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BY EMAIL

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PLEASE REPLY TO **Tunbridge Wells**

Dear Lesley

GODINTON HOUSE, GODINTON ROAD, ASHFORD, KENT, TN23 1LH

Godinton House is an existing three storey office block with a reinforced concrete structure and a lightweight flat roof supported on steel beams. The building currently has a partial basement car park located in the southeast corner underneath the building.

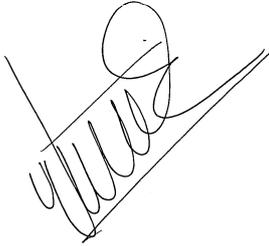
Even though it appears Planning consent has been granted for the construction of a new larger basement under the existing building, we confirm that we have advised the client against pursuing this option, and to instead retain the existing smaller undercroft car park. The reasons for this are summarised below:

1. The existing frame R.C columns have very large pad foundations, some of which have been exposed in trial pit excavations. Such pad foundations would need to be broken down and underpinned. Extending the existing R.C columns is very difficult to achieve practically.
2. Several internal R.C columns are currently supported on a retaining wall forming the existing carport. This will be very difficult to be removed practically whilst still providing adequate support to the superstructure above.
3. The whole suspended R.C slab at ground floor will need to be demolished, but any slab would be difficult to be reinstated whilst maintaining adequate connection with the existing superstructure.
4. Temporary sheet piling supporting the excavations along the boundary with Godinton Road could possibly clash with existing pad foundations; therefore any temporary supports to new excavations would need to be very close to the existing footway.
5. A significant amount of temporary works will be required to guarantee the safety and stability of the existing building above during construction, which will be costly.

The above list is not exhaustive, but shows that the cost of building a new basement under the full footprint of the existing building would be disproportionate to the cost of the project, and it is not practical or feasible.

We trust that the information above is satisfactory and that it will enable matters to proceed accordingly. In the meantime should you have any questions please do not hesitate to contact me directly.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Waldo Zaragoza', written in a cursive style. The signature is positioned above a diagonal line that extends from the bottom left towards the top right.

Waldo Zaragoza
MEng, MSc, CEng, MIStructE
Director