

Pedro Gil
Studio Gil Ltd
The Artworks
Elephant Road
SW17 1AY
Ref: 170013/K Hirst

26 September 2017

Dear Pedro

The Coach House, 50A Belsize Square, London, NW3 4HN

Please find further information attached in support of your planning application and GEA's Basement Impact Assessment for the above project.

Enclosed is the following supplementary information.

- A proposed construction method statement and drawing.
- Scheme structural calculations for the primary substructure works.
- Proposed structural monitoring specification.

Whilst writing, we note one comment that was raised in Campbell Reith's audit report concerning groundwater inflows during the construction process.

Water inflow was recorded in one of the two boreholes carried out at 0.7m below the existing lower ground floor level (approximately 2.2m below pavement level). It is assumed this is perched water.

This local groundwater will need to be controlled by the groundworker during the construction process. Any dewatering required will involve the groundwater being controlled by pumping, to locally lower the groundwater level in the vicinity of the excavation only.

This is likely to take the form of sump pumping (if required) where the groundwater is allowed to enter the excavation where it is then collected in a sump and pumped away by robust solid handling pumps. Sump pumping is an effective way of allowing the construction of the lowered ground floor level.

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It should also be noted that there is a relatively shallow, 100mm diameter drainage pipe passing below the existing property which comes from, and serves, the adjacent property. A CCTV survey of the drain has been carried out and the vitrified clay pipe appears in fairly poor condition with several small cracks along its length.

As part of the works at the above property it is proposed to replace this drainage run and install an additional manhole in the shared access space with the adjacent property in order to allow service access for both properties in the future. This new manhole would be positioned at the location of the existing connection point from next door.

We trust the above is in order, however please do not hesitate to contact us if you have any queries,

Yours sincerely

A handwritten signature in black ink, appearing to read 'Keith Hirst'.

Keith Hirst
For Conisbee