

16 February 2021

To whom it may concern

Our ref: CG/28831

Please reply to: Richard Ball

Dear Sir/Madam

36 Redington Road Letter of Professional Certification

Project: **36 Redington Road, London, NW3 7RT**
Planning reference: **2015/3004/P**
Section 106 Reference: **CLS/COM/ESA/1781.820**

We certify that reasonable skill and care has been used in the preparation of the calculations relating to the basement forming part of the development known as 36 Redington Road, London NW3 7RT, with specific reference to ground movements, groundwater and the LB Camden Basement Impact Assessment Requirements and the requirements of the Section 106 agreement.

1. The following documents have been reviewed:
 - Colets contiguous bored pile retaining wall and bearing piles design for both temporary and permanent conditions: 28th May 2018.
 - Zussman Bear Limited; Structural Proposal at 36 Redington Road, London, NW3 7RT, 8218/ZB/Calcs, June 2019
 - Zussman Bear Limited, drawings:
 - i. L/6218-01* - Jan 2019
 - ii. L/6218-01 – Jan 2019
 - iii. L/6218-02 – Jan 2019
 - iv. L/6218-03 – Jan 2019
 - v. L/6218-04 – Jan 2019
 - vi. L/6218-05 – Jan 2019
 - vii. L/6218-06 – Mar 2019
 - viii. L/6218-07 – Mar 2019
 - Zussman Bear Limited: Structural Engineering Report, Method Statement for Subterranean Development 36 Redington Road, London N4 2ED.
2. The calculations have been undertaken in accordance with the appropriate standards and guidance.
3. The calculations have been undertaken in a manner that is consistent with the requirements of LB Camden's Basement Impact Assessment guidance.
4. With specific regard to the Section 106 agreement parts 2c:



DIRECTORS

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- i. The basement level of the adjacent structure has been determined. The neighbour to be affected is No 38, it has been confirmed by the piling contractor and structural engineer that rig loadings are low and sustainable by the existing retaining wall to No. 38.
- ii. A method statement has been provided which takes due cognisance of ground movements/potential ground movements that may affect No. 38.
- iii. The piled wall design has been reviewed and is considered to adopt suitably conservative parameters for earth retention and for the control of ground movements. Groundworkers are to remain aware of the potential of ground loss/fines washout between the piles during excavation and to provide contingency measures if required. It is noted that the direct neighbour (No. 38) is piled and has already a basement deeper than that proposed at No. 36, therefore the risk of ground movements affecting No. 38 are relatively low.
- iv. *It has been confirmed in writing that the structural engineers for the project will remain employed throughout the construction phase and will undertake regular monitoring/inspection to ensure that the basement is constructed to their drawings.*
- v. A SUDS system has been designed which looks to divert all surface water at both ground and basement level to the mains sewer by way of attenuation tanks to rear of site. This includes floor gulley's within the external lightwells although does not include diversion of any ground water below the basement slab. Groundwater flow is expected to be slow, and is currently obstructed by the basement to No. 38, the proposed basement is not expected to materially affect groundwater levels or flow rates.
- vi. No groundwater monitoring is proposed for the reasons stated in v. above.
- vii. The retaining wall is to be propped at basement level in the temporary and the permanent condition. There is a pre-existing basement to No. 38 therefore the impact of retaining wall deflections is restricted to areas where there are no buildings. The pile design has been reviewed.
- viii. A granular drainage blanket has been detailed, the basement capacity to resist hydrostatic uplift over the long term should be confirmed. Calculations indicate that capacity is adequate to resist water pressures to recorded values.

2020 Addendum:

- 1. The comments above regarding prevention of damage to No. 38, points 4i, 4ii, 4iii, 4v, 4vii relate also to the property at 7 Redington Gardens.
- 2. No. 7 Redington Gardens is located a minimum of 6m from the line of the basement wall at No. 36 Redington Road, and therefore is very low risk from movements occurring as a result of the 3.5m deep excavation and redevelopment.



Signed:

Name: **Richard Ball** CEng MICE

Technical Director

A handwritten signature in black ink that reads "Ian Marychurch". The signature is fluid and cursive, with a long horizontal stroke at the end.

Signed:

Name: **Ian Marychurch** *MSc BSc CEng MICE CGeol FGS CMgr MCMl MloD Dip IoD*

Managing Director