

Job Number: 8240
Reference: 8240 – FN 003
Title: 26 Netherall Gardens- Response to BIA Audit Update
Date: 20th October 2020

Introduction

Following comments from 'The Heath & Hampstead Society' on the proposals at No.26 Netherhall Gardens outlined in the Basement Impact Assessment (BIA) complete by Sinclair Johnston/Byrne Looby (BL), Campbell Reith, who prepared the BIA Audit report ref 12985-5,1 updated their BIA Audit RevF2 Oct 2020, which requested further information to satisfy their requirements. This additional information can be broadly defined as below:

1. Clarifying the depth of the foundations to 24 and 24A Netherhall Gardens (NG) to confirm if bearing onto the underlying clay
2. Potential further analysis if the depth of the 24A NG foundations are not founded within the clay
3. Confirmation if the neighbouring structure (24A NG) is damaged
4. Potential further review if the neighbouring structure is damaged
5. Confirmation of the method adopted for the construction of the retaining wall proposed adjacent and parallel to 24 NG

To answer these further queries, BL conducted a site visit, reviewed the Soil Investigation (SI) information and searched Planning/Building Control records.

Report

- 1 Clarifying the depth of the foundations to 24 and 24A Netherhall Gardens (NG) to confirm if bearing onto the underlying clay

No records of the construction of 24A NG were found on the Camden Planning Portal.

As part of the SI, a trial pit was excavated to the 24A NG extension building (TP2), please refer to Appendix A of this File Note where the Trial Pit Location Plan has been provided as well as the subject trial pit section sketches. TP2 was excavated to a depth of 1.5m which was still within the Made Ground, however, the underside of the foundation was not discovered, although the top of the mass concrete base had. TP1, a trial pit located approximately 5-6m away was also excavated to 1.5m depth, this trial pit struck the clay at a depth of 1.38m from a similar ground level. Based on the proximity of TP1 to TP2, the clay layer being close and the fact that 24A NG foundations go deeper suggests that the foundations to 24A NG are in fact founded within the clay layer. It is acknowledged, as it is in the 'Heath & Hampstead

Society's' report that the Victorian built 24 Netherhall Gardens likely has deeper foundations and potentially a basement.

- 2 Potential further analysis if the depth of 24 and 24A NG foundations are not founded within the clay

BL do not believe further analysis is required based of the SI findings suggesting 24A foundations are founded within the clay, which demonstrates that the hydrogeology & land stability of/below the neighbouring foundations is acceptable which satisfies Query No.8 in Campbell Reith's BIA-Audit Tracker.

- 3 Confirmation if the neighbouring structure (24A NG) is damaged

BL carried out a site visit on 20th October 2020 to externally inspect the neighbouring building 24A NG (*Photos 1-18*) for which photos can be found in Appendix B of this File Note. The brickwork to the main extension building/s appears to be in very good condition with no signs of cracking, excessive settlement, subsidence or structural movement of any kind. Some minor cracking was noted (*Photo 11*), however, this was at the junction between the main house wall and the half-height garden/porch wall which is not unusual bearing in mind they do not appear to be properly jointed and of different heights and construction. The junction between 24A NG and 24 NG also show some minor cracking to the jointing material (presumed concrete mortar) (*Photo 4*), again, this is not necessarily unusual as the newer-build 24A NG naturally settles under its own weight and would not be classed as damage or an issue. This demonstrates that the land stability of/below the neighbouring 24A NG building is acceptable which satisfies Query No.9 in Campbell Reith's BIA-Audit Tracker.

- 4 Potential further review if the neighbouring structure is damage

BL do not believe further review is required based of the findings of our site visit noting that the building appears to be in very good condition.

- 5 Confirmation of the method adopted for the construction of the retaining wall proposed adjacent and parallel to 24 N

Propped trench sheeting is proposed to avoid vibration caused by sheet piling, which satisfies Query No.10 in Campbell Reith's BIA-Audit Tracker.

Appendix A – Trial Pit Information



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REF: 14/22068

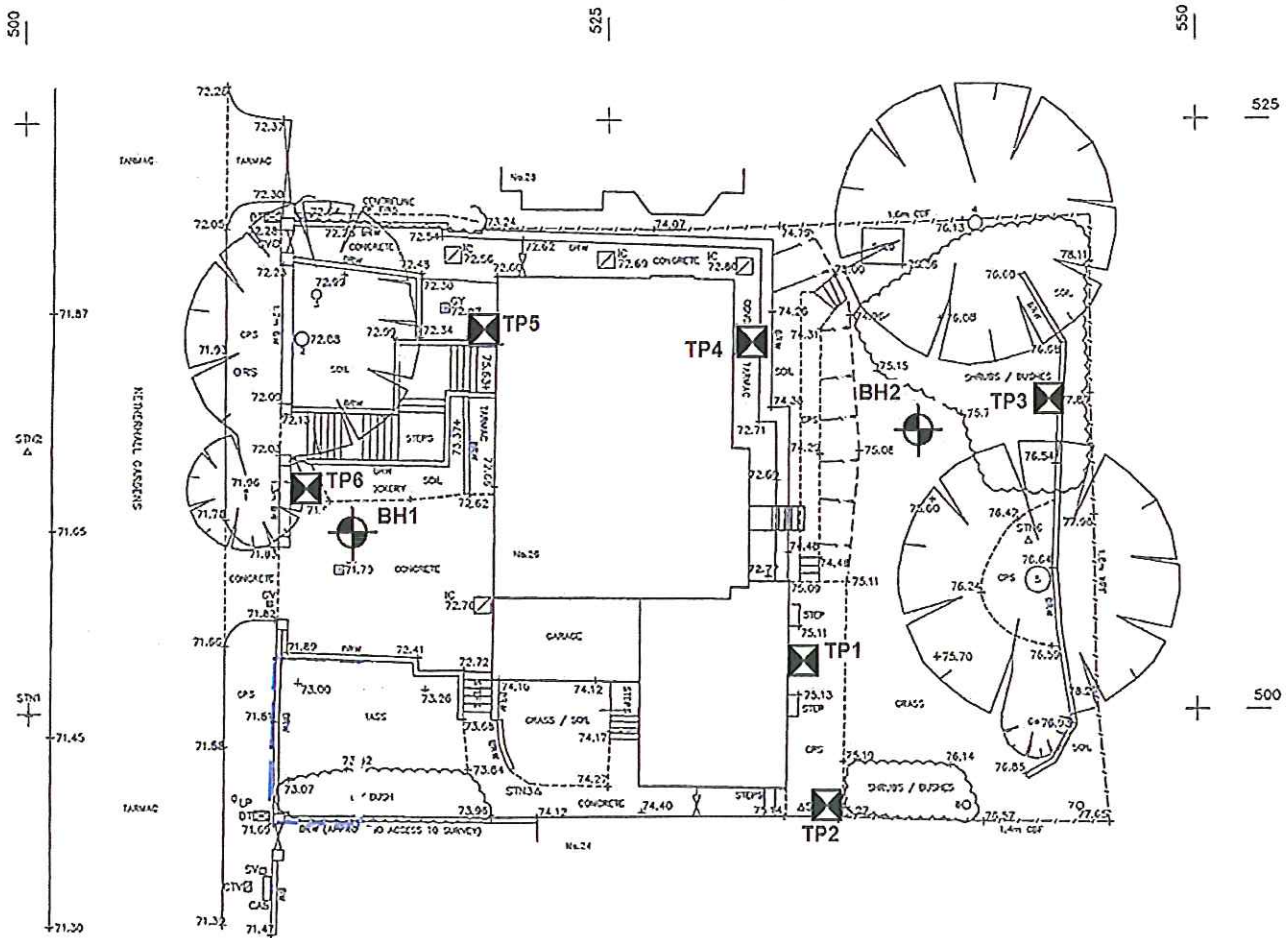
LOCATION: 26 Netherhall Gardens, London, NW3 5TL

FIG: 1

TITLE: Site Sketch Plan

DATE: June 2014

SCALE: NTS





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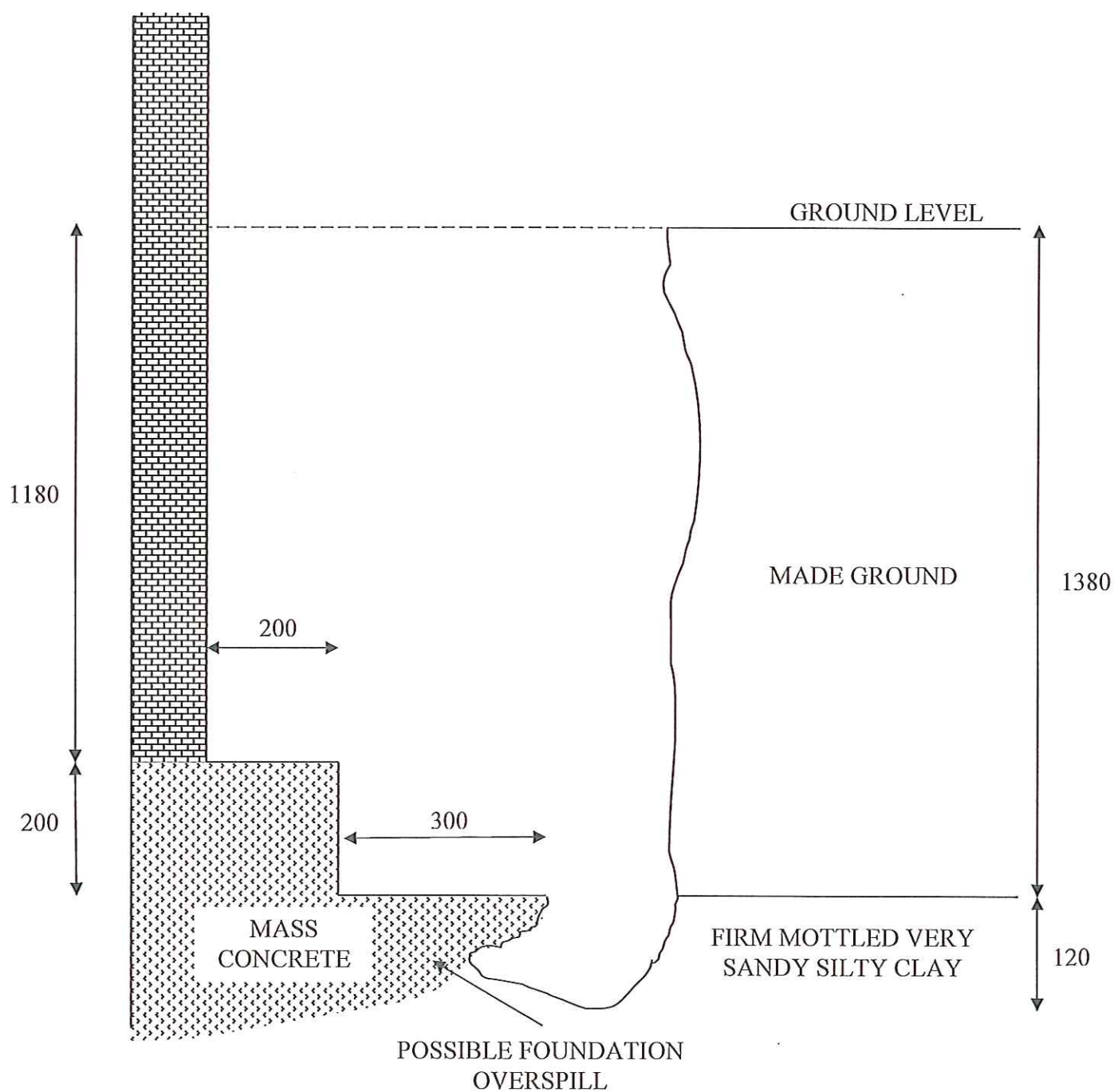
LOCATION: 26 Netherhall Gardens, London, NW3 5TL

FIG: 2

TITLE: Trial Pit 1

DATE: June 2014

SCALE: NTS



END OF TRIAL PIT 1 AT 1500mm DEPTH

DIMENSIONS IN mm



Site Analytical Services Ltd.

REF: 14/22068

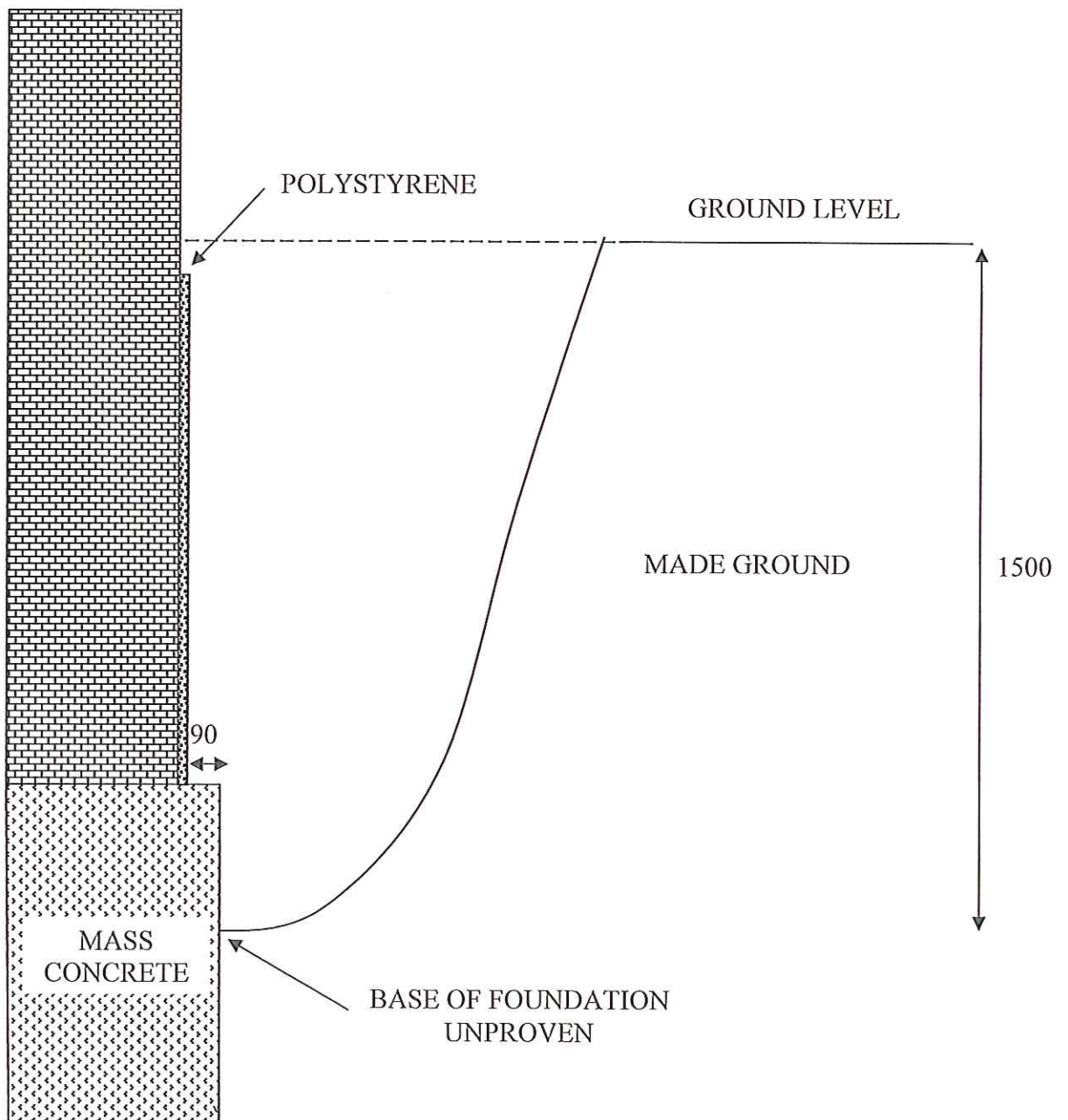
LOCATION: 26 Netherhall Gardens, London, NW3 5TL

FIG: 3

TITLE: Trial Pit 2

DATE: June 2014

SCALE: NTS



Appendix B – Site Photos



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18