

2117/SR

8 December 2022

Obote Hope  
Planning Officer  
Regeneration and Planning  
London Borough of Camden  
Town Hall, Judd Street  
London  
WC1H 9JE

Dear Mr. Hope,

**14 GREENAWAY GARDENS, LONDON NW3 7DJ,  
PROPOSED AMENDMENT TO BASEMENT CONSTRUCTION METHODOLOGY, CONDITION 8 OF  
PLANNING CONSENT (Ref 2021/6257/P)**

On behalf of the applicant, Danylo Knysh, we are writing to submit an application for amendments to the basement construction methodology.

Planning permission was granted on 30 November 2022, for partial demolition of the existing dwelling with retention of the front façade and parts of the side and rear facades and the erection of a basement extension, infill rear extension, various minor changes to the fenestration and other associated works.

Condition 8 requires any changes to the basement design or construction methodologies as approved, shall be submitted to the local planning authority for approval in writing.

This application is seeking approval for a change of basement construction methodology from 'bottom up' to 'top-down' construction.

Size Group has been appointed as the Main Contractor for the project and have provided a detailed sequence, method of construction and temporary works design for a top-down basement construction. The main difference between the construction methodologies is that the ground floor slab is constructed and temporarily supported prior to excavation of the basement. The basement retaining walls will be permanently propped with ground floor slab prior to excavation instead of using temporary props as the current approved scheme. This is a standard method of basement construction.

As the appointed structural engineer on the project, we have assessed and commented on the proposal and confirm that the proposal remains a fully propped and hence high stiffness support scheme and is therefore equivalent to our original design methodology.

engineersHRW  
Unit 10 Blue Lion Place, 237 Long Lane, London SE1 4PU  
020 7407 9575  
[www.ehrw.co.uk](http://www.ehrw.co.uk)

Directors: Stephen Haskins, Simon Robinson, Martin Waters, Adam Redgrove  
Associates: Mark Kight, Brett Scott, Chris Stobbart  
Consultants: Jane Wernick CBE, Kate Purver

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A further assessment has been carried out by the original geotechnical consultants, Geotechnical & Environmental Associates (GEA) with regard to the ground movement analysis and building damage assessment. They have confirmed the results and conclusions made in the Basement Impact Assessment (J21089 Rev 3) that forms part of the original submission, are considered to be representative and sufficiently conservative for the latest top-down sequence.

We have attached the relevant documents and trust the above is satisfactory for your purposes. Should you require anything further, please do not hesitate to contact us.

Yours faithfully,



Simon Robinson BSc CEng MIStructE (Membership Number 020266312)  
for and on behalf of Engineers Haskins Robinson Waters

Enclosures;

- J21089 – 14 Greenaway Gardens Technical Note Letter Rev 1 – GEA 9<sup>th</sup> November 2022
- Size Group RAMS ST0008 14.11.22
- Size Group – Sequence of works Drawings – ST21-01 900+910 Series