

Dear Kreena

On behalf of the Beaufort Rd residents.

In addition to all of our objections made to date, we would like to confirm with more detail our objections relating to Visual Amenity and MOL VSC justification.

It is not feasible for us to attach all the drawings to this email and instead we have included our complete response in the attached PDF.

The 3D models provide an excellent insight into the disproportionate size of the building on the Plot and the corresponding key sight line issues for a building of this size on MOL. This crucial detail and perspective is missing from the current Application and is invaluable for any party involved in the assessment phase. Can you please suggest how this information can be shared publicly on the Website? We can supply the information in various sources and on a USB device if required.

Could also please acknowledge receipt of this email.

Kind Regards

Bob

Resident's Amenity and Privacy

Within the Application and associated third party documents, no perspective is given as to the size of the building within the plot or the proximity to residents, which we feel places us at a severe disadvantage. As the Council cannot enter our properties to make any visual assessment, we have included below a selection of photographs from numbers 40, 46, 34, and 32 Beaufort Rd, along with a 3D model of the proposed structure. If required, we can also share with you the detailed elevation diagram our architect created from the draft sketches in the Application.

Selection of Photographs from numbers 40, 34 and 32





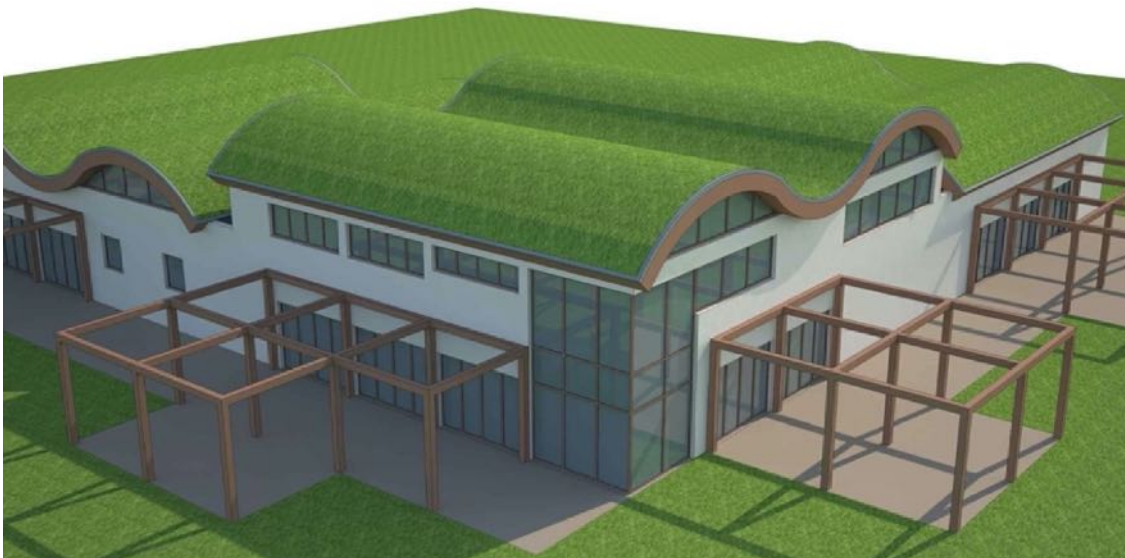
And to get a before and after perspective of what is being proposed – this is the living room view from Number 34



Proposed structure from number 34 Living Room



Proposed structure from number 34 Bedroom



The 3D model clearly highlights the disproportionate size of the new building with a 2 storey 6.78m high building being placed within 20metres of the Beaufort Rd properties. There is also a consequential increase in privacy and noise disturbance to the Residents, compounded again by the outside awnings where adults and children will congregate.

MOL and Very Special Circumstances Justification

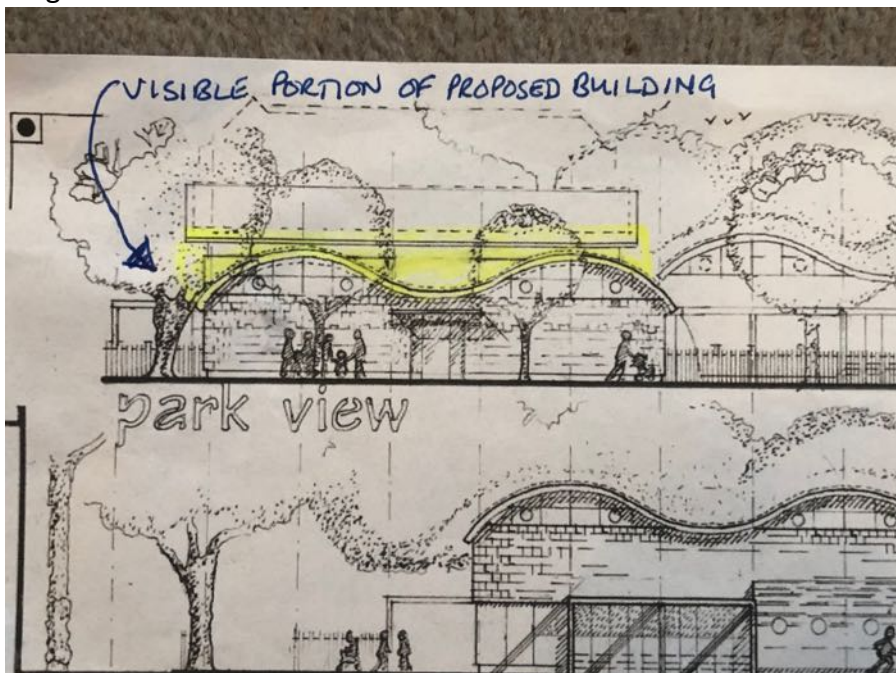
Minimum Size Justification - The current justification for a building at 5 x the current size (not including Awnings) is excessive and flawed. The proposed structure contains many additional facilities including Kitchens, Shared Use rooms, Cafés, Tuck Shop, Therapy Room, Shower room, Baby change area, Indoor adventure play areas, Parents' Social areas and a disproportionate amount of space dedicated to OKMT Music rooms. The Applicant openly states the building will be a multi-use community centre which they will promote within the Borough. The stated usage detail within the Application confirms that the planned facilities will be unused by the Charities and free for open community use for 35% in Term time and 48% in Holiday time.

The Applicant further justifies the excessive building size on the minimum size required to house enough charities to make the project financially viable. This is not a valid reason within VSC to justify a building of this disproportionate size on MOL. Any free space on MOL should be preserved where possible and if the intent is to build a Borough Community Centre, then this should be confirmed by the Council and not hidden in a Planning Application which is promoting 3 charities.

Protecting Key Sight Lines – The information in the Application is misleading and we have detailed a few examples below:

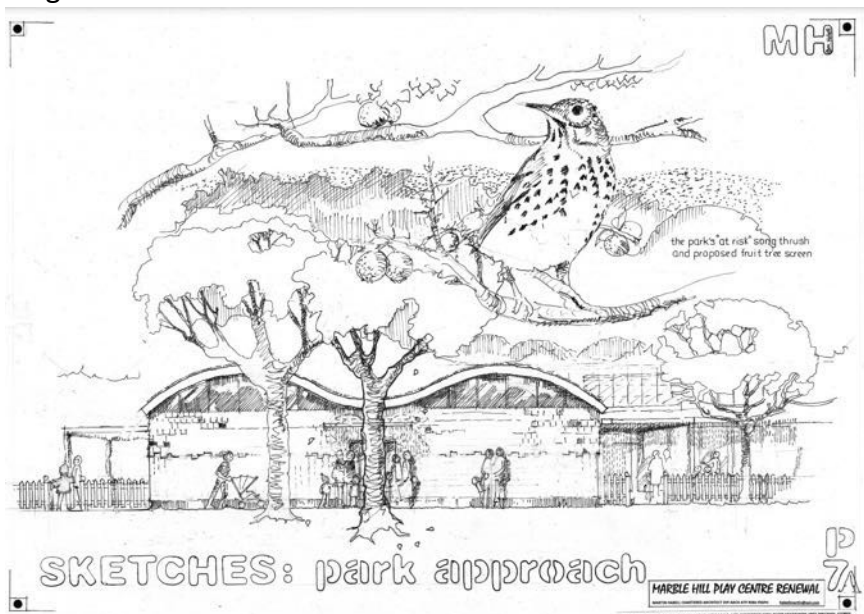
“Elevations Park View” - The Sketch does not show the true extent of the resulting sight line from the park, of a building that at the rear (next to Beaufort Rd) rises to 6.78m high - marked in Yellow (Diag A)

Diag A



“Park Approach Sketch” This sketch provides an example of the draft nature of this Application, lacking clarity and detail whilst not representing the true view from the Park as the 2nd storey of the proposed building is not shown. (Diag B).

Diag B



A building of this size and prominence on MOL in a Grade 2 listed Park warrants a far greater level of detail in the submitted plans than provided. An independent source of proving “Verified Views” should be contracted to understand the true impact of this proposal.

Landscape and Visual Impact Analysis –This report presents an overly positive view on protected sight lines using photographs from low priority views in the park and stating foliage as the solution but not presenting any option for the Nov-May timeframe where no foliage is present.

Flooding Potential – Stated within the application as a positive benefit to VSC in decreasing the chance of flood water which is then directly contradicted by the following comment in the Planning Statement: “The Site is located in Flood Zone 1 (low probability of flooding), according to the Environment Agency’s online flood map”

No other alternatives to the proposed building –There are two credible options which have not been explored:

- 1) Build a basement - discounted because *“7.1.5 Option 5: Ground and Basement Floors. The basement raises concerns over means of emergency escape for SEND children”*

This is not an insurmountable problem, especially given the harm to MOL of building a disproportionately sized 2 storey building above ground level.

- 2) Reposition the building to the East of the Plot towards the corner of the Park and near to the Park Maintenance Facility. Key sight lines will be more protected in this NE corner away from the priority SW and West views. See Google Earth picture below (Diag D) confirming free space in the current Plot.

This proposal has been discounted because a) Trees will need to be removed - this is not true, there is plenty of space to use before encroaching on any existing trees and b) the individual operating needs of the Charities and the current Lease agreements present complications to this idea. Both issues must be secondary to any consideration of protecting the harm to MOL

Diag C – Space to the NE of the current Plot

