February 10, 2015

RE: Application no 2014/3668/P and 2014/5117/P

Dear Mr McDougall,

I wrote to you in the summer objecting to the basement proposal at 31 Briardale Gardens. I live just down the hill at No 37 and what happens at 31 has a direct bearing on my home. As I understand you are now considering the evidence, I would like to reinforce my opposition.

Firstly, Briardale Gardens has a terrible traffic problem and is nothing like the quiet street as represented by the applicants. It is a very busy and dangerous road. It is a rat-run for traffic coming off the motorway. It is narrow street with cars parked on both sides. It is frequently blocked up with traffic trying to drive up and down at the same time. I have recorded incidents of road rage, which I could text to you if you like. The brick wall in my front garden is frequently knocked and damaged by reversing cars and lorries. There are several bus routes including school buses at the corner of Briardale Gardens and hundreds of pedestrians cross the street at all hours, compounding the danger and confusion.

It would be unwise for Camden to allow a basement to be dug on this congested street. Heavy, unsuitable vehicles would be blocking the road and attempting to get in and out, endangering the public for weeks, possibly months on end as they remove tonnes of soil. As I understand it, the plan is to use very wide lorries, which would stop in the street for long stretches while soil is loaded into them. This would cause chaotic conditions and force traffic to reverse into the Finchley Road at a busy pedestrian crossing point. This is already a problem.

 If you have any doubt, please refer to Camden Council traffic officials Rob Curtis and Brenda Busingye, who are addressing this problem with our local councillors.

I am also concerned about the stability of my home and others down the street from No 31. There is a high risk of surface flooding on Briardale Gardens. There is an underground water channel running through my back garden, and high slope instability on the street which used to be a brick field. I believe my house will suffer from subsidence and water damage as a result. Please reject.

Yours Truly,

Irena Bayurina

37 Briardale Gardens

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