

## Tulloch, Rob

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**From:** Sissi Slotover-Smutny <[REDACTED]>  
**Sent:** 24 August 2014 20:30  
**To:** Tulloch, Rob; stuard.minty@camden.gov.at; georgia.gould@camden.gov.at; Ben Slotover  
**Subject:** College Yard application 2014/5054/P

**Follow Up Flag:** Follow up  
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Dear Mr Tulloch,

RE: Planning application 2014/5054/P College Yard

My family and I live at 55 Lady Somerset road , the house next to College Lane whose garden directly borders on the above proposed development.

I already sent in my comments regarding the development plans in College Yard, but I am very concerned that because there was no Construction Management Plan submitted online I am not able to fully assess the impact on our house, quality of life during and after the proposed building works.

I also have some concerns regarding Health and Safety.

1. The site is extremely constricted with only two access points, one from Highgate Road and the other from College Lane, which is a narrow passageway with a metal bollard on the Lady Somerset Road end. Therefore I wonder how the developer plans to get rid of all the rubble from the demolition of the existing building and the approximately 1000 cubic metres of earth from the excavation of the basement without damaging our house and the backs of the buildings along Highgate road.

2. As Highgate road has a double yellow line, it seems the only option for rubble and earth removal would be Lady Somerset Road, which would lose parking spaces, which are already hard to find since Pizza East opened. As small kids, school children and old people live in that part of Lady Somerset Road, I am concerned for their safety. Would they do it via Lady Somerset road? If so would they remove the bollard as well? And where will the building materials, skips and machinery be stored?

3. I also would like to mention that we were not able to get house insurance for subsidence as that area of Lady Somerset road is considered to be high risk, so I do not know why the company which assessed the basement development did not take the subsidence problem into account.  
How would our back gardens be secured?

4. There also doesn't seem to be a fire escape plan. How close would a fire engine be able to access the site and how and where would the residents of the building be able to escape if there is a fire or a fire alarm? By climbing up the winter garden wall, jumping into the patio or squeezing through the window and jumping onto the basement well on the College Lane side of the building? There would be no easy access for the firemen on the Evangelist Rd side as they would have to take the ladder through private houses and on the College Lane side I can not see how they could have access through the upper windows.

5. I am also missing a report into all the building materials of the existing building. As it is a very old building which has been refurbished during the years of its existence there is a risk that asbestos was used. If there is asbestos anywhere in the building it has implications of how the building will be demolished safely without damaging anyone's health.

6. Finally I was also stunned when I read the Design and Access Statement mentioning the Evangelist Road Resident's Association, which does NOT represent all local residents, only a few on Evangelist Rd. As I live on Lady Somerset Road some issues are overlapping, but others, such as those pertaining to College Lane are not. I would like to make clear that the developer did not take any of my concerns re: the basement, access, health and safety, height of the building etc into account. At a little presentation the developer did in May I gave my name and email address to him and also expressed my immediate concerns. I also let him have access into my house and garden to show him our raised back garden and the view from the top floor over the building. I also sent a email to him re: our back of the garden.

Despite all of this I never heard back. Please do not assume the developer properly consulted or has the backing of all the local residents because he hasn't. He has merely mentioned those few who have offered tentative support from one single side of the development and conveniently ignored those who oppose it.

I look forward hearing back from you!

Best regards,  
Elisabeth Slotover