

## Henry, Kate

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**From:** LizBrown@campbellreith.com  
**Sent:** 24 July 2017 17:24  
**To:** Henry, Kate  
**Cc:** Bushell, Alex; camdenaudit@campbellreith.com; RobertMorley@campbellreith.com  
**Subject:** RE: FW: 2015/3049/P - 51 Calthorpe Street - neighbour's review of BIA

Hi Kate

Apologies for the delay in responding, this slipped off the radar.

Having reviewed the information submitted, we would comment as follows:

With respect to the need for underpinning at the break in the piled wall, the information supplied shows the capping beam to the piled wall temporarily supporting the section of wall that is to be underpinned. We consider this is as a reasonable way to deal with this section of wall and the capping beam would provide a stiff vertical prop. There is little detail regarding how the capping beam will be installed beneath the wall, but we are satisfied this can be developed at detailed design stage as it is just picking up a corner of wall and can be easily reached from the exterior of the property and cast in a single bay.

The note also confirmed quarterly ground water monitoring will be carried out. We assume this will continue until construction, although that is not stated, and we do not know whether it will cover the winter months when rainfall might be at its highest. However we are satisfied that this is good practice and that the scheme has been designed to deal with the worst likely ground water levels.

If you have any further questions, please don't hesitate to contact me.

Regards  
**Liz Brown**  
Partner

**CampbellReith**  
consulting engineers

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From: "Henry, Kate" <Kate.Henry@camden.gov.uk>  
To: "LizBrown@campbellreith.com" <LizBrown@campbellreith.com>  
Cc: "Bushell, Alex" <Alex.Bushell@camden.gov.uk>, "camdenaudit@campbellreith.com" <camdenaudit@campbellreith.com>, "RobertMorley@campbellreith.com" <RobertMorley@campbellreith.com>  
Date: 19/06/2017 15:31  
Subject: RE: FW: 2015/3049/P - 51 Calthorpe Street - neighbour's review of BIA

Hi Liz,

The applicant has provided the attached Technical Note setting out details of how the underpinning would be done and providing for regular groundwater monitoring. Can you let me know if this satisfies the concerns raised in your last email (see below).

I look forward to hearing from you.

Kind regards

Kate Henry  
Senior Planning Officer

Telephone: 0207 974 2521



**From:** LizBrown@campbellreith.com [<mailto:LizBrown@campbellreith.com>]

**Sent:** 14 June 2017 09:42

**To:** Henry, Kate <Kate.Henry@camden.gov.uk>

**Cc:** Bushell, Alex <Alex.Bushell@camden.gov.uk>; camdenaudit@campbellreith.com; RobertMorley@campbellreith.com

**Subject:** Re: FW: 2015/3049/P - 51 Calthorpe Street - neighbour's review of BIA

Dear Kate

We have reviewed J&P's letters of 5 May and 6 June 2017 and would respond as follows:

The letters from J&P are generally in agreement with the updated BIA which had taken on board our suggestions in order to reduce the damage category to category 1. J&P's concern now is that "additional ground movements from ... local underpinning adjacent to the front wall... is likely to increase the damage to Burland category 2". From this statement we assume they are referring to the underpinning beneath, and perpendicular to, the front wall where there is a break in the piled wall.

A break in the contiguous piled wall where the piled wall crosses the front wall of the property is proposed due to the piling rig not being able to pile beneath the existing wall. The break in the wall is proposed to be in filled with an in situ RC wall after the construction of the piled wall . No dimensions are provided for the length of the break in the wall, however typically it would be anticipated that piling can be installed within 450mm of the face of the existing wall on either side, which would create a break in the piled wall of approximately 1.2m-1.5m. The applicant has not provided details of the formation of this in fill in situ wall and whether it will be carried out as underpinning prior to the main excavation taking place, however as a worst case it can be assumed that the panel is to be formed after the excavation has taken place with the soil face propped in the temporary case where it is unretained over the opening in the piled wall. While ground movements may be larger in this location than around the general perimeter of the basement, it is thought that this will have a negligible impact on the overall damage category consideration of the neighbouring building due to the local nature of this form of construction. The structure over is adjacent to the boundary wall between 49 and 51 Calthorpe Street and the junction with the front walls of both properties. This forms a strong point in the structural walls where they are effectively restrained in both directions, therefore decreasing their susceptibility to damage caused by ground movements in this location further limiting the impact of potential localised higher ground movements.

With respect to checking groundwater levels as noted in J&P's letters, we concur that this is good practice and is to be recommended.

Whilst we think these are minor issues, it could be of benefit to ask the applicant to provide a detail for this section of wall and an undertaking to carry out further groundwater monitoring. Let me know if you would like us to follow that up.

We would be happy to attend committee and our fee will be in the order of £405 to £810, depending on how long we are there.

If you have any questions on this or anything else, let me know.

Regards,

**Liz Brown**  
Partner

**CampbellReith**  
consulting engineers

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From: "Henry, Kate" <[Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)>  
To: "[LizBrown@campbellreith.com](mailto:LizBrown@campbellreith.com)" <[LizBrown@campbellreith.com](mailto:LizBrown@campbellreith.com)>, "[camdenaudit@campbellreith.com](mailto:camdenaudit@campbellreith.com)" <[camdenaudit@campbellreith.com](mailto:camdenaudit@campbellreith.com)>  
Cc: "Bushell, Alex" <[Alex.Bushell@camden.gov.uk](mailto:Alex.Bushell@camden.gov.uk)>  
Date: 08/06/2017 09:24  
Subject: FW: 2015/3049/P - 51 Calthorpe Street - neighbour's review of BIA

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Hi again,

I have also just added this letter from Jenkins Potter to the website.

Kate

Kate Henry  
Senior Planning Officer

Telephone: 0207 974 2521



**From:** Henry, Kate  
**Sent:** 08 June 2017 09:19  
**To:** 'LizBrown@campbellreith.com' <[LizBrown@campbellreith.com](mailto:LizBrown@campbellreith.com)>; 'camdenaudit@campbellreith.com' <[camdenaudit@campbellreith.com](mailto:camdenaudit@campbellreith.com)>  
**Cc:** Bushell, Alex <[Alex.Bushell@camden.gov.uk](mailto:Alex.Bushell@camden.gov.uk)>  
**Subject:** FW: 2015/3049/P - 51 Calthorpe Street - neighbour's review of BIA

Hi Liz,

Further to my last email sent on 10<sup>th</sup> May (see below), I can confirm that I'm now hoping the application will go to committee on 6<sup>th</sup> July. As I noted, the Jenkins Potter review of the BIA is likely to be raised as an issue so whoever comes to committee will need to be prepared to comment on it.

Any questions let me know.

Thanks,

Kate

Kate Henry  
Senior Planning Officer

Telephone: 0207 974 2521



**From:** Henry, Kate  
**Sent:** 10 May 2017 08:21  
**To:** [LizBrown@campbellreith.com](mailto:LizBrown@campbellreith.com); 'RobertMorley@campbellreith.com' <[RobertMorley@campbellreith.com](mailto:RobertMorley@campbellreith.com)>;

[camdenaudit@campbellreith.com](mailto:camdenaudit@campbellreith.com)

Cc: Bushell, Alex <[Alex.Bushell@camden.gov.uk](mailto:Alex.Bushell@camden.gov.uk)>; Rodwell, Dan <[Dan.Rodwell@camden.gov.uk](mailto:Dan.Rodwell@camden.gov.uk)>

Subject: 2015/3049/P - 51 Calthorpe Street - neighbour's review of BIA

Good Morning,

Please find attached the review of the latest BIA by Jenkins Potter, as commissioned by the neighbour at No. 49. This is likely to be raised at committee so please can you have a look and be ready to comment at committee if necessary. At the moment I'm aiming for 15<sup>th</sup> June committee.

Any questions, please let me know.

Kate

Kate Henry  
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