

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/7146/P	Jane Johnson	33 Willow Road	03/02/2017 22:19:29	OBJ	Application 2016/7146/P

I am writing to object to the basement development proposed at 31 Willoughby Road.

The basis of my objection is the scale and depth of the proposed basement which means it is likely to disrupt the water tributaries under the house and houses nearby and cause increased ground water volumes. I am concerned there hasn't been enough due diligence in the BIA to prove otherwise.

This disruption of the underground tributaries and the additional loss of a significant amount of soft, permeable landscape will have a negative impact on the ground waters and risks causing major structural failure to a row of listed 19th century properties close by – Willow Cottages - and the retaining wall behind them.

My property is the end property of the row and it already has historic structural issues – a recent survey discovered that in the past there had been remedial work carried out in the form of brick stitching and lateral restraint wall-tie installation. The surveyor found that the side wall of the terrace was experiencing what is known as the 'bookend effect' – a form of structural movement which can occur in long terraces of buildings due to the longitudinal expansion of the brick walls.

I am concerned that the creation of an extensive and deep basement nearby that reroutes the underground tributaries can only exacerbate this structural problem which risks affecting the whole row of cottages.

I am also extremely concerned about the impact on the listed retaining wall at the back of our cottages. This wall encloses an external shared yard area and recreation space which is used by families with children and I am concerned the basement would do significant damage to the wall making it a serious hazard.
