

14050/JE

Lisa Shell Architects
EG2 Norway Wharf
24 Hertford Road
London
N1 5QT

16th March 2017



CONSULTING STRUCTURAL ENGINEERS

39-41 NORTH ROAD
LONDON
N7 9DP

TELEPHONE 020 7226 2444

Dear Lisa

RE: WINDMILL HILL HOUSE, LONDON NW3

As requested, we have undertaken a visual appraisal of the retaining walls to the front garden adjacent to the street frontage.

Three substantial brick piers exist at the back of pavement; one either side of the entrance gate into Windmill Hill House and one adjacent to the entrance gate into Enfield House adjacent. The two outer piers are in reasonable condition other than some weathered and missing bricks at the base – this needs repairing to match. The remaining pier to the right of the entrance gate is leaning, both out towards the pavement and over the entrance path into the house. Whilst the current condition is not very serious, and there is no immediate risk of the pier being unstable, the retained earth behind the walls to either side will continue to apply lateral pressure to this pier.

The brick retaining wall to the right of the entrance path into the house also has suffered as a result of the retained soil behind, as well as from root spread from an earlier tree – stump clearly evident. This has resulted in this wall being in a poor structural condition and leaning out towards the entrance path. It is noted that a vertical split exists between the end of this wall and the front pier.

It is understood that the proposal is to provide an off-street parking facility for the elderly owner by removing the low brick retaining wall between two of the piers and reducing the retained ground level behind. We consider that this proposal will have a positive structural benefit to both the leaning front pier and the retaining wall to the side of the entrance path. It will relieve the lateral pressure that is resulting in the distortion, meaning that the historic fabric of both elements can be safe-guarded without the need for any future re-building and loss of the historic fabric.

OSBORNE EDWARDS LTD
DIRECTORS JACQUI OSBORNE BSC CENG MSTRUCTE
JOHN EDWARDS GRAD DIPL CONS (AA)

REGISTERED IN ENGLAND 4173590

OSBORNE EDWARDS LTD

We would also recommend that a sympathetic tying in of the front pier and the retaining wall to the path be considered in order to re-establish the bond between the two elements; it is proposed to achieve this with resin bonded stainless steel tie rods, rather than cutting out and re-bonding of the brickwork to the pier.

Yours sincerely

John Edwards
Osborne Edwards Limited

OSBORNE EDWARDS LTD
DIRECTORS JACQUI OSBORNE BSC CENG MSTRUCTE
JOHN EDWARDS GRAD DIPL CONS (AA)

REGISTERED IN ENGLAND 4173590

OSBORNE EDWARDS LTD

OSBORNE EDWARDS LTD
DIRECTORS JACQUI OSBORNE BSC CENG MSTRUCTE
JOHN EDWARDS GRAD DIPL CONS (AA)

REGISTERED IN ENGLAND 4173590