

1st June 2015

Dear Neighbour,

Planning Application at 56 Hawtrey Road, NW3 3SS

I write in my capacity as architect of the planning application currently submitted to Camden Planning department for their permission to build a basement at 56 Hawtrey Road. I understand that there is a degree of misunderstanding surrounding the construction, which the owners and I would welcome the opportunity to address.

As you may be aware, the owners, Paul and Christine Koffel, were recently granted permission to extend their ground floor into the rear garden, application reference 2014/7964/P. This work will be carried out as part of an extensive internal refurbishment, with works tentatively programmed to begin in September 2015 and taking 7-8 months to complete over the winter months.

This new application reference 2015/2665 seeks to extend these building works to include creation of a basement under the new extension and partway under the existing house.

Construction of the basement is likely to add 6 to 8 weeks to the overall programme. The existing reinforced concrete ground slab will first be removed, taking around a week of drilling. This work will need to be carried out as an integral part of the above ground work previously approved by Camden, and is not part of the basement construction. Although this aspect of the work will be noisy for the immediate neighbours, the duration is limited and well defined. Once removed, the clay base underneath will be removed. This is carried out in sections to ensure structural stability, each hole being faced with reinforced concrete before excavation of the next section. We anticipate that this work will be carried out by a specialist concrete company in order to ensure the most efficient construction methods and best quality workmanship. Construction is likely to be done by hand, or with a small digger in the later stages, taking 4 to 6 weeks. Spoil will be removed to a skip parked in front of the house, either by wheelbarrow or narrow conveyor bridging sufficiently high over the pavement to ensure safe access beneath, such as currently in action at 56 Elsworth Road. The skips will be replaced when full, so there will be a small increase in traffic over this period, however at its peak, it is unlikely that more than 3 skips would be required on any day. Skip changes take minutes to complete. Excavation of the clay is not noisy and the clay does not produce dust. Skips will be covered when not in use, such as at night and weekends.

As well as discussing the proposals with their immediate neighbours, Paul and Christine consulted with Camden, Chalcot Estate Limited and Hawtrey Resident's Association in developing their proposal. Camden requested a Construction Management Plan, which was submitted as part of the application and copies can be obtained from the Camden Council website or from me. This details our expectations over the anticipated disturbance likely to be caused to neighbours by the construction works. Camden also required a Basement Impact Assessment which details the behaviour of ground and surface water as well as the structural integrity of the ground throughout the works and over the lifetime of the building.

Paul and Christine understand that construction works inevitably cause a degree of disturbance and they wish to minimise the impact of this through responsible and efficient construction practice. They are more than willing to discuss the detail and logistics of the proposed basement with their neighbours at any time and to try and accommodate any special needs where possible. Please do not hesitate to contact them or me if you have queries of any nature.

Yours sincerely,

Anna Williamson
Architect MA (Cantab) DipArch ARB

Distributed by hand to 46-70 Hawtrey Road (even), 1-13 Hawtrey Road (odd), 185 and 189 Adelaide Road
cc Christine and Paul Koffel, 56 Hawtrey Road, London NW3 3SS

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