

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3136/P	Dani Saurympfer	7 Ardwick Road NW2 2BX	07/12/2015 14:54:27	OBJNOT	<p>I strongly object to the revised planning application on multiple grounds. The revised plans do not appear to address any of the concerns/objections raised from the previous development plans.</p> <p>1. Development is clearly not in keeping with the local area: It should be noted that the local area mainly consists of single family homes. The development of 1 Ardwick Road into an 8 flat development is totally out of keeping with the nature of the area and would adversely impact all residents in the area.</p> <p>2. Impact on parking and road safety: The proposal will convert a single family home into 8 flats. This will entail a massive influx of dwellers and vehicles into the area. No provision is made in the proposal for on-site parking. Currently, street parking supply in the area is in very short supply and my own property repeatedly suffers from vehicles parking over my driveway and blocking access. Additional parking issues are anticipated when the developments on Kidderpore Ave and Burgess Hill are completed. This development will simply make an already bad situation worse for all residents in the area.</p> <p>There will be a minimum of 8-16 additional residential parking spaces required in addition to a greatly increased number of visitor cars, vans and lorries. The proposed development removes the existing parking provisions, while dramatically increasing the demand for on-street parking, which is already in short supply.</p> <p>The effect of the extra crowding of cars and activity at the corner of Ardwick Road and Fortune Green Road has not been investigated. It is already a busy and somewhat dangerous junction which regularly backs up during periods of rush hour cars. Furthermore, the planning proposal expects to require multiple lorry deliveries/removals per day during excavation of a new basement floor. As the rear of the house is not accessible other than via Fortune Green Rd, this would seem to require site access from what is currently a double-red line and intersection with traffic lights. As this intersection is already extremely busy, this would be highly disruptive to traffic flows, and likely make access to neighbouring properties at 75-79 Fortune Green Rd more difficult than it already is.</p> <p>Additionally, during construction there will be a need for parking for site visitors and construction staff. The construction management statement states that staff and site visitors will be urged to take public transport or use a pay-and-display car park 0.8 miles away. This is extremely optimistic given our experience of construction vehicles in relation to the Kidderpore development parking on Ardwick rd.</p> <p>3. Adverse impact from basement construction: The proposed excavation and installation of concrete L-shaped retaining walls will impact the structural integrity of all neighbouring properties. The installation of a basement will reduce the bearing capacity of the clay soil. An independent geotechnical survey should be carried out by independent contractors.</p> <p>4. Adverse impact from surface water dispersal: The proposal will increase the impermeable area with the potential for runoff of water and adverse impact on 79 Fortune Green Road and all other houses in this section of Fortune Green Road.</p>

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2015/3136/P	Bernard Khoo	3 Ardwick Road London NW2 2BX	06/12/2015 11:42:50	OBJLETTE R	<p>5. Adverse impact from noise: The conversion of a single family home to 8 flats will inevitably bring a large adverse impact in terms of noise from residents to all other residents in the area.</p> <p>Adverse impact from construction noise (short term). The proposal will require extensive excavation which will entail a great deal of construction noise, dirt and dust. Also the construction traffic will cause huge disruption and congestion in the whole area as the Fortune Green Road/Ardwick Road junction is extremely busy especially during rush hour.</p> <p>Because of all these factors, the value and appeal of the local houses will be diminished and the local area will be downgraded. Consequently, my wife and I strongly object to the current proposal for development.</p> <p>We have reviewed the new drawing that has been provided as part of the revised application (there appear to be no other new documents).</p> <p>We continue to object strongly to the size and nature of the proposed development as the revised plan does nothing to address the following points:</p> <ol style="list-style-type: none"> 1. LOSS OF PRIVACY. The proposed plan will still have a direct view into our master bedroom and bathroom with an irreparable loss of privacy. 2. IMPACT ON PARKING AND ROAD SAFETY. The proposal will convert a single family home into 8 flats. This will entail a massive influx of dwellers and vehicles into the area. No provision is made in the proposal for on-site parking. Currently, street parking supply in the area is in short supply and this development will simply make the situation worse for all residents in the area. 3. ADVERSE IMPACT FROM BASEMENT CONSTRUCTION. The proposed excavation and installation of concrete L-shaped retaining walls will impact the structural integrity of our property. We still propose that an independent geotechnical survey be carried out by contractors of our choosing so that a proper impact assessment can be made. 4. ADVERSE IMPACT FROM NOISE (LONG TERM). The conversion of a single family home to 8 flats will bring a large adverse impact in terms of noise and traffic from residents to all other residents in the area, particularly 1A, 2A, 3 Ardwick Road, and 79 Fortune Green Road. 5. ADVERSE IMPACT FROM CONSTRUCTION NOISE. This proposal will require extensive excavation which will entail a great deal of construction noise to all residents in the area. 6. ADVERSE IMPACT FROM SURFACE WATER DISPERSAL. The current proposal will still increase the impermeable area with the potential for runoff of water and adverse impact on 79 Fortune Green Rd. This impact statement has also not be revised in view of the new plans. 7. OUT OF KEEPING WITH LOCAL AREA. The Hocroft area is largely made up of single family homes, and as before, the proposed development of 8 flats is out of keeping with the character of the area.