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ARUP

For the attention of For the attention of For the attention of
Shraga Michelson Esq
Bravo Investment House Ltd
11-12 Hanover Street
London W1S 1YQ

13 Fitzroy Street
London
W1T 4BQ
United Kingdom
t +44 20 7636 1531
d +44 20 7755 2634
heleni.pantelidou@arup.com
www.arup.com

14 January 2015

Dear Sir

3 Kidderpore Avenue - further Information received on Section 106

This letter is to be read in its entirety.

Following our letter dated 25 November 2014, I confirm that we received by email from TWS on the 16 December 2014 further information and clarifications on the points raised by Arup – see Table 1.

The information provided demonstrates that the basement design concept and overall performance relating to the neighbours and the environment have been taken to detailed design stage, as per the requirements of the Section 106 agreement. We note, however, that the detailed design of the individual structural elements has not been carried out but has been left for the Design and Build Contractor to develop (eg reinforcement design of the slab and walls etc). Whilst the scope of the “*detailed design phase of the development*” in the S106 agreement is not defined, we are of the opinion that this is a reasonable state of design for discharging the Section 106 condition, with the remaining detailed design issues being addressed by Building Control.

The following paragraphs provide a number of clarifications that should be produced by the designer.

Based on the drawings received, there are a number of issues that should be addressed before this information is finalised. Drawing 8148-TM01A shows a cross-section including geology that is not relevant to this site (GCG’s reports and ground investigations repeatedly refer to the basement being constructed entirely in London Clay and no Bagshot or Claygate Beds being present in this location). Similarly, the structural detail of underpinning of the boundary wall shown on the same drawing should be resolved appropriately. Drawing 818-ST08A also shows in cross-section confusing detail about the cavity wall drainage construction. Please note that this is not an exhaustive list of errors.

In terms of the ground movement impact assessment, the GCG calculations provide detail of how the classification of damage from the new works has been derived, together with a narrative on the anticipated development of existing, historical cracking of the neighbouring buildings. Any further detail on how the historical cracking may develop should be part of the Party Wall negotiations and associated condition surveys.

With regards to the Section 106 requirement for engagement of a qualified engineer for monitoring, inspection and approval of the construction works, TWS have confirmed that they will inspect the construction work at regular site inspections, not less than weekly.

With regards to on-going maintenance and upkeep of the basement and groundwater management, this is to be addressed as part of the construction design by the Contractor, when he is appointed.

Table 1 Additional information received from TWS

Subject	Documents received and relevance
1 Damage Impact Assessment	<i>filename: Scan from GCG.pdf)</i> Calculations by GCG for the impact classification for the two neighbouring buildings, in accordance with the CIRIA C580 approach.
2 Current Condition of Neighbouring Buildings	A CD with the photographic survey of the neighbouring buildings was provided separately by Shearwater.
3 Monitoring Strategy	TWS drawing no. 8148/MT01 with monitoring scope and set trigger limits.
4 Construction sequence	Drawings issued for Construction (D&B) 8148 ST01 to ST07 showing Detailed Design Construction Sequence.
5 Qualifications	<i>(files: JRG CV 2.pdf and JRG CV2.pdf)</i> Letter from GCG confirming that the work carried out on this project has been undertaken by GCG and internally reviewed by suitably qualified individuals. Curriculum Vitae (CV) including qualifications for Jacek Gabrielczyk of TWS, the appointed structural and monitoring engineers for the design and construction of the job.

Please do not hesitate to contact us if you have any queries on the above.

Yours faithfully



Heleni Pantelidou
Associate

cc Christine Hereward Howard Kennedy Fsi