

From: richard butler [<mailto:r.butler@johnpardeyarchitects.com>]
Sent: 08 March 2016 10:32
To: Daphney Haywood
Subject: Re: Tamarisk/Revised drawings and statement/Acolaid Case APP/15/01355

Dear Daphney

Thank you for your email.

The dotted blue line on the site plan (and referred to in the key) indicates the extent of the proposed building on the previously submitted drawings. The terrace is shortened by 1m at the north. At its closest point the distance of the proposed first floor terrace from the boundary with Deck House is a little over 4.5m. The distance from the terrace to the House itself is over 6m. It is worth noting that Deck House has a projecting terrace at first floor level on its north elevation which finishes pretty much on top of the boundary with Spindrift to the east and within 6 feet of the boundary with Tamarisk to the west. The positioning of the proposed terrace at Tamarisk is in stark contrast to this. We have set terrace nearly 5m from the east boundary in order to minimise potential overlooking of Deck House and to achieve a comfortable relationship between the two houses. The revised drawings further improve this relationship. By relocating the stair to the west flank any overlooking issue with the associated footfall is removed entirely. In addition, shortening the terrace by a metre on the shady north side further shifts footfall to the west and away from Deck House. We believe our revised design is responsive and considerate by addressing the issue of overlooking and achieves a comfortable relationship to Deck House.

I note your comment regarding the daylight & sunlight assessment. As it states in the report the site facing windows (ie west-facing) at Deck House are bathrooms which are not relevant under BRE guidelines so the improvements we have made will not materially affect the assessment.

Kind regards
Richard

Richard Butler

The logo for John Pardey Architects, consisting of the lowercase letters 'jpa' in a stylized, grey, sans-serif font.

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