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Ref: 12 Pilgrim's Lane Basement Impact Assessment Audit

Rose Ashmore
Campbell Reith
15 Bermondsey Square
London
SE1 3UN

Dear Rose

Please see responses below in relation to the queries raised following an audit of the Basement Impact Assessment issued for 12 Pilgrim's Lane.

Query No	Query	Response (07/05/2025)
1	Confirm if a pool is included in the proposed basement layout	We hereby confirm that no pool is proposed within the proposed basement layout. Proposed LGF plan is attached to confirm this.
2	Provide further details on the proposed construction methods and temporary works for the northern area of the proposed basement.	<p>The proposed retaining walls are reinforced concrete constructed in a sequential "underpinning like" hit and miss sequence. Each pin is then tied together when forming the adjacent pin. Each pin contains a shear key at the base with the head propped via temporary works until all pins and GF slab are constructed. The full excavation would not comment until all pins are constructed and restrained via temporary works.</p> <p>See attached proposed temporary works arrangement provided by the contractor.</p>
3	Consider the sloped ground across the area and, if required, bring through to scoping	Refer to updated BIA prepared by GEA along with the following comments "This has been clarified in the screening table that slope angles at this location are less than 7 degrees, and therefore it doesn't need taking forward to scoping"
4	<p>A conservative assessment should be provided to consider the potential impact of undertaking the underpinning of the existing walls.</p> <p>Note, following clarification of the construction methods and temporary works for the northern section of the basement additional review of the GMA may be required.</p>	Refer to updated BIA prepared by GEA

Kind regards

Daniel Bassett MEng CEng MStructE

Certified



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