

Our ref: 16.280  
3<sup>rd</sup> May 2017

Ornan Court  
2 Ornan Road  
London  
NW3 4PT

## RESPONSE TO OBJECTIONS RECEIVED FROM LOCAL RESIDENTS

We have been provided with objections to the current Planning Application received during February 2017 and we will refer to these in order of receipt.

1. Eleanor and David Gutmann – email dated 27<sup>th</sup> February 2017

The objector refers to 'disturbance of tree roots and the consideration of serious subsidence owing to presence of many mature trees'. The current and previous basement impact assessments indicated that any nearby trees will not be affected by the new basement extension. It should be recognised that many buildings in the Camden area are required to be provided with very deep foundations (up to at least 3 metres depth in some cases) for simple residential extensions and small building construction. The construction of a basement with reinforced or mass concrete is exactly the same as this type of work. The Arboricultural Consultant has also provided a report on the tree roots and has indicated that there is no concern. With regard to subsidence, it should be noted that the entire borough of Camden and most of North London generally is subject to subsidence as a result of clay shrinkage. The construction of basements and, indeed other deep foundations does not affect subsidence risks for the building or nearby structures during this work. In fact the deeper foundations will stabilise the property in any event.

2. Danton Hope – dated 14<sup>th</sup> February 2017

There are no structural concerns noted in this email and therefore no further comment will be provided by ourselves.

3. Belsize Residents Association – dated 23<sup>rd</sup> February 2017

There are no structural objections in this email and therefore no further comments will be provided by ourselves.

4. Alan Wilding – undated email

There are no structural objections in this email and therefore no further comments will be provided by ourselves.

5. The BoisotWaters Cohen Partnership – dated 20<sup>th</sup> March 2017.

The majority of this document refers to planning matters rather than structure. There is reference to lorry movements along Ornan Road. It is understood that heavy traffic including lorries, petrol tankers, ambulances and the like already traverse this road and additional lorry traffic has not been considered to be an issue by the Camden Transport Department as far as we are aware.

6. Line Planning – dated 20<sup>th</sup> March 2017.

The majority of this document relates to planning guidelines but there are structural matters noted on pages 6 and 7 as follows (using their paragraph numbers):

- 6.1 A non-technical summary of the BIA has been provided in accordance with the Camden requirements. Basically the project comprises the underpinning of the existing mansion block to provide two new basement flats. Reinforced concrete will be used for the supporting structure and the underpinning will be carried out in standard short sections in accordance with usual guidelines. The building will be supported during the work and structural steel work will be installed to carry the floors above. This work will be approved by Building Control Inspectors as it continues on site.
- 6.2 The document indicates questions about control or adequate drainage, high permeability corridors, underpinning of neighbouring structures and setting the basement in from property boundaries. All of these items are clarified within the Basement Impact Assessment. A sustainable drainage report has been obtained indicating that there are no concerns in this area. There are no high permeability corridors as the ground is entirely impermeable clay in the building.
- 6.3 The lateral damage assessment is very typical for this type of work and there will not be any lateral damage to the neighbouring property at Rosslyn Court or the ground around the building.
- 6.4 The predicted movement at the party wall with Rosslyn Court will not be significant. Underpinning will be carried out in short sections which entirely controls the movement at the surface. The existing masonry walls at both Rosslyn and Ornan Courts are robust and in exceptionally good condition. Trial holes have been obtained which indicate that the current foundations are also robust and in good condition. Monitoring of the adjoining building at Rosslyn Court has been described in the Basement Impact Assessment and is to be carried out in accordance with normal guidelines.
- 6.5 The flood risk assessment has been carried out. There is no flood risk whatsoever from the basement development as previously indicated in earlier documents the only flooding that occurred in 1975 and 2002 were in Ornan Road outside and commenced further along the road towards the West and did not affect either Rosslyn or Ornan Courts at the time. Flooding was not caused by ground water and was related to over-charging or drains and gullies in the road. Camden Council's report has clarified this matter.
- 6.6 Surface water drainage has been indicated in the sustainable drainage report and there is no additional volume or flow as a result of the basement. The basement will be constructed below ground and any water flow is at ground floor level and is generally only impeded by surface features such as porous buildings, vehicles, hardstandings and the like.

6.7 Independent assessment has been carried out by Campbell Reith and Partners and a number of minor points have been clarified in the enclosed report for them.


6.8 There is reference to London Underground and the Northern Line tunnel. The LUL correspondence clearly indicates that the tunnel is 37 metres (100ft) below the road at a distance of at least 5 metres laterally from the building. As with any building works on the side of the road the loads are dissipated in the underlying clay and we have provided a calculation indicating that there is no effect on the railway line. It is clear that any deep foundation constructed in the vicinity of any tube line would have a similar effect and the fact that this is a basement construction is entirely irrelevant to the question of any possible effect on the tunnel.

7. Danton Hope – 2<sup>nd</sup> email – undated

There are no structural objections in this email and therefore no further comments will be provided by ourselves.

### **Conclusion**

We are satisfied that there are no structural matters outstanding for this application. The points that have been made by Objectors appear to be reiterations of previous points with no engineering back up or qualification. It would appear that technical objections have reduced significantly since the previous application which we consider to be a very positive situation. The geo-hydrological information, sustainable drainage information and structural information already provided are more than adequate to allow this construction to be built at the earliest opportunity.



**M A Redston – 10<sup>th</sup> May 2017**