

Laura Hazelton
Regeneration and Planning
London Borough of Camden
Floor 2
5 Pancras Square
London N1C 4AG

28th March 2017

Ref: 24699/4/ph
Your Ref: 2016/4352/p

Dear Laura,

1 Guilford Street, London WC1N 1DR - Mitigation Strategy

In response to your email to Stanley Haines of the 16th March I have prepared the attached statement and attached Monitoring Proposals.

In developing the design for the extension to number 1 we firstly considered the potential impact on the three neighbouring buildings plus adjacent highway:

1. Main part of number 1 – This is a substantial 19th century building which will be stripped out to its structural shell during the works. In such circumstances any damage that may develop in the building during the excavation work will almost certainly be lost within the scale of general repairs and refurbishment that will happen. Therefore no special or focused mitigation is required.
2. Number 20 Brownlow Mews – We were Engineers for this development. This building has a substantial basement which is deeper than the proposed basement extension to number 1. The new structure is also quite substantial and is dominated by new reinforced concrete construction, all of which we designed. This structure is very robust and we don't foresee any work on number 1 having any meaningful impact on number 20. Therefore no special or focused mitigation is required.
3. Extension to 137 Gray's Inn Road – This is a small single storey extension with brickwork walls and timber joisted flat roof. We believe the extension accommodates the kitchen to the Indian Restaurant that occupies number 137. We do not believe this structure to be particularly substantial and may have been constructed as an infill to a former external yard area. The ground movement analysis suggests a potential for movement in this structure which could fall into Category 2. Care needs to be taken in terms of an Engineering solution and construction methodology which is discussed below.
4. The site of the extension abuts Brownlow Mews. This is a small side street and is accessible from both ends of the mews but access cannot be restricted.

With these observations in mind and the focus on the rear extension to number 137 Gray's Inn Road we have applied the following mitigation strategy:

1. When developing the design for the extension we did consider a reinforced concrete underpinning solution but decided to use a piled wall solution. We considered the latter

as presenting a lower risk of damaging the existing rear extension to number 137 Gray's Inn Road and the road surface of Brownlow Mews.

2. We have prepared a monitoring regime as described in the attached document with the focus on the flank wall of the extension to number 137 Gray's Inn Road.
3. The major engineering work on site will be monitored by a Chartered Structural or Civil Engineer.
4. During the ground-works stage we also expect that a Geotechnical Engineer will be available for consultation and advice if required.

The monitoring regime defines some provisional trigger values in the monitoring process and the actions that are to be taken if these values are exceeded. This could include more propping at capping beam or at greater depth is required.

Yours sincerely,
for Price & Myers

A handwritten signature in blue ink, appearing to be 'PH', with a long, sweeping horizontal line extending to the right.

Phil Hudson
Partner
Phudson@pricemyers.com

Enc. Monitoring Proposals