

7764 JMG
31 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Sir/Madam,

RE: 62 AVENUE ROAD, LONDON, NW8

I write in regard of the MMA application for the amendments to the existing permission at 62 Avenue Road, NW8 6HT, granted in 2019 (Ref: 2019/3045/P). This permission relates to the construction of a residential house sited over five storeys including two basement levels, two upper storeys and an occupied roof level. The planning history for this permission to construct a residential house dates back to 2011 and is briefly summarised below:

Reference	Date	Description
2011/5539/P	25-01-2012	Erection of building comprising sub-basement, basement, two storeys and roof level to provide a single-family dwellinghouse (Class C3) (following demolition of the existing building).
2012/6103/P	20-11-2012	Variation 2 (approved drawings) to existing permission 2011/5539/P including changes to elevations, increase in roof height and extension of basement.
2016/4931/P	26-09-2016	Erection of a 2 storey, single family dwellinghouse (Class C3) with basement and accommodation in the roof space, following the demolition of the existing main dwellinghouse.
2019/3045/P	26-06-2019	Variation of condition 2 (approved drawings) of planning permission 2016/4931/P, dated 15/03/2017 (for: replacement dwelling), namely to alter the height and footprint of the building; and alterations to fenestration.

The proposed amendments to the consented structure are presented in the MMA application prepared by KSR Architects and involve rationalisation of the basement layout which has the advantage of simplifying the structural arrangement. Consequently, the construction methodology also becomes simpler and enables the piling phase of the basement construction to be reduced.

A Basement Impact Assessment report and Ground Movement Analysis (dated November 2016) was prepared by Alan Baxter Associates and GEA for the associated permission 2016/4931/P granted in 2017 and, in our view, remain valid and relevant to the new proposal and do not need revision, as explained further.

MEMBERS

Principals

Julian Birch MSc, CEng, MIStructE
Malcolm Brady BEng, CEng, MIStructE
Anthony Hayes BSc, CEng, MIStructE

Senior Associates

Jonathan Coleman MEng, CEng, MIStructE
Louise Quick BEng, CEng, MIStructE

Associates

Martin Fenn HNC
Konstantinos Gouzos MEng, MSc, CEng, MICE
Sina Heidarzadeh MEng, CEng, MICE
Natalie Martono MEng CEng, MICE
Paul Melton BEng CEng MICE
Luiza Pettersson BA, MSc (Practice Administrator)

Consultants

Michael Eatherley BSc, CEng, MICE, MIStructE
Keith Jeremiah MSc, CEng, FICE, MIStructE, FGS
Nirupa Perera BSc, CEng, FIStructE

CONSENTED SCHEME

The existing permission (Ref: 2019/3045/P), and associated BIA and GMA, considered the construction of a 3-storey structure above ground, plus lower ground and basement level. The proposed basement level was approximately 28.0m x 14.0m with an overall depth of 6m from ground level to the SSL of the basement slab. The overall volume of the proposed basement excavation was circa 3650m³ of soil. It was intended to form the basement using a contiguous piled wall around the perimeter, a reinforced concrete basement raft, lower ground and ground floor slabs, and reinforced concrete liner walls. This construction form and process was the basis of the BIA & GMA which determined that the impact of ground movements on nearby structures in accordance with CIRIA C580 and Burland categories of damage. The analysis predicted building damage to nearby structures of no greater than Burland Category 1 (Very Slight), which is within the acceptable limits outlined by Camden's Planning Guidance for Basements, CPG4.

The basement piled wall shown on 2019 approved drawings (Ref: 2019/3045/P) included a step in the boundary with N°. 60 Avenue Road at the rear of the site, which appeared to have been chosen to avoid impacting the established tree roots of two Whitebeam trees growing in the rear garden of that property.

MINOR MATERIAL AMENDMENT TO CONSENTED SCHEME

This MMA proposes rationalisation of the basement layout and involves removing the step in the basement piled wall along the boundary with N°. 60 Avenue Road, allowing a straight piling line to be achieved along the entire south elevation. This simplifies piling operations by avoiding mobilisation of a piling rig through an additional corner and enables simple capping beam construction with straight reinforcing bars and formwork. Through this simplification of the basement construction, the overall programme for construction works may also be reduced.

The general dimensions of the basement layout remain at approximately 28.0m x 14.0m, and 6m depth from ground level to primary SSL of the basement raft, although there is a very slight increase in the founding depth of the basement slab beneath the proposed pool structure. The overall volume of the basement excavation proposed with this MMA is circa 3750m³ of soil versus the consented excavation volume of approximately 3650m³. This small difference in excavation however will not impact predicted ground movements as the weight of soil removed is generally the same as that considered in the BIA & GMA assessments and will still be balanced by the reinforced concrete water-retaining structures for the pool construction. Long term heave effects will still be mitigated by the provision of 225mm thick CORDEK beneath basement raft structures which can accommodate heave movements well in excess of those predicted by previous site investigations.

The construction of the basement is still the same as proposed in the consented scheme, i.e. contiguous piled walls around the perimeter, reinforced concrete basement raft, lower ground and ground floor slabs, and reinforced concrete liner walls. The impact of ground movements from this basement construction on nearby structures therefore are predicted to be no greater than Burland Category 1 (Very Slight), as found by the previous BIA and GMA analysis. These predicted movements are in accordance with CIRIA Guide C580 and the limits of CPG4.

The effect of the slight change to the basement layout on the Whitebeam trees at No 60 Avenue Road has been reviewed by a trial pit investigation completed by Arboraeration Tree Specialists (dated April 2019) and subsequent Arboricultural Impact Assessment Report completed by Landmark Trees (dated 30 October 2019). These reports found that the proposed amendment would have a very low impact on trees and that there are no significant tree roots affected by the

amended basement layout. This is provided that limits of the basement piling line are manually excavated within RPAs, in accordance with the Arboricultural Impact Assessment mitigation measures. Any root pruning required will also be undertaken through consultation with an Arboriculturalist.

I trust that this information is sufficient for your present requirements. Should further assistance be required, please contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jennifer Griffin', with a stylized flourish at the end.

Jennifer Griffin CEng MIStructE
For Michael Barclay Partnership LLP