

MWP

D2 - STRUCTURAL REPORT

**5 HOLLY MOUNT NW3 6SG,
LONDON**

OUR REF: 24483

BROWNE CONSTRUCTION

02/05/2024



5 HOLLY MOUNT NW3 6SG, LONDON

Project No.	Doc. No.	Rev.	Date	Prepared By	Checked By	Approved By
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1. Introduction

MWP has been instructed by J. Browne Construction Ltd. to carry out an additional structural brief for **5 HOLLY MOUNT NW3 6SG, LONDON.**

This to outline some of the possible structural issues that may arise. This as discussed in our team meeting on 29th April 2024. The Heritage Local Officer has raised these concerns as the premises are Grade II listed.

2. General issues for works within a listed property

We outline these below:

- 2.1 The Heritage Officer has expressed some concerns that the works that are proposed internally in the front room of the basement, may lead to damage to the finishes and possibly structural. We are of the opinion that yes, this may happen but thus would be very limited if the works are carried out with care.
- Normally, the excavation is carried out within the carriageway, but due to the excessive utility services running under this narrow road. A shaft could not be driven through due to lack of space in between. If we leave the drainage to continue leaking, it will result in washing away of the fines and as a result leading to possible structural movement, causing structural damage. Moreover, may cause flooding as previously has, if the drainage backed up. Again, could lead to damage to finishes.
- Having exhausted other options, it was decided that to install a shaft within the accessible front room of the basement. Opposite the light well running along the footpath.
- 2.2 We would suggest that before any works are carried out, it needs to be established if listed "Building Consent" is needed. If required, then the application needs to be submitted as soon as possible. Works must not start without consultation.
- 2.3 Determine if the basement floor is not listed, although unlikely. It is very likely the floor has been re-laid with new concrete. The tile finish to the floor found is of a modern type.
- 2.4 We have requested that external specialist company be employed to install monitoring studs prior to any work starting. This to measure any possible movement in the X, Y and Z direction is recorded. Readings to be taken prior to starting works then during works at least once every day and then for at least 2 months after works. Readings taken every 2 weeks after completion of works. Entire front wall needs to be monitored as well as the internal basement and walls, including the light well.
- During works, if movement was noted to be 1.5mm or more, the works must stop. Movement upto 1.5mm considered to be due to thermal changes.

- 2.5 Although no borehole was carried out, we have obtained bore historical log from British Geological Survey. It shows as below (note these are at street level):

Ground	Depth
Made ground	0-1.2m
Sand clay	1.2-3m
Firm clay with some sand	3-4.5m
Stiff brown sand clay	4.5-7m

As you can see, the excavation works for the shaft and heading is with clay. Therefore, the movement would be limited.

While excavating the shaft beyond the face of the sheet. The voids must be comprehensively infilled (grouted) during excavation. Note that the shaft is close to the party wall.

The heading to have grout tubes placed to roof and side. Ensure all voids are infilled once the heading is packed on completion.

To infill, use self-levelling non-shrink concrete or dry mix to ensure it is packed in layers.

- 2.6 Set aside funds to allow for making good.
- 2.7 We suggest that all of the above rooms are photographed to record its present condition. As movement if any could occur above basement as well as in the basement.

We trust the above is to your approval. If any further clarification is needed, please contact the undersigned.

PREPARED AND SIGNED ON BEHALF OF MWP BY



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For
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