

[REDACTED]
[REDACTED]
From: [REDACTED]
Sent: 13 April 2015 17:41
To: Planning
Subject: FW: 2015/0921/P Non-Planning comment on Ratchford Application Crogsland Road
Attachments: Protection of historic buildings.pdf

Pl register this on m3 as a 'comment'
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Charles Thuairé
Senior Planning Officer

Telephone: 020 7974 5867

From: Norman Chang [mailto:[REDACTED]]
Sent: 09 April 2015 12:32
To: Shepherd, Nerissa; Thuairé, Charles; Grant, Albert; R.Pert@savills.com
Cc: [REDACTED]
[REDACTED]

Subject: 2015/0921/P Non-Planning comment on Ratchford Application Crogsland Road

Also to Albert Grant, Building Control / Office of the District Surveyor / and Robert Pert, Savills.

2015/0921/P - Non-Planning comment

Risk Control Schedule / Demolition / Construction Assessment / structural impact on adjoining houses

I have no comment on the planning application itself but wish to bring to your attention the following.

Impact and effects on the Victorian terraced houses adjoining the Ratchford development: 11 / 9 Crogsland Road.

I seem to recall that the risk assessment in the supporting documentation said there would be no structural impact on the adjoining houses

These houses are cellular in nature, with cross walls acting as restraints to tie in party walls. The original conversion in 1982 of these houses may have created "open plan" areas removing these cross walls by inserting structural steel party wall to party wall.

This has resulted in party walls bearing additional vertical loads but until a check has been made, without compensating for lateral restraint to keep party walls together, and may be affected by works on the Ratchford construction, such as demolition and impact / vibration.

This has always been a problem in the City of Westminster who issued a guidance note on the risks of the loss of adequate lateral restraints in cellular houses. "Protection of Historic Buildings".
<http://transact.westminster.gov.uk/spgs/publications/Protection%20of%20historic%20buildings.pdf>

The site investigation works in 2012 with ground bearing slabs in the car park being broken up by jack hammers, caused unpleasant vibration all the way up the house of No.11 Crogsland Road that residents thought there was an earthquake.