

4 The Hexagon

Report to FPRA

1.0 Background

A planning application to redevelop No. 4 The Hexagon was submitted early in 2016. Alan Baxter Ltd reviewed it and provided comments to FPRA which were forwarded to Camden Planning Department. Campbell Reith (CR) also reviewed the submission on behalf of Camden Planning.

The key points which were made by Alan Baxter Ltd were as follows:

- No groundwater monitoring has been carried out although limited groundwater was noted in the site investigation.
- No land drain had been provided along the boundary with No. 5 The Hexagon or No. 6 The Hexagon.
- The effectiveness of the re-infiltration system has not been assessed.
- The listed boundary wall to No. 6 could be undermined by the new building.

2.0 Revised Application

The design team have submitted additional information to address the comments made by Alan Baxter Ltd and CR. This information has been reviewed and our comments are:

- It does not appear that any groundwater monitoring has been carried out.
- A land drain is now to be provided along the boundary with No. 5 and No. 6 The Hexagon. Typical details are provided. However a detailed method statement should be provided by the Contractor setting out how this is to be installed. Elliot Wood Drawing No. EW/00/L-01/D/5000/P5 shows the drain to be continuous around the lightwell at the south-east corner of the site, although there are no details of levels or any sections of this area. Also consideration should be made regarding how this drain is maintained.
- Re-infiltration proposals have been indicated, although the length of drainage shown for this is significantly less than the length of the cut off drains. While the principle is acceptable, the details may need to be revised.
- It is now proposed to underpin the listed wall in order to construct the new lower ground floor level. The proposal also involves cutting back an existing underpin. While this proposal is acceptable in structural engineering terms, a Party Wall Surveyor should be consulted re the ownership of this wall.

3.0 Other Points

- There is an existing Thames Water sewer which runs through the site. The existing building on the site avoids this while the new building will be built over this. Also, in order to address the proposed change in levels a backdrop manhole is proposed. Thames Water normally resist building over an adopted sewer and do not favour backdrop manholes. This may impact on the proposals. The designer should discuss the proposals with Thames Water.
- LBH Wembley have reviewed CR's comments. There were a number of queries about drainage including ones which are noted above. The response is that they are all subject to detailed drainage designs being carried out after Planning. However, in response to CR Query No. 7, LBH Wembley note that a Flood Risk Assessment is to be carried out, but none has been provided. This should be submitted as part of the Planning Application.