

Gentet, Matthias

From: Whittingham, Gideon
Sent: 29 February 2016 16:41
To: Planning
Subject: FW: 2015/7022/P obj

Gideon Whittingham
Senior Planning Officer

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From: Simon Legg [mailto: [REDACTED]]
Sent: 29 February 2016 12:35
To: Whittingham, Gideon
Subject: FW: 2015/7022/P

Dear Mr Whittingham

Further to the additional Audit Attachment now on the planning Portal from Messrs Campbell Reith I would make the following comments:-

Firstly there is no reference at all to the points raised in my objections as the owner of 10b Eldon Grove. The Audit only addresses those from 10d and number 11. As my property is 1 metre away from these intended works I would have concluded that whilst 10d has made very clear and similar objections, the audit should have primarily addressed those objections from 10b and 11.

Item 4.10/11 refers to the proposed method as being suitable for basement walls. Many of the comments submitted by neighbours raise concerns that this approach would not be sufficiently robust and a Contiguous Flight Auger (CFA) piling system (or similar) is the accepted practice and needs to be reflected in the construction methods statement for this development. 'Hit and Miss' underpinning is widely regarded as inadequate. Campbell Reith's report fails to comment on this. It does not take into account the significant depth of dig that is required making this a 1.5 times depth basement in relation to the raised ground level at the front elevation of number 10b/c/d.

No recommendation has been made to conduct further investigations as to the depth of the foundations for 10b/c/d and that of my extension to the rear of 10b when sweeping assumptions had been made in the initial BIA that they were at least as deep as those for 10 and 11. They are obviously not !

Item 5.7 refers to a Burland scale risk of 'very slight' to my property 10b. This risk is unacceptable to me and whilst I know I have to set up a satisfactory arrangement via a Party Wall Surveyor with the applicant at number 10, I must insist at this stage that further investigations be made with regard to Piling/propping methods that render my property a 0 on the Burland scale.

No allowance or reference appears have to been made for the other Basement applications currently ongoing that will affect the environment and lives of those living in Eldon Grove/Thurlow Rd ?

I would appreciate the opportunity of meeting with you at 10b as soon as you are able so that I can show you the issue I have with the difference in ground level and the way this effectively alters the nature of the basement's required depth in relation to 10b.

I look forward to meeting you

Kind Regards

Simon Legg

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