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Your reference 2014/2877/P
18 Redington Road, London NW3

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Culture & Environment

Dear Eimear

Further to my letter yesterday, I have been trying to understand the nature of excavation proposed and the effect on the listed house.

In the Member's briefing paper on the last submission you noted the following:

In this instance, the lower ground floor will be excavated further (by 49cm beyond the maximum depth of the approved excavation – 6m) and an additional area of 12sqm will be excavated. The applicants have submitted a letter from the basement consultant RSK who commissioned the BIA (which was approved following the public inquiry) and they have stated that the proposed amendments will not alter the conditions at the site and as such the BIA and the techniques proposed are still valid.

Basement excavation

The proposed excavation of the lower ground floor level by a further 49cm has been considered by the basement consultants who commissioned the BIA for the site. The maximum depth excavated would thus rise to 6.49m. They have submitted a letter stating that the new depth will not impact on the site conditions and the basement structure can still be constructed without significant impact with regards to hydrology and stability. An additional area of 12sqm at lower ground floor level will be excavated to allow for additional space in the garage.

I understand that there is now some further excavation and enlargement of the basement. Whilst the depth now appears to be 7.71m including the lift overrun, I understand that to build down to this level there is likely to be a much larger pit to take account of foundations and water-proofing.

So when you mention "approved excavation" this is actually "approved building depth". Excavation is likely to be much larger c 10m.

I now turn to the basement impact study notes submitted on this application. They have stated that Category of Damage should be "2 slight". From the policy guidance at Camden this states that crack width can be up to 5mm wide. See table attached.

As number 16 is an important listed building, I cannot see why Category 2 is acceptable. "Redecoration probably required" "Cracks in external brickwork easily visible" and condoning possible damage to a listed building may be an offence.

I would suggest that a condition be implemented that the category of damage predicted should be no more than Category 1. May I also suggest that the Listed Building Officer responsible for protecting listed buildings is consulted.



Category of damage	Description of typical damage	Approximate crack width (mm)	Limiting tensile strain ϵ_{lim} (per cent)
0 Negligible	Hairline cracks of less than about 0.1 mm are classed as negligible	<0.1	0.0-0.05
1 Very slight	Fine cracks that can easily be treated during normal decoration. Perhaps isolated slight fracture in building. Cracks in external brickwork visible on inspection	<1	0.05-0.075
2 Slight	Cracks easily filled. Redecoration probably required. Several slight fractures showing inside of building. Cracks are visible externally and some repointing may be required externally to ensure weathertightness. Doors and windows may stick slightly.	<5	0.075-0.15
3 Moderate	The cracks require some opening up and can be patched by a mason. Recurrent cracks can be masked by suitable lining. Repointing of external brickwork and possibly a small amount of brickwork to be replaced. Doors and windows sticking. Service pipes may fracture. Weathertightness often impaired.	5-15 or a number of cracks > 3	0.15-0.3
4 Severe	Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Windows and frames distorted, floor sloping noticeably. Walls leaning or bulging noticeably, some loss of bearing in beams. Service pipes disrupted.	15-25 but also depends on number of cracks	>0.3
5 Very severe	This requires a major repair involving partial or complete rebuilding. Beams lose bearings, walls lean badly and require shoring. Windows broken with distortion. Danger of instability.	Usually > 25 but depends on number of cracks	

Damage Category Chart (CIRIA C580)