

28 January 2015



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Dear Mr Thuaire

**2014/6845/P: Basement Impact Assessment Review Response
The Pears Building, Royal Free London Hospital, Hampstead, NW3 2QG**

Please find enclosed a letter dated 27th January 2015 and Appendices prepared by BDP Engineers supported by ESI and Soil Consultants. The letter sets out a full and detailed response to the issues raised in LBH's review of the submitted BIA and provides clarification where needed. You have also made a number of comments on the BIA which I would like to take this opportunity to clarify.

St Stephens Church Objection

The third page of the St Stephen's Church letter of objection references the BIA and structural stability of the church. There is no consistent water table above the level of the basement and its foundations and as such the scheme will not cause a dam effect and cause water to back up towards the Church. This was established in the groundwater modelling undertaken as part of the BIA. The BIA report has been confirmed as meeting the requirements of the CPG as part of the Council's independent review undertaken by LBH.

As set out in the BDP Letter dated 27th January 2015 we have undertaken a significant amount of investigative work and modelling of ground movement. Appendix 4 to the BDP letter contains an assessment of movements associated with excavation of the scheme prepared by Geotechnical Consulting Group.

This indicates that the potential for damage to the structure of the Church is negligible., in accordance with the Burland Scale. We consider that a proportionate amount of investigative work has been undertaken to demonstrate that the Church will remain unaffected as a result of this development, consistent with its status as a Grade I listed building and in accordance with CPG4. A method of construction has been proposed that minimises impacts on neighbouring buildings. Mitigation measures and monitoring measures have also been proposed which will alert the contractor in the unlikely event that any problems do arise so that appropriate remedial action can be taken.

DRK Planning

DRK Planning's objection letter at paragraphs 66 to 70 makes reference to the BIA and structural stability of the Church. As set out above and in BDP's letter a significant amount of work has been undertaken to assess the potential impacts on the foundations and structure of St Stephen's Church. The results indicate a negligible impact in line with the Burland Scale. We have undertaken groundwater modelling as part of the BIA which indicates that there is no consistent water table at the site and our scheme will not cause a dam effect.



The contradiction between page 1 of the FRA and page 1 and 10 of the BIA from sewer flooding and runoff from the proposed development is as a result of the risk being assessed in the FRA pre-mitigation. With mitigation in place in the form of a 50% reduction in surface water discharge, the provision of below ground attenuation and the application of a surcharged outfall within the hydraulic design, the risk reduces to low as set out in the BIA.

Groundwater modelling is not currently considered to be necessary by the design team, but could be added in if required to resolve this objection and satisfy the Council.

I would welcome confirmation that the Council's comments on the BIA have been addressed to your satisfaction. Should you have any queries, please do not hesitate to contact me as above.

Yours sincerely

A handwritten signature in black ink, appearing to read "Savills" in a cursive, stylized script.

Simon Myles
Associate

Enc. BDP Letter dated 27 January 2015 and Appendices.

c.c. E. Fasanya, Hopkins Architects
M. McDowell, BDP