

By Email Only

Our Ref: L1914/LY
Please contact: - Lian Yeo
At our London Office

Thomas Faherty
Planning Officer
Development Management
(Richmond North)

04 October 2021

Dear Thomas,

RE: 85 CONNAUGHT ROAD, TEDDINGTON TW11 0QQ (APPLICATION REFERENCE: 21/2729/FUL)

I write with regard to some online neighbouring comments (from 83 & 87 Connaught Road which are the properties that exist either side of the existing building) on the flood risk assessments and basement impact assessment for the refurbishment of building at 85 Connaught Road, we have reviewed the comments and have the following response.

We have following response regarding the neighbour's comments on outdated information of flood risk. The flood risk assessment is based on latest information obtained from the relevant website as noted on clause 4.6, 5.0, 6.3 and appendix A of basement impact assessment report. The flood risk is within flood zone 1 (low probability) and there is no history of flooding.

Regarding the comments of extending the existing damp and untanked basement and risk to the neighbours' properties, following measures will be taken to ensure a safe and damp-proof basement. Further measures are detailed in recommendations of basement impact assessment report.

- i) The new basement will be upgraded and waterproofed as per British Standards to minimise dampness and provide quality habitable space.
- ii) The proposed works are not unusual and can be completed safely following sequence of works as outlined on appendix B of basement impact assessment report.
- iii) The neighbours' shallow foundations have been considered in our assessment and the proposed structural design will not have any adverse impact on the foundations of the neighbouring properties on either side of existing building.

I hope this letter addresses any potential concerns on the Council's behalf, but please contact us if you have any queries or require any further information.

Yours sincerely,



Lian Yeo

For Bridges Pound Ltd

Directors:

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