



#### **Document History and Status**

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#### **Document Details**

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Planning Reference	2019/0149/P

#### Structural Civil Environmental Geotechnical Transportation



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A	

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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 42 Elsworthy Road, London NW3 3DL (planning reference 2019/0149/P). The basement is considered to fall within Category C as defined by the Terms of Reference.
- 1.2. The Audit reviewed the Basement Impact Assessment (BIA) 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.
- 1.3. CampbellReith was able to access LBC's Planning Portal and gain access to the latest revision of submitted documentation and reviewed it against an agreed audit check list.
- 1.4. The BIA has been prepared by Create Consulting Engineers Ltd with a Structural Engineer's Method Statement prepared by Form Structural Design Ltd and a Ground Movement Assessment (GMA) prepared by CGL Ltd. The qualifications of the authors are in accordance with LBC guidance.
- 1.5. The proposed development involves the partial demolition of the conservatory and garage at the lower ground level which will be replaced by a two storey above ground section. The existing basement level will be extended and a second level of basement will be created.
- 1.6. The BIA includes the majority of the information required from a desk study in line with LBC guidance. The conceptual model is generally adequately presented within the text and figures of the GMA. In the revised submissions, the depth and installation methodology of the proposed contiguous piled wall has been confirmed.
- 1.7. Prior to the site investigation in 2017, consultations were undertaken with Network Rail regarding the tunnel located 30m north of the site and Network Rail had no comment at that time. It is recommended that further consultations are undertaken with Network Rail prior to construction to confirm asset protection criteria, if required.
- 1.8. A site investigation was undertaken by Create Consulting Engineers Ltd in July 2017. The ground conditions comprise Made Ground over London Clay. Groundwater was not encountered during drilling. Groundwater was encountered during monitoring, which is stated to be perched water.
- 1.9. The London Clay is designated as unproductive strata. There will be no impact to the wider hydrogeological environment.
- 1.10. The BIA and GMA present geotechnical interpretation, including retaining wall design parameters.



- 1.11. Outline temporary works are included in the Structural Engineer's Method Statement and in the GMA. The construction methods proposed in these documents are a combination of contiguous piles and underpinning, with top-down construction and stiff propping in both the temporary and permanent cases.
- 1.12. In the revised submissions, the depth and installation methodology of the proposed contiguous piled wall has been confirmed.
- 1.13. The GMA considers the movements related to the excavation and construction of the new basement in relation to no 40 Elsworthy Road. The damage impact assessment indicates Category 1 damage (Very Slight). In the revised submissions, it has been confirmed that, considering the current structural condition, damage to no 40 Elsworthy Road will not exceed Category 1.
- 1.14. An assessment of ground movements has been presented in relation to the surrounding highways and underlying utilities.
- 1.15. An outline methodology and guidance for monitoring structural movements during construction is provided within the GMA.
- 1.16. Elsworthy Road is within a Critical Drainage Area (Group 3-005) but the site is not located within a Local Flood Risk Zone. The site is at low risk of flooding from surface water run-off. Standard flood risk mitigation measures should be adopted.
- 1.17. The proposed scheme will not increase the proportion of impermeable area. There is no risk to the wider hydrological environment.
- Trees are proposed to be removed close to the garage to neighbouring no 2 Lower Merton Rise.
   In the revised submissions, it has been confirmed that removal of the trees will not impact the garage foundations.
- 1.19. Queries and matters requiring further information or clarification are summarised in Appendix 2.Considering the revised submissions, the BIA meets the requirements of CPG Basements.



#### 2.0 INTRODUCTION

- 2.1. CampbellReith was instructed by London Borough of Camden (LBC) on 24<sup>th</sup> February 2019 to carry out a Category C Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 42 Elsworthy Road, London NW3 3DL, Camden Reference 2019/0149/P.
- 2.2. The 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 (CPG): Basements. March 2018.
  - Camden Development Policy (DP) 27: Basements and Lightwells.
  - Camden Development Policy (DP) 23: Water.
  - The Local Plan (2017): 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; and,
  - 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 planning portal describes the proposal as: "Reconfiguration of existing building from 3 selfcontained residential units to provide 1 x 5 bedroom unit and 1 x 2 bedroom unit to include demolition of existing side extension and erection of two-storey side extension, basement excavation, alterations to existing eastern side extension and new steps into the rear garden and



front side access; other alterations to fenestration, front boundary wall, landscaping, provision of cycle storage.".

The planning portal also confirmed the site lies within the Elsworthy Conservation Area but the site or neighbouring properties are not listed buildings.

- 2.6. CampbellReith accessed LBC's Planning Portal on 7<sup>th</sup> March 2019 and gained access to the following relevant documents for audit purposes:
  - Structural Engineer's Method Statement (Rev P2) dated December 2018 by Form Structural Design Ltd including full construction sequence and layouts of the proposed structure and:
    - Geo-Environmental Assessment and Basement Impact Assessment (ref CB/CS/P17-1308/01) dated September 2018 by Create Consulting Engineers.
    - Ground Movement Assessment (ref CG/28854) dated December 2018 by Card Geotechnics Limited.
  - Existing, demolition and proposed elevations and plans dated July 2018 by Marek Wojciechowski Architects.
  - Report on the impact on trees of proposals for development (ref 1-38-4325/2) dated 27th September 2018 by John Cromar's Arboricultural Company Ltd.
  - Design and Access Statement (ref 16092) dated October 2018 by Marek Wojciechowski Architects.
  - Heritage Statement (including historical maps) dated October 2018 by Architectural History Practice.
  - Comments and objections to the proposed development from local residents.
- 2.7. CampbellReith were provided the following relevant documents for audit purposes in June and July 2019, included with Appendix 3:
  - CGL Email 18 June 2019.
  - CGL Email 26 July 2019.



#### 3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	Yes	
Is data required by CI.233 of the GSD presented?	Yes	
Does the description of the proposed development include all aspects of temporary and permanent works which might impact upon geology, hydrogeology and hydrology?	Yes	Confirmed June-July 2019.
Are suitable plans/maps included?	Yes	
Do the plans/maps show the whole of the relevant area of study and do they show it in sufficient detail?	Yes	Existing and proposed elevations and plans.
Land Stability Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	BIA Report, Section 5.1, Table 5.2. The closest section of the basement to pedestrian right of way is 1.58m. A Network Rail tunnel is located approximately 30m north of the site boundary.
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	BIA Report, Section 5.1, Table 5.1. The site is directly underlain by London Clay. A tributary of the Lost River Tyburn is located 150m west of the site.
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	BIA Report, Section 5.1, Table 5.3. Elsworthy Road is within a Critical Drainage Area (Group 3-005), although this was not identified within screening process. The impermeable site area will not increase as part of the proposed development
Is a conceptual model presented?	Yes	Confirmed June-July 2019.



Item	Yes/No/NA	Comment
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	Yes	BIA Report, Section 6.2. Confirmed June-July 2019.
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	N/A	Monitoring data is stated to indicate surface water draining into standpipes. London Clay is designated unproductive strata.
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	N/A	There is no change in the permeable / impermeable site ratio.
Is factual ground investigation data provided?	Yes	BIA Report, Section 7.
Is monitoring data presented?	Yes	Groundwater monitoring provided in BIA Report, Section 7.13. No groundwater was encountered during the site investigation. Monitoring data is stated to indicate surface water draining into standpipes.
Is the ground investigation informed by a desk study?	Yes	BIA Report, Section 4.
Has a site walkover been undertaken?	Yes	
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	BIA Report, Section 5.2 and Ground Movement Assessment Report, Section 5 confirms that No. 40 Elsworthy Road is located 1.7m east of the site and that this building is not understood to have below ground levels.
Is a geotechnical interpretation presented?	Yes	BIA Report, Sections 7 and 8 and Ground Movement Assessment Report, Section 3.3.
Does the geotechnical interpretation include information on retaining wall design?	Yes	Ground Movement Assessment Report, Section 4 and Calculations provided in Appendix C.



Item	Yes/No/NA	Comment
Are reports on other investigations required by screening and scoping presented?	Yes	Ground Movement Assessment Report and Report on the impact on trees of proposals for development.
Are baseline conditions described, based on the GSD?	Yes	
Do the baseline conditions consider adjacent or nearby basements?	Yes	There is no basement at the adjacent No. 40 Elsworthy Road.
Is an Impact Assessment provided?	Yes	BIA Report, Section 9.
Are estimates of ground movement and structural impact presented?	Yes	Ground Movement Assessment report provided which includes an assessment of the adjacent No. 40 Elsworthy Road.
Is the Impact Assessment appropriate to the matters identified by screen and scoping?	Yes	Confirmed June-July 2019.
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	Yes	Confirmed June-July 2019. A temporary works sequence indicating underpinning and propping is presented. Waterproofing and provision of sumps.
Has the need for monitoring during construction been considered?	Yes	Ground Movement Assessment Report, Section 5.1.
Have the residual (after mitigation) impacts been clearly identified?	Yes	Long term heave and basement waterproofing discussed.
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	TBC	Assessment of no 40 Elsworthy Road Accepted. Conceptual site model should confirm length and methodology of piling to complete GMA.



Item	Yes/No/NA	Comment
Has the scheme avoided adversely affecting drainage and run-off or causing other damage to the water environment?	Yes	The development will not increase the impermeable area.
Has the scheme avoided cumulative impacts upon structural stability or the water environment in the local area?	Yes	Confirmed June-July 2019.
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	Yes	Ground Movement Assessment report, Section 5. Damage Impact limited to Category 1 (Very Slight). Confirmed June-July 2019.
Are non-technical summaries provided?	Yes	Non-technical summary of BIA provided (Section 1 of BIA).



#### 4.0 DISCUSSION

- 4.1. The BIA has been prepared by Create Consulting Engineers Ltd with a Structural Engineer's Method Statement prepared by Form Structural Design Ltd and a Ground Movement Assessment prepared by CGL Ltd. The gualifications of the authors of the reports are in accordance with CPG guidelines.
- 4.2. The proposed site comprises a six-storey residential house including a lower ground level with a single storey conservatory and garage on the western side of the property, with the garage having a single storey above it. The proposed development involves the partial demolition of the conservatory and garage at the lower ground level which will be replaced by a two storey above ground section. A split-level basement is proposed within the footprint of the first basement extending to the footprint of the proposed lower ground level. The footprint of the second basement below ground level will extend to the footprint of the reconstructed section on the western side of the building. The second basement below ground level will contain the swimming pool and pool plant. The formation level for the basement 1 level is 42.40m OD and formation level for the basement 2 level is 39.88m OD.
- 4.3. The BIA includes the majority of the information required from a desk study in line with the GSD Appendix G1. Utility companies including National Grid, UK Power Networks, Thames Water, Cadent Gas Network and BT Openreach have been consulted with regards to underground infrastructure.
- 4.4. A Network Rail tunnel is located 30m north of the site running in a southwest to northeast direction. Consultations have been undertaken with Network Rail regarding the site investigation and Network Rail had no comment at that stage (the plan sent by Network Rail is not centred on the subject site but the plan does indicate that the subject site is outside the exclusion zone of the tunnel). It is recommended that further consultations are undertaken with Network Rail prior to the development to confirm asset protection criteria, if required.
- 4.5. An Arboricultural Assessment has been provided which concludes that the proposed basement works (during construction and as a final proposal) will not affect the existing trees around the site that are proposed to be retained, including a mature Plane tree that is subject to a Tree Preservation Order. The arboricultural consultant states that any excavation beyond the existing footprint of the building would be detrimental to the survival of the protected tree. It is therefore advised that in order to establish an accurate root protection area trial pits should be dug prior to the commencement of works on site.
- Five trees are proposed to be removed (listed as 2, 5, 12, 13 and 14 in the Arboricultural Report), 4.6. four of which are close to the northern site boundary and the garage to the neighbouring no 2



Lower Merton Rise. In the revised submissions, it has been confirmed that removal of the trees will not impact the garage foundations.

- 4.7. There is a culvert running from north to south approximately 150m to the west of the site. This is believed to be associated with the lost river Tyburn.
- 4.8. A site investigation was undertaken by Create Consulting Engineers Ltd in July 2017 comprising two 15m boreholes and two 5m windowless sampler boreholes. The ground conditions comprise Made Ground (to a maximum depth of 1.5m) over London Clay. It is understood that the basement excavation will extend directly into the London Clay. No groundwater was encountered during the investigation but monitoring of the groundwater levels was undertaken on 3 occasions between July and September 2017 with levels increasing in all four boreholes. CGL noted that the top of the standpipe response zone in all boreholes was in the Made Ground, which is likely to be more permeable than London Clay and therefore the groundwater present in the standpipes was likely to be perched water infiltrating through the Made Ground into the top of the standpipes.
- 4.9. The Structural Engineer's Report states that the reinforced concrete liner walls will be designed as a water resistant structure in accordance with BS 8007 and detailed with hydrophilic strips at all concrete joints in order to prevent water ingress. An internal cavity drainage system will also be included in order to ensure a dry, grade 3 environment complying with BS 8102. In addition, sump pumps and drainage will be required to remove any water ingress from the cavity drain system.
- 4.10. The construction methods proposed are a combination of contiguous piles and underpinning for the basement retaining walls, with top-down construction and stiff propping in both the temporary and permanent cases. Outline temporary works information is included in the BIA, Structural Engineer's Method Statement and in the GMA. The text and figures in these documents describe the conceptual model. The revised submissions confirm the depth and installation methodology of the proposed contiguous piled wall. The BIA (Section 8) states that pre-cast concrete, driven piles will be utilised: the revised submission confirms these will be CFA or rotary bored piles.
- 4.11. The BIA and the Ground Movement Assessment (GMA) Report presents geotechnical interpretation, including retaining wall design parameters.
- 4.12. The GMA considers the movements related to the excavation and construction of the new basement in relation to neighbours, the highway and underlying utility assets. The damage impact assessment indicates Category 1 damage (Very Slight) will be sustained by 40 Elsworthy Road. A sensitivity analysis has been provided using a variety of methodologies and industry standard software. The range of movements and strains predicted are reasonable, considering the basement in the vicinity of the neighbour is to be formed as a single level utilising underpinning. Consultation responses indicate that no 40 Elsworthy Road is currently undergoing



structural repairs for cracking. In the revised submissions it has been confirmed that, considering the current structural condition, damage to no 40 Elsworthy Road will not exceed Category 1.

- 4.13. The revised submissions confirm the GMA methodology, which is accepted.
- 4.14. An outline methodology and guidance for monitoring structural movements during construction is provided within the GMA (Section 5.1). Prior to works commencing a conditions survey should be undertaken on all adjacent neighbouring walls and property facades and trigger values and contingency actions set for use during monitoring as the construction progresses.
- 4.15. Elsworthy Road is within a Critical Drainage Area (Group 3-005), although this was not identified within the BIA screening or scoping process. The site is not located within a Local Flood Risk Zone. The site is at 'low' risk of flooding from surface water run-off. Elsworthy Road did not flood in 1975 or 2002. Standard flood risk mitigation measures should be adopted, such as non-return valves (as discussed in 4.16).
- 4.16. The proposed scheme will not increase the proportion of impermeable area. It is expected that surface water and foul will be drained by utilising the existing gravity fed system where possible, and the minimal amount of water entering the basement level via the cavity drain system will fall to a sump below the new basement slab level. From the sump it will then be positively pumped to the outfall. A non-return valve will be installed at the main outfall to ensure the lower slab areas are not flooded by the combined sewer system in times of sustained heavy rainfall.
- 4.17. The proposed scheme will not increase the proportion of impermeable area. There is no risk to the wider hydrological environment.
- 4.18. Queries and matters requiring further information or clarification are summarised in Appendix 2.



#### 5.0 CONCLUSIONS

- 5.1. The qualifications of the authors are in accordance with CPG guidelines.
- 5.2. It is proposed that the existing basement level will be extended and a second level of basement will be created.
- 5.3. The BIA includes the majority of the information required from a desk study in line with LBC guidance.
- 5.4. The ground conditions comprise Made Ground over London Clay.
- 5.5. The London Clay is designated as unproductive strata. There will be no impact to the wider hydrogeological environment.
- 5.6. The BIA and GMA present geotechnical interpretation, including retaining wall design parameters.
- 5.7. Outline temporary works are presented. The revised submissions confirm pile length and installation methodology.
- 5.8. The damage impact assessment indicates Category 1 damage (Very Slight) to no 40 Elsworthy Road. This has been confirmed in the revised submissions.
- 5.9. An assessment of ground movements has been presented in relation to the surrounding highways and underlying utilities. This has been confirmed in the revised submissions.
- 5.10. An outline strategy for monitoring structural movements is presented.
- 5.11. The site is at low risk of flooding from surface water run-off. Standard flood risk mitigation measures should be adopted.
- 5.12. The proposed scheme will not increase the proportion of impermeable area. There is no risk to the wider hydrological environment.
- 5.13. It has been confirmed that the removal of the trees will impact the garage foundations to no 2 Lower Merton Rise.
- 5.14. Queries and matters requiring further information or clarification are summarised in Appendix 2.Considering the revised submissions, the BIA meets the requirements of CPG Basements.



Appendix 1: Residents' Consultation Comments



#### Residents' Consultation Comments

Surname	Address	Date	Issue raised	Response
Mortimore Kyme	40A Elsworthy Road	4 <sup>th</sup> March 2019	Concerns re current structural condition of their property and the further impact of the adjacent proposed works	Section 4



Appendix 2: Audit Query Tracker



#### Audit Query Tracker

Query No	Subject	Query	Status/Response	Date closed out
1	Land Stability	Piling Methodology and length to be confirmed	Closed	July 2019
2	Land Stability	Current structural condition of 40 Elsworthy Road to be considered in impact assessment and GMA updated, as required, to ensure no more than Category 1 damage.	Closed	July 2019
3	Land Stability	GMA in relation to piling to be updated to provide baseline C760 movements plus settlements	Closed	July 2019
4	Land Stability	Impacts of removing trees in vicinity to garage of no 2 Lower Merton Rise	Closed	August 2019
5	Land Stability	Consultation and asset protection agreements to be entered into with utility / infrastructure asset owners, as required	Note Only	Note Only



### Appendix 3: Supplementary Supporting Documents

CGL Email 18 June 2019

CGL Email 26 July 2019



CG/28854 - 42 Elsworthy Road Richard Ball to: 'Liz Brown (CampbellReith (Redhill))' Cc: "Candice Fathy (FORM Structural Design (London (East Central)))"

History:

This message has been forwarded.

Dear Liz,

Please see below our responses to CR audit comments on the above site.

1. Piling length and methodology to be confirmed:

Piling will be carried out using segmental CFA or rotary bored piles. The length of the piles will require confirmation at detailed design stage however for the purpose of the analysis, a pile length of 10.5m was assumed. This allows for an embedment of 3.5m below the deeper plant/pool level, this is considered a reasonable length for GMA assessment, noting that the piled wall between the pool dig and the shallower basement dig is offset by some 12m from the closest wall of No. 40.

2. Current structural condition of 40 Elsworthy Road to be considered in impact assessment and GMA updated, as required, to ensure no more than Category 1 damage.

CGL has reviewed details of this and note that the damage is likely to have been caused by trees/damage drainage. As this has now been repaired it is not considered that the proposed building/basement will increase movements further.

3. GMA in relation to piling to be updated to provide baseline C760 movements plus settlements

Heave will occur outside of the line of the retaining wall in this instance; there is a single storey basement dig between No. 40 and the line of piles supporting the deeper pool/plant area dig. We would also note that assuming pile installation movements fall to zero at a distance 2x or 1.5x pile length then at 12m distance predicted movements would be reduced by 57% vertical and 76% horizontal, therefore assuming 0.04% pile length as installation movements would give 4.2mm at the wall, falling to 1.8mm (v) and 1mm(h) at No. 40. These are very low values which would not be expected to generate damage even if they were to occur in isolation with no heave.

The GMA can updated to accommodate the above, however we would reiterate that heave will occur due to the single storey basement excavation between the piled wall and No. 40.

4. Impacts of removing trees in vicinity to garage of no 2 Lower Merton Rise.

The garage to No. 2 Lower Merton Rise appears to be on the far side of the road to the trees to be removed. The impact is expected to be low. It is further noted that the garage is adjacent to a large London Plane tree that would be more likely to cause shrink/swell movements than the removal of trees across the road.

We trust the above assists for the time being.

#### Kind regards,

#### Richard



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#### CampbellReith



RE: CG/28854 - 42 Elsworthy Road Richard Ball to: GrahamKite@campbellreith.com, Pete Gasparatos 26/07/2019 17:03

Cc: "camdenaudit@campbellreith.com", "Candice Fathy", "LizBrown@campbellreith.com", "Constantinescu, Nora-Andreea"

Hi Graham,

Thank you for your response earlier this week.

Noted on points 1-3, and thank you. Regarding point 4, five trees are to be removed, however three will remain in close proximity to the garage and will act as a buffer to any increase in moisture content and resultant swelling that may occur as a result of the tree removal. We would therefore expect the impact to be negligible. We would further note that these trees have historically present adjacent to the detached garage through recent hot summers and wet winters, and to our knowledge there has been no damage to the garage structure, which appears to be in good condition. We would not anticipate that the removal of the trees on site would substantially alter, or generate movements greater than those that are likely to have been experienced by the garage previously.

Kind regards,

Richard

Richard Ball, Technical Director



Tel: 01483310600 cal-uk.com



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From: GrahamKite@campbellreith.com <GrahamKite@campbellreith.com>

Sent: 22 July 2019 20:39

To: Pete Gasparatos <peteg@form-sd.com>

Cc: camdenaudit@campbellreith.com; Candice Fathy <candicef@form-sd.com>; LizBrown@campbellreith.com; Richard Ball <RichardB@cgl-uk.com>; Constantinescu, Nora-Andreea <Nora-Andreea.Constantinescu@camden.gov.uk> Subject: RE: CG/28854 - 42 Elsworthy Road

Hi Pete

Thank you and Richard for your emails. In relation to points 1 to 3, your explanation is very helpful. I believe those points can be closed out. Unless you are planning to issue them in a letter, we will include your email within an appendix to the audit.

In regards to point 4, please could you check which trees are currently scheduled to be removed? In the report issued to us (1-38-4325/2, 27/09/2018, John Cromar's arboricultural report) indicates 5no trees to be removed, one of which is a 15m high acacia within <5m of the garage to 2 Lower Merton Drive, and three of which are smaller trees but within <10m of the garage. Your assessment / mitigation (if required) should be provided, please.

Regards

Graham Kite

#### CampbellReith

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From:

"Pete Gasparatos" >peteg@form-sd.com>
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"camdenaudit@campbellreith.com" <camdenaudit@campbellreith.com>, "Candice Fathy" <candicef@form-sd.com> To:

Date 15/07/2019 10:00

Subject: RE: CG/28854 - 42 Elsworthy Road

Hi Liz

I don't mean to chase on a Monday morning; however, I was wondering how you are progressing with 42 Elsworthy Road.

We are getting serious pressure from the client and having reviewed the initial set of queries sent by CR; they didn't seem onerous enough to warrant such an extensive review process.

Do you require further information to that provided by Richard Ball on 8/06/19? If so, can you let us know so we can resolve this matter as soon as possible.

Regards

file:///X:/Users/grahamk/AppData/Local/Temp/notes5BB196/~web8750.htm

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