

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/6236/P	Timothy Fairbairn	14/02/2020 13:30:42	OBJ	<p>We (my wife and our two children, aged 1 and 3 years) live in the first and second floor flat at 15 Lyncroft Gardens, above the proposed development. My primary concerns about the proposals centre around (a) the scale of the development, specifically the safety implications and the disruption and (b) the provision for bicycles. The Construction Management Plan (Appendix H of the Basement Impact Assessment) does not make clear whether or how safety can be ensured for occupants of the property, especially young children. My wife and children will be going in and out of the house a number of times every day. With large quantities of excavations there would need to be significant numbers of skip and lorry movements, and I am very concerned about the safety risks for my family. The Construction Management Plan mentions hoarding, which of course would help to some degree. However, the large quantity of excavated material would need to be transported out of the basement, past the hoarding line and into skips/trucks for removal, all of which increases risks to passers by and occupants entering and exiting the property. With the best will in the world, the greater the quantity of excavations, the higher the risks to safety.</p> <p>The works to the basement would also cause considerable disruption to basic living in the property. With young children who are based at home for a large proportion of the week during working hours, including needing to sleep during working hours, the development would lead to significant disturbance. Of course we expect some level of disruption in the normal course of home improvements in an old house converted into flats, but the scale of the proposals submitted for planning would cause levels of disruption we consider to be far too high.</p> <p>The shared cellar area currently houses bicycles. In the proposals there is not sufficient storage space for bicycles for two families. It is important to us that bicycles can be stored in the cellar and are easily accessible.</p>
