

20 Albert Terrace Mews London NW1 7TA – MR Andrew Cowan
Application no: 2017/0705/P FOR A BASEMENT

Contained within this report is an amalgamation of compiled factors which need serious consideration when appraising the above basement application. We believe once you have read & considered the following document the only sensible decision for this application is Refusal.

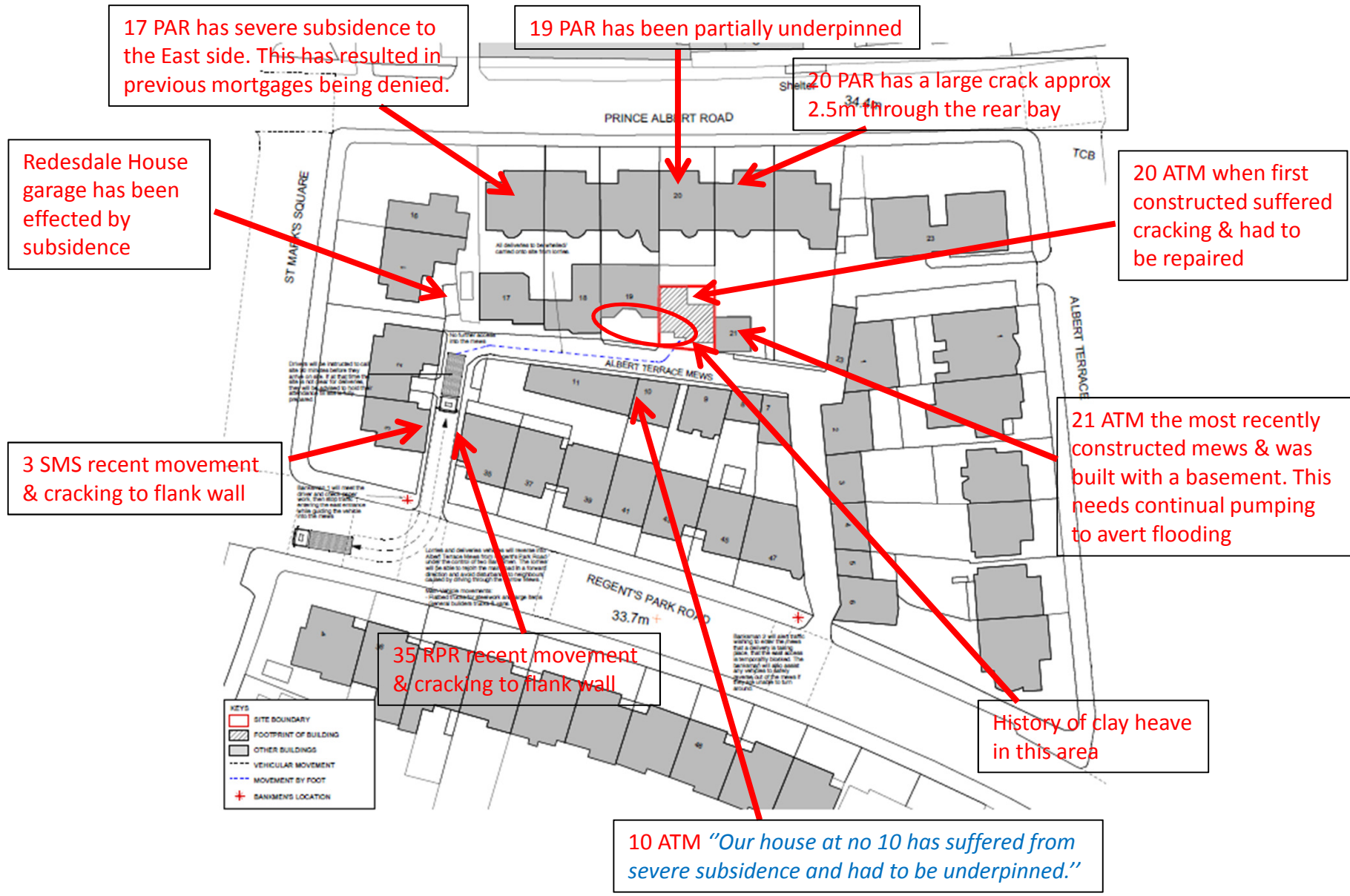
We have been provided with information by surrounding neighbours. Given the amount of reported movement in the area, the disclosure that there was a well present next door at N019 & the fact that in No21 basement pumps have to be kept running otherwise it floods. To mention just a few, there is a compelling case for if not refusal at this stage at the very least further investigations be thoroughly carried out as the applicant hasn't taken any of these factors into consideration. They appear to have based their assessments without all the facts. To the question - 'Is there a history of shrink/swell subsidence in the local area and/or evidence of such at the site? They answered 'unknown' They also don't seem to have been aware of the ground water conditions that exist & the current continuing problems they are causing but have relied on historic bore holes.

We therefore request that this report is passed on to Campbell Reith, who we are led to believe are carrying out an independent appraisal of the application on behalf of Camden Council.

20 Albert Terrace Mews Basement Planning Considerations



20 Albert Terrace Mews Basement Planning Considerations - **STRUCTURAL**



17 PAR has severe subsidence to the East side. This has resulted in previous mortgages being denied.

19 PAR has been partially underpinned

20 PAR has a large crack approx 2.5m through the rear bay

Redesdale House garage has been effected by subsidence

20 ATM when first constructed suffered cracking & had to be repaired

3 SMS recent movement & cracking to flank wall

21 ATM the most recently constructed mews & was built with a basement. This needs continual pumping to avert flooding

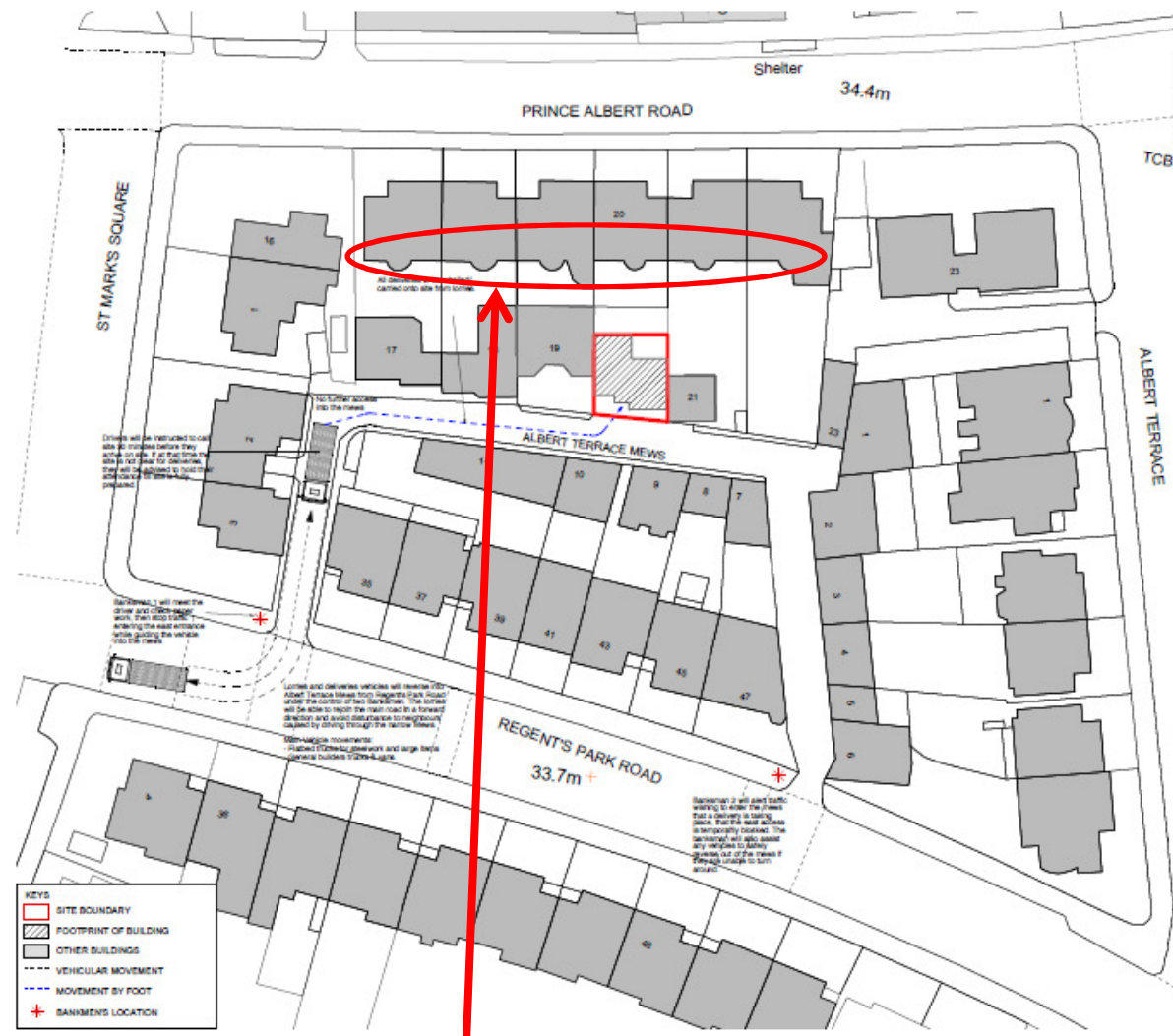
35 RPR recent movement & cracking to flank wall

History of clay heave in this area

10 ATM "Our house at no 10 has suffered from severe subsidence and had to be underpinned."

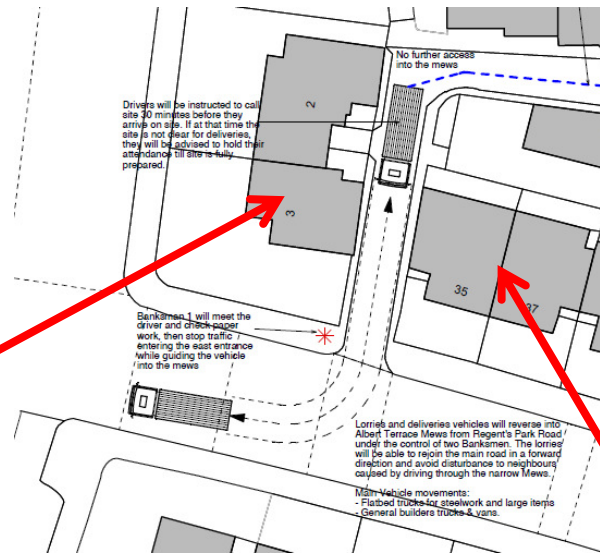
- KEYS
- SITE BOUNDARY
- ▨ FOOTPRINT OF BUILDING
- OTHER BUILDINGS
- - - VEHICULAR MOVEMENT
- - - - MOVEMENT BY FOOT
- + BANKMENS LOCATION

20 Albert Terrace Mews Basement Planning Considerations - **STRUCTURAL**



It is claimed by the applicant that these buildings have basements. That is not true, they have lower ground floors which are level with the gardens & the ground floors of the mews. The proposed basement would be much lower than the surrounding properties, except 21 ATM which has a problem which the owner is happy to testify to.

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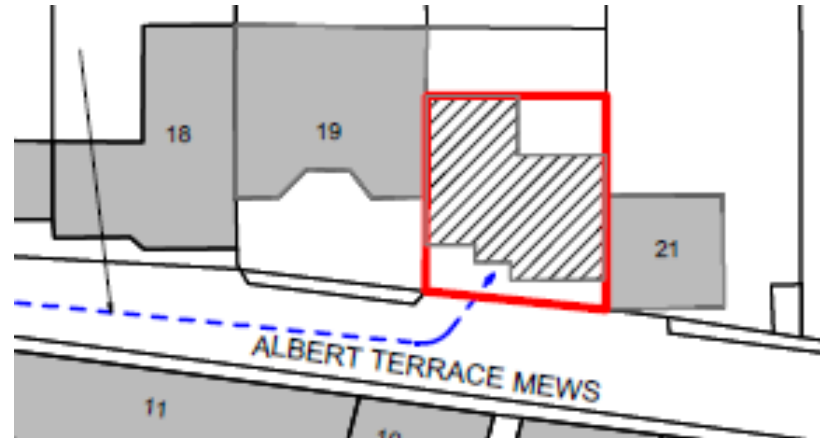
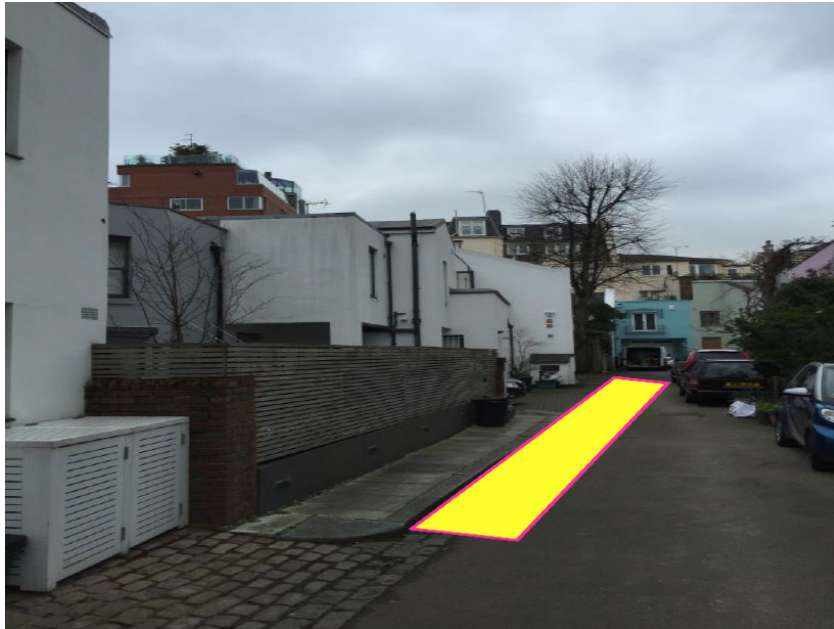


3 SMS neighbours report on the effects of recent works in the mews
"I live on the corner of St Marks Square and Albert Terrace Mews. Myself, and my upstairs neighbours..... believe that the work damaged our property externally as there is substantial cracking to the structure of the property."

35/37 RPR neighbours report on the effects of recent works in the mews.
"The recent work in Albert Terrace Mews.... The heavy lorries going down the side of 35 Regent's Park Road, which forms part of the freehold company with this house, caused cracks in the walls of the house and contributed to the recent subsidence, which has caused us to pay house insurance of £20,000 a year."

Either side of where the applicant proposes to bring in heavy lorries & materials

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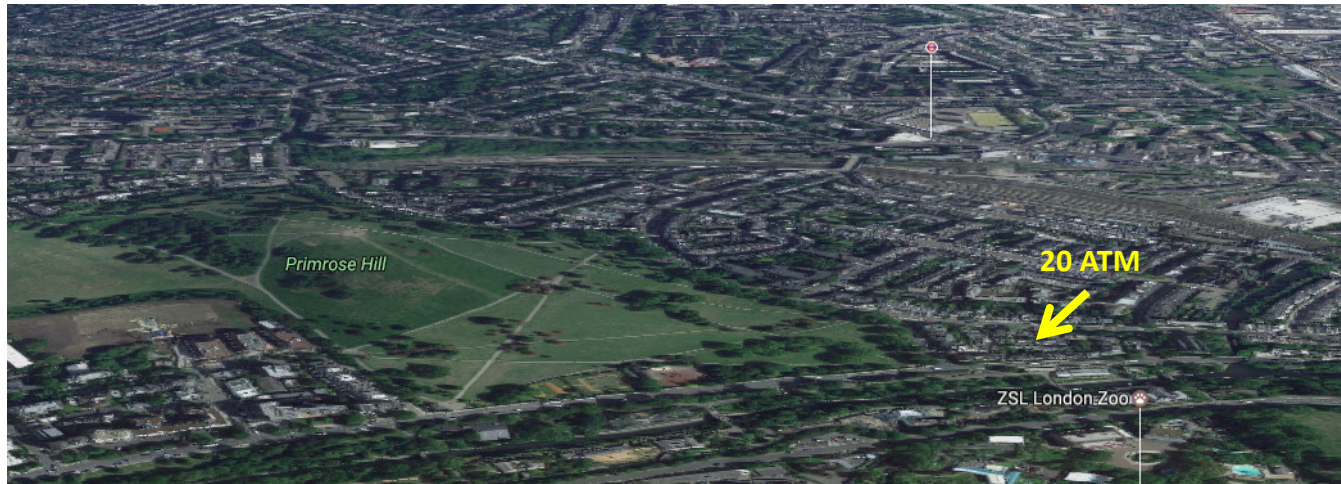
The road would have been originally designed & constructed in circa 1850 for horses & carriages serving the surrounding houses it has in recent years been subject to building traffic with the following reported consequences:-

“Please look at A.T Mews road outside no 21 where the road is at a lower level. This was caused by building of Mews house at 21 which is on site of prev garden with other trees. I had to contact Camden building control as the site was so unstable that the road was in danger of falling into the hole.

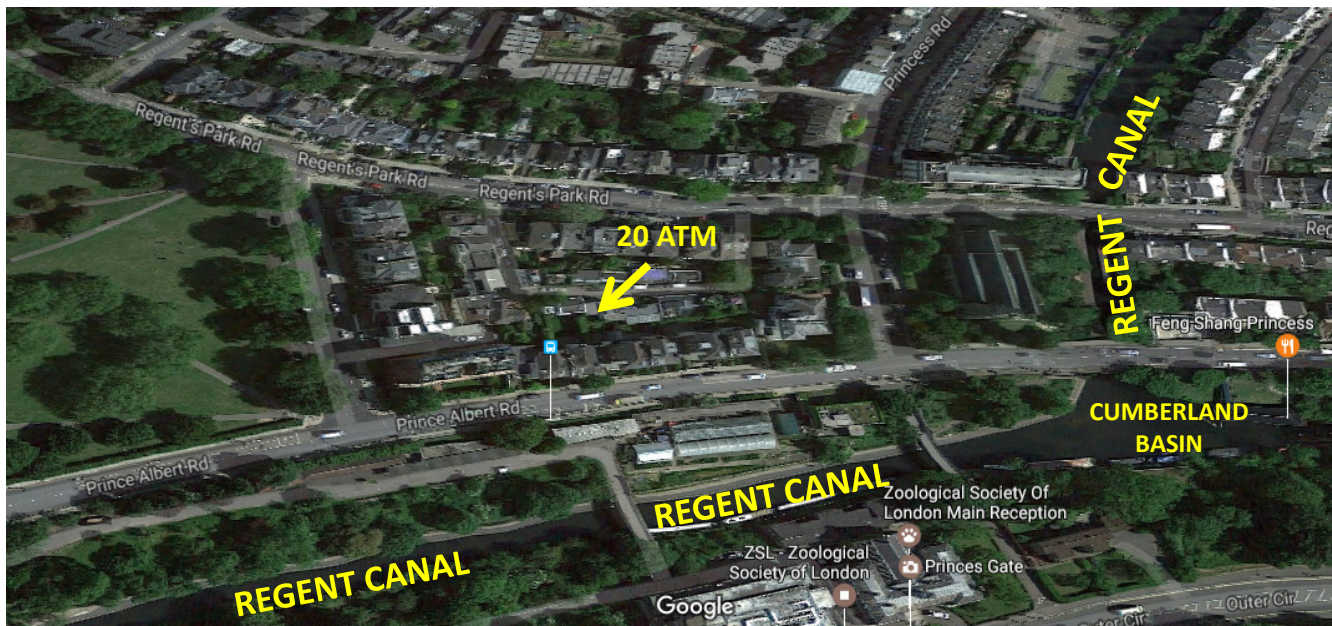
The road looks In a pretty unstable state now.

.....Since that time the parking area next to 19 on no 20 site became unlevel and there were 3/4 areas where there were obvious dips in the surface. I mentioned this to Camden when we were having discussions re other developments in the Mews. This area was levelled some months ago and the blocks forming the parking surface were put back as if nothing was untoward.”

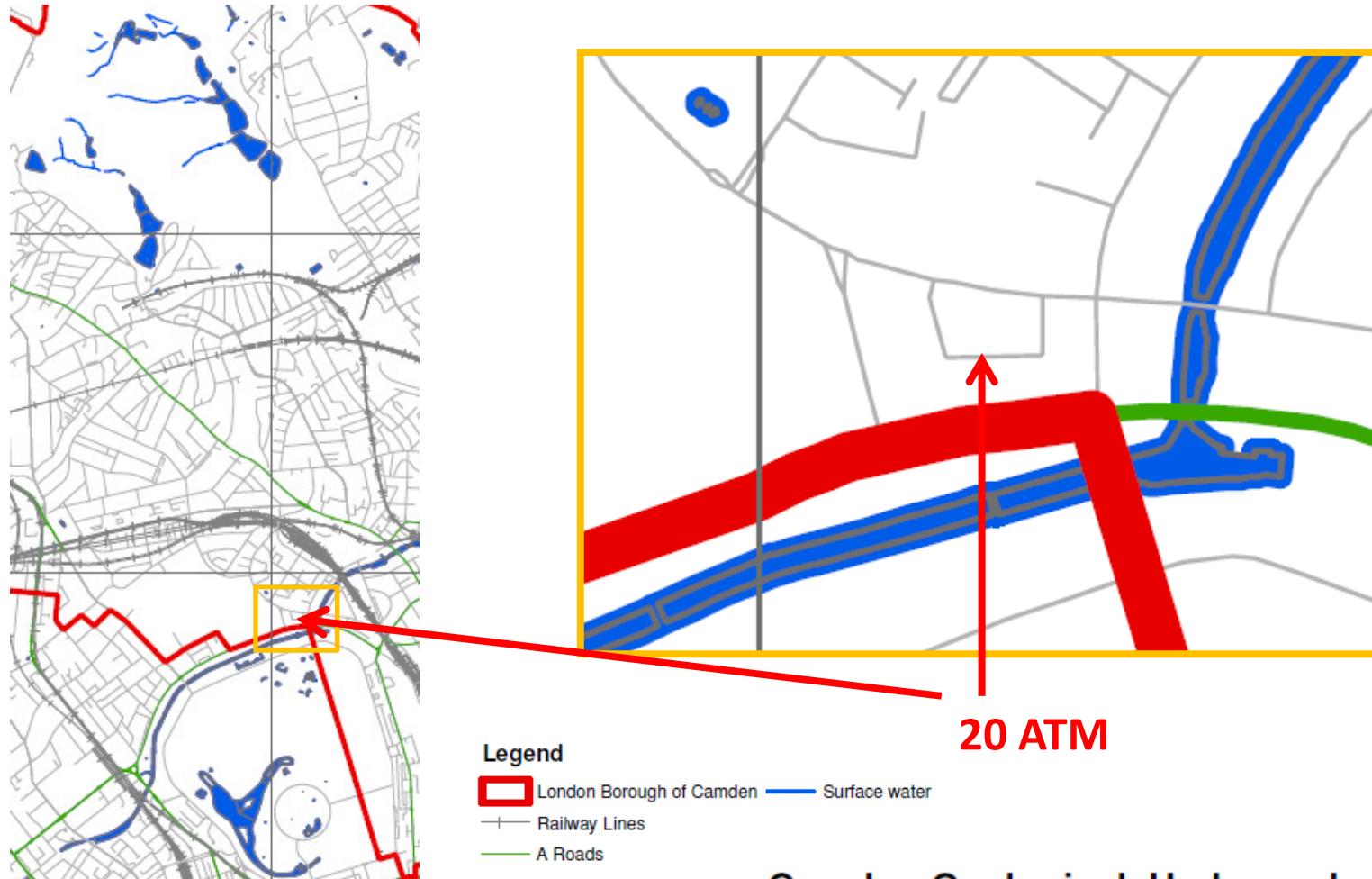
20 Albert Terrace Mews Basement Planning Considerations - **HYDROLOGY**



Albert Terrace Mews is located at the lower area below Primrose Hill at 65m. 2 miles to the north is Hampstead Heath with over 25 ponds & the source of 4 rivers, also Whitestone Pond, the highest area in London at 134m.



20 Albert Terrace Mews Basement Planning Considerations - **HYDROLOGY**



**Camden Geological, Hydrogeological
and Hydrological Study**

Camden Surface Water Features

20 Albert Terrace Mews Basement Planning Considerations - **HYDROLOGY**



"When 19 was built they found the area very unstable and there was a well in the garden where no 19 was built."

21 ATM the most recently constructed mews & was built with a basement. This needs continual pumping to avert flooding

"I am writing as the owner of the basement flat in 47 Regents Park Road where I have lived since September 1974. 47 Regents Park Road was built in 1852 and is the end of a terrace adjoining Albert Terrace Mews. Some years ago (circa 2003) 47 Regents Park Road was underpinned. Since then there has been a great deal of building work in Albert Terrace Mews and my flat which never flooded with water from 1974 to 2003 has flooded in one room so regularly that I have given up trying to carpet or furnish it and it is simply a bare concrete area which acts as an entrance hall.

I am therefore opposed to further building works in Albert Terrace Mews which I remember as containing gardens and garages on the side backing on to Prince Albert Road and with which the water table and mews road could cope."

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Figure 5 from Core Strategy, London Borough of Camden

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It is believed that the sewer pipe from 20 PAR runs straight down the rear garden under 20 ATM mews house & connects to the 'mews system'.
This needs further investigation & if it does how will this be dealt with?

