



RIDGE

ATLANTIC SWISS

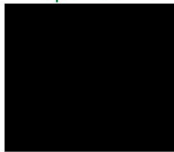
40 PARKHILL ROAD, LONDON
PROJECT REVIEW

December 2018

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December 2018

Prepared for



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1. INTRODUCTION

Ridge and Partners LLP have been appointed by the owners of [REDACTED] ('the property'), via Atlantic Swiss, to provide advice in relation to the proposed development at 40a Parkhill Avenue ('the neighbouring property').

The advice provided is limited to a technical review of the construction programme and sequencing. It is assumed that detailed review of planning policy and legal aspects of the proposal is being completed by others.

This report is prepared solely for the use of Atlantic Swiss and their client [REDACTED] and may not be used or relied upon by any third party, without specific written permission of Ridge and Partners LLP.

2. PROGRAMME

A construction programme has been prepared to identify the approximate periods that could be expected for each construction activity. This has been broken down into the key activities, some of which overlap. A Gantt chart showing the interrelationship of these activities is appended to this report.

The programme provided is an estimated based on the available design information and relies upon a number of assumptions relating to construction methodology.

The forecast construction programme is based on a nominal start date of 07 January 2019.

| ACTIVITY | DURATION | DATE |
|--|----------|-----------|
| Contractor mobilisation and site set up | 1 week | 07 Jan 19 |
| Soft strip of existing fixtures & fittings | 2 weeks | 14 Jan 19 |
| Installation of temporary works | 8 weeks | 28 Jan 19 |
| Underpinning & retaining walls to front extension | 4 weeks | 11 Feb 19 |
| Underpinning to main house | 8 weeks | 11 Mar 19 |
| Excavation of basement | 10 weeks | 06 May 19 |
| Drainage installation (below ground and cavity wall) | 6 weeks | 15 Jul 19 |
| Basement floor slab | 2 weeks | 26 Aug 19 |
| Liner walls | 2 weeks | 09 Sep 19 |
| Internal fit out | 12 weeks | 23 Sep 19 |
| Completion | | 13 Dec 19 |

The forecast programme is 49 working weeks, of which 37 weeks will be spent undertaking the excavation and construction of the basement structure.

The allowance for internal fit out could vary significantly dependent on the level of fit out undertaken.

Disruptive Works

Due to the complexities of constructing a basement below an existing building, there will be a level of disruption caused by these proposed works.

As highlighted above, the structural works are forecast to take 37 weeks, during which the following disruption will be encountered:

- **Noise**
The works include demolition of existing internal walls/structures, excavation and breaking out of existing foundations. These activities can all be considered 'noisy works' and will be ongoing for the

37 week structural period. Internal fitout works will be somewhat less noisy, but will likely still cause disturbance to neighbouring properties.

- **Vibration**

As discussed in the accompanying technical report, works to construct a basement beneath an existing structure present a risk of vibration and movement to the existing adjoining buildings. A Party Wall Agreement will need to be reached between the various parties to ensure sufficient monitoring and that any damage caused by the works is repaired at the cost of the person undertaking the works.

- **Vehicle Movements**

There will be significant vehicle movements during the course of this 37 week period for removal of excavated material and delivery of concrete to form the basement. this will cause further noise disturbance and disruption to the area.

It is unclear where vehicles will park whilst loading/unloading; there is no available off-road parking, so it is likely that a number of on-road parking bays will need to be closed for the duration. There will also be a considerable number of vehicle movements during the fitout stage (weeks 38-49) for delivery of materials.

- **Closure of Access (Driveway)**

It is highly likely that in order to provide sufficient working space to construct the front extension basement, that the driveway to 40 Parkhill Road will need to be closed. It is estimated that the driveway would need to be closed for a minimum of 30 weeks.

- **Closure of Access (Rear Garden)**

It is likely that the access walkway to the rear garden of 40 Parkhill Road will need to be closed for the duration of the 37 week structural works.

3. LAND OWNERSHIP

The proposals for the basement below the driveway of the neighbouring property extend beyond the boundary of their land ownership and into land owned by the property.

There are a number of different methods that could be used to construct this part of the basement, which are referred to in the accompanying Ridge & Partners Party Wall Technical Input report. From a site health and safety perspective, a minimum working width of 500mm would be required beyond the excavation, and a hoarding/fencing would be required to maintain the safety of pedestrians and neighbours. This working zone and hoarding would be entirely in land owned by the property.

This report does not comment on the legal implications of undertaking construction within land owned by others.

4. PLANNING POLICY

The proposal has been reviewed in relation to its compliance with Camden Local Plan Policy A5. No other planning policy or guidelines have been reviewed as part of this report and the advice of a Planning Consultant should be sought in this regard.

Camden Local Plan Policy A5 states:

| REF | POLICY WORDING | THIS PROPOSAL |
|------|---|--|
| A5.f | Basement development should not comprise of more than one storey | Complies |
| A5.g | Basement development should not be built under an existing basement | Complies |
| A5.h | Basement development should not exceed 50% of each garden within the property | Does Not Comply The area of the proposed front extension is 14.03m ² . The area of the existing front garden is 18.15m ² . The overall percentage area of front garden affected is 77.3%. |
| A5.i | Basement development should be less than 1.5 times the footprint of the host building in area | Complies |
| A5.j | Basement development should extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation | Complies |
| A5.k | Basement development should not extend into or underneath the garden further than 50% of the depth of the garden | Does Not Comply The proposed development extends under the front garden by 5.1 metres. The total depth of front garden is 6.6 metres, giving an overall percentage of 77.3%. |
| A5.l | Basement development should be set back from neighbouring property boundaries where it extends beyond the footprint of the host building | Does Not Comply The proposed development fails to comply with this requirement on both neighbouring property boundaries. The proposed front extension of this development is designed to abut the legal boundary of 38 Parkhill Road. The proposed front extension of this development is designed beyond the legal boundary of 40 Parkhill Road. |
| A5.m | Basement development should avoid the loss of garden space or trees of townscape or amenity value | Complies |

The Camden Local Plan states that exceptions to the above may be made on large comprehensively planned sites; which this is not.

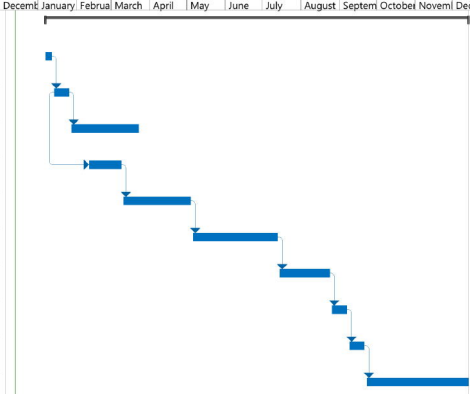
The proposed development fails to comply with three of the eight policy requirements related to siting, scale and design of basement development in Camden.

APPENDIX 1 – FORECAST PROGRAMME

Atlantic Swiss
40a Parkhill Road
Forecast Construction Programme
10 December 2018



| ID | Task Name | Duration | Start | Finish | Decem | January | Februa | March | April | May | June | July | August | Septem | October | Novem | Decem | January | |
|----|---------------------------------------|-----------------|---------------------|---------------------|-------|---------|--------|-------|-------|-----|------|------|--------|--------|---------|-------|-------|---------|--|
| 1 | Works | 245 days | Mon 07/01/19 | Fri 13/12/19 | | | | | | | | | | | | | | | |
| 2 | Contractor Mobilisation & Setup | 1 wk | Mon 07/01/19 | Fri 11/01/19 | | | | | | | | | | | | | | | |
| 3 | Soft Strip & Demolition | 2 wks | Mon 14/01/19 | Fri 25/01/19 | | | | | | | | | | | | | | | |
| 4 | Installation of Temporary Works | 2 mons | Mon 28/01/19 | Fri 22/03/19 | | | | | | | | | | | | | | | |
| 5 | Underpinning Front Extension | 1 mon | Mon 11/02/19 | Fri 08/03/19 | | | | | | | | | | | | | | | |
| 6 | Underpinning Main House | 8 wks | Mon 11/03/19 | Fri 03/05/19 | | | | | | | | | | | | | | | |
| 7 | Excavation (small excavator/hand) | 10 wks | Mon 06/05/19 | Fri 12/07/19 | | | | | | | | | | | | | | | |
| 8 | Drainage (below ground & cavity wall) | 6 wks | Mon 15/07/19 | Fri 23/08/19 | | | | | | | | | | | | | | | |
| 9 | Basement floor slab | 2 wks | Mon 26/08/19 | Fri 06/09/19 | | | | | | | | | | | | | | | |
| 10 | Liner walls | 2 wks | Mon 09/09/19 | Fri 20/09/19 | | | | | | | | | | | | | | | |
| 11 | Internal Fit Out | 3 mons | Mon 23/09/19 | Fri 13/12/19 | | | | | | | | | | | | | | | |





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