

7th September 2017

Ref: 60-70 Shorts Gardens: BIA Audit (Appendix 2) Response

The purpose of this letter is to complement the information provided in the previously issued *Fluid Structures 'Preliminary Basement Impact Assessment'* and *'Structural Statement'* reports, and to address the recent queries as a result of the BIA Audit.

Structural Feasibility

Please review Appendix A of this letter: *Fluid Structures: '60-72 Shorts Gardens, London; Structural Feasibility Report'; dated March 2017*. This report discusses the structural implications of the proposals for the alterations to 60-72 Shorts Gardens and 14-16 Betterton Street. Please focus your review on section 6: *'Proposed works and implications'*. This section of the report includes description of the proposed works, vertical and lateral stability and the existing and new load paths. Reference has also been made here to Crossrail tunnel, basement waterproofing and structural implications including retaining wall solutions and buoyancy.

Please note that some of the elements may have changed since the original issue of the report, following the progress of the design and coordination with the architect and the team. However structural principles and design assumptions should remain unchanged.

Structural calculations

Please see Appendix B for the Retaining Wall calculations and Buoyancy check. These should be read in conjunction with section 6.2.3 and 6.3.2 of the *Structural Feasibility Report (Appendix A)*.

Crossrail tunnel

Please refer to *Fluid Structures: '60-72 Shorts Gardens, London; Structural Feasibility Report'; dated March 2017 (Appendix A)*. Geotechnical specialists: *Soiltechnics* will revise their *'Basement Impact Assessment'* report to include comments in regard to stability and to confirm that no restrictions on the proposed development are necessary. The revised report will be issued with this letter once again as Appendix C, as soon as available.

Hydrogeology

The potential cumulative impact on ground water flows will be addresses in the revised *Solitechnics 'Basement Impact Assessment Report'*, which will follow shortly. It will be issued with this letter once again as Appendix C, as soon as available.

Site specific ground investigation and Existing Foundations

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As noted in the previous reports, intrusive investigations at the above address were not possible and are held up by provision of safe access.

Geotechnical engineers were able to obtain information on the anticipated geological and ground water model based on record information from the planning portal, British Geological Society maps and most helpfully, previous intrusive investigations completed by the specialist in vicinity of our site (6no. in total). The findings have been summarised in the *Soiltechnics: Basement Impact Assessment* report and Fluid Structures: Structural Statement, both dated July 2017.

Additionally, we have included previously issued *Fluid Structures 'Basement Impact Assessment'* report, revision P2 (Appendix D), to account for the qualifications of the author as per the CPG4 requirements.

Note: Whilst considered sufficient and accurate for the current Planning stage, the above information should be solely used for planning purposes as it is based on limited information on the existing structure and on assumptions that will need confirmation at a later project stage.

Yours sincerely,



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Structural Engineer
On and behalf of FLUIDSTRUCTURES

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