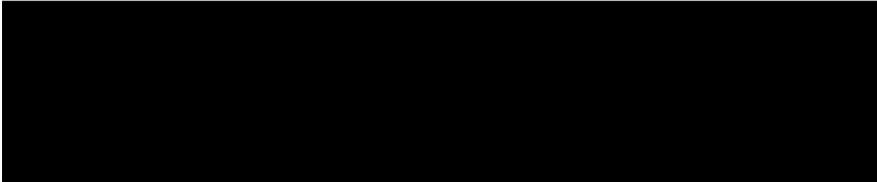




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**Comments on Planning Application - 2021/0793/P
Proposal The erection of a single-storey outbuilding in the rear garden with associated green roof to provide an additional classroom to existing nursery**

Dear Planning Team

Local residents living in close proximity to the proposed redevelopment of the nursery site at 107 Fordwych Road, have voiced particular concerns as to the proposed outbuilding at the eastern edge of the site and asked Fordwych Residents Association (FRA) to make a response on their behalf.

According to the planning application, a new outbuilding is proposed which will form a new classroom for children attending the nursery. Whilst arrangements for childcare and overall well-being of children using this new room will have to meet any relevant Ofsted regulations, this will be the responsibility of the new nursery owners to ensure all appropriate standards and requirements are met. Concerns from local residents have been raised as regards to the toilet room and how the ventilation/extraction from this - which is unclear - may impact on adjacent and nearby gardens in close proximity to the toilet room. Given recent health guidance as regards to the potential for virus transmission from aerosols from flushing toilets and covering toilet seats - plus the potential smell into the adjacent garden - it would seem a reasonable concern expressed by residents. We would therefore request that further clarification as to the air extraction/ventilation from this toilet is provided before any final approval is given.

Upon further scrutiny of the drawings for this proposed outbuilding, it would appear that the outbuilding assumes use of all 3 perimeter walls in the construction of this new classroom. FRA would express concern and seek clarity as to the appropriate planning permission as related to changing the nature of a boundary garden wall into a structural wall for an actual building. We are concerned that this would, or could create a questionable precedent for future potential outbuildings in gardens (if we read the plans correctly). Whilst there is mention of "rebuilding the wall" this would

inevitably impact on the adjacent neighbours during construction as well as the changing nature of the wall and are concerned that appropriate consultation has been undertaken with the neighbours affected. Rebuilding the wall adjacent to the public pathway would also impact on what is a comparatively narrow stretch of pavement in close proximity to a busy traffic intersection with Mill Lane and Fordwych Road - with more heavy use during the school arrival and leave times for the nearby Beckford and Hampstead Schools. Has this been appropriately considered and arrangements clarified for this during building?

Whilst the walls concerned may not be the original Victorian construction, nevertheless garden walls in Fordwych, certainly those going southwards from Mill Lane, suffer from subsidence as it is on a hill. We would have concerns that such large expanses of brick wall would have sufficient strength and foundations to ensure long-term safety. Indeed a nearby garden/road side wall of similar size in St Cuthbert's Road blew down in a strong wind a couple of years ago to demonstrate the need for clear evidence this wall can guarantee to be safe and strong.

We would therefore ask that more clarity over the toilets and extraction arrangements, the questions over the boundary walls being turned into part of a building (if that is indeed the case) and the safety of the larger wall construction be provided before any approval is given to this proposal.

Sue Measures,
Co-Chair - FRA

Comments made by Sue Measures, Co-Chair, Fordwych Residents Association, Ground Floor Flat, 73 Fordwych Road, London, NW2 3TL

