

EDWARDS RENSEN ARCHITECTS

To:
Nora-Andreea Constantinescu,
Development Management,
Regeneration and Planning,
London Borough of Camden,
Town Hall,
Judd Street,
London, WC1H 9JE.

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24 Sotheby Road, London N5 2UR

On behalf of:
Rachel Jupp and Jonathan Wald,
56 Dartmouth Park Road,
London, NW5 1SN.

15th April 2019,

Application to discharge Condition 4 of Approval ref 2018/6140/P

Dear Nora,

Please see below information to discharge the above condition.

I attach the engineer's appointment letter and an email from the client confirming that appointment.

A suitably qualified engineer has been appointed. <http://www.conisbee.co.uk/>
Conisbee Consulting Structural Engineers are a long established, international, multi award winning practice with extensive experience of domestic basement construction in Camden. The Principle Engineer on this project, Helen Hawker (MSc BEng (Hons) MStructE) has worked at Consibeas since 2006.

The engineer does have membership of the appropriate professional body. The Principle Engineer, Helen Hawker is (as her title, above shows), a member of the Institution of Structural Engineers.

The engineer has been appointed to inspect, approve and monitor the basement works throughout. Please refer to point 9 on page 4 of the engineer's appointment, overleaf. This relates to critical elements of both permanent and temporary basement construction. Please refer to point 5 of page 4 of the engineer's appointment, overleaf.

The engineer's calculations and design will be checked and approved by a building control body (please refer to point 1, near the bottom of page 3 of the engineer's appointment, overleaf). The building control consultant has already been appointed. They are The Building Inspectors Limited (<http://www.thebuildinginspectors.co.uk/>).

I trust this is all the information you require in order to discharge the condition.

I look forward to your confirmation.

Thank you.

Yours sincerely,



Jo Edwards, ARB, RIBA III, Dip Arch, B.Arch(1st)

Jo Edwards
Edwards Rensen Architects
24 Sotheby Road
London
N5 2UR

Ref: 180447/basement/H Hawker
22 May 2018

Dear Jo

56 Dartmouth Park Road, NW5 1SN

Thank you for asking us to look at this. I confirm that we would be pleased to act as Consulting Structural Engineers for Rachel Jupp and Jonathan Wald on the proposed basement extension to their property.

As is usual our appointment will be generally in accordance with the latest edition of The Association for Consultancy and Engineering, Agreement 5, Homeowner for the partial service as set out below.

Pre-planning.

Basement Impact Assessment for the London Borough of Camden.

LBC has the most thorough requirements to prove a proposed basement will not impact on structural, geotechnical and hydro-geotechnical aspects of the site and its neighbours.

<https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/basement-developments/basement-developments/>

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Allan Dunsmore BEng (Hons) CEng MStructE MICE
Richard Dobson MEng CEng MStructE
Paul Hartree IEng MICE MCHT FGS

Associates

David Richards BEng (Hons) ACGI CEng MStructE
Gary Johns
Terry Girdler BSc (Hons) Eng MSc CEng FICE MStructE
Conservation accredited engineer (CARE)
Ben Heath BEng CEng MStructE
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Kevin Clark BSc (Hons) PhD DIC CEng MICE

Consultant

Alan Conisbee BA BAI CEng MStructE
Conservation accredited engineer (CARE)

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We are able to write the BIA as a chartered structural engineer; however a Chartered Geologist or Chartered Engineer with specialism in hydrology and Geotechnics is required to co-author the report, and/or write up the screening and scoping elements and discuss any relevant impacts. Therefore we propose a site investigation company with experience of LBC's requirements is engaged to undertake a desk study and all geological and hydro-geological aspects of the screening and scoping report.

The proposed basement is an extension of an existing cellar, and remains within the footprint of the existing building, except for a light-well (TBC). Therefore LBC should judge that this is a small basement proposal, with a desk study and screening /scoping report being sufficient. However on past experience with LBC and with movement seen and other extensive works proposed the property we suggest the SI company does undertake a Site Investigation prior to submission to get a full BIA and interpretative report. This will include trial pits and boreholes to establish the existing foundations, and ground and water conditions. They will also study the ground water over a period of time.

The site is within Flood Zone 1, below 1 Ha, and does not appear to have been flooded in 1975 or 2002, so not at high risk of flooding and therefore will not require a flood risk assessment.

Therefore we propose the following service pre-planning:

1. Prepare a brief for a Site Investigation, Desk Study and Basement Impact Assessment (including a screening scoping report, and ground movement assessment, but not at this stage including Ground Movement Analysis). Obtain quotes from Site Investigation companies.
2. Draw up a scheme and write a structural method statement to support the above report, which will include relevant calculations, retaining wall design and loading and sequence drawings as required by LBC. The drawings will also be sufficient for tender and party wall matters.

3. We have already undertaken a site visit and taken note of the existing construction, and will propose to visit again when the site investigation takes place.
4. Liaising as necessary with LBC and Campbell Reith, via email, with a limit of one meeting if required with LBC.

For the above pre-planning service we propose a lump sum fee of £5,500 +VAT.

An outline Construction Management Plan is also required as part of a submission to planning for abasement development. Typically this is undertaken by a contractor or Architect.

Do note the above will not include detailed design, or water proofing of the basement, which will be required to BS 8201:2009.

Post planning.

Tender, Building Control and Construction issue.

The design of the basement and retaining walls within the BIA will only reflect the drawings provided at the time, so may need to be amended should the design to the floor/s above change, we have included for modest changes however should there be significant alterations we will charge for this aspect. The design will however take into account proposals to the floor/s above, where there are significant stability and load-bearing elements to consider.

LBC require within the BIA a monitoring regime is set up and an experienced and qualified engineer attends site periodically, so we have included this service post planning.

Consequently I anticipate that in outline we will provide the following service;

1. Production of a package of drawings, details and specification for tender and a package of drawings and calculations to submit to Building Control for approval
2. Production of a hazard assessment
3. Answering telephone and written queries

4. A visit at the start of work on site to answer queries, check any assumptions made in the design and discuss the work
5. Comment on the builders temporary works proposals
6. Issue of reinforcement drawings (note not schedules)
7. Comment on fabrication drawings (if necessary).
8. Issue of final construction information
9. Further visits to check the completed reinforcement and underpinning or to answer queries. 6 visits should be budgeted for, assuming a visit every two weeks over a 3 month period as likely required by LBC.

For the above service, we propose a time charge basis as per our proposal for the extension and upper storeys. Do find our time charge rates attached. The clients should budget for [REDACTED] of which [REDACTED] is an allowance for item no 9.

The programme for delivery of our services is to be agreed at the time of appointment, and will depend on the resources available on the date of instruction.

In accordance with the Construction Design and Management Regulations 2015 we have assumed that the client has appointed a Principal Designer to see the design and information provided about the works will conform to the requirements of the Regulations

We have not currently included for below ground drainage design and assume it will be agreed directly between the builder and Building Control. However we will check the location and depth of drains as part of the site investigation and advise if they cause an issue with the proposed works. If necessary we may advise that a CCTV survey is carried out to check the location.

Note that our input into party wall notices covers the issue of permanent works design information to the Party Wall Surveyor for serving of notices and the answering of any questions on that information. It does not include the preparation of method statements, temporary works details or sequence of work statements which will normally be produced by the contractor.

Our fees assume we will receive information electronically in PDF and bound DWG format. Information will be issued electronically in PDF.

Fees will be invoiced on approximately monthly cycles and are to be settled within 30 days of the invoice date.

I trust this will provide an appropriate level of service and adequately covers the details of our appointment but please contact me if you have any queries or would like to discuss any aspect.

If acceptable please ask the client to write and confirm our appointment.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Helen Hawker'.

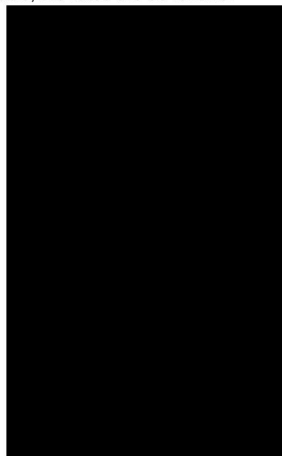
Helen Hawker
For Conisbee

April 2018

Standard Time Charge Rates and Terms of Payment

For projects that are charged on an hourly basis, the rates are as follows:-

Director
Associate
Group Leader
Principal Engineer
Senior Engineer
Project Engineer
Design Engineer
Graduate Engineer
Trainee Engineer
Senior CAD Technician
CAD Technician
Trainee Technician
Project Surveyor



Value Added Tax at the standard rate will be charged in addition.

Accounts will be prepared on approximately monthly cycles and are to be settled within 30 days. In the event of late payment of invoices, we reserve the right to charge statutory interest and debt recovery costs in accordance with Late Payment Legislation.

Unless agreed otherwise, our terms of appointment shall be in accordance with the current Association for Consultancy and Engineering's conditions of engagement.

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Jo Edwards

From: Jonathan Wald [REDACTED]
Sent: 10 April 2019 20:17
To: [REDACTED]
Cc: Jo Edwards
Subject: Confirmation of Appointment for Structural Engineering Service, 56 Dartmouth Park Road
Attachments: 56 Dartmouth Park Road.fee proposal.basement extension(1.0).pdf; ATT00001.htm

Dear Helen,

Thank you for your proposal dated 22nd May, 2018. We wish to confirm your appointment as per the attached letter.

Kind regards

Jonathan Wald
[REDACTED]



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