

Annexe to Basement Impact Assessment for 36 Eton Avenue, NW3 3HL

There are many descriptions of the course of the former River Tyburn and its culverted route known as King's Scholar's Pond Sewer and all indicate that neither the former river or its culverted route lie beneath or in close vicinity to number 36 Eton Avenue.

The course of the River Tyburn is shown to have two sources, a west and an east. The west source was at Shepherds Well with the water running south close to the east side of Fitzjohn's Avenue, along Avenue Road, (west of the west end of Eton Avenue), then crossing west over Avenue Road to Woronzon Road.

The second, eastern source, was a spring behind Hampstead Town Hall in Haverstock Hill, which then ran along Belsize Avenue, across Belsize Park Gardens and across Belsize Square then turning south across Lancaster Grove, along Strathway Gardens, across Eton Avenue, (west of number 36) across Fellows Road and Adelaide Road to the intersection with the first branch at Woronzon Road.

From here the river ran through Regents Park, Gloucester Place, under Oxford Street and Buckingham Palace, splitting into two rivers around Westminster Abbey before flowing into the River Thames. Figure 1 illustrates the route of the River Tyburn and Figure 2 illustrates its location in relation to number 36 Eton Avenue.



Figure 1 Map superimposing the path of the ancient Tyburn River onto a current map of London

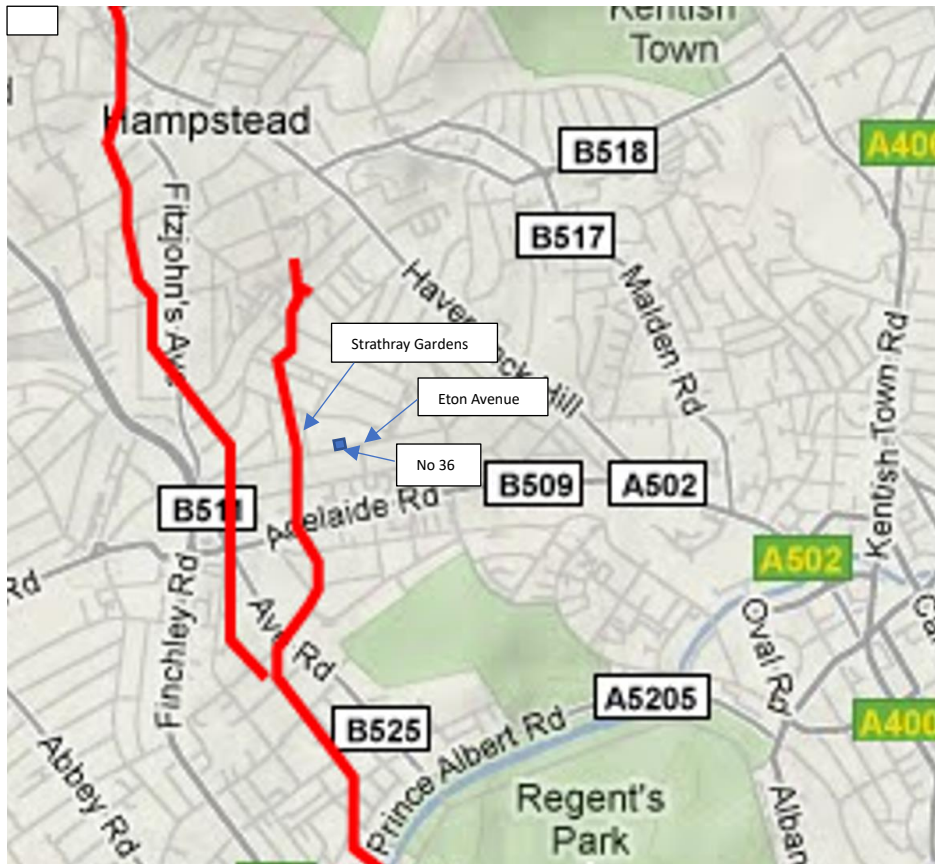


Figure 2 As above with detail of location of 36 Eton Avenue

In Figure 2 the distance from the river at Strathray Gardens to No 36 is 60m.

Sir John Bazalgette completely revamped the sewers of London around 1848 to 1858 by constructing a new sewer complex intercepting and often rebuilding existing sewers. The King's Scholar's Pond Sewer (KSPS) was constructed around this date partly of old and partly of new sewers along the route of the River Tyburn.

The route of the KSPS is very similar to the former River Tyburn although straighter.

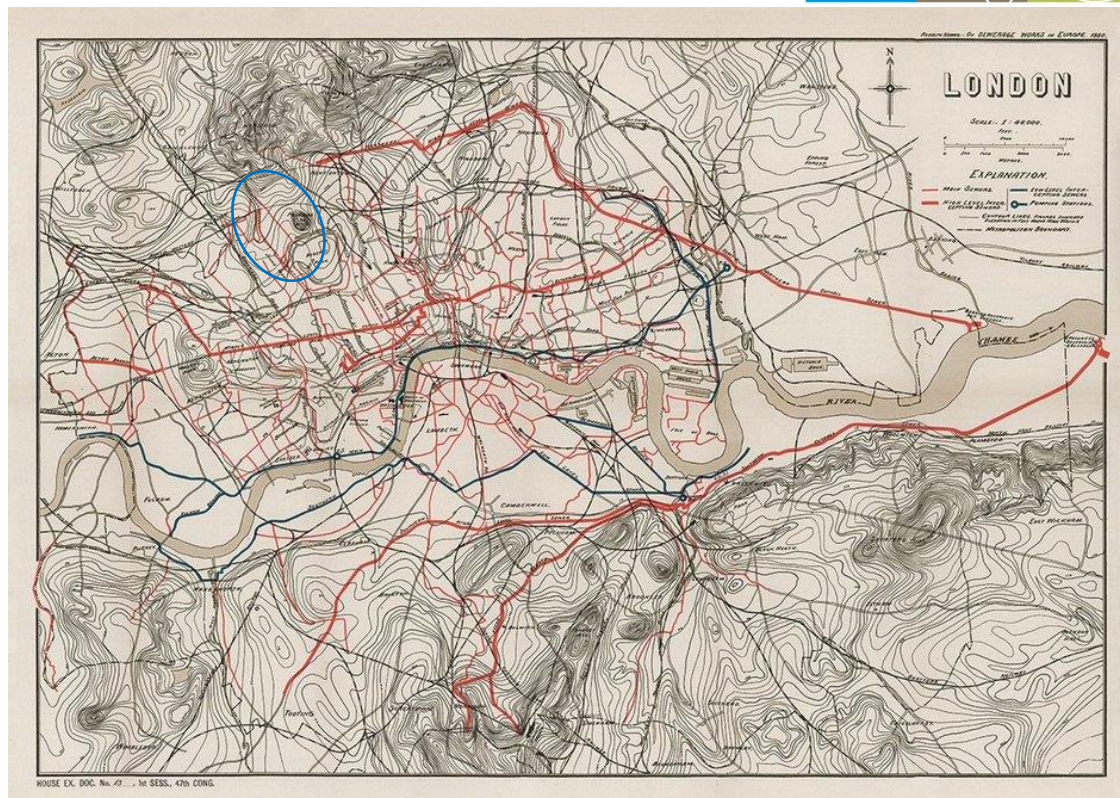


Figure 3 Taken from London County Council Map 3, Main Intercepting Storm Relief and Outfall Sewers, Pumping Stations and Outfall Works, November 1930.

The River Tyburn was culverted in Sections, with the upper sections north of Oxford Street culverted by 1858. The culvert was known as the King's Scholar's Pond Sewer, named after the Kings Scholars at Westminster School which is constructed on Thorney Island where the culverts outflow into the Thames. Figures 3, 4 and 5 indicate the location of KSPS in 1930.

Details from various internet sources indicate that the eastern branch ran along Belsize Avenue and Belsize Park to meet with the main culvert running south along Fitzjohn's Avenue and Avenue Road to Regents Park.

In conclusion, the eastern branch of the River Tyburn flowed north to south at a distance of 60m west of No 36 Eton Avenue and as it was a small river, it is unlikely to have deposited permeable strata at this distance and is unlikely to detrimentally affect or cause concern to the development of a basement of 1.0m in depth.

The River Tyburn culvert known as KSPS runs down Fitzjohn's Avenue and Avenue Road following the west branch of the Tyburn and slightly straighter in its course. This lies >200m west of No 36 Eton Avenue. It is believed that the small culvert for the eastern branch either follows the Tyburns eastern course or runs along Belsize Avenue and Belsize Park to join the main KSPS. In either case it will be too far from No 36 to cause concern to the proposed basement development.

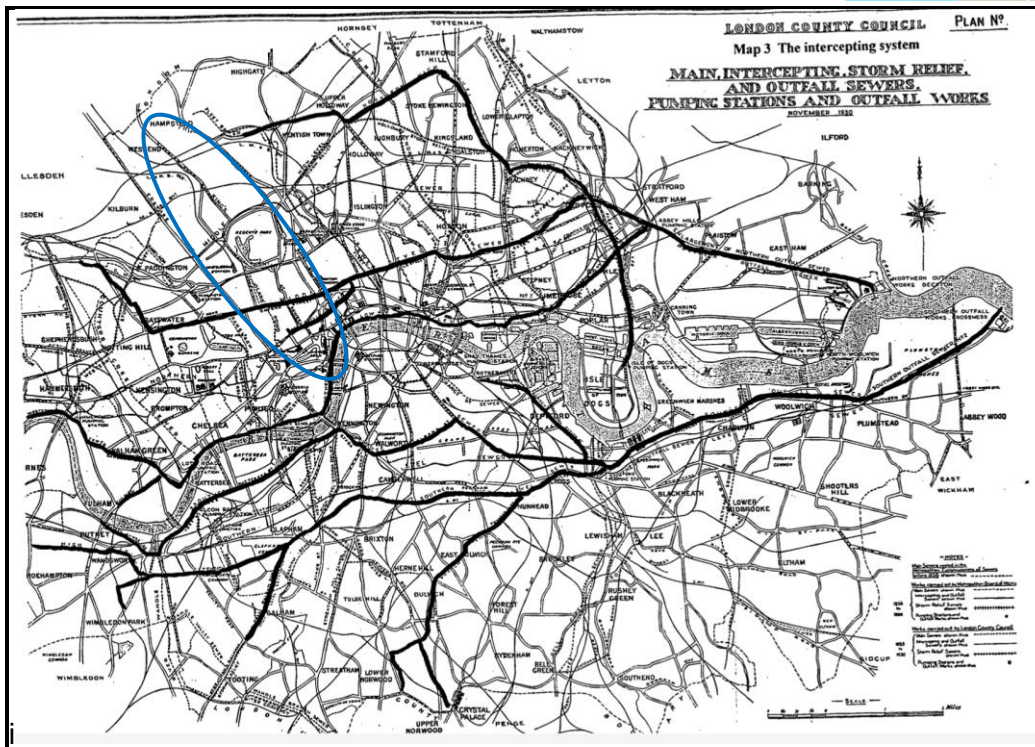


Figure 4

Taken from London County Council Map 3, Main Intercepting Storm Relief and Outfall Sewers, Pumping Stations and Outfall Works, November 1930.

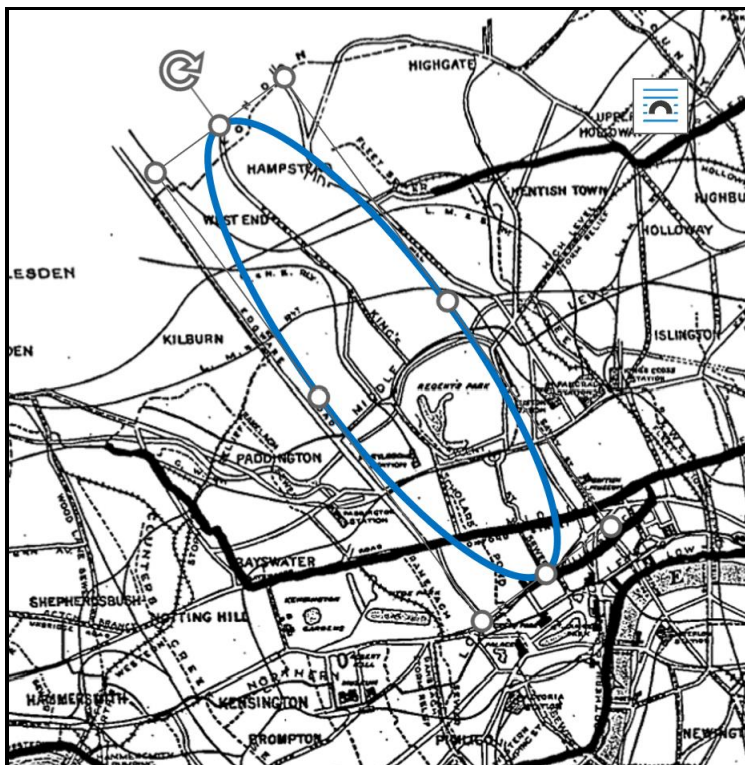


Figure 5 As above in detail.

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