

9 November 2022



Our ref: J21089/ML/1

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Dear Angela

Re: 14 GREENAWAY GARDENS, LONDON NW3 7PH

We refer to our previous desk study and basement impact assessment (BIA) report for the above site (ref: J21089, Issue 3, dated July 2022), which was undertaken for the proposed demolition of the existing house, whilst retaining the existing façade, and subsequently constructing a new three-storey house with roof accommodation and a single level basement below the entire building footprint and partially out below the rear garden. Our previous report included a ground movement analysis and building damage assessment of the surrounding structures.

The basement retaining walls are to be formed using a contiguous bored pile retaining wall and at the time of reporting, and the ground movement assessment, it was assumed that a typical bottom-up construction would be utilised and that the walls would be fully propped in the temporary condition, such that it was considered to be a high-stiffness support system.

It is understood that the chosen contractor is proposing to utilise a top-down construction sequence, such that the basement retaining walls will be permanently propped with the ground floor slab prior to excavation. This is also considered to be a high-stiffness support system, such that this would not have changed the method of analysis adopted for the ground movement analysis and subsequent building damage assessment. As such the predicted movements shown in our previous report remain relevant and are considered to be representative of the latest proposed construction sequence. This being said, the top-down sequence is considered to provide a higher stiffness support system compared to a bottom-up sequence, such that horizontal deflection and associated vertical settlements behind the walls would be expected to be less than for a bottom-up sequence.

On the basis of the above, the results and conclusions made within our previous ground movement analysis and building damage assessment are considered to be representative and sufficiently conservative of the latest proposed top-down construction sequence. We trust the above provides sufficient information for your present requirements, however but please do not hesitate to contact us if you have any questions or require further clarification.

Yours sincerely
GEOTECHNICAL & ENVIRONMENTAL ASSOCIATES

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