



***28 Parliament Hill, London, England,  
NW3 2TN***

*Fabiana Fedeli*

***GEOTECHNICAL GROUND INVESTIGATION  
AND GROUND MOVEMENTS REPORT***

*Project No. 2166-23*



*November, 2023*

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B		
C		
D		

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Your ref:

Our ref: SKZ\_2166/23

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## **REPORT ON GEOTECHNICAL GROUND INVESTIGATION AT 28 PARLIAMENT HILL, LONDON, ENGLAND, NW3 2TN**

### **1. INTRODUCTION**

AVZGeoEng Limited have been commissioned by Mr Nick Norden from Neale and Norden Consultants on behalf of Fabiana Fedeli ('the Client') to carry out a Geotechnical Investigation at the above site as indicated on the scope of work and engineering drawings provided by the client and in accordance with the AVZGeoEng quotation ref: SKZ\_2166/23.

The proposed amendments are for the lowering of the existing lower ground floor to form a new swimming pool, extension to the rear and amendments to the existing building as presented on the plans supplied by the engineer.

### **2. THE SITE**

The site, which may be found by approximate National Grid reference OS Grid Ref: E: 527459, N: 185816, is situated at 28 Parliament Hill, London, England, NW3 2TN.

An extract of the Ordnance Survey map showing the location of the site is included in **Figure 1**.

The published 1:50,000 scale geological map of the area indicates that the site is underlain by the London Clay Formation – Clay, Silt and Sand, as bedrock geology. No superficial deposits are expected at the location.

It is thought that the London Clay formation was deposited during a period of sea inundation in the area up to 200m in depth. The London Clay can be up to 150m thick beneath south Essex thinning across London to about 90m near Reading. The formation consists of mainly dark blue to brown grey clay containing variable amounts of fine-grained sand and silt. London Clay generally weathers to an orange-brown colour with pockets of silty fine sand. The formation is particularly susceptible to swelling and shrinking when subjected to moisture content changes. It usually contains selenite crystals, often grouped in bands or layers, which are thought to have originated from the decomposition of shell fragments. London Clay contains clay minerals in the form of illite, kaolinite and smectite. The presence of smectite renders the London Clay particularly susceptible to heave caused by alternate wetting and drying near the surface.

The existing topography and history of development of the site suggest that in addition to these natural strata some made ground may be present on the site.

### 3. LIMITATIONS

Any opinions and interpretations expressed in this report are based on the ground conditions encountered during the site work and on the results of tests made in the field, together with AVZGeoEng conjectural interpretation between exploratory holes. There may, however, be other conditions prevailing at the site which have not been revealed by the investigation and which have therefore not been taken into account in this report. While the report may offer opinions on the possible configuration of strata, both between the excavations and below the maximum depth achieved by the investigation, these comments are for guidance only. It should also be noted that groundwater levels vary due to seasonal or other effects and may at times differ to those measured during the investigation. For investigations, which include environmental issues, the data obtained relate to the conditions which are relevant at the time of the investigation.

This report is not an engineering design and the figures and calculations enclosed to the report should be used by the Structural Engineer taking note that variations may apply depending on design loading, in techniques used, and in site conditions. Our recommendations are appropriate for Ground Investigation Report (GIR) as per the current standards and should therefore not supersede the Engineer's design.

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### 4. GROUND INVESTIGATION

The site work was carried out on 26<sup>th</sup> October 2023, aimed to obtain geotechnical parameters in regards to the proposed development. The investigation and soil descriptions were carried out in general accordance with BS5930:2015 – Code of Practice for Site Investigations.

The ground investigation comprised the following works:

- A borehole advanced by drive-in sampler technique to a max 10.0m depth;
- A Ø35mm standpipe installed to 4.0mbgl for future groundwater monitoring if required;
- In situ testing and logging.

The borehole location was determined approximately by reference to physical features present on the site at the time of investigation and the ground level at the borehole location was not determined.

The location of the investigation borehole is presented on **Figure 2**, the borehole logs and the geotechnical testing results are presented in the **Appendix A** and **Appendix B**, respectively.

## 5. GEOTECHNICAL TESTING

The programme of geotechnical tests undertaken on samples obtained from the intrusive investigation is presented in **Table 1**, the main purpose of which was to classify the ground beneath the site and assist in determining its physical and mechanical properties. Where appropriate, testing was undertaken in accordance with BS 1377:1990 & EN ISO 14688-2 2004+A1:2013 Method of Tests for Soils for Civil Engineering Purposes and was carried out by the AVZGeoEng Ltd in-house laboratory.

Tests carried out in order to classify the concrete class required on site have been undertaken following the procedures within BRE SD1:2005 by a UKAS accredited laboratory (The Environmental Laboratory Ltd).

**Table 1 – Summary of Geotechnical Testing Programme**

Strata	Tests undertaken	No of Tests
Made Ground	pH & Water Soluble Sulphates	1
London Clay Formation	Natural Moisture Content	5
	Plasticity Index	5
	pH & Water Soluble Sulphates	3

## 6. GROUND CONDITIONS

The investigation borehole revealed that the site is underlain by a thin layer of Made Ground over stratum classified as London Clay Formation. This appears to generally confirm the stratigraphical succession suggested by the published geological records.

The ground conditions are summarised in **Table 2** below.

**Table 2 - General succession of strata encountered**

Brief Description	Depth to top of stratum m.bgl	Thickness (m)
Made Ground	G.L	0.5
London Clay Formation	0.5	Not proven

The made ground encountered during the site investigation is comprised of dark brown silty clay, silt and sand, with brick fragments.

The London Clay Formation was encountered below the Made Ground, recovered as firm, becoming stiff with depth, laminated silty clay, with frequent sandy laminas and occasional selenite crystals.

The measured and inferred soil parameters for the stratum are listed in **Table 3** below.

**Table 3 – Summary of Soil Parameters for the London Clay Formation**

Soil Parameters	Range	Results
Liquid Limit (%)	72 to 80	Appendix B
Plastic Limit (%)	25 to 29	Appendix B
Plastic Index (%)	47 to 51	Appendix B
Modified Plasticity Index (%)	47 to 51	Appendix B
Plasticity Term	Very high	
Volume Change Potential (NHBC)	High	
Moisture Content (%)	31.1 to 32.4	Appendix B
SPT 'N' Values	13 to 27	Appendix A, Figure 3
Undrained Shear Strength (kN/m <sup>2</sup> ) inferred by SPT <sup>(1)</sup>	55 to 115	Figure 4
Undrained Shear Strength (kN/m <sup>2</sup> ) inferred by HV <sup>(2)</sup>	46 to 93	Appendix A, Figure 4
Strength Term	Soft to stiff	

<sup>(1)</sup> SPT – Standard Penetration Tests

<sup>(2)</sup> HV – Hand Vane Tests (130KPa max capacity of the apparatus)

## 7. GROUNDWATER CONDITIONS

The borehole remained dry during the site works. A Ø35mm standpipe was installed on completion of the work to allow for future groundwater monitoring if required.

## 8. TRIAL PITS

A trial pit was excavated by a third party contractor aimed to confirm the depth of the underpins carried out at the property in the past. Details about the findings are presented in the **Figure 6** of this Report.

## 9. ENGINEERING CONSIDERATION

### 9.1 Foundations

The ground conditions appear feasible for the design and construction of relatively shallow spread foundations for the proposed development. Alternatively, piled foundations could be adopted, particularly for any moderate to heavy or sensitive foundation loads.

The recommendations for the design and construction of spread and strip foundation in relation to ground conditions are set out in **Table 4**.

**Table 4 – Design and construction of spread and strip foundations**

Design/construction considerations	Design/construction recommendations																																																																												
Founding stratum	London Clay																																																																												
Depth	Foundations should be taken to a minimum depth of 1m below finished ground level and at least 0.1m into the founding stratum below any overlying made ground or to any greater depth required in respect of the special design considerations given below.																																																																												
Special design considerations	<p>Due to the presence of shrinkable soils foundations should be designed taking into account all the normal precautions, including minimum depths, to minimise the risk of future foundation movements in accordance with NHBC Standards, or similar.</p> <p>The findings of the ground investigation indicate that foundations should be designed for shrinkable soils of high-volume change potential.</p>																																																																												
Bearing pressures for range of strip footings and square bases founded in the London Clay	<table border="1"> <thead> <tr> <th colspan="7">Net allowable bearing pressure kN/m<sup>2</sup></th> </tr> <tr> <th></th> <th colspan="3">Strip Footings</th> <th colspan="3">Square bases</th> </tr> <tr> <th>Width</th> <th>0.5m</th> <th>0.75m</th> <th>1.0m</th> <th>1m</th> <th>1.25m</th> <th>1.5m</th> </tr> </thead> <tbody> <tr> <td>Depth</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1.0m</td> <td>78</td> <td>78</td> <td>79</td> <td>92</td> <td>92</td> <td>92</td> </tr> <tr> <td>1.5m</td> <td>87</td> <td>87</td> <td>88</td> <td>102</td> <td>102</td> <td>102</td> </tr> <tr> <td>2.0m</td> <td>95</td> <td>96</td> <td>97</td> <td>113</td> <td>113</td> <td>113</td> </tr> <tr> <td>2.5m</td> <td>101</td> <td>101</td> <td>102</td> <td>119</td> <td>119</td> <td>119</td> </tr> <tr> <td>3.0m</td> <td>108</td> <td>108</td> <td>109</td> <td>127</td> <td>127</td> <td>127</td> </tr> <tr> <td>3.3m</td> <td>113</td> <td>113</td> <td>114</td> <td>133</td> <td>133</td> <td>133</td> </tr> </tbody> </table>							Net allowable bearing pressure kN/m <sup>2</sup>								Strip Footings			Square bases			Width	0.5m	0.75m	1.0m	1m	1.25m	1.5m	Depth							1.0m	78	78	79	92	92	92	1.5m	87	87	88	102	102	102	2.0m	95	96	97	113	113	113	2.5m	101	101	102	119	119	119	3.0m	108	108	109	127	127	127	3.3m	113	113	114	133	133	133
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3.0m	108	108	109	127	127	127																																																																							
3.3m	113	113	114	133	133	133																																																																							
Basis of allowable bearing pressures	Each allowable bearing pressure includes an overall factor of safety of 3 against bearing capacity failure and with total settlements associated with the bearing pressure estimated to be less than 25mm.																																																																												
Stability of excavations	Generally, the foundation excavations should remain stable in the short term. In the event that excavations are to remain open for longer periods, consideration should be given to the use of trench support systems.																																																																												
Construction considerations	<p>All foundation excavations should be inspected and any made ground, soft, organic or otherwise unsuitable materials removed and replaced with mass concrete.</p> <p>The proposed founding stratum is a relatively silt-rich soil, hence susceptible to rapid softening once exposed. Hence all foundation excavations should immediately be blinded with concrete or the full foundation constructed.</p>																																																																												

## 9.2 Preliminary Retaining Wall Parameters

It is understood that the proposed redevelopment would involve excavation in the lower ground floor for around 1.5m below the existing level.

The following soil parameters detailed within **Table 5** below are recommended for preliminary design purposes and based on in situ tests carried out during the site work.

**Table 5 Preliminary Parameters for retaining wall design**

Soil Type	Average SPT N	Unit Weight (kN/m³)	Short Term Characteristics		Long Term Strength Characteristics	
			Cu (kN/m²)	Ø' (°)	c' (kN/m²)	Ø' (°)
Made Ground	-	18	-	25	0	25
London Clay	>17	20	45@1.0m + 8z kN/m² where z = depth into clay*	-	3**	25**

\* Undrained Shear Strength (kN/m²) inferred by combination of SPT, Share Vane and quick Triaxial Tests.

\*\* Drained Shear Strength (kN/m²) based on published data (moderately conservative approach).

### 9.3 Piled Foundations

The recommendations for the design and construction of piled foundations in relation to the ground conditions are set out in **Table 6**.

**Table 6 – Design and Construction of Piled Foundations**

Design/construction considerations	Design/construction recommendations	
Pile type	The construction of bored or driven piles is considered technically feasible at this site.	
Possible constraints on choice of pile type	Given the close proximity of the site to other properties the use of driven piles may not be acceptable due to ground vibration and noise related problems.	
Temporary casing where groundwater is present	Bored piles may require temporary casing throughout their depth where presence of groundwater is possible. Use of CFA piles may overcome the issue.	
Man-made obstructions	The presence of buried sub-structures or other obstructions within made ground (expected some remains of the former structures,) may lead to some difficulty during piling, therefore it is recommended the pile contractor should take that in consideration when quoting the job. Where buried obstructions are encountered, it will be necessary to either relocate the pile(s) or make allowance for removing the obstruction.	
Hard strata	An allowance should be made for chiselling thin 'rock' bands (claystone, limestone or cemented sandstone) within the London Clay Formation.	
Soil and pile design parameters for London Clay - bored piles (cohesive soils)	Adhesion Factor ( $\alpha$ )	0.5/0.6
	Bearing Capacity Factor ( $N_c$ )	9
	Undrained Shear Strength ( $c_u$ )	45 + 8z kN/m² where z = depth into clay

Design/construction considerations	Design/construction recommendations	
	Global Safety Factor	3.0/2.5
	Limiting Shaft Friction	110 kN/m <sup>2</sup>
	Limiting Concrete Stress	7.5N/mm <sup>2</sup>

The design procedure for piles varies considerably, depending on the proposed type of pile.

#### 9.4 Structural Loading

The idealized loading conditions have been produced by Green Structural Engineering Limited, (attached for reference in **Appendix D**). We have reviewed the information and transferred the loads over areas associated with the likely dimensions of the proposed footings, software has further split the loading areas into a series of averaging rectangles horizontally where required to simplify the model.

The following cases have been considered:

- Heave from the excavation and subsequent reloading produced by the construction of the underpins as indicated within the Engineering Drawings attached to **Appendix D**;
- Completion of the proposed development and long-term heave/settlements.

#### 9.5 Geotechnical parameters

For the purpose of the analyses, a rigid boundary was assumed at a depth of 30mbgl.

A linear elastic soil stiffness has been assumed for the purpose of analysis. Values have been estimated primarily from the Burland, Standing J.R., and Jardine F.M. (2001), Building response to tunneling, case studies from construction of the Jubilee Line Extension London, CIRIA Special Publication 200, and from the SPT 'N' values using the correlations presented in the CIRIA Report – 142 where appropriate.

**Table 7 – Summary of Soil Parameters**

Stratum	Level (m bgl)	E <sub>u</sub> (kN/m <sup>2</sup> )	E' (kN/m <sup>2</sup> )	Poisson's Ratio
Made Ground	0.0÷0.5	-	8,000	0.2
London Clay	0.5÷5.0	17,800 to 93,000	10,500 to 55,600	0.3
Rigid Boundary Layer	30.0	-	-	0.3

#### 9.6 Assessment of Heave and Settlements

The excavation for the swimming pool and subsequent building construction will be accompanied by a sequence of ground movements, including immediate elastic and longer term swelling heave on unloading and elastic and longer-term consolidation settlement on reloading. The amounts of each component of movement will depend upon a number of factors, not least the construction timetable and ultimate loadings.

### 9.7 Description of the analysis undertaken

The calculations were carried out using the PDISP Version 19.3.16 computer package supplied by Arup and Oasys Ltd utilising the Boussinesq's analysis method, which calculates the stresses and strains within the strata due to applied loads and then defines the displacements by integrating the vertical strains.

At this site, unloading of the granular River Terrace Deposits and the underlying London Clay will take place as a result of the excavation of the swimming pool, such that the reduction in vertical stress in the short term will cause heave to take place. Undrained soil parameters have been used to estimate the potential short-term movements, which include the "immediate" or elastic movements as a result of the excavation. The model is based on the assumption that the soils behave elastically, which provides a reasonable approximation to soil behavior at small strains. Drained parameters have been used to provide an estimate of the total movement, which includes long term swelling/settlements that will continue for a number of years.

The vertical movements due to the proposed development have been obtained at various elevations including the formation level of lower ground floor that accommodates the proposed swimming pool, at the assumed foundations level of the neighboring structures and the street level. Concise version of the software output presenting the results is enclosed in **Appendix C**.

The stiffness of the concrete raft has not been included in the model as the method of calculations used in the analyses do not allow for soil structure interaction to be taken in account.

### 9.8 Discussion of the results

Results of analysis estimate relatively small total vertical displacement beneath the foundations of the proposed development as presented in the table below.

- Construction of underpins - short term undrained conditions;
- Completed development - long term drained conditions.

**Table 8 – Results of Analysis (see Appendix C for graphic presentation of the results)**

Location		Vertical Movement (mm)		
		Undrained conditions	Drained conditions	
1)	Section 1-1	Line 1	-0.03	-0.06
2)		Line 2	-0.05	-0.09
3)		Line 3	-0.2	-0.34
4)		Line 4	+0.3	+0.47
5)		Maximum	+0.85	+1.35
6)	Section 2-2	Line 1	-0.02	-0.04
7)		Line 2	-0.05	-0.07
8)		Line 3	-0.9	-1.6
9)		Line 4	+2.9	+4.4

Location		Vertical Movement (mm)		
		Undrained conditions	Drained conditions	
10)		Maximum	+4.45	+7.3
11)	Section 3-3	Line 1	-0.02	-0.03
12)		Line 2	-0.04	-0.05
13)		Line 3	+0.07	+0.1
14)		Line 4	+3.4	+5.6
15)		Maximum	+4.05	+6.7
16)		Line 1	+0.02	+0.03
17)	Section 4-4	Line 2	+0.11	+0.18
18)		Line 3	-0.22	-0.37
19)		Line 4	-0.235	-0.39
20)		Line 5	-0.03	-0.04
21)		Maximum	-0.56	-0.91
22)		Line 1	+0.05	+0.07
23)	Section 5-5	Line 2	+0.19	+0.3
24)		Line 3	+0.06	+0.09
25)		Line 4	-1.45	-2.4
26)		Line 5	-0.4	-0.7
27)		Line 6	-0.02	-0.04
28)		Maximum	-1.88	-3.05
29)	Section 6-6	Line 1	+0.1	+0.17
30)		Line 2	+5	+8.2
31)		Line 3	+4.62	+7.6
32)		Line 4	+0.9	+1.5
33)		Line 5	+0.5	+0.8
34)		Line 6	+0.02	+0.05
35)		Maximum	+5.1	+8.35

In view of the predominantly cohesive nature of the soil immediately below the proposed foundation level it is anticipated that about 50% of the movements are likely to occur immediately as functional loads are applied, leaving the remaining 50% to occur as long-term heave/settlement.

### 9.9 Underpin/Retaining Wall Deflection

Horizontal movements can occur, due to removal of lateral support of the excavation sides. The retaining wall will act as a stiff concrete structure to limit wall deflection. It is critical that appropriate temporary works are put in place to limit lateral movements during construction.

When underpinning, it is inevitable that the ground will be un-supported or only partially supported for a short period during excavation of each pin, even when support is installed sequentially as the excavation progresses. This means that the behavior of the ground will depend on the quality of workmanship and suitability of the methods used, so rigorous calculations of predicted ground movements are not practical. However, provided that the temporary support follows best practice, then extensive past experience has shown that the bulk movements of the ground alongside underpin could be limited to less than 5mm horizontally.

A preliminary construction method will be developed by the structural engineers with aims to manage the risk of ground loss/ground collapse beneath the neighboring footings.

### 9.10 Damage Category Assessment

The calculated ground movements could be used to assess potential 'damage categories' that may apply to neighboring properties due to the proposed swimming pool construction. The methodology proposed by Burland and Wroth and later supplemented by the work of Boscardin and Cording can be used, as described in CIRIA Special Publication 200 and CIRIA C760.

**Table 9 Classification of visible damage to walls**

Category Description	Category Description	Limiting tensile strain, $\varepsilon_{lim}$ (%)
0 (Negligible)	Negligible – hairline cracks	0.0 to 0.05
1 (Very slight)	Fine cracks that can easily be treated during normal decoration. Perhaps isolated slight fracture in building.  Cracks in external brickwork visible on inspection	0.05 to 0.075
2 (Slight)	Cracks easily filled, redecoration probably required. Some repointing may be required externally (crack width <5mm).	0.075 to 0.15
3 (Moderate)	The cracks require some opening up and can be patched by a mason. Recurrent cracks can be masked by suitable linings. Repointing of external brickwork and possibly a small amount of brickwork to be replaced (crack width 5 to 15mm or a number of cracks > 3mm).	0.15 to 0.3
4 (Severe)	Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows (crack width 15mm to 25mm but also depends on number of cracks).	>0.3
5 (Very Severe)	This requires a major repair involving partial or complete re-building (crack width usually >25mm but depends on number of cracks).	

### **9.11 Damage to Neighbouring Structures**

The combined movements resulting from underpinning and excavation of the proposed basement should be used to carry out an assessment of the likely damage to adjacent properties. The Camden Planning Guidance notes that the proposed construction should aim to limit damage to all buildings to a maximum of Category 1 as set out in CIRIA Report 760, such that the predicted movements fall within acceptable limits. Movements may be controlled to a wider extent during construction, through control of workmanship during the sequence of wall construction. It is recommended that the foundation depths of nearby structures are confirmed during the underpinning works.

Taking into account that due to high stiffness and the 'hit and miss' construction method the underpin walls generally induce horizontal ground movements less than 5mm, provided good workmanship is applied, then the effects on the adjacent building are expected to be within Damage Category 1 (Very slight). In addition, given the low intensity of the calculated vertical movements presented in the **Table 8**, these are also not considered to create potential damage that would fall above the category negligible to very low.

The information about the details concerning the adjacent structures made available to date did not allow more rigorous assessment of the potential damage, however, the scope included in this Report is deemed sufficient for this stage of the project. It is recommended the document is revisited prior the construction phase of the project in order to take in account any changes or new information made available through the design process.

### **9.12 Monitoring of Ground Movements**

As a precaution, the predictions of ground movement based on the analysis should be checked by monitoring of adjacent properties and structures. Condition surveys of the above existing structures would need to be carried out before and after the proposed works. The precise monitoring strategy would be developed at a later stage and would be subject to discussions and agreements with the owners of the adjacent properties and structures. Contingency measures will be implemented if movements of the adjacent structures exceed predefined trigger levels. Both contingency measures and trigger levels will need to be developed within a future monitoring specification for the works.

## **10. RADON**

Indicative Atlas of Radon in the UK indicates that the property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level and no radon protective measures are necessary. However, it should be noted that radon need to be considered in relation to any development with a basement regardless of the location.

Additional information about Radon Affected Areas could be obtained from the publication 'Radon - Guidance on protective measures for new buildings BRE211 (BRE and HPA, 2007)' and the "Indicative Atlas of Radon in England and Wales" published by the Health Protection Agency and British Geological Survey, see [www.ukradon.org](http://www.ukradon.org) for more details.

## **11. CHEMICAL ATTACK ON BURIED CONCRETE**

The results of chemical tests carried out on soil samples from the made ground and natural soil indicate 2:1 water soil extract sulphate with max content of **120 mg/l** with **alkaline** pH values.

These results indicate that, in accordance with BRE Special Digest 1:2005 Concrete in aggressive ground, the Aggressive Chemical Environment for Concrete (ACEC) Classification is **AC-1** with a Design Sulphate Class for the site of **DS-1**.

This assumes nominally static groundwater conditions and that no significantly disturbed clay comes into contact with concrete foundations or structures.

If significantly disturbed clay is likely to come into contact with concrete foundations or structures it will be necessary to carry out additional tests on the soil to investigate its total potential sulphate content. This will facilitate a re-evaluation of the ACEC Classification and Design Sulphate Class for the material, to take into consideration potential oxidation of available sulphides (e.g. pyrite), as defined in Table C1 (natural ground sites) or C2 (brownfield sites) BRE Special Digest 1: 2005.

## 12. RECOMMENDATION IN RELATION TO FOUNDATIONS

From the results of site investigation, the following recommendations are given in respect to ground engineering and foundation design of the underlying soils:

- The site investigation consisted of drive-in sampler borehole up to 10.0mbgl aimed to confirm the ground profile below the site and recover samples for laboratory testing. The borehole remained dry during the site works and a Ø35mm standpipe was installed on completion of the borehole to allow for future groundwater monitoring if required.
- The investigation found that site is underlain by a thin layer of Made Ground over the London Clay Formation at depth. From geotechnical point of view the ground profile encountered at the site could support design and construction of conventional spread foundations for the proposed development subject to appropriate design. Alternatively piled foundations could be adopted, particularly for any moderate to heavy or sensitive foundation loads.
- It is understood that the proposal will include excavation for a swimming pool below part of the existing lower ground floor. Structural method statement was not available for review at the time of writing this report. However, from the preliminary advice provided by the structural engineer we understand that the final excavation depth is expected to be approximately 2m from the existing lower ground floor level to the underside of the swimming pool slab formation and the perimeter retaining walls would be constructed using a series of reinforced concrete underpins, carried out in a traditional 'hit and miss' sequence. In order to prevent damage to adjacent properties, the design of the retaining wall and basement excavation must address the risk of excessive deformation of the wall and bracing, both in the temporary and permanent condition, to ensure that the horizontal and vertical soil movement around and below the excavation remain within acceptable levels.
- Conventional foundations should be taken to a minimum depth of 1.0m below finished ground level and at least 0.1m into the founding stratum below any overlying made ground or to any greater depth required in respect of the special design considerations given below. Depends on the depth and shape of the proposed footings, spread foundations should be designed using a net allowable bearing pressure of between 78kN/m<sup>2</sup> to 133kN/m<sup>2</sup>, as advised in the **Table 4** of this Report. This advice is preliminary as appropriate for the Ground Investigation Report (GIR), in accordance with the current standards (BS EN 1997-1: 2004+A1:2013), the design should confirm that the actual structural loads imposed on the ground would satisfy the ULS and SLS safety factors and provide satisfactory utilisation of the soil bearing capacity.

- Advise on design and construction of piled foundations is included in **Table 6** of this Report. It should be stressed that these parameters are suitable to be used for preliminary design purposes, the detailed design should be provided by the specialist piling contractor and would depend of the type of piles adopted for the project.
- Due to geological profile, ground conditions encountered below the site and the scale of the proposed development, calculated vertical ground movements predicted from settlement/heave are limited and are not expected to cause any considerable damage to the adjacent properties. Therefore, good workmanship will be critical in controlling ground movements during construction and reference should be made to the Association of Specialist Underpinning Contractors guidance in this respect.
- Special Design Consideration:
  1. Due to the presence of shrinkable soils foundations should be designed taking into account all the normal precautions, including minimum depths, to minimise the risk of future foundation movements in accordance with NHBC Standards, or similar. The findings of the ground investigation indicate that foundations should be designed for shrinkable soils of high-volume change potential.
  2. The design needs to take in account the possible differential settlements between the existing already settled structure and the proposed extension, and if required to allow for flexible joints able to accommodate the differential movements.
  3. The current groundwater information and the geology encountered at the site does not suggest presence of significant groundwater in the London Clay Formation. However, the presence of claystone bunds and sandy laminas through the formation could facilitate appearance of seepage or perched groundwater, therefore it would be prudent to design the building as a fully water-retaining structure.
- The water-soluble soil extract sulphate contents tests indicate that, in accordance with BRE Special Digest 1:2005 Concrete in aggressive ground, the Aggressive Chemical Environment for Concrete (ACEC) Classification is **AC-1** with a Design Sulphate Class for the site of **DS-1**. Further information is provided in the Section 11 of this Report.
- All foundation excavations should be taken to depth reaching the competent foundation stratum, inspected and approved by a competent person before casting the concrete. Any made ground, soft, organic or otherwise unsuitable materials removed and replaced with mass concrete.

We trust that the above meets with your requirements, however, if you should wish to discuss any of the matters further, please do not hesitate to contact us.

Yours Sincerely,

For AVZGeoEng Ltd

**Author:**

**BSc (Hons) Silvanka Kadieva-Zarkovska**  
Senior Geotechnical Engineer

**Approved:**

**Dipl. Ing. Boban Zarkovski CEng MICE**

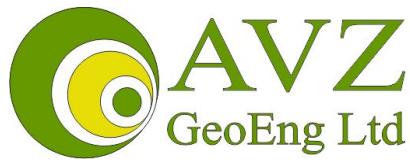




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Registered office



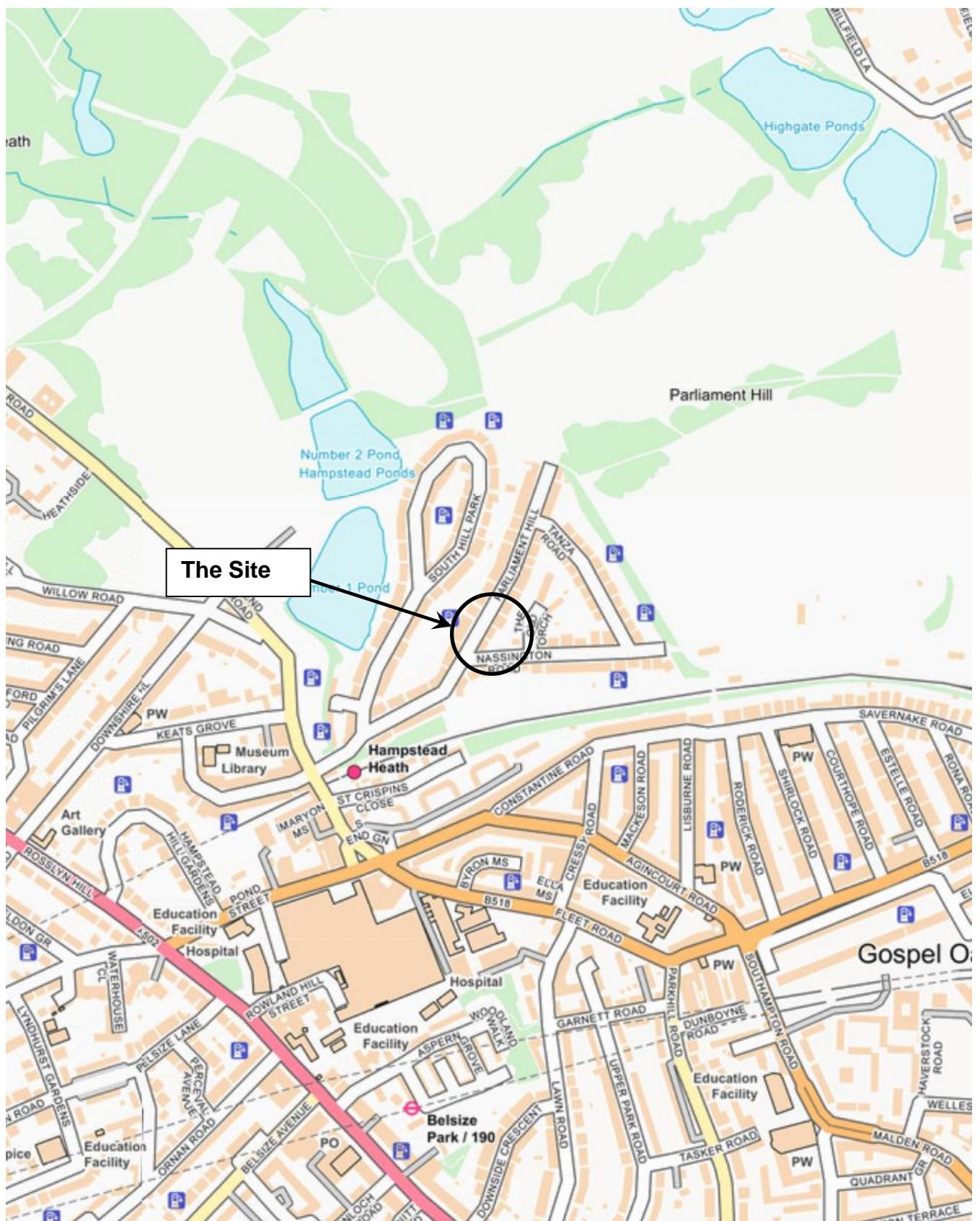
28 Parliament Hill, London, England, NW3 2TN

Ref: SKZ\_2166/23\_November 2023

## FIGURES



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Client: Fabiana Fedeli

Scale: NTS

Site: 28 Parliament Hill, London, England, NW3 2TN

**SITE LOCATION PLAN**

Job No: 2166/23

Figure No: 1



	<b>Site</b>	<b>SPT N Vs Depth Profile</b>	
28 Parliament Hill, London, England, NW3 2TN	Client: Fabiana Fedeli	Job Number 2166/23	

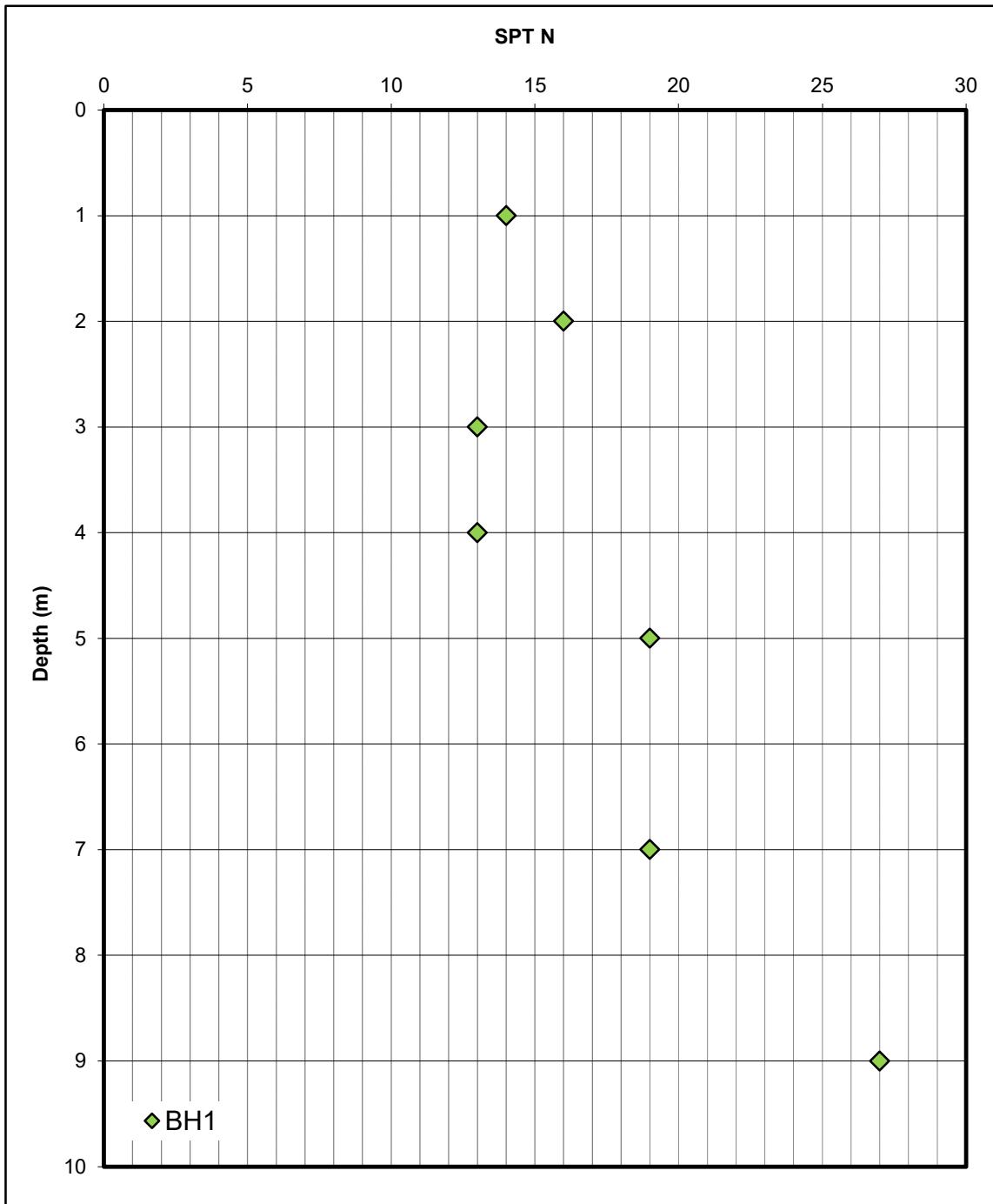


Figure 3

 <p><b>AVZ</b> GeoEng Ltd</p>	<p><b>Site</b></p> <p>28 Parliament Hill, London, England, NW3 2TN</p>	<p><b>c<sub>u</sub> Vs Depth Profile</b></p>
	<p><b>Client:</b> Fabiana Fedeli</p>	<p><b>Job Number</b> 2174/23</p>

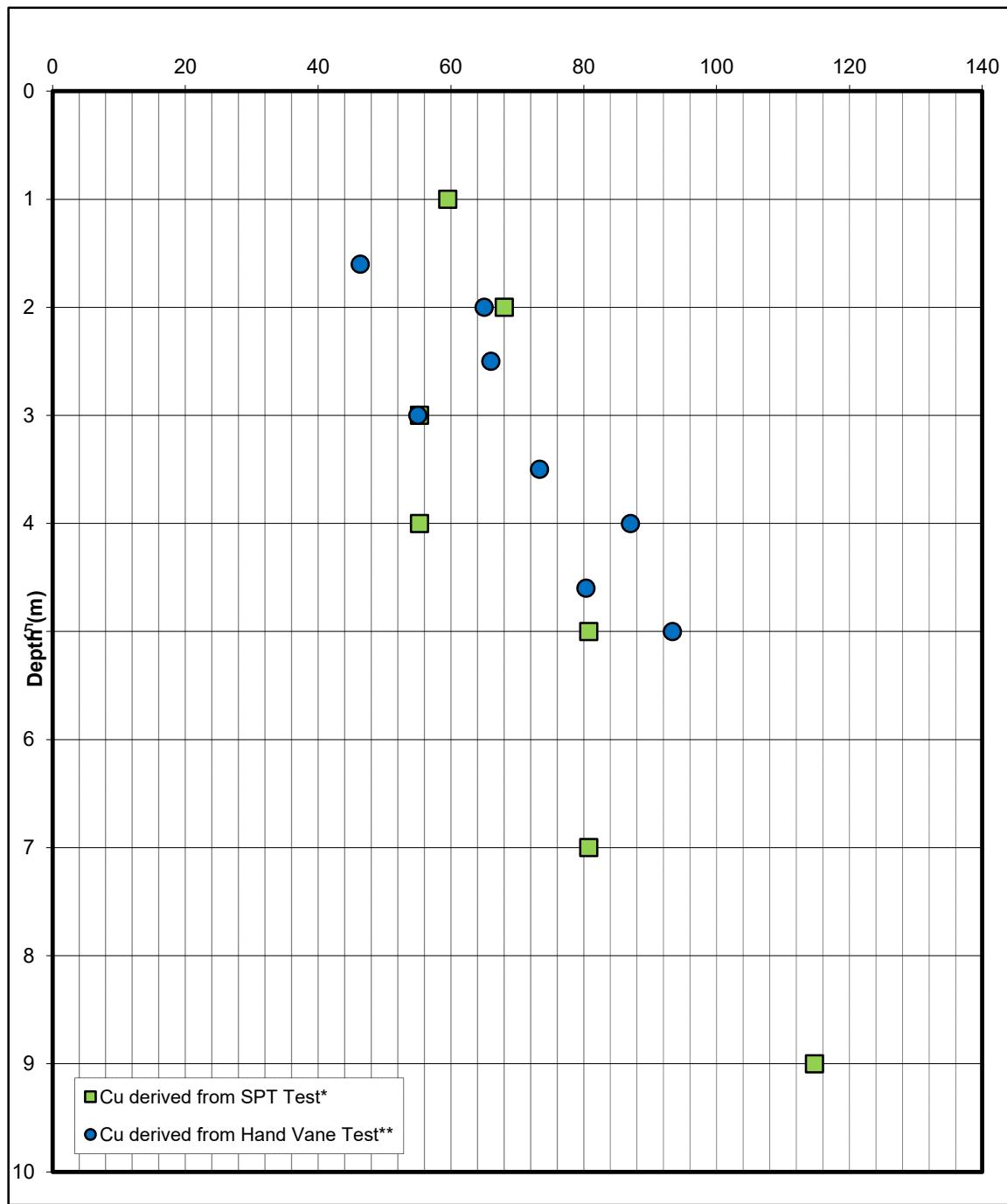


Figure 4



**Factual Report on  
Ground  
Investigation**

**PHOTOGRAPHIC LOG**

**Client:** Fabiana Fedeli

**Site:** 28 Parliament Hill, London, England,  
NW3 2TN

**Job No:** 2166/23

**Photo  
No.1**

**Figure 5**

**Description:**  
**Performing Drilling at  
the location**



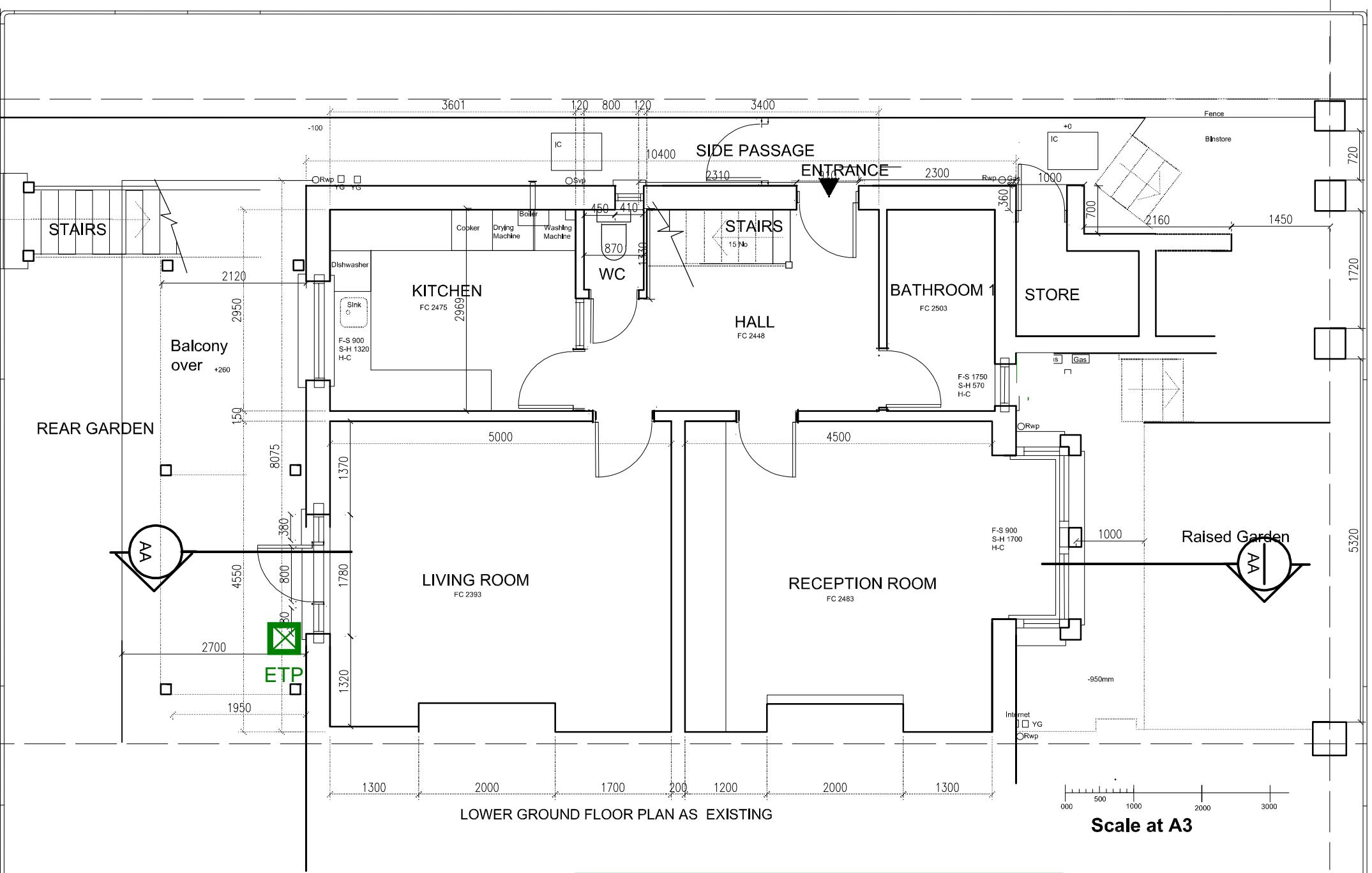
**Photo  
No.2**

**Figure 5**

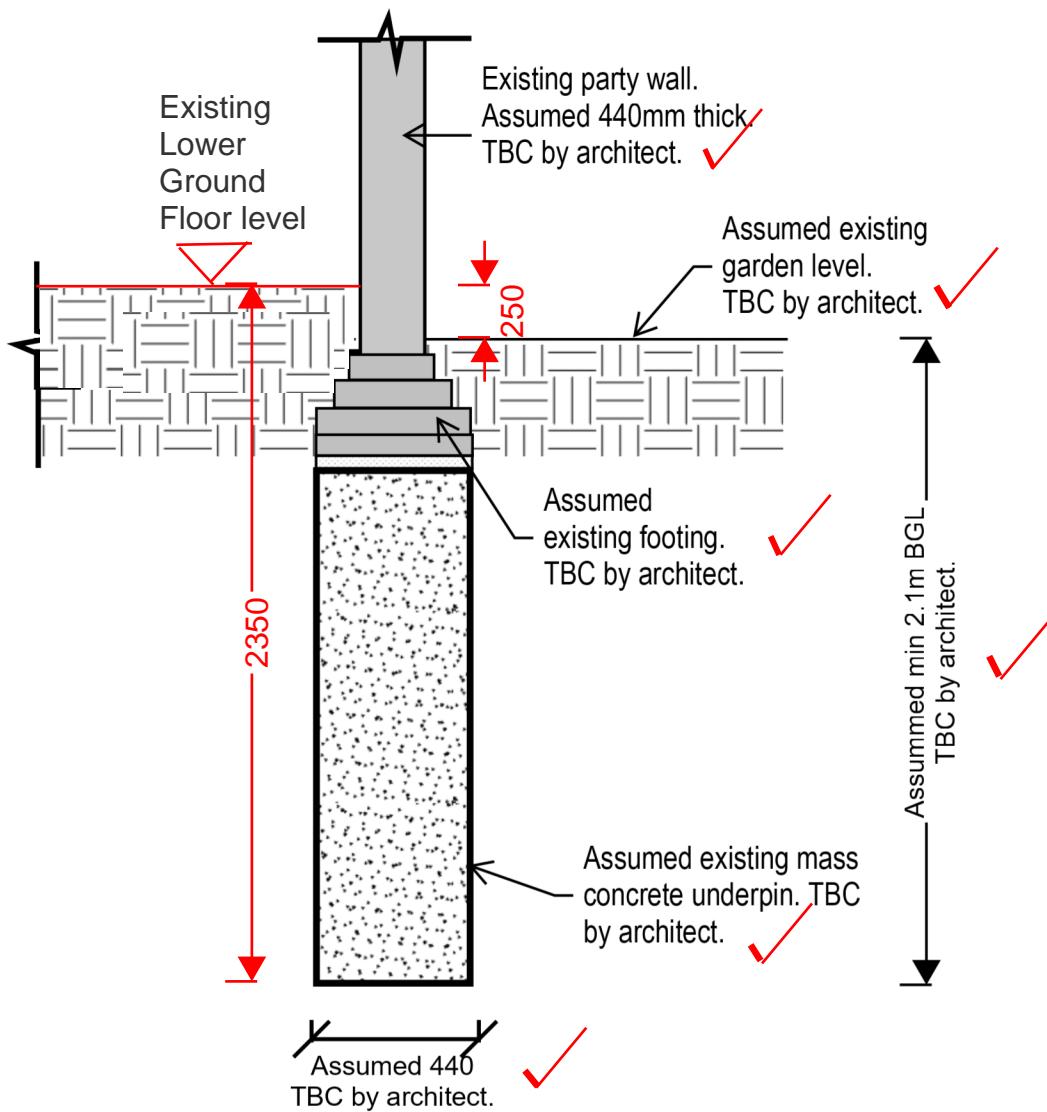
**Description:**  
**Core Recovered  
From BH1**



Figure 5



## ETP1 - Assumed Trial Pit section - TBC by Architect



### Notes and Assumptions:



- This sketch has been produced by GSE based on the video of the excavated Trial Pit on site. The video was sent to GSE on 24/11/2023 by Nick Norden (Neale and Norden Consultants). GSE hasn't been on site to inspect the Trial Pit.
- Neale and Norden Consultants are to confirm if the sketch matches the excavated Trial Pit on site.

**APPROVED**



Green  
Structural  
Engineering

Project: 28 Parliament Hill

Project No.: 20230153

27/11/2023

Title: Trial Pit sketch - TBC by Architect

By: AS

Date: 27/11/2023



28 Parliament Hill, London, England, NW3 2TN

Ref: SKZ\_2166/23\_November 2023

## APPENDIX A



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**BOREHOLE LOG**

Project 28 Parliament Hill, London, England, NW3 2TN							BOREHOLE No <b>BH1</b>			
Job No <b>SKZ_2166/23</b>	Date 26-10-23	Ground Level (m)		Co-ordinates (Local)						
Contractor AVZGeoEng Ltd							Sheet 1 of 2			
<b>SAMPLES &amp; TESTS</b>							<b>STRATA</b>			
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)	<b>DESCRIPTION</b>			
1.00-1.45 1.00	SPT1	N14				(0.50) 0.50	MADE GROUND: Dark brown silty clay, silt and sand with brick fragments.			
1.60	HV1	46,47,46				(2.50)	Firm, light brown to brown occasionally blue mottled, silty CLAY, with frequent sandy laminas and selenite crystals. (London Clay Formation)			
2.00 2.00-2.45 2.00 2.50	HV2 SPT2	65,65,65								
3.00-3.45 3.00 3.00 3.50	HV3	N16 68,65,65				3.00				
3.00 3.00 3.00 3.50	SPT3 HV4	55,55,55					Firm, brown grey occasionally blue mottled, laminated silty CLAY, with frequent sandy laminas and occasional selenite crystals. (London Clay Formation)			
4.00-4.45 4.00 4.00	HV5	73,75,72								
4.00 4.00 4.60	SPT4 HV6	88,85,88 N13				(2.50)				
4.60	HV7	80,81,80								
5.00-5.45 5.00 5.00	SPT5 HV8	95,95,90 N19				5.50	Firm to stiff, grey brown occasionally blue mottled, laminated silty CLAY, with frequent sandy laminas and occasional selenite crystals. (London Clay Formation)			
7.00-7.45 7.00 7.00	SPT6 M9	130 + N19				(2.70)				
Boring Progress and Water Observations							Chiselling	Water Added		
Depth	Date	Time	Casing Depth	Casing Dia. mm	Water Depth		From	To		
							Hours	From		
							To			
All dimensions in metres Scale 1:50							GENERAL REMARKS			
Method/ Plant Used Terrier Drive in Sampling							The location was CAT scanned and inspection pit excavated by hand prior the commencement of the drilling. A 35mm standpipe was installed on completion of the work to allow for future monitoring. Borehole remained dry.			
Logged By <b>B Zarkovski</b>										

**BOREHOLE LOG**

Project 28 Parliament Hill, London, England, NW3 2TN					BOREHOLE No <b>BH1</b>
Job No SKZ_2166/23	Date 26-10-23	Ground Level (m)		Co-ordinates (Local)	
Contractor AVZGeoEng Ltd					Sheet 2 of 2

SAMPLES & TESTS			Water	STRATA			Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thickness)		
						8.20		
9.00-9.45	SPT7	N27				(1.80)	Stiff, grey, laminated silty CLAY, with sandy laminas and occasional selenite crystals. (London Clay Formation)	
9.00						10.00		

Boring Progress and Water Observations					Chiselling		Water Added		GENERAL REMARKS
Depth	Date	Time	Casing Depth	Casing Dia. mm	From	To	Hours	From	
									The location was CAT scanned and inspection pit excavated by hand prior the commencement of the drilling. A 35mm standpipe was installed on completion of the work to allow for future monitoring. Borehole remained dry.
All dimensions in metres Scale 1:50	Client Fabiana Fedeli	Method/ Plant Used Terrier Drive in Sampling	Logged By B Zarkovski						



28 Parliament Hill, London, England, NW3 2TN

Ref: SKZ\_2166/23\_November 2023

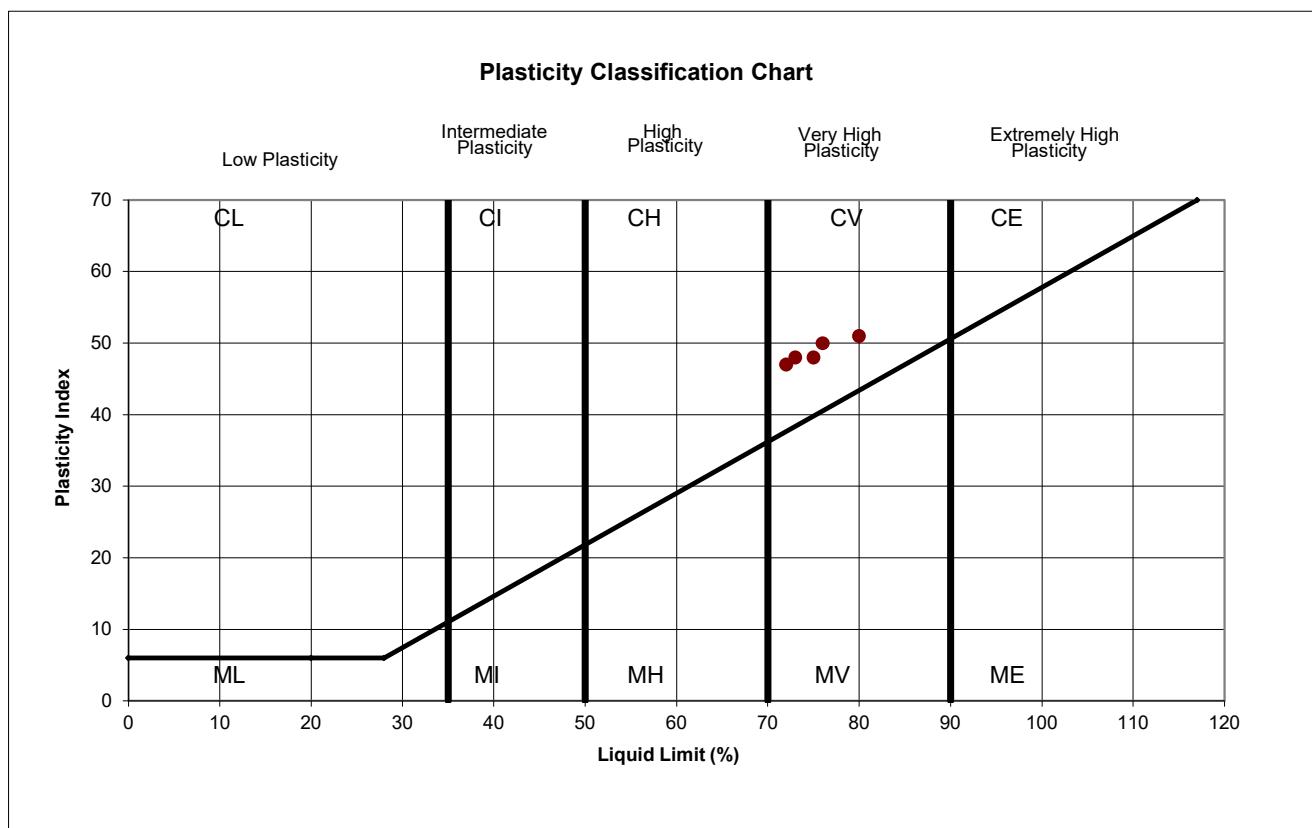
## APPENDIX B



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# PLASTICITY SHART - PI Vs LL

In accordance with BS5930:2015  
 Testing in accordance with BS1377-2 (BS EN ISO 17892-12)



Liquid Limit - LL (%)

Sample Identification			BS Test Method #	Preparation Method +	MC (%)	LL(%)	PL (%)	PI (%)	PI' (%)	<425 (%)
Exploratory Position ID	Sample	Depth (m)								
BH1	D	0.5-1.5	3.2/4.3/5.3/5.4	4.2.3	32.4	80	29	51	51	100.0
BH1	D	1.5-3.0	3.2/4.3/5.3/5.4	4.2.3	31.1	75	27	48	48	100.0
BH1	D	3.0-5.5	3.2/4.3/5.3/5.4	4.2.3	31.7	76	26	50	50	99.5
BH1	D	5.5-8.2	3.2/4.3/5.3/5.4	4.2.3	31.4	72	25	47	47	99.3
BH1	D	8.2-10.0	3.2/4.3/5.3/5.4	4.2.3	32.1	73	25	48	48	99.7

# Tested in accordance with the following clauses of BS1377-2;1990.

3.2 - Moisture Content

4.3 - Cone Panetrometer Method

4.4 - One Point Cone Penetrometer Method

4.6 - Three Point Casagrande Method

5.3 - Plastic Limit Method

5.4 - Plasticity Index

Key: \* = Non standard test,  
NP = Non Plastic

Tested in accordance with the following clauses of BS1377-2;1990.

4.2.3 - Natural State

4.2.4 - Wet Sieved

Client: Fabiana Fedeli

Site: 28 Parliament Hill, London, England, NW3 2TN



**AVZ**  
GeoEng Ltd

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 Web: [www.avzgeoeng.co.uk](http://www.avzgeoeng.co.uk)  
 Mob: 07885977732  
 Tel: 01342457117

Date: 01/11/2023  
 Completed by: SKZ  
 Project No: SKZ\_2166/23

Appendix B



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[info@elab-uk.co.uk](mailto:info@elab-uk.co.uk)

---

## THE ENVIRONMENTAL LABORATORY LTD

---

**Analytical Report Number:** 23-50907

**Issue:** 1

**Date of Issue:** 09/11/2023

**Contact:** Silvanka K. Zarkovska

**Customer Details:**  
AVZ GeoEng Ltd  
Birch Grove  
70 Copthorne Road  
Felbridge  
Surrey RH19 2NU

**Quotation No:** Q22-03528

**Order No:** SKZ\_2166/23

**Customer Reference:** SKZ\_2166/23

**Date Received:** 02/11/2023

**Date Approved:** 09/11/2023

**Details:** 28 Parliament Hill, London, NW3 2TN

**Approved by:**

Ben Rees, Customer Services Assistant

---

Any comments, opinions or interpretations expressed herein are outside the scope of UKAS accreditation (Accreditation Number 2683)

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**Sample Summary**

Report No.: 23-50907, issue number 1

Elab No.	Client's Ref.	Date Sampled	Date Scheduled	Description	Deviations
344104	BH1 0.00 - 0.50	26/10/2023	02/11/2023	Silty clayey loam	
344105	BH1 0.50 - 1.50	26/10/2023	02/11/2023	Clayey loam	
344106	BH1 1.50 - 3.00	26/10/2023	02/11/2023	Clayey loam	
344107	BH1 3.00 - 5.50	26/10/2023	02/11/2023	Silty clayey loam	

**ELAB**

## Results Summary

Report No.: 23-50907, issue number 1

ELAB Reference	344104	344105	344106	344107
Customer Reference				
Sample ID				
Sample Type	SOIL	SOIL	SOIL	SOIL
Sample Location	BH1	BH1	BH1	BH1
Sample Depth (m)	0.00 - 0.50	0.50 - 1.50	1.50 - 3.00	3.00 - 5.50
Sampling Date	26/10/2023	26/10/2023	26/10/2023	26/10/2023

Determinand	Codes	Units	LOD				
<b>Soil sample preparation parameters</b>							
Moisture Content	N	%	0.1	16.3	21.1	19.6	21.0
Material removed	N	%	0.1	< 0.1	< 0.1	< 0.1	< 0.1
Description of Inert material removed	N		0	None	None	None	None
<b>Anions</b>							
Water Soluble Sulphate	M	g/l	0.02	0.02	0.05	0.12	0.07
<b>Miscellaneous</b>							
pH	M	pH units	0.1	7.7	8.0	8.3	8.2

**ELAB****Method Summary**

Report No.: 23-50907, issue number 1

Parameter	Codes	Analysis Undertaken On	Date Tested	Method Number	Technique
<b>Soil</b>					
pH	M	Air dried sample	03/11/2023	113	Electromeric
Water soluble anions	M	Air dried sample	03/11/2023	172	Ion Chromatography

## Report Information

Report No.: 23-50907, issue number 1

### Key

---

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
NS	Subcontracted to approved laboratory. UKAS accreditation is not applicable.
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"
LOD	<p>LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.</p> <p>Soil sample results are expressed on an air dried basis (dried at &lt; 30°C), and are uncorrected for inert material removed.</p> <p>ELAB are unable to provide an interpretation or opinion on the content of this report.</p> <p>The results relate only to the sample received.</p> <p>PCB congener results may include any coeluting PCBs</p> <p>Uncertainty of measurement for the determinands tested are available upon request</p> <p>Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.</p>

### Deviation Codes

---

- a No date of sampling supplied
- b No time of sampling supplied (Waters Only)
- c Sample not received in appropriate containers
- d Sample not received in cooled condition
- e The container has been incorrectly filled
- f Sample age exceeds stability time (sampling to receipt)
- g Sample age exceeds stability time (sampling to analysis)

Where a sample has a deviation code, the applicable test result may be invalid.

### Sample Retention and Disposal

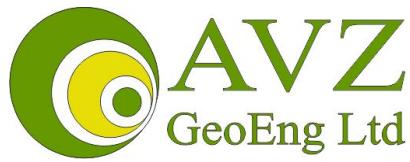
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- All soil samples will be retained for a period of one month
- All water samples will be retained for 7 days following the date of the test report
- Charges may apply to extended sample storage

### TPH Classification - HWOL Acronym System

---

HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
-	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry



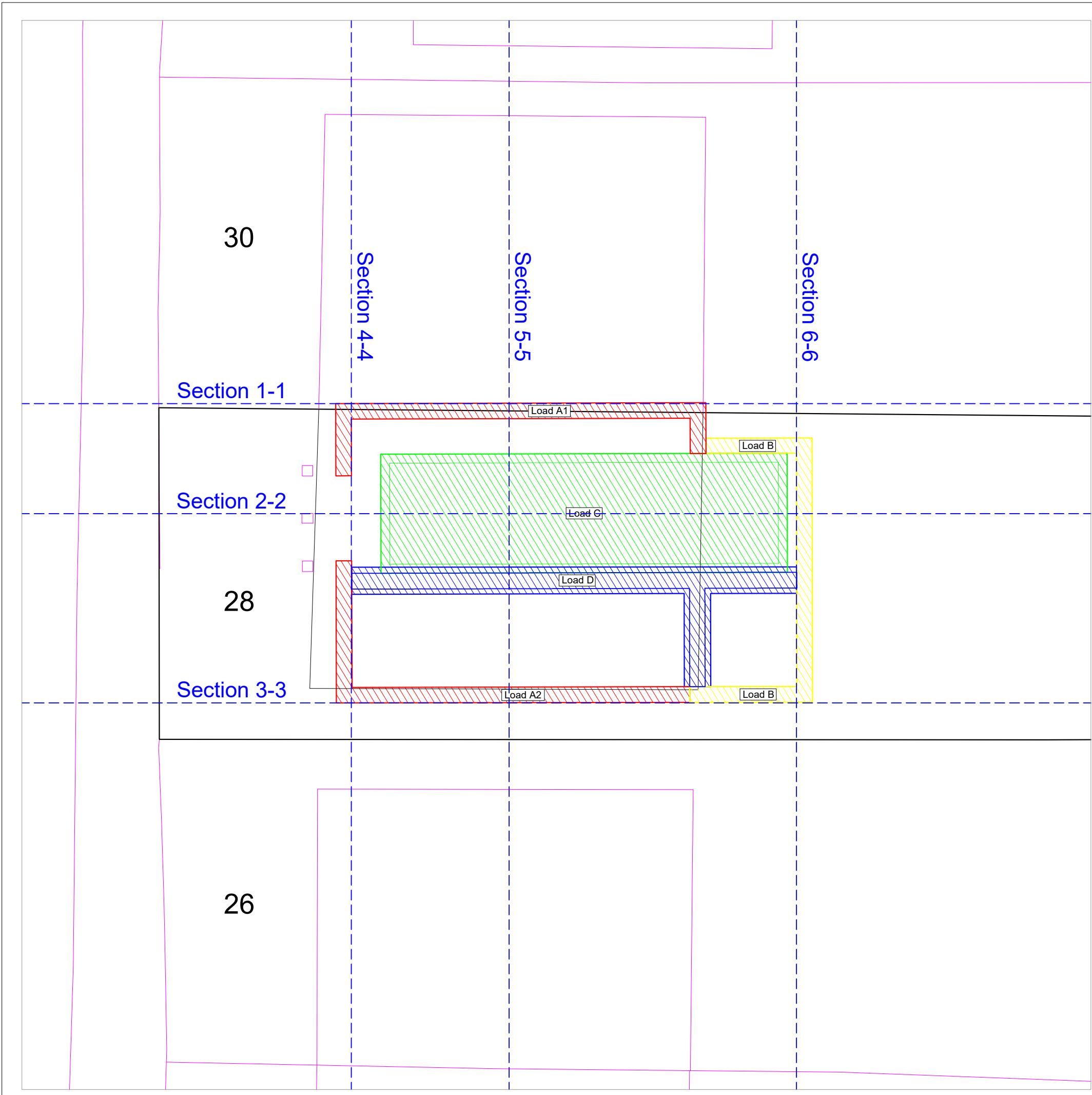
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Ref: SKZ\_2166/23\_November 2023

## APPENDIX C



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Web: www.avzgeoeng.co.uk  
Mob: 07885977732  
Tel: 01342457117

Client  
Fabiana Fedeli

Project Title  
28 Parliament Hill, London,  
England, NW3 2TN

Drawing Title  
Site Layout Plan

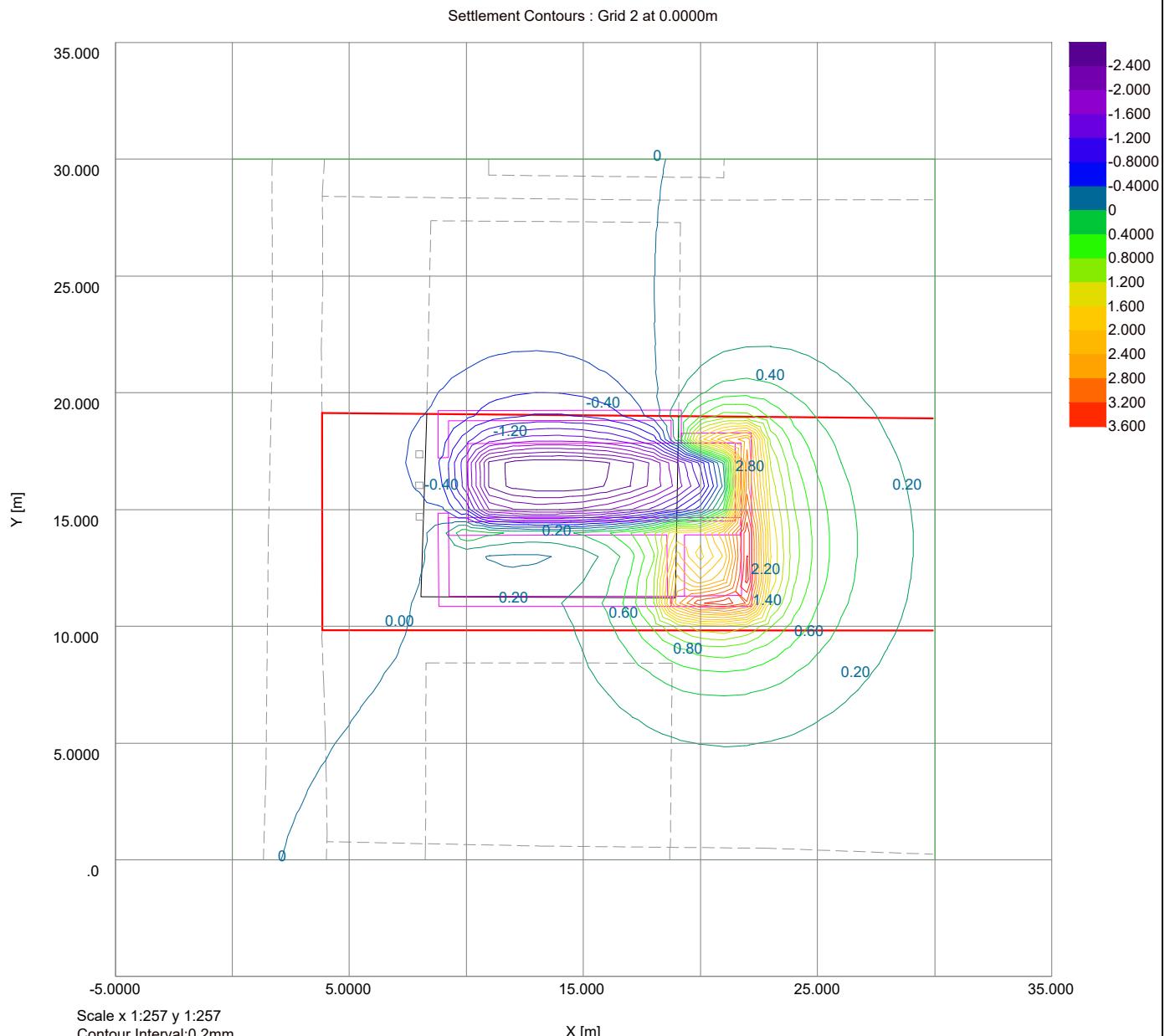
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Scale NTS	Orig Size	Dimensions M
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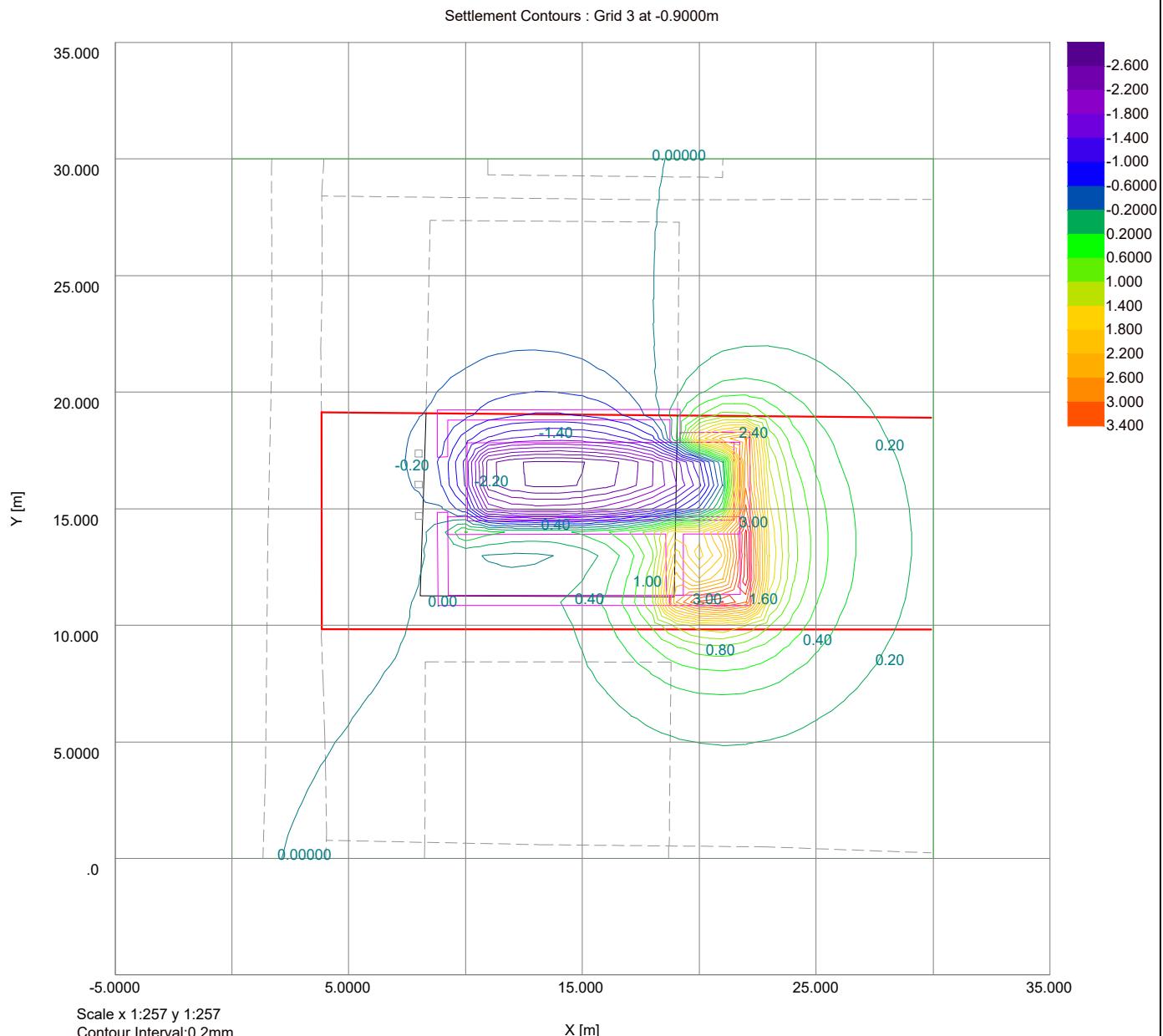
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Drawing No. APPENDIX_C1	Rev.
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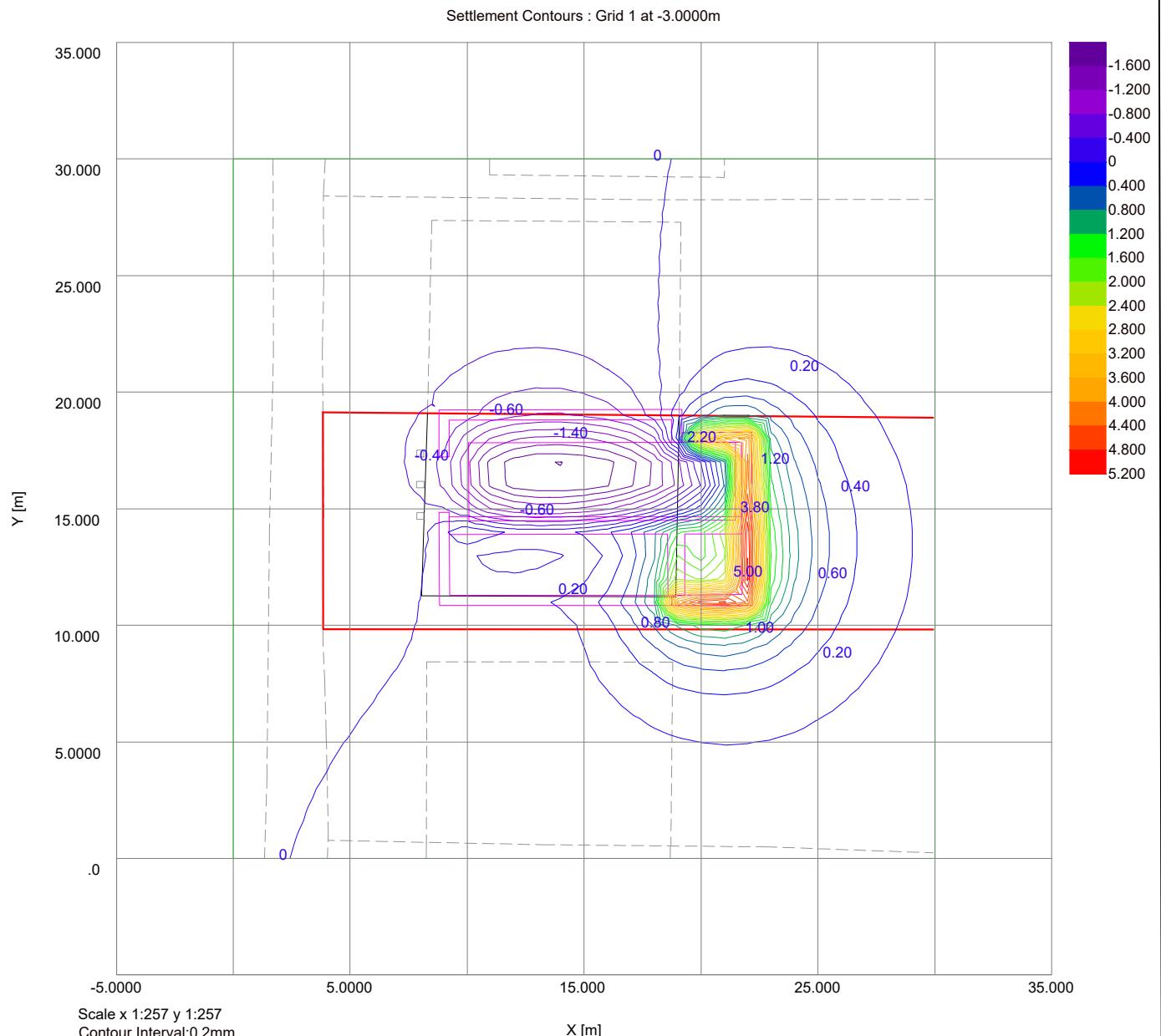
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Made by	Date	Checked
BZ		

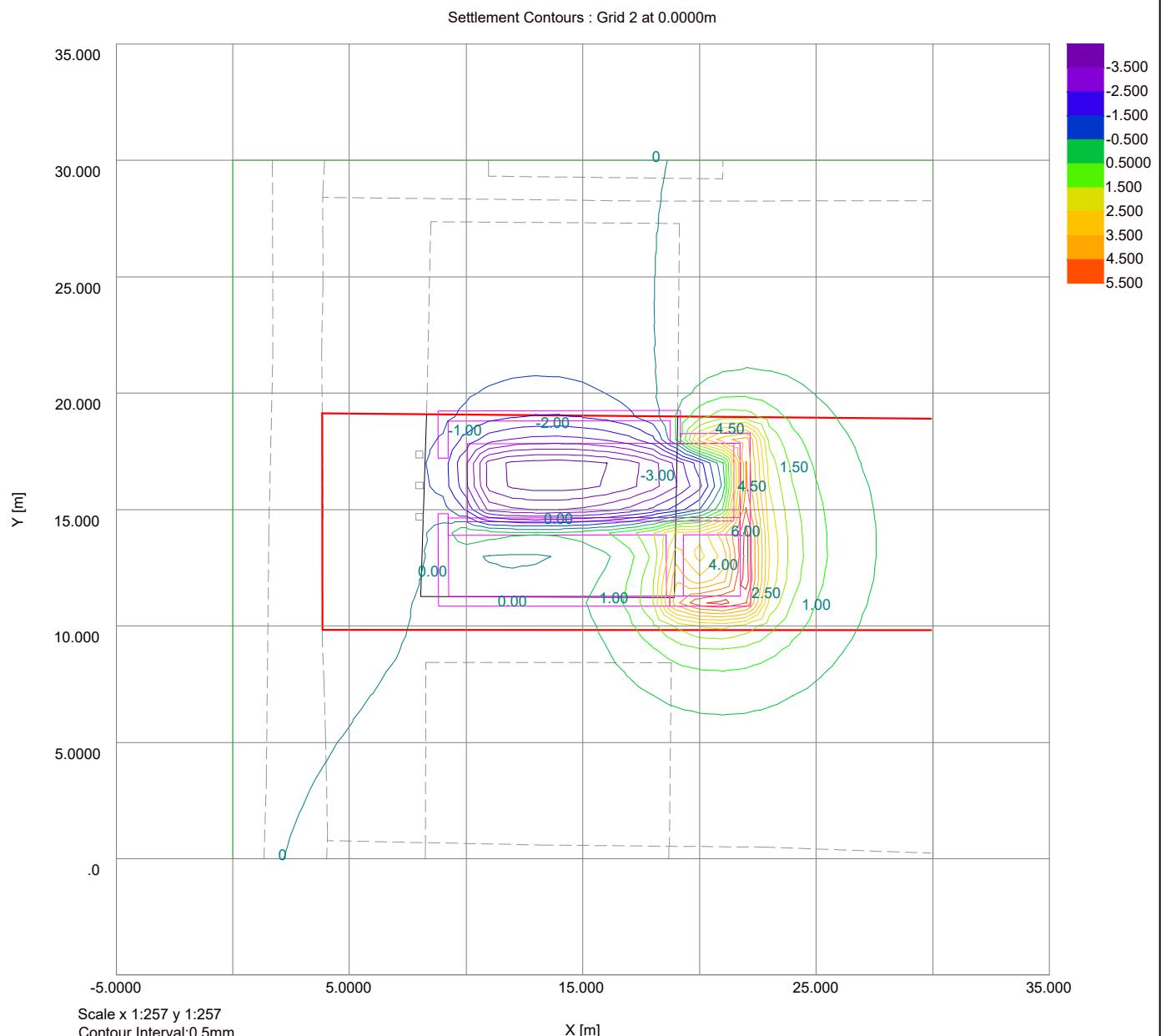


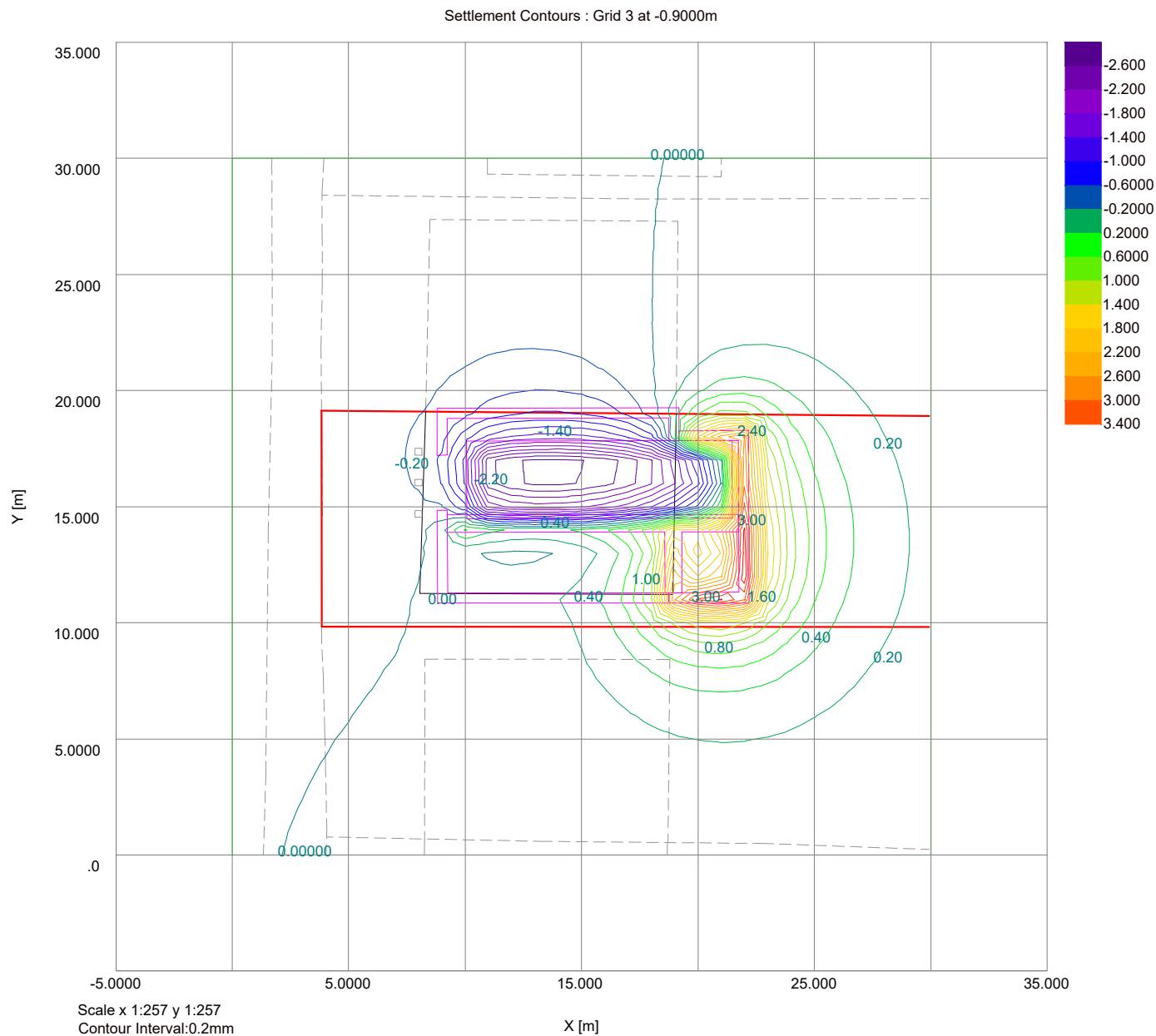
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Made by	Date	Checked
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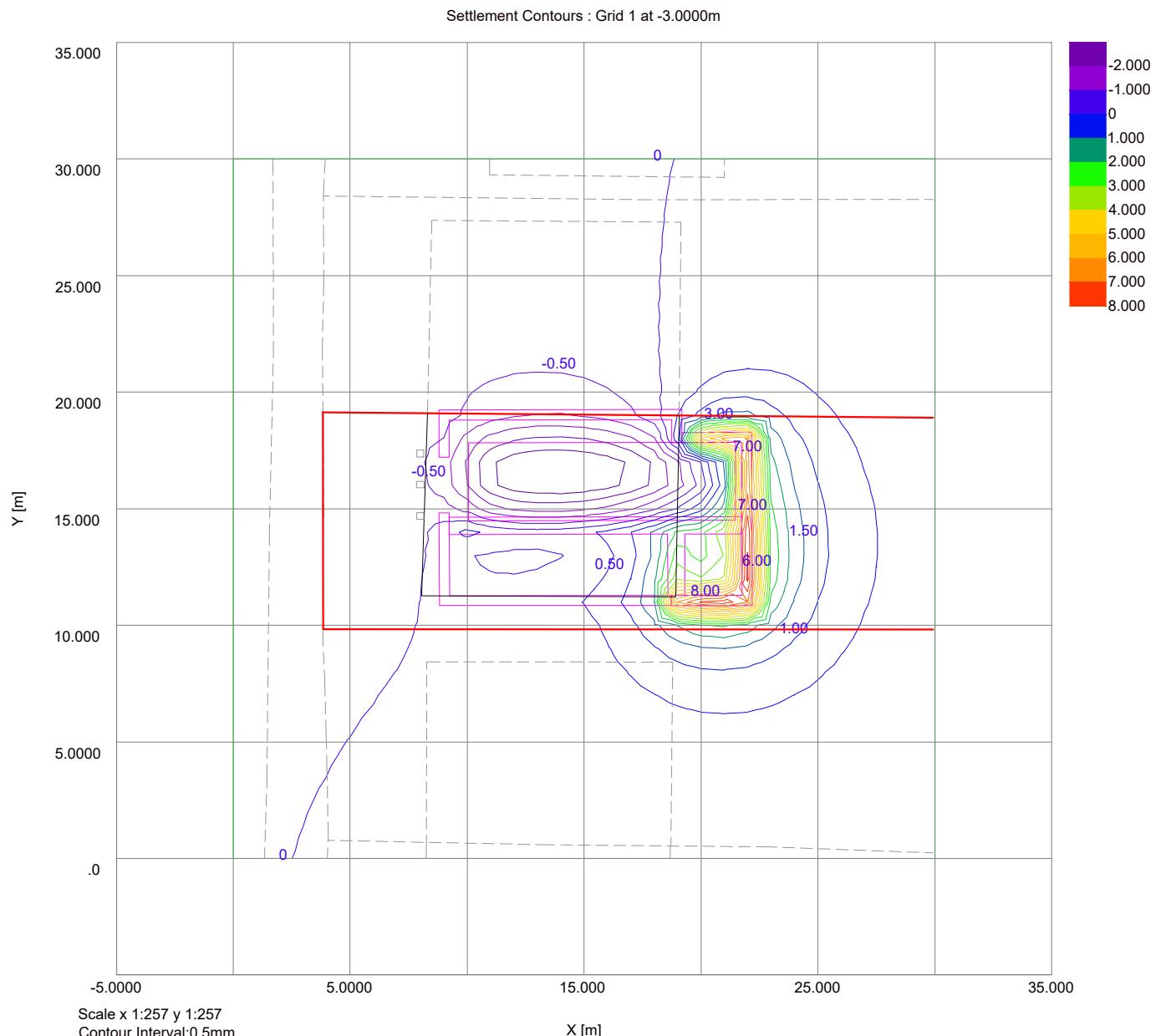
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Made by	Date	Checked
BZ		

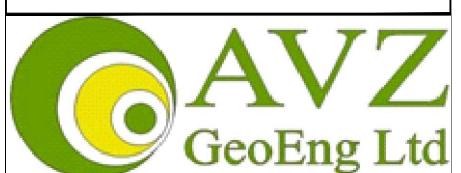
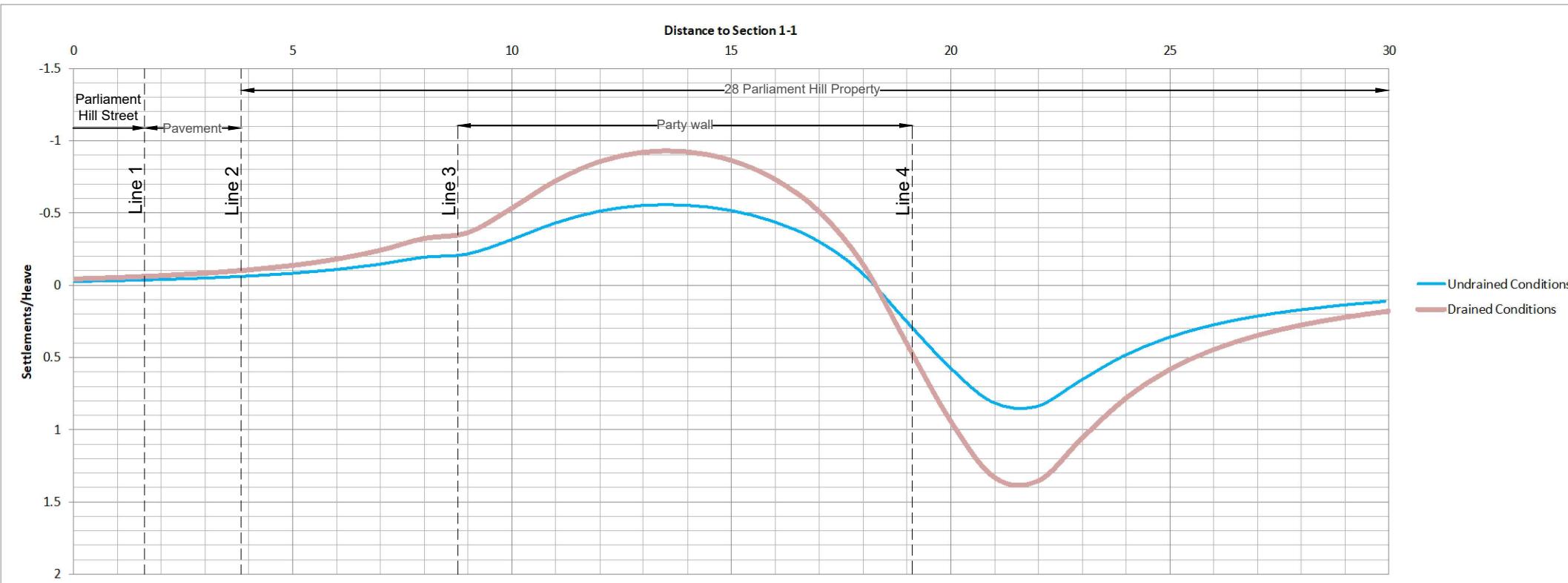






Job No.	Sheet No.	Rev.
SKZ_2166/23		
Drg. Ref.	Appendix_C7	
Made by BZ	Date	Checked





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Mob: 07885977732  
Tel: 01342457117

Client

Fabiana Fedeli

Project Title

28 Parliament Hill, London,  
England, NW3 2TN

Drawing Title

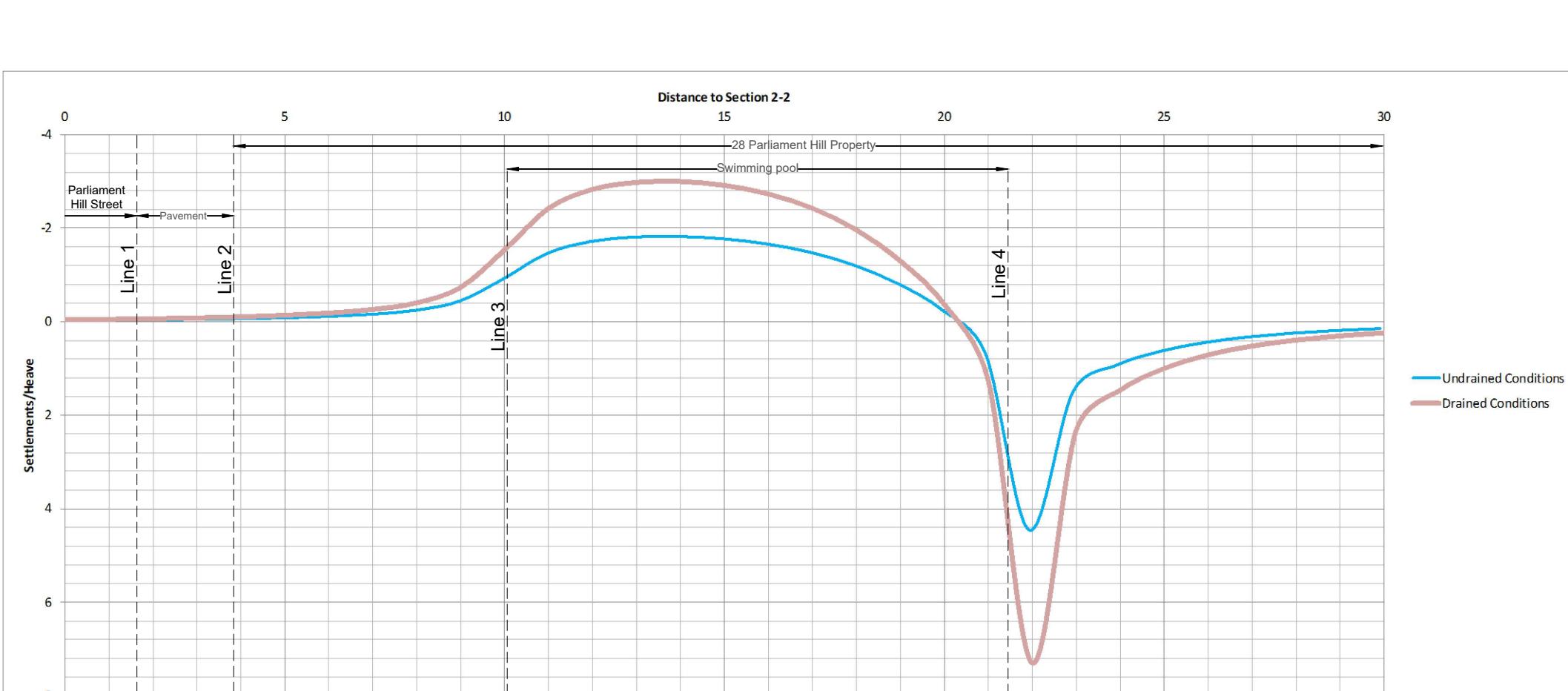
Ground Movement  
Section 1-1 & Section 2-2

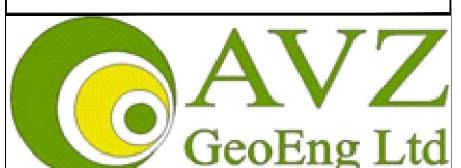
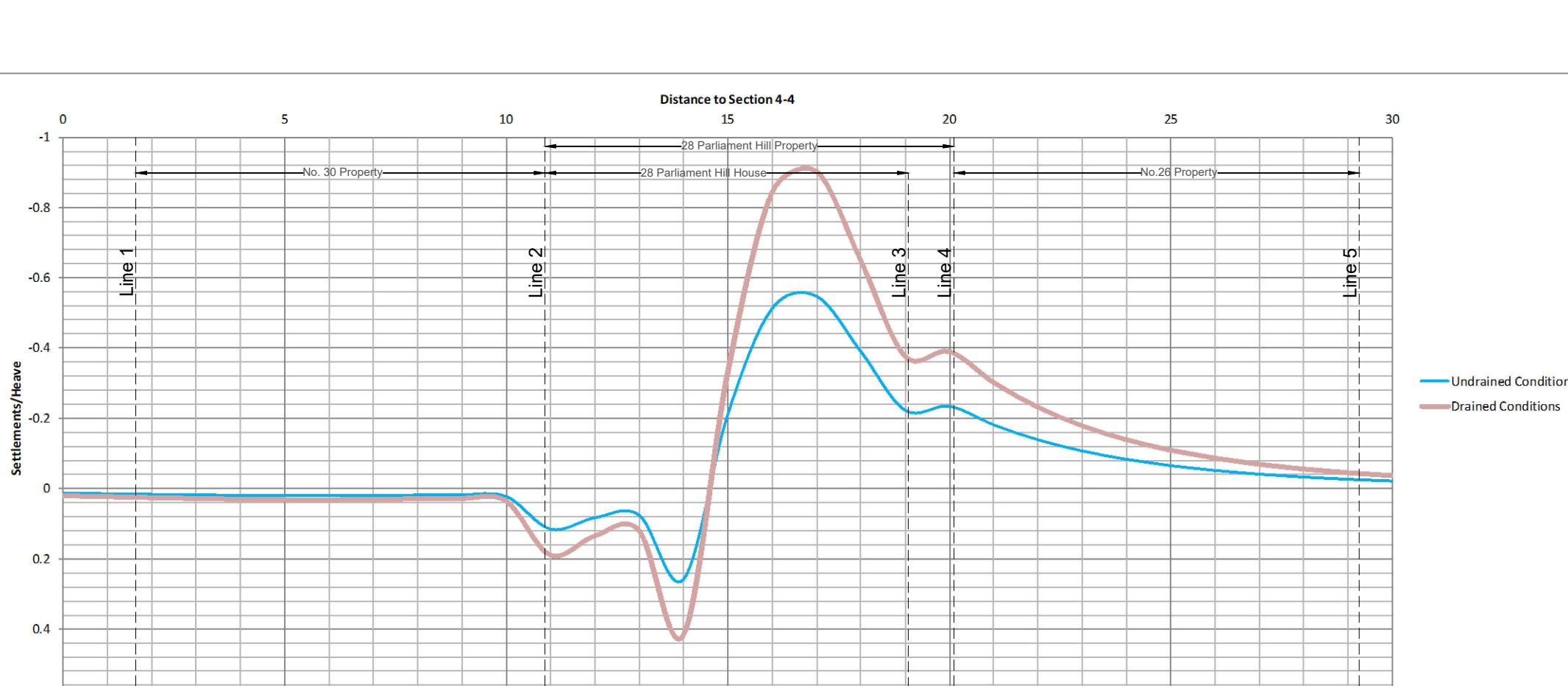
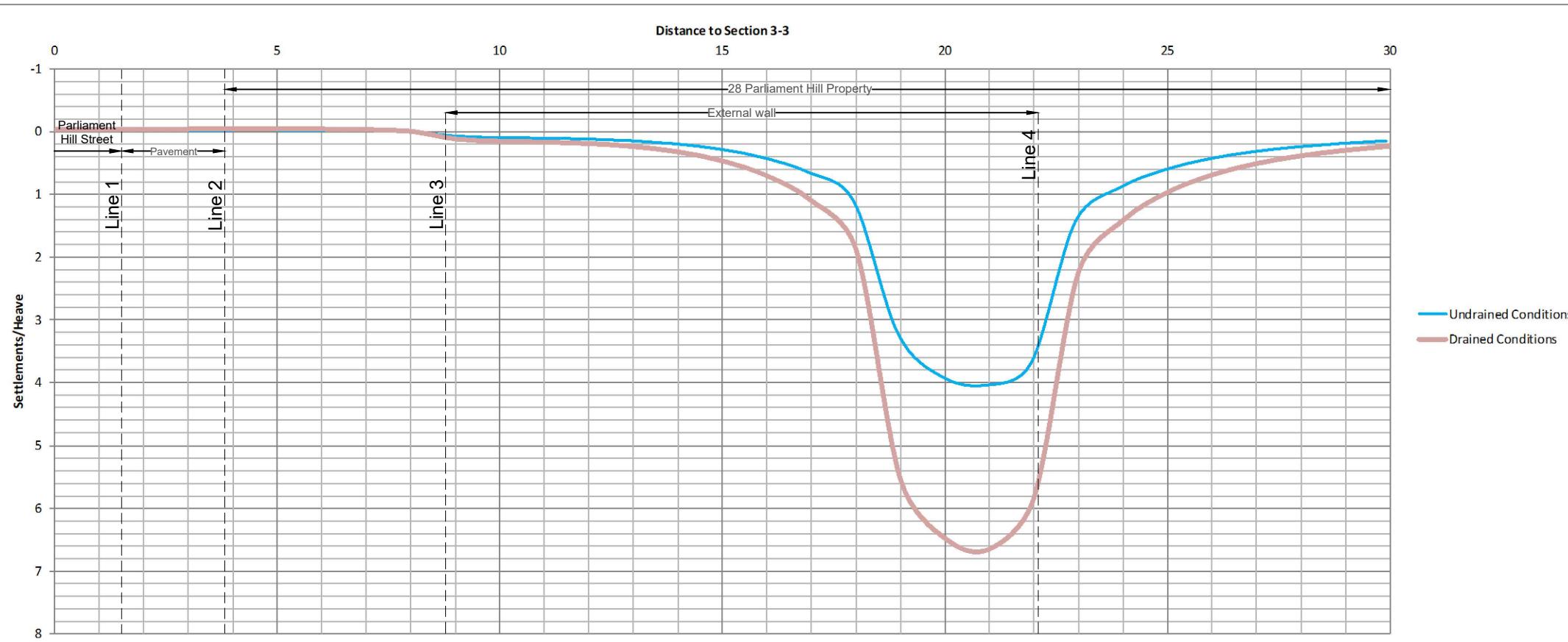
Drawn Date	29/12/2023	Checked Date	29/12/2023	Approved Date	29/12/2023
SKZ	BZ				

Scale	NTS	Orig Size	M
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Project No.	SKZ_2166/23	Drawing File
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Drawing No.	APPENDIX_C8	Rev.
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Tel: 01342457117

Client

Fabiana Fedeli

Project Title  
28 Parliament Hill, London,  
England, NW3 2TN

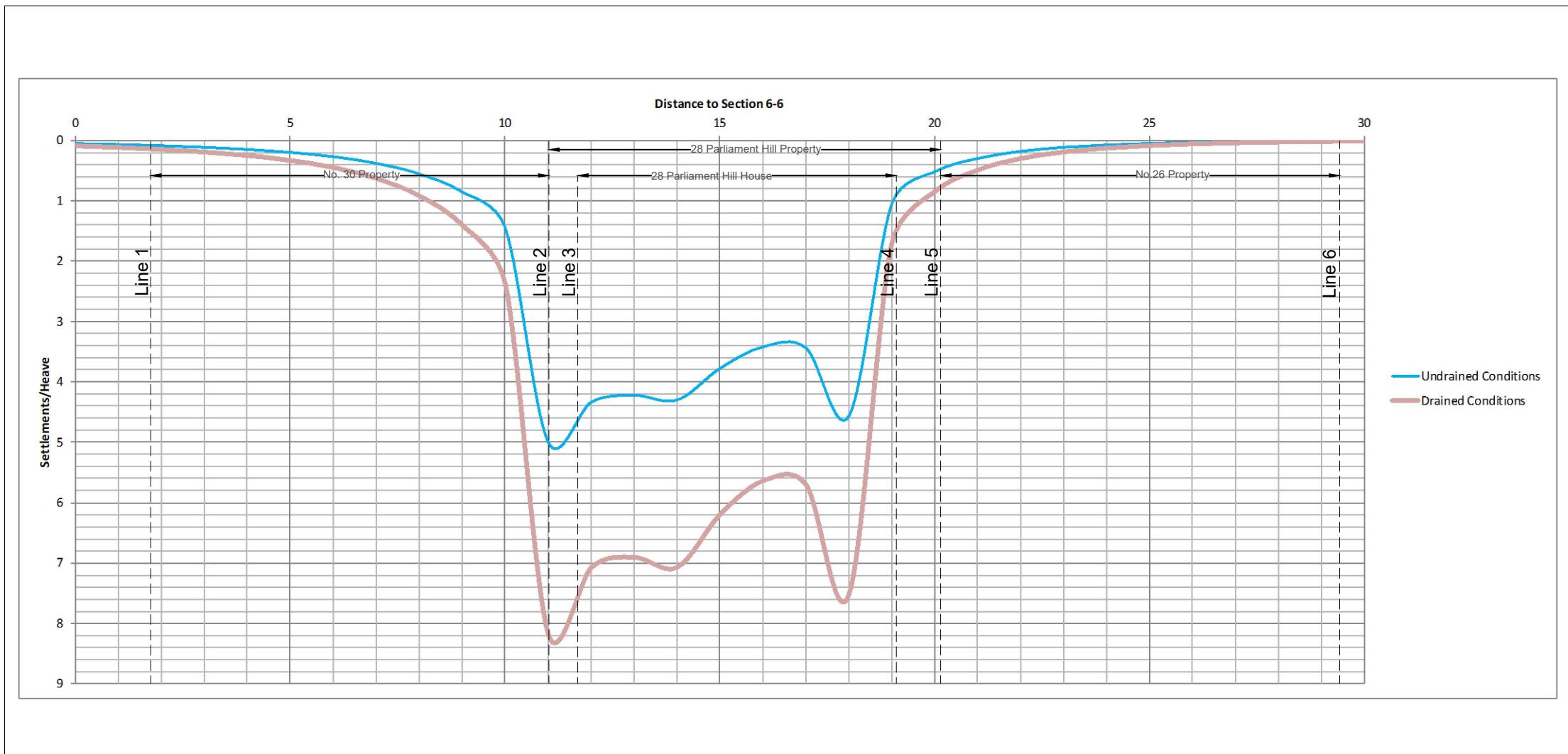
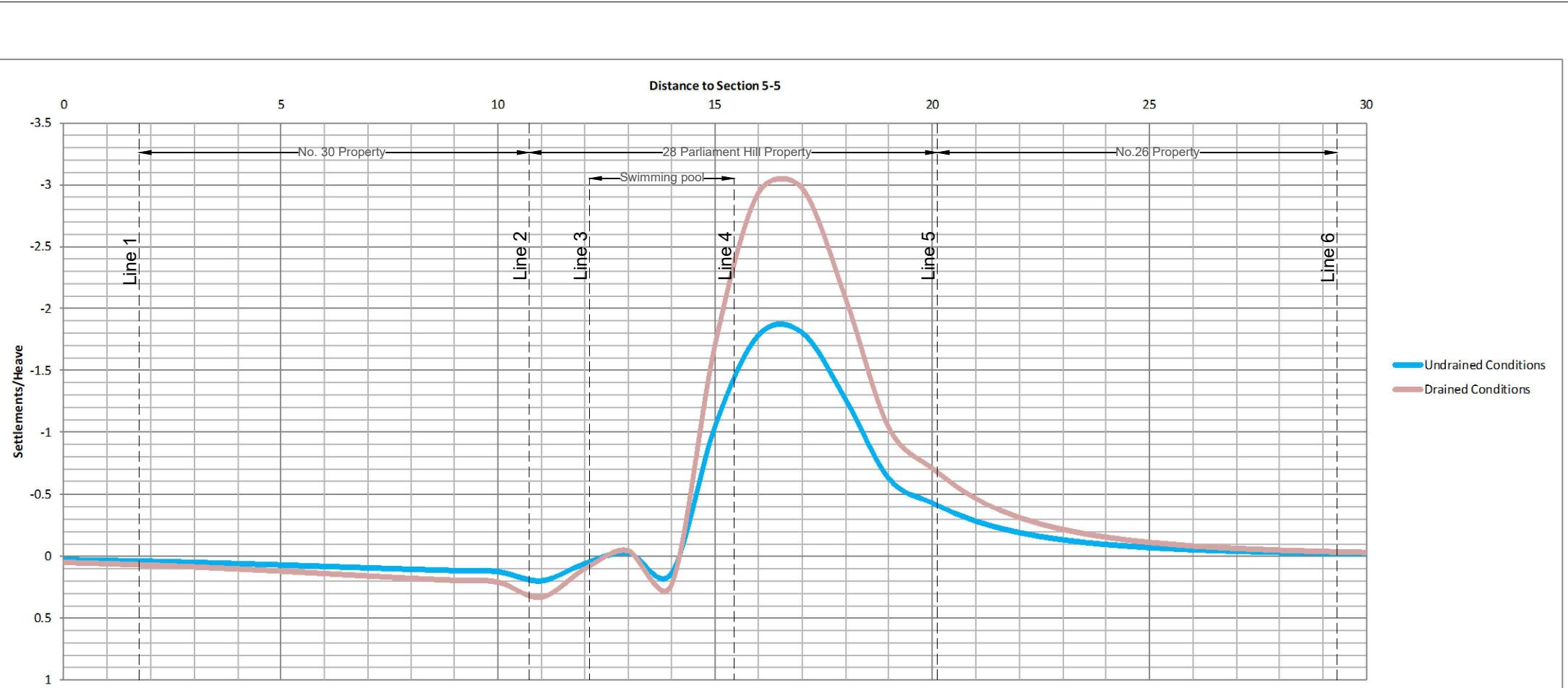
Drawing Title  
Ground Movement  
Section 3-3 & Section 4-4

Drawn Date SKZ 29/12/2023	Checked Date BZ 29/12/2023	Approved Date BZ 29/12/2023
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Scale NTS	Orig Size	Dimensions M
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Project No. SKZ_2166/23	Drawing File
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Drawing No APPENDIX_C9	Rev.
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Project Title

28 Parliament Hill, London,  
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Drawing Title

Ground Movement  
Section 5-5 & Section 6-6

Drawn Date	29/12/2023	Checked Date	29/12/2023	Approved Date	29/12/2023
SKZ	BZ				

Scale	NTS	Orig Size	M
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Project No.	SKZ_2166/23	Drawing File
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Drawing No	APPENDIX_C10	Rev.
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28 Parliament Hill, London, England, NW3 2TN  
28 Parliament Hill, London, England, NW3 2TN  
Phase 1\_Undrained Conditions

Job No.	Sheet No.	Rev.
SKZ_2166/23		
Drg. Ref.	Appendix_C11	
Made by	Date	Checked

Name	Location			Displacement				Stresses		
	x [m]	y [m]	z [mOD]	z [mm]	Calc Level [mOD]	Vert Stress [kN/m <sup>2</sup> ]	Sum Princ [kN/m <sup>2</sup> ]	Vert Strain [-]		
27.00000	30.00000	-0.90000	0.017070	-1.2934	0.0	0.0	0.0	0.0		
30.00000	0.00000	-0.90000	0.033629	-1.2934	0.0	0.0	0.0	0.0		
30.00000	3.00000	-0.90000	0.055912	-1.2934	0.0	0.0	0.0	0.0		
30.00000	6.00000	-0.90000	0.088070	-1.2934	0.0	0.0	0.0	0.0		
30.00000	9.00000	-0.90000	0.12612	-1.2934	0.0	0.0	0.0	0.0		
30.00000	12.00000	-0.90000	0.15433	-1.2934	0.0	0.0	0.0	0.0		
30.00000	15.00000	-0.90000	0.15447	-1.2934	0.0	0.0	0.0	0.0		
30.00000	18.00000	-0.90000	0.12630	-1.2934	0.0	0.0	0.0	0.0		
30.00000	21.00000	-0.90000	0.08694	-1.2934	0.0	0.0	0.0	0.0		
30.00000	24.00000	-0.90000	0.05695	-1.2934	0.0	0.0	0.0	0.0		
30.00000	27.00000	-0.90000	0.028440	-1.2934	0.0	0.0	0.0	0.0		
30.00000	30.00000	-0.90000	0.014690	-1.2934	0.0	0.0	0.0	0.0		









Job No.	Sheet No.	Rev.
SKZ_2166/23		
Drg. Ref.	Appendix_C12	
Made by	Date	Checked
BZ		

Name	Displacement				Stresses		
	x [m]	y [m]	z [mOD]	Z [mm]	Calc Level [mOD]	Vert Stress [kN/m²]	Sum Princ [kN/m²]
27.00000	18.00000	-0.90000	0.42811	-1.2929	0.0	0.0	0.0
27.00000	21.00000	-0.90000	0.24796	-1.2929	0.0	0.0	0.0
27.00000	24.00000	-0.90000	0.12406	-1.2929	0.0	0.0	0.0
27.00000	27.00000	-0.90000	0.059350	-1.2929	0.0	0.0	0.0
27.00000	30.00000	-0.90000	0.027600	-1.2929	0.0	0.0	0.0
30.00000	0.00000	-0.90000	0.055104	-1.2929	0.0	0.0	0.0
30.00000	3.00000	-0.90000	0.091734	-1.2929	0.0	0.0	0.0
30.00000	6.00000	-0.90000	0.1457	-1.2929	0.0	0.0	0.0
30.00000	9.00000	-0.90000	0.20309	-1.2929	0.0	0.0	0.0
30.00000	12.00000	-0.90000	0.25308	-1.2929	0.0	0.0	0.0
30.00000	15.00000	-0.90000	0.25302	-1.2929	0.0	0.0	0.0
30.00000	18.00000	-0.90000	0.20663	-1.2929	0.0	0.0	0.0
30.00000	21.00000	-0.90000	0.14108	-1.2929	0.0	0.0	0.0
30.00000	24.00000	-0.90000	0.084314	-1.2929	0.0	0.0	0.0
30.00000	27.00000	-0.90000	0.046247	-1.2929	0.0	0.0	0.0
30.00000	30.00000	-0.90000	0.023773	-1.2929	0.0	0.0	0.0

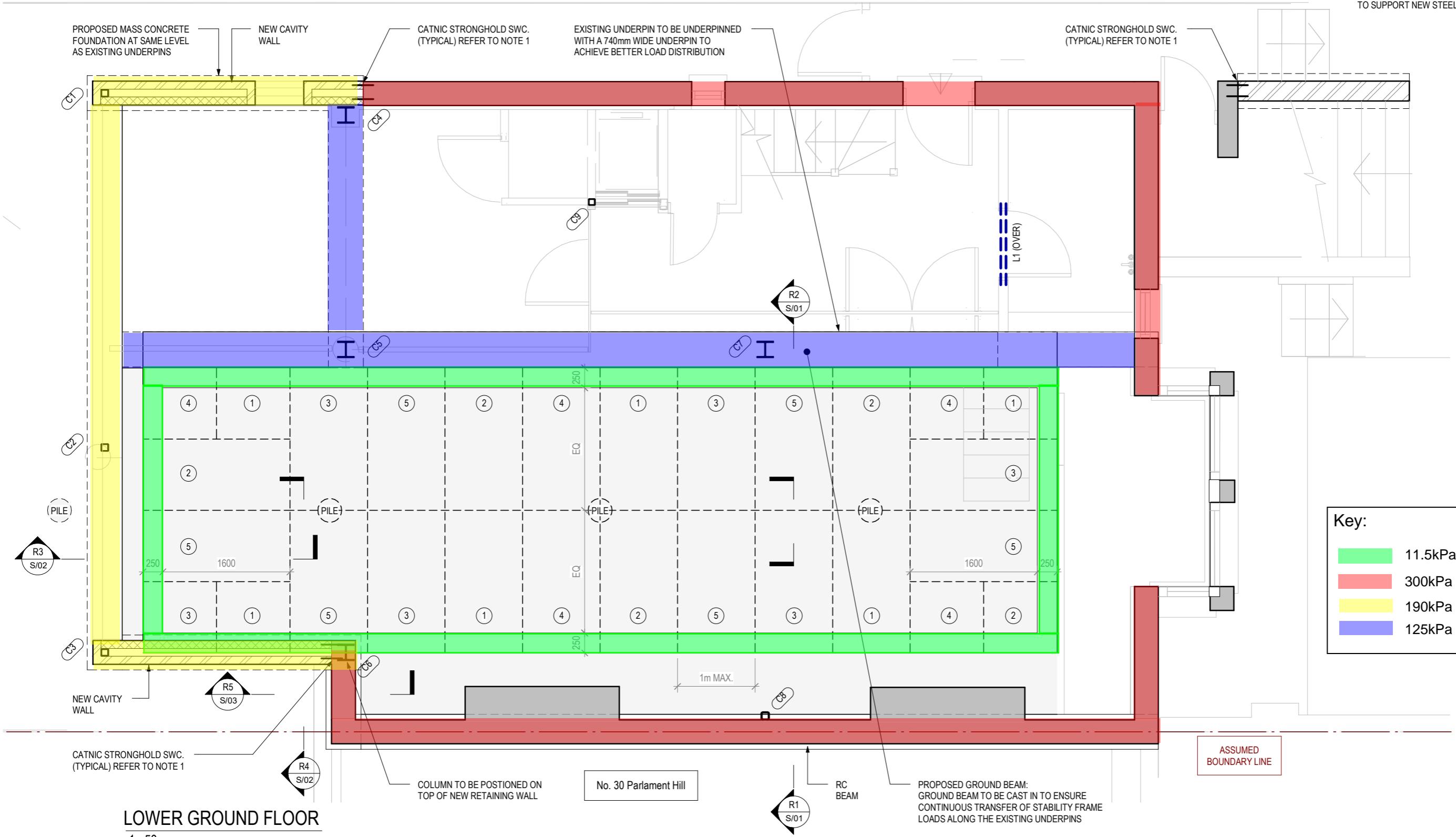
## APPENDIX D

KEY:	
	EXISTING MASONRY
	NEW LOAD BEARING CONCRETE
	NEW LOAD BEARING BRICKWORK (20N/mm²)
	NEW LOAD BEARING BLOCKWORK (7N/mm²)
	NEW NON-LOAD BEARING STUD WALL
	AREA TO BE UNDERPINNED

No. 26 Parliament Hill

ASSUMED BOUNDARY LINE

- NOTES:
- CATNIC STRONGHOLD SWC STAINLESS STEEL WALL STARTER KITS. POSITION AT JUNCTIONS OF EXISTING MASONRY WALL AND NEW MASONRY. INSTALL IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. FULLY EMBED TIES IN MORTAR JOINTS.
  - BELLOW GROUND WATERPROOFING AND DRAINAGE BY OTHERS.
  - UNDERPINS WILL NOT BE STABLE WHILST UNDER CONSTRUCTION. CONTRACTOR MUST PROVIDE ADEQUATE LATERAL SUPPORT TO ALL PINS UNTIL BASEMENT SLAB HAS BEEN CAST.
  - NON COMPRESSIBLE WATER RESISTANT CEMENTITIOUS BOARD LINER TO BACK OF ALL UNDERPIN SUPPORTING PARTY WALLS.
  - RAISE RETAINING WALL LOCALLY (440 LONG x 100 WIDE) TO SUPPORT NEW STEEL WORK.



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ALL DIMENSIONS IN mm UNLESS OTHERWISE NOTED. ALL DIMENSIONS & LEVELS TO BE CONFIRMED BY ARCHITECT. SETTING OUT TO BE CONFIRMED ON SITE.

20230153

28 Parliament Hill London NW3 2TN

REV.	DATE	REVISION NOTES	TECH.	CHECKED	REV.	DATE	REVISION NOTES	TECH.	CHECKED
P1	24.10.2023	INITIAL ISSUE	BVB	AS					



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TECHNICIAN	ENGINEER	DATE	PAPER SIZE	SCALE	DRAWING NO.	REV.
BVB	AS	24.10.2023	A3	As indicated	GA/01	P1

LOWER GROUND FLOOR GA

PRELIMINARY

No. 30

FLOOR FINISHES TO  
ARCHITECTS DETAILSGROUND FLOOR  
FFLBOUNDARY LINES SHOWN  
INDICATIVELY ONLY. TO BE  
CONFIRMED BY ARCHITECT.

Key:

11.5kPa

300kPa

190kPa

125kPa

EXISTING WALL

RC SLAB

EXISTING FOOTING

50mm THICK 3:1 SHARP SAND :  
CEMENT MIX. ENSURE DRY  
PACK IS WELL RAMMED IN  
WITH ALL VOIDS FILLEDASSUMED EXISTING MASS  
CONCRETE UNDERPIN

As existing

LOWER GROUND  
FFLVOID FORMER /  
SERVICE ROUTE

1600

300

## SECTION R1

1 : 25

ASSUMED 440

GROUND FLOOR  
FFLFLOOR FINISHES TO  
ARCHITECTS DETAILS

B9

B8

C1

EXISTING FOUNDATION TO  
BE CAREFULLY REMOVEDPROPOSED GROUND BEAM:  
PART OF EXISTING UNDERPIN TO BE  
CHASED OUT & GROUND BEAM TO BE  
CAST IN TO ENSURE CONTINUOUS  
TRANSFER OF STABILITY FRAME LOADS  
ALONG THE EXISTING UNDERPINSLOWER GROUND  
FFL50mm THICK 3:1 SHARP SAND :  
CEMENT MIX. ENSURE DRY  
PACK IS WELL RAMMED IN  
WITH ALL VOIDS FILLEDASSUMED EXISTING MASS  
CONCRETE UNDERPINRETAINING WALLS TO BE  
TIED IN TO EXISTING MASS  
CONCRETE UNDERPIN

1600

300

50 BLINDING

EQ

250

Note for geotechnical engineer:  
Please confirm allowable bearing  
pressure at 3m to 3.3m BGL.

## SECTION R2

1 : 25

ASSUMED 440

740

MASS CONCRETE UNDERPIN TO  
ACHIEVE ALLOWABLE BEARING  
PRESSURE (ASSUMED 125kPa)

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20230153

28 Parlament Hill London NW3 2TN

REV.	DATE	REVISION NOTES	TECH.	CHECKED	REV.	DATE	REVISION NOTES	TECH.	CHECKED
P1	24.10.2023	INITIAL ISSUE	BVB	AS					



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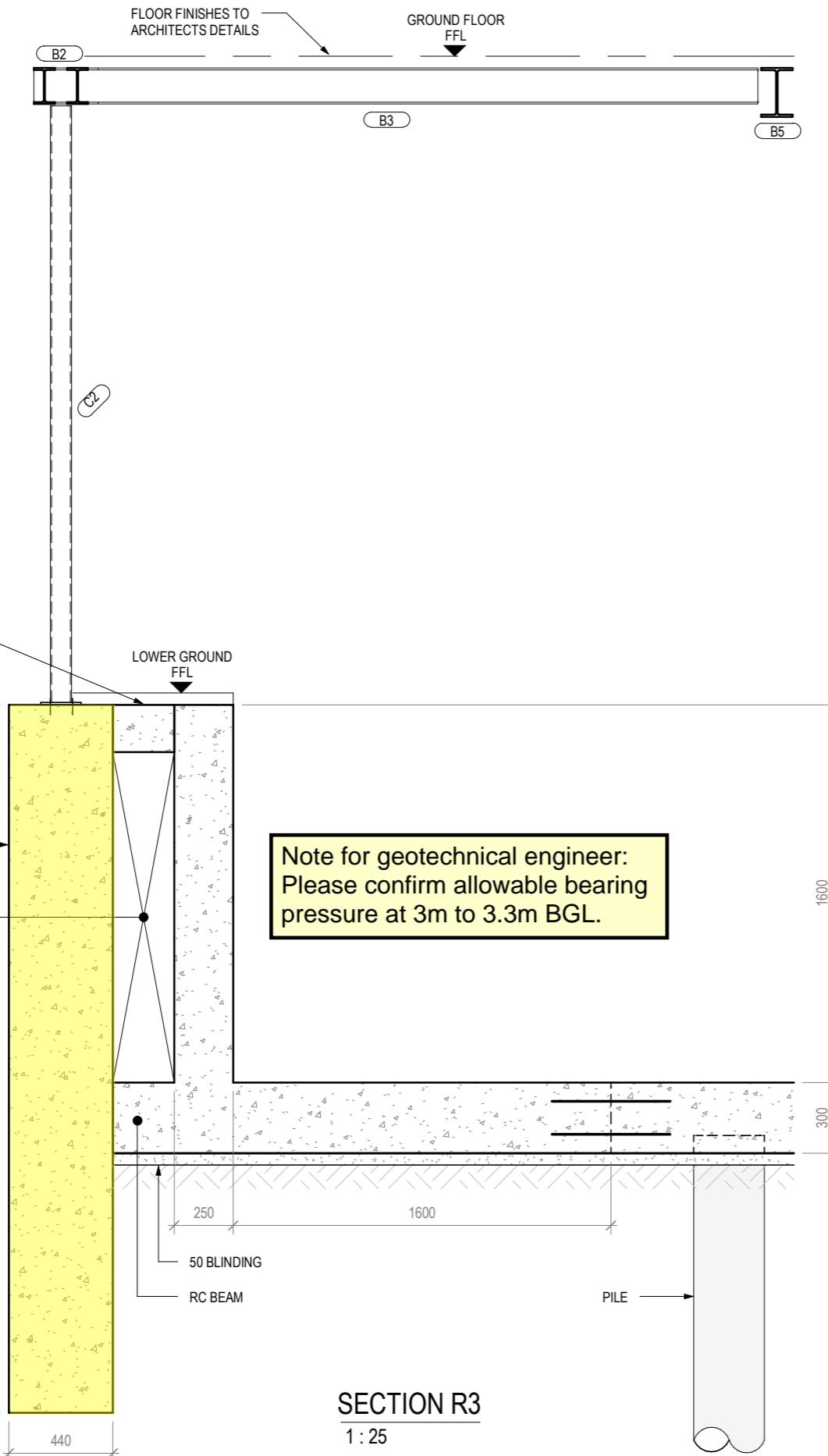
Unit 21 Bergam Mews  
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## SECTION SHEET 1

PRELIMINARY

TECHNICIAN	ENGINEER	DATE	PAPER SIZE	SCALE	DRAWING NO.	REV.
BVB	AS	24.10.2023	A3	1 : 25	S/01	P1

BOUNDARY LINES SHOWN  
INDICATIVELY ONLY. TO BE  
CONFIRMED BY ARCHITECT.



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P1	24.10.2023	INITIAL ISSUE	BVB	AS					