

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/1872/P	C E Reynolds	04/06/2018 15:01:04	OBJ	

[REDACTED] I am overlooked by, this re-development.

I was aware that the building height had been increased and the North elevation changed during construction and I had complained about the changes. However, I was amazed to see that every plan and every elevation had been changed from the original approved scheme. I note that several plans have also been increased in size.

My main concerns are with the terraces at the rear of the building. At first floor the plans no longer show planters on the roof at the sides of the main enclosed terraces but plants are still shown on the elevations. Which is correct? The new drawings show gates in the glass screens for 'maintenance access' to these areas of roof. If there are no planters then no gates should be required. A well designed flat roof should need little or no regular maintenance access and certainly not a gate. If planters are to be installed then access through a gate becomes a safety problem because of the low parapet. No railings or restraint systems are shown on the new drawings. Whichever situation is intended I strongly object to these gates because of the serious overlooking problem for my house.

The developer began installing the glass screen on the south elevation several weeks ago along with one panel on the end returns leaving a gap towards the building. Last week they installed gates in the gaps, in clear glass. All of the panels on the south elevation have gaps between them of about 25mm and the first return panel at the sides has a gap of about 50mm. The gates have large holes, presumably for some form of latch. All of these as-built details compromise the intended function of the glass screen to provide privacy for adjoining properties. The planter shown all along the south elevation has not been installed and contributed to a recent 'peeping tom' incident involving someone on the first floor balcony of Flat 3. In this context, part(s) of the building appear to be occupied although building works are still going on to it. Last Saturday there was a BBQ in the garden (Flat 1) and I saw a man and a woman on the terrace (Flat 3) later in the evening.

The second floor parapet is not complete and has been draped with a huge tarpaulin with a high up-stand for weeks when all that is needed for completion is a simple coping. I am concerned that they are installing a balustrade under the temporary protection in contravention of the specific restriction in planning approval. This needs to be urgently re-confirmed.

I note that the developer claims that the increase in overall height of the building is due to thicker construction to achieve higher thermal standard than the Building Regulations. The most obvious increase in floor thickness appears to be between flats, not to external air, and parts of some of the south walls appear to be very thick. Neither of these increased thicknesses would contribute much to thermal efficiency. There seems to be something strange about the drawings used in the planning application because the overall height of the completed building is visually much greater than drawn.

If anyone from the Planning Department wishes to view the works from my house or garden please do not hesitate to contact me.

Regards, Ed Reynolds