

Martin Redston Associates

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Listed Buildings
c/o John Nicholls,
Camden Building Control,
Camden Town Hall
Argyle Street
London, WC1H 8EQ

Dear Mr Nicholls

19 Gloucester Crescent London NW1 7DS

Further to your meeting with our client, we are writing to confirm that we have checked the structure of the brick vaults under the front garden. As you are aware these comprise original masonry arches supporting the garden above with the original foundations based on brick corbels constructed directly underlying clay soil. The floor to each vault comprises loose laid bricks directly on the ground below.

Prior to our first inspection, the vaults were flooded as a result of moisture ingress through the damaged and cracked brickwork. This moisture had caused additional damage to the original mortar joints and brick facing. It is also possible that this damage allowed movement to occur causing further cracks to appear.

During our two inspections, it was clear that some settlement of the structure had also occurred allowing more damage and distortion to take place. On that basis it was decided that strengthening should be carried out. The foundations were considered not to be adequate for typical garden loadings and therefore new concrete foundations were specified below each supporting wall.

These new foundations comprise structural grade concrete underpinning cast in sections in accordance with usual "hit and miss" procedures. Repairs to the masonry structure will be carried out by appropriate re-pointing methods using lime mortar. The floor will be re-instated at a lower level in order to increase head room for future practical use.

Please ensure that a copy of this letter is passed to any appropriate authorities for their information. This letter should be read in conjunction with the structural details of the underpinning previously issued

Yours sincerely,



M A Redston