

FAO: Lambeth Planning, PO Box 734, Winchester, SO23 5DG
Subject: Discharge of Planning Conditions for Basement at 15 Landor Road
LA Ref: 20/02891/FUL
Date: 24 March 2021
Property: 15 Landor Road, London, SW9 9RX
Email: planning@lambeth.gov.uk
Our Ref: LET-ST-20-052-01

Dear Mr. Bristow,

Re: Discharge of planning conditions at 15 Landon Road

Following the letter to our client from the planning team of the local authority of Lambeth, dated 5th Nov 2020, with the subject reference, we hereby list how we discharged the planning conditions 4 related to the design of the basement.

“No development shall take place until a revised basement method statement has been submitted”.

Please find attached a report showing the proposed method statement. Please note that this report shall be read with the other structural drawings.

“a) Detailed site specific analysis of hydrological and geotechnical ground conditions”

Please note that the method statement and the structural design are based on the soil investigation report prepared specifically for this site and also attached. The structural design report, the basement method statement and the soil investigation report are all attached.

“b) An Engineer’s detailed design of the basement, providing details of the stages of excavation, sequencing of underpinning and where temporary supports will be provided”

The structural design report is attached alongside structural drawings. Both show the stages of excavation, and there is a drawing showing the sequence of the underpinning. Another drawing is prepared for the temporary works requirements. Please note that the design of the temporary works is also including in the basement method statement report.

“c) Details of measures proposed to mitigate any risks in relation to land instability”

Please refer to the basement method statement and the temporary works design as well as the drawings showing the intent of temporary works.

“d) Demonstration of how cumulative effects have been considered”

Please refer to the Basement Impact Assessment that has addressed the geotechnical, hydrological and hydrogeological site conditions and demonstrated that the cumulative effects have been considered.

e) A comprehensive non-technical summary document of the assessment provided, and information submitted against a to d of this condition.

Please see next.



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Non Technical Summary:

List of documents submitted

Document Number	Content	Comments
18372/BIA_R38/Rev 1.02	Basement Impact Assessment	This document meets Condition d
DWG-ST-052-01 to 04 and 06	Basement Structural Drawings	
DWG-ST-052-05	Underpinning Sequence	This document meets Condition b/c
DWG-ST-052-07	Temporary Works Drawings	This document meets Condition c
DWG-ST-052-08	Stages of Excavation	This document meets Condition b
REP-ST-20-052-01	Structural Design Report	This document meets Condition b
REP-ST-20-052-02	Basement Method Statement	This document meets Condition a/c

Sincerely yours,
Fahed Maida
BEng MSc CEng MStructE

Fahed Maida

Chartered Structural Engineer - For and on behalf of Beta Design Consultants



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