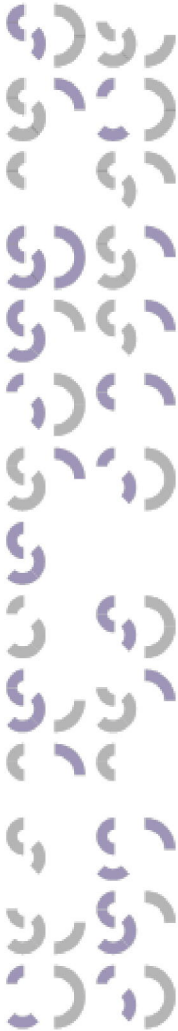




To
Scenario Architecture Limited
By Email Only



Reference
SDS1463- 20 Crediton Hill, NW6 1HP
20 Crediton Hill – Proposed Basement

Dear Scenario Architecture Limited

Further to our recent discussion, please find below our comments in regard to the proposed basement construction works at 20 Crediton Hill, London, NW6 1HP.

We have reviewed the architectural drawings issued in September 2023 against the previous proposals for which planning was applied for.

- Planning Reference 2018/1012/P. Planning was granted by the London Borough of Camden (LBC) on 2nd October 2018 for a basement at the site. A BIA was submitted (Ref MES/1611/PMA002, Rev 04, February 2018) and accepted as compliant with the relevant policies (CPG Basements; Local Plan Policy A5) by LBC’s BIA Auditor, CampbellReith (Ref 12727-81, Rev F1, August 2018).
- Planning Reference 2023/2258/P. Whilst planning was not granted by LBC, a BIA was submitted (Ref MES/2305/SA001, Rev 01, May 2023) and accepted as compliant with the relevant policies (CPG Basements; Local Plan Policy A5) by LBC’s BIA Auditor, CampbellReith (Ref 14006-21, Rev F1, August 2023).

The amended basement proposal is considerably reduced in terms of floor area when compared with the previous scheme. The structural depth and internal floor to ceiling height are to remain as the same approved in 2018.

It is understood that the construction method is still to be an underpinning sequence to form the basement, as assessed in the BIA submitted in June 2023. With the updated superstructure to bear on proposed retaining walls plus simpler traditional loadbearing strip or pad footings.

Therefore, based on the above, the amended basement design will have no greater impact on the surround area than as previously stated in BIA (Ref MES/2305/SA001, Rev 01) and should not require a further individual report.

Yours sincerely,

For and on the behalf of SD Engineers

Prepared by



Reviewed by



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