

Via E-mail to: GrahamKite@campbellreith.com

(No hardcopy to follow)

FAO: Mr Graham Kite
Campbell Reith Consulting Engineers
Friars Bridge Court
41-45 Blackfriars Road
London
SE1 8NZ

10 December 2019

Dear Graham,

Job Name: 18867 St Edmunds Terrace NW8 7QE

Re: Non-Material Amendment & significantly reduced basement impact for approved BIA at Guinness Court, St Edmund's Terrace, London, NW8 7QE. (CR Ref: 12466-73)

Thank you for our phone conversation and your initial informal advice on 10th of October 2019 with regard the proposed non-material amendment (NMA) for the proposed construction works at Guinness Court, St Edmund's Terrace, London.

Since our initial conversation, it has obviously taken some time for revisions to be completed to both the architects' and structural engineers' drawings. These revisions have now however been fully completed and will be forwarded under a separate cover.

For ease of reference & to save time searching through archive information, information pertaining to the approved BIA at St Edmund's Terrace is available at the following link <https://we.tl/t-qefw7LuyXb> and as outline below: -

- Campbell Reith (CR) Basement Impact Final Audit dated 28/11/2017.
- The Final BIA. (Revision 2 – completed by Stage 2 Structural Design Engineers, Barrett Mahony Consulting Engineers).
- Revised set of SE drawings for NMA scheme. (Completed by BardenChapman, Stage 4-6 Structural Design Engineers for the project).
- Revised set of Architects drawings for NMA scheme.

We would consider the NMA scheme amendments significantly reduce the impact of the proposed basement when considered against the approved scheme outlined in CR Final Audit of November 2017. We would summarize points below in this regard as follows: -

1. The architect's basement layout has now been mirrored about its axis, meaning the proposed basement excavation is moved 4m away from the existing party wall. This offers a significant reduction in the impact of revised scheme, given the excavation works were immediately adjacent the existing party wall for the approved scheme.

2. The revised scheme will retain approximately 85% of the existing structure, which significantly reduces the impact compared with that of the approved scheme, with the approved scheme initially proposing on demolishing the existing building & foundations in their entirety. The revised scheme will retain the majority of the existing ground beams and all of the existing piles, significantly reducing construction works and vibration from demolition on the adjoining properties.
3. The location of the proposed basement in the approved scheme meant that the existing foul & storm drainage would need to be diverted during the construction works, which would be disruptive to the existing tenants. The relocation of the proposed basement excavation in the NMA scheme means that the existing drainage can be retained with no impact to the existing drainage and significantly reduced disruption to the existing tenants.
4. There is a significant reduction in work to the existing party wall in the NMA scheme, as the majority of the existing structure adjacent to the party wall is now being retained. This will significantly reduce disruption to the existing tenants in comparison to the scheme already approved.

As highlighted above, the NMA scheme significantly reduces the impact to party wall matters, disruption to the existing tenants and the overall extent of the construction works on site. We consider this of significant benefit to the adjoining owners and would consider it a “win-win” for all the stakeholders involved on the project.

From our initial conversation we understand that following a brief review of the NMA amendments and of the revised structural drawings, that no further action would be required to the original CR Audit dated November 2017, given the significant reduction in impact from the NMA scheme. Any further response could simply be covered in a short note confirming the revised NMA scheme reduces the impact to that of the already approved scheme.

We would be extremely grateful if you could please confirm same via return and we look forward to hearing from you at the earliest convenience.

Should there be any queries on anything, please do not hesitate to contact the undersigned.

Yours sincerely,



David Barden
Chartered Engineer
For Barden Chapman Consulting Engineers