

Lynnyrd Wolfe

From: Andrew Wood
Sent: 10 May 2019 13:43
To: Planning.Responses
Subject: FW: M/24/19/PL - 3 The Hard, Elmer
Attachments: 789 PL001 Proposed Floor Plans Site and Location Plans REV B.pdf; 789 PL002 Proposed Elevations and Sections REV B.pdf

Importance: High

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From: Michael Wood [REDACTED]
Sent: 10 May 2019 11:44
To: Andrew Wood
Subject: RE: M/24/19/PL - 3 The Hard, Elmer
Importance: High

Andrew,

Please find attached revised drawings PL001 B and PL002 B indicating the additional information requested.

Further to the drawings I confirm the following:

1. The west elevation of the balcony to the master bedroom will be fitted with a minimum 1.7m high tapered screen comprising frosted glass to provide privacy.
2. The bicycle parking spaces provided in the rear shed will be secured by a ground anchor bolted down to the floor slab.
As an example – Torc Ground Anchor Series II – Sold Secure Gold standard.
3. A single 3.6 / 7.2kW EV charging pod will be located on the west elevation of the proposed dwelling under the cantilevered carport area.
The charging pod will be served by a dedicated circuit providing low cost electricity over night for the 3.2kW trickle charge.
4. The render at ground floor will be RAL 7035 Light Grey which will compliment the proposed colour of the windows and doors which will be RAL 7016 Anthracite.
5. The cedar cladding will initially be the natural sawn 'red' colour which will fade naturally to a silver grey colour dependant upon exposure to sunlight and orientation.
It is not proposed to treat the timber with a stain or sealant to prevent the natural fading.
6. The side window serving the master bedroom en suite will be obscure glazed at all times and be non opening.
7. The wheelie bins for general waste and recycling will be located in a stand alone timber clad 'cupboard', in the location originally indicated on the 1:200 site plan and now indicated on the 1:50 floor plan and 1:100 elevations. The timber will be western red cedar to match.
8. External lighting will either be located in the exposed soffits of the first floor balcony and cantilevered element or within the extended eaves overhangs. All light fittings will be low energy LED lights and be downward directional only. It is not proposed to uplift the building.
There will be low level low energy LED 'brick' lights located either side of the access drive to

facilitate both pedestrian and vehicular access to the site. The brick lights will also be directional and downward pointing. Additional lighting in the rear garden will also be provided at low level to terrace areas using brick lights within the garden walls.

My client is happy to agree that a final design will be provided as part of any condition that may be attached to the decision notice.

9. Bird and bat roosting boxes will be provided at the rear of the site attached to the garden shed. My client is keen to encourage both bird nesting and bat roosting where possible within the residential curtilage of the site. In addition my client is likely to provide stand alone boxes within the garden to provide a variety of habitats.

I will be visiting the area later today to identify properties that have zinc / standing seam roofs and any example of cedar cladding.

That said I would like to reiterate that there is no defined style of building in the area with a wide variety of materials used for both roof coverings and wall finishes. There has been a propensity towards the use of coloured cement board cladding (Cedral) in quite a few properties in the area and both properties immediately either side of the site have this material on the exterior walls. This material whilst being robust and requiring a low level of maintenance does not suit itself to a modern contemporary building as proposed.

There is a new property being constructed at the junction of Manor Way and Sea Way which has zinc roofing and I will identify its exact house number.

I trust this answers your questions sufficiently to satisfy the requirements of your report and the committee. If you require any further information please do not hesitate to contact me.

Kind regards,

Michael Wood
Senior Surveyor and Architectural Technologist

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Highly commended for new Hotham Park Café building



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From: Andrew Wood [REDACTED]
Sent: 08 May 2019 12:12
To: Michael Wood [REDACTED]
Subject: RE: M/24/19/PL - 3 The Hard, Elmer

Michael,

I am preparing the report for the committee date of

Could you provide some additional details as follows;

- * an obscure glazed balcony screen 1.7 metres in height on the west side of the first floor balcony serving the master bedroom.
- * Details of the two bicycle parking spaces within the rear shed mentioned in your design and access statement i.e what will they be locked to.
- * Details of an electric charging point for electric vehicles.
- * The colour of the render at ground floor level
- * The expected colour of the western red cedar cladding as installed and as weathered.
- * Can you please indicate that the side elevation windows will be obscure glazed and non opening below 1.7 metres in height in the case of the east elevation window at first floor level.
- * - indicate on plan and elevation where wheely bin and recycling storage cupboards will be.
- * Details of the proposed lighting scheme in accordance with the ecologist comments relating to biodiversity 'avoiding unnecessary artificial light spill through the use of directional light sources and shielding.'
- * The inclusion of bat/bird boxes into the structure of the building or garden buildings would contribute towards a positive impact of development on biodiversity.
- *

Thank you,

Andrew Wood

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From: Michael Wood [REDACTED]
Sent: 26 April 2019 08:48
To: Andrew Wood
Subject: M/24/19/PL - 3 The Hard, Elmer
Importance: High

Andrew,

I respect of the above application and in response to the comments raised by the Environment Agency in their consultation, please find attached amended drawings PL001 A and PL002 A indicating the existing raised bund running east west across the site as being retained.

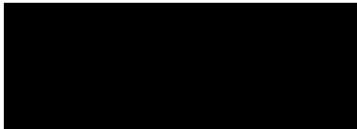
Hopefully this should address the concerns raised in a number of 'objections' and the comments made by the Environment Agency.

Should you have any other concerns regarding the application or feel that it is likely to receive an adverse recommendation then please do not hesitate to contact me before any decision is made.

Kind regards,

Michael Wood
Senior Surveyor and Architectural Technologist

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