

We are Mr Patrick Thompson and Ms Bernadine Corrigan owners of Flat 5, 9 Prince Arthur Road, London NW3 6AX. We write to **OBJECT** to Planning Application 2020/2402/P which seeks to demolish and replace 5B Prince Arthur Road. While we recognise and support the need to redevelop the site, our objections relate to two key areas:

1. Size of the proposed development

The new building represents a 257% increase in the size of the current property and will give rise to a very dense building that will have little regard to the spaces around it. This is not appropriate to the conservation area, where the infill buildings, such as 5b, are visibly different from the original late nineteenth century houses. This is drawn attention to in the Council's Fitzjohns/Netherhall Conservation Area Appraisal of 2001, where it says, 'There was some infill development in the early twentieth century of detached neo-Georgian properties and further development post second world war that gives the street a diversity of style'. We believe a smaller building, less pastiche in style, would be more appropriate.

Of particular concern is the pushing out of the west wall of the building to the side wall adjoining 7/9 Prince Arthur Road. We feel that this wall should be cut back to be similar to the existing building, disregarding its wooden gatehouse. Attachment 1 suggests the corrected west wall position, which is the same as the present alignment. This revision will give a better visual relationship with 7/9, provide a memory of the sites' infill heritage and preserve sight lines from street level to see the wonderful copper beech at the rear, which is an important feature of the conservation area. It will also potentially mitigate against the risks of subsidence and cracking discussed in the Basement paragraph below.

We also think that the reference points for the front and back walls need to be revised. The rear elevation should be taken back to line through with 7&9, ignoring any ground floor projection, and with the rear wall of no 5 not including the bay window. The front should align with 5 disregarding its bay window and garage. Attachment 2 illustrates the proposed revision.

The final point on scale relates to the height of the proposed new house. At the pre-application stage the planners asked for the height to be reduced so as not to be higher than the eaves on either side. This advice has not been followed and we would ask that the Council insist that the advice is adhered to.

2. Basement

We feel that inadequate work has been done to provide comfort against the risk of subsidence and damage to the party wall and the structural integrity of 7/9. For example, only two bore holes were drilled in the work supporting the BIA, and the groundwater level is generally said to be below the level of excavation. We are sceptical about this. The site is situated in the Claygate member area where groundwater flows can be very unpredictable. Given that the application seeks to extend the east/west walls to the limit of the plot we feel this requires further work. The roadway outside 7/9 Prince Arthur Road shakes when driven over by an HGV

and has experienced repeated subsidence before as is evidenced by the photograph (Attachment 3) of the road which shows a tarmac patch (itself depressed) over a large depression that appeared and was repaired in the recent past. This may have something to do with the new basement recently completed at no 9 Ellerdale Road. We would ask that the Council commission a Basement Construction Plan using an independent properly qualified engineer. We would also ask that the west wall of the proposed building is moved back to a line similar to that of the existing building.

Beyond our objections to the current proposal we would urge the Council to set conditions to insist that:

- only the highest quality contractors and professionals are used to redevelop the site
- building works are only undertaken on weekday working days and then only between 0800-1600
- the construction period be limited to 18 months. Residents of Prince Arthur Road have already endured five and half years of construction work at Arthur West House which is still ongoing. We would appreciate some respite.

We very much hope that the Council will take account of these comments along with those of our neighbours in Prince Arthur Road. We do not oppose redevelopment per se, rather we object to the scale of the new building and the consequential issues connected with the excavation of the large basement. Could you ask for new plans to be drawn up which respect the status of the conservation area and the pre-application guidance provided to but ignored by 5B? Many thanks.