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By e-mail:

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Dear Will,

**29 ELSWORTHY ROAD, LONDON, NW3 3BT – PLANNING APPLICATION 2021/1527/P – 31
ELSWORTHY ROAD, LONDON, NW3 3BT**

The purpose of this letter is to discuss the proposed subterranean development of No. 31 Elsworthy Road and its impact on the existing property at No. 29 Elsworthy Road. Form SD's review of the proposed works is limited to the information contained within The Royal Borough of Camden's planning application 2021/1527/P.

This letter will summarise areas where further information or advice is required to confirm the existing property at No 29 Elsworthy Road will not be adversely affect by the proposed basement at No 31 Elsworthy Road during construction and after completion.

There is anecdotal evidence from the residents of No. 29 Elsworthy Road that the basement suffers from ground water ingress causing the cavity sump pumps to be continuously engaged. The evidence suggests there is significant ground water below/around the site that and is most likely to be perched water trapped above the underlying clay, this is supported by the Basement Impact Assessment (BIA) which states perched water flows could be significant and should be considered within the design of the basement. We recommend the design team of No.31 provide further evidence that the proposed impermeable basement of No.31 will not divert additional ground water to basement on No.29 as this is not currently addressed within the Construction Method Statement (CMS) for BIA.

The CMS provides a proposed construction sequence for the basement works. Stage 2 of the basement construction sequence states the basement slab is to be poured before the second stage underpin is cast. Further information should be sought to confirm how it is intended to retain the clay strata in the temporary condition prior to casting the second stage of underpinning.

It is proposed a bitumen membrane is provided behind the underpins to lap over the joints between the pins. A method statement should be provided to outline the construction sequence for installing the membrane that demonstrates over excavation will not occur for the excess membrane required to be lapped with adjacent underpins.

Due to the required excavation depths of the plant room to the front and the proposed pool to the rear will be formed with a contiguous piled wall with a reinforced concrete liner wall. On review of the proposed drawings, it is expected the top circa 2m of the contiguous piled wall will be within the made ground. The made ground consists generally of silty gravelly clay which will be expected to be

cohesive enough to span between the contiguous piles. The presence of significant perched water risks causing loss of fines between the piles potentially resulting in instability of the No. 29 & No. 31 party wall. Clarification on the how the loss of fines is to be prevented during the time the permanent liner wall has not been cast is required.

Preliminary calculations have been provided within the CMS to provide initial sizing of the gable wall underpin and retaining wall in the permanent condition i.e., propped top and bottom. In the temporary condition the position of the propping will be at different levels thus changing the shear and bending moment diagrams which may govern the provided reinforcement.

The proposals for the subterranean level of No.31 Elsworthy Road are comprehensive however further information is required to demonstrate the proposed basement will not change the existing water table thus worsening the existing condition at No. 29 Elsworthy Road.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nick Sava Meng', with a stylized flourish at the end.

Nick Sava Meng (Hons)

Senior Engineer

Form Structural Design

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