

52 Eton Avenue
NW3 3HN

Basement Impact Assessment
Audit

For
London Borough of Camden

Project Number: 12985-48
Revision: F1

May 2019

Campbell Reith Hill LLP
Friars Bridge Court
41-45 Blackfriars Road
London
SE1 8NZ

T: +44 (0)20 7340 1700
E: london@campbellreith.com
W: www.campbellreith.com

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Author	R Nair, BTech Msc DIC GMICE
Project Partner	E M Brown, BSc MSc CGeol FGS
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1.0 NON-TECHNICAL SUMMARY

- 1.1. CampbellReith was instructed by London Borough of Camden, (LBC) to carry out an audit on the Basement Impact Assessment submitted as part of the Planning Submission documentation for 52 Eton Avenue (planning reference 2019/0532/P). The basement is considered to fall within Category B as defined by the Terms of Reference.
- 1.2. The initial Audit reviewed the Basement Impact Assessment for potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with LBC's policies and technical procedures. This audit reviews the additional documents submitted by the applicant following the issue of the initial audit report in April 2019.
- 1.3. The latest BIA addendum was forwarded to CampbellReith by email correspondence on 16th May 2019.
- 1.4. The BIA has been prepared by LBH Wembley using individuals who possess suitable qualifications.
- 1.5. The existing three storey terraced property forms part of a housing group. It is proposed to construct a basement to an approximate depth of 3m, beneath the entire footprint of the existing building, and extend laterally to the front and side beneath the existing garden areas. The proposal would also involve demolition of an existing ground floor extension and excavation of a part of the existing garden. It is also stated that an opening (demolishing) would be required in the western perimeter wall to provide access to the proposed basement patio area.
- 1.6. The existing building and the proposed development is located within the Belsize Conservation area.
- 1.7. At the time of issue of the initial BIA report a structural engineer was yet to be appointed and detailed ground investigation was not carried out (refer to email dated 16th April 2019 in Appendix 3). The basement impact assessment was carried out based on assumptions. These issues have since been resolved and all requested information was presented within a BIA addendum report.
- 1.8. The BIA states that a backfilled basement is expected beneath the existing property and garden areas. It was recommended that further site investigation be carried out to confirm the ground conditions on site. This has now been completed. A discussion regarding the same is provided in section 4 of this audit report.
- 1.9. Additional investigation revealed the absence of groundwater at foundation level.

- 1.10. Structural scheme sketches and layout indicating the proposal and preliminary sizing have been provided.
- 1.11. The BIA suggests underpinning as the proposed method of basement construction.
- 1.12. The Outline SuDS strategy report presents proposals to mitigate the risk of flooding across the site. The information presented and the mitigation proposed were reviewed and found satisfactory.
- 1.13. It is noted that a drainage conduit, runs in an east west direction, beneath the existing ground floor extension of the building. This forms a part of a communal drainage system that finally discharges into a common sewer that runs beneath Eton Avenue. It is proposed to re-locate a part of this sewer during the development. Consultation with the utility owner should be undertaken should additional rain and/or sewage water need to be discharged off site due to the proposed development.
- 1.14. The assumptions of the ground movement assessment provided with the initial BIA report, have been confirmed by undertaken ground investigation.
- 1.15. The ground movement assessment presented within the BIA report indicates that the anticipated ground movement due to the proposed development will be within acceptable limits.
- 1.16. An outline ground movement monitoring strategy has been provided.
- 1.17. It is accepted that the site is not located within an area of slope instability and that the proposed development will not impact on the wider hydrogeology of the area.

2.0 INTRODUCTION

2.1. CampbellReith was instructed by London Borough of Camden (LBC) on 22 February 2019 to carry out a Category B Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 52 Eton Avenue, London, NW3 3HN (planning reference 2019/0532/P).

2.2. The initial Audit was carried out in accordance with the Terms of Reference set by LBC. It reviewed the Basement Impact Assessment for potential impact on land stability and local ground and surface water conditions arising from basement development..

2.3. A BIA is required for all planning applications with basements in Camden in general accordance with policies and technical procedures contained within

- Guidance for Subterranean Development (GSD). Issue 01. November 2010. Ove Arup & Partners.
- Camden Planning Guidance Basements (CPG). March 2018.
- Camden Development Policy (DP) 27: Basements and Lightwells.
- Camden Development Policy (DP) 23: Water.
- Local Plan Policy A5 Basements.

2.4. The BIA should demonstrate that schemes:

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run off or causing other damage to the water environment;
- c) avoid cumulative impacts upon structural stability or the water environment in the local area, and;

evaluate the impacts of the proposed basement considering the issues of hydrology, hydrogeology and land stability via the process described by the GSD and to make recommendations for the detailed design.

2.5. LBC's Audit Instruction described the planning proposal as *"Erection of a single storey extension to the front and side elevation at ground floor level, following the demolition of the existing front porch and conservatory to the side elevation. Installation of new glass balustrade to the front elevation at first floor level and excavation under the footprint of the building for new extension with front lightwell and new external staircase for access between ground floor and basement."*

2.6. CampbellReith accessed LBC's Planning Portal on 15 April 2019 and gained access to the following relevant documents for audit purposes:

- Design and Access Statement (includes Parts 1 – 6, appendix, existing drawing set and proposed drawings set), dated December 2019, prepared by Ambigram Architects.
- Basement Impact Assessment (Reference LBH4564), dated January 2019, prepared by LBH Wembley.
- Outline SuDS Strategy (Reference LBH4564suds), dated January 2019, prepared by LBH Wembley.
- Planning Statement, dated January 2019, prepared by SM Planning.
- Arboricultural Impact Assessment Report Incorporating Tree Radar Report (Reference SHA 921), dated 16 January 2019, prepared by Sharon Hosegood Associates.
- Existing Basement Plan (Reference aa-1814-E100), dated March 2019 prepared by Ambigram Architects.
- Existing Sections (Reference aa-1814-E0301-E-01), dated March 2019 by Ambigram Architects.
- Trial Pit log.
- Planning Comments and Response.

2.7. CampbellReith issued a BIA audit report (rev. D1) on 29/04/2019 raising a number of queries on the above relevant documents.

2.8. The following revised report was received by email correspondence on the 16th of May 2019, in response to the queries raised in the BIA audit report (rev. D1):

- Addendum to Basement Impact Assessment (Reference LBH4564a), dated May 2019, prepared by LBH Wembley.

3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	Yes	The qualifications satisfy the requirements of CPG. Refer to Page 2 of the BIA (Reference LBH4564, dated January 2019).
Is data required by Cl.233 of the GSD presented?	Yes	Information previously requested (ground investigation, Engineers drawings, works programme) have now been furnished and found satisfactory.
Does the description of the proposed development include all aspects of temporary and permanent works which might impact upon geology, hydrogeology and hydrology?	Yes	Sufficient ground investigation is now available along with Engineer's drawings.
Are suitable plan/maps included?	Yes	Sufficient Engineers' drawings have been provided. For maps, Refer to pages 10-14 and the Appendix to the BIA (Reference LBH4564, dated January 2019).
Do the plans/maps show the whole of the relevant area of study and do they show it in sufficient detail?	Yes	Engineers' drawings have been provided.. The maps included are satisfactory and have sufficient information.
Land Stability Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Refer to Page 15 and Appendix to the BIA (Reference LBH4564, dated January 2019).
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Refer to Page 15 and Appendix to the BIA (Reference LBH4564, dated January 2019).
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Refer to Page 15 and Appendix to the BIA (Reference LBH4564, dated January 2019).

Item	Yes/No/NA	Comment
Is a conceptual model presented?	Yes	Section 5 of the previous BIA was largely based on assumed ground conditions. Sufficient ground investigation was carried out and the information presented informs the conceptual model.
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	Yes	Refer to Page 17 of the BIA (Reference LBH4564, dated January 2019).
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	Yes	
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	Yes	
Is factual ground investigation data provided?	Yes	Sufficient ground investigation has now been carried out and data presented in BIA addendum.
Is monitoring data presented?	No	Based on ground investigation carried out, the absence of groundwater at foundation level has been proven. Hence, it is accepted that further monitoring is not required.
Is the ground investigation informed by a desk study?	Yes	Desk Study information are presented in Section 3 of the BIA (Reference LBH4564, dated January 2019).
Has a site walkover been undertaken?	Yes	
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	Refer to Page 23 of the BIA (Reference LBH4564, dated January 2019).
Is a geotechnical interpretation presented?	Yes	Sufficient ground investigation has been carried out and the depth of London Clay from ground level proven. Although no testing has been carried out, the soil parameters presented for London Clay are based on widely accepted archive

Item	Yes/No/NA	Comment
		and empirical information, it is accepted.
Does the geotechnical interpretation include information on retaining wall design?	Yes	
Are reports on other investigations required by screening and scoping presented?	Yes	Sufficient ground investigation is now presented in the BIA addendum and a works programme has been provided.
Are the baseline conditions described, based on the GSD?	Yes	Sufficient ground investigation data and Engineers drawings are now available as requested in the initial audit.
Do the base line conditions consider adjacent or nearby basements?	Yes	
Is an Impact Assessment provided?	Yes	
Are estimates of ground movement and structural impact presented?	Yes	
Is the Impact Assessment appropriate to the matters identified by screening and scoping?	Yes	
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	Yes	
Has the need for monitoring during construction been considered?	Yes	An outline structural monitoring plan is provided. Refer to Page 30 of the BIA (Reference LBH4564, dated January 2019).
Have the residual (after mitigation) impacts been clearly identified?	Yes	
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	Yes	The ground movement assessment states that the predicted damage will be no worse than Burland Scale Category 1 (very slight), and this is within the limits set by CPG.

Item	Yes/No/NA	Comment
Has the scheme avoided adversely affecting drainage and run-off or causing other damage to the water environment?	Yes	
Has the scheme avoided cumulative impacts upon structural stability or the water environment in the local area?	Yes	
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	Yes	
Are non-technical summaries provided?	Yes	Refer to Page 6 of the BIA (Reference LBH4564, dated January 2019).

4.0 DISCUSSION

- 4.1. The Basement Impact Assessment (BIA) has been carried out by LBH Wembley, and the author and reviewer are both Fellows of the Geological Society. The reviewer is also a Chartered Civil Engineer and Chartered Geologist. The qualifications concur to guidelines set by CPG.
- 4.2. It is proposed to construct a c.3m deep basement beneath the entire footprint of an existing three storey house, extending laterally to the front and side beneath the existing garden areas. The proposal involves demolition of an existing ground floor timber extension present towards the southern area of the existing building and excavation of part of the existing garden area. It is also stated that an opening is required in the western perimeter wall to provide access to the proposed basement patio area.
- 4.3. The basement construction is proposed to be carried out using a 'hit and miss' underpinning technique. Outline design calculations have been provided for the proposed underpinning.
- 4.4. Preliminary structural drawings indicating the depth and extent of the proposed development have been provided.
- 4.5. The existing building is situated above an infilled basement. The BIA states that demolition material from former villa (with basement) may be present beneath the existing building up to 2m. During the initial audit and due to the lack of sufficient ground investigation data, the ground conditions across the site were not confirmed. The BIA addendum provided at a later stage, has included this information. Based on the 3 no. trial pits excavated on site it is understood that the Made Ground extends from 2.60m bgl in the external areas to 3.20m bgl beneath the footprint of the building. The Made Ground is underlain by the London Clay Formation.
- 4.6. Soil parameters for Made Ground and London Clay Formation have been provided. A presumed net bearing capacity of 120kN/m² is suggested for the firm to stiff London Clay Formation. According to the addendum BIA report the feasibility of the proposed underpinning technique through the Made Ground has been demonstrated.
- 4.7. Groundwater monitoring has not been carried out. However, groundwater was not encountered during the ground investigation as per information presented and it is hence accepted that further monitoring is not required.
- 4.8. Based on the ground investigation data presented, it can now be confirmed that the ground movement assessment and the assumptions considered in the initial BIA report is sufficient.

- 4.9. The impact assessment for the party walls is carried out based on an assumption that they are founded on strip foundations at 0.50m depth. It is accepted that this is a conservative assumption.
- 4.10. The outline monitoring strategy included within the BIA is accepted as being reasonable.
- 4.11. The area of the site was subject to historic internal sewer flooding according to Camden's SFRA (2014). This is discussed and assessed in the 'Outline SuDS Strategy' report which suggests green roof and porous paving features to mitigate discharge of water in the existing overloaded public sewer. Consultation with the utility owner should be undertaken should additional rain and/or sewage water need to be discharged off site due to the proposed development. This is subject to separate approvals process.
- 4.12. It is stated within the 'Outline SuDS Strategy' report that the proposal will increase the impermeable area by 9%. Approximate estimations of the existing and proposed change in impermeable surface areas are also tabulated in Section 5.4 of the report. Based on the architectural drawings submitted initially and the Engineer's drawings presented for the proposal, this statement was verified and is hence accepted.
- 4.13. It is understood from the 'Outline SuDS Strategy' report that a foul water drainage sewer passes beneath the ground floor extension of the existing building, and joins the 300mm combined sewer that runs westwards beneath Eton Avenue. This shared drainage is proposed to be diverted away from the proposed development area. However, further investigation is required to confirm that this re-routing will not affect the performance of the sewer. This is subject to a separate approvals process.
- 4.14. It is stated within the BIA that the construction of the basement patio would require an access from the western perimeter of the site and that a part of western perimeter wall would have to be demolished for this purpose. It is recommended that appropriate traffic management measures be in place during these works. This is subject to separate approvals process.
- 4.15. Section 6.4 of the initial BIA report indicates that no mitigation measures will be required to preserve the trees. This was noted to be contradictory to the conclusions of the arboricultural impact assessment report (Section 7) which recommends arboricultural supervision and protection for some of the retained trees during the construction stage. Section 2.4 within the BIA addendum now states that the upper 1m of the excavation is to be undertaken under arboricultural supervision and where necessary, root pruning undertaken. In any case, the recommendations of the arboricultural report should be followed during construction.
- 4.16. An outline works programme for construction has now been provided in accordance with GSD.

- 4.17. It is accepted that the site is not located within an area of slope instability. It is accepted that the development will not impact on the wider hydrogeology of the area.
- 4.18. The queries raised are now closed and summarised in Appendix 2. It can be confirmed that the proposal adheres to the requirements of the CPG Basements.

5.0 CONCLUSIONS

- 5.1. The BIA has been carried out by a well-known firm of engineering consultants using individuals who possess suitable qualifications.
- 5.2. Based on the information presented in the initial BIA, it was stated in the previous audit report that the ground conditions on site were not confirmed. For the same reason the assumptions provided within the ground movement assessment were not verified. Ground investigation has since been carried out and sufficient information provided to close out the query.
- 5.3. Outline design calculations have been provided for the proposed underpinning technique.
- 5.4. Preliminary structural drawings presenting the works for basement construction have now been furnished and found satisfactory.
- 5.5. The ground movement assessment presented within the BIA report indicates that the anticipated ground movement due to the proposed development will be within acceptable limits.
- 5.6. Further investigation is required to confirm that the sewer re-location will not affect its performance. Consultation with the utility owner should be undertaken should additional rain and/or sewage water need to be discharged off site due to the proposed development. However, this is outside the scope of this audit and should be subject to a separate approval process.
- 5.7. An outline works programme has been provided and found to be satisfactory.
- 5.8. Groundwater was not encountered during the ground investigation, and hence there is no need for further monitoring.
- 5.9. Contradictory comments presented in the initial BIA and the arboricultural report with regard to the trees have been revised within the BIA addendum and found adequate.
- 5.10. It is accepted that the site is not located within an area of slope instability. It is accepted that the development will not impact on the wider hydrogeology of the area.
- 5.11. All information requested within the previous audit report has now been furnished. The BIA now meets the requirements of CPG Basements.

Appendix 1: Residents' Consultation Comments

Residents' Consultation Comments

Surname	Address	Date	Issue raised	Response
Thomson, Anthony and Louise	30 Crossfield Road, Hampstead, NW3 5DA	15.02.2019	Stability of party wall	The BIA reports suggested that there will be no issues with regard to the stability of the party wall.
Kay, Rita	-	14.02.2019	Issues related to over development and diversion of drainage conduit	The BIA reports addressed the issues of drainage and rain/sewer discharge. Consultation with utility owners should be further undertaken.
Evans, Eldred	On behalf of Belsize Conservation Area Advisory Committee	04.03.2019	Stability of party wall and aesthetics	The BIA reports suggested that there will be no issues with regard to the stability of the party wall. Audit does not review issues related to aesthetics.

Appendix 2: Audit Query Tracker

Audit Query Tracker

Query No	Subject	Query	Status	Date closed out
1	BIA	Drawings with clear indication of the dimensions of the existing and proposed structures to be presented.	Closed	16.05.2019
2	BIA	Outline design calculations and drawings for the proposed temporary and permanent works.	Closed	16.05.2019
3	BIA	A construction works programme should be provided for the main works including any proposed works for the western perimeter wall.	Closed	16.05.2019
4	BIA	Contradictory information presented in the BIA about protection of trees	Closed	16.05.2019
5	Hydrology	Consultation with drainage/sewer utility owners should be confirmed	NA	
6	Stability	A ground investigation should be carried out to establish ground conditions, ground water level, soil parameters, bearing capacity of founding stratum, the details regarding foundations of neighbouring structures and the feasibility of underpinning through backfilled demolition material.	Closed	16.05.2019
7	Stability	The ground movement assessment should be revisited once the information from the ground investigation is available.	Closed	16.05.2019

Appendix 3: Supplementary Supporting Documents

Email correspondence between LBH Wembley and CampbellReith, dated 16th April 2019



RE: 52 Eton Avenue (2019/0532/P)_UpdateDarcy Kitson-Boyce to:

RevathyNair@campbellreith.com 16/04/2019 15:31

Cc: "ChristosBotsialas@campbellreith.com", "GrahamKite@campbellreith.com"

From: "Darcy Kitson-Boyce" <darcy@lbhgeo.co.uk>

To: "RevathyNair@campbellreith.com" <RevathyNair@campbellreith.com>

Cc: "ChristosBotsialas@campbellreith.com" <ChristosBotsialas@campbellreith.com>,

"GrahamKite@campbellreith.com" <GrahamKite@campbellreith.com>

History: This message has been replied to.

Revathy,

1. We have provided available plans in our BIA. A structural engineer is yet to be appointed.
2. Site investigations will be undertaken in due course to confirm our assumptions.

Kind Regards,
Darcy

From: RevathyNair@campbellreith.com [<mailto:RevathyNair@campbellreith.com>]

Sent: 16 April 2019 15:25

To: Darcy Kitson-Boyce

Cc: ChristosBotsialas@campbellreith.com; GrahamKite@campbellreith.com

Subject: RE: 52 Eton Avenue (2019/0532/P)_Update

Hi Darcy,

Would you kindly be able to provide the following additional documents/ information please?

1. Engineers drawings- Please provide plan and section with the dimension of the existing structure and the proposed. The current drawings are architectural.
2. Site Investigation- Are there any additional SI information available for the site? I did notice that there was a section of a trial pit included within the documents. However given the site history (backfilling of a prior basement etc), more exploratory holes are required to prove the thickness of fill. Hand shear vane test results would also be beneficial to prove that it indeed is London Clay beneath the fill, and not any other superficial deposits.

Thanks,

Revathy Nair
Geotechnical Engineer

CampbellReith
consulting engineers

Friars Bridge Court,
41-45 Blackfriars Road,
London
SE1 8NZ

Tel +44 (0)20 7340 1700
www.campbellreith.com

From: "Darcy Kitson-Boyce" <darcy@lbhgeo.co.uk>

To: "RevathyNair@campbellreith.com" <RevathyNair@campbellreith.com>

Cc: "GrahamKite@campbellreith.com" <GrahamKite@campbellreith.com>,
"ChristosBotsialas@campbellreith.com" <ChristosBotsialas@campbellreith.com>

Date: 16/04/2019 11:20

Subject: RE: 52 Eton Avenue (2019/0532/P)_Update

Hi Revathy,

Thanks for letting me know.

Sorry for chasing – the Client had been pressing me to contact you guys directly for an update.

Kind Regards,
Darcy

From: RevathyNair@campbellreith.com [<mailto:RevathyNair@campbellreith.com>]

Sent: 16 April 2019 11:09

To: Darcy Kitson-Boyce

Cc: GrahamKite@campbellreith.com; ChristosBotsialas@campbellreith.com

Subject: Fw: 52 Eton Avenue (2019/0532/P)_Update

Good Morning Darcy,

We have been appointed for the audit and I am currently reviewing the documents.

The report is due end of this week.

Kind Regards,

Revathy Nair
Geotechnical Engineer

CampbellReith
consulting engineers

Friars Bridge Court,
41-45 Blackfriars Road,
London
SE1 8NZ

Tel +44 (0)20 7340 1700
www.campbellreith.com

----- Forwarded by Christos Botsialas/CRH on 16/04/2019 10:48 -----

From: "Darcy Kitson-Boyce" <darcy@lbhgeo.co.uk>
To: "christosbotsialas@campbellreith.com" <christosbotsialas@campbellreith.com>
Date: 16/04/2019 10:48
Subject: 52 Eton Avenue (2019/0532/P)

London

Friars Bridge Court
41- 45 Blackfriars Road
London, SE1 8NZ

T: +44 (0)20 7340 1700
E: london@campbellreith.com

Birmingham

Chantry House
High Street, Coleshill
Birmingham B46 3BP

T: +44 (0)1675 467 484
E: birmingham@campbellreith.com

Surrey

Raven House
29 Linkfield Lane, Redhill
Surrey RH1 1SS

T: +44 (0)1737 784 500
E: surrey@campbellreith.com

Manchester

No. 1 Marsden Street
Manchester
M2 1HW

T: +44 (0)161 819 3060
E: manchester@campbellreith.com

Bristol

Wessex House
Pixash Lane, Keynsham
Bristol BS31 1TP

T: +44 (0)117 916 1066
E: bristol@campbellreith.com

UAE

Office 705, Warsan Building
Hessa Street (East)
PO Box 28064, Dubai, UAE

T: +971 4 453 4735
E: uae@campbellreith.com

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A list of Members is available at our Registered Office at: Friars Bridge Court, 41- 45 Blackfriars Road, London SE1 8NZ
VAT No 974 8892 43