

Mr Robert Morley
Campbell Reith Consultant Engineers
Friars Bridge Court
41-45 Blackfriars Road
London SE1 8NZ

Our ref: 811365/AW/nf

5th June 2018

Dear Robert

79 Redington Road – Basement Impact Assessment Audit Response

Thank you for the audit dated June 2018 with regards to our proposals for the above address. Please accept this letter as our formal response to the queries detailed in Appendix 2 of your audit report.

Query No. 1 – Programme

Please find enclosed an outline works programme indicating the main phases and anticipated durations of work.

Query No. 2 – Stability

Please find attached our drawing 811365-IW-XX-XX-DR-S-7030 Rev P1 for your information.

This drawing details sections through the boundary of the site, 77 Redington Road, which is the only neighbouring property affected by the proposed works.

The sections clearly show that the adjacent structures will not be undermined by the proposed basement and therefore will be unaffected by the works.

Furthermore, we have calculated that, owing to the relatively shallow depths of excavation required for the proposals, 77 Redington Road will be outside the zone of influence of the excavations as detailed by CIRIA Report 760.

The structures that are within this zone, but not undermined by the proposed excavation, are a garden wall and a garage.

We have undertaken an assessment of these the structures in accordance with the Burland Categories as required by CPG Basements. We would summarise our conclusions as follows:-

Wall Reference	Burland Category
Section 1-1	Burland Category 0 (by inspection)
Section 2-2	Burland Category 0 (by inspection)
Section 3-3	Burland Category 0 (by inspection)

Query No. 3 – Stability

We have undertaken a review of your comments and consider that the dimensions taken by your check relate to the slab thickness and the tow of the retaining wall base. Please find attached our drawing 811365-7000-Rev P2 which demonstrates that the wall stem and base are in accordance with the calculations.

We also attach a further calculation, for clarification purposes only, which details the design for the external lightwell retaining wall, which has a 400mm thick wall.

I trust that the above provides an acceptable response to your queries, and that the BIA does now meet the requirements of CPG Basements.

Yours sincerely



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