



Our Ref: GA20037/L2/kd

Your Ref:

Date: 25 November 2016 (updated 25 April 2017)

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Dear Sirs,

**Re: GA20037 – The Studio, 20 Crediton Hill, London NW6 1HP**

Further to recent discussions with respect to the proposed basement construction at the above, we confirm the following:-

1. The proposed scheme requires excavated stem base underpinning with retaining wall construction to the sides of the proposed basement.

We anticipate no difficulty in designing and constructing appropriate underpinning works in the anticipated dry clay substrata.

These reinforced concrete underpinning and retaining wall structures can be propped if necessary of the unexcavated material in the middle and will benefit in the permanent condition from the permanent propping provided by existing ground floor steel structures and by the new basement slab as a part of our standard in-situ construction techniques proposed.

2. The existing reinforced concrete basement to Garage 4, which remains as at present, will effectively perform as a permanent wedge both, above and below the grounds between the proposed basement works to new lower ground floor and garages 1, 2 and 3, which shall remain located at a substantial distance from works under the existing premises at the rear
3. It should be noted that there are no significant existing structures adjacent to the proposed basement. At the rear the ground slopes away to the adjacent playing field and that wall of the basement will be glazed only. To the three sides there are no structures apart from a garden wall on the left, which is to be underpinned, and therefore only surcharge loadings incidental to a garden apply.

At the front the only access to the existing forecourt area, which is retained undisturbed as at present is for private cars only as the access is inadequate for anything larger.

Therefore surcharge loadings in this area are also relatively light and over most of the area the surcharge loadings will be applied to existing undisturbed soil and only in part horizontal surcharge loadings will apply to new reinforced concrete basement retaining walls.



In conclusion we would consider the design requirements for this proposed basement development as being relatively straight-forward.

Yours faithfully

A handwritten signature in black ink, appearing to read "P N Jones", enclosed within a large, loopy oval stroke.

**P N Jones BSc, C Eng, MICE**  
**Business Development Director**