
From: John Malet-Bates [REDACTED]
Sent: 25 November 2018 23:24
To: Constantinescu, Nora-Andreea
Cc: [REDACTED]

Subject: 2018/4295/P - 10 Lower Terrace,

Dear Nora-Andreea,

With apologies again for late submission which tendency will be ended for current and future applications –

HCAAC Comments on this proposal as follows:

The DAS appears to be well-written and has rewarded careful study.

However, the proportions and scale of the proposed extension North Elevation are not acceptable even for a principally 'internal-to-site' situation.

Demolition of even part of a well-regarded heritage asset - of whatever date - has to be justified by great public benefit and this seems not to so deliver.

Our problem is with the possible accumulation by precedent of well-intentioned but less well designed proposals particularly as replacement to an existing asset as to heritage and charm.

... .. there is an evident dialogue and historical diary of property development which compounds a historical quality.

HCAAC notes this statement from which it is clear that former alterations and extensions have been made carefully with a view to harmonising with the pre-existing form and modulation.

Although such close reflection of existing detail is not considered essential in a well-designed extension, we consider that proposals should be closer in visible scale and detail to maximise integration.

We do not suggest replication of existing windows divisions.

With this (the above DAS extract) being the case the owner/applicant in this instance wishes to add a further layer of chronological development and whilst doing so clearly establish a sympathetic language that can display the sequencing of the property growing in size over time. In terms of building language it was also suggested that a solution was obtained that allowed a marked difference between the former and new, whilst providing visual comfort.

HCAAC does not dispute the correctness of the statements following the Pre-app, we consider there are different ways of achieving the "comfort". Mainly in lightening and reducing the impact of the new work by re-scaling and re-proportioning the fenestration and dormer.

Regards,
John Malet-Bates
[REDACTED]