

Development Control Planning Services
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Your ref.

Our ref. NJB/FCS/J5198

For the attention of Victoria Fowlis

21 March 2007

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Dear Sirs

Former Elizabeth Garrett Anderson Hospital, 126-144 Euston Road, London, NW1 2AP

We write on behalf of our client, Unison, to submit planning and listed building consent applications for the required emergency structural works required to stabilise the "first generation" listed buildings on the former Elizabeth Garrett Anderson site.

A site visit was held on 1 February 2007 with Victoria Fowlis of the Council to discuss the scope of the emergency works required.

The description of the proposed development is as follows:-

"Emergency structural works to stabilise the "first generation" listed buildings including, dismantling and re-erecting the perimeter fence, dismantling and re-building of the southwest bay facing Churchway and associated piling and underpinning works".

In accordance with our client's instructions we enclose the following:-

- Four copies of the planning application forms signed and dated 21 March 2007;
- Four copies of the listed building consent forms signed and dated 21 March 2007;
- Six copies of the Summary Report of Required Remedial Works prepared by AKS Ward;
- Six copies of the Scope and Specification Report prepared by AKS Ward (supplementary information only);
- Six copies of the Report on Investigations and Required Remedial Works prepared by AKS Ward (supplementary information only);
- Six copies of a site location plan to 1:1250 scale;
- A cheque for £135 in respect of the planning application fee.

Background

Detailed pre-application discussions have been held with the Council regarding the comprehensive proposals for the redevelopment of the whole site. In view of the current poor structural condition of the building these applications for planning permission and listed building consent are being submitted in advance of the comprehensive scheme proposal.

Existing situation

The listing description refers to the "first generation buildings" as the only buildings on the site which are included in the listing. The "first generation" listed buildings comprise the part of the building fronting Churchway and the part of the building fronting Euston Road.

These parts of the building and particularly the Euston Road Block and the link corridor between the Euston Road Block and the Churchway Block are currently in an extremely poor structural condition as a result of at least 10 years of subsidence. The side bay to the Euston Road Block is currently being propped both internally and externally as the internal bays have failed at ground, first and second floors, to prevent this part of the building from collapsing.

Additional details of the existing condition of the building can be found in the reports prepared by AKS Ward and Donald Insall Associates.

The proposal

In order to structurally stabilise the building to prevent any further damage occurring to the listed buildings it is proposed to underpin the building through the use of piles. This will involve the removal of concrete bases, the removal of the ground floor slab and dismantling of the bay. The main brickwork arches will be repaired to ground, first and second floors.

In addition, it is proposed to remove the existing railings and concrete plinth which will be re-erected in due course.

Planning policy

The London Borough of Camden Replacement Unitary Development Plan was adopted in June 2006 and is used for development control purposes. Policy B6 relates to listed buildings and states that:-

"To preserve or enhance the character of the listed buildings as buildings of special architectural or historic interest; the Council will only grant listed building consent for:-

- a) the total or substantial demolition of a listed building where exceptional circumstances are shown that outweigh the case of retention; and for;**
- b) alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.**

The Council will only grant planning permission for the change of use of a listed building where it considers this would not cause harm to its special architectural or historic interest, The council will not grant planning permission for development that it considers would cause harm to the setting of a listed building".

The reasoned justification states that the Council has a general presumption in favour of the preservation of listed buildings.

Planning Policy Guidance Note 15 relates to planning and the historic environment and states that the starting point in respect of listed building control is the statutory requirement on Local Planning Authorities

to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

PPG15 also states that regular maintenance and repair are the key to the preservation of historic buildings.

Conclusions

It is apparent that these emergency listed building works to stabilise the "first generation" listed buildings are essential for the preservation of the architectural and historic interest of the buildings in accordance with the provisions of Planning Policy Guidance Note 15 and RUDP policy B6.

The listed building will continue to subside and further, potentially irretrievable structural damage will continue to occur unless these dismantling, stabilising and rebuilding works are undertaken as soon as possible.

The enclosed supporting documents provide additional information in respect of the proposed works, methodology and recording of the work.

If you have any queries please contact Faye Shelley or Nick Brindley of this office.

Yours faithfully



Gerald Eve

GeraldEve

Former Elizabeth Garrett Anderson Hospital, 126-144 Euston Road, London, NW1 2AP

Drawing and Document Numbers:-

Summary Report and the Required Emergency Remedial Works prepared by AKS Ward (Ref: L051036) (February 2007). Includes the following drawings:-

Drawing title	Drawing number
Site Clearance Drawing	LB-01 Rev A
Demolition – Sheet 1	LB-02 Rev B
Demolition – Sheet 2	LB-03 Rev B
Underpinning Layout	LB-10 Rev A
Pile Schedule and Details	LB-11 Rev A
Listed building Trail Pit Details and Existing Ground Floor Levels	LB-12 Rev A
Piling Option 2	LB-13 Rev A
Typical Crack Repair Detail	LB-25 Rev A
Arch Repair Ground Level Internal View Sheet 1 of 2	LB-50 Rev A
Arch Repair Ground Level Sheet 2 of 2	LB-51
Arch Repair First Level Internal View	LB-60 Rev A
Arch Repair Second Level Internal View	LB-70 Rev A
Arch Repairs Second Level External View	LB-71 Rev A

Structural Repair and Stabilisation Operations Report prepared by Donald Insall Associates (February 2007). Includes the following drawings:-

Drawing title	Drawing number
South West Bay Elevations - Existing	220
South West Bay Elevations - Proposed	221

Documents for Supplementary Information:-

Scope and Specification for Structural Works prepared by AKS Ward (January 2007)

Report on Investigations and Required Remedial Works prepared by AKS Ward (December 2006)