

Investigation Works Statement – ‘Hillside’ 51 Jacksons Lane London N6 5SR

Chris Cozins is acting as Agent to Phantasie Properties, the owners of the property at ‘Hillside’ 51 Jacksons Lane, Highgate N6 5SR which is the subject of this application for Listed Building Consent to carry-out intrusive investigations to assess for damage to the masonry internal and external basement walls which were subject to flooding from contaminated water some three years ago, in November 2019 as a result of collapses of the Thames Water Foul and Surface Water sewers in the narrow roadway running parallel and immediately adjacent to the property, in Jacksons Lane. Having viewed the Thames Water Assets Maps for the area, we found the invert of the sewers to be approximately at the level of the basement floor, some 2.4m below the road surface.

From this initial incident, there is a need to investigate to check for damage firstly from the wash-out of mortar within the masonry (where water was observed in places spouting clear through the wall from the inundation) and secondly, to check for voids that may have formed from loss of fines in the soil immediately outside the wall at that time. The observation of sandy fines on the basement floor indicated that this was likely to be a problem. We made representation to Thames Water to carry out these investigations but they declined. Again, with earlier correspondence with yourselves, we noted this point regarding Thames Water’s own Listed Building Application for repair works [Ref No. HGY/2022/2239 - received as valid date 29/07/2022] we pointed this out but it was not included in your ‘Schedule of Conditions’ to Thames Water. Matthew Gunning was the Case Officer.

Thames Water are currently undertaking repairs to their sewers in Jacksons Lane. As you will know, this involves excavating a shaft in the wider part of the roadway, at the downhill (North) end of the road then tunnelling uphill beneath the range of services close to the surface which are preventing direct excavation to expose the collapses, in order to repair and then replace the pipes back downhill towards the shaft to re-connect to the Main Sewer runs, backfilling the heading as they retreat. They have refused us information regarding the materials they are utilizing to stabilize the difficult sandy conditions encountered in the sub-soil at this location and are also refusing to provide detailed Method Statements regarding the removal of temporary works and backfilling to be used to infill the tunnelled heading as they withdraw following repair to the sewers. In order to safeguard the fabric of No 51 Jackson Lane, we require to investigate for contamination of the masonry by the soil stabilization material in the voids caused by the flooding described above.

Our chosen experts for carrying-out the investigations are Messrs Sandberg LLP and below is a quote from them describing the investigation we believe is essential in order to assess any damage that has occurred to the basement walls during the initial heavy flooding and during the interim period to date.

Quote from Messrs Sandberg LLP Investigation:

“..... for a two man team (one an Engineer) to attend site during one day to probe and collect samples from the wall by diamond coring. Included would be a check that no tanking is present, and probing into the fill behind to ascertain in qualitative terms its state of compaction, and in particular to assess the presence of voids in close proximity to the wall. Care will be required in probing as it is known that many services are buried in the ground below the lane. Included in the price are two mortar analyses to assess the condition of the remaining mortar in the brickwork. A report on our findings is also included.

We would collect samples of the fill behind if it is a fine material (a coarse material would not necessarily pass through our core holes which will probably be 50-75mm in diameter). Core holes will be plugged using a proprietary repair mortar or repair concrete. At this stage no brick sampling has been included (beyond any fragments incorporated in the core samples). We have also not allowed for any tests on the soil samples beyond a generic description. The soil samples will be highly disturbed.

There is no allowance for attending meetings in person or by Zoom/ Teams nor for any extended follow up actions or discussions – should these prove to be necessary they would be charged separately”.

We would note that should the cores remain whole an attempt would be made to replace them.

Investigations will enable a Specification for repairs to be drawn-up and agreed with yourselves and/or the Historic Buildings Officer in a separate Consent, to ensure the integrity of the basement structure is maintained. We would welcome any input prior-to or inspection by yourselves or Historic Buildings during the investigations.