

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5836/P	Petrea Hoving	15/02/2021 15:26:41	COMNOT	<p>I live next door to the applicants, at no 10 Well Walk.</p> <p>I am naturally concerned at the scale of the proposals, the inevitable disruption from such a large building project, and I am also anxious about the potential for damage to my property and the terrace as a whole. These houses have experienced considerable movement in the past, as can readily be seen from the street. Regarding the basement I would like to see structural engineer's drawings included in the application to show more clearly the full extent of excavation and underpinning, and the proposed method and sequence of construction, including for example the plant & equipment to be used, whether there will be a conveyor belt for excavation, closure of the pavement, and so forth.</p> <p>The so called 'part basement' is really no more than a cellar, with barely enough headroom to stand. The new basement will doubtless involve excavation and underpinning to a much deeper level below the existing foundations (if there are any!).</p> <p>I would also like to see a construction management plan so we can understand the effect of lorry traffic, loading and unloading activities, need for suspension of parking bays, road closures, and lorry routes to and from the site, control of noise, dust and debris, and so on.</p> <p>Residents parking is already severely limited in this area so loss of bays will be very difficult for local residents. Well Walk and surrounding roads are narrow, with tight corners and junctions, all to be negotiated by construction traffic. There are many schools nearby and these roads are especially busy with children going to and fro in mornings and afternoons.</p> <p>Neighbours and local residents have not yet been consulted on these aspects of the proposals.</p> <p>I do not see a reference in the documents to the existence of the main drainage common to the terrace running within the rear gardens (rather than in the street as is indicated). It will be important to protect this common drain from disturbance by the construction works, and this should be detailed within the submitted documentation.</p> <p>I am particularly concerned at the proposed roof terrace at first-second half landing level. The terrace proposed at no 8, so close to our bedroom windows, is likely to result in noise nuisance, potential overlooking and loss of privacy, and light spill. For these reasons I would like to see this element removed from the proposals.</p> <p>There is reference to Party Wall agreements with neighbours. I would like to know when this procedure will be started; preferably as soon as possible to give plenty of time before construction for details to be agreed, if the proposals are approved.</p>