

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0476/HS2	Richard Simpson for Regent's Park CAAC	07/03/2025 10:18:58	COMMNT	<p>ADVICE from The Regent's Park Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>03 March 2025</p> <p>14 Park Village East, NW1 7PX      2025/0476/HS2</p> <ol style="list-style-type: none"> <li>1. The Committee noted that this was the fifth HAMS agreement on monitoring and conservation management of ground movements due to below ground construction affecting Listed Buildings in Park Village East which the Committee had reviewed. The Committee had been briefed on the technical issues and processes involved earlier in 2024 by members of the HS2 team responsible for the HAMS proposals.</li> <li>2. The Committee noted the objective set at 1.2: we have no objection of principle.</li> <li>3. The Committee noted the description of the historic development of the house in its context at 4.1, 4.2, including the comment that the house apparently escaped significant harm during the Blitz (4.2.6), and its implications for the survival of original internal and external fabric and details, survivals identified at 4.5.1, 4.6.3 and 4.6.4.</li> <li>4. The Committee noted and welcomed the recognition of the importance of the setting of the villas at 4.4 and 4.6.</li> <li>5. The Committee noted the comments on the physical condition of the building, including minor cracking, and ground movement in the garden, at 4.5.</li> <li>6. While the Committee recognizes the methodological value of the definition of damage categories (5.3.2 and 5.3.3) we strongly urge the explicit acknowledgment in the document of the recognition and understanding of the building as a whole, and a comprehension of the integrity of the visual appearance with function and structure.</li> <li>7. Given the identification of minor cracking (4.5), the history of poor ground conditions (5.3.3), and the hiding of pre-existing cracks by historic repairs to rendered surfaces (5.3.8) we advise that 'the assumption that there are no significant existing structural defects' (5.3.4) should not be accepted.</li> <li>8. We urge that the statement at 5.3.11 'In the case of 14 Park Village East superficial cracking is manageable but needs to be carefully considered where it affects heritage features that are sensitive or susceptible to harm.' be amended to read 'In the case of 14 Park Village East superficial cracking is manageable but needs to be carefully investigated and acted upon where it affects heritage features that are sensitive or susceptible to harm.</li> <li>9. The Committee challenges the statement at 5.3.14 'Internal inspections have identified no significant internal features which may be sensitive to predicted ground movements.' Given the identification of early original sash windows and plaster cornices (4.6.3) and internal plaster specifically identified as sensitive to movement (5.3.9) this statement needs revision.</li> </ol>

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10. We note the recognition of the danger of glazing breaking (5.3.15): original or historic glazing should be identified as of special interest requiring special protection.

11. The Committee urges strongly that the assessment and selection of cracks to be monitored (7.5 with Table 3) include not only the contractor and visual inspection engineer but also an expert in historic buildings nominated by the LB Camden.

12. The Committee urges strongly that the timing of visual inspections (8.1.3) be both more frequent than monthly – we request at most two-weekly – but also related to the progress of the tunnelling machines and other underground works. The Committee strongly urges that the statement at 8.1.5 ‘The frequency of visual inspections may increase in response to Monitoring Trigger Levels.’ Be revised to state ‘The frequency of visual inspections shall increase in response to Monitoring Trigger Levels.’

13. The Committee urges strongly that the trigger values for crack widths (8.2) be considerably reduced, and, further, related to the different elements (masonry, render, glazing for example) of which the building is composed.

14. The Committee questions how contractors, building users, the community, will be informed about the state of vulnerability of the house: clear visible notices should be required on each property.

15 The Committee questions what further measures of protection need to be undertaken should the house be unoccupied for any period.

16. The Committee strongly urges that the Monitoring Action Plan should be prepared and submitted as part of this HAMS, and not, as stated, as a mere intention (8.3.1).

17. The Committee strongly urges that monitoring actions (8.3.2) be more effective. For example, the statement ‘Red – increase frequency of visual inspections. Review specific cracks and assess stability of building. Introduce temporary works if necessary.’ Should be reworded ‘Red – increase frequency of visual inspections. Review specific cracks and assess stability of building. Expedite temporary works.’

Richard Simpson FSA  
Chair

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