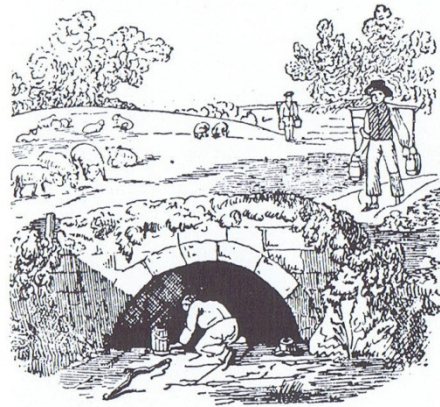


over 400m to the south-west of No.27A. This location can be seen on the 1871-79 Map, shown as 'Conduit Wells'. The geological map indicates that this site is in the lower half of the Claygate Member, somewhat above the stratigraphic level of No.27A. If the horizon(s) which feed the source of the Tyburn are laterally continuous, then a spring line might also be found somewhat upslope of No.27A's garden.



40. Shepherds Well at the junction of today's Fitzjohn's Avenue and Akenside Road, Hampstead. Until recently it was marked by a fountain but, due to vandalism, this has been replaced by a plaque.

It is understood that groundwater entries were experienced when the basement to No.27 was constructed (information from Mr. Norden); some similar water-bearing soil horizon(s) are likely to be encountered in the excavations for No.27A's basement. These were dealt with, by simple sump pumping to keep the excavation free of water during construction works.

Current design standards require use of a 'worst credible' approach to selection of groundwater pressures. As no site-specific groundwater monitoring data is available at this time, use of a BS Engineering Code Design for groundwater level equal to that of ground level will be employed.

2.6 Walkover

Visits to the site/property were made by Mike Summersgill on 16th November, and to the vicinity/frontage by Keith Gabriel on 21st November; selected Photographs from Mike's visit are included in Appendix III. The property has no basement/cellar, and the rear garden is generally laid to hard cover (with patio paving and with astroturf); the front garden is generally block paved (for parking) but has two low retaining walls and two small garden areas. The lower retaining wall contained 5 weepholes at its foot (Plate 3), with no sign that these had exuded any pore-water.

The sides of the rear garden constitute a metre high retaining wall (Plate4), behind which there is a sloping flower bed/border up to the adjacent boundaries. The property behind, on Eldon Grove, stands at a (ground floor) level approximately 2m higher than Nos. 27/27a. The garden of No 29 Rosslyn Hill is at the same level as No. 27a, but is retained behind higher walls; examination of that property from the boundary would suggest that there was formerly a ground-floor garage original to the house and at the same level as the driveway/lower ground floor rooms, and the rear garden has been excavated out by half a metre or so, to