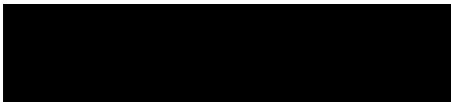


**Gentet, Matthias**

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**From:** Yeung, Raymond  
**Sent:** 12 January 2016 14:52  
**To:** Planning  
**Subject:** Objection to renewed application for basement at 24 Quadrant Grove. Application 2015/7208/P

24 Quadrant Grove. Application 2015/7208/P



Please see their email below.

Regards

Raymond Yeung BA(Hons) MPLAN MRTPI

Dear Mr Yeung

One additional indicator of the fragility of the mid-nineteenth century workers' cottages in Quadrant Grove: Some years ago an extension was built adding a third floor to no. 5 Quadrant Grove. During construction, the whole chimney stack collapsed, destroying all of the lower floors in the building. Fortunately the house and neighbouring properties were unoccupied at the time and no-one was hurt. Notably, as in the case of the development at no.4 Quadrant Grove mentioned in my email earlier today, surveys carried out prior to commencement of this development had not identified this structural weakness.

Graham Wason  
No. 6 Quadrant Grove

Dear Mr Yeung

I am writing to add my own personal objection to the planned basement development at 24 Quadrant Grove to that previously submitted to you by the Quadrant Grove Residents' Association, together with submissions by a number of individual residents.

I own the house at 6 Quadrant Grove where I have lived since January 1987. This is a pleasant street in which to live as it has a strong community of residents who regularly meet and socialise – we have held several street parties. How can we do that during building works if this planned basement development goes ahead?

Because of the attractive nature of the street, a number of residents including myself paid our own money towards the cost of the installation of the Victorian street lamps. Will the Council refund these contributions if this basement development goes ahead and destroys the character of the street?

The majority of houses in Quadrant Grove were originally 'two up two down' Victorian cottages built reportedly for railway workers in the 1840s. Since I arrived in the street, most of these smaller houses have been extended upwards as well as to the rear. This development has had two consequences:

1. It has put considerable pressure on street parking, which has necessitated a special dispensation from the Council allowing partial on-pavement parking – and there is still not enough

2. It has affected the structures of the buildings by putting considerable pressure on foundations that were designed to carry far less load than they do now – and that is without basements.

In 2007, the Council granted permission for extension works above and to the rear of my then neighbour's house at 4 Quadrant Grove. The development works identified major structural deficiencies that had not been identified by engineering reports prior to the commencement of the works. This necessitated major underpinning works to be carried out to stabilise the structure that had not been planned and costed previously. It also resulted in part of the party wall collapsing, leaving an opening between my house and no.4. The two then owners are both barristers, they still live nearby and I believe they would be happy to make the Councillors and Officers aware of the unforeseeable consequences of carrying out major works to houses in Quadrant Grove – and that is without a basement.

I support the view of my current neighbours that the proposed works at No 24 are wholly inappropriate in engineering terms and carry unforeseeable risks, both to the fabric of buildings in the street and to the social community.

Yours sincerely

[Redacted signature]

R. Graham Wason

[Redacted contact information]

