

Our Ref: 223410/LD

F.A.O: Mick Hill

Mitchells & Butlers Plc
27 Fleet Street
Birmingham
B3 1JP

29th May 2024

Dear Sirs,

RE: The Edinboro Castle, 57 Mornington Terrace, Camden, London, NW1 7RU

Further to our involvement in the design of the new garden scheme. We provide this letter to clarify our justification for the piled suspended slab solution.

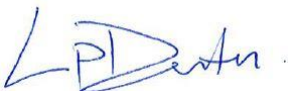
The site has several constraints that have been considered:

- The garden area is unsuitable for any ground bearing slab or shallow foundations solution due to the deep made ground on the site. This made ground has been subject to ongoing settlement resulting in the pronounced linear depression in the ground surface running parallel approximately 3m away from the retaining wall.
- There are several trees on site, two of which have known TPO's. The tree roots run shallow across the garden and tree root protection measures are required.
- Both the made ground and London clay formation on site have been classified as having high volume change potential.
- The proposed new outbuildings must not create additional surcharge loads onto the Network Rail retaining wall.

Reviewing the above site constraints, a raised suspended piled slab is required to provide a safe and level surface for the new garden scheme. The slab needs to be raised to ensure the construction, including heave protection sits above the existing shallow tree roots. CFA piles are required to ensure loads are transferred down to more uniformly stable ground and to avoid additional surcharge loads into the Network Rail retaining wall. The Slab needs to be designed as suspended to span between the piles to avoid the effects of ground heave.

We trust the above is sufficiently clear. However, please give me a call if you wish to discuss anything.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'L.P. Denton'.

**Lewis Denton MEng CEng MICE
BAXTER GLAYSHER CONSULTING**