

**Sondheim (Ambassadors) Theatre, West Street,
London WC2H 9HD**

Planning Submission memorandum

Ref: 140352/N Nicholls

Date: 30 Sep 2016

Version: 3

1.0 INTRODUCTION

- 1.1 The following memorandum summarises the purpose of each report submitted as part of the planning/listed building consent application.

2.0 STRUCTURAL STAGE D REPORT ON THE PROPOSED REDEVELOPMENT OF THE THEATRE

- 2.1 This report describes the existing site and its environs it includes a description of the existing and proposed construction together with the outline construction sequence, including the demolition methodology and cross references the proposed construction sequence drawings reference SSK101-108. The report discusses the existing drainage and the design philosophy to be used for the proposed works and the risk of flooding. A brief summary of the Basement Impact Assessment undertaken by RSK is included within the report.

3.0 CONSTRUCTION MANAGEMENT PLAN

- 3.1 This document sets out the general management principle to be applied during the proposed construction. The document includes the phasing of the works and cross references the construction sequence drawings SSK101-108. The document describes the protocol to be adopted with regards to the interface with the neighbouring residents and businesses and the general public. Transportation and traffic management measures to minimise the disruption to others are address in the documentation. Environmental and ecological measures together with the protection of the water environment that are to be adopted are described within the documentation.

4.0 CONSTRUCTION SEQUENCE DRAWINGS SSK101-108

- 4.1 These drawings show the proposed method of construction for the proposed works at key stages to ensure the integrity of the retained structure and the adjoining structures are maintained at all times and sets out the method for the retention of the facade during construction.

5.0 ARCHAEOLOGICAL DESK BASED ASSESSMENT

- 5.1 This study was produced by RSK Environment Ltd to establish, from documentary sources, whether there are any heritage assets within or immediately adjacent to the Site. To assess, from existing sources, the potential for as-yet unknown buried archaeological remains within

the Site. To provide an assessment of the significance of any heritage assets present within the Site and to assess the likely impact of development upon known and unknown archaeological remains, and the significance of that impact. The effect of the scheme on those heritage assets is set out in the Planning and Heritage Statement prepared by Montagu Evans and the Heritage Statement prepared by John Earl.

6.0 GEOTECHNICAL AND GEO-ENVIRONMENTAL SITE ASSESSMENT

6.1 This assessment was undertaken by RSK Environment Ltd. The report its conclusions and recommendations are based on the physical investigations to determine the properties of the ground and ground water below the existing theatre. The results of the investigation permit the design of the new proposed foundation solution and to provide the parameters for the ground movement analysis incorporated within the Basement Impact Assessment.

7.0 BASEMENT IMPACT ASSESSMENT

7.1 This assessment was undertaken by RSK Environment Ltd to determine the impact of the proposed construction on the structural stability of adjacent structures from the construction of the proposed retaining walls and basement as well as the heave of the basement excavation. The assessment was produced in accordance with guidance provided by the London Borough of Camden (Camden) in their guidance document 'Camden Planning Guidance for Basements and Lightwells, CPG4' (amended September 2013) and its supporting study 'Camden Geological, Hydrogeological and Hydrological Study' produced for Camden by ARUP in November 2010.

8.0 CONSULTATION

8.1 A submission was made to Campbell Reith Hill who undertook an audit on behalf of the London Borough of Camden. Queries raised by Campbell Reith Hill during the audit have been addressed and the information included in the documentation listed above. The documentation satisfies the requirement for the basement impact assessment and this was confirmed by Campbell Reith Hill to the Planning Officer.