

Appendix E

Groundwater Monitoring

11 January 2019

Our ref J18223/MP/1



GEA

Widbury Barn
Widbury Hill
Ware SG12 7QE

01727 824666
mail@gea-ltd.co.uk
www.gea-ltd.co.uk

Alex Ervin Kotsis
Project Manager
MY Construction & Carpentry
Unit 5, Sayer House
Oxgate Lane
London
NW2 7JN

Dear Alex,

Re: 25 & 26 REDDINGTON GARDENS, LONDON NW3 7RX

We have now reviewed your request with respect to groundwater monitoring at the above site and can provide the following proposals.

Installations:

As you are aware, we previously installed standpipes into a number of the boreholes completed on the site as part of the previous investigations (report ref J15031 Rep Issue 2, dated May 2015). These locations comprise Borehole No 1, Borehole No 2 and Borehole No 3, the locations of which are highlighted on the enclosed site plan.

Our initial proposal would be to visit site following demolition and confirm that these standpipes remain accessible and to check their current condition. Should any of the standpipes be found to be unserviceable, then they would need to be replaced and we recommend that a contingency is set aside to cover the cost of re-drilling and installing some, or all, of the existing standpipes.

Once located, it is important that the standpipes within Borehole Nos 1, 2 and 3 are clearly marked and protected for the duration of the development, as any installations that are damaged and / or lost during construction would need to be replaced at additional cost.

Pre-Construction Phase

Following the initial site inspection and the completion of any of the additional works outlined above (if required), we would propose to monitor the site to establish the present water levels before construction starts.

A brief statement would be issued upon completion of this phase, confirming the pre-construction groundwater levels.

Construction Phase

The likely length of the construction phase is not fully known at this stage and our proposals are therefore based upon an initial estimate of 6 months, during which we would initially monitor on a bi-monthly basis for the first few months to check for any variations in groundwater level. Based on the findings of the investigation it is not anticipated that there should be any significant problems associated with groundwater and provided that the monitored water levels are found to remain relatively consistent, we would then propose to reduce the frequency to a single monthly visit.

A brief statement would be issued upon completion of this phase, confirming the monitoring results and any variations observed over this period.

Geotechnical & Environmental Associates
Registered office 3 Brook Business Centre, Uxbridge UB8 2FX
Registered in England No 4585616
Also in Nottingham (01509 674888)

Steve Branch BSc MSc CGeol FGS FRGS
Mike Plimmer BSc MSc CGeol CSci FGS MEnvSc
Martin Cooper BEng CEng MICE FGS
Juliet Fuller BSc MSc DIC FGS
Matthew Penfold MSc MSc CGeol DIC FGS
Company Secretary: Penny Piddington


Post-Construction

Following completion of the proposed groundworks, we would recommend a further 6 months of monitoring, comprising an initial period of bi-monthly for the first 2 months, reducing to monthly visits for the remaining 4 months.

Upon completion on the monitoring, we would issue a final report comprising all the monitoring results.

We trust that the above proposals satisfy your current requirements. However, should you need anything further then do not hesitate to contact us.

Yours sincerely
GEOTECHNICAL & ENVIRONMENTAL ASSOCIATES



Matthew Penfold