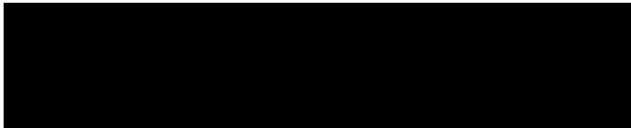


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17/10/2018

I would like to raise following observations about the application for planning permission for the replacement of the existing aluminium residential windows and rear balcony doors to the (Vesage Court, Leather Lane, EC1N 7RE) block with new double-glazed aluminium windows and doors, same size and colour to match existing.

What needs to be done needs to be done, but I put forward my observations and try to explain them.

Light and views are going to be restricted because the frame widths are much wider especially where the 2 windows meet in the middle. Could the frames be thought out so as not to restrict the light and view we already have? In the living room, two opening windows are not needed because there is the door to the balcony for cleaning purposes

The planning notice says 194 dwellings but Vesage Court has 120 flats, which start on the 4<sup>th</sup> floor and go up to the 13<sup>th</sup> floor. Where are the other dwellings?

The flats are far too hot and do not need an improvement in thermal performance.

As the flats are too hot, the noise will only be reduced if the windows are kept closed.

Is planning convinced that the bedroom windows are big enough for a large person/disabled/elderly person could get through God forbid there is a fire?

Absailers or drones could be used to check the building to see if various work needs doing.

#### Window measurements:

The dimensions of the width of the window frames are not clear or given on the drawings. The proposed window frames seem much wider making the glass area reduced, especially in the middle where the two windows meet almost 24cm wide plus the measurement on the sides of the window frames. If this is the case, the light through the proposed windows is less; I think it would be fair to let tenants know the

luminance (LUX) reduction in light. I don't think people are aware of this especially the tenants that are virtually housebound and/or do not go out much, and people in the lower flats who are shadowed by buildings so making their flats even darker, it will substantially mar the view for everybody.

My understanding is that light has a profound effect on how happy and positive people are and also play a part in setting our body clocks among other things, so it is very very important not to reduce the light.

There is a growing thought with the people that realise the frames are much wider restricting the light and view than the ones we have now that the design could be better especially in the living room, some people are not convinced that without the above being considered they want the windows and door at all.

#### Balcony Patio sliding doors:

I think as a block the Council should give the tenants the opportunity of seeing what the costing would be to have patio sliding balcony doors in the living room as this would let in more light especially for people that live on the lower floors. The configuration is very old with a side door and as the windows and door are being updated anyway it would take away the feel of the 70s looking block.

The leaseholders are having to pay for the main job which is changing the windows, this is approx £3,818.12 for a glass door and window in the living room and a window in the bedroom and with the access scaffolding costing £3,857.70 which makes a total of £7,675.82 and this does not even include the communal windows of the block which are in a much worse state. I feel tenants should be given the option to see the costing of patio balcony sliding doors.

With Patio sliding balcony doors the radiator would have to be removed underneath the existing window; the flats are always too hot because of the central boiler and people always need to leave the door or their windows open because of the heat. By taking away one radiator (there is another radiator in the living room) and putting in modern patio doors this would make the flats less hot and more pleasant so that people would not have to leave the windows open to let the heat out so making the block more eco-friendly and the double glazing would come into its own and block out the noise from the pubs and market that bother some people as it would be comfortable. If people have to leave their windows open because of the heat, double or triple glazing will not make any difference.

#### Scaffolding:

Of course, health and safety are always paramount. As there are balconies leading from the living room, the windows and door can be fitted using the inside of the flat and the balcony as a platform. Although the Council is saying they cannot do this I am yet to be convinced. If brickwork needs to be checked or painting needs to be done it can be done via the balcony. Scaffolding could then be erected in the width between the balconies to fit the bedroom windows where there is not a balcony to use. This could also possibly cut down on the netting needed for 9 months in front of the living room balcony cutting out the light and view) and would only be in front of the scaffolding that is erected for the bedroom windows for 9 months. This could cut the scaffolding charges considerably and save councils and taxpayers money. If it is found that works were needed on the outside of the balconies cherry-picking could be used for that area as it was at Gresse Street. Can this be looked into and reported back?

My flat is on the upper floor, and for over 20 years I have never cleaned the outside of my bedroom window. I have always thought it was self-cleaning glass but I suppose it does get windy so it could be that driving rain that cleans my window (I have been lucky maybe). The driving rain also enters the flat via the opening and of course, this cannot be helped but the new window x2 equals more gaps i.e. more rain will enter. Now that is an idea for the outside of the bedroom windows self-cleaning glass than tenants would not have to clean the outside window at all.

A child fell out of a reversible window at Gresse Street, as the lock mechanism was not on. The existing windows have a safety lock at the top of the window, I do think the child safety buttons on the proposed new windows are a bit low as little hands can reach up or stand on a chair.

#### Meeting on the 15-10-2018:

We have been told that the main works to be done are the window renewals, but I am concerned that many tenants and leaseholders will not see the plans so are not aware that the communal windows are not going to be removed and that there will be a reduction in light with the new proposed windows. At the Councils meeting on 15-10-2018, we only had a handful of people attend as some people told me afterwards that they were not aware it was taking place. At the meeting, a note was given saying that people had until the 17-10-2018 to comment to planning. The gentleman who was showing the windows to us at the meeting when I mentioned I was confused with the measurements on the plans he said the measurements on the plans may not be accurate.

Would it be a good idea and helpful for a set of plans to be put on our notice board for people that do not have a computer and to let tenants know they could comment on the plans by a certain date as this would make it more transparent than having signs on the street that may not be seen?

