

Freaney, Fergus

From: Jo Konrad <jo@jokonrad.com>
Sent: 21 March 2014 18:02
To: Freaney, Fergus
Cc: Knight, Chris (Councillor); Marcus, Simon (Councillor); Chung, Linda (Councillor)
Subject: Flat 1, 15 Wedderburn Road PA 2013/7182/P
Attachments: hpsc150.pdf

Fergus – we refer to previous emails this week. Following our email of 17.3.14, we have now consulted further with our structural engineer, Tim McFarlane, regarding the amended drawings submitted by the applicants, and the appointment by Camden of a 3rd surveyor to review PA 2013/7182/P for Flat 1, 15 Wedderburn Road. As we understand it, the purpose of the Basement Impact Assessment is to conclude that the impact of the proposed excavation and construction works is acceptable ie below 2 on the Burland Scale. To determine this, the BIA must be read in conjunction with the Construction Method Statement. We feel that both documents provided by the applicants are inadequate at this stage for such determination to be made. We therefore believe it would be premature to appoint a 3rd surveyor, until appropriate details have been provided by the applicants. (Tim McFarlane's email of 5.3.14, attached, specifies this). We feel the appropriate course of action is to refuse this PA, citing the inadequacies of the Basement Impact Assessment and the associated Construction Method Statement.

In support of this, we attach documentation in the form of a pdf file. Many of the contents are published on the Camden website. The specifics are as follows:

1. Report from Dr Vicki Harding, Volunteer Tree Office for The Heath & Hampstead Society. Her Report needs to be read in its entirety. But, two points are critical:
 - i. The Applicants' Advisors, Geotechnical & Environment Associates' wrongly locate the property in their Hydrology Report. Hence much of the Report is critically inaccurate.
 - ii. This initial inaccuracy means that their conclusions are 'confused'.
 - iii. This hydrology Report is therefore not acceptable. It is not for a 3rd surveyor to review this, but for the applicants' advisors to provide appropriate information.
2. A Hydrology Report by Tim McFarlane in relation to 26 Wedderburn Road. 26 Wedderburn Road is located directly opposite 15 Wedderburn Road. Hence the hydrology is the same for both properties. He specifies the issues to be considered on both properties.
3. Despite the shortcomings in the applicants' Reports, it is an awareness of the hydrology that leads them to propose **secant piling** to hold back the ground water and support adjacent foundations. See Tim McFarlane's email of 17.3.14. It is critical to their application that a rig capable of secant piling be used. In BIA and Construction Method Statement, they refer to such a rig. However the firm to which they refer is in liquidation. They do not specify an alternative supplier of the rig. Before the BIA and associated paperwork can be considered, the applicants need to provide the following clarifications:
 - i. Precise details of the alternative rig that will be used to carry out the secant piling, together with all appropriate technical information.
 - ii. A clarification of whether this can be used safely within the site.
 - iii. An indication of how this rig can be operated from inside the demised property of Flat 1, 15 Wedderburn Road. The amended drawings imply piles adjacent to the lift shaft of Flat 3, and also under their staircase. These could only be installed from within Flat 1. They are further constrained

by the fact that there is an independent and fully occupied flat above them (Flat 2) and that the integrity of the top floor flat (Flat 3) needs to be protected.

- iv. Part of the secant piling is between the boundaries of 13 and 15 Wedderburn Road. At its narrowest the distance between the properties is 2'. The applicants need to show how this rig can operate within that space.
- v. Hence more information is required on the piling process - see Tim McFarlane's email of 5.3.14.

4. In summary, more information is required from the applicants:

- i. Secant piling is the only available way to prevent flooding
- ii. They have not identified a rig capable of doing the piling
- iii. We have sought external advice and are assured that such a rig could not work in two locations: 1. Within the property that is Flat 1, as there is insufficient headroom, especially with an occupied flat above it; 2. In the narrow space between the boundaries of 13 & 15 Wedderburn Road. Specifically Tim McFarlane has spoken to two firms – Sanska and Roger Bullivant. Neither is aware of a rig that could construct secant piles in such a limited headroom. If this rig cannot be used in these locations, how can secant piling be carried out?
- iv. The part of 13 Wedderburn Road that is less than 2' from 15 Wedderburn Road contains the communal entrance hall which facilitates access to the four properties within that site. How can secant piling be carried out without affecting that access?
- v. How are flats 2 & 3, 15 Wedderburn Road to be accessed safely and continuously during this drilling, with the associated removal of material and bringing in of concrete etc? And how is the safety of both properties to be ensured?
- vi. Access for six households needs to be ensured. This PA should not be considered until the applicants have provided evidence that they can do this whilst using a secant piling rig.

The above points are crucial to this PA. Satisfactory answers are required from the applicants. We feel that the BIA and associated documents are wholly deficient. Hence we feel that referral to a 3rd surveyor is premature.

Please note that the above comments relate only to hydrology and BIA. Major objections have been made in relation to Bulk and Scale, as well as access to site and disruption to neighbours. All comments should be read in conjunction with our earlier letter dated 17.1.14

In the event that you choose to proceed to a 3rd surveyor, it is critical that his qualifications indicate that he is competent to comply with CPG4. We should therefore require full information on the surveyor of choice, together with Camden's instruction to him. We would also request that this email be made available to him.

Liz Pether, Iqbal Bundhun & Jo Konrad