

12 September 2013

Your ref
Our ref E12732/ME/2

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Dear Mr Martin

**Re: PROPOSED SITE INVESTIGATION AT WHEATSHEAF PUBLIC HOUSE, 25
RATHBONE PLACE, LONDON, W1T 1JB**

Further to our discussion, we understand that it is proposed to develop the Wheatsheaf Public House which will include lowering the existing basement to increase the headroom in the basement. Given that access is not currently possible at the site it is understood that consideration is being given to carrying out a physical investigation at 30 Rathbone Place, 30 m away, to give information on the local geology and groundwater conditions to enable suitable design recommendations to be completed prior to confirmation investigation work being complete in 25 Rathbone Place. We understand that Rolfe Judd has discussed this possibility with Camden to enable outline planning permission and that they are open to the idea.

We would recommend carrying out a desk study for the site including the appropriate screening and scoping stages in accordance with Camden's basement impact assessment guidance which would identify any particular items that would need specific investigation at the site. Following this process it should be possible to carry out the investigation at 30 Rathbone Place and use the information gained to produce advice and design recommendations.

The British Geological Survey website holds borehole records and there are several within about 100 m of the site. GEA similarly have records of the local geology gained from investigations around the area. A review of these boreholes and investigations indicate a similar geological sequence of made ground overlying the Lynch Hill Gravel which is in turn underlain by the London Clay Formation. It is considered, especially as there are no historic rivers in the proximity of the site that the geology should be consistent, within a 30 m radius and data gained at 30 Rathbone Place, should provide sufficient information to enable sound recommendations to be made.

We would recommend confirming the findings with investigation on the site once access is available which would include on site testing for geotechnical parameters and contamination and make a check of the groundwater conditions.

We trust that these comments are of assistance and look forward to hearing from you.

Yours sincerely
GEOTECHNICAL & ENVIRONMENTAL ASSOCIATES



Matthew Elcock