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Dear Mark

Re: Mount Vernon House, Hampstead, London NW3 6QR

We have spoken with Adele Castle of the Planning Department Camden Council in response to her letter dated 7th December reference :- 2007/5725/NEW.

In respect of the drainage and surface water issues raised in her letter our response is as follows :-

1. The proposed scheme shows the addition of an external terraced area to the west of the existing house. It is proposed to drain this terrace area by soakaway drainage as the underlying sub soils being composed of sands and gravels are suitable for this purpose. The existing house roof areas are not affected and will drain as at present.
2. Soakaway drainage has the advantage of allowing the sub soils retain their existing ground water levels and imposes no additional load on the public sewer network as there are no new connections to the drainage network.
3. From the above it can be seen that a system of soakaways to drain the proposed external terrace will ensure that the existing surface water run off and existing ground water levels will not be adversely affected by the new proposals.

Yours sincerely

Paul Spearing
For Elliott Wood Partnership

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METHOD STATEMENT OF THE WORKS

1. In consultation with the project arboriculturalist a strategy is to be established with the main contractor for site and landscape protection. The east section of the garden, which was the original front to the house, will be completely closed off from site activities. The principle site establishment zone, for the contractors store and facilities will be the vehicular forecourt to the north of the house and garage.
2. Under the supervision of the arboriculturalist comprehensive tree protection will be put in place to all species in the south and southwest section of the garden.
3. Internally the historic features of the house will be fully protected in any exposed areas. In practice other than the increased opening between the kitchen and family dining room (see photo sheet PH-04) the building works will be restricted to the basement level. It is anticipated that the ground floor will only be used by the contractor for project administrative activities and welfare facilities. In those rooms to be used, all finished surfaces will be covered and protected in advance. *At basement level the original stair will be fully protected for the duration of the works and will not be used by the contractor during the works.*
4. To the design sequence and procedures set out by the project consulting engineers and by agreement with and subject to inspections by the Council's Building Control Officer, the area under the ground floor living room will be carefully underpinned and excavated to form the swimming pool. Note all spoil will be carefully removed to the north forecourt via a route to be established up from the basement level, through the existing entry steps adjacent to the garage. Note these entry steps are not original. Similarly all new building materials concrete etc will be brought in via this route to avoid damage to either the east garden or existing house above basement level.
5. The existing timber decking and stone paved rear terrace will be taken up and removed from site by the method described above. The area below the existing terrace will be excavated to form the remainder of the pool and new garden room. This phase will also include the formation of various elements of retaining structure and a full system of damp protection to the new basement works.
6. Once the ground works and super structure phase of the project are complete the new pool, plant room, garden room and gym will be fitted out in the normal sequence of building operations. This will include the installation of the new service systems.

7. The final stages of the project will include the integration of the external finishes with the external works and landscaping and the making good of the existing fabric. Generally as the existing house is rendered or plastered masonry, externally and internally respectively, and that the new works are the same materials we would expect that the integration of new to old and making good to be straight forward. All the existing historic features will be protected as described above and on completion they will be renewed decoratively as appropriate.