

Planning Service 5 th Floor,
Alexandra House,
10 Station Road,
Wood Green,
London,
N22 7TY

8th December 2025

To whom it may concern

86 North Road, London, N6 1AA

I am writing in relation to the planning conditions for Number 4 and Number 5 for Consent reference HGY/2025/2572 at the above address.

Cambell Brown Engineers have been appointed by the Freeholder for the property to undertake structural engineering services. Our appointment is based on the Association of Consulting Engineers Appointment (ACE) Terms of appointment– Consumer Agreement 2019 and our scope of services is for normal structural engineering services.

Our Experience

Cambell Brown Engineers has a strong track record in the design and construction of basements. Both temporary structures and permanent structures, including constructing basements in top-down and bottom-up methods. Our experience ranges from domestic basements to large complex commercial basements. More information about our practise can be found on www.cbe.ltd I have attached CV's for both myself and Husmat Ali who will be actively involved in the project at North Road.

Our Scope of Works

Our scope of works includes the design of all permanent structural elements to comply with the Building Regulations Part A. We are also appointed during the construction phase to and adjust our design as works progress for conditions encountered on site.

CBE have provided an outline sequence of works which details the assumptions used in the design of the permanent works. CBE will also provide a specification for all structural materials.

We will regularly attend site during the works to undertake inspections and validate our design. We will inspect the works when we are on site and raise comments to the Contract Administrator and the Contractor. The Contractor will be responsible for ensuring that the built works complies with the design drawings and specification.

Contractors Appointment

A contractor will be selected for the project based on a competitive tender. Each of the tenderers will be screened by the Architect, Client and Engineer in relation to their past experience undertaking this type of work, and that they have temporary works procedures in place that comply with BS5975 – Temporary Works Management Procedures Standard.

The Contractor will be appointed under a JCT contract, or similar, and will be responsible for the stability of the structure during all stages of construction and for undertaking the necessary temporary works design. The Contractor will need to comply with the outline sequence of works provided by CBE or otherwise agreed.

Monitoring Plan

The Contractor will also provide a monitoring plan with their tender which will be agreed with all stakeholders prior to contract appointment, this shall comply with Section 10 of our consenter Structural Engineers' Report 86NR-CBE-ZZ-ZZ-RP-S-000001 Revision P04.

Monitoring results will be shared with the Contract administrator and CBE on a regular basis to our satisfaction.

Your faithfully



Cambell Brown
BE(Hons) CEng MStructE

Encl:

- CV: Cambell Brown
- CV: Husmat Ali



Cambell Brown

BE(Hons)(Civil) CEng MStructE

Education:

Melville High School, Hamilton, NZ

University of Canterbury, NZ

Cambell has 25 years structural and geotechnical engineering experience ranging across advanced construction stage analysis, geotechnical ground movement analysis, to tall structures and seismic design. Cambell's project experience ranges from permanent structural design of award-winning buildings, to developing construction methods, and staged analysis for some of the UKs most complex basement projects.

Relevant Project Experience:

- **30 Grosvenor Square, London W1 (£85m)**
The Grade II listed Former United States Embassy is to be converted into London's premier Mayfair hotel. This project required support of the existing 5 storey building and façade, while simultaneously demolishing and excavating 21m below ground level.
- **Selfridges, London W1 (£15m)**
This world-famous department store is reconfigured with a new expanded retail area, car-park and basement. This was all carried out while maintaining retail activities around above and below the proposed works.
- **Tottenham Court Road Station Oversight Development, London W1 (£40m)**
This project involved the excavation of a 3-storey basement over the new Crossrail line, and interface with the existing Tottenham court road ticket hall.
- **Euston Station approaches, London NW1: (£30m)**
This project involved in a number of contracts ranging from the relocation of services, cantilever retaining walls, and the formation and excavation of tunnel vent shafts.
- **One Nine Elms, London NW8 (£40m)**
This project involved a 4-storey basement in highly variable ground conditions. A Thames Water sewer crossed the site which needed to be capped, re-supported, and relined as part of the works. The top-down construction methodology allowed the sewer works to be separated from the critical path.
- **St John's Wood Square, London NW8 (£120m)**
St Johns wood square is a 5-acre site over the London Underground jubilee line. Located in over consolidated clay, with an acoustically isolated structure presented unique build and design challenges. To resolve these Cambell lead the permanent structural design, geotechnical design and the construction engineering, with the support of consultant engineers to develop a solution that meet the architectural aspirations, limited ground movements to acceptable levels for surrounding assets and was economically buildable.
- **Marble Arch Place, London W1 (£30m)**
Construction of a 6-storey basement with a 10-storey super structure, over a post office rail tunnel.
- **Lots Road Power Station, London SW10 (£11m)**

De-construction of the landmark 3600 sq mtr power station, removing asbestos, and retaining façade to allow later construction of a concrete frame.

Previous Experience:

- Robert Bird Group (2012-2013) London England: Head of Construction Engineering
- Price & Myers (2005, 2007 – 2012) London England: Associate Engineer
- Read Jones Christofferson (2006) Toronto, ON, Canada: Structural Engineer
- Connell Mott MacDonald (2004) Bangkok, Thailand: Structural Engineer
- Connell Mott MacDonald (2001-2003) Christchurch, New Zealand. Graduate Structural Engineer



Husmat Ali

MEng (Hons) Civil Engineering with Sustainability

Associate

Education:

Rosedale College, London, UK

Brunel University of London, UK

Husmat has 10 years of experience in structural and geotechnical engineering ranging from deep basement projects, demolition of RC and steel frame structures to retaining listed buildings and facades. With key involvement across a variety of challenging and complex projects, Husmat has developed strong capabilities in construction engineering and can execute complex construction sequences using construction stage analysis to achieve optimal solutions.

Project Experience:

The following experience was completed by Husmat while at Careys Civil Engineering

- **30 Grosvenor Square, London W1** (£85m) The former American Embassy (Grade 2 listed) is transformed into a luxury hotel. This project required 105,000m³ of excavation for the new 21m deep basement while retaining the existing 5 storey building and façade, which entailed a temporary steel retention structure with hydraulic jacks for safe load transfer. The basement construction incorporated a hybrid support system, combining props and partial top-down slabs to minimise ground movement to acceptable levels for surrounding assets. Husmat was responsible for the Façade and floor retention system, the connection details the floor slabs, as well as the plunge columns.
- **Battersea Power Station, London SW11** (£61m) This project involved the construction of a four-storey, below ground energy centre north of the iconic Battersea Power Station building. Phase One involved the installation of capping beams and pile mats, and majority of the excavation works. Phase Two involves finishing the excavation, pile cap works, installation of the reinforced concrete slab, and propping the retaining wall at capping beam level. A key logistics feature was the design of a bespoke steel gantry which was fundamental to manage site access for heavy construction plant and machinery, including mobile cranes.
- **Rathbone Square, London W1** (£46m) This project comprised of demolition of the decommissioned Royal Mail head office, excavations and complex temporary works to the substructure. The entire building was deconstructed leaving just the external retaining walls of a two-storey basement. Given the size and scale of the building, these walls were supported by in-situ reinforced concrete raking props as opposed to the more traditional steel props due to limited working space within the basement.
- **St John's Wood Square, London NW8** (£120m) The proposed 5-acre development involved the excavation of a 13m deep basement over LUL tunnels, and sewer mains, adjacent to listed buildings and high value properties. The design of the temporary works, sequencing and construction methodology was developed to address the challenges posed by the permanent structure lacking a ground floor diaphragm, the sub-structure being acoustically isolated, and the limited ground movement.
- **Peacock Shopping Centre, Surrey GU21** (£1m) A multi-storey shopping and leisure centre in Woking, housing 90 retail stores, 9 food outlets and the area's largest cinema and theatre. Package of works comprised of modifications of the entrance ramp to the 2,200 space car park and delivery areas, safe demolition of the

multistorey car park spiral ramp and temporary vertical support of the substructure floor while above retail units were still operational.

- **Ford Dagenham, London RM9 (£30m)** This project involved the safe demolition and remediation of the former Ford Dagenham Stamping and Tooling Operations (DTSO) plant. The site is located to the north-west of the main Ford estate, with a proposed demolition boundary of approximately 20 hectares. The existing steel frame structures were accessed to ensure safe access for both personnel and heavy machinery, with temporary works installed as required. A carefully planned deconstruction sequence was developed to facilitate a controlled demolition.

Previous Experience:

2019 – 2025: **Careys Civil Engineering**, London. Senior Design Engineer
2016 – 2019: **Careys Civil Engineering**, London. Design Engineer
2015 – 2016: **Careys Civil Engineering**, London. Graduate Design Engineer