

Subject: Chester Terrace Balustrades and wall foundations

From: Richard Loftus [REDACTED]

Date: 17/02/2023, 14:15

To: Nicholas Packard [REDACTED]

CC: allan murray-jones [REDACTED]

Dear Nick

I am in receipt of your circular to Chester Terrace residents dated 9 February and also your circular regarding the planning application to demolish the trees.

I am somewhat surprised at the discourtesy of not having been advised of either of these matters in my capacity as a member of the working group before these documents were sent out.

It would appear that your latest proposal is partially based on our earlier correspondence regarding the removal of the unsightly barriers and the option of monitoring the balustrades for a few years to establish the degree of movement, if any, of the foundations. However, I found your circular confusing and would be grateful for your clarification on the following matters:

1. Please confirm that the new balustrade is only to be installed in the Phase 1 location of Bays L to P at an estimated cost of £226,482 and that this cost will be borne by Chester Terrace residents.
2. Please confirm that the foundation works for Phase 1 are a Paving Fund cost.
3. What works will take place to the balustrades on sections B to K in order to allow the removal of the barriers?
4. When will the works in paragraph 3 take place and how long will they take?
5. Who will be paying for the works in paragraph 3 and how much will they cost?
6. Who will be monitoring the balustrade on section B to K and for how many years?
7. You stated "any monitoring or further works to the balustrade and wall/foundations that have not been replaced in the Phase 2 and Phase 3 locations should be a Paving Fund cost":
 - (a) Are you saying that after the Chester Terrace residents have paid for the repair/refurbishment of section B to K (as contemplated in Paragraphs 3-6 above) that will be the end of the Chester Terrace residents financial obligations regarding the balustrades and foundations?
 - (b) If so, for how long?
 - (c) Will there be a formal binding agreement as we do not want an argument at some time in the future when the personnel at CEPC have changed?
8. If you are expecting Chester Terrace residents to be responsible at some time in the future to pay for the replacement of all or some of the balustrades in section B to K, then why should we be paying £728,576 (plus an unknown inflation surcharge) as set out in Option 5 when the complete balustrade replacement in Option 4 is only £589,250?
9. During all our discussions - spanning over two and a half years, there has never been a

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proposal for only part of the balustrades to be new. We only explored options for either refurbishing or replacing the entire balustrade. A 'mix and match' solution will look awful. Please explain your apparent change of heart on this very significant issue.

10. Can you please confirm how much is currently in the kitty from the Chester Terrace residents for the 'balustrade project'.

11. Can you please let me have a schedule of all monies spent in the last 3 years for the 'balustrade project' - for each consultant and for any investigative, security or minor works.

12. Planning application for removal of trees

(a) I understand the application has now been validated and the consultation period has commenced.

(b) There is a suspicion amongst a number of residents that the balustrade/foundation works are being used as an excuse to destroy the trees so the CEPC can implement the proposals put forward a number of years ago to restore the garden into its historic layout. These proposals were rejected by the residents at that time.

(c) I can see no reason whatsoever for the CEPC to pursue their planning application to destroy the majority of the trees at this time. The application is premature and will be vigorously opposed by the residents. The application will need to go before the full planning committee, not the officers. There is simply no reason why consent should be granted at this time. If consent were granted, it would be a licence for the CEPC to destroy the trees at any time, irrespective of whether their destruction is actually required.

(d) I believe that you should immediately withdraw the application. If, and when, you have actually decided what works need to take place and they have been agreed with the residents, then you can make an application for the trees that need to be destroyed with a detailed justification. I believe that such applications would be supported by the residents at that time.

I enclose a plan identifying the phases of the works and your cost estimates for options 4 and 5.

I trust you had an enjoyable break and look forward to a substantive reply.

Warm regards

Richard

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Richard Loftus

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SKM_C250i23021710000.pdf	133 KB
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