

**18435**

**26 Lyndhurst Road**

**NW3**

**Outline.**

It is proposed to construct a partially buried swimming pool in the rear garden of the existing structure, partially within the existing footprint. It is also proposed to construct an additional area to the front elevation.

**Description.**

26 Lyndhurst Road is constructed on a sloping site such that the basement level to the front elevation is at ground level to the rear elevation.

Domestic accommodation is provided on four levels, the upper level in the attic spaces.

The building is constructed in loadbearing brickwork with timber floors and a pitched slated timber roof.

The front elevation incorporates a brick bay window and two areas giving light to the easement level, one being significantly larger than the other.

The building is similar to adjacent buildings but with differing architectural details.

### **Condition.**

The structure is generally in fair condition but shows evidence of limited recent maintenance.

Some cracking was noted over the front bay opening, assumed to be due to relaxation of the lintel.

Similar cracking was noted over the other ground floor window.

Slight cracking was noted above upper floor windows.

Some disturbance was noted to the front step and path due to localised differential ground movement, possibly caused by vegetation growth.

Significant disturbance was noted to the front wall caused by the immediatly adjacent trees.

The rear elevation with its concrete terrace supported on iron posts was noted to be further from mature trees and not to have any significant structural defect.

### **Proposed alterations – Outline Structural Scheme.**

The proposed pool will require the removal of the rear wall under the terrace and the replacement of the terrace.

The rear wall will be replaced with a discrete steel box frame to properly support the masonry, distribute the loads along the original foundation line and ensure the load path is maintained.

The additional structural alterations can be accommodated in the normal manner.

The terrace structure can be redesigned with a longer span beam and additional steelwork as required to support the masonry alterations, on independent posts and bases.

A number of the walls adjacent to the pool will require underpinning to ensure the structural loads do not impose on the pool structure or its excavation.

The proposed internal alterations are mostly structurally minor and can be accommodated with carefully considered details ensuring that overall stability is not compromised.

The proposed area to the front elevation can be constructed in reinforced concrete to minimise the excavation required.

It is assumed that the buildings either side of 26 Lyndhurst Road are similar in form with basements extending their full depth. They are considered, subject to a detailed level survey, to be sufficiently remote from the proposed works for properly considered and competently executed works not to affect their foundations.

A level survey should be carried out prior to detailed design to ensure the adjacent buildings will not be affected.

It would also be essential to carry out a trial pit investigation of the existing structure and its foundations before any detailed design is carried out.

### **Summary.**

We consider that the proposed alterations and reordering, provided they are carefully detailed and constructed, can be implemented without structural detriment to either 26 Lyndhurst Road or its immediate neighbours.

It would be prudent to consider a detailed level survey including the adjoining properties adjacent walls before proceeding with detailed design.

Similarly trial pits would be beneficial to investigate the foundation details.

The defects to the front elevation masonry will required some investigation of the lintels before suitable repairs can be considered.

The trees immediately adjacent to the front wall have been allowed to mature and adversely affect the masonry. It is likely that the wall will require rebuilding in the near future to prevent its failure. It would be prudent to obtain a professional opinion regarding the trees which may need to be removed.



Wall to be replaced with a box frame.

Posts to be replace with a beam and new posts as part of overall alterations.



Cracking to masonry.

Distortion to path and step.



Mature trees.

Distortion and cracking to masonry.