

Email from Agent: Robert Green

Date: 26th April 2021

Re: P/20/044/FUL and P/20/064/LBC Land to the rear of Park View, Hugh Town St Mary's

Response to issues raised

Building Abutment.

There appears to be some confusion regarding the idea of 'the gap' between the two buildings and the impact it will have on maintenance of the elements of the adjacent buildings affected by any new construction.

In effect, there is no gap. The new proposal will span the entire width of the plot with a minimal space allowance ranging from approximately 1cm - 5cm to allow for deviation in the fabric (i.e. render or granite) on each side.

Once the building has been constructed there will be no access to the walls covered by the new structure, neither will that access be required, for maintenance or repair, as the new structure will in effect protect those elements of the building. There will likely be an improvement in conditions on each flank wall to include thermal performance enhancement and prevention of water ingress as a result of the new building being in situ.

As previously stated, the building will be completely structurally independent, though there will be flashings between the new and existing buildings to ensure weathertightness of all the structures. This will be agreed through the Party Wall Award process and will include for all issues regarding wirings / TV aerial placement and ventilation of bathrooms.

Any issues regarding sewerage inspection chambers will also be dealt with through this process. I would point out that these inspection chambers affect my client greatly at present due to the discharge of effluent during high water storm events. This discharge is not due to excess load on the system, rather the chambers are set too low for current high water events and do not have non return flow valves installed to prevent the discharge. This will be addressed at construction stage for the benefit of my client and the owners at Bay View Mansions

Sustainable Design Measures.

I stand by the points raised in the Design and Access Statement, at this time, regarding the inappropriate application of either Solar Panels (wrong orientation) and Air Sourced Heat Pumps (potential for noise resonance in a confined space).

The process of applying for planning approval on this project has been long and expensive for my client, and though many hurdles have been overcome it would be costly and unwise to proceed forward with detailed design until assurance is gained that the project is allowed to proceed.

For this reason, nothing is 'off the table' with regard to sustainable measures, though a more nuanced approach to these measures is required.

As alluded to in the Design and Access statement my client is going to include triple glazing primarily on the beach facade, as these are larger spans of glazing and storms can be noisy from this orientation. To conclude that this is the best solution for the remaining windows in the building is yet to be proven as there may be other ways of thermally reinforcing the building that may be more, a. efficient b. cost effective or simply c. it hasn't been considered yet.

This work will be carried out at the detailed design stage should the project be approved. What is, and can be, concluded at this stage is that the building will be fully compliant with the latest building regulation requirements as full plans submission will be required by Building Control.

Biodiversity Enhancement

In terms of biodiversity, the nature of the current situation is that the rear yard of Park View is effectively a wind-blown desert. The clients already have an allotment, and it stands to reason they would wish to plant and maintain a garden space of their own at Park View. Other measures that the planning department would like to add as part of the biodiversity conditions will be welcomed.