

## F.A.O. Mr Nick Baxter - Case Officer.

## Dear Nick

Thank you for meeting with Mr Goldstein and myself on Friday of last week when carrying out the site inspection of the wall which is required to be stabilised at the Garden House, Hampstead. As requested we are have reviewed the comments made by HCAAC as published on the Camden Planning Portal and considered the matters we discussed. We would therefore provide you with the following:

Firstly considering the comments made by HCAAC we note the point made in relation to the use of NHL3.5 as the mortar, rather than that as recommended the HGS Trust, and would confirm that NHL3.5 will be used as this is preferable to HCAAC.

With regard to the comments on the anchor design, as was mentioned during the site inspection the final design will be based on the results gained from a test anchor. The test anchor will be installed into the ground behind the wall in this instance, rather than using one of the working anchors. The test anchor will be installed once Listed Building Consent is obtained. It is not expected the number of anchors, spacing etc. will vary to any significant extent. The proposals shown on the drawings reflect the preliminary assessment made by the specialist anchor installation company using the information available from the investigations carried out, including a site investigation into the prevailing ground conditions and investigations into the wall construction that has included the use of GPR to avoid physical disturbance. The test anchor will confirm the length of the final anchor installation. As for the comment re the diameter of hole to be cored for the anchor installation, the size specified is required to allow insertion of the anchor head, and also takes into account the angle of the anchor rod passing through the wall.

With regard to the weep holes, it is noted the HCAAC confirm they would expect such to be installed, however, the installation of the drainage layer to the rear of the wall referred to in the HCAAC comments is not possible as to do so will result in damage to the roots of the trees subject to TPO's that exist immediately behind the wall as you will have seen during the site visit. It is suggested following further consideration after our meeting that it may be possible to increase the spacing of the weep holes to 1.5m rather than the 1m as shown on the drawings in discussion with the designers, given the prevailing ground conditions immediately behind the wall, and its drainage characteristics, but their removal completely may potentially have a significant affect on the anchor spacing.

I can also confirm that, as discussed on site, various options besides the use of anchors and pattress plates have been considered, and taking into account the walls location, the relatively "thin" nature of the wall (the GPR investigation confirmed it to be approximately a single brick, 225mm width for its full height), and the presence of the TPO protected trees immediately behind the wall, the only realistic option is the use of a specialist anchor system installed through the wall, with pattress plates to transfer the load acting on the wall into the anchor system as proposed.

With regard to the bricks to be used in the reinstatement where brickwork has become damaged / eroded by the action of de-icing salts "splashed" against the face of the lower part of the wall, again as discussed on site, the bricks will be sourced such that they match the existing as closely as possible and samples will be made available to yourself for inspection. As part of the process it may be necessary to "wash" the existing bricks to establish the most appropriate match. This can be done if required.

We trust the above provides the response requested and allows Listed Building Consent to be granted.

## Kind Regards

David Clarke on behalf of Hestur Limited consulting engineers Tel 07884 272730 www.hesturltd.com

This communication is confidential and is intended only for the use of the addressee. If you are not the addressee you are requested to destroy and not copy, disseminate, distribute or in any other way use this communication. If you have received this communication in error please email us at <a href="mailto:info@hesturltd.com">info@hesturltd.com</a>

Please consider the environment before printing this e-mail.

Registration No: 7758541 England and Wales. Registered Office: 53 Edwin Panks Road, Hadleigh, Ipswich, Suffolk. IP7 5JL.uk