

12 September 2017

Raymond Yeung MRTPI
Planning Officer, Regeneration and Planning
Supporting Communities
London Borough of Camden
5 Pancras Square
London N1C 4AG

By email

Our Ref: P2957
Your Ref: 2016/4476/P

Dear Raymond,

RE: 19 PARLIAMENT HILL, LONDON NW3 2TA

Further to recent correspondence with Graham Kite of Campbell Reith Consulting Engineers, we understand that in order to close out the BIA Audit for the above application, some commentary is required from ourselves in respect of the Construction, Monitoring and Party Wall processes for the works covered by the above Application.

Construction

Michael Alexander Ltd were appointed as Consulting Structural Engineers for the works. Our appointment was in accordance with the Association for Consultancy and Engineering Conditions of Engagement Agreement 1: Design and as such included periodic site inspections to monitor that the Works were being executed generally in accordance with the contract documents and with good engineering practice.

Monitoring

A specialist contractor, Site Engineering Services Ltd, was engaged to carry out precise target monitoring for the duration of the structural works. 8 targets were installed to the Party Wall (or adjoining elevations) to no. 17 Parliament Hill. 8 targets were installed to the adjoining flank wall/elevation to no. 21 Parliament Hill.

Regular readings were taken and any recorded movements were compared with Amber and Red trigger levels and this data was reviewed by ourselves.

For no. 17 Parliament Hill, the movement reached 'Amber' trigger levels. A meeting was convened on site to agree implementation of mitigation measures. No damage was reported to no. 17 Parliament Hill, nor was there any visible damage to the Party Wall internally within no. 19 Parliament Hill. However additional propping was introduced to ensure any further movement was minimised.

For the reasons above, the period of monitoring was extended so that it could be confirmed that the movement was not progressive. The readings showed some recovery from the initial movement.



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Party Wall Awards

We understand Party Wall Awards were in place with both no. 17 Parliament Hill and 21 Parliament Hill, and we have seen evidence to support this.

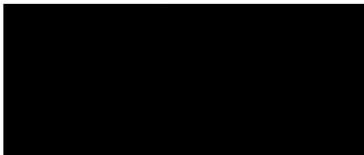
In respect of no. 17, the adjoining owner's Party Wall Surveyor reported in December 2016, following completion of the structural works: - *"In accordance with your request of the 30th September I undertook a re-inspection of my appointing owner's premises on the 10th November. In respect of internal defects previously recorded in the Schedule of Condition these do not appear to have substantially changed"*

In respect of no. 21 the adjoining owner's Party Wall Surveyor confirmed on 11 July 2017 '... that there are currently no outstanding matters relating to the (21 Parliament Hill and work at 19 Parliament Hill).'

We have therefore been able to confirm that no structural damage has been reported to either nos. 17 or 21 Parliament Hill through the Party Wall process.

I trust the above addresses the request made but please feel free to contact me if you have any further queries.

Yours sincerely



ISAAC HUDSON
(HUDSON@maengineers.com)

cc Emma Murray, MBA
Tony Harrison, Finley Harrison Ltd
Graham Kite, Campbell Reith

