

Quigley, Elaine

From: Quigley, Elaine
Sent: 15 January 2013 14:36
To: 'Simon Lane'
Subject: RE: 3 Park Village West

Dear Simon

Thank you for your email. I acknowledge receipt of the addendum to the BIA and other attached documents. If there are any issues which require a response I will endeavour to do this as soon as I can.

Kind regards

Elaine

Elaine Quigley
 Senior Planning Officer

Telephone: 020 7974 5101

From: Simon Lane [mailto:Simon.Lane@TWS.UK.COM]
Sent: 15 January 2013 14:21
To: Quigley, Elaine
Cc: Shahriar Nasser; Roger Lee; Graham Boston
Subject: FW: 3 Park Village West

Elaine, Further to receipt of the report prepared by Eldred Geotechnics on behalf of the owners of 4 Park Village West we attach an addendum to our initial BIA which we trust will address the concerns raised. We are aware of Mr Eldred from past applications within Camden and he commonly acts on behalf of objectors in these matters although I have to say not normally on something as small as this.

Mr Eldred's principal contention appears that all detail design should be dealt with at planning stage rather than reliance on the party wall act.

He also talks at length regarding the potential disruption and stress that such a development can lead to for neighbours in close proximity.

For our part we point to the very similar works carried out by the same Architect to number 5 round 2 years ago which were undertaken quite amicably without damage and by following the party wall procedure.

The latter is tried and tested within London and enables employment of engineers on both sides who with the assistance of the party wall surveyors can agree the relevant technical points in order to protect both parties.

If agreement is not possible which is extremely rare there is provision for a third party to be appointed to adjudicate.

Under the agreement all relevant areas are scheduled and if required monitored and thus there is a base line for agreement in the rare cases where damage is sustained.

Regarding disruption some unfortunately is inevitable but by employing competent professionals and contractors this is kept to the minimum practical.

Regarding Mr Eldred's technical points I believe we have demonstrated sufficiently that the scheme may be safely undertaken. The fact that No 5 was successfully completed is a further testament to the fact that construction is feasible without undue damage or inconvenience.

I do believe that the derivation of DP27 and the associated documents was more for the basements we see on a far grander scale than this where potential for instability and detriment to ground water flow and flooding require a higher level of interrogation.

This is recognized in the text where it is acknowledged that for smaller schemes a proportional response is expected and acceptable.

I believe that the detail provided for this scheme is more than adequate for the stage reached and would urge you to consider it accordingly.

If you have any queries relating to the submission please do not hesitate in contacting us.

We would be grateful for acknowledgment of recent and anticipated time scale for response.

With Thanks. Simon

15/01/2013

NB We also attach one or two central London examples of projects with which we have been / are involved. These are generally of a larger scale but I hope demonstrates our knowledge and expertise. My brief cv is also attached.

Simon Lane
Director

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From: Pat Cooke
Sent: 15 January 2013 13:45
To: Simon Lane
Subject: 3 Park Village West

Patricia Cooke
Secretary



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