

30 September 2016



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Dear Tessa

42 Avenue Road, NW8 6HS
Your Ref: 2015/4414/P

Further to our continued discussions with regard to the proposals to provide subterranean car parking capacity for two cars at the existing property at 42 Avenue Road, I have been instructed by the applicant to seek to amend the development proposal.

It has become clear following detailed assessment by the Council's appointed consultant, Campbell Reith, that concerns remain regarding the structural ability for the previously proposed subterranean parking area to be completed without also having a negative impact upon the retained tree within the front garden area.

Whilst we maintain our position that the previously proposed approach is achievable in accordance with the technical assessments undertaken, the applicant remains keen that a solution is achieved that can be agreed by all parties.

Given the impasse in the application currently, you have kindly offered to consider an alternative approach. As such, the proposal has been revisited and it is now proposed to utilise a car stacker system.

During our telephone conversation of Monday 19 September you stated that this approach could be undertaken as an amendment to the current application.

This approach will still provide capacity for the secure storage of two cars at subterranean levels, as has been previously been proposed. However, by placing the vehicles one above the other in a stack it is possible to store the cars within an area broadly equivalent to that of the previously proposed car lift. It is no longer a requirement to also provide a separate parking area alongside the lift.

As such, the volume of material to be removed is significantly reduced. By restricting the subterranean development to the southern portion of the front forecourt this removes any impact upon the retained tree, T2. This has been confirmed by an updated Arboricultural Impact Assessment.

Secondly, the structural effects are also significantly reduced, therefore the structure of the proposal can be achieved more easily without risk of harm to the existing dwellings or the retained tree. This is confirmed within the updated Basement Impact Assessment.

I would also note that the car stacker will have no material impact upon the appearance of the building. When in use, the stacker will lie flush with the existing ground level and will essentially be unseen. Although it will rise above ground level to allow vehicles to be driven in and out of the stacker, this will be a temporary effect with the structure lowered when in use.

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This alternative approach therefore offers a simplified solution to the requirements, whilst also maintaining the capacity for two cars to be stored at a subterranean level as has been previously proposed.

In support of this alteration, please now find enclosed the following:

- *Updated proposed drawings, prepared by Greenway Architects;*
- *An additional drawing setting out dimensions for the proposed car stacker;*
- *Amended Basement Impact Assessment, prepared by Vincent and Rymill Consulting Engineers; and*
- *An Addendum to the previous Arboricultural Impact Assessment, prepared by Landmark Trees.*

Together, these additional reports confirm that the revised proposal for a car stacker overcomes the potential to impact upon the retained tree within the front forecourt area that has prevented the current proposal being found acceptable in structural terms.

Given the above, I would therefore like to request that the application proposal is formally amended to now reflect this new approach. The submitted drawings supersede those previously provided and the additional reports should be considered as addendums to those previously provided.

I trust that everything is in order, however please do not hesitate to contact me if you would like to discuss anything further. I look forward to the application now being determined on this basis.

Yours sincerely



David Whittington
Director