



Dear Mr. O'Donnell,

Further to the email that has been sent to you from Bernard Khoo and Tricia Tan, I wish to both second all of their concerns and express my own.

I am the owner of 2a Ardwick Road, the house that is directly across Ardwick Road from 1 Ardwick.

The neighbourhood has already suffered substantially from nearby developments. Currently, we are dealing with the development on Finchley Road known as Kidderpore Green. 128 homes are being added to that plot of land, as is a school. The construction of those properties, which face the east side of my home, bring an endless cacophony from 8am to 5pm five or more days per week. They disrupt street traffic as large vehicles enter and exit the work site, and shine a stadium style light on the building site overnight. To add what will surely be a lengthy project at 1 Ardwick Road, is to insure that two of the three sides of my property are exposed to the noise, light, and distraction of construction.

I purchased 2a Ardwick Road some three years ago in large part to move to a less densely populated area of Camden. My second son is severely autistic. He is well known to Camden. I am obliged to continue to be a resident of Camden to continue to receive the services that Camden provides to him, but I must also be mindful of the congestion, noise, and light that disturb him. One of the most important benefits of 2a Ardwick was the calm and quiet of the neighbourhood. We can walk throughout Hocroft Estates without managing crowds of people. He could get to his former school, the Swiss Cottage School on Avenue Road, with ease.

The swift build-up of the neighbourhood is deeply disturbing to me. We are becoming surrounded by developments that bring human and vehicular traffic to the area in significant numbers. I assume that the former petrol station a block north on Finchley Road is the next site that will face development.

I thoroughly object to this entirely unnecessary work at 1 Ardwick. I appreciate that it is a large property, and therefore might be suitable to development, but to go from a single family home to 8 flats is absurd. There is nothing to this except the maximization of profits for the developer. The density of residents is increasing at an insane pace. The single family home that was at the corner of Finchley Road and Heath Drive is in the midst of being converted to 21 apartments. This is entirely out of control and will destroy the nature of the neighbourhood. Camden needs to put a stop to it before the spacious beauty of this part of Camden is irrevocably destroyed.

With thanks for your consideration,
Lisa Montgomery
2a Ardwick Road
London NW22BX



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