

100 Avenue Road


Structural Statement

February 2025

REGAL

Structural Statement for Planning

Project Name: 100 Avenue Rd
 Project No: 5416
 Document No: 5416-RBG-ZZ-XX-DN-ST-0001

Issue	Description	Author	Approved (Sign)	Date
01	Submitted for planning	J. Coventry		07/02/2025

1.0 S.73 Amendment Application

The Site is within the Finchley Road town centre and is allocated within the Camden Local Plan and the draft Camden Local Plan for an indicative capacity of 184 additional permanent self-contained homes. The Site is bounded on its western side by Avenue Road and the Swiss Cottage/Finchley Road junction and gyratory.

The Implemented Permission (ref. 2014/2617/P) was granted via Appeal (ref. APP/X5210/W/14/3001616) on 18 February 2016.

The previous owner (Essential Living (Swiss Cottage) Limited) undertook demolition and basement construction works in 2020, however above-ground construction works in respect of the Implemented Permission have stalled.

Regal Avenue Road Limited acquired the site in 2024 and intend to bring forward the scheme as soon as practicable, subject to securing some amendments to the 'Implemented Permission'. This is to ensure its deliverability and compliance with the latest standards / Building Regulations.

Amendments to the Implemented Permission that impact the structural design:

- Introduction of a second staircase and floor plans that meet the latest Building Regulations.
- An increased number of homes, of both 'Market for Sale' and 'Affordable' tenures, broadly within the approved massing envelope.
- An updated facade design to meet the latest 'Approved Document O' Overheating requirements.
- A more contextual facade strategy which illustrates high quality and buildability.

The 'as-constructed' foundations and basement box were constructed in accordance with the AECOM Method Statement and supporting documentation as approved via Condition 31 under ref. 2016/6699/P. All structural proposals or amendments to the 'as-constructed' basement as part of the s.73 amendments do not deviate from these parameters and agreements.

Refer to link for supporting documentation for Condition 31 discharge.

<https://camdocs.camden.gov.uk/CMWebDrawer/PlanRec?q=recContainer:%222016/6699/P%22>

2.0 Structural Impact

2.1 Increased Storeys

To achieve the increase in residential units, it is proposed to provide an additional two storeys to the 'Tower' and one to the 'Lower Block' from the Implemented Permission. This does increase the building envelope and is achieved through increased building efficiencies across the scheme.

The typical superstructure slabs will be decreased to 200mm thick from 250mm to help mitigate the reduced floor-to-floor heights. This helps with the reduced floor-to-floor but also ensures the overall weight of the

building does not increase. This is critical as the foundations are already constructed and we do not want to deviate from the approved 'Condition 31' details by adding new foundations, which would increase the settlement on the 'as-constructed' foundations.

2.2 Second Staircase

For the 'Tower Block' there has been a reconfiguration of the central core to provide a second staircase. The central core also provides the lateral stability system to the structure and so needs to be supported by the 'as-constructed' foundations. The new core configuration has greater efficiency and so does not significantly increase its footprint. This means the new core can efficiently be supported by the 'as constructed' foundations.

Minor foundations alterations are required to relocate one of the lift pits in the tower. These are localised and do not increase the formation level of the basement nor deviate from the approved 'Condition 31' information.

2.3 Façade amendments

As part of the design validation of the s.73 amendments RBG have assessed the new proposed façade for their compatibility with the new slimmer superstructure floors and critically assessed its weight to confirm no increase from the 'Implemented Permission' façade loadings.

We confirm there are no alterations to the 'as-constructed' foundations or deviations from the 'Condition 31' agreement due to the façade amendments.

3.0 Conclusion

RBGs proposed structural solution to satisfy the s.73 amendments is achievable and deliverable which utilises the existing basement and the existing foundations with some minor works, without having any impact on the LUL demise.

These minor works include:

- Demolition and relocation of some basement concrete shear walls.
- Demolition and reinstatement of a small section of foundations to suit new lift locations (Tower and Lower Block).
- Demolition and reinstatement of a small section of ground floor slab to suit new podium levels.

All minor works are undertaken away from the site boundary and London Underground demise.