



**From:** "David Nash" [redacted]  
**Subject:** 106KHR - Campbell Reith Questions  
**Date:** 26 February 2018 at 19:25:11 GMT  
**To:** "Patrick Brice" [redacted]

Hi Patrick,

Responses for Campbell Reith below using the numbering in their Appendix 2.

**Point 1 – Draft programme of works**

For the architect to complete.

**Point 2 – Surface water**

Question 6 has not been completed, our assessment is as follows:

*"Is the site in an area known to be at risk from surface water flooding such as South Hampstead, West Hampstead, Gospel Oak and King's Cross, or is it at risk from flooding, for example because the proposed basement is below the static water level of a nearby surface water feature?"*

No.

The site is located in Camden South, the Strategic FRA for Camden determined that the only area at risk in the south of the borough was Primrose Hill the site is in close proximity to Primrose Hill. Royal Parks have implemented actions to improve flood risk in the area, following the completed works the only area considered at risk is the inverted siphon under the grand union canal along Gloucester Avenue some 1000m west of the site.

**Point 3 – Confirmation of requirement for arboriculturalist**

No arboriculturalist will be required at the site, the basement assessment supersedes that made in the Ground investigation report (STP4034B-G01 dated August 2017, Section 7, 7.7.3 "Tree species identification"). We are satisfied that the basement proposals are outside the root zone of the nearest tree in the communal garden area and no further consideration is necessary.

**Point 4 – Justification of soil strengths**

Soils strengths have been determined using strength/depth relationship, at depths between 3.5 to 4.0m the average shear strength values from the two boreholes between these depths is 100kN/m<sup>2</sup>. SPT value increases from 3 to 4m from 8 to 20. Previous investigations carried out in the area within the London Clay formation provided values of 75 to 125kN/m<sup>2</sup>.

100kN/m<sup>2</sup> is considered representative of the London Clays at the foundation depth of the basement retaining walls.

**Point 5 – Preliminary Calculations for Basement Elements**

Calculations attached for basement wall and slabs showing that section sizing is comfortably adequate using standard reinforcement and conservative assumptions on loading and span configurations.

Give me a call with any questions.

Best regards

David Nash  
Director  
Solid Geometry

[www.solid-geometry.com](http://www.solid-geometry.com)