



19th February 2019

Mr Obote Hope
Planning Officer
Planning Solutions Team
London Borough of Camden
5 St Pancras Square
London N1C 4AG

Dear Mr Hope,

RE: 52 Eton Avenue NW3 3HN - Application No. 2019/0532/P



Our concerns and objections to the above proposed scheme are briefly noted below:

1) Quite apart from the **noise, disturbance and traffic chaos** (comments already lodged by many complainants) that a project of this size would cause, the basement proposal in particular would need extraordinary care in construction if it is not to damage the neighbouring houses of which No. 52 is a 'linked' part. The neighbouring houses (in particular the immediate adjoining houses No. 50 Eton Ave and No. 30 Crossfield Road) would take on a substantial risk of structural damage to their own properties. This would be totally unacceptable.

No 50 & 52 are almost a mirror image of each other with minor variations in external area provisions. Having seen portions of No. 50's building structure exposed during past renovations I recall some details. The Ground Floor is a concrete floor slab but lower by about 150 mm in the original garage area which mirrors No. 52 on the party wall side. This party wall on the west side and the external wall to the east side of No. 50, carry the main structural loads. The 1st Floor construction is of hollow-pot concrete planks resting on these load-bearing walls. The 2nd Floor structural members consist of timber joists also resting on these walls. The contractor showed concern that some of the concrete planks visible were not accurately positioned and that some of the end bearings on the walls were short of recommended standards. Although no adverse cracking was or is visible, the issue remains that safety standards had been lowered by the contractors who were responsible for the original construction. Any adverse movements in the structure caused now may magnify and have a detrimental effect.

The foundations of the party wall very likely match those at the front and rear existing external walls of No 50, with footings laid to regulatory standards valid at the time of construction. To construct the proposed basement at No. 52, it is clear extensive underpinning and structural retaining works would need to be carried out without having access into the adjoining properties. This would need an extraordinarily high level of workmanship standards to avoid damage to the neighbouring structures. Quite apart from the inconveniences of remedial works if necessary, delayed effects from Underpinning and

Excavation Heave and Post Construction Vertical Movements are not pleasant items to live with as they have **long term** effects. These untoward possibilities would have a direct bearing on the market value of the houses. A sizable discount would then be demanded by a buyer on the sale price of our property and that of affected neighbours. This would be an onerous liability 'hanging over one's head'.

The level of damage calculated for these works has been stated as being under under BURLAND Category 1 'Very Slight'. This is a **theoretical** assumption. If there is a deficiency in precise workmanship it would provide considerably different results. Because of the size of the risks involved, careful assessment of Method Statements and Monitoring Systems with a view to providing considerable Security of Expenses should be included in a prior assessment before any Planning Approval is considered.

2) Our neighbours, Mr A Kay at No. 26 Crossfield Road and Mr M Bidgood at No. 28 Crossfield Road have lodged complaints specifically outlining the tremendous problems that would be faced with the communal drainage runs to which Nos. 50 and 52 Eton Avenue are also linked. I have read and fully endorse their comments so therefore will not expand on these issues.

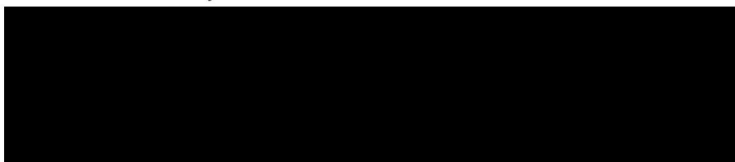
3) On the west side of No. 50 we share the driveway with No. 52. Clearly, if this driveway is utilised as access for the construction traffic it will severely interfere with our living convenience. A high temporary divider wall must be built in between to protect our cars from damage and mitigate disturbance from dust and debris during any construction process. The disturbed driveway paving would then need to be reinstated at their cost.

On our initial occupation some 33 years ago, spatial improvements were required to suit our family's needs. We were aware of the surrounding Victorian houses of period excellence but we had to set about spatially re-arranging our house which was designed by a contemporary architect and approved by Eton College. We did this in stages. We first built the brick surrounding walls/trellises to the front and rear gardens for privacy. Then we converted the garage to a work/study room and in due course re-organised the Ground Floor by extending at both the front and the rear to provide a larger open-plan living area to suit our needs. The utilities were upgraded improving the 'carbon footprint' by installing solar and photovoltaic panels, a heat exchange unit (heat pump) and rain water harvesting. All these were considered acceptable in the larger context.

We wish the new buyers of No. 52 success in updating the property for the needs of their family. However, if they wish to do so in a way that positively contributes to their new community the proposals their consultants have put forward fail to reflect this.

Incidentally I note in the planning application under Related Documents, Item 2g, there is a hyperlink to the Planning Application I made in 2009 for 50 Eton Avenue. In my opinion this may be considered a 'copyright infringement' affecting my privacy in tort and I reserve my rights to look into this matter.

Yours sincerely



Yusuf Ismail & Ingrid Ismail
AADip, RIBA, FRAIA