

Keith Carver
StudioCarver
37 Alfred Place
London
WC1E 7DP

23rd April 2020

Ref: 28439 / 49 Flask Walk

Dear Keith,

Responses to Planning Comments from Campbell Reith

Further to the questions and comments raised by Campbell Reith regarding the excavation works proposed at 49 Flask Walk, please find below our responses.

Q1. What evidence is there that No 51 has a basement as noted in GEA's BIA (Q10 of screening assessment on page 9)? The foundation inspection pit against the party wall shows the foundation at that location to be 900mm deep. If levels could be provided, that would help.

This is a misunderstanding in GEA's original BIA report from the Planning Records of the adjacent building. Their report is now updated, reflecting information that no. 51 Flask Walk does not have a basement. This does not affect the proposals.

Q2. Sketch 103 of the Price and Myers structural assessment (p 32 of the pdf) shows soil being excavated from the side of a foundation. Has it been verified that the bearing capacity for the foundation remains adequate? (See App D1 of the Arup GHHS)

The Arup Camden Geological, Hydrogeological and hydrological study, specifically Appendix D, which describes the effects of excavation on foundation strength, the effect of the proposed excavations on existing foundations are considered negligible due to the clays soil. The Arup report concludes that with a 1.5m excavation in clay there is a 10% reduction in foundation capacity that is likely to have little adverse effect on a structure being support. The existing bearing pressures on the foundations of the Party Walls have been reviewed and the proposed excavations are considered to have little adverse effect on their bearing.

Consulting Engineers

37 Alfred Place
London WC1E 7DP

020 7631 5128
mail@pricemyers.com
www.pricemyers.com

Price & Myers is a Limited Liability
Partnership registered in England
and Wales No. OC303989

Registered Office
37 Alfred Place
London WC1E 7DP

Q3. *Stage 3 of Price and Myers construction sequencing shows underpinning to both neighbouring properties. Can this be confirmed?*

The boundary walls to both neighbouring properties will be required. The underpinning does not extend to the foundations of the neighbouring buildings.

Q4. *Re No 47, the TP2 (sic) appears to show the foundation at c 960mm with excavation proposed to 1200mm. Can that be confirmed? Again, levels would help.*

This is a misunderstanding in design coordination. The slab will be stepped up at this point to avoid undermining the existing foundation. Refer to attached amended drawings.

Yours sincerely,
for Price & Myers



Ben Sheterline
bsheterline@pricemyers.com

enc.

Revised P&M Structural Engineering Method Statement for Planning. Revision 3
Revised GEA Desk Study & Basement Impact Assessment Report. Issue 2