

S5577/JW/JSB

A. Andreou  
Hatch and Mason  
Build Studios  
203 Westminster Bridge Road  
London  
SE1 7FR

14<sup>th</sup> June 2024

**Report on the proposed refurbishment and re-use of basement to  
Flat 1, Giles Building, Upper Hampstead Walk, London, NW3 1DE**

Following your instructions, Anderson Consulting Engineers visited the above property on 24<sup>th</sup> April 2023 to carry out an assessment of the structure of the building to determine the suitability for re-use of the basement area and to increase headroom.

**Description**

The subject property is a ground floor flat in a four-storey block plus basement / deep sub floor void. At the southern end of this part of the building there is a lower ground floor area making the building five storey.

The building was constructed circa 1878 as a workhouse infirmary extension to the adjacent infirmary constructed circa 1867. The floors are of timber joist construction supported on the external and internal load bearing walls.

The building was converted to residential use following planning consent in circa 1995.

The ground floor joists have been replaced in the recent past, presumably during the conversion to residential use. The piers supporting the are a different brick to the main structural walls.

### **Observations**

The 1995 planning drawings show an external door into the lower ground floor at the southeast end of the building, facing east. The external ground level has been raised, post 1995, and this doorway has been infilled but still visible above the current ground level.

Certain walls in the void area are not reflected in the walls above indicating that these were used to sub-divide the basement area. Openings in the division walls are indicative of a doorway into a room.

It is noted in the planning drawings of 1995 that in another area the lower ground floor is described as stores and what appears to be a corridor.

The wards to the main building did not have corridors at each level but generally there would be a corridor at ground or lower ground level only. This was to prevent the spread of contagious diseases. It is likely that this also applied to the 1878 extension so it is conceivable that this lower level would have been used as a passageway.

Trial holes carried out indicate 750 to 1600 depth of fill material across the basement area consisting of mixed materials including builders' rubble. The original basement area floor level is likely to have been lower, than currently exists, and has been infilled with builders' rubble and excavations during conversion to residential use.

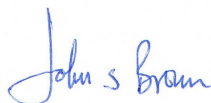
### **Conclusions**

Based on the observations made during our site visit, historical documents and investigations it is considered highly likely that the basement/void area was previously used when the building was in use as a hospital.

The area was probably used for storage and running services to supply wards on the levels above.

Please do not hesitate to contact me if you have any points on this matter you wish to discuss further.

Yours sincerely,



**John S Brown**

IEng, AMIStructE.