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Bryn Iwanyckyj
Development Delivery Consultancy
Grove Barn,
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DN3 1EG

Our Ref: 2394/01

16th April 2021

RE: RETAIL, OFFICE & RESIDENTIAL DEVELOPMENT AT 152-156 KENTISK TOWN ROAD

Dear Bryn,

As requested, we outline below an explanation of the basement works relating to Condition 19 of the planning approval in connection with the lightwell treatment at the above site.

The Architectural original concept included for lightwells along the footpath to Kentish Town Road as shown on the attached drawings number P14-C. This served a much larger new basement area.

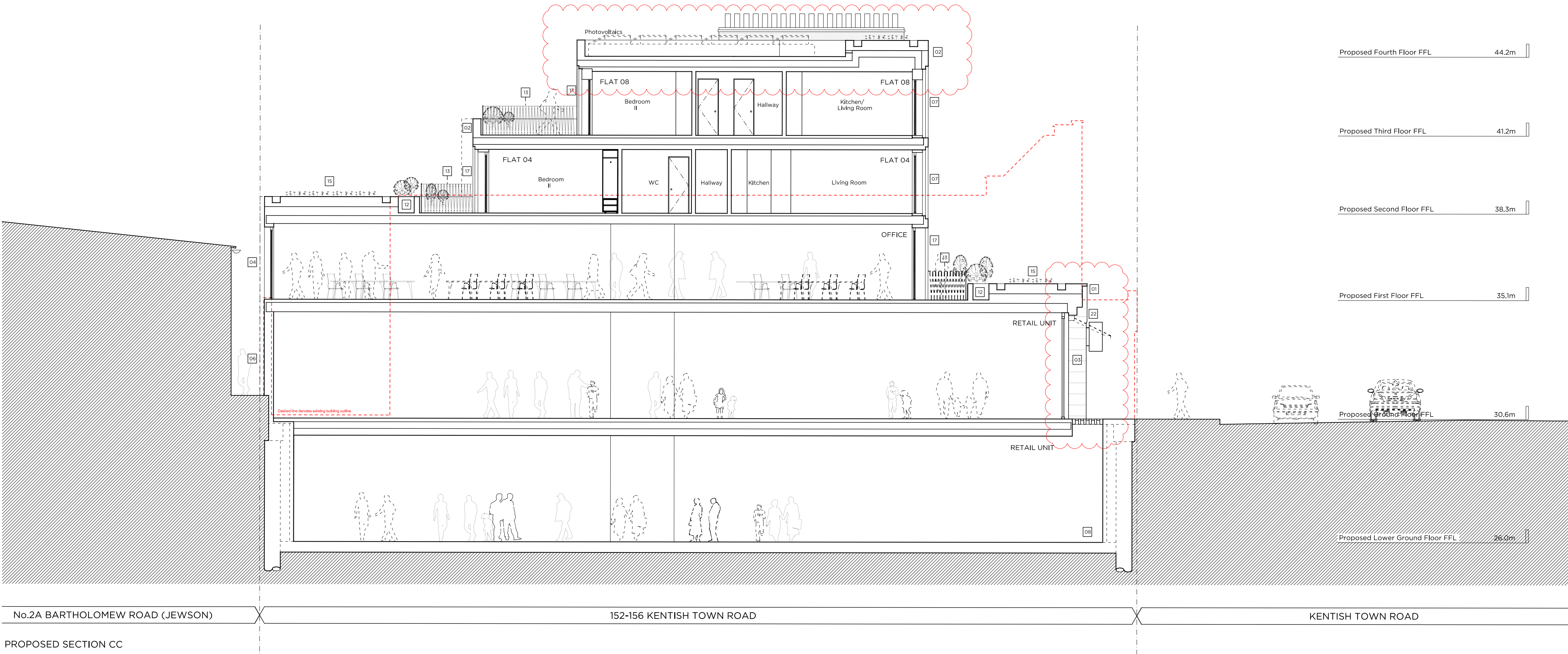
Since the construction of the new basement requires secant piled retaining walls to four sides of the site footprint, the line of piles along London Under Ground (LUG) tunnels in Kentish Town Road were considered and in previous consultation with LUG this proposal was found to be unacceptable due to the location of the piles being within the allowable minimum limit of 3.0m to the side of any existing tunnels.

Due to LUG's objection to the original proposal, the width of the basement was reduced thereby removing the proposed lightwells and locating the piles away from LUG's 3.0m limit to their asset. BJB Consulting's drawing number 2304-BJB-00-ZZ-DR-S-0206-P04 confirms the final previously agreed arrangement of the piles in relation to the existing tunnels therefore the planning condition relating to the lightwells is no longer relevant.

Your Sincerely

Basil Basray BEng(Hons), CEng, MStructE
Managing Director
on behalf of
BJB Consulting Ltd.

CIVIL/STRUCTURAL ENGINEERS | DEVELOPMENT CONSULTANTS | PROJECT MANAGERS



Site Plan @ 1:2000

Demolition & Proposed Key:

Existing structure/ground

Match denotes proposed removal of existing structure to elevation

Existing Rubber floor

Existing Tile floor

Line denotes removal of existing structure

Match denotes proposed removal of existing structure in section

Existing Carpet floor

Proposed Key:

Proposed structure

Proposed paving slabs

Proposed bricks

Proposed pavement lights

Proposed sedum

Proposed attenuated louvers

Demolition Notes:

Existing building to be demolished

Proposed basement excavation

Proposed Notes:

01 Portland stone cladding. Please refer to P_14 & _15 Proposed Front Material Elevations

02 Brickwork. Please refer to P_14 & _15 Proposed Front Material Elevations

03 Double-glazed, anodised aluminium framed doors to glass curtain walling

04 Double-glazed, anodised aluminium, restricted 18° framed windows to elevation

05 Louvered and vented screen in powdered coated aluminium. Acoustically attenuated as required

06 Retained brickwork

07 Double-glazed, anodised aluminium framed doors, Juliet balcony and associated metal balustrade as shown on elevation

08 Basement structure. Please refer to structural design and BIA (Parametric)

09 Residential core not accessible at this level

10 Dashed lines denote indicative office layouts

11 Lift overrun

12 Fixed trough plaster

13 Metal balustrade, P_14 & _15 Proposed Front Material Elevations

14 Access gate

15 Sedum roof

16 Proposed Flat Boxes

17 Double-glazed, anodised aluminium framed doors to elevation

18 Double-glazed, anodised aluminium, restricted 18° framed window

19 Flat Roof

20 Timber privacy screen

21 Double-glazed, anodised aluminium sliding doors

22 Proposed retractable canvas awnings

23 Acoustically attenuated plant enclosure

24 Vent

25 Refer to Sustainability Statement by Council for size & quantity of PV's

Rev C	31.05.16	REVISED AS BUBBLED: • Shop front revised • 4th Floor omitted
Rev B	21.04.16	Photovoltaics updated
Rev A	04.03.16	Issued for Planning

PLANNING

Project No. 15052

Client AHIG Ltd

Date March 2016

Scale 1:100 @ A1/1:200 @ A3

Project 152-156 Kentish Town Road

Drawing Title: Proposed Section CC

Drawing No. P_14 Rev. C

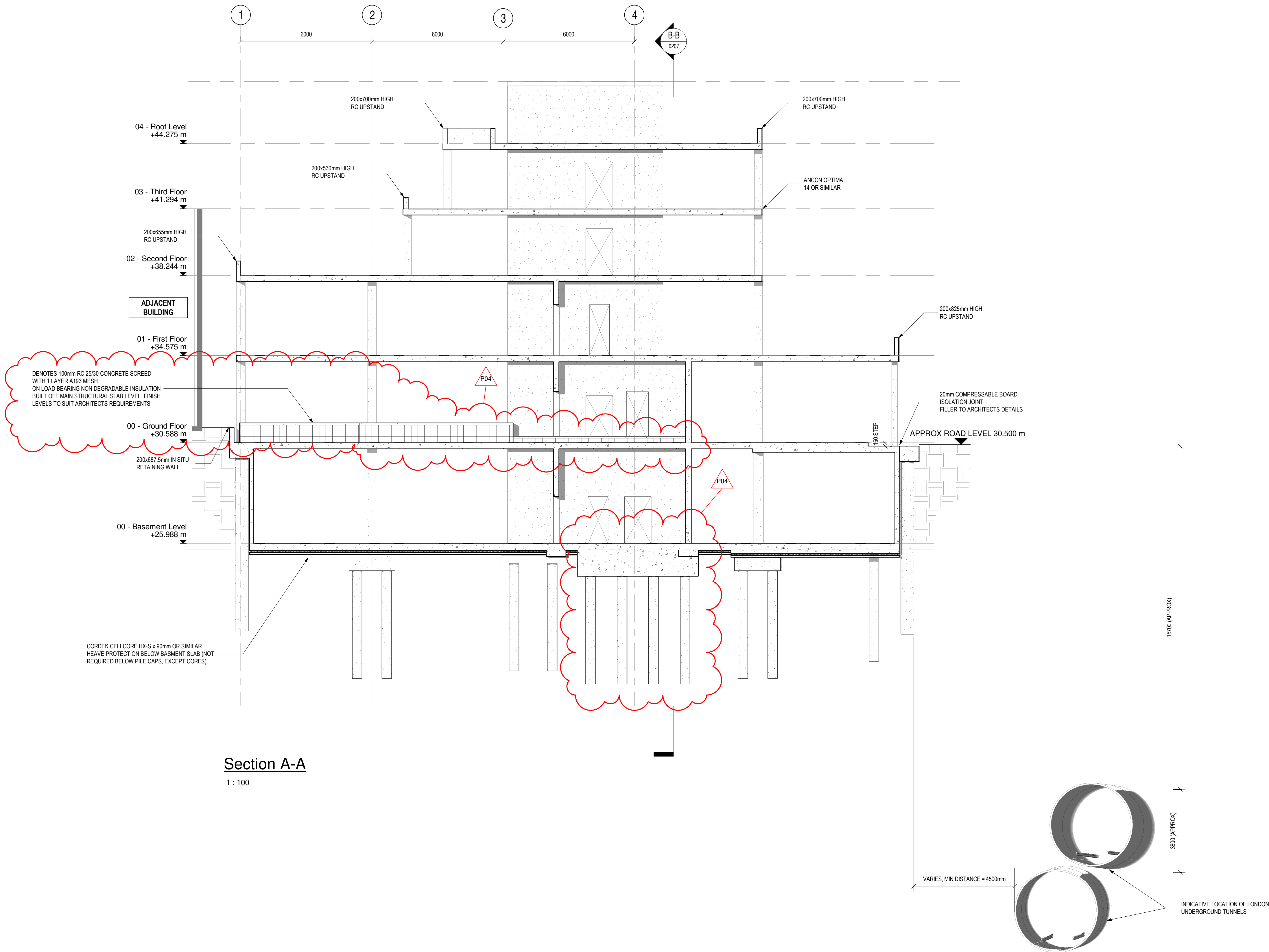
Drawn CK Approved MW Signed AT

Marek Wojciechowski Architects Ltd.

66-68 Margaret Street W1W 8SR T. 020 7580 9336 www.mw-a.co.uk

Copyright Marek Wojciechowski Architects Limited. No limited license exists. This drawing should not be used to calculate areas for the purposes of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

0 0.5m 2m 4m 6m 8m 10m



REV	DATE	AMENDMENT	BY
P04	28.01.2021	CORE BASE UPDATED TO ACCOMMODATE TOWER CRANE AS REQUESTED BY THE CONTRACTOR. BASEMENT WALL THICKNESS AMENDED TO 200mm	AK
P03	25.01.2021	UPDATED & ISSUED FOR PRICING FOLLOWING RECEIPT OF NEW LAYOUT. REBAR QUANTITIES TO COLUMNS & SLABS AMENDED.	AK
P02	15.12.2020	ISSUED FOR PRICING	AK
P01	21.10.2020	PRELIMINARY ISSUE	AK

DRAWING STATUS: **PRELIMINARY** RIBA STAGE: **STAGE 4**

CLIENT: **SPORTS DIRECT.com**

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PROJECT: **Kentish Town Road, London**

TITLE: **Sections Through Building Sheet 1**

DATE: OCT 2020	SCALE: 1 : 100 @ A1	DRAWN: CHECKED:	AK BJB
BJB PROJECT REF: 2394	BJB DRAWING REF: 0206	REVISION: P04	

BIM DRAWING REF:
2394 - BJB - 00 - ZZ - DR - S - 0206 - P04

