

From: M Borgeaud [REDACTED]
Sent: 22 January 2016 11:02
To: O'Donnell, Shane
Subject: RE: 13 Kylemore Rd Planning App 2015/6424/P

From Mr. M. Borgeaud

11, Kylemore Road, London, NW6 2PS



Re. Planning Application for 13 Kylemore Rd **Ref** 2015/6424/P

It is known by long-time residents here, such as my wife and I, that light wells were never part of the earlier street character. We appreciate how such developments are now regarded as a necessity by recent Kylemore owners. This Plan, compared with such others, is one of extensive alterations. This is not a condemnation. But, as is formally recognised, there are consequences of particular renovations that worry neighbours - unfortunately us in No.11. Even when the engineers follow the rules, if all in this Application is applied, it is a fact that there can be mishaps for adjoining households, apart from noise and inconvenience. Thus we feel obliged to pass on our concerns to you.

Of the 15 terraced houses on our side of the road, 8 have converted their cellars to large rooms, mainly with steps down to a separate entrance, as in the current Plan. This letter stems from our misgivings about the cumulative consequences of all these re-builds: effects on the structured and natural environment here. As well as greenery, natural features refers to the various flows and levels of water, over and underground, disturbed by concretising, particularly with basement production that can create barriers and thus displacement.

Research into London's water environment has made interesting though unprecise discoveries, such as locating the paths of streams. It is said that it is difficult to measure and specify surely and officially all that adds to flood risks in this part of London. There are different interpretations of the data. For example the "hidden" or "lost" river Kilburn (aka Westbourne) is said by Camden officials to have been incorporated into a sewer system. And yet other reports, such as *Floods in Camden*, note how there are many small streams and tributaries from our Lost Rivers that have not been channelled or culverted. It's agreed that more exact research is needed to trace them and calculate their effects.

I mention these issues because they relate particularly to where the *Basement Impact Assessment* refers to hydrology. These references are brief and some points are given as

"unknown". Would it not benefit all parties that key technical investigations, e.g. boreholes, are completed soon and uncertainties resolved?

Furthermore, having read the research comments about watercourses, the *BIA* assumptions seem questionable. The above information implies that the ground in this section of Kylemore cannot be guaranteed to have zero flood risk. There are several figures in Camden's *Strategic Flood Risk Assessment July 2014* showing that our immediate area has: "significant flood hazard" (fig 3x); that the junction of Kylemore and Hemstal Road is one of a few zones in Camden with an historic ground water flooding record; our road is close to an area labelled as having "internal sewer flood risk" as well as the only area in the borough with records of exterior sewer flooding. Fig.6 shows the lower end of Kylemore Road is within the "Kingsgate Local Flood Risk Zone".

Below are some examples of water problems that have happened locally. These were known about by locals but never officially reported. The point is that these smaller details, surely, add to the wider need nowadays for developers to take precautions, and reassure neighbours, after having become well informed by technical analysis of the state of the ground they are on. It's not quite clear to me in the *BIA* how much of these investigations have been done (or indeed at what stage officially they should be done).

When No.23 was having basement excavation, the cellar became badly flooded. It took 2 days for workmen to pump the water out.

No.30 had major problems during basement excavation with lots of water trickling in. At No.15 a similar situation cropped up. One of the workers showed me, in the cellar he had dug, the unexpected presence of a stretch of sand and gravel that he knew had once been deposited by a stream.

The *Camden Geological, Hydrogeological & Hydrological Study / Watercourses* shows in fig.11 that a tributary of the Westbourne river crosses beneath what is now Sherriff Road and then along the garden space between Kylemore and Gladys Road. This suggests that the *BIA* incorrectly states that No.13 is not within 100m of a watercourse. It could be that such an ancient overlaid trail is involved with the flows I've described. The other long stretch of Westbourne is drawn crossing Netherwood Street. These days there is always water leaking from the base of the railway embankment and across that road. This implies that the rivers are not safely locked into sewers. In short, the Planned site is not in a completely safe environment.

The next major concern is about radical alterations of the cellar next door to us. Our cellar is not automatically protected. The floor is clay, which is said to be widespread in Camden. It is also said that clay sub-soil means that the re-structuring of the base of the party wall will affect the stability of our side, particular as our foundations are traditionally shallow.

Also of importance is that dampness or seepage into our cellar may potentially increase.

Our other concerns are:

- The front excavation for the light well could also cause strains and cracks
- scaffolding should be netted over and there should be hoardings around the work
- it seems that the front alterations take up a large segment of the old garden
- the plans do not seem to show clearly distances to boundaries

- it is not clear how basement waste waters are to be pumped up to reach the street sewer. This might need even deeper excavation for large tanks and pumps.
- the rear ground floor kitchen window does not match the other windows in the property
- the large dormer is very wide coming across to our boundary and leading to a loss of our privacy.

If the plans go ahead a small recompense would be if there are officially stated limits on the working hours beyond the current regulation – and ideally no work done on a Saturday.