

**UNISON HQ, EUSTON RD NORTH  
London, WC1**

Summary Report on the Required Emergency Remedial Works  
To the Listed Buildings at the former Elizabeth Garrett Anderson Hospital

February 2007

Ref: L051036

Revision 0

Job: UNISON HQ, EUSTON RD NORTH, LONDON WC1  
Ref: L051036 – Revision 0  
Date: February 2006

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A DRAWINGS SUBMITTED FOR PLANNING APPROVAL/ TENDER

Revision	Amendments	By	Checked	Date
0	Issued for Planning Approval/ Tender	PL	PL	21/02/07

**1.0 Summary**

- 1.1 UNISON has purchased the former Elizabeth Garrett Anderson Hospital with the intention of re-developing the site as their main London offices.
- 1.2 This report outlines the minimum structural works which are required to be undertaken in order to stabilise the listed building. This report should be read in conjunction with the AKSWard report entitled, 'Report on Investigations and Required Remedial Works to the Listed Buildings at the former Elizabeth Garrett Anderson Hospital', which contains more details of the investigations undertaken and provides a more detailed background.
- 1.3 To summarise, the detailed report named above, explains that the portion of the listed building fronting Euston Road has been subsiding for a period of up to 10 years. Monitoring of the listed building has proved that the listed building is continuing to subside. This subsidence has caused severe damage to the listed building to the point where certain parts of the building fabric must be dismantled and re-built.
- 1.4 The listed buildings are founded within the underlying London Clay, the clay is highly plastic. The water demand of the mature trees on the corner of Churchway and Euston Road has caused extensive soil dessication of the underlying London Clay. This dessication has caused the clay to shrink, leading to movement of the foundations. All the structural movement and cracking can be associated to the movement of the foundations which can be attributed to the adjacent trees.
- 1.5 The movement due to subsidence is so severe and has been occurring for such a long period, that parts of the listed building cannot now be saved. The cracking is so severe in certain areas that, to prevent the imminent catastrophic collapse of parts of the listed building, areas have been propped both internally and externally.
- 1.6 The listed building is continuing to subside and further structural damage will occur progressively unless action is taken. The building fronting the Euston Road must be underpinned such that the foundations are extended to below the depth of the dessicated clay.
- 1.7 As the clay is dessicated to a depth of 4m, the building is to be underpinned through the use of piles. The drawings contained within this report are the minimum works which are required to be undertaken to ensure that the building stops moving. If these works are not undertaken, further movement could cause further more serious damage and parts of the listed building fabric could be lost.
- 1.8 To facilitate the underpinning, the site should be cleared and these works are described upon drawing number L051036/LB-01. The bay shall be carefully dismantled in accordance with the Conservation Architect's requirements, and the internal ground floor slab shall be removed (refer to drawing numbers L051036/02 and L051036/03). Following these works the building can be underpinned in accordance with the drawings.

- 1.9 In conjunction with the underpinning, it is further recommended that the main brickwork arches are also repaired to ground, first and second floors. These arches are currently supported on temporary props.
- 1.10 Following undertaking these works, it is considered that the building will have been stabilised and the structural movement will have ceased. It is considered that the building can only be fully renovated following completion of these 'emergency works'.
- 1.11 It should be noted that only the works presented within this document, and the accompanying Conservation Architect's details, are proposed to be undertaken as part of the emergency stability works.

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**Appendix A**  
**Drawings Submitted For Planning Approval/ Tender**

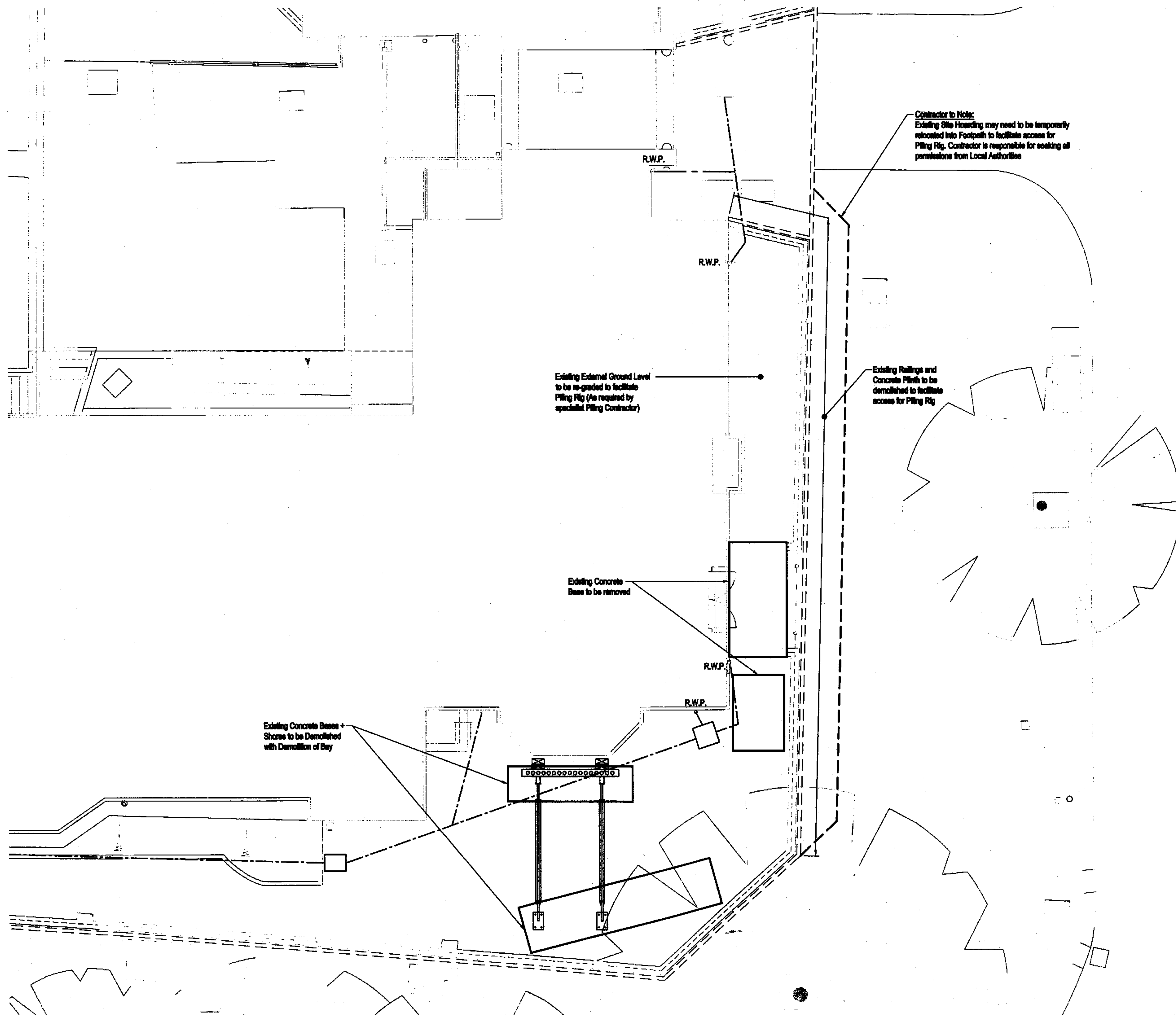
# Document Register & Issue

Project: UNISON HQ. Euston Road North

Project No: L051036

Sheet No: 1	Day	01	01	21																
	Month	02	02	02																
	Year	07	07	07																
Document Title	Doc. No.	Size	Issue/Revision																	
Site Clearance Drawing	LB-01		A	A	A															
Demolition - Sheet 1	LB-02		A	A	B															
Demolition - Sheet 2	LB-03		A	A	B															
Underpinning Layout	LB-10		A	A	A															
Wall & Column Details	LB-11		A	A	A															
Wall & Column - Gnd Floor Levels	LB-12		A	A	A															
Piling Option 2	LB-13		A	A	A															
1st & 2nd Floor Plan (Wall Restraints)	LB-20		P1																	
Typical Crack Repair Details	LB-25		A	A	A															
Floor Repair Detail	LB-26		✓																	
External Crack Location Drawing 1	LB-30		P1																	
External Crack Location Drawing 2	LB-31		P1																	
External Crack Location Drawing 3	LB-32		P1																	
Internal Crack Location Drawing 1	LB-33		P1																	
Internal Crack Location Drawing 2	LB-34		P1																	
Internal Crack Location Drawing 3	LB-35		P1																	
Internal Crack Location Drawing 4	LB-36		P1																	
Arch Repair Gnd. Internal View Sheet 1	LB-60		A	A	A															
Arch Repair Gnd. Sheet 2	LB-61		✓	✓	✓															
Arch Repair 1st Floor Internal View	LB-69		A	A	A															
Arch Repair 2nd Floor Internal View	LB-70		A	A	A															
Arch Repair 2nd Floor Internal View	LB-71		A	A	A															
<b>Status</b> I: Information P: Preliminary B: Building Control A: Approval T: Tender C: Construction R: Record Ar: Archive <b>Reason for Issue</b> <b>Type of Issue</b> <b>Paper</b> ✓ ✓ ✓ <b>Disk</b> <b>E mail</b> <b>Distribution</b> <b>Number of Copies</b> John Cole (Unison) 1 1 1 Tim Chambers (Drivers Jonas) 1 1 1 Faye Shelley (Gerald Eve) 1 1 1 Michael Poots (Squire & Partners) 1 1 1 Jon Whyte (Davis Langdon LLP) 1 1 1 Mark Fisher (Foreman Roberts) 1 1 1 Peter Riddington (Donald Insall Associates) 1 1 1 Victoria Fowles (Camden) 1																				





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- NOTES**
1. This drawing is to be read in conjunction with all relevant AKSWard drawings and specification(s) prefixed LBS1036
  2. All setting out to be in accordance with the Architects drawings. Any discrepancies between the Engineers and the Architects drawings to be referred to the Architect before proceeding. Dimensions must not be scaled.

**KEY:**  
 --- Denotes assumed line of Existing Drainage  
 --- (To be temporarily diverted to allow piled underpinning)

Rev.	Amendment	Drn	Chld	Date
A	General update	DB	PL	25.01.07

Org Status **TENDER**

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Client / Architect **UNISON**

Project **UNISON HEAD QUARTERS**

Title **SITE CLEARANCE DRAWING**


Scale	A1	1:50	A3	1:100
Reviewed Scheme	P.L.	Date	25.01.07	
Reviewed Final		Date		

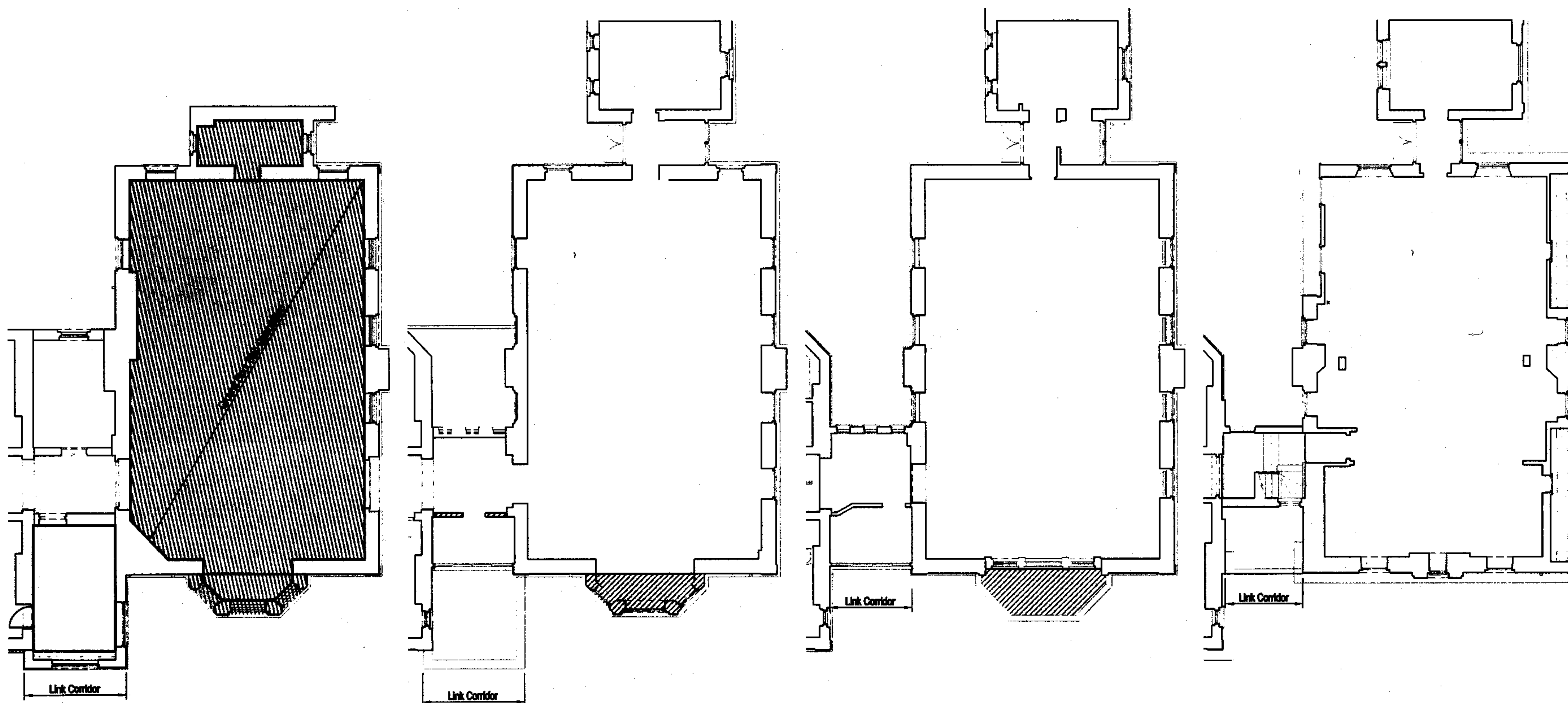
Project No.	Org No.	Rev.
<b>LBS1036</b>	<b>LB-01</b>	<b>A</b>

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  2. All cutting out to be in accordance with the Architects drawings. Any discrepancies between the Engineers and the Architects drawings to be referred to the Architect before proceeding. Dimensions must not be scaled.

**KEY:**

 Demolition to be undertaken as part of emergency stability works.



**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

**THIRD FLOOR**

**NOTE:**  
 Ground, First and Second Floors arches to be repaired prior to undertaking demolition

\* All areas of demolition to be re-installed in accordance with the Conservation Architects drawings

B	Updated to show emergency works only	MP	PL	21.02.07
A	General updates	DB	PL	25.01.07
Rev.	Amendment	Dm	Chkd	Date

Drg Status **TENDER**

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Client/  
 Architect **UNISON**

Project **UNISON HEAD QUARTERS**

Title **DEMOLITION - SHEET 1**

Scales	A1	1:75	A3	1:150
Reviewed Scheme	P.L.	Date	25.01.07	
Reviewed Final		Date		
Project No.	Drg No.	Rev.		
<b>LB01036</b>	<b>LB-02</b>	<b>B</b>		

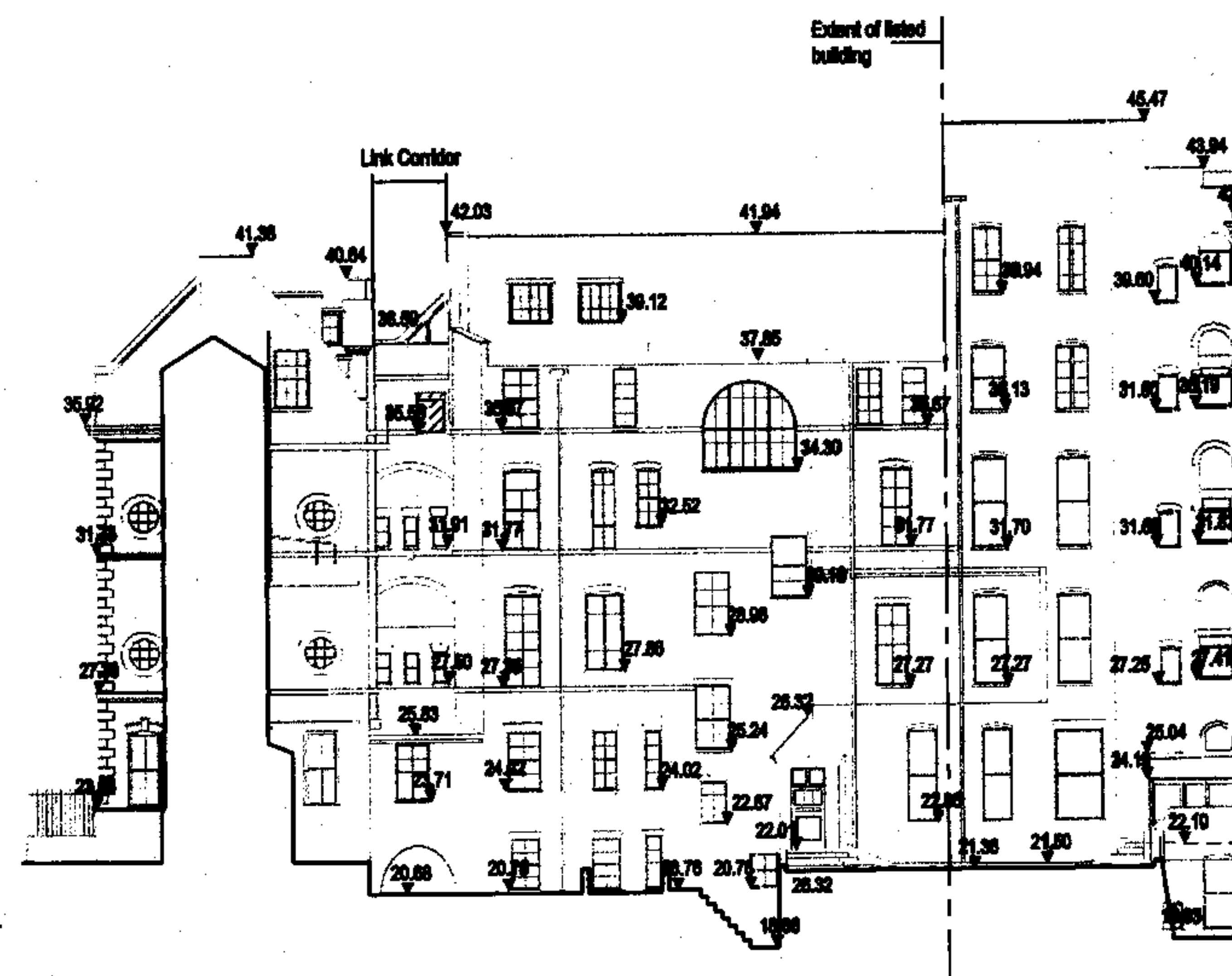
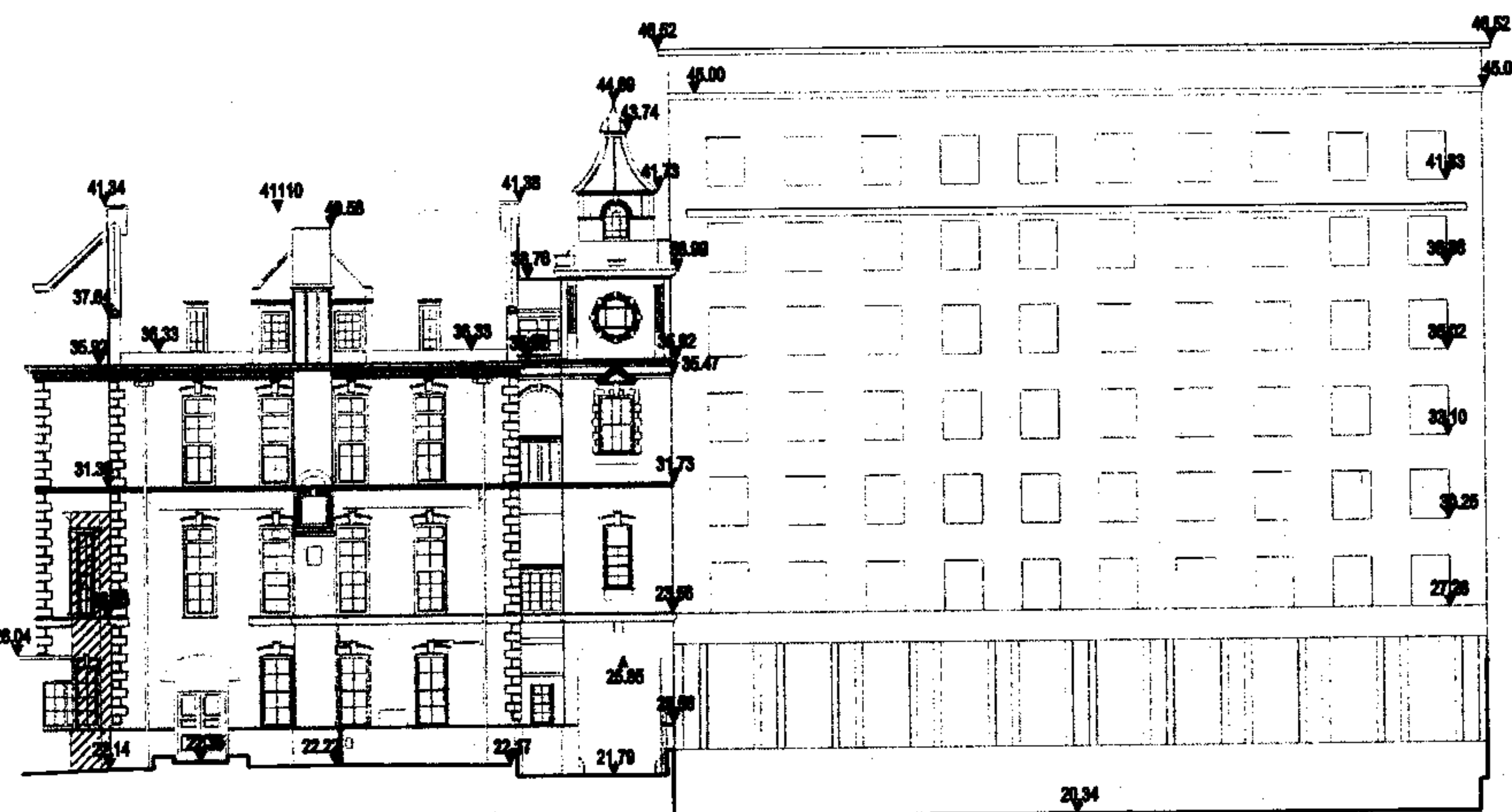


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2. All setting out to be in accordance with the Architects drawings. Any discrepancies between the Engineers and the Architects drawings to be referred to the Architect before proceeding. Discrepancies must not be noted.



**\* All areas of demolition to be re-installed in accordance with the Conservation Architects drawings**



B	Updated to show emergency section only	MP	FL	21.2.07
A	General updates	DB	FL	25.01.07
Rev.	Amendment	Dm	Chld	Date

**Drg Status** **TENDER**

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Client/                     

CHARTERED  
 ARCHITECT **UNION**

[illegible]Project **INDIAN HEAD QUARTERS**

## UNION HEAD QUARTERS

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Title **DEMOLITION - SHEET 2**

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Reviewed Scheme	PL	Date	28.01.1
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Reviewed Final Date

Project No. \_\_\_\_\_ Dwg No. \_\_\_\_\_ Rev \_\_\_\_\_

1054026 12-03 1

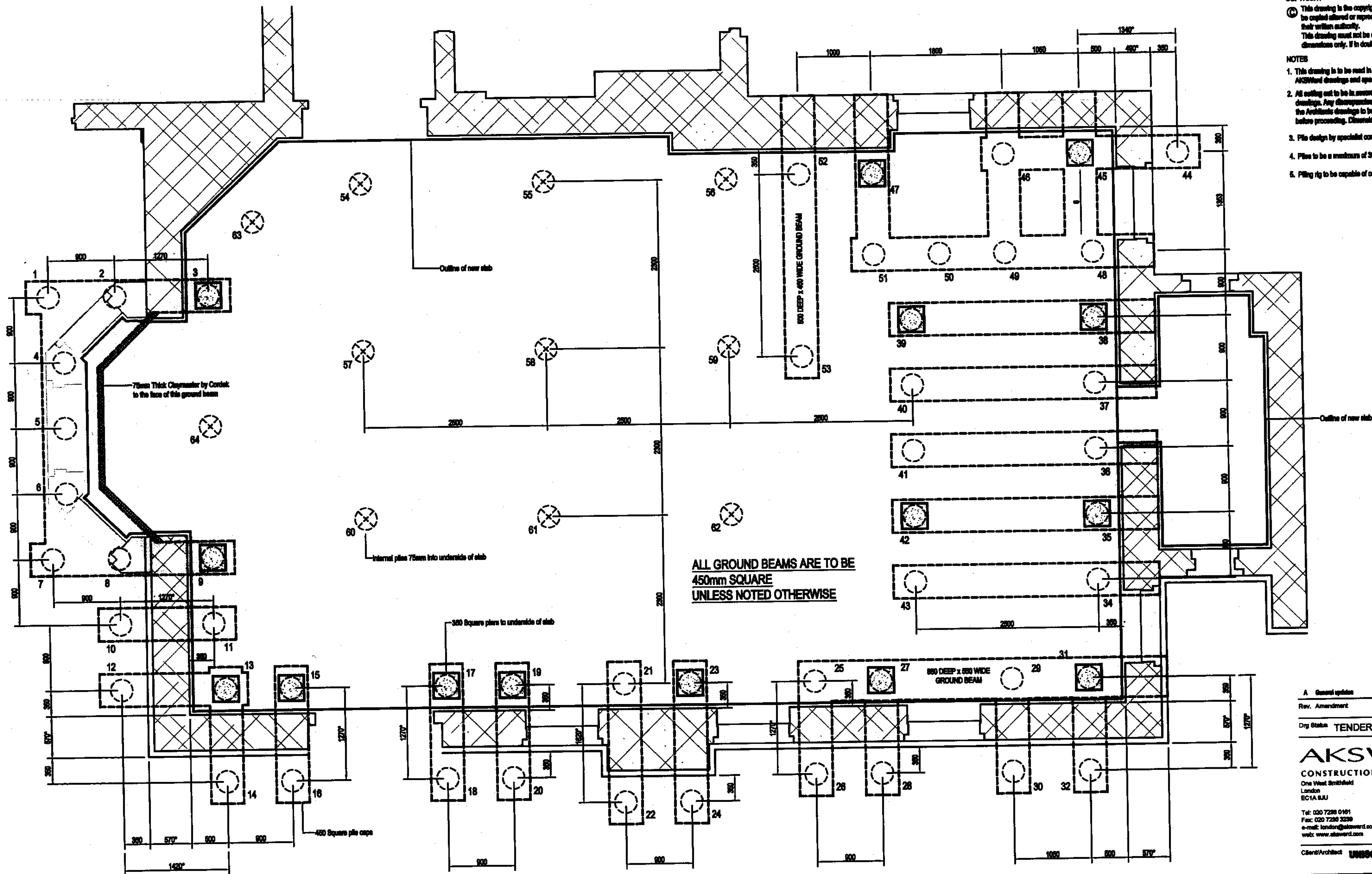
DATE \_\_\_\_\_

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2. All cutting out to be in accordance with the Architects drawings. Any discrepancies between the Engineers and the Architects drawings to be referred to the Architect before proceeding. Dimensions must not be scaled.
3. Pile design by specialist contractor.
4. Pile to be a maximum of 300mm Ø
5. Piling rig to be capable of coring through obstructions.



**ALL GROUND BEAMS ARE TO BE  
450mm SQUARE  
UNLESS NOTED OTHERWISE**

A General update DB PL 28.01.07

Rev. Amendment Dm Chid Date

Drg Status TENDER

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Client/Architect UNISON

Project UNISON HEADQUARTERS

Title UNDERPINNING LAYOUT

Scales A1 1:25 A3 1:50

Reviewed Scheme PL Date 28.01.07

Reviewed Final Date

Project No. Drg No. Rev.

L051036 LB-10 A



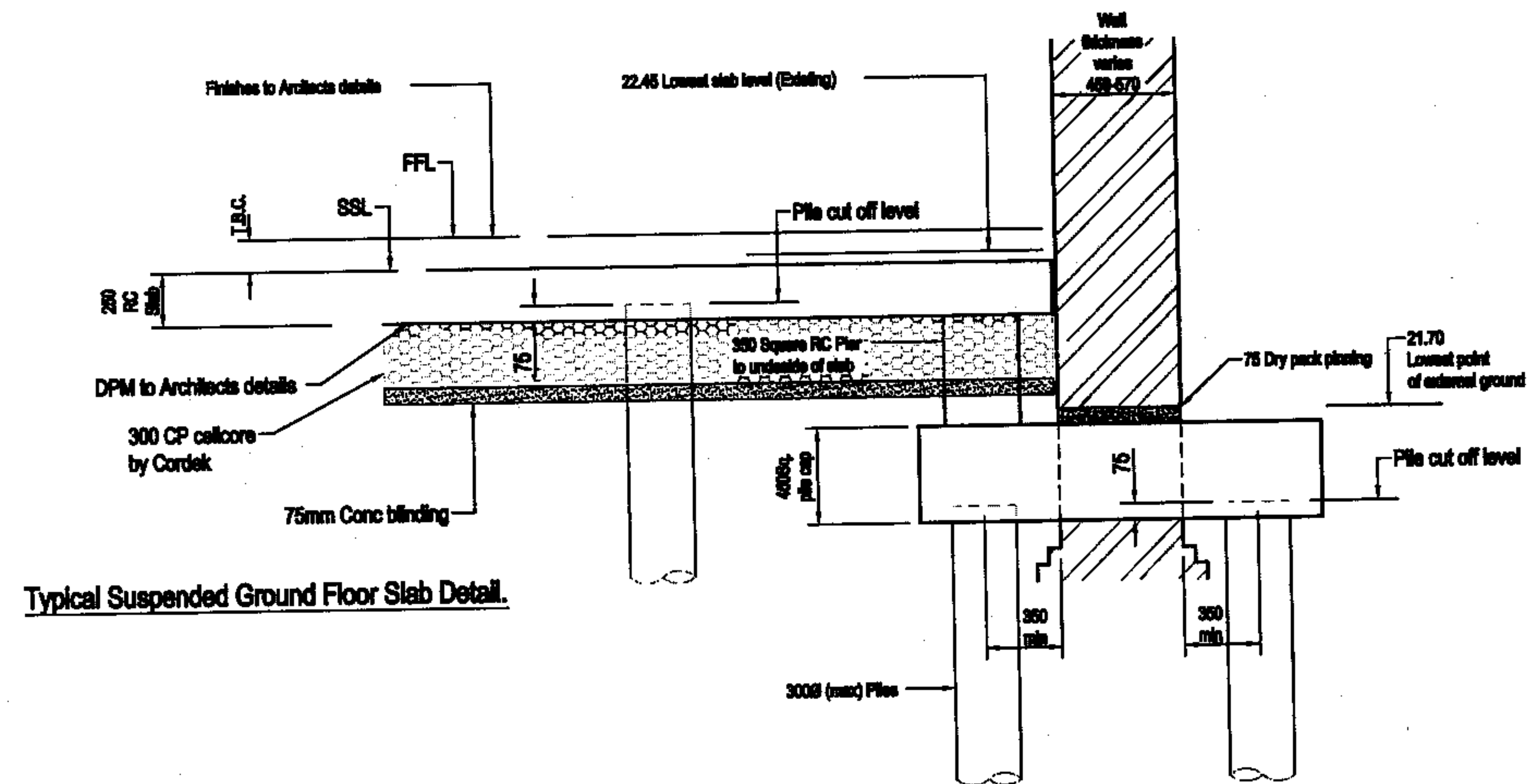
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A NEGATIVE LOAD INDICATES TENSION PILE

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Typical Suspended Ground Floor Slab Detail.

Typical Piling Details.

A General update DB PL 28.01.07  
 Rev. Amendment Dm Chld Date

Drp Status TENDER

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Client/Architect UNISON

Project UNISON HEADQUARTERS

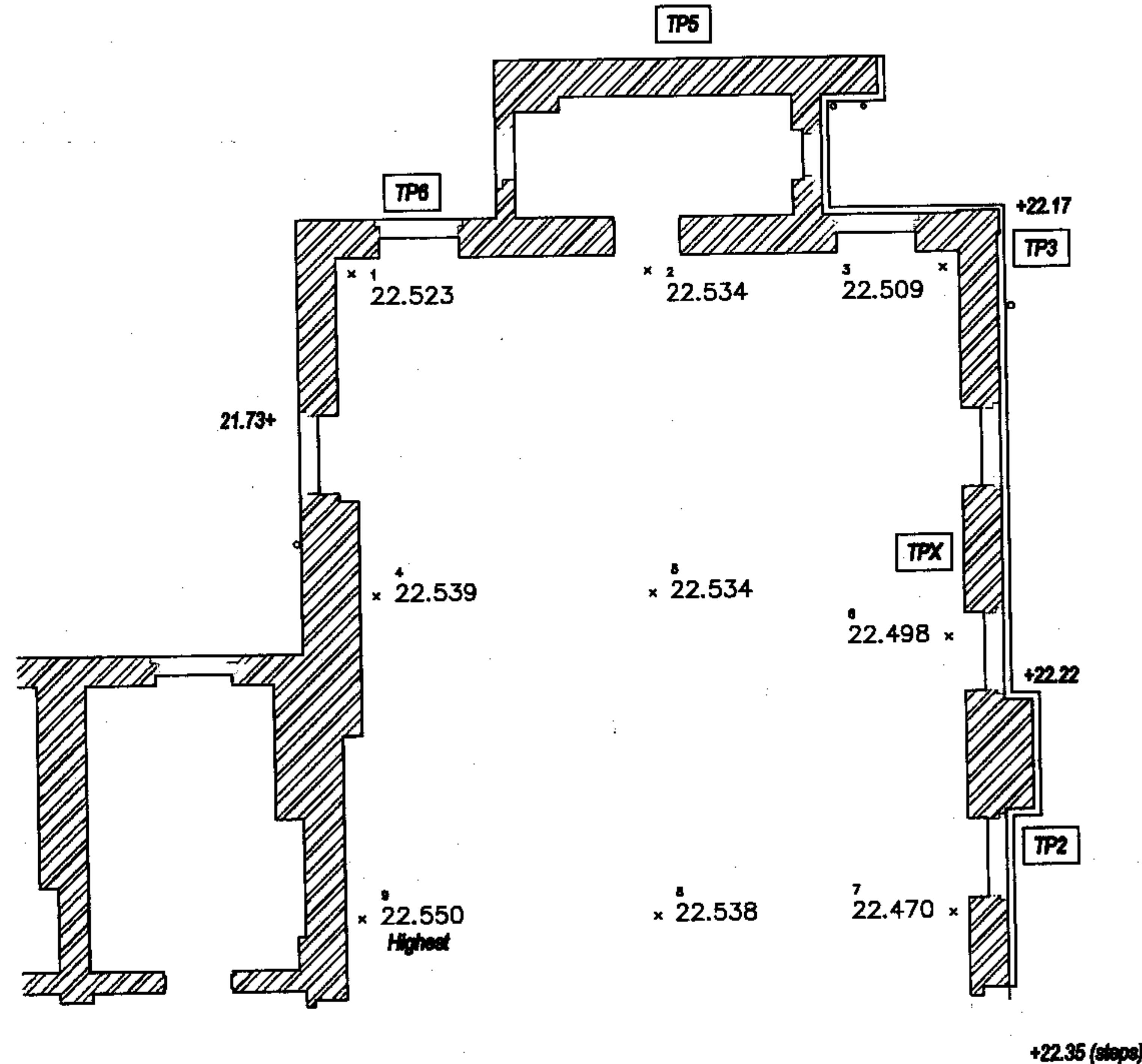
Title PILE SCHEDULE & DETAILS

Scales A1 1:25 A3 1:50  
 Reviewed Scheme PL Date 28.01.07  
 Reviewed Final Date  
 Project No. Drp No. Rev.  
 L051036 LB-11 A

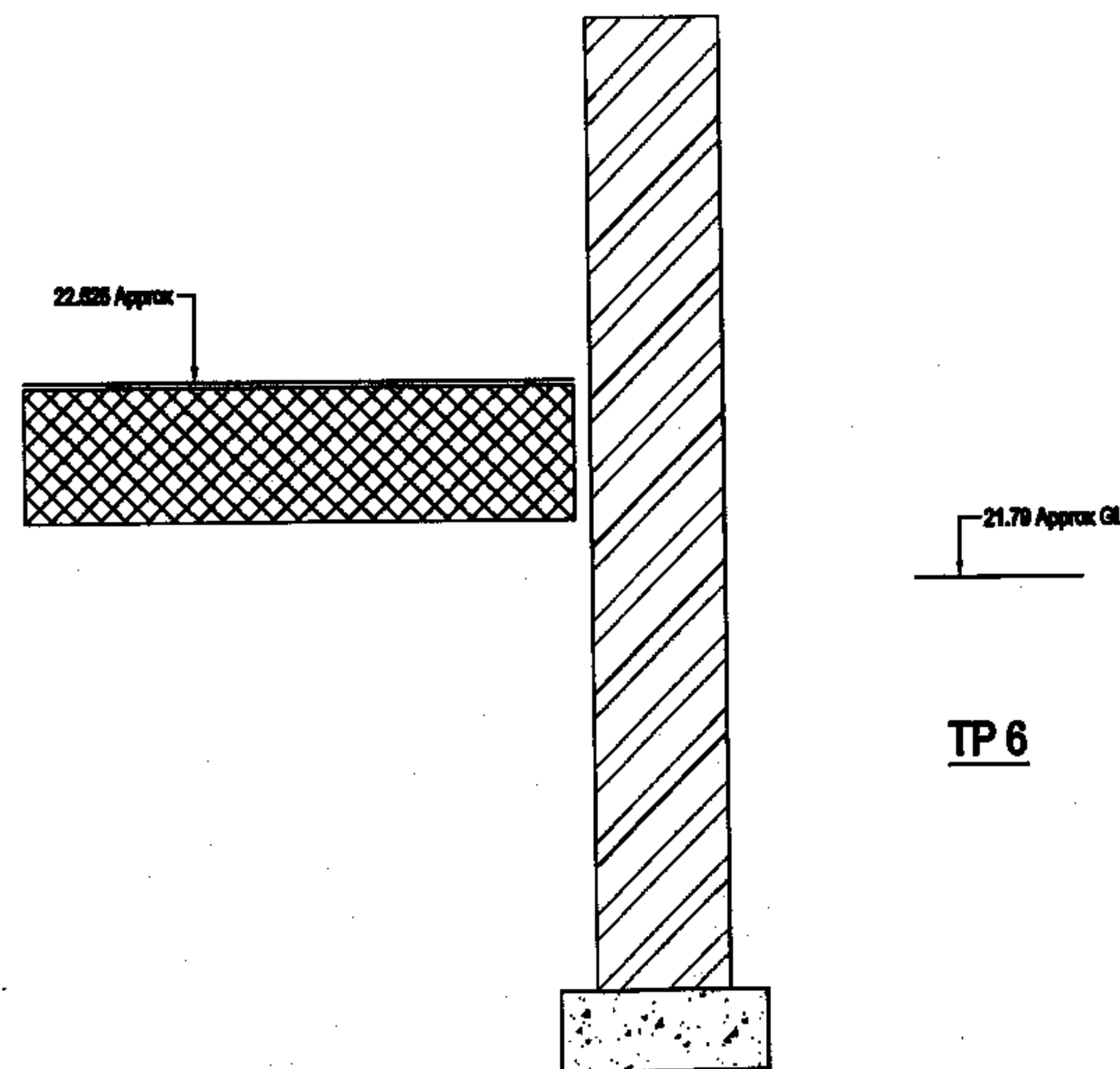
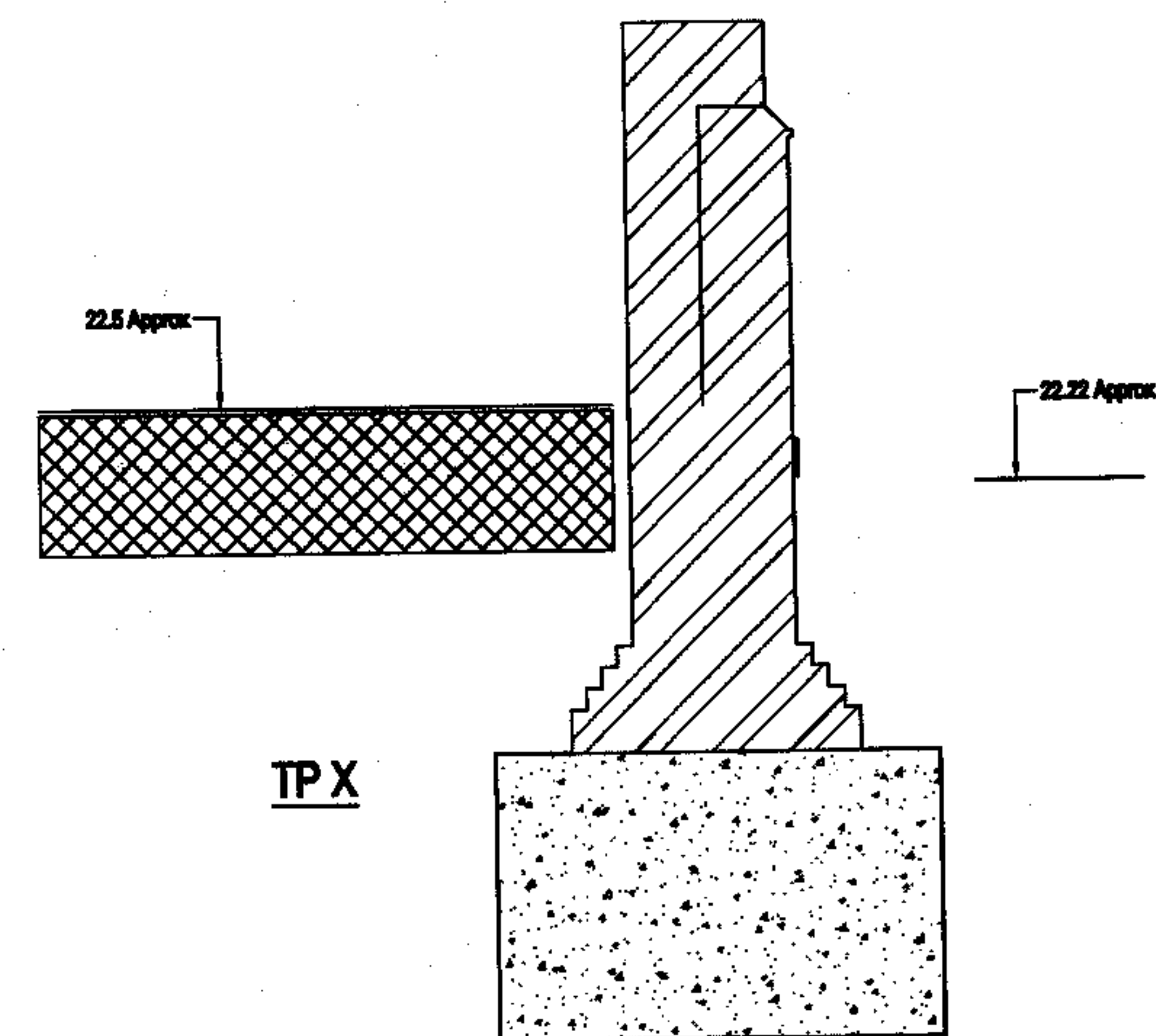
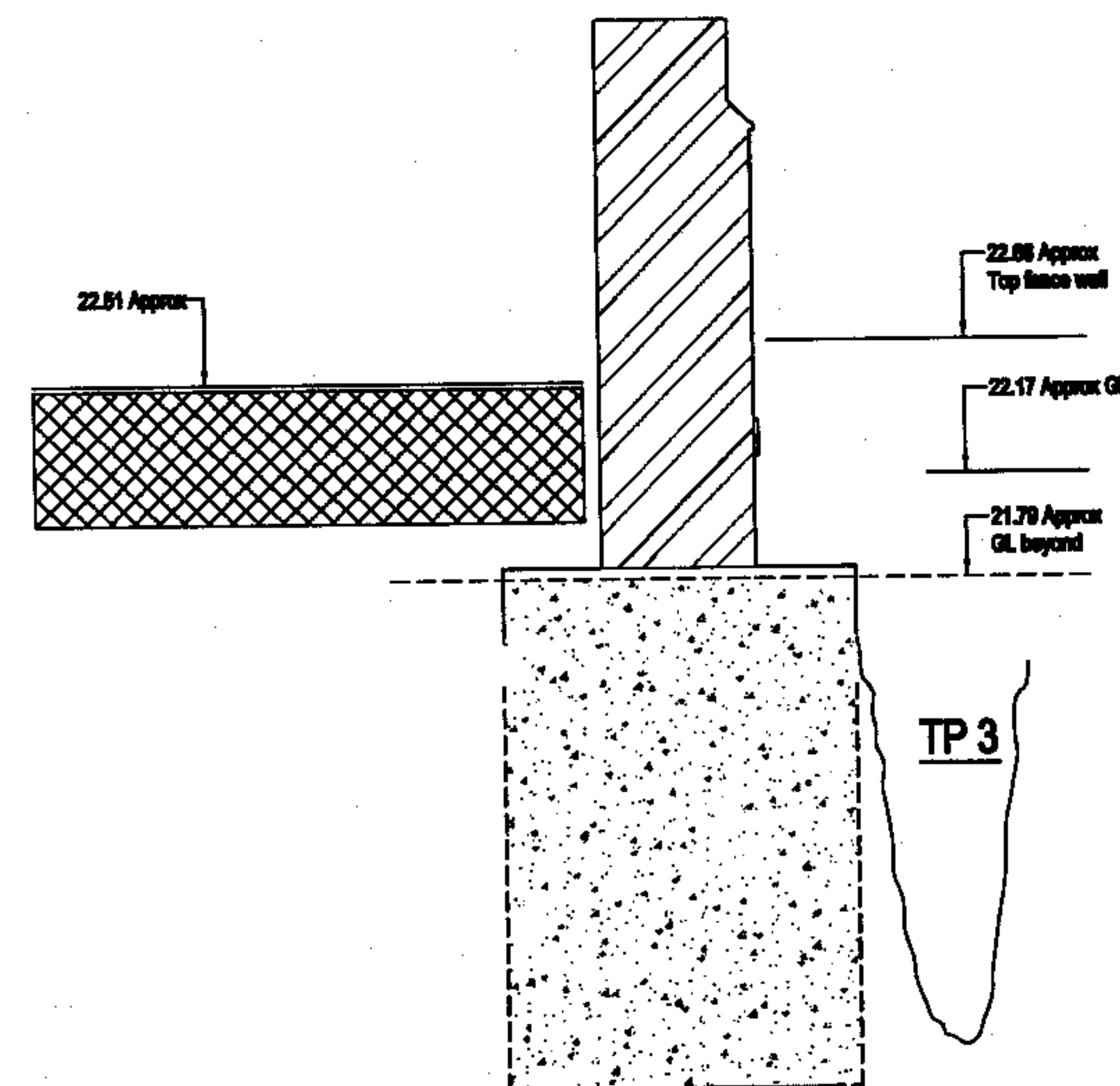
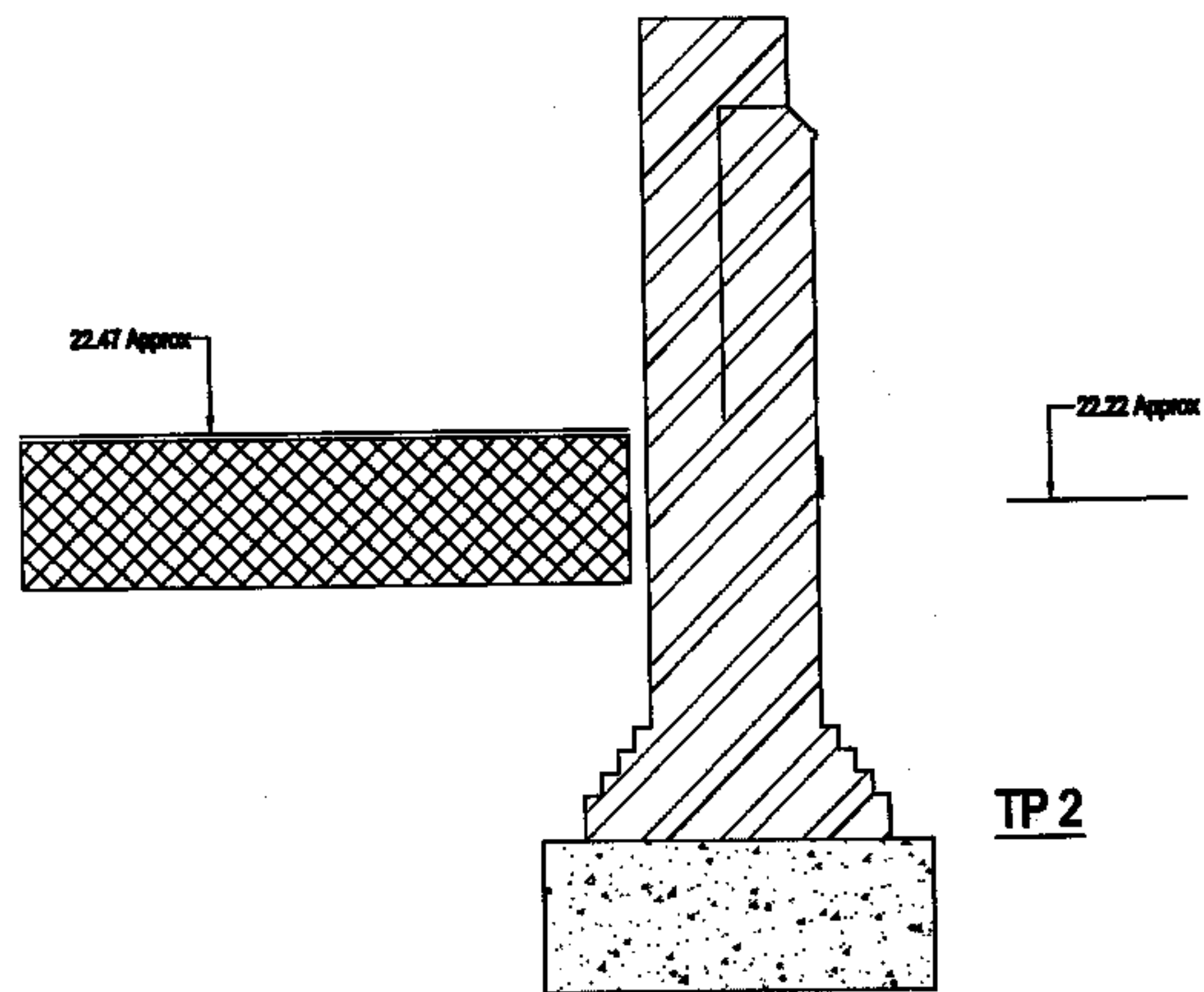
+21.63

+21.76

+21.79



**Trial Pit Locations & Existing Levels**



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Rev. Amendment Dm Chkd Date

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Client/Architect UNISON

Project UNISON HEADQUARTERS

Title LISTED BUILDING  
TRIAL PIT DETAILS &  
EXISTING GROUND FLOOR LEVELS

Scales A1 NA A3  
Reviewed Scheme PL Date 28.01.07

Reviewed Final Date

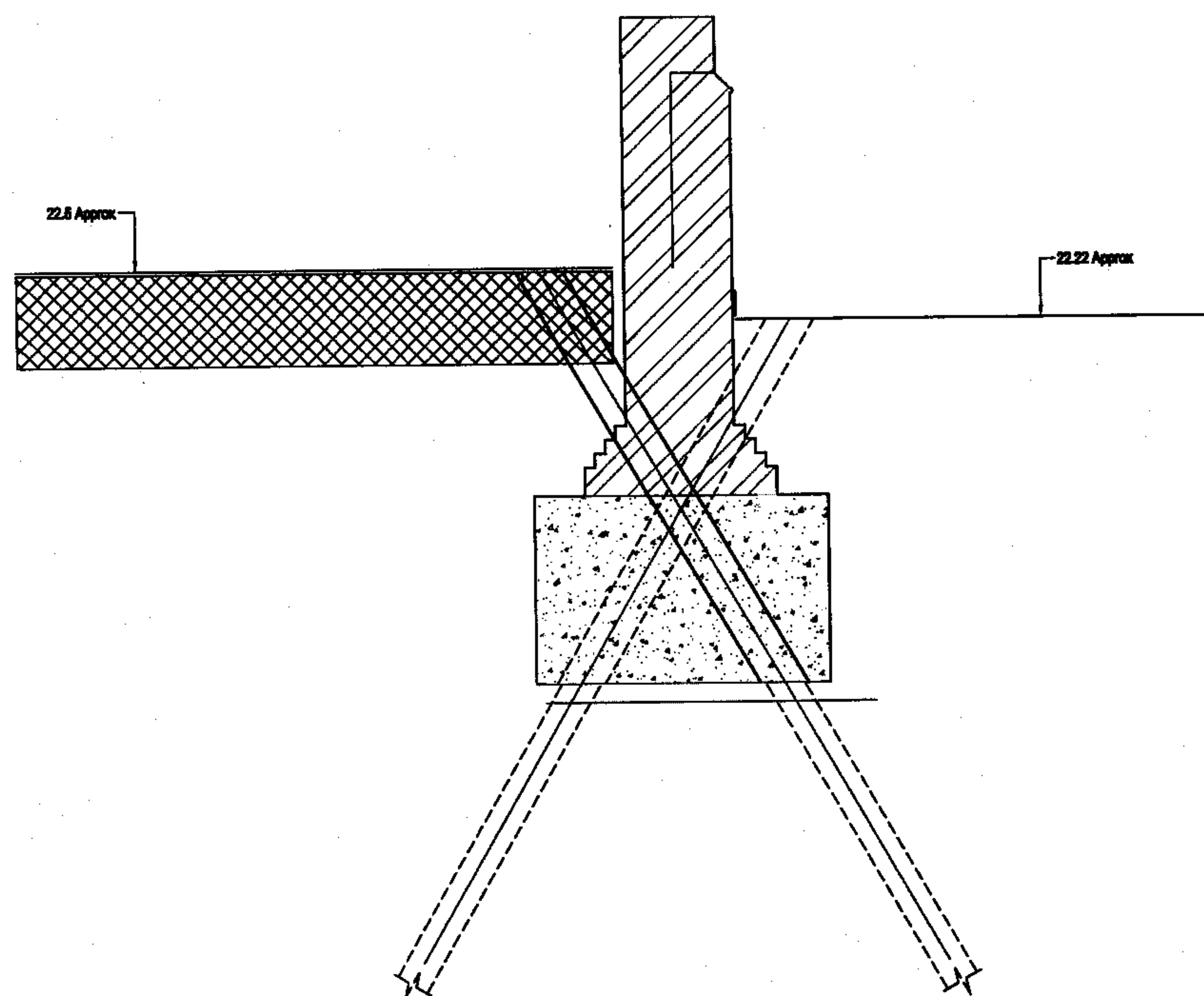
Project No. Drg No. Rev.  
L051036 LB-12 A

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**ALTERNATIVE TO UNDERPINNING SYSTEM  
PALI RADICE TYPE SYSTEM**

Fully designed & detailed  
system to be developed by  
specialist subcontractor

**NOTE:**

System may not be suitable to elevation  
fronting Eusto Road due to proximity of  
London Underground Tunnels (Circle Line).  
Specialist piling contractor to be consulted

A General updates DB PL 25.01.07

Rev. Amendment Dm Chid Date

Drg Status TENDER

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Client/Architect UNISON

Project UNISON HEADQUARTERS

Title PILING OPTION 2

Scales A1 MA A3

Reviewed Scheme FL Date 25.01.07

Reviewed Final Date

Project No. Drg No. Rev.

LB51036 LB-13 A

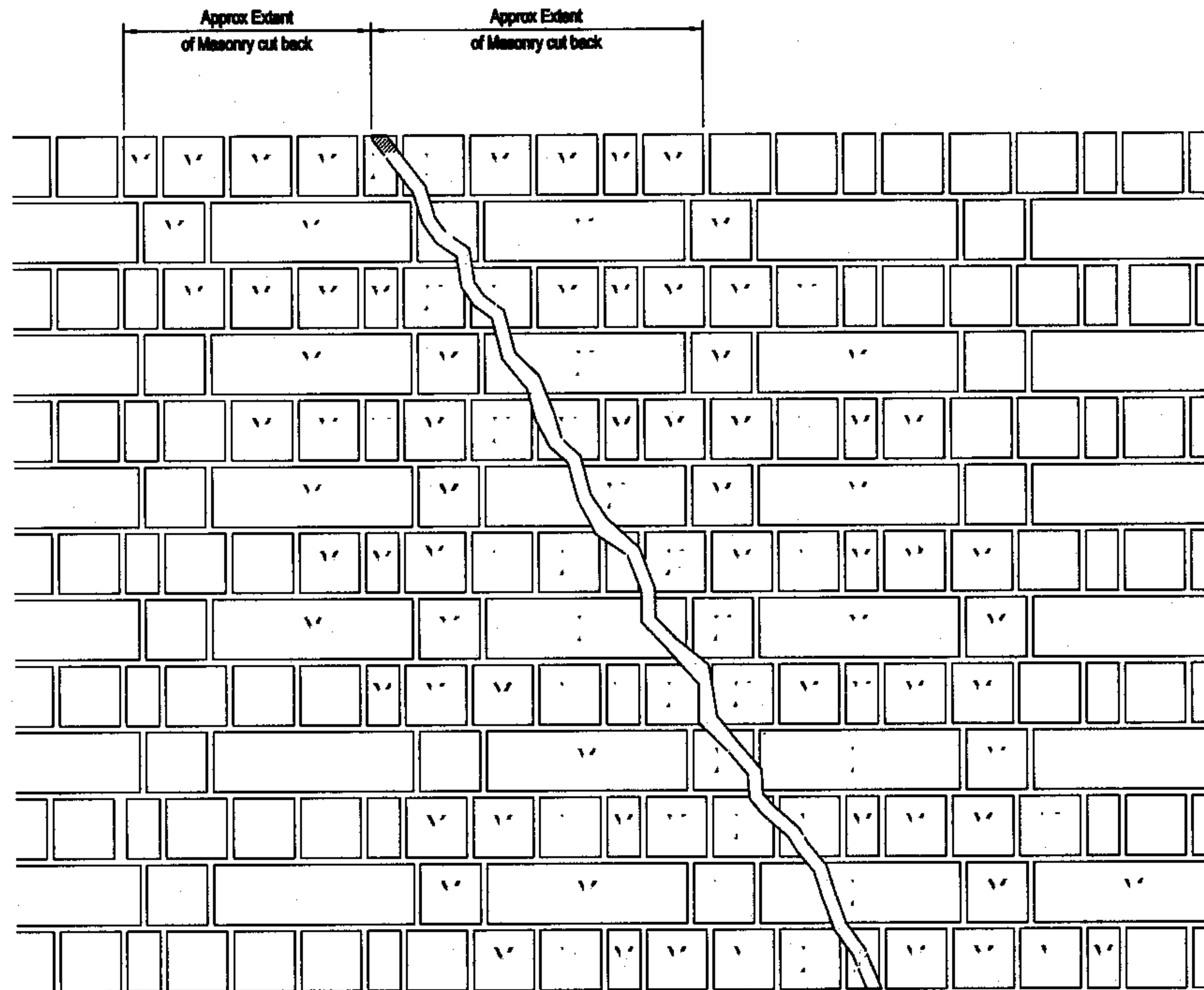


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**KEY:**

- Denotes broken Bricks to be removed and replaced using lime mortar
- ✓ Denotes Bricks adjacent to cracks to be cut out and cleared and reinstated using lime mortar

**Note:**

1. Architectural feature bricks to be reinstated / replaced as necessary
2. Crack to be repaired to Full depth of Wall

**INDICATIVE CRACK  
REPAIR DETAIL**  
Not to Scale

A General update DB PL 25.01.07

Rev. Amendment Dm Chkd Date

Drg Status **TENDER**

**AKSWard<sup>2</sup>**

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Client/Architect **UNISON**

Project **UNISON HEAD QUARTERS**

Title **TYPICAL CRACK  
REPAIR DETAIL**

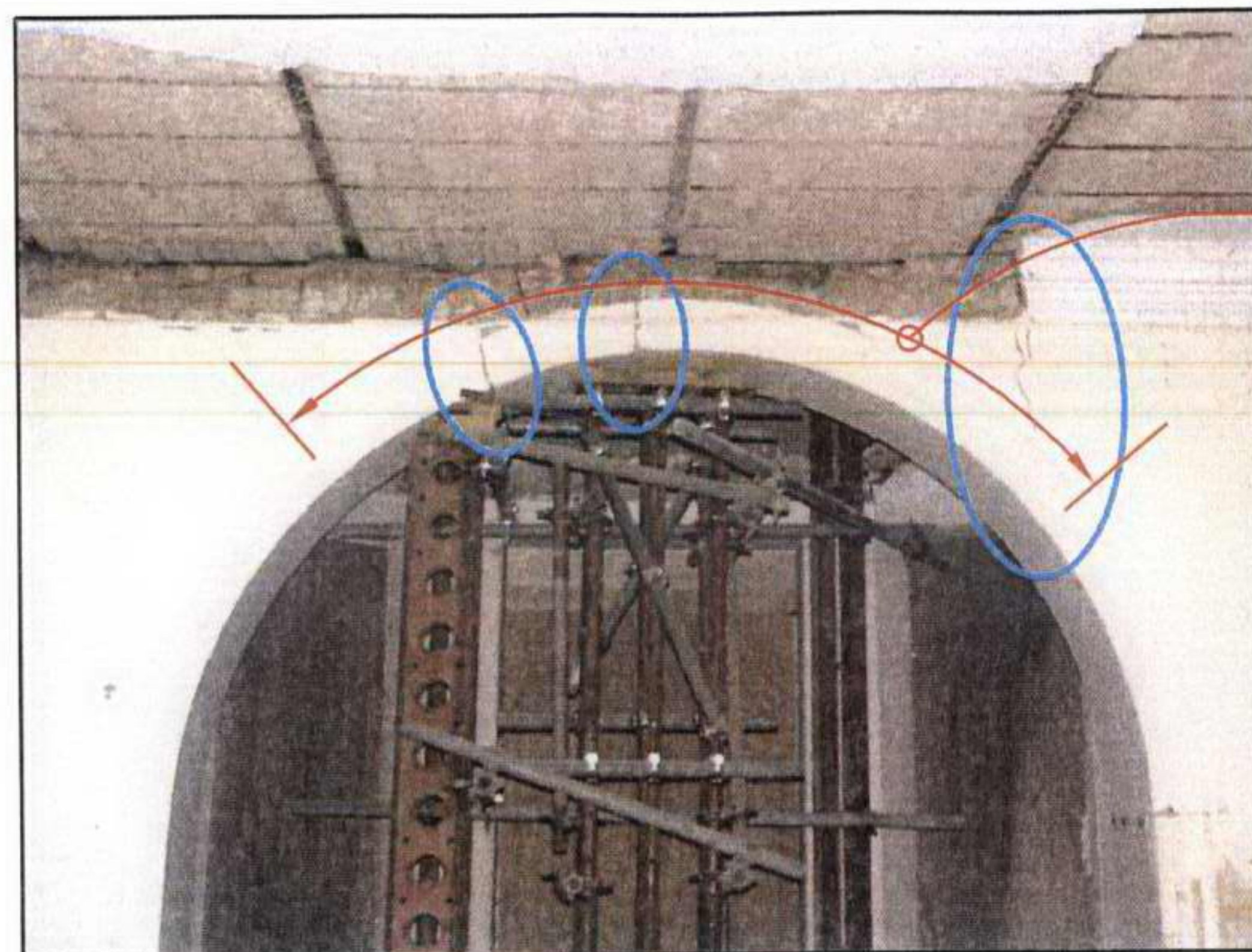
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Reviewed Scheme PL Date 25.01.07

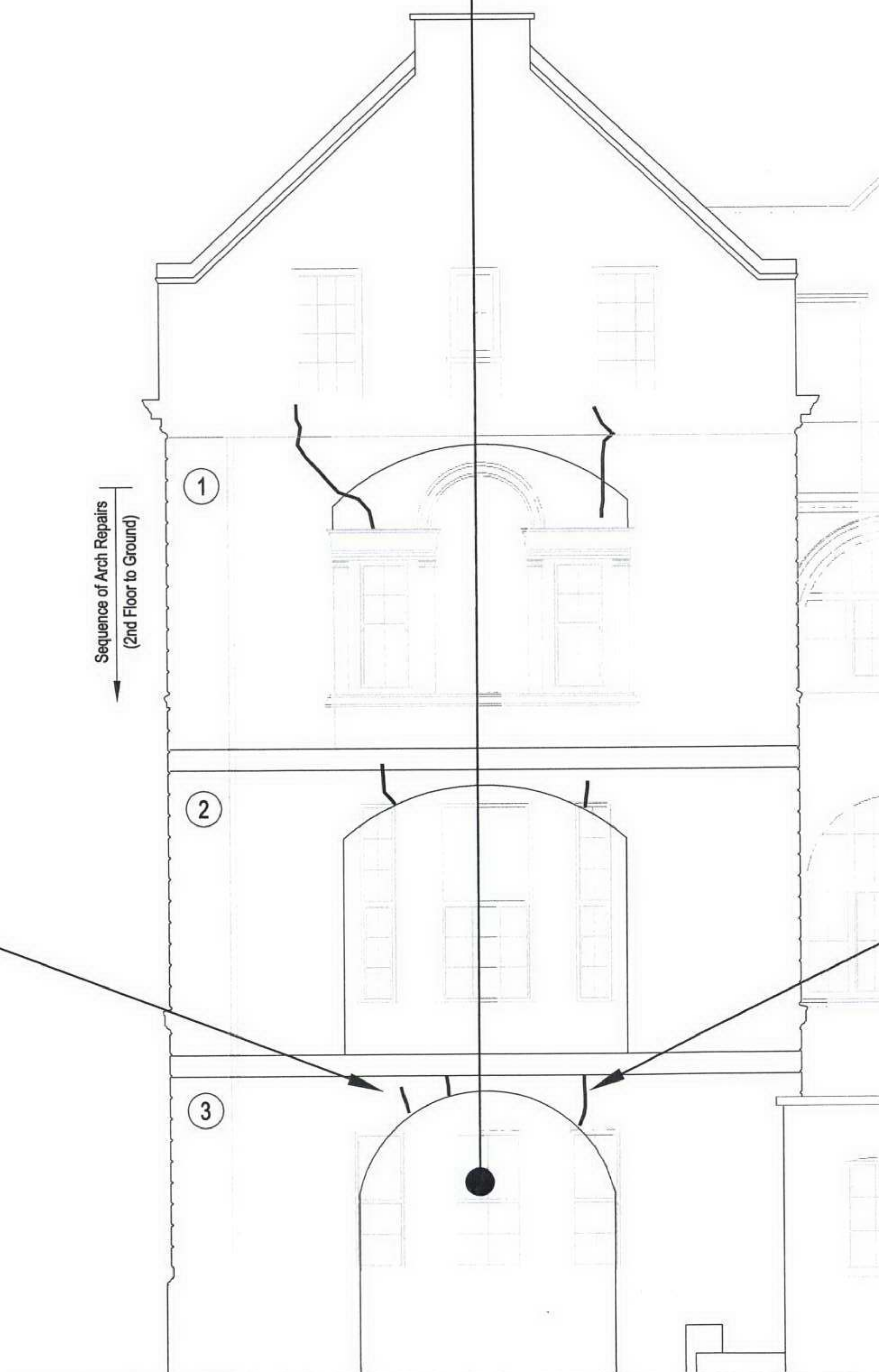
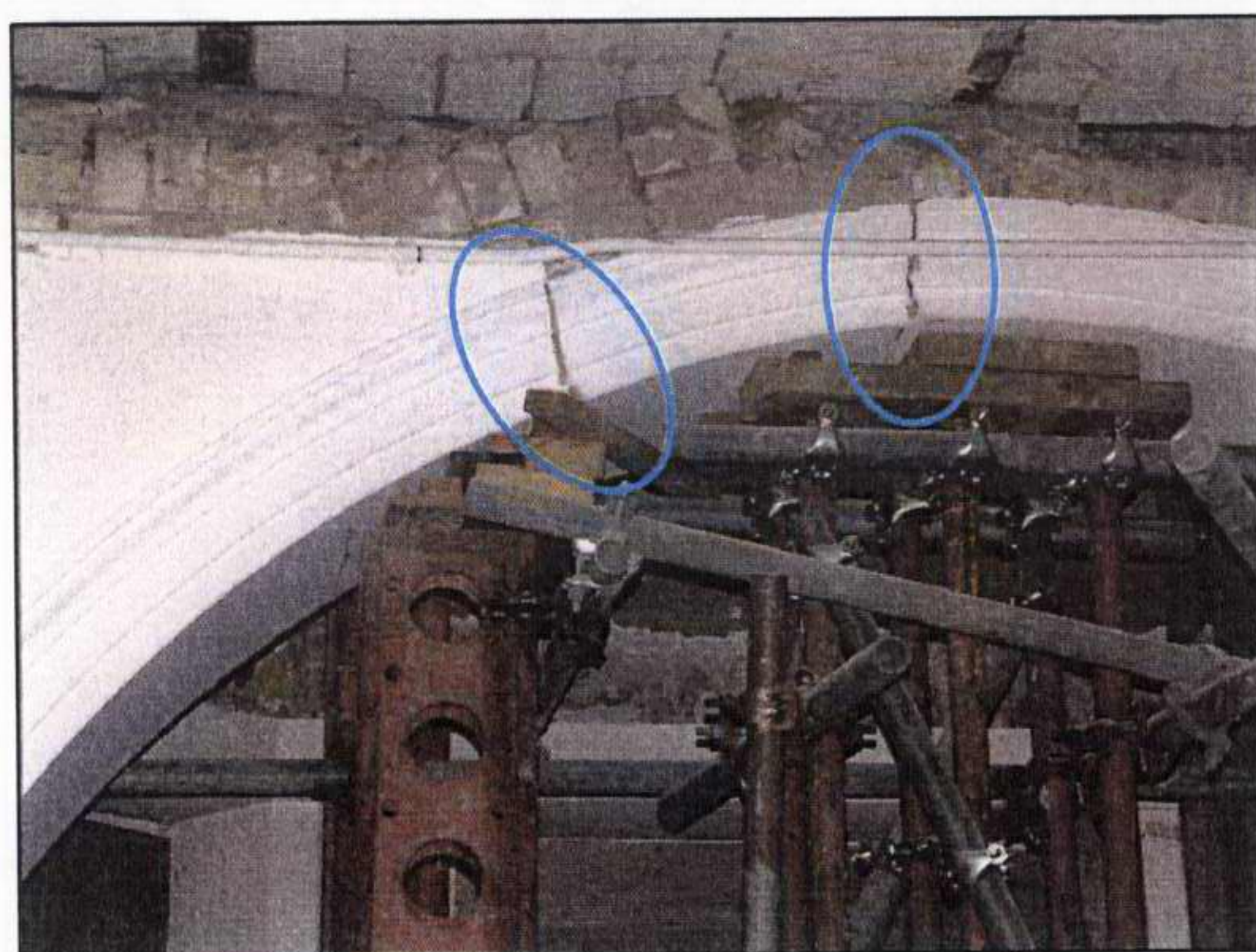
Reviewed Final Date

Project No. **L051036** Drg No. **LB-25** Rev. **A**





- Floor to be propped.
- Arch to be taken down and rebuilt to match existing.
- Arch to be replaced with steel beams. (Refer to drg. L051036 - LB51)



Sequence of Arch Repairs  
(2nd Floor to Ground)



INTERNAL ELEVATION

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Rev.	Amendment	Dm	Chkd	Date

Drg Status TENDER

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Project **UNISON HEAD QUARTERS**

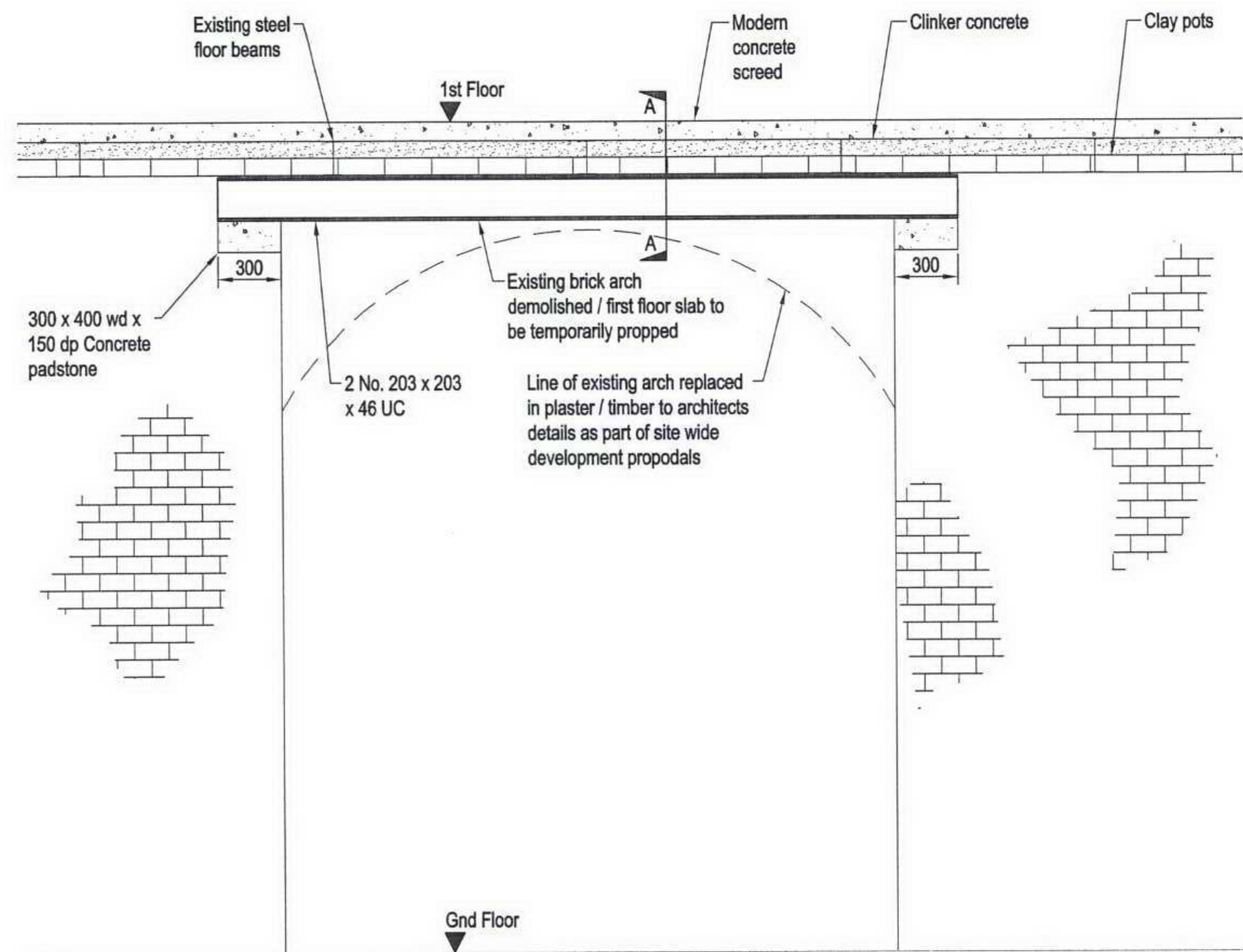
Title **ARCH REPAIR GROUND  
LEVEL INTERNAL VIEW  
SHEET 1 of 2**

Scales	A1	A3
Reviewed Scheme	P.L.	Date 25.01.07
Reviewed Final		Date
Project No.	Drg No.	Rev.
<b>L051036</b>	<b>LB-50</b>	<b>A</b>

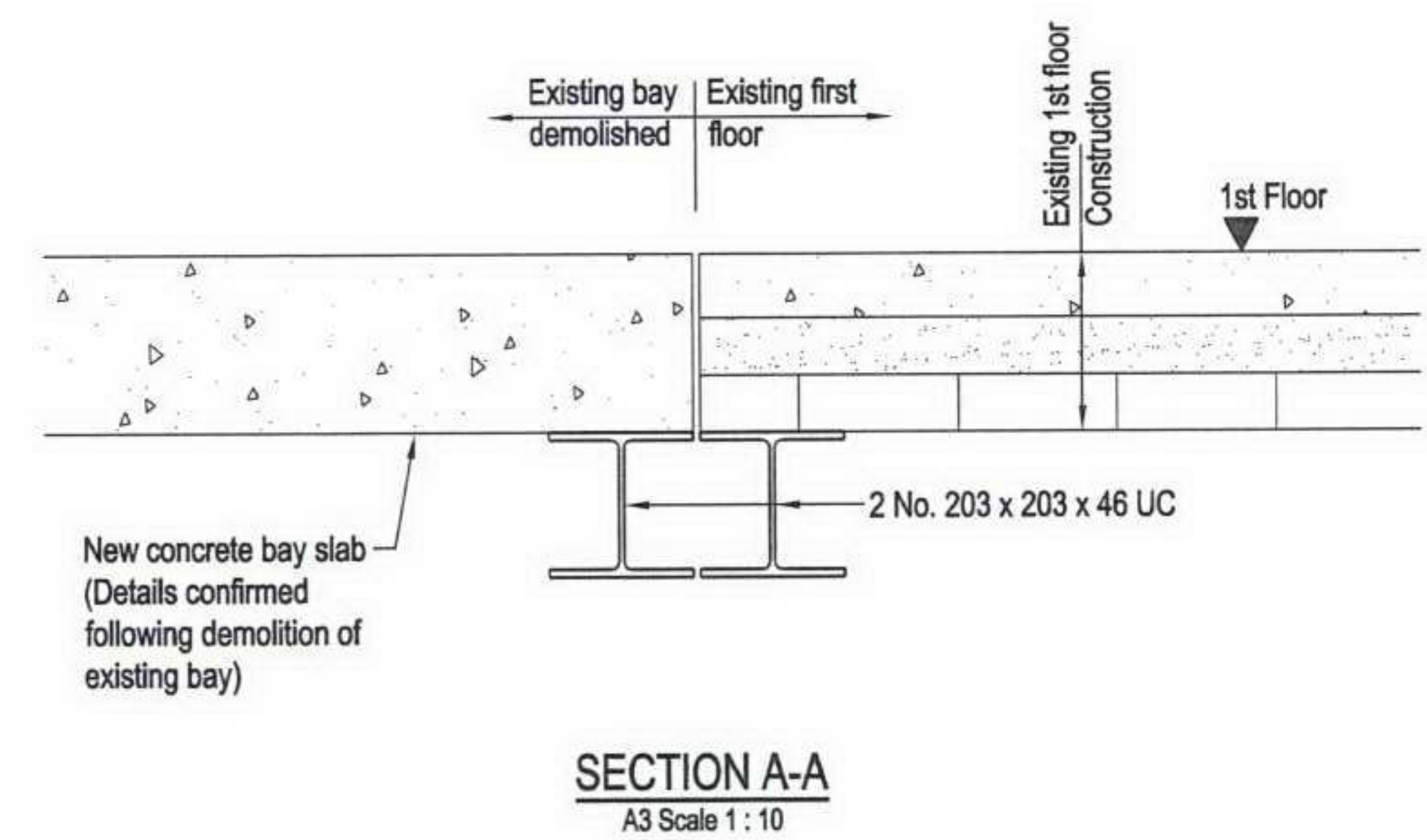


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INTERNAL ELEVATION ON  
GROUND FLOOR ARCH AT BAY  
A3 Scale 1 : 20



Rev.	Amendment	Drm	Chkd	Date
Drg Status		Preliminary		
<hr/>				
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<hr/>				
Client/ Architect	<b>UNISON</b>			
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Project	<b>UNISON HEAD QUARTERS</b>			
<hr/>				
Title	<b>ARCH REPAIR GROUND LEVEL SHEET 2 of 2</b>			
<hr/>				
Scales	A1	A3	1 : 20	
Reviewed Scheme	P.L.	Date	25.01.07	
Reviewed Final		Date		
Project No.	L051036		Drg No.	Rev.
<b>L051036</b>		<b>LB-51</b>		

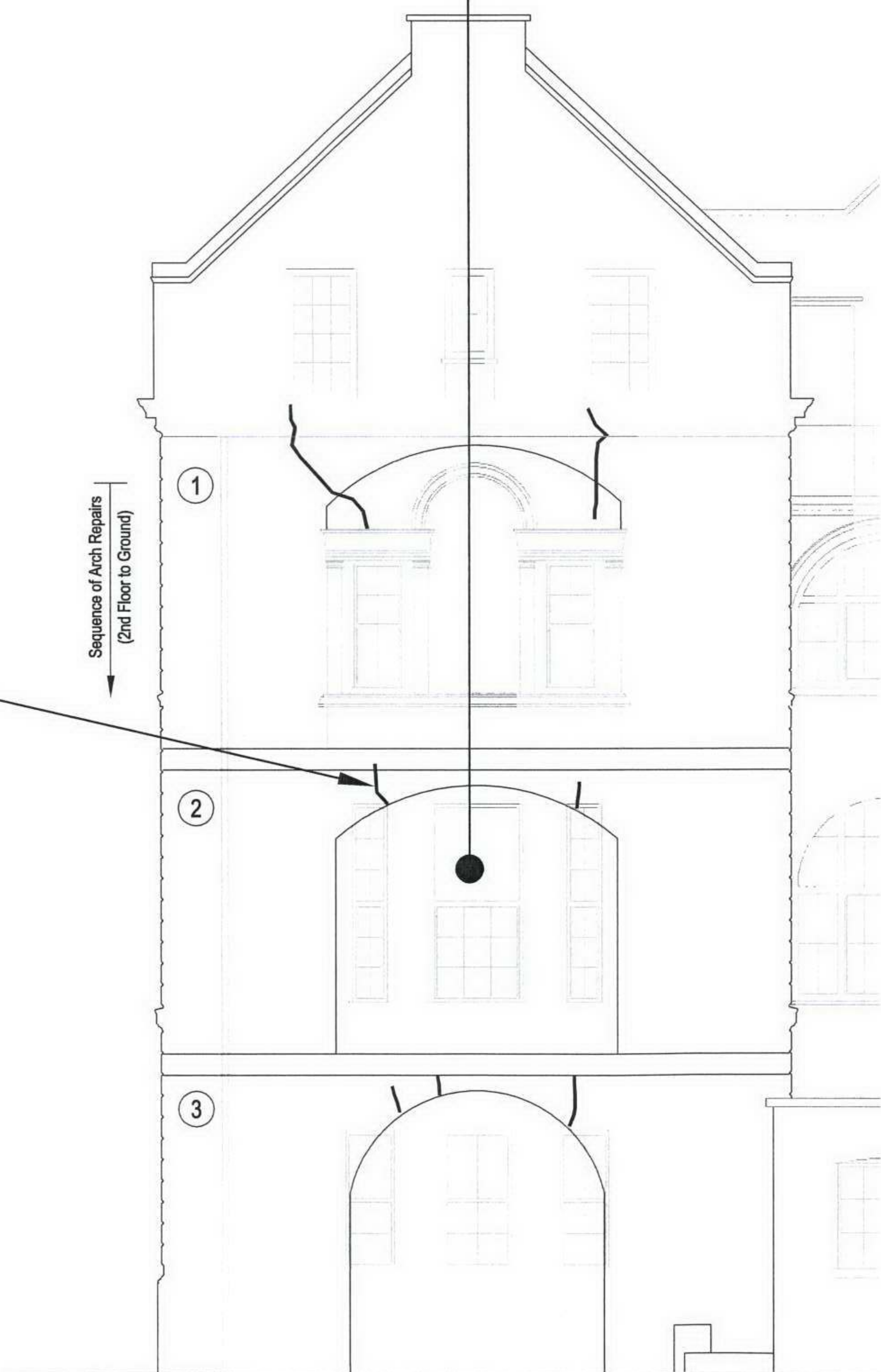




Floor to be propped and Arch repaired locally. Cut out Bricks local to cracks and replace. Brickwork to be replaced in Lime Mortar



Sequence of Arch Repairs  
(2nd Floor to Ground)



INTERNAL ELEVATION

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Project **UNISON HEAD QUARTERS**

Title **ARCH REPAIR  
 FIRST LEVEL  
 INTERNAL VIEW**

Scales	A1	A3
Reviewed Scheme	P.L.	Date 25.01.07
Reviewed Final	Date	
Project No.	Drg No.	Rev.
<b>L051036</b>	<b>LB-60</b>	<b>A</b>

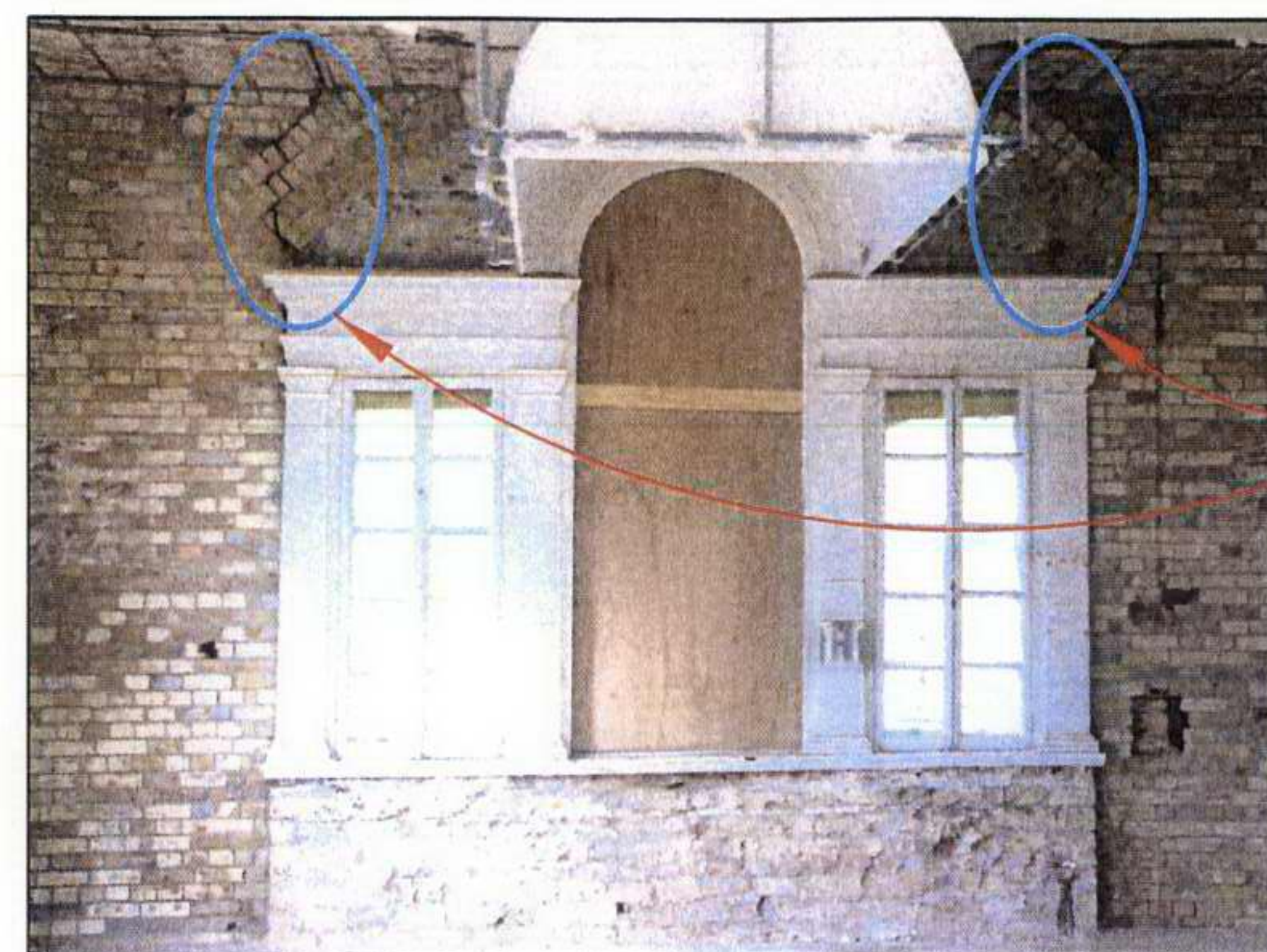


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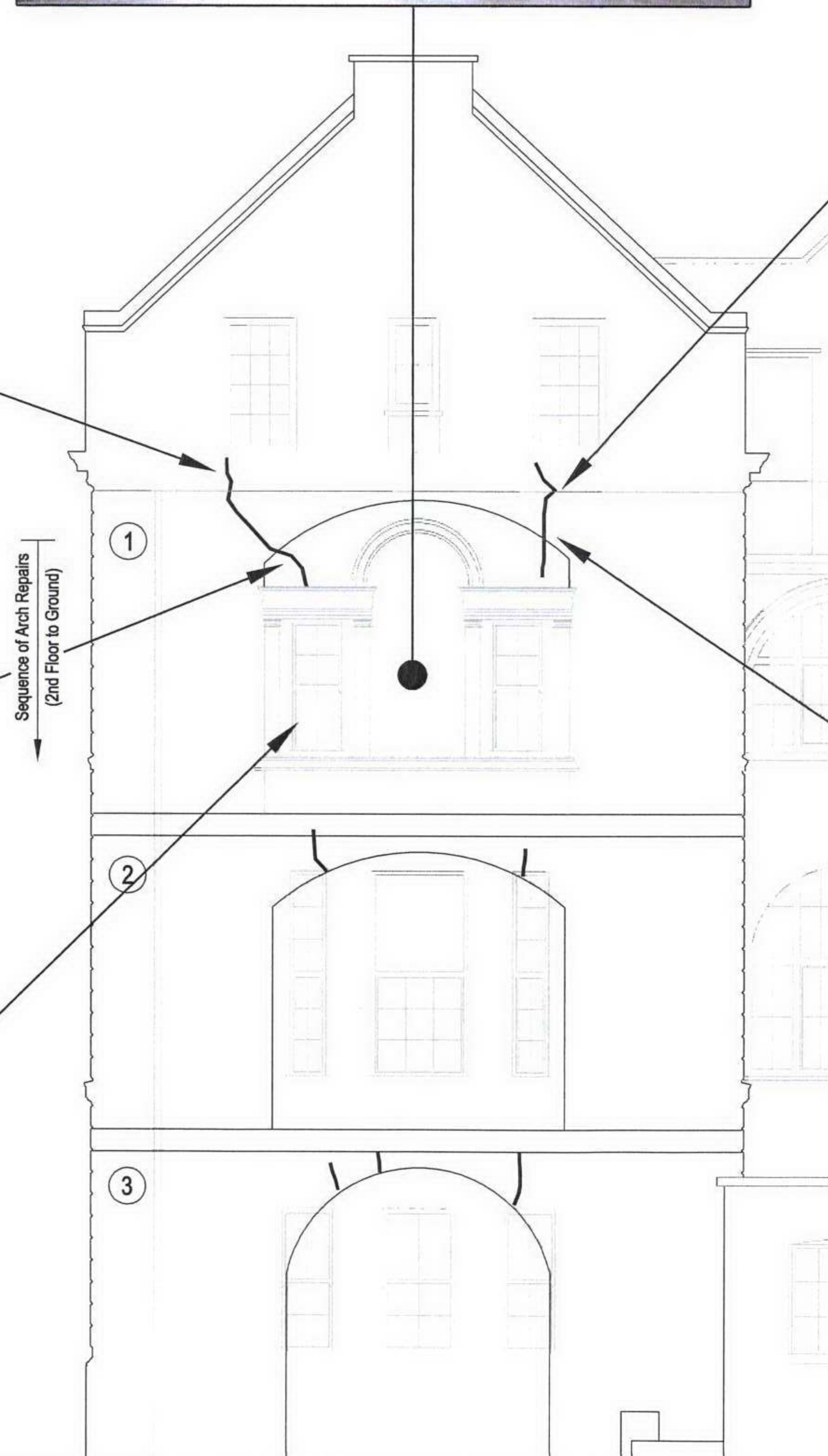
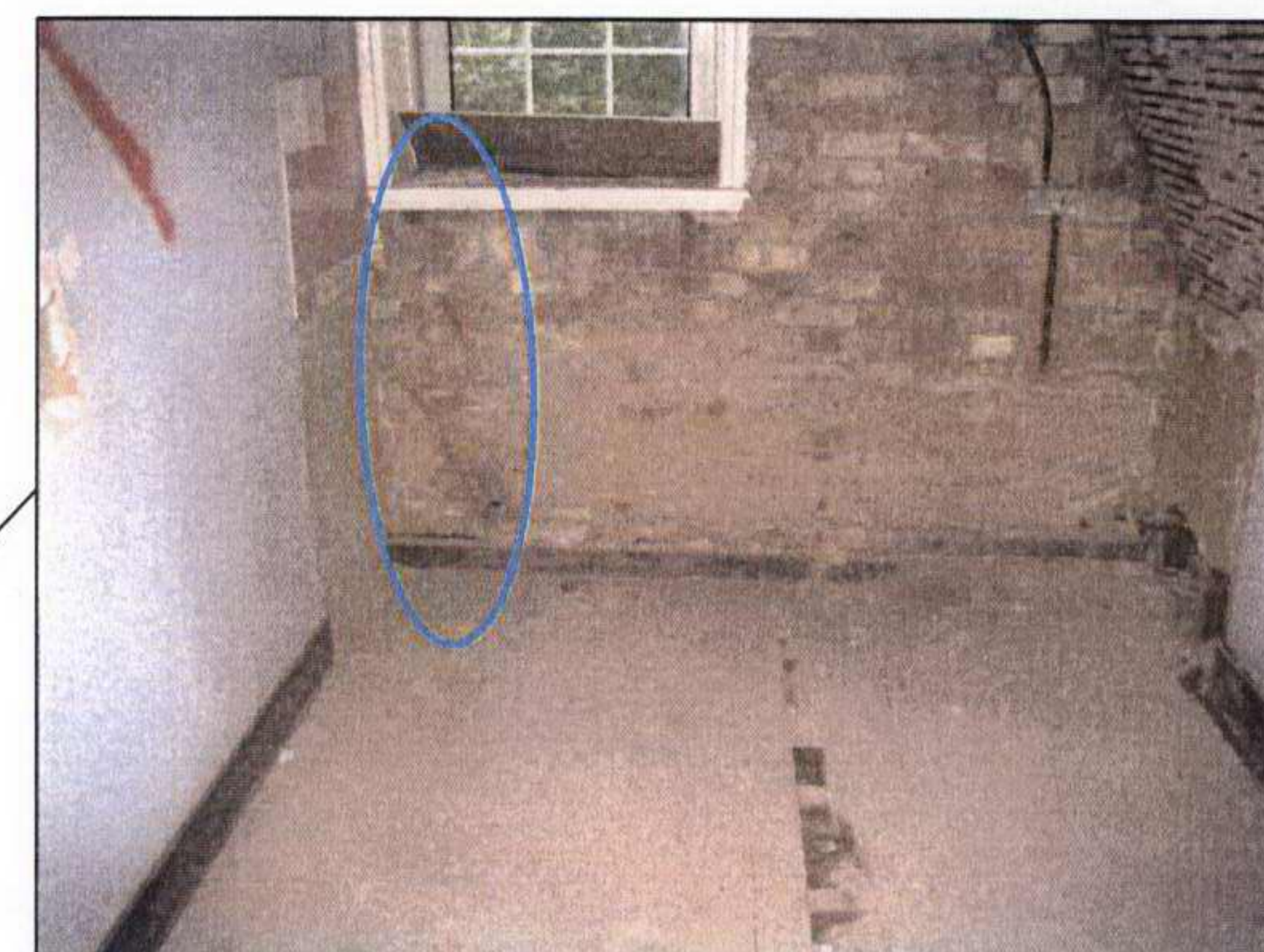
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Floor to be propped and arch repaired locally.  
All cracks indicated to be repaired by cutting out broken bricks and cutting back adjacent Brickwork. Brickwork to be replaced in Lime Mortar



Feature window to be removed to facilitate arch repair. Feature window to be reinstalled to conservation architects details

**NOTE:**  
Cracks extend into feature Cornice on External elevation  
(Refer to Drg. No.L051036-LB-71)

**INTERNAL ELEVATION**

A	General updates	DB	PL	25.01.07
Rev.	Amendment	Dm	Chkd	Date

Drg Status **TENDER**

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Project **UNISON HEAD QUARTERS**

Title **ARCH REPAIR  
SECOND LEVEL  
INTERNAL VIEW**

Scales	A1	A3
Reviewed Scheme	P.L.	Date 25.01.07
Reviewed Final		Date
Project No.	Drg No.	Rev.
<b>L051036</b>	<b>LB-70</b>	<b>A</b>

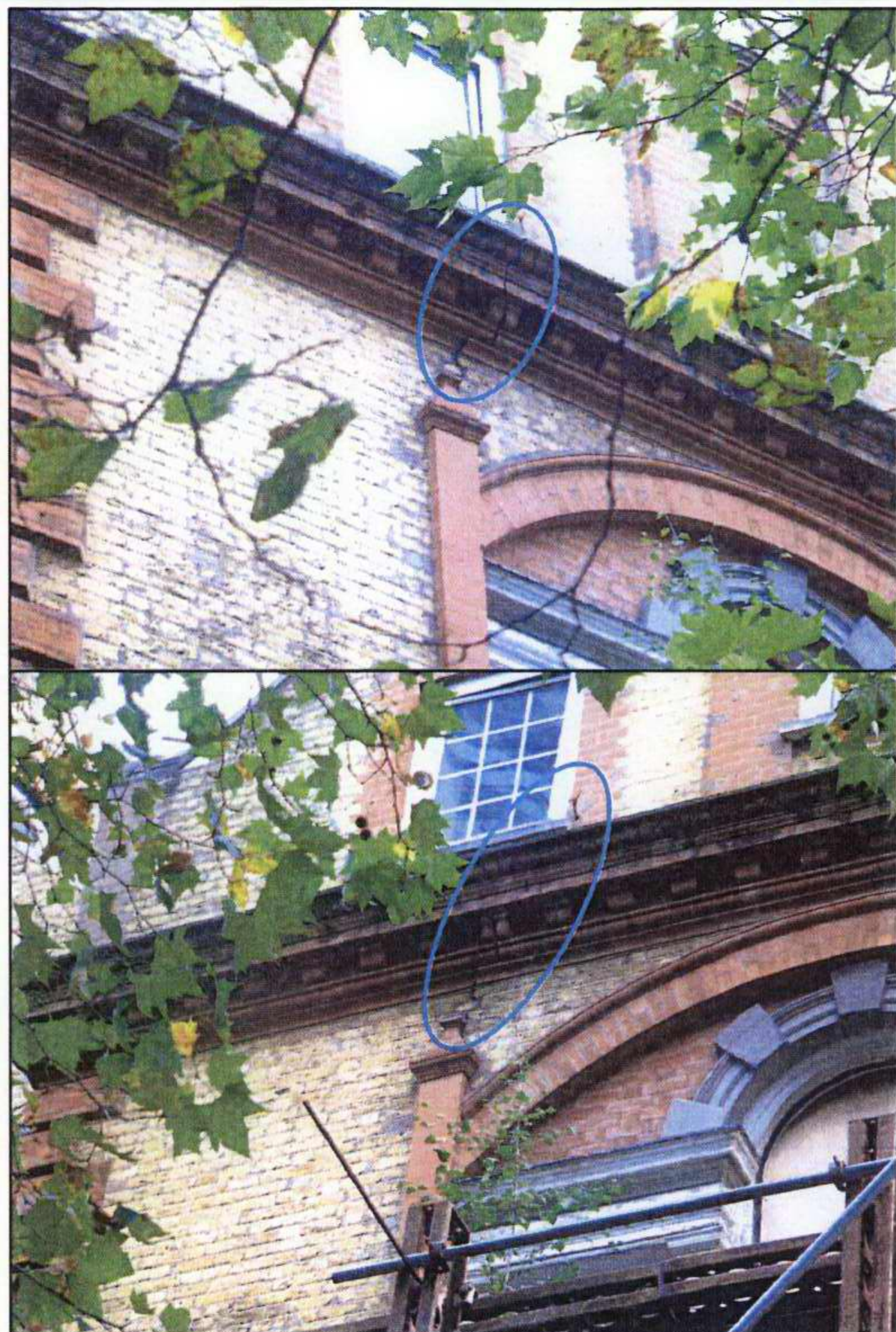


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Repairs to feature cornice to be undertaken in accordance with conservation architects details.

Cornice to be opened up and inspected from scaffolding prior to undertaking repairs



Feature window to be removed to facilitate arch repair. Feature window to be reinstalled to conservation architects details

Bay to be demolished and rebuilt to match existing in accordance with conservation architects details

EXTERNAL ELEVATION

A	General updates	DB	PL	25.01.07
Rev.	Amendment	Dm	Chkd	Date

Drg Status TENDER

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Project **UNISON HEAD QUARTERS**

Title **ARCH REPAIRS  
SECOND LEVEL  
EXTERNAL VIEW**

Scales	A1	A3
Reviewed Scheme	P.L.	Date 25.01.07
Reviewed Final		Date
Project No.	Drg No.	Rev.
<b>L051036</b>	<b>LB-71</b>	<b>A</b>