

8 July 2014

Your ref:
Our ref: J13073/ME/2

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Dear Maneesha

Re: 2 OAKHILL AVENUE, LONDON, NW3 7RE

Further to our Site Investigation and Basement Impact Assessment Report (ref J13073 issue 3, dated July 2013) prepared for the site, we have now reviewed the Independent Assessment report prepared by Chelmer Consultancy Service (ref BIA/4415 dated April 2014), on behalf of Camden Council and have made some revisions to our report to provide further clarification and to address the comments made by Chelmer. Our revised report (ref J13073 issue 4, dated 4 July 2014) is enclosed.

Our amended report addresses all of the comments that Chelmer have raised where we have sufficient information to do so. Two further groundwater monitoring visits have been carried out and the results are included in the amended report. We have not been instructed to carry out any ground movement analysis for the project at this stage and therefore it is not possible for us to respond to some of Chelmer's comments in this regard.

The paragraph numbers used below refer to those set out in the Chelmer Report.

The Independent Assessment report provides comments on both our report and the Price and Myers Construction Method Statement for the site. Our amended report only addresses comments on our original Basement Impact Assessment (BIA) report. Below is a summary of the changes made to our BIA and mainly refers to Section 3.2.2, sub-sections a to j in the Chelmer Report.

3.2.2 a The surface water and flooding aspects have now been reviewed by a chartered civil engineer who specialises in surface water drainage and confirmation of this is provided in Price and Myers' Construction Method Statement (CMS). The information has remained in our report for completeness and it is noted that the independent assessors indicated that one of our answers was incorrect and this has been addressed in the latest revision.

3.2.2 b The Independent Assessment report identified four points (2.3.4) where our screening responses were deemed inappropriate, Q1b and Q4 in the Subterranean (Groundwater) section, Q14 in the Stability Screening section and Q3 in the Surface Flow and Flooding screening sections. All four of these comments have now been amended with appropriate justification.

3.2.2 c/d Paragraph 2.3.5 in the Independent Assessment report requests that all screening questions previously answered 'No' have justification, which has now been provided. The further information provided in this process has also addressed comments made in paragraph 2.3.7.

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- 3.2.2 e although this information is provided in the design part of our report we have now included this information in our ground model section.
- 3.2.2 f/g as noted above we have not been instructed to carry out any ground movement analysis for the site and cannot therefore, at this stage, quantify the likely movements or damage category assessments with regard to the proposed development.
- 3.2.2 h although our report recommended that foundations should be placed in firm clay such that Chelmer's point is not relevant, we have added further detail in our foundation recommendations to make this completely clear.
- 3.2.2 I we have carried out two additional groundwater monitoring visits and provided more information in the groundwater section (Section 5.3) of our report.
- 3.2.2 j as a matter of course GEA carry out a services search prior to any commencement on site to determine that it is safe to carry out exploratory work. This search includes checking for railway tunnels, London Underground tunnels, Thames Water services and other statutory service providers. This information is now included in the appendix of our report, with the exception of the Thames Water plans which are provided in the Price and Myers CMS appendix.

Yours sincerely

GEOTECHNICAL & ENVIRONMENTAL ASSOCIATES



Matthew Elcock

A handwritten signature in black ink, appearing to be 'ME'.

Encs