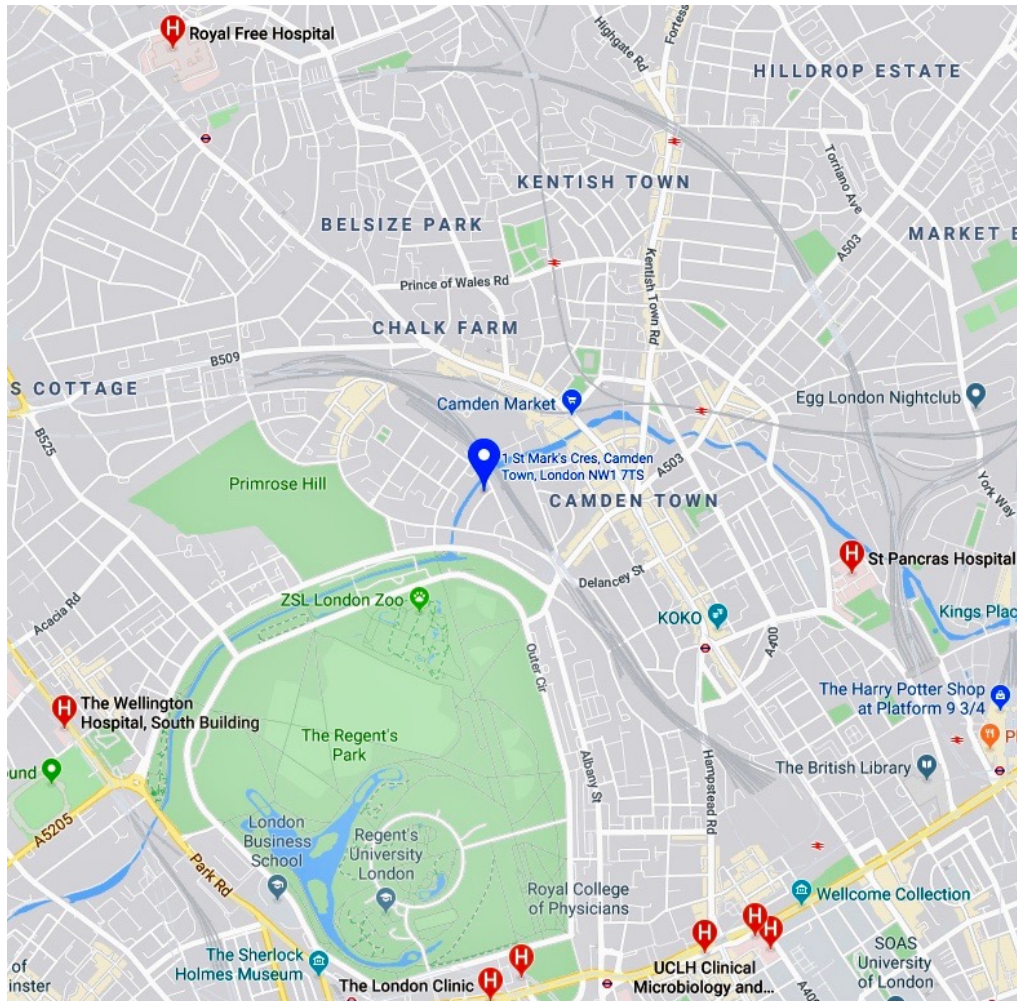


Regent's Canal Wall Survey

Revised 12/12/2010

1 St Mark's Crescent London NW1 7TS



October 2019

Jonathan Freegard Architects

Introduction

This document provides a record of the condition of canal wall at the end of the rear garden at 1 St Mark's Crescent, London NW1 7TS, and also describes the proposed maintenance and repair works to the wall as required by Condition 2 of the planning consent granted by Camden Council under Ref. 2018/6105/P for the construction of a new basement.

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Location plan



Site

1 St Mark's Crescent is an existing three-storey end of terrace house with an attic floor. A new basement is to be formed with the spoil removed via a barge moored at the end of the garden. The construction is to be in two phases. The first phase will comprise a new basement excavation and include underpinning, underground drainage, tanking and a new lower ground floor structure with steels up to the present upper ground floor level. The second phase will involve the reinstatement of the finishes and built-in furniture on the lower ground floor and the fit-out of the new basement. The building will not be occupied during the works.

Programme

Phase 1 – Start on site February 2020 with an estimated duration of 26 weeks

Phase 2 – Start when phase 1 completed with an estimated duration of 14 weeks

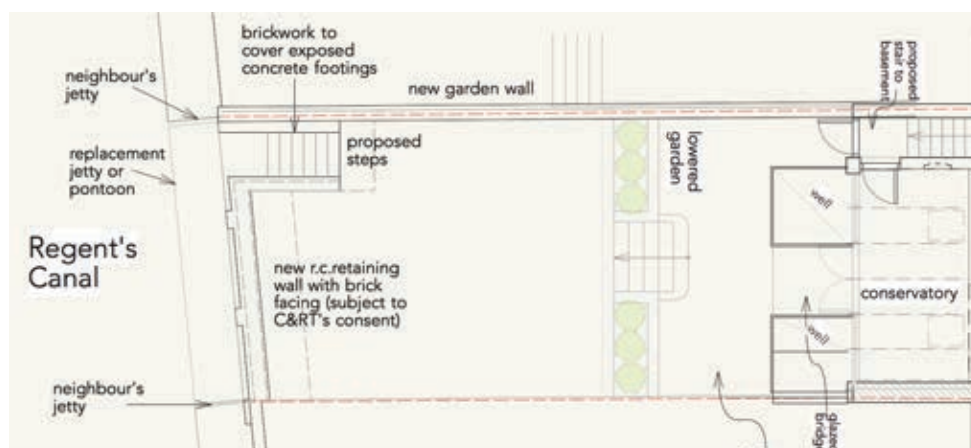
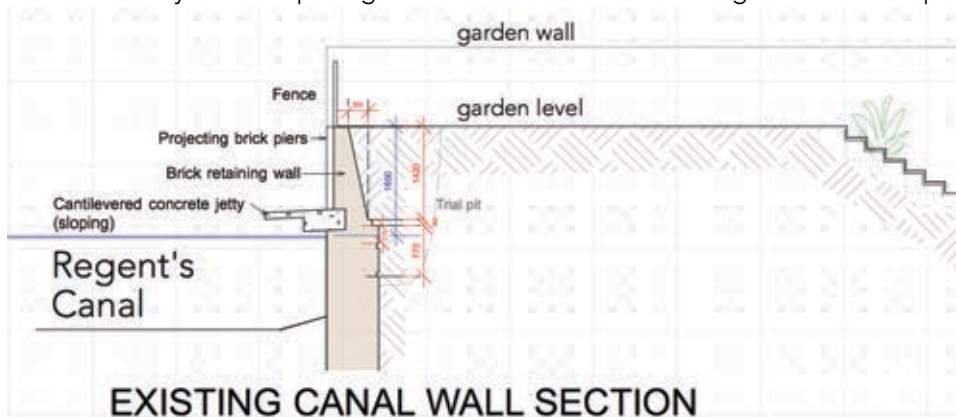
Estimated completion date – November 2020.

Description and condition of wall

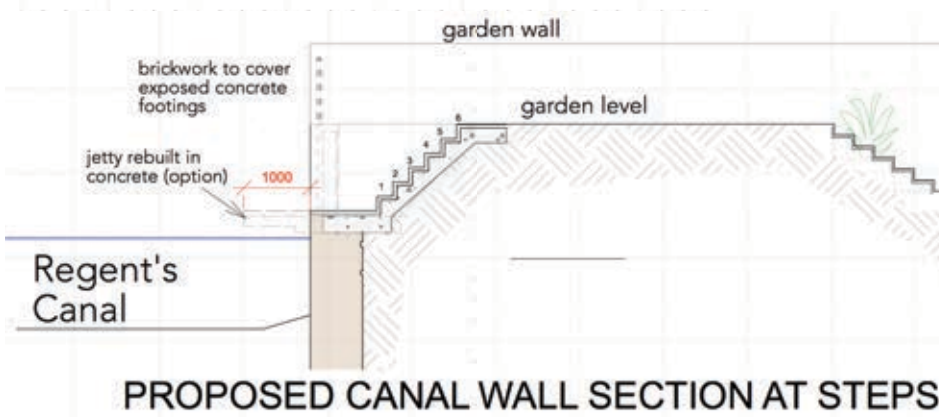
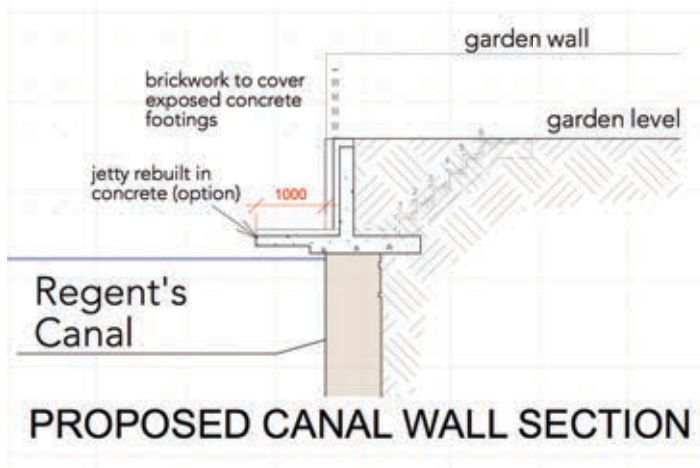
The canal wall is a 225mm – 750mm thick battered retaining brick wall. The width reaches 750mm thick at a depth of 1650mm with a three piers on the Canal side 340mm wide and projecting 110mm from the point just above water level where the wall steps. A trial pit carried out on 4/12/2019 showed the profile of the wall and is recorded with photos and an excavation log at the end of this survey report. There is a projecting 150mm thick concrete slab 300mm above water level forming a jetty. This slab was built pre-WWII and has rotated slightly over the last 80 years or so under its own weight. The jetty it forms matches the width of those at the properties on either side that are constructed of timber. The brickwork below the water line is firm and undisturbed by the slight rotation of the wall above.

Proposed repairs and alterations

It is proposed first to strengthen the wall from the rear garden side with a 250mm thick concrete retaining wall behind it, all hidden below ground level. This retaining wall will be secured from rotation by a 1m toe projecting beneath the garden and also by two transverse concrete walls containing in-set steps. This will spread the load over a greater width than at present thus reducing any load on the old brickwork beneath. The cantilevered slab (jetty) will then, subject to any necessary consents by The Canal and River Trust, be re-formed anchored to the concrete retaining wall and the facing brickwork towards the Canal rebuilt in the existing or matching reclaimed buff-coloured London stock bricks with the central pier retained as a feature. The slab and steps will be faced with yorkstone paving stones on the both the landing treads and step risers.



PROPOSED CANAL WALL PLAN



Satellite image of site



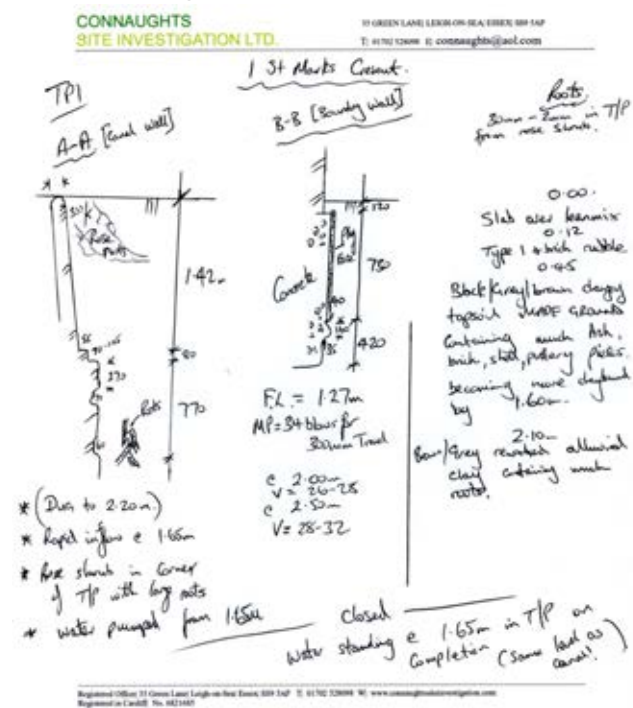
Canal Wall Photos



Trial Pit Photos



Trial Pit Log (4/12/2019)



Trial Pit 1 Section A-A

