

Notes for Andrew Amery and Laura Treagus following their site visit to 192 and 194 Bassett Green Road on Wednesday, 13th February 2019

Our drawings and 3D plans have been produced by Blue Sky Design and Build Ltd following site visits to 192 and 196 and using laser level measurements. The dimensions for 194 were taken from the submitted application.

Given its overbearing scale and appearance in relation to the existing building, these plans indicate the visual impact of the extension on 192 and 196 as well as its impact on our recreational space and outlook. We will see 1300mm of wall and plinth above our boundary fenceS and within 650mm of our respective boundaries.

They were also produced due to the following issues with the submitted plans:

- No side elevation plans were provided, therefore no context or ability to assess the impact of size, scale and mass of the extension on 192 and 196.
- No corbel brick line shown which runs across the rear of the houses and provides a useful reference/guide for height and position.
- No means of establishing the impact of scale and proportion of this mid-terrace extension in relation to the whole Victorian building.
- Plans indicate a floor area of 22.6m² representing 40% approx. of the existing ground floor area of 194.
- Difficult to ascertain true height of extension – since clarified by Laura Treagus.

1. Annotated notes relating to Drawing No. BH/P/04 (re-submitted January 2019) and our plan drawing headed “Bassett Holt 192 / 194 / 196 Bassett Green Road”

A. The scale shown on BH/P/04 is not correct. When applied to the drawing, all dimensions are smaller. For example, the 5m shown on the scale, when applied to the lantern, makes it appear smaller.

B. Measurements outside the boundary of 194 are important and show an incorrect relationship to the bay windows of the adjoining properties. This is highly relevant to the application of the 45° rule. On plan, this gap is shown as 1000mm – actual gap 770mm

C. As above, the gap is shown as 650mm – actual gap 490mm

D. As a terraced row of houses it is the nearest window of 192 and 196 that should be used for the application of the 45° rule. The plan shows the 45° line applied from the centre of the bays, not the nearest window.

E. Drawing BH/P/04 shows chamfered window and door measurements as 1400mm. These are the measurements of the glazing and not the actual external wall measurements. Our plan drawing “Bassett Holt etc.,” shows these as 1700mm as these are the external wall measurements of the chamfered corners. When the 45° line is then drawn from the external wall measurements, it results in a line that does not meet the windows of the neighbouring properties at the points shown on BH/P/04, which in themselves are incorrect.

2. Annotated notes relating to “Schematic Representation Bassett Holt etc.” (to scale)

The schematic shows the extent to which the proposed extension extends beyond the existing patios of 192 and 196 and its impact in terms of:

- Its dominating nature and visual impact from all aspects of the patios and rear gardens of 192 and 196
- Its overbearing scale and appearance, and
- It being out of character and failing to integrate with this historic Victorian building.

Please note: this schematic, including patio and garden level detail, was produced with only limited time available and we would ask you to bear in mind the following:

1. *There is a fence line and garden drop of approx. 2000mm at 192 impacting on privacy.*
2. *We have been unable to insert the patio at 192, the extent of which can be judged from the plan diagram showing it being parallel with the middle of the chamfered door. It then drops 2000mm to garden level accessed by steps.*
3. *Nevertheless, we believe the schematic shows the extent to which the proposed extension dominates and is out of scale to 192.*
4. *Beyond patios and steps of all 3 properties, there is grass and flower beds (shown as teal blue on the schematic)*