PRICE & MYERS

Structural Statement to Support Planning Application
15th April 2020

Ref: 28373 / 8 Oakhill Avenue

8 Oakhill Avenue - Structural Statement Rear Extension

Price & Myers have been appointed by Mr Neill Abrams to assist their Architect Carver Farshi in preparing structural proposals for the refurbishment and extension of their property at 8 Oakhill Avenue in Hampstead, London.

This letter was prepared to outline the structural proposals for the rear extension and terrace, and is to be read in conjunction with the enclosed structural drawings. The proposals were developed with Carver Farshi Architects and Landmark Trees to help mitigate the impact on the existing trees, with particular focus on the Oak tree within the rear garden.

The information in this report is based on desk study searches of the area, a visual inspection of the existing property, trial pits and internal intrusive investigations, Root Excavation Report by Arboraeration; dated February 2020, Arboricultural Impact Assessment Report by Landmark Trees; report reference CVFS/80KH/AIA/01a dated March 2020 and results of the site-specific geotechnical investigation carried out by Geotechnical & Environmental Associates (GEA); report reference J19232 dated March 2020.

The site fronts on to Oakhill Avenue within the London Borough of Camden. The site is occupied by a detached house, which is set back from the public pavement. The front garden slopes steeply down away from the building to an existing brickwork retaining wall that fronts the public pavement. The main building occupies nearly the entire width of the site, with a passageway on the northeastern elevations providing access to the rear garden. The passageway between the southwestern elevation and boundary is overgrown with grass, shrubs and weeds with access to the rear garden blocked by the garden shed. Steps lead down from the rear terrace to the rear garden where an Oak tree is present. The garden and terrace are separated by a low retaining wall with the garden continuing to slope downwards towards the northwest boundary.

The proposals include the removal of the existing single-storey rear extension and terrace and the construction of a new single-storey rear extension and terrace largely within the footprint of the original *(refer to drawing SK2 'Proposed Ground Floor' where the outline of the removed structure is shown dotted).*

The new terrace is to be built on top of the existing terrace build-up but pulled back further away from the Oak tree enhancing the allowable tree root zone in this area.

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The majority of the rear extension will be within the footprint of the original rear extension and terrace. Where this does extend beyond the footprint slightly, a series of discrete piles with suspended ground beams and slab. Heave protection will be adopted below the ground beams and a void will be maintained below the suspended slab (where this extends beyond the existing) to help keep the soils below aerated. The outermost section of the rear extension ground floor is raised above the existing ground level and cantilevered so as not to require excavation *(refer to Section 6 on drawing SK24 'Ground Floor Details')*. Behind this, will be a ground beam that will be set into the ground by approximately 100mm with heave protection below. Where tree roots are encountered a growth root protection detail has been developed with the Arborist to protect the roots and to allow for future root growth *(refer to Section 6 & 7 on drawing SK24 'Ground Floor Details').*

The Arboricultural Impact Assessment Report concludes that these proposals, will have no, or very limited impact on the existing trees.

Yours sincerely,
for Price & Myers

Andrew Stearn MEng CEng MIStructE
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enc. Structural Drawings

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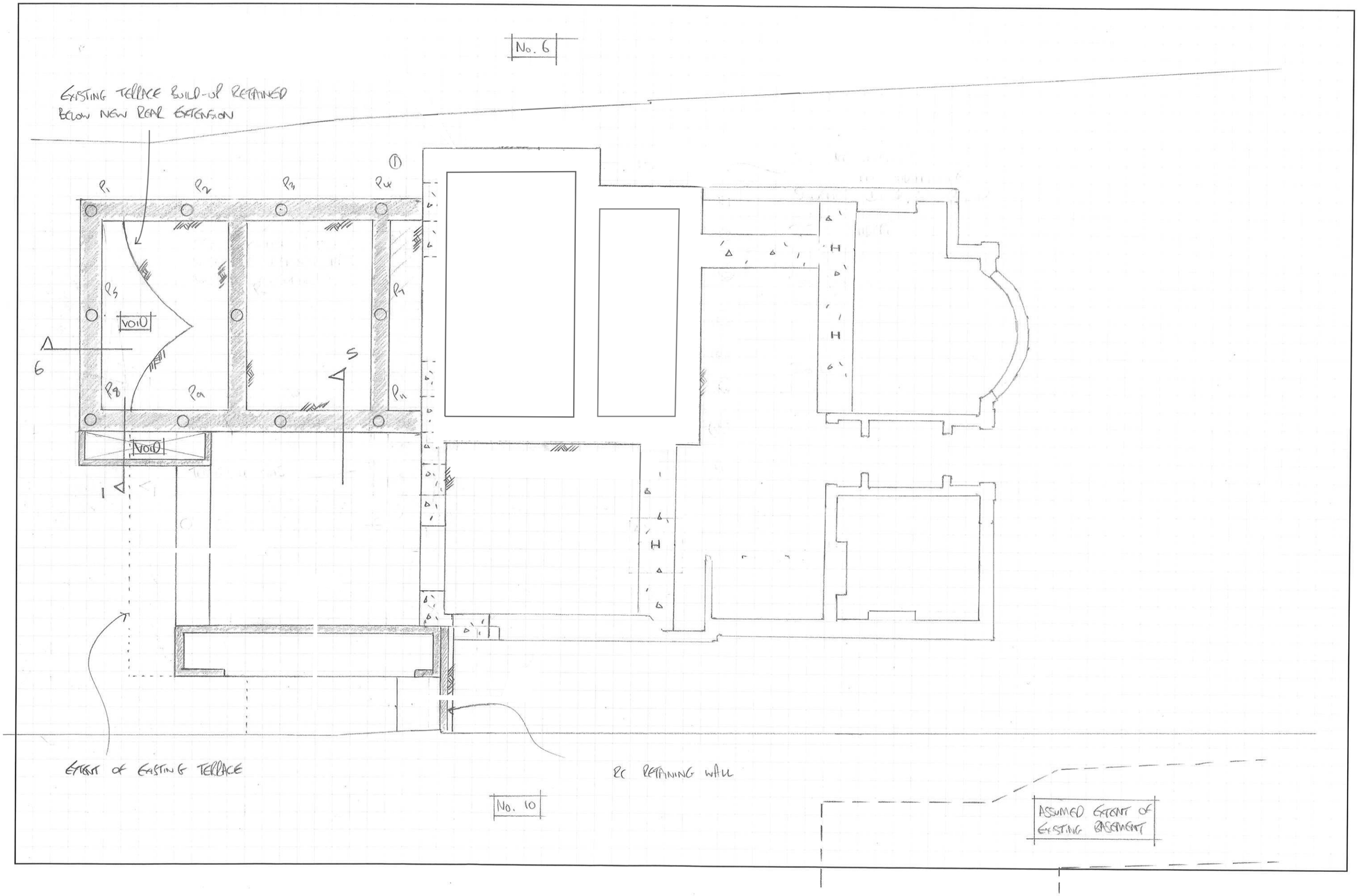
Foundation Plan

Job No	28373	Page	SK1	Ver	2
Date	JAN 20	Eng	AS	Chd	-
Job	OAKHILL AVENUE, 8				



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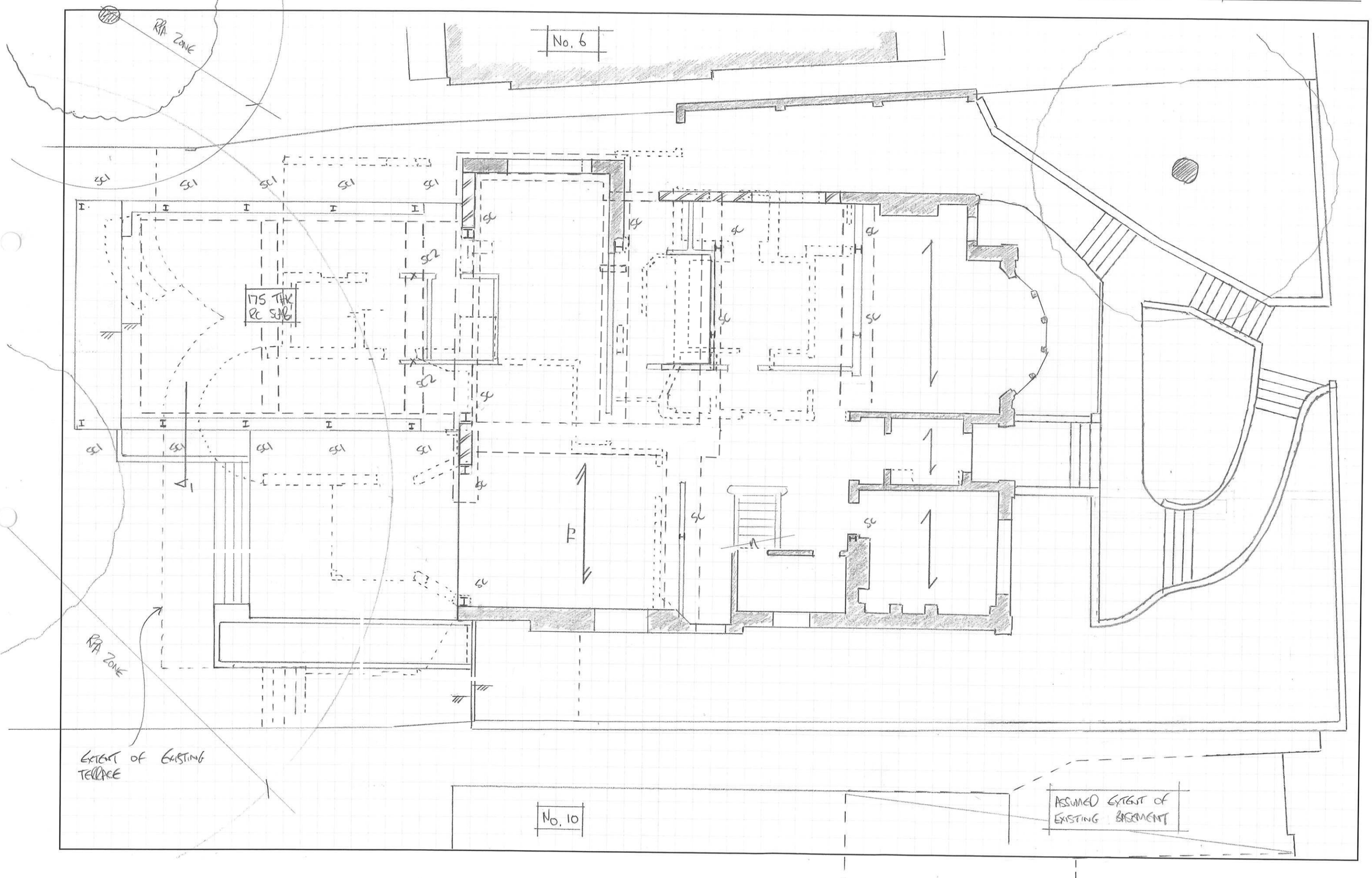
PROPOSED GROUND FLOOR

Job No 2853 Page SK2 Ver 2
Date JAN 20 Eng AS Chd -
Job OAKHILL AVENUE, 8



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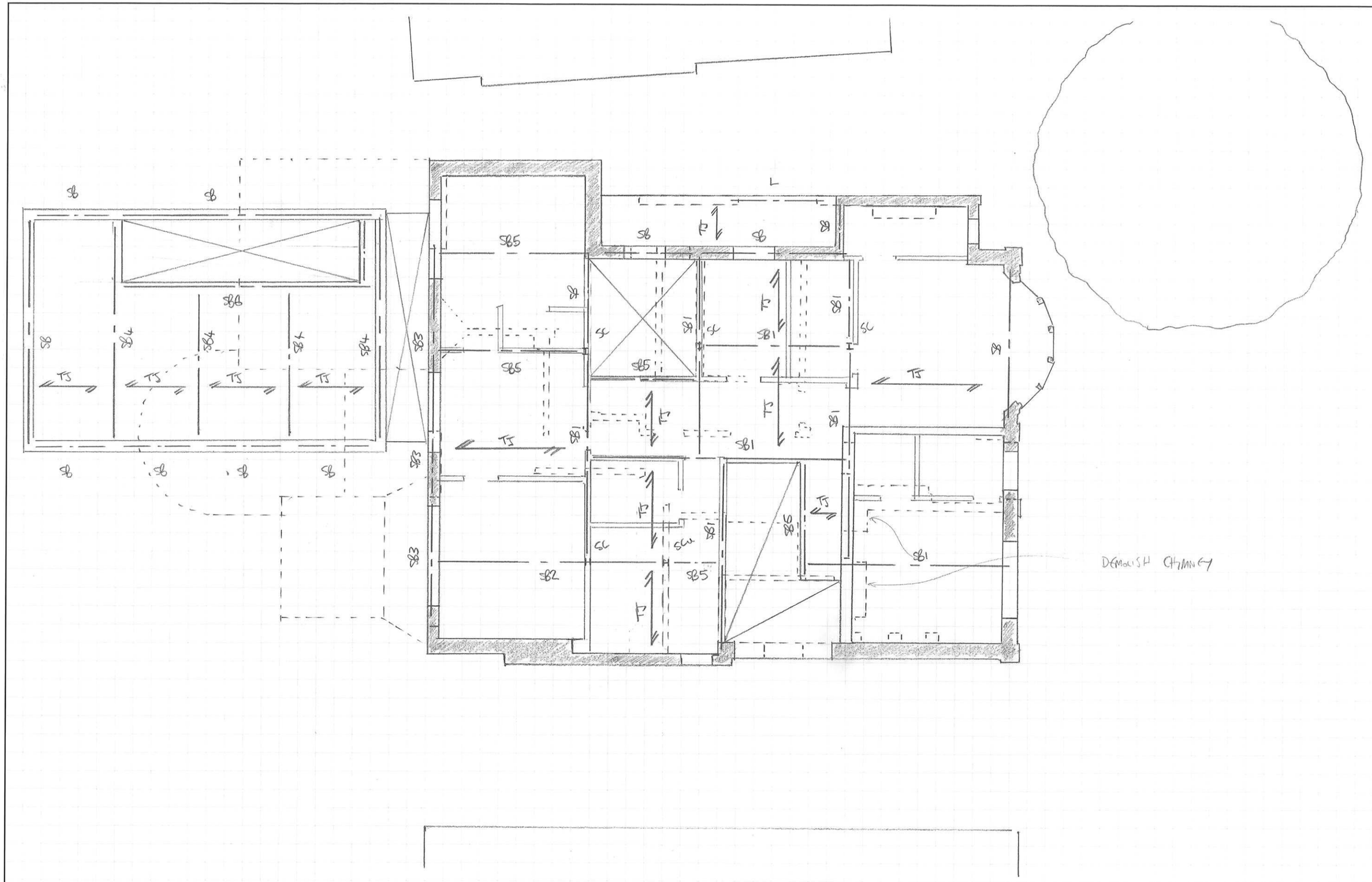
PROPOSED FIRST FLOOR

Job No	28373	Page	SK3	Ver	1
Date	JAN 20	Eng	AS	Chd	-
Job	OAKHILL AVENUE, 8				



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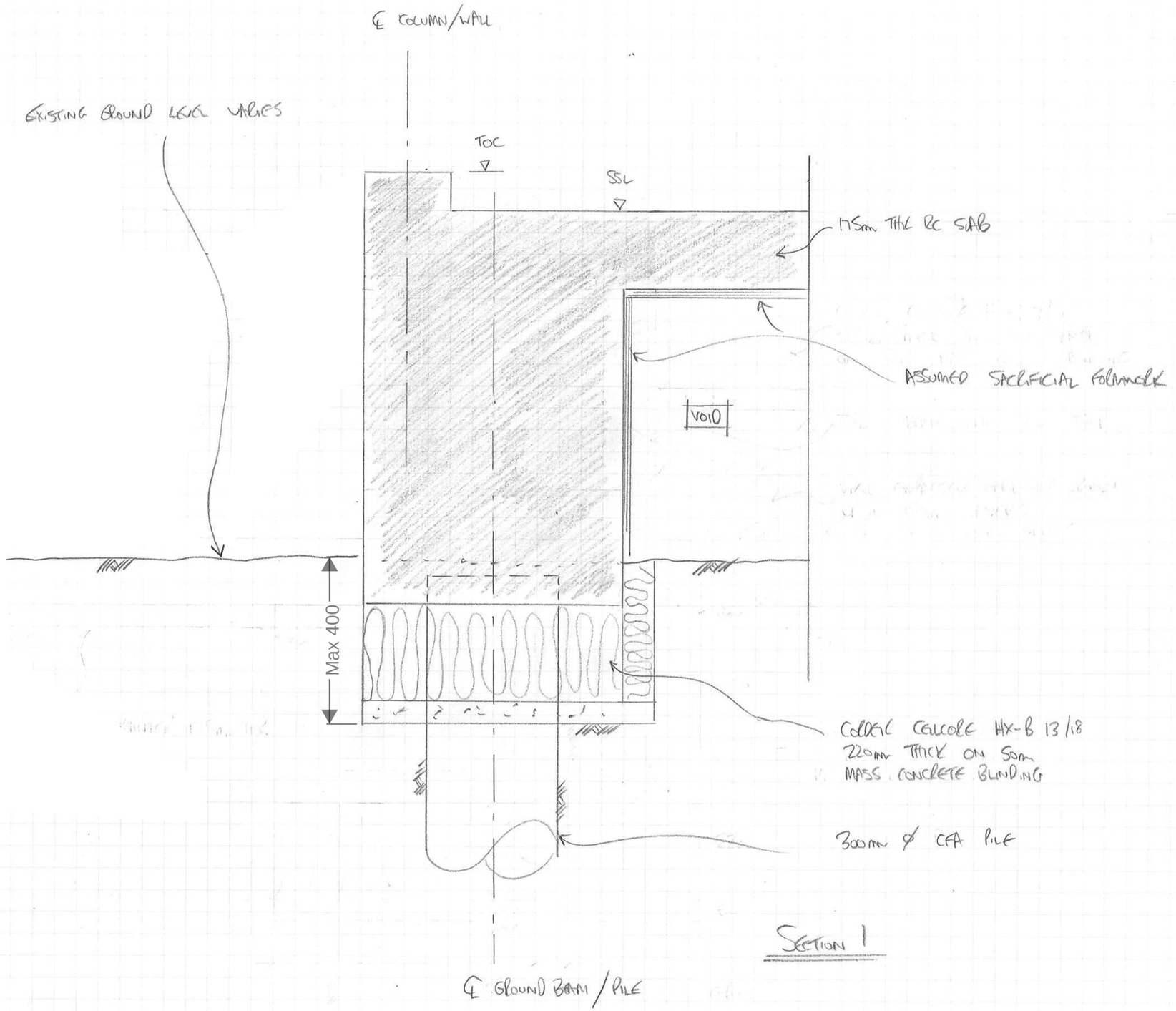
Job No	28373	Page	SK20	Ver	2
Date	JAN 20	Eng	AS	Chd	-
Job	OAKHILL AVENUE, 8				

GROUND FLOOR DETAILS - SHEET 1



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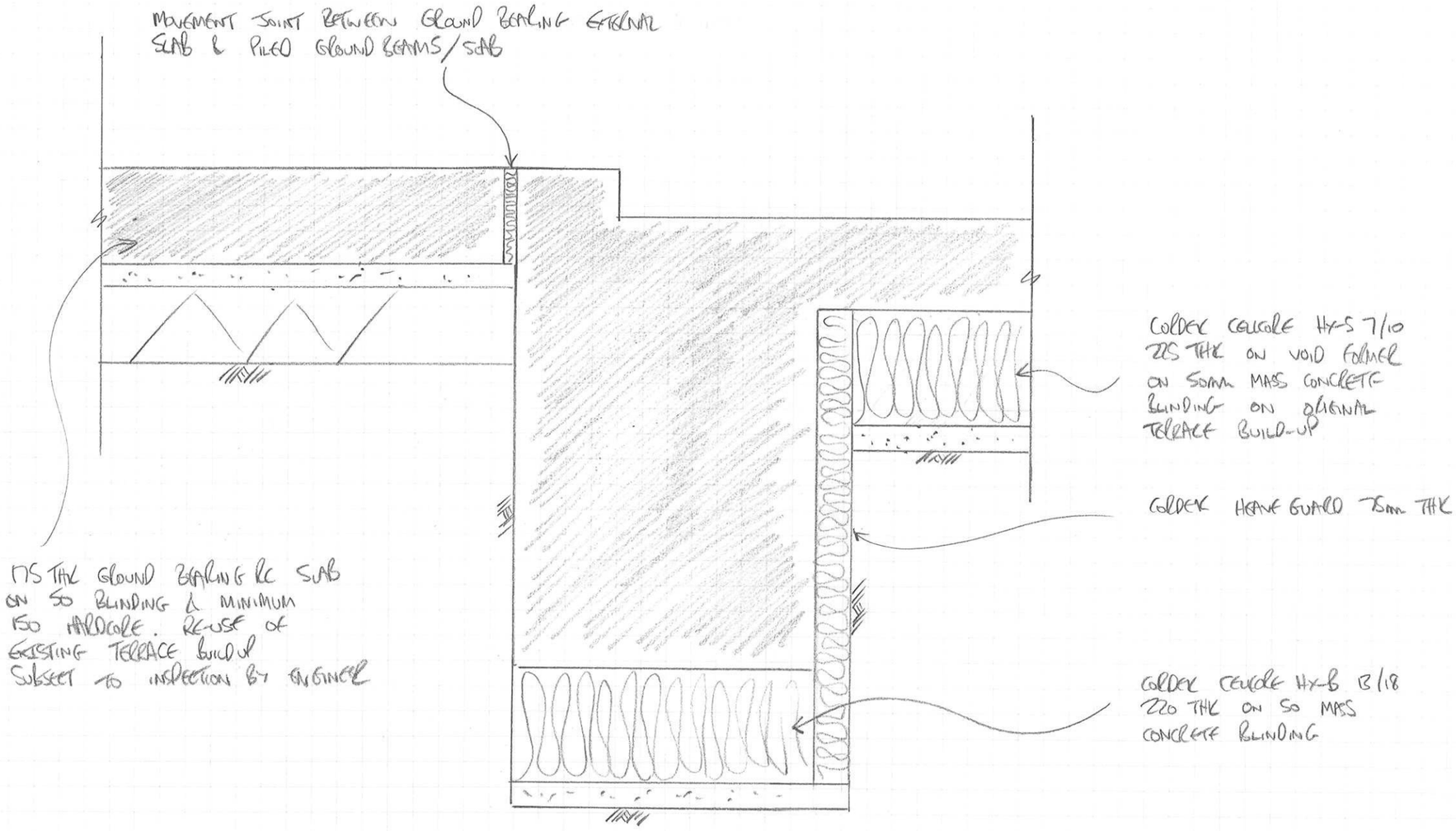
Job No	28373	Page	SK23	Ver	1
Date	MARCH 20	Eng	AS	Chd	-
Job	OAKHILL AVENUE				

GROUND FLOOR DETAILS - SHEET 4



SECTION 5

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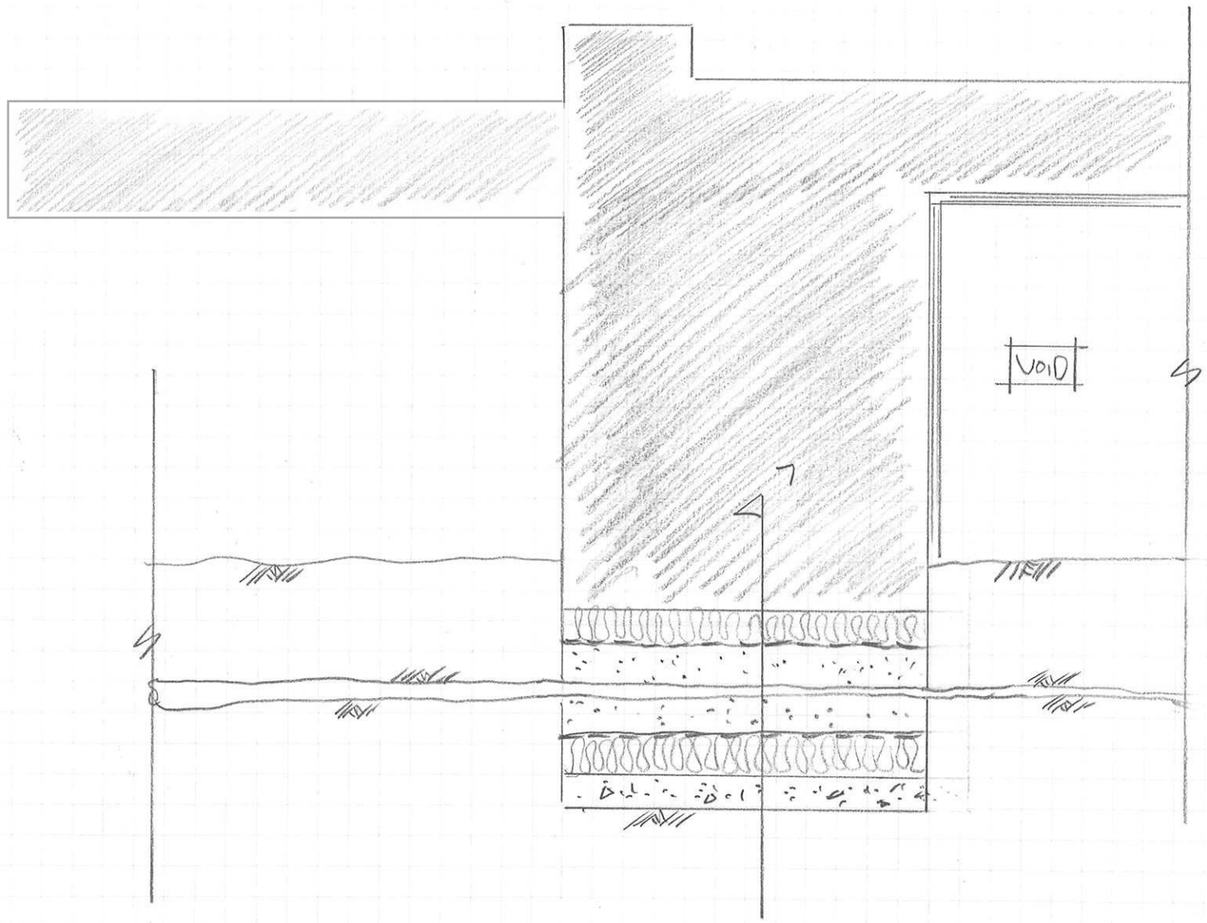
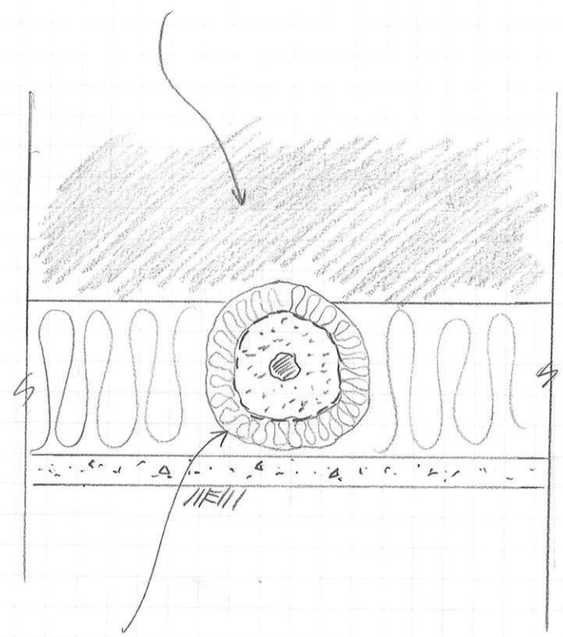
Job No 21313 Page SK24 Ver 2
Date MAY 20 Eng AB Chd –
Job CAMDEN AVENUE, 8

GROUND FLOOR DETAILS - SHEET 5



SECTION 6

RC GROUND BEAM FORMED AROUND EXISTING TREE ROOTS > 25mm ⌀



TREE ROOT TO BE WRAPPED IN 50mm SAND & HESSIAN CLOTH WITH 50mm COMPRESSIBLE MATERIAL TO ALLOW FUTURE ROOT GROWTH

SECTION 7