

From: Bernard Khoo [REDACTED]
Sent: 23 January 2016 21:37
To: Planning
Cc: Tricia Tan
Subject: Planning application 2015/3136/P (1 Ardwick Road)

Dear Mr O'Donnell,

Thank you for sending the latest independent audit report. We note from this report that there are some inconsistencies between the EMS and the BIA which make the calculations presented in the BIA suspect. In addition, we note that the EMS does not present any calculations with regards to the ability of the basement slab to accommodate the hydrostatic forces. **As before, 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.**

We would like to reiterate the following points in objection to the proposed development:

- 1. LOSS OF PRIVACY.** The proposed revised 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. We find the notion that construction traffic will use parking in other areas, and that personnel will be encouraged to come in by other means of transport risible.
- 3. 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.
- 4. ADVERSE IMPACT FROM CONSTRUCTION NOISE.** This proposal will require extensive excavation which will entail a great deal of construction noise and unnecessary stress to all residents in the area.
- 5. 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 been revised in view of the new plans.
- 6. OUT OF KEEPING WITH LOCAL AREA.** The Hocroft area is largely made up of single family homes, and as noted, the proposed development of 8 flats is out of keeping with the character of the area.

In our view, the proposal to construct a basement is an over-reach, pure and simple. The basement appears to be required only to maximise the number of dwelling units and presumably the profit from selling such units.

It is for this reason that we would propose that:

- A. The basement aspect of the development is not approved.
- B. The developer reduce the number of dwelling units to a more acceptable number.
- C. The developer revise their plans for extension so as to protect our privacy.
- D. Revised impact statements are filed in view of the new plans.

We would be very grateful to be apprised of the date of any hearing on this development.

Yours sincerely

Dr Bernard Khoo and Dr Tricia Tan