

Development Management
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG



By Planning Portal: PP-08502206

10 March 2020

Dear Sir/Madam

4 JOHN STREET, LONDON, WC1N 2ES

On behalf of our client, Mr James Moores, we seeks planning and listed building consent to allow remediation works to the front façade of 4 John Street, Camden, WC1N 2ES.

The application has been submitted via the planning portal (PP- **08502206**) alongside the following documents:

- Completed and signed application form and certificate, prepared by WSP | Indigo;
- Design, Access and Heritage Statement, prepared by Trevor Hewett Architect;
- Existing Elevations, Drawing no. Jcsm.15 – 100a, prepared by Trevor Hewett Architect;
- Location Plan and Block Plan, Drawing no. Jcsm.15 001, prepared by Trevor Hewett Architect;
- Proposed Elevations, Drawing no. Jcsm.15 – 200b, prepared by Trevor Hewett Architect;
- Proposed temporary works to front elevation, drawing no. SK01, prepared by L+C Consulting Structural Engineers;
- Draft Programme, prepared by DBR (London) Limited;
- Proposed Methodology;
- Structural Report on Front Elevation, prepared by Joule Consulting Engineers Ltd;
- Schedule of Proposed Repair Works;



- DBR Experience Example 1 – HSLI – 13-15 Old Square;
- DBR Experience Example 2 – Rochelle School and Club Row; and
- DBR Experience Example 3 – RAC – Gardeners Cottage and Wall.

Site and Surroundings

The property is a terraced house constructed in the 1700's, comprising 4 storeys plus basement. The building is constructed of brick with a rendered elevation at basement level.

John Street is largely residential in nature and comprises large 4-storey terraced properties.

The site is located within the Bloomsbury Conservation Area and the Georgian property at 4 John Street is Grade II listed and is part of a group listing which encompasses 2-9 John Street.

Background

Planning permission was granted on 9 December 2002 for the change of use of the property at 4 John Street from B1 (office) use to a single family dwelling house (C3) with associated internal and external alterations, as well as the erection of a new mews house with garaging to replace the existing parking area on Kings Mews to the rear of the property.

In more recent years the property has been used as a filming location and various temporary applications have been submitted and approved to facilitate this use. The most recent temporary planning application (2019/5391/P) granted permission for the temporary change of use from C3 to Sui Generis (mixed use residential dwellinghouse and filming location) between 4 November 2019 and 28 February 2020.

In terms of past building works, a structural engineering drawing produced by SFK Consulting in 2004, indicates that there was the existence of a bulge in the front of the elevation at second floor level which they described as a 'local debonding failure of the snapped header face from the main mass of the wall behind it'. The 2004 repairs entailed tying of the front wall to the second floor. Further structural works occurred in 2006 which included installing additional ties to all floors of the building to the front elevation and providing a through tie fixing of the front elevation to the party walls for the full height of the property.

A further survey was undertaken in October 2019 by Joule Consulting Engineers and they identified that delamination of the outer facing brickwork has occurred along with movement and misalignment of the facing brickwork away from the main body of the masonry wall. In February 2020, Joule Consulting Engineers provided

an updated report to incorporate an assessment from the digital survey information and updated their report recommendations on this basis. A further digital study is proposed to be carried out this month to check to see if there has been any movement in the wall since the benchmark survey of January 2020.

Proposals

Clearly the outcome of the survey and appearance of the front façade, has raised a urgent requirement for repair. The condition of the wall of the front façade has deteriorated significantly since last seen by Joules in 2006, and therefore our client seeks to rebuild the outer face of the wall in the delaminated areas in order to reinstate its true vertical alignment. This will involve rebuilding the wall to its original construction form and architectural detailing, tied and fixed back to the internal body of the wall and floors.

On opening-up the wall, the contractor will investigate the condition of the main body of the supporting inner wall and report back to Joule Consulting Engineers. This will allow the extent of the remedial works required to be agreed. At this point, the contractor will advise on their preferred method of bonding and tying of the new outer leaf to the inner leaf for agreement with Joule Consulting Engineers.

The areas of delaminated wall will be repaired by the sequential removal of the external brick face and rebuilding in good alignment, and in the original construction form and detailing, using reclaimed and salvaged bricks, including the damaged external brick arches.

The contractor will also investigate the existing inner leaf timber lintels and where defective, replace these with precast concrete lintels to Joule Consulting Engineers details.

The areas of retained brickwork above and below the rebuild area are to be tied with 4mm stainless steel ties at 450mm vertical and horizontal centres typically, and no greater than 225mm from returns to openings.

Justification

As per the structural engineer's report submitted in support of this application, Joule Consulting Engineers have set out a number of recommendations to remedy the issues to the deteriorating front façade of 4 John Street.

They set out both a short-term and a long-term solution within their structural report. The short-term method involves tying the delaminated wall back to hold the outer face in its displaced position, however this would leave the wall potentially vulnerable to future deterioration from water ingress into the cavity gap between the separated faces. Due to the separation of the current wall that is shown by the poor vertical alignment, we have been advised that this would only be an appropriate remedy for a short period of time.

Joules has also recommended a long-term solution which involves rebuilding the outer face in the affected area as per drawing 40 in Appendix A of the Structural

Report on Front Elevation. These works are essential as they will stabilise the existing delaminated brickwork. As such, this will ensure that the front façade of the building is secured from further movement in the long-term and visible areas of damaged brickwork are addressed. Furthermore, there will be extensive re-use of salvaged materials with reclaimed bricks using the same bond and architectural detailing. As such, the repair eliminates the deformation, damage and movement, and will also ensure that the original façade design as well as the façades of the neighbouring properties are preserved. Additionally, hard and soft landscaping beyond the façade will be documented, protected and returned to its present condition following completion of the building. As evident, there will be an overall low impact on the setting of John Street, the setting of the listed buildings and landscaping.

Given the extent of delamination and deterioration over the last decade, our client seeks to undertake this longer-term approach. Although this is a more costly solution, our client wants to ensure that the outer façade is stable and safe from a health and safety perspective for a long period of time whilst ensuring limited impact occurs on the listed building.

Conclusion

As detailed above, these works are crucial in order to stabilise the building. When undertaking the works, these will be carried out by a specialist masonry repair contractor who will ensure specific care is taken to protect the listed building.

We trust that this submission provides you with sufficient material to validate and process the planning application. Given the urgent nature of the works, we trust this application can be processed in a timely manner. Please do not hesitate to contact me or my colleague Sophie Rae if you require any additional information or clarification.

Yours faithfully

A solid black rectangular box used to redact the signature of Hannah Brown.

Hannah Brown