

To Whom It May Concern,

The Hall School, Hampstead – Planning Application 2016/1639/P Letters

As the project Structural and Civil Engineers appointed for the proposed redevelopment works at The Hall School, Elliott Wood (EW) submitted the Basement Impact Assessment (BIA) as part of the original planning application; 2016/1639/P, in November 2016. Subsequently EW have issued revised reports in March 2017 following the BIA Audit carried out by Campbell Reith on behalf of Camden Council and in July and October 2017 to satisfy changes to local policy.

The re-issue in March provided the following additional information; outline construction sequence for the basement, outline structural calculations for the basement and a movement monitoring report.

The re-issue in July provided additional information regarding the neighbouring basements and the combined effect of underground developments.

The re-issue in October included a revised scheme and Ground Movement Assessment to ensure risk of damage to neighbouring properties is to Burland Scale 1. The previous limit had been Burland Scale 2.

In addition to the above EW have reviewed and responded to reports by Eldred Geotechnics Ltd and First Steps Ltd in April 2017. EW have also received and reviewed the below letters from Eldred and First Steps, and provide our responses to the points raised:

Eldred Geotechnics Letter ref. G1701/17H10/AK1 dated 10th August 2017

The primary focus of this letter is the outline construction sequence information provided by EW in the Planning Report and Basement Impact Assessment. The points raised refer to the integration between the excavation propping system and the construction sequencing.

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The Ground Movement Assessment for the current scheme has been carried using the outline construction sequence provided and is in line with Camden's revised local policy, this includes ensuring that the risk of damage to neighbouring properties is to Burland Scale 1. The final temporary works will be carried out by the appointed contractor, this will be reassessed to ensure that it is within the limitations set out in Camden's policy, in particular ensuring that the damage to neighbouring properties is to Burland Scale 1.

The letter re-states concerns that have been raised in their original report which were addressed in the EW report 'Response to Eldred Geotechnics Report: Technical Advice G1701-TA-01-EA EW Comments' issued in April 2017.

First Steps Ltd letter 'Further observations on the Technical review of ground conditions at Hall School...' dated 3rd August 2017

This letter reiterates some of the points raised in the First Steps Ltd letter 'Technical review of ground conditions at Hall School...' dated 26th January 2017. These items have previously been responded to in the EW report 'Response to Eldred Geotechnics Report: Technical Advice G1701-TA-01-EA EW Comments' issued in April 2017, to which we refer First Steps Ltd.

To summarise, we do not consider that any points that have been raised in the above two letters have not already been considered to an appropriate level of detail. Therefore, as verified by Campbell Reith, the Elliott Wood Planning Report and Basement Impact Assessment satisfies the Camden requirements.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Paul Davies', with a stylized, cursive script.

Paul Davies

For and on behalf of Elliott Wood Partnership Limited