

## Patel, Kreena

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**From:** Alexandra Martin <Alexandra.Martin@landuse.co.uk>  
**Sent:** 03 February 2022 09:20  
**To:** Patel, Kreena  
**Cc:** Jon Grantham; David Miller; John Loveland  
**Subject:** RE: Kings House School - conditions and committee  
**Attachments:** 2180308ew01KL.pdf

Hi Kreena,

Following on from my email below, please also see attached the response from Elliot Wood re. the comments from Andraos Associates.

Kind regards,  
Alex



**Alexandra Martin (she/her)**  
**Principal Planner**  
BSc (Hons) MRTPI AIEMA

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**From:** Alexandra Martin  
**Sent:** 02 February 2022 17:15  
**To:** 'Patel, Kreena' <Kreena.Patel@richmondandwandsworth.gov.uk>  
**Cc:** Jon Grantham <Jon.Grantham@landuse.co.uk>; David Miller <d.miller@david-miller.co.uk>  
**Subject:** RE: Kings House School - conditions and committee

Hi Kreena,

Please see below a response to the additional comments received on fire safety:

'A number of compensatory measures have been incorporated into the design of the new buildings, this includes: a dry rising fire main which will connect to an inlet at the front of the existing building; a sprinkler system designed and installed to BS12845 throughout the buildings; an L1 fire detection & alarm system and a fire fighting lift. It is noted that the responses from neighbours are based on guidance documents, and the final design will be consulted on with Building Control with input from the fire service – whose acceptance of the design overrides any reference to guidance. Furthermore, fire safety is included in Part B of the Building Regulations and will be subject to Buildings Regs approval at the detailed design stage. Indeed discussions have already been undertaken with Building Control at the design development stage. In August to October 2019 Building Control confirmed via emails they understood the constraints of the site and supported the solution. Therefore we are confident that the current proposals will be approved by building control at detailed design stage'

I hope to be able to get a response to you on the Andraos Associates letter tomorrow.

Kind regards,  
Alex

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**From:** Patel, Kreena <[Kreena.Patel@richmondandwandsworth.gov.uk](mailto:Kreena.Patel@richmondandwandsworth.gov.uk)>  
**Sent:** 01 February 2022 10:15  
**To:** Alexandra Martin <[Alexandra.Martin@landuse.co.uk](mailto:Alexandra.Martin@landuse.co.uk)>  
**Cc:** Jon Grantham <[Jon.Grantham@landuse.co.uk](mailto:Jon.Grantham@landuse.co.uk)>  
**Subject:** RE: Kings House School - conditions and committee

Official

2180308/ew01/KL  
02 February 2022

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Dear Alexandra,

**Structural Engineering Response to comment raised on Kings House School Planning Application 21/1537/FUL.**

Further to our conversation we write in response to a letter forwarded to us which was written by Mr Patsalos of Andraos Associates Architects, dated 31<sup>st</sup> January 2022.

The Architect incorrectly refers in the letter to the construction of a new roof above a gymnasium building which was constructed in the 1970's however this building is due to be demolished in the proposed scheme.

The hall building to be retained and redeveloped in the proposed scheme was constructed following planning approval in 1996.

We confirm that, as Structural Engineers for the project, the loads of the new green roof and solar panels (Bauder BioSOLAR or similar) have been considered in the design of the extended hall building and its foundations and are acceptable in supporting the loads.

The load change at foundation level associated with the green roof and addition of the solar panels in lieu of the original roof is relatively small, noting that the building is relatively modern, and is well founded on competent bearing strata (Taplow Gravels).

We do not agree with the speculative comment raised by Andraos Associates Architects on the Structural Engineering and Geotechnical designs of the hall building.

Yours sincerely,



Karl Lang  
BEng CEng MStructE  
Associate Director