

13 November 2014

Gareth Fox  
Montagu Evans LLP  
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EC3M 7HS

Our Ref: IH/P2092

Dear Gareth

**RE: 50 REDINGTON ROAD – PLANNING APPLICATION REF 2014/4531/P**

Further to your recent correspondence, we have reviewed the letter from Trowers & Hamlin (dated 5 November 2014) which was forwarded to you by the Planning Officer.

In respect of the Basement Impact Assessment, the principal query seems to relate to the last sentence of clause 4.01.8 within the screening stage of our report, where we state: -

*4.01.8 GS Q7 Is there a history of seasonal shrink-swell subsidence in the local area, and/or evidence of such effects at the site?*

*Unknown. Both the Bagshot Formation and Claygate Member were encountered on the site. The Bagshot Formation, due to its granular nature, is not susceptible to volume change due to variations in water content. The Claygate member is normally found to be of moderate volume change potential. We understand that parts of no. 48 Redington Road have previously had foundation problems, but it is not known whether this was attributable to shrink swell subsidence.*

This is carried through the screening process where we note that, as outlined in Camden's Geological, Hydrogeological and Hydrological study Appendix F3, the associated impact which needs to be considered is 'Whether the works will increase the risk of shrink swell subsidence to adjoining properties'

In the Impact Assessment we address this as follows: -

*4.04.22 The potential susceptibility of the soils to Shrink Swell Subsidence was highlighted at screening stage. The new house will not be at risk of subsidence since it will be founded below the level of any root activity. Adjoining structures such as the garden walls to 52 Redington Road and the garage to 48 Redington Road will be structurally independent from the new house. Since the groundwater flow regime will remain essentially unchanged, there should be no significant impact on the water content of the adjoining soils. It is therefore unlikely that the proposed works will make the adjoining structures any more susceptible to shrink swell subsidence than they are currently.*

We cannot be responsible for the ongoing performance of the foundations of the adjoining properties, nor are we required to investigate whether or not there are existing deficiencies. Within the Basement Impact Assessment process we are asked to review only whether **the works** will cause harm to/impact the adjoining properties and we have assessed, since the groundwater flow regime will remain unchanged, that this will not occur.

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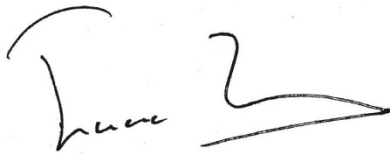
**Isaac J D Hudson**  
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The soundness of this assessment has been independently reviewed by LBH Wembley in their report, and no adverse comment has been made in this respect.

Notwithstanding the above, it should be noted that there will be precise monitoring of no. 48 Redington Road during the Works, and should any trigger values for movement be reached then mitigation measures will be implemented as described in the monitoring specification.

I trust this assists but if you require any further input or clarifications, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Isaac Hudson', with a stylized flourish extending to the right.

**ISAAC HUDSON**

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