



Dear Tessa

Thank you for speaking with me today and clarifying aspects of the design proposal. I summarise here the further points we covered to add to my earlier objection registered online 25 July 2016.

Thank you clarifying that the proposal does not include building over the roller shutter entrance, but noting that the edge of the proposed elevation would be visible and a block to sightlines from the side elevation of the Ziggurat Building. Thank you too for confirming that no light survey had as yet been conducted to assess the impact of the proposed development.

First, the proposal to improve the building aesthetically is welcomed. The front and side elevations are in a state of disrepair and in stark contrast to the adjacent Ziggurat building, which is of architectural note and something of a local icon in a street of historic interest.

The proposal to increase office space, however, can only increase congestion, noise and light pollution in an already relatively crowded, narrow and dark street, where parking and access are already significantly restricted.

The current building is mismanaged. The lightwell between our property and the office building is squalid by any definition.

-- Bins are not properly shut, there are broken windows, and the area does not seem ever to be cleaned.

-- The deliveries and cleaners are noisy and anti-social, often out of the restricted hours set down by the s106 agreement. Residents have complained on numerous occasions, to no avail.

-- Light pollution from the existing offices is another source of dissatisfaction. Lights are frequently left on for 24 hours and over weekends. I have gone to speak to the building managers on at least three occasions in the last year, but after a day or two of improvement things relapse.

My further detailed objections to this proposal are to do with light.

1 Light from the sun path: any potential approval of the proposed extension should require a sun path survey to determine how much the 20+ flats with North and West facing windows will be affected.

2 Ambient light from additional mass of building: how much will ambient light in the street, for the residents, and indeed for the offices opposite be reduced by additional storeys?

3 Additional glazing: this will increase the already detrimental light pollution from the existing building. There must be a risk of increased reflectivity and heat from significantly increased glazing.

4 Privacy of residents: increased glazing is detrimental to this.

If you need further detail on any of the above issues, please don't hesitate to contact me by email or by phone. I'd be grateful for confirmation of receipt of this email.

Yours sincerely,
Katy Ricks

4.9 Ziggurat Building (owner and resident)