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Our ref J14349/MC/4

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Dear Gideon

**Re: AUDIT OF REVISED BASEMENT IMPACT ASSESSMENT FOR 13/15 JOHN'S MEWS
WC1N 2PA (2014/3330/P)**

Further to your ongoing instructions, we have now reviewed the additional information provided to support the Basement Impact Assessment (BIA) relating to basement construction at the above site. This letter supplements our previous review and should be read in conjunction with our previous letters J14349/MC/1 of December 2014, J14349/MC/2 of May 2015 and J14349/MC/3 of November 2015.

Supplementary Information

The additional information comprised a slightly revised BIA, updated drawings, additional groundwater monitoring data and a slight change to the construction sequence.

For clarity the revised documents are listed below.

- Chelmer Basement Impact Assessment (BIA/4507D Rev 5) dated January 2016
- FT Architects Drawing Nos 200_32_100, 200_32_01, 200_32_02, 200_32_03, 200_32_04, 200_32_17, 200_32_18, 200_32_19, 200_32_20, 200_32_21, 200_32_22
- Barrett Mahony Drawing Nos L14771/00-T2, 01 PL1, 02 PL1, 03 PL1, 04 PL1, 05 PL1, 06 PL1, 701 PL3 (including the change to construction sequence), 702 PL1, 703 PL2
- Chelmer Ground borne Gas (and groundwater monitoring) results sheet dated 20 January 2016

The BIA revision appears to amount only to an update for the most recent set of drawings with no change of consequence from that reviewed in our previous letter. The revisions to the drawings generally appear to relate to above ground and demolition works rather than those associated with the basement construction. The exception is Barrett Mahony Drawing No 701 PL3 which sets out a slightly amended basement construction sequence (and which superseded Drawing No 701 PL2 which was referenced in the BIA) to ensure that the underpinned walls remain supported upon the piled foundations during both temporary and permanent works.

Basement Construction Plan

The conclusions of our previous review stated that *'the revised Basement Impact Assessment, when*

read in conjunction with the architect's drawings and Barrett Mahony drawings, is a thorough assessment of the impact of its construction.


Provided that the recommendations within the BIA are followed in full then it is considered that the methodology proposed provides sufficient confidence in the protection provided to the surrounding structures. It is acknowledged that satisfying the council's requirements for this project relies on a particularly high standard of workmanship and monitoring and appropriate timing of any mitigation measures that are indicated by the monitoring to be necessary. The council may therefore wish to apply conditions relating to the level of expertise and supervision involved in the construction of this basement.'

It is therefore recommended that the council secures a Basement Construction Plan to ensure that the high standards of workmanship and monitoring are maintained. Particular attention should be given to the following as a minimum.

- Monitoring of party walls and boundary walls for movement at all stages of the project.
- Review of construction status drawings prior to commencement
- Review the contractor's method statement prior to commencement
- Ensure, by regular inspection, that the measures set out in the BIA are undertaken particularly in respect of mitigation of groundwater ingress during the underpinning process
- Ensure that the excavation sequence detailed on BM Drawing No 701 Rev PL3 is followed.

We trust that the foregoing comments are sufficient for your needs.

Yours sincerely
GEOTECHNICAL & ENVIRONMENTAL ASSOCIATES



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