Pell Frischmann

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Our ref: 4602_001-PEF-ZZZ-XXXX-CO-S-000001

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

For the attention of David Fowler

7 February 2024

Dear David,

O2 Finchley Road – Condition M16 Discharge Statement

With respect to the planning application referenced for the above project and the associated consented scheme condition M16; replicated below for clarity:

"Basement Suitable Qualified Engineer

Prior to the commencement of each development plot, details of a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works."

We are writing to confirm that we; Pell Frischmann Consultants Limited, are chartered structural engineers appointed by our client ("LS (Finchley Road) Limited") to provide structural engineering consultancy services for the permanent works of the proposed scheme. We will be actively involved with the monitoring of the proposed scheme's permanent basement construction during RIBA Stage 5 alongside the main contractor upon whom we will be novated to under a design and build contract.

The main contractor appointed will be responsible for providing temporary works design and supervision via an appointed, qualified, temporary works engineer in accordance with BS 5975 (British standard for Temporary works) to ensure that the stability of the existing structure, excavations, and surrounding structures are maintained at all times.

Pell Frischmann's scope and responsibility in relation to the inspection of site works is limited to general compliance against the employer's requirements. Pell Frischmann's site reviews and reports do not remove the contractor's responsibility for workmanship and execution of the works. The contractor is responsible for undertaking a detailed accuracy and quality assurance check to satisfy themselves with the final quality and accuracy of the works before execution.

The main contractor will be providing QA monitoring/audit tracking as part of their work, and as outlined above Pell Frischmann will be monitoring the progress.

Please also find enclosed the CV of Alexandru Dougan-Gaftea, our chartered engineer and Associate who is the structural team design lead and will continue his role through to the completion of the primary construction works, with fortnightly site monitoring visits for the basement works. As requested within the condition, should our monitoring personnel change during the construction works, we will notify you of our substitution who will be of similar or higher competence.

We trust the above is acceptable for the London Borough of Camden's requirements to discharge condition M16, however please do let us know if you have any queries or require any further clarifications.

We look forward to your response in due course.

Yours sincerely

On behalf of **Pell Frischmann**

Mike Hitchens

Director - Buildings

Enc. Alexandru Dougan-Gaftea CV

Alexandru Dougan-Gaftea

Associate

Years' Experience: 10

Qualifications:
MEng (Hons), Civil and Structural Engineering, The University of Manchester, 2013

Memberships & Accreditations:
CEng MICE
Grad IstructE

Personal Profile

Alexandru is a Chartered Structural Engineer with a passion for structural systems and technologies that can be used to implement these systems efficiently. Since joining Pell Frischmann, Alexandru has delivered a variety of commercial, residential, and hotel projects as well as complex heritage schemes. He is a highly motivated structural engineer and brings a creative and imaginative thinking to all projects engaged upon. His experience has been mainly centred around residential and commercial developments in London with a particular emphasis on the design and construction of buildings within constrained sites. He has worked on schemes located in close proximity to Network Rail, London Underground and Thames Water assets, as well as sensitive heritage areas.

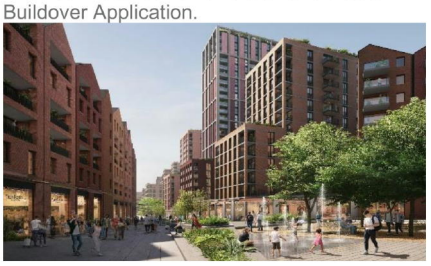
Alexandru has provided support to our research work for Argent on composite steel framed commercial buildings. As the engineer responsible for designing the steel frame structures to various projects, he used the output of this research work to deliver improved structural efficiencies to the frame solution to these buildings. He has supported the delivery of various feasibility studies ensuring efficient and buildable solutions are presented. Material design has principally been in reinforced concrete and steel, with involvement in other projects using post-tensioned concrete, timber and masonry.

Alexandru has also been involved in the development of Pell Frischmann's Embodied Carbon Calculator for Structures (EC4S). By combining databases of predesigned structural options and embodied carbon factors for the main structural materials, he was able to create an online platform that can be easily accessed and utilitised by Pell Frischmann's collaborators. He has utilised the tool in the early stages of various projects, implementing different strategies of reducing the embodied carbon for the structural frames proposed.

As an Associate in the Buildings department, Alexandru is responsible for leading and managing one of the teams. He deals with the day to day delivery and resourcing of the projects, whilst also being responsible for the financial performance of them. He is also involved in organising training sessions and ensuring the members of his team are constantly developing their skills and progressing their careers.

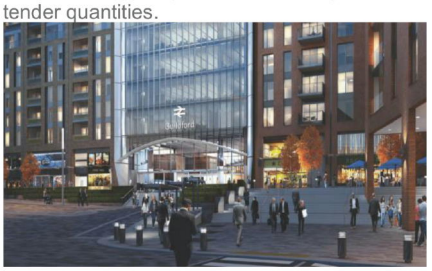
Key Relevant Experience

O2 Finchley Road, London
Project Manager
The emerging masterplan seeks to create a highly sustainable new community in the London Borough of Camden, providing 1,900 homes set within modern, low carbon blocks ranging from six to fifteen storeys in height. Alexandru led a multidisciplinary engineering team involved in the successful granting of planning permission of this development. In order to meet the GLA and client's ambitious sustainability requirements, Alexandru utilised Pell Frischmann's in house carbon tool to develop low carbon structural frames that would complement the architectural design. He also managed the coordination of the external enabling works, which involved a Thames Water sewer diversion and also a Buildover Application.



O2 FINCHLEY ROAD

Guildford Station Redevelopment
Project Manger
The 2.7Ha development centres on a new expanded railway station and 440 mixed residential units. The scheme, for CapCo and Network Rail joint venture SOLUM, also provides a new MSCP, retail, leisure and commercial spaces. Alexandru managed the team that delivered the Stage 5 design for the Enabling Works and Block E packages. By facilitating an efficient design, he was able to provide a saving of 20% of the total reinforcement compared with the original tender quantities.



GUILDFORD STATION REDEVELOPMENT

Meridian Four, Enfield, London
Project Principal Engineer
This residential led mixed-use development of circa 844 homes, commercial and social infrastructure uses and public open space will establish a new sustainable neighbourhood at the heart of Meridian Water. Alexandru was responsible for providing structural solutions for the various buildings by carefully considering the sustainability targets set out by the client. In addition to presenting low carbon framing options, Alexandru also provided input for the project's emerging circular economy strategy and set out different material specifications and suppliers that could be considered during the next design stage.

MERIDIAN FOUR

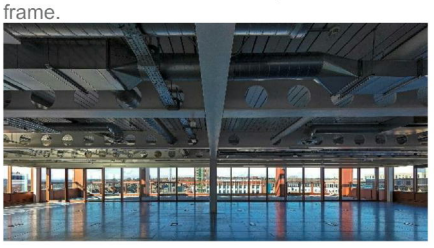
Soho Place CMT, London
Project Principal Engineer
The development comprises two buildings. Site A is a 10-storey mixed-use building above the Tottenham Court Rd Station and constructed from a steel frame with PT slabs. Site B is a 9-storey building located behind Site A and is entirely supported by LUL and Crossrail asset. The column bases at all interface points incorporate elastomeric bearings to ensure the required acoustic insulation between the infrastructures below and the new buildings. Alexandru, as Principal Structural Engineer has undertaken, as part of the Client Monitoring Team, the compliance of the construction to the approved design for both buildings. He conducted regular site visits and reviews with the main contractor in order to keep the client informed of the progress and quality of the work. He reviewed the elastomeric bearing reports and advised the client that remedial works were necessary in order to comply with LUL movement requirements.

80 Fenchurch St, London
Project Senior Engineer
A recently completed, new 15-storey building in the heart of the City of London, providing 250,000sqft of modern open-plan office space, rated BREEAM-excellent and achieves the LETI 2025 targets using a highly utilised, lean and efficiently designed composite steel frame on a 15m by 12m grid. Alexandru, as Senior Structural Engineer, managed and delivered the Stage 4 tender information and the coordination of construction information with both the design and construction teams. Involvement in all aspects of the project from designing the basement box and the steel structural frame, to responding to RFIs and raising change orders, plus various fitout works commissioned by potential tenants. His detailed understanding of composite steel frames allowed him to expediate the design and procurement of 80% of the frame, which benefited the client from both a cost and programme perspective.

80 FENCHURCH ST

The Spark, Newcastle
Project Senior Engineer
New 12-storey office building forming part of the Newcastle Helix Masterplan, located on top of a reclaimed historic coal mining site. Alexandru managed the coordination and delivery of the structural design for initial costing and client approval. He created an internal design programme in order to ensure the release of information within budget and agreed timeframe. Alexandru collaborated with the geotechnical team and provided a foundation solution that would minimise the risks associated with the existing complex ground conditions. His involvement included the coordination of the underground drainage systems proposed for the large public realm and landscape areas that connect the various buildings of the wider masterplan.

The Lumen, Newcastle
Project Engineer
A new 8 storey steel frame building offering 106,000 sq. ft of Grade A office space developed as part of the Newcastle Helix masterplan. Alexandru was responsible for the structural design of the frame, which achieves a LETI 2025 target in terms of embodied carbon. He delivered a highly utilised, lean and efficient composite steel frame.

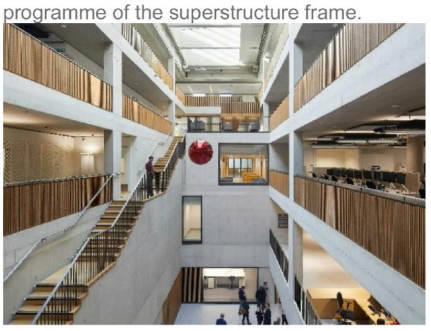


THE LUMEN

Fairbank Estate, Hackney, London
Project Engineer
Residential development in Hackney, London, involving three 7-storey blocks. Two of them are positioned above existing Network Rail tunnels. Alexandru managed the coordination and delivery of the Stage 3 structural design. He developed and presented different options for the new foundations impacting the underground tunnels. He managed the workload of other team members in order to meet agreed deadlines.

FAIRBANK ESTATE

Centre for Children's Disease Research CMT, London
Project Engineer
A new £60, 13,000m^2 research facility next to Great Ormond Street Hospital, consisting of a 6-storey reinforced concrete frame and 3 levels of basement. As part of the Client Monitoring Team, Alexandru performed site inspections on a regular basis and reported to the project manager regarding non-conformances and status of the construction programme of the superstructure frame.



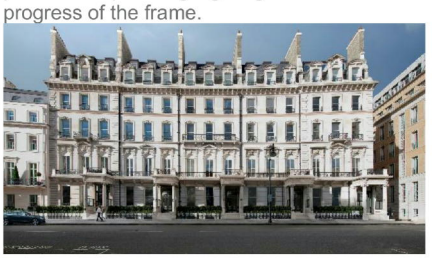
CENTRE FOR CHILDREN'S DISEASE RESEARCH

The Oracle, Reading
Project Graduate Engineer
Feasibility study for the extension and alteration of the existing structure of the Oracle shopping centre, which was initially designed by Pell Frischmann and constructed in 1998. Alexandru was involved in the scheme design for the concrete core 9 alteration proposals. By using the existing structural drawings and calculations, he created a localised FE model and conducted load take downs on the proposed modifications to the existing structure and assessed the impact on the steel frame.

145 Kensington Church Street, London
Project Graduate Engineer
5-storey mixed-use office and high-end residential building, consisting of a steel frame and a two-storey reinforced concrete basement. Alexandru was responsible for checking and commenting on the precast concrete and glazing façade loading drawings issued by the subcontractors. He also checked the design of the steel frame by taking into account the new loads and prepared a full 3D model that would later be used for calculating all the connection forces.

145 KENSINGTON CHURCH ST

11-15 Grosvenor Crescent, London
Project Graduate Engineer
A super prime residential development in Belgravia, London, consisting of the refurbishment of an existing terraced house and the addition of 5-storey extension at the back and 3 levels of basement to deliver 12 high specification apartments. Alexandru was involved in this project since the early scheme design stage. He was responsible for the detailed design of most of the elements that form the new RC frame and the 3-storey basement. He produced calculations for the historic and new structural elements and coordinated the structural design with the architects and services engineers throughout the tender and construction stages. He responded to RFIs and site queries and liaised with the resident engineer during the construction of the frame. He provided input on change orders and maintained an organised log of the issued and instructed changes. He organised site visits and produced reports highlighting issues and progress of the frame.



11-15 GROSVENOR CRESCENT