

T E C H N I K E R

Gloucester Lodge

Addendum Report - Planning

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1. Introduction

A revised planning application is to be made for proposed alterations to Gloucester Lodge, Regents Park.

The previous consent included the following documents:

- Basement Impact Assessment
- Construction Management Plan
- Movement Monitoring Strategy
- Surface Water Monitoring Strategy

The updated design is shown in Make Architects drawings numbers:

1202/PE1998-04
1202/PE1999-06
1202/PE2000-03
1202/PE2000A-04
1202/PE2001-04
1202/PE2002-03
1202/PE2003-03
1202/PE2100-02
1202/PE2101-02
1202/PE2200-02
1202/PE2201-04
1202/PE2202-03
1202/PE2203-02
1202/PE2204-04
1202/PE2205-07

These documents are now reviewed in the light of changes that have been made to the earlier approved proposals. The alterations are assessed against the requirements of Camden Local Plan CP4 and Policy A5 Basements. The proposed basement, its depth, area and soil cover, remain unchanged from the previous consent. The construction method is also unaltered. The revised proposals therefore do not harm neighbouring properties and do not alter the structural, ground or water conditions of the area. The architectural impact of the proposals is referred to in the revised planning statement.

2. Basement Impact Assessment

The surroundings will be fully supported all the time and the excavation and basement structure completed by conventional means with comprehensive movement monitoring.

There have been no changes to surrounding foundation conditions since the previous application.

3. Construction Management Plan

The extent of the works remains unaltered from the previous approval and so the movement of materials in and out of the site remains unaltered and the previous construction management plan still applies.

Internally areas of the main house are reconfigured differently from the previous submission and an area of ground floor is to be replaced at a different level. Temporary works for these areas will include conventional vertical and lateral supports. Some windows and roof-lights are reconfigured and this is all accommodated within the existing structural proposals.

4. Movement Monitoring Strategy

The movement monitoring strategy remains unaltered from previous submissions. Targets are expected to be located on all adjacent structures.

5. Surface Water Management Strategy

The extent of external surfaces, hard standings, paved areas and permeable surfaces remains unaltered from the previously approved scheme. The cover slab to the basement area beneath the central garden area has been lowered 400 millimetres in level. This does not affect the basement impact on it's surroundings in any way and the drainage system to the garden area is unaffected except for a corresponding reduction in inlet levels. The surface water management strategy remains unaltered. The proposals do not extend into areas of flood risk.

6. Summary

None of the proposed amendments to the previously approved scheme alter the structural arrangements, basement layout or drainage proposals. The revised proposals adhere to the requirements of CPG4 and Policy A5.