

04 May 2021

Michael Ford
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91 Wimpole Street
London

W1G 0EF

Our ref: CG/38530

Please reply to: Richard Ball / Madeleine
Groves

Dear Mr Ford

Euston One, 17-37 William Road, London – Shallow Groundwater

CGL has previously provided a Basement Impact Assessment¹ (BIA) for the proposed development at 17 to 37 William Road; Euston One. The site currently comprises a part two-storey, part six-storey office building with basement level at 35-37 William Road and a seven-storey building with ancillary office accommodation at ground floor level and residential units above at No. 17-33. The proposed development comprises demolition of 35-37 William Road and redevelopment of no. 35-37 to provide a 15-storey building with a single level. The existing basement walls at 35-37 William Road will be retained in the proposed development. No significant increase in basement depth is proposed as part of the development.

Following the CGL BIA a query has been raised regarding a Secondary A Aquifer below the southern half of the site, which corresponds to the Lynch Hill Gravel superficial deposits. The query is around whether the new basement causes a change in groundwater conditions that have the potential to cause ground movements either in the short term (during construction) or in the long term by altering groundwater flow patterns.

In the short term, groundwater could be encountered during the works once the basement slab has been broken out. This could require localised dewatering, or perhaps the installation of a cut-off wall or other form of water restricting system to allow the new construction to take place. CGL cannot be certain of the water level on site, as no ground investigation has been carried out to date on site. However, there is good local ground investigation information showing that the groundwater is some 1m beneath the existing basement level. The proposed basement level will be very similar to the existing, therefore groundwater is not anticipated to be encountered during construction. This will need to be confirmed by site specific investigation.

In the long term, as the basement plan size and depth does not change, the effect of the building on the groundwater does not change. With the water 1m below formation, the current basement does not obstruct groundwater flow – therefore the proposed basement will not do so either.

Yours sincerely

Madeleine Groves, Senior Engineer
Card Geotechnics Limited

¹ CGL (2020). *Euston One, 17-37 William Road, London: Basement Impact Assessment Revision 1*. Ref. CG/38530