

Vidhur Mehra

January 18, 2016

Campbell Reith
Friars Bridge Court
41-45 Blackfriars Road
London
SE1 8NZ

Dear Sirs

Thank you for preparing an audit of the basement impact assessment carried out for 36 Flask Walk in support of our planning application number 2015/3753/P. We have instructed extensive further work to be carried out to address the points raised and refer you to the updated Subterranean Construction Method Statement and Structural Report (CMS) and updated architects drawings.

I refer to the specific points raised in the audit query tracker as mention in appendix 2 of your report:

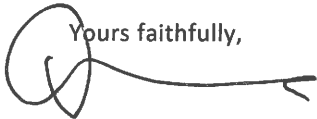
1. Identify acceptable bearing and settlement characteristics.
The Geo-Environmental report states a safe bearing pressure of 160 kN/m². (see para 6.13 of the Geo-Environmental report). The bearing capacity will be checked when the initial underpin excavations are inspected (see para 10.4.2 of the Basement Impact Assessment) and the underpin design will be reassessed if necessary.
2. Contradiction with BIA with respect to ground movement monitoring.
A monitoring scheme will need to be agreed with the Party Wall surveyors which will form part of the Award as mentioned in para 11 of the revised CMS.
3. Temporary and permanent support proposals to existing front wall require additional information.
This is covered in the revised CMS.
4. Additional investigation and further information to inform lateral stability.
Please refer to structural calculations in the revised CMS.
5. Clarification with respect to potential historic slope movement.
We have discussed this with Chelmer Site Investigations who carried out the BIA and they have informed us that In order to assess this a further high quality borehole will be required (using a windowless sampling rig, or a cut-down cable percussion rig with continuous U100 sampling) but this cannot be implemented until the suspended ground floor is removed. As it would not be reasonable

to remove the ground floor at the pre-planning stage we propose that a requirement for this borehole should be made a condition in the planning consent.

6. Contradiction with BIA with respect to water tight construction and water ingress.
Please refer to para 3 of the revised CMS which states that reinforced concrete works will be designed in accordance with the recommendations given in BS 8007 and a drained cavity system will be adapted to achieve a grade 3 level of protection. It is also suggested in para 7 of the revised CMS that if necessary a dewatering contractor will be appointed.

We trust that you will find the revised reports acceptable and look forward to your further conclusions

Yours faithfully,

A handwritten signature in black ink, consisting of a large, stylized initial 'V' followed by a horizontal line that ends in a small hook.

Vidhur Mehra