23rd October 2024

Our ref J24273/AT/00

GEA

Widbury Barn
Widbury Hill
Ware SG12 7QE

01727 824666
mail@gea-ltd.co.uk
www.gea-ltd.co.uk

Andrew Clark
G2
Moat House
Brickendonbury Estate
Hertford
SG13 8NL

Dear Andrew

Re: 11-13 KING'S TERRACE, LONDON NW1 0JP – ALTERATIONS TO BASEMENT PROPOSAL

GEA have previously completed a ground investigation and basement impact assessment (J21098 Rev No 2, dated 10th May 2022) for the redevelopment of the site through internal alterations and the construction of a new single level basement, extending to a depth of 3.20 m below ground level, across the footprint of the building. The report included a full Camden Basement Impact Assessment and a Ground Movement and Building Damage Assessment, which concluded that the damage to neighbouring structures as a result of the proposed basement construction would remain within tolerable limits and that the basement development would not result in any specific land or slope stability issues, groundwater or surface water issues.

It is understood that the development proposals have been revised and the new proposal comprises a reduction in the area of the proposed basement, while the depth of the basement remains the same. The new proposed basement shape does not include complex geometry and will essentially remain a rectangle, similar to that of the previous proposal, just smaller in size. Additionally, as the previously proposed basement extended to the site boundaries on all sides, the revision to a smaller basement will result in all structures either being located further from the basement than previously analysed or being the same distance. Therefore the majority of the surrounding structures will experience less movement, whist no nearby structures would be expected to experience more movement than previously analysed.

As a result, the previous analysis is considered to represent a conservative assessment of the building damage that can be anticipated on the basis of the revised proposals and therefore it would be conservative to carry forward the previous analysis for this new proposal, albeit that the analysis does not reflect the exact size of the new proposed basement.

Additionally, the change in size of the basement does not alter the advice or recommendations made within our previous report, such that the previous report can also be utilised to inform the design of the new basement.

We trust that this information is sufficient, however please do not hesitate to contact us if you have any other queries.

Yours sincerely
GEOTECHNICAL & ENVIRONMENTAL ASSOCIATES

Alex Taylor