



From: Gordon Cooke [redacted]
Sent: 10 April 2017 12:29
To: Diver, John
Cc: [redacted]
Subject: Planning permission 35 flask walk

Dear Mr Divers

35 Flask Walk : latest planing application (2016/4892/PRE)

I wish to object to this proposal.

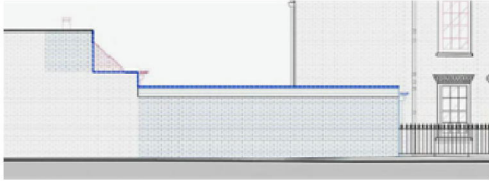
Naturally my wife and I were very concerned about the original 2014 plan to excavate for a basement in the annex of 35 next to us at No 9 (our front door is 4m away from the rear of the annex) but now it seems that the ground floor level is not going to be lowered. I quote from your report and the relevant text is in red ... accommodation on ONE level...

2016/4892/PRE

Internal and external works associated with **extension to the garden annex to provide accommodation on one level**, construction of a covered walkway in the garden courtyard and internal alterations including removal of ceilings to the upper level and replacement of the existing rear door to window, all in association with the main single family dwelling.

This I assumed would mean that there would be no need for contractors to have access to the PRIVATE Close. Also the splendid birch tree within 1m of the flank wall in the bay would not be threatened by excavation work.

However I see in the architects' recent proposal that a portion the flank wall is to be demolished. This portion is shown in blue in the extract of their report below



I do not understand why it is necessary to demolish this portion of brick wall. It appears from my quick examination (I am a chartered civil engineer) that the wall is structurally sound and not bowed or otherwise unfit for continued use; of course I cannot see the footings. If it is necessary to have a higher wall then why not add a couple of brick courses? Could you please put this point to the architect.

The present flank wall is clad in a climbing plant over its entirety and I personally would wish this to be retained to soften the aspect. How are these plants to be retained while demolition of the supporting wall is demolished? How will the contractor prevent mortar droppings from spoiling the red tarmac surface of the Close?

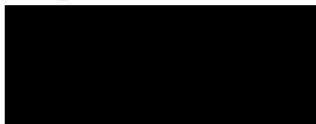
Another difficulty I have with the proposal is the lack of clarity as to the new height of the flank wall at the very rear of the annex - the wall which overlooks No 9. I can find no indication as to where the 4m maximum height is measured FROM. The clearest way of indicating the new proposed height is to clarify how many brick courses are to be added and if the answer is 2 for example we will know that the height will be increased by 7 inches.

One final point. Is it your understanding that the floor (assumed to be concrete) in the existing annex will simply be refurbished or will it be removed? If the latter we at No 9 may be exposed to much noise and vibration.

Kind Regards

Gordon

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