3 - 6 Spring Place

Spring Place Ltd

Appendix #4 Basement Impact Assessment Note

Heyne Tillett Steel

June 2018

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3rd May 2018
Ref: 1399-01-CM

3-6 Spring Place, London, NW5 3BA
Basement Impact Assessment

To whom it concerns,

The Basement Impact Assessment detailed in the Geothechnical & Environmental Associates (GEA) report Ref: J16143, dated August 2016, was carried out for the proposed development at 3-6 Spring Place prior to a reduction in the scale of the basement.

The original scheme comprised a basement of approx. 455m^2 plan area, constructed using a contiguous piled wall for the full perimeter of the basement. Part 3 of the GEA report considers the likely ground movement and impact of this basement on the surrounding buildings and the Network Rail viaduct that crosses the site. The report concludes the installation of piling and excavation of the basement would result in Category 0 (negligible) or Category 1 (very slight) damage to adjacent properties and the viaduct piers, which is within acceptable limits outlined in CPG4.

For the revised scheme, the scale of the basement has reduced by over 50% to approx. 205m^2. The formation level of the basement pile caps has remained the same, but the plan dimensions have decreased, locating the basement further away from adjacent property 2 Spring Place and running parallel to fewer viaduct piers. A contiguous piled wall is still proposed to be installed parallel to the Network Rail viaduct due to the proximity of the basement.

Following discussion of the likely effect of the basement reduction with GEA, it is considered that the results of the basement impact assessment presented in the GEA report J16143 are still valid, with the impact of the revised basement being of the same or to a lesser extent on surrounding structures.

Yours sincerely,

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