

From: Sarah Tyacke [REDACTED]
Sent: 19 August 2018 10:55
To: PlanningCommittee [REDACTED]
Subject: Camden Planning Application: 2018/2442/P,Address: 1 Spencer Rise, London NW5 1AR,,Proposal: Excavation of Single Story Basement
Importance: High

Dear Secretary to the Planning Committee,

Camden Planning Application: 2018/2442/P,Address: 1 Spencer Rise, London NW5 1AR,Proposal: Excavation of Single Story Basement

We wish to object to this application on the following grounds:

The first point to make about this planning application is that nos. 1a, 1b and 1c Spencer Rise are nineteenth-century historic in-fills, between no. 6 York Rise and no. 1 Spencer Rise. In the 1970s 6 York Rise was demolished, having been allowed to fall into decay. Following this, for some five years the site remained vacant. Despite 1a Spencer Rise being propped up by raking shores, significant movement of the party wall occurred during the interim. The present building at 6 York Rise comprises two flats and a maisonette; albeit brick-faced, it is essentially a ferro-concrete construction. In the late 1980s cracks appeared in the party wall between 1a and 1b Spencer Rise. Clay shrinkage was diagnosed as part of the problem, although the effects of unnatural rigidity introduced by the new building at 6 York Rise cannot be ruled out. In the event, it was decided not to underpin the party wall between 1a and 1b Spencer Rise, but simply to make good the damage; less severe cracking has continued to occur, particularly where the main buildings adjoin the rear extensions.

Spencer Rise, as the name implies, is built on a hill slope at the bottom of which stand nos. 1, 1c, 1b and 1a (in that order). Given the relatively recent history of movement and cracking, the proposed development at 1 Spencer Rise is very worrying. Not only will the construction of a presumably concrete basement introduce further unnatural rigidity but yet more drying out of the underlying clay is bound to occur. Cracking and movement of the adjacent houses will be the likely result. There are also serious issues concerning sewerage and drainage more generally, as well as the mains water supplies. Existing ground plans are likely to be highly inaccurate. Sewers and drains run under the terrace houses concerned, from back to front and some would appear to be interconnected. Furthermore in the

case of 1a Spencer Rise the mains water supply runs under the house from front to back, and this may not be untypical. We are in fact dealing here with a quite delicate infrastructure, originally dating back to the nineteenth century, and one which has already been adversely affected by recent building.

In light of the above we wish to register our very strong objection to the proposed development at 1 Spencer Rise, NW5 1AR. Also for the record, my wife and I have lived at our present address since 1971 so we know the history.

Yours sincerely,

Professor and Mrs. Nicholas Tyacke.

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