

7 June 2017

Planning ref: 2017/0001/P  
Our ref J16266/ML/Letter1



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Mr Richard Colley  
Parmar Brook  
2<sup>nd</sup> Floor 345 Old Street  
London  
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Dear Richard

**Re: 176 PRINCE OF WALES ROAD, LONDON NW5 3PT**

We have now reviewed the comments made within the Basement Impact Assessment (BIA) Audit by Campbell Reith (ref: 12466-52, dated April 2017) and this letter provides our formal responses, in turn, to each of the points raised.

#### **4.4 Site Conceptual Model and Neighbouring Building Foundation Depths**

In Section 2.3 of our report (pages 5 and 6), we provide commentary on our search of records for basement developments below surrounding properties. We also discuss the differences in ground levels between the subject site and the neighbouring sites. As it is not possible for us to excavate trial pits adjacent to neighbouring properties, as this falls outside of our site boundary, as is a sensible approach, we have provided very conservative assumptions of the founding depths of the neighbouring properties, i.e. less than 1.00 m below ground level. This has been used in the Building Damage Assessment of neighbouring properties

A ground conceptual model is provided in Section 7 (page 16) of our report, which provides the basis of our recommendations for the basement design, assessing whether groundwater will be an issue during construction and the permanent case and to inform the Ground Movement Analysis (GMA) and Building Damage Assessment. This is the way we present our conceptual model in all of our Basement Impact Assessment Reports and it has not been questioned during audits to date.

#### **4.7 Additional Groundwater Monitoring**

It is proposed and has been agreed to undertake monthly groundwater monitoring visits leading up to the construction period, which will also include rising head tests and trial excavations, when practical, in order to provide an assessment of the occurrences and rates of inflow of any seepages likely to be encountered in the basement excavation. The results of the exercise will be made available along with any groundwater control strategy that may be deemed required.

#### **4.18 Differential Founding Depths**

We have answered “No” to the Land Stability Question 13 in light of the guidance provided within the Guidance for Subterranean Development by Arup. Within Section 3.3.3, paragraphs 165 and 166, the guidance explains that the issue of differential founding depths should be considered in the context of party walls, such that a basement development will cause differential founding depths of different elevations of a neighbouring property, due to a party wall being underpinned. We have therefore answered this screening question in this context, in as there are no party walls, differential founding depths of neighbouring properties will not be an eventuality.

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We have assessed the impact on neighbouring properties through our Ground Movement Analysis and Building Damage Assessment in Part 3 of our report.

I trust that the above satisfies your current requirements however should you need anything further then do not hesitate to contact us.

Yours sincerely  
GEOTECHNICAL & ENVIRONMENTAL ASSOCIATES

A handwritten signature in black ink, appearing to read 'Matt Legg', with a long horizontal flourish extending to the right.

Matt Legg