

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5762/P	Nicholas Bradfield DPCAAC	29/01/2021 17:34:37	OBJ	<p>Comments by Dartmouth Park Conservation Area Advisory Committee</p> <p><b>Release of Condition 7</b> Landscape/railings Proposed design of spindly boundary railings does not relate or complement the existing railings with plain spikes on either side of the Grove Terrace Squares. Rather than 'match' the building design they should integrate and crucially match the diameter of existing railing uprights. We note that the applicant in their letter wishes to release condition 3 (a) but has not provided these important details. Relevant to Condition 7 is Condition 9 where trees were supposed to be protected in situ. Two almond trees were dug up during excavation works and set aside in containers. We understand one tree died which should be replaced. There is no indication on plan where they are to be re- planted, which they should. Although plain trees welcomed in the public space it is not clear whether this is a 'wish list' or who would implement planting and eg maintain hedging along the railings.</p> <p><b>Boundary walls</b> Proposed boundary wall details along Highgate Road. This wall should crucially reunite in line and materials (granite setts) with the northern Grove Terrace London Square, contrary to proposed details shown on Drwg no. 0067_LS_003.</p> <p><b>Re-instating public footpath at points of previous access to garage</b> Who is responsible for the lifting of the old vehicular access route to the petrol station? Especially important to ensure disability access to the pavement route.</p> <p><b>College Lane footpath</b> Proposals for new York stone paving to College Lane in front of new houses. We are mystified why changes to College Lane floorscape are proposed as part of this scheme as this is a public footpath, not in ownership of the applicant. If it is to be considered as part of Section 106 funding then consideration should be given to the visual impact of the entire College Lane, an important part of the conservation area walking corridor. If York stone is to be considered it should be second hand York stone as was re-introduced in Chetwynd Road, and extend to the existing single bollard in line with the end of the Denyer House boundary wall. Proposal for three bollard 'kissing' gate. There is no details. If bollards are to be considered they should be St Pancras type to conform to the Streetscape Design Manual conservation section. They should be sited, not at the commencement of the private housing but replace the single bollard at the Denyer house boundary wall up to where York stone should be laid.</p> <p><b>Railings to balconies</b> Proposed railings see Drwg no. 0067_CD_EW_103 Relevant to Condition 7 is Condition 11. No indication of privacy screens as required by Condition 11. Open railings to balconies are incompatible with the townscape setting, To provide privacy this should instead be solid brick balcony surround to compliment the characteristic darkness of the conservation area. It would also prevent visual discord from loose furniture and clutter which invariably arises. Open railings would additionally contribute to light spillage harming bio-diversity.</p> <p>We note that Condition 22, full details of a lighting strategy, has yet to be discharged. This will be crucial in an</p>

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area of characteristic darkness after light in the setting of the Grove Terrace Squares

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