

Our ref DAW  
Date 26 March 2012

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2012/4249/P

For the attention of Guy Derwent

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Dear Sir

**4 Templewood Avenue, London NW3 7XA**

In response to the instruction by Angela Parikh of DP9 in the E-mail dated 2 March 2012, we have reviewed the drawings sent to us by Tony Fretton Architects Ltd on the same day in relation to our Basement Impact Assessment Issue 2 report, dated 2011.

The reviewed drawings, and our understanding of the revisions to the approved scheme thereon, comprise:

**251\_PL\_205 Rev A Proposed Lower Basement**

The approved plans are shown with a red dotted line for reference. The external structural build ups have increased. The walls have been moved into the building where adjacent to tree protection areas and outwards where below basement structure. A pool service corridor has been included to access services along the length of the pool. This also provides an alternative route of escape from the plant / wine store. The lift and pool have been connected due to rationalisation of the structure.

The floor level of the hatched area on the plan (the wine store and corridor) has been lowered by 560mm.

**251\_PL\_200 Rev A Proposed Basement**

The approved plans are shown with a red dotted line. There are slight changes to the basement footprint between gridlines 4-7 and A-B.

The piling strategy has been amended to include contiguous piles down to the London Clay. Previous, hard-soft piling was proposed to the base on the London Clay with the soft piles terminating at a depth of approximately +90m OD (within the Claygate Beds).

The conclusions of the Basement Impact Assessment are unaffected by the amendment to the basement design and the piling strategy. This is based on the following:

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The SEEP/W modelling assumed the basement extended all the way through the Claygate Bed aquifer. The slight change in shape and extension of the piling to the base of the aquifer does increase the modelled basement area in the direction of groundwater flow.

Consequently, we consider that the proposed revisions to the design do not change the conclusions of our BIA report.

Yours faithfully



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David Whitaker  
Associate