APPENDIX A

Fieldwork, in-situ testing and monitoring

- Foreword
- Window sample borehole records
- Groundwater monitoring results

Laboratory testing

- Index property testing
- Plasticity chart

Ground profiles

- Cross section through boreholes

Chemical testing

- Sulphate/sulphur/pH suite

Plans, drawings & photographs

- Site photographs
- Proposed development plan and section (GL Studio)
- Site Plan
- Location Plan

Site & Location:	**8 Daleham Gardens** **London, NW3 5DA**	Borehole No:	**WS1**
Client:	**Lee & Gina Marks**	Coordinates: 526712E, 184815N	Sheet 1 of 1
Engineer:	**Michael Barclay Partnership LLP**	Ground Level: +9.80mOD	Report No: 10409/JRCB

Progress & Observations	Samples & Tests: Type	Samples & Tests: Depth (m)	Field Test Results	Strata: Depth (m)	Strata: Level (m)	Legend	Strata Descriptions	Backfill / Installation
BH carried out: 03/09/19								
	D	0.20					Dark brown TOPSOIL with occasional gravel, brick fragments and roots.	
BH dia: 90mm reducing with depth	D	0.40		0.50	9.30			
	D	0.60					MADE GROUND: soft to firm orange brown/brown mottled grey slightly silty slightly gravelly clay. Gravel is fine to coarse angular brick and flint. Rare ash. Rare live roots and rootlets.	
	HV	0.60	30					
	D	0.80						
	HV	0.80	50					
	D	0.90						
	D	1.00						
	HV	1.00	50					
	D	1.20						
	HV	1.20	50					
	D	1.40						
	HV	1.40	60					
	D	1.50					*pocket of grey silt with occasional brick fragments between 1.50m and 1.70m.*	
	D	1.60						
	HV	1.60	65	1.70	8.10			
	D	1.80					Firm orange brown/yellow orange mottled brown and blue grey slightly silty CLAY with rare flint.	
	HV	1.80	70					
	D	2.00					*live roots observed to about 2.0m*	
	HV	2.00	60					
	D	2.20						
	HV	2.20	60					
	D	2.40						
	HV	2.40	55	2.45	7.35			
	D	2.50					Firm becoming stiff fissured brown/orange brown silty CLAY with rare partings of silt. Rare relict decaying rootlets.	
	D	2.60						
	HV	2.60	70				*claystone fragment at 2.65m*	
	D	2.80						
	HV	2.80	70				*becoming mottled blue grey below about 2.75m*	
	D	3.00						
	HV	3.00	80					
	HV	3.20	80					
	D	3.30						
	HV	3.40	85				*occasional accumulations of selenite below 3.35m*	
	D	3.60						
	HV	3.60	90					
	HV	3.80	95					
	D	3.90						
	HV	4.00	80					
	D	4.10						
	HV	4.20	85					
	D	4.30						
	D	4.40						
	HV	4.40	90					
	D	4.50						
	HV	4.60	90	4.65	5.15			
	D	4.70					Stiff fissured brown locally mottled orange brown slightly silty CLAY. Rare accumulations of selenite.	
BH complete: 03/09/19 BH depth: 5.00m Water depth: dry Monitoring pipe (35mm ID) installed to 5.00m depth	HV	4.80	100					
	D	5.00		5.00	4.80		End of hole at 5.00m	
	HV	5.00	90					

Key: U = Undisturbed B = Bulk D = Small disturbed W = Water ES = glass jar & plastic tub E = glass jar SPT/S = split spoon SPT/C = solid cone PP = Pocket Penetrometer [kg/cm²] HV = Hand Vane [kPa] PID = Photo Ionisation Detector [ppm - Isobutylene Equivalent, PhoCheck Tiger, 10.6eV lamp] * = full SPT penetration not achieved - see summary sheet

Borehole type: Window Sampler

Remarks: Approximate co-ordinates taken from public domain sources. The borehole level relates to a site datum of +10.0mSD which is existing ground floor level (GLStudio 'Existing Section' Ref: 0012/D1/LG, 10/05/19).

Borehole No: **WS1**

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Site & Location:	**8 Daleham Gardens** **London, NW3 5DA**	Borehole No:	**WS2**
Client:	**Lee & Gina Marks**	Coordinates: 526722E, 184822N	Sheet 1 of 1
Engineer:	**Michael Barclay Partnership LLP**	Ground Level: +9.10mSD	Report No: 10409/JRCB

Progress & Observations	Samples & Tests: Type	Samples & Tests: Depth (m)	Field Test Results	Strata: Depth (m)	Strata: Level (m)	Legend	Strata Descriptions
BH carried out: 03/09/19	D	0.10					Dark brown clayey TOPSOIL with occasional gravel, brick/ concrete fragments and roots.
BH dia: 90mm reducing with depth	D	0.40					
	HV	0.40	80	0.45	8.65		
	D	0.50					MADE GROUND: 'stiff' orange brown mottled grey slightly silty slightly gravelly clay. Gravel is fine to coarse angular flint, brick, clinker and concrete. Occasional live roots and rootlets. (Desiccated)
	HV	0.60	90				
	D	0.70					
	D	0.80					
	HV	0.80	110				
	HV	0.90	125				
	D	1.00					
	D	1.40					
	HV	1.60	90				
	D	1.70		1.75	7.35		
	D	1.80					MADE GROUND: soft to firm light grey brown mottled orange brown slightly silty slightly gravelly clay. Gravel is fine to medium subangular flint and brick fragments. Rare relict decaying rootlets. Occasional live rootlets observed to about 2.00m.
	HV	1.80	45				
	D	2.00					
	HV	2.00	45				
	HV	2.20	30				
	D	2.30					
	HV	2.40	30				
	D	2.60					
	HV	2.60	25	2.65	6.45		Stiff fissured brown/orange brown mottled blue grey silty CLAY. Rare to occasional accumulations of selenite crystals. Rare relict decaying rootlets.
	D	2.70					
	HV	2.80	80				
	D	3.00					
	HV	3.00	85				
	D	3.20					
	HV	3.20	90				
	D	3.30					
	HV	3.40	90				*claystone fragment at 3.40m*
	D	3.60					
	HV	3.60	90				
	HV	3.80	100				
	D	3.90					
	HV	4.00	100				
	D	4.20					
	HV	4.20	85	4.30	4.80		Stiff fissured brown locally mottled orange brown slightly silty CLAY. Rare accumulations of selenite crystals.
	D	4.40					
	HV	4.40	100				
	D	4.60					
	HV	4.60	100				
	D	4.70					
BH complete: 03/09/19 BH depth: 5.00m Water depth: dry Monitoring pipe (35mm ID) installed to 4.65m depth	HV	4.80	110				
	D	5.00		5.00	4.10		End of hole at 5.00m
	HV	5.00	90				

Backfill / Installation

Key: U = Undisturbed B = Bulk D = Small disturbed W = Water ES = glass jar & plastic tub E = glass jar SPT/S = split spoon SPT/C = solid cone PP = Pocket Penetrometer [kg/cm²] HV = Hand Vane [kPa] PID = Photo Ionisation Detector [ppm - Isobutylene Equivalent, PhoCheck Tiger, 10.6eV lamp] * = full SPT penetration not achieved - see summary sheet

Borehole type: Window Sampler

Remarks: Approximate co-ordinates taken from public domain sources. The borehole level relates to a site datum of +10.0mSD which is existing ground floor level (GLStudio 'Existing Section' Ref: 0012/D1/LG, 10/05/19).

Borehole No: **WS2**

Site & Location	8 Daleham Gardens, London NW3 5DA	Report No: 10409/JRCB

Results of groundwater/gas monitoring

Date:	18 Sep 19	25 Sep 19	02 Oct 19
Barometric pressure:			
a) Trend (24hrs):	N/A	N/A	N/A
b) At start (mB):	N/A	N/A	N/A
c) At end (mB):	N/A	N/A	N/A
Recorded by:	TBH	TBH	SC
Surface ground conditions:	Dry	Wet	Dry
Weather conditions:	Mild	Mild	Mild
Ambient air temp (oC):	16	15	12

Monitoring equipment

Instrument: GA5000. Serial No. G505055

Calibration check details: See note 2 below

Next calibration date: Feb 2020

Notes:

1) Barometric pressure trend and ambient air temperature is recorded from metoffice.gov.uk website on the day of the monitoring visit

2) Calibration check is performed at start of monitoring against ambient air and also periodically with a 5% CH_4, 5% CO_2 and 6% O_2 gas mixture

3) CH_4 = methane; CO_2 = carbon dioxide; CO = carbon monoxide; O_2 = oxygen; H_2S = hydrogen sulphide

Results

Date	Time (24hr)	Borehole ID	GW depth	Depth to base	CH_4 (%)		CO_2 (%)		O_2 (%)		Highest (ppm)		Emission rate	Relative pressure	PID
			(m)	(m)	Max	Steady	Max	Steady	Min	Steady	CO	H_2S	(l/hr)	(mb)	
18/09/2019	08:55	WS1	3.06	5.00	-	-	-	-	-	-	-	-	-	-	-
	08:50	WS2	2.59	4.65	-	-	-	-	-	-	-	-	-	-	-
25/09/2019	10:46	WS1	1.59	5.00	-	-	-	-	-	-	-	-	-	-	-
	10:43	WS2	2.30	4.65	-	-	-	-	-	-	-	-	-	-	-
02/10/2019	14:45	WS1	1.90	5.00	-	-	-	-	-	-	-	-	-	-	-
	14:55	WS2	2.07	4.65	-	-	-	-	-	-	-	-	-	-	-

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Site & Location	8 Daleham Gardens London, NW3 5DA	Report No:	10409/JRCB

SUMMARY OF CLASSIFICATION TEST RESULTS

BH ID	Depth (m)	Type	w (%)	w_L (%)	w_P (%)	Pass 425 (%)	I_P (%)	Mod I_P (%)	I_L (%)	LOI (%)	Description
WS1	1.80	D	30	72	25	>95	47		0.11		Orange brown/yellow orange mottled brown and blue grey slightly silty CLAY with rare flint.
WS1	2.20	D	32								Orange brown/yellow orange mottled brown and blue grey slightly silty CLAY with rare flint.
WS1	2.50	D	30	70	25	>95	45		0.11		Brown/orange brown silty CLAY with rare partings of silt.
WS1	2.80	D	29								Brown/orange brown silty CLAY with rare partings of silt.
WS1	3.30	D	30								Brown/orange brown silty CLAY with rare partings of silt.
WS1	3.60	D	31	81	29	>95	52		0.04		Brown/orange brown silty CLAY with rare partings of silt.
WS1	3.90	D	32								Brown/orange brown silty CLAY with rare partings of silt.
WS1	4.10	D	31								Brown/orange brown silty CLAY with rare partings of silt.
WS1	4.30	D	31								Brown/orange brown silty CLAY with rare partings of silt.
WS1	4.70	D	28	79	29	>95	50		-0.03		Brown locally mottled orange brown slightly silty CLAY.
WS2	0.80	D	22	70	25	>95	45		-0.08		MADE GROUND: orange brown mottled grey slightly silty slightly gravelly clay. (Desiccated)
WS2	2.30	D	36								MADE GROUND: light grey brown mottled orange brown slightly silty slightly gravelly clay.
WS2	2.60	D	42	77	31	>95	46		0.25		MADE GROUND: light grey brown mottled orange brown slightly silty slightly gravelly clay.
WS2	2.70	D	34								Brown/orange brown mottled blue grey silty CLAY.
WS2	3.30	D	33								Brown/orange brown mottled blue grey silty CLAY.
WS2	3.60	D	31								Brown/orange brown mottled blue grey silty CLAY.
WS2	3.90	D	29	76	29	>95	47		-0.01		Brown/orange brown mottled blue grey silty CLAY.
WS2	4.20	D	30								Brown/orange brown mottled blue grey silty CLAY.
WS2	4.40	D	31								Brown locally mottled orange brown slightly silty CLAY.

Testing in accordance with BS EN ISO 17892 unless specified otherwise

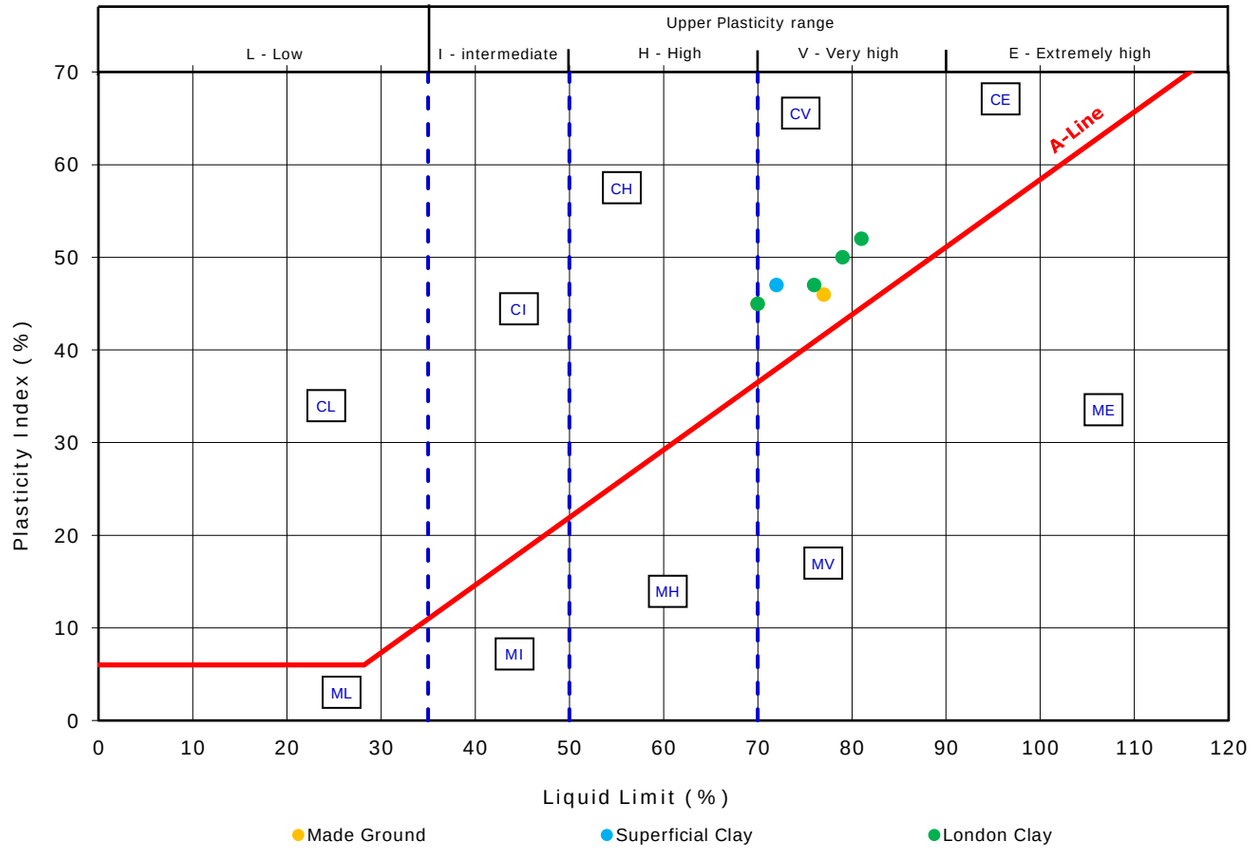
Date: 17 Sep 19

Modified Plasticity Index calculated in accordance with NHBC Standards Chapter 4.2 (reported if %passing 425mm <95%)

Percent passing 425μm: by estimation, by hand* or by sieving**

Site & Location	8 Daleham Gardens London, NW3 5DA	Report No:	10409/JRCB

Plasticity Chart



M - SILT [plots below the A-Line}

C - CLAY [plots above the A-Line]

Classification in accordance with BS5930:2015 "Code of practice for site investigations"

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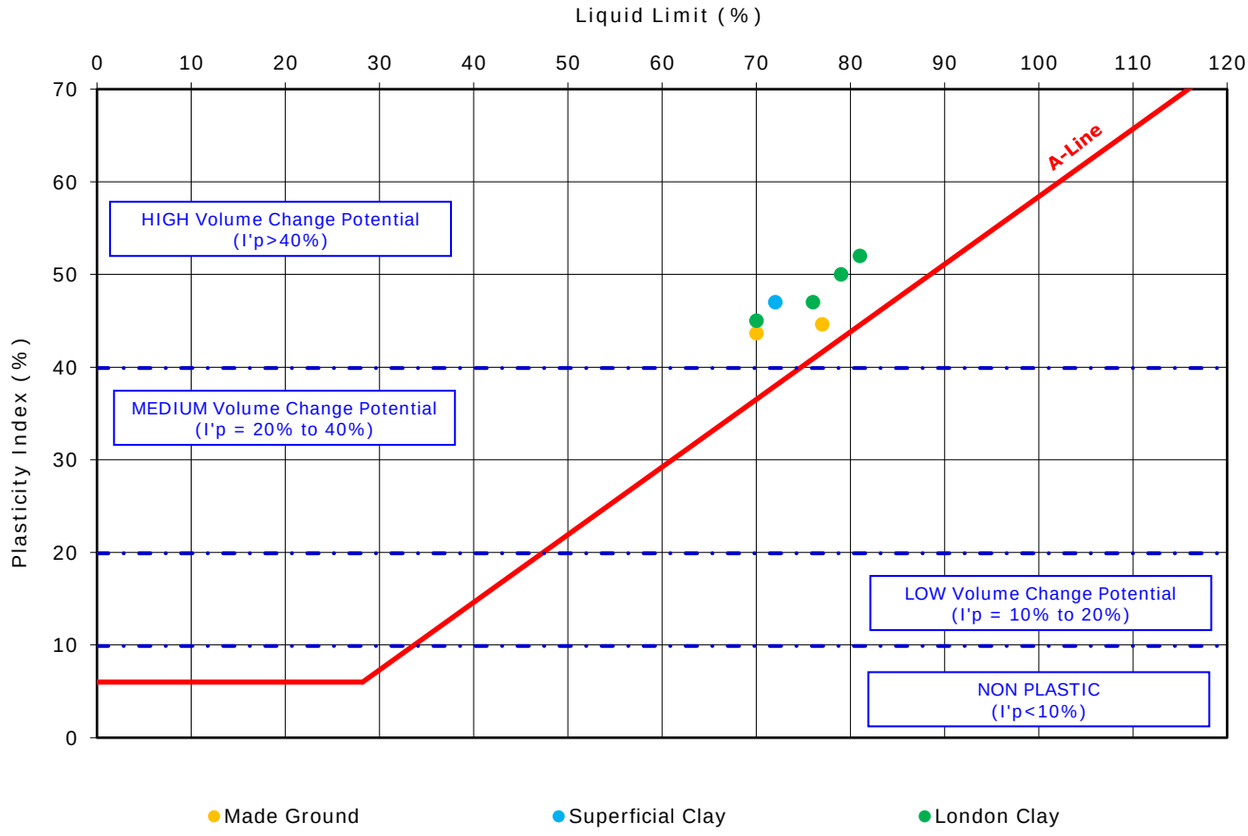
Site & Location	8 Daleham Gardens London, NW3 5DA	Report No:	10409/JRCB

Plasticity Chart



Modified Plasticity Index, I'p:

$$I'p = \frac{Ip \times (\%\ \text{passing 425mm})}{100\%}$$

(where Ip = Plasticity Index)

Classification in accordance with NHBC Standards, Part 4 'Foundations', Chapter 4.2 'Building near trees'

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DETS Ltd
Unit 1
Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Kent
ME17 2JN
t: 01622 850410

DETS Report No: 19-13003

Site Reference:	Daleham Gardens
Project / Job Ref:	10409/MR
Order No:	None Supplied
Sample Receipt Date:	11/09/2019
Sample Scheduled Date:	11/09/2019
Report Issue Number:	1
Reporting Date:	17/09/2019

Authorised by:

Dave Ashworth
Technical Manager

DETS Ltd
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410

Soil Analysis Certificate						
DETS Report No: 19-13003	**Date Sampled**	07/09/19	07/09/19	07/09/19	07/09/19	07/09/19
Soil Consultants Ltd	**Time Sampled**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Site Reference: Daleham Gardens	**TP / BH No**	WS1	WS1	WS1	WS1	WS3
Project / Job Ref: 10409/MR	**Additional Refs**	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Order No: None Supplied	**Depth (m)**	2.20 - 2.40	3.30	4.40 - 4.60	0.60 - 0.80	1.80 - 2.00
Reporting Date: 17/09/2019	**DETS Sample No**	433985	433986	433987	433988	433989

Determinand	Unit	RL	Accreditation					
pH	pH Units	N/a	MCERTS	7.9	7.5	7.8	8.0	8.0
Total Sulphate as SO_4	mg/kg	< 200	NONE	697	30960	16370	1150	1741
Total Sulphate as SO_4	%	< 0.02	NONE	0.07	3.10	1.64	0.11	0.17
W/S Sulphate as SO_4 (2:1)	mg/l	< 10	MCERTS	151	1940	2610	159	654
W/S Sulphate as SO_4 (2:1)	g/l	< 0.01	MCERTS	0.15	1.94	2.61	0.16	0.65
Total Sulphur	%	< 0.02	NONE	0.03	0.96	0.56	0.03	0.07

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30^{O}C
Subcontracted analysis (S)

DETS Ltd
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410

Soil Analysis Certificate						
DETS Report No: 19-13003	**Date Sampled**	07/09/19	07/09/19			
Soil Consultants Ltd	**Time Sampled**	None Supplied	None Supplied			
Site Reference: Daleham Gardens	**TP / BH No**	WS3	WS3			
Project / Job Ref: 10409/MR	**Additional Refs**	None Supplied	None Supplied			
Order No: None Supplied	**Depth (m)**	3.90	4.70 - 5.00			
Reporting Date: 17/09/2019	**DETS Sample No**	433990	433991			

Determinand	Unit	RL	Accreditation					
pH	pH Units	N/a	MCERTS	7.7	7.8			
Total Sulphate as SO_4	mg/kg	< 200	NONE	18310	17810			
Total Sulphate as SO_4	%	< 0.02	NONE	1.83	1.78			
W/S Sulphate as SO_4 (2:1)	mg/l	< 10	MCERTS	2670	3170			
W/S Sulphate as SO_4 (2:1)	g/l	< 0.01	MCERTS	2.67	3.17			
Total Sulphur	%	< 0.02	NONE	0.70	0.77			

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30^{O}C
Subcontracted analysis (S)

DETS Ltd
Unit 1, Rose Lane Industrial Estate
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Lenham Heath
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Kent ME17 2JN
Tel : 01622 850410

Soil Analysis Certificate - Sample Descriptions	
DETS Report No: 19-13003	
Soil Consultants Ltd	
Site Reference: Daleham Gardens	
Project / Job Ref: 10409/MR	
Order No: None Supplied	
Reporting Date: 17/09/2019	

DETS Sample No	TP / BH No	Additional Refs	Depth (m)	Moisture Content (%)	Sample Matrix Description
433985	WS1	None Supplied	2.20 - 2.40	21.4	Light brown clay
433986	WS1	None Supplied	3.30	20.1	Light brown clay
433987	WS1	None Supplied	4.40 - 4.60	19.8	Brown clay
433988	WS1	None Supplied	0.60 - 0.80	21.2	Brown loamy sand
433989	WS3	None Supplied	1.80 - 2.00	21	Brown loamy sand with brick
433990	WS3	None Supplied	3.90	20.5	Brown clay
433991	WS3	None Supplied	4.70 - 5.00	19.7	Brown clay

Moisture content is part of procedure E003 & is not an accredited test
Insufficient Sample I/S
Unsuitable Sample U/S

DETS Ltd
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Tel : 01622 850410

Soil Analysis Certificate - Methodology & Miscellaneous Information

DETS Report No: 19-13003

Soil Consultants Ltd

Site Reference: Daleham Gardens

Project / Job Ref: 10409/MR

Order No: None Supplied

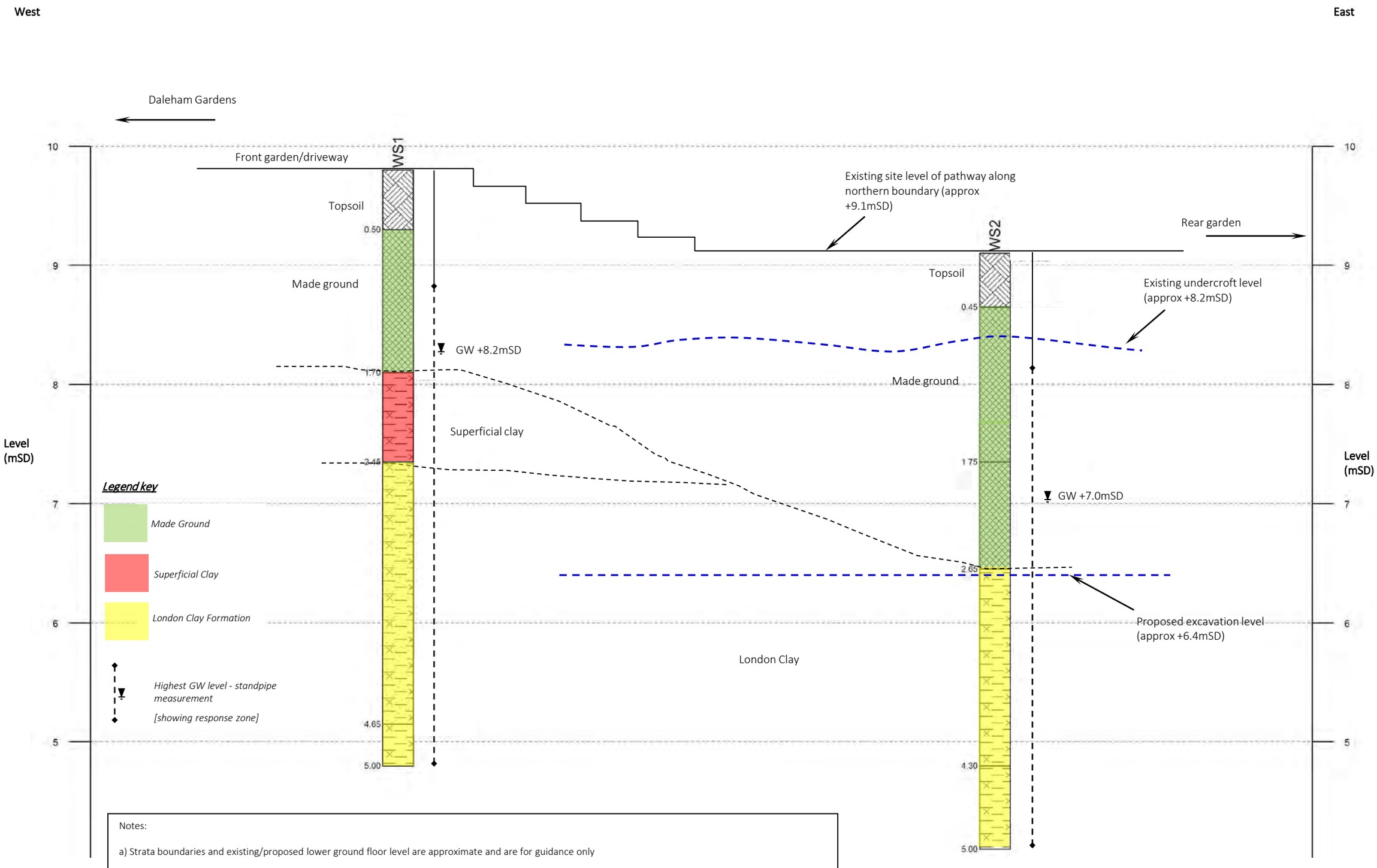
Reporting Date: 17/09/2019

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Soil	D	Boron - Water Soluble	Determination of water soluble boron in soil by 2:1 hot water extract followed by ICP-OES	E012
Soil	AR	BTEX	Determination of BTEX by headspace GC-MS	E001
Soil	D	Cations	Determination of cations in soil by aqua-regia digestion followed by ICP-OES	E002
Soil	D	Chloride - Water Soluble (2:1)	Determination of chloride by extraction with water & analysed by ion chromatography	E009
Soil	AR	Chromium - Hexavalent	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	E016
Soil	AR	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E015
Soil	D	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through extraction with cyclohexane	E011
Soil	AR	Diesel Range Organics (C10 - C24)	Determination of hexane/acetone extractable hydrocarbons by GC-FID	E004
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of saturated calcium sulphate followed by electrometric measurement	E022
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of water followed by electrometric measurement	E023
Soil	D	Elemental Sulphur	Determination of elemental sulphur by solvent extraction followed by GC-MS	E020
Soil	AR	EPH (C10 – C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH Product ID	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E004
Soil	D	Fluoride - Water Soluble	Determination of Fluoride by extraction with water & analysed by ion chromatography	E009
Soil	D	FOC (Fraction Organic Carbon)	Determination of fraction of organic carbon by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	D	Loss on Ignition @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	E019
Soil	D	Magnesium - Water Soluble	Determination of water soluble magnesium by extraction with water followed by ICP-OES	E025
Soil	D	Metals	Determination of metals by aqua-regia digestion followed by ICP-OES	E002
Soil	AR	Mineral Oil (C10 - C40)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	Moisture Content	Moisture content; determined gravimetrically	E003
Soil	D	Nitrate - Water Soluble (2:1)	Determination of nitrate by extraction with water & analysed by ion chromatography	E009
Soil	D	Organic Matter	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	PAH - Speciated (EPA 16)	Determination of PAH compounds by extraction in acetone and hexane followed by GC-MS with the use of surrogate and internal standards	E005
Soil	AR	PCB - 7 Congeners	Determination of PCB by extraction with acetone and hexane followed by GC-MS	E008
Soil	D	Petroleum Ether Extract (PEE)	Gravimetrically determined through extraction with petroleum ether	E011
Soil	AR	pH	Determination of pH by addition of water followed by electrometric measurement	E007
Soil	AR	Phenols - Total (monohydric)	Determination of phenols by distillation followed by colorimetry	E021
Soil	D	Phosphate - Water Soluble (2:1)	Determination of phosphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Total	Determination of total sulphate by extraction with 10% HCl followed by ICP-OES	E013
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of sulphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of water soluble sulphate by extraction with water followed by ICP-OES	E014
Soil	AR	Sulphide	Determination of sulphide by distillation followed by colorimetry	E018
Soil	D	Sulphur - Total	Determination of total sulphur by extraction with aqua-regia followed by ICP-OES	E024
Soil	AR	SVOC	Determination of semi-volatile organic compounds by extraction in acetone and hexane followed by GC-MS	E006
Soil	AR	Thiocyanate (as SCN)	Determination of thiocyanate by extraction in caustic soda followed by acidification followed by addition of ferric nitrate followed by colorimetry	E017
Soil	D	Toluene Extractable Matter (TEM)	Gravimetrically determined through extraction with toluene	E011
Soil	D	Total Organic Carbon (TOC)	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	TPH CWG (ali: C5- C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C34, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C35. C5 to C8 by headspace GC-MS	E004
Soil	AR	TPH LQM (ali: C5-C6, C6-C8, C8-C10, C10 C12, C12-C16, C16-C35, C35-C44, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35, C35-C44)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C44. C5 to C8 by headspace GC-MS	E004
Soil	AR	VOCs	Determination of volatile organic compounds by headspace GC-MS	E001
Soil	AR	VPH (C6-C8 & C8-C10)	Determination of hydrocarbons C6-C8 by headspace GC-MS & C8-C10 by GC-FID	E001

D Dried
AR As Received

Site Location	Report No:
8 Daleham Gardens, London NW3 5DA	10409/JRCB

Schematic Geological Cross Section (A-A')



Notes:

a) Strata boundaries and existing/proposed lower ground floor level are approximate and are for guidance only

b) Levels relate to an arbitrary site datum of +10.0mSD at existing ground floor level (GLStudio drawing, 0012/A100, 28/05/19)

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Site & Location	8 Daleham Gardens, London NW3 5DA	Report No: 10409/JRCB

Site photographs

Photo No 1

Description:

General view of the property from the north western corner of the plot. Beech, privet and laurel trees/hedges.

Direction: Looking SE

Date: 03/09/19

Photo No 2

Description:

Further view of the ornamental trees located within the front garden area along with a beech tree.

Direction: Looking SSE

Date: 03/09/19

Site & Location	8 Daleham Gardens, London NW3 5DA	Report No: 10409/JRCB

Site photographs

Photo No 3

Description:

General view of the front garden. Paved area with localised pockets for bedding plants.

Direction: Looking S

Date: 03/09/19

Photo No 4

Description:

Further view of the landscaped areas in the front garden.

Direction: Looking SW

Date: 03/09/19

Site & Location	8 Daleham Gardens, London NW3 5DA	Report No: 10409/JRCB

Site photographs

Photo No 5

Description:

General view of the northern boundary and elevation of the property. Four steps leading down into the rear garden.

Direction: Looking E

Date: 03/09/19

Photo No 6

Description:

Photo taken several meters into the property from Photo No.5 position. Sycamore tree to the right of the photo.

Direction: Looking E

Date: 03/09/19

Site & Location	8 Daleham Gardens, London NW3 5DA	Report No: 10409/JRCB

Site photographs

Photo No 7

Description:

Further view of the northern boundary/ elevation looking in the opposite direction to photos No.5&6. Laurel tree to the right.

Direction: Looking W

Date: 03/09/19

Photo No 8

Description:

Sycamore tree to the left of the photo.

Direction: Looking W

Date: 03/09/19

Site & Location	8 Daleham Gardens, London NW3 5DA	Report No: 10409/JRCB

Site photographs

Photo No 9

Description:

General view of the rear garden.

Direction: Looking SE

Date: 03/09/19

Photo No 10

Description:

View from the rear garden of the eastern elevation of the property. Lower ground floor/ basement is located at the bottom of the photo.

Direction: Looking W

Date: 03/09/19

Site & Location	8 Daleham Gardens, London NW3 5DA	Report No: 10409/JRCB

Site photographs

Photo No 11	
Description: General view of the southern boundary.	
Direction: Looking SW Date: 03/09/19	

Photo No 12	
Description: View from the rear garden of the sycamore tree situated along the northern boundary.	
Direction: Looking WNW Date: 03/09/19	

Site & Location	8 Daleham Gardens, London NW3 5DA	Report No: 10409/JRCB

Site photographs

Photo No 13

Description:

General view of the lower ground floor/ basement. Area landscaped with localised wooden retaining walls.

Direction: Looking SW

Date: 03/09/19

Photo No 14

Description:

View of the rear of the property and the courtyard area.

Direction: Looking SW

Date: 03/09/19

Site & Location	8 Daleham Gardens, London NW3 5DA	Report No: 10409/JRCB

Site photographs

Photo No 15

Description:

General view of lower ground floor/ basement.

Direction: Looking SW

Date: 03/09/19

Photo No 16

Description:

General view of the external area to the lower ground floor/ basement. Southern boundary present beyond the seating area.

Direction: Looking S

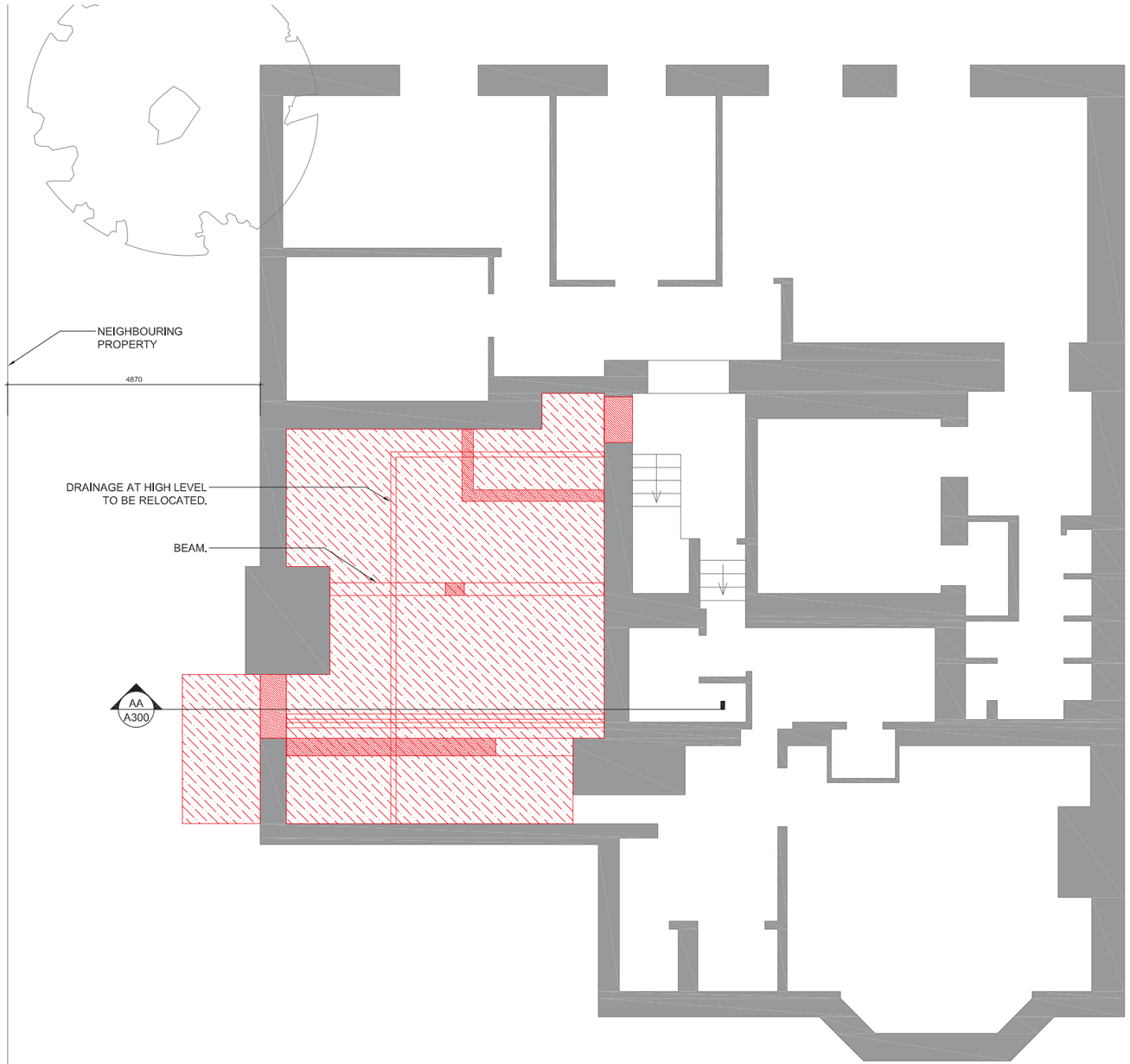
Date: 03/09/19

Site & Location	8 Daleham Gardens, London NW3 5DA	Report No: 10409/JRCB

Site photographs

Photo No 17	
Description: General view of the stairs leading up to the rear garden of the lower ground floor/ basement.	
Direction: Looking NNE Date: 03/09/19	

Photo No 18	
Description: View of the northern boundary.	
Direction: Looking NW Date: 03/09/19	



KEY PLAN

STAGE ONE

DRAWINGS INDICATE DESIGN INTENT ONLY.

ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE.

THE CONTRACTOR IS RESPONSIBLE FOR TAKING AND CHECKING ALL DIMENSIONS.

DO NOT SCALE FROM THE DRAWING.

REPORT ALL CONFLICTS OF INFORMATION TO ORGINATE AND SEEK ADVICE BEFORE PROCEEDING.

GENERAL DEMOLITION NOTES

1. DRAWINGS TO BE READ IN CONJUNCTION WITH NBS
2. ADVISE ARCHITECT OF DISCREPANCIES TO DRAWINGS AND SPECIFICATIONS
3. ALL ORIGINAL FEATURES TO BE PROTECTED AS PER SCHEDULE.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING ARCHITECTURAL RELATED ITEMS (INCLUDING BUT NOT LIMITED TO) PARTITIONS, GLASS, DOORS, STAIRS, LIFTS, DOORS, TOILETS, RAISED FLOORS, CEILINGS, FINISHES, ETC. SHOWN OR NOT SHOWN ON THE DRAWINGS, IN SO FAR AS THESE LOCATIONS RELATE TO THE DEMOLITION WORKS
5. PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING BUILDING ITEMS AND SYSTEMS TO REMAIN
6. ALL BUILDING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS WHICH MUST REMAIN OPERATIONAL DURING THE WORKS ARE TO BE IDENTIFIED AND MAINTAINED. REFER TO SERVICES SCOPE OF STRIP-OUT WORKS FOR SPECIFIC INFORMATION AND COORDINATION.
8. PROVIDE TEMPORARY PROTECTION AND BARRIERS AROUND ALL OPENINGS DURING CONSTRUCTION, AS WELL AS TEMPORARY SIGNAGE ADVISING OF CONSTRUCTION ACTIVITIES AND ADVISING UNAUTHORISED PERSONS TO KEEP OUT OF CONSTRUCTION AREAS
9. DIMENSIONS TO BE READ IN CONJUNCTION WITH SETTING OUT DRAWINGS AS100s FOR SETTING OUT OF ALL NEW PARTITIONS
10. FOR CLARITY ALL NEW OPENINGS IN SLAB INDICATED ON THESE PLANS ARE SHOWN AT LOW LEVEL NOT HIGH LEVEL

SKIRTINGS, CORNICES AND ARCHITRAVES

1. ALL EXISTING SKIRTINGS, CORNICES AND ARCHITRAVES ARE NON-ORIGINAL. ALLOW FOR REMOVAL OF ALL ITEMS AND MAKE GOOD TO RECEIVE NEW.

DEMOLITION PLAN LEGEND

- EXISTING STRUCTURE
- PARTITION, DOOR, GLAZING, ETC. TO BE REMOVED
- EXISTING WALLS/STRUCTURE/PARTITIONS TO BE REMOVED
- AREA OF EXCAVATION
- RISER — RISER LOCATION - SLAB TO BE BROKEN THROUGH

CDM RISK ASSESSMENT LEGEND

- SIGNIFICANT DESIGN RISKS AND SITE HAZARDS
- ACTION TO BE AVOIDED
- ACTION ENCOURAGED
- RELEVANT CDM INFORMATION

NO.	DATE	ISSUE/REVISION
–	–	–

8 DALEHAM GARDENS
NW3 5DA

GLSTUDIO
Architecture Design Landscape
www.glstudio.london

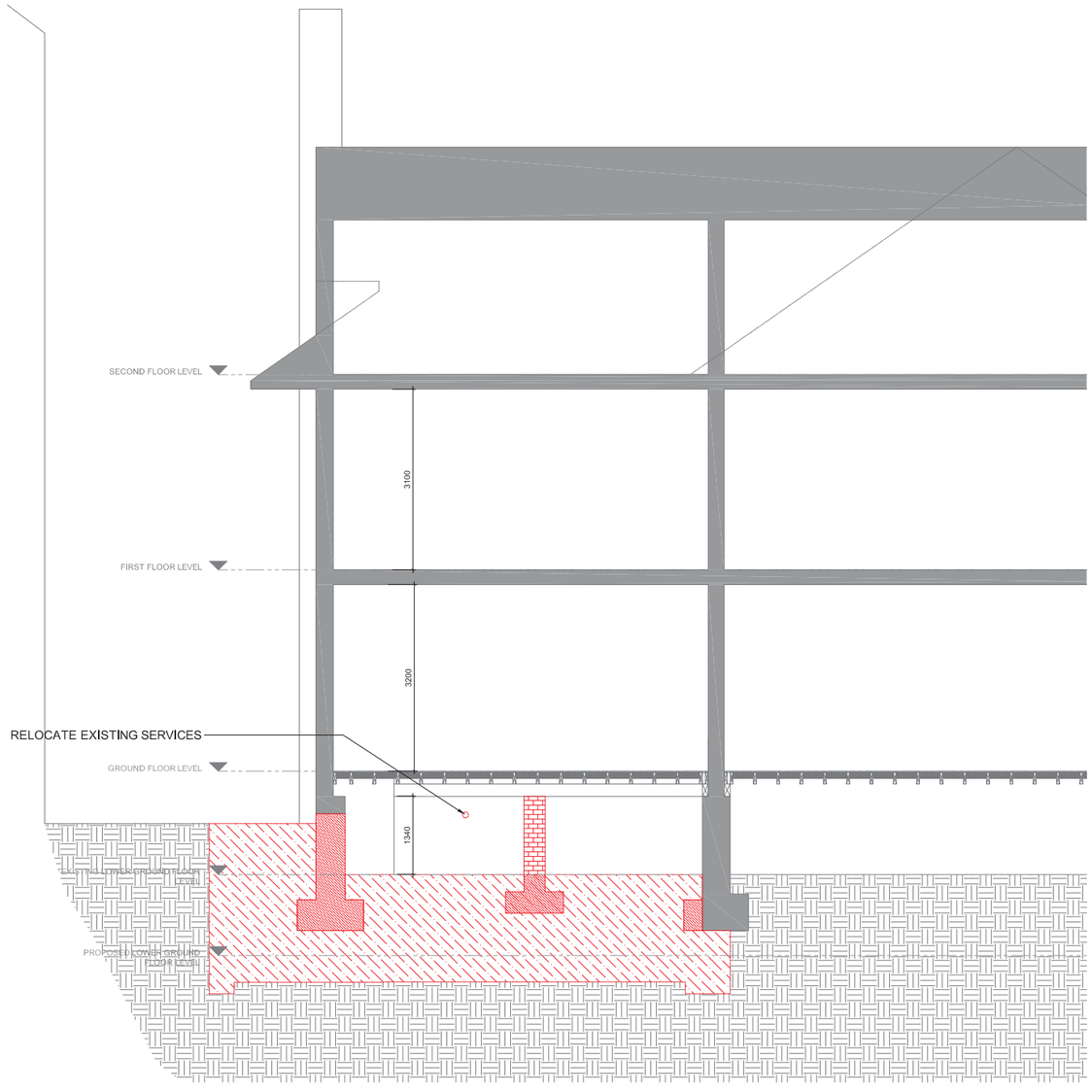
DRAWING TITLE

BASEMENT DEMOLITIONS

DRAWN	SCALE
GL	1:50 @ A1
CHECKED	DATE
–	10.05.19

PROJECT NO. 0012

DRAWING NO. D1-LG



GENERAL DEMOLITION NOTES

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2. ADVISE ARCHITECT OF DISCREPANCIES TO DRAWINGS AND SPECIFICATIONS
3. ALL ORIGINAL FEATURES TO BE PROTECTED AS PER SCHEDULE.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING ARCHITECTURAL RELATED ITEMS (INCLUDING BUT NOT LIMITED TO) PARTITIONS, GLASS, DOORS, STAIRS, LIFTS, DOORS, TOILETS, RAISED FLOORS, CEILINGS, FINISHES, ETC. SHOWN OR NOT SHOWN ON THE DRAWINGS, IN SO FAR AS THESE LOCATIONS RELATE TO THE DEMOLITION WORKS
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DEMOLITION PLAN LEGEND

- EXISTING STRUCTURE
- PARTITION, DOOR, GLAZING, ETC. TO BE REMOVED
- EXISTING WALLS/STRUCTURE/PARTITIONS TO BE REMOVED
- AREA OF EXCAVATION
- RISER — RISER LOCATION - SLAB TO BE BROKEN THROUGH

CDM RISK ASSESSMENT LEGEND

- SIGNIFICANT DESIGN RISKS AND SITE HAZARDS
- ACTION TO BE AVOIDED
- ACTION ENCOURAGED
- RELEVANT CDM INFORMATION

STAGE ONE

DRAWINGS INDICATE DESIGN INTENT ONLY.

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KEY PLAN

NO.	DATE	ISSUE/REVISION
–	–	–

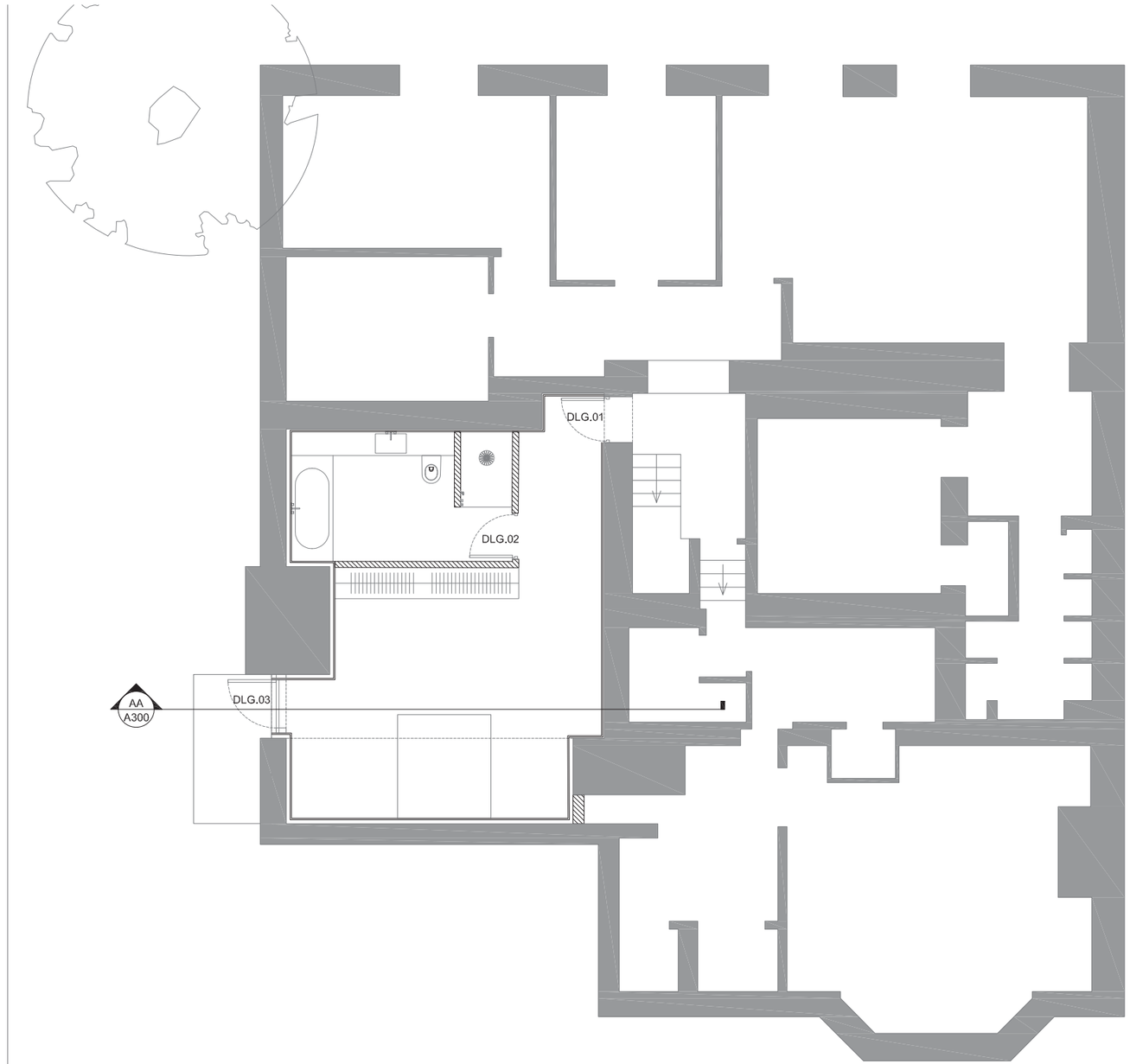
8 DALEHAM GARDENS
NW3 5DA

GLSTUDIO
Architecture Design Landscape
www.glstudio.london

DRAWING TITLE

EXISTING SECTION AA

DRAWN	GL
CHECKED	–
SCALE	1:50 @ A1
DATE	28.05.19
PROJECT NO.	0012
DRAWING NO.	A100



STAGE ONE

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KEY PLAN

NO.	DATE	ISSUE/REVISION
–	–	–

8 DALEHAM GARDENS NW3 5DA

GLSTUDIO
Architecture Design Landscape
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DRAWING TITLE

PROPOSED BASEMENT LAYOUT

DRAWN	SCALE
GL	1:50 @ A1
CHECKED	DATE
–	10.05.19

PROJECT NO.	DRAWING NO.
0012	D1-LG

GENERAL NOTES

1. DRAWINGS TO BE READ IN CONJUNCTION WITH NBS, M&E ENGINEER'S AND STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS
2. DRAWINGS TO BE READ IN CONJUNCTION WITH PARTITION & WALL DETAILS AND A600 SERIES
3. ENSURE ALL DIMENSIONS ARE CHECKED ON SITE AND COORDINATED
4. TO BE READ IN CONJUNCTION WITH RELEVANT DOOR AND IRONMONGERY SCHEDULES

TRIMS, SKIRTINGS & SUNDRY ITEMS -

1. SKIRTINGS: ALLOW FOR NEW PAINTED MDF SKRTINGS, SIZES AND PROFILES AS PER DETAIL DRAWING
2. DOORS: REFER TO DOOR TYPES DRAWINGS FOR ALL DOOR HEIGHTS. EXISTING DOORS TO BE RE-USED WHERE INDICATED
3. ARCHITRAVES: ALLOW FOR NEW ARCHITRAVES TO ALL NEW DOORS TO MATCH EXISTING

LEGEND - PARTITIONS

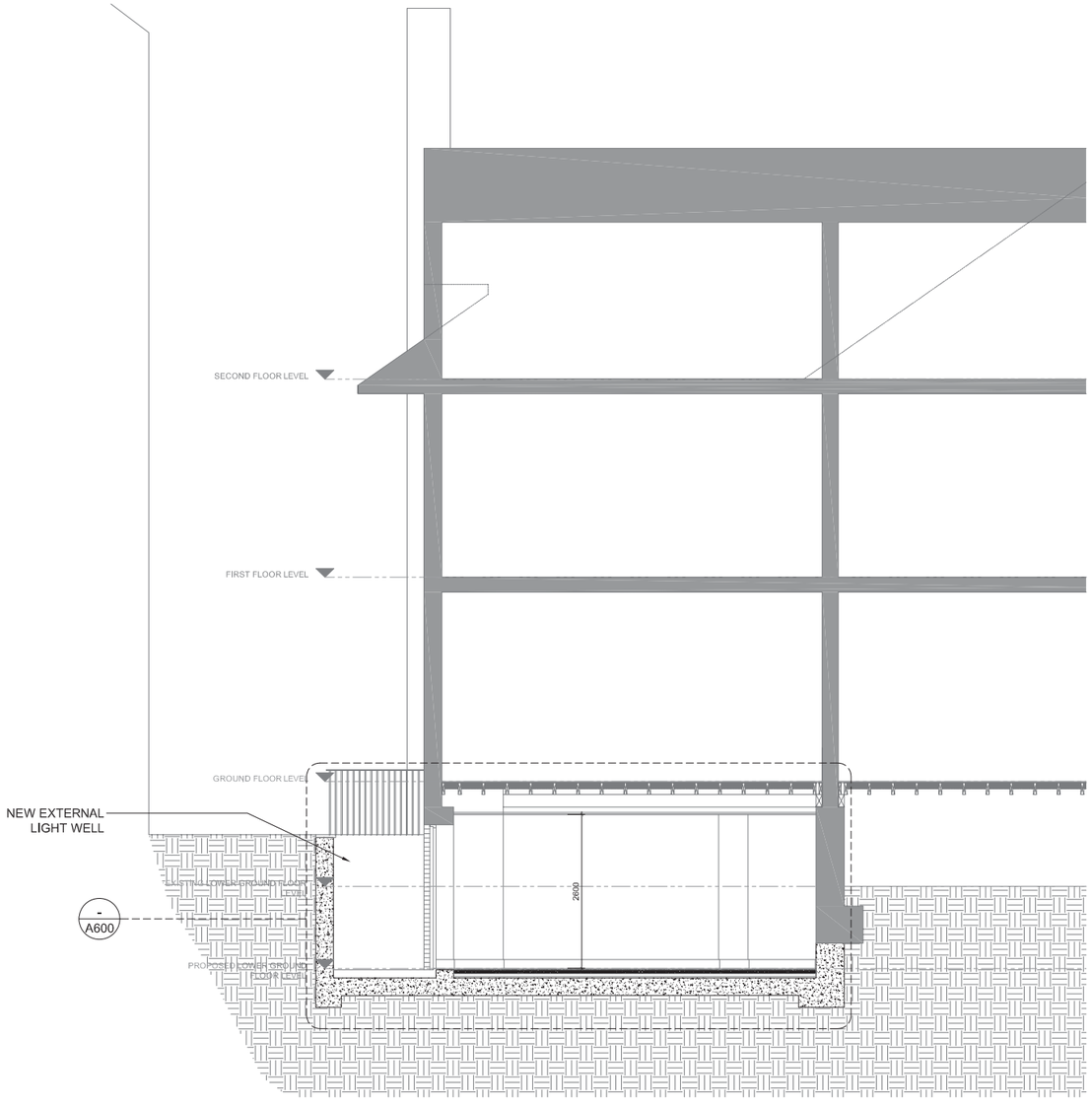
	EXISTING STRUCTURE
PT1	NEW METAL STUD WITH 1 X LAYER PLASTERBOARD + 1 X LAYER 12MM PLY EITHER SIDE. **30 MIN FIRE RESISTING CONSTRUCTION.**
PT2	NEW METAL STUD WITH 1 X LAYERS PLASTERBOARD + 1 X LAYER 12MM PLY ONE SIDE AND TILE BACKER BOARD TO OTHER
PT3	NEW METAL STUD WITH 12MM PLY AND 12MM TILE BACKER BOARD EACH SIDE
PT4	NEW METAL STUD WALL LINING SYSTEM
PT5	NEW METAL STUD WITH 1 X LAYER PLASTERBOARD + 1 X LAYER 12MM PLY ONE SIDE AND 1 X LAYER MOISTURE RESISTANT PLASTERBOARD + 1 X LAYER 12MM PLY TO OTHER

NEW INTERNAL PARTITIONS TO MEET MIN AIRBORNE SOUND INSULATION OF 40db EXCLUDING EN-SUITES AND WALLS WITH DOORS.

R.00	NEW RADIATOR AS SCHEDULE
WX.XX	WINDOW NUMBER CODE
JN.00	NEW JOINERY ITEM
JE.00	EXISTING JOINERY ITEM TO BE RE-USED
DE.00	EXISTING DOOR TO BE RE-USED
DN.00	NEW DOOR NUMBER CODE (FD.20)
SE.00	EXISTING SANITARYWARE ITEM TO BE BE-USED
SN.00	NEW SANITARYWARE ITEM CODE

CDM RISK ASSESSMENT LEGEND

- SIGNIFICANT DESIGN RISKS AND SITE HAZARDS
- ACTION TO BE AVOIDED
- ACTION ENCOURAGED
- RELEVANT CDM INFORMATION



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KEY PLAN

NO.	DATE	ISSUE/REVISION
–	–	–

8 DALEHAM GARDENS NW3 5DA

GLSTUDIO
Architecture Design Landscape
www.glstudio.london

DRAWING TITLE

PROPOSED EXISTING SECTION AA

DRAWN	SCALE
GL	1:50 @ A1
CHECKED	DATE
–	28.05.19

PROJECT NO.	DRAWING NO.
0012	A300

Site & Location	8 Daleham Gardens, London NW3 5DA	Report No: 10409/JRCB

Site Plan

(Fieldwork: September 2019)

KEY

- Window sampler borehole
- Line of section

Neighbouring property (No 10 Daleham Gardens)

4no bay, beech & laurel trees Approx. 3m to 6m high

Several bay & laurel trees approx. 4m to 8m high

Shed

Paved driveway

DRAINAGE AT HIGH LEVEL TO BE RELOCATED

NEIGHBOURING PROPERTY

Sycamore Tree Approx. 12m to 15m high

WS2

Bay tree approx. 2m to 3m high

Ornamental shrubs and bushes in front garden

Privet hedges approx. 1m high

WS1

Proposed footprint of lower ground floor extension

Retaining wall (masonry wall) approx. 2.00m

Sycamore tree approx. 12m to 15m high

Steps down form rear garden level to lower ground floor level

Daleham Gardens

Cross Section A-A

Beech tree approx.6m to 8m high

External terrace/patio at lower ground floor level

Landscaped area with retaining walls (wooden sleepers) approx. 0.50m to 1.0m

Three storey building footprint (no lower ground floor)

Single storey extension footprint (lower ground floor)

Retaining wall (wooden sleepers) approx. 1.50m

N

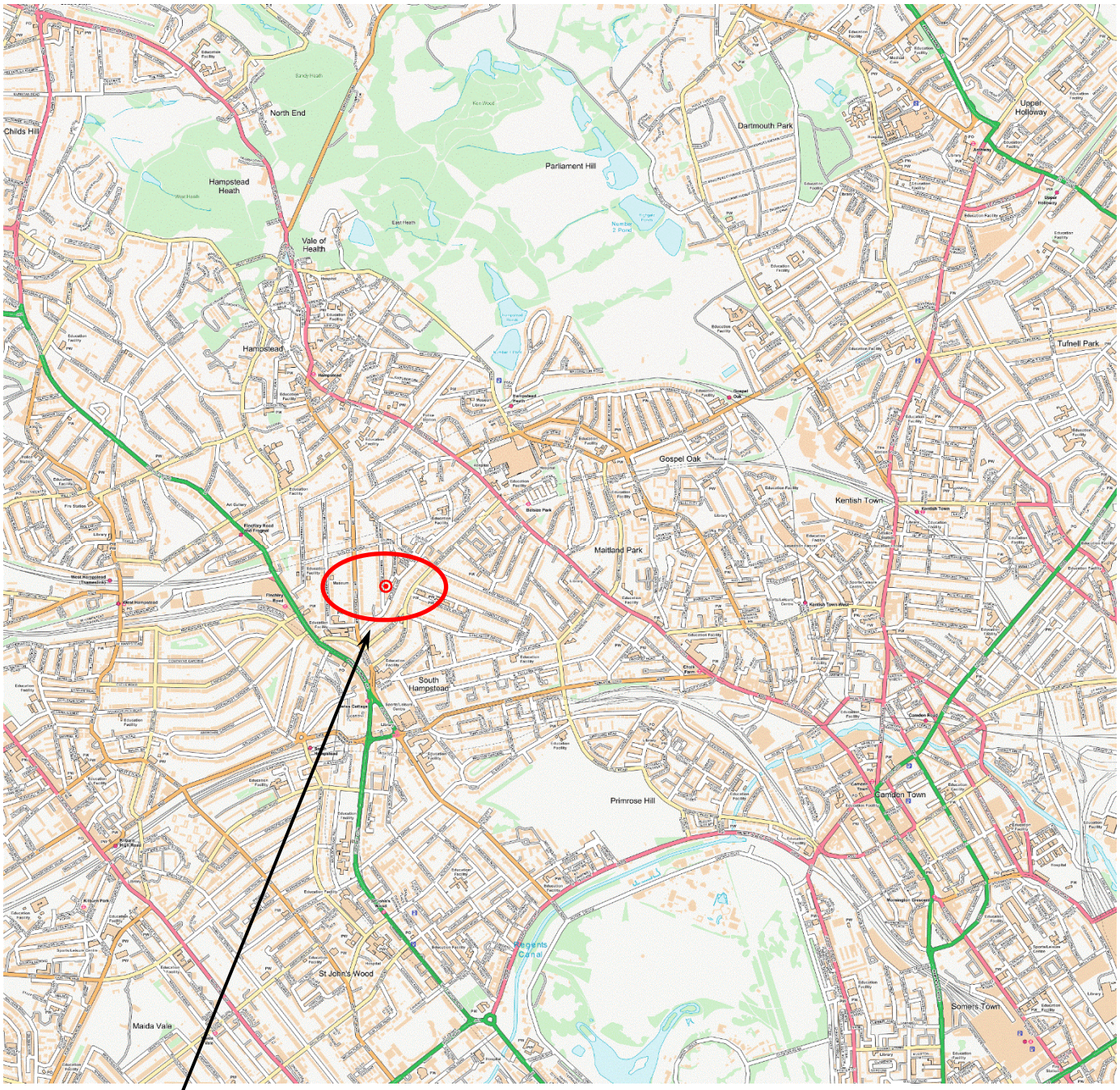
0 5m

Scale = approx 1:100@A3

Soil Consultants

Site & Location	8 Daleham Gardens, London NW3 5DA	Report No: 10409/JRCB

Site Location Map



SITE LOCATION

Soil Consultants