

22nd October 2014

Olivier Nelson
London Borough of Camden
2nd Floor
5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Dear Oliver,

**Comments and concerns in regard to Application Reference 2014/5463/P, 35
Elsworthy Road, London, NW3 3BT**

I write to formally document our concerns in connection with the application for the change of use and works of conversion from 2 flats into single family dwelling house including excavation of basement under footprint of house and rear garden with side and rear lightwells, erection of a 2-storey curved bay to rear to replace existing 1-storey angled bay and demolition of side addition.

We have spoken onsite (15th October 2014) with the lead architect Susan Price of BB Partnership Limited whose details are below and who has confirmed a number of points onsite and through email. Therefore we would write to confirm this and also ensure our comments are referenced and included as part of the approved permission.

Susan Price BB Partnership Limited
The Trafalgar
17 Remington Street
London
N1 8DH

The main points to note include:

- Cinema light well
- Water table
- The impact on the trees
- Boundary wall

Cinema light well

We had concerns over the cinema lightwell, that it could be possibly used as a smoking terrace. BB Partnership confirmed that the proposed basement drawing

submitted (attached for reference – FEV – 100 Proposed Basement 1 of 2), is a window looking onto lightwell and not a door.

Water table

We raised concern of the proposed Sustainable Urban Drainage System and how the basement detail mitigates impact on the water table.

BB Partnership confirmed that a Basement Impact Assessment was submitted as part of the planning application requirements for the basement planning application which concludes that the proposed basement excavation would not have any effect on the local ground water regime. We would want to ensure that this is reviewed in detail prior to the works and would want to ensure that design of the drainage to the garden above the basement deals with any excess surface water.

Tree protection

We have noted the Arboricultural Report written by Tim Moya Associates (dated August 2014). However we do have concerns over tree 21 (as referenced within the report), that a mature, flowering tree, of great quality, is being removed. We have concerns over its loss and our view is that it has a positive impact and measures should be undertaken to protect it as opposed to removal.

Boundary wall


We have concerns over the detailing of the boundary wall between 35/37 and the detailing to the windows on the boundary side (opaque / clear etc).


BB Partnership Limited have confirmed the glazing detail by way of FEV-119.

BB Partnership have confirmed that the detail of the boundary wall will be dealt with under the Partywall Act and Permitted Development (up to 2m) high.

I trust the above points will be incorporated into the permission either by drawings or condition.

Yours faithfully,

 Anthony Quin MRICS


On behalf of:

SHADI RITCHIE

37 ELSWORTHY ROAD

LONDON

1. EXISTING OPENINGS TO BE CEMENTED AND REPAIRED.
2. EXISTING REINFOR TO BE REPAIRED AND REINTEGRATED.
3. ALL EXISTING WINDOWS TO BE REPLACED WITH 1" THICK THERMO BREAK ALUMINUM WINDOWS. REINTEGRATION TO BE DONE EXISTING.
4. ALL EXISTING ROOF TO BE REMOVED AND REINTEGRATED WITH 4" BLOCK CAST IN PLACE CONCRETE.
5. ALL EXISTING MATERIALS TO BE DISPOSED AT THE APPROPRIATE LOCATION. ALL MATERIALS TO BE REMOVED TO BE CEMENTED AND REPAIRED.

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PROPOSED ELEVATION 4

PLAN 42.00m

KEY PLAN

The key plan shows a rectangular building with a central entrance. The entrance is labeled 'ENTRANCE' and is located on the right side of the building. The building is divided into several sections, each labeled with an elevation number: ELEVATION 1 (top left), ELEVATION 2 (top right), ELEVATION 3 (middle left), ELEVATION 4 (bottom left), ELEVATION 5 (bottom right), and ELEVATION 6 (top center). The entrance is located between ELEVATION 2 and ELEVATION 3. The building is surrounded by landscaping, including trees and shrubs. The plan also shows a 'PARKING' area on the left side of the building.

[illegible]