

45 Flask Walk, London NW3 1HH

Planning statement

Certificate of Lawfulness

Studio 303 Ltd
24th March 2020

Planning Statement: Lawful development: Existing use

1.0 Introduction

A certificate of Lawful Development is sought to confirm that sub-structure and/or demolition operations that have been carried out on site and are comprised in the development of Householder Application, Ref: 2106/3900/P granted 10th April 2017 constitute the commencement of material operations prior to the expiry date in accordance with Condition 1 of the approval which indicates the expiry date as 10th April 2020.

The development as described in the approval notice is for:

'Demolition of an existing two storey rear extension, erection of a replacement three storey rear extension and basement excavation.'

2.0 Evidence

Photographic evidence is provided and submitted to the council prior to the expiry date together with an Inspection report from the Building Control Authority dated 20th March 2020 showing that sub-structure works by way of piling operations have occurred on site.

Additional information is also provided from the basement structural engineers, the Michael Barclay Partnership that shows that the piling operations are integral to and are comprised in the excavation of the basement which is shown on the approved drawings.

The information provided by the structural engineer is also contained in the Basement Construction Plan that has been approved by the council as is part of the s106 Agreement.

3.0 Further information

Pre-commencement planning conditions have been discharged: Ref: 2018/0573/P

Section 106 obligations have been complied with including approval of the Construction Management Plan (CMP) and the Basement Construction Plan (BCP)

4.0 Documentation

The following documentation has been appended to this document:

- Photographic evidence of piling operations
- Photographic evidence of demolition operations
- Building Inspectors Report
- Structural Engineer's Design Statement
- Discharge Notices for
 - Pre-commencement Conditions
 - s106 CMP Approval
 - s106 BCP Approval

45 Flask Walk
London NW3 1HH

Studio 303 Ltd
March 2020

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Appendix 1: Photographs

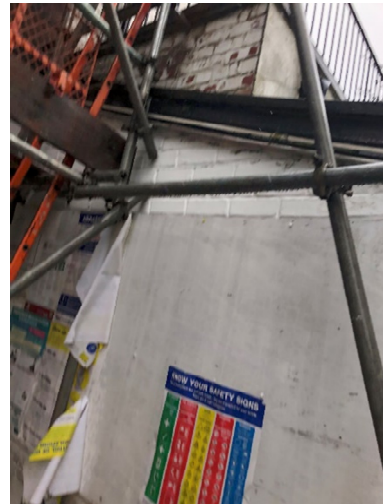
Planning Statement:
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Appendix 1: Photographic Evidence: Piling operations



Planning Statement:
Lawful development: Existing use

Appendix 1: Photographic Evidence: Demolition



45 Flask Walk
London NW3 1HH

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March 2020

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Appendix 2: Building Inspectors Report

Site Inspection Report

**formation of new basement, 2 storey extension,
underpinning and internal alterations to the existing
dwelling**

45 Flask Walk, Hampstead, London, NW3 1EY

OC142018

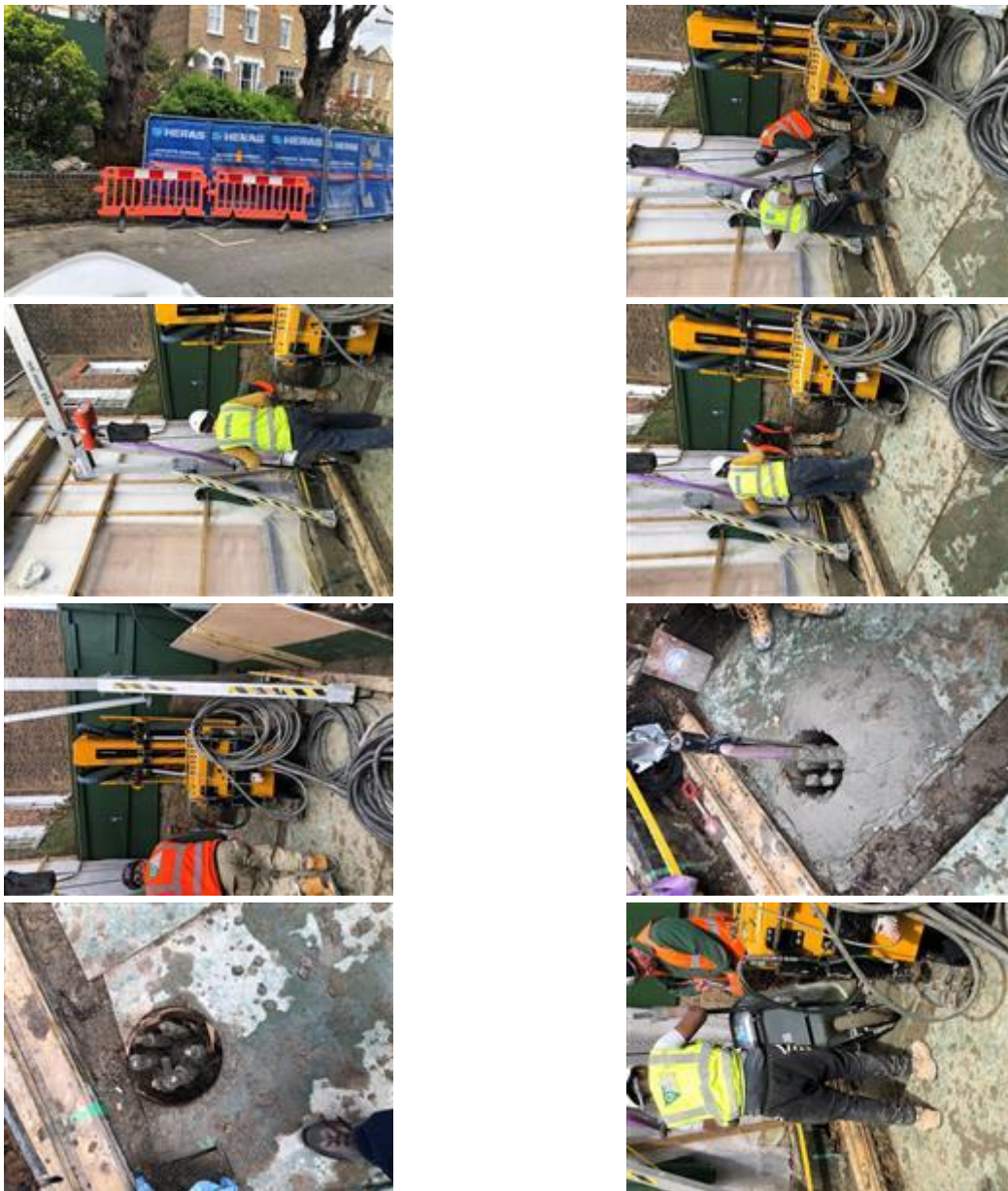
Inspection Number: 2
Inspection Date: 20/03/2020
Inspected By: Neil Robinson

Foundations/basements/substructure Concrete/Piles/underpinning

Works have commenced on site with piling taking place, A set of pile calculations and design have recently been forwarded to the office.

As the piling progresses we have requested a set of integrity tests and pile logs to be forwarded to the office when available.

Due to current Covid 19 situation a remote inspection has been carried out, next inspection would be for pile caps and beams in the normal fashion.



NOTE : This inspection report is restricted to requirements covered by Building Regulations current at that time. It does not constitute evidence that the Building Regulations have been satisfied until a Completion / Final Certificate has been issued for the project. It remains the responsibility of the person carrying out the work to ensure that the work complies with the Building Regulations.

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London NW3 1HH

Studio 303 Ltd
March 2020

Planning Statement:
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Appendix 3: Structural Engineer's Design Statement

Paul Sweeney

From: Jonathan Coleman <Jonathan.Coleman@mbp-uk.com>
Sent: 23 March 2020 14:18
To: Paul Sweeney
Subject: RE: 45 Flask Walk
Attachments: MBP-7377 45 FLASK WALK - DESIGN STATEMENT-P2.pdf

Dear Paul

We confirm that the piling works to the front of the house form part of the structural proposals for the new basement construction, as described in section 5 of our design statement, a copy of which is attached.

The main purpose of piling the works is to stabilise the slope, which the basement is built into and supported by. The works also provide stability to the existing structure in the temporary condition.

Regards,

Jonathan



Jonathan Coleman
Senior Associate
for Michael Barclay Partnership LLP

In these unprecedented times, I will along with my MBP colleagues, be working from home but working as usual with a full, secure connection to our systems, software, files and support. I'm available by email, phone, video call, SMS and MS Teams so keep in touch via:

E: jonathan.coleman@mbp-uk.com
DDI: 020 3982 7406
Teams: @Jonathan Coleman or jonathan.coleman@mbp-uk.com

A Chronicle House, 72-78 Fleet Street EC4Y 1HY
T 020 7240 1191 **M** 07946 341 526
W mbp-uk.com **t** @mbplon

Principals: Julian Birch Malcolm Brady Tony Hayes
Senior Associates: Jonathan Coleman Louise Quick
Associates: Martin Fenn Konstantinos Gouzios Sina Heidarzadeh Natalie Martono Paul Melton Luiza Pettersson

Privacy Policy

We have made some changes to our Privacy Policy in line with GDPR regulations. These include:

- Clarity on what data we have, how we use it, why we need it and who has access to it.
- Updates to the choices you have over how we use your data.
- Details of who to contact if you have any concerns.

To view our **Privacy Policy** please click [here](#) or contact Malcolm Brady at Malcolm.Brady@mbp-uk.com.

This email and any attachments to it may contain privileged and/or confidential information. If you have received it in error, please notify the sender immediately and destroy any copies.

From: Paul Sweeney <PaulSweeney@studio303.co.uk>
Sent: 23 March 2020 11:07
To: Jonathan Coleman <Jonathan.Coleman@mbp-uk.com>
Subject: FW: 45 Flask Walk

Hi Jonathan,

Hope you're remaining safe and well?

45 FLASK WALK, LONDON, NW3
 Structural Engineer’s Design Statement
 Issue P2

Revision	Issued for	Date	Author
P1	Preliminary issue	21.11.18	TP
P2	Movement trigger levels and proposed actions added	26.11.18	TP

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1 INTRODUCTION

This report presents Michael Barclay Partnership's proposals, as Structural Engineer, for the subterranean extension of the house at 45 Flask Walk (45FW), London and:

- records the design criteria and performance parameters to which the new structure has been designed;
- reports on investigations and studies that have been carried-out;
- details our proposals and specification for the structural works;

2 THE BRIEF

The structural works include:

- Lowering the existing basement and increasing the basement footprint;
- Construction of a new rear manhole and rebuilding the existing front manhole;
- Strengthening of the existing ground floor structure; and
- Underpinning of existing garden wall.

The redevelopment of 45FW also includes the alteration and refurbishment of the upper floors, rebuild of an existing Thames Water sewer pipe which runs beneath the property and slope stabilisation at the front of the property. However, the design of these works is not included within MBP's scope and are to be undertaken by separate consultants within the design team. Below is a list of other aspects of the project and the responsible party / consultant:

- Temporary Works – Contractors Design Services Ltd.
- Structures (Superstructure) – The Morton Partnership
- Drainage – Hewitt Consulting Ltd.

3 THE SITE

3.1 Site Location and Existing Structure

The property is a Grade II* listed house which forms part of a row of terraced houses on the north side of Flask Walk in North London. The property sits approximately 2.3m above the level of the public footpath and can be accessed via a stepped path in the front garden. Based on limited exploratory works, it can be confirmed that the property is generally founded on corbelled masonry footings with solid masonry walls and timber joist flooring above. The front façade, which appears to be constructed in timber, has moved outward due to the movement of the slope. Fissures were observed in the natural ground level as recorded in the Basement Impact Assessment (GEA report ref: J16035, July 2018).

At the rear of the house, there is a relatively new two-storey extension which, based on the trial pits excavated, is founded on mass concrete footings. There is an existing shallow basement with a floor to ceiling height of approximately 1.7m. The front of the basement roughly coincides with the middle of the house and extends to the rear façade. Access to the basement is also provided from the rear garden via a lightwell.

An existing Thames Water sewer pipe, serving 7No. properties along Flask Walk, runs directly beneath the existing property. As part of the works, the Thames Water sewer pipe is rebuilt between the two new manholes to the front and rear of the building.

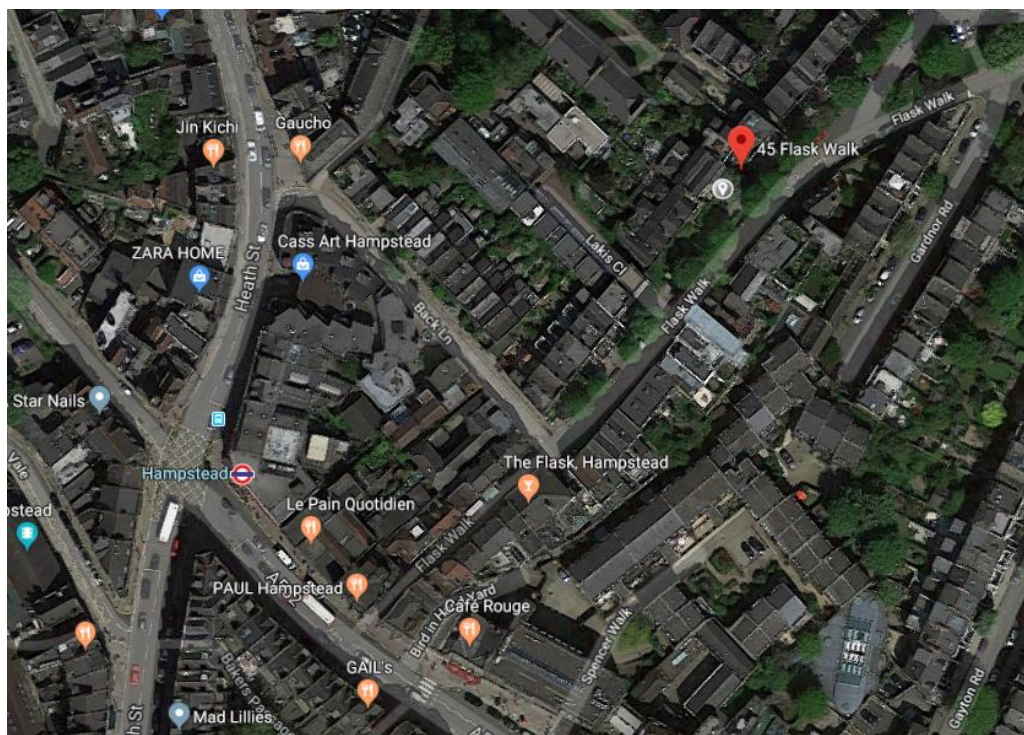


Figure 1 Site location

3.2 Site History

A summary of the site history is described in the Basement Impact Assessment (BIA) by GEA and is included below:

"The earliest map studied, dated 1850, shows Flask Walk in its present-day orientation, although it is unclear if the site had been developed at that time. The next map, published in 1871, shows the site to have been in its present-day orientation, with what was presumably the existing house to the south of the centre of the site, gardens at the front and rear and a flight of steps that lead up to the house from the southern corner of the site. Also at that time, the house was adjoined by other houses to the northeast and southwest, with Flask Terrace to the northeast and a development annotated as 'New Buildings' adjacent to the northwestern boundary of site. A review of the bomb damage map of the area indicates that no bombs fell on or close to the site during World War II. The 1954 map annotates the building on the site as No. 45 Flask Walk and a garage and radiator works are shown to have been present roughly 10m to the northwest of the site, with access to the businesses from Flask Way having been made possible through the apparent clearing of two of the terraced houses that fronted onto Flask Walk approximately 35m to the southwest. This clearing was later annotated as a road named Lakis Close on the 1974 map. The site and surrounding area have since remained largely unchanged."

3.3 Site Geology

The geological survey map of the area together with information from a borehole site investigation carried out on site show that the site geology is generally the Claygate Member overlain by approximately 0.6-1.7 meters of made ground. Groundwater was found to lie below a depth of 4.60m below ground level however given that the monitoring was conducted over a particularly wet period (December 2015 to January 2016), the risk of the equilibrium groundwater level rising above the proposed basement floor is considered low.

3.4 Site Investigation

Site investigation works were carried out between December 2015 and January 2016 and comprised 4no. dynamic sampler boreholes to determine geology and hydrogeology at the site. A standpipe was installed within borehole WS101 and has generally recorded no water within the three week monitoring period, however there were three occasions (14th, 17th-18th and 28th January 2016) where groundwater was recorded at depths of between 4.60m and 4.75m below ground. A series of trial pits (9no. in total) have also been constructed to determine type and size of existing foundations. The trial pits generally revealed corbelled brickwork footings – typical for this type of building. To the rear of the site, where a relatively new extension / conservatory has been constructed the foundations appear to be mass concrete footings. The site investigation report along with borehole logs are appended to this report. The trial pit logs are illustrated on MBP drawing 7377-001.

3.5 Adjoining Structures

Site visits to 47 FW and 43 FW were undertaken on the 14th February 2018 and 4th October 2018 respectively. The purpose of the site visits was to record the extents of their basement. No intrusive works were carried out in either property. The basement of 47 FW has an approximate floor to ceiling height of 1930mm and occupies the full footprint of the house above. The basement of 43 FW is approximately one half of the size of 47 FW's basement with the front of the basement in approximately the same location as at 45FW. Similar to 47 FW, it has a floor to ceiling height of 1950mm.

3.6 Trees

There are 2no. existing trees, a Hawthorn tree (T1) and a Magnolia tree (T2), located within the boundaries of the site, and 1no. existing Hawthorn tree (T3) located at the rear of the neighbouring property, 47 FW. The current proposals are to retain and protect both Hawthorn Trees (T1 & T3) during the construction phase. The root protection areas (RPA) are illustrated in an Arboricultural Survey and Impact Assessment Report produced by Marcus Foster. Tree protection measures are to adhere to specifications outlined in the Arboricultural impact assessment. The existing front manhole which is to be rebuilt lies within the RPA of the Hawthorn tree (T1).

4 DESIGN AND PERFORMANCE PARAMETERS

4.1 Occupancy Loads

The new structure elements have been designed in accordance with current British Standards, Codes of Practice and Building Regulations. The general design imposed loads for the buildings are as follows:

Category	Use	Uniformly distributed load* (kN/m ²)	Concentrated load* (kN)
A	All usages within self-contained single family dwelling	1.5	1.4

* defined by BS6399: PT 1

4.2 Environmental Loads

The design of retaining structures assumes:

- a design water level of 1.0m below existing ground level;
- a unit weight and angle of shearing resistance of 19.5kN/m³ and 23 degrees respectively for clay;
- a unit weight and angle of shearing resistance of 17kN/m³ and 24 degrees respectively for made ground.

4.3 Permissible Deflections

The design of new reinforced concrete elements will limit deflection and displacement in accordance to the following criteria:

Concrete Elements	Limit – under full load
Beams	Span/ Depth < 20
Simple Slabs	Span/ Depth < 20
Continuous Slabs	Span/ Depth < 26

The above criteria must be read in conjunction with any performance specifications produced by MBP for individual works packages.

4.4 Fire Rating

In accordance with Approved Document B – Fire Safety, a basement storey of a residential house which is not more than 10m below ground should be designed to a minimum period of 30 minutes for fire resistance, with the exception for compartment walls separating buildings in which a minimum of 60 minutes must be adopted. However, for our design of our basement we have adopted 60 minutes fire resistance.

4.5 Durability

Generally, a cover of 35mm is adopted for internal concrete to protect against corrosion of embedded steel. This assumes an environment of moderate to high humidity (exposure class XC3 in accordance with BS EN 206 and BS8500). For external facing concrete such as foundations, a cover of 50mm is adopted. Based on the table below, a minimum cover of 20mm is required for 0.5h fire resistance, this is sufficiently provided through the corrosion protection case.

4.6 Robustness

The proposed development is a 4-storey, single occupancy, residential building therefore in accordance with Building Regulation Approved Document A the development falls under building class 1.

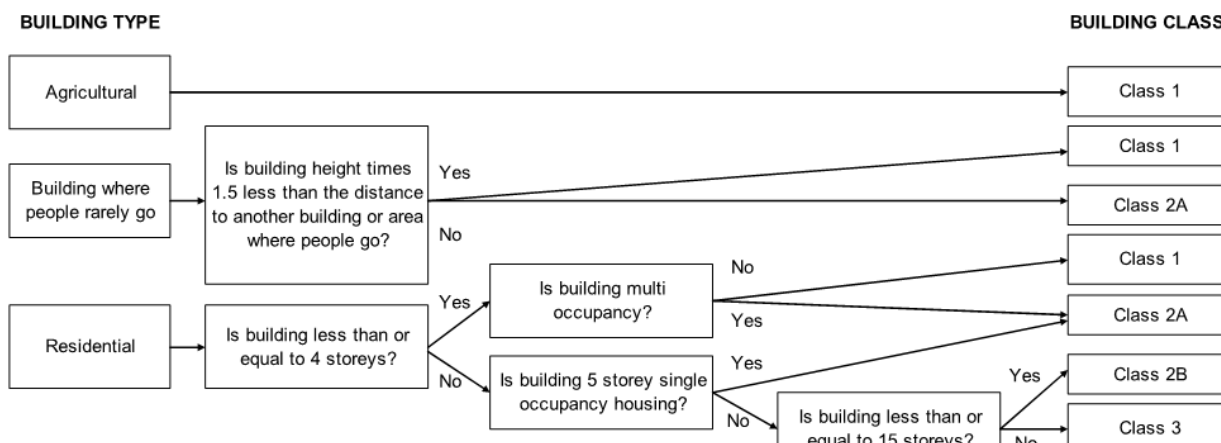


Figure 2– Flowchart for building classification obtained from “Guidance on meeting the Robustness Requirements in Approved Document A (2004 edition) – by SCI”

Guidance from Approved Document A provides guidance on the robustness requirement as follows: “Provided the building has been designed and constructed in accordance with the rules given in this Approved Document, or other guidance referenced under Section 1, for meeting compliance with requirement A1 and A2 in normal use, no additional measures are likely to be necessary”.

4.7 Design Code and Standards

All structural design is carried out in accordance with British Standards:

- BS6399 Pt 1 - Code of Practice for Dead and Imposed Loads
- BS5268 Pt 2 - Code of Practice for Structural use of Timber
- BS5950 Pt 1 - Design of Steel Structures
- BS8002 Pt 1 - Code of practice for Earth Retaining Structures
- BS8004 Pt 1 - Code of Practice for Foundations
- BS8110 Pt 1 - Structural Use of Concrete
- The Building Regulations 1991 - Approved Documents A, B, C, E, H, K & N

5 STRUCTURAL PROPOSAL

The proposed structural design considers the following:

- Ability to transfer vertical loads from the existing building and new basement structure to the ground.
- Control or accommodation of heave resulting from excavation of the basements and any net reduction in long term vertical loading of the ground.
- Control of horizontal movement of retaining walls and effects on neighbouring properties.
- Prevention of water ingress.

5.1 Slope stabilisation

Based on analysis carried out by GEA, the front slope will be stabilised by installing a row of RC piles in the slope and by lowering of the existing foundations to the front of the house. Both measures are to work in combination to provide an adequate factor of safety against slope failure. Exclusion zones for the new Thames Water manhole and sewer, tree root protection and existing walls are taken into account in positioning the RC piles to the front of the property. In the temporary condition, the piles can be used to support scaffolding. The alterations to the existing façade scaffold are to be in accordance with the temporary works engineer's and superstructure permanent works engineer's design proposals and assumed sequence of works.

5.2 Underpinning

The existing basement will be lowered by means of traditional underpinning. The underpins are to be installed in a hit and miss sequence and in no more than 1.0m lengths at any one time. The underpins are generally designed to span horizontally with the exception of basement walls between grid line 01 to grid line 04 where they span vertically. Horizontally spanning underpins require sufficient tension laps to transfer forces to back to stiff supports (e.g. RC walls normal to underpin), this usually requires installation of 'Kwikastrip' reinforcement, or similar continuity reinforcement, on either side of the underpins. Alternatively, straight bars can be drilled into the side of the excavation to provide the required tension laps between underpins.

5.3 Basement Extension

In addition to lowering the existing basement, the basement footprint will be enlarged. The rear wall of the new basement will extend beyond the back face of the existing conservatory by circa. 2m and will occupy the full width of the site boundary. It is envisaged that the new basement will generally be formed using traditional underpinning with the exception of the rear basement wall which is to be cast as a single RC wall.

5.4 Basement slab

Due to the nature of the underlying clay, the ground will expand and rise upwards (ground heave) as pressure is relieved on the soil layers below due to excavation. The Claygate Member is characterised as having a high volume change potential as outlined in the Site Investigation. Therefore, in accordance with NHBC guidance, a minimum void dimension of 150mm should be provided beneath the suspended in-situ concrete slab. Residential clayboards which are a typical form of compressible void formers are proposed beneath the new basement slab to alleviate upward ground movement and reduce the risk of structural damage to the basement slab.

5.5 Waterproofing

As the new basement will be formed by traditional underpinning, the use of waterproof concrete is unlikely to be an effective method to stopping water ingress. Therefore, a drained cavity system and external tanking membranes are proposed for the basement waterproofing. The drained cavity system which sits inside of the RC walls will be specified by the Architect. This form of construction will give a Grade 3 basement, which is suitable for the habitable areas as described in BS 8102/2009: Code of Practice for the Protection of Structures against Water from the Ground. The design of the proposed waterproofing systems is by others.

5.6 Drainage

The existing Thames Water sewer which runs beneath 43FW and 45FW will be re-routed as part of the works. The new sewer line will run from back to front beneath the new basement at 45FW. A new RC manhole in the rear garden of 45FW will be built and the existing manhole to the front garden will be replaced. A row of temporary contiguous RC piles is to be installed in the rear garden to act as a retaining wall whilst the rear manhole is cast. As part of the works to create the new sewer pipe run, there will be an anti-float slab above the pipe to provide sufficient dead-weight to counter buoyancy forces in the case water levels rise above the basement. Underpins are to be designed to span over the Thames Water sewer and vertical forces are to be taken down to at least 150mm below the invert of the pipe. As the drainage design is not within MBP's scope of works, reference should be made to drawings BR1-A1 & BR2-A1 produced by Hewitt Consulting Ltd.

5.7 Superstructure refurbishment

Works to the upper floors (first floor and above) are not within MBP's scope of works. However, the superstructure is expected to undergo refurbishment with various measures to strengthen existing structure. At the time of writing, Morton Partnership are the appointed Structural Engineer's for the superstructure design.

5.8 Management of Groundwater

The monitoring results of the standpipe showed that the borehole WS101 was generally dry up to 5.0m depth below ground. However, on several occasions' groundwater was detected between 4.6m-4.75m bgl. It must be noted that the basement formation is above the detected groundwater therefore water ingress during construction should be unlikely.

5.9 Temporary works and sequencing

Temporary work is the responsibility of the contractor to ensure a safe working environment during construction. The following section outlines the assumed sequence of construction:

1. Installation of piles to the front of the house.
2. Installation of contiguous piled wall in the rear garden.
3. Underpin the front basement in a hit and miss sequence with underpins no greater than 1.0m in length.
4. Excavations are to be backfilled to the original level after installation of each underpin.
5. Underpin the existing basement as per steps 2 and 3.
6. Underpin the party walls to the rear basement, similar to the front basement, repeat steps 3 and 4.
7. As levels are reduced, provide lateral props to underpin at high level and low level if necessary.
8. The soil beyond the rear face of the basement can be battered back or temporary trench sheeting can be installed or a combination of the two can be utilised to retain soil.
9. Cast rear basement RC wall.
10. Install new proposed sewer run.
11. Cast new basement concrete slab
12. Cast ground floor concrete slab
13. Remove lateral props once slabs have gained sufficient strength.
14. Excavate rear garden and cast new RC manhole. Connect to new sewer line.

A fully detailed method statement, sequencing proposals and temporary works calculations will be required from the contractor for the construction works. MBP's temporary works and sequencing are intended as a scheme design for the contractor, once appointed, to build upon. The contractor is required to submit their outline method statement and temporary works proposals at tender stage (including proposals to limit noise, vibration and dust). At construction stage the contractor will need to submit a full working method statement, sequencing and calculations for MBP comments and for Party Wall agreements.

5.10 Trees

There are two trees that is to be retained and protected during the construction phase. Root protection areas are outlined in the tree survey and also shown on the Architect's general arrangements. All construction activities are to adhere to the tree protection guidelines outlined in report produced by Marcus Foster Arboricultural Design & Consultancy Ltd. This report also lists the trees that are to come out prior to the works commencing.

5.11 Excavation and filling

Refer to MBP specification clause D20 – Excavating and filling. The proposed basement extension will require an excavation of circa 4m depth of existing ground. The contractor is to determine the methodology of removing and stockpiling of excavated soil. With regards to tree root protection areas, only permitted method of excavation is by hand.

5.12 Damage Assessment of Neighbouring Structures

During the underpinning and construction stages, small vertical movement are likely to occur to the existing walls. This has been assessed by GEA in their Basement Impact Assessment Report which is appended here.

The contractor is to use appropriate methods to manage noise and vibration arising from the works to a reasonable level. GEA have concluded that damage will be limited to Building Damage Category 1 as set out by the BRE damage classification (see figure below).

Movement monitoring of existing buildings during basement construction will be undertaken once a week until basement and ground floor construction is completed. The movement monitoring will then be reduced to once a month post basement construction. For detailed information please refer to AES's (Apex Engineering Services) structural monitoring proposals.

In the event that the movements exceed the agreed target levels the method of works will be reviewed and altered as necessary. The proposed Green/Amber trigger level is set at approximately 2/3 of the predicted vertical movement and the Amber/Red trigger level is set at approximately the level of the predicted vertical movement. Refer to GEA's Basement impact assessment report for the predicted movements.

The following actions will be taken if the trigger levels are exceeded:

Trigger level		Action
Green/Amber	> 4mm	Immediately notify the engineers Increase frequency of monitoring to a daily basis
Amber/Red	> 6mm	Contractor to stop all works and immediately notify the engineers. Contractor and project engineer to put forward proposals, such as additional propping, to limit further movement to an acceptable level.

Category of damage	Limiting tensile strain [%]	Normal degree of severity	Description of typical damage (Ease of repair is printed <i>italic</i>) Note: Crack width is only one factor in assessing category of damage and should not be used on its own as a direct measurement of it
0	0-0.05	Negligible	Hairline cracks less than about 0.1 mm
1	0.05-0.075	Very slight	<i>Fine cracks which are easily treated during normal decoration.</i> Damage generally restricted to internal wall finishes. Close inspection may reveal some cracks in external brickworks or masonry. Typical crack widths up to 1 mm.
2	0.075-0.15	Slight	<i>Cracks easily filled. Re-decoration probably required. Recurrent cracks can be masked by suitable linings.</i> Cracks may be visible externally and some repointing may be required to ensure weathertightness. Doors and windows may stick slightly. Typical crack width up to 5 mm.
3	0.15-0.3	Moderate ¹	<i>The cracks require some opening up and can be patched by mason. Repointing of external brickwork and possibly a small amount of brickwork to be replaced.</i> Doors and windows sticking. Service pipes may fracture. Weathertightness often impaired. Typical crack widths are 5 to 15 mm or several up to 3 mm.
4	>0.3	Severe	<i>Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows.</i> Windows and door frames distorted, floor sloping noticeably ² . Walls leaning ² or bulging noticeably, some loss of bearing in beams. Service pipes disrupted. Typical crack widths are 15 to 25 mm but also depends on the number of cracks.
5		Very severe	<i>This requires a major repair job involving partial or complete rebuilding.</i> Beams lose bearing, walls lean badly and require shoring. Windows broken with distortion. Danger of instability. Typical crack widths are greater than 25 mm but depends on the number of cracks.

Figure 3: Classification of Potential Damage – Extract from BRE guidance

5.13 Noise, Vibration and Dust Control

As well as being required to operate in accordance with the Considerate Constructors Scheme, the contractor is also expected to confirm to the ICE Demolition Protocol and should have regard to the Guide for Contractors working in Camden, February 2008. This is available through Camden Council's website.

Demolition of the existing structures is likely to cause the most dust, noise and vibration. Dust should be suppressed by water and where possible alternative means of demolition will be utilised to reduce potential dust release. Non percussive techniques should be used where practicable. Noise is to be continually monitored and screening will be established to reduce noise where possible at source. The contractor will be asked to avoid dropping demolition materials and /or minimise the drop height. Electrically-driven conveyor belts will be required for spoil removal and excavation with the addition of acoustic enclosures if the noise exposure to residents is unacceptable.

The methods of construction for the new basement are chosen for their low impact on the neighbouring properties and the surrounding environment. The piling is envisaged to be CFA (continuous flight auger) which does not use vibration or drop hammer techniques to install. The piling rig should either use the temporary builders power supply or their generators should be located away from neighbours and/or housed in acoustic enclosures. Concrete pours are to be sized so they can be completed within the permitted working hours.

Cutting of steel reinforcing bars on site will not be permitted unless hydraulic/pneumatic shears are used. All plant used on site is required to be well maintained and CE marked with an indication of its decibel rating.

The contractor will take all reasonable measures to ensure that deliveries to the site and collection of material from the site are carried out in a controlled manner and avoid vehicles waiting on the surrounding roads. The contractor should not use to use local residential streets to ensure the impact of construction traffic on local residents is minimised. Vehicle movements into and out of the site will be restricted to the noisy working hours stipulated above.

Pavements and carriageways adjacent to the site are to be routinely inspected and kept clear and swept of all spoil and debris resulting from the demolition and construction works.

6 SPECIFICATION

The proposed construction materials, components, workmanship etc. will be specified using the National Building Specification documents and a separate performance specification. Those sections that MBP will schedule for planning stage are:

Excavating and Filling	D20
Performance Specification for Piling and Associated Works	-
Piling	D30
Embedded Retaining Walls	D40
Underpinning	D50
In situ concrete construction generally	E05
In situ concrete mixes, casting and curing	E10
Formwork for in situ concrete	E20
Reinforcement for in-situ concrete	E30
Worked finishes to in situ concrete	E41
Structural Steel Framing	G10
Carpentry/Timber Framing/First Fixing	G20
Intumescent coatings for fire protection of steelwork	M61
Holes/chases/covers/supports for services	P31

It is Michael Barclay Partnership's practice to specify materials and construction-practices that do not cause undue harm to the environment. For example, timber used in temporary and permanent works must be obtained from a certified sustainable source, and be identified as such. The paint specification will avoid red lead, zinc chromate or coal-tar content and have a low solvent (VOC) content and offer manufacturers with an Environmental Policy in operation. The Contractor will be encouraged to use Portland cement replacement materials for the reinforced concrete elements.

7 DESIGN PORTION SUPPLEMENT

The following elements of the structure and cladding will, where required, be designed by the fabricator/supplier/manufacturer and will therefore require a Design Portion Supplement:

- Any precast concrete elements;
- Detail design of the RC piles;
- Bar detailing and schedules for all reinforced concrete elements;

- Steelwork connections;
- Waterproofing to basement structure including cavity drainage system.

Not CDP items, but contactor's responsibility:

- All temporary works
- Piling performance in the temporary condition

8 CONSTRUCTION HAZARDS

The proposed construction has standard materials and components and is of common form within the construction industry. A risk assessment is appended to this report.

9 GENERAL ARRANGEMENTS & SECTION DRAWINGS

The project drawings are listed on the project issue sheets.

10 APPENDED DOCUMENTS

The following documents are appended to this report:

- A. SPECIFICATIONS:
 - MBP Structural Specification
- B. SITE INVESTIGATION
 - Ashdown Site Investigation Ltd Report No. LW26363 dated February 2016
- C. REPORTS BY OTHERS
 - Geotechnical & Environmental Associates Ltd.
 - Basement Impact Assessment Report Ref: J16035 dated July 2018
 - Slope Assessment Ref: J16035/CA/3
 - Marcus Foster – Arboricultural Survey & Impact Assessment Report dated March 2016
- D. RISK ASSESSMENT
- E. ISSUE SHEETS

Note: Documents from other consultants are appended here for convenience only.

Report by:

Checked by:

Name Thean Phuah MEng
For Michael Barclay Partnership LLP
Date: 21-11-18

Name Jonathan Coleman CEng
For Michael Barclay Partnership LLP
Date: 21-11-18

45 Flask Walk
London NW3 1HH

Studio 303 Ltd
March 2020

Planning Statement:
Lawful development: Existing use

Appendix 4: Approvals

Application ref: 2018/0573/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 18 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Studio 303 Ltd
Studio 1A Highgate Business Centre
33 Greenwood Place
London
NW51LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
45 Flask Walk
London
NW3 1HH

Proposal:

Details of chartered engineer and tree protection measures as required by conditions 4 and 5 of planning permission ref: 2016/3900/P granted 10/04/2017 for the demolition of an existing two storey rear extension, erection of a replacement three storey rear extension and basement excavation.

Drawing Nos: Appointment letter from Michael Barclay Partnership dated 28 March 2018 and Arboricultural Method Statement & Tree Protection Plan dated 21st March 2016

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details:

The tree protection details are considered sufficient to demonstrate that the trees to be retained both on site and on neighbouring sites will be adequately protected throughout development. The details are therefore considered sufficient to satisfy the requirements of condition 5.

The application also seeks to discharge condition 4 which sought details of a

suitably qualified chartered engineer with membership of the appropriate professional body to be appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration, to ensure compliance with the design which has been checked and approved by a building control body. Michael Barclay Partnership has been appointed. The submitted details confirm that the chartered structural engineers have the relevant qualifications which comply with the requirements of Camden Planning Guidance.

The details submitted to discharge conditions 4 and 5 are acceptable.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

As such, the details are in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

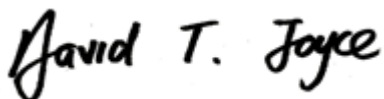
- 2 You are reminded that condition 6 (hard and soft landscaping details) of planning permission 2016/3900/P granted 10/04/2017 is outstanding and requires details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly stylized font.

David Joyce
Director of Regeneration and Planning

Section 106 Discharge Notice

Town and Country Planning Act 1990

Mr. Ozsan
45 Flask Walk
London
NW3 1HH

16 January 2020



Regeneration and Planning
Culture and Environment
London Borough of Camden
2nd Floor, 5 St Pancras Square
London
WC1H 8EQ
Tel 020 7974 3921
Fax 020 7974 1930

planningobligations@camden.gov.uk
www.camden.gov.uk

PLANNING APPLICATION: 2016/3900/P
SITE ADDRESS: 45 Flask Walk, London, NW3 1HH
DEVELOPMENT DESCRIPTION: Demolition of an existing two storey rear extension,
erection of a replacement three storey rear extension and
basement excavation.

This notice is to inform you that the following covenant under the S106 agreement dated 10 April 2017 for planning application 2016/3900/P have been discharged:

<u>Clause</u>	<u>Covenant</u>
4.1 (ii)	4.1 CONSTRUCTION MANAGEMENT PLAN 4.1.1 On or prior to the Implementation Date to: (ii) submit to the Council for approval a draft Construction Management Plan. 4.1.2 Not to Implement nor allow Implementation of the Development until such time as the Council has: (ii) approved the Construction Management Plan as demonstrated by written notice to that effect

Queries

If you feel that the information in this notice is not correct then please contact the team on 020 7974 3921 or email planningobligations@camden.gov.uk within ten working days of the issue of this notice.

Section 106 Discharge Notice

Town and Country Planning Act 1990

Mr. Ozsan
45 Flask Walk
London
NW3 1HH

28 February 2020



Regeneration and Planning
Culture and Environment
London Borough of Camden
2nd Floor, 5 St Pancras Square
London
WC1H 8EQ
Tel 020 7974 3921
Fax 020 7974 1930

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PLANNING APPLICATION: 2016/3900/P
SITE ADDRESS: 45 Flask Walk, London, NW3 1HH
DEVELOPMENT DESCRIPTION: Demolition of an existing two storey rear extension,
erection of a replacement three storey rear extension and
basement excavation.

This notice is to inform you that the following covenant under the S106 agreement dated 10 April 2017 for planning application 2016/3900/P have been discharged:

<u>Clause</u>	<u>Covenant</u>
4.2.1 to 4.2.3	DETAILED BASEMENT CONSTRUCTION PLAN 4.2.1 On or prior to the Implementation Date to provide the Council for approval the Detailed Basement Construction Plan. 4.2.2 Not to Implement nor allow Implementation of the Development until such time as the Council has approved the Detailed Basement Construction Plan as demonstrated by written notice to that effect. 4.2.3 The Owner acknowledges and agrees that the Council will not approve the Detailed Basement Construction Plan unless it demonstrates by way of certification by the 8 suitably qualified engineers from recognised relevant professional body to the Council's reasonable satisfaction that the Development can be constructed safely in light of the ground and water conditions and will not cause any structural problems with neighbouring properties nor the Development itself.

Queries

If you feel that the information in this notice is not correct then please contact the team on 020 7974 3921 or email planningobligations@camden.gov.uk within ten working days of the issue of this notice.