

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2175/P	Ursula Tucker	107 Gillespie Road N5 1Lr N5 1Lr N5 1Lr	21/06/2016 16:08:55	COMMEM AIL	<p>Comments on Planning Application for a Basement at 193 Leighton Road, London NW5 2RD</p> <p>My husband Alexander Tucker and I are qualified Architects and the owners of 55 B Brecknock Road. We are writing to comment on the planning application for a basement at No.193 Leighton Road.</p> <p>Point 1 The presence of the bus stop on Leighton Road directly outside No.193 and how this might be affected by the building work has not been taken into consideration in the design and access statement.</p> <p>Point 2 The design and access statement states the proposed basement will have no impact on its neighbours. Having read the Basement Impact Assessment accompanying the application we are concerned that insufficient site-specific investigations have been carried out to reach conclusions on the impact of the basement on neighbouring properties.</p> <p>The Basement Impact Assessment is a desktop study. The report states that assumptions have been made about ground conditions at the site and at neighbouring properties. The report also states that ground investigations and ground movement assessments need to be carried out in order to confirm the assumptions made in the report.</p> <p>In order to remedy this we would expect to see the following:</p> <p>Ground investigations and ground movement assessments carried out at the site and at our property as recommended by the BIA.</p> <p>A report compiled by a qualified and reputable structural engineer addressing the issues raised in the BIA ie how to ensure the stability of structures in close proximity.</p> <p>In addition, to further protect adjoining property and residents we would expect:</p> <p>Evidence that the building works will be carried out by an experienced and reputable contractor in accordance with the guidelines published by the Association of Specialist Underpinning Contractors.</p> <p>Party wall and Party Structure notices served on adjoining owners in accordance with the Party Wall Act.</p> <p>Relevant risk assessments prepared to ensure that the building work is carried out without incurring damage to neighbouring property and residents.</p> <p>Ursula and Alexander Tucker</p>