

COMMENTS	
NAME	Various Residents at Willow Cottages NW3 1TN [see list of undersigned below]
ADDRESS	Grade II Listed 39 Willow Road, Hampstead, London NW3 1TN
EMAIL ADDRESS	
TELEPHONE NUMBER	
PLANNING APPLICATION NUMBER	2014/4941/P
LISTED APPLICATION NUMBER	2014/4941/L
PLANNING APPLICATION ADDRESS	Grade II Listed 40 Willow Road, Hampstead, London NW3 1TN
PLANNING OFFICER	Karen Scarisbrick [Karen.Scarisbrick@Camden.gov.uk]

COMMENTS / OBJECTIONS

We the undersigned, who all live at Willow Cottages, object to the application as submitted.

Specifically we object to the proposed sub-basement wine cellar works and the potential damage that this item will cause to either part or all of the Grade II Listed Terrace known as 'Willow Cottages'.

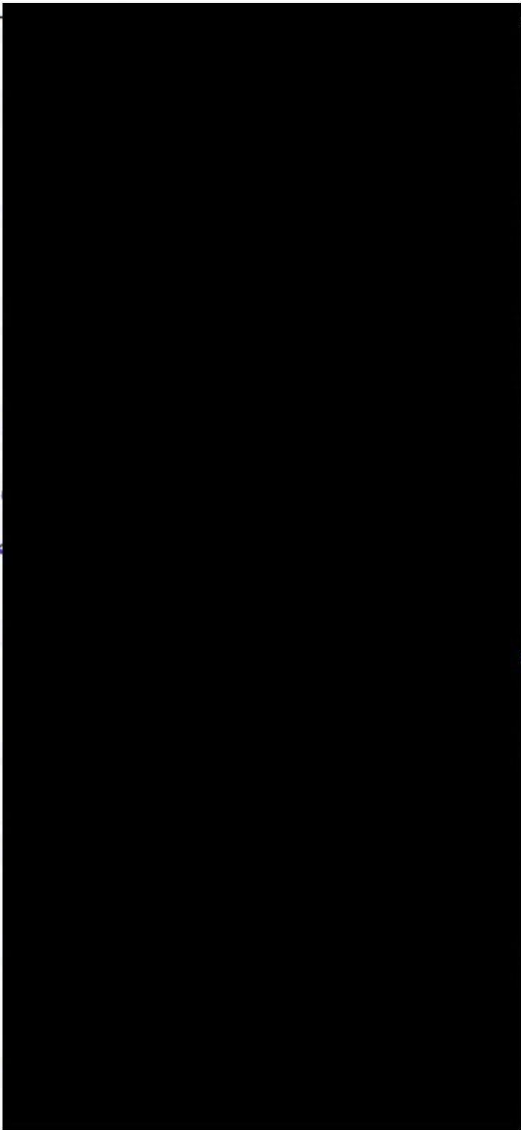
Our reasons for objecting are as follows :

- The proposed sub-basement wine cellar works do not preserve the existing fabric of either the Grade II Listed Terrace known as 'Willow Cottages' nor preserves the fabric of the Grade II Listed cottage at No.40 as is required under Camden Development Policies DP27 [see item 27.11 which is specific to Listed Buildings] and DP25 'Conserving Camden's Heritage'. These proposed works undermine the Camden's heritage as well as contradicts the registered and important status of Heritage Asset given to the whole terrace and all the cottages that make up 'Willow Cottages'.
- The submitted application documentation does not show the real and full extent of necessary construction works in forming such a sub-basement wine cellar.
- The application documentation does not comply with necessary required information for such basement works as clearly described in [a] CPG4 'Basements and Lightwells' [e.g. a Structural Stability Report and Basement Impact Assessment with associated monitored information on ground water].
- The Grade II Listed terrace is built within and along a lower level trench where the sides retain the higher ground levels that also stops water penetration from the high ground water levels and from the large underground water flows from the adjacent tributaries of the Fleet, Westbourne and Tyburn Rivers. These cottages have no footings and only have shallow bearing depths. The soil has achieved a balanced and safe stability after some 150 years. Any and all new excavations that go below the existing historic and listed shallow bearing levels will destabilise this state of stability and cause major damage to a number of neighbouring Grade II listed cottages [39 and 41 specifically] and also to the terrace as a whole including the main front stucco elevation which is structurally the most vulnerable and most visible element of the Grade II Listed terrace.
- The Listed terrace is constructed in the typical loadbearing brick construction methods of the time. Being workers cottages, they are seen to be narrow in width [only 4.1m between party walls], small in footprint and constructed in lesser quality materials [e.g. soft bricks, no footings, undersized floor joists and odd sized pitched roof timbers]. The proposed sub-basement works requires deep excavations [approx. 2.3m deep and are approximately 400mm from the listed load bearing party wall 40-39]. These excavations will be substantially below the level of the existing historic and listed bearing levels of the various listed walls. This will undermine and destabilise all loadbearing walls to the perimeter of the excavations and will also impact on the structural stability of the whole terrace as the nine terrace cottages are interlinked as a single block.

- Also as there are such high levels of ground water, all such excavations will require the groundwater to be pumped out whilst the digging [by hand] and formations are being done. The pumping out of ground water will remove all the fines in the existing soil and therefore cause even more damage by subsidence as the increased porosity would substantially diminish the soil's load bearing capacity
- The Party Wall Award process would not achieve proper and effective remedy for ALL damage caused. This would therefore necessitate other expensive forms of seeking redress and proper remedy.
- The potential damage and disruption to immediate Listed neighbours' properties and also to the Listed terrace is disproportionate to what is being proposed – especially as there are other more sensitive and less damaging solutions for such a 'wine cellar'.

End

Date 5 September 2014

NAME PEYTON SKIPWITH SIGNED		ADDRESS: 38 Willow Road.....
NAME CHRISTOPHER PAUL SWAIN SIGNED		ADDRESS: 41 Willow Road.....
NAME FRANCES SWAIN SIGNED		ADDRESS: 41 Willow Road.....
NAME SELINA SKIPWITH SIGNED		ADDRESS: 37 WILLOW ROAD.....
NAME PAUL BEATSON SIGNED		ADDRESS: 37 WILLOW ROAD.....
NAME FARIDEH BROMFIELD SIGNED		ADDRESS: 39 WILLOW ROAD.....
NAME Hilary KIVE SIGNED		ADDRESS: 34 WILLOW RD.....
NAME ILEN ROBINSON SIGNED		ADDRESS: 39 WILLOW ROAD.....
NAME SIGNED		ADDRESS:
NAME SIGNED	ADDRESS:	