

9 Hampstead Hill Gardens London NW3 2PH

Ms Rachel English
Senior Planner
Camden
4 October 2020

Dear Rachel,

2019/5835/P Addendum to letter of 2nd October 2020

Introduction

Objectors' advisers have indicated that the application is missing a Basement Construction Plan. This should have been produced as it would have given rise to a process to minimise damage to adjacent properties. Its omission is incorrect procedure that will result in harm.

Incorrect procedure

The Hampstead Neighbourhood Plan in its paragraph 5.13 states: "When the proposed development involves excavation or construction that if improperly undertaken could cause damage to neighbouring properties, then a Basement Construction Plan will be required " This is the case here as excavation or construction, if improperly undertaken will cause significant damage to the neighbouring properties.

5.15 and 5.17 describe the method of consultation with neighbours which inevitably due to lack of publication has not been carried out. This must be done prior to determination as it may result in changes to the scheme.

5.15 states that the basement construction plan should be prepared to a Detailed Proposal Stage (equivalent to RIBA stage D) as set out in the Service of ACE.

The above are not mere guidance but part of the policies framework that must be abided by. Doing otherwise would be a breach of procedure.

Omitted data

5.12c of the Hampstead Neighbourhood Plan states that supporting engineering "calculations (must) stand up to scrutiny" There is no evidence of calculations actually issued or reviewed.

There is no presentation of any calculations for the superstructure to demonstrate lateral restraint of 4A by 4B in the temporary or permanent case.

Policy BA2 has a picture of shoring. This implies that a temporary works proposal should be included to demonstrate how stability is to be maintained during all the phases from demolition through excavation and reconstruction. Para 5.18 deals with the need to disclose the relationship between permanent and temporary works and how vertical and lateral loads are to be supported.

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We have seen very limited information on this with some general note for the underpinning.

Damage if all goes as expected from the party wall modification alone

Mr. Brunswick has already presented the risks of major harm in previous communications. These are not repeated here. However, he has tried to work out what the expected damage will be if the roof of 4a does not in the event collapse.

On page 39 of the Additional Basement Impact Assessment there is a plot of expected movement during the various stages. The left hand side is applicable for the whole length of the party wall, so saying we could expect a total movement of 5mm due to soil movements alone. This needs to be added to any other movements due to the works to the party wall. With that degree of movement Mr. Brunswick has indicated that it cannot be said "to generate cracks not exceeding Burland Stage 1, which is cracks less than 1mm in width".

Conclusion

A Basement Construction Plan has not been provided resulting in no consultation and possible amendments that reduce the risk of harm and is incorrect procedurally;

B Mrs Williams' structural engineer considers the scheme to result in substantial harm and there has been no structural engineering response to this; and

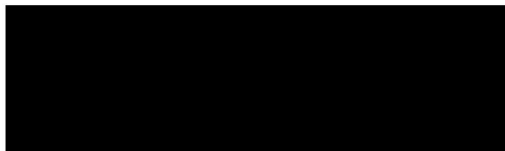
C Ignoring the substantial harm risk, even on the information presented by the applicant, lateral party wall alteration is likely to be above Burland Stage 1 and building damage can only compound that.

These reasons are sufficient not to allow the application to proceed.

Other

The introduction to the Additional Basement Impact Assessment 1.5 has not been updated but it states that this assessment needs to be reviewed if the scheme changes. It also ignores other construction related impacts.

Yours sincerely,

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A G Shinder