

3 Eton Avenue

Alan Baxter (ABA) responses to Campbell Reith (CR) audit of Basement Impact Assessment (Campbell Reith reference 12727-37 Rev.D1 March 2018)

1.0 Introduction

We have prepared a Basement Impact Assessment (BIA) with Southern Testing (ST) for the construction of a new basement at 3 Eton Avenue. This has been submitted to London Borough of Camden (LBC) as part of the planning application for the redevelopment of the site.

The BIA has since been reviewed by CR who have set out their comments in the report 'Basement Impact Assessment audit – Project No. 12727-37 Rev.D1 dated March 2018'.

These notes provide our responses to the queries raised by CR. The query numbers are as per the Audit Query Tracker in Appendix 2 of CR's report. These notes should be read in conjunction with our BIA rev.B. The BIA has been updated accordingly with the changes highlighted in yellow.

2.0 Responses to Queries

2.1 Query No 1

2.1.1 CR query

Land Stability: An Impact assessment due to heave of the London Clay should be presented, included within the GMA

2.1.2 ABA response

A qualitative assessment has been carried out in relation to the effects of heave on the neighbouring buildings. In our experience of numerous basements of a similar size and geology, the effect of heave will be negligible. The small movements that do occur as a result of heave will cause an upward movement which will counteract some of the downward movements due to the construction of the underpinning and excavation.

Section 12.7 and 12.12 of the BIA have been updated to reflect this.

2.2 Query No 2

2.2.1 CR query

Land Stability: Review of the GMA adopting a reasonably conservative assessment methodology

2.2.2 ABA response

We have updated our calculations to fully comply with CIRIA C760 rather than using the paper by Ball and Langdon (2014).

These changes do not affect the Burland damage categories calculated previously.

A copy of our updated calculations is attached.

2.3 Query No 3

2.3.1 CR query

Residual Impacts: Residual Impacts after the application of mitigation measures should be included in the BIA.

2.3.2 ABA response

The residual impacts after the application of mitigation measures are presented in section 12.11 of the BIA. For the sake of clarity we have re-titled this section.