Our Ref: KHD/kk/215115

3rd November 2016

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Mr. D. Baliti
1 Devonshire Street,
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By email daniel.baliti@vabel.co.uk

Dear Daniel,

16a Lyndhurst Gardens, Hampstead, London, NW3 5NR

I write to explain the changes to the basement floor plan, and how it relates to the approved Basement Impact Assessment ("BIA").

As you will be aware, the BIA was submitted pursuant to Condition 4 to Camden Council in 2015, and this condition was formally discharged earlier this year.

In that submission you will be aware that we significantly rationalised the structural design to improve buildability and reduce risk of damage to neighbouring properties. Specifically, we introduced a single line of piles to the full perimeter of the site, rather than two lines of piles and underpinning of the boundary wall, as had been previously proposed. This meant, in real terms that the basement formed a single box, rather than a stepped box.

The benefits of this arrangement, described in our previously approved BIA, were very significant in impact terms:

(i) We have positioned the contiguous piles close to the boundaries as there is no avoiding the foundation surcharges from the neighbouring buildings by having them in board of the boundary.

(ii) We found by making this change and omitting any underpins to the neighbouring buildings we have been able to significantly decrease the damage potential and switch the construction to bottom up, narrowing the programme and the disturbance to the neighbours.

(iii) The revised structural design of the basement box is therefore far quicker to construct, reducing risk of damage and disturbance to neighbours compared to the previously proposed scheme.

Under this improved structural design, which has been approved by the Council with ARUP auditing, the basement was to be partially backfilled post-excavation, so that the internal layouts matched those originally approved. The latest amendments hereby proposed seeks to move the RC liner wall out against the contiguous piles, allowing full utilisation of the already excavated volume. For the avoidance of doubt, it does not seek to increase the overall size of the excavation, move the positions of the contiguous piles or go any deeper with the excavation than was previously proposed.

The current structural proposals **are not materially different to those approved** in the BIA by ARUP, and actually improve the overall impact to neighbouring properties.

The technical and construction reasons we would recommend the RC liner wall to be moved to be against the contiguous piles are as follows:

(i) By combining the liner wall and the contiguous piles (as typical with residential contiguous piled basements) we will stiffen and enhance the boundary piles creating a basement box bonded to the piles.

(ii) This will result in a further decrease in damage potential by reducing the potential for movement.

(iii) This will also avoid additional lorry loads returning to site with material to backfill.

(iv) Currently the liner wall is positioned internally and is therefore supported by internal piles and thickenings in the basement slab which are working onerously and is an inefficient use of materials.

As previously advised we would strongly recommend you pursue this change in order to maximise the structural efficiency, minimise damage potential further, and reduce the construction programme, thus minimising noise and disturbance to the neighbours.

Of course, we would welcome these proposals being audited by ARUP once again, should the Council deem this appropriate, and we would be pleased to answer any further queries that may arise in this regard.

Yours sincerely,

Kristian Holness-Dove
For Mason Navarro Pledge Ltd