

This letter is from Flat B, Flat C and Flat D of Well Walk Ltd, the freeholder company in ownership of 15 Well Walk and it is intended to express our opinion and concerns regarding the planning application submitted by Flat A.

Flat A is a duplex flat including the whole lower ground floor and a section of the ground floor of the building. As a result, any planned work which includes the removal of exterior and structural walls poses a serious risk to the foundations of the building, as well as the remaining walls of the building and remaining flats above (it is a well known fact that such old Victorian buildings have shallow foundations). There are almost certain risks of future cracks, as it has been proven from previous and much more minor work executed at the premises, health and safety issues due to the age of the Victorian building constructed in 1884, as well as other risks buildings of this age carry following any major-size work, such as what is proposed for Flat A. Potential defects may manifest themselves long after completion when the walls settle and we would therefore require the council to proceed with extreme caution as to make sure the rest of the flats do not incur any costs in maintenance arising out of the works affecting Flat A. There may also be other potential risks associated with underground water running beside the foundations of the building and potentially underneath it, under Well Passage, downward from Well Road to Well Walk. Finally, 15 Well Walk is a semi-detached building and the proposed application may also affect the building next door.

For these reasons, a very thorough impact assessment report would therefore be of the utmost necessity to ensure the level of stability at stake and the suitability of the proposed application. Also, any impact on the communal areas included in the construction would have to take into account the common interest of the freehold.