

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1624/HS 2	Richard Simpson for Regent's Park CAAC	12A Manley Street London NW1 8LT NW1 8LT	18/05/2025 12:01:04	COMMNT	<p>ADVICE from The Regent's Park Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>12 May 2025</p> <p>28 Park Village East, NW1 7PZ 2025/1624/HS2</p> <p>1. The Committee noted that this was the eighth 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.</p> <p>2. The Committee noted the objectives set at 1.2: we have no objection of principle.</p> <p>3. The Committee noted the statement at 1.2 p. 5 that SCSjv will 'use monitoring information to manage timely responses to building movement and undertake conservation repair works at 28 Park Village East.' We request the addition of 'in co-ordination with tunnel construction' as in the HAMS for 24 Park Village East. We also request that working 'in co-ordination with tunnel construction' be added to statements on timings of inspections at 8.1.1.</p> <p>4. The Committee noted the description of the historic development of the house at 4.1-4.3 including war damage and post-war works, and later modifications in 1980 and 2007-08.</p> <p>5. The Committee noted the discussion of setting at 4.4.</p> <p>6. The Committee noted the discussion of condition, 4.5, and the report that the original street façade appears largely unaltered and that the garden front retains its original features.</p> <p>7. The Committee noted and generally welcomed the assessment of significance at 4.6, and agrees the assessment that 'a dual aspect design of stuccoed façades contributes to an experience and appreciation of Nash's vision of the 'picturesque' by responding to differences in landscape design associated with the east and west facades' and related comment.</p> <p>8. In the Phase 3 GMA Building Damage Assessment (5.2 p. 27) we note the building has been assigned a Building Damage Category of 3 (Moderate), but we also note that this is on the basis of an assumption that 'there are no significant existing structural defects'. We strongly urge a more cautious approach.</p> <p>9. We note the importance of monitoring garden movement (7.1 p. 33).</p> <p>10 We welcome the undertaking to review ground movement and asset specific data, including recalibration of trigger values and timing of monitoring (7.2 pp. 33-34). We urge that this undertaking apply to earlier HAMS.</p> <p>11. The Committee urges strongly that the timing of visual inspections (8.1 p. 42) be more</p>

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					<p>frequent than monthly: especially during tunnelling in the area inspections should be at a minimum of weekly. We urge that visual inspections are at a frequency 'in co-ordination with tunnel construction' (see our para 3 on 1.2). We welcome the statement at 7.4 Table 3 Monitoring system p. 38 and urge that it be adopted for all monitoring: 'All frequencies to be adjusted according to progress of works and movement trends. Frequencies may need to be increased to daily or hourly during critical stages of the works.'</p> <p>12. We object to the trigger values for crack widths (8.2). We urge strongly that the trigger values be considerably reduced, and, further, related to the different elements (masonry, render, glazing for example) of which the building is composed.</p> <p>13. 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.</p> <p>14. The Committee questions what further measures of protection need to be undertaken should the house be unoccupied for any period.</p> <p>15. As the individual HAMS are published, and as the tunnel design has developed, knowledge of historical ground movement has grown, and understanding of the structures of the Listed Buildings been refined, we urge that a comprehensive view of the whole group of Listed Buildings in Park Village East is required to ensure that changes in assessment are appropriately evaluated and effective mitigation provided for individually and across the group of Listed houses, and the individual HAMS updated.</p> <p>Richard Simpson FSA Chair RPCAAC</p>
