

From: Umiak

Sent: 16 September 2016 8:29 AM

To: Planning

Subject: Application 2015/3049/P

I wish to add a document, objecting to to application 2015/3049/P to dig a sub-basement at 51 Calthorpe Street.

I attach it here.

It is a summery of a report made this july on the existing condition of the listed terrace adjoining 51 Calthorpe Street.

Please include it in the consultation documents on your website as soon as possible, and let me know please.

I will check in a day or two anyway.

Thanks

Umiak (house-holder at 49 Calthorpe Street).

EXECUTIVE SUMMARY

- This is a summary of the report dated July 2016 which has been prepared by David A Hargreaves MA CEng MStructE MRICS IHBC PGDip (Bldg. Cons.) who has over 45years structural and building conservation experience.
- This building (No.49) has suffered historic structural damage (minor settlement) and undergone localised repairs in the past but is now in a state of structural equilibrium.
- Inspection of the building indicates that this has been the situation for some years in the past and no current defects are apparent.
- Consequently the property is considered to be in a sound structural condition for its age and construction and fit for purpose as domestic accommodation.
- However the type of construction of this historic and listed building is vulnerable to ground movements and vibration.
- The proposed construction works on the adjacent site (No.51) are of concern to the writer and will require the preparation of careful and detailed structural design and method statements which will ensure that the effects on No.49 are eliminated or kept to a minimum if the application (No. 2015/3049/P) is approved and construction permitted.
- The documents submitted with planning application No. 2015/3049/P are considered to be insufficient in their present forms to ensure adequate protection of No.49 if the works proceed.
- Consideration must also be given to the effects of the works on the other properties forming this terrace which although most likely not to be as detrimental must be taken into consideration in the design submitted.

The Ramifications of Proposed Construction Activities at No.51 on No.49		
Reference	Activity	Effect on No.49
a) Structural	Structure bourne vibration	Structural damage
b) Structural	Ground bourne vibration	Structural damage
c) Structural	Ground movement induced by excavations close to flank wall of No.49	Structural damage
d) Structural	Piling operations close to flank wall of No.49	Structural damage
e) Conservation	Alterations to fenestration and building profile to the Calthorpe Street elevation	These are alterations to the streetscape that will affect the setting of the terrace (No.45 to No.49)

STRUCTURAL ISSUES

- The structural damage is likely to have most effect on the flank wall of No.49 and in particular vertical movements although some lateral displacement of the foundation could occur during any excavations.
- The ground investigations carried out so far by A F Howland Associates have not been able to establish whether there is a common foundation to the flank wall of No.49 and No.51.
- Such movements could aggravate the historic defects in the property which have reached a state of equilibrium and do not require conservation works to be carried out at present.
- Lime mortar has many good qualities but it does not react well to vibration. Vibration causes lime mortar to break down and weaken and to migrate from the mortar joints.
- Structure borne vibrations could crack and displace the cementitious pointing which has been carried out to the brickwork in recent years and if this were to happen then migration of the damaged lime mortar could occur with the consequential weakening of the structural integrity of the walls.

CONSERVATION ISSUES

- The alterations to fenestration and building profile of the Calthorpe Street elevation of No.51 must be considered to have a detrimental effect on the listed status of the terrace of which No.49 is part.
- It is acknowledged that design of the modern hotel to the east of No.51 is not in sympathy with the historic buildings on the north side of Calthorpe Street but further erosion of the streetscape is not acceptable.
- Although No.51 is not a listed building it is within the Bloomsbury Conservation Area and considered to “*make a positive contribution to the streetscape in terms of its physical presence and social history*” (Bloomsbury Conservation Area Appraisal and Management Strategy).
- A Design and Access Statement together with a Heritage Statement have been submitted and are of a minium standard for submission for a planning application and do not give additional information for consideration.

OBJECTIONS

- Various objections have been submitted to the planning authority by local residents which can be viewed on the Camden Council planning website.

NOTE: Copies of the full report can be obtained by request from Miss Mahoupe.