

# Martin Redston Associates

Consulting Civil & Structural Engineers

[martin@redston.org](mailto:martin@redston.org)

48 Edward Square, London N1 0SP  
Tel 020 7837 5377 Fax 020 7837 3211

6 Hale Lane, London NW7 3NX  
Tel 020 8959 1666 Fax 020 8906 8503

Our ref: 06.462  
10<sup>th</sup> March 2015

Prime Central  
C/o Carolyn Apcar  
APCAR SMITH PLANNING  
Kinetic House  
Theobald Street  
Borehamwood  
Herts WD6 4PJ

Dear Sir/Madam,

## Ornan Court, London NW3

As requested we are providing our response to Para's 3.2.6, 3.2.8, 3.2.9, 4.3, 4.4 and 5.1 of the LBH assessment in order to assist understanding of our submission.

3.2.6: The settlement prediction has been provided by a specialist and we are happy to rely on this information. From the prediction it is clear that damage will not be significant.

3.2.8: A Robust monitoring plan will be proposed following the instruction of a suitable specialist contractor. Traffic light trigger levels will be defined and an assessment of the adjoining structure will be made in conjunction with Party Wall surveyors prior to commencement on site.

3.2.9: Residual impacts on the adjoining structure will be assessed in conjunction with the contractor's detailed methodology when finally instructed. As noted above movements are not anticipated to be significant,

4.3: Our comments are as above. The assessment has been assessed by a suitable expert.

4.4: Temporary works are a matter for the contractor's designer in accordance with 'Civil Engineering Procedure' by ICE. The temporary works designers will liaise closely with the permanent works designers when the contractor is appointed to ensure that the buildings and environs are suitably protected.

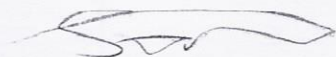
5.1: These items are to be provided when the Contractor is appointed.

Finally, please note that the additional information LBH Wembley refer to as being required would be incorporated into the detailed Construction Management Plan as is the normal course of events.

In Conclusion it is noted that LBH Wembley have raised no issue that indicates they do not agree with our BIA and thus it can be concluded that the proposed basement can be constructed in a way that would have no detrimental impact on neighbouring properties and environs.

Finally we would draw your attention to the Initial CMP as prepared by us on 9th March 2015.

Yours Faithfully



PR

Martin Redston BSc CEng MICE