



SYMMETRYS
STRUCTURAL / CIVIL ENGINEERS

28 REDINGTON ROAD, LONDON NW3 7RB

REVISIONS AND ADDITIONAL MATERIAL

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[APPENDIX 1: PROPOSED DEVELOPMENT DRAWINGS](#)

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1.0 Non-technical summary

1.1.1 The site location is 28 Redington Road, London, NW3 7RB.

1.1.2 The current site arrangement is a four-storey residential building, with an existing basement. The main building is partially connected to a garage, towards the boundary wall with No. 26 Redington Road. The existing structure is load-bearing masonry with timber floors spanning between party walls and supported on internal load bearing walls.



Figure 1 – Front Elevation

1.1.3 The proposed development comprises of the refurbishment of the building structure and includes:

- Demolition of the existing rear extension and construction of new extension with lantern roof.

- Lowering the existing basement finished floor level of approximately 500mm.
- Reconfiguration of the internal walls.

1.1.4 The following assessments are presented:

- Desk Study;
- Screening;
- Scoping;
- Additional evidence/assessments;
- Site investigation;
- Ground movement assessment;
- Surface water drainage strategy/SUDS assessment;
- Others;
- Impact Assessment;

1.1.5 The authors and reviewers of these assessments are listed below in Clause 2.1.

1.1.6 The ground conditions beneath the site are the following:

- Made ground at a depth varying between 0 to 0.3m BGL.
- Bagshot Formation at a depth varying between 0.2m and 1.45m BGL (average thickness 1.71m).
- Claygate Member (Soft to firm orangish brown sandy silty clay) at a depth varying between 0.6m to 3.4m (average thickness 3.94m)
- London Clay Formation (Firm to very stiff blueish grey fissured silty clay) at a depth varying between 3.4m to 6.7m BGL.

1.1.7 Results of ground investigation indicate long-term ground water levels at approximately 4.9m BGL, below the level of the proposed excavation. Perched water was encountered in trial pits excavated in June 2019. The contractor should allow for possibility of dewatering.