

**PLANNING STATEMENT  
OF STRUCTURAL WORKS  
FOR PROPOSED  
LIFT INSTALLATION**

**AT**

**CECIL SHARP HOUSE,  
2 REGENT'S PARK ROAD  
LONDON, NW1 7AY**

**REF: 212424 - NOVEMBER 2012**



Report prepared by:

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## Planning Statement for Structural Works

- 1.1. We were commissioned by the Operations Director of Cecil Sharp House to provide Structural Engineering Services for the proposed lift installation.
- 1.2. The Architects for the scheme are Arts Lettres Techniques Ltd and full details of the scheme are shown on their drawings.
- 1.3. Cecil Sharp House is a listed building constructed c1930 on basement, ground and 2 upper floors. The structure comprises load bearing masonry walls with reinforced concrete beam and clay pot floors. The building was damaged during WWII and repaired and extended in 1950.
- 1.4. The proposed lift will require a 1200mm deep lift pit and trimming of concrete floors and roof slab to accommodate the new shaft. A number of minor structural openings will be formed.
- 1.5. The proposed work is outlined on drg No. 212424/SK1.
- 1.6. The lift pit will be approximately 300mm below the level of the boiler room, and 1200mm below the floor level in the existing class room. It is possible that the foundations will be undermined, although this is unlikely to be of significant depth.
- 1.7. The lift pit will be constructed in reinforced concrete and externally tanked to prevent the ingress of moisture.
- 1.8. The depth of lift pit required will not adversely affect the adjacent foundations, and any localised underpinning will not induce significant differential movement or settlement.
- 1.9. The minimal excavation will not adversely affect ground water flows or influence the adjacent structure or neighbouring properties. A basement impact assessment is not therefore appropriate in this instance.
- 1.10. Trial pits will be excavated to determine the depth of the existing foundation and subsoil conditions. Initial desktop investigations and knowledge of buildings in this area suggest the subsoil will be London Clay.
- 1.11. Trimming of the concrete floors and roof slab can be readily undertaken with trimming steels as the floors appear to be of simple one way spanning concrete beam and clay pot construction. This will be confirmed by investigative work on site.
- 1.12. The existing structure is robust and the proposed minor structural intervention will not affect the lateral stability of the building.
- 1.13. In the unlikely event that the lift shaft is not required in the future, the basement and upper floors could be easily reinstated.