

| <b>Application No:</b> | <b>Consultees Name:</b> | <b>Received:</b>    | <b>Comment:</b> | <b>Response:</b>  |
|------------------------|-------------------------|---------------------|-----------------|---|
| 2022/2411/P            | Julian Rodd             | 19/08/2022 09:37:36 | SUPC            | <p>The steps at 65 Constantine Road have been difficult with varying tread depths that are too short as they have been poorly modified from the original by the addition of tiles. We understand and support our neighbour's need to modify her steps.</p> <p>We are unable to fully assess the application and its impact to no. 67's steps, which we believe to be a joint structure with 65, given the limited information the applicant has provided. However please consider the highlighted omissions and comments below:</p> <p><b>PRACTICAL USAGE</b></p> <p>The proposed step that encroaches onto the pavement and is at a + 0.15 level presents a potential trip hazard for those leaving the property at no. 67 in the direction of the shops. Pedestrians may also find this a trip hazard especially when pushing buggies or for wheelchair users as it stands alone and is not protected or shielded by a wall or similar step across the entire pavement boundary in front of the entrance to both properties.</p> <p><b>APPEARANCE</b></p> <p><b>Configuration</b></p> <p>The final appearance of the proposed design is totally at odds with the original configuration and the configuration of the steps at no 67. By using the existing steps with the tiles as the foundation no attempt is made to lessen the impact of the odd configuration other than to add the upstand which presents detailing problems.</p> <p><b>Detailing</b></p> <p>No specification on the appearance or details of finishes on the vertical plane of the boundary with 67 is mentioned other than to provide an upstand. We request further details of how this edge will be dealt with so we can assess the impact when viewed from no. 67. We need an assurance that a damp proof membrane will be used where the upstand meets the decorative masonry between the properties.</p> <p><b>Materials:</b></p> <p>Only stone and thickness and not colour or type are specified.</p> <p><b>SAFETY</b></p> <p>We note that the intent is to build on top of the existing steps without any proposals to provide new foundations suited to carrying the increased loadings imposed by the additional materials. We request an assurance from Building Control that the proposed works will meet the standards necessary to safeguard the steps, and use of the same, at no. 67.</p> |

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