

1 November 2013

Project Ref: J 3409

Mr N Rae
29-30 King's Mews
LONDON WC1X

Dear Mr Rae

26 KINGS MEWS WC1

Further to our recent meeting with respect to the above, I am happy to confirm my comments as follows.

I have reviewed the Campbell Reith Basement Impact Assessment relating to 26-28 Kings Mews, (report ref 11066 dated December 2012) and also the structural basement proposals at 39-45 Grays Inn Road and at 25 Kings Mews including the more recent bore hole test results dated August 2013.

I agree with the conclusions in these assessments that the currently proposed basements surrounding 26 Kings Mews will not cause harm to the built and natural environment and local amenity, nor result in flooding, nor lead to any ground instability.

Regarding your proposed house at 26 King's Mews, the existing structure will need to be either supported on piles or piers deeper than the 4m depth of made up ground. This means that any replacement structure would either involve excavated to a depth of 4m, or require a piled foundation solution. In either case, this means that the cost of the additional work to excavate and build from a 3m deep basement level upwards will not be significantly extra compared to the overall construction cost. As the adjoining owners on all three sides have obtained planning consent for basements and have confirmed their intention to implement same as soon as possible, I am of the opinion that it would be preferable and more straightforward for you to excavate to a similar level and to rebuild at the same time, incorporating a basement storey.

Please let me know if you would like my further input on this in due course.

Yours sincerely

I G Drummond BSc(Eng) CEng MIStruct|E