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FAO Mr Claudio Rocchetti  
15A Croftdown Road  
London  
NW15 1EL

Date: 24<sup>th</sup> February 2020  
Your Ref:  
Our Ref: L-STQ4636-01  
Revision: A

Dear Mr Rocchetti,

**RE: Proposed Basement Development at 15A Croftdown Road**

We undertook a Basement Impact Assessment for the project and submitted our findings in a report at that time (document reference: STQ4636-BIA01 date January 2019). Further to recent conversations and correspondence we understand an external audit of that report has raised a concern with respect to a drainage assessment not being carried out.

We understand that development proposals have been updated with respect to drainage issues. Specifically, we understand that an area of existing paving will be removed and replaced with lawn. The area of impermeable garden being returned to lawn is approximately equal to the area of garden being lost to the rear extension. It should also be noted that the site is directly underlain by London Clay, which is effectively impermeable. Given these factors we consider the development to have negligible impact to the local hydrological environment. Any future alterations to the proposed drainage arrangements will need careful consideration to ensure that this interpretation remains valid.

We trust this report provides you with the information you require. If you have any queries, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'AW', is written over a light blue horizontal line.

**Angus Wilson** CEng., MICE., UK RoGEP (Professional)  
Associate Technical Director, Soiltechnics Limited

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