

## Gentet, Matthias

---

**From:** Karen Beare <zbkarli@me.com>  
**Sent:** 01 February 2016 08:31  
**To:** Thuaire, Charles  
**Cc:** Anthony Beare; Mary-Jane O'Neill; Bob Warnock; Michael Hammerson; Tye Blackshaw; Mary Cane; Jane Shallice; Elspeth Clements; Marc Hutchinson; Lynda Cook; Harley Atkinson; Susan Rose; Dr Colin Cooper; Georgia Abrams; Richard Stokes; Derrick Dale QC; Berry, Sian (Councillor); Gimson, Sally (Councillor); Lewis, Oliver (Councillor)  
**Subject:** Water house - build plot ratio

Charles

SHH confirm that the site is 1250.6m<sup>2</sup> and the build ratio at ground floor is 27.7% making the footprint 346.5m<sup>2</sup>. If you add in the gym (81.92m<sup>2</sup>) the ratio goes up to 34% which is what we have said all along. The local average for POS is 17%, so this is double.

It would appear that SHH are suggesting the gym is a cut and fill basement and the regrading of the site is negligible, so the gym bund/footprint should not count. The FOI emails show Charlie Rose and you have officially signed off on this even though there is a consultation process that only finishes today. This suggests our comments make no difference, which calls into question the validity of this process.

In the FOI emails you specifically flag the boundary fence which is shown being almost as high as the first floor roof. Of course it is nothing like this in real life so this is yet another transparent attempt to mislead the process.

My orange annotation below shows that the fence is shown almost twice as high as it should be. One marker is the studio roof height. The top of the fence should be a tad lower than the studio roof. The result of a very high fence is that the gym bund profile looks considerably lower than it will be in reality.

The other point relates to my beech tree where there is a black line and circle on the annotation. In the tree report Landmark confirm they will need to remove lateral branches at low level to facility the gym development.

The maths is compelling. The lowest lateral branch is about 2.5 above our ground level (I can easily walk under it) and our ground level is 1.5m higher than their current back garden. So our lateral branch is a minimum of 4m above their ground level. So why do they need to remove the branches to my tree if the gym is only a cut and fill basement showing little change to the topography?

Of course, if the fence was shown at the correct height, with our lateral branch just projecting over it, the 'real' raised topography of the basement gym would be obvious. I also note that no-where do you ask for the final level dims, as compared to existing topographical survey. This would of course provide the true increase in height of the gym bund and of the proposed total footprint.

Reading through the FOI emails you admit to having concerns that are only allayed by these montages. In your email of 16 October 2015 to the architect and agent you state:

"I should further advise you that this issue of plot ratio, as well as the CMP/BIA/tree issues, is under intense scrutiny. I have only yesterday received an email from locals questioning my assumptions and approach on this in excluding the bund from calculations. I consider the montages showing the true impression of built form and roofscape will not help your case at Committee in light of this and I am sure locals will pick up on the misleading nature of figures compared to actual visual montages."

You are certainly right about that Charles. We have picked up on it and are universally shocked at the tone of your emails and your assisting this applicant to potentially mislead the Committee by understating the real plot build ratio by 7%. It is quite astonishing.

Furthermore, in this email, you advise the architect "to remove these overhangs, roofs and walls to make the studio truly separate and subordinate ... thus making the 26.5% figure we are referring to in the report and our associated visual judgment more meaningful and reasonable and not open to criticism."

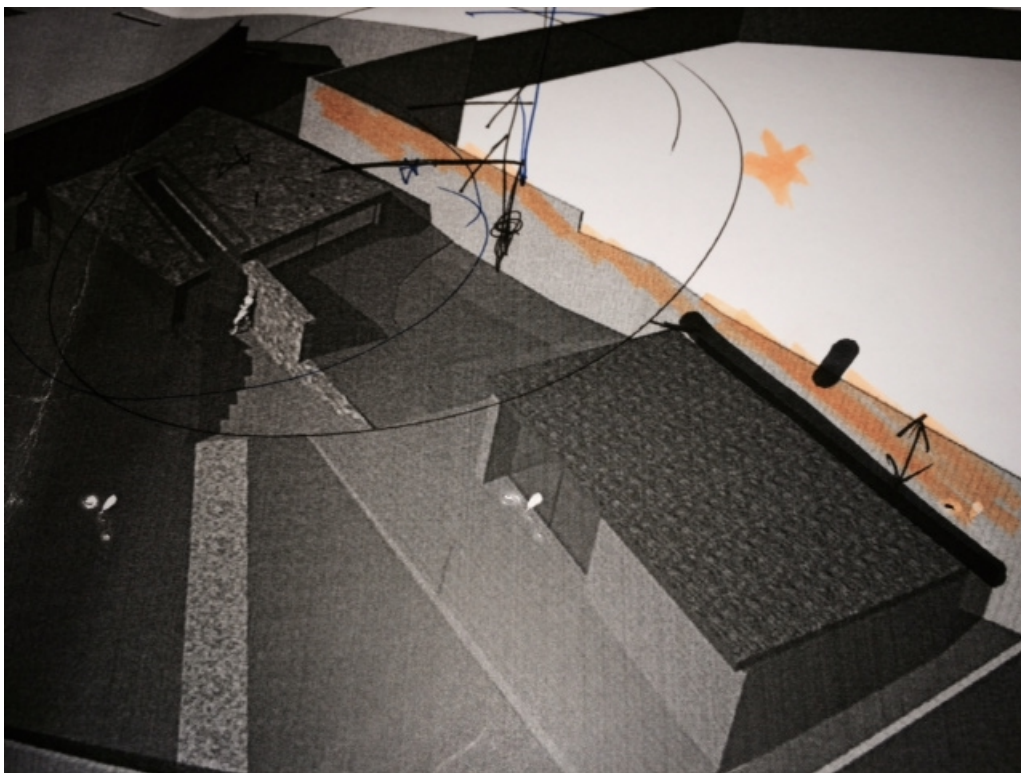
Given these revelations Charles, your judgment is open to criticism. Your emails would appear to suggest that you recognise a 34% build plot ratio would not be acceptable but anything under 30% is OK. What remains unclear is to why you have been

proactive in directing this applicant to present his application in such a way as to potentially mislead stakeholders and the Committee and have despite this, decided to recommend it for approval.

With regards

Karen

On behalf of the friends of Millfield Lane



- >
- >
- >
- >
- >
- > Sent from my iPhone