

Objection – Mistakes/inconsistencies made in the application and/or reports/documentation

### **Day light report**

The day light report is riddled with errors.

1 Hillfield Road (existing building) – The development had a day light report that failed in the rear master bedroom in the basement with the original design. In order to comply a sky light was introduced to meet the day light minimum requirement. For the new development the day light report address the six habitable rooms of 1 Hillfield Road but not the sky light. The report states that two windows on the ground floor failed and these windows serve the living room area above so surely the window/sky light below will fail. Also one must ask how one deems it still acceptable failing the BRE recommendation of the VSC as the living with a view of five story building just in front of you is surely not acceptable (the ground floor of 1 Hillfield Road is lower than the development). It will be less than 4m away.

Splitting the site Under Camden local plan section H4 3.119 states the following “the Council will expect proposals to take the form of a comprehensive scheme rather than piecemeal development...” The development cannot just claim the scheme has been approved he needs to reassess the day light report on either scheme to make sure the overall scheme produces adequate home for people to live in.

#### Further errors on the day light report

1. The model also assumes that the first floor flat at 1 Hillfield road will have a balcony and shown in the model as a parapet. This balcony was not approved and as a result the window of ground floor bedroom will not be blocked by this parapet and will be more affected by this new development.
2. Flat 3 of the new development will have private screening to prevent the occupiers looking straight into the building of 1 & 3 Hillfield Road, see drawings. This privacy screening will block further the light in the flats of 1 Hillfield Road. The terrace of flat 3 will be higher then the ground floor of 1 and 3 Hillfield Road.
3. The cross section is wrong as the garden of 3 Hillfield is not lower than the garden than 1 Hillfield hence the basement bedrooms will be much deeper and needs to be reassessed. See drawings attached.
4. Windows in the analysis of South Mansion are missing.
5. The topography of the garden is completely wrong as can be seen in the drawings attached this needs to be taken in account for the day light report.
6. Out building is missing in the day light report.

Camden should simply request for an independent day light report to be issued.

Further errors

### **Gardens and landscaping**

- The footprint of the basement extends to the south and to the north of the site. Stating that the roof of the basement is a garden is wrong and misleading at best.
- From the whole development we have only 25sqm of garden left at the north of the site which will house the soak away
- The roof of the rubbish bins will be fitted with PVs and not a green roof as stated

### **CGI (Impression/visualisation drawings) Misleading**

- Not to scale or proportion
- No extension is shown on 3 Hillfield Road
- Trees in the middle of gardens or building of Hillfield Road
- The roof of the rubbish bins will be PVs and not a green roof as stated
- Green climber in the front unrealistic as climber need soil to grow from.
- Small area to north showing green where it will house the pumps for the basement

### **Drawings**

- Land topography to the rear is wrong of the sloping land, see drawing of actual and what drawn.
- Cross section of the land is wrong as the gardens are on the same level.
- Stairs going down to Flat 3 in the new development are shown as 9 steps on the floor plans, 6 on the cross section and appears less on the design and access statement.
- No cross sections going from North to South to show the levels and amenity impact to the 1 & 3 Hillfield Road, especially the terrace to the south that can overlook into property. Two cross sections would be appreciated
  - One through the bin area
  - Across the stairs going down to flat 3
- The drawings show only 6 bins where the design and access statement states 9 bins.

### **Design and access statement – Client Experience/project team**

Anx construction previously known as Anx Investment is a new company of about 2 years and have succeeded in gaining planning on another scheme in Hampstead which is on the market for sale with planning permission.

**Iceni Projects Limited** – Support report, I would like to comment on the main points as this report will be to long

2.8 – Stating that this is an infill extension like the garage opposite and compares the site to the reservoir however this is a private garden.

2.9 Calling the garden a site

5.26 “some existing landscaped area to the rear of 1 Hillfield Road, it also contains a significant portion of hardstanding that is used for informal car parking. The site is therefore not a garden and, with the principal of infill residential development being acceptable, it should be categorised as previously developed land.” This is completely far from reality as the 3 parking space takes a very small proportion of the garden. Also, part of the parking was agreed with planning permission of 1 Hillfield Road to be utilised as rubbish bins.

#### **“5.5 Overlooking, privacy and outlook**

5.50 The design of the proposed development has sought to ensure there would be no overlooking or privacy issues for neighbouring properties. These specific design measures have included the provision of separation distances of 8m or more, not providing any windows or balconies on flank elevations that would directly overlook South Mansions or Gondar House, and ensuring the proposed outlook of the new dwellings would be orientated to the street or to the east.”

Both statements (from Iceni and the design and access statements) do not mention the houses on Hillfield Road not even once. The statements simply ignore Hillfield Road as if it doesn't exist. The development is 90° to Hillfield Road and as such all the windows are on the flank elevations to 3, 5 and 7 Hillfield Road. The statement goes further with no loss of outlook or privacy. With 4 balconies and a terrace overlooking and overlooking straight into our homes with all the windows facing our gardens it is hard to imagine how can someone write such a false statement. I would go as far as saying that this is serious as the combination of the developer, architects and planning agent thought that they can mislead a very experienced planning officer by not addressing the issues with Hillfield Road properties.

The separation distance of 8m is only on the second floor and thus is not much of a gap. Once the Gondar Garden reservoir and the garages opposite have been developed this garden will have an even greater importance as a green gap in the built up street environment.

5.64 “ Policy A5 of the Local Plan (2017) lists a number of requirements for basement development to meet, stating, amongst others, that basements must not comprise more than one storey,” well under the definition it is a double basement and not a single level basement.

#### **CMP**

The construction management plan is ill thought and riddled with errors. No mention of the company was assigned to the CMP as it feels it was done simply as a ticking box exercise, for example

“24. Occupation of the public highway

a. Please provide justification of proposed occupation of the public highway

It is not proposed to occupy the public highway for the construction works for storage, site accommodation or welfare purposes”

“41. Complaints often arise from the conduct of builders in an area

Operatives will be encouraged not to leave site during the working day by the provision of a high standard of welfare accommodation the canteen facilities. Operatives wishing to leave the site are required to remove their P.P.E. and leave it in an area adjacent the exit.”

How is this possible when the majority of the garden will be dug out and the main frontage will also have pile foundation. If they do not suspend and do things at sections this will delay the construction considerably and be of an nuisance to the neighbours. As it goes on to say “a) Construction time period (mm/yy - mm/yy): TBC (likely 12 month period)”

### **Basement Impact assessment - BIA**

The floor plan shows on 3 Hillfield Road the outbuilding and refers to the rear extension of No 3 Hillfield Road. It refers to the rear extension as “proposed” and refers to the “outbuilding” as built. The rear extension is already built, in fact it was built prior to the outbuilding. 1 Hillfield Road just got planning permission for a rear extension and basement but the BIA does not mention the proposed extension of 1 Hillfield Road. However the BIA states the basement **may** share a party wall with 1 Hillfield Road basement, shows intention to dig 1 Hillfield Road basement up to the boundary not as per the planning drawings of 1 Hillfield Road basement conversion.

The floor plan shows 4 critical areas, 3 HLR extension and outbuilding, South Mansion and 1 HLR. 1HLR is 4.2m from the basement and Gondar House is 3.2m but Gondar House is simply ignored.

South Mansion – They picked the critical section where it is 4.5m away, but surely the critical section is in fact 3.3m away.

3 Hillfield Road – Assumes 1m foundation but the developer is well aware that this extension is a raft foundation as indicated in the party wall agreement when we built the rear extension. This also emphasises that the developer knows full well that the extension is already built as he and his surveyor inspected it few times.

Figure 5e – a cross section from 1 Hillfield Road through the new development.

- A site visit will show that the topography of the land is not as shown.
- It shows the datum level of the floor above in red as zero but we know from the engineer reports and from the various drawings that this level is much lower by up to 9 steps as by the floor plan going down to flat 3. It also mentions on the sketches the basement can be up to 4.5m deep.

### **Flood risk assessment**

A flood risk assessment stated in the report that it relied on the drainage report prepared by the structural engineer. As the flood risk assessment did not demonstrate the risk at all as it stated in the report and an extract is below and a further extract from structural engineer from the engineer report which is incorrect making both reports wrong. Below statement from flood risk assessment.

A separate Drainage Report has been prepared in support of the proposed scheme, and accordingly this should be consulted in relation to the proposed means of surface water drainage at the site

This report therefore demonstrates that the proposed scheme:

- Is suitable in the location proposed.
- Will be adequately flood resistant and resilient.
- Will not place additional persons at risk of flooding, and will offer a safe means of access and egress.

- Will not increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage or impedance of flood flows.
  - Will put in place measures to ensure surface and foul water is appropriately managed.
- As such, the proposed development is concluded to meet the flood risk requirements of the NPPF and policies A5 - Basements, and, CC3 - Water and Flooding, of the Camden Local Plan.

From the structural engineer report section 4.8 he stated the following

“In order to calculate the percentage reduction from the existing to the proposed development, the pre development run-off rate is required. This has been calculated from the site area, as the majority of the existing site is impermeable:” This is an incredibly fallacious statement! The majority is a beautiful living garden. These reports need to be redone.

It seems that there are some circular references to multiple reports to which the end result is that the flood assessment risk report does not nor, any other report, actually addresses this requirement.

The reports should also look at the size of chambers for the basement to see if adequate space is provided and the report does not demonstrate that foul water is adequately managed. The report does mention chambers for the lightwell but need chambers for the foul water. As the penultimate statement in conclusion is wrong as the toilets are below the sewage level “Proposed foul water flows will be dealt with via gravity, discharging via a combined water manhole as the last chamber on site before discharging as above, into the existing Thames Water combined sewer within the road.”

The report simply states that water run offs goes into Gondar Gardens manhole or into a new manhole in the road subject to Thames Water approval. This is not a definitive plan for a development this size of magnitude.

The structural report also states that

“The Contractor is entirely responsible for maintaining the stability of all existing buildings and structures, within and adjacent to the works, and of all the works from the date for possession of the site until practical completion of the works.” This means that the neighbouring property will simply rely on the developer to pick the correct builder.

### **Boundary**

The boundary line is not consistent with what they are showing compared to the ordnance survey maps and the site history. The drawings are not consistent. The extension at No 3 was built with a party wall agreement on No. 3 land and now they are claiming that the wall is a party wall. A boundary dispute has started from the No. 1 and we have engaged a land surveyor report that agrees the extension does indeed belongs to No. 3 and the boundary should be aligned as the OS maps. The main issue they are building right up to the boundary and land grabbing as much as they can.

### **Conclusion**

The whole application, its design and access statement, supplementary reports such as day light report, flood risk assessment, BIA etc were either rushed, or produced tick boxes and in numerous occasions were written without putting much care to ensure accuracy and factual.

Alexander Sebba

EXISTING LAYOUT SURVEY OF 3 HILLFIELD ROAD PROPERTY (IN RED)

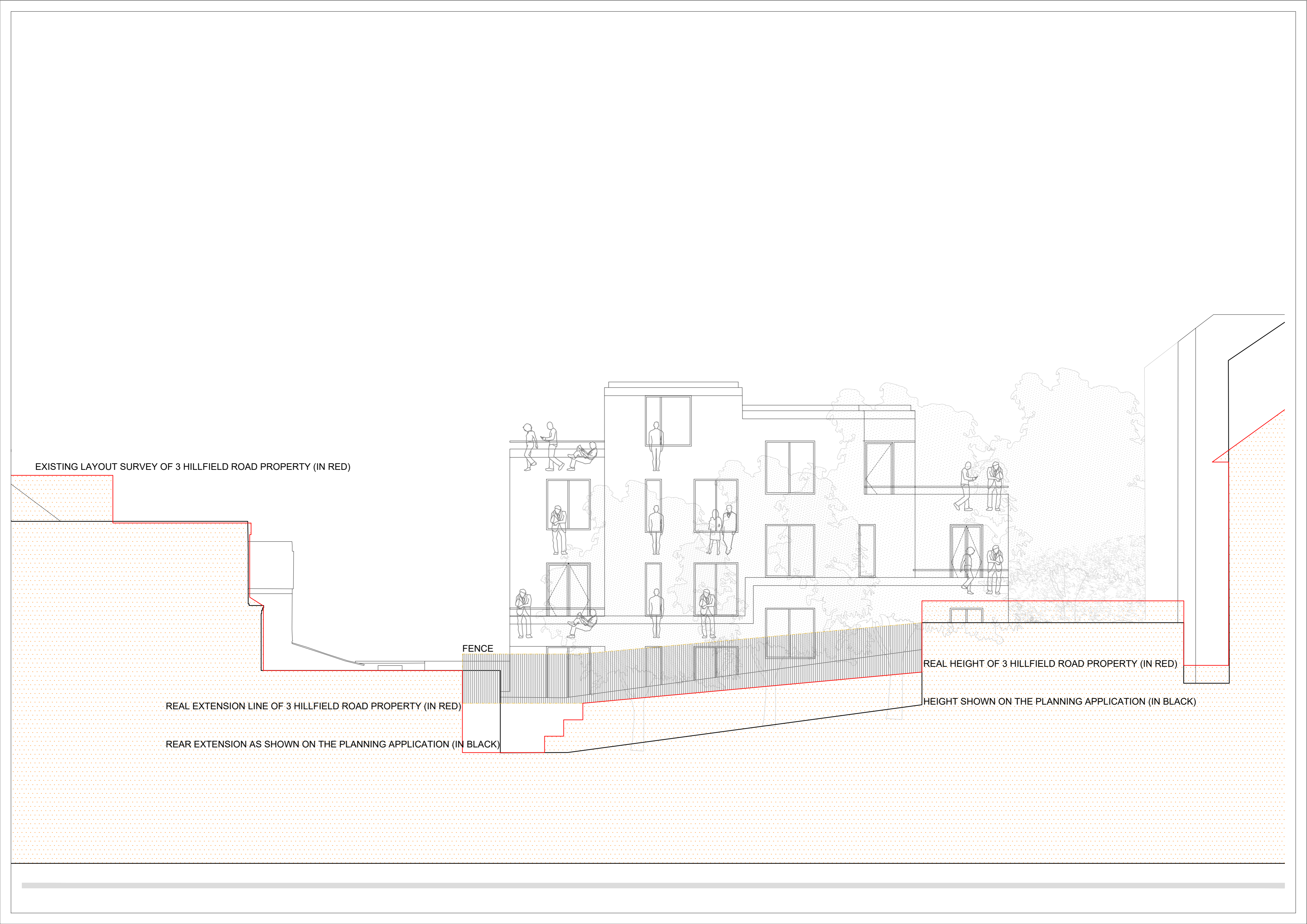
REAL EXTENSION LINE OF 3 HILLFIELD ROAD PROPERTY (IN RED)

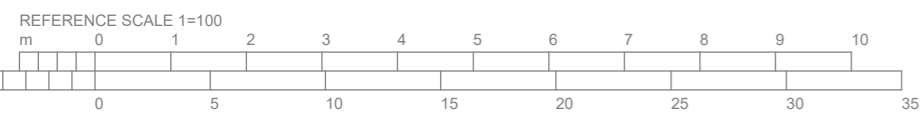
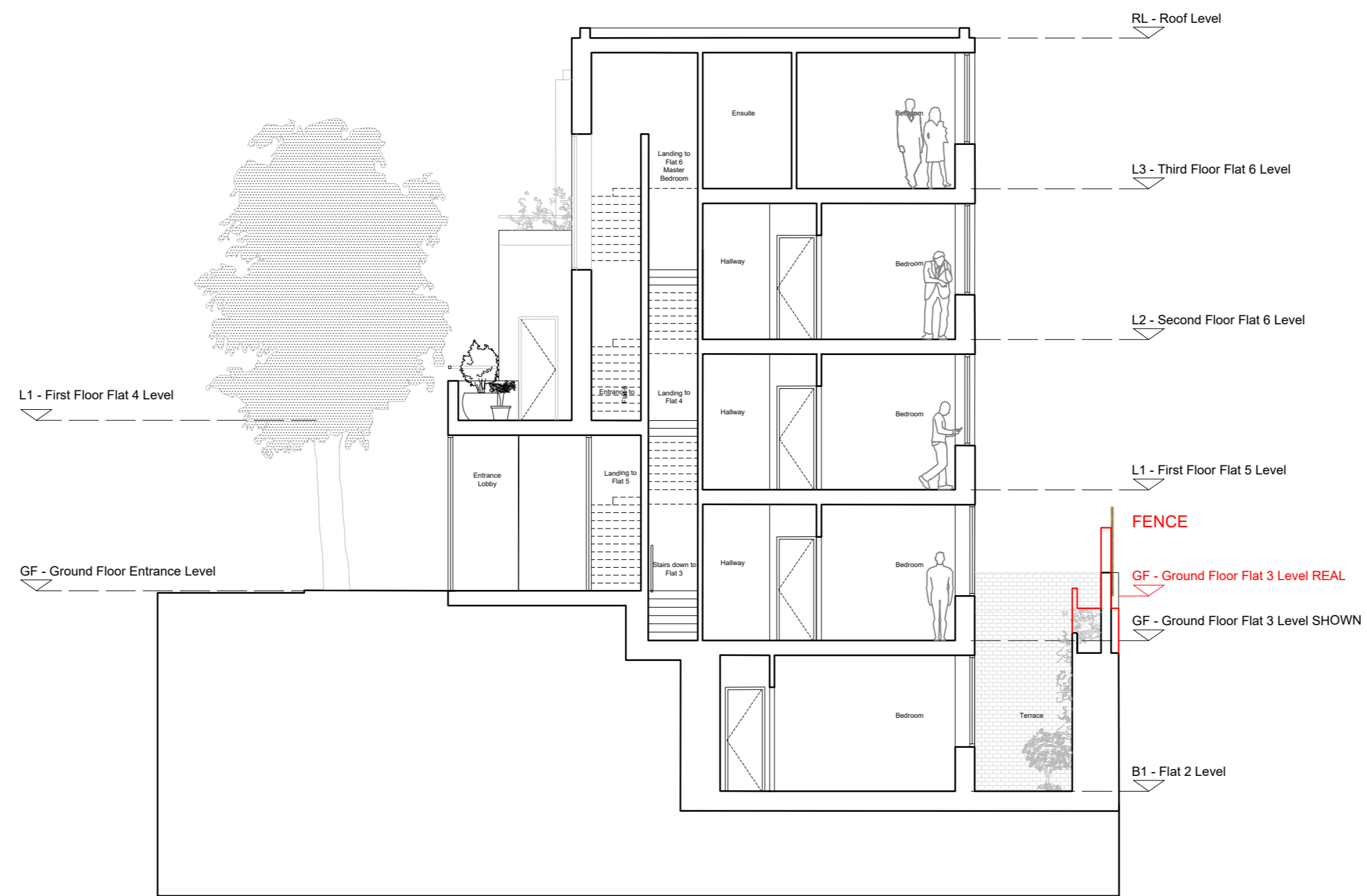
REAR EXTENSION AS SHOWN ON THE PLANNING APPLICATION (IN BLACK)

FENCE

REAL HEIGHT OF 3 HILLFIELD ROAD PROPERTY (IN RED)

HEIGHT SHOWN ON THE PLANNING APPLICATION (IN BLACK)

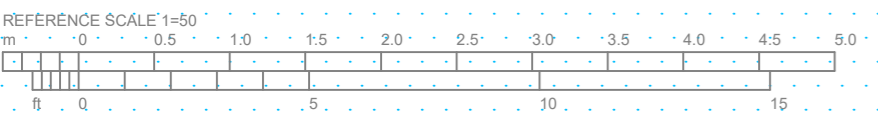




NEW PROPOSED BASEMENT (IN RED)

NEW PROPOSED TERRACE

EXISTING AREA SURVEY OF 3 HILLFIELD ROAD PROPERTY (IN BLUE)





NEW PROPOSED BASEMENT (IN RED)

NEW PROPOSED TERRACE

NEW PROPOSED TERRACE

EXISTING AREA OF 3 HILLFIELD ROAD PROPERTY (IN BLUE)

90°

