

16th April 2014

Vito Di Rosa
30 Percy Street
London W1T 2DD

Dear Vito

Proposed alterations and underpinning of the Party Wall Between 30 and 31 Percy Street, London W1

From what I can work out based on the limited drawings provided, the extension that will be built is on the west side of No 31, ie adjoining No 32, however the design is trying to suggest that there is less impact on your building because the new extension will be 700mm lower at roof level than your own extension. To achieve this they propose to reduce their existing basement floor level by 700mm and that will involve underpinning the whole of their back addition including the party wall shared between 30 and 31.

So their extension will not overlook yours and as far as I can determine from the questions and answers relating to drainage and water courses, the Structural Engineers state that there is no material effect on either surface or foul water drainage. They do mention that the property is located above the Secondary Aquifer however I am not clear that this has any significant bearing on the properties particularly since the depth of the new foundation is not considerable, or at least is not for the purpose of constructing a sub basement.

Note Secondary Aquifers are and include a wide range of rock layers or drift deposits with an equally wide range of water permeability and storage. Secondary aquifers are subdivided into two types:

Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

From a party wall point of view they would not be allowed to construct a foundation in the manner as shown in Section C-C, or at least I would not expect you to allow it and therefore I would not permit it as your party wall surveyor because the extreme extension of the foundation is shown as projecting under your house not just beneath your foundation. This is completely out of order. Drawing 13104 SK/05 shows this in greater detail and you can see that their new foundation is shown as extending beneath the full extent of your stepped footing. This is not acceptable since you may want to do the same at a future date and by constructing their foundation more on your side, they are gaining space say 100mm – 150mm at the expense of you loosing that space. Definitely a NO.

Also I am not sure about permitting them to dowel their reinforced concrete bearer slab into the new mass foundation that they want to put beneath the party wall. I would want an engineer to look at this design but I don't think I would be happy with it unless an engineer says it will not affect your ability to construct a sub basement should you so wish. Realistically I doubt that you would be permitted to construct a sub basement in this area, so perhaps it is hypothetical. Nevertheless I don't think you

should allow the foundation design on the basis that it may potentially infringe on your space in the future.

Other than the above comments, there is no further information available upon which to comment, either from a cosmetic point of view or any other. Please let me know whether you wanted further comment on any other specific elements of the development. Ideally a full set of plans and drawings might be helpful.

Kind regards



David Ingles MRICS