

1. INTRODUCTION

1.2 Project Team

This Design and Access Statement Addendum has been prepared by the Lead Designer, Carbogno Ceneda Architects, and should be read in conjunction with the following documents submitted as part of the application:

- Basement Impact Assessment Revision 4 by CGL including
- Richard Tant Associates Appendix H (Design and calculations)
- Carbogno Ceneda Drawings as listed in the enclosed drawings register
- Air Quality Assessment - Addendum
- Daylight and Sunlight Assessment - Addendum

The proposal has been developed through collaboration between the Developer, stakeholders and the consultant team, as listed below:

Developer	Broxwood View Ltd
Development Manager	Arbitrage Group
Architect & Lead Designer	Carbogno Ceneda Architects
Planning Consultant	DP9
Structural Engineer	Richard Tant Associates
Geotechnical Consultants	CGL
Certifying Engineers	Empace
Sunlight & Daylight	Schofields Surveyors
Air Quality Consultant	Cundall



2. PLANNING CONTEXT

2.1 Planning Application 2018/0645/P and Appeal

Planning permission for the redevelopment of the site was granted in 2020 via appeal (Ref. APP/X5210/W/19/3240401) for the following description of development:

“Redevelopment of existing two-storey porter’s lodge and surface level car park to construct a part four, part five storey extension (lower ground, ground and 3/4 storey’s) to Barrie House including excavation of a basement level, to provide 9 self-contained residential flats (1 x 1 bed, 6 x 2 bed and 2 x 3 bed units), cycle parking, refuse and recycling stores, hard and soft landscaping and relocated off-street car parking spaces.”



FIG 1 _ View of consented scheme front elevation view

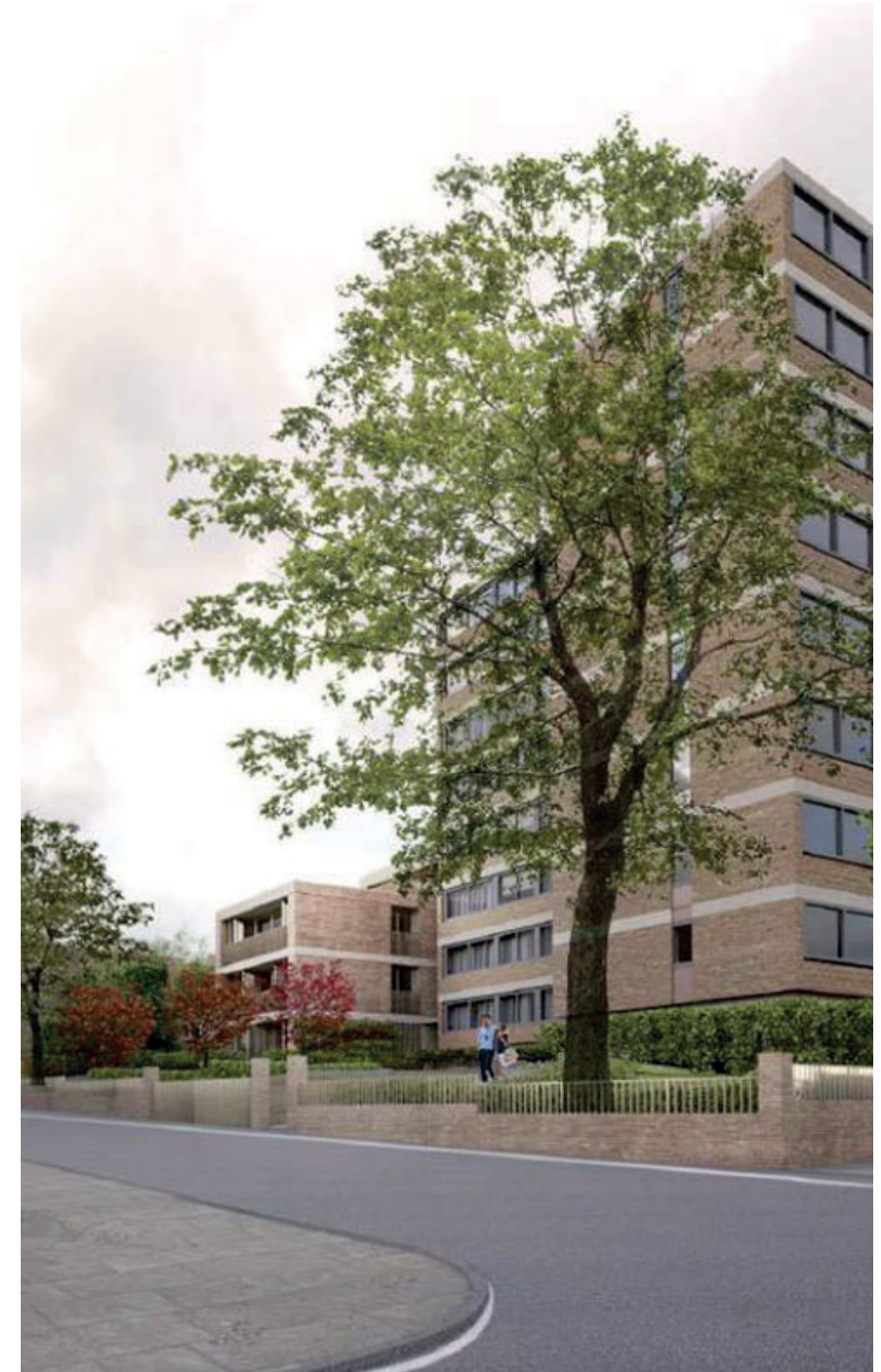


FIG 2 _ View of consented scheme from crossroad between St Edmund's Terrace and Broxwood View

3. NON MATERIAL AMENDMENTS

3.1 Structural Foundations

Since the planning permission was granted, the new Applicant has undertaken detailed design development ahead of the construction of the approved scheme. This detailed design analysis has included further structural assessment, and geotechnical analysis of ground conditions and of the pad foundations. This detailed analysis has established that the main pads of the existing building are on maximum stress and therefore the proposed underpinning works risk structural impact to the existing building due to movement.

An initial solution was devised by CGL in collaboration with Richard Tant Associates and this detail was submitted to discharge the S106 Obligation for a Detailed Basement Construction Plan (Para 4.4) which was approved on 31st July 2023. Following further technical assessment it was found that this solution would have led to the demolition of part of Flat 1 on the ground floor of Barrie House as it would require the formation of additional mini piles under the existing building to temporarily brace the pad for stability during the formation of the double underpinning.

This led to the conclusion that 600mm diameter piles should be formed to the north of the existing pad foundations to act as a retaining wall as shown on the current proposal. The double underpinning in this instance is to be omitted. The proposed piles are drilled into the ground and do not generate a high level of vibration and will not disturb the existing pads. In order to further minimize the vibration in this area the proposal is for contiguous piles to be in this part of the building.

The contiguous piles were assessed against the water table finding by SGL and deemed acceptable in relation to ground permeability. Please refer to the BIA by CGL for further technical details.

As part of the structural design development, the internal concrete lining inside the Lower Ground Floor at Barrie House is proposed to be cast in a straight line. This will also act as a retaining wall for the pads from the south side. Due to the shallower structural slab level within this plant room, the loadings imposed to this part of the building are substantially lower than those imposed on the north where the proposed piles will.

We include in this application the certification letter by Empace Engineers for the proposed BIA and design in line with the original submission for discharge of the S106 obligations clause 2.11.1. It should be also noted that the checking engineer appointed by the adjoining owners at Barrie House under the Party Wall Act has approved the proposed scheme providing further assurance of the viability of the structural design.

A minor additional alteration to the party wall foundations/piles at the rear of Barrie House includes the proposed additional underpinning to support the existing wall at the rear of Barrie House (see Fig.3 item no.3).

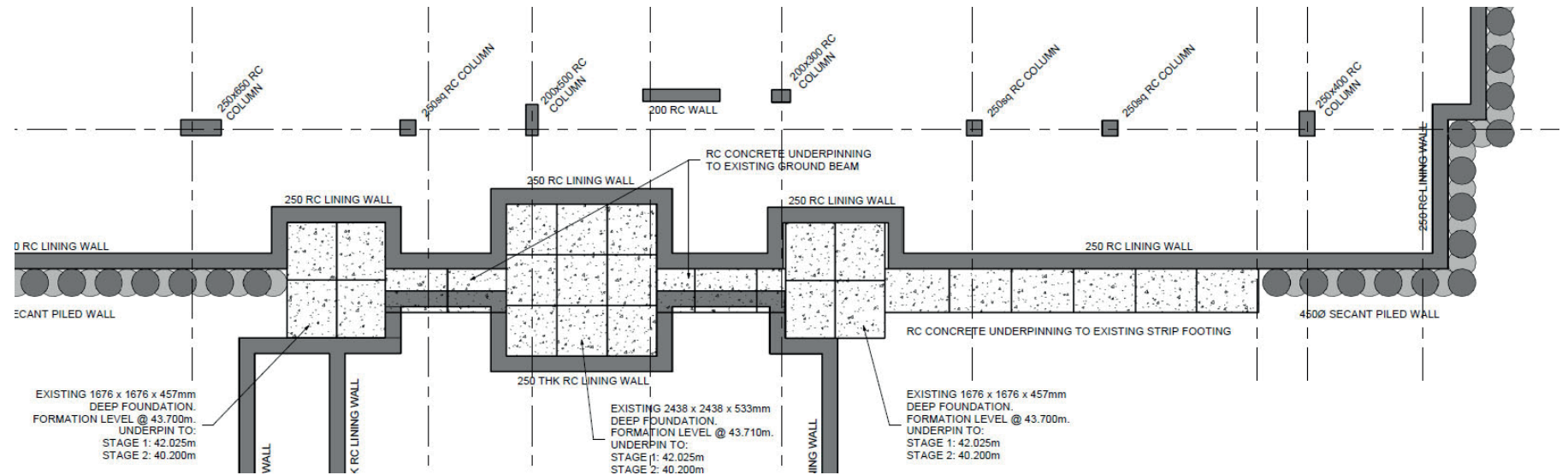


FIG 1 - **CONSENTED** - Extract structural plan from Parmarbrook BIA

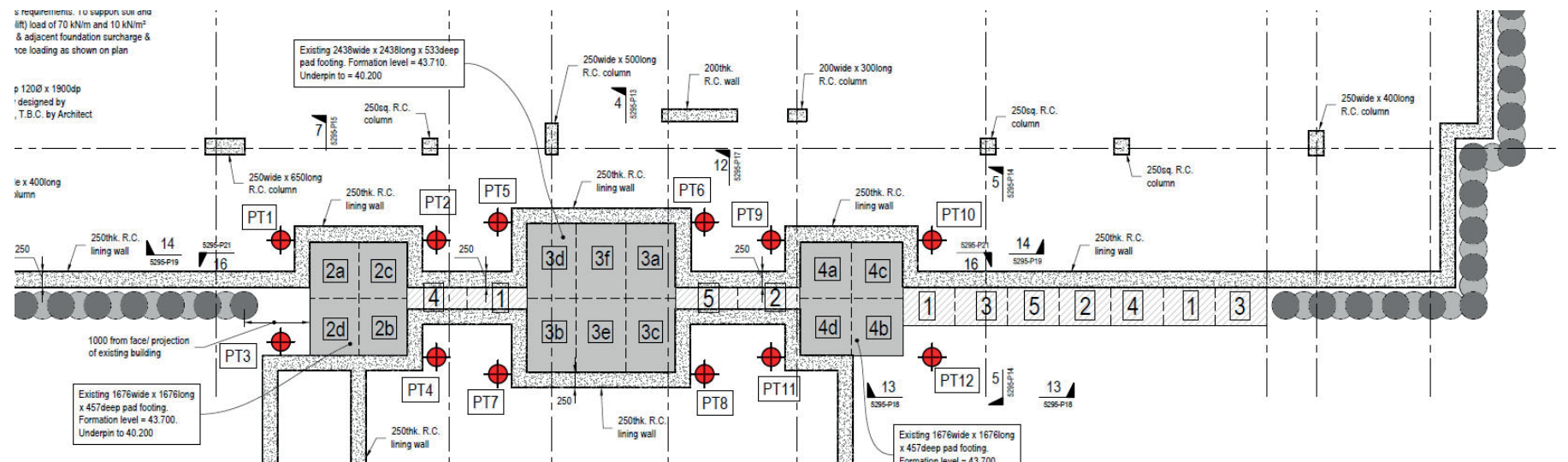


FIG 2 - **APPROVED S106 DETAILED SUBMISSION** - Extract structural plan from RTA/CGL proposal for temporary works associated to the implementation of the consented scheme. Note in red the minipiles associated to temporary works.

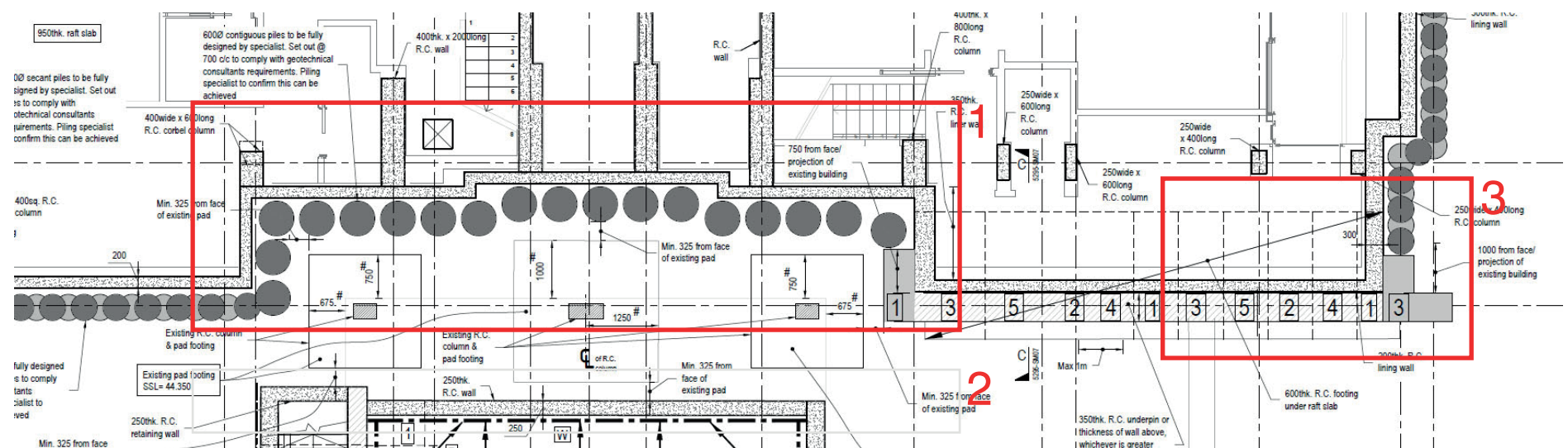


FIG 3 - **PROPOSED** - New configuration showing 600mm piles to the north of the existing pads and linear reinforced concrete wall to the south inside the consented extension to the existing plantroom off Barrie House.

- 1 - Proposed 600mm diameter piles to main basement
- 2 - Proposed linear reinforced concrete wall to plant rooms
- 3 - Proposed underpinning and ground floor garden wall

3. NON MATERIAL AMENDMENTS

3.2 Lift Position

As part of the overall structural proposal, the lift position is also being amended. The lift core originally located on the northwest elevation in the consented scheme, is now proposed next to the main staircase.

The reason for this alteration is partially led by structural reasons related to the position of the piles in the basement in relation to the lift core; and partially by the desire to improve communal circulation and access to the flats and to improve the flats' internal layouts, particularly at the ground and basement level within the duplex flats 1 and 4 which are the most affected by the new piling position

The two visualizations on this page illustrate show that the move creates a positive external impact from the removal from the consented northwest elevation of the lift overrun volume which is now proposed concealed toward the southeast of the roof, completely hidden from any public view.

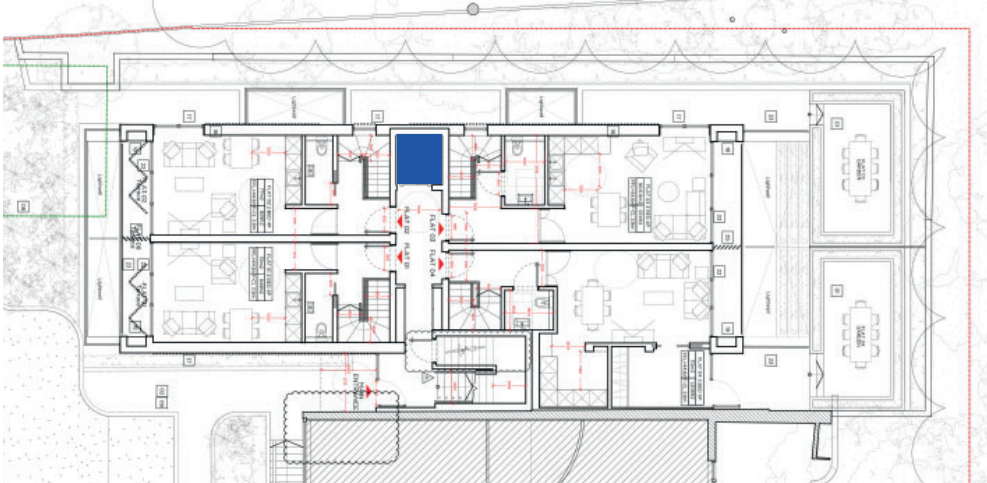


FIG 1 _ CONSENTED _ Lift position - Ground floor plan

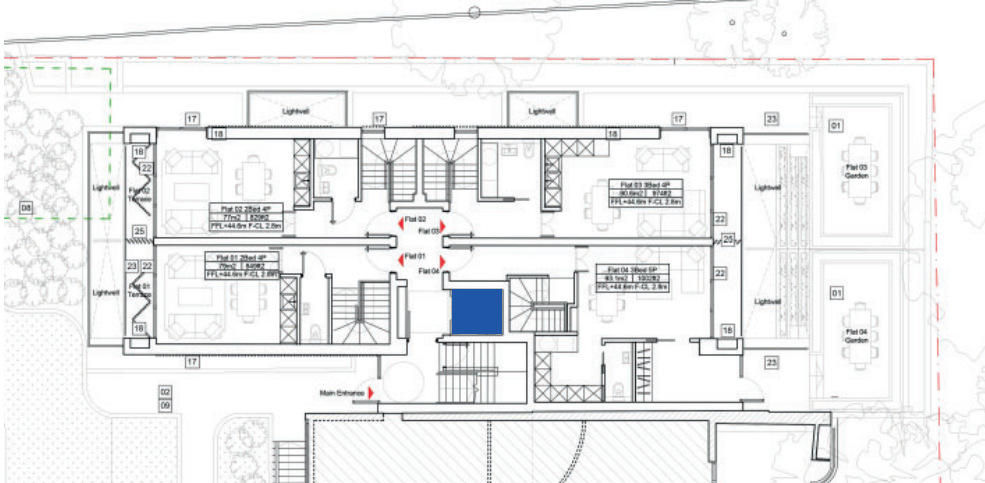


FIG 2 _ PROPOSED _ Lift position - Ground floor plan



FIG 3 _ CONSENTED _ Lift position - Northwest elevation



FIG 4 _ PROPOSED _ Lift position - Northwest elevation