

I have serious concerns about this project that is being planned. I live on this tiny cobbled street and the thought of large trucks and huge soil removal equipment being driven up here for a prolonged period of time is awful. The houses in the street have been damaged by normal lorries driving up as it is - you can see where they have had porches caught and ripped off etc as it is so narrow. When the rubbish is collected by the trucks you will see the neighbours looking out the window worried that even these will catch a porch - or worse still a car as this is where the residents park their cars.

The houses currently shake if even a normal vehicle drives up the street - there is no doubt in my mind that vehicles that will be needed to undertake this kind of work will cause damage to the surrounding houses and the cobbled street itself which are all in a protected area for good reason.

The charm of this beautiful cobbled street is that the houses are small and quirky - and whilst it would be lovely to have this property looking in better shape I think to take it to such a huge level is unnecessary and would over whelm the street, as well as seriously disrupting and causing misery for the residents of this peaceful and harmonious street for a long time.

I do not see how the residents would be able to continue living as normal with this level of works happening and that seems unfair that a developments gain could take so much from everyone else.

Please do take into account the quality of life for the people trying to live their daily lives in this very small street when you consider these plans - improvement is one thing but destruction and utter disruption is another entirely.

Many thanks

Emma Pierson

54 camden mews, nw1 9bx

Please contact me by email

These comments have been written without prejudice and in confidentiality

Sent from my iPhone

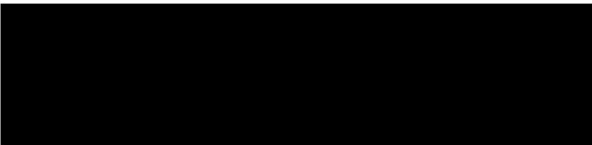
Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 9733093

Planning Application Details

Year	2014
Number	4726
Letter	P
Planning application address	85 Camden Mews

Title	Mr.
Your First Name	Charles
Initial	
Last Name	Bear
Organisation	
Comment Type	Object

Postcode	NW1 9BU
Address line 1	83 Camden Mews
Address line 2	LONDON
Address line 3	
Postcode	NW1 9BU



Your comments on the planning application	My objections are contained in (1) the attached document headed "Objections to proposed development at 85 Camden Mews" (2) the attached technical opinion from a specialist engineer, Mr Graham of Fluid Structures Ltd.
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If you wish to upload a file containing your comments then use the link below

[Objections](#)
[Technical opinion from Fluid Structures Ltd](#)

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About this form

Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	9733093

Proposed development at 85, Camden Mews [2014/4726/P]

(1) Basic features of the proposal

The proposed development has the following key features:

- (a) Demolish the rear facade and build a new rear facade 2.5m further out
- (b) Create a new 2.8m deep basement extending to the new rear wall and across the entire width of the site
- (c) Excavate to create a new sunken rear garden
- (d) New two storey (plus basement level) side extension in place of the current lock-up garage
- (e) A large new blank side wall on the SW elevation
- (f) Modify the existing front elevation (i.e. as well as the new side extension)
- (g) Complete rebuild of the roof to embrace the new footprint.

In reality, apart from partial retention of the existing front elevation, this is a new building dressed up as alteration of an existing one. An existing mews house of perhaps 1200sq ft is sought to be turned into one of about twice that size. It is not surprising that such a radical change leads to serious objections.

(2) Summary of objections

(i) The new building would not preserve the character of the old one. The current building is a distinctive partly Italianate coach house. Its proportions are important and will not be retained. The overall mass, bulk and effect of the building will be very different.

(ii) There is no justification for demolishing the existing rear facade, nor for building a new facade 2.5m further out: see also the Camden Square Conservation Area Management Strategy para 7.5. The suggestion that the proposal retains the design features of the rear facade is illusory: see points (i), (iii) and (iv).

(iii) The new rear elevation would have massively increased window space at ground floor level plus full scale French windows at the new basement level (contravening CPG 1 para 4.7). The new windows at both levels would be far too large. They would also be obviously out of harmony with the arched first floor windows which are an important and distinctive feature for this building. It is not surprising that the developers have failed to provide an image of the new rear elevation.

(iv) The new side (SW) elevation, which would be prominent from the street as well as from several facing properties, would be a blank white wall of 1.5 storeys above the existing adjoining ground floor structure. It has a cheap warehouse-like feel and would be visually disruptive and out of keeping with the variegated textures generally found in the Mews, particularly this part, which are brick, timber, or a mixture.

(v) The basement is too large and extends beyond the footprint of the original building, contrary to CPG 4, para 2.56 and DP 27.9.

(vi) The BIA is inadequate. The proposal fails to provide satisfactory evidence that the works will not damage the building or adjoining properties as required by DP27.3 and by the Camden Square Conservation Area Management Strategy para 7.6 before the application can be approved: *“When considering applications for basement extensions within the conservation area, the Council will need to be satisfied that effective measures will be taken during demolition and construction works to ensure that damage is not caused to the building and any buildings it directly adjoins”*; see also CPG 4, para 2.51. I refer to the attached opinion from John Graham CEng MICE MStructE MIEI of Fluid Structures Ltd which sets out 9 objections including:

- “4. Drawing number 85_CM_Sk_BC1 also indicates that the base of the party wall will need to be completely demolished and this is unacceptable as the base of the party wall should be retained and underpinned. Demolishing a significant proportion of brickwork at the base of the party wall in this way may lead to excessive damage in no. 83 and this should be avoided.
6. ...the current design/drawings do not indicate any anti-heave precautions and this is a serious concern as heave of the basement structure may cause serious structural damage if it is not dealt with.
7. ...the documents do not indicate a safe construction sequence. For example... how the soil will be supported during excavation prior to construction of the reinforced concrete walls...[or] how the walls will be propped when the soil is excavated...
2. ...the documents do not show the underpinning construction sequence indicating how the soil and party wall will be safely supported while the works are carried out...
3. The currently proposed basement wall...extends under the party wall into no.83 and this is not acceptable as the wall should not go beyond the face of the party wall”.

(vii) There is a total absence of any indication how the extensive demolition and construction works would be carried out, let alone done in a way which does not involve intolerable disruption to neighbours. Camden Mews is a very narrow one-way street with room for only one vehicle to pass. The basement excavation would, by my calculations, involve removal of over 850 tonnes of soil. The insertion of concrete underpinnings and the demolition and construction of a new roof would also be major undertakings. No thought whatever appears to have been given to compliance with para 2.51 of CPG 4: *“In considering these applications, the Council will refuse permission for such plans which do not minimise the harmful impacts of construction on the building(s) and on local amenities...”* It is therefore not enough to leave such matters entirely to the future negotiation of a s. 106 agreement. The applicant must demonstrate before permission can be granted that the development is capable of satisfying the criterion in para 2.51.

24033/JG

10th October 2014

Mr Charles Béar,
83 Camden Mews,
London,
NW1 9BU



FLUID.STRUCTURES
ENGINEERS AND TECHNICAL DESIGNERS

Dear Mr Béar,

Ref. Proposed Basement at no.85 Camden Mews

As requested we have reviewed the proposed basement details for no.85 Camden Mews and understand your concern at the proposed works.

Many basements have been constructed in this area using safe and well established techniques such as underpinning. However, although it is fairly common to build basements in this area, the current proposals for no. 85 need further development and clarification before they are satisfactory. The following amendments and further information is required:-

1. The construction method statement is not sufficiently detailed and although it notes "The objective is for the Works to be carried out as safely as possible", it does not clarify how this will be achieved.
2. The underpinning sequence has not been described in sufficient detail and the documents do not show the underpinning construction sequence indicating how the soil and party wall will be safely supported while the works are carried out (i.e. how each pin will be excavated whilst supporting the party wall and soil to prevent subsidence of the floor and walls of no.83).
3. The currently proposed basement wall (as shown on drawing number 85_CM_Sk_BC1) extends under the party wall into no.83 and this is not acceptable as the wall should not go beyond the face of the party wall.
4. Drawing number 85_CM_Sk_BC1 also indicates that the base of the party wall will need to be completely demolished and this is unacceptable as the base of the party wall should be retained and underpinned. Demolishing a significant proportion of brickwork at the base of the party wall in this way may lead to excessive damage in no.83 and this should be avoided. A more reasonable approach needs to be adopted by no.85.
5. No.85 have shown a "special" reinforced concrete wall and foundation under the party wall (as shown on drawing number 85_CM_Sk_BC1) but I understand that they have not asked for your consent for this "special" detail. Mass concrete traditional underpinning is normally used in these situations but I understand that no.85 have not explained why they have departed from this norm and chosen to use a "special" foundation instead.
6. Item no. 20 of the site investigation notes that heave due to unloading during basement construction will need to be dealt with. However the current design/drawings do not indicate

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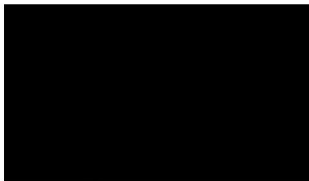


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Company Reg N° 3865913

any anti-heave precautions and this is a serious concern as heave of the basement structure may cause serious structural damage if it is not dealt with.

7. Item 22 of the site investigation notes that, "Given the presence of the existing adjacent foundations, close attention in design of temporary and permanent propping is required at all times to prevent settlement or excessive lateral yielding of the excavation/foundations". The current proposals do not indicate how this will be achieved and the documents do not indicate a safe construction sequence. For example, drawing nos. 85_CM_Sk_BC1 and 85_CM_Sk_BC2 do not show how the soil will be supported during excavation prior to construction of the reinforced concrete walls on the party wall line. Also the drawings do not show how the walls will be propped when the soil is excavated to allow construction of the basement slab. If this work is not carried out correctly in accordance with prescribed methods and sequences then there is a high risk that an inexperienced contractor may be appointed to carry out the work without sufficient propping leading to structural damage of neighbouring properties.
8. Drawing no. 85_CM_Sk_BC1 does not show how the top of the basement retaining wall will be propped by the ground floor to ensure lateral stability of the wall and neighbouring property as the drawing currently shows no connection between the ground floor of no.85 and the party wall.
9. Drawing no. 85_CM_Sk_BC1 shows the new basement wall cast directly against the soil beyond the face of the party wall (i.e. inside your property). The new basement wall needs to be moved back so that it lines up with the face of the party wall and it should also be a formed face so that no.83 could use the wall if they required to do so in the future.

It is essential that the above issues are clarified and dealt with before the project proceeds any further. I hope that the above is of assistance,



Director Fluid Structures
BEng CEng MICE MStructE MIEI



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And here are pictures of that large tipper truck in our street to give a sense of scale (or lack of it)





On 21 Oct 2014, at 18:31, planning@camden.gov.uk wrote:

- > As a resident of Camden Mews I am delighted that this sad property is being given a new lease of life.
- > However, the excavation of large quantities of soil needs to be managed very carefully with regard to the size

and weight of vehicles used in the removal of waste.

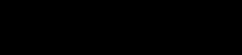
> Our street is narrow and the roadway itself has a pronounced camber.

> Recently, a large tipper truck was sent by a utilities contractor to remove a small amount of rubble from one of the houses here, and the vehicle took up over 3/4 of the roadway in width. If the excavations at no 85 are to go ahead, it should only be on the basis of small lorries being sent to remove materials.

> Further, the vibrations from the digging are likely to disturb several of the neighbours for the duration, especially those that work from home and those with young children at home.

>

> Comments made by Anthony Taylor of 52 Camden Mews, London, NW1 9BX



> Preferred Method of Contact is Email

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> Comment Type is Objection-Email (personal)

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