

Andrea

*The Garden Flat
31 Lyndhurst Road
Hampstead
London NW3 5PB*

Michael

Zenab Haji-Ismail
Planning Department
London Borough of Camden
5 Pancras Square
London N1C 4AG

18th March 2015

Dear Mr Haji-Ismail,

Planning Application Ref. 2015/0851/P and 2015/1207/P

My wife and I live at the above address and also own the freehold of 31 Lyndhurst Road. We are thus responsible for the security of the whole building. We write to object to the proposed developments at 2 and 3 Akenside Road.

I am an ex-architect, have been in the building industry for fifty-five years and am still restoring a Grade 1 Listed building. My comments are therefore informed.

The proposed excavation for a basement at 2 Akenside Rd. threatens the structural stability of 31 Lyndhurst Road. The NE corner of this basement will be only 10.5 metres from the SW corner of our house. The garden of 2 Akenside Rd. is 1.5m lower than our garden, the soil being retained by a low wall plus fence near their house and by a fence with concrete posts along their garden. There is a constant slippage of soil under the fence due to the steepness of the hill on which these properties were built.

The depth of the excavation will presumably be about 5m deep, allowing for the ceiling, ground slab and foundations. The bottom of the excavation will therefore be 6.5m below the level of our garden, very close to the property boundary and thus 5.5-6m below the presumed depth of the foundations of 31 Lyndhurst Road.

This is too close. It is accepted that a slope of 1 in 4 will cause soil movement. The slope between 31 Lyndhurst Road's foundations and the proposed excavation will be steeper than 1 in 2 and may therefore cause severe harm to our building, even collapse.

Lyndhurst Road is situated on the aquifer where water percolating through the porous soil at the top of Hampstead meets the impervious London Clay and comes to the surface. Our garden is already waterlogged due to basement works next-door at 29-30 which have formed a 'dam' and diverted surface water onto our property.

Not only will extended basements at 2 & 3 Akenside Rd. exacerbate this problem, being below the level of our property, but the water slowly absorbed into the ground around and under our house will change the bearing strength and make it more likely to slip. Planning Consent to these proposals could mean the destruction of our property.

I enclose a copy of a newspaper article showing the dangers. When will Camden realise that giving widespread approvals to applications for basements can be catastrophic.

Yours sincerely

M L Taylor BA(Hons)Arch

ought the house down



Struck: The damaged house from which Jacques Hole and Ed Goldmann fled for their lives

Ed Goldmann, 46, bought the house in 2000, North London, four years after the 9/11 terrorist attacks. He and his wife, Jacques Hole, decided to extend the house. AIMS Plumbing Services Limited began work in 2002. The couple were told the work was safe. But in 2003, a neighbour said the 'you are not qualified to carry out the work' and the council has demolished the house. The couple, who now have a second child, are now renting as they continue to live in the house. The company's decision to demolish the house has left the couple very happy and healthy and two lovely kids.



Demolished: The house has gone and the site has been made safe