

ATT IAN GRACIE

From: [REDACTED]
Sent date: 07/03/2016 - 10:23
To: Ian.Gracie@camden.gov.uk
Subject: FW:2015/4370/P 207 Goldhurst Terrace NW63ER - 19/08/15

Dear Ian,

I am sorry to trouble you again regarding the above Planning Application. I am writing on behalf of 205 Goldhurst Terrace Management co- the owners/freeholders of 205 Goldhurst Terrace.

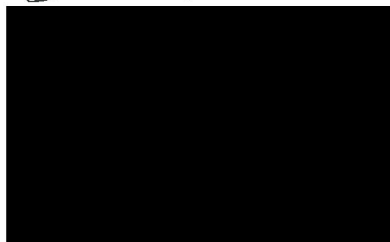
We are concerned about the comments by Marion Twenefoo of FT Architects regarding the Thames Water Storm Relief Sewer - "BENEATH THE STREET LEVEL OF GOLDHURST TERRACE". According to the map and details given to us by Thames Water in 1992 before the work was done in Goldhurst Terrace - the Sewer runs directly under our house - crosses under the kitchen of 207 Goldhurst Terrace and then thru the garden. As per the drawings of the planned works the garden is being excavated to allow the building of a gym and guest room. We gather this falls outside the footprint of the house. We note there are no back up plans from Ms Twenefoo to show the position of the actual sewer which lays approximately 11 metres below the surface and would most surely interfere with building works.

We also note under the Residents Consultation Comments the comments from Dr Polunin and Ms Bonachela, whose homes back on to the garden of 207 Goldhurst Terrace, have been omitted.

We would appreciate if you could consider our comments.

Kind Regards
Mariska Kay
pp 205 Goldhurst Terrace Management co.

PLEASE FIND ENCLOSED RELEVANT PAPERWORK FROM THAMES WATER UTILITIES REGARDING NORTH WESTERN STORM RELIEF TUNNEL WHICH RUNS UNDER OUR HOUSE.
KIND REGARDS



Our Ref. LWRM/1988/H3

Your Ref.

Date 13 October 1992



Thames Water Utilities

ENGINEERING

Gainsborough House
Manor Farm Road Reading
Berkshire RG2 0JN

Goldhurst Terrace Management Ltd
205 Goldhurst Terrace
London, NW6 3ER

Please reply to:
R.I. Staniforth
LWRM Group

Dear Sirs,

RE: NORTH WESTERN STORM RELIEF SEWER EXTENSION - STAGE 2

You will recently have received a questionnaire, and I am now advising you of the Company's intention to construct a tunnel under your property within the powers vested in it by virtue of provisions contained in the Water Industry Act 1991.

Many recipients of such correspondence have been disturbed by the implications to them and their property of the Company's works suggested by the wording of the Notice. The terminology of the Notice is that prescribed by the Act which envisages that water and sewer development will generally entail the construction of pipelines by the conventional technique of laying them in open trench followed by back-filling and subsequent reinstatement. Clearly this method of working would normally entail entry onto lands lying on the pipeline alignment in order to carry out these works. In all such cases the utility company is obliged to serve a Notice in the form and wording of that served on you.

Unlike the conventional solution to storm sewer requirements Thames Water has elected to adopt a tunnelling solution in order to avoid as far as possible the disturbance and disruption of surface pipelaying works. Unfortunately this tunnel is legally defined as a pipeline. As such we must therefore serve a notice to facilitate its construction but are not empowered to amend its wording to be more in keeping with the totally underground method of forming it. In reality there is little if any likelihood that you will be aware that tunnelling is in progress nor is there any significant risk to the structural integrity of your property or lands. The tunnel is deep and its construction is carried out by working only from deep shafts located at designated sites. No other surface workings are necessary.

I hope that the above explanation of our proposals removes any concern that you may otherwise have had as a direct result of the wording of the Notice we are required to adopt.

Cont../

PTO
→
SURVEY DONE BY
MURRAY BIRRELL
20/2/1993

Thames Water Utilities Limited
Registered in England and Wales No. 2366661
Registered office Nugent House Vastern Road Reading RG1 8DB
Part of the Thames Water Plc Group

In due course our Property Division may be making contact with you to request your permission for independent surveyors to visit your property in order to carry out a condition survey of its structural well-being prior to any tunnelling being carried out. It would be in your best interest to agree to such a survey so that should any unforeseen deterioration occur which you consider to be attributable to the tunnelling activity then you would be well placed to demonstrate the property's earlier sound conditions. It must be noted, however, that such adverse effects have not been a feature of such projects to date.

Yours faithfully,



R I Staniforth
Senior Project Design Engineer

NWSRSE/A357

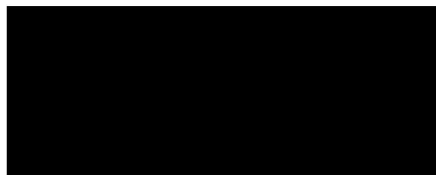
IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY
THAMES WATER UTILITIES LIMITED
THE WATER INDUSTRY ACT 1991
SECTION 159

SCHEME: NORTH WESTERN STORM RELIEF SEWER EXTENSION
STAGE 2

TO: the owner/occupier of the premises known as

205 Goldhurst Terrace, London NW6 3ER

Thames Water Utilities HEREBY GIVE YOU NOTICE that in pursuance of statutory powers contained in the Water Industry Act 1991 and other relevant provisions they intend after the expiration of three months from the date of this Notice, to enter the above mentioned premises by their servants agents or contractors to construct a tunnel of an internal diameter of 2.59 metres at a level of approximately 11 metres below the surface in the approximate position shown by the red line on the plan annexed hereto.
Dated this thirteenth day of October 1992.

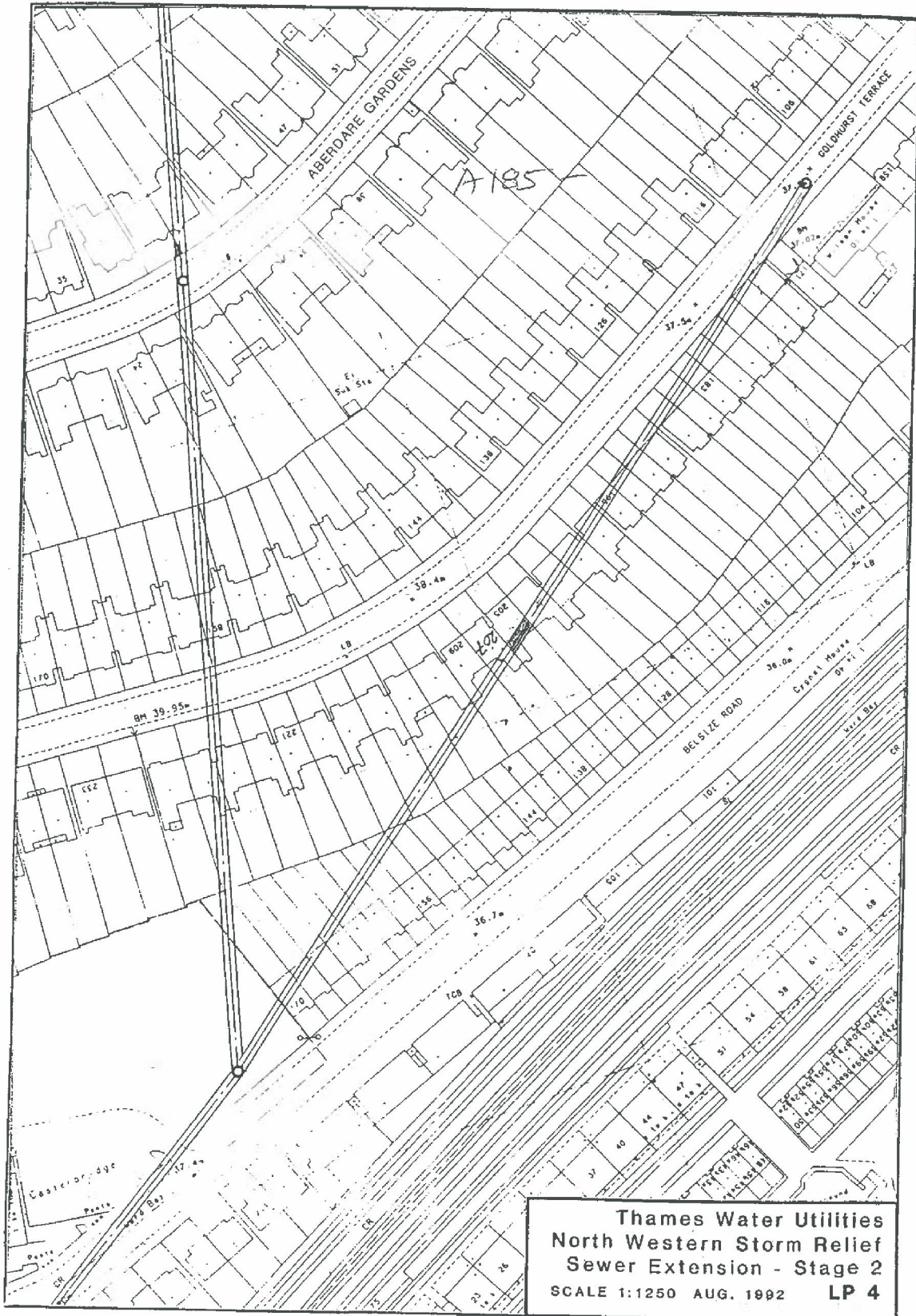


J G Hurcom
Operations Director
Thames Water Utilities Limited



Reference: LWRM/1988/H3
LP4

Drawing No.:



Thames Water Utilities
North Western Storm Relief
Sewer Extension - Stage 2
SCALE 1:1250 AUG. 1992 LP 4

6.0 Proposed Development

Use

It is proposed to excavate a basement the size of the footprint of the existing house and terrace. The property will remain as a single family dwelling. The new basement will provide additional family living space.

Amount / Scale

The existing site has a footprint of 379.31 sqm.

It is proposed to excavate a basement below the footprint of the existing house, enlarging the property by approximately 141.78 sqm (1526.11 sq ft). The basement will occupy less than 50% of the garden. The shape of the basement is also determined by the tree protection route.

Layout

The space will be organised to accommodate a mix of the following:

- Media and study area
- Gym
- Guest Bedroom
- Shower Room

The new basement will be accessed via the new staircase leading from the ground floor and the staircase to the rear of the property.

Appearance

The visible changes to the front elevation of the property will be the lightwell which will be covered by a grille. This will provide fire escapes to the basement. The rear garden will have a visible balustrade on the staircase that will lead to the basement and the steps that lead from the garden to the garden terrace will be altered. A walkover rooflights will also be installed to the garden terrace.

We also propose to add rooflights to the existing kitchen extension.

Access

Access into 207 Goldhurst Terrace will remain unaffected and as existing.

7.0 Existing and Proposed Areas

	Existing Gross Internal Area		Proposed Gross Internal Area	
	sqm	sq ft	sqm	sq ft
Basement	13.16	141.65	154.94	1667
Ground Floor	111.8	1203.41	111.8	1203.41
First Floor	92.9	999.97	92.9	999.97
Second Floor	75.1	809.37	75.1	809.37
TOTAL	292.96	3163.4	434.74	4688.76

OUTSIDE FOOTFALL OF HOUSE X

GENERAL NOTES:
 DRAWING SCALE FROM THIS
 DRAWING IS 1:100
 ALL DIMENSIONS MUST BE
 CHECKED ON SITE AND ANY
 DISCREPANCIES MUST BE
 VERIFIED WITH
 THE ARCHITECT

Not to be used without the written
 consent of the architect
 for any purpose other than that
 for which it was prepared by 2008.

MR AND MRS BOTTI

JOB TITLE
 207 GOLDHURST
 TERRACE, NW9

DRAWING TITLE

PROPOSED PLANS

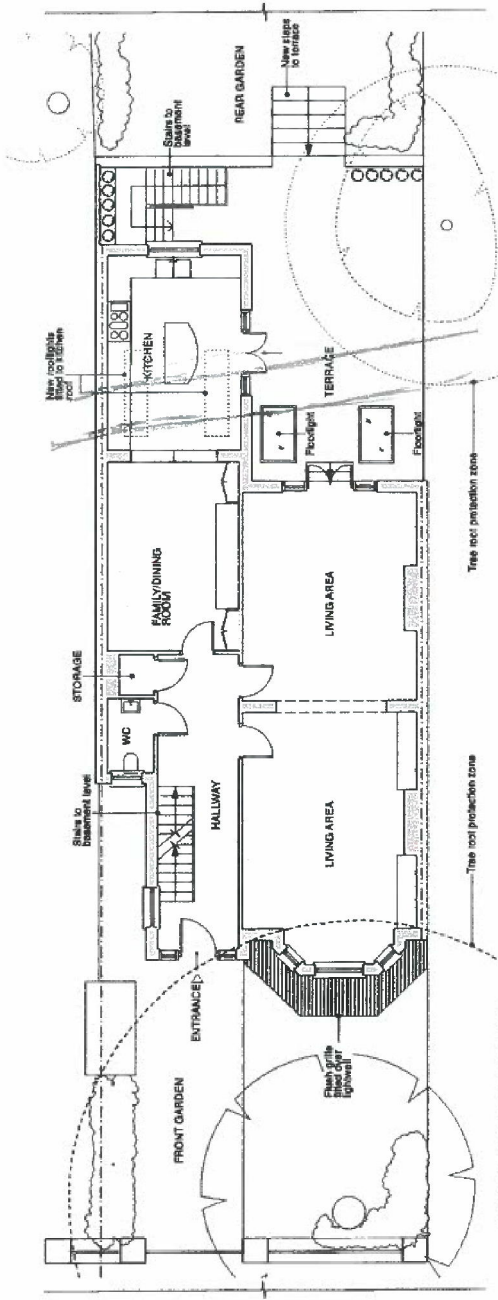
SCALE DATE

1:100@A3 06.15

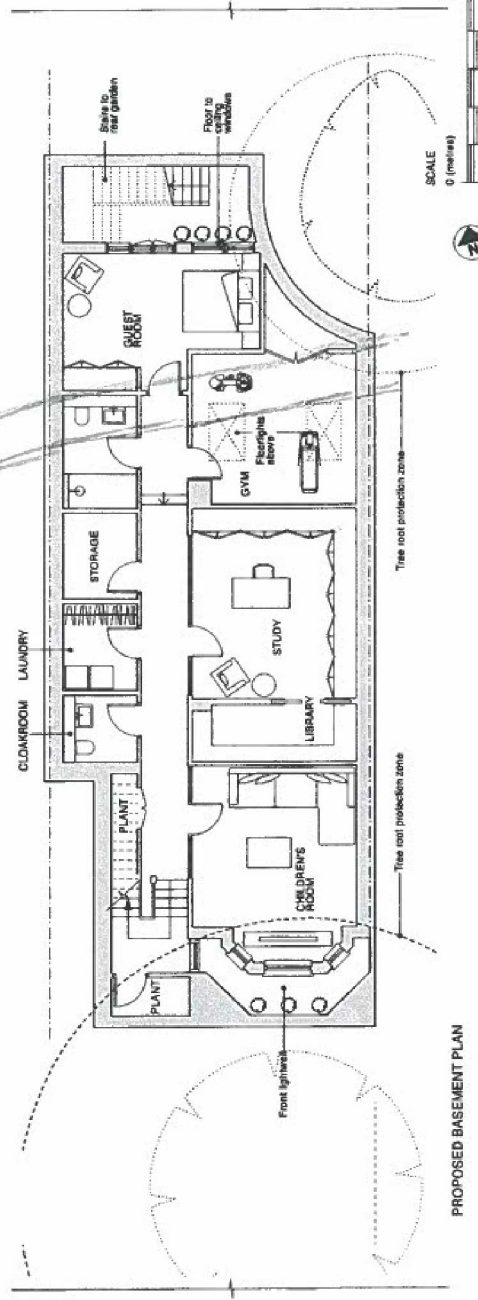
FT ARCHITECTS LTD

London House
 Bloomsbury Place
 WC1H 9EB
 www.ftarchitect.co.uk

DRAWING NO. PROJECON
 206_10_01 B



PROPOSED GROUND FLOOR PLAN



PROPOSED BASEMENT PLAN