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Document Ref:

1691-001

Date: 13 June

2017

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Dear Ms Brown

**176 Prince of Wales Road, London NW5 3PT**

Thank you for the comments on the Basement Impact Assessment (BIA) submitted for 176 Prince of Wales Road. We have reviewed the BIA Audit document by Campbell Reith (ref: 12466-52, April 2017); the following letter addresses the concerns highlighted within the audit, with our responses as below.

**4.4 Site Conceptual Model and Depth of Foundations of Surrounding Structures**

Please refer to letter from GEA (attached), Section 4.4.

**4.5 Outline Construction Program**

Please refer to the Construction Management Plan.

**4.7 Further Groundwater Monitoring**

Please refer to letter from GEA (attached), Section 4.7.

**4.11 Consideration of Attenuation SUDS as CPG4 3.**

As stated in the BIA the proposed development will not result in an increase in impermeable area. Therefore, the proposed impact of the development on existing infrastructure is negated. As the site is small in area with limited external space, the inclusion of SUDS components within the site is severely constrained with the proposal to maintain existing SW outfalls as per existing. It is not considered practical or indeed best practice to bring existing SW runs to basement level where attenuation could be provided. This would require pumping surface water back to ground level which is not deemed sustainable and would increase flood risk within the development. In this regard, the incorporation of SUDS is not deemed feasible or suitable.

**4.12 Outline Retaining Wall Calculation**

Please see attached PB-1691-CP00-REV0.pdf

**4.15 Provide Outline Temporary Dewatering Proposals**

Please refer to letter from GEA (attached), Section 4.7.

**4.16 GMA and Damage Impact Assessment**

Please refer to letter from GEA (attached), Section 4.4 and 4.18.

**4.17 Damage Impact to Surrounding Structures**

Noted

We trust that the above responses are acceptable. Should you have any further queries, please do not hesitate to contact us.

Yours sincerely,



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