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7th November 2023  
Ref: 22028

FOA: Obote Hope  
CC: Colette Hatton

Regeneration and Planning  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
London N1C 4AG

**Ref: 2023/0765/PRE - 134 Greencroft Gardens**

Dear Obote,

I am writing to follow up on our previous correspondence on the above pre-application and to provide further details to justify the principle of demolition, as requested.

We have considered the development options as outlined in the Energy Efficiency and Adaption (January 2021) CPG and to accord with Camden Local Plan Policy CC1 'Climate change mitigation' to demonstrate that it is not possible to retain and improve the existing building. We would like to submit the attached reports as part of the pre-application:

- **Lifecycle CO2 Analysis and Sustainability case for demolition (By Green Tiger Sustainability)**

The Green Tiger report has been updated since we sent this previously, to include the Condition and Feasibility Study and Development Options Appraisal on page 7, which follows the Camden 'Demolition Guide' and Section 9 of the Energy Efficiency and Adaption CPG (Jan 2021).

As detailed in the Green Tiger Report, the aim of the proposed development is to:

- Eliminate the dwellings subsidence issue*
- Create a better laid out, quality family home*
- Deliver an ultra-low-carbon dwelling.*

- **Structural Condition Report (By Engenuiti)**

As noted, the current property is in poor condition, with a history of subsidence. Therefore, as part of the Condition and Feasibility Study, we have also commissioned a Structural Condition Report to help inform the development options appraisal. This also includes a **Pre-demolition Material Audit** in Appendix A.

We have considered the CPG Development options in both reports:

- 1. Refit**
- 2. Refurbish and extend**
- 3. Demolish and rebuild.**

To summarise the key conclusions;

- The existing condition survey demonstrates that the property is in poor condition, with a history of subsidence, leaks to the roof, and poorly insulated brick walls with significant cracks due to subsidence movement from the neighbouring tree roots.
- The existing layout is constrained by the existing building volume, with difficult and dangerous access to the bedrooms across the stairs, with reduced head heights in the roof. Limiting options for generational and long-term

family living in the property. The internal layout would therefore need to be reconfigured, to allow for the new layouts and additional bedroom. Therefore, only the external walls could be retained.

- As noted in the structural report, extensive structural repairs and underpinning would be required to the three boundary walls to resolve the ongoing movement issues from the surrounding trees. The existing ground slab would need to be removed, and concrete underpinning installed to a depth of 2.5m below ground level, requiring extensive temporary steelwork and propping, and adding significant embedded carbon to the scheme, whilst causing increased disruption to the surrounding properties.
- The existing walls are also single-skin masonry with poor performance. As the property sits on the boundary line, insulation would need to be installed internally which results in lower overall thermal benefit and risk of moisture problems.
- Based on the above, and the inherent structural issues at the property, it is not feasible to retain the building, nor refurbish and extend it whilst also delivering the aims of the proposed low-carbon development.
- Therefore, we have come to the conclusion that regarding the long-term value of the site, Option 3 will result in the best long-term opportunities for the property, including:
  - Improved internal configurations, to suit contemporary living and the needs of the clients' growing family, providing longevity for the site.
  - Reduced whole-life carbon emissions, as demonstrated in the WLC report
  - Improved thermal performance and energy performance as detailed in the Sustainability Report.
  - Minimising the risk of future ground movement impacting the structure.
  - Minimising the impact of the construction works on those neighbouring the site.
  - Re-use of existing materials leading to a reduced environmental impact.

**A Lifecycle Carbon (WLC) assessment** has then been prepared as part of the Sustainability Report to compare options for retaining existing, refurbishing/extending, and building a new dwelling.

The study concludes the new build, scenario 3, has lower carbon emissions, emitting less than half of the existing or the refurbishment scenario CO2 emissions, over a 60-year lifecycle.

New build scenario 3 surpasses the Camden targets, but also London plan targets on carbon emissions, notably 35% beyond Part L building regulations CO2 levels, with the property meeting an **82.33%** reduction in CO2 over Part L. This is met through forward-thinking low-carbon design and technologies, including a highly efficient Air Source Heat Pump w/underfloor heating, on-site renewables through solar PV, reduced air permeability, and full MVHR throughout, providing improved ventilation and lower carbon emissions.

**Materials Audit:** As we believe the case for demolition to be justified, we have also carried out a pre-demolition Materials Audit. As detailed in Appendix A of the structural report, there are a significant number of structural materials that could be re-used within the building fabric – reducing the need for new materials to be brought to the site, minimising waste, and reducing the environmental impact of the project.

We hope that the further information provided is in line with the policy requirements, and is sufficient to demonstrate the principle of demolition is justified.

We also would like to remind officers of the planning benefits that this proposal will bring which should be weighed in the planning balance including:

- Development of an underutilized brownfield site for residential self-build floorspace to support the needs of the Applicant and their family;
- High-quality residential build that reflects the local vernacular and meets nationally described housing standards;
- Landscape strategy to provide suitable amenity space and boundary treatments on the Site;
- 12 sqm sedum roof over the annex and secure cycle store;
- Ground level planting/ grass area of 46sqm;
- Retention of the existing magnolia tree on the Site;
- Provision of external amenity terrace on the main building including 7sqm of planting;
- Biodiversity benefits through a net gain of 29sqm of urban greening;
- Improvement in the energy credentials on the Site and reducing emissions through advanced building fabric, highly efficient services, investigating heat networks and the use of renewable energy technology;
- Covered and secure bin and recycling and cycle storage (two cycle parking spaces).

We have also provided the Heritage Statement in our previous correspondence, which confirms that the existing building retains no distinctive features of architectural quality and is no longer legible as a former coach house, and therefore the demolition of the existing building on site would not harm the character or special interest of the conservation area.

Please let us know if you have any queries, and we would be happy to arrange a Teams call if helpful to finalise the pre-application feedback.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'H Sutton', with a long, sweeping underline that extends to the right.

Helen Sutton (Agent)  
Holland Harvey Architects

On behalf of Charlie Squire (client)