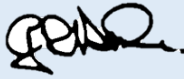




Geotechnical Investigation

YEX3069 – 175a Nightingale Lane N8 7LJ

October 23

	Name	Position	Signature	Date
Prepared	Cathleen Cox	Geo-Environmental Engineer		19 October 2023
Reviewed	Graham Dowlen	Principal Engineering Geologist		19 October 2023
Authorised	Matt Blakey	Managing Director		19 October 2023

Issue	Date	Description	Prepared	Reviewed	Authorised
00	18 November 2021	Final Report	LB	JR	CH
01	11 October 2023	Technical Revision: Consideration of new basement adjacent to existing housing	CC	GRD	MB
02	19 October 2023	Technical revision: removal of movement monitoring	CC	GRD	MB

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Appendix A	Current redevelopment plans
Appendix B	Geotechnical investigation plan
Appendix C	Borehole logs
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Executive Summary

The below table presents a snapshot of the geotechnical recommendations for the proposed development. It is advised that the report is read in its entirety to gain a better understanding of our recommendations.

The development comprises the erection of a new attached two-storey dwelling with a basement and associated soft landscaping. Advice should be sought from the Local Planning Authority to determine if a Basement Impact Assessment report is required.

The proposed redevelopment is likely to be capable of being constructed on reinforced deepened strip or reinforced spread foundations incorporating either blockwork and reinforced concrete or cantilever retaining structures, as appropriate. At 3.5mbgl, it is considered that deepened strip or spread foundations constructed within the underlying natural firm clays could be designed assuming an allowable increase in load given below.

Foundation Type	Strip Foundations (m)			Spread Foundations (m)		
Foundation Width	0.6	1.0	1.5	1.0	2.0	3.0
Foundation Depth (below finished levels)	0.6			0.6		
Allowable increase in stress (kN/m ²)	145	140	135	165	155	145

A ground bearing basement floor slab is considered appropriate, linked into the basement walls to act as propping, but also integrate floor and walls to seal the basement from ingress of groundwater/moisture.

Laboratory testing can be summarised as:

	Minimum	Maximum	Design Sulphate Class	ACEC Class
Water Soluble Sulphate	<896mg/l	3161mg/l	DS-5	AC-4s
Total (Acid Sulphate)	0.07%	1.53%		
pH	6.7	8.5		
Total potential Sulphates	4.59%			

Natural Moisture Content Range	31 - 35%
Modified Plasticity Index Range	45 - 50%
NHBC Volume Change Potential	High

Introduction

Your Environment (YE) was instructed by Jimmy Kebe to conduct a Geotechnical Investigation (GI) at a site identified as 175a, Nightingale Lane, Hornsey N8 7LJ.

The works comprised of the following:

- 2 shallow boreholes to a maximum of 5.45m
- 2 shallow foundation pits to a maximum of 1.0m
- Standard Penetration Testing (SPT)
- Laboratory testing for sulphates, pH and plasticity

The development includes for:

- Erection of a new attached two-storey dwelling with a basement and associated soft landscaping.

The proposed redevelopment plans for the site can be reviewed within Appendix A.

Physical Setting

The site is located within the northwest of Hornsey in north London. It is situated at the northern end of Nightingale Lane at its junction with Newland Road. The site comprises the existing garden to the north of 175, Nightingale Lane comprising soft grass landscaping with mature trees and hedgerows. Alexandra Park bounds the site to the north. A school with artificial sports pitches and hardstanding play areas bounds the site to the east with residential developments to the south and west.

Geology

The relevant British Geological Survey (BGS) online mapping information indicates that the site is devoid of superficial deposits. The site is directly underlain by solid strata of the London Clay Formation (clay, silt and sand). BGS borehole records in the general vicinity of the site indicate the London Clay Formation deposits to extend to at least 30m depth.

Slope Stability

An examination of the BGS Geoindex Onshore database online mapping information was made for details of any recorded landslides/areas of mass movement within the immediate locality of the site. There are no recorded landslides or areas of mass movement of deposits either in the immediate vicinity of the site or the general area.

Your Environment have not been instructed to undertake a slope stability assessment of the study site.

3 Fieldworks

All works were completed on November 3rd, 2021. The fieldwork was carried out in general accordance with BS5930:2015+A1:2020. In summary the investigation included:

- A two-man team ascertained the routes of any below ground services in close proximity to the proposed exploratory hole positions, using a CAT scan and lifting up of any manhole covers. Following the CAT scan, hand dug starter pits were completed to a depth of 1.0 metres below ground level (mbgl), where appropriate.
- Two (2no.) mini percussive boreholes (WS01 and WS02) were completed, by means of a competitor dart rig, to a maximum depth of 5.45mbgl. The locations of the exploratory positions were selected relative to the current proposed redevelopment plans for the site.
- Two (2no.) hand excavated foundation pits (TH1 and TH2) were completed to determine to characteristics of the existing building foundations.
- Soil samples were removed from shallow sub surface locations, with further samples taken at depth at every 0.5mbgl or when the underlying stratum changed. Samples were subsequently placed in suitable containers including 1kg tubs and 250ml glass jars and placed in cool boxes with cool packs prior to storage within our *in-house* laboratory fridges and then subsequent forwarding to our designated laboratory for analysis.
- During this work, the soils encountered were logged in general accordance with BS5930:2015+A1:2020, and full descriptions are given on the borehole records, which are also appended to this report.
- Standard Penetration Tests were undertaken during the drilling to provide an assessment of the relative density/strength of the underlying deposits with depth.
- Upon completion, all exploratory holes were back filled, compacted, and made good to existing levels and finishes, with any surplus spoil bagged up and removed from site.

The positions of the boreholes can be viewed in Appendix B and the logs are available in Appendix C.

Geology & Groundwater Conditions

Ground Conditions

Made Ground

In both boreholes, Made Ground was proven to depths of between 1.5m and 2.0mbgl. A surface cover of gravelly sand with brick fragments was present at thicknesses of between 200mm and 300mm. Underlying this, firm reworked sandy gravelly clay containing brick fragments was proven to between 1.5m and 2.0mbgl.

Standard Penetration Tests within the Made Ground recorded N values of between N=3 and N=5 at 1.0m depth

Natural Soils

Underlying the Made Ground, natural firm becoming stiff silty CLAY was proven to the base of both boreholes to a maximum depth of 5.45mbgl.

Within the natural clays, N values of between N=8 and N=9 were recorded at 2.0m depth (indicating soils of low to medium strength), N=10 at 3.0m depth (medium strength), N=9 and N=14 at 4.0m depth (medium strength) and N=14 and N=15 at 5.0m depth (medium to high strength).

Hand Excavated Foundation Pits

Hand excavated trial pits TH1 and TH2 were located adjacent to the existing property of 175, Nightingale Lane to determine the nature of the building foundations. TH1 positioned on the rear western elevation, proved 100mm thickness of concrete underlain by a stepped brick footing at 300mm thickness in turn underlain by weak concrete at 250mm thickness. The underside of the foundation was confirmed at 650mm bgl and bearing upon a formation comprising firm possible reworked clay. TH2 positioned adjacent to the building's northern elevation proved 300mm thickness of subsurface concrete underlain by a stepped brick footing of 400mm thickness in turn underlain by 300mm thickness of weak concrete. The underside of the foundation was confirmed at 1.0mbgl and bearing upon firm possible reworked clay.

Groundwater

No free groundwater was encountered during the advancement of the boreholes to a maximum depth of 5.45mbgl.

It should be noted that groundwater levels are dependent upon seasonal variations and can change after periods of prolonged rainfall or drought.

Visual and Olfactory Observations

Except for general anthropogenic material identified, no visual and/or olfactory evidence of potential significant contamination was noted within any soils encountered as part of the investigative works undertaken.

Geotechnical Laboratory Testing

4 soil samples were forwarded to a UKAS & MCERTS accredited laboratory facility with 4 samples submitted to the laboratory of *YourGeotechnical*.

Sulphates and pH

4 samples of the natural soils were submitted for assessment of water-soluble sulphate, total sulphate, pH value and total sulphur concentrations.

	<i>Minimum</i>	<i>Maximum</i>
Water Soluble Sulphate	<896mg/l	3161mg/l
Total (Acid Sulphate)	0.07%	1.53%
pH	6.7	8.5
Total potential Sulphates	<0.21%	4.59%

Atterberg Limits and Natural Moisture Content

4 samples of the natural clays were submitted for determination of their Natural Moisture Content and Plasticity Index.

Natural Moisture Content Range	31 – 35%
Modified Plasticity Index Range	45 – 50%
NHBC Volume Change Potential	High

The natural clays are classed as being of high volume change potential, in accordance with NHBC guidelines.

All geotechnical laboratory certificates can be reviewed within Appendix D.

Foundation Recommendations

Deep Made Ground was encountered between 1.5m and 2.0mbgl. Natural soils comprise firm becoming stiff silty CLAY proved to a maximum depth of 5.45mbgl. No free groundwater was encountered.

The proposed redevelopment is likely to be capable of being constructed on deepened reinforced strip or reinforced spread foundations. The use of either blockwork and reinforced concrete or cantilever retaining structures may be considered. Allowing for the depth of basement construction, these could be placed at depths of around 3.5mbgl in soils described as being in at least a firm in situ condition. It is considered that deepened strip or spread foundations constructed within the underlying natural firm clays could be designed assuming an allowable increase in load given below.

Foundation Type	Strip Foundations (m)			Spread Foundations (m)		
Foundation Width	0.6	1.0	1.5	1.0	2.0	3.0
Foundation Depth (below finished levels)	3.5			3.5		
Allowable increase in stress (kN/m ²)	145	140	135	165	155	145

The allowable increase in stress given above assumes a factor of safety against general shear failure of 3, an undrained shear strength of 50kN/m² at the foundation depth and no free groundwater, providing the bearing surface has been adequately compacted. Settlements at these loading intensities should remain within tolerable limits for the type of structure proposed provided that the underlying soils are carefully inspected immediately following final trimming of the excavations.

Moreover, support to adjacent structures should be maintained at all times given the excavation of the planned basement. An allowance for groundwater in the design should also be made and cognisance of the uplift effects on the basement taken into consideration. In addition, the basement should be suitably waterproofed.

Any remnant structures and foundations, from historic on-site development, should be removed and replaced with a suitable engineered granular backfill and compacted in layers.

In view of the potential difficulties in excavating deep reinforced trench fill foundations within the deep Made Ground, consideration may be directed to the use of piles to transfer the foundation loads through the upper Made Ground materials to more competent soils at depth. This method would also provide support to existing soils as a temporary works solution. In view of the basement construction, it is likely that either a contiguous or secant piled wall may be possible in order to support the excavation and carry the building load. However, the efficacy of these approaches will be guided by cost and temporary works practicalities and constraints of the site. In order to formulate a suitable design, it is recommended that the advice of specialist piling contractors be sought. In addition, the pile design should include provision for negative skin friction within the made ground soils as these deposits may be subject to collapse compression if not treated.

Basement

Whilst this report is not a Basement Impact Assessment (BIA), the following comments are applicable. The proposed development is to be located adjacent to an existing property and it is unknown if party

buildings have basements. As such, a BIA may become necessary. Further enquiries will therefore be required during detailed design, using Party Wall Act protocols, if necessary, in order to determine the likely/actual relative levels of the ground floors and the depth of the basement. In order to construct the basement, excavation of the soils adjacent to existing foundations may be required. It is normal when excavating soils adjacent to foundations that the 45-degree rule is utilised whereby soils are not disturbed within this zone created by a line drawn down from the existing foundation at 45 degrees.

In view of the above, some ground movement is inevitable when basements are constructed. When underpinning methods are used the magnitude of the movements in the ground being supported by the new basement walls is dependent primarily on:

- The geology;
- The adequacy of temporary support to both the underpinning excavations and the partially complete underpins prior to installation of full permanent support; and
- The quality of workmanship when constructing the permanent structure.

The following minimum temporary support requirements are recommended for any proposed underpins and RC retaining walls:

- Full face support must be installed as the excavations progress for all excavations (in the anticipated Made Ground and deeper probably fissured natural Clays) required for the basement.
- Temporary support will be required to all the new underpins and RC retaining wall panels, which must be maintained until the full permanent support has been completed, including allowing time for the concrete to gain adequate strength.

All temporary support should use high stiffness systems installed in a timely manner with excavation limited in accordance with best practice, in order to minimise the ground movements. Full details of the temporary works should be provided in the contractor's method statements. In view of this careful support of existing soils and foundations would be required during the construction phase. A high quality of workmanship and use of best practice methods of temporary support are therefore crucial to the satisfactory control of ground movements alongside basement excavation.

When underpinning or constructing RC retaining walls in panels of limited width on a similar 'hit and miss' basis, it is inevitable that the ground will be unsupported or only partially supported for a short period during excavation of each pin/panel, even when support is installed sequentially as the excavation progresses. This means that the behaviour of the ground will depend on the quality of workmanship and suitability of the methods used.

Condition surveys should be undertaken of the neighbouring properties, including the boundary walls, before the works commence in order to provide a factual record of any pre-existing damage. Such surveys are usually carried out while negotiating a Party Wall Agreement and are beneficial to all parties concerned.

Floor Slabs

Given the presence of cohesive soils and the depth to proposed formation, the use of a ground bearing floor slab is considered appropriate.

Sulphates and Concrete

The test results indicate that the soils fall within Design Sulphate Class DS-5 and ACEC Class AC-4s. Consequently, concrete should be designed accordingly, assuming mobile groundwater conditions.

Excavations

No free groundwater was encountered during the investigation. However, groundwater levels are subject to seasonal variation or changes in local drainage conditions.

The proposed basement extension will need to be fully waterproofed in order to provide adequate long-term control of moisture ingress from the groundwater and infiltrating surface water, perched groundwater and any long term rise to above basement level. Detailed recommendations for the waterproofing system are beyond the scope of this report although it is noted that, as a minimum, it would be prudent for the system to be designed in compliance with the requirements of BS8102:2009. Good workmanship will be crucial to the success of whatever system is selected.

The National House Building Council published new guidance on waterproofing of basements in November 2014 (NHBC Standards, Chapter 5.4). Compliance would be compulsory if an NHBC warranty is required, otherwise it may provide a useful guide to best practice.

Groundwater is not considered as representing a significant problem to the construction. However, it should be recognized that minor water ingress may combine in any long trench excavations to create a significant volume of water which may cause local problems during construction. Any groundwater seepages or significant standing water within excavations may be removed by de-watering. Advice on groundwater control is given in CIRIA Report No 515 – Groundwater Control Design and Practice.

Consideration should be given to installing trench support/shoring or battering to maintain excavation stability during foundation construction/services installation, given the presence of deep Made Ground. Due to the potential for unpredictable collapse, excavations requiring man entry should be either battered back to a safe angle or adequately shored to provide safe working conditions within excavations. Advice on excavation support is given in CIRIA Report No 97 – Trenching Practice.

Where trench support/shoring is utilised an appropriately qualified and experienced engineer should design the support system. The shoring/support will require regular inspection in accordance with published guidelines to ensure that the support/shoring is adequate for the ground conditions present.

Groundworks Watching Brief

We would recommend that a watching brief be maintained during the development, particularly during the ground works stage.

During construction works, visual and olfactory appraisal of the underlying soils should be made. If during construction works any material is noted to show visual and/or olfactory signs of

contamination or deviate from the findings within this report geotechnically, an environmental consultant should be contacted to guide further works. This material should be stockpiled separately and chemically tested prior to its appropriate removal off site or re-use as necessary.

If any landscaping materials are to be imported on site, they should be chemically tested to check that they are suitable for the intended use. Only clean, uncontaminated material should be used as fill.

Services Apparatus

Given that new services will be installed as part of the redevelopment of the site, we would recommend the local water authority be contacted to determine their specification for the type of pipework.

All services should comprise of material that is resistant to chemical attack, as appropriate.

Material Disposal

Soils to be removed off site should be managed in accordance with The Environmental Protection (Duty of Care) Regulations 1991.

It may be prudent to undertake Waste Acceptance Criteria (WAC) analyses on the soils to be removed.

Notes and Limitations

YE take no responsibility for conditions which have not been revealed by the boreholes, or which occur between boreholes. Whilst every effort has been made to interpret the conditions between investigation locations, such information is only indicative, and liability cannot be accepted for its accuracy.

The information contained in this report is intended for the use of the named client (or their approved contractors). Should a third party rely on any part of this report, that party does so wholly at its own risk and YE disclaim any liability to such parties. Should the purposes for which the report is used, or the proposed use of the site change, this report may no longer be valid and further use of reliance upon the report in those circumstances shall be at the client's sole and own risk. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. YE should in all such altered circumstances be commissioned to review and update this report accordingly.

YE take no responsibility for any construction design, foundation design, final design and structural plans that the customer chooses to carry out or implement. YE provide a factual report based on the information we find and our opinions/interpretation of the data.

YE have not been instructed to carry out a Euro Code (7) design or global slope stability assessment.

The site works carried out are a snapshot in time and environmental/other factors can alter ground conditions in which YE take no responsibility for. It is down to the customer to ascertain if further investigations are required if a long period of time passes between report and implementation.

Limitations and Uncertainties

YE have prepared this report with all reasonable skill, care and diligence. The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources.

The opinions given in this report have been dictated by the finite data on which are they based and are relevant only to the purpose for which the report was commissioned.

Information reviewed should not be considered exhaustive and has accepted in good faith as providing true and representative data with respect to site conditions. Should additional information become available which may influence the opinion expressed in this report, YE reserves the right to review such information and, if warranted, to alter the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed.

The recommendations contained in this report represent our professional opinions. These opinions were arrived at in accordance with currently accepted industry practices at this time and as such are not a guarantee that the study site is free of hazardous conditions.

This report has been prepared solely for the use of the named client and may not be relied upon by other parties without written consent from YE. YE disclaim any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

Appendix A

Current Redevelopment Plans

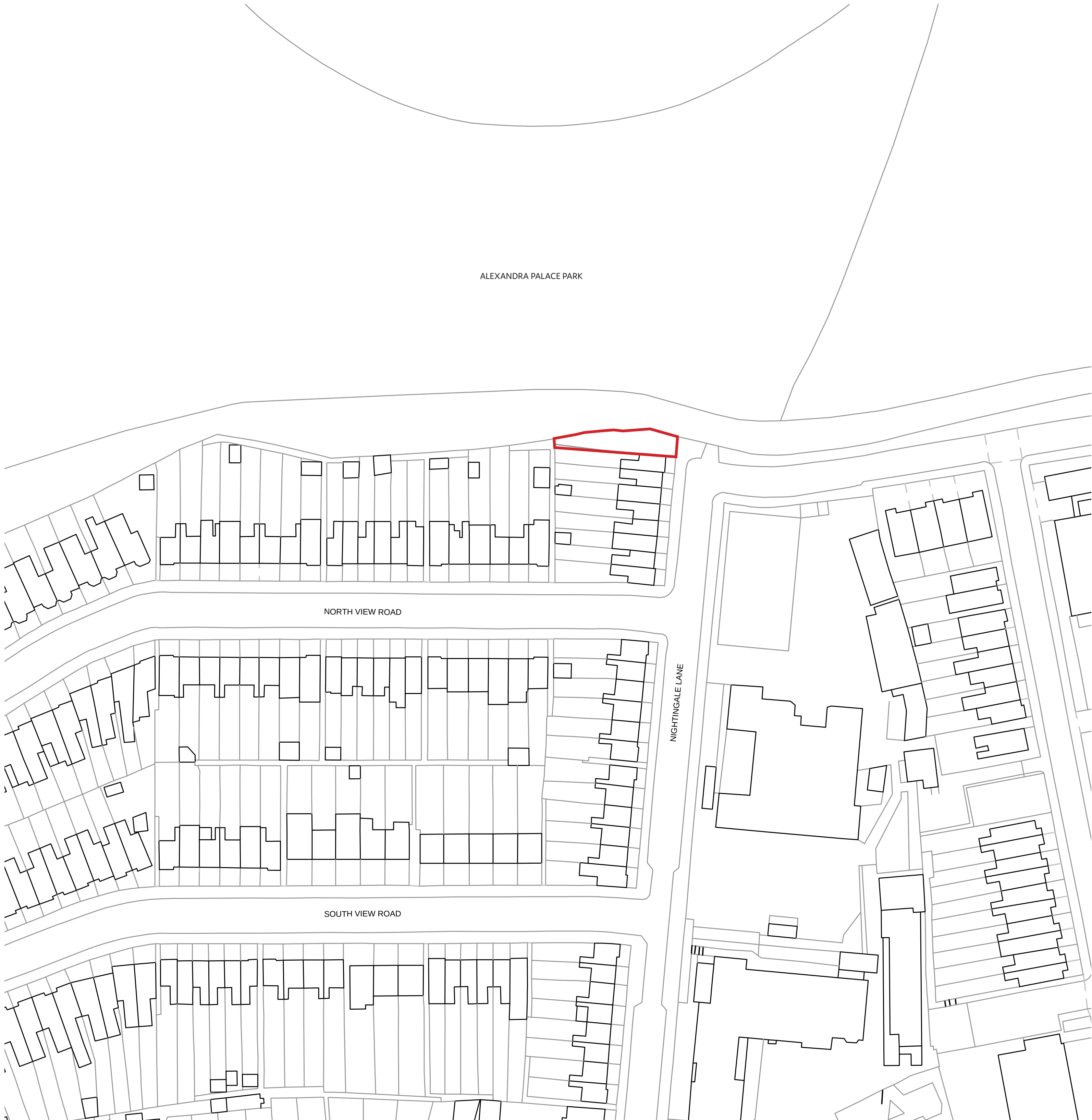


175 Nightingale Lane

175 Nightingale Lane
Haringey
N8 7LJ

Stage 3 Drawings
03/08/2023

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Site Boundary

A	09/23	Planning	JG	CS
Rev.	Date	Description	Drawn	Audit

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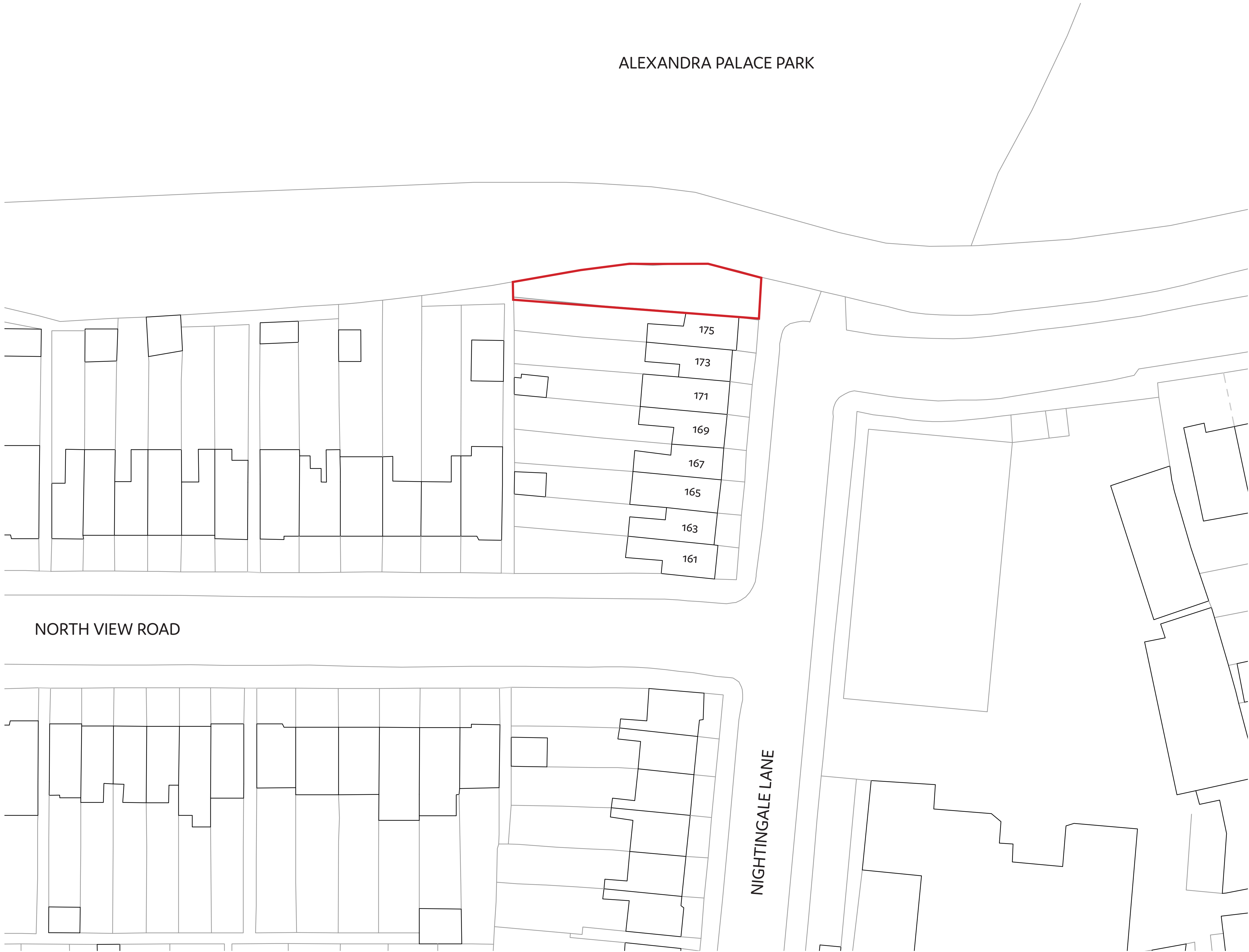
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Project Name 175A Nightingale Lane, N8 7LJ	Project No. 23510	Date Created 9/23
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Drawing Name Site Location Plan	Drawing No. 001	Revision A
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Status Planning Application	Scale 1:1250 at A3 1:625 at A1	North
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Site Boundary

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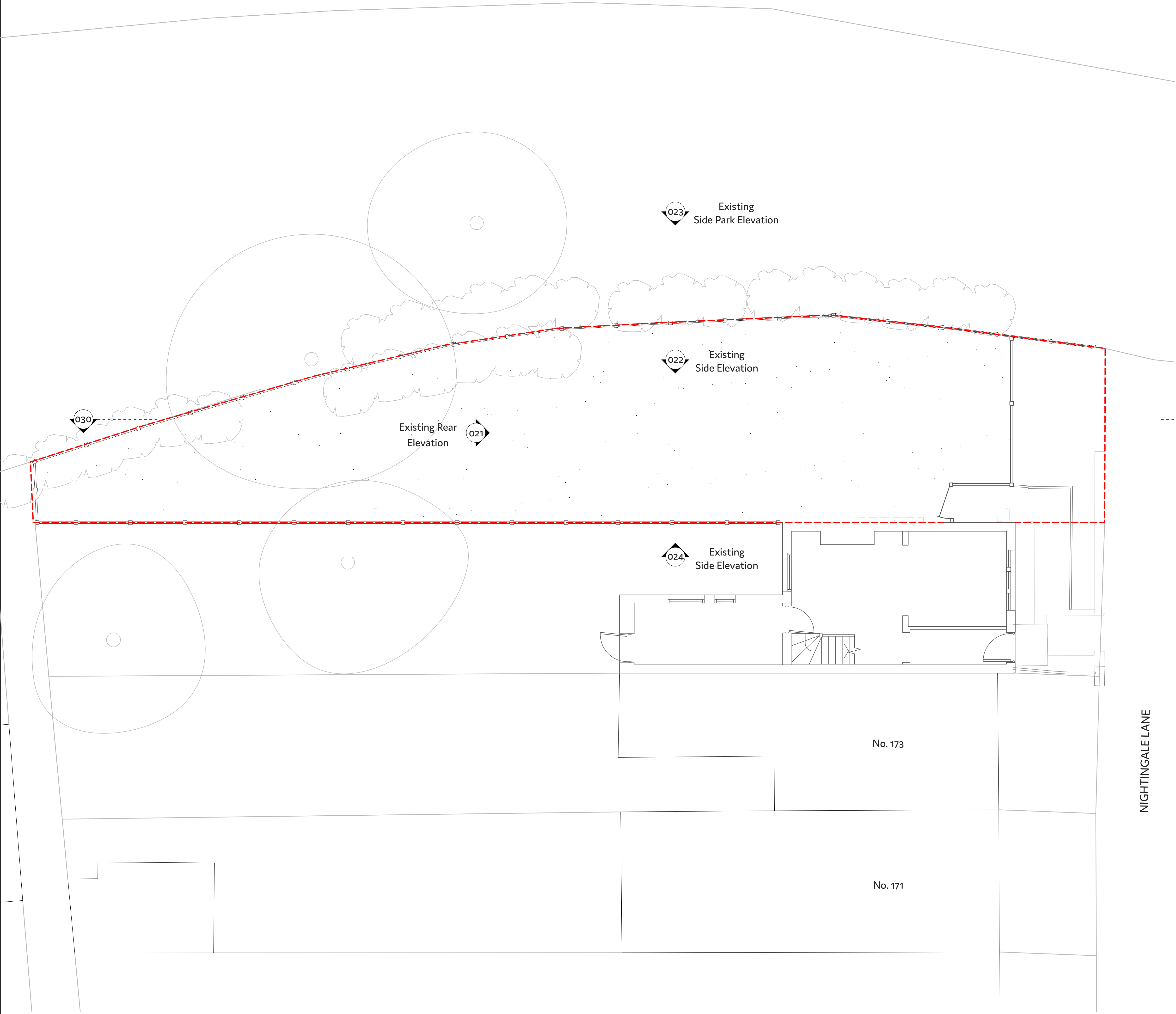
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Drawing Name Existing Block Plan	Drawing No. 002	Revision A
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Status Planning Application	Scale 1:500 at A3 1:250 at A1	North
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Site Boundary



NIGHTINGALE LANE

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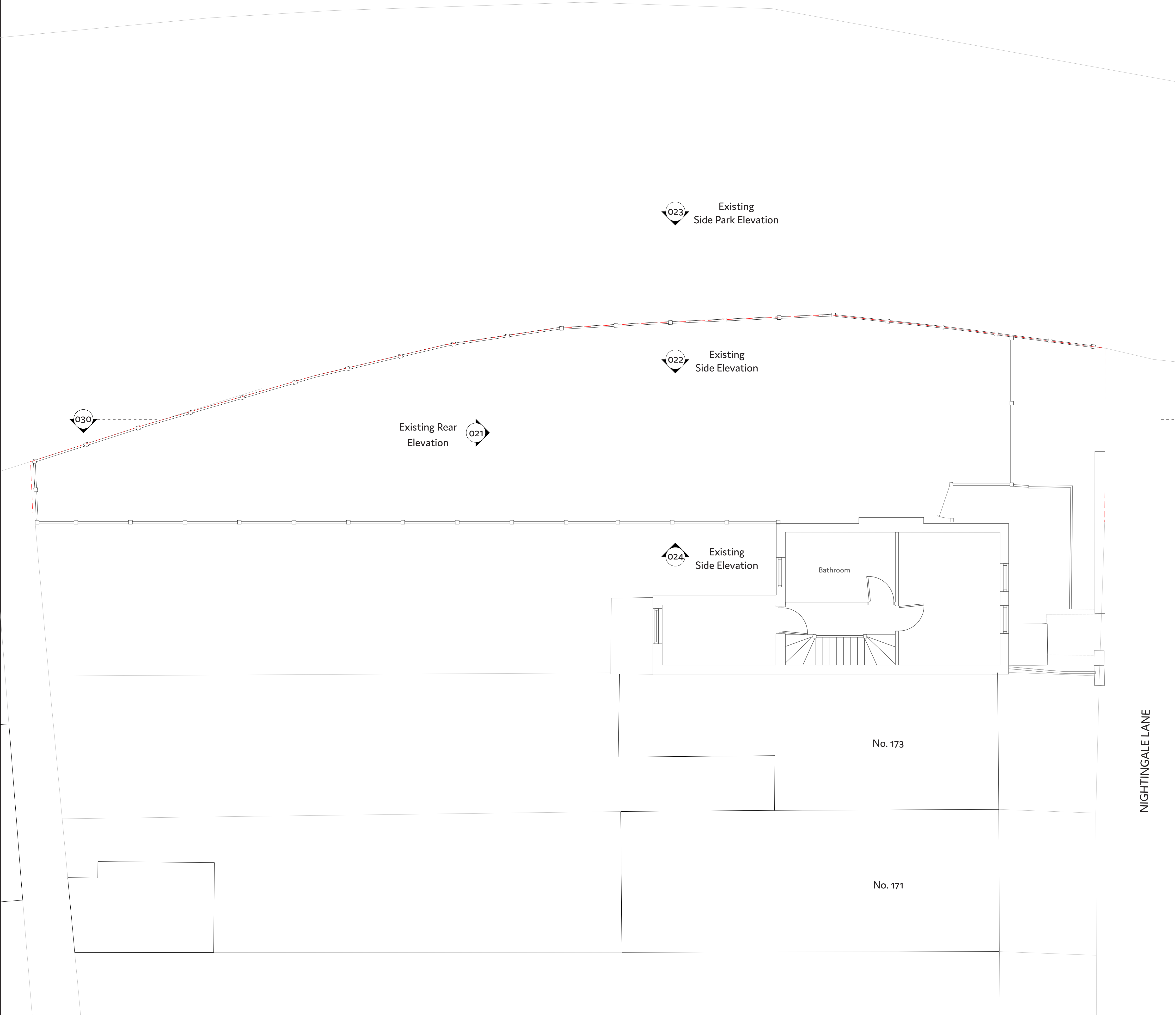
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Drawing Name Existing Ground Floor Plan	Drawing No. 010	Revision A
Status Planning Application	Scale 1:100 at A3 1:50 at A1	North



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Rev.	Date	Description	Drawn	Audit

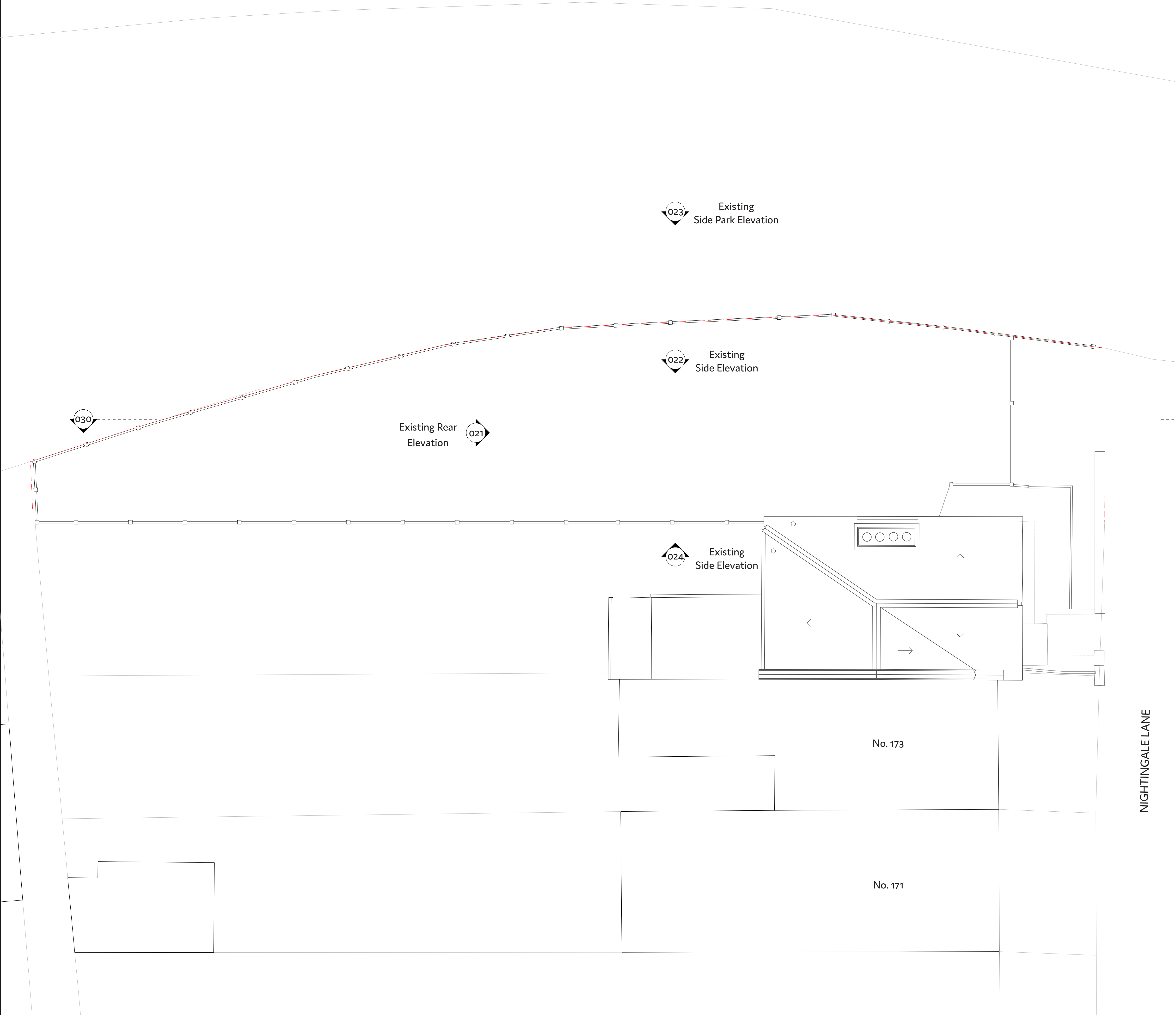
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Drawing Name Existing First Floor Plan	Drawing No. 011	Revision A
Status Planning Application	Scale 1:100 at A3 1:50 at A1	North



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Drawing Name Existing Roof Plan	Drawing No. 012	Revision A
Status Planning Application	Scale 1:100 at A3 1:50 at A1	North

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175A Nightingale Lane, N8 7LJ	23510	9/23
Drawing Name	Drawing No.	Revision
Existing Front Elevation	020	A
Status	Scale	
Planning Application	1:100 at A3 1:50 at A1	

Site Boundary

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Rev.	Date	Description	Drawn	Audit

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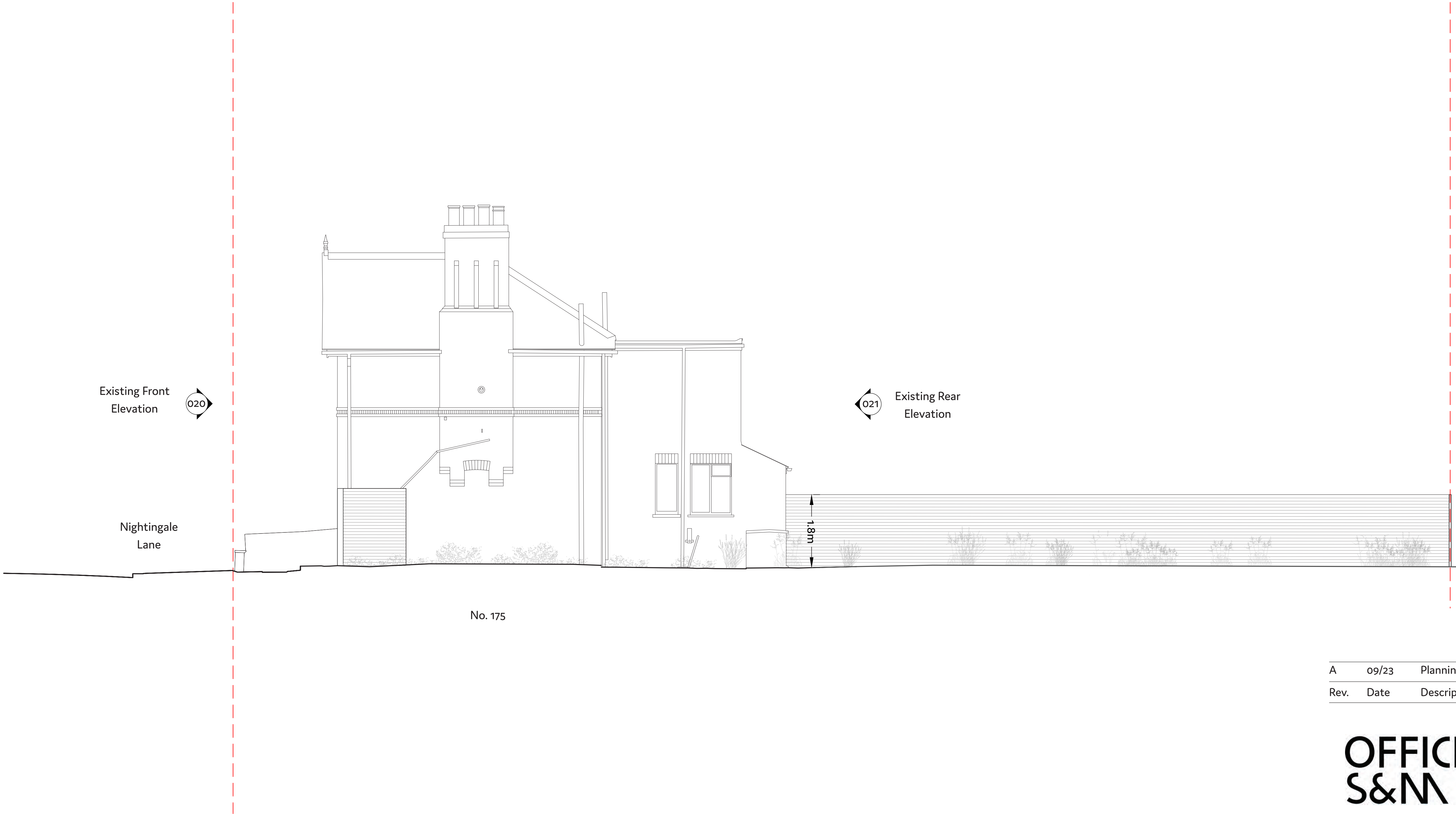
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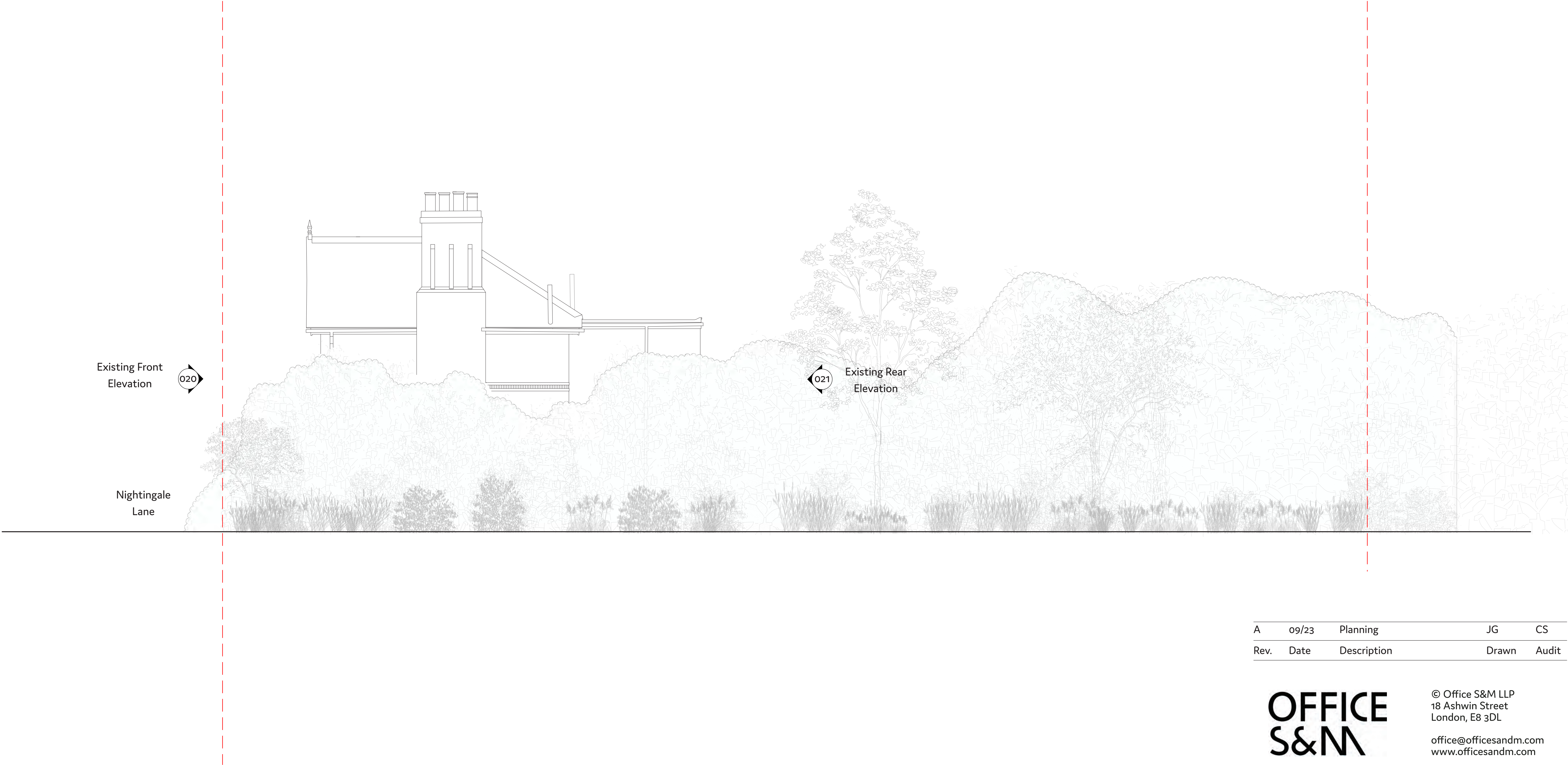


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Drawing Name Existing Side Elevation and Section AA	Drawing No. 022 & 030	Revision A
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Rev.	Date	Description	Drawn	Audit

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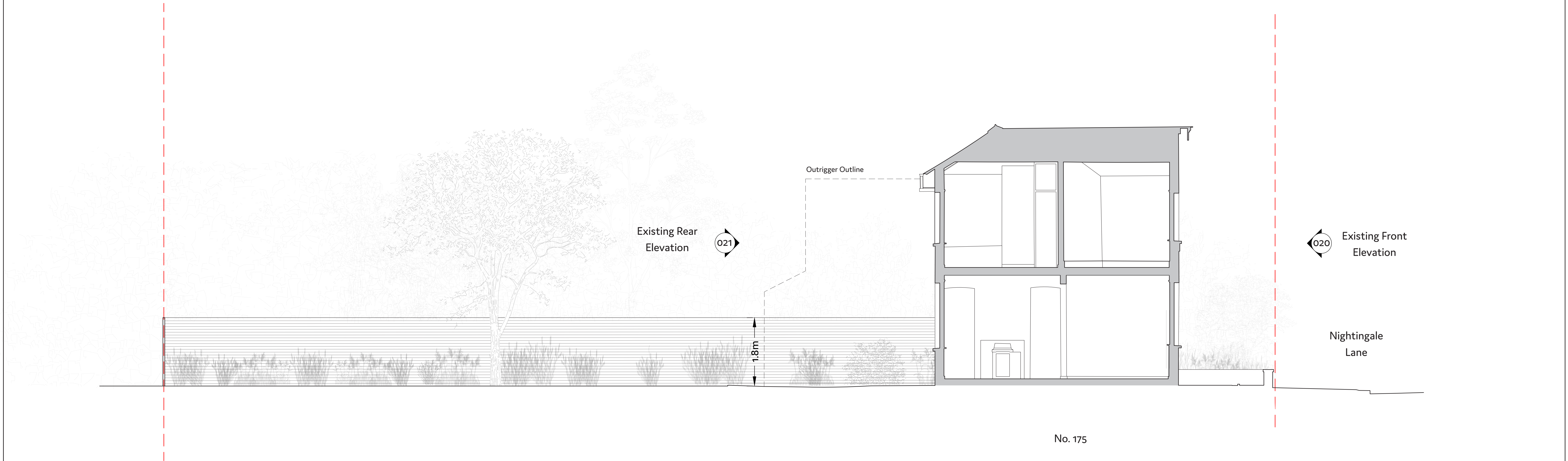
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Status Planning Application	Scale 1:100 at A3 1:50 at A1	



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Rev.	Date	Description	Drawn	Audit

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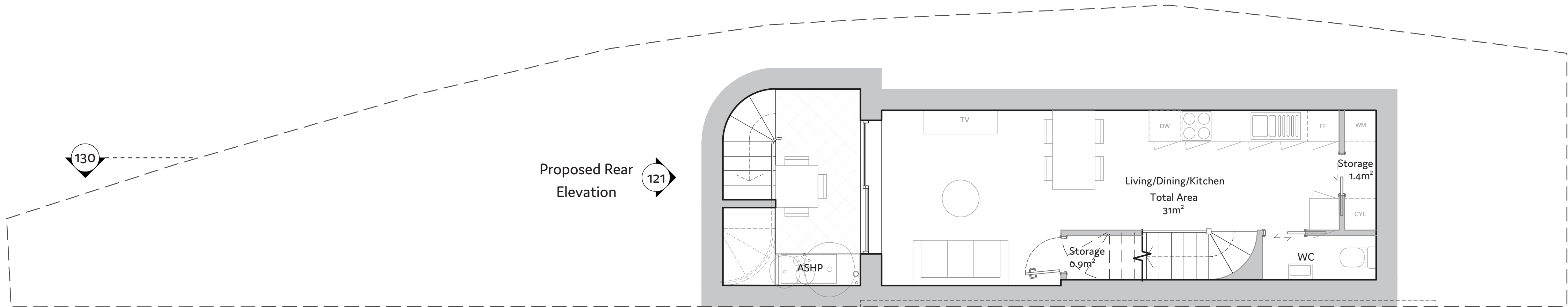
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Project Name 175A Nightingale Lane, N8 7LJ	Project No. 23510	Date Created 9/23
Drawing Name Existing Side Elevation	Drawing No. 024	Revision A
Status Planning Application	Scale 1:100 at A3 1:50 at A1	



Site Boundary

ALEXANDRA PALACE PARK



No. 175A

Proposed Section AA

No. 175

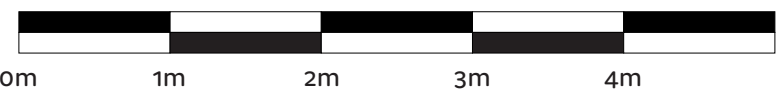
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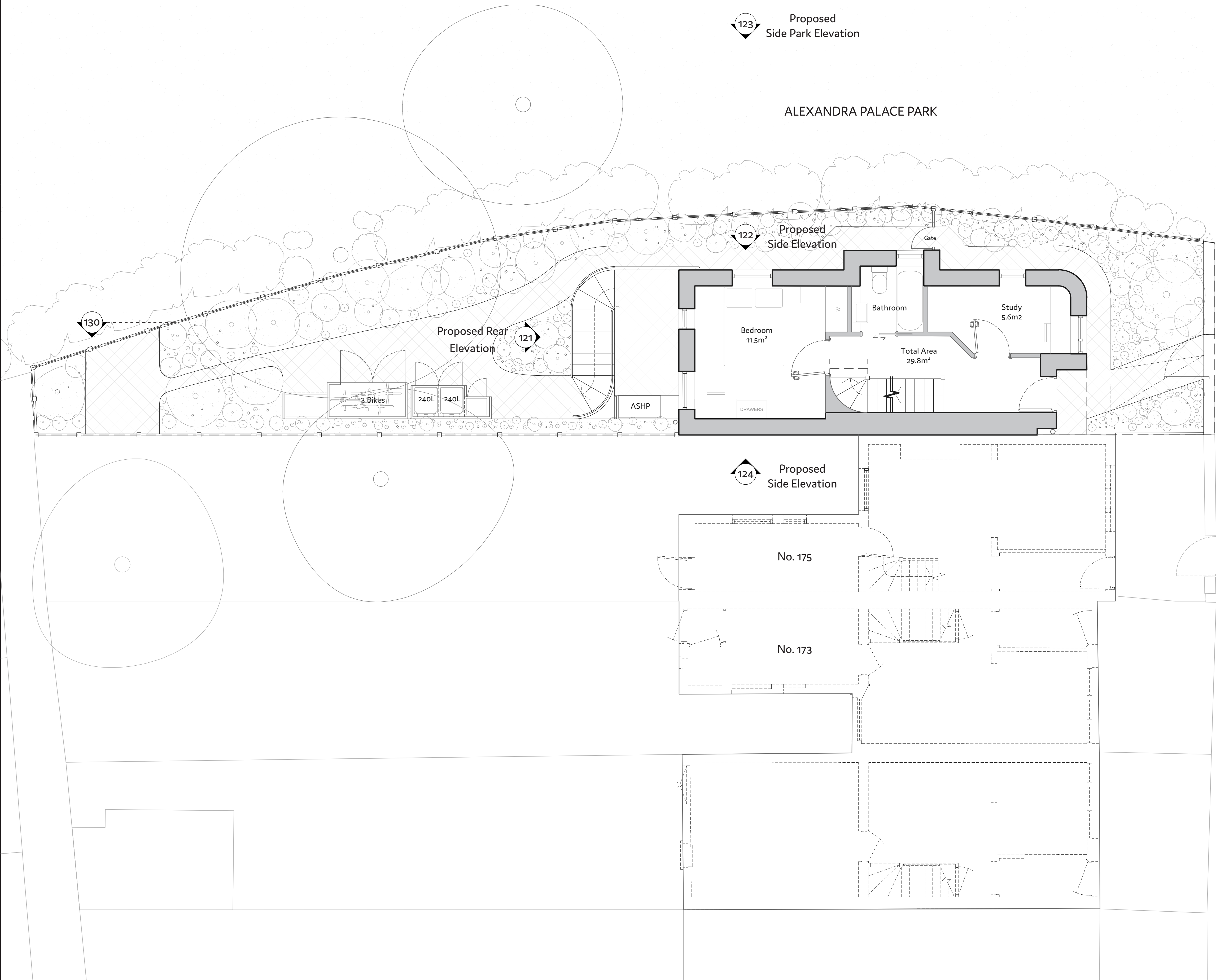
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Project Name 175A Nightingale Lane, N8 7LJ	Project No. 23510	Date Created 9/23
Drawing Name Proposed Lower Ground Floor	Drawing No. 099	Revision A
Status Planning Application	Scale 1:100 at A3 1:50 at A1	North



Site Boundary



No. 175A

Proposed Section AA

Proposed Front Elevation

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Rev.	Date	Description	Drawn	Audit

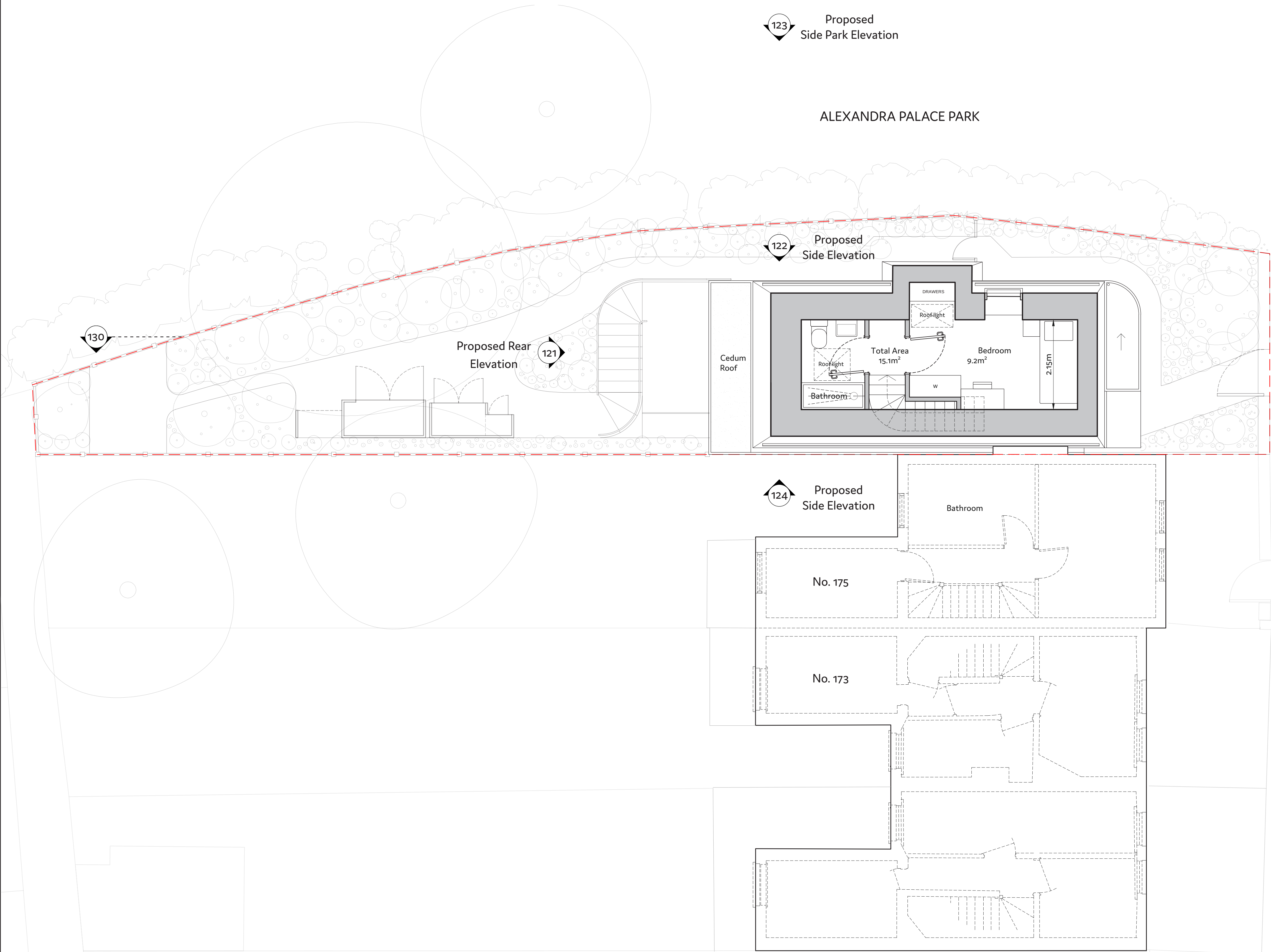
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Project Name 175A Nightingale Lane, N8 7LJ	Project No. 23510	Date Created 9/23
Drawing Name Proposed Ground Floor Plan	Drawing No. 100	Revision A
Status Planning Application	Scale 1:100 at A3 1:50 at A1	North



Site Boundary



No. 175A

NIGHTINGALE LANE

A	09/23	Planning	JG	CS
Rev.	Date	Description	Drawn	Audit

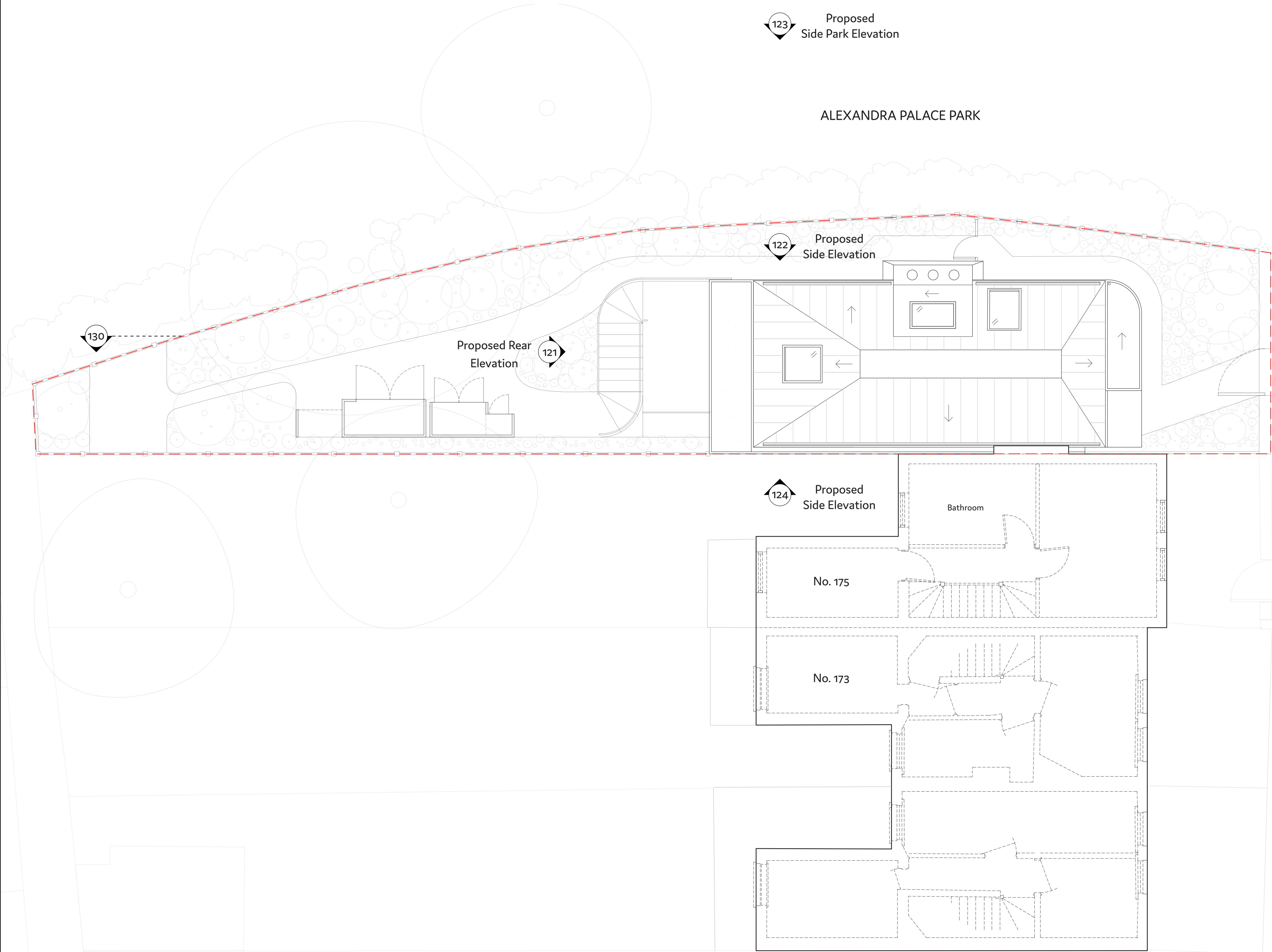
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Project Name 175A Nightingale Lane, N8 7LJ	Project No. 23510	Date Created 9/23
Drawing Name Proposed First Floor Plan	Drawing No. 101	Revision A
Status Planning Application	Scale 1:100 at A3 1:50 at A1	North



Site Boundary



No. 175A

Proposed
Section AA

Proposed Front
Elevation

NIGHTINGALE LANE

A	09/23	Planning	JG	CS
Rev.	Date	Description	Drawn	Audit

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Project Name 175A Nightingale Lane, N8 7LJ	Project No. 23510	Date Created 9/23
Drawing Name Proposed Roof Plan	Drawing No. 102	Revision A
Status Planning Application	Scale 1:100 at A3 1:50 at A1	North



Site Boundary



A	09/23	Planning	JG	CS
Rev.	Date	Description	Drawn	Audit

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Project Name 175A Nightingale Lane, N8 7LJ	Project No. 23510	Date Created 9/23
Drawing Name Proposed Front Elevation	Drawing No. 120	Revision A
Status Planning Application	Scale 1:100 at A3 1:50 at A1	

Site Boundary

A	09/23	Planning	JG	CS
Rev.	Date	Description	Drawn	Audit

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Project Name 175A Nightingale Lane, N8 7LJ	Project No. 23510	Date Created 9/23
Drawing Name Proposed Rear Elevation	Drawing No. 121	Revision A
Status Planning Application	Scale 1:100 at A3 1:50 at A1	