

Lipton Plant Architects

Seatem House
39 Moreland Street
London, EC1V 8BB
T +44 (0) 20 7288 1333
E mail@lparchitects.co.uk
W www.lparchitects.co.uk

PLANNING STATEMENT: Discharge of Conditions January 2017

This statement refers to Full Planning Permission Granted Subject to a Section 106 Legal Agreement
Application Ref: 2013/5234/P

Flat A,
44 Ferncroft Avenue,
London,
NW3 7PE

1.0 Condition 04:

No development shall take place until full details of landscaping around the perimeter of the approved light wells have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Please see attached drawing 268.(1).1.003_-- for proposed landscape plan and elevation. See Appendix 01. for details of proposed Buxus hedge.

2.0 Condition 04:

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Please see Appendix 02. to see confirmation of the appointment of Conisbee Structural Engineers and their responsibilities.

Contact details:

Tel: 020 7288 1333

Email: mail@lparchitects.co.uk / alicewilliams@lparchitects.co.uk

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London
EC1V 8BB



Buxus microphylla 'Faulkner'



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Synonyms

Buxus sempervirens 'Faulkner'

Family

Buxaceae

Genus

Buxus can be evergreen shrubs or small trees, with simple, leathery, opposite leaves and clusters of small, pale yellow flowers followed by pale green to brown fruits

Details

'Faulkner' is a dense, low, compact, spreading evergreen shrub with small, rounded, mid-green aromatic leaves

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|---|--|--|--|--|
| <p>Characteristics</p> <p>Foliage Evergreen</p> <p>Habit Bushy</p> <p>Fragrance Leaf</p> <p>Toxicity Ingestion may cause stomach upset</p> <p>Hardiness 🌡️ H6</p> | <p>Colour</p> <p>Colour in Autumn foliage</p> <p>Colour in Spring foliage</p> <p>Colour in Summer foliage</p> <p>Colour in Winter foliage</p> | <p>Sunlight</p> <p>Partial Shade Full Shade</p> <p>Full Sun</p> <p>Aspect North-facing or South-facing or East-facing or West-facing</p> <p>Exposure Sheltered or Exposed</p> | <p>Soil</p> <p>Clay Chalk Sand Loam</p> <p>Moisture Well-drained, Moist but well-drained</p> <p>Soil Clay, Chalk, Sand, Loam</p> <p>pH Acid, Alkaline, Neutral</p> | <p>Size</p> <p>↑ Ultimate height 0.5-1 metres</p> <p>↔ Ultimate spread 1-1.5 metres</p> <p>🕒 Time to ultimate height 10-20 years</p> |
|---|--|--|--|--|

Appendix 02

Alice Williams

From: Tim Attwood <Tim.Attwood@conisbee.co.uk>
Sent: 23 January 2017 17:24
To: Jonathan Plant
Cc: Alice Williams
Subject: RE: fee proposal for post planning services

Jonathan

Thank you very much. As discussed, we have been appointed to provide the service as set out in my letter dated 18th January 2017.

I look forward to starting work on the project.

regards

Tim Attwood **Director**

T: +44 020 7700 8666 | DD: +44 020 7697 7204 | M: +44 07971 011 340

conisbee | Consulting Structural Engineers
Consulting Civil Engineers
London • Norwich • Cambridge

Landon Kulick
44 Ferncroft Avenue
London
NW3 7PE

Ref: 110601/T Attwood
18 Jan 2017

Dear Landon

44 Ferncroft Avenue, London NW3 7PE

I was pleased to hear that you have achieved planning permission for the basement extension at 44 Ferncroft Avenue. I confirm that we would be pleased to act as Consulting Structural Engineers for you on the remainder of the project.

I note the planning conditions and particularly No 5 which relates to the service required by the structural engineer. The service below is proposed with this in mind

As is usual our appointment will be generally in accordance with the latest edition of The Association for Consultancy and Engineering, Conditions of Engagement Agreement 1 Design, for the service as set out below.

Our appointment covers the following scope of services;

Earthworks and excavation

Foundations including forms of piling but not the design of proprietary piling

• **London**

1 – 5 Offord Street
London N1 1DH
Telephone 020 7700 6666

Norwich

6 Upper King Street
Norwich NR3 1HA
Telephone 01603 628 074

Cambridge

47 – 51 Norfolk Street
Cambridge CB1 2LD
Telephone 01223 656 058

design@conisbee.co.uk
www.conisbee.co.uk

Directors

Alan Conisbee BA BAI CEng MStructE
Conservation accredited engineer (CARE)
Chris Boydell BSc CEng MStructE MICE
Tim Attwood BSc CEng MStructE
Bob Stagg BSc (Hons) CEng FStructE MICE
Tom Beaven BEng (Hons) CEng MStructE
Allan Dunsmore BEng (Hons) CEng MStructE MICE
Richard Dobson MEng CEng MStructE
Paul Hartfree IEng MICE MCIHT FGS

Associates

David Richards BEng (Hons) CEng MStructE ACGI
Gary Johns
Terry Girdler BSc (Hons) Eng MSc CEng FICE MStructE
Conservation accredited engineer (CARE)
Ben Heath BEng CEng MStructE
Keith Hirst BEng CEng MStructE
Tom Lefever BEng (Hons) CEng C.WEM MICE MCIWEM

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Earth retaining structures including external works structures.
The specification of waterproofing is not included unless it is an integral part of the structure.

Below ground drainage to the building and site. Land drainage; inspection chambers, sewer connections, interceptors and attenuation tanks,

Structures in in-situ or precast concrete employing unreinforced, reinforced or pre-stressed techniques. Pre-stressed concrete elements will be to specialist design and manufacture. Design of post tensioned elements will be to specialist design and are not included within our fees.

Structures in masonry, brickwork or blockwork, unreinforced or reinforced

Structures in metalwork, ferrous or non-ferrous but excluding specialist design items such as glazing support systems, patent glazing, masonry support systems, canopies etc.

Structures in timber

Outline design of temporary works (see below)

Clarifications to our service

Planning permission is based on an outline method statement submitted as part of the BIA. This will be developed during the next stage and issued as part of the tender as a suggested method of construction and outline method statement. We expect the contractor to take on this method and develop or propose and agree an alternative method of construction. We will review and comment accordingly and inspect the works during construction.

Final temporary works design will be to the contractors design.

Reinforcement detailing is included in our service

We have not included for any advice or input into the paving or surfacing.

Specialist Geotechnical design and advice is not included. The site investigation company employed should provide basic design parameters but will not provide ground modelling or other specialised advice. If requested (by an adjoining owner), a specialist will need to be appointed to undertake.

We have not currently included for any input into the design of bespoke staircases, balustrades or handrails. If required our fees for designing these on these will be advised when details become available.

The BIA was prepared without a formal site investigation. A full investigation including trial pits and boreholes will be required at the next stage. This should include ground water monitoring.

We will also need to carry out some opening up work to check the wall construction and details of the structure above.

Based on the above I anticipate that in outline we will provide the following service;

1. An initial visit to site to discuss the work and to take details of the existing construction
2. Organisation of trial pits and suitable soil tests. We will obtain a quote for the testing on your behalf.
3. Organisation and inspection of opening up work to inspect the internal structure
4. Advice on results of investigations that affect the proposed work
5. Two design meetings during the early stages.
6. Prepare a sketch scheme for the proposed alterations to allow the Architectural scheme to progress.
7. Preliminary structural information to allow party wall notices to be served
8. Production of a package of drawings, details and specification for tender and a package of drawings and calculations to submit to Building Control for approval

9. Answering telephone and written queries
10. Two visits at the start of work on site to answer queries, check any assumptions made in the design and discuss the work
11. Comment on the builders temporary works proposals
12. Comment on fabrication drawings
13. Issue of final construction information
14. Six visits during the structural works to check the works are in generally in accordance with the design and method statement or to answer queries.

Our fees for the above service will be a lump sum of £30,500 + VAT.

The lump sum fee includes some design development but not changes to the design after issue of the tender package, or if other items are added to the scope of works.

Any additional design work or site visits will be charged on a time basis at the rate of £95 per hour plus VAT. We will notify you in advance if any additional fees are to be incurred.

The fee includes normal travelling and printing expenses but excludes VAT, search and investigation costs. Any search fees will be charged on at cost. We assume the costs of any investigations organised by us will be invoiced to, and paid directly by you.

The programme for delivery of our services is to be agreed at the time of appointment.

Note that our input into party wall notices covers the issue of permanent works design information to the Party Wall Surveyor for serving of notices and the answering of any questions on that information. It does not include the preparation of method statements, temporary works details or sequence of work statements which will normally be produced by the contractor.

Monitoring during the basement excavation works may be requested by the adjoining owners Surveyors. This isn't included in our fees.

Party wall negotiations on basement projects can become protracted with our proposals subject to detailed scrutiny by the adjoining owner's surveyor. Our fees allow for a reasonable amount of interaction. If discussions become unreasonably protracted we may ask for additional fees.

Our fees assume we will receive information electronically in PDF and bound DWG format. Information will be issued electronically in PDF.

Fees will be invoiced at appropriate stages and are to be settled within 30 days of the invoice date.

I trust this will provide an appropriate level of service and adequately covers the details of our appointment but please contact me if you have any queries or would like to discuss any aspect of our service or fees.

If acceptable please ask the client to write and confirm our appointment.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Tim Attwood', with a stylized flourish at the end.

Tim Attwood
For Conisbee

cc Lipton Plant Architects, Jonathan Plant