



Mr Donald Findlater
1 Clink Street,
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By email:
donald@blackburnltd.com

Ref: 4921/wc/let/df BIA

25/02/2021

Network Building

Dear Donald,

We have reviewed the responses from Campbell Reith regarding the BIA and we wanted to discuss some of the comments relating to the life science scheme. A full BIA for RM02 has not been prepared to the same level of detail as RM01. AKT II have undertaken an impact analysis within the document 'Basement Structures and Construction report'. Whilst this document does not include specific ground movement analysis; damage assessment or an outline monitoring strategy, AKT II are of the opinion that given the comparative nature of the two schemes the impact of the lab scheme will not be significantly different from the finds of the BIA provided for the RM01 office scheme.

We therefore believe that the requirement for a full BIA for the lifescience scheme (RM02) should be subject to a pre-commencement planning condition, should this option be pursued. We believe that this is an appropriate response given the level of detail, and understanding of basement impact, that already forms part of the application.

We have set out below, the similarities between the two schemes for information;

- Plan footprint of building is the identical between the office and lab schemes.
- Overall massing of the schemes is comparable.
- Basement depth is the same between schemes.
- Perimeter secant retaining wall strategy is similar between schemes. Both with 600mm diameter secant piles.
- Column grid and load path is very similar between schemes.
- The self-weight of the lab scheme structure is heavier than the office scheme. This is offset by the lab having one less storey. And also by a thicker raft founded on stiffer ground.

If the lab scheme is progressed, a full GMA will also be provided at the next stages as part of third party approvals. (such as party wall, LUL, and the borough's highway department). Construction would not begin until all these third parties have reviewed, commented and given a letter of no objection.

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AKT II Limited

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Yours sincerely

A handwritten signature in black ink, appearing to read 'W Cole'.

William Cole
Associate Director
AKTII

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