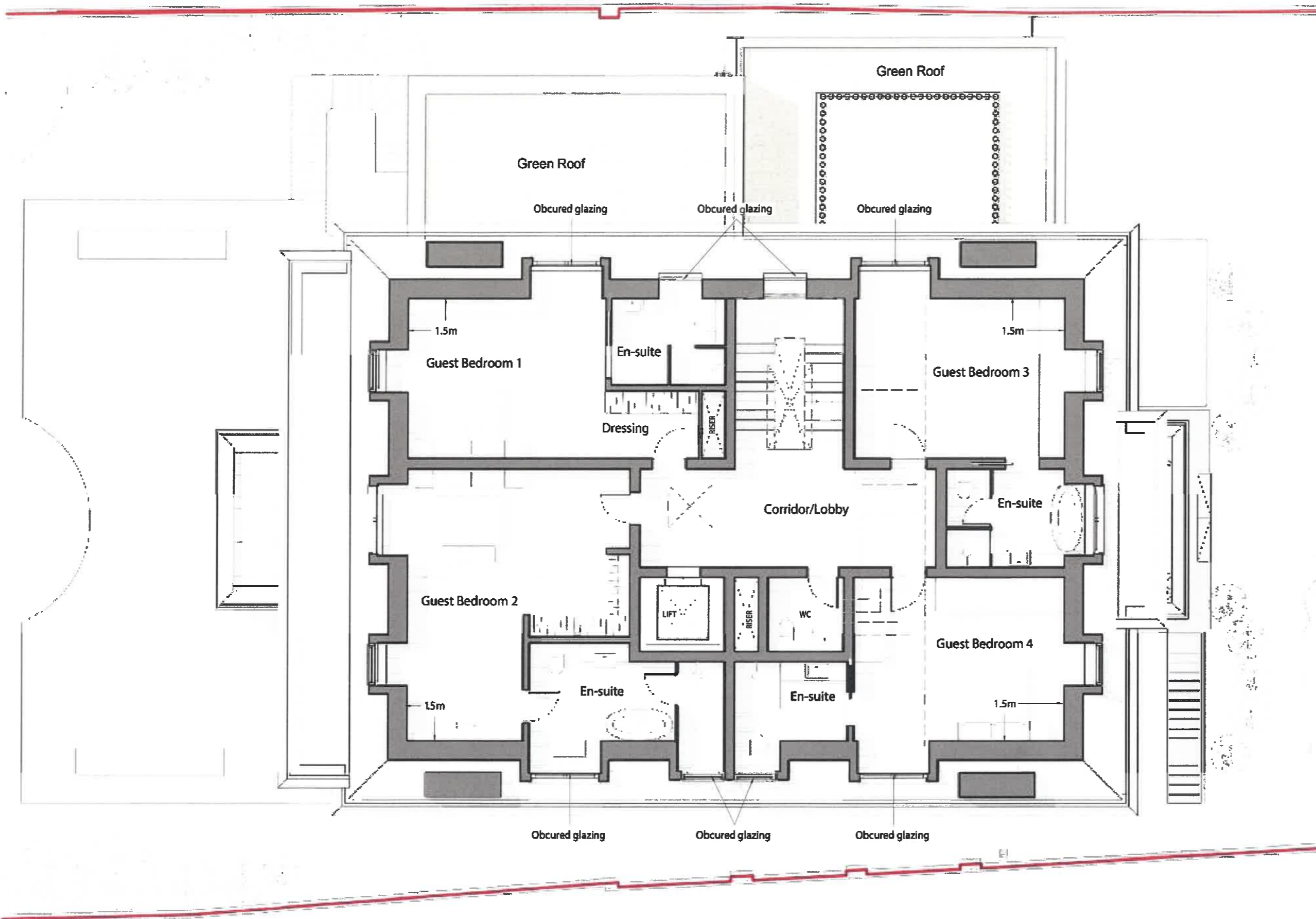
Proposed First Floor Plan

Date: 30/04/2021	Status: Planning
Scale: 100 @ A3	© KSR Architects
Project Ref: 19004	Drawing No: P101 Revision: G

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**1 Proposed First Floor**  
 1:100

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Proposed Second Floor

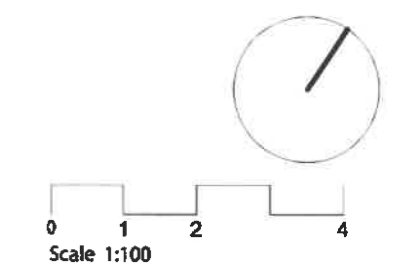
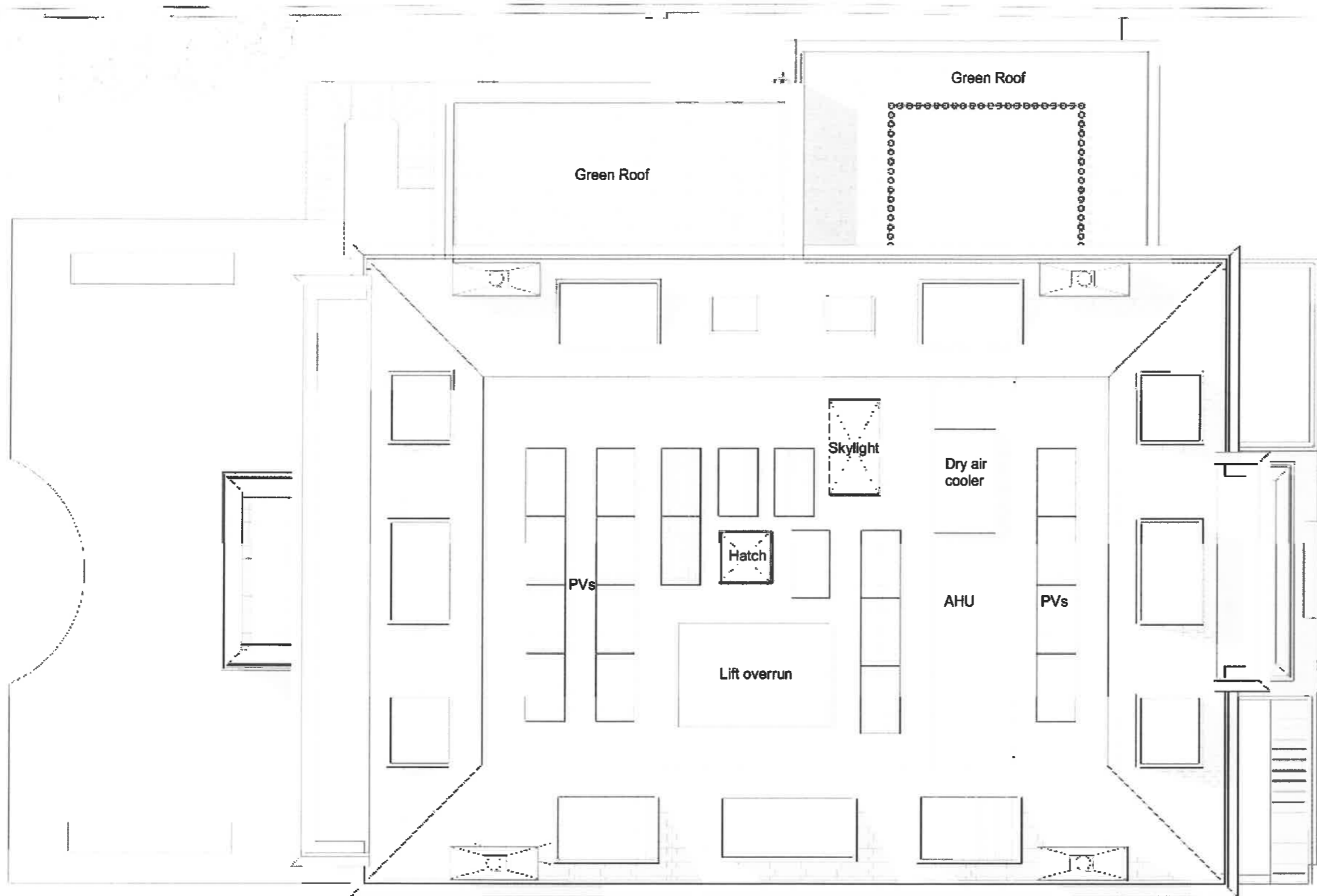
Date: 20/05/2021	Status: Planning
Scale: 100 @ A3	© KSR Architects
Project Ref: 19004	Drawing No: P102
	Revision: G

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**1 Proposed Second Floor**  
 1:100



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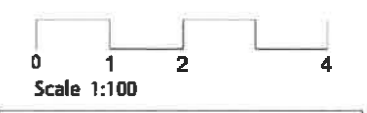
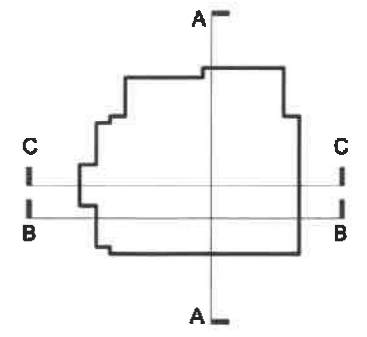
**Proposed Roof Plan**

Date: 20/05/2021	Status: Planning
Scale: 100 @ A3	© KSR Architects
Project Ref: 19004	Drawing No: P103
	Revision: I

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**1 Proposed Roof Plan**  
 1:100

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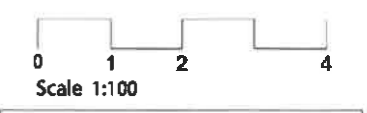
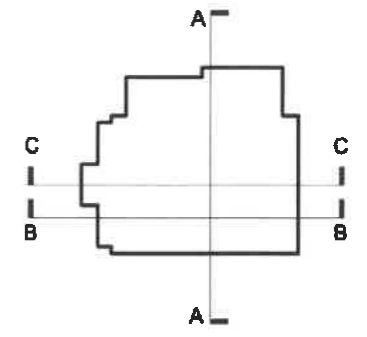
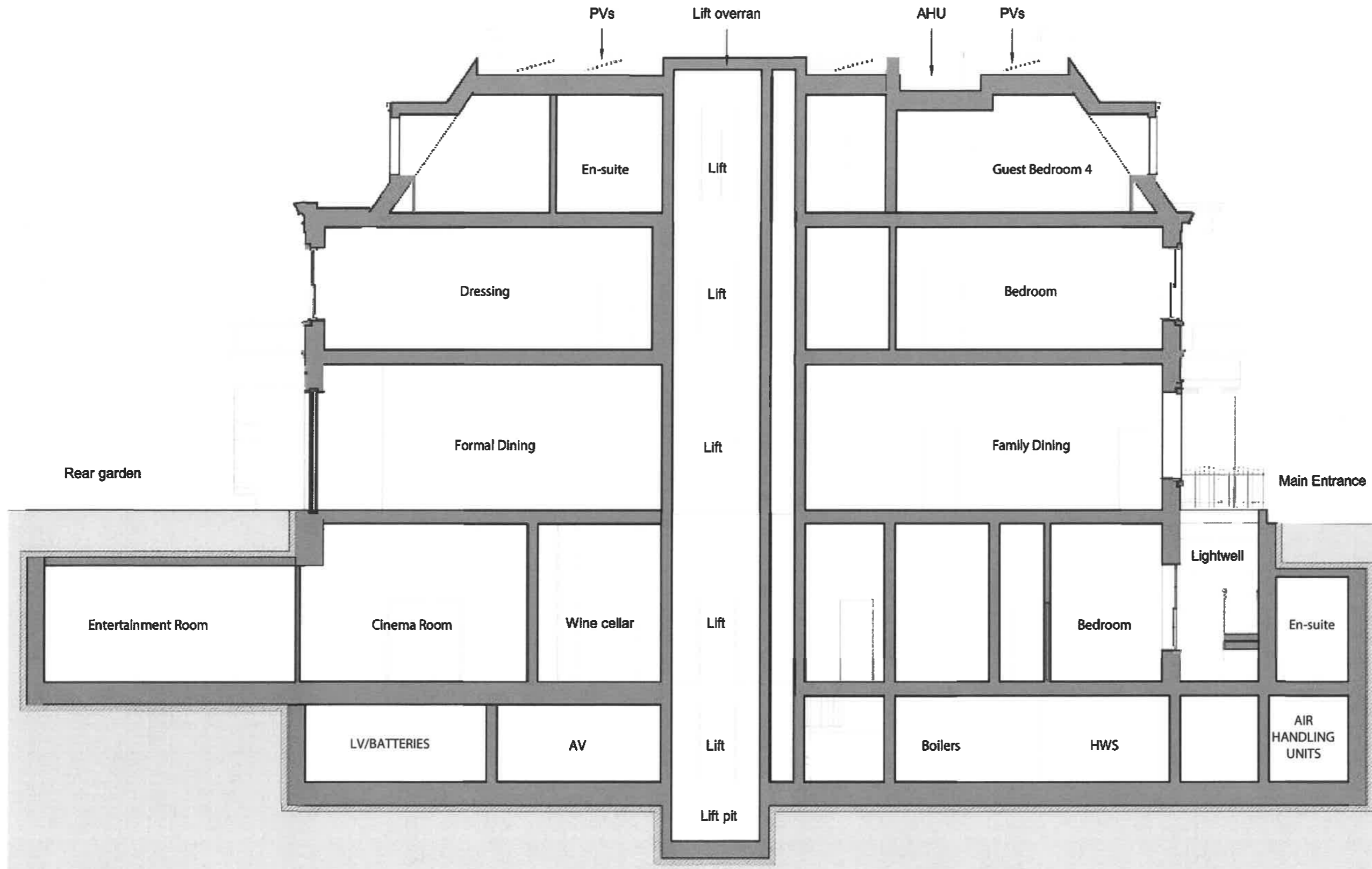
**Proposed Section AA**

Date: 30/05/2021	Status: Planning
Scale: 100 @ A3	© KSR Architects
Project Ref: 19004	Drawing No: P200
	Revision: F

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**1 Proposed Section AA**  
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**Proposed Section BB**

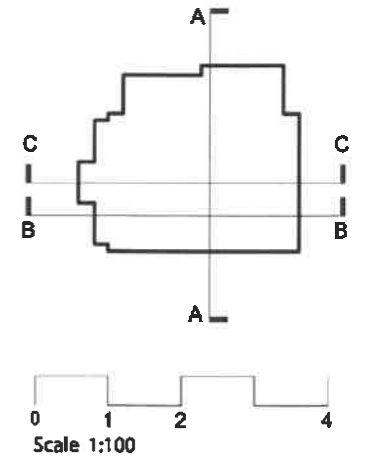
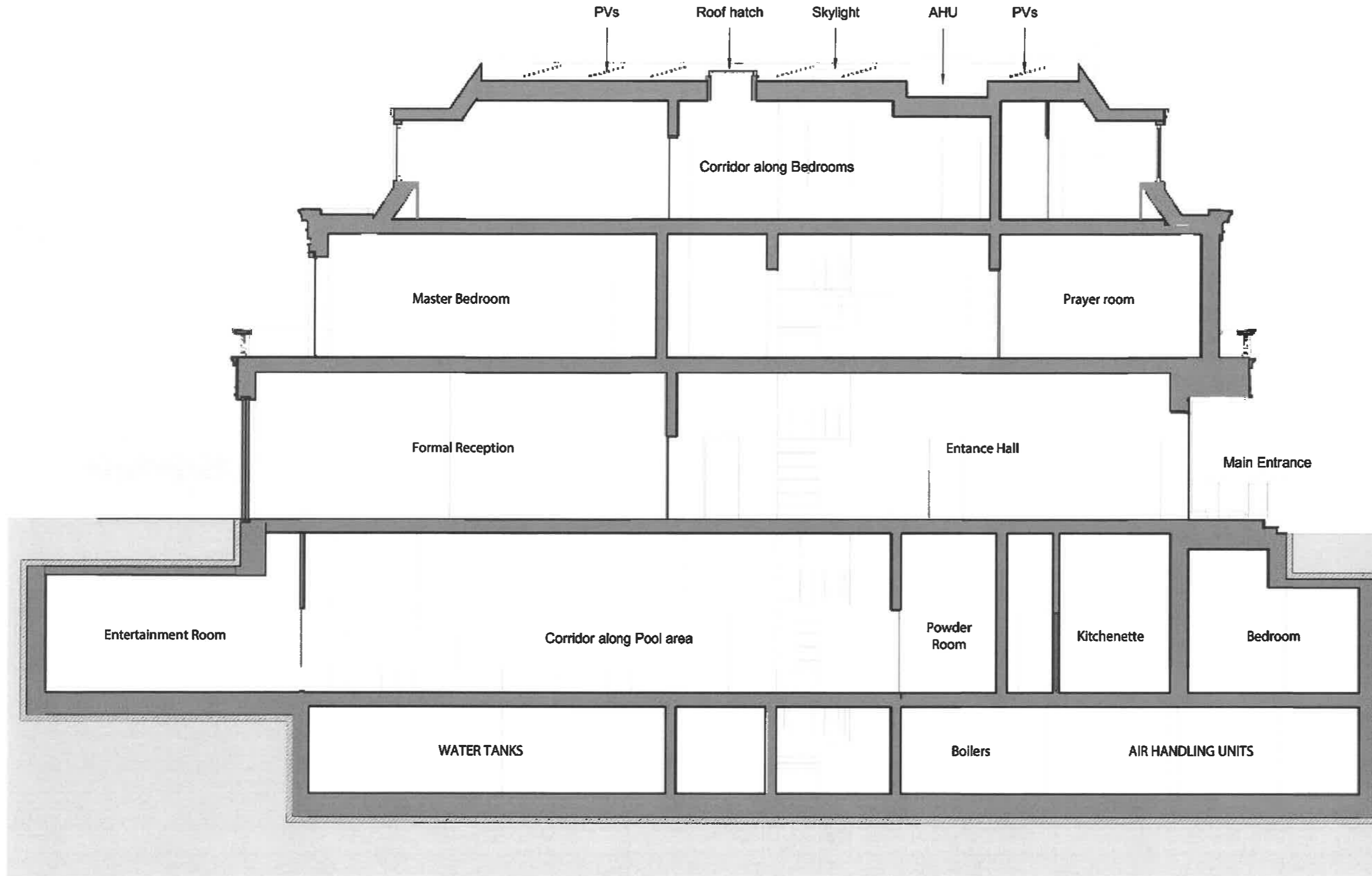
Date: 20/05/2021	Status: Planning
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**1 Proposed Section BB**  
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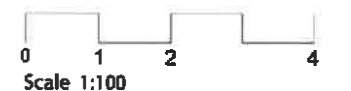
**Proposed Section CC**

Date: 20/05/2021	Status:
Scale: 100 @ A3	© KSR Architects
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1 Proposed Section CC  
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**79 Avenue Road**

**Proposed Front Elevation**

Date: 30/05/2021	Status: Planning
Scale: 100 @ A3	© KSR Architects
Project Ref: 19004	Drawing No: P300    Revision: F

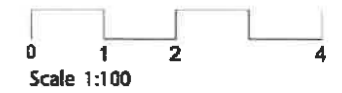
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**1 Proposed Front Elevation**  
 1:100

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1 Proposed Rear Elevation  
 1:100



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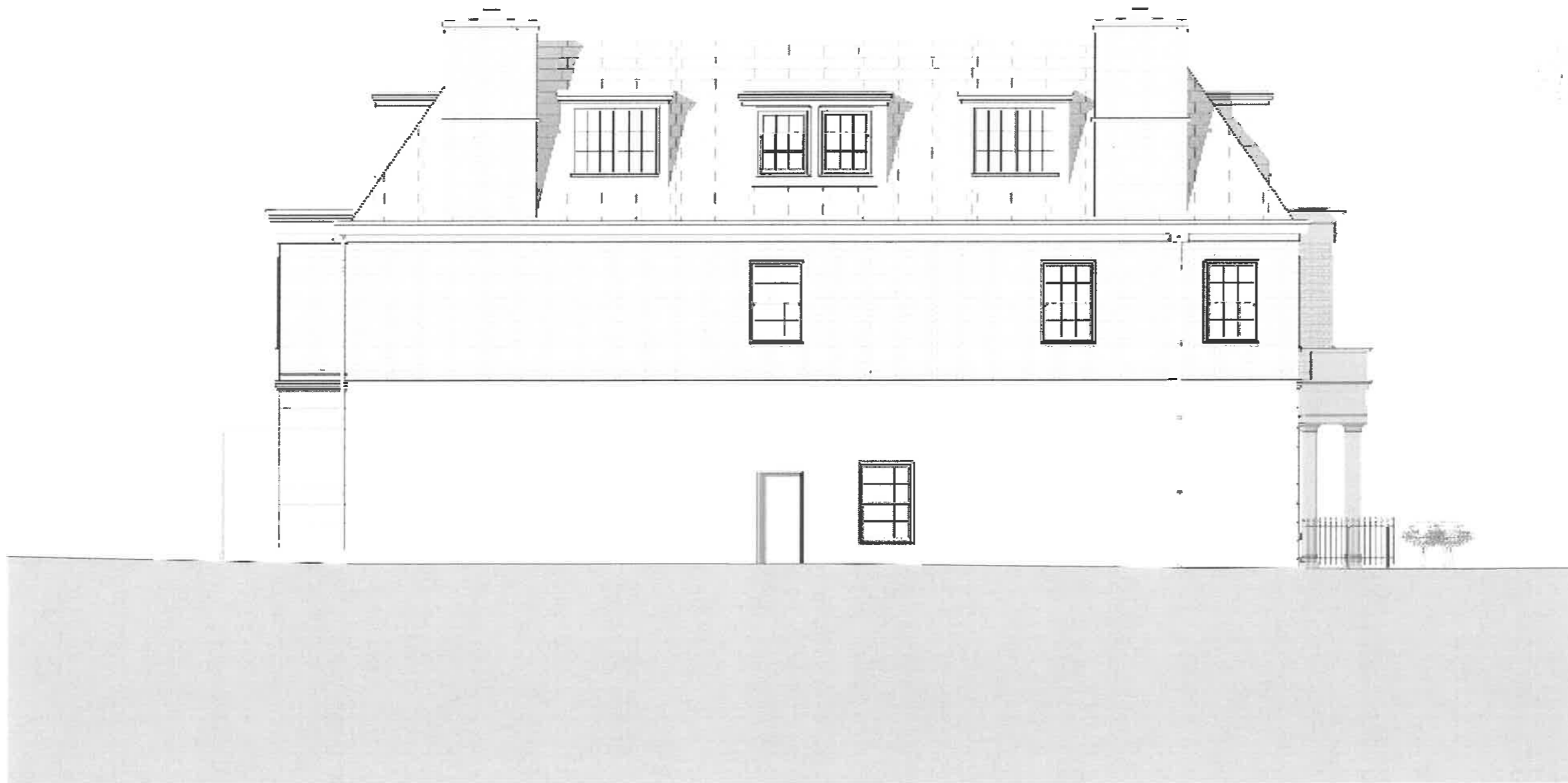
Proposed Rear Elevation

Date: 20/05/2021	Status: Planning
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Project Ref: 19004	Drawing No: P301
	Revision: F

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**1 Proposed Side-South Elevation**  
 1:100

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**Proposed Side-South Elevation**

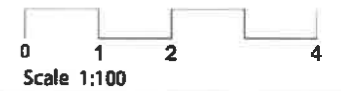
Date: 30/05/2021	Status: Planning
Scale: 100 @ A3	© KSR Architects
Project Ref: 19004	Drawing No: P302
	Revision: F

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1 Proposed Side - North Elevation  
 1:100



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Proposed Side-North Elevation

Date: 20/05/2021	Status: Planning
Scale: 100 @ A3	© KSR Architects
Project Ref: 19004	Drawing No: P303    Revision: E

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# INTRODUCTION

## 1. REAR ELEVATION

The proposed rear elevation maintains at first floor the classical elements of the original design, with sash windows, French doors, red brick and use of natural stone for the windows surrounds and cornices. A central, small terrace is introduced to the Master Bedroom to provide an external space from where enjoy the views of the rear garden. The terrace is located away from the building's perimeter and prevents overlooking issues into neighbour's gardens.

The proposed ground floor rear elevation retains the magnificence of the natural stone and white render details with a central square bay. It is proposed to have more simple and contemporary doors for a better view and connection to the garden.

The overall appearance of the building looks harmonious and in line with the local settings, with a traditional and classical design of the overall building and a subtle modern touch at ground floor.

The adjustment in the rear façade has been designed so that the area has not been increased, the overall GIA will remain the same.

## 2. SIDE NORTH ELEVATION

An additional traditional sash window is proposed to the side elevation above the garage to allow for natural light to the lounge area at first floor. It is proposed to have a double door to access the first floor terrace, which is symmetrically located in between the two windows.

All the windows on the side elevations, including the additional window, are proposed to have obscured glazing and restricted opening.

## 3. SKYLIGHT

At ground floor in the rear terrace combining the 3 consented smaller skylights into a single large skylight. In addition a rooflight has been proposed symmetrically on the opposite side of the terrace to maximise the natural light into the rooms at basement level.

FIG. A - SITE

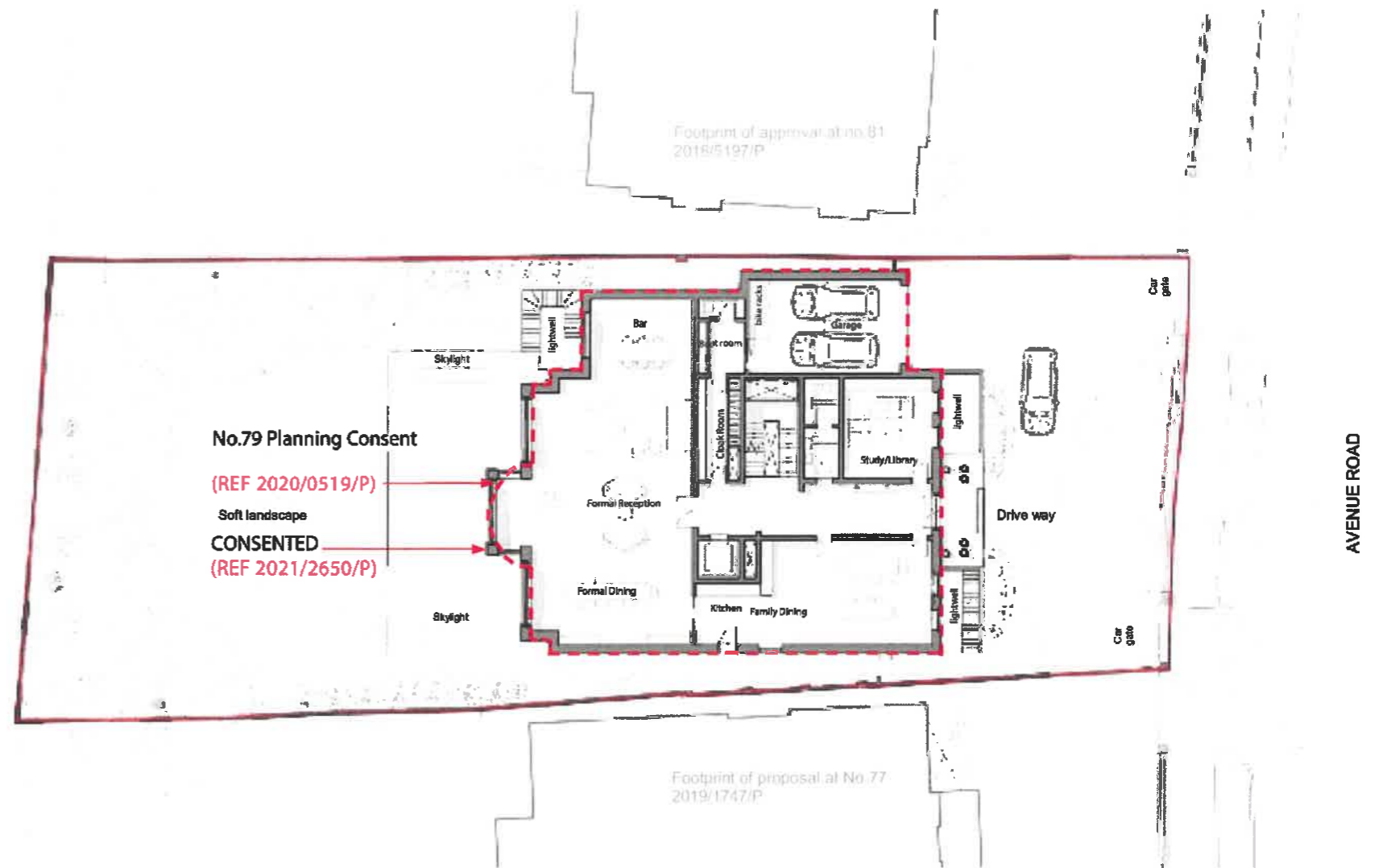


FIG. B - REAR ELEVATION



# INTRODUCTION

## 4. BASEMENT

It is proposed to infill the cut-out basement corner to allow for extra plant room area at basement level. The proposed footprint will allow for a continuous piling line and a more rational structural approach.

It is also proposed for the lift to serve the basement level and therefore the lift pit is relocated just under the basement slab.

## 5. ROOF

To simplify the details and construction of the roof, it is proposed to eliminate the cranking detail at the base of the roof and to have a single pitch roof instead. This amendment will allow for the natural slates to sit more comfortably on the roof outline, avoiding difficult detailing.

FIG. C - BASEMENT

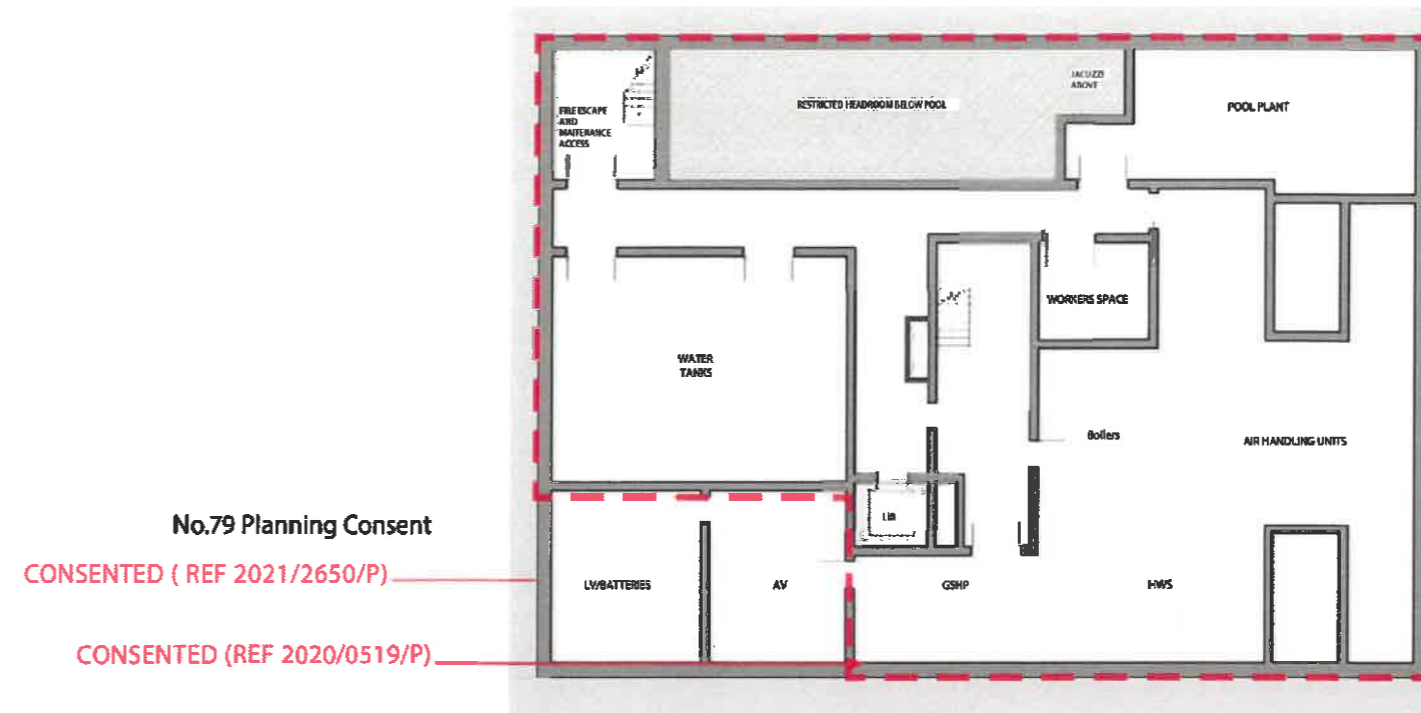
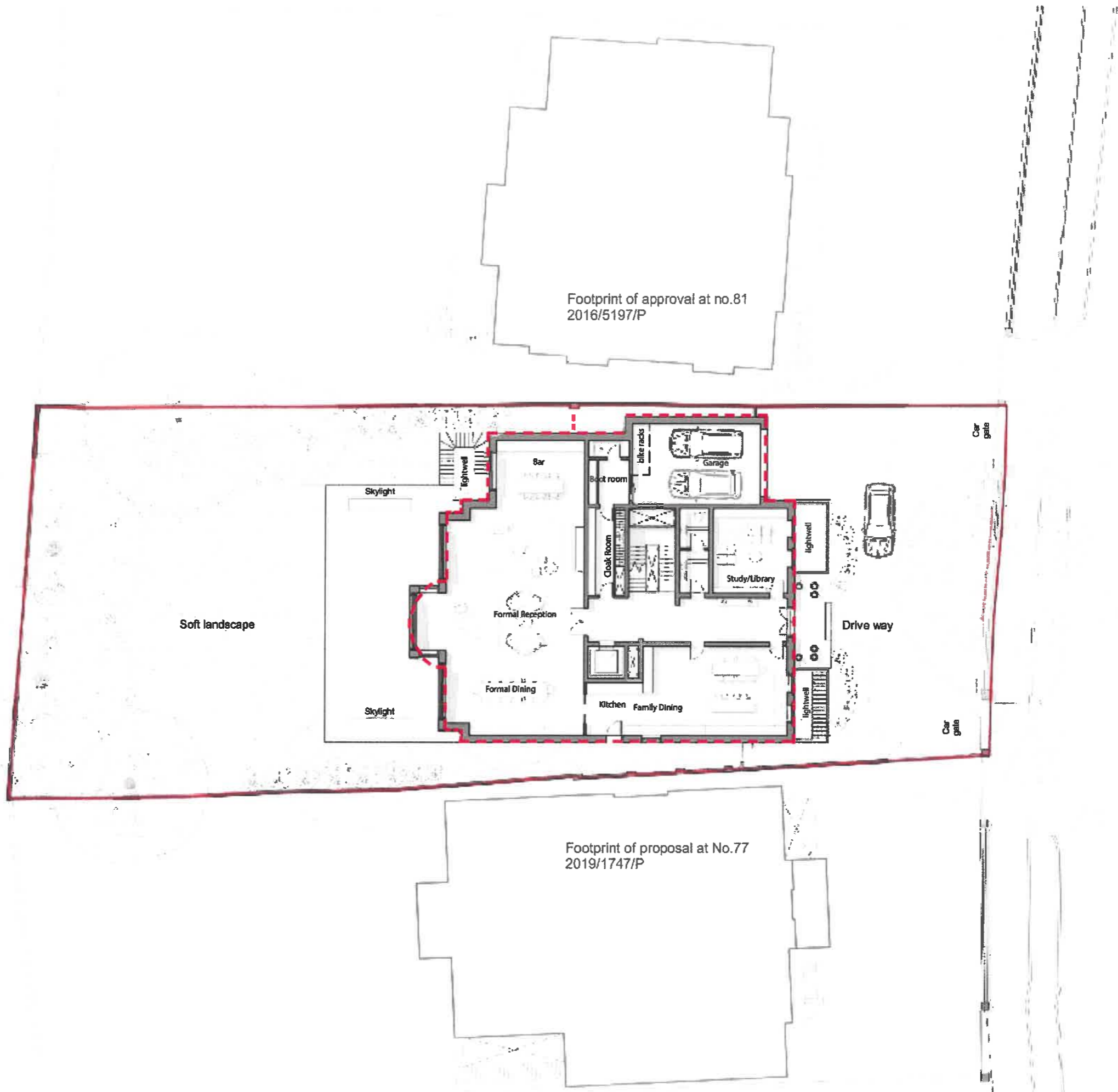


FIG. D- SECTION

SITE PLAN





STREET ELEVATION



No.75

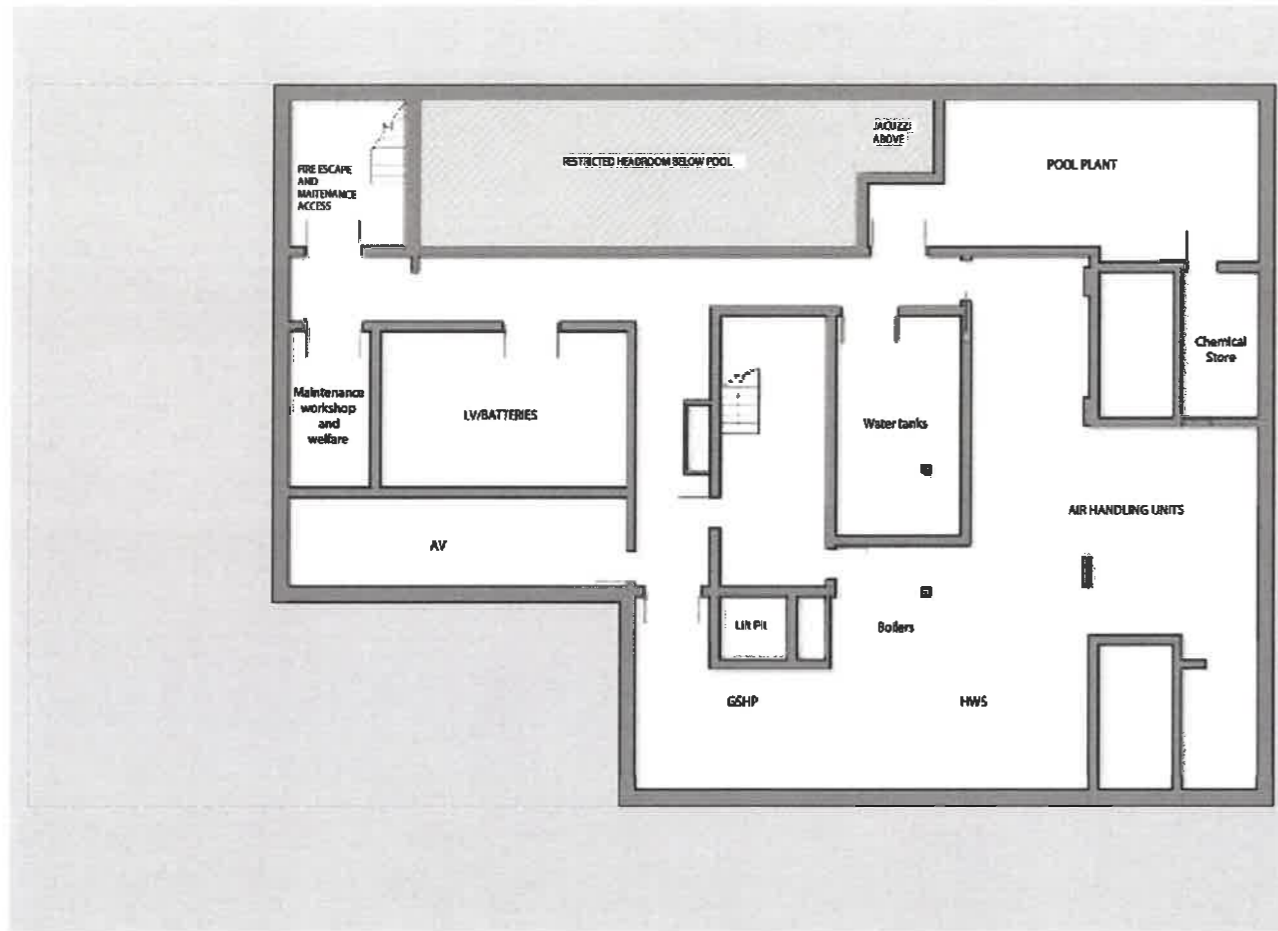
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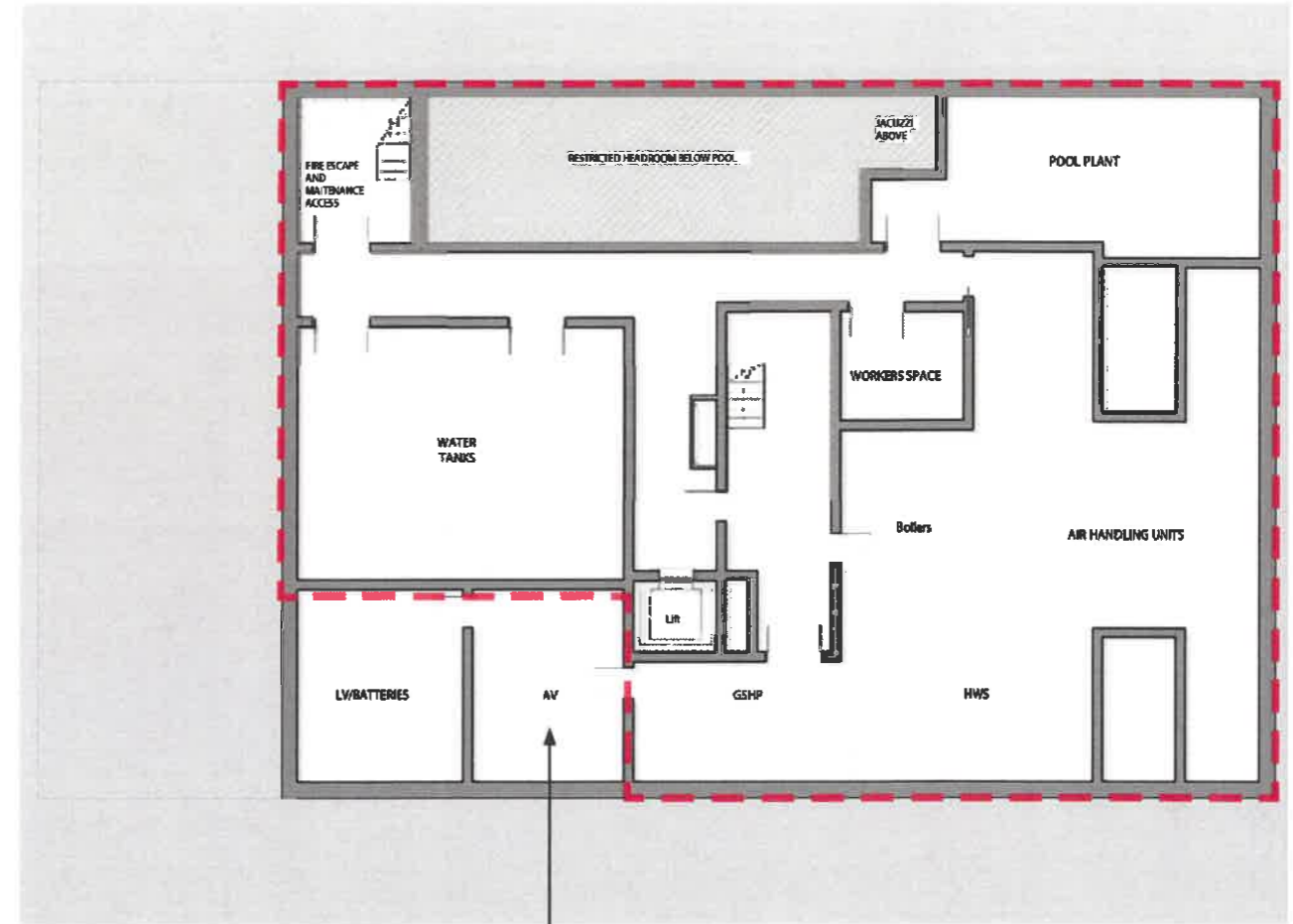
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CONSENTED (REF 2021/2650/P)

# BASEMENT



CONSENTED  
(REF 2020/0519/P)

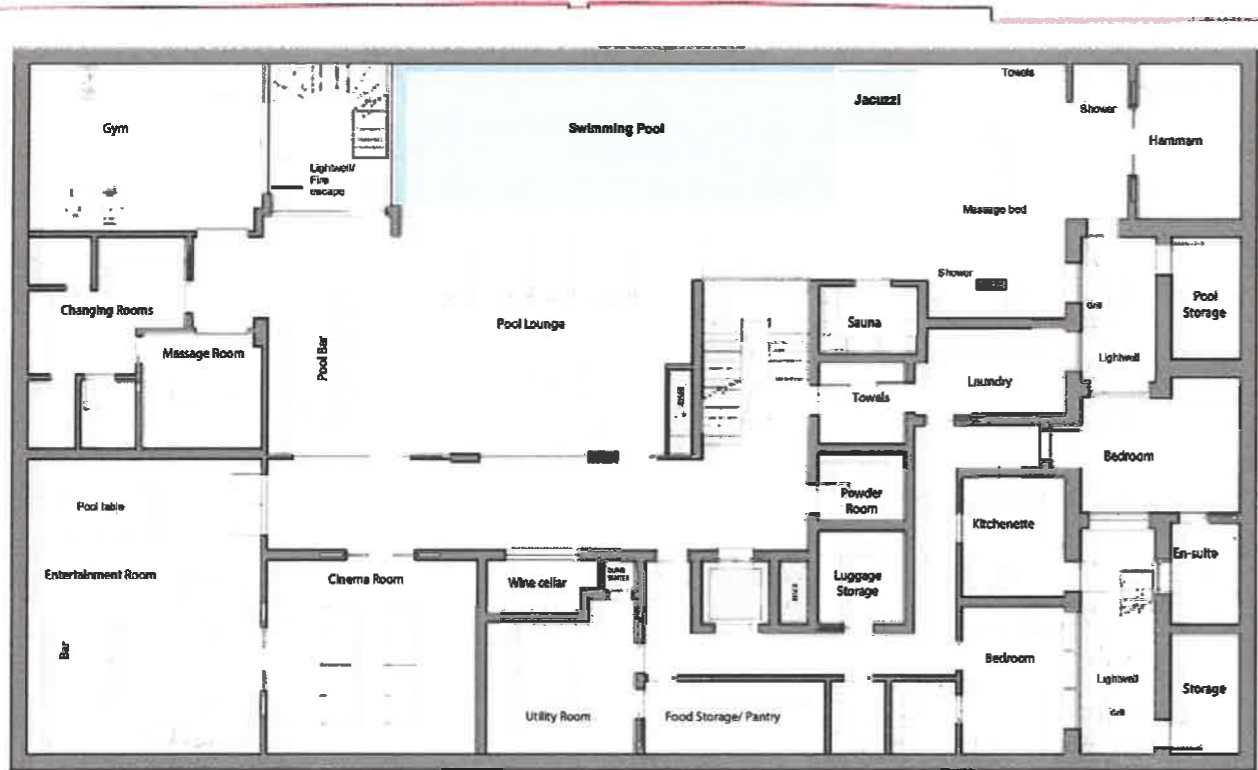


PROPOSED  
Basement infill to provide a more rational structural layout and piling

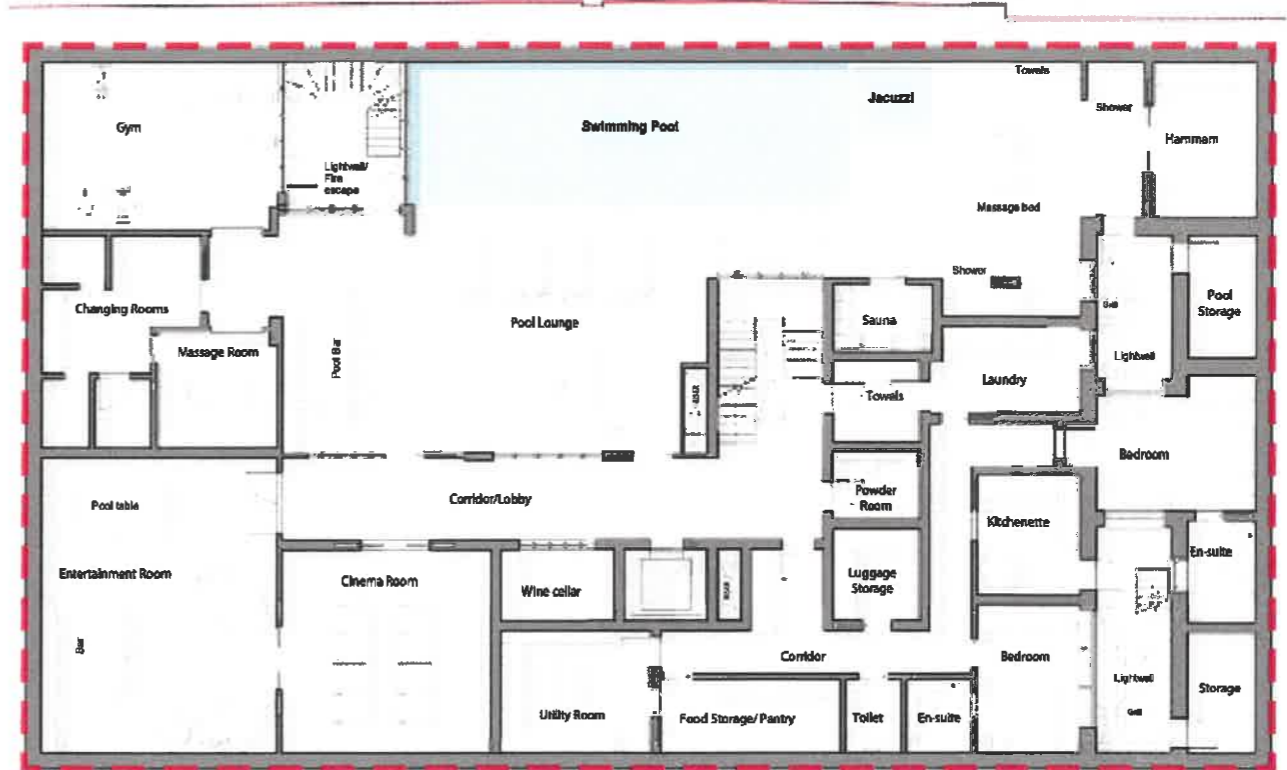
CONSENTED (REF 2021/2650/P)

--- LINE OF CONSENTED HOUSE (REF 2020/0519/P)

# LOWER GROUND FLOOR



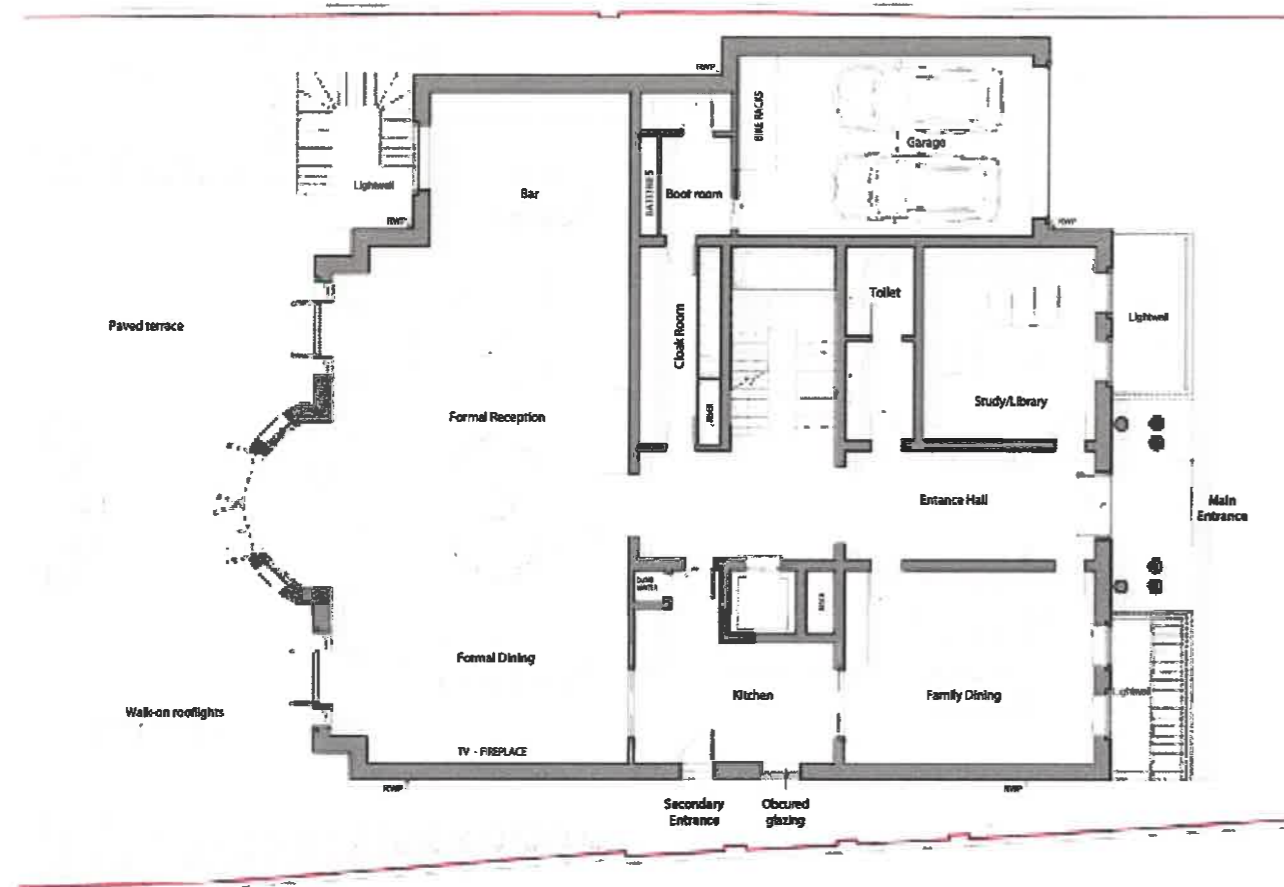
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(REF 2020/0519/P)



CONSENTED  
(REF 2021/2650/P)

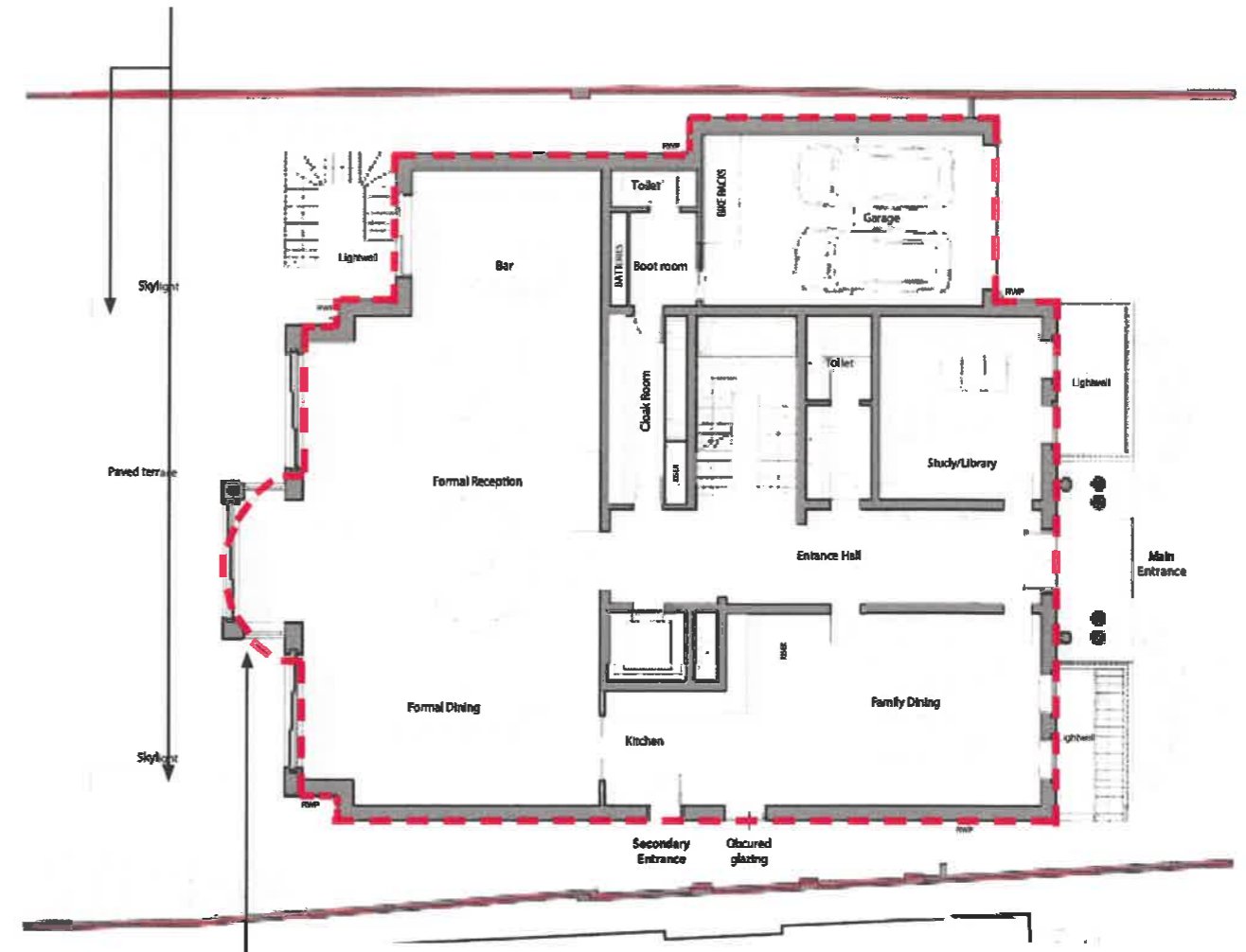


# GROUND FLOOR



CONSENTED  
(REF 2020/0519/P)

Single large rooflight and an additional rooflight providing more natural light to the basement



Square bay and contemporary sliding doors to increase connection to the rear garden, and natural light into the internal spaces

CONSENTED (REF 2021/2650/P)

# FIRST FLOOR



CONSENTED  
(REF 2020/0519/P)

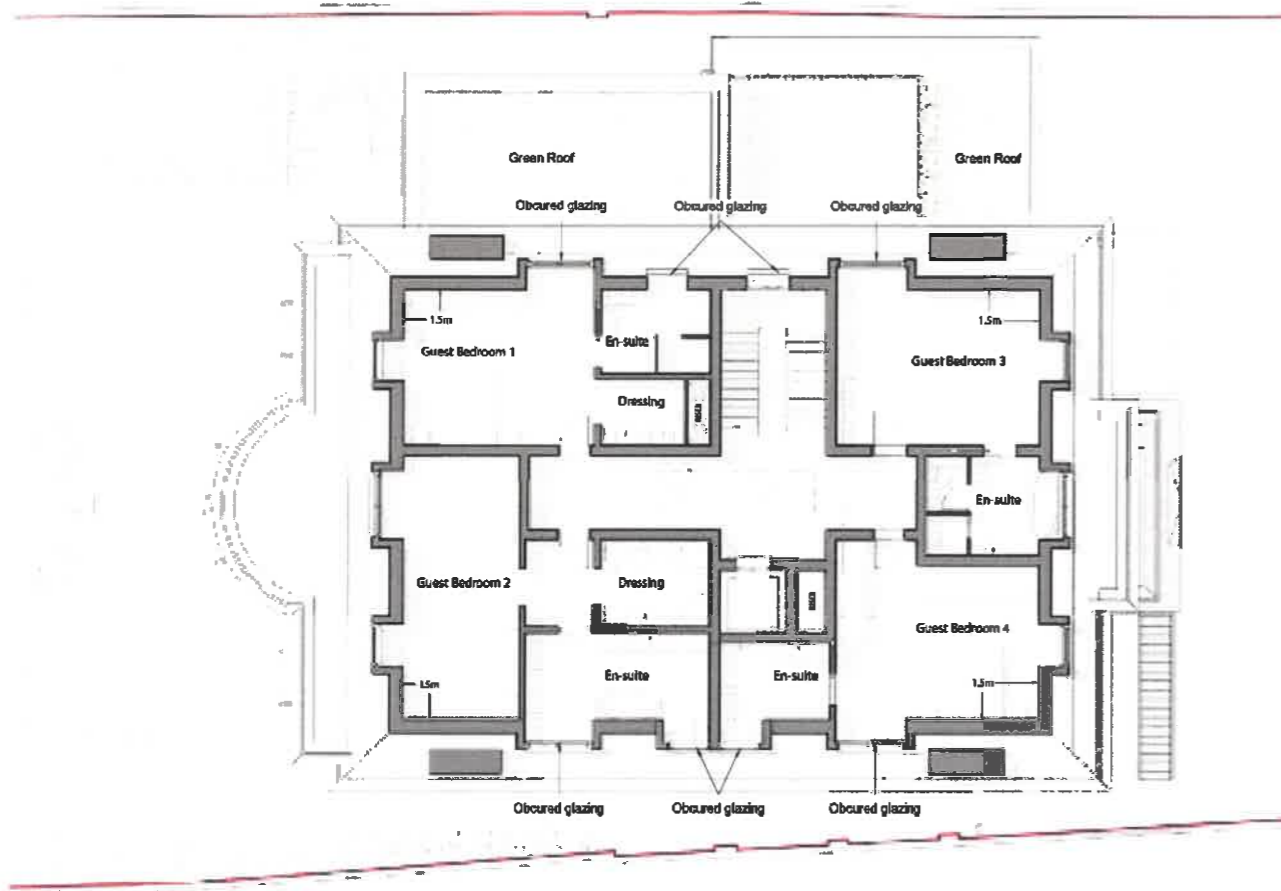
Centralised terrace and French doors add symmetry to the facade and natural light to the internal space whilst providing more privacy to the En-suite



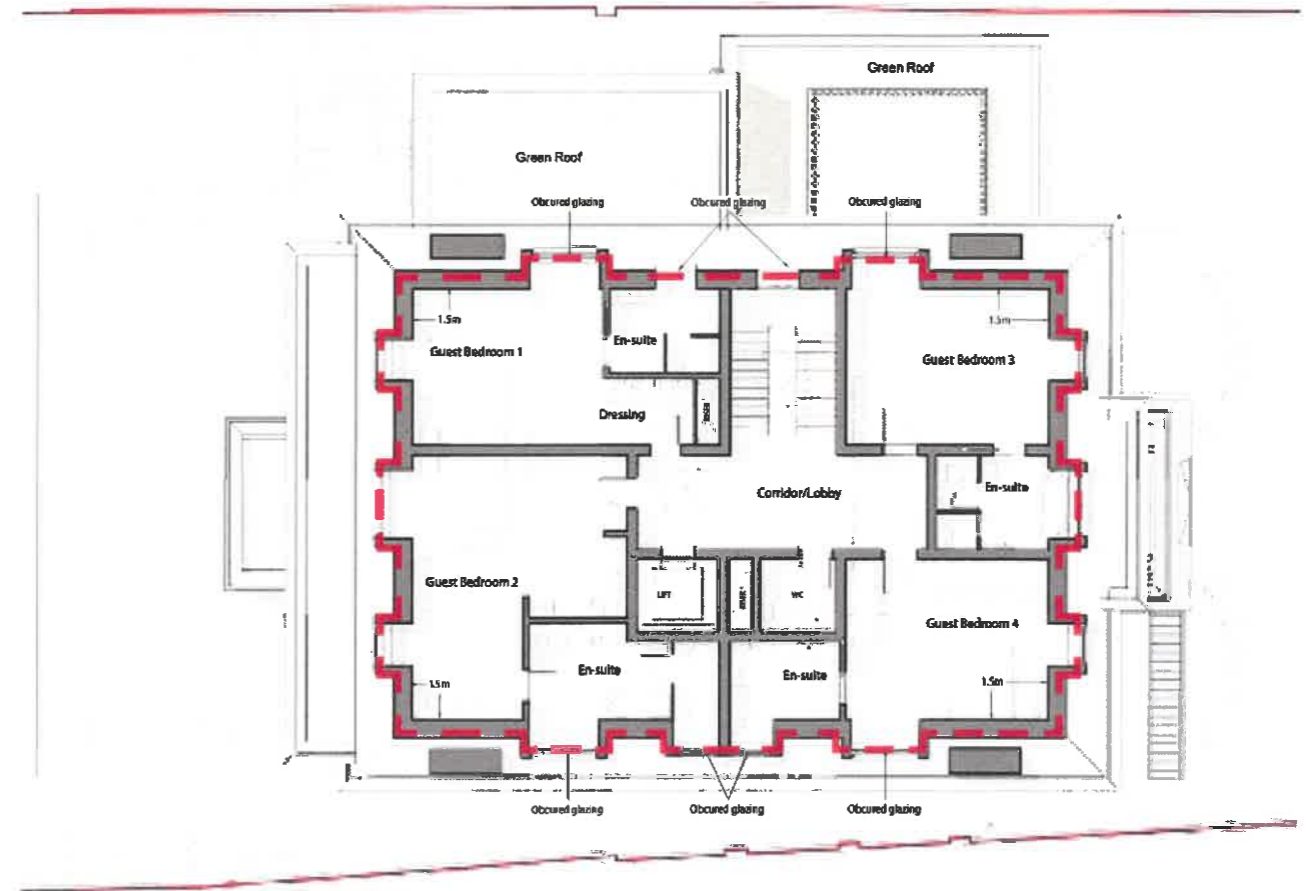
Small terrace off of the master bedroom  
provide views to the rear garden  
CONSENTED (REF 2021/2650/P)

--- LINE OF CONSENTED HOUSE

# SECOND FLOOR



CONSENTED  
(REF 2020/0519/P)



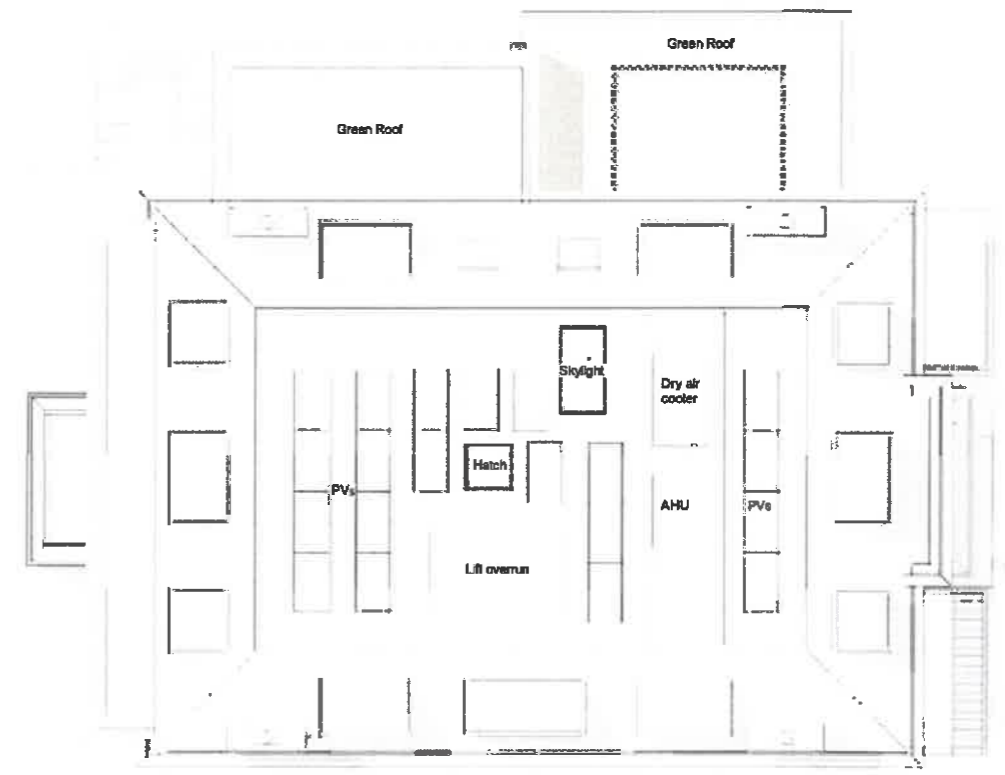
CONSENTED  
(REF 2021/2650/P)



# ROOF



CONSENTED  
(REF 2020/0519/P)



CONSENTED (REF 2021/2650/P)

FRONT ELEVATION



CONSENTED  
(REF 2020/0519/P)

Single pitch roof

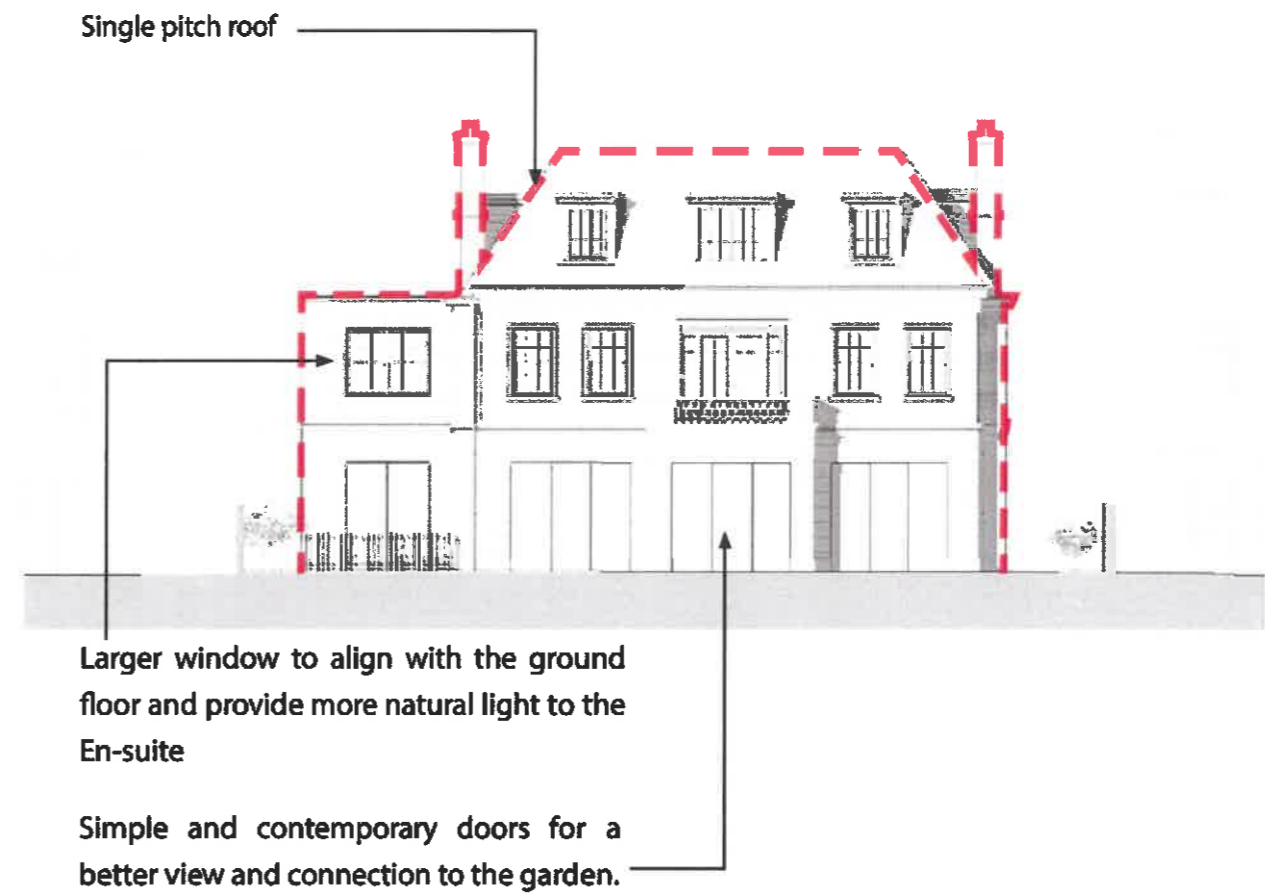


CONSENTED (REF 2021/2650/P)

## REAR ELEVATION



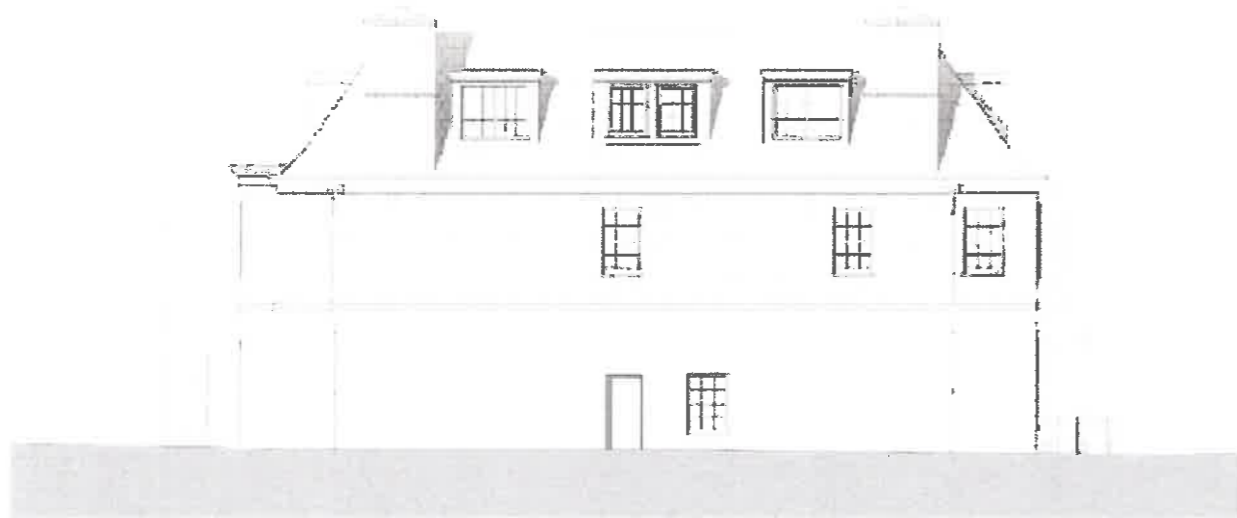
CONSENTED  
(REF 2020/0519/P)



CONSENTED  
(REF 2021/2650/P)



SIDE (SE) ELEVATION

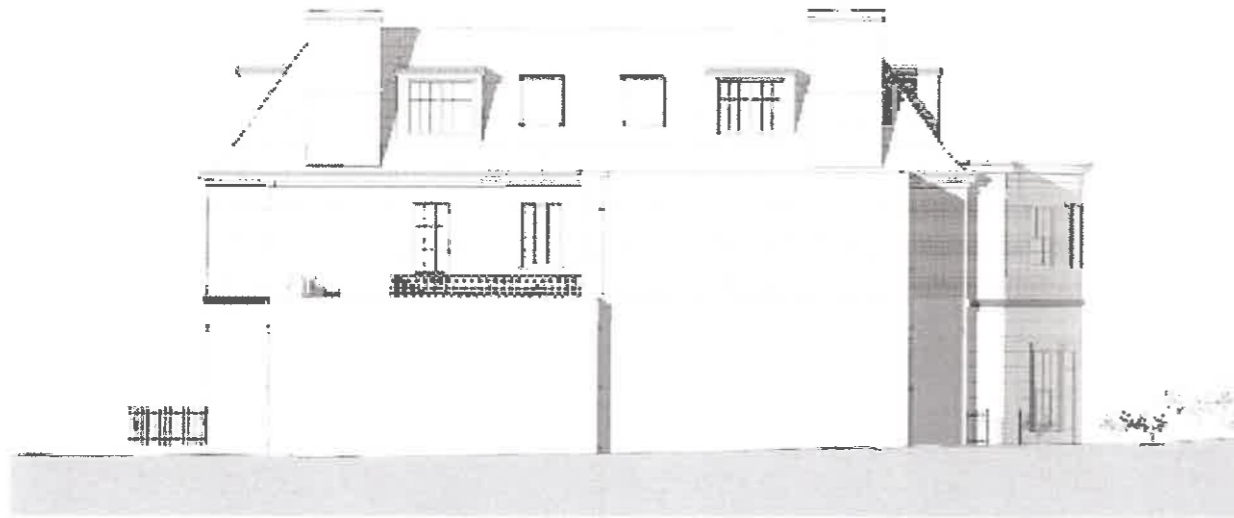


CONSENTED  
(REF 2020/0519/P)



CONSENTED  
(REF 2021/2650/P)

SIDE (NW) ELEVATION



CONSENTED  
(REF 2020/0519/P)

Single pitch roof

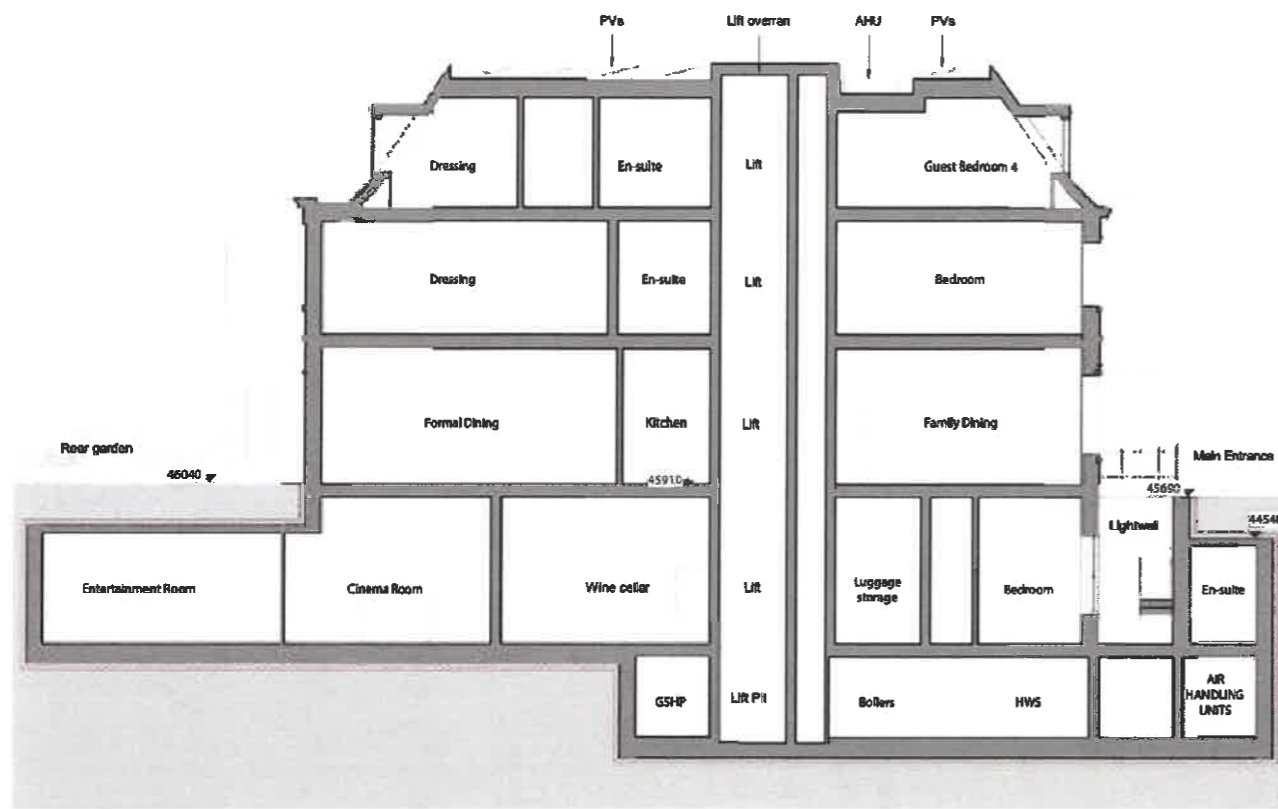


French doors and window  
provide symmetry to the facade

Square bay and small terrace

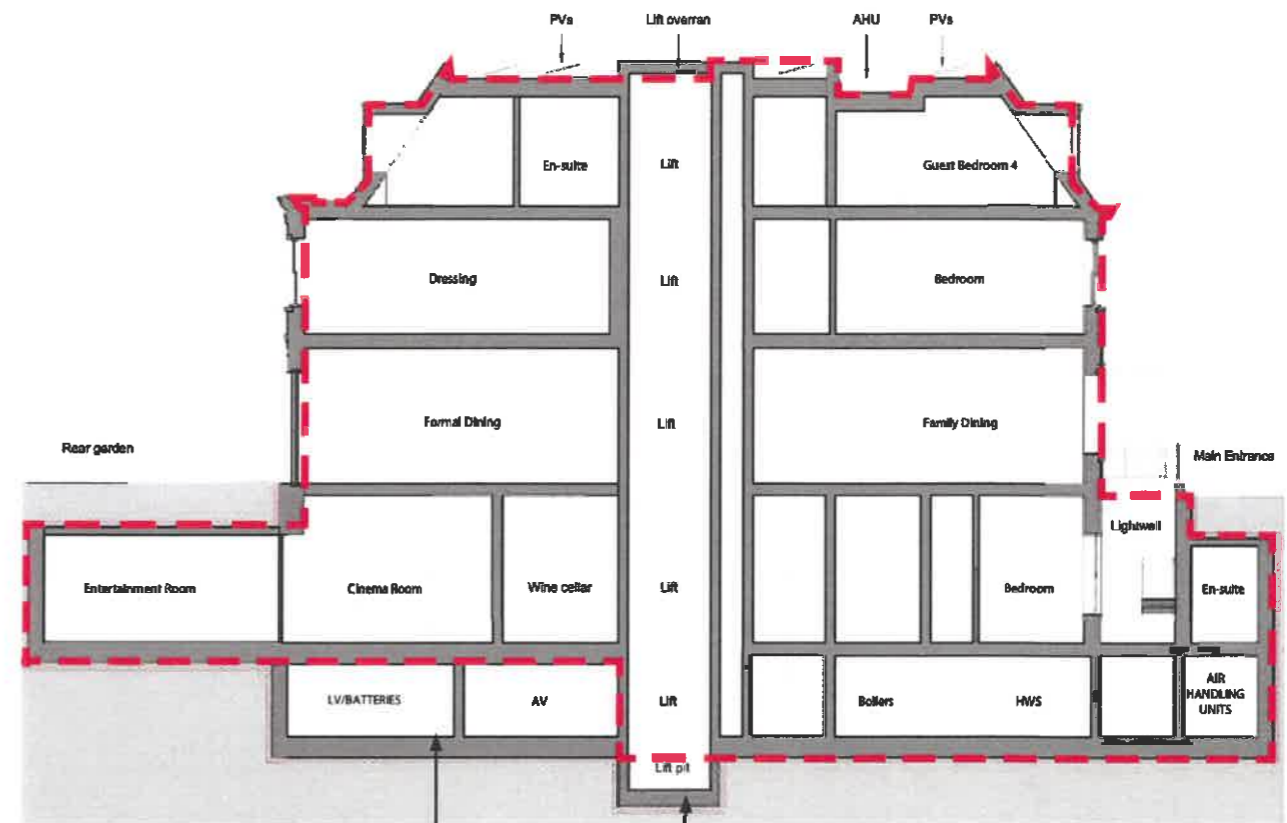
CONSENTED  
(REF 2021/2650/P)

SECTION BB



Proposed Section BB

CONSENTED  
(REF 2020/0519/P)



Basement infill for additional plant and rationalizing piling line  
Lift pit

CONSENTED  
(REF 2021/2650/P)

# AREAS

CONSENTED GIA REF. 2019/1747/P

FLOOR	AREA ( m <sup>2</sup> )	AREA ( sqft)
POOL	437.3	4707
LGF	579.8	6241
GF	377.0	4058
1F	335.5	3611
2F	216.0	2325
TOTAL	1945.6	20942

CONSENTED (REF 2021/2650/P)

FLOOR	AREA ( m <sup>2</sup> )	AREA ( sqft)
POOL	488.3	5256
LGF	579.8	6241
GF	381.0	4101
1F	333.0	3584
2F	217.0	2330
TOTAL	1999.1	21512

Areas are approximate only and have been measured from Planning Application/ Concept drawings as noted above.

Areas are measured and calculated generally in accordance with the RICS Code of Measuring Practice (6th Edition).

GIA excludes areas with an headroom of less than 1.5m.

Areas are measured in metric units with a factor of 10.764 applied to convert to imperial.

Construction tolerances, workmanship and design by others may affect the stated areas.

Existing buildings may present anomalies in relation to surveyed/ drawn plans that may also affect the stated areas.

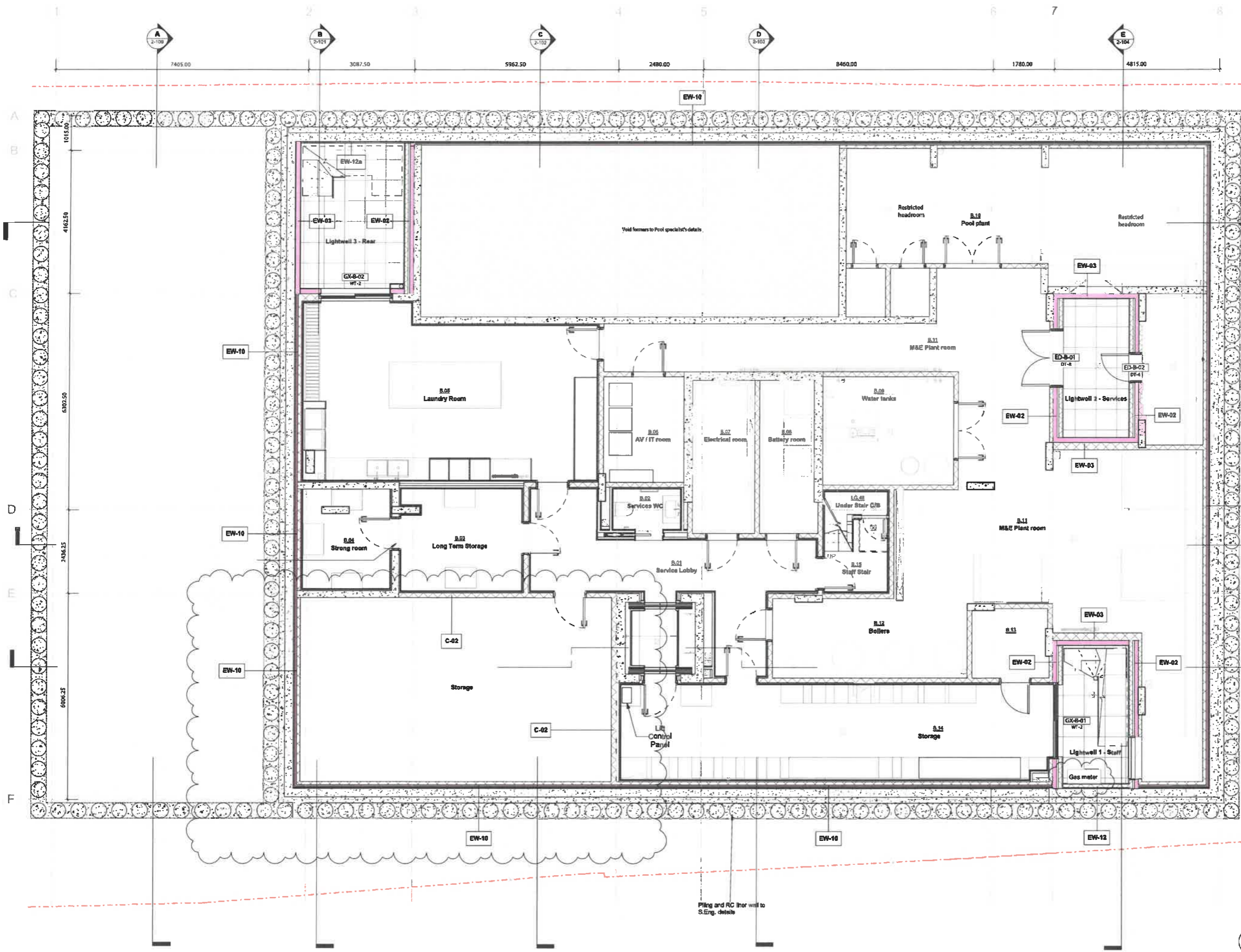
All these factors should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for the increases and decreases inherent in the design development and construction process.



**KSR** ARCHITECTS &  
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# APPENDIX A



**Ground Status**  
 This drawing is a copy of the original. The drawing must be read in conjunction with the Tender's Part 2 documents, specification and all other relevant documents and drawings.  
 KSR architects accept no liability for any errors, omissions or omissions of responsibility and/or liability from any contract made in the drawing or the execution of the work or any other liability which has not been referred to them and their agents, consultants.  
 Areas are based on unverified data and are approximate only. Do not use this drawing as the final data. If any figures are used, they are to be used. Refer to the original data for verification.  
 Check all dimensions on site prior to carrying out any work and advise any discrepancy.

**KEY**  
 - - - - - Assumed boundary site line

This drawing is to be read in conjunction with the relevant other Consultant's drawings.  
 Internal walls and elements are shown indicatively only and are subject to further design development and do not form part of Phase 1 package. Please refer to Preliminaries for further details.

Landscaping including gates, enclosures, hard landscaping, boundary treatment, green roofs and terraces - are shown indicatively only and is subject to Landscape design.

Site drainage is not shown and is subject to design development by a Landscape Designer.

Allow threshold slot drains to all doors and full height windows. Slot drains to be discreet (Wade TDN or similar).

Penetration of services and associated items, BWBs as per M&E drawings.

Allow for external lighting and services.

Termination of the elements associated with the services visible on roofs to M&E details.

All structure to have 30 minutes fire resistance, including the main roof structure. Intumescent paint to be applied to steelwork and fire rated plasterboard (BG FireLine or similar) to be used to achieve the required fire rating.

14	TENDER ADDENDUM (General) CCF-014	09/02/20	LV
13	Stage 3 - Phase 2	15/02/21	VC
12	TENDER ADDENDUM (Pool and rear terrace) CCF-014	15/02/21	VC
11	Stage 2	27/02/21	VC
10	Stage 1	27/02/21	VC

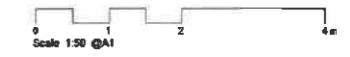
**TENDER ADDENDUM (CCF-014)**  
**KSR ARCHITECTS & INTERIOR DESIGNERS**  
 100 Adelaide St  
 Level 10  
 London W1A 0AA  
 Tel: +44 (0)20 7662 5555  
 www.ksrarchitects.com

Project:  
**75 Avenue Road**

Drawing Title:  
**GA Plan - Basement**

Date of last issue: 29/10/21  
 Scale: 1:50 @A1 / 1:100 @A3

Drawn by: VC  
 Checked by: LV  
 © KSR Architects  
 Drawing No: **19004-1-008**  
 Rev: **T4**

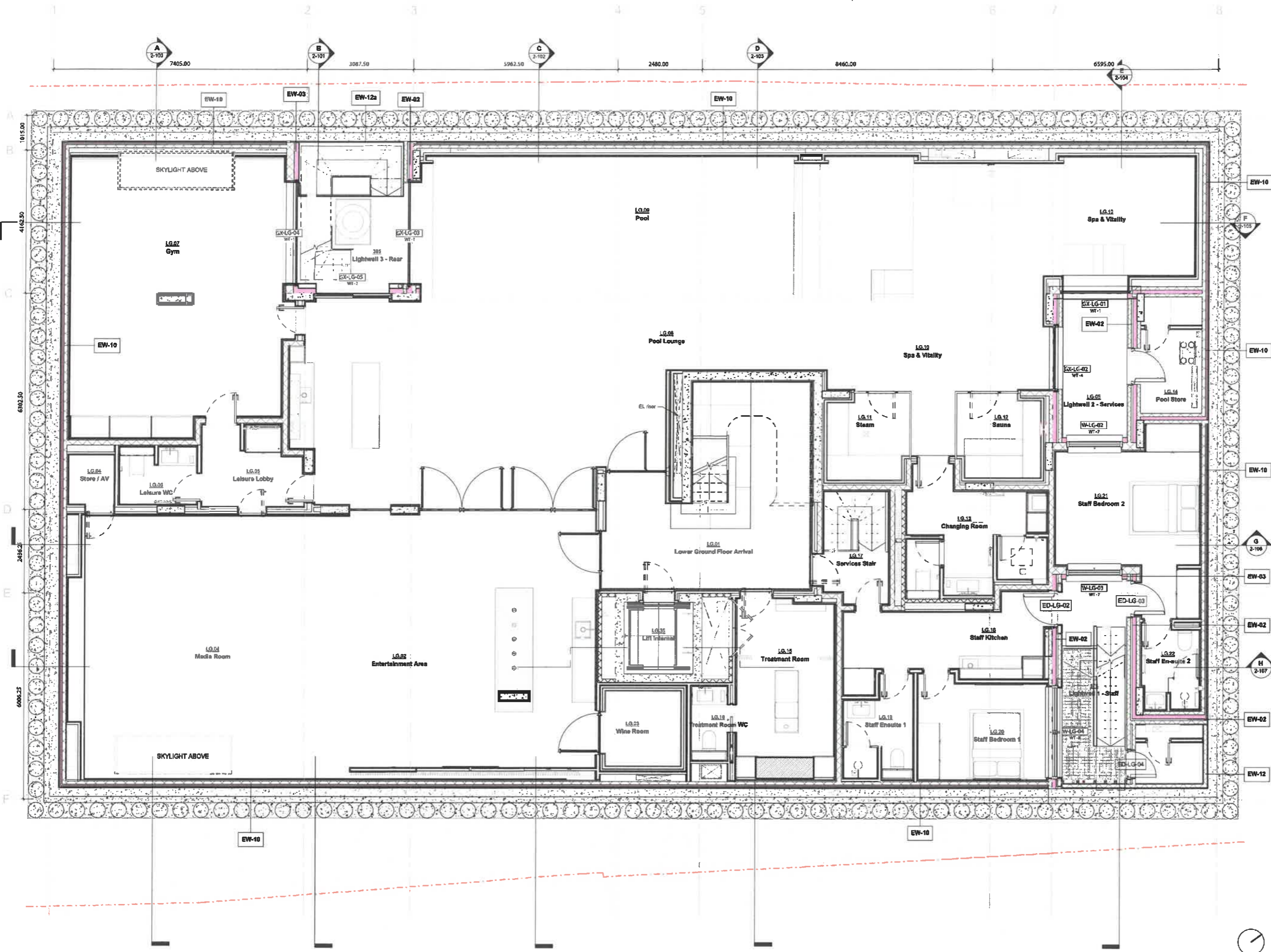




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 Check all dimensions on site prior to carrying out any works and advise any discrepancy.

**KEY**  
 - - - - - Assumed boundary site line

This drawing is to be read in conjunction with the relevant other Consultant's drawings.  
 Internal walls and elements are shown indicatively only and are subject to further design development and do not form part of Phase 1 package. Please refer to Preliminaries for further details.  
 Landscaping including gates, enclosures, hard landscaping, boundary treatment, green roofs and terraces - are shown indicatively only and is subject to Landscape design.  
 Site drainage is not shown and is subject to design development by a Landscape Designer.  
 Allow threshold slot drains to all doors and full height windows. Slot drains to be discreet (Wade TDN or similar).  
 Penetration of services and associated items, BWHs as per M&E drawings.  
 Allow for external lighting and services.  
 Termination of the elements associated with the services visible on roofs to M&E details.  
 All structure to have 30minutes fire resistance, including the main roof structure. Intumescent paint to be applied to steelwork and fire rated plasterboard (BG FireLine or similar) to be used to achieve the required fire rating.



T3	Stage 3 - Phase 2	10/01/21	VC
T2	Stage 2 - Phase 2	10/01/21	VC
T1	Stage 1 - Phase 2	10/01/21	VC

**TENDER ADDENDUM (CCF-014)**

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Project:  
**78 Avenue Road**

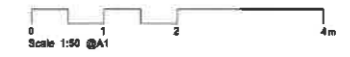
Drawing Title:  
**GA Plan - Lower Ground Floor**

Date of last issue: 28/10/21  
 Scale: 1:50 @A1 / 1:100 @A3

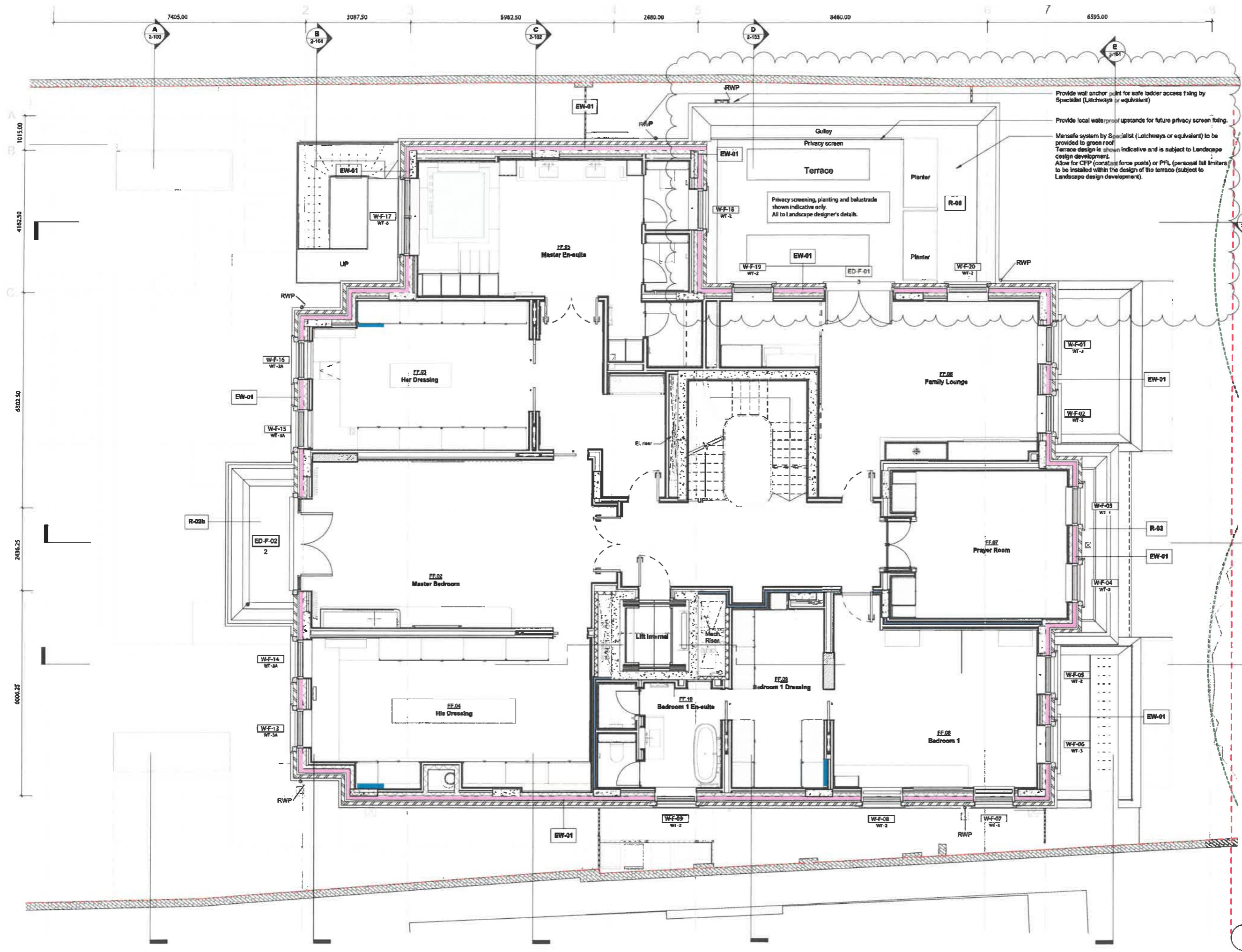
Drawn By: VC  
 Checked By: LV  
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Drawing No: **18004-1-009**  
 Rec: **T3**

1 Lower Ground Floor  
 1:50







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Areas are based on the structural and energy and other requirements only. Do not scale from this drawing or the digital scan, only figures and dimensions are to be used. Refer to the contract for full details.

Check all dimensions on site prior to carrying out any work and advise any discrepancy.

**KEY**

--- Assumed boundary site line

This drawing is to be read in conjunction with the relevant other Consultant's drawings.

Internal walls and elements are shown indicatively only and are subject to further design development and do not form part of Phase 1 package. Please refer to Preliminaries for further details.

Landscaping including gates, enclosures, hard landscaping, boundary treatment, green roofs and terraces - are shown indicatively only and is subject to Landscape design.

Site drainage is not shown and is subject to design development by a Landscape Designer.

Allow threshold slot drains to all doors and full height windows. Slot drains to be discreet (Wade TDN or similar).

Penetration of services and associated items, BWHs as per MSE drawings.

Allow for external lighting and services.

Termination of the elements associated with the services visible on roofs to MSE details.

All structure to have 30 minutes fire resistance, including the main roof structure. Intumescent paint to be applied to steelwork and fire rated plasterboard (BG FireLine or similar) to be used to achieve the required fire rating.

Provide well anchor point for safe ladder access fixing by Specialist (Latchways or equivalent)

Provide local water proof upstands for future privacy screen fixing.

Mansafe system by Specialist (Latchways or equivalent) to be provided to green roof. Terrace design is shown indicative and is subject to Landscape design development. Allow for CFP (constant force posts) or PFL (personal fall limiters) to be installed within the design of the terrace (subject to Landscape design development).

Privacy screening, planting and balustrade shown indicative only. All to Landscape designer's details.

Q 2-108

H 2-107

12 Stage 3 - Phase 2  
 11 Stage 3  
 Date: 29/10/21  
 Drawn: VC  
 Checked: LV

**TENDER ADDENDUM (CCF-014)**

**KSR ARCHITECTS & INTERIOR DESIGNERS**  
 11 Riverside Drive, London SE10 0BQ  
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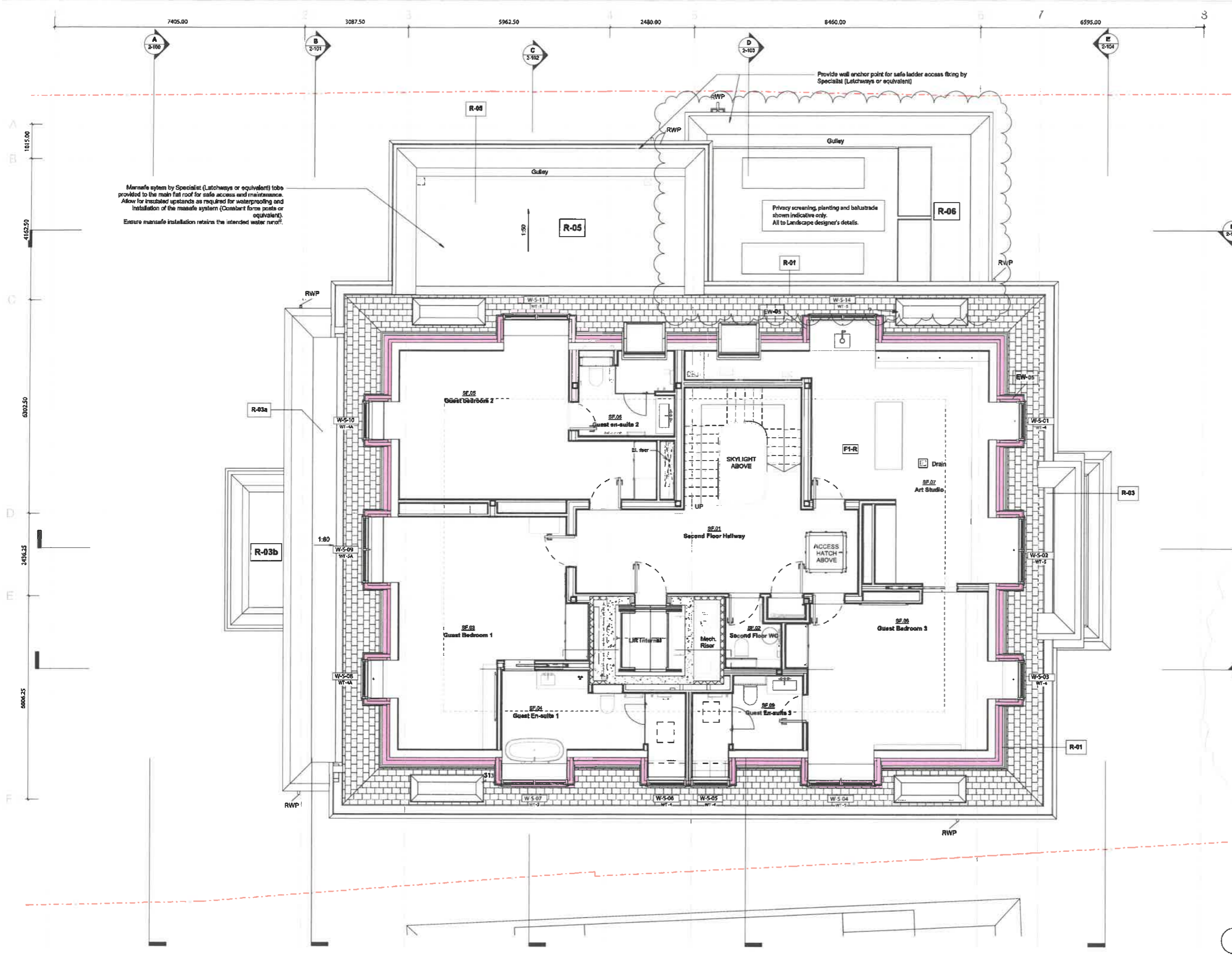
Project: 79 Avenue Road

Drawing Title: QA Plan - First Floor

Date of this issue: 29/10/21  
 Scale: 1:50 @A1 / 1:100 @A3

Drawn by: VC  
 Checked by: LV  
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Drawing No: 19004-1-011  
 Rev: T2



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 Check all dimensions on site prior to carrying out any works and advise any discrepancy.

**KEY**  
 - - - - - Assumed boundary site line

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 Internal walls and elements are shown indicatively only and are subject to further design development and do not form part of Phase 1 package. Please refer to Preliminaries for further details.

Landscaping including gates, enclosures, hard landscaping, boundary treatment, green roofs and terraces - are shown indicatively only and is subject to Landscape design.

Site drainage is not shown and is subject to design development by a Landscape Designer.

Allow threshold slot drains to all doors and full height windows. Slot drains to be discreet (Wade TDN or similar).

Penetration of services and associated items, BWHs as per MSE drawings.  
 Allow for external lighting and services.

Termination of the elements associated with the services visible on roofs to MSE details.  
 All structure to have 30 minutes fire resistance, including the main roof structure. Intumescent paint to be applied to steelwork and fire rated plasterboard (BG FireLine or similar) to be used to achieve the required fire rating.

Mansafe system by Specialist (Ladders or equivalent) to be provided to the main flat roof for safe access and maintenance. Allow for insulated upstands as required for waterproofing and installation of the mansafe system (Concrite form posts or equivalent). Ensure mansafe installation retains the intended water runoff.

Provide wall anchor point for safe ladder access fixing by Specialist (Ladders or equivalent)

Privacy screening, planting and balustrade shown indicatively only. All to Landscape designer's details.

T2	Stage 2 - Phase 2	WSP
T3	10/10/2021 (20/10/21) (Rev and new facade change)	10/10/21 VC
	to items of UP (CCF-014), front entrance step uplift, modification with BO drainage	
T1	Stage 2	30/07/21 VC
Rev	Drawn	Date

**TENDER ADDENDUM (CCF-014)**

**KSR ARCHITECTS & INTERIOR DESIGNERS**  
 100 Avonville Lane  
 10 Riverside Road  
 London W8 5SD

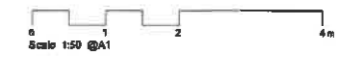
Project  
**79 Avenue Road**

Drawing File  
**GA Ptn - Second Floor**

Date of first issue: 29/10/21  
 Scale: 1:50 @A1 / 1:100 @A3

Drawn By: VC  
 Checked By: LV  
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Drawing No: **19004-1-012**  
 Rev: **T3**





A 2-100 7405.00 2 3087.50 3 5962.50 4 2480.00 5 8460.00 6 7 6595.00 E 2-104

A 1015.00  
B 4162.50  
C 6302.50  
D 2436.25  
E 6006.25  
F  
G 2-106  
H 2-107

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**KEY**  
--- Assumed boundary site line

This drawing is to be read in conjunction with the relevant other Consultant's drawings.

Internal walls and elements are shown indicatively only and are subject to further design development and do not form part of Phase 1 package. Please refer to Preliminaries for further details.

Landscaping including gates, enclosures, hard landscaping, boundary treatment, green roofs and terraces - are shown indicatively only and is subject to Landscape design.

Site drainage is not shown and is subject to design development by a Landscape Designer.

Allow threshold slot drains to all doors and full height windows. Slot drains to be discreet (Wade TDN or similar).

Penetration of services and associated items, SWHs as per M&E drawings.

Allow for external lighting and services.

Termination of the elements associated with the services visible on roofs to M&E details.

All structure to have 30minutes fire resistance, including the main roof structure. Intumescent paint to be applied to steelwork and fire rated plasterboard (BG FireLine or similar) to be used to achieve the required fire rating.

Form lead gutters at the rear of drmer roofs for a discreet water run-off to LSA details

All roof plant to be mounted on anti-vibration pads, Bauder BigFoot system with acoustic separation or similar to be used to Acoustic consultant's requirements

Fireplace flue termination to be visually discreet behind the chimney pots

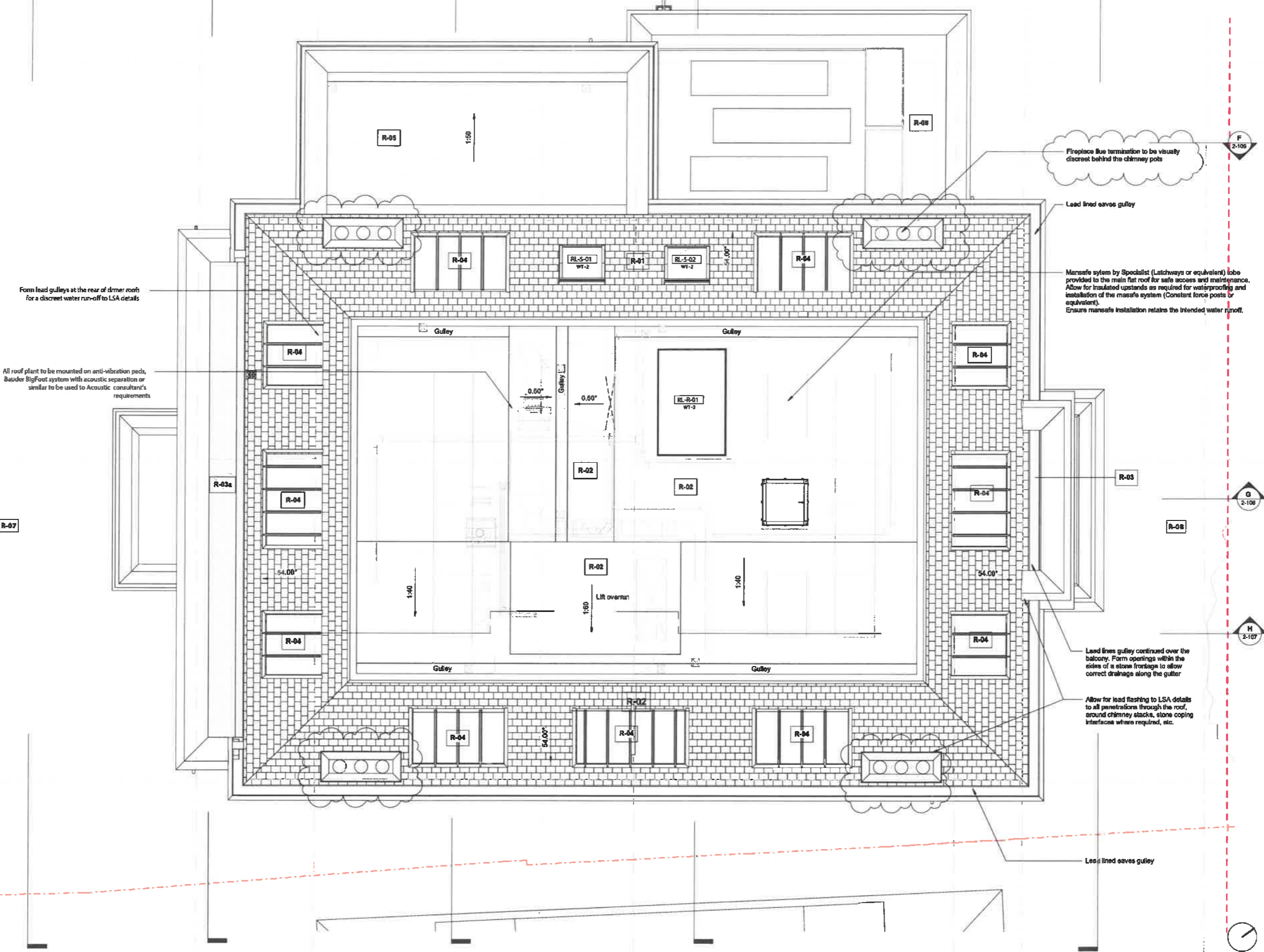
Lead lined eaves gully

Mansafe system by Specialist (Latchways or equivalent) lobe provided to the main flat roof for safe access and maintenance. Allow for insulated upstands as required for waterproofing and installation of the mansafe system (Constant force posts or equivalent). Ensure mansafe installation retains the intended water runoff.

Lead lined gully continued over the balcony. Form openings within the sides of a stone frontage to allow correct drainage along the gutter

Allow for lead flashing to LSA details to all penetrations through the roof, around chimney stacks, stone coping interfaces where required, etc.

Lead lined eaves gully



1 Roof Level  
1:50

Scale 1:50 @A1  
0 1 2 4m

T2	TENDER ADDENDUM (Elevation) - BCCF 014	5/20/20	LV
T1	Stage 5	22	VC
Rev	Description	Date	By

**TENDER ADDENDUM (CCF-014)**

**KSR ARCHITECTS & INTERIOR DESIGNERS**  
KSR Architects LLP  
14 Grosvenor Street  
London W1G 0AR  
020 7460 8000  
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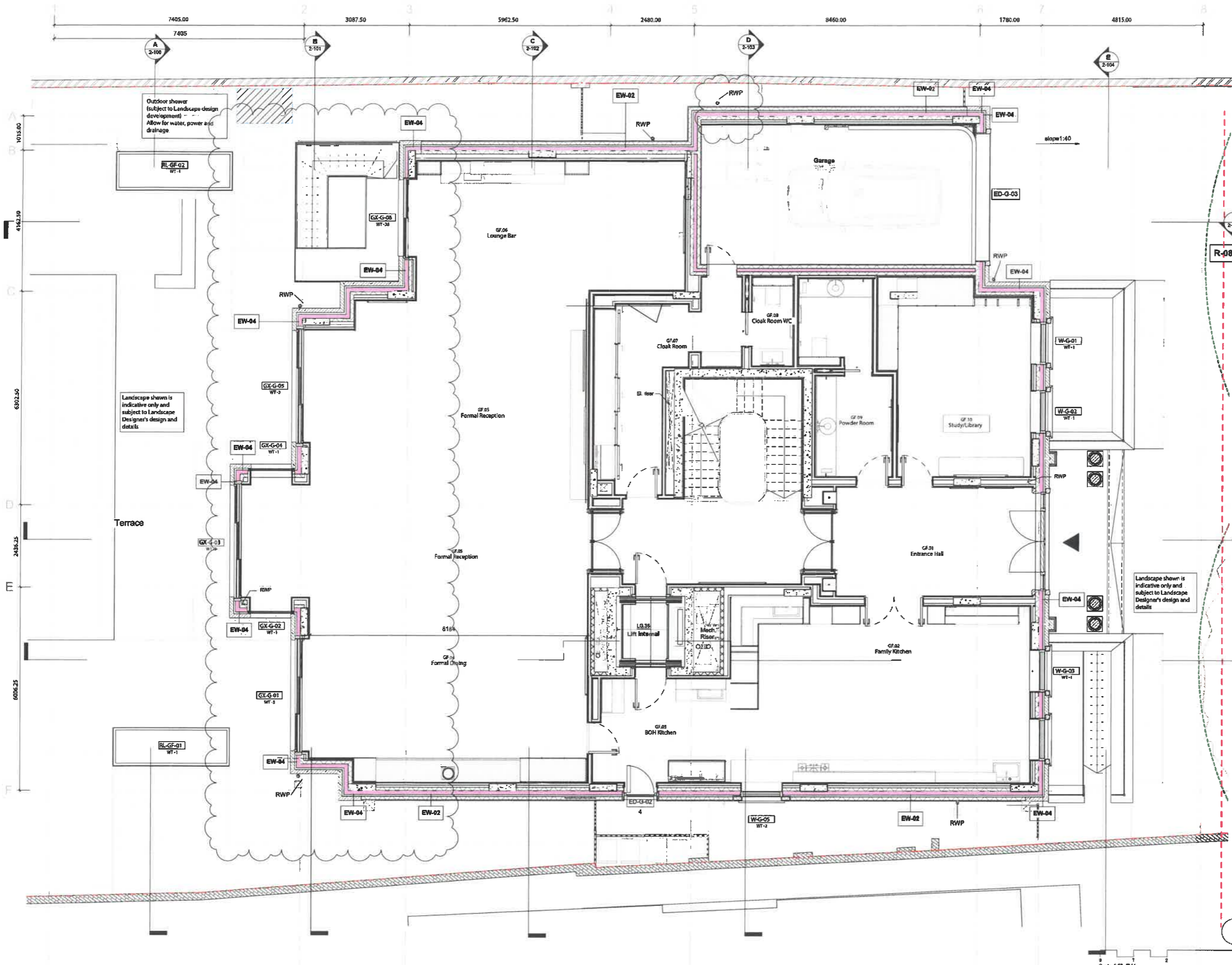
Project:  
**79 Avenue Road**

Drawing Title:  
**Roof Plan**

Date of last issue: 29/10/21  
Scale: 1:50 @A1 / 1:100 @A3

Drawn by: VC  
Checked by: LV  
© KSR Architects

Drawing No: **19004-1-013**  
Rev: **T2**



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 Areas are based on uncontracted survey and are approximate only. Do not scale from this drawing or the digital copy, only finished dimensions are to be used.  
 Refer to lower scales for details.  
 Check all dimensions on site prior to commencing any works and advise any discrepancy.

**KEY**  
 - - - - - Assumed boundary site line

This drawing is to be read in conjunction with the relevant other Consultant's drawings.

Internal walls and elements are shown indicatively only and are subject to further design development and do not form part of Phase 1 package. Please refer to Preliminaries for further details.

Landscaping including gates, enclosure, hard landscaping, boundary treatment, grassed roofs and terraces - are shown indicatively only and is subject to Landscape design.

Site drainage is not shown and is subject to design development by a Landscape Designer.

Allow threshold slot drains to all doors and full height windows. Slot drains to be discreet (Wade TDN or similar).

Penetration of services and associated items, BWHs as per M&E drawings.

Allow for external lighting and services.

Termination of the elements associated with the services visible on roofs to M&E details.

All structure to have 30minutes fire resistance, including the main roof structure. Intumescent paint to be applied to steelwork and fire rated plasterboard (BG FireLine or similar) to be used to achieve the required fire rating.

T3	Stage 3 - Phase 2	WVP
T2	TENDER ADDENDUM (1) Final and new loads change to zone 4 of CCF-014, load entrance slip created, coordination with R3 drainage	19/09/21 VC
T1	Stage 1	27/08/21 VC
Rev	Drawn	Date

**TENDER ADDENDUM (CCF-014)**

**KSR ARCHITECTS & INTERIOR DESIGNERS**  
 14 Dundas Street East, Toronto, Ontario M5G 1L7  
 Tel: 416-593-7888  
 Email: info@ksrarchitects.com

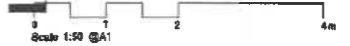
Project: **78 Avenue Road**

Drawing Title: **GA Plan - Ground Floor**

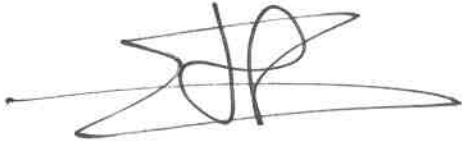
Date of last issue: **29/10/21** Scale: **1:50 @A1 / 1:100 @A3**

Drawn By: **LV** Checked By: **VC** © KSR Architects

Drawing No: **19004-1-010** Rev: **T3**





A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the left.

.....  
Signed for and on behalf of THE TRUSTEES OF THE EYRE ESTATE

**Cripps LLP**  
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Application ref: 2023/0913/P  
Contact: Duty Determination Team  
Tel: 020 7974 4444  
Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Date: 1 June 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
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Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

MIRA A Architecture + Engineering  
167-169 Great Portland Street  
London  
W1W 5PF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Proposed) Granted**

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Confirmation of the implementation of works under planning permission ref: 2020/0519/P granted on 21-09-2020 for Demolition of the existing residential dwelling and redevelopment for a new residential dwelling with basement (Class C3).

Drawing Nos: TQRQM23061181617992 and document ref. PD 79 - 2023 AR dated 15 February 2023

Second Schedule:

**79 Avenue Road**  
**London**  
**NW8 6JD**

Reason for the Decision:

- 1 The evidence submitted confirms that operational works permitted under planning permission 2020/0519/P dated 21 September 2020 have begun on site within three years of the date of the permission and that the permission has therefore been implemented on-site.



In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer

#### Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use\*/operations\*/matter\* specified in the First Schedule taking place on the land described in the Second Schedule was\*/would have been\* lawful on the specified date and thus, was not\*/would not have been\* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use\*/operations\*/matter\* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use\*/operations\*/matter\* which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.