

Zoe Chan & Merlin Eayrs
111 Frognal
Hampstead
London
NW3 6XR



Date: 26th January 2021
Job no: 18015

Dear Zoe and Merlin

RE: 111 FROGNAL, LONDON, NW3 6XR

As our structural design has developed, we write to advise of the necessity to slightly alter the substructure details set against the boundary wall with 113 Frognal.

At present you have a buttress wall shown on you ground floor planning drawings basically springing off at right angles to the said boundary wall on an alignment with the rear elevation of the house.

Following an inspection made within the grounds of 113 Frognal for the purposes of preparing a Party wall agreement we are now fully aware of the extent of retained earth against your flank wall and how the ground level continues some distance above your existing rear garden stairs which run parallel with this wall.

We wish to move the wall further into the garden to provide additional buttressing to the boundary wall and since this wall is effectively just a foundation to the garden room, we trust this minor alteration can be accommodated.

Repositioning the wall will have the following three significant structural benefits.

- The reinforced concrete wall will provide enhanced lateral support to the garden boundary wall.
- The reinforced concrete wall can support full height selected backfill which will provide additional growing medium for the established deciduous tree which stands astride the garden boundary wall
- The revised positioning of the buttressing wall will also simplify the cantilevered support beams to the Garden room.

Our recommendations for the exact positioning of the wall in question is show on our attached drawing 18015-01 revision B and 18015-02 revision B

Signed 

David Rose BSc.(Hons) C. Eng. MICE. MStructE.



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