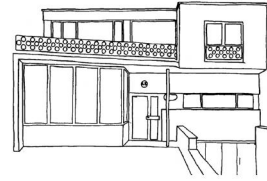


48 MARESFIELD GARDENS
LONDON NW3 5RX



15 February 2024

Development Management
London Borough of Camden
2nd Floor – 5 St. Pancras Square
c/o Town Hall
Judd Street
London WC1H 9JE

For the attention of Miriam Baptist

**Re : Planning Application Reference 2023/3017/P
50 Maresfield Gardens, London, NW3 5RX**

Dear Ms Baptist,

We note from the Council's website that further drawings/documents were submitted on 1st and 2nd February, 2024 in connection with the proposed development of the property next to our home.

You may recall that we submitted a Letter of Objection to the proposed development on 3rd September, 2023 due to our concerns about its effect on our property which was damaged in 2001 when the existing much shallower basement was excavated; that work disrupted the foundations of our house, the soil conditions and lateral loadings.

The north side of the house settled with the rear balcony slab dropping by 40mm and the door openings by 30mm. Furthermore, that work had a significant effect on the ground hydrology in that the lower ground floor of our house now floods whenever there is heavy rain.

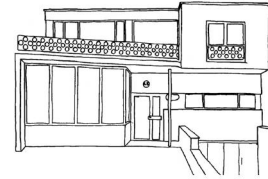
Therefore owing to the damage that has resulted to our house from the 2001 basement excavation we have taken technical advice in relation to the latest documents and write to strongly object to the proposals on the following technical grounds. Please could the following comments be passed on to the Council's consultant structural advisors, Campbell Reith Hill LLP to be taken into account when they carry out an audit of the revised Basement Impact Assessment that has been submitted by the applicants.

The piled wall and subsequent excavation is in very close proximity to the adjoining building at 48 Maresfield Gardens on the southern boundary.

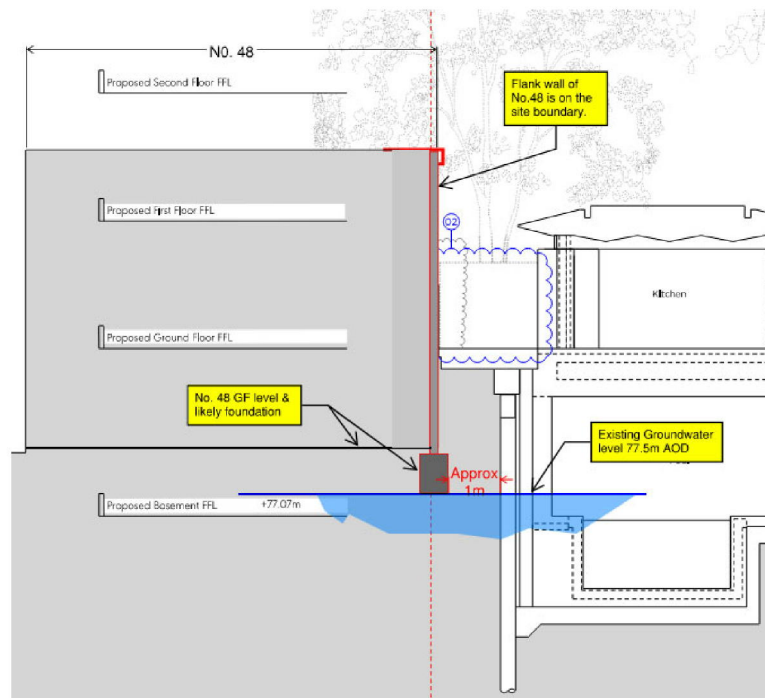
One of the key issues is to do with the structural condition of No. 48 which the report has not assessed. It suffered from subsidence following the construction of the existing basement at No.50, leaving it with a permanent distortion including a slope in the ground floor towards No.50.

Part of the BIA is a Ground Movement Assessment which should calculate the predicted ground settlements outside the basement footprint. This is a theoretical assessment based on the piled wall and retained ground properties put into the "pdisp" programme, but it will not reflect localised effects. Of particular concern in this case is the known presence of

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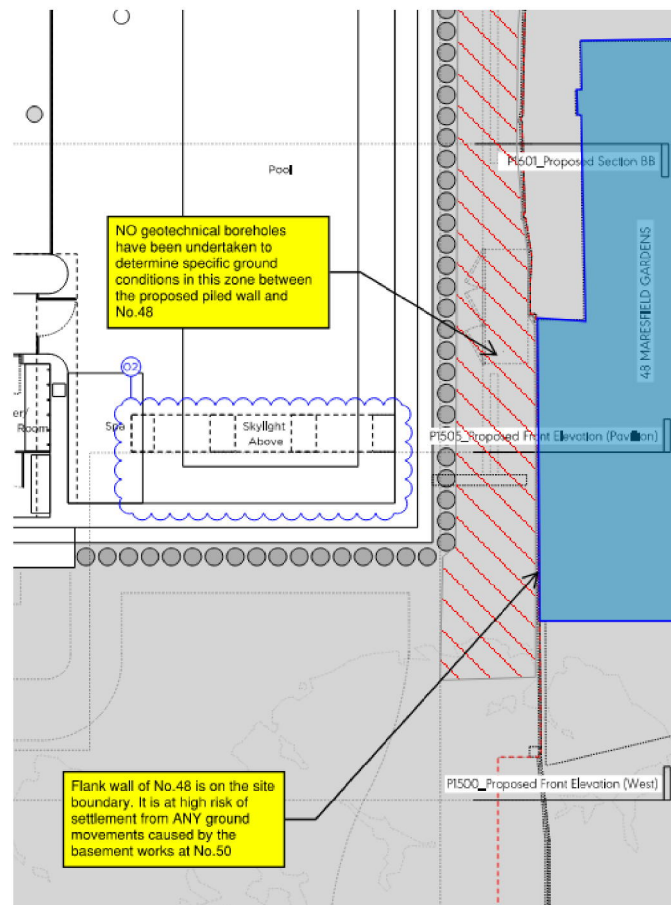
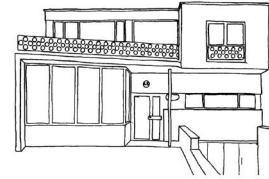
water-bearing granular lenses within the clay at approximately the same depth as the foundations of No.48. Groundwater monitoring results found that groundwater is present in sandy horizons of the Claygate member at approximately 3.5m below ground level (77.5m OD). This is similar to the likely foundation level of No.48, a fact overlooked by the BIA.



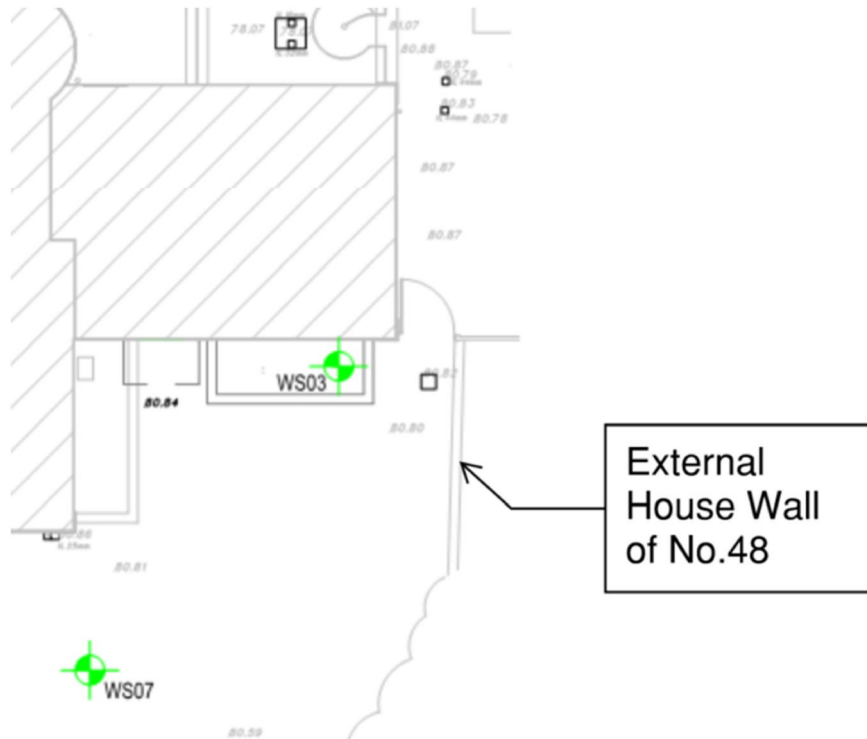
Penetration of these sandy horizons of the Claygate member by the excavation will release the water and potentially wash out fines from the granular soil matrix, with resulting settlement of the ground and the No.48 foundations. This has not been considered by the BIA or the structural design and the current piled wall proposals offer no meaningful controls to the inflow of groundwater.

WY drawing No J5106-S-SK-0031 Construction sequence (1 of 4); Note 6. Comments: "Develop a de-watering plan (eg: sump pumps) to pump out water entering basement excavation. Groundwater ingress will be minimised by proposed contiguous piled wall" This is not correct. The proposed wall would comprise 300mm diameter piles at 425mm spacing, leaving 125mm gaps between the piles. Water present in the lenses of sand which were identified in the Geotechnical investigation would be released into the excavation through the gaps in the piles.

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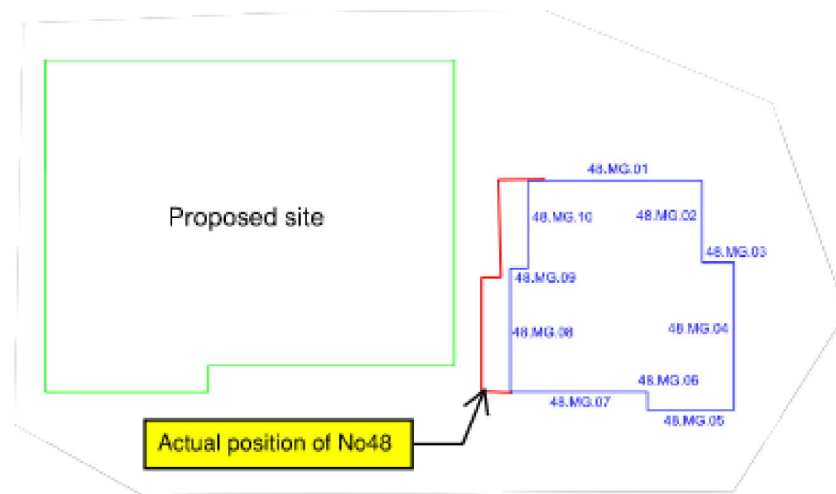
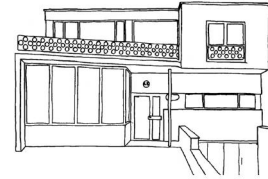


No investigation has been undertaken to determine the ground conditions along this boundary – the closest is WS03, so the strip of ground between the existing Listed Building at NO. 48 and the proposed basement only one metre away has not been investigated, so no site-specific ground conditions for this side of the basement can have been accurately modelled in the ground movement analysis. Furthermore, no trial pits are recorded to have been undertaken on the flank wall of No.48, which sits at only one metre away from the contiguous piled wall. The depth of this foundation and the ground conditions on which it bears are therefore likely to have been inaccurately modelled in the assessment and its implications of the basement construction upon the house at no.48 cannot be relied upon.



1. The plane level where horizontal and vertical movements are calculated is at +81m AOD, which is the ground level of the development site. However, No. 48 ground level is at about +79m AOD, so the assessment of strains and category of damage is not based on the correct ground movements.
2. The assessment of likely damage category should take account of the existing condition of the house at No. 48, including deformations owing to previous settlements. This has not been done in the BIA.
3. The relative position on plan of No.48 relative to the basement excavation in 4.2 of the BIA is shown about twice as far distant than it actually is. This is incorrect and would underestimate the potential damage to No.48. See figure below.

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We would request that our genuine concerns regarding the impact of the proposed development at No. 50 Maresfield Gardens be taken into consideration and that the Council requires the applicants to make substantial design changes to the submitted scheme in respect of the basement proposals.

Yours sincerely



JAMES SIMS