

Response to Beaufort Road Residents and Planning Consultant Feedback
15 July 2021

Dear Kreena,

Thank you for sending along the input from the planning consultant retained by Beaufort Road. Having consulted the involved qualified professional, I am able to relay the following response:

1. *Re: letter labeled "To Kreena from Bob"*: This is undated and offers simply a subjective view not shared by others (see Point 2 below.) The note refers to studies that cannot be forwarded to support the opinion. However all CAD and hand drawn perspectives are subjective, dependent on the data input and choice of viewpoint.

The note also refers to "disproportionate size of the proposals on the plot." This is not a meaningful judgement, when the backdrop to the proposal, viewed from the MOL, is of very large built masses of Beaufort Road and the spread of the proposal adheres to the existing spread of buildings.

It should be noted that all external materials will, in the normal way, have approval conditional on external materials submission for later approval. This is to ensure maximum low carbon performance, non-toxicity and colour availability at the time the building construction takes place (after charity fund raising.) A guide on materials is included in the Design and Access statement.

2. *Historic England letter*: This is very recent, dated 6th July 2021. This demonstrates professional support (after much consultation and evaluation) from recognised professionals at HE and counters the opinion at Point 1.

3. *Letter by a G. Green*: The view of the applicant for the proposal is that none of the matters raised are material to a judgement on building in MOL, use of the building and impact on Beaufort Road, and that in this letter there are many mis-readings. The objection that internal slight inconsistencies might infer greater error elsewhere is unfounded, and an invalid objection. Contrary to comment, the scale is clear on all drawings and furthermore Drawing P13A carries in depth measurements for clarity.

The observation that ground has 3 windows at a point on the north elevation Drawing P2A and 2 on the plan Drawing P3A misreads the run of 3 bays: an entrance window screen then 2 nursery window bays.

As regards mentioned inconsistency of the first floor plan compared to the enlarged plan (Drawing P4A) there is absolutely no inconsistency, and it may be the commentator has failed to understand the break lines and flexible use. A slight variation in splay to the partition of the changing room/wc is because until the disabilities of the children are registered, this splay may vary.

With regard to awnings, these, as the Design and Access statement explains are temporary and retractable. There has been a real problem of sun exposure of the children in recent years.

There is vague mention of plot size. Drawing P13 A is absolutely explicit in all dimensions to a degree unusual in a planning application. The plot agrees with Ordnance survey and onsite survey dimensions.

4: Photos of recent park activity:



These photographs taken on 14/7/21 clearly demonstrate that the MOL area adjacent to the proposal is in flexible use, with structures appearing from time to time. Considerations of mass and extent of the application should also take this into account as this is a relevant planning consideration. Also relevant is that the photo demonstrates that the buildings in Beaufort Road are the dominant and defining structures and the Play Centre is barely visible, notable for its bright white paint edging. The drawings and Design & Access Statement explicitly compare the height difference of new and existing Play Centre, and it is

very apparent that the limited portion of slightly higher roof (than existing) is of planted nature and curved to be less aggressive visually than the current building. All the building is in muted colours, **not** the bright white timberwork which is visible across the MOL. The views expressed fail to take account of the fact that the submission demonstrates compliance with the guidelines for building in MOL, is a renewal of an established community project of vital importance, and that the existing buildings are at the end of life and inappropriate for emerging priority needs.