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07/12/2023

To whom it may concern

**23 Ravenshaw Street NW6 1PN
Planning Application 2017/0911/P**

Further to minor revisions of the design for redevelopment of the property at 23 Ravenshaw Street, since the planning application in 2017, I have been asked by the applicant Chris Taylor to review the current design in respect of the Basement Impact Assessment (BIA). This request arises from the comments from the planning officer below:

11. Basement Impact Assessment; You should provide an addendum, prepared by the original author of the BIA or someone with qualifications set out in CPG Basements page 22, confirming that the revised scheme would have no impact on the findings and recommendations of the previous BIA.

Background

A BIA was prepared by Maund Geoconsulting Ltd (MGC) for Hydrogeology and Land Stability, with specialist input on Hydrology from Croft Structural Engineers chartered civil engineer Philip Henry. The BIA report (reference BIA-23RAV-Hydrogeology Hydrology and Land Stability Report-REV2) was submitted to LBC on 27/05/2017. The report was reviewed by Campbell Reith (Audit Project No. 12466-56) in August 2017. The review concluded that the damage category to neighbours was within Category 1 (very slight) and there were no hydrogeological or hydrological concerns with the proposed basement.

The subsequent basement design includes a further set back from the highway of approximately 1m as indicated in the enclosed drawing, and removal of the stair access at the rear of the property, increasing the distance of the excavation from the railway cutting. Within the basement footprint the depth will be increased by 153mm. The revision amounts to an overall marginal increase in volume from 1206 to 1213 m³ of the basement based on the design drawings.

Impact of design revision on BIA

The amended design has been reviewed for land stability and hydrogeology by MGC and it is concluded that it will have insignificant impact on the findings and recommendations of the previous BIA.

Yours sincerely,



**Julian Maund BSc PhD FGS CGeol MIMMM CEng
Registered Ground Engineering Adviser**

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To whom it may concern,

Planning Application 2017/0911/P

We have been asked by the applicant to provide our advice on the amendments to the scheme since we produced our Construction Method Statement, with scheme sequence and calculations, in 2016 to support the application as part of the Basement Impact Assessment in 2017.

The report was reviewed by Campbell Reith (Audit Project No. 12466-56) in August 2017.

The main changes are an extra 153mm excavation and a small reduction in the basement footprint at front and rear.

The additional depth is small enough to have negligible impact on either the construction method (hit and miss underpinning, propped during excavation), or on the anticipated movement of the neighbouring buildings. There will therefore be no change to the values provided in the movement monitoring statement.

The reduction in the footprint allows for soft landscaping, including hedges at the front boundary line. This means that there will be reduction in the volume of surface water entering the sewer system than in the previous scheme.

We can conclude that the amended basement scheme will have no impact on the findings and recommendations given in the previous BIA.

Yours sincerely,



Philip Henry
Technical Director
Chartered Civil Engineer
MEng CEng MICE

Basement revisions since the original 2017 BIA and Audit

No changes have been made to the basement structure in this new scheme that could alter the conclusions of the original BIA Audit or FRA

