

Healy Cornelius Design Consultancy Ltd  
5 St John's Lane  
London EC1M 4BH

25 June 2014

Dear Sirs,

**85 GREENCROFT GARDENS LONDON NW6 – proposed basement excavation**

As requested in your email of 24 June 2014, we would comment on the matters queried by the Planning Officer as follows:

1. How many stages is the basement being excavated in?

As indicated in section 4 and Appendix A of our Structural Report ref 14011 dated February 2014, the excavation for the perimeter retaining walls to the front and sides of the new basement will be undertaken in short sections (say 1200mm long) in a carefully controlled sequence, and excavation for the rear retaining wall adjacent to the back garden may be done in one length. We would anticipate that the excavation of the interior of the basement for the new floor slab will be done subsequently in five or six stages.

2. Will excavation be carefully undertaken to pre-arranged depths at the end of each stage?

Yes.

3. Are trial pits to be undertaken before and during construction?

As indicated in Appendix B of our Structural Report ref 14011 dated February 2014, trial pits and boreholes have already been undertaken.

4. What schemes of checking, monitoring and controls are in place during construction?

As indicated in sections 4.7 – 4.9 of our Structural Report ref 14011 dated February 2014, anticipated damage as a result of these works is likely to be negligible or very slight, the risk of damage to the subject and neighbouring buildings is considered to be insignificant and monitoring of the buildings adjacent to the site is not considered necessary. Normal site controls will be in place during the works, including supervision by the contractor and periodic visits by the Contract Administrator and the Engineer.

Yours faithfully,



Robert Moore  
for and on behalf of Michael Chester & Partners LLP