

2. Whilst a construction sequence has been included within the BIA this is a brief overview of the site operations rather than a detailed stage by stage plan of excavation. A formalised sequence should therefore be set out whereby all excavation stages are defined by level and extent.
3. From the sketches provided, consideration does not appear to have been given to the temporary works that would be required to maintain the stability of Lyndhurst Hall while the piling platform is prepared.
4. A single trial pit has been excavated to determine the nature and depth of the foundations of Lyndhurst Hall's southern elevation. It is considered essential that further information is gathered in respect of the foundations along that elevation.
5. Items 2, 3 and 4 above should be used to inform a pile design. A simply supported beam model is considered wholly inadequate as there is no recognition of the surcharges imposed by the foundations of Lyndhurst Hall. An authentic pile design is required that incorporates the stages of construction, propping forces and levels and incorporates the long term case where the soil parameters will be different from those used in analysis of the short term works. Such a design will provide a pile toe level, bending moment and shear force envelopes and, most importantly, a prediction of wall deflections. It is considered that this level of sophistication in pile design is justified in the sensitivity of the retained structure and that a design undertaken using widely available software such as perhaps Wallap or Frew is recommended.
6. The predicted movements would be used to inform the assessment of wall stiffness category such that the most appropriate CIRIA C580 ground movement curves can be used to predict the movements outside the basement.
7. The unloading forces and any potential reloading of a basement raft or floor slab should be used to predict the maximum heave movements within and surrounding the basement and lines representing sensitive structures can be used to provide a better prediction of movements and damage. These movements should then be compared with the degrees of acceptable strain deriving from Item 1 above to determine if the proposed design is acceptable. If not then a different propping arrangement or stiffer piles will be required.
8. Whilst monitoring is briefly mentioned in Section 5.6 of the BIA, there is no indication of what this might comprise. The BIA is considered deficient in this respect and, as a minimum, inclinometers placed within wall piles and precise levelling and 3D monitoring of Lyndhurst Hall should be specified. In addition, given the sensitivity of Lyndhurst Hall to ground movements, the BIA should also provide details of the mitigation measures that will be in place in case the monitoring indicates movements in excess of those predicted.
9. Clause 2.61 of CPG4 notes that the council will seek a management plan for demolition and / or construction where basements are proposed adjacent to a listed building. The requirements are presented in detail in Section 8 of CPG6²; at this stage it is not considered that these requirements have been met.

2.4 Groundwater Flow

The BIA provides an indication of the perceived ground water flow across the site within the made ground and above the London Clay. It surmises that groundwater flows in a roughly southeasterly direction and is probably about right. However groundwater has been measured as shallow as 0.5 m but the measures do not appear sufficient to address this, particularly in the temporary works to prepare the piling area close to Lyndhurst Hall.

² London Borough of Camden (2011) *Camden Planning Guidance (CPG) 6: Amenity*

Further, the basement closest to Lyndhurst Hall is shown to be a contiguous bored pile wall which seems rather at odds with shallow groundwater conditions. This will mean that there will be a requirement for dealing with shallow groundwater inflows and measures should be proposed for dealing with groundwater inflows and ensuring that pumping does not result in settlement of the adjacent structure. We would also suggest that consideration should be given to whether there is a risk of loss of fine material between the piles.

It is considered that the potential impact of the basements on groundwater flow require further thought.

3.0 SUMMARY

Our review has found that the BIA has not taken adequate cognisance of the presence of Lyndhurst Hall which is immediately adjacent to one of the proposed basements. As such it has not adequately assessed the impacts of the basement which is the key aim of a BIA as set out in CPG4. It is important to note that the burden to demonstrate that a scheme does not adversely impact other interests is upon the developer's professional team. We consider that it falls short in this respect.

We trust that the foregoing comments are sufficient for your needs. We would be pleased to discuss our comments in more detail if required and to provide any additional assistance that may be necessary.

Yours sincerely
GEOTECHNICAL & ENVIRONMENTAL ASSOCIATES



Martin Cooper
BEng CEng MICE FGS



Steve Branch
BSc MSc CGeol FGS FRGS

Appendix C: Copies of correspondence between ABA and C&T

Email Received: File Copy

EmailID: 3019654

		MC	AS FN RWa RK
--	--	----	--------------

Cat:

Job No. correct? Yes No

Job: 1693/11 - 11 Rosslyn Hill, NW3 -
Planning Issues

Sent: 06/07/2015 17:26

Printed: 06/07/2015 17:30

From: Peter J Corbett (peter@corbett-tasker.com)
To: Adam SEWELL,
CC: (tc@thomascroft.com), (dm@thomascroft.com), (ajeffreys@oxfordbusinessgroup.com),
(ejeffreys@oxfordbusinessgroup.com), (Tim.Miles@Montagu-Evans.co.uk), (Chris.Miele@montagu-
evans.co.uk), (david@corbett-tasker.com), (paulwoolf@strongroom.com),

Subject: RE: 11 Rosslyn Hill

Dear Adam

Your letter has been received and we are requested by our client to issue the following statement:

We are instructed by our clients that they made their position crystal clear to your client's architects. Please refer to them and not us. We are instructed to incur no further costs.

Kind Regards

Peter J. Corbett CEng MStructE
for **Corbett and Tasker** Ltd.

Adelaide Wharf, 21 Whiston Road. E2 8EX

Mobile 07944180999

Landline 020 77496929

www.corbett-tasker.com

From: Adam Sewell [mailto:asewell@alanbaxter.co.uk]
Sent: 06 July 2015 12:14
To: peter@corbett-tasker.com
Cc: tc@thomascroft.com; dm@thomascroft.com; ajeffreys@oxfordbusinessgroup.com;
ejeffreys@oxfordbusinessgroup.com; tim.miles@montagu-evans.co.uk; Chris.Miele@montagu-evans.co.uk
Subject: 11 Rosslyn Hill

Our ref.: 1693/11/AS/as

Date: 6/7/2015

Peter Corbett
Corbett and Tasker

Dear Mr Corbett

11 Rosslyn Hill

I have tried to call you this morning to check that you received the attached letter that was sent to you in the post on Friday. I haven't managed to get hold of you, hence this email. It would be useful if you could confirm receipt and give me a call to discuss the letter's contents.

Yours sincerely

Adam Sewell
for Alan Baxter Limited

75 Cowcross Street
London
EC1M 6EL

Tel: 020 7250 1555

Alan Baxter Limited is a limited company registered in England and Wales, registered number 06600598.
Registered Office 75 Cowcross Street, London EC1M 6EL

BY POST

Our Ref: 1693/11/AS/nle

75 Cowcross Street
London EC1M 6EL

t 020 7250 1555

Peter Corbett
Corbett & Tasker Ltd
Adelaide Wharf
21 Whiston Road
London, E2 8EX

e aba@alanbaxter.co.uk
w www.alanbaxter.co.uk

3 July 2015

Dear Mr Corbett

11 Rosslyn Hill

We have received a copy of your report dated 27th May 2015 concerning the planning application for the proposed basement at the above property. We note that you have referred to information relating to Lyndhurst Hall from when your Client constructed their own basement in the 1990's. Ultimately the submission will be reviewed by the Council's own engineers, and thus it will be helpful to all parties if the above information is made available. On this basis, please could you forward copies of the information identified in your report, which is as follows:

- 1) Details of underpinning works undertaken in 1990's to install a basement beneath Lyndhurst Hall.
- 2) Dewatering installation installed during the 1990's works to the Hall.
- 3) Plans and sections of Lyndhurst Hall summarising the previous alterations to the building.

We suggest that following receipt of the above information that we meet on site to discuss the proposals in more detail. Please let us know the dates and times that would suit you.

Yours sincerely



Adam Sewell
for Alan Baxter Limited

cc:	Tom Croft	- Thomas Croft Architects	-	by email
	Drew Meakin	- Thomas Croft Architects	-	by email
	Chris Miele	- Montagu Evans	-	by email
	Tim Miles	- Montagu Evans	-	by email
	Mr & Mrs Jeffrey	- 11 Rosslyn Hill	-	by email

ABA STRUCTURAL & CIVIL ENGINEERING URBAN DESIGN MASTERPLANNING TRANSPORT & MOVEMENT CONSERVATION SUSTAINABILITY

Directors

Alan Baxter CBE BSc MICE FStructE
Michael Coombs MSc DIC FStructE
James Gardiner BSc MICE MStructE
David Johncox BEng MICE MStructE
Alan Fleet BSc MICE MStructE

William Filmer-Sankey MA DPhil FSA
Adam Sewell MEng MStructE
Malcolm Turner MSc MICE
Nicholas Davies BSc ACA

Associates

John Mason MA MStructE
Andrew Morton BSc MICE
Ian Taylor BSc MICE MStructE
Clare Coats BSc Dip LA CMLI
Paul Ragsdale BEng MStructE
Simon Bennett MEng MICE MStructE
Richard Pollard MA MA

David Rathbone BSc MICE MStructE
Adrian Tucker BEng MStructE
Raihan Abu BEng MSc DIC MStructE
Trenton Williams BSc(Eng) MPhil
David Lankester MEng MStructE
Kit Wedd BA

Olivier Fernandez MA
Sarah Jackson BSc BArch MSc
Thomas Roberts BSc MSc MStructE

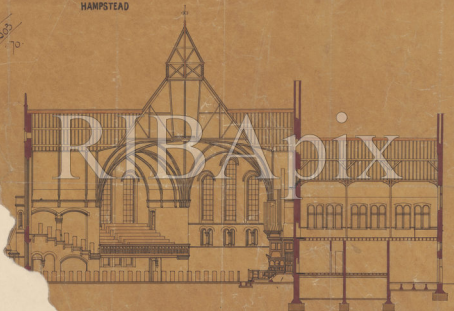
Consultant

Robert Thorne MA FSA

Appendix D: Original Alfred Waterhouse drawings for Lyndhurst Hall, 1883

THE ROSSLYN GROVE CONGREGATIONAL CHURCH
HAMPSTEAD

36503
70



LONGITUDINAL SECTION THROUGH CENTRE OF BUILDING



*Restoration
Dec 1900*

*Walter Baynes
for the architect*

THE ROSSLYN GROVE CONGREGATIONAL CHURCH
HAMPSTEAD

6550
69



THE ORGAN RECESS



WEST ELEVATION OF SCHOOL BUILDING



SOUTH ELEVATION OF SCHOOL BUILDING



HALF TRANSVERSE SECTION
THROUGH LECTURE HALL



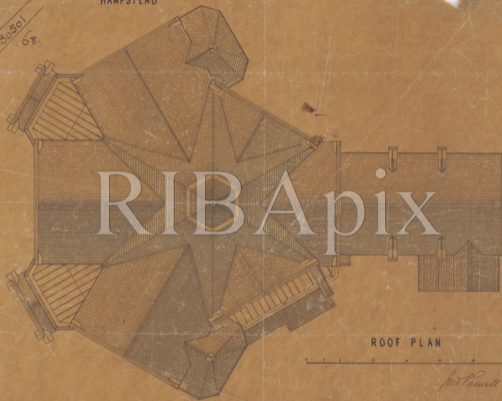
John Russell & Co. Ltd.

W. H. ...



THE ROSSLYN GROVE CONGREGATIONAL CHURCH
HAMPSTEAD

30501
68.



ROOF PLAN



*W. H. R. Smith & Co.
Archts*

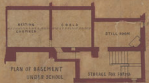
High Street, Hampstead

1892

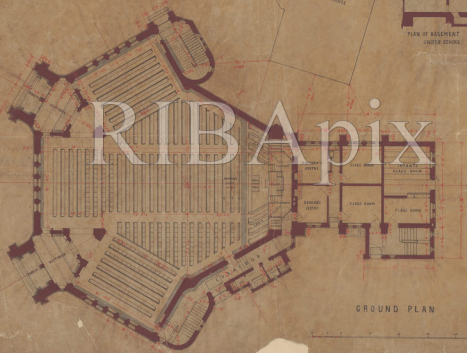
WY. CONC.
HAMPSTEAD

30499
66

FEESTIVE HOUSE



RIBApix



GROUND PLAN



Handwritten signature and notes at the bottom right corner.

10000 1/2 10000 1/2

THE ROSSLYN GROVE CONGREGATIONAL CHURCH
HAMPSTEAD

30500
67.



RIBApix

LECTURE HALL

CONVIDA

GALLERY PLAN



Edmund W. ...
Dec 1902

Henry ...

THE ROSSLYN GROVE CONGREGATIONAL CHURCH
HAMPSTEAD

30504
71



DETAIL THROUGH GALLERY
AND N. E. BAY.

PORTION OF WEST ELEVATION

WEST ELEVATION

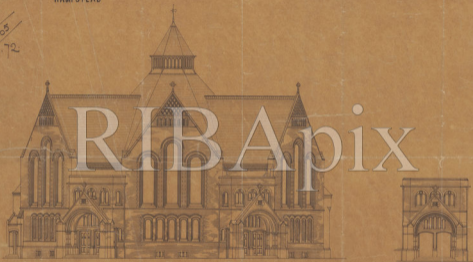
*J. H. Russell & Co.
Archts.*

*Rosslyn Grove
Hampstead*



THE ROSSLYN GROVE CONGREGATIONAL CHURCH
HAMPSTEAD

86503
72



RIBApix

ELEVATION TO LYNDMURST ROAD

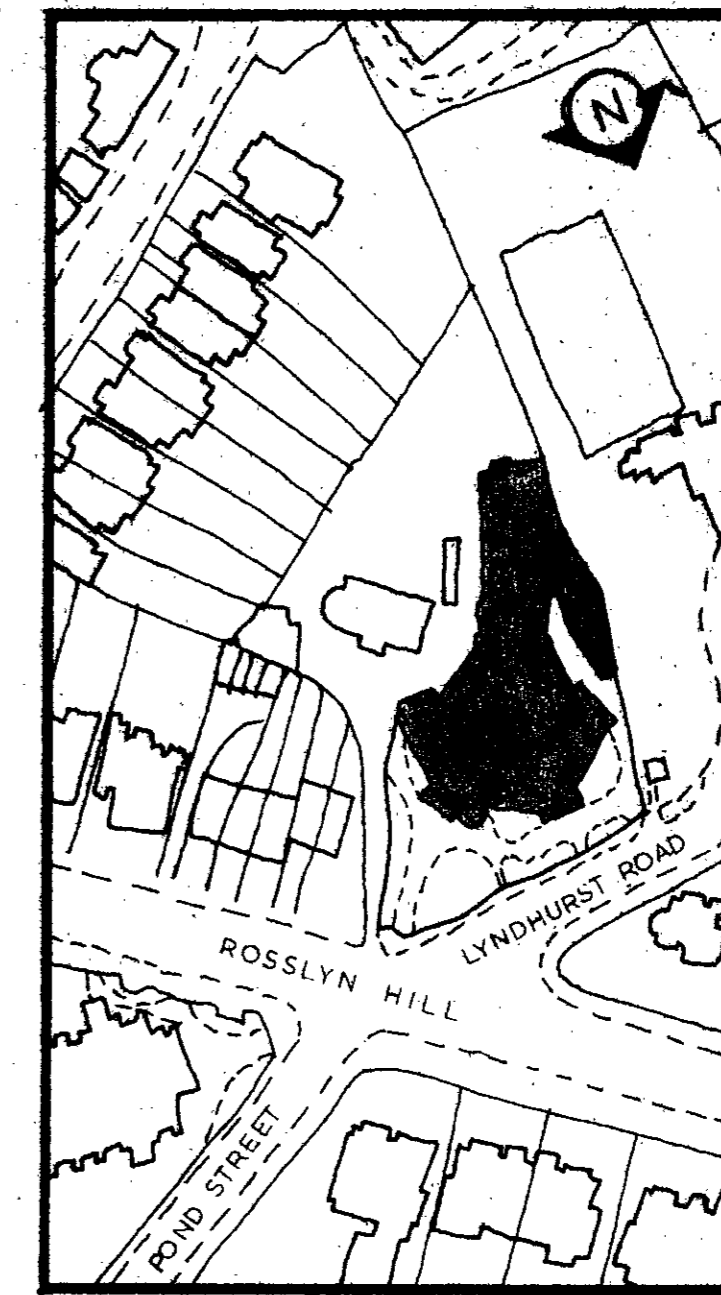
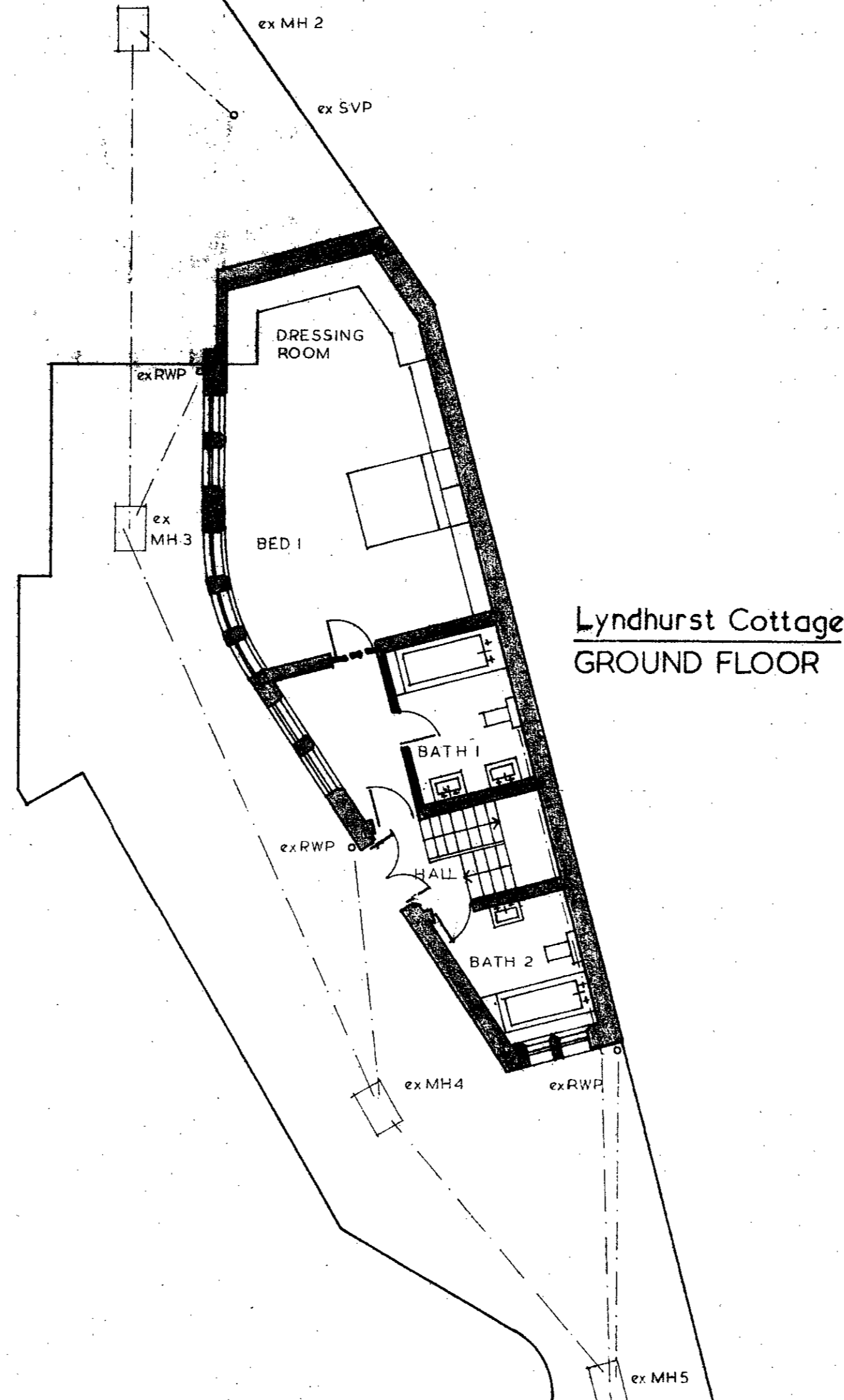
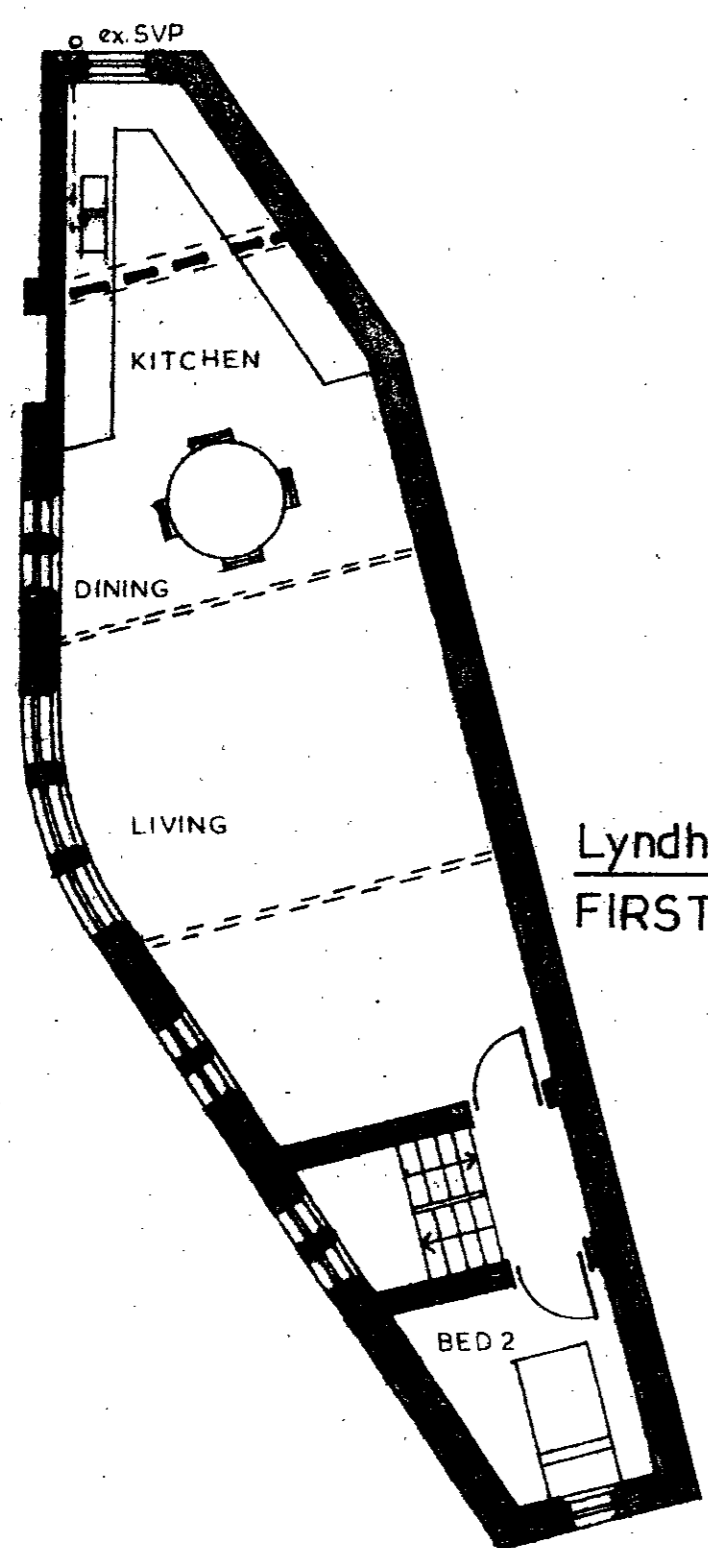
THE PORCH



J. L. ...
Dec 1911

High Street, ...

**Appendix E: Extracts of proposals for conversion of Lyndhurst Hall and Cottage to residential use
(1980 to 1984)**



SITE PLAN

— NEW WORKS
- - - Existing to be removed.

DON DOSSETT FSIA
WILGATE HOUSE
THROWLEY
FAVERSHAM
KENT
O79589 448

date 8-8-80

scale 1/8" = 1' 0"

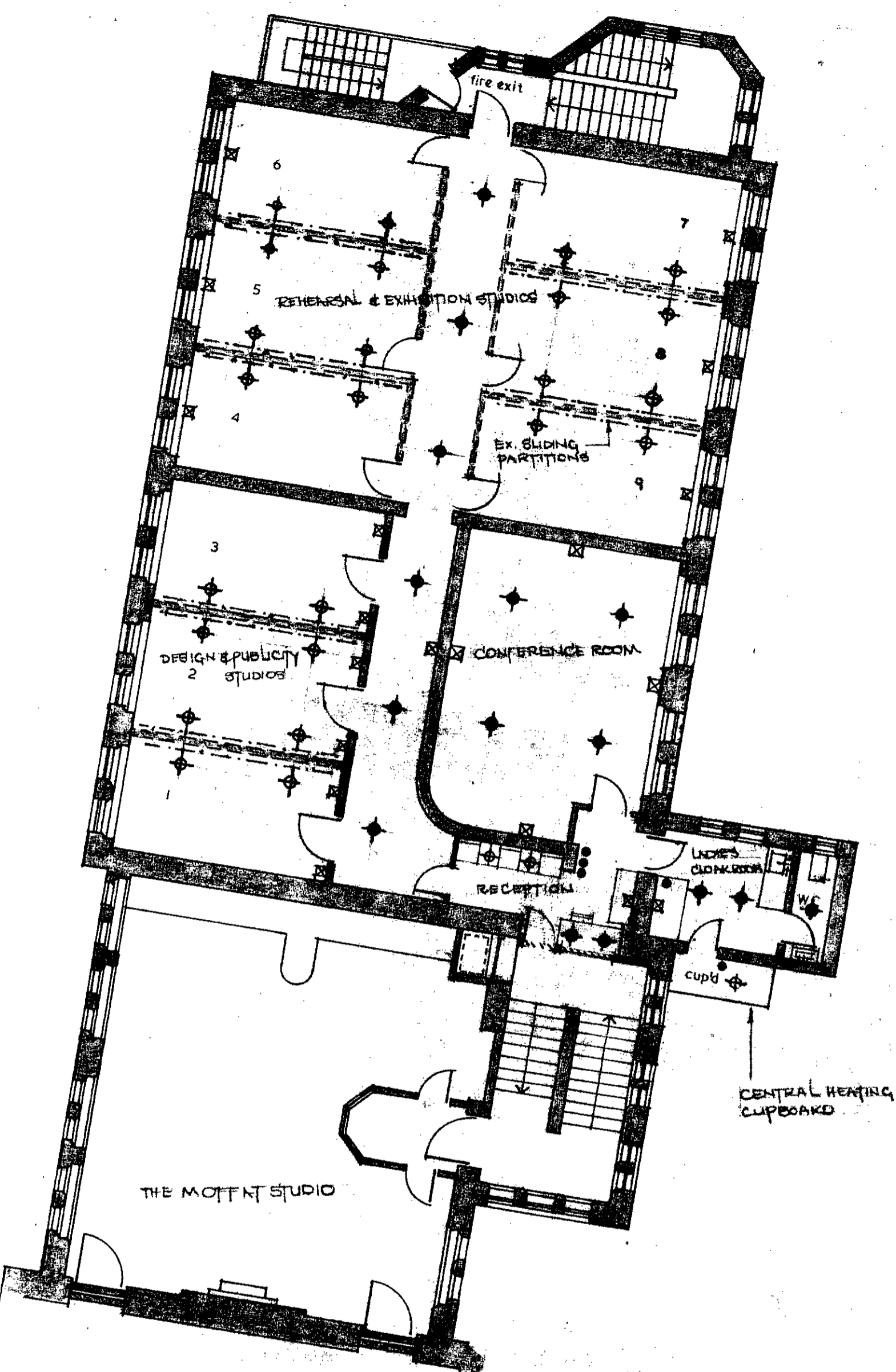
ref no LH-05

title CONVERSION OF
EXISTING ADMINISTRATION
OFFICES TO A
DOMESTIC DWELLING

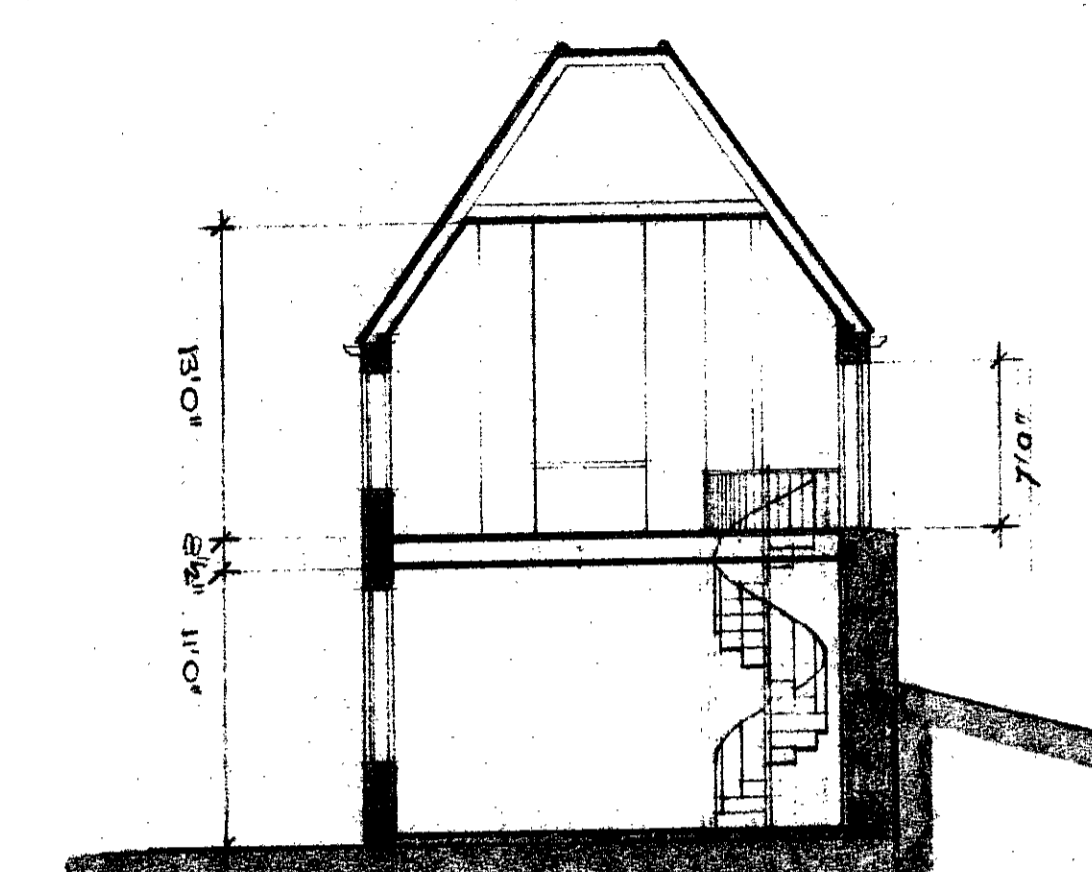
project RESTORATION OF
LYNDHURST HALL
HAMPSTEAD
LONDON NW3

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING
2 1 OCT 1980
APPROVED
ON BEHALF OF THE COUNCIL

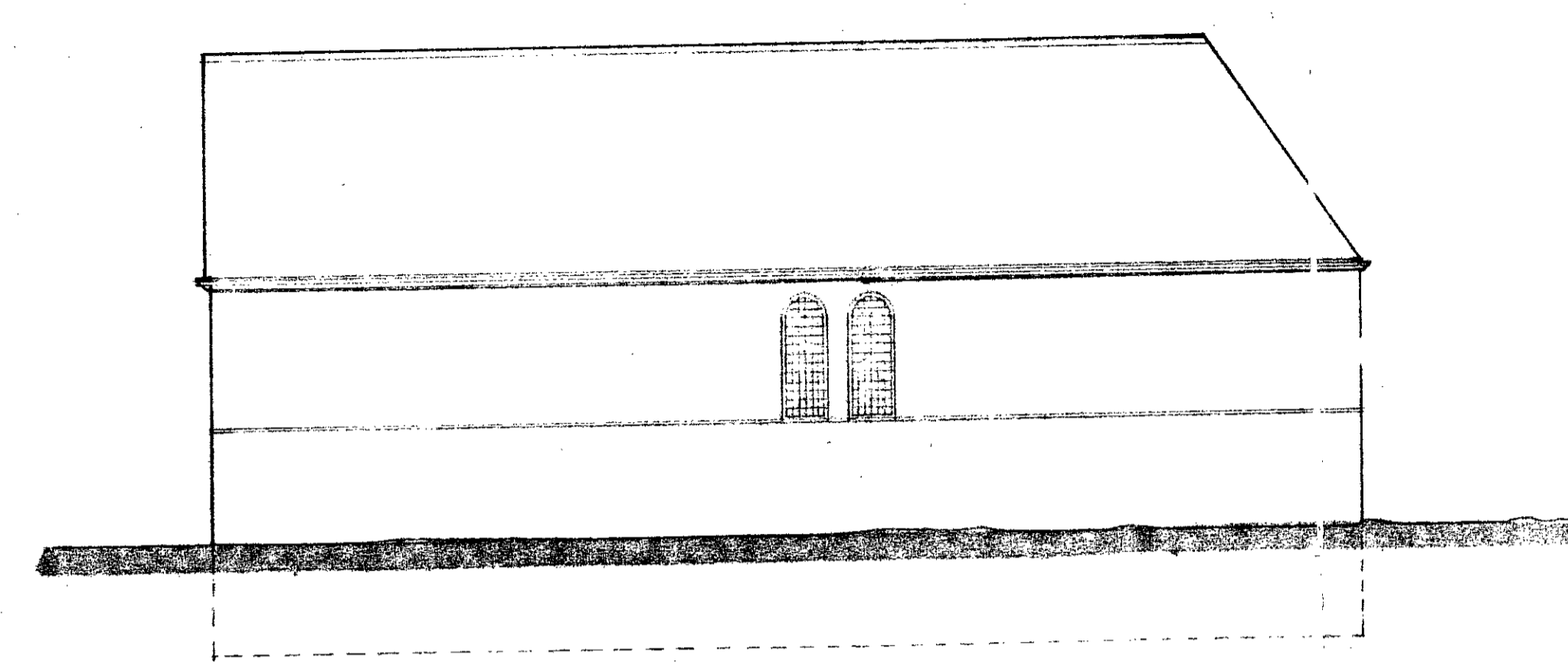
CTP/f7/10/9/31028



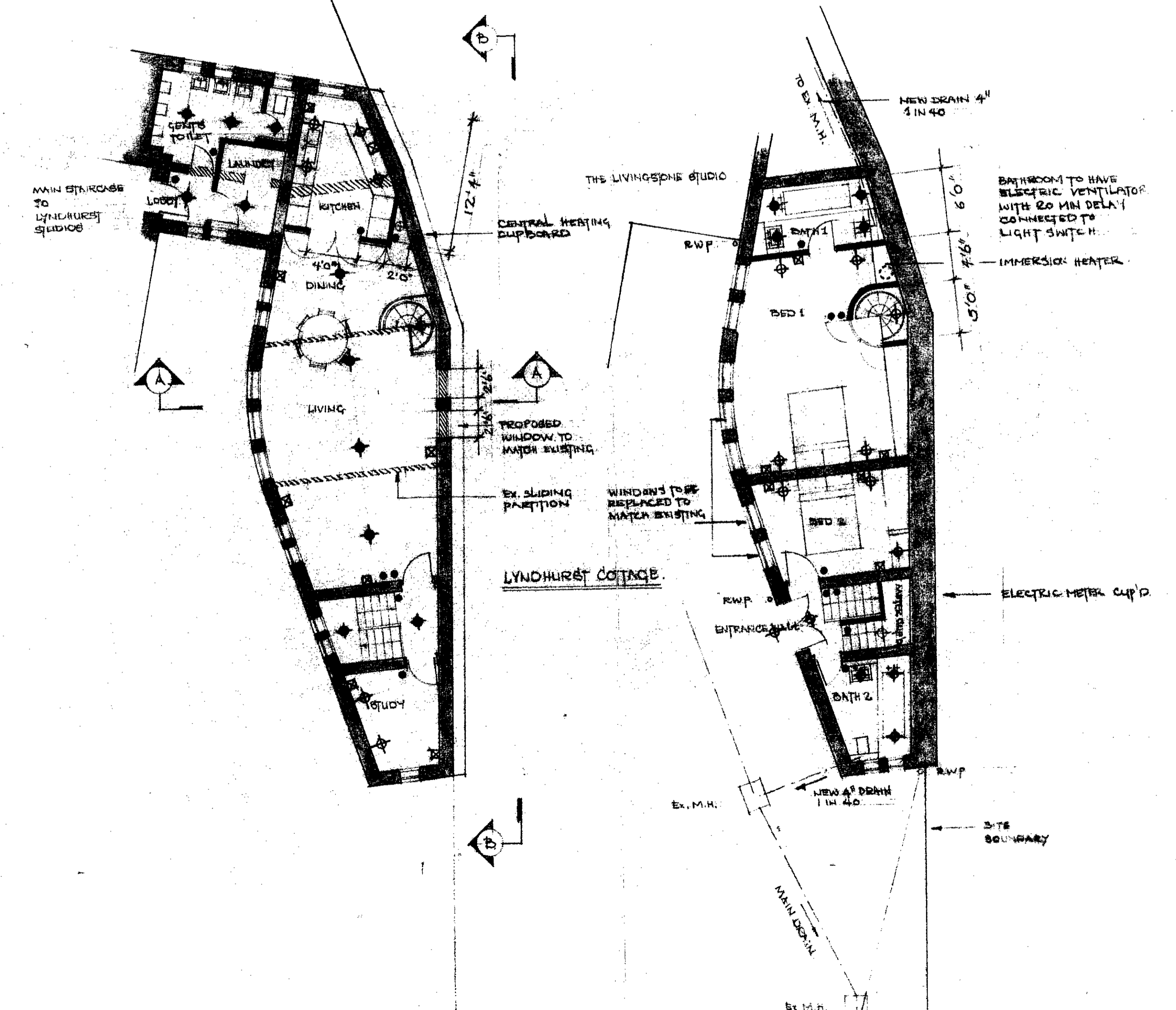
SECOND FLOOR



SECTION A-A

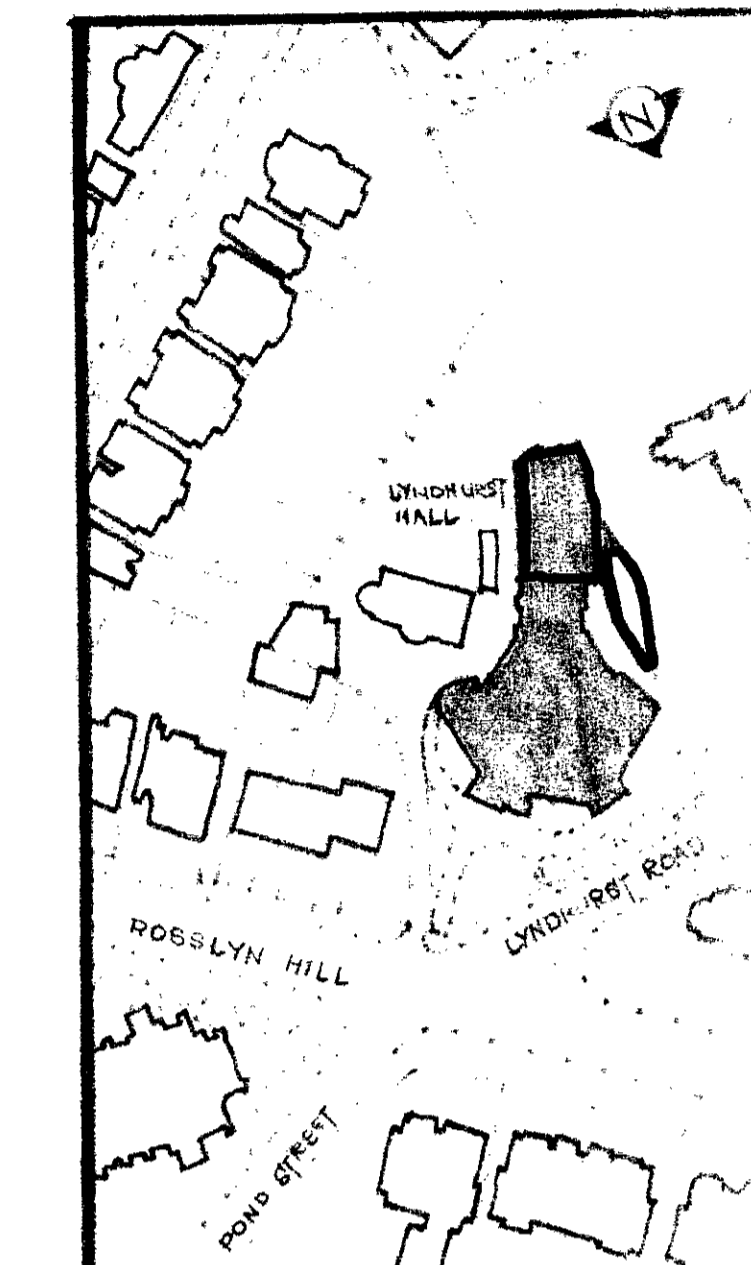


ELEVATION B-B



FIRST FLOOR PLAN

GROUND FLOOR PLAN



SITE PLAN

- ◆ DOWNLIGHT
- ⊕ WALL MOUNTED SPOTLIGHT
- SOCKET OUTLET
- NEW WORKS
- EX. TO BE REMOVED

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
21 JAN 1982
APPROVED
NOT APPROVED
ON BEHALF OF THE COUNCIL

CTP/F7/10/9/33406.

DON DOSSETT FSIAD
WILGATE HOUSE
THROWLEY
FAVERSHAM
KENT
079589 448 / 014359498

date 18 11 81
scale 1/8" = 1'0"
ref no LH 12

title CONVERSION OF EXISTING ADMINISTRATION OFFICES TO A DOMESTIC DWELLING & THE CONVERSION OF THE EXISTING SCHOOLROOMS TO ADMINISTRATION OFFICES & REHEARSAL & EXHIBITION STUDIOS

project RESTORATION OF THE LYNDHURST HALL LONDON NWC