

2020/5695/P	58 Hillway N6 6EP	Excavation of basement extension below footprint of building with front, rear and side lightwells, and associated alterations including external side access stair and new side entrance doors at basement level.	Charlotte Meynell
<p><b>Objection,</b></p> <p><b>Comments,</b></p> <p><b>Design</b></p> <p>The proposed basement includes a kitchen, bathroom, bedroom, living room and a separate access to the front garden, as such it could be a self-contained flat if the proposed stairs from the ground floor hall were closed. The deeds of all houses on the Holly Lodge Estate contain a covenant which prohibit part of a house being let out for occupation as a separate household (Clause 2 of Part III), i.e. the basement cannot become a separate dwelling.</p> <p>The plans show a 2.7m wide hard paving in front of the existing bay window part of which will be a grille (material not stated) over the lightwell for the basement. This will be an alien (&amp; ugly) feature and contrary to all other properties in the Conservation Area. Assuming the steps to the south are an escape route is the hard paving required? Maybe the lightwell could be hidden from the front by low plants – though still visible from Oakeshott Ave to the north.</p> <p>Additionally, in the evenings light can spill out of the basement window and illuminate the front of the house, again an alien experience within the conservation area.</p> <p>No gate is shown at the top of the steps to the basement from the front garden, nor is there a fence further back meaning the rear garden is visible, is this correct (seems a security risk)?</p> <p><b>Basement Impact Assessment</b></p> <p>The BIA boreholes confirm Camden’s geological, hydrogeological &amp; hydrological study by Ove Arup in 2010 that the property is on the Claygate Member, a type of soil that when overlying clay can have a tenancy for landslides. Furthermore, the Arup report indicates that the property is in an area of “Significant Landslide Potential”. In light of this we would expect that the water level monitoring would be carried out until at least April to establish the maximum levels. We are concerned that the landslip potential has not been addressed in the geological report.</p> <p>It is believed that one of the tributaries of the River Fleet originates slightly further north uphill, residents report issues with springs in rear gardens.</p> <p>Subsidence was reported in 2019 at 59 Hillway, due either to trees or the drought in 2018 (June/July/August were exceptionally dry) or both, see 2020/0344/T. A tree survey should be carried out to assess the likely impact of the development on the trees</p>			

No structural engineering scheme is included in the application, without such a scheme it is not possible to determine whether the escape stairs to the south, which look narrow, will be wide enough to meet building regulations.

Both underpinning and mini piles are mentioned, which - or are both proposed?

What is the potential impact on neighbours? With the basement nearly 19m wide (across the hill) and c. 3.5m + piling/under pinning deep how will this impact the adjacent properties, particularly those downhill. Some form of monitoring checking for movement in the nearby buildings should be required (as mentioned in the BIA, p29, p42, etc) and an escrow account holding money in event of remedial work being required demanded.

The basement will most likely require a sump pump to remove excess ground water and will add extra on the public drains/sewers.

CPG Basements states that during the scoping stage the applicant should enter pre-consultation/ set up a working group with local residents and amenity groups who may be impacted (clause 4.14), this has not happened.

### **Construction/Demolition Management Plan (CMP)**

The pro forma CMP correctly identifies the Holly Lodge Estate (HLE) is a private housing estate, the HLE Committee must be a required consultee and approver for any eventual CMP.

### **9 Hours of Work**

The hours of work given on page 10 are those stipulated by Camden but do not match those in the HLE Builders' Code referred to in the box. These reduce Saturday hours to 09.00 to 13.00.

The Highgate Neighbourhood Plan, on page 61, recommends that, unless justified by exceptional circumstances (for example concrete-pouring), work on basements should be limited to 08.00 to 18.00 on Mondays to Fridays only. High impact works, including all demolition and concrete breaking, should be restricted to 09.00 to 12.00 & 14.00 to 17.30 on weekdays. At no time should there be any works on Saturdays, Sundays or public holidays. These hours have been adopted by the Royal Borough of Kensington & Chelsea in their Code of Construction Practice April 2019 (p29).

The hours of work should match those of the Highgate Neighbourhood Plan as required by CPG Basement, clause 5.7, alternatively those of the HLE Builders' Code.

Note, these hours may need modification to accommodate the drop-off / collection times for the nursery, see 19 below.

### **11 Consultation**

No consultation has yet taken place. If Planning Permission is granted the HLEC can assist the Contractor in consulting with neighbours, etc.

## 12 Construction Working Group

A notice board should also be erected on the barrier demarcating the site which displays the latest newsletter, progress against plan, details of any complaints received, contact details of site / project management & owners, etc.

## 14 Neighbouring Sites

91 & 93 Hillway are both under development (& have been since 2015)  
69 Hillway is currently undergoing development.

## 19 Control of Site Traffic

Note there is a children's nursery on the north side of Oakeshott Avenue (Holly Lodge Mansions) just east of the rear garden of 58HW. The management of this facility should be consulted.

## 19b Swept Paths

Approval to suspend parking bays should be sought from the HLEC.

Is it planned that the conveyor will be at high level over the footpath and guarded allowing pedestrians to pass underneath at all times?

If the tipper trucks, etc, need to reverse into Oakeshott Avenue to turn round then additional parking bays will need to be suspended, an alternative is to continue north on Hillway & exit the estate at the Highgate West Hill entrance (the barrier automatically rises) where they can turn south towards Kentish Town.

## 20b Site access & egress

The Holly Lodge Garden / Highgate West Hill entrance has barriers, these currently are closed between 23.00 & 11.00 though the exit gate will always open if a vehicle approaches from the east.

## 21 Vehicle loading & unloading

Hillway must not be blocked, if required the Contractor should provide marshals to manage the north south traffic.

Hillway has become a favoured route for cyclists descending after completing the Swain's Lane Hill Climb as it is less busy than West Hill.

## 23 Parking bay suspensions

As the work is for a resident the charge for the first suspended bay is £5/day, only additional bays are charged at Camden's published rates.

## Summary

The construction of such a large basement would be very disruptive and set a precedent for estate which is built on the slopes of Highgate Hill, one of the steepest hills in London and where there are many springs.

The design with a highly visible lightwell to the front would detract from the estate's 1920's Garden City Movement / Arts & Craft design.

In recent years there have been many reports of subsidence in the estate, a recent example being the mansion block 113-130 Makepeace Avenue.

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