

Gemma Sherlock

From: Robert Douge <robert@mw-a.co.uk>
Sent: 16 May 2017 08:25
To: Robin Aveline
Cc: Alice.Aveline@wellsfargo.com; James.Huish@montagu-evans.co.uk; razad@sinclairjohnston.co.uk; timpayne@dixonpayne.com; Russell@behanltd.co.uk; alice.aveline@hotmail.co.uk; Peter.Bovill@montagu-evans.co.uk; Tori MacCabe
Subject: RE: 12021_7 Branch Hill_Construction Impact Plan

Dear Robin,
That's correct. About 600mm (two feet) of the front wall will remain.

I will liaise with our engineer re establishing some options for a meeting.

Kind Regards,

Robert Douge
Director



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From: robinaveline@gmail.com [mailto:robinaveline@gmail.com] **On Behalf Of** Robin Aveline
Sent: 15 May 2017 20:33
To: Robert Douge
Cc: Alice.Aveline@wellsfargo.com; James.Huish@montagu-evans.co.uk; razad@sinclairjohnston.co.uk; timpayne@dixonpayne.com; Russell@behanltd.co.uk; alice.aveline@hotmail.co.uk; Peter.Bovill@montagu-evans.co.uk; Tori MacCabe
Subject: Re: 12021_7 Branch Hill_Construction Impact Plan

Robert,

Thanks for the update. I would be very interested to understand the structural engineering in more detail, so I'd be keen to take you up on the offer of meeting with the structural engineer, schedules permitting.

If I'm following the drawings attached correctly, when you demolish the front wall, you will leave a few feet of that front wall connected to the boundary wall between 6 and 7 Branch Hill, presumably to act as a support for that boundary wall - is that correct?

Thanks,

R

On 13 May 2017 at 15:25, Robert Douge <robert@mw-a.co.uk> wrote:

Hi Alice,

Apologies for the delay in my response, I lost Robin's email in my inbox.

The structural design certainly takes into account your new extension. For the Party Wall Award, our builder (whom we are on the verge of appointing) shall prepare what's called the 'Temporary Works Design.' This document will illustrate, in detail, how the surrounding structures will be supported throughout the works and will need to be approved by our engineer Sinclair Johnston and the checking engineer Atelier One.

The principle that we have adopted is a simple one: only the front wall shall be demolished, the other three walls surrounding the site will be retained (and supported during the build works) and the new building shall be built within the retained walls.

I'd be more than happy to invite you to our next meeting with the structural engineer so that we can describe this in detail with you?

By way of an update, we plan to commence works on the 5th June. The start will be slow, and we won't be taking down the original house for some time. What the builder will be doing is taking down the front wall and removing the garage, so that the working site can be established. A builder's hoarding will be erected. We will use the time spent establishing the site to finalise the Party Wall Awards.

I have attached the consented Construction Management Plan for your information. Please don't hesitate to call with any queries.

Kind Regards,

Robert Douge
Director

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-----Original Message-----

From: Alice.Aveline@wellsfargo.com [mailto:Alice.Aveline@wellsfargo.com]

Sent: 13 May 2017 11:05

To: robin@veline.co.uk; Robert Douge

Cc: James.Huish@montagu-evans.co.uk; razad@sinclairjohnston.co.uk; timpayne@dixonpayne.com; Russell@behanltd.co.uk; alice.aveline@hotmail.co.uk

Subject: Re: 12021_7 Branch Hill_Construction Impact Plan

Dear Robert

Any thoughts on Rob's question below about whether the party wall analysis takes account of our newish extension?

Thanks

Alice

Sent from my BlackBerry 10 smartphone.

From: Robin Aveline

Sent: Monday, 8 May 2017 16:28

To: Robert Douge

Cc: Aveline, Alice; James.Huish@Montagu-Evans.co.uk; Ravi Azad <razad@sinclairjohnston.co.uk> (razad@sinclairjohnston.co.uk); Tim Payne (timpayne@dixonpayne.com); Russell Grant; Alice Aveline

Subject: Re: 12021_7 Branch Hill_Construction Impact Plan

Robert,

Thanks for getting in touch. I suspect this document will mean more to our party wall surveyor (Russell, cc'd), so I have forwarded it to him. In the meantime, could you give us an update on progress and plans for the Vieiras' project, please, as it's almost a year since the last communication? I'd particularly like to know whether they have a contractor and timescale in place yet and if so what the plan is.

In terms of the structural engineering our biggest concern is that the original plans for the project were drawn up before our own work was done. The key point being that our house now extends right up to the boundary wall and that boundary wall was underpinned as part of our project. I can't find mention of this in the document, but I do notice that the only picture of 6 Branch Hill in the document, although labeled March 2016, predates the start of our project in Nov 2013, so I am concerned about whether this has been taken into account or not.

Thanks,

R

On 8 May 2017 at 15:05, Robert Douge <robert@mw-a.co.uk<mailto:robert@mw-a.co.uk>> wrote:

Dear Mr and Mrs Aveline,

As part of Camden's Section 106 requirements the client has commissioned a 'Construction Impact Plan' which has been provided by our clients' structural engineer. Please find this available for download via the

link below for your information.

VIEW

FILES<<https://spaces.hightail.com/receive/MAVjeifCfi/cmF6YWRAc2luY2xhaXJqb2huc3Rvbi5jby51aw=>
=>

Kind Regards,

Robert Douge
Director

[cid:image003.jpg@01D003FE.57A286B0]

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