



Subject: Proposed works to The Garden House, Vale of Health

Dear Mr. Thuaire or To Whom It May Concern,

We, Lee Clark Smith and Perry Donovan Smith have owned the Basement and Ground Floor Maisonette, 11 Heath Villas, Vale of Health, Hampstead, London NW3 1AW for the past 31 years. Our property is immediately behind The Garden House and overlooks it. It is literally meters away. We are writing to oppose the latest requested works of a basement excavation and a light well.

This sits over the headwaters of the Fleet River. There is a history of subsidence in our building and flooding in the Vale of Health. With regard to the proposed basement please note that in a previous survey groundwater was found at a shallow depth. The excavation therefore will take place below groundwater level. It is not clear from the application how this groundwater would be drained during the construction process and how the future risk of it further compromising the drainage of the area around our property would be ameliorated. Further we are advised that the current BIA does address sufficiently the annual fluctuations in groundwater levels and the risk that the development as planned will increase the risk of flooding and subsidence of our property and the large common wall between us.

This site is within Metropolitan Open Land and lies within the Hampstead Conservation Area. The proposed application includes a new light well which adds a further extension to the house. The construction of new buildings should be considered inappropriate in the Green Belt except for "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Annex 2: Glossary defines "original building" as "a building as it existed on 1st July 1948 or, if constructed after 1st July 1948, as it was built originally".

The proposed Construction Management Plan, just published, is lacking a full understanding of the challenges of major building works in general and is unrealistic with regard to the very limited access to the proposed job site. A significant amount of disruption is suggested for over a year due to the complexity of removing very large amounts of spoil from the site through a very narrow passageway. The Vale of Health is a narrow cul de sac that is unsuitable for large vehicles and has limited passing places for even normal cars.

We respectfully request that you deny approval of these latest applications.

Yours Sincerely,

Lee C. Smith & Perry D. Smith