

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2023/3475/P | Mrs Gabriel Ryder | 05/10/2023 09:44:20 | OBJ | Objections/Comments |

Our comments/objections relate to Hydrology, the intended use of the proposed Basement extension , SUDS, and the extent and scale of the Ground Floor Extension.

HYDROLOGY

The Bore hole tests were initially undertaken on June 12th and 13th of 2023 and there was monitoring in later June and July.

Although the standpipe showed no signs of water at 6 m we remain concerned that these tests were carried out during an extremely dry spell – there had been only 6 days of rain in May and there was a well reported drought in June/July . With climate change going in one direction we are worried that heavy rainfall in the future might lead to higher underground water levels and because of the proposed new structure that this could lead to water being redirected towards adjacent properties.

THE USE OF THE BASEMENT EXTENSION

On the plans it shows an additional bedroom/office , utility room and a bathroom . Arising from this we are concerned that there are no details in the plans to indicate how the basement will be ventilated or heated. We would like clarification on whether there is to be any form of air pump or air conditioning. We would object if there was any noise pollution as a result of this.

SUSTAINABLE URBAN DRAINAGE SYSTEM AND THE GROUND FLOOR EXTENSION

We are concerned that with the increase in hardstanding – 1.8 sqm- that the plans to how this water will drain away are vague and insufficient.

Small scale SUDS measures like leaky water butts feel insufficient.

Particularly as the property is in a CDA and London is prone to water surges in a storm event .

THE GROUND FLOOR EXTENSION .

We are concerned that the ground floor extension will extend 1.5 m beyond the existing extension to No.95. The architect for 95 's extension John Winter didn't extend further as he recognised the limit of the permitted footprint.

We are also concerned that the 15 cm increase in height -over the existing extension at No.95 will result in some blockage of light .

PERSONAL STATEMENT FROM GABRIEL RYDER (95 Swain's Lane)

An unusual feature of this development of houses is that the floor on the first floor is a single solid slab of concrete that extends between all 7 houses. If you drop a pan in the kitchen at number 93, you'll hear it at number 99. The proposed basement will be excavated directly below this slab and so will be heard and felt all

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along the row during months of work. This will be particularly disruptive for me as I'm 94, am unable to leave my home and live next door to where the work will be carried out .

In addition I'm very worried that any accidental damage of the slab during construction or incidental damage afterwards caused by the disruption of the land underneath this slab will have serious impact on all the houses in the road, as would the ingress of damp.

I've lived in this unique row of houses for over 20 years and in the past our immediate community of neighbours on this stretch of Swains Lane have tried to preserve the aesthetic of this excellent example of 70's architecture considering them of special interest and a particularly rare example of that style in Highgate. The houses have over the years evolved a little internally of course to meet changes in how people live and while I'm not averse to the next young generation of owners making their mark it does seem a shame to lose this without giving it serious consideration.

2023/3475/P Louise Lewis 06/10/2023 17:37:43 COMMENT

The Highgate Conservation Area Advisory Committee oppose this application. The applicant's own DAS says,

The HCAAAMP describes each sub-area within the conservation area in detail. The application site is within Sub-area 1: Highgate Village, which is the historic core of the conservation area. The HCAAAMP notes that Nos. 91-103 Swain's Lane are a terrace of 1970's three-storey brick houses set at right angles to the street, with continuous first-floor glazing and second-floor balconies, taking advantage of southerly views over Highgate West Cemetery and beyond. They were designed by Haxworth and Kasabov. That continuous character uniting the whole terrace, also manifests on the ground floor with a repeating pattern of entrance, curved glass, brick pillar and block colour.

The proposal appears to replace a block of colour with glass, which would totally destroy the continuity of the terrace.

The front elevation of the whole terrace must be maintained as it is. This is an important 20th century development, one of many in Highgate in Camden and Haringey.

The curved internal lobby to the left, references the external curved glass to the right of the entrance and should be retained.

There is no assessment of the impact of a basement, on the hydrology of the area.

We would like to see a greater use of SUDS, an assessment of the environmental impact including a plan to maintain or increase bio-diversity in the rear garden, and a plan to minimise energy use and approach neutral carbon.

Louise Lewis
for The Highgate Conservation Area Advisory Committee
