

Campbell Reith Audit Query Number (As set out in Appendix 2 of revision D1)	Query	Applicant Response
1	An outline works programme is required, that should as a minimum provide details of main phases of work with anticipated commencement dates and durations.	Addressed in enclosed works programme.
2	Connection between head of underpinning and ground floor slab to be proved by calculation to demonstrate adequacy for transmitting shear force between underpinning and prop. Or underpinning wall to be designed as an unpropped cantilever.	Addressed in enclosed Construction Method Statement.
3	Design of continuity reinforcement required if propping not provided to each underpinning bay.	Addressed in enclosed Construction Method Statement.
4	Details of ground movement assessment are required, such as parameters used in the calculation as discussed in paragraph 4.8.	Addressed in enclosed Construction Method Statement.
5	Section 7 of the construction method statement requires amendment to be consistent with the rest of the submitted information, with regards to geological conditions and damage category.	Addressed in enclosed Construction Method Statement.
6	Heave analysis or evidence to indicate that heave is negligible is required.	Addressed in enclosed Construction Method Statement.
7	Viability of proposed permanent and temporary works methodologies to be confirmed once groundwater regime determined.	Groundwater monitoring underway as per point 11. We welcome this to be conditioned.
8	The Arboricultural report is to consider the impact of creating and use of a slope at the front of the property on retained tree T1, or this proposal is omitted with the construction method statement amended.	The applicant is no longer proposing a slope. Addressed in enclosed Construction Method Statement.

9	Movement monitoring values are to be linked to values calculated in the ground movement assessment to ensure the calculated Burland damage category is not exceeded.	Addressed in enclosed Construction Method Statement.
10	Evidence of correspondence with Network Rail to indicate whether the property is within a Network Rail safeguarding zone is required.	<p>The applicant has already engaged with Network Rail's Asset Protection Anglia team, who has confirmed that the property is situated above the Hampstead Heath Tunnel.</p> <p>The applicant will enter into a Basic Asset Protection Agreement ('BAPA') at the appropriate time to ensure that Network Rail assets are protected.</p> <p>Email confirmation in Appendix 1.</p>
11	Further ground water monitoring is required due to the high ground water level being recorded on one of the three standpipes that were monitored and the potential impacts for construction and the water environment.	<p>Additional ground water monitoring has been taking place. Readings took place on 16 August 2017, 21 August 2017 and 4 September 2017. The results are shown in Appendix 2.</p> <p>Three further readings are due to take place on 02 October 2017, 06 November 2017 and 04 December 2017. The applicant will share these results with the Council, and will welcome an appropriate planning condition to secure this.</p>
12	Evidence that the area of impermeable area is not increasing is required, given that the lightwells are impermeable. Details of SUDs are required should the impermeable area be increasing.	The amount of impermeable area is increasing by 1sqm. A drawing illustrating this is included in Appendix 3.

Appendix 1 – Email correspondence with Network Rail

From: Pelusi Dino [<mailto:Dino.Pelusi@networkrail.co.uk>]
Sent: 03 November 2016 16:15
To: naqi.zain@gmail.com
Cc: alex@gea-ltd.co.uk; Matthew McFerran <M.McFerran@bbpartnership.co.uk>
Subject: 152341/AR6188 76 Fitzjohn's Avenue, London, NW3 5LS

Good afternoon Mr Zain

Please accept our apologise for the delay in responding to your recent requests regarding the proposed development/redevelopment at no 75 Fitzjohn's Avenue, London.

There was some initial confusion as we had 2 (two) applications relating to the same property, however after speaking with one of your representatives at BB Partnerships, it has been decided that in order to avoid any future confusion that we will close down one of the applications, namely the one submitted by Madlins LLP under reference 152341/AR6168.

For ease going forward please use reference 152341/AR6188.

In order to start actively facilitate this scheme in terms of taking it forward, we will need to enter in to an agreement known as a Basic Asset Protection Agreement (BAPA), which is an approved mechanism we use with the majority of the external clients/customers who contact us for simple to reasonable complex schemes. This particular scheme I would proffer falls initially under the more complex schemes mainly because of the proximity of Hampstead Heath Rail Tunnel to you proposed works.

Obviously depending upon how your proposed method of works and design develop, the risk rating for your proposed scheme may well drop and in turn turning your scheme in to a less complex affair.

The BAPA document will deal with our working relationship, the level of information we will provide, how we go about reviewing your design submissions, work methodology, etc., along with the matter of the payment for our services.

In order to 'kick start' the process off my proposal is that I will issue out an initial BAPA to you for say £5,000.00, this will cover various upfront formalities and will allow us to better understand your requirements and in turn provide your design team with vital information they may require regarding our rail tunnel. Once we have a better understanding of your requirements, etc., we will then be in a better position to refine our BAPA and tailor it more to your actual needs and requirements.

As part of our discussion and advice and dependent upon your proposed method of works, the physical depth & types of piles proposed, any basement works, etc., it may be necessary to monitor the movement of the physical tunnel and or track to ensure that there is no excessive vibration as a result of your works. However all of these things can be discussed once the initial BAPA and associated documentation has been signed, returned and agreed.

Going forward, I may ask one of the other members of the team to be your day to day point of contact in order to ensure a more expedient response going forward, however I will still be on hand to offer guidance should the need arise.

I will endeavour to send out the necessary BAPA paperwork within the next couple of days.

In the meantime, if you have any queries, please feel free to drop me a line as noted below.

Yours sincerely

Dino P Pelusi

Scheme Project Manager
Anglia Route Asset Management
Network Rail 11th Floor
One Stratford Place
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E20 1EJ



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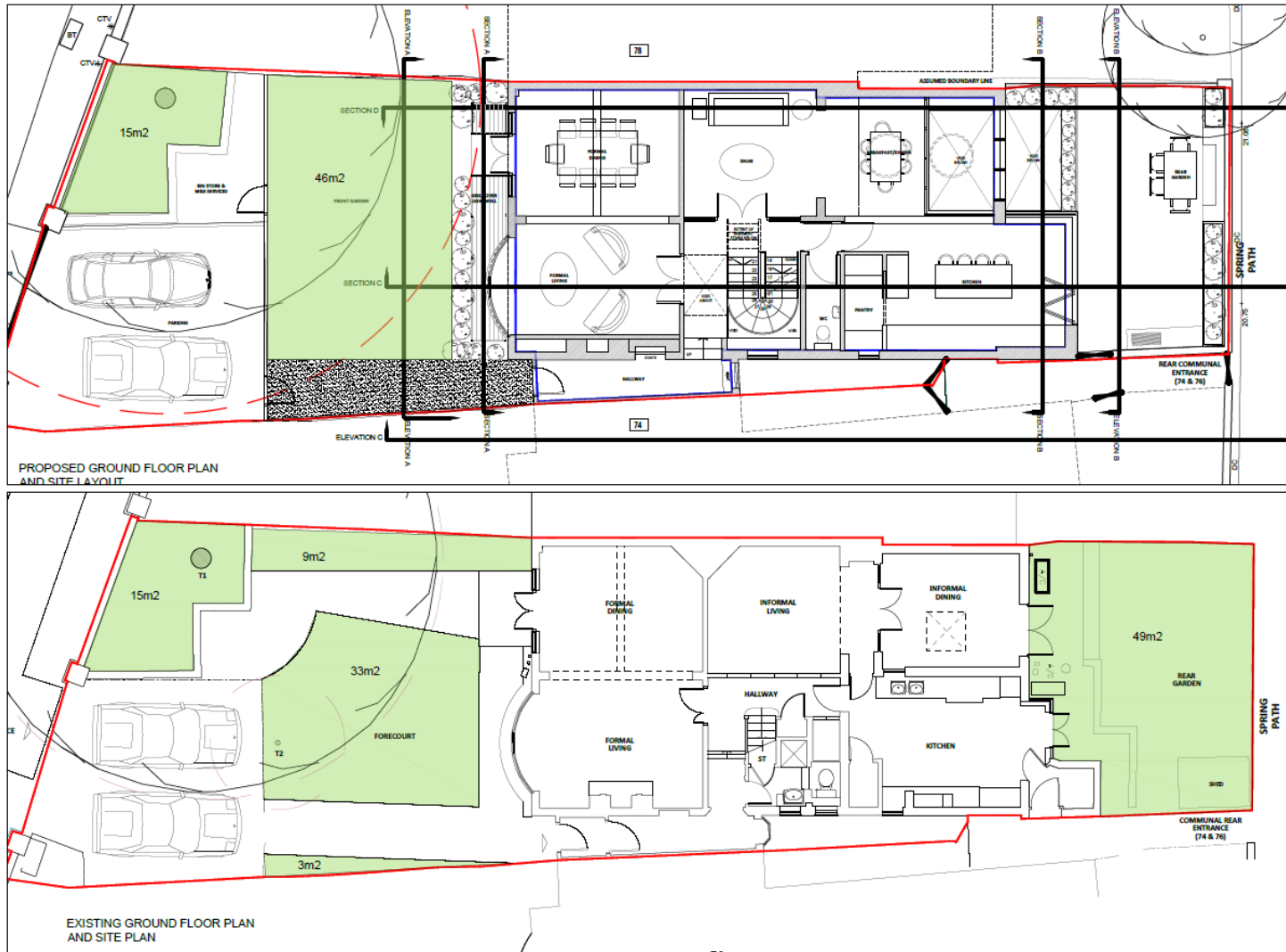
dino.pelusi@networkrail.co.uk



Appendix 2 – Additional Ground Water Monitoring Results
(supplied by Malcolm Brady Partnerships)

MBP-7009: 76 Fitzroy Avenue Groundwater Monitoring Record							
Date		16/08/17	21/08/17	04/09/17	02/10/17	06/11/17	04/12/17
Depth (m)	BH1A	4.70	4.60	4.72			

Appendix 3 – Drawing to illustrate impermeable area.



76 Fitzjohns Avenue

Application ref: 2017/1047/P