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Mr A Power
Alan Power Architects
13 Needham Road
LONDON W11 2RP

Dear Mr Power

Re: 5 Hermit Place, LONDON, NW6

I am enclosing various documents in relation to the comments by Campbell Reith on our Basement Impact Assessment Report.

I have retained the services of H Frazer Consulting who have produced a document headed up "5 Hermit Place, Basement Impact Assessment: Ground Water." This is attached and I consider it answers the queries raised by Campbell Reith.

The second document attached has been produced for me by Ground & Project Consultants Ltd. This is entitled "Assessment of Potential Ground Movements from the Proposed Basement Construction." Again, I consider this answers all the questions raised by Campbell Reith. I am also attaching our revised calculation sheets 4201/01A and 02A and new calculation sheets 4201/03, 04 and 05. Calculation sheets 01A and 02A have been revised to take into account the comments of Campbell Reith.
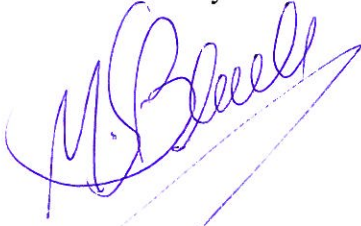
Calculation sheets 03 and 04 calculate the inward deflection of the retaining wall adjacent to the houses in Hermit Place. In the first case I have assumed the wall is a cantilever which is a situation that will never really arise but represents the worst case. If the propping is carried out correctly, as shown in our drawings, the wall will never act as a cantilever. In its final condition, with the floor in place, it will be a propped cantilever at worst and at best a four way spanning reinforced concrete wall. However, assuming the wall is a straight forward cantilever the maximum calculated inward deflection is 8.5mm. The second part of the calculation shows the maximum calculated deflection inward of a propped cantilever wall. This is only 0.48mm which is insignificant.

In the final calculation sheet, 05, I have assumed that the houses in Hermit Place have footings of approximately 500mm deep. Keeping the wall as a cantilever, I have then calculated the deflection of the wall at the underside of the footing. This works out at 7.3mm. By triangulation I have then calculated the potential downward movement of the soil should it move to fill up the triangular gap caused by the movement of the wall. This calculates as 2.65mm. This would be unlikely to cause any damage of any significance. This situation will never occur if the wall is constructed properly with the propping as shown on our drawings. Potential deflection as a propped cantilever is minimal and I could see little point in carrying out a calculation.

I consider the attached documents now answer all the points raised by Campbell Reith. However, if there are any further queries please do not hesitate to contact me.

Yours sincerely

Michael S Blacker
Partner

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