

29 April 2026

Ellington Road Development Ltd
The Auld Bank
2 Front Street
Hetton-Le-Hole
Houghton-Le-Spring
Tyne and Wear
DH5 9PF

By email

Our Ref: P6375/IH

Dear Sir or Madam,

10 ELLINGTON ROAD, LONDON N10 3DG – S73 APPLICATION

We are writing in respect of the proposed S73 Application in respect of the above property.

Michael Alexander have been appointed by Form 4 Design and Construction as Consulting Structural Engineers for the proposed works at the above address.

Planning Application

We have reviewed the information submitted for the consented planning application reference HGY/2023/1406. This included: -

- Geotechnical Ground Investigation Report by AVZ GeoEng Ltd (ref 1896-22, dated September 2022)
- Basement Impact Assessment by Rose Associates Civil & Structural Engineers (dated March 2023)

The Basement Impact Assessment (BIA) drew on the findings of the Geotechnical Ground Investigation and proceeded with a Screening, Scoping and Impact Assessment in accordance with London Borough of Haringey's requirements, defined in policy DM18. Due reference was also made to the Basement Impact Assessment procedure defined in Camden's Guidance CPG4.

The BIA concluded that *"the risks associated with the proposed development (are) no more significant than any normal development"*

Directors

John McSweeney
BSc(Hons) CEng MICE MStructE

Isaac J D Hudson
MEng MA(Cantab) CEng MStructE

S73 Application

A S73 Application is being submitted, and the proposed scheme is shown on Shorten Architects drawings: -

<i>D039-SHO-ZZ-XX-DR-A-2099</i>	<i>Proposed Lower Ground Floor Plan</i>
<i>D039-SHO- ZZ-XX-DR-A-2100</i>	<i>Proposed Ground Floor Plan</i>
<i>D039-SHO-ZZ-XX-DR-A-2101</i>	<i>Proposed First Floor Plan</i>
<i>D039-SHO-ZZ-XX-DR-A-2102</i>	<i>Proposed 2nd Floor Plan</i>
<i>D039-SHO-ZZ-XX-DR-A-2103</i>	<i>Proposed Roof Plan</i>

We have reviewed these proposals from a structural perspective and by comparison to the consented scheme.

In the consented scheme, the western part of the building comprised three flats, and the eastern part of the building comprised two town houses. With the revised layouts, the overall building profile is essentially unchanged, but the western part of the building has been changed from flats to town houses.

The structural principles of the scheme will remain unchanged, and hence the findings of the Screening, Scoping and Basement Impact stages in the Rose Associates report will remain valid. By adopting a piled raft construction, it will be ensured that the long-term heave of the underlying soils will not exceed the criteria given in the BIA, and hence movements of adjoining buildings will not exceed commonly accepted criteria as defined in CIRIA publication C580.

On the above basis we can concur, for the updated scheme, with the assessment made by Rose Associates that the risks associated with the proposed development are no more significant than for any normal development

I trust that the above provides adequate information for your purposes, however if you have any comments or queries, please do not hesitate to contact us.

Yours faithfully



ISAAC HUDSON
(hudson@maengineers.com)