The Morton Partnership

Registered in England No. 2727193

THE MORTON PARTNERSHIP LTD.

CONSULTING CIVIL & STRUCTURAL ENGINEERS,
HISTORIC BUILDING SPECIALISTS
Old Timber Yard House, 55 The Timber Yard
Drysdale Street, London N1 6ND
Tel: 020 7324 7270 Fax: 020 7729 1196
email: london@themortonpartnership.co.uk
www.themortonpartnership.co.uk

OUTLINE BRIEF FOR A GROUND INVESTIGATION AT STEPHENSON HOUSE 75 HAMPSTEAD ROAD, NW1 2PL

Architect: Marks Barfield Architects

Prepared by: The Morton Partnership Ltd
Old Timber Yard House
55 The Timber Yard
Drysdale Street
London N1 6ND

Date: August 2017

Ref: 17322/MC/SIBrief

Contents:

1.0 Brief Introduction

1.1 Stephenson House is a commercial property occupying the site of 75 Hampstead Road. It is L shaped on plan with its frontages onto Hampstead Road to the east and Drummond Street to the south in the London Borough of Camden. The property is understood to date from the late 1950s and is of RC framed construction apparently bearing onto spread foundations at basement level. The building is approximately 17,600 m^2 GEA inclusive of the single storey underground car park.

1.2 The building extends over a varying number of storeys, rising up to 6^{th} floor level on the Hampstead Road elevation and up to 5^{th} floor level on the Drummond Street wing, all over a basement. On the Drummond Street elevation, the accommodation extends to second floor level immediately adjacent to the street as also occurs at the rear of the property. The existing basement is mainly used as a car park, with ramped access from Drummond Street.

1.3 The building is to be extensively refurbished and it is proposed that additional floor area will be created by its extension, including a varying number of additional storeys. The following outline brief provides some preliminary information on the likely scope of works for a Ground Investigation at Stephenson House. The final details will be confirmed following liaison with the current occupants of the building.

1.4 Some of the original drawings for the building are held at LB Camden's Archive and these have revealed the apparent foundation layout and soil strengths assumed for the building's design in 1957. This information is included in Appendix A for information. The basement perimeter walls are noted as being made up of a combination of reinforced concrete retaining walls and underpinned party walls.

1.5 A desk study for the site has already been undertaken which has recommended that a detailed UXO risk assessment is undertaken prior to undertaking the works. This piece of work is currently being commissioned, however if for any reason this has not been undertaken prior to the SI, allowance should be made for the attendance of a UXO engineer.

1.6 It is proposed that the existing column grid will be retained throughout the refurbished property and that where any additional storeys are proposed, these will follow the same arrangement, thus resulting in an increase in load on the existing foundations. Where any new structures are to be taken to basement, such as the new stair and lift cores and some new columns, it is presumed that these will either be supported off new spread foundations, or alternatively that mini piles could be employed. The proposed foundation system will need to minimise the amount of differential settlement that could result between the existing and new structures. The ground investigation is required to ascertain the following:

- The form of construction, size and depth of the existing foundations to a number of concrete columns;
- The form of construction of the perimeter retaining and underpinned walls;
- The geotechnical properties of the sub-soils, suitable to enable the design of the new foundation system (including potential pile design) or to ascertain whether the existing bases could be used to support the increased loading;
- Monitoring of ground water levels;
- Whether contaminants exist within the subsoils;

1.7 Please refer to the accompanying existing and proposed architectural floor plans along with some photos of the existing basement areas which indicate the constraints of the working area for the investigations.

2.0 Itemised Schedule

2.1 Provisionally allow for a UXO engineer to oversee the intrusive works.

2.2 Allow to carefully break out the existing slab (assume 300mm thick including screed) and to excavate 6No. Trial Pits a minimum of 600 x 600mm wide, or as necessary to ascertain the depth and form of the adjacent foundations in the locations as annotated as TP01 – TP06 on the accompanying plan. Please note that TP05 and TP06 are located against a presumed underpinned wall & an RC retaining wall respectively.

2.3 Allow to record the form and depth of the foundations of the adjacent columns.

2.4 Allow to carry out in situ and laboratory testing of samples taken from the base of the trial pits suitable to confirm the geotechnical properties of the soils at the base of the existing foundations.

2.5 Allow to backfill the trial pits and for reinstating the finishes to match existing.

2.6 Allow to drill 2 No. 20m deep boreholes using a cut down cable percussion rig in the locations indicated as BH01 & BH02 on the accompanying plan.

2.7 Allow to carry out in situ and laboratory testing of the borehole samples to obtain soil parameters for the use in the design of the new foundations to the proposed infill structures including to allow for the design of piling.

2.8 Allow for providing barriers local to each area of investigation and for leaving in a safe state when unattended.

2.9 Allow for backfilling and full compaction of the trial pits and for reinstating the basement slab and finishes to match existing on completion of the works.

2.10 Allow for removing any waste material from site and for leaving the area in a clean and tidy manner at the end of each working day and on completion of the works.

2.11 Allow to carry out contamination testing sufficient to provide advice and guidance for the classification of contaminated materials for waste disposal and for providing associated risk assessments.

2.12 Allow to provide a discussion and recommendations with respect to on-going or historical geo-environmental issues particularly in relation to the risk of any contaminants to building materials, construction workers and the end users of the proposed development.

2.13 Allow to prepare an interpretive report covering both the geotechnical and geoenvironmental aspects of the project and for providing recommendations for the form of foundations for the new structures.

2.14 Allow to install a groundwater monitoring pipe in boreholes BH01 & BH02 and for recording the ground water levels.

2.15 Provisionally allow to carry out 5 further visits to record the water levels at fortnightly periods over a three month period.

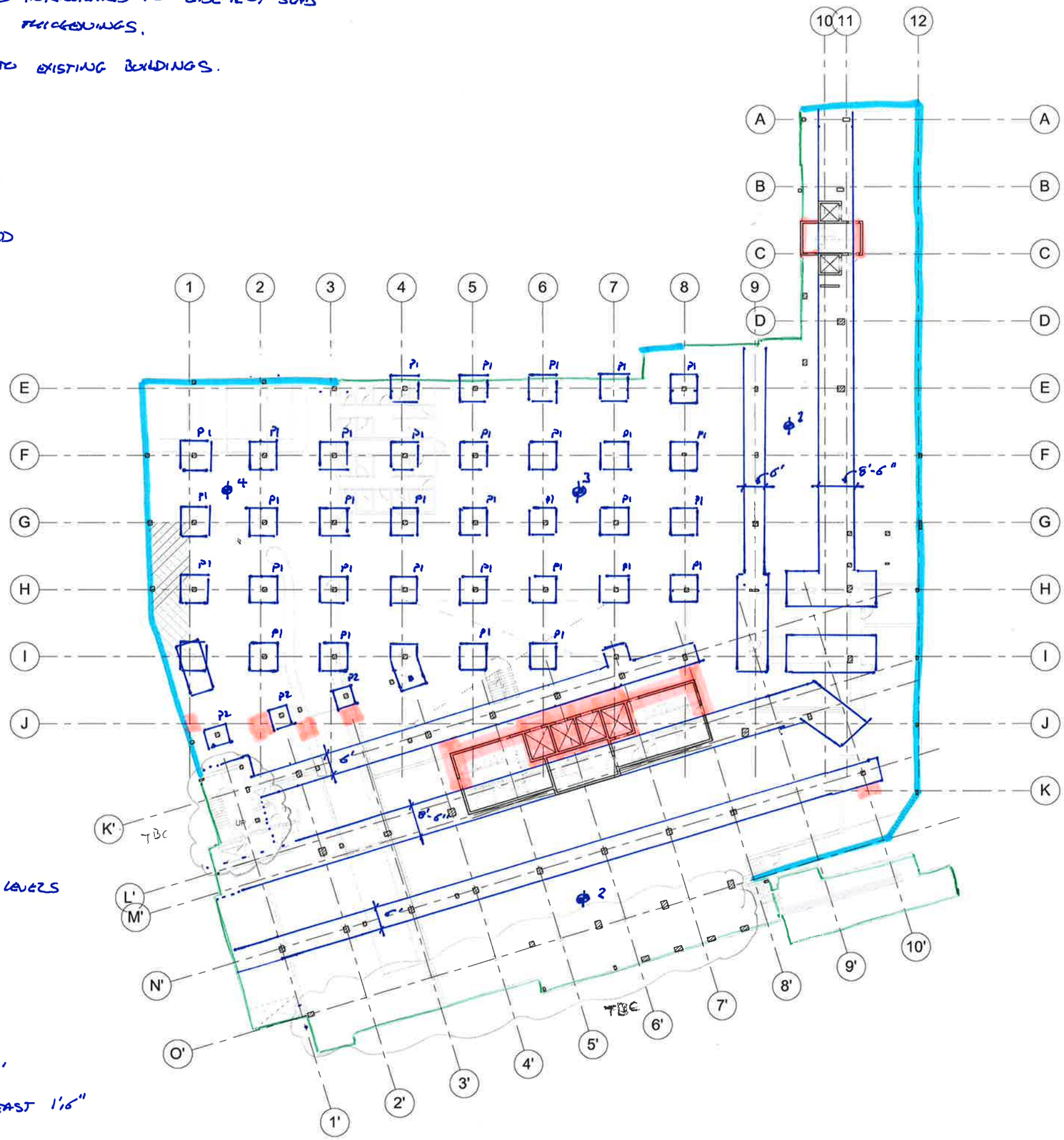
2.16 Provide extra over itemised costs for the site based works if undertaken ‘out of hours’.

Appendix A – Presumed existing foundation layout (based on Archive information)

RETAINING WALLS INTEGRATED TO BASEMENT SLAB WITH COLUMN FOOTINGS.

UNDERPINNED TO EXISTING BUILDINGS.

- P1 - 8'sq PAD CENTRED ON COLUMN
- P2 - 7'sq PAD CENTRED ON COLUMN
- STRIP WIDTH AS MARKED



NOTES FROM ARCHIVE:

Φ BOREHOLES WITH APPROX LEVELS OF BLUE CLAY.

1 - 70.00'
2 - 67.00'
3 - 71.00'
4 - 72.00'

BASEMENT SLAB AT 76.00'

ALL MASS FOOTINGS AT LEAST 1'6" INTO BLUE CLAY.

MAX FOUNDATION LOAD ~ 285 kN/m²

NOTES:

1. ALL DIMENSIONS TO BE CHECKED ON SITE AND NO MEASUREMENTS TO BE SCALED OFF THIS DRAWING
2. IN CASE OF ANY DISCREPANCY THE ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND SERVICES ENGINEER'S DETAIL, DRAWINGS AND SPECIFICATIONS

FOR TMP INTERNAL USE ONLY

THIS IS A LIVE DRAWING
09/05/2017 09:49:17

REV	AMENDMENT	CHk	DATE

STEPHENSON HOUSE

BASEMENT LEVEL
FOUNDATIONS EXISTING.

THE MORTON PARTNERSHIP LTD

CONSULTING CIVIL & STRUCTURAL ENGINEERS
HISTORIC BUILDING SPECIALISTS

OLD TIMBER YARD HOUSE
55 THE TIMBER YARD
DRYSDALE STREET
LONDON N1 6ND
TELEPHONE: 0207 324 7270 FAX: 0207 729 1186
EMAIL: london@themortonpartnership.co.uk

LEONARDO HOUSE
11 MARKET PLACE
HALESWORTH
SUFFOLK IP19 8BA
TELEPHONE: 0198 687 5815 FAX: 0198 875 085
EMAIL: halesworth@themortonpartnership.co.uk

8 CHURCH STREET
COGGESHALL
ESSEX CO6 1TU
TELEPHONE: 0137 656 883 FAX: 0137 8563 894
EMAIL: coggeshall@themortonpartnership.co.uk

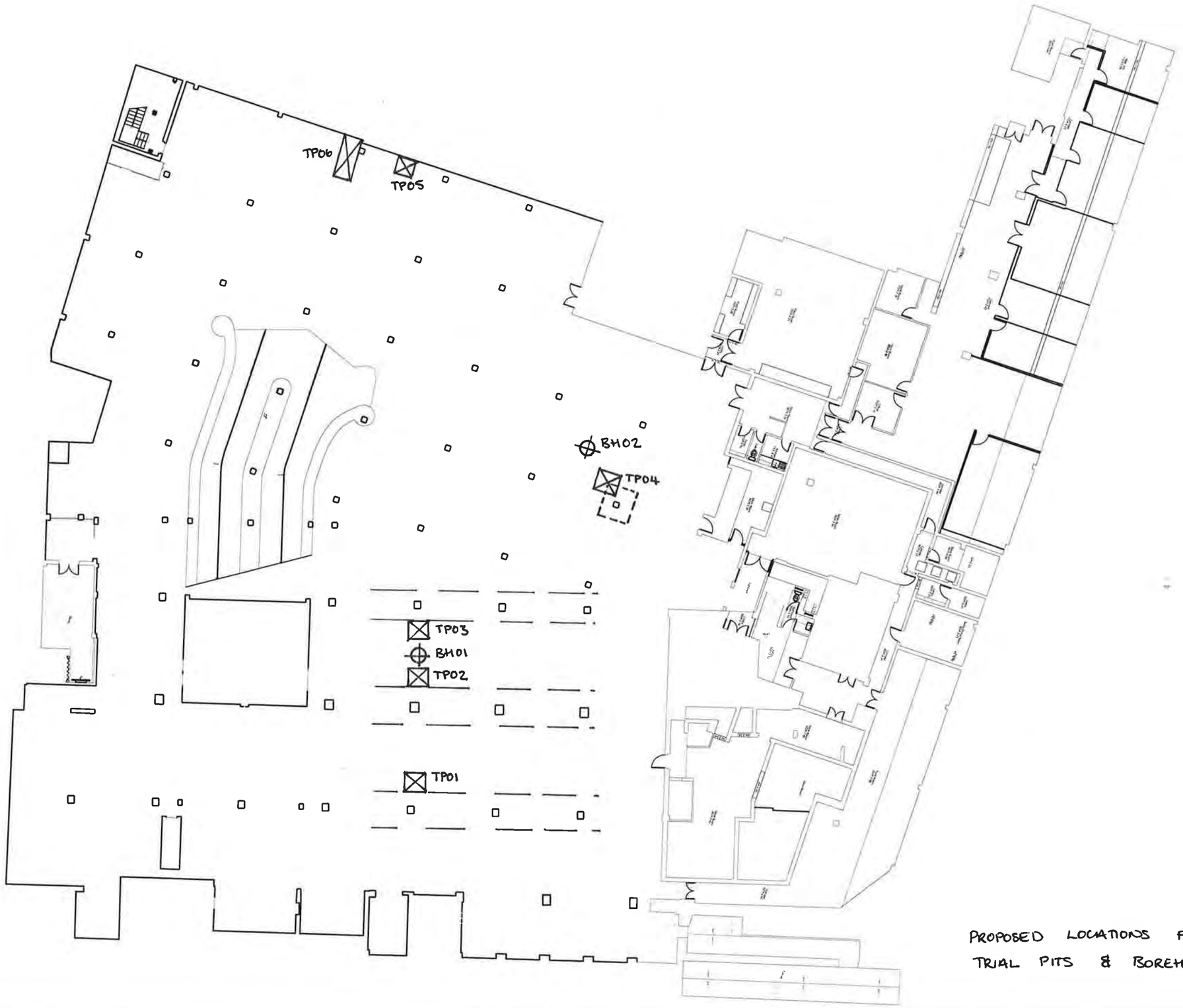
SCALE @A1: 1 : 200 DRAWN BY: Author

DATE: CHECKED BY: Checker

DRG No.

17322/ TMP- B1

Appendix B - Site investigation location plan



PROPOSED LOCATIONS FOR TRIAL PITS & BOREHOLES

NOTES

Do not scale this drawing

All dimensions and levels to be checked by contractor or site engineer before commencement of manufacture

Lane & Frankham

Lane & Frankham Limited
Third Floor,
Baird House,
15-17 St Cross Street,
London, EC1N 8UW
T: 020 8309 2997 M: 07966 481688
E: info@laneandfrankham.com
www.laneandfrankham.com

Client

Project Title
STEPHENSON HOUSE
75 HAMPSTEAD ROAD
LONDON NW1

Drawing Title
EXISTING LOWER GROUND FLOOR PLAN

Drawn by	Scale 1:100@A2	Date 15/12/2015
Designed by	Checked by	Approved by

File path

Drawing No. | Rev

Appendix C – Existing and proposed architectural layouts

NOTES

Do not scale this drawing.

All dimensions and levels to be checked by contractor on site prior to commencement or manufacture.

No	Date	By	Chk	Comment

Lane & Frankham

Lane & Frankham Limited
Third Floor,
Baird House,
15-17 St Cross Street,
London, EC1N 8UW
T: 020 8309 2662 M: 07966 491688
E: info@laneandfrankham.com
www.laneandfrankham.com

Client
--
--
--

Project Title
STEPHENSON HOUSE
75 HAMPSTEAD ROAD
LONDON NW1
--

Drawing Title
--
EXISTING LOWER GROUND FLOOR PLAN
--
--

Drawn by:	Scale:	Date:
--	1:100@A0	19/12/2016
Designed by:	Checked by:	Approved by:
--	--	--

File Ref.:

Drawing No.	Rev.
--	--

NOTES

Do not scale this drawing.

All dimensions and levels to be checked by contractor on site prior to commencement or manufacture.

No	Date	By	Chk	Comment

Lane & Frankham

Lane & Frankham Limited
Third Floor,
Baird House,
15-17 St Cross Street,
London, EC1N 8UW
T: 020 8309 2662 M: 07966 491688
E: info@laneandfrankham.com
www.laneandfrankham.com

Client
–
–
–

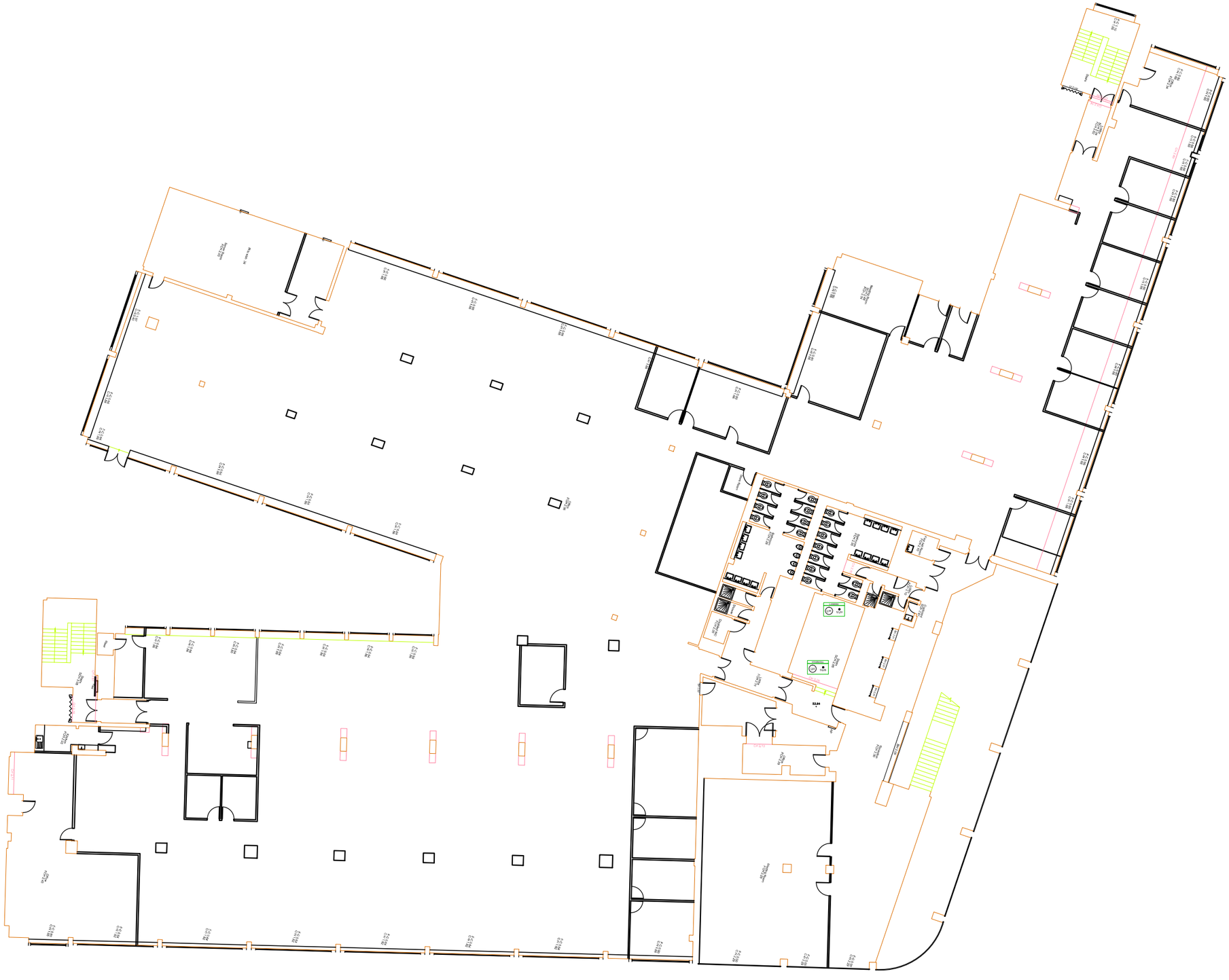
Project Title
STEPHENSON HOUSE
75 HAMPSTEAD ROAD
LONDON NW1
–

Drawing Title
–
EXISTING GROUND FLOOR PLAN
–
–

Drawn by:	Scale:	Date:
–	1:100@A0	19/12/2016
Designed by:	Checked by:	Approved by:
–	–	–

File Ref.:

Drawing No.	Rev.
–	–



NOTES

Do not scale this drawing.

All dimensions and levels to be checked by contractor on site prior to commencement or manufacture.

No	Date	By	Amendment

Lane & Frankham

Lane & Frankham Limited
Third Floor,
Baird House,
15-17 St Cross Street,
London, EC1N 8UW
T: 020 8309 2662 M: 07966 491688
E: info@laneandfrankham.com
www.laneandfrankham.com

Client
–
–
–

Project Title
STEPHENSON HOUSE
75 HAMPSTEAD ROAD
LONDON NW1
–

Drawing Title
–
EXISTING FIRST FLOOR PLAN
–
–

Drawn by:	Scale:	Date:
–	1:100@A0	19/12/2016
Designed by:	Checked by:	Approved by:
–	–	–

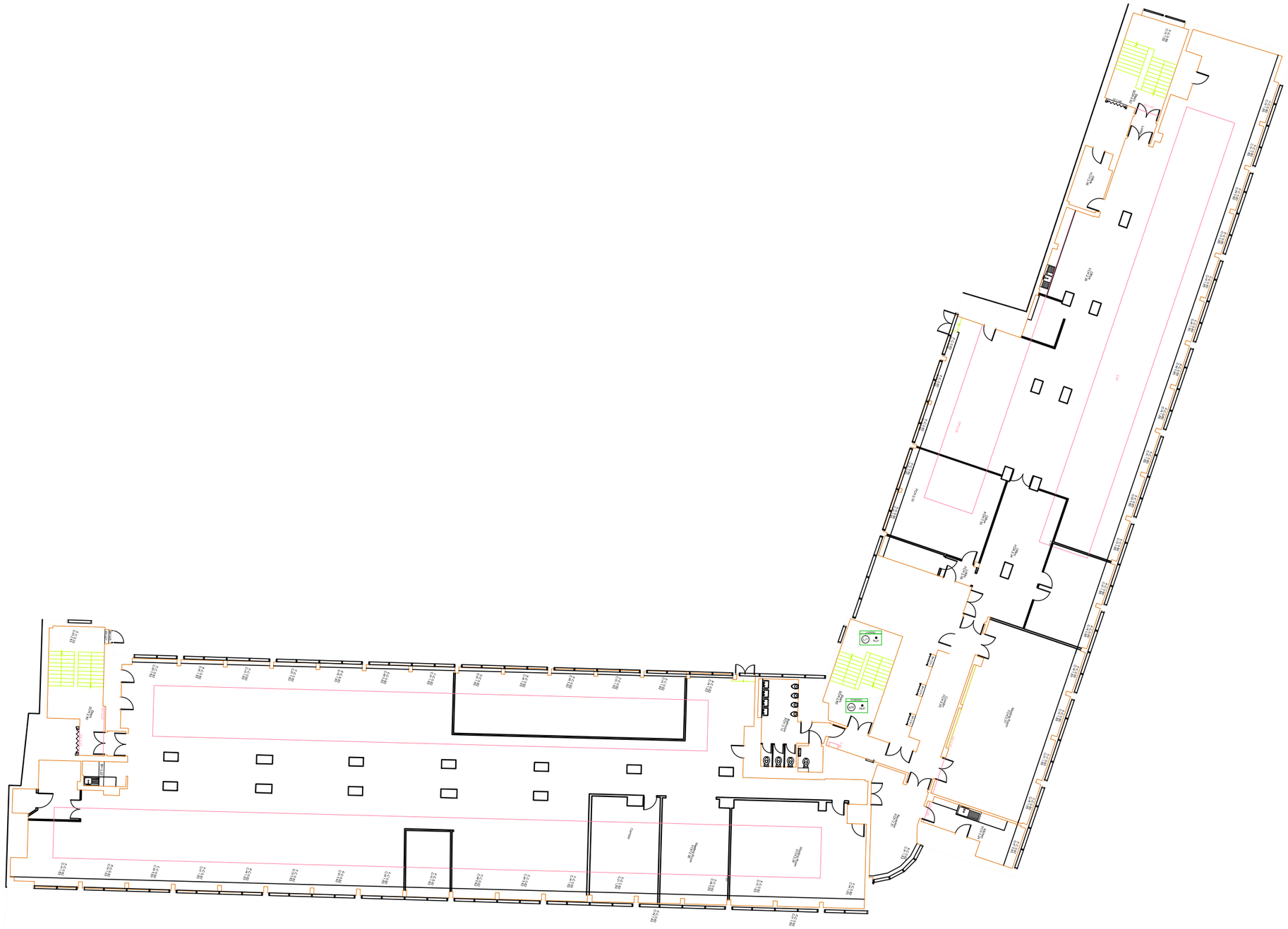
File Ref.:

Drawing No.	Rev.
–	–

NOTES

Do not scale this drawing.

All dimensions and levels to be checked by contractor on site prior to commencement or manufacture.



No	Date	By	Chk	Comment

Lane & Frankham

Lane & Frankham Limited
Third Floor,
Baird House,
15-17 St Cross Street,
London, EC1N 8UW
T: 020 8309 2662 M: 07966 491688
E: info@laneandfrankham.com
www.laneandfrankham.com

Client
–
–
–

Project Title
STEPHENSON HOUSE
75 HAMPSTEAD ROAD
LONDON NW1
–

Drawing Title
–
EXISTING SECOND FLOOR PLAN
–
–

Drawn by:	Scale:	Date:
–	1:100@A0	19/12/2016
Designed by:	Checked by:	Approved by:
–	–	–

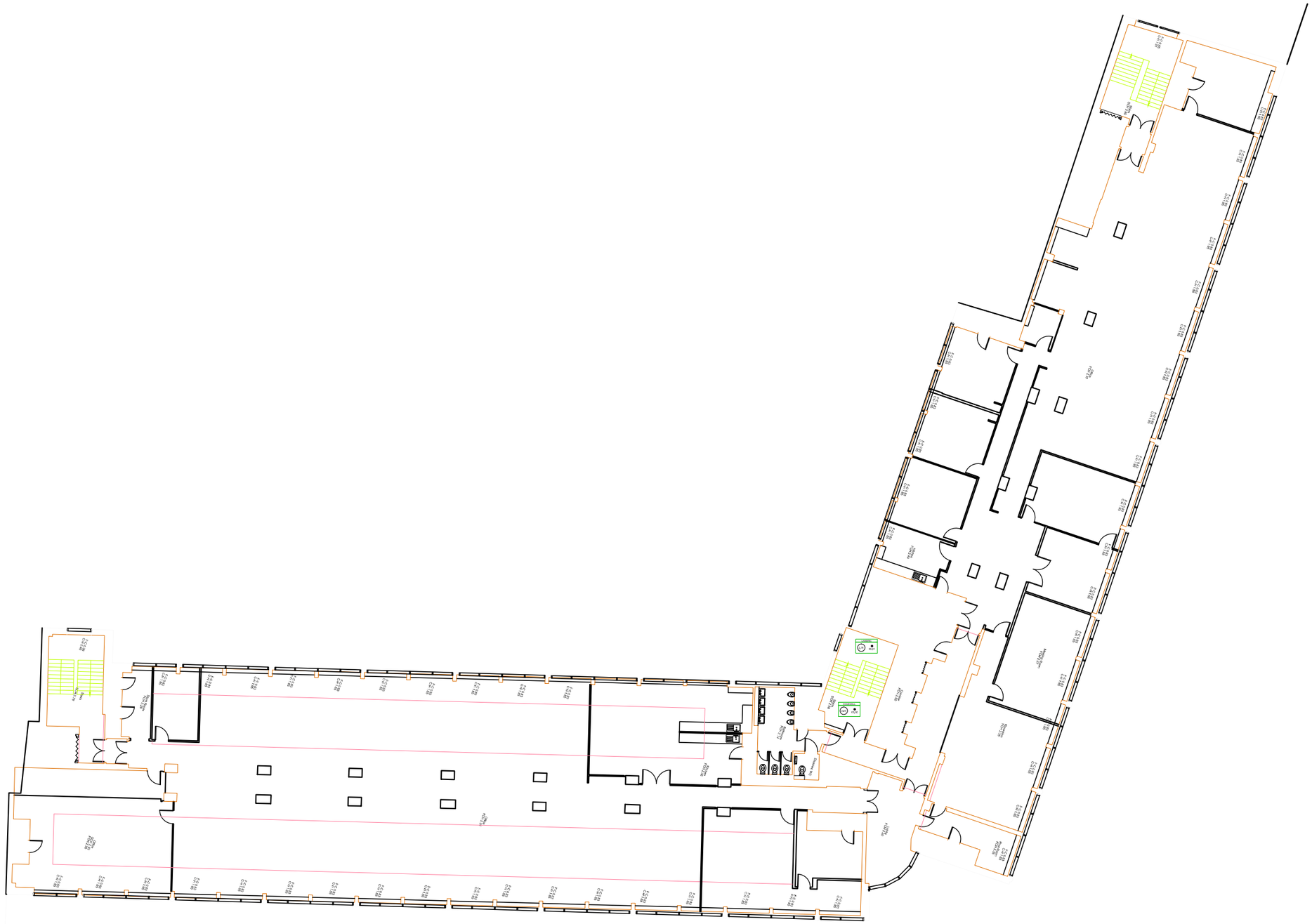
File Ref.:

Drawing No.	Rev.
–	–

NOTES

Do not scale this drawing.

All dimensions and levels to be checked by contractor on site prior to commencement or manufacture.



No	Date	By	Chk	Comment

Lane & Frankham

Lane & Frankham Limited
Third Floor,
Baird House,
15-17 St Cross Street,
London, EC1N 8UW
T: 020 8309 2662 M: 07966 491688
E: info@laneandfrankham.com
www.laneandfrankham.com

Client
--
--
--

Project Title
STEPHENSON HOUSE
75 HAMPSTEAD ROAD
LONDON NW1
--

Drawing Title
--
EXISTING THIRD FLOOR PLAN
--
--

Drawn by:	Scale:	Date:
--	1:100@A0	19/12/2016
Designed by:	Checked by:	Approved by:
--	--	--

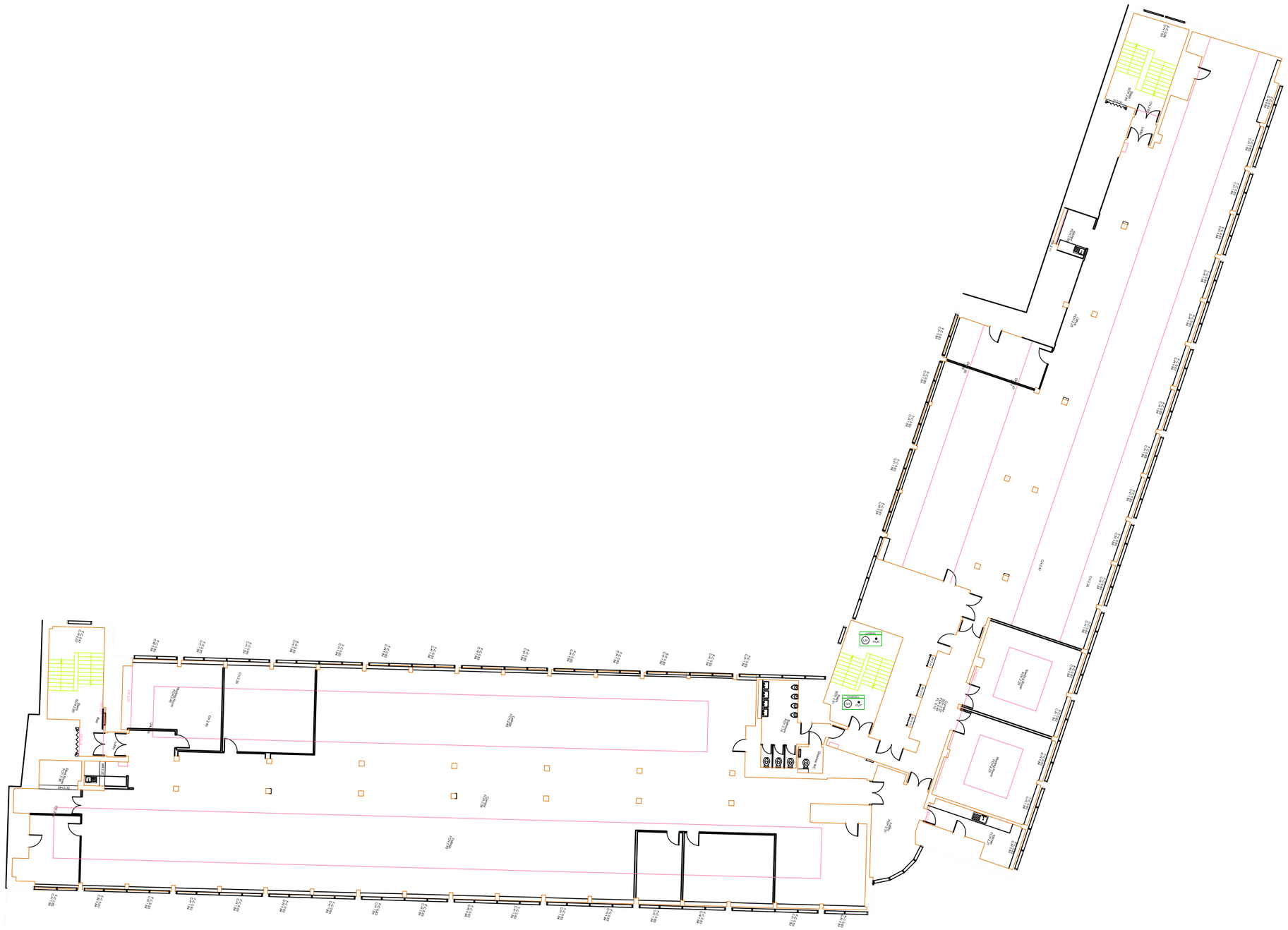
File Ref.:

Drawing No.	Rev.
--	--

NOTES

Do not scale this drawing.

All dimensions and levels to be checked by contractor on site prior to commencement or manufacture.



No	Date	By	Chk	Comment

Lane & Frankham

Lane & Frankham Limited
Third Floor,
Baird House,
15-17 St Cross Street,
London, EC1N 8UW
T: 020 8309 2662 M: 07966 491689
E: info@laneandfrankham.com
www.laneandfrankham.com

Client
–
–
–

Project Title
STEPHENSON HOUSE
75 HAMPSTEAD ROAD
LONDON NW1
–

Drawing Title
–
EXISTING FOURTH FLOOR PLAN
–
–

Drawn by:	Scale:	Date:
–	1:100@A0	19/12/2016
Designed by:	Checked by:	Approved by:
–	–	–

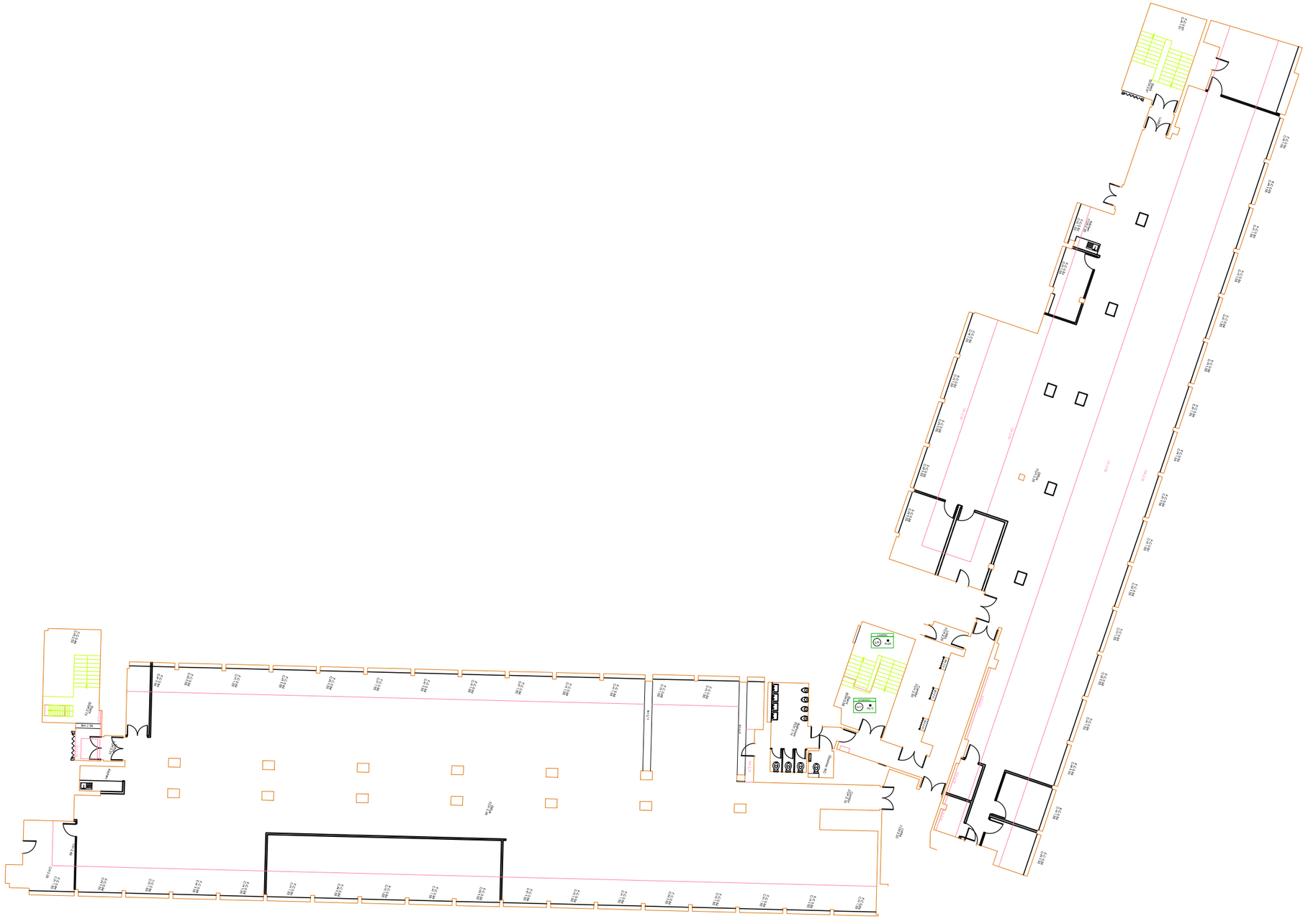
File Ref.:

Drawing No.	Rev.
–	–

NOTES

Do not scale this drawing.

All dimensions and levels to be checked by contractor on site prior to commencement or manufacture.



No.	Date	By	Chk	Comment

Lane & Frankham

Lane & Frankham Limited
Third Floor,
Baird House,
15-17 St Cross Street,
London, EC1N 8UW
T: 020 8309 2662 M: 07966 491688
E: info@laneandfrankham.com
www.laneandfrankham.com

Client
–
–
–

Project Title
STEPHENSON HOUSE
75 HAMPSTEAD ROAD
LONDON NW1
–

Drawing Title
–
EXISTING FIFTH FLOOR PLAN
–
–

Drawn by:	Scale:	Date:
–	1:100@A0	19/12/2016
Designed by:	Checked by:	Approved by:
–	–	–

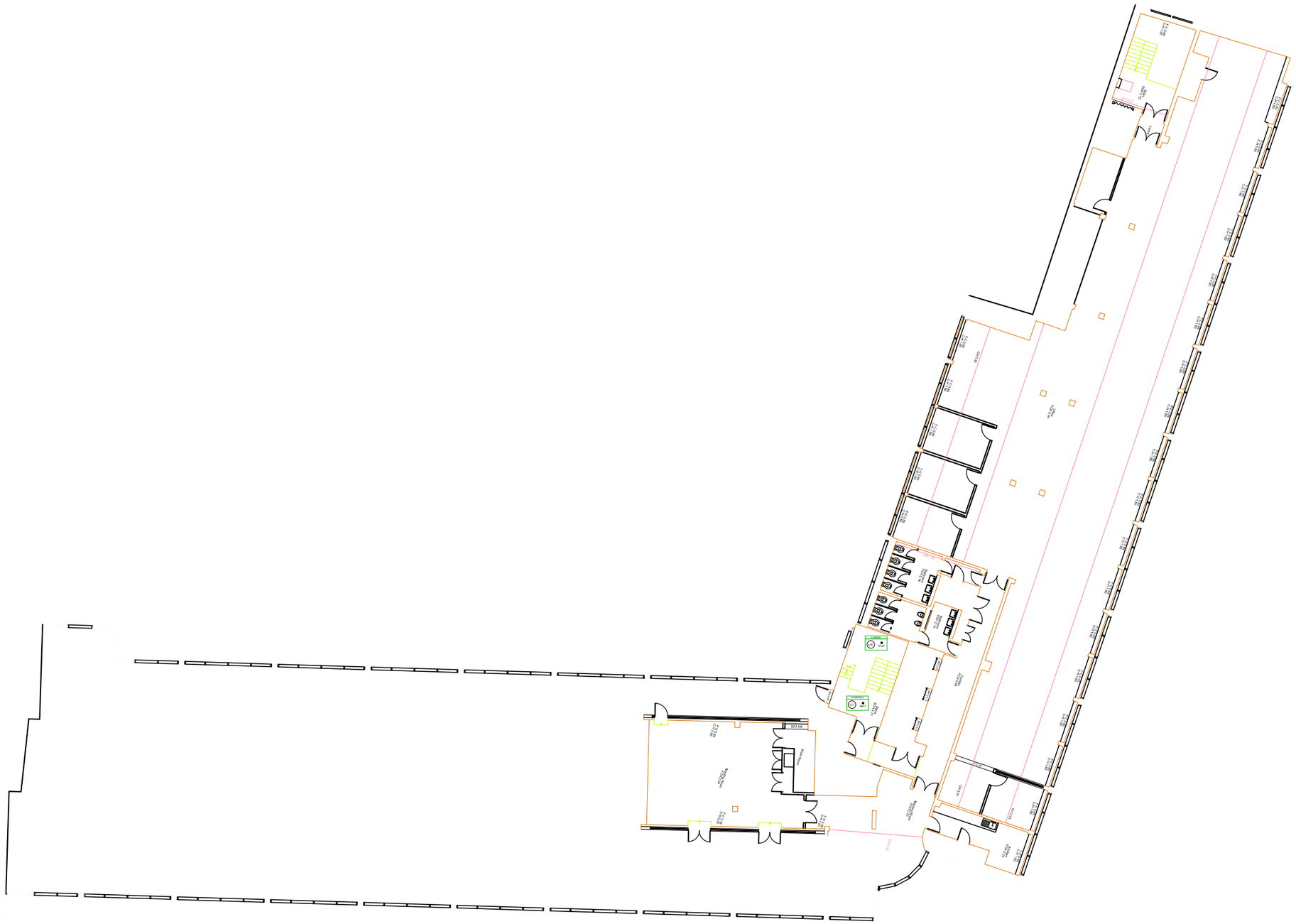
File Ref.:

Drawing No.	Rev.
–	–

NOTES

Do not scale this drawing.

All dimensions and levels to be checked by contractor on site prior to commencement or manufacture.



No	Date	By	Chk	Comment

Lane & Frankham

Lane & Frankham Limited
Third Floor,
Baird House,
15-17 St Cross Street,
London, EC1N 8UW
T: 020 8309 2662 M: 07966 491689
E: info@laneandfrankham.com
www.laneandfrankham.com

Client
–
–
–

Project Title
STEPHENSON HOUSE
75 HAMPSTEAD ROAD
LONDON NW1
–

Drawing Title
–
EXISTING SIXTH FLOOR PLAN
–
–

Drawn by:	Scale:	Date:
–	1:100@A0	19/12/2016
Designed by:	Checked by:	Approved by:
–	–	–

File Ref.:

Drawing No.	Rev.
–	–

NOTES

Do not scale this drawing.

All dimensions and levels to be checked by contractor on site prior to commencement or manufacture.

No	Date	By	Chk	Comment

Lane & Frankham

Lane & Frankham Limited
Third Floor,
Baird House,
15-17 St Cross Street,
London, EC1N 8UW
T: 020 8309 2662 M: 07966 491688
E: info@laneandfrankham.com
www.laneandfrankham.com

Client
--
--
--

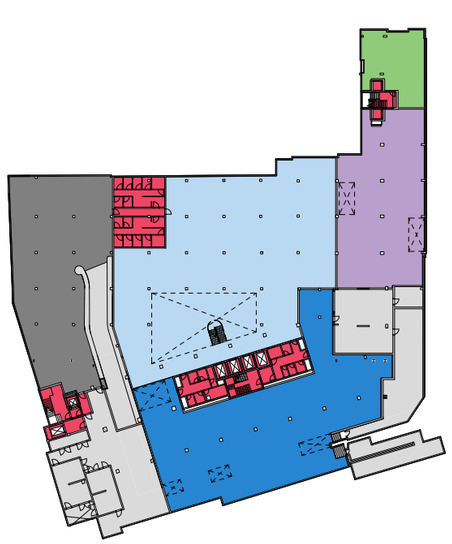
Project Title
STEPHENSON HOUSE
75 HAMPSTEAD ROAD
LONDON NW1
--

Drawing Title
--
EXISTING SEVENTH FLOOR PLAN
--
--

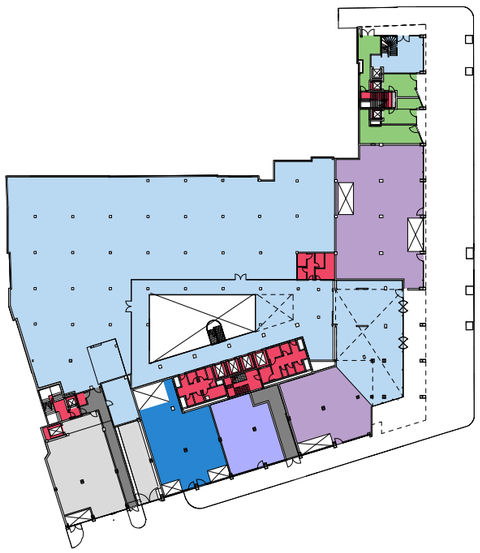
Drawn by:	Scale:	Date:
--	1:100@A0	19/12/2016
Designed by:	Checked by:	Approved by:
--	--	--

File Ref.:

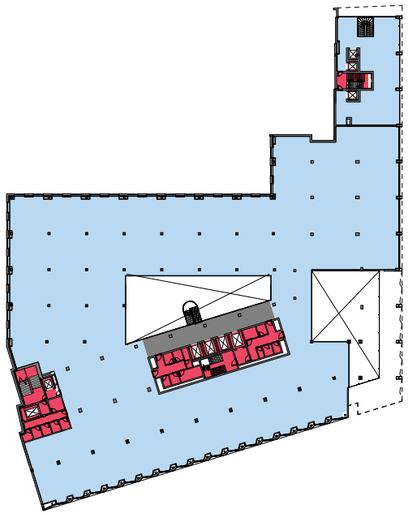
Drawing No.	Rev.
--	--



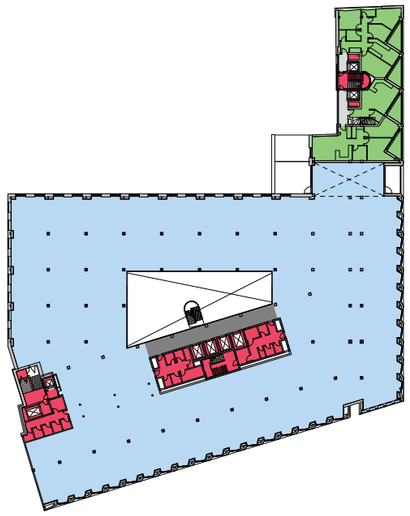
LG Lower Ground Floor Plan



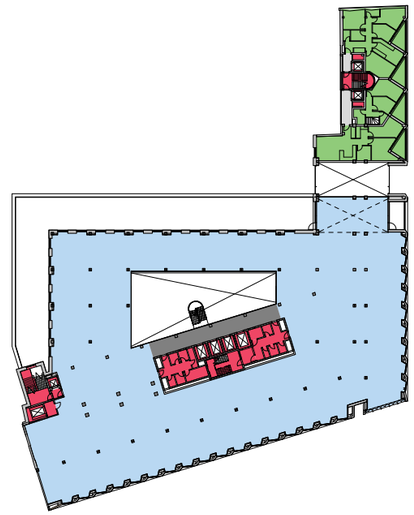
0 Ground Floor Plan



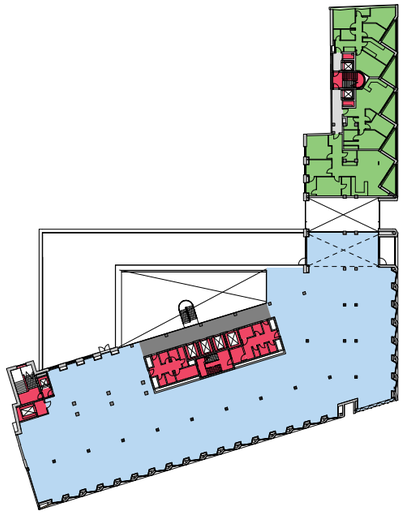
1 1st Floor Plan



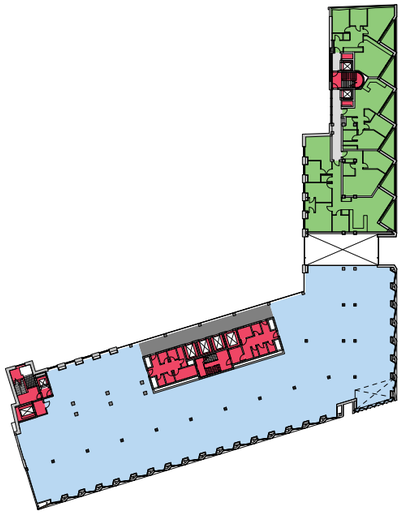
2 2nd Floor Plan



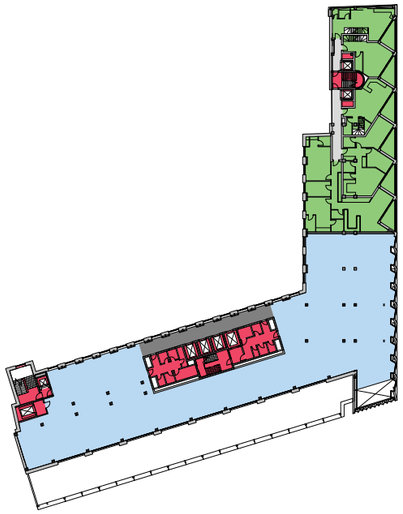
3 3rd Floor Plan



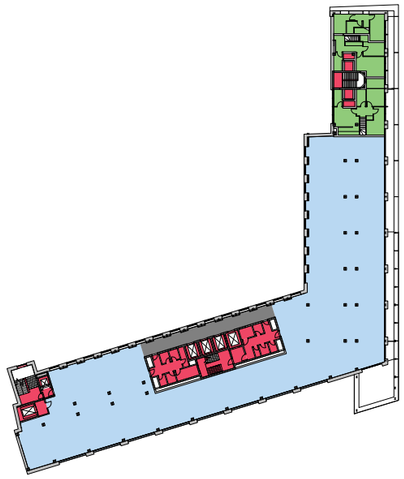
4 4th Floor Plan



5 5th Floor Plan



6 6th Floor Plan



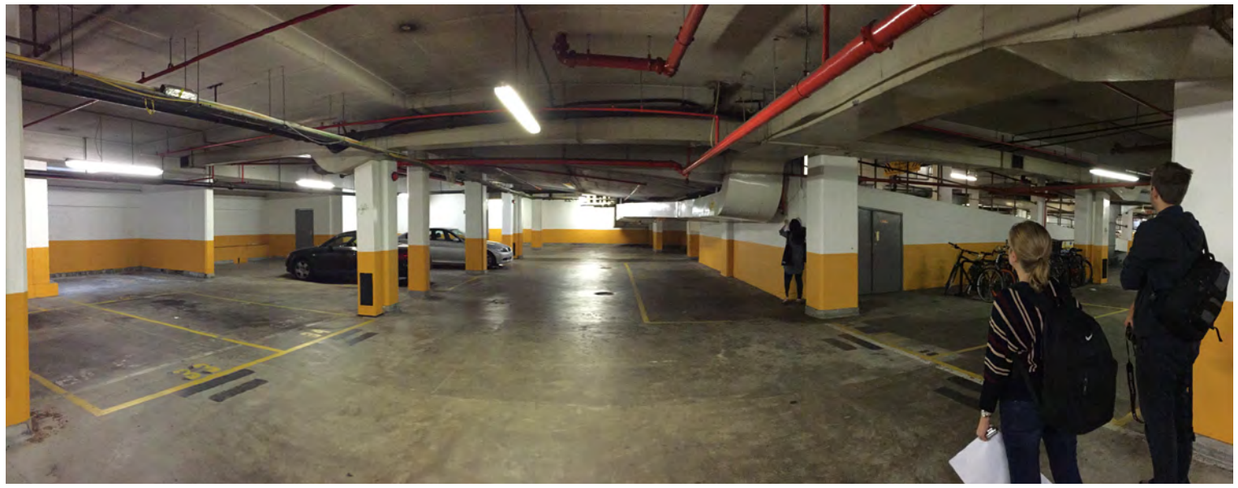
7 7th Floor Plan

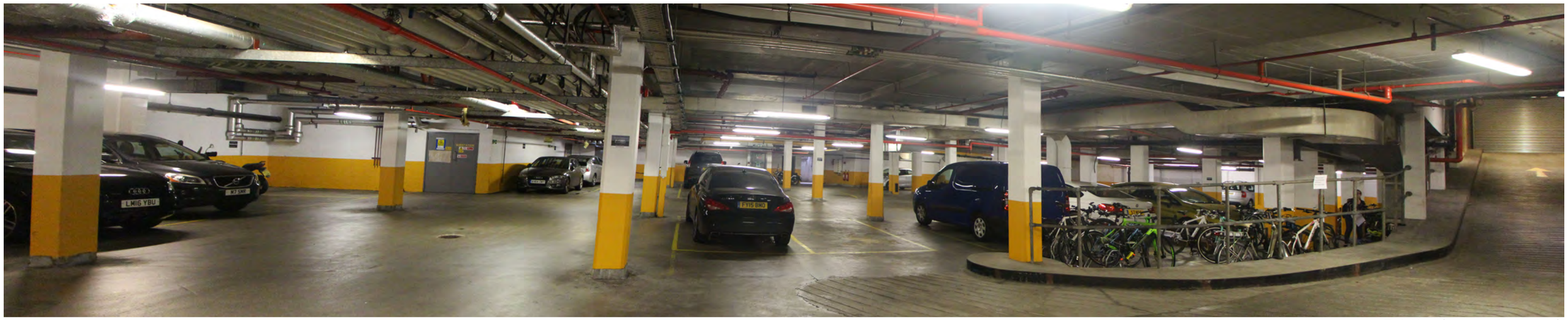
KEY

- A1 - Retail
- A3 - Cafe
- B1 - Office
- B1 - Service / BOH
- B1/D1 - Flexible Office / Health
- C3 - Residential
- Core

Appendix D – Existing site photos at basement level

2.11 Existing Building





Existing basment car park