

Our Ref : 778/03/ga  
13 February 2017

**Hugh Miller**  
Planning Department  
Camden Borough Council  
5 Pancras Square  
London  
NIC 4AG

BY E-MAIL ONLY

Dear Sir/Madam,

**Flat 1, 31 Compayne Gardens, NW6 3DD - Planning Application**

We are writing to you with regards to the current planning application for this property. We are the acting Consulting Structural Engineers on the project. We understand that following a meeting with Paul McAnearny Architects (PMA) last week you have requested that further information is provided to confirm that a Basement Impact Assessment (BIA) is not required.

In summary, the proposed works are to create a new mezzanine floor within the property by increasing the floor to ceiling head room at ground floor through utilisation of the existing cellar space beneath the ground floor. Although underpinning has already been carried out by adjacent neighbours to lower the foundation level of the party walls, no underpinning works are proposed as part of these works.

This letter provides further detail of the proposed structural works and confirmation why we believe a BIA is not required. It should be read in conjunction with the architect's drawings.

**Existing Structure**

The flat is a ground floor property in a load bearing masonry with timber floor semi-detached residential building. The existing ground floor structure is a suspended timber joisted floor with a void of approximately 1.5m beneath, known as the cellar.

Trial pits have been dug to determine the depth and type of foundations to the masonry party walls. A summary of the these are shown on Paul McAnearny's drawings DET 01.1 to DET 01.11. Typically, these show corbelled brickwork foundations. The party wall foundation with No.29 Compayne Road (eastern side) has been lowered along its length where a basement has been created by the adjacent property owners. Also, the party wall foundations of the western wall of the property (with adjoining Flat 2 of No. 31 Compayne Road) have also been lowered as there is evidence of concrete blockwork underpinning. The front wall of the property has not been underpinned.

At the rear of the property there is a raised terrace area which leads down to a garden. There is a free-standing masonry garden wall between No.29 and No.31. This has been covered with a cementitious render on the No. 31 side. The wall is *not* considered to be in a good condition and there are signs of movement.

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### Proposed Structural Alterations

As shown on PMA's drawings, it is proposed to remove the existing ground floor structure and construct a new "mezzanine" type ground floor at a higher level. Doing so will enable the existing cellar space to be utilised as a new Lower Ground Floor with a FFL similar to the rear garden level (approximately 235mm below the current garden level).

As noted above, no underpinning works are proposed to create the new Lower Ground Floor and the newly created space is *not* considered to be a basement, unlike at No. 29 where they have carried out deep underpinning to create a new subterranean space. The new Lower Ground Floor for 31 Compayne Road is not considered as subterranean space as it will match the garden level at the rear of the property.

Although some earth/fill material will be removed to allow the construction of the new lower ground floor slab structure, the existing wall foundations will not be undermined. Civic Engineers have worked with PMA to develop the proposed details around the perimeter of the site, these are shown on PMA drawings DET 01.1 to DET 01.11.

The existing raised terrace area is proposed to be removed and the level reduced to match the garden level. The adjacent No.31 Flat 2 has a recently constructed building with foundations anticipated to be at a lower level so that underpinning is not required. It is proposed to remove the low quality rendered masonry garden wall with No.29 Compayne Road and replace this with a new properly constructed cavity wall construction with deep enough foundations to suit the lowered garden area.

### Summary

In summary, *we do not believe that a BIA is required* for the proposed development as the new lower ground floor is:

- i. occupying space that is already excavated (cellar void beneath a raised floor);
- ii. the new lower ground floor level will be similar to the existing rear garden level and therefore not considered to be a subterranean development;
- iii. No underpinning or foundation lowering work is required.

Yours sincerely,

A solid black rectangular box redacting the signature of Gareth Atkinson.

Gareth Atkinson BEng(Hons) CEng MStructE  
Director  
For Civic Engineers

Encs.