

GPAD Architecture
2nd Floor
130 Old Street
Clerkenwell
London, EC1V 9BD
EC1V 0BQ

Date: 24 June 2020
Reference: L1802

Attention: Claudia Iannantuoni

Dear Claudia,

17 WADHAM GARDENS 2020/1667/P

I refer to our Basement Impact Assessment (BIA) for the above issued on 19.06.2020 and the subsequent query received from Camden Council from Obote Hope in her email on 22.06.2020 with regards to the damage category expected.

As stated in our BIA within our Conclusions chapter 5.2.2.: “the proposed works and the extent of existing foundations in the area facilitate the construction for the proposed lightwells with a relatively low level of risk to the slope stability of the adjacent properties”. Based on this and following CIRIA 580/760 guidance, we envisage that the category of damage on the neighboring buildings would be Category 1 as per the Burland classification of BRE 251. An extract of the classification can be seen below:

Category of damage	Description of typical damage (ease of repair is underlined)	Approximate crack width (mm)	Limiting tensile strain, ϵ_{lim} (%)
0 Negligible	Hairline cracks of less than about 0.1 mm are classed as negligible	<0.1	0.0 to 0.05
1 Very slight	Fine cracks that can easily be treated during normal decoration. Perhaps isolated slight fracture in building. Cracks in external brickwork visible on inspection	<1	0.05 to 0.075

Yours sincerely

Thomas Fornvald
(for Pringuer-James Consulting Engineers Ltd)