Application for Planning Permission.

Town and Country Planning Act 1990

GVA
10 Stratton Street
London
W1J 8JR

Design and Access Statement

St Pancras Hospital Boundary Wall, Granary Street, London NW1 0NF

March 2014

Contents

Appendices

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Prepared by: William Blackburn BSc (Hons) Building

Date: 18th March 2014

Doc Ref: 02B415866 / 2542778_1.docx

1. Introduction

1.1. This Design & Access Statement provides details of the proposed works to rebuild a demolished boundary wall to St Pancras Hospital.

1.2. The boundary wall to Granary Street is located to the north of the site and backs onto the hospital's mental health ward. The wall collapsed in 2013 and was partially demolished to make it safe. Given the secure nature of this area of the hospital a temporary timber fence has since been erected.

1.3. In addition to the brickwork boundary wall, a metal fence was previously installed within the hospital site, parallel to and set back from the wall to provide additional security for the mental health ward.

1.4. The present application is for reconstruction of the brickwork wall and security fence. The wall is to be constructed to visually match the design of the original, with a minor change in the dimensions as set out in the following sections. The fence is to be increased in width to provide additional security to patients.

1.5. A ground investigation was carried out in July 2013 and a structural assessment and design of the new wall carried out in February 2014.

2. Planning Statement

2.1 Situated south of Camden Town, St Pancras Hospital is not located in a conservation area, nor is it listed. The main entrance is located on the west side of the hospital site on St Pancras Way.

2.2 The original boundary wall was constructed of London stock brickwork, with a series of brick piers with solid brickwork in-between. At some stage historically the wall was increased in height with the addition of further courses of brickwork as can be seen in the schedule of photographs at Appendix C.

2.3 All works proposed are to match the design of the original works as far as is possible.

3. Proposed Works

3.1 Access

3.1.1 The proposed works outlined within this application will not change the existing access provisions to the property.

3.1.2 The works are restricted to the external area at the northern end of the hospital grounds, adjacent to the public pavement to Granary Street. The area is visible from Granary Street.

3.2 Design and Appearance

Brickwork Wall

3.2.1 The boundary wall will be re-built on the existing footings with concealed steel king posts to provide additional support. The Structural Engineer has confirmed that the existing foundations are suitable for the re-construction. The king posts will be encased within brick piers, replicated to the positions and heights of those to the original wall.

3.2.2 215mm thick brick panels will be constructed between the piers to a marginally lower height than the original wall (between 150mm lower to the east end and 600mm lower to the west end), as shown on the architectural detail drawing.

3.2.3 All brickwork will be solid London stock bricks to match those in the original wall.

3.2.4 To the western end of the brickwork wall, 1 no, square steel mesh panel within a tubular steel frame is to be reinstated, white in colour, to match the existing.

Steel Security Fence

3.2.5 A steel square mesh security fence comprising 4no. panels was previously installed to the inside of the boundary wall, set back from the wall. This fence is to be reinstated in the original position with an additional 9 no. panels to extend it to the west, parallel with the boundary wall.

3.2.6 The previous fence was 9.8m in length and it is proposed to extend this by 22.2m to a total length of circa 32m.

3.2.7 All fencing will comprise steel square mesh panels, green in colour to match the original fencing.

3.2.8 As there is a difference in ground level along the length of the wall, the height that the fence protrudes above the brickwork wall will range from 1.0m to the east end to 1.6m to the west end.

4. Conclusion

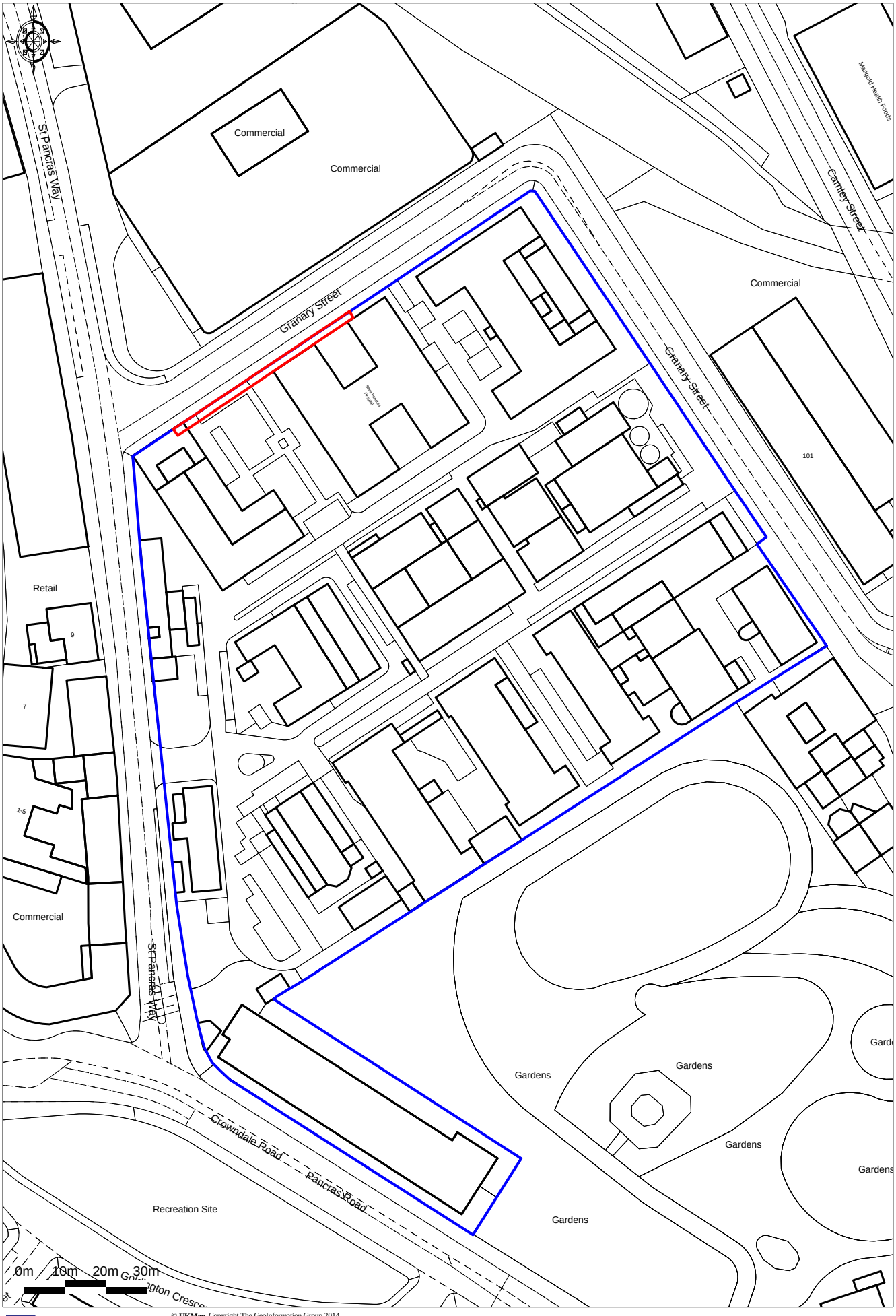
4.1 To summarise, the proposed works will reinstate a collapsed brickwork boundary wall and security fencing.

Report

Appendix A

Location Plan

St Pancras Hospital Boundary Wall, Granary Street, London, NW1 0NF



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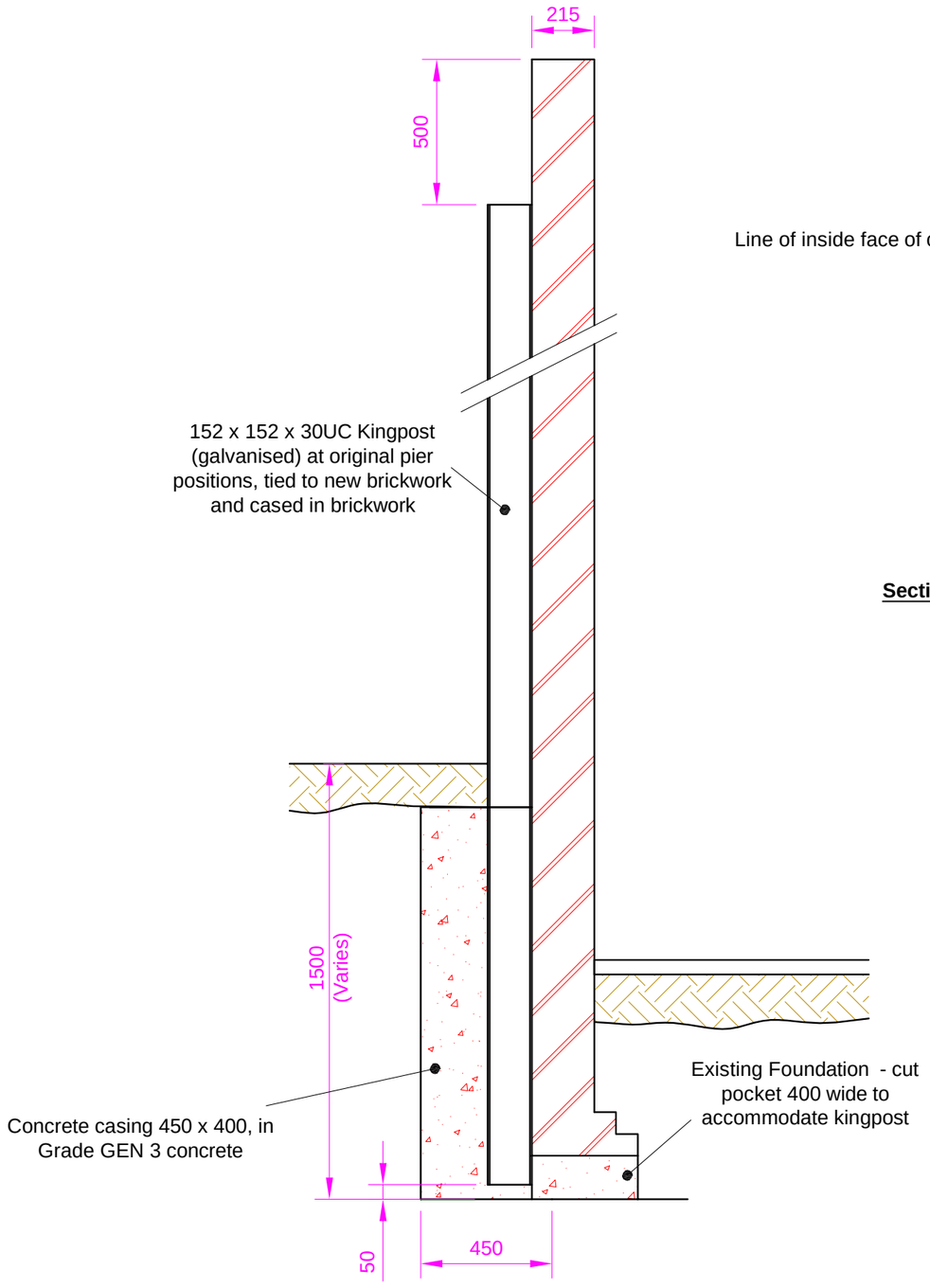
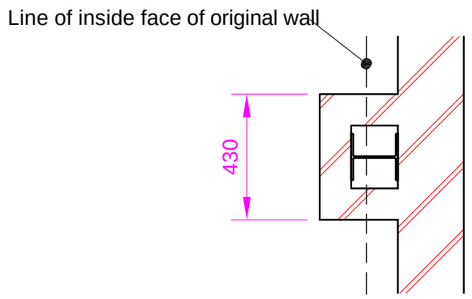
Appendix B

Structural and Architectural Detail Drawings



Proposed Section (1:20)



Section Through New Pier/Kingpost (1:20)

Drawing No:	25411/S1
Date:	17.01.14
Scale:	1:20 @ A3

Revisions:

Rev

eda

engineering design and analysis

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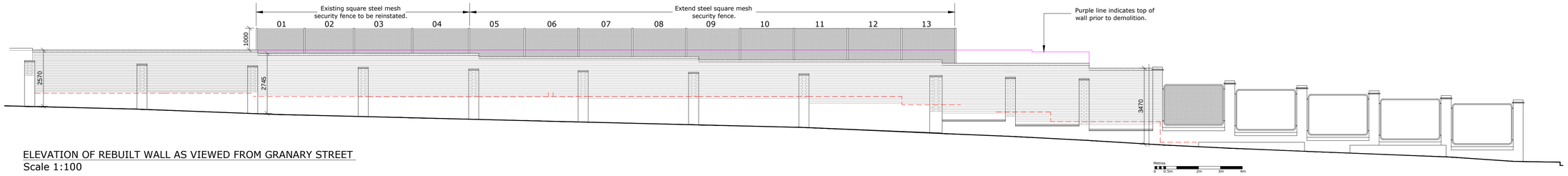
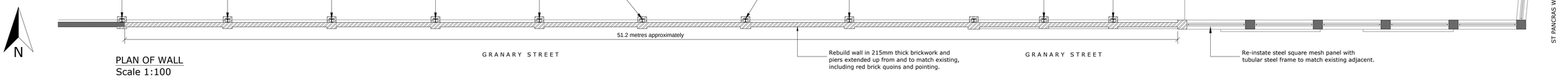
tel: 020 8405 6287
e-mail: eda@blueyonder.co.uk

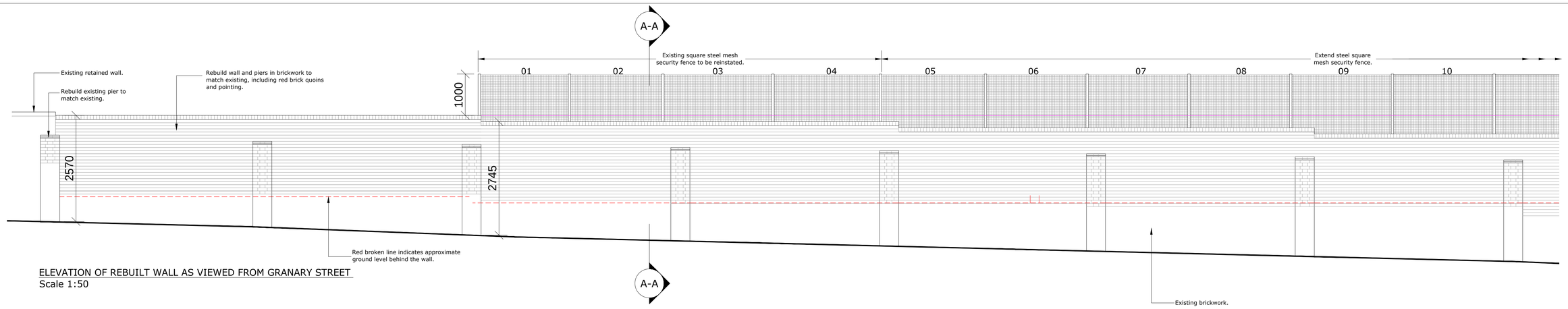
Project:	St Pancras Hospital
Drawing:	Granary Street Boundary Wall Re-construction
Client:	Camden & Islington NHS Foundation Trust



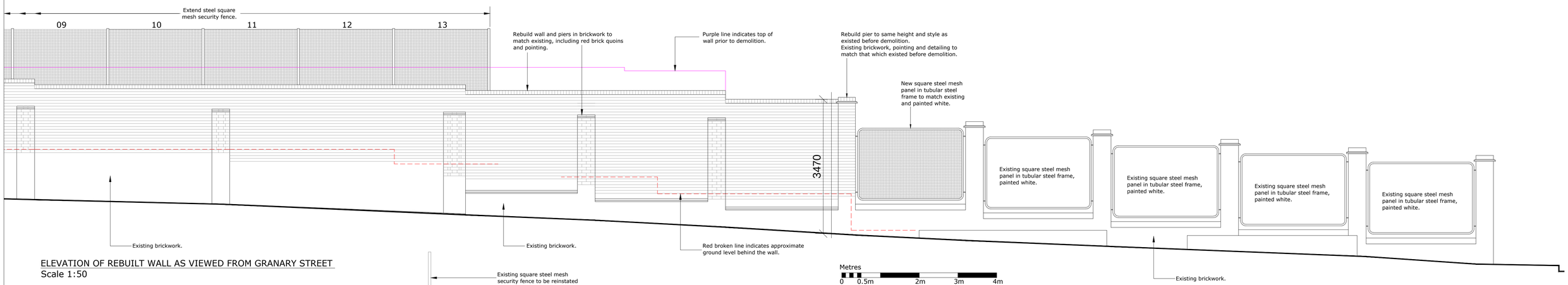
ELEVATION OF REBUILT WALL AS VIEWED FROM GRANARY STREET
Scale 1:100



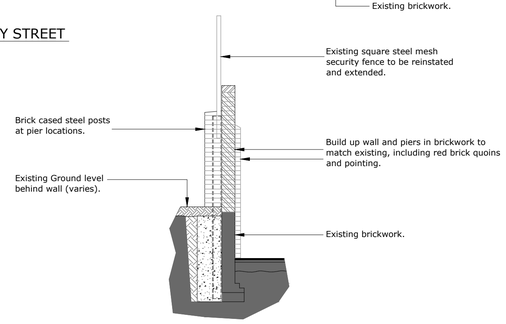
PLAN OF WALL
Scale 1:100



ELEVATION OF REBUILT WALL AS VIEWED FROM GRANARY STREET
Scale 1:50



ELEVATION OF REBUILT WALL AS VIEWED FROM GRANARY STREET
Scale 1:50



SECTION A-A
Scale 1:50

Rev	Revision Details	By	Chk'd	Date
P1	ISSUED FOR PLANNING.	RV	RH	21/02/14

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Project Name	BOUNDARY WALL REPAIRS AT ST. PANCRAS HOSPITAL LONDON, NW1 0NF
Scale @ A1	1:100/50
Drawn	RV
Checked	RH
Date	21/02/2014
Client	CAMDEN AND ISLINGTON NHS FOUNDATION TRUST
Project No.	028415866
Drawing Title	REPAIRS TO BOUNDARY WALL TO GRANARY STREET - PLAN, ELEVATION AND SECTION
Drawing No.	P-01
Rev.	P1

Planning

A1

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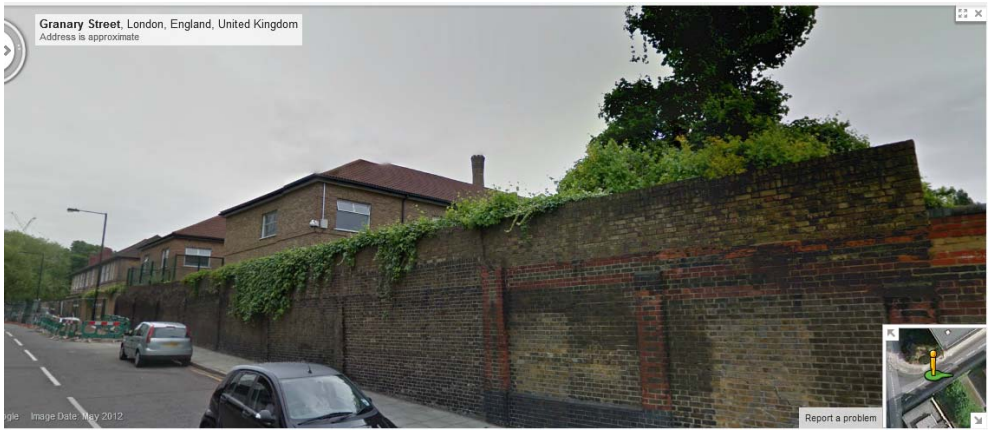
Appendix C

Schedule of Photographs

Photograph Number	Photograph Description	Photograph
1.	**Original Boundary Wall** General view of the original boundary wall.	 ©Google 2014
2.	**Original Boundary Wall** General view of the original boundary wall. Note: additional courses of brickwork visible.	 ©Google 2014

Photograph Number	Photograph Description	Photograph
3.	**Original Boundary Wall** General view of the original boundary wall.	 ©Google 2014
4.	**Original Boundary Wall** General view of the boundary wall. Note: steel security fencing visible to the rear of the wall.	 ©Google 2014

Photograph Number	Photograph Description	Photograph
5.	**Existing Wall** General view of the collapsed wall.	
6.	**Existing Wall** Missing steel grille to the west end of the wall.	

Photograph Number	Photograph Description	Photograph
7.	**Existing Wall** General view of the collapsed wall.	
8.	**Existing Wall** General view of the collapsed wall.	

Report

Appendix D

Structural Engineer's Report

Blackburn, William (GVA)

From: Richard Jackson <rhj@blueyonder.co.uk>
Sent: 10 February 2014 16:17
To: Harper, Robert (GVA)
Subject: St Pancras Hospital - Granary Street Wall

Rob

I refer to our inspection of the remains of the wall on Friday – and discussions regarding the best way to re-build it.

A couple of points are relevant as a summary of the structural considerations affecting the re-construction:

- There is no evidence that the existing foundation has failed. It might have rotated marginally, but it appears to have supported the weight of the wall satisfactorily, and it has not been affected unduly by ground conditions.
- The failure was the result of rotation of the wall, roughly from ground level.
- It would be reasonable to build a new wall off the existing wall (making small corrections to the residual wall where it is out of plumb by more than say 25mm).
- There are planning issues that would prevent the re-construction of the wall in anything other than solid 215mm thick London Stock brickwork, with the original piers replicated.
- Walls of this type were usually designed empirically, and the original construction (as simple cantilevered brickwork stiffened by the piers), could not be justified by calculation.
- The most economical re-build would be in solid 215mm brickwork full height (approximately 2650 high).This would span between steel posts (152UC), set in concrete acting as king posts at pier positions (approximately 3250 centres), to the same height.
- The king posts would be set in concrete to a depth approximately equal to the depth of the existing foundation
- The existing foundation would be cut to accommodate the post holes (approximately 450 square).

If this proposal is acceptable, please let me know and I will prepare a working detail.

Regards

Richard Jackson

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