

**Date**  
**24—05—2024**  
**Subject**  
**34 Belsize Lane – Site**  
**Visit Record**

Weather: Clear  
Photos Taken: Yes

### **General Report:**

Site visit on 22/04/24 with Sam Elliott and Charlie Green.

Site visit to look at boundary wall to the property due to concern about its condition. The pavement local to the wall has been cordoned off to prevent pedestrians from walking on pavement adjacent to the wall.

The existing wall appears to be a brickwork retaining wall, retaining soil from the 34 Belsize Lane garden which is approximately 1.5m above the pavement level.

The base section (1.6m high approximately) of the wall is leaning towards the pavement, see photos attached. The mortar locally is in very poor condition, with no mortar present in some locations. It also appears that the mortar has been repaired previously with local sections of cement mortar present.

It was possible to remove a brick to better view the wall. The outer skin of brickwork is not, and we assume was not initially, tied to the brickwork behind and is constructed of different bricks.

This lower section of brickwork has moved away from the brick behind, with a gap of approximately 100mm present at the top.

There was nothing obvious present in the gap, which indicates this movement has not occurred due to something pushing laterally on the wall e.g. tree roots.

There is a vertical crack in the upper section of the wall.

### **Recommendations:**

The existing brick retaining wall does not appear to meet BRE Good Building Guide modern standards, however the retaining walls lean is not of structural concern, the centre of gravity is still within the middle third of the wall. The lower section is leaning away from the wall and in poor condition.

We propose the following remedial works are carried out to improve the robustness of the existing wall:

- Scrape out and replace existing mortar with new lime mortar.
- Repair vertical cracks using Hilti crack stitching.

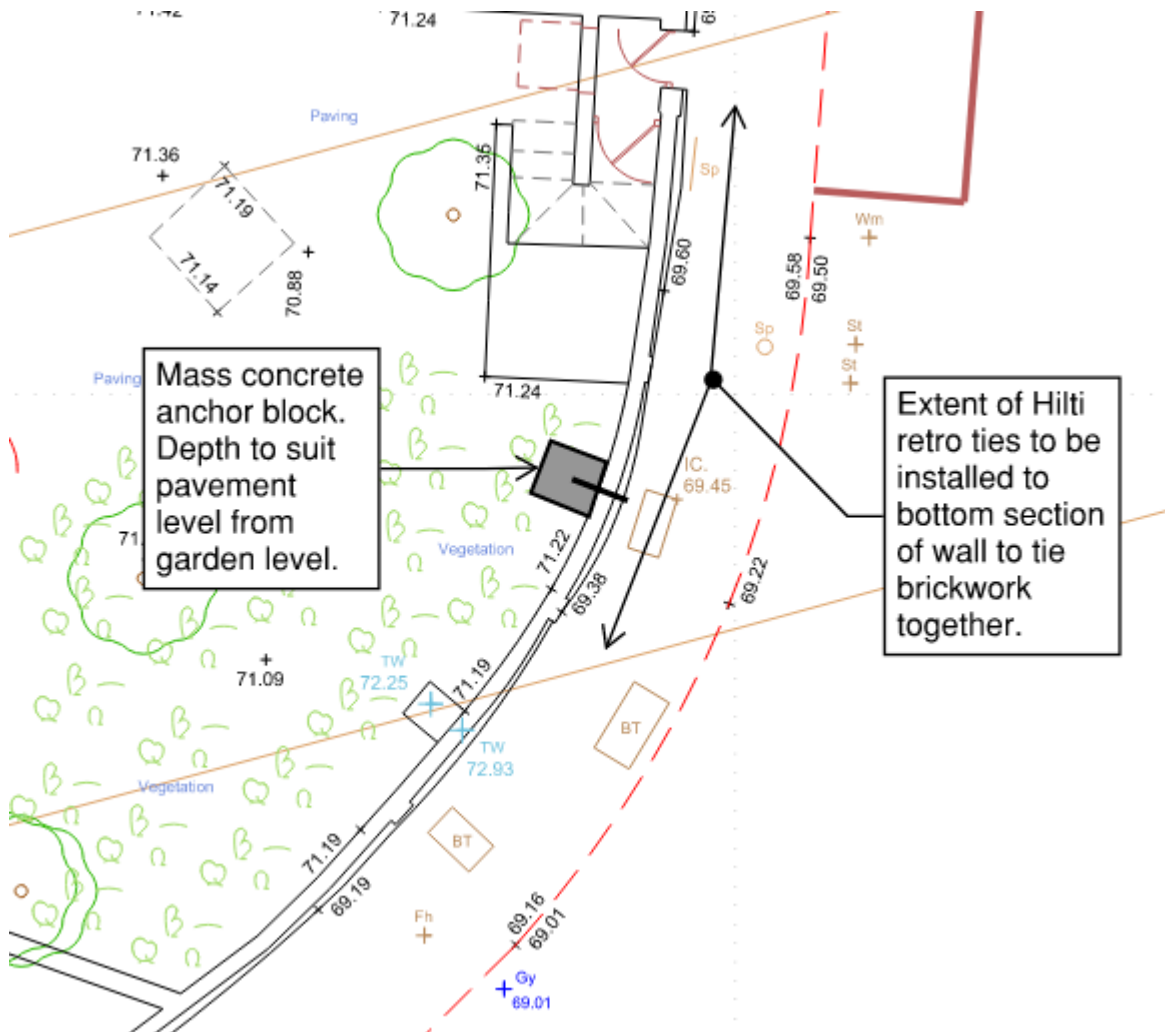
**Certified**



**Corporation**

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- Install retro ties to tie the brickwork together, see mark-up below for extent.
- Cast mass concrete block on the garden side of the wall to allow for an anchor to be installed through the brickwork into the concrete. Steel plate to be anchored through wall in to mass concrete block.
- Existing garden will need excavating to suit pavement level and the brickwork wall should be temporarily propped during concrete pour due to lateral heave pressures.
- Ivy should be removed to allow for condition of the wall to be looked at.



#### Remedial Works Details:

Please see appendix for remedial works drawings.

#### Distribution:

Charlie Green – Client

Sam Elliott – Milecastle Projects

Jack Bailey – EBBA Architects



Photos:



























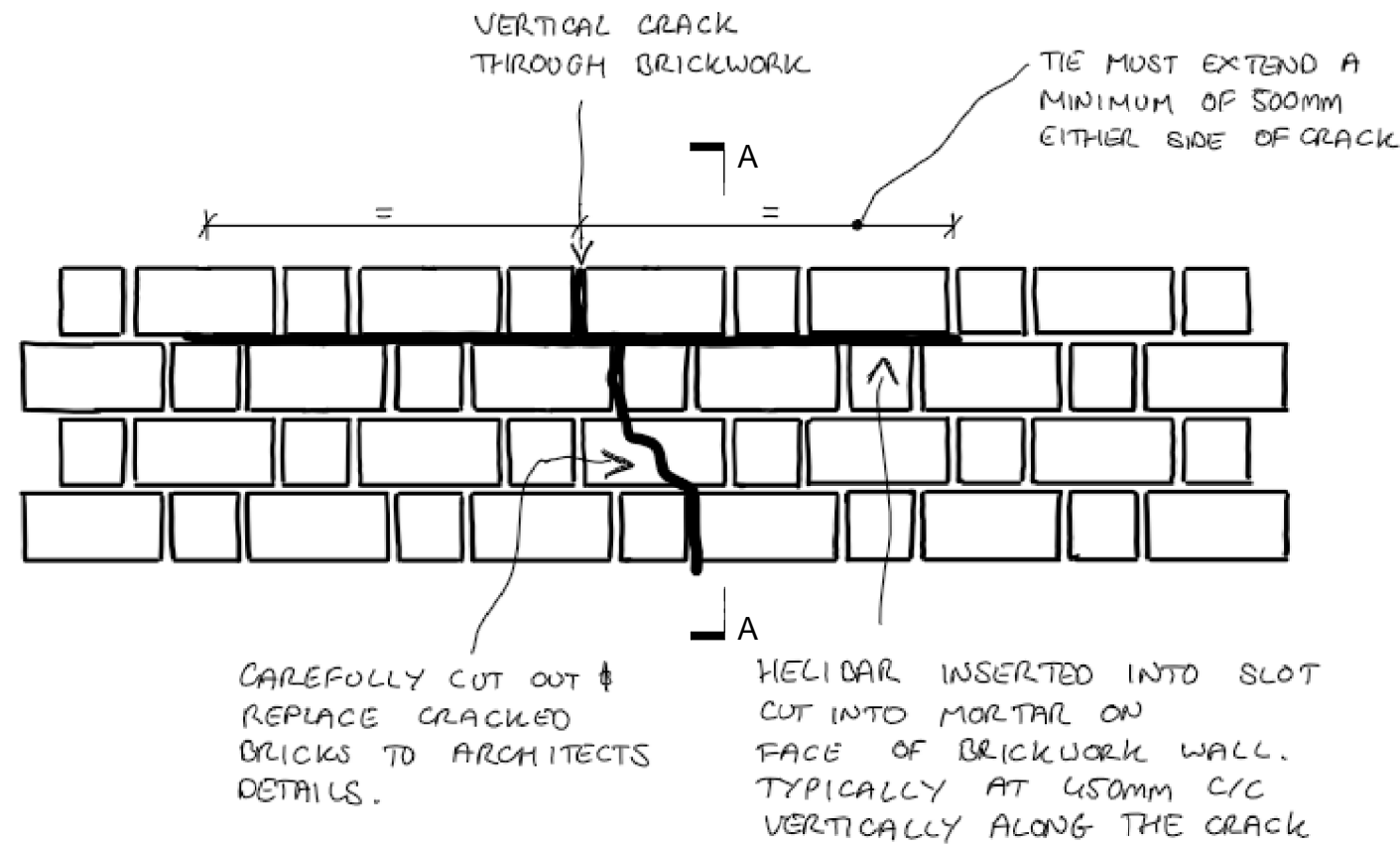


## Appendix: Remedial Works Drawings

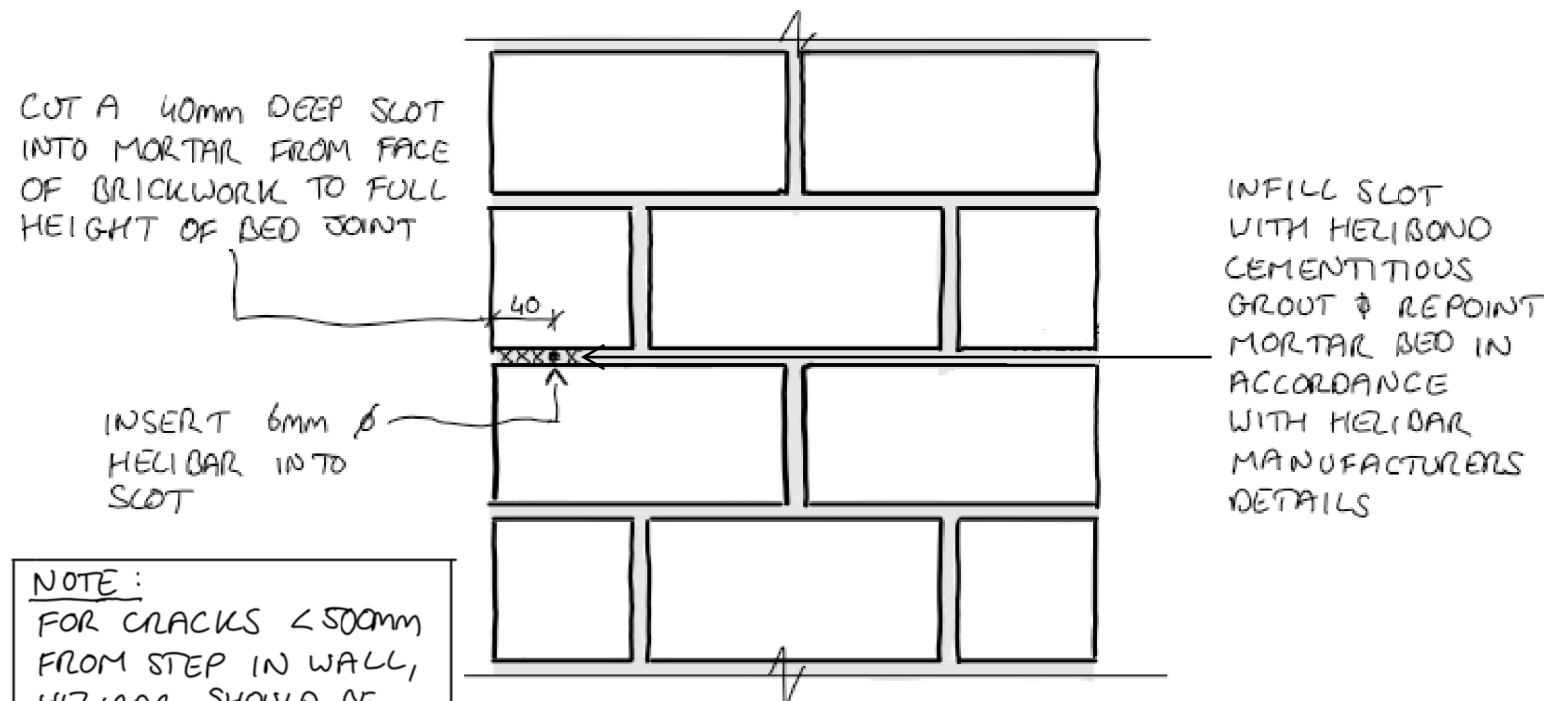








WALL ELEVATION (1:10)



SECTION A-A (1:5)

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

Do not scale from this drawing.

Install crack stitching strictly in accordance with manufacturers details.

Mortar to be to specialists details.

P1 24/05/24 JHi Issued for Information

rev	date	by	chk	description

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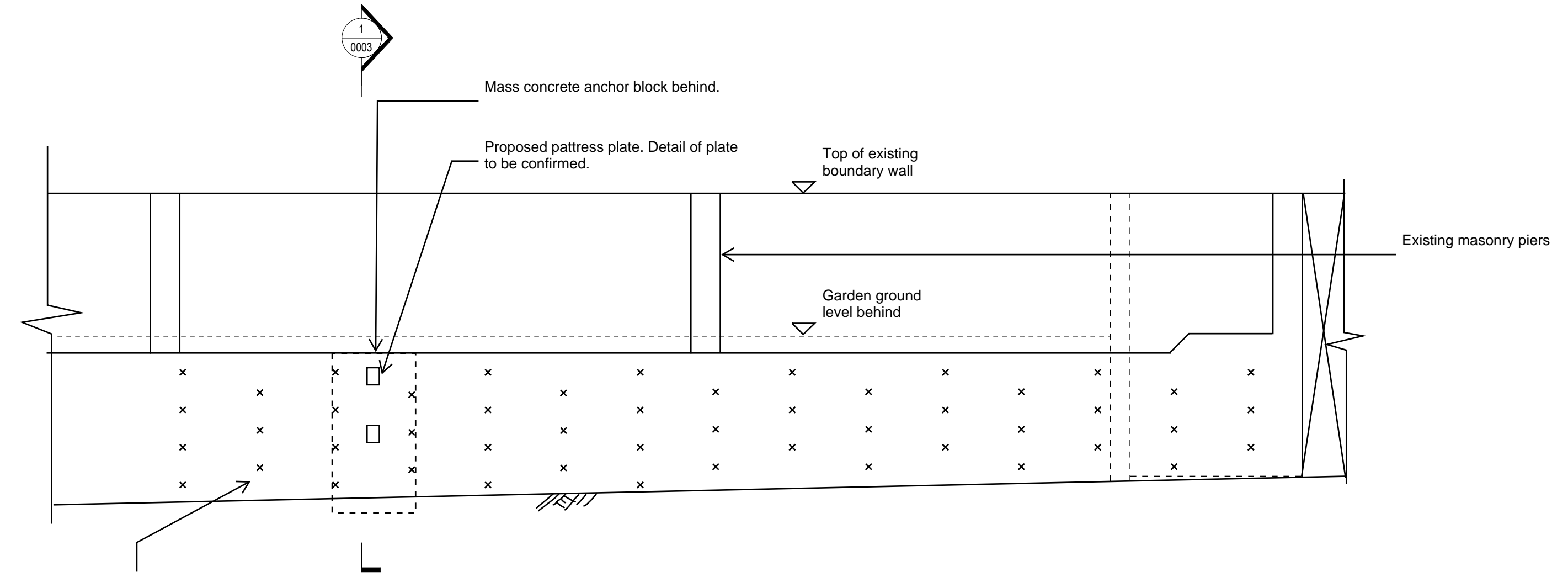
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Project  
34 Belsize Lane, NW3

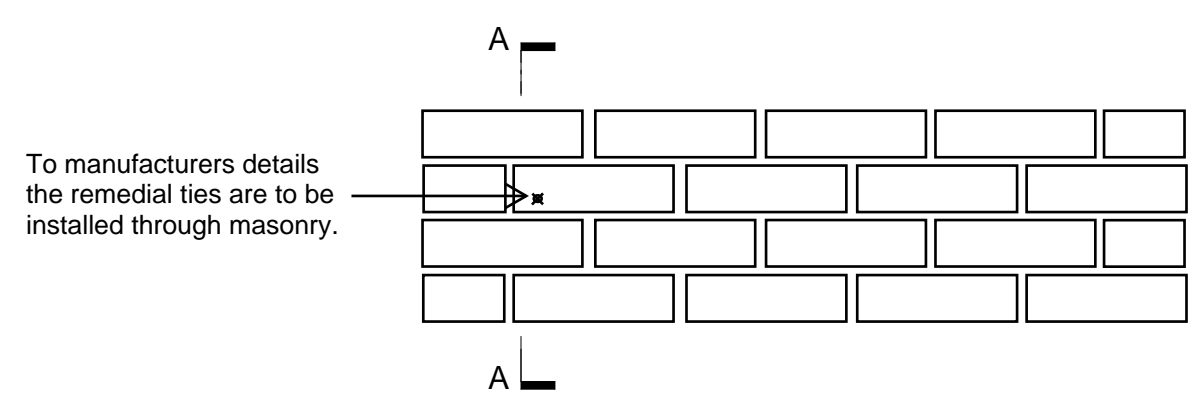
Drawing title  
Boundary Wall Remedial Works -  
Helifix Crack Stitching Repair Detail

Scale	Date	Drawn
As shown	May 2024	JHi
Drawing status	Status	Revision
Preliminary	S2	P1
Project no.	Originator	Zone Level Type Role
2230268	· EWP ·	· ZZ · XX · SK · S ·
0001		

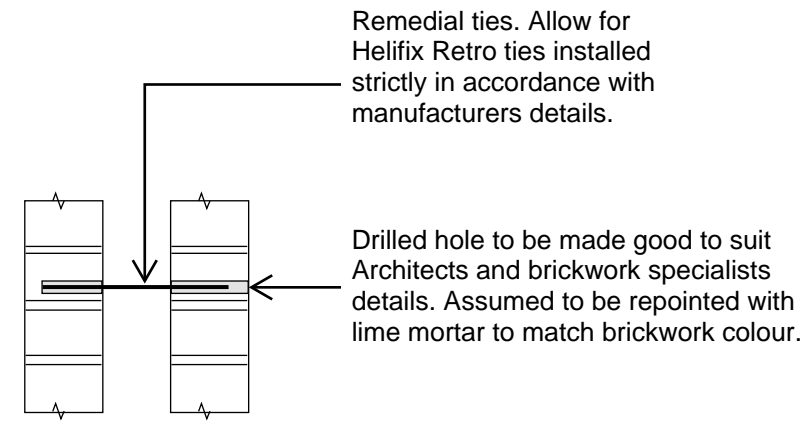




Elevation 1-1 (1:50)



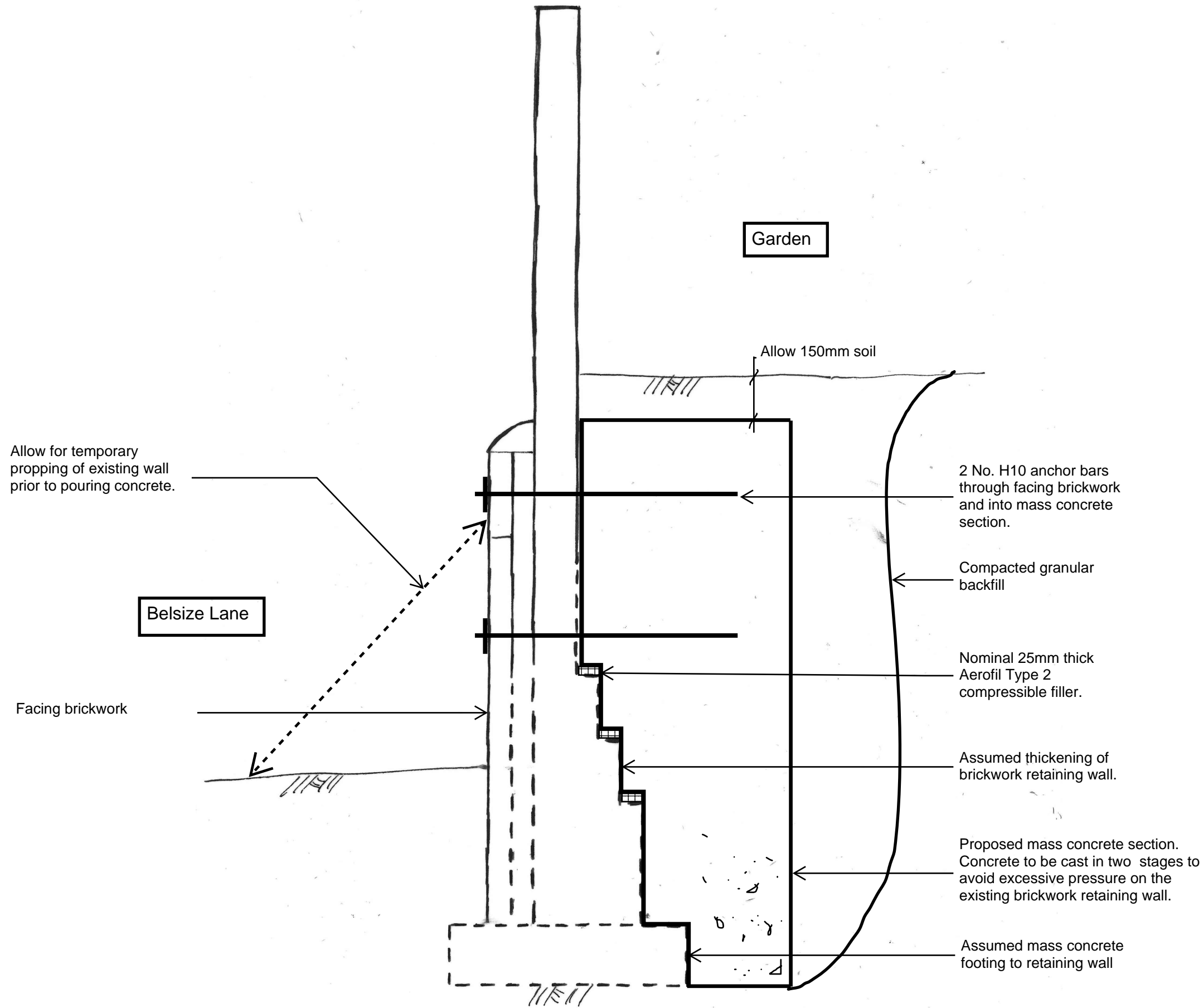
Elevation 2-2 (1:10)



Section A-A (1:10)

<div>This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.</div> <div>Do not scale from this drawing.</div>						<div>Drawing title</div> <div>Boundary Wall Remedial Works - Remedial Ties</div>	<div><div>elliottwood</div><div>engineering a better society</div></div> <div><div>Elliott Wood Partnership Ltd</div><div>Central London • Wimbledon • Nottingham</div><div>Consulting Structural and Civil Engineers</div><div>(020) 7499 5888 • <a href="http://elliottwood.co.uk">elliottwood.co.uk</a></div></div>		<div>Project</div> <div>34 Belsize Lane, NW3</div>		
	P1	24/05/24	JHi	SPe	Issued for information	<div>Scale</div> <div>1:50@ A3</div>	<div>Date</div> <div>May 2024</div>	<div>Drawn</div> <div>JHi</div>	<div>Drawing status</div> <div>Preliminary</div>	<div>Status</div> <div>S2</div>	<div>Revision</div> <div>P1</div>
	rev	date	by	chk	description				<div>Project no.</div> <div>2230268-EWP - ZZ -XX - SK - S - 0002</div>	<div>Originator</div> <div>Zone</div> <div>Level</div> <div>Type</div> <div>Role</div> <div>drg no.</div> <div></div>	<div></div>





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Project  
34 Belsize Lane, NW3

Drawing title  
Boundary Wall Remedial Works -  
Mass concrete section

Scale	Date	Drawn
1:20	May 2024	JHi
Drawing status	Status	Revision
Preliminary	S2	P1
Project no.	Originator	Zone Level Type Role drg no.
2230268	EWPP	ZZXXSKS0003