P3075 BULL & LAST PUBLIC HOUSE, NW5 1QS

REVIEW OF INFORMATION IN RESPECT OF FORMER CELLAR HATCH

1. Introduction

As part of a planning application for alterations to the Bull & Last Public House, it is proposed to re-create a cellar hatch adjacent to the pavement to Woodsome Road. Refer architectural drawings by WMG Studio. The cellar hatch is currently internal within the pub, however it is thought that originally this was external and has subsequently been infilled. We have reviewed the information available in respect of this, which we have summarised in this statement.

2. Site Visit

We have visited the public house and we have attached a sample of our photos in Appendix A.

In summary of our observations: -

- The public house has wide pavements to both Highgate Road and Woodsome Road, suggesting some of these pavement areas lie within the demise of the pub (refer photo 1)
- Adjacent to the Woodsome Road elevation, there is an area where there has been previous re-surfacing (refer photo 2)
- Inside of the pub and behind the re-surfaced area there is an internal cellar hatch (refer photo 3)
- At basement level there is an area of wall which is damp, giving very high readings with a dampmeter (refer photo 4). This is beneath the internal cellar hatch and behind the assumed former cellar hatch.
- The internal cellar hatch has been framed out in timber. The original steel beam does not line through with the edge of the hatch.

3. Sub-surface scanning

A sub-surface scan was commissioned to check for any services which would be affected by the reinstatement of the cellar hatch, and to check for any further signs of the original cellar hatch. The scan was carried out by Subscan Technology Ltd on 23 September 2015, and their findings are given in Appendix B.

In summary: -

- Generally the services were found to be clustered together and close to the kerbline to Woodsome Road
- One service ran closer to the building elevation; this was a telecoms cable 300 deep.

- The scan also picked up a subsurface anomaly, assumed to be a possible slab 500mm below pavement level. The Subscan Technology report suggests this may be a capping slab over a former void.

4. Conclusions

- Our observations from the site visit suggest the presence of an external cellar hatch which has previously been infilled. There has been re-surfacing in the assumed location and the basement wall behind is damp, whereas the adjacent sections are not. The internal hatch looks not be original as it has been framed out in timber, with the original steel beam not running parallel to its inside edge.
- The findings of the subsurface scan support the above conclusion. The existing services were generally found to be close together and route around rather than over the assumed former hatch. The report from the sub-surface scanning specialist also suggested the presence of a slab over a void, suggesting an infilled area.
- The one service that does run over the proposed reinstated cellar hatch is a telecoms cable and this will need to be diverted prior to the excavation works.

Isaac Hudson MEng MA(Cantab.) CEng MIStructE

APPENDIX A - PHOTOS

Photographs from site visits

Photograph 1 – External View

Photograph 2 – View of pavement adjacent in front of Woodsome Road elevation

Photograph 3 – Internal view showing bricking up to line of internal cellar hatch

Photograph 4 - High damp readings taken to wall on line of hatch

Photograph 5 – Detail of Internal Cellar Hatch

Photograph 6 – Framing around internal cellar hatch

APPENDIX B – SUB-SURFACE SCAN RESULTS

UTILITY SURVEY REPORT

SITE ID:

Bull and last Public house,
Highgate road, London.

Issue A

Prepared by: Jim Evans.

Contractor name Subscan Technology Ltd

9 Somers Road
Rugby
Warwickshire
CV22 7DB
Tel: 01788 550017

On behalf of: Michael Alexander Consulting Engineers.

REGISTRATION OF AMENDMENTS

Issue	*Date*	*Comments*	*Page(s)*	*By*	*Reviewer*
A		Original Issue			

Table of Contents

SUMMARY

1.1. Survey History

Date	Contractor	Details	Drawings and documents issued
28/9/15	Subscan Technology Ltd	Autocad Drawing	26234.

1.2. Dates of Current Survey

Fieldwork: 23-9-15.

Data-processing: 25-9-15.

Completion 28-9-15.

1.3. Personnel

Initials	Position	Fieldwork	Data-Processing	Report Compilation	QC
JE.	Surveyor.	SP	DN.	JE	✓

2. Existing Service Records

Service	Provider	Filename(s)	Remarks
Cable TV			
Drainage			
Electric			
Gas			
Telecom			
Water			
Other			

2.1. UU Site As-built Records

2.2. Other Information

3. *Field Equipment used*

Type	Make	Model	S/N	Operator(s) Initials
RD4000	Radio Detection	RD4000	11/T10-A-1620YZ SP	
GPR	ERA			
RD4000	Radio Detection	RD4000	11/4KEX-150222OJ SP	
GPR	ERA			

4. Accuracy Compliance

4.1. General

We undertake to survey only for declared services (i.e., services that appear on statutory record drawings) to be provided by you unless otherwise agreed at the point of order. We will however, endeavour to locate and track any services not featured on record drawings but for technical reasons cannot guarantee to do so. Failure to detect or fully track any declared services will be recorded in detail. Any service that may be undetectable would be plotted on our drawing and annotated as taken from record plans.

SERVICES, WHICH WE HAVE INCLUDED

Sewers and drains of 100mm and above where access to the pipe work is possible

Water pipes of 38mm and above

Gas pipes of 38mm and above

Telecom and data services in ducts

Electric supply cables of 440v to 66kv, AC, which are live

Electric cables to street lighting

SERVICES, WHICH WE HAVE EXCLUDED FROM OUR SURVEY

Pipes, which have no access points for our transmitting probe

Pot ended cables

Disused services

Manhole covers that we cannot lift after 15 minutes levering with hand tools

Service connections to individual properties

Working in areas that are either unsafe or not practical for us to work in

Internal Services (unless specified at point of order)

All Radiodetection and SPRScan survey equipment has a self checking and calibrating system built in upon the turning on and 'booting up' of the software. The instrument goes through a series of checks to ensure that all systems are correctly functioning. Should any of these systems fail then the instrument has an error message appear and can not be used until returned back to the dealer/supplier.

4.2. Calibration Procedures and Records

Calibration is scheduled on a yearly basis with Radiodetection.

A Calibration procedure is also undertaken on site prior to survey works commencing. Where a depth to a service can be physically measured i.e. from an inspection cover this depth can then be checked using both the RD 4000 and GPR for comparison. If the depths do not correlate then these instruments will be deemed as unserviceable and sent to the manufacturers for calibration/ repair. Replacement equipment will be then be used.

a) Horizontal Accuracy

Accuracy of underground utilities can vary depending on the type / size of service, its depth (vertical) and also local soil conditions. However, in general we would estimate that horizontal accuracy should be + or – 10cm of the services true width.

b) Vertical Accuracy of results

Accuracy of underground utilities can vary depending on the type / size of service, its depth (vertical) and also local soil conditions. However, in general we would estimate that depth (vertical) accuracy should be + or – 10% of the services true depth.

Note

(i) Measurements on drains and sewers are to the invert.

(ii) Measurements on non metallic pipes are to the crown of the pipe.

Measurements on cables and metallic pipes are to the centre of the magnetic field.

5. Survey Results

5.1. Gas

N/A.

5.2. Electricity

Located Low Voltage Cable with Radiodetection 0.3deep.

5.3. Water

Located using radiodetection 0.7deep.

5.4. Surface Water

N/A.

5.5. Foul Water

N/A.

5.6. Telecom

Located by clamping Cable within BT manhole + tracing electromagnetically depth at 0.3deep above slab.

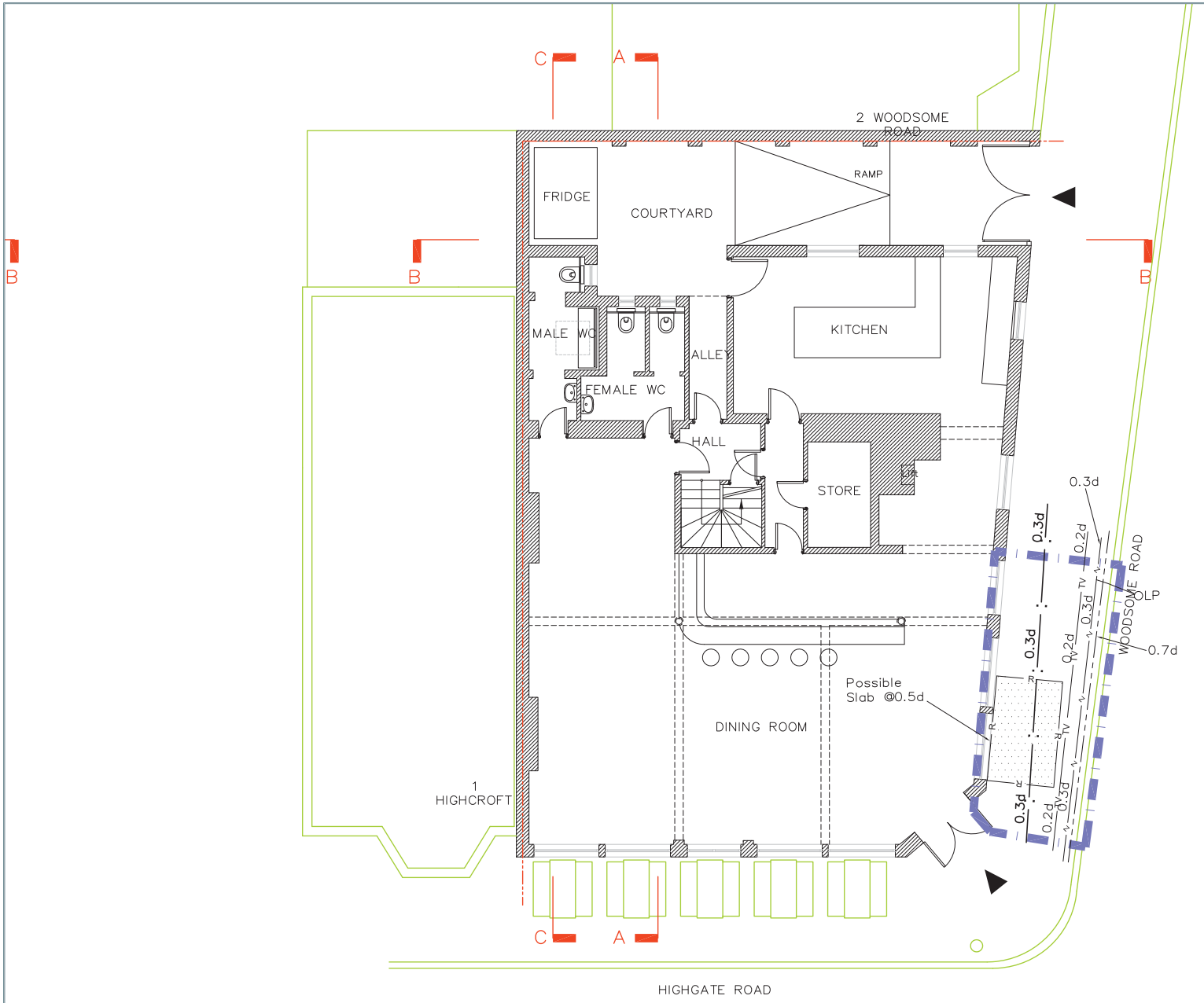
5.7. Pipework

N/A.

5.8. GPR Results

void located at 0.5deep we believe this to be the old hatchway to Sellar beneath. there is a Solid obstruction at 0.5deep leading us to believe there is a void Beneath.

6. Conclusions and Recommendations



Electromagnetic and/or Ground Penetrating Radar techniques have been used to locate/map underground utilities and features on this drawing. Subscan Technology Ltd has made every endeavour to make sure that the information contained within this drawing is accurate and of the highest quality. Subscan Technology Ltd has used any record drawings provided by the client or by the Statutory Utility Providers, at the client's request, at the time of the survey. Any information taken from these drawings (e.g. pipe sizes and position) is not guaranteed. Historic record information is often incomplete and inaccurate and cannot be relied upon.

Subscan Technology Ltd is not liable for any topographical survey that has not been undertaken by us. Any inaccuracies relating to topographical plans/development plans/Ordnance Survey data that we have no control over is the liability of the customer. Where quoted, depth information of underground services/features is stated. Depths are generally within +/- 10% accurate, but cannot be guaranteed. Any depths shown are drains are usually to invert (base of drainage channel) unless otherwise stated.

At Subscan Technology Ltd we use skilled staff and modern, calibrated equipment to perform our surveys. However, the completeness of any underground survey cannot be 100% guaranteed and the results from these types of surveys are not infallible. If the location or depth of services/features is of particular importance to a project then it is strongly advised that discussions are held with Subscan Technology Ltd regarding any possible limitations or anomalies. It is also strongly advised that trial excavations should be undertaken to confirm survey results. We cannot be held responsible for any inaccuracies beyond those that could be reasonably expected by a competent company.

ABBREVIATIONS (Land & Utilities)

KEY

ISSUE	DATE	DESCRIPTION

SHEET LAYOUT

A SINGLE LINE INDICATING A UTILITY MAY INDICATE THE PRESENCE OF MULTIPLE SERVICES WITHIN CLOSE PROXIMITY TO EACH OTHER. WHERE A SINGLE LINE TYPE IS SHOWN WE RECOMMEND HAND DIGGING WITHIN 0.5m TO EXPOSE HIDDEN SERVICES.

CLIENT: Michael Alexander Consulting
DWG No: 26234
REV: -

TITLE: Bull & Last Public House
Highgate Road
London
NW5 1QS

SCALE: 1:100@A3
SURVEYOR: SP
DRAWN: RS
DATE: 25/09/15

SUBSCAN TECHNOLOGY
9 Somers Road, Rugby, Warwickshire CV22 7DB
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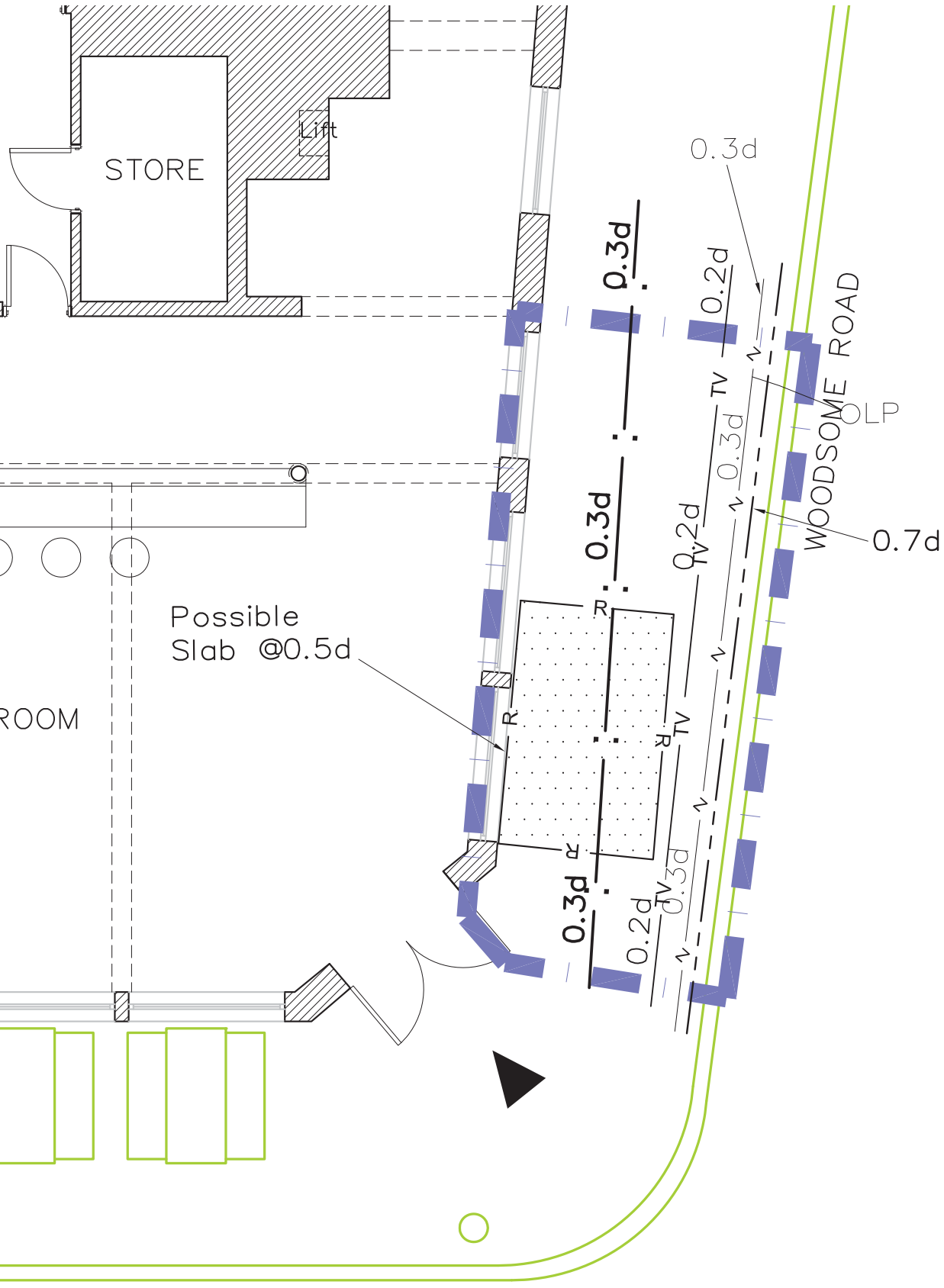
UNDERGROUND SURVEY SPECIALISTS


STORE
Lift
ROOM
Possible
Slab @0.5d
0.3d
0.3d
0.3d
0.3d
0.2d
0.2d
0.3d
0.3d
0.3d
0.7d
OLP
WOODSOME ROAD
TV
TV
TV
R
R
R