

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4134/P	David and Venetia Lascelles	18/10/2024 11:04:55	INT	We are immediate neighbours to this site, and are concerned that the development will mar the unique character of the building, will enlarge the silhouette disproportionately and will create additional demand for parking space. St Albans Road is part of a conservation area where the hurdles to development are high, and should be maintained.

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2024/4134/P	Aine Hawes & Stephen Kavanagh	20/10/2024 14:28:09	OBJ	<p>We are long-term residents of Hylde Court and are dismayed by the proposed development plan.</p> <p>We object on the following grounds:</p> <p>Structural Impact: There is no structural report assessing the impact on the existing structure of the proposed roof extension dwellings in any of the available reports. The addition of a new floor on top of an existing building of Hylde Court's age will have major structural implications. These include addition of load onto secondary and primary structural elements such as the concrete slabs, beams and columns. The external outline of the proposed development does not align with existing structural support systems. Wall positions bear directly on the slab. Significant intervention would be required for new services that will need to penetrate the existing slab. Work would require major structural intervention to the stairs and lift core rendering the lift out of service, therefore not in compliance with DDA. The addition of the new cantilevering walkway does not appear to have been assessed as part of the Heritage Report, nor structurally. The building was bombed during the blitz and major structural damage was caused. There are inherent defects within the building as a result. These would include overstressing of structural members which may not be immediately obvious (i.e. existing reinforcement covered by concrete). There are signs of structural cracks throughout the building, the addition of load will exacerbate this.</p> <p>Fire Safety: A statement has not been provided for new roof extension dwelling. Escape distances do not appear to have been checked as there is only one means of escape. It does not meet fire regulations. The existing fire escape will be compromised during works if laneway is being used for works vehicles. Safety of residents would be compromised as both residents and construction workers will be using the same means of access and escape.</p> <p>Planning Statement – Hylde Court 120924 FINAL submission version: Section 3.3: FREETHS held a consultation with only 2 members of the Dartmouth Park neighbourhood forum. No communication with residents was made nor awareness of the discussion. No attendance of conservation area advisory committee nor residents were at this meeting on 17th April 2024. A transcript of this meeting should be provided. Consultation (section 11): States constant communication with residents would be maintained throughout. No such communication has been made. Severe disruption will be caused to residents with construction access to the site at the rear and the site on the roof during works. Access to the site on the roof has been completely ignored within the report.</p> <p>CMP Proforma (Construction Management Plan) 10.11.2022 (1) _Hylde_08_07_SUBMISSION DRAFT: Under 2 categories on table 9.2, it is stated there is a high risk to human health. Access to site: Ref: Appendix 2: Swept path analysis shows existing garages which it clashes with and does not show the proposed development which has a different building footprint. The swept path analysis shows a high-risk damage to existing buildings and neighbouring wall, no. 7 St. Albans Road. It assumes an idealised boundary line and does not consider the thickness of the wall, the buttressing, nor the chimneys on the gable end of no. 7 St. Albans Rd. Evidence of existing vehicle impacts can be seen throughout this laneway from current traffic. The analysis does not consider building impact protection for the ground floor nor the services enclosure at ground floor level. All vehicle types listed in section 19 have not been assessed as part of the swept path analysis. The analysis only considers a reversing manoeuvre which is highly dangerous. Access to the roof has not been addressed in the report. The roof site does not appear to have been considered. Cranage has not been discussed and no parking bay restrictions have been advised. It is unclear how materials can be transported to</p>

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the roof without a crane in place, mobile or otherwise.

UK24.6937 Phase 1: Geo-Environmental Desk Study – Hylda Court London (Issue 1) _compressed: Report suggests there is a risk of the ground being contaminated.

3670_DLSL Assessment _St Albans Road (Hylda Court) (June24)_Part2:

Daylight Distribution Analysis Study: Kitchen and hallway light will be impacted by the proposed roof extension. Multiple rooms across the Hylda Court complex do not meet the BRE criteria within the daylight distribution analysis as found within the daylight distribution analysis study. Second bedroom and living room has been excluded from the study and will be impacted by the three dwellings/garage development, specifically morning light.

BNG1 2 – Hylda Court NW5 1RE – v2 – 150724: Biodiversity: Within the biodiversity report, it suggests the urban greening factor (UGF) target score of 0.4 does not appear to have been satisfied. Only 0.19 has been achieved.

BS5837-Hylda Court – Arbtech TSR 01a – 16-05-24: Arboricultural survey: Within this report it does not classify any tree to be in such condition that they cannot realistically be retained as living trees (category U), therefore all trees should be protected. Tree protection plan requires fencing within the garden of no. 7 St. Albans Road and school. Plan does not state agreement of this. New foundations directly impact existing tree roots.

Energy and Sustainability – 6819-CBC-HR-RP-S-001-P03: The energy statement only assumes the new portions of the development to benefit from the photovoltaics therefore there is no net benefit to existing residents or the project as a whole as the addition of the new dwellings will increase the energy demand from the whole development. To achieve a net negative energy use, further requirements have been set which include additional improvements to the thermal performance of the fabric of the buildings, the provision of energy efficient lighting, and the provision of time and temperature zone controls. None of which have been included in the proposals. There appears to be no attempt to achieve accreditation (e.g. BREEAM or LEED) therefore the proposed measures may be abandoned by the developer at the first opportunity.

Hylda Court Heritage Appraisal May 2024: The Heritage Practice report: 3.16 Conservation architect states Hylda Court is a key part of the heterogeneous and varied character of St. Albans Rd. See also 3.17, 3.18. This report does not consider the measures stated in the Energy and Sustainability report which requires the addition of PV panels on the roof, insulating the walls which suggests external thermal treatment therefore significantly impacting the appearance of the building.

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2024/4134/P	Claudio Rocchetti	19/10/2024 16:29:43	OBJ	<p>My objection is based on the following causes of concerns:</p> <p>The 2 Floors redevelopment at the back of the property provides for flats that are essentially single aspect facing north. Ventilation, sunlight are cause of concerns. Despite the design I am sure that there will be issues of overlooking between the new and existing residents. The arboriculturist report states that 'The dwellings foundations are to be designed so they are situated no deeper than the existing buildings foundations and entirely above the existing soil level'. It is totally unclear and difficult to believe how this can be achieved. Current drawings are lacking the clarity and detail to comply with this.</p> <p>However my major concern, being a resident of Croftdown Road is the roof extension. From the pre-application advice I read 'The proposed roof extension now responds to the existing architecture and constitutes a subtle addition that creates a more cohesive building'. I do not agree. It is not clear how it does make the building more cohesive? quite the opposite. But especially the addition would not be 'subtle', since it will make the building the highest in the area well above the average and not in line with the Dartmouth Park Conservation Area skyline. Effectively the building will be more prominent and visible in general. The formation of new apartments with terraces will also create overlooking issues with not just the immediate neighbours but to a larger scale. Lastly I don't think I have seen a structural design / report demonstrating the feasibility and impact the extension would have on the existing structure.</p>

2024/4134/P	katharine	20/10/2024 19:58:53	OBJ	<p>Application has been made to Historic England to grant Hylda Court and curtilage Grade 2 listed status. All Planning applications that pertain to this area now need to be suspended while this application is decided. Thank you.</p>
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