



8981 MB
22 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Sir/Madam

69 AVENUE ROAD, LONDON, NW8 6HP – AMENDMENT APPLICATION (BASEMENT LAYOUT)

On behalf of my client, Ms Huirong Han, I write regarding an amendment application that seeks changes to the existing permission at 69 Avenue Road, London, NW8 6HP, which was granted on 15 September 2021 (LPA ref. 2020/2330/P).

Background

The current permission has secured consent for the following works:

“Demolition of existing side extension and erection of a single storey side and rear extension; erection of a two-storey rear extension with roof extension and 3x replacement rear dormer windows; excavation of a basement and small lightwell and associated works”.

LPA ref. 2020/2330/P

As per the description of development, the proposal includes a single-storey basement that would be excavated beneath the host building and proposed side and rear extensions. The proposed basement would have a swimming pool, a gym and other entertainment uses, and plant/storage.

A Basement Impact Assessment (BIA) was submitted with the scheme, which was independently assessed by Campbell Reith, Camden Council's BIA Auditor. The details were found to be policy compliant.

Proposed Amendments

The proposed amendments to the consented scheme are presented within the supporting documents and drawings prepared by KSR Architects. This includes the rationalisation of the basement layout, which will lead to an overall reduction of basement space, and therefore the amount of excavation required.

In our view, the BIA associated with the original planning consent remains valid and relevant to the proposed amendments and does not need updating.

As concluded in the BIA, no concerns have been identified regarding the effects of the proposed basement on the site and surrounding area. It has been concluded that the impacts identified can be mitigated by appropriate design and standard construction practice. The ground movement analysis has indicated movements of sensitive structures to fall well within acceptable limits.

Directors

Julian Birch MSc, CEng, MStructE
Malcolm Brady BEng, CEng, MStructE
Anthony Hayes BSc, CEng, MStructE

Senior Associates

Jonathan Coleman MEng, CEng, MStructE
Louise Quick BEng, CEng, MStructE

Associates

Martin Fenn HNC
Konstantinos Gouzios MEng, MSc, CEng, MICE
Sina Heidarzadeh MEng, CEng, MICE
Sarah Martin MEng, CEng, MICE
Natalie Martono MEng, CEng, MICE
Paul Melton BEng CEng, MICE
Luiza Pettersson BA, MSc

Consultants

Michael Eatherley BSc, CEng, MICE, MStructE
Keith Jeremiah MSc, CEng, FICE, MStructE, FGS
Nirupa Perera BSc, CEng, FStructE

Indeed, the benefit of this amendment is that the structural arrangement is simplified, which in turn simplifies the construction methodology and enables the piling phase of the basement construction to be reduced.

The basement is formed by lined contiguous pile walls that act as retaining structure in both permanent and temporary conditions around 99% of the perimeter: as a piling rig cannot reach in south-west corner, a few metres of the wall will be cast insitu following a hit-&-miss sequence. The reinforced lining around all of the perimeter provides resistance to water and earth pressure while the piles resist only earth pressures.

Permanent propping to the lined piled wall is provided by reinforced concrete slabs at basement and ground levels. The basement and sub-basement supported by CFA piles and cast on compressible materials to withstand the heave forces while the ground floor is a cast insitu suspended slab.

The proposed basement is no deeper than the consented scheme and will be built by the same technique proposed in the planning application. Consequently, the parameters along the boundaries used for the ground movement analysis are unchanged from those used in the basement impact assessment which will therefore not be affected.

Conclusions

We look forward to receiving confirmation in writing that the application has been validated and the details are found acceptable to amend the current permitted scheme.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'MB', with a long, thin horizontal line extending from the end of the signature towards the right.

Malcolm Brady BEng CEng MStructE
Director For MBP Ltd