

Objections to Planning Application - 2016/2220/P – 129 Malden Road

Photographic report to support written submission by Sheena & John Pollet, owners of neighbouring Flat B, 131 Malden Road to illustrate how close and impactful the proposed plans will be on 131.

1. View from 131B Garden to windows of 131B lounge (left) and 129 kitchen (right):

Proposed double height basement extension will raise party wall of 131A basement to height of white vent (lowest canted edge of proposed structure). Structure will put 131B's lounge in shadow rather than benefitting from the light it currently enjoys.



131B kitchen window (far left),
131B lounge window (middle),
129 kitchen window (right)

3. Views from 131B kitchen window

Proximity of party wall to 131B's kitchen

Proposed first floor storey extension and double height basement extension rising from the party wall will occlude the views.



ght.



4. View from 131B lounge



5. View from 131B garden into existing basement well of 129.



Objections to Planning Application - 2016/2220/P – 129 Malden Road

Written submission by Sheena & John Pollet, owners of neighbouring Flat B, 131 Malden Road

1. General comments

The DP26 requires the Council to protect the quality of life of the neighbours. The current proposal is unfavourable to the applicants neighbours on most counts of the DP26.

I would invite the Council to visit 131B and inspect the impact on it. The impact has been masked by the proposal presentation and 'mock up' photos with lots of shrubbery. I would like the opportunity to present photos that illustrate this.

To date, 129 has been a hostel with a kitchen for residents and a twice-daily soup run plus commercial-level food storage. The proposal is seeking to 'enhance the services' 129 offers and turn it into a community centre. That is a significant shift in use that merits wider direct neighbourhood consultation, and not just consultation of the adjacent properties, so that the development is done in harmony with the neighbourhood and not at its expense.

The occupying population (volunteers and residents) is highly transient, led by trustees and a management team who are non-resident and also largely transient. To date it has made little use of its garden. The current design evidences this lack of awareness of how the surrounding neighbourhood use their rear spaces and the negative impact their proposed design has on the wider community around them, e.g. they declare the canted roof has been selected to reduce impact on adjoining properties but they have not thought about the light pollution the glazing will create at evening/throughout the night nor how that canting will direct that artificial light at night into the adjacent properties. The Community's own wider consultation on this proposal occurred right at the end of their development process. I received no word of reply to my feedback and the submitted plans show no change as a result of it. Again demonstrating that their awareness for wider community is very limited. Given the high turnover in occupancy and operational management, the final design needs to work for neighbouring residents when the existing trustee and operational managers are replaced. Perhaps one day it will return to being a stop-over hostel for those who are still on the streets rather than a longer-term residential home for those 'further' from the street.

I would encourage the Council to widen its direct consultation to the neighbourhood to avoid creating long-term nuisance issues (noise and light pollution) the Council itself will be called upon to address.

The plans will have a dramatic effect on the rear of 131A (basement) yet I note that the plans have been submitted when 131A is in the process of being sold and the prospective buyers will be unaware of the dramatic changes adjacent to them.

2. Detailed comments

The proposal contravenes the DP26 governing neighbours rights in the following

multitude of ways:

2.1 Visual privacy and overlooking;

2.1.1 Only two images of the rear are presented (page 7 and 12 of the design and access statement) both suggesting shrubbery occludes 131B's windows. This is only true from the very rear of 129's garden. They have failed to mock up or present a photograph closer up. Closer up to the rear façade, 131B's windows are very exposed to onlookers from 129's garden. To date, the 129 garden steps have been a transient point of access for 129 but when someone is returning to the 129 building they see directly into 131B's rear lounge window. The current proposal seeks to deepen those steps precisely to serve as seats for conversation, for lingering contemplation. This will be unnecessarily intrusive for the occupants of 131B lounge in terms of noise and invasion of privacy; and for 131A in terms of noise and overlooking into its kitchen and through its lounge and hallway when their internal lights are on of an evening. I have experienced one resident just standing and staring in: no acknowledgment, no expression, just staring/watching in for minutes at a time.

2.1.2 Not one photo or mock up in the proposal shows the distance between 131B's kitchen extension and 129's existing extension and therefore how close the proposed rear extension and sideways expansion will intrude on 131 at basement and ground floor level. For 131B, the proposal entails a new wall 60cm from its lounge window and a vertical wall 2m in front of its kitchen window. The presentation seeks to mask the true impact of the design on 131.

2.1.3 The side window on the first floor extension is completely inappropriate and unnecessarily intrusive into the 131B lounge, kitchen and rear stoop – the private residential areas of a family home. It will also directly overlook Flat A's patio. That level of proximity and oversight of a hostel into a home is uncomfortable. Furthermore, 129 is/can be occupied by very disturbed and vulnerable people. On the plans, the room is designated an 'emergency room: it is the room in which those considering suicide or discussing failed attempts will be looking down and into the 131's principle private residential living areas (lounge, kitchen and stoop). The intention is to provide more day care therapy from that room. An outlook over the 129 garden is sufficient for the room's purposes and could be enhanced with a velux if need be. The side window is inappropriate and unnecessary.

2.1.4 The stoop of 131B's garden has been to date the most private part of its garden, as it not overlooked in anyway by the windows behind it and the windows at the end of the garden are some fair distance away. The proposed deepened steps of 129's garden, the glazed face of the rear double height atrium with seated area to the right of the door onto the garden and the proposed side window on the first floor extension radically alter the level of privacy enjoyed by 131B's garden and 131A's patio and interior.

2.2 Overshadowing and outlook;

2.2.1 The proposal dramatically affects the outlook from 131B's lounge and kitchen. It imposes a vertical wall of the atrium but a metre or two from both the lounge and kitchen windows. The proposal is incomplete as it does not detail what material will be used for the proposed wall. If solid, it will impede the outlook from Flat B. If glazed, it will impede the outlook and be an intrusive level of information about the comings and goings inside 129, as the first floor will be a gangway between 129 front

door and garden and up/down into the basement communal space.

2.2.2 131B is a small flat that currently enjoys fantastic levels of light that make up for the flat's small size. Due to the 131B kitchen extension (to the West), the light enjoyed is predominantly that of the rising morning light in the East. The proposed first storey extension and enlarged two storey rear extension will take that light and views of the sky from 131B. 129 will not gain that light as they will be in the shadow of their own extension but 131B's lounge will be reduced to a couple of hours of midday sun and be a small and dingy place for the majority of the day. The Right to Light report submitted as part of the extension seeks to mask the impact on 131B by subsuming it within a report of other properties; it is also a report based on guestimates as no attempt was made to contact 131B to assess the reality of the impact of the proposed ideas in spite of 129 being our direct neighbours and 129 having all our contact details; the calculations were also done early in the development process and do not reflect the existing proposed plans. Developments and extensions to properties on the other side of the courtyard should not be applied to a south west facing garden that enjoys the morning light from the East. The development of 127 was only achieved because of the Council's policy to only consult the neighbours directly to either side and should not be replicated.

2.3 Sunlight, daylight and artificial light levels;

2.3.1 As noted above the proposal negatively and severely impacts on the outlook and daylight hours of 131B's main rooms of occupancy (lounge and kitchen) and is not reflected in the Right to Light report.

2.3.2 Light pollution: 129 is not a typical residential property but a place of work. Someone is always awake (24/7) in 129 to respond to calls and to deal with residents, and occupants keep irregular hours with the kitchen in use at all times of day and night. The main communal area (housing kitchen and dining area) in the proposal includes the glazed structure at the rear. The application therefore proposes to introduce a 24/7 beacon of light into a generally dark courtyard of gardens. The level of light pollution this application will generate does not respect the character of its surroundings and merits wider neighbourhood consultation.

2.3.3 The angled shape of the glazed roof will heighten the light pollution suffered by the adjacent rear rooms of 131B and 131A 24/7.

2.3.4 As a consequence of failing to detail the materials to be used for proposed vertical wall of the two storey rear extension (glazed roof) that will be visible from 131B's lounge and kitchen, the proposal omits to declare the true level of light pollution generated by the scheme and is in danger of being underestimated.

2.4 Noise and vibration levels;

2.4.1 The proposal is deficient in details of importance as it fails to explain how the increased noise that will result from the design and the ambitions for the expanded service delivery and traffic/use will be ameliorated.

2.4.2. There is an existing issue of significant noise transmission through the masonry façade and party walls from 129 to 131. The application fails to mention any system of soundproofing to ameliorate:

2.4.2.1 The noise increase that will be generated by a double height space in 129 for the primary communal area and zone of activity and hubbub of conversation 24/7 (kitchen, dining and clothes washing area) of a soup kitchen, day centre and hostel, which is more than standard noise levels for a residential home.

2.4.2.2 Noise through the rear façade generated by the double storey rear extension with glazed roof. 131B already suffers from noise transmission through the rear façade brickwork from the poorly erected but small 131A patio roof. 129 is proposing a design that is far larger and rises the height of 131B's lounge with no mention of how the rear façade wall will be treated to prevent sound transmission.

2.4.2.3 Use of basement entrance. The application proposes that the basement entrance will be the main point of entry and exit for all deliveries, twice daily soup run, etc. These deliveries continue into the night, with shops offloading unwanted/unsold produce. Currently, the roadside basement patio is only used to store refuse and bring it up to street level for collection once a week and when accessed generates significant rattling and screeching noise through the party walls. The proposal fails to mention how noise generated by a significant increase in traffic of that area and use of a hoist (is it silent operation?) will be ameliorated. 131B's road-side window is double-glazed and has secondary glazing – it is the interference with the party wall and noise through brickwork of the road façade that will be excruciating for neighbours.

2.4.3 There is no mention of the materials that will be used for the new vertical walls of the double storey rear extension or the type of glazing proposed for its glazed roof and the sound attenuating properties – if any – of those materials.

2.4.3.1 It is well known to residents that the courtyard of gardens has an echo affect so that what is said in a hushed or normal voice in a garden is loud and clear to those at the top. Any noise leakage from the proposed glazed extension will affect the surrounding neighbourhood and therefore detail about the soundproofing materials that will be used is imperative for the continued enjoyment of the neighbourhood community by all.

3. Waste management and food storage

Waste management was a significant, long-standing issue for many years that has been rectified. However, no neighbour would wish to return to it.

3.1 If the intention is to use the road-side basement patio as the main access point for deliveries and the soup run, where will waste be stored? If the intention is to enhance and expand the services offered, is there sufficient waste storage?

3.2 129 currently uses a large shed for food storage. Where in the plan is there an appropriate, equivalent space within health and safety parameters to do so and to handle the large, unexpected influxes of surplus food that arrive from shops. The proposed kitchen area does not look to be much bigger than the existing kitchen, albeit of a different configuration. If the property is being designed with a lifespan of 60 years, then it needs to accommodate this demand, whether or not it is currently anticipated to be delivered.

4. Structural

4.1 What will be the impact of the excavations for the rear extension on the shared garden walls? How will they be protected?

4.2 There are communal joists running between the properties. How do they fit into the structural assessment?

4.3 The original joists of the surrounding properties are shallow and insufficient for the load they bear, causing noise transmission issues for occupants above and below. How

do the plans address this?

5. Wind tunnel

Further to my previous comments, as the owner of neighbouring Flat B 131 Malden Road, I note there is a strong wind tunnel between 129 and 131, which is dangerous in high winds. It is generated from the basement well of 129's garden and currently whips up and around into 131B's garden. The application is deficient in mentioning this wind tunnel and in providing any calculations regarding the impact of the proposed works on it. Would the proposed canted glazed structure drive the wind at 131's facade, in particular at 131B's windows as the proposed structure would sit 60cm from its lounge window. This needs to be assessed.

We believe these plans need to consider and reflect greater consideration for the perspective of the neighbourhood community.

Yours sincerely
Sheena Pollet, John Pollet