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By hand

Date 28 April 2014
Our ref 13681/IR/FY/6558241v1
Your ref

Dear Sirs

5 and 6 Cliff Villas, London NW1 9AL

On behalf of our client, Camden Development Co. Ltd. please find attached an application for prior notification of the proposed demolition of nos. 5 and 6 Cliff Villas, London NW1.

In support of the application we enclose the following information:

- 1 A completed application form;
- 2 A location plan at 1:1250 (drawing no. PL001);
- 3 Drawings of the existing site layout (PL 002) and of the existing buildings (PL 003 to PL 011 inclusive) as follows;
PL 002 existing site plan 1:200
PL 003 existing street elevation 1:200
PL 004 existing side & rear elevations 1:200
PL 005 existing site section AA 1:200
PL 006 existing ground and basement floor plans 1:100
PL 007 existing first and second floor plans 1:100
PL 008 existing front elevation 1:100
PL 009 existing side and rear elevation 1:100
PL 010 existing section AA 1:100
PL 011 existing roof plan 1:50
- 4 An overall project methodology prepared by Method Architects, setting out details of the CDM requirements; existing boundaries, main services, drainage and infrastructure and structures on the site; the proposed traffic management during the demolition works; and details of the site restoration.
- 5 Demolition drawings showing the extent of demolition works:
PL 012 demolition roof plan at 1:100
PL 013 demolition front elevation at 1:100
PL 014 demolition side and rear elevation at 1:100



PL 015 demolition section AA at 1:100

PL 016 demolition ground and basement plans at 1:100

PL 017 demolition first and second floors at 1:100

- 6 A Method Statement for Dismantling Works prepared by Heydon and Carr and Appendix 1: Risk Assessment Record, setting out the proposed method of demolition and control measures to be adopted;
- 7 A Structural Engineer's Report (Demolition) prepared by Price and Myers, which assesses the existing buildings and boundary conditions; and sets out the proposed temporary works during demolition;
- 8 Details of the finished appearance and treatment of the site (please see the overall Project Methodology statement and below);
- 9 A statement confirming that the applicant has displayed a site notice in accordance with A.2(b)(iii) of Part 31 of Schedule 2 to the General Permitted Development Order 1995- please see below; and
- 10 A cheque for £80 made payable to LB Camden for the application fee.

Four copies of the application forms, drawings and reports are attached for your information.

The existing site

Nos. 5 and 6 Cliff Villas, London NW1 currently comprises two mid nineteenth century three storey, plus basement, residential villas, which are currently divided into eight flats, located on the east side of Cliff Villas. The site is within a triangular area of land bounded by York Way to the east, Camden Park Road to the south and Cliff Road to the north. The location of the site is shown on drawing no. PL 001. The existing gross internal area of the buildings is 440 sqm. The properties are not listed and are not within a conservation area. Within the rear garden is a mature lime tree which is the subject of a TPO and which will be retained and protected during the demolition works.

Why demolition needs to take place

The existing properties at nos. 5 and 6 Cliff Villas no longer provide suitable residential accommodation. The building fabric of the existing properties has deteriorated significantly over the years and is now affected by chronic damp and associated pest control problems. Despite repeated investment in the properties over the past ten years, the existing flats are in a poor state of repair, have small room sizes (below Camden's minimum floor space standards) with small kitchens and bathrooms and in many cases have poor access within the flats, for example steps down to the bathrooms; low levels of daylighting and high energy requirements. In addition, the buildings provide no access for disabled persons.

The proposed method of demolition

A method statement has been prepared by Heydon & Carr setting out how it is proposed to demolish nos. 5 and 6 Cliff Villas. This sets out the proposed pre-commencement works which include site hoarding in order to segregate members of the public from the proposed works; and ensuring existing services are safeguarded and capped on site prior to works starting. As part of



these works, separate fencing will be erected around the lime tree to the rear of the property in order to ensure no damage to the tree or roots. The proposed works do not involve the felling or pruning of any trees on site.

Prior to any demolition works, a soft strip will be carried out, followed by a full internal strip out. Gas pipes will be isolated and purged and electrics isolated. Following the completion of the building strip out, the main demolition work will commence using a 30 ton tracked machine with demolition bucket and long arm attachment. Demolition will commence at one corner of the building and progress around the perimeter. All material will be cleared from the work area at appropriate time intervals to ensure that the work area is kept clear.

A temporary works scheme is proposed to ensure adjacent party wall properties are not undermined during the demolition works. The Structural Engineer's Report by Price & Myers states that the retaining walls and foundations at the front and rear of the property supporting the change in level to both the front and rear gardens should be retained; and that the side walls forming the front steps to the property should also be retained to help brace the front retaining wall. Temporary props will be required along the north and south boundaries at existing ground floor level, where the existing side extensions to nos. 5 and 6 Cliff Villas meet the adjacent walls. In addition, the flank wall of the side extension to no. 6 Cliff Villas should be reduced in height to the original level to match the remainder of the wall; and the top three courses of the remaining wall re-built. These proposed works have been incorporated into the demolition methodology and programme. Further details of the proposed temporary works are included in the Price & Myers Report.

All private services running through the property will be disconnected and capped off at the front and back retaining wall positions.

Waste will be taken off site and sorted at a waste removers yard and recycled as appropriate. Target demolition recycling figures will comply with CFSH requirements. A Site Waste Management Plan would be agreed with the local planning authority and will be put in place prior to demolition works commencing. Collection from the site will be from a central point and the waste will be segregated on site as far as possible. The existing semi-basements will be filled with clean brick rubble where possible, to avoid taking it off-site; and where appropriate, materials will be incorporated into the new landscaping of the site. In addition, appropriate materials will be salvaged and re-used off site.

It is proposed that the demolition vehicles would access the site via the one way system from York Road, Cliff Road, and Cliff Villas and would exit to Camden Road. All contractors would be notified of this routing requirement. Any temporary traffic measures would be agreed with the local planning authority. Further details are provided in the Overall Project Methodology.

The proposed restoration of the site

As detailed in the accompanying Project Methodology, the existing half-basements and front and rear light-wells will be back-filled using clean reclaimed masonry rubble, which will be topped with a 150mm deep layer of 40mm gravel. The rear of the site will then be soft landscaped and the front garden will comprise a combination of hard-standing and soft ground. A new front fence, with lockable pedestrian gate, will be erected.



Construction Programme

It is proposed to undertake the external demolition works during the school holidays, due to the proximity of the site to Brecknock Primary School. Site preparation and soft strip/internal works would be undertaken at other times. It is currently anticipated that the works would take place between 27 July 2015 and 28 August 2015.

The proposed site hours are 8am to 6pm Monday to Friday and 8am to 1pm on Saturday. Measures to control noise and dust are set out on page 15 of the Method Statement by Heydon & Carr. The building would be scaffolded and sheeted externally to help suppress dust/noise and to ensure minimal impact on the surrounding residential area.

Site Notice

We confirm that the applicant has displayed a site notice at nos. 5 and 6 Cliff Villas from 28 April 2014 in accordance with A.2(b)(iii) of Part 31 of Schedule 2 to the General Permitted Development Order 1995. A copy of the site notice is attached.

Please do not hesitate to contact me should you require any further information or clarification.

Yours faithfully

A handwritten signature in black ink that reads 'Frances Young'.

Frances Young
Senior Planner

Copy Charles Herman, Camden Development Company Ltd.
Enc.