6-10 CAMBRIDGE TERRACE

REGENTS PARK. LONDON. NW1

Design & Access Statement to accompany:

Planning and Listed Building Consent Application for the removal and rebuilding of concrete filled pavement vaults recently discovered at 6-10 Cambridge Terrace:

Prepared by Moxley Architects Ltd.
for
Project Quad Ltd.

September 2015

MOXLEY
ARCHITECTS

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CONTENTS:

View of Cambridge Terrace looking South-East

View of corner of Cambridge Terrace & Chester Gate

1.0 EXECUTIVE SUMMARY:

1.01 This application seeks planning and listed building consent approvals for the demolition and rebuilding of three brick basement vaults that have been found during the course of construction works for the extant approvals. The discovered vaults (numbered 2, 3 and 4 on the drawings) have on further investigation been found to have been filled with mass concrete. It is assumed that the vaults were filled and closed off during the works that were undertaken in 1986 when 6 - 10 Cambridge Terrace were reconstructed with a piled concrete frame.

1.02 A fourth basement vault (numbered 1 on the drawings) was also discovered at the same time as the other three. However, this vault was found to be sand filled and to have a live water service running through it. The top of the vault had been broken away to run the water main through the space, and in that process the brick arch top to the vault has been lost. Again we can only conclude that this work was carried out in the 1986 reconstruction works.

1.03 The proposal is to totally remove the three concrete filled vaults and reconstruct them in 200mm thick reinforced concrete to the same plan and level as the original. The existing brick walls of the sand filled vault, will be retained but the roof rebuilt in reinforced concrete to add stability to the vaults to either side. In the finished work the rebuilt vaults will span the approved leisure areas below.

1.04 The extant approvals for these Grade I Listed properties are referenced -

Planning	2009/3041/P
Listed Building Consent	2009/3051/L
Listed Building Consent	2015/1817/L

The above approvals also include the properties at 1 and 2 Chester Gate. There are no implications of this application on those properties. The approved plans for 1 and 2 Chester Gate are however shown on the attached application drawings.

1.05 There is currently a Section 73 application with Camden (ref 2015/1340/P) that is for the reconfiguration and enlargement of the approved basement and that is awaiting the completion of a Deed of Variation to the extant Section 106. We have submitted within this application sections that show the vaults in both the approved and proposed configuration.

1.06 When the vaults were found, we made contact with Charles Rose of Camden's Conservation and Design Section and issued him with details of the find and sought his guidance as to how to proceed. The information issued to him, via email on 02 July 2015, including information from our structural engineer, is attached at Appendix 02. Having consulted with colleagues Charles Rose advised, via a telephone conversation that we would need to submit planning and LBC applications for this work and that the proposal should not be contentious.

1.07 Planning and heritage issues relating to this application have been prepared by Montagu Evans and are attached to the application documentation.

1.08 GCG, the team geotechnical consultant, have noted, in the application documentation, that in their opinion a Basement Impact Assessment is not required as the application does not propose a new basement but purely replaces existing ground structures that will have no impact on either hydrology or ground movement.

1.09 Disciplines covering the fields of architecture, planning, heritage, structure, M&E and construction management have all had an input to the proposals set out in this statement.

Location Plan

2.0 INTRODUCTION:

2.01 This Design and Access Statement has been prepared to provide officers with an insight into the background of the discovery of the vaults, the consultation with officers as to how to deal with this discovery and finally how we propose to replace them.

2.02 The format of this statement generally follows that suggested in CABE's Design and Access Statement Guidelines, 2006.

2.03 This application is concerned with the proposed demolition of three concrete filled vaults and their re-building in reinforced concrete, together with the reinstatement of the roof, again in reinforced concrete, to one sand filled vault.

2.04 The project / design team are:

Project Quad Ltd.	Client / developer.
Moxley Architects Ltd.	Architect and lead consultant.
Montagu Evans LLP	Planning consultant.
Montagu Evans LLP	Historic buildings analysis.
Michael Barclay Partnership	Structural engineer.
Geotechnical Consulting Group	Hydrology / Ground Movement.
City Basements Ltd	Basement construction and CMP.
Bouygues UK	General Contractor / CMP.

2.05 Each of the above consultant's input to the proposals is described in outline within the main body of this statement. Attached, as appendices to the statement are reports from the consultants giving specific details, drawings and other relevant information pertinent to their discipline in relation to this application.

Map showing location

Aerial view showing corner of Cambridge Terrace and Chester Gate and surroundings

3.0 THE SITE and CONTEXT:

3.01 The site is located to the south east side of Regent's Park within the London Borough of Camden and is within the designated Regent's Park Conservation Area and the Camden Electoral Ward of the same name - Regent's Park.

3.02 6-10 Cambridge Terrace are Grade I Listed by virtue of their group value with other Nash buildings facing Regent's Park.

3.03 The original 1-10 Cambridge Terrace were constructed circa 1826. World War II bomb damage and a subsequent fire in 1947 resulted in 7 to 10 Cambridge Terrace being lost. These buildings together with the remnants of no 6 Cambridge Terrace were left derelict for many years until they were re-built some 39 years later in 1986 with a piled concrete frame behind replica Nash façades.

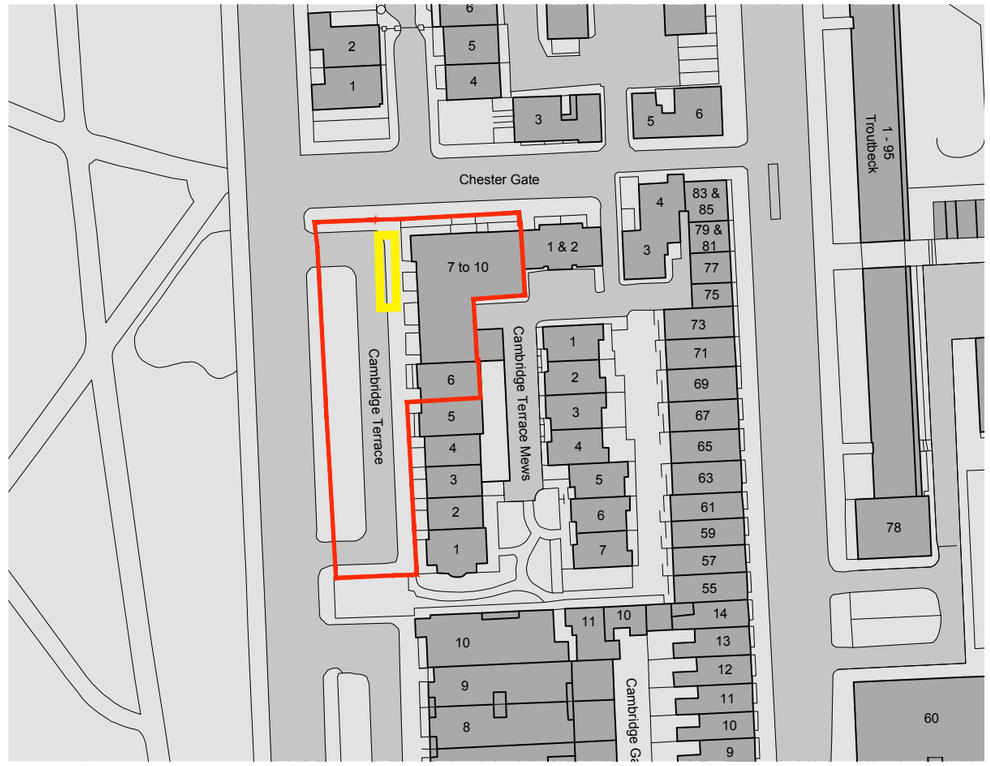
3.04 The remainder of Cambridge Terrace – no's 1 to 5, are original 1826 fabric and are in residential use in lateral apartment format.

3.05 Historic England (formally English Heritage) in their pre-application advice on the original application noted in respect of the proposed basement that it 'would not impact significantly on the appearance of the terrace and as such the special historic interest of the properties.'

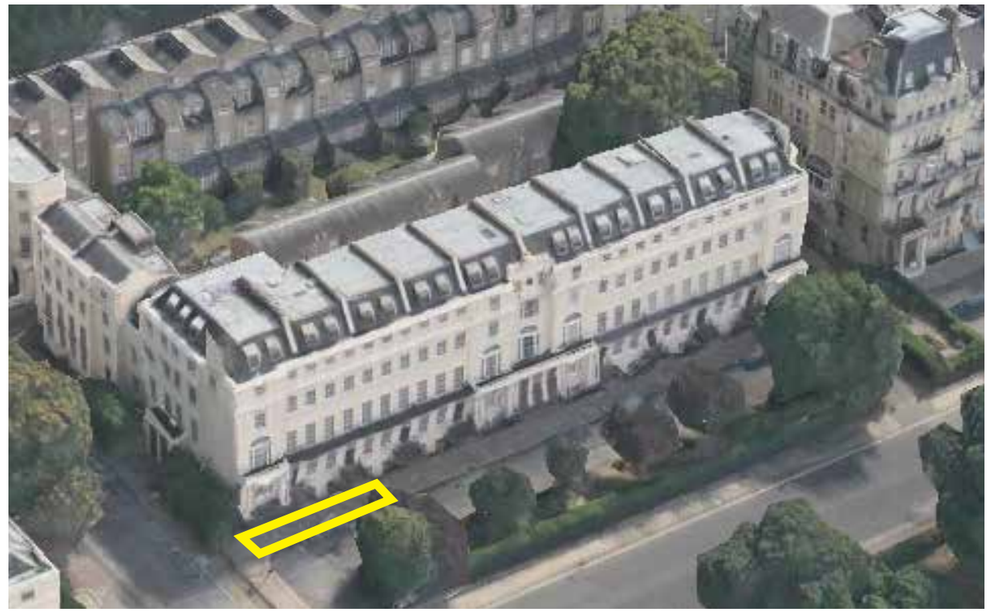
3.06 The buildings form an 'L' shaped plan with 6-10 Cambridge Terrace orientated north / south and 1-2 Chester Gate east west. The principal façade of 6-10 Cambridge Terrace faces due west towards Regent's Park.

3.07 The discovered vaults lie in the north west of the site but face onto Regent's Park.

3.08 The site location plan, at right, shows the red line that encompasses the extent of the application site. For clarification whilst not a planning issue, areas within this line form part of the Crown Estate.



OS plan showing site location (approx. location of vaults shown in yellow)



Aerial view showing corner of Cambridge Terrace and Chester Gate

Photo 1: Existing vaults in other locations

Photo 2: Rear Elevation of other vaults

Photo 3: Ground level above vaults

Photo 4: Detail of other vaults

Photo 5: Front Elevation

Photo 6: Corner Elevation

4.0 DESIGN DEVELOPMENT:

4.01 Design Development is part of CABE's requirement for the preparation of a Design and Access Statements. However, design development is not relevant to this application as it has no design content. It is purely an application to regularise the planning and LBC position brought about by the discovery of the concrete filled vaults that need to be removed and replaced to continue the consented works.

4.02 The replacement vaults will follow the same line and level of the vaults to be removed, be constructed of 200mm reinforced concrete and finished internally and on their external face with render to match existing which will be in full compliance with the Crown Estate specification.

5.0 APPLICATION PROPOSALS:

5.01 Use:

5.02 The use of the vaults, albeit that they are currently filled with concrete, is unaffected by these proposals.

5.03 Form and Layout:

5.04 All to match existing spaces.

5.05 Scale:

5.06 All to match existing spaces.

5.07 Layout:

5.08 All to match existing spaces.

5.09 Appearance:

5.10 In discussion with Charles Rose it was agreed that the vaults should be finished both internally and externally in render to match other vaults within the site boundary.

6.0 ACCESS:

6.01 Access - General:

6.02 The only access applicable to this application is that for the contractor to carry out the removal and rebuilding of the vaults. The contractors proposals for this work are attached at Section 7.0.

6.03 Vehicle and cycle parking:

6.04 Vehicle and cycle parking policy is not applicable to this application.

7.0 CONSTRUCTION MANAGEMENT PLAN:

7.01 Introduction.

7.02 The following CMP, produced by City Basements, has been prepared specifically to outline the works required to remove the concrete filled vaults. City Basements are a sub-contractor of Bouygues UK who are the General Contractor for the works currently being progressed on site.

7.03 The vault works are also to be carried out following the general principles that are set out in the CMP that covers the whole of the site works. That CMP, dated December 2014, prepared by Bouygues UK, has been approved by Camden as part of the S106 obligations.

7.04 The attached CMP meets Camden's Minimum Requirements for CMP's as well as having due regard to the requirements of CPG4 (Basements and lightwells) and CPG6 (Amenity).

City Basements
Part of the Toureen Group

Project Quad
Construction Management Plan:

Outline Methodology and sequence of the removal of the newly discovered vaults to 6-10 Cambridge Terrace, London, NW1.

Author: David Coffey

Company: City Basements

Main Contractor: BYUK

Issue Date 19th August 2015

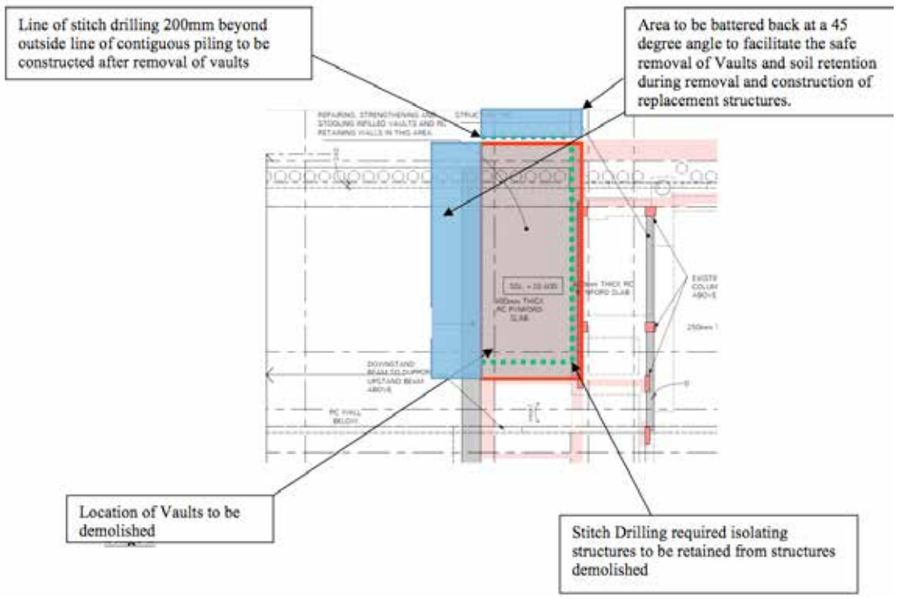
Introduction

Outline Methodology and sequence for the isolation and removal of newly discovered existing vaults that have been previously been filled with mass concrete.

Stage 1

Isolation of structure to be demolished from adjoining structures to be retained

The first stage in the removal of the structures highlighted is to isolate these structures from all adjoining structures that are to be retained. This will ensure that during the breakout and removal stage that the adjoining structures will not be damaged in anyway which may affect their structural integrity. This isolation will be achieved by stitch drilling to full depth along the perimeter of each adjoining structure. This will be carried out using 100mm diameter core drills, which will core full depth so as to completely isolate adjoining structures. Isolating these structures will also help in the reduction of vibration and noise that may be created during stage 2.

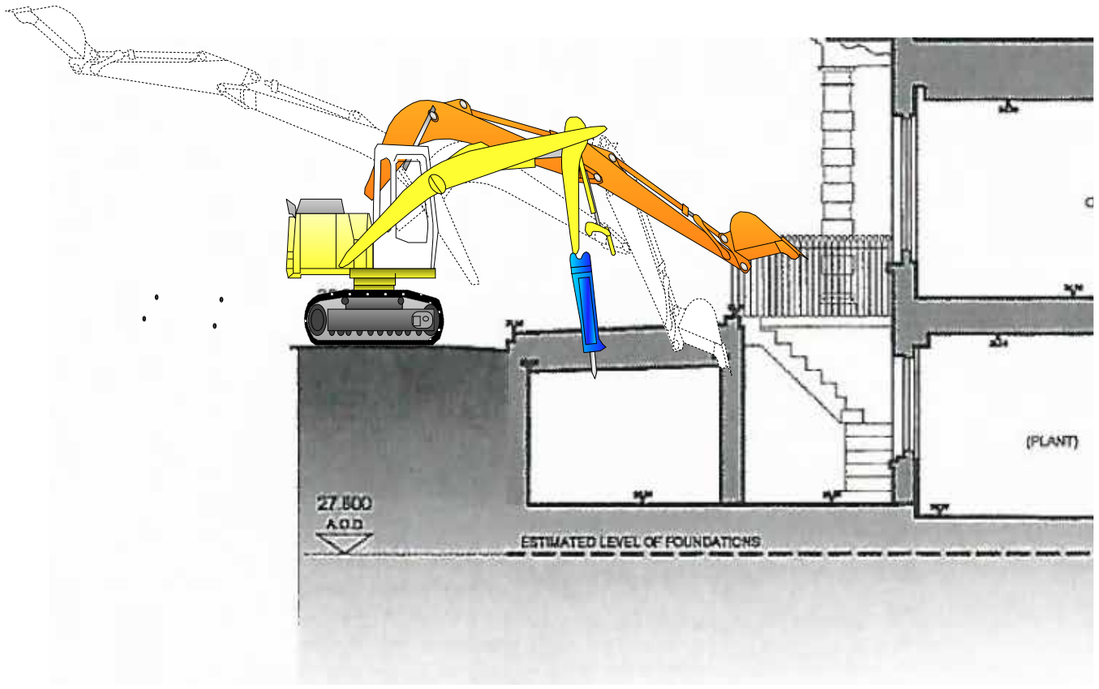


City Basements

Project Quad – Outline Sequence 6-10 Cambridge Terrace

Break out and removal of existing structures deemed for removal

On completion of stitch drilling/ isolation works. The vaults due to be demolished can now be broken out this will be carried out using a 13t excavator with breaker. This operation will require constant noise monitoring so that the 80 decibel noise limit at the site boundary will be respected. Should the noise limit be exceeded during this operation breaking out operations will be restricted to between the hours of 10am and 2pm as required by Crown Estate Paving Commission regulations. Arising's accumulated during this operation will be transported off-site and deposited into certified waste tips approved by City Basements and BYUK. All lorries removing generated material will be entered into the site waste management book. A copy of the waste transfer documentation will be issued to the driver / BYUK / head office & CB site file



Project Quad – Outline Sequence 6-10 Cambridge Terrace

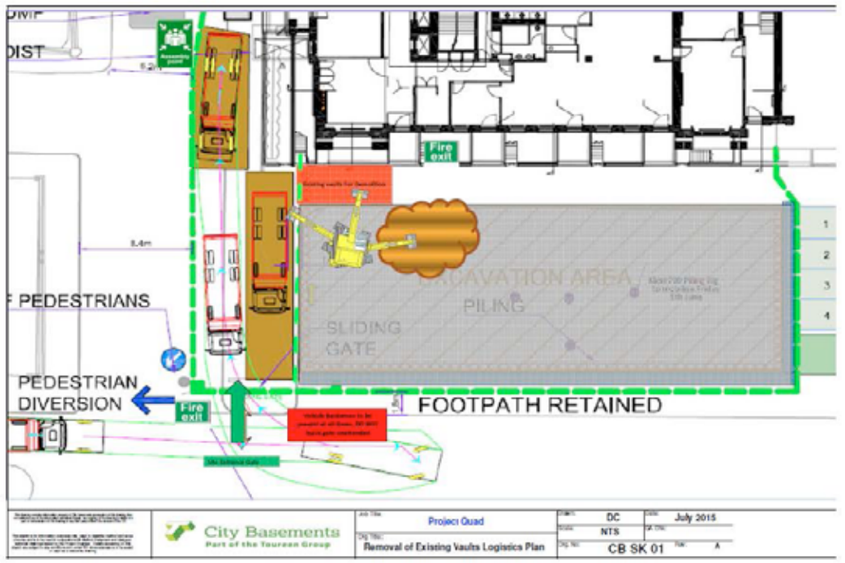
Material Removal Traffic Management Plan:

All Muck Away Lorries accessing the site during the removal of arisings of demolition of vaults should access/ egress site in accordance with BYUK traffic Management Plan dated January 2015 and the Royal Park Licence dated 24/02/2015

Project Quad – Outline Sequence 6-10 Cambridge Terrace

Material Removal Logistics plan

- There will be 2no banksmen along with BYUK Traffic Marshalls who will be positioned at the rear of the lorry and must guide all Lorries in and out of the front access gate. Safe passage of pedestrians at the front site entrance on Cambridge Terrace will be maintained at all time.
- Lorries will remain on the concrete hard standing collection area at all times
- All Lorries entering and exiting site must do so in accordance with the site traffic management plan.
- All Lorries must ensure that the load cover is in position before exiting site.
- City Basements must ensure that the road and pavement is kept clean at all times.



Waste Carrier Licences:

Environment Agency

CERTIFICATE OF REGISTRATION UNDER
THE WASTE (ENGLAND AND WALES) REGULATIONS 2011

Regulation Authority

Name:	Environment Agency
Address	National Customer Contact Centre 99 Parkway Avenue Sheffield S9 4WF
Tel: 03708 506 506	Fax: 0114 2626697

The Environment Agency certify that the following information is entered in the register which they maintain under regulation 28 of the Waste (England and Wales) Regulations 2011:-

Name(s) of registered carrier:	L. LYNCH (PLANT HIRE & HAULAGE) LTD
Registered as an:	Upper Tier Carrier Dealer
Registration number:	CB/XE5135EL
Business name (if any):	
Address of principal place of business:	Lynch House 7 Parr Road, Stanmore, Middlesex, HA7 1LE
Tel: 0208 9000000	Fax: 0208 7332021
Date of registration:	05/04/2013
Date of expiry of registration (unless revoked):	04/04/2016

Signature of authorised officer of the regulation authority:

Date: 11/03/2013

252721

Environment Agency

CERTIFICATE OF REGISTRATION UNDER
THE WASTE (ENGLAND AND WALES) REGULATIONS 2011

Regulation Authority

Name:	Environment Agency
Address	National Customer Contact Centre 99 Parkway Avenue Sheffield S9 4WF
Tel: 03708 506 506	Fax: 0114 2626697

The Environment Agency certify that the following information is entered in the register which they maintain under regulation 28 of the Waste (England and Wales) Regulations 2011:-

Name(s) of registered carrier:	TOUREEN PLANT LTD
Registered as an:	Upper Tier Carrier Broker Dealer
Registration number:	CB/DE5440SA
Business name (if any):	
Address of principal place of business:	25 CECIL ROAD, HARROW, MIDDLESEX, HA3 5QY
Tel: 0208 4247999	Fax: 0208 4247998
Date of registration:	03/06/2014
Date of expiry of registration (unless revoked):	02/06/2017

Signature of authorised officer of the regulation authority:

Date: 03/06/2014

287074

Environment Agency

CERTIFICATE OF REGISTRATION UNDER
THE WASTE (ENGLAND AND WALES) REGULATIONS 2011

Regulation Authority

Name:	Environment Agency
Address	National Customer Contact Centre 99 Parkway Avenue Sheffield S9 4WF
Tel: 03708 506 506	Fax: 0114 2626697

The Environment Agency certify that the following information is entered in the register which they maintain under regulation 28 of the Waste (England and Wales) Regulations 2011:-

Name(s) of registered carrier:	DERBYOAKES LTD
Registered as an:	Upper Tier Carrier Dealer
Registration number:	CB/UM3184NS
Business name (if any):	
Address of principal place of business:	14 York Road, BRENTFORD, Middlesex, TW8 0QP
Tel: 020 8560 8004	Fax:
Date of registration:	19/01/2015
Date of expiry of registration (unless revoked):	18/01/2018

Signature of authorised officer of the regulation authority: Date: 30/01/2015

322801

City Basements

Project Quad – Outline Sequence 6-10 Cambridge Terrace

Environment Agency

CERTIFICATE OF REGISTRATION UNDER
THE WASTE (ENGLAND AND WALES) REGULATIONS 2011

Regulation Authority

Name:	Environment Agency
Address	National Customer Contact Centre 99 Parkway Avenue Sheffield S9 4WF
Tel: 03708 506 506	Fax: 0114 2626697

The Environment Agency certify that the following information is entered in the register which they maintain under regulation 28 of the Waste (England and Wales) Regulations 2011:-

Name(s) of registered carrier:	Recycled Material Supplies Ltd.
Registered as an:	Upper Tier Carrier Dealer
Registration number:	CB/VM3786BG
Business name (if any):	
Address of principal place of business:	Sunshine Wharf Bradfield Road, London, E16 2AX
Tel: 0207 511 8565	Fax:
Date of registration:	10/01/2014
Date of expiry of registration (unless revoked):	09/01/2017

Signature of authorised officer of the regulation authority: Date: 13/12/2013

285487

8.0 APPENDICES:

APPENDIX 01:

Application Drawings Moxley Architects.

APPENDIX 02:

Email correspondence with Camden Conservation Officer, Charles Rose.

The correspondence includes drawings, photographs and additional input from the Michael Barclay Partnership, the project structural engineers.

APPENDIX 01: APPLICATION DRAWINGS:

639-1.001 Site Location Plan

6392-2.911 Existing Lower Ground Floor Plan

6392-2.912 Existing Ground Floor Plan

6392-2.921 Proposed Lower Ground Floor Plan - Post Strip Out

6392-2.922 Proposed Ground Floor Plan - Post Strip Out

6392-2.931 Proposed Lower Ground - consented LBC.

6392-2.932 Proposed Ground - consented LBC.

6392-3.911 Existing Section B-B - showing the location of the vaults pre-basement construction.

6392-3.921 Proposed Section B-B - showing the vault relationship with the consented basement.

6392-3.931 Proposed Section B-B - showing the vault relationship with the proposed basement (planning application reference 2015/1340/P).

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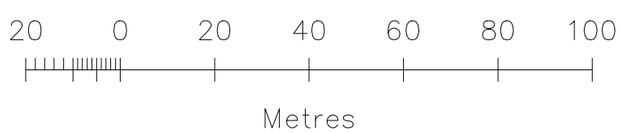
DISCREPANCIES TO THE
ARCHITECT PROMPTLY.



No	DATE	BY	COMMENTS
REVISION NOTES			

PLANNING

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JOB:
6-10 Cambridge Terrace

Regents Park
London NW1

DRAWING TITLE:
Site Location Plan

SCALE:	DATE:	DRAWN BY:
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DRAWING NO:
639-1.001

FILE:

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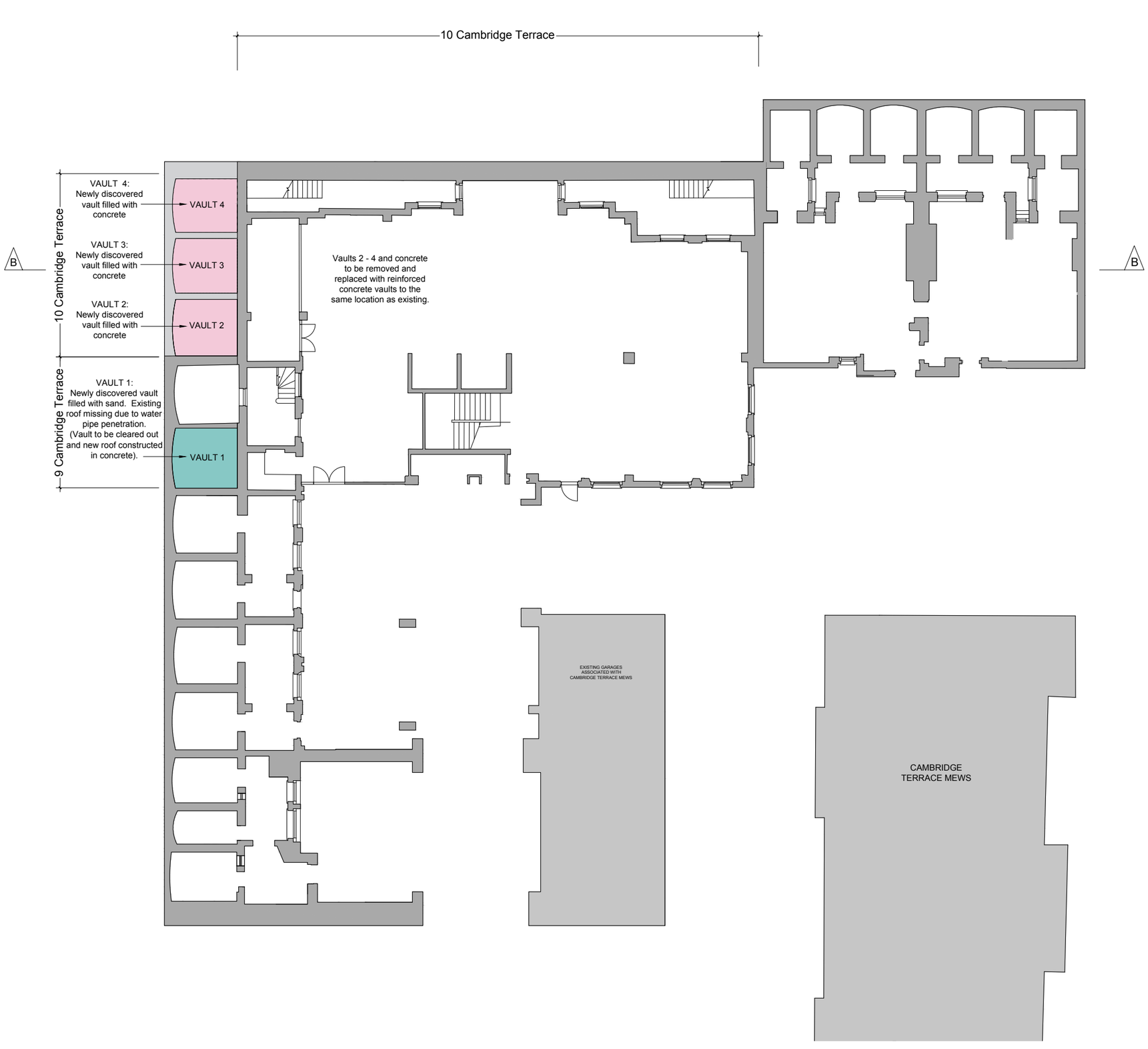

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Job: 6-10 Cambridge Terrace
Regents Park
London NW1

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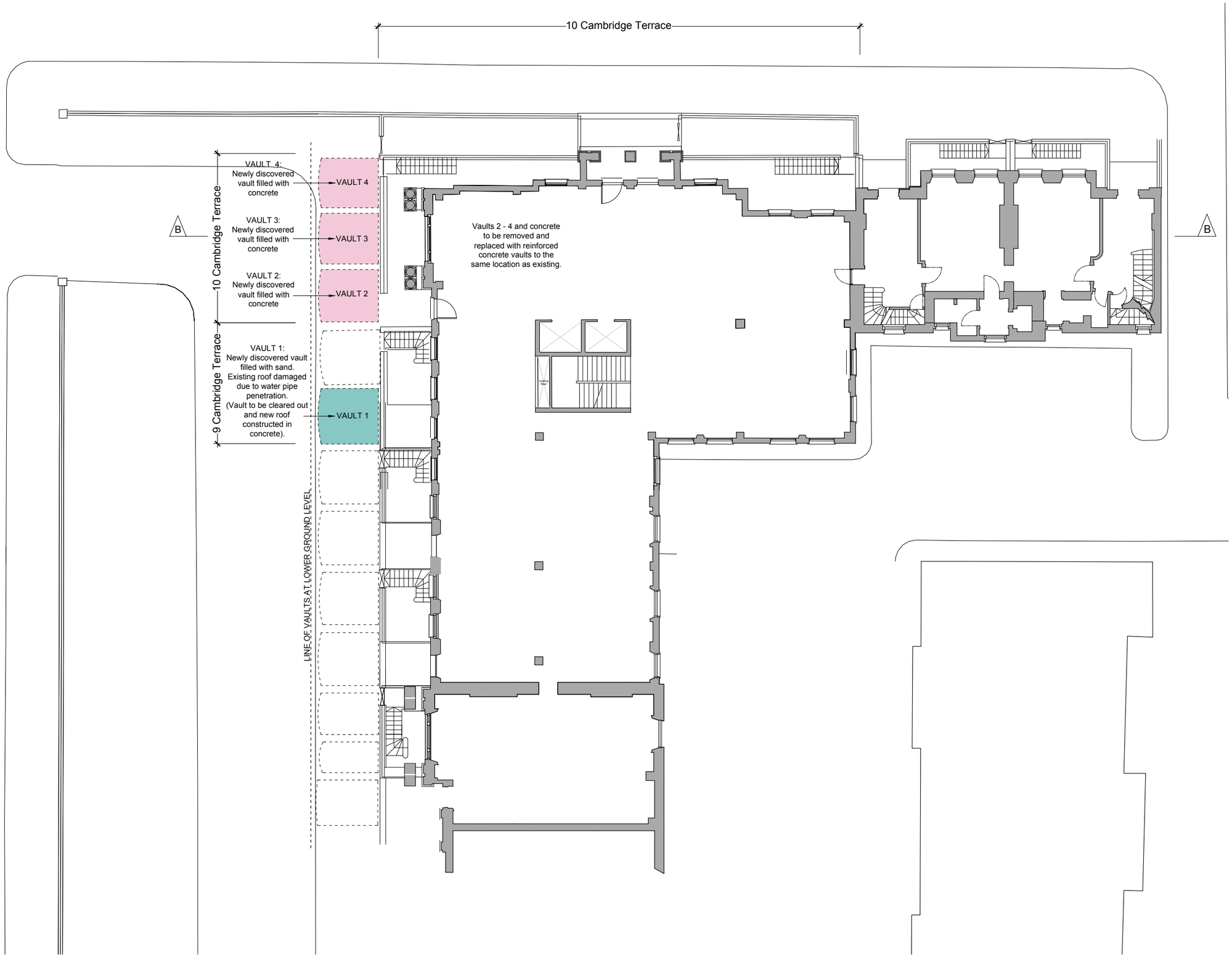

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No	Date	By	Comments

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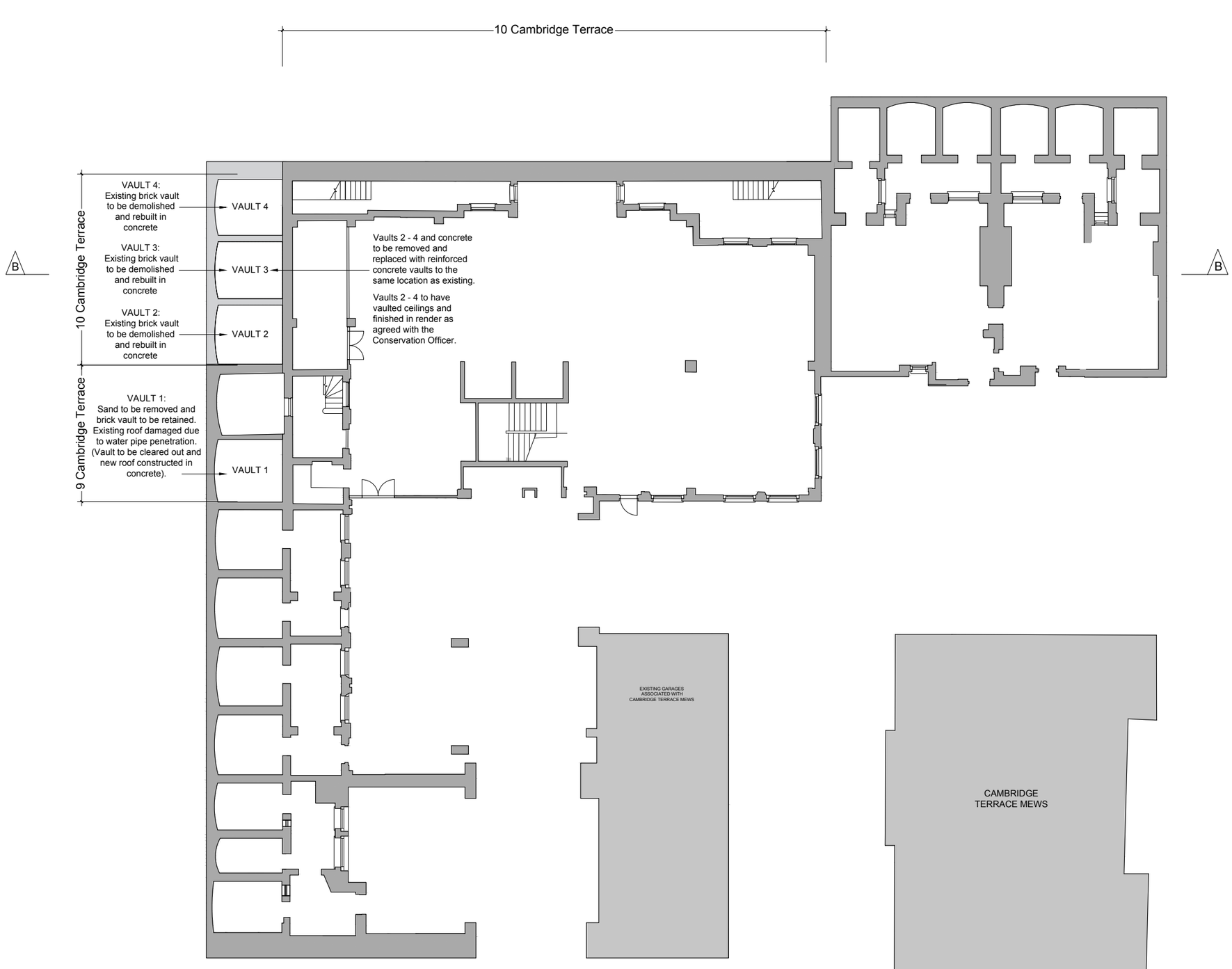

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Proposed Structure

Existing Structure

Proposed plan shows layout of 6-10 Cambridge Terrace following approval of internal strip out.

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Metres

No	Date	By	Comments
Revision Notes			

Status: PLANNING

Client: Project Quad Ltd

Job: 6-10 Cambridge Terrace
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Drawing Title: PROPOSED LOWER GROUND FLOOR PLAN

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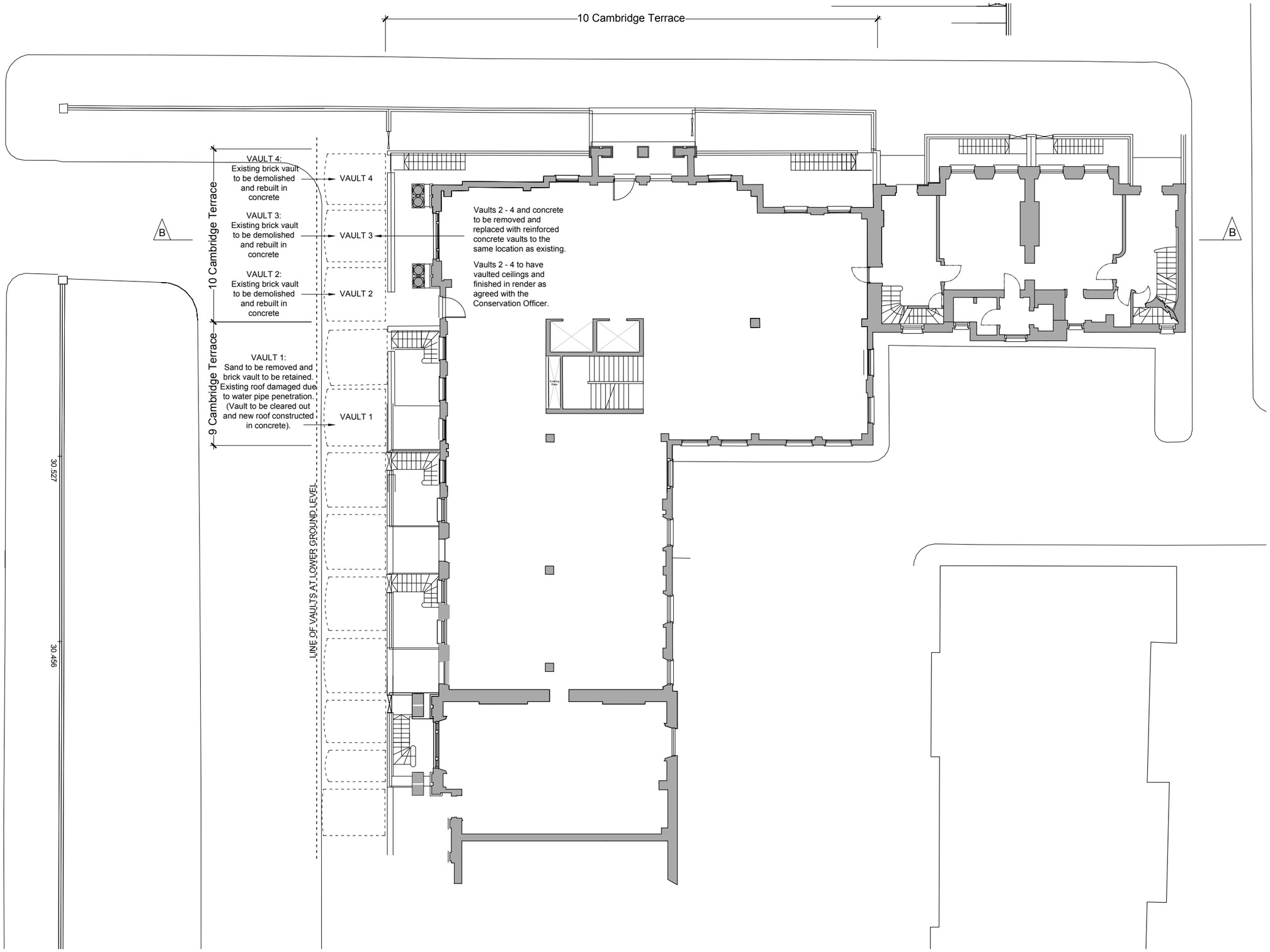

Proposed plan shows layout of 6-10 Cambridge Terrace following approval of internal strip out.

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No	Date	By	Comments

Revision Notes

Status: PLANNING

Client: Project Quad Ltd

Job: 6-10 Cambridge Terrace
Regents Park
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Drawing Title: PROPOSED GROUND FLOOR PLAN

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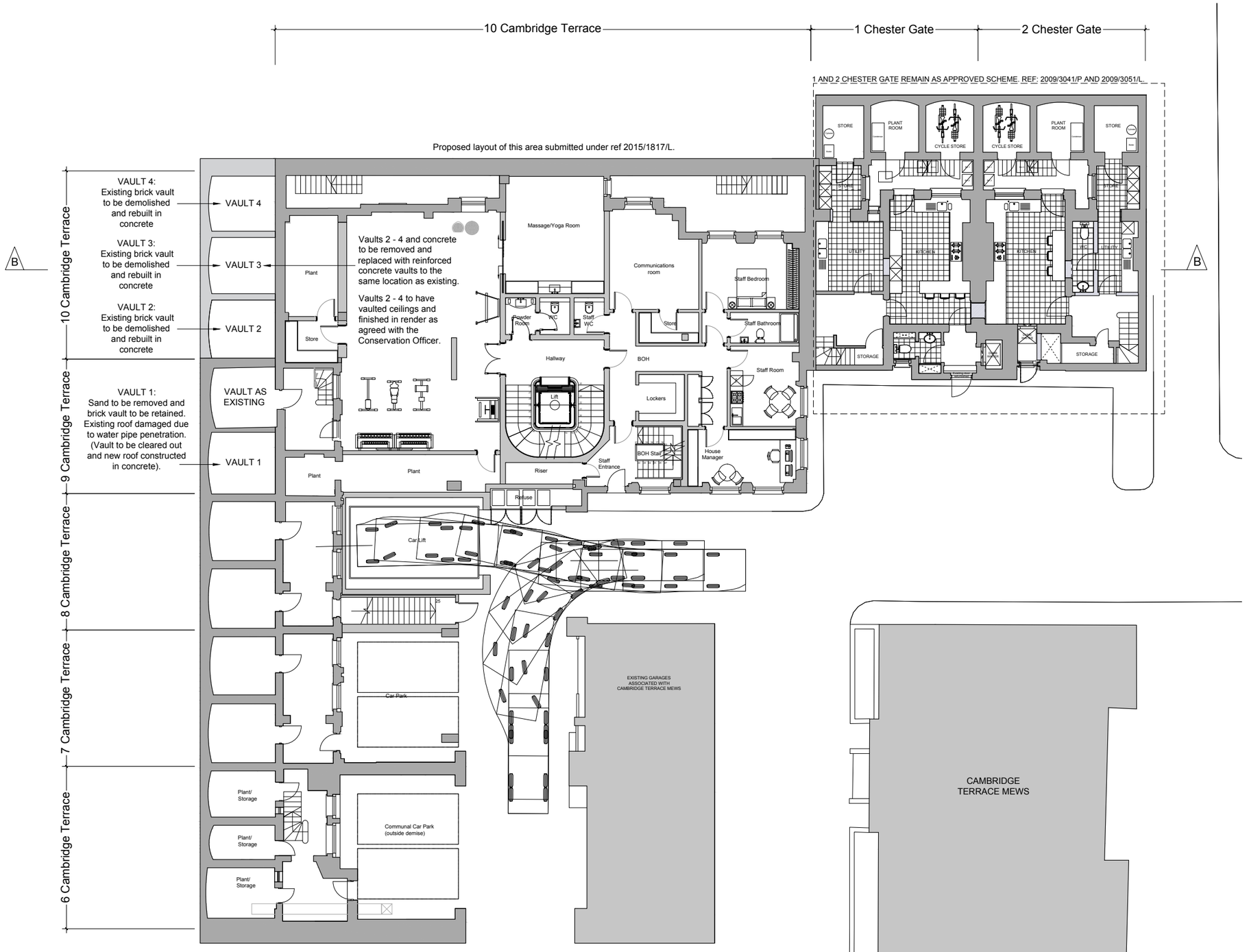

Proposed Structure

Existing Structure

Plan shows consented layout of 6-10 Cambridge Terrace submitted under ref 2015/1817/L

0 1 2 3 4 5 6
Metres

No	Date	By	Comments

Revision Notes

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Job: 6-10 Cambridge Terrace
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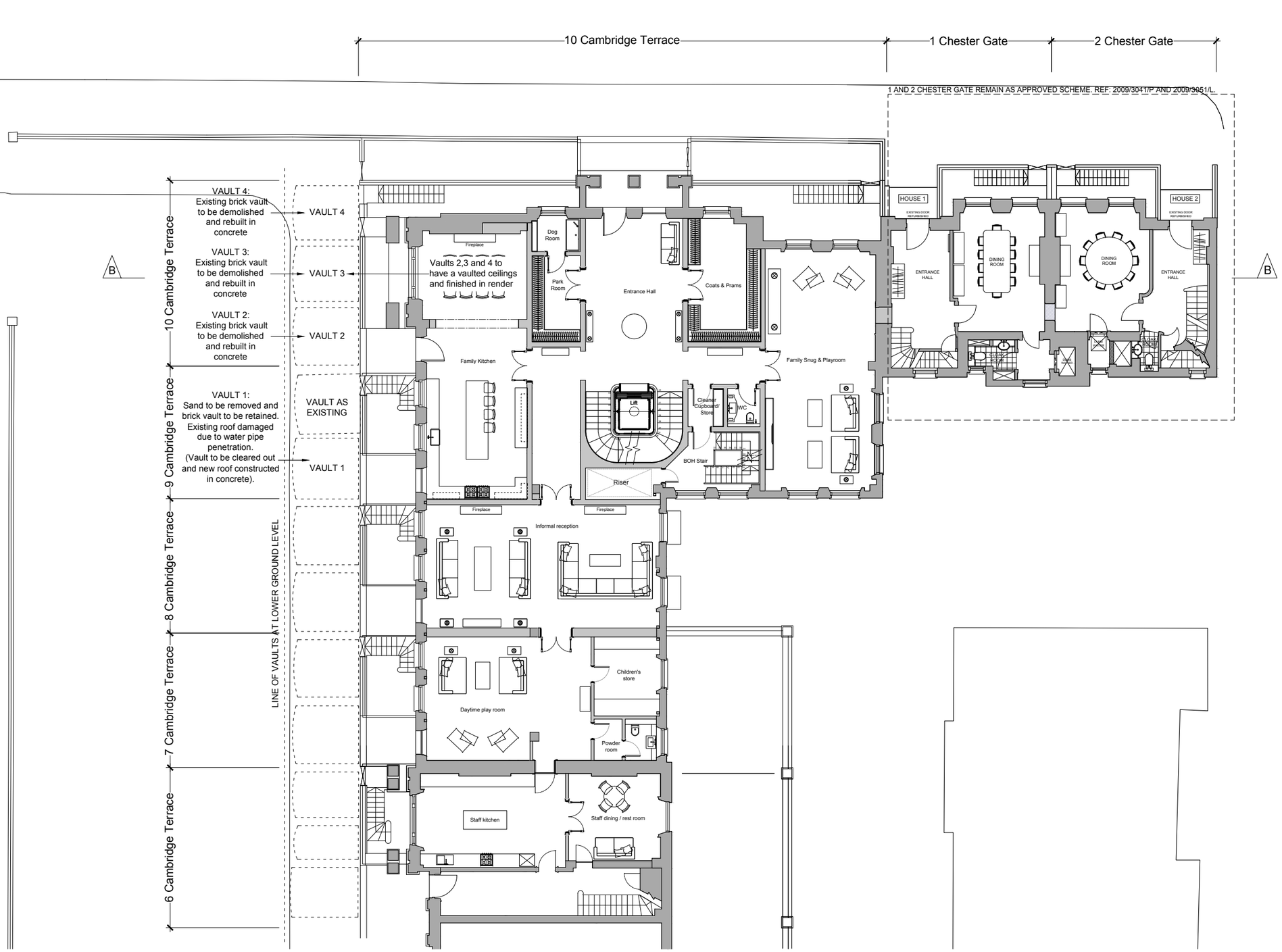

Proposed plan shows consented layout of 6-10 Cambridge Terrace submitted under ref 2015/1817/L

0 1 2 3 4 5 6
Metres

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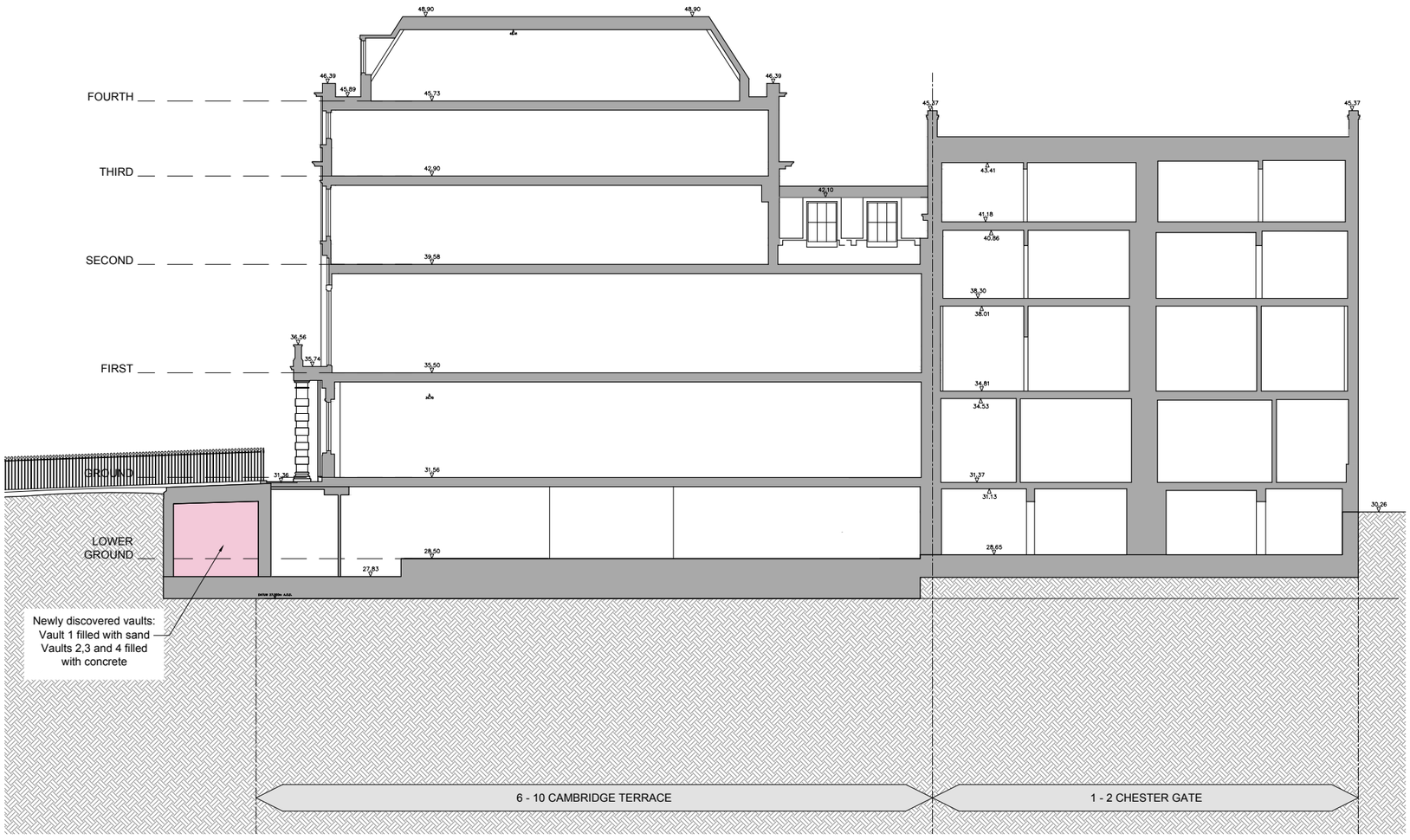

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Job: 6-10 Cambridge Terrace
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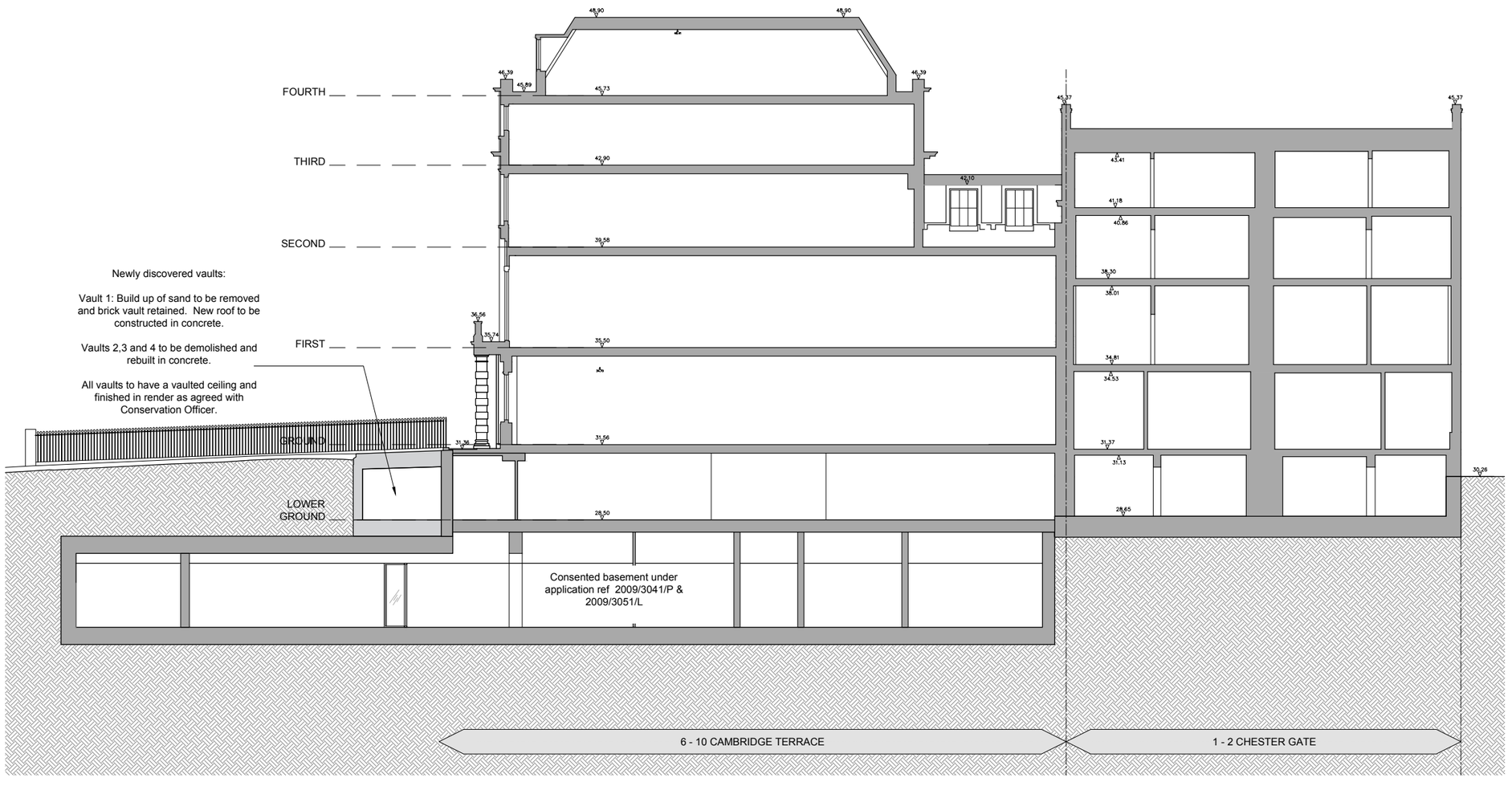

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No	Date	By	Comments

Revision Notes

Status: PLANNING

Client: Project Quad Ltd

Job: 6-10 Cambridge Terrace
Regents Park
London NW1

Drawing Title: PROPOSED SECTION BB

Scale: 1:100 @ A1 - 1:200 @ A3
Date: July 2015 | Drawn: | Chkd:

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Job No: 6392 | Drawing No: 3.921 | Rev:

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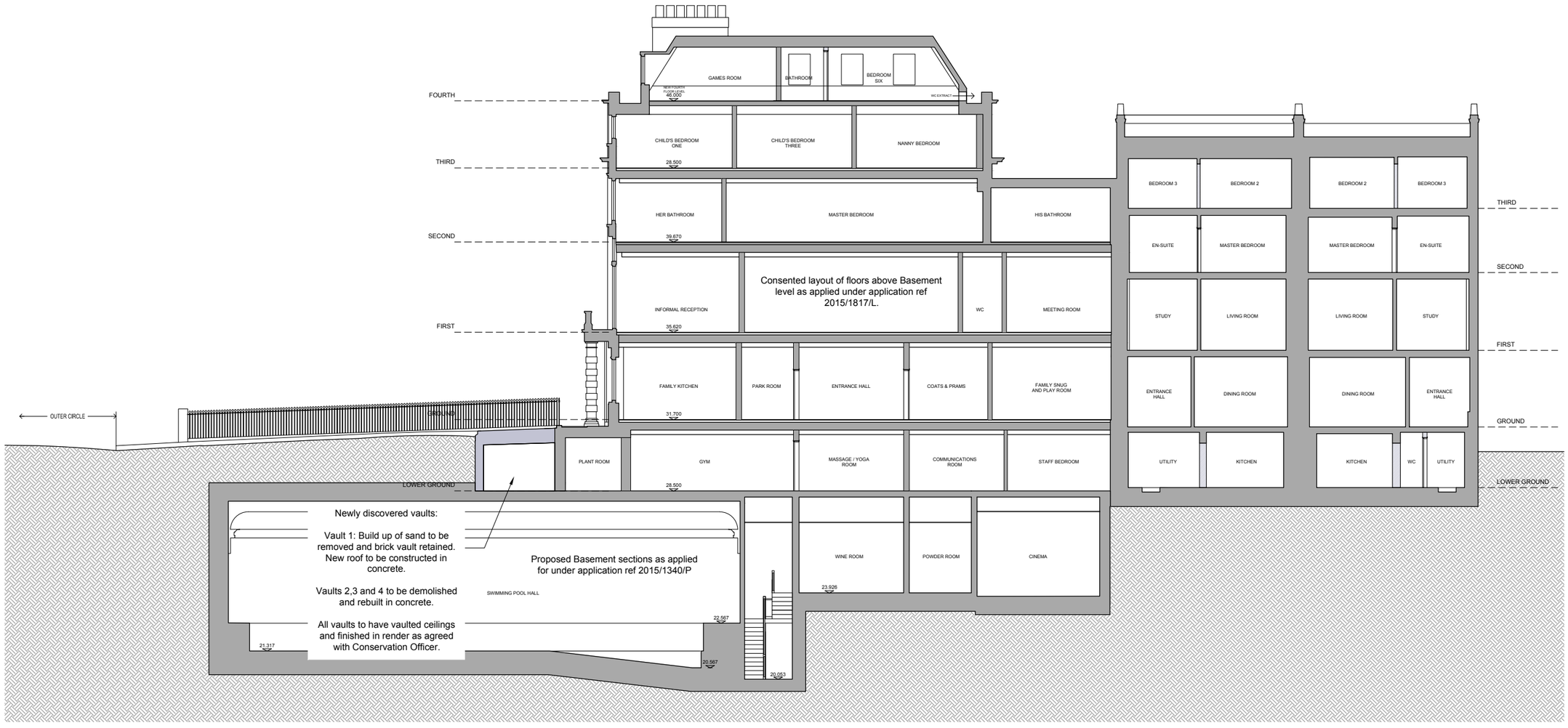

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No	Date	By	Comments
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Status:
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Job No: 639 | Drawing No: 3.931 | Rev: -

APPENDIX 02: CORRESPONDENCE with CONSERVATION OFFICER:

Email from Moxley Architects dated 02 July 2015 to Charles Rose, Camden Council.

The email includes the background of the discovery, the information attached to the email and a summary of the position.

The drawings and photographs attached to the email are also accompanied by a brief report from the Michael Barclay Partnership setting out the issues of the removal of the vaults from structural, practical and health and safety perspectives.

From: Paul Straupmanis <pauls@moxley.co.uk>
Subject: Cambridge Terrace - discovered vaults.
Date: 2 July 2015 09:13:30 BST
To: Charles Rose <charles.rose@camden.gov.uk>
Cc: Tim Simpson <TSimpson@cpcldn.com>, Chris Miele <chris.miele@montagu-evans.co.uk>, Nick Sharpe <nick.sharpe@montagu-evans.co.uk>, Gareth Fox <Gareth.Fox@Montagu-Evans.co.uk>, Thibaut L'Hopital <tlhopital@candyandcandy.com>, quad <quad@mbp-uk.com>, MOXLEY - QUAD <quad@moxley.co.uk>

Dear Charlie,

It was good to talk to you again and thank you for your time on the phone to discuss the newly discovered vaults that did not appear on the original survey of the properties.

The vaults were discovered when we took up the paving above, in accordance with our approved Listed Structure Plan. We believe that the vaults were filled with concrete when this section of the terrace was re-built in 1986.

To make life as easy as possible I have given below an outline of the situation, the associated problems and a brief summary so that you can form an opinion of where we are and how we might move forward and also to assist you in discussing this situation with your colleagues. I have also attached a number of drawing and photographs and a report form our structural engineer on this issue.

A: Background:

1. We have implemented permissions refs. 2009/3041/P and 2009/3051/L dated 07 September 2010 that includes the formation of a basement car park and leisure area. (N.B. there is currently a S73 application running for amendments to the internal layout of the basement areas, ref 2015/1817/L).

2. Th approvals allow us to remove the area where the vaults have now been discovered.

3. Works are now progressing on site with the installation on the contig pile wall to the perimeter of the basement area.

4. The new vaults are very shortly going to affect the progress of the works.

5. The issue that we have is that vaults, V1 to V4 and V2 to V4 in particular, (refer plans) are full of mass concrete and are located over the pool hall. As you can appreciate this leaves us with a somewhat hefty structural problem, particularly as there is a long structural span across the pool area immediately below these vaults.

6. Vault V1 (again refer plans) alone was filled with sand, however an incoming water main has been cut through the middle of it and the roof section is missing. We will need to bridge the roof with new structure to support the existing vaults to either side.

7. We have asked our structural engineers (Michael Barclay Partnership) to look at the possibility of removing the concrete from the vaults and their report in this respect is attached. In short it notes that -

a. Removal of the concrete is necessary to construct the approved basement.

b. Removal of the concrete, whilst trying to retain the vaults, would destroy the discovered vaults and likely damage other existing vaults and building fabric.

c. Removal of the concrete in these confined spaces would be hazardous and is on the HSE red list of activities.

d. Removal of the concrete is not possible without destroying the vaults.

8. In short we need to remove the discovered vaults and concrete in one operation.

B: Attached Information:

As discussed, I attach the following drawings and photographs and related information to assist you and your team in with coming to a decision on how we progress this matter.

- Note from structural engineers MBP.

- Drawing 01 showing the existing site survey marked with the newly discovered vaults (V1 - V4) highlighted.

- Drawing 02 showing the locations of where cores were taken on discovery of the vaults.

- Drawing 03 photographs of the cores noted in 02 above.

- Drawing 04 showing the location of the vaults on approved section BB.

C: Summary:

1. The vaults being full of mass concrete cannot be retained.

2. Attempting to remove the concrete would destroy the vaults and potentially damage other existing vaults and building structure.

3. The discovery of the vaults is starting to hinder progress of the works on site.

4. Replacing the concrete filled vaults with new would restore the traditional vault layout for the entire frontage of Cambridge Terrace.

5. My client is happy that we reinstate new vaults at the appropriate time. This could be in concrete construction to help span the space below. It is anticipated that the vaults would be used as a plenum for air handling for the pool hall.

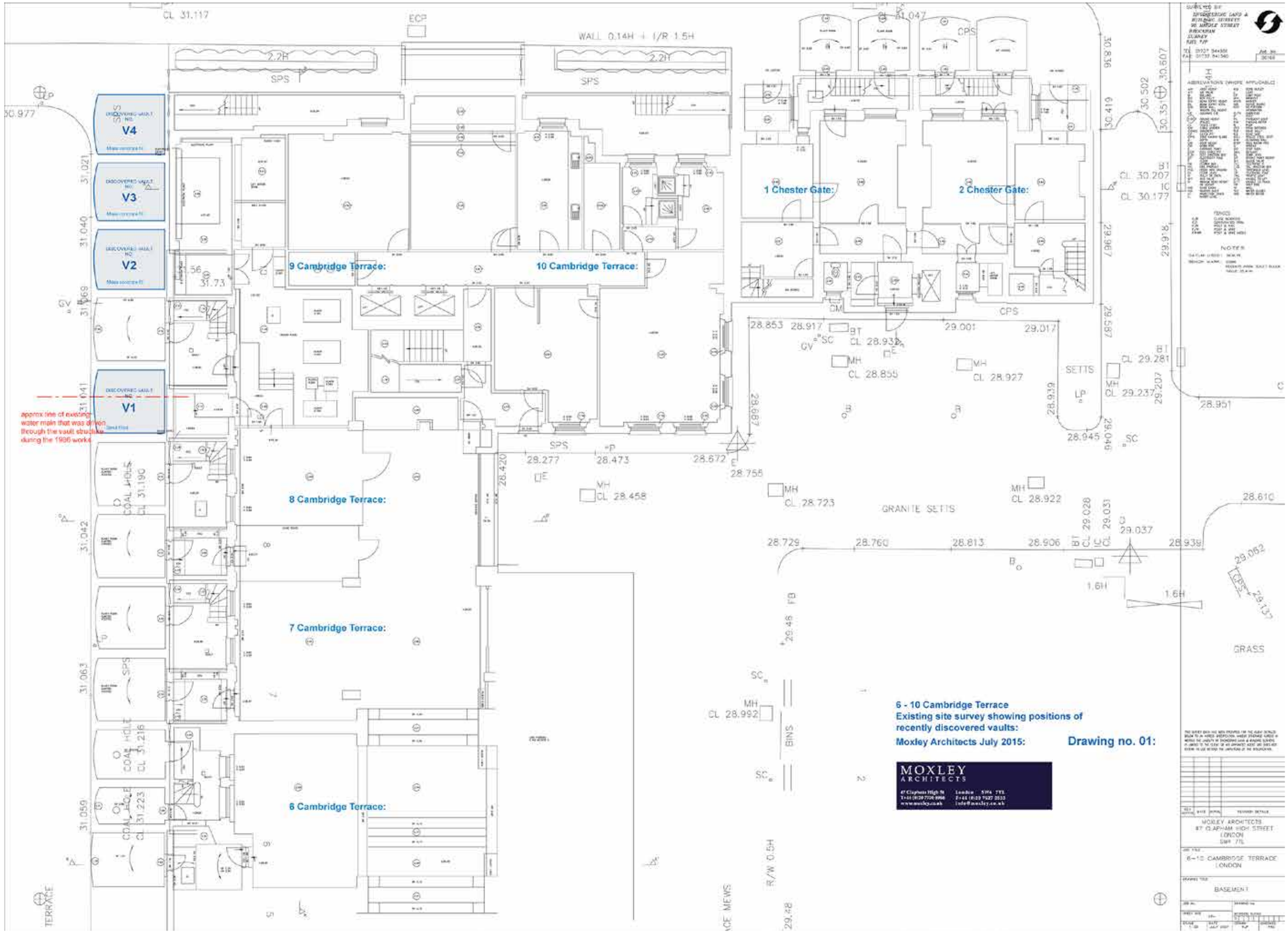
In closing I understand that you will discuss this issue with colleagues to assess how best we can progress this matter. In an ideal world and bearing in mind that we will eventually be restoring the traditional vault layout to the terrace, I would like to be able to agree to remove the concreted vaults at this point in time so that works to the approved scheme can progress and that we then discuss how replacements might be agreed.

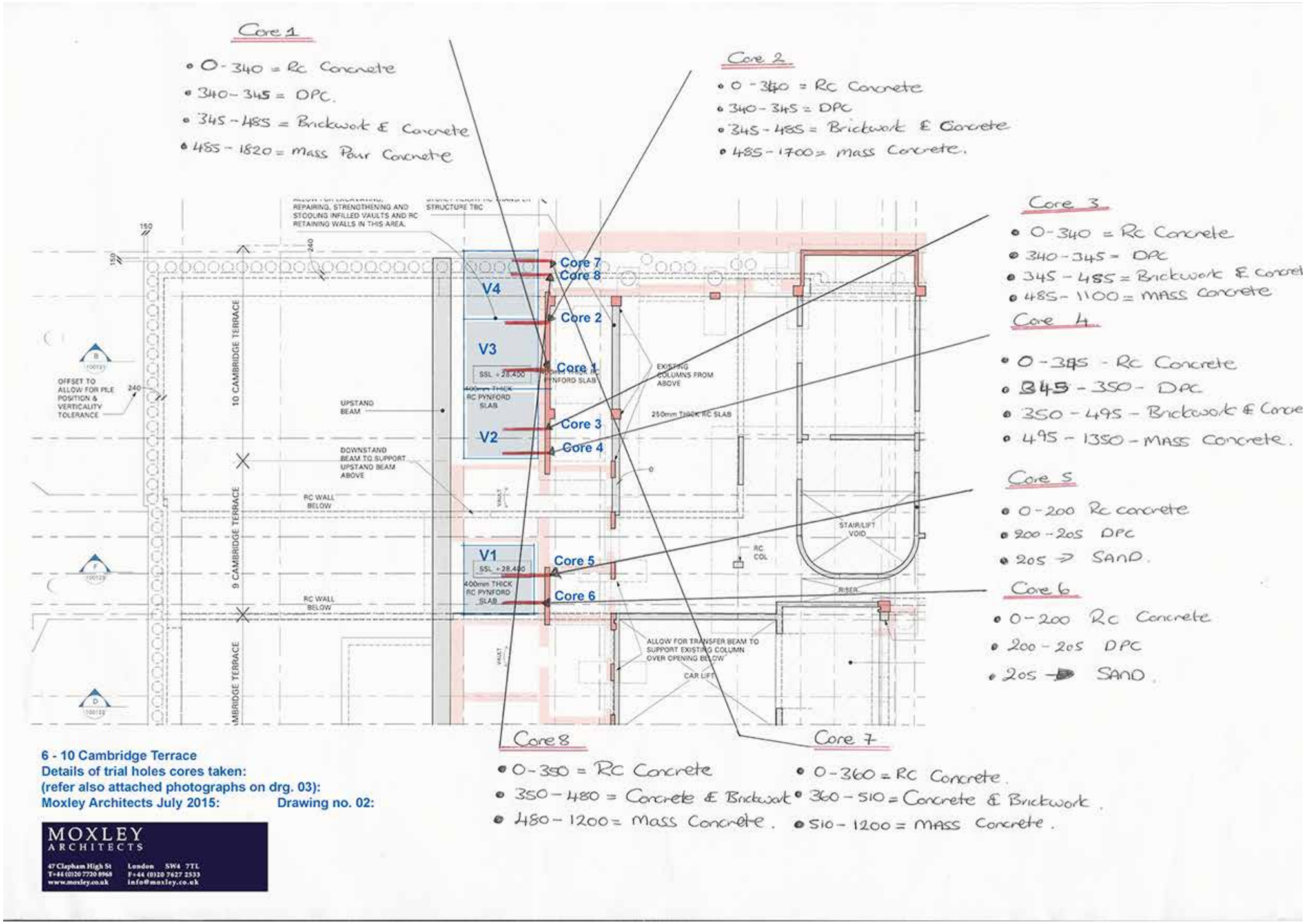
Thank you in advance for your assistance and I look forward to discussing this further with you as soon as possible.

Kind regards,

Paul.

Site survey with newly discovered vaults highlighted





Cores 1 - 4 to vaults V2 and V3: (vaults totally filled with mass concrete)

Cores 7 and 8 to vault V4: (vault totally filled with mass concrete)

Core 5 to vault V1 (reinforced wall with sand fill behind) N.B. This vault also has had a trench cut through it for the passage of a water main.

Core 6 to vault V1 (reinforced wall with sand fill behind) N.B. This vault also has had a trench cut through it for the passage of a water main.

6 - 10 Cambridge Terrace
Cores Photographs:
(refer also drawing 02 for locations):
Moxley Architects July 2015: Drawing no. 03:

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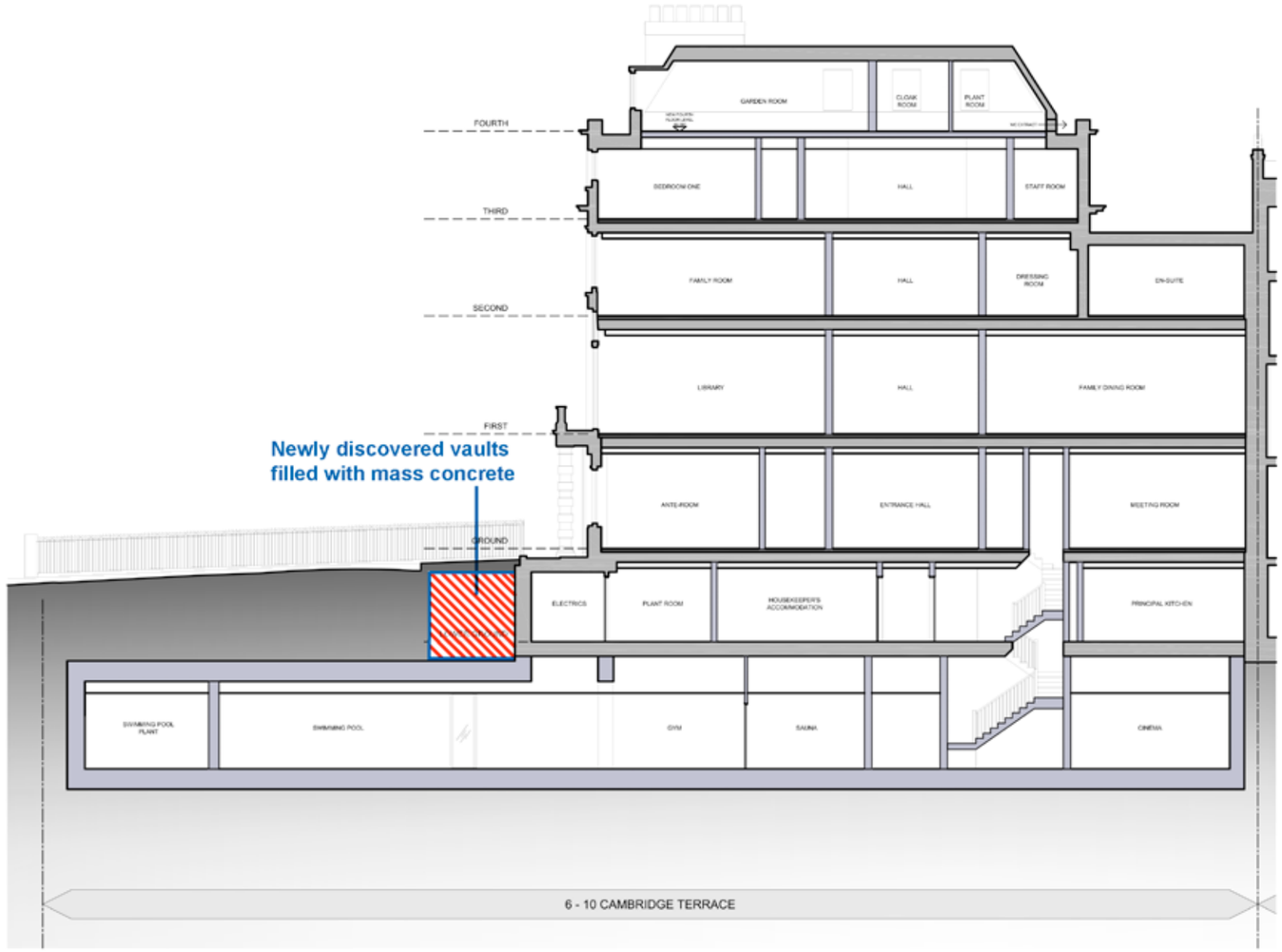
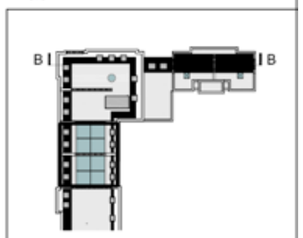


Approved Section B-B
Drawing 04:

NOTES
Refer to drawings 639-2.008 & 639-2.026 for details of works to roof

EXISTING WALL

PROPOSED WALL



1:200
1:100

No	DATE	BY	COMMENTS

REVISION NOTES

PLANNING

CLIENT: Cambridge Terrace developments Ltd.

JOB: 6-10 Cambridge Terrace &
1-2 Chester Gate
Regents Park
London NW1

DRAWING TITLE: PROPOSED SECTIONS
SECTION B-B (SHEET ONE)

SCALE:	DATE:	DRAWN BY:
1:200 @ A3	Nov 2008	

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DRAWING NO: 639-3.002

FILE:

Dear Paul

Project Quad - Existing concrete filled vault structures

Investigations have shown these vaults are filled with dense mass concrete from the 1980s which is cast up against and bonded to the original brickwork.

In order to construct the proposed basement under the retained vaults these would need to be stooled and re-supported by the proposed RC 'lid' slab which forms the top of the basement (as currently planned for the other vaults on the site). Stooling the vaults would require the existing mass concrete fill to be removed in order to provide access and working space and for the reinforcement to be placed for the proposed RC slab. Therefore the retention of these vaults is dependent on the removal of the concrete infill.

Further to our earlier conversation I have considered the likely structural impacts of trying to remove the existing mass concrete from the infilled former vaults.

Removing the mass concrete from within the vaults would be undertaken using breaking equipment. Due to the restricted access a large proportion of this would probably need to be by hand held breakers and therefore the decision could have significant CDM implications. The impact of vibrations on the workers' health and the CDM responsibilities would need to be seriously considered given these types of activity are on the HSE 'red list' of "Hazardous procedures, products and processes that should be eliminated from the project where possible". Specialist advice would be needed to minimise the risk to the workers' long term health (in addition to measures to control exposure to the dust and noise created by these activities).

Structurally the removal of modern concrete bonded to the much softer vault brickwork would result in widespread damage to the brickwork. Even careful breaking would damage the brick faces and cause cracking. The vibrations would weaken the joints and bricks may come loose when the concrete they are bonded to is removed which could result in collapse of the vault. This disturbance and damage to the vaults would leave them structurally compromised and potentially unstable which would mean substantial rebuilding and strengthening or demolition. It is clear that when the vaults were filled it was not intended that they would be re-opened at a later date and no allowance was made for this.

In addition care will need to be taken when removing the concrete against the walls of the currently open vaults to avoid damaging these. Diamond coring from ground level would be the best way to minimise damage to these vaults, but that would only be possible at the expense of the concrete filled vaults.

In conclusion, it is not going to be possible to construct the consented basement under these vaults without their removal attempting to break out the concrete from within will compromise the vaults structurally. In addition there are potential serious health implications for workers and also impacts on the vaults which are currently open which will need to be considered.

Please let me know if you have any comments or queries on this.

Regards,

Fred Smith
for Michael Barclay Partnership LLP