

PROJECT NOTE

Project no:	140321
Project:	39 Rosslyn Hill, London NW3 5UJ – Basement Flat
Date:	11 Nov 2015
Author:	Chris Boydell, Conisbee
Subject:	Response to Martin McNair email 05 Jan 2015 to Gideon Whittingham

In response to the concerns raised:

1 - GEA have been appointed to extend the ground investigation and have prepared a Basement Impact Assessment that supersedes documentation previously prepared by Conisbee. Conisbee address the structural design and construction method statements.

2 - Conisbee have considered the technical issues and focussed on the structural design solution and construction methodology associated with the works. The drawings, sketches and calculations demonstrate the feasibility of the proposals.

3 - The section shown on the Square feet Architects and Conisbee drawings, through the proposed works and rear garden of 39 Rosslyn Hill is correct. The contiguous piled wall and propping system have been demonstrated through calculation to provided adequate restraint to the garden in the temporary condition and the subsequent permanent construction improves the overall slope stability of the garden, as identified in the GEA report.

4 – The proposed re-development at 30A Thurlow Road is familiar to Conisbee and is identified on the drawings and in the reports. The existing construction is on a piled raft and as such not affected by the works. The proposed development is for a basement of similar depth or deeper than the proposed works at 39 Rosslyn Hill so will not be impacted by them. The ground conditions are identical so the comments by GEA, stating the proposed works have no significant

impact on the Hydrology and Hydrogeological setting, apply.

5 – The current proposals have been modified on the advice of the Arboriculturalist Skerratt. They have since considered the impact of the works on the root protection area (RPA) of each tree and advise that they do not consider they will be adversely affected if protective measures and appropriate working practices are applied.

6 – The owner on 39 Rosslyn Hill Basement Flat is aware of the requirement to appoint a party wall surveyor.

On the basis of the investigations, design, basement impact assessment and reporting undertaken it has been demonstrated that the proposed development does not

- cause harm to the built and natural environment and local amenity
- result in flooding
- lead to ground instability.