# Dewhurst Macfarlane and Partners

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

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LN01018/PK

16 August 2006

Mr Gavin Charlton Brown Charlton Brown Partnership The Old Chapel Shepherd's Walk Hampstead London NW5 5UE

Dear Gavin,

### 3, 5, 7 FITZJOHNS AVENUE, LONDON NW3 - APPLICATION No: PW9802335R4, Case File:G7/S/C

We have been instructed by our client Mayfair Property Development Ltd to address the release of planning conditions 9 and 11 ii) in Camden Environment Department's decision dated 01/10/01 regarding the above application.

9. Regarding the design of the building foundations and their effect on trees on or adjoining the site, we note that the footprint of the proposed development is completely outside of the crown areas of trees on the site. Assuming, worst case, that a mass concrete strip foundation solution is applied there is, therefore very little potential for damage to tree roots from foundation excavations as it is generally accepted that an area matching that of the tree's crown is the most critical in terms of protection. We understand theta the clients have engaged an arboriculturalist whose report will be submitted to the Council and will elaborate on this.

Underpinning by definition will be located in areas which already have foundations at a shallow depth. The new foundation underpins will be at a depth becoming increasingly less potentially harmful to tree roots. We have minimised the disruption to tree roots by reinforcing the wall to limit thickness keeping the retaining wall within the existing footprint of the building. The wall will be cast in approximately 1.2 m wide strips, similar to conventional underpinning. This will maintain stability of the existing structure above and also adjoining structures and ground.

Please see section 1 – 1 on our drawing LN01018/PL001 for proposed depths and sizes.

The proposed service trench serves primarily the carpark and will be kept as shallow and narrow as possible. Again, underpinning the existing flank wall using reinforced concrete in short sections to maintain stability of the structures above and adjacent and will also help to minimise excavations and potential harm to trees. Please see section 2 – 2 on our drawing LN01018/PL001 for proposed depths and sizes of the service trench

11 ii) At present it is proposed to construct the basement garage using a 450 mm diameter contiguous bored piled retaining wall around the perimeter. This will be designed to retain the adjoining ground in both the temporary and permanent conditions

#### Partners

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Using this method is extremely safe and also has the benefit of negating the need for temporary propping; the contractor simply installs the piles and then removes the ground from within the area bounded by the piles. Therefore there will be no soil disturbance outside of the area bounded by the piles

Please see section 3 – 3 on our drawing LN01018/PL001 for proposed depths and sizes.

Other matters in your letter will be dealt with by other members of the design team separately.

Yours sincerely

DEWHURST MACFARLANE AND PARTNERS

Peter Krige

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