

Objection to Planning Application 2024/1039/P

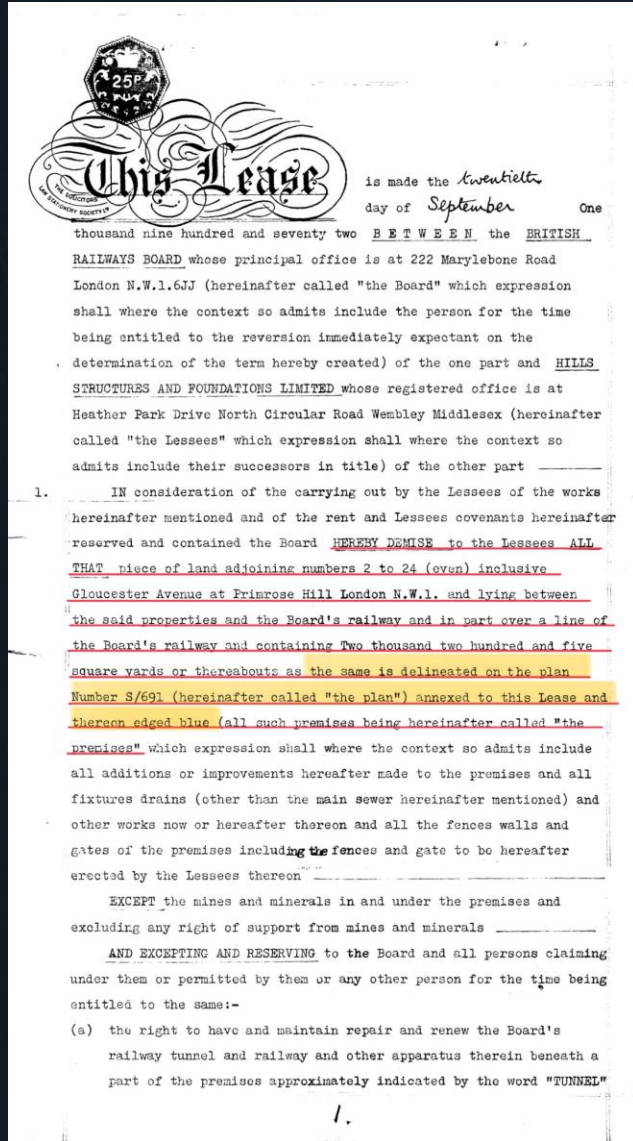
# 1 Amenity Land to rear of Darwin Court owned by BlackRock

Original owner of Amenity Land: Network Rail

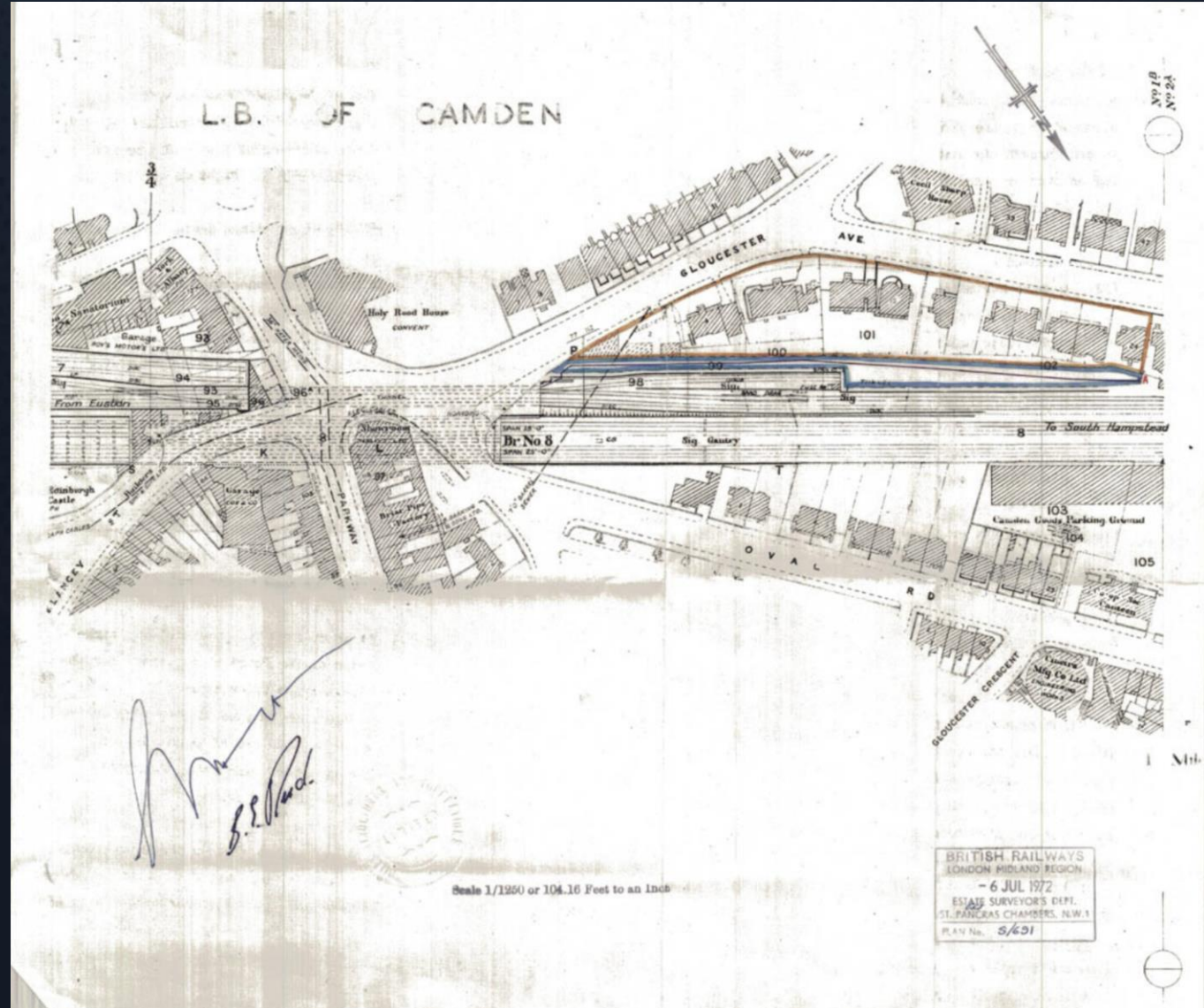
Current owner of Amenity Land: BlackRock

Size of Amenity Land:  
2,205 sq yd/ 1,843.7 sq m)

Below: Original Lease of amenity land



Below: Amenity land delineated in blue (2,205 sq yd = 1,843.7 sq m)





# 2

## INCORRECT Proposal for rear amenity land

The current proposal does not take into account the blue outlined amenity land that belongs to BlackRock.

The indicative overlay of the amenity land owned by BlackRock shows a clash with the proposed Bin Area.

The proposed landscaping to the rear will need to be re-submitted to show the available amenity land and the amenity land owned by BlackRock.

### 06. The Proposal.

Ground Floor Proposals.



# 3

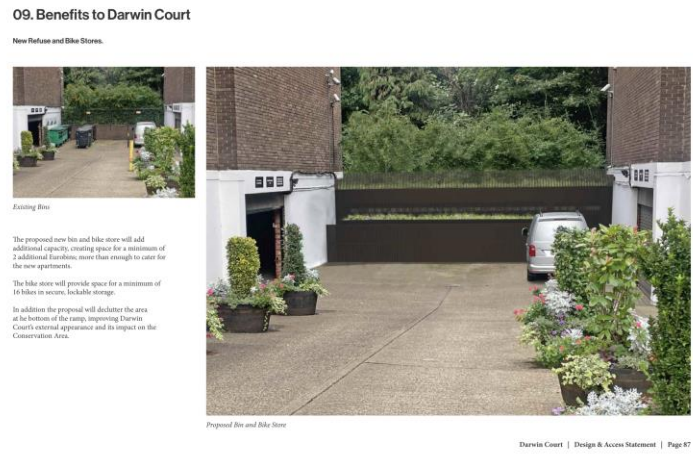
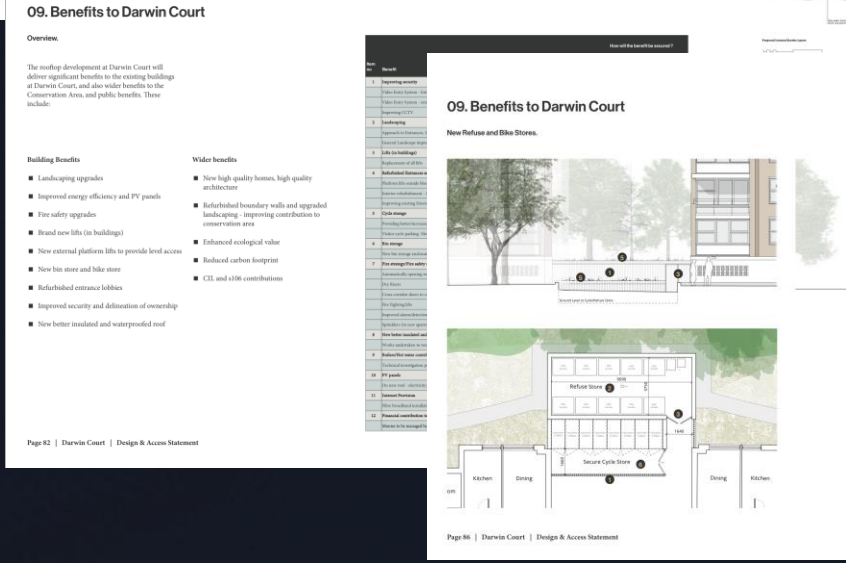
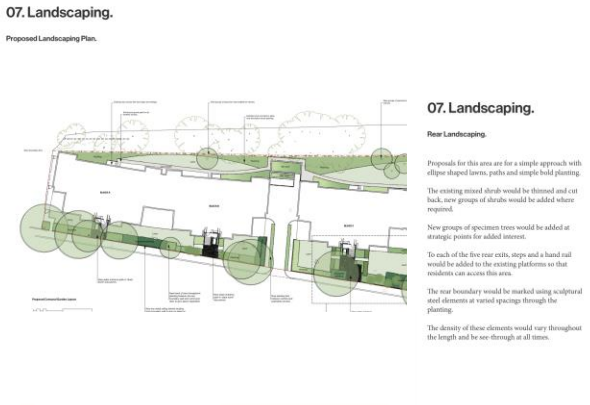
## Request to re-submit landscape proposal incl. bin area

The current landscape proposal does not take into account the limited amenity land to the rear as most of it is owned by BlackRock (see original lease documentation).

A minimum of 10 pages of the Design & Access statement need to be re-submitted to reflect the amenity land that is owned by BlackRock and therefore not accessible.

The proposed bin area will not work.

The proposed benefits to Darwin Court do not reflect the limitations imposed by the amenity land owned by BlackRock.



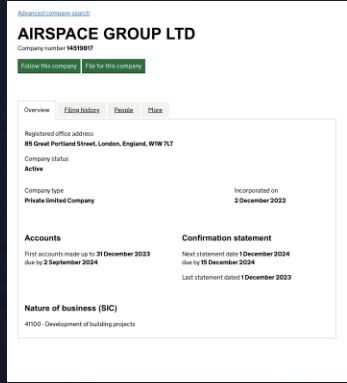


# 4 Competence issue: Airspace Group no filing history on Company House

The Airspace Group Ltd was established in December 2022. No trading history has been filed on Company House. Yet Airspace Group claim to be the experts in modular Construction and delivery of such proposal.

If this expertise was obtained via a different company this isn't explained on their website.

In addition to the lack of Due Diligence regarding the amenity land matter, the lack of believable information such as Construction Methodology, Risk Assessment in line with proposed timelines this creates further concern on Airspace Group's lack of competence.



**Airspace Group Ltd.**

Airspace Group is a specialist consultancy and development company focused on advising building owners on how to transform existing roofs into valuable assets with minimal disruption, and delivering exemplary rooftop developments. We provide expert advice that enables clients to make informed decisions on the viability and potential benefits of rooftop developments, and have various models to help them come to fruition.

The impetus for this type of development is often a need to carry out improvements to existing buildings and unlocking the value of the roof allows these improvements to be realised.

We have unparalleled experience in rooftop development in London and a proven track-record of successful rooftop development. We specialise in [off-site modular construction](#) which dramatically minimises disruption and reduces build-time, creating a resident-focused way of delivering rooftop development.

Learn more about our team below. You can contact us [here](#).

## 10. Further Technical Matters.

### Off-site Modular Construction.

Airspace Group are experts in off-site modular construction for rooftop development. This method of construction has clear advantages:

- Modules are built in a precise, clean, factory environment, meaning a very high finish
- Less waste and more efficiency means a more sustainable construction methodology
- Meticulous planning and preparation means that there are no surprises on site
- On-site work is extremely fast - a single apartment can be delivered and installed in a day
- Less noise and disruption on site - the roof is the end of a production line, not a building site

The Process for construction is as follows.

- 1. Planning and Design Phase**  
Estimated 6 months from Planning Consent.
- 2. Preparation of the roof**  
6 months. Small crew - limited noisy machinery. Works to existing buildings also undertaken. Lift extensions approx. 6-8 weeks per building.
- 3. Installation of modules**  
1-2 weeks. Modules pre-fitted in the factory. Approximately 1 apartment craned per day.
- 4. Final fit-out and completion**  
A further 3-6 weeks of internal fitting out is required before the apartments are complete. Works to existing buildings also completed in this timeframe where possible.



1. Planning & Design



2. Preparation of the Roof



3. Module Installation (Note: design indicative only).



4. Fit-out and Completion (Note: design indicative only).

# 5

## Request for Construction Methodology & Risk Assessment

Due to the lack of information provided Airspace Group should provide a detailed Construction Methodology incl. the corresponding Risk Assessment to explain how the attached high-level Construction programme is to be achieved.

The Principal Contractor should be confirmed in line with the information request above.

### 10. Further Technical Matters.

#### Indicative Programmes.

The adjacent programmes indicate the anticipated construction timelines.

The Indicative single building programme shows the works to a typical building. Overall we anticipate each building would take 5-6 months on site, with the majority of this time being non-disruptive works. The most significant disruption will be caused by works to the lifts, which should take 6-8 weeks.

It should be noted that works to each building are generally discrete items, and it is envisaged that works in any one building will not affect residents in the other buildings. Residents in block A, for example, will not experience disruption whilst works are undertaken to blocks C, D and E.

The intention is to stagger works to the buildings, such that the overall programme lasts around 14 months, but by working on a building by building basis will create less disruption for residents.

Programme is of course subject to change following detailed design, and market conditions, but the adjacent programmes are intended to give an indication of how the project will be delivered in order to minimise disruption to residents as much as possible.

