

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3465/P	Greg Bell (on behalf of Dr James Bell)	05/09/2024 16:12:14	SUPC	<p>Further to my previous comments I now see that a high quality BIA has been included. Given the Freeholder and other Leaseholder concerns about the fragility of this building it is worth highlighting some of the key conclusions of the BIA:</p> <p>SAS Results P30:</p> <p>* "The above [conclusion that the works will not cause damage] assumes A HIGH STANDARD OF WORKMANSHIP"</p> <p>* "It should be noted that these movements are more likely to be affected by the quality of the workmanship and propping of the basement excavations. The construction details adopted at the junctions with the party walls will also have a significant influence on the likelihood of any future movement at these locations. Extra care should be taken in these sections to provide adequate support to the existing walls to prevent any excessive deflection"</p> <p>"Based on these results it is considered that appropriate consideration to the support and stability of neighbouring walls will be needed in the detailed structural design of the basement".</p> <p>* Movement monitoring of the walls is recommended during the construction stage and trigger levels should be set in order to protect the neighbouring properties as a precautionary measure".</p> <p>These are excellent conclusions which are supported by the 127 Fordwych Management Ltd freehold company (50% owned by Dr James Bell who is also the leaseholder above the applicant property).</p> <p>However to ensure these conclusions are fully complied with we would ask that you include three Conditions as follows:</p> <ol style="list-style-type: none"><li>1) The works must be undertaken by an ASUC registered contractor (basement accredited specialists).</li><li>2) The appointed structural engineer must remain as Super Structure Associates Ltd (SSA) to undertake both the permanent and temporary works designs along with weekly site monitoring of the construction with authority to stop all works if they have any concerns.</li><li>3) The conclusions of the BIA must be strictly complied with.</li></ol> <p>These Conditions will enable the Freeholder to support this project.</p>

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