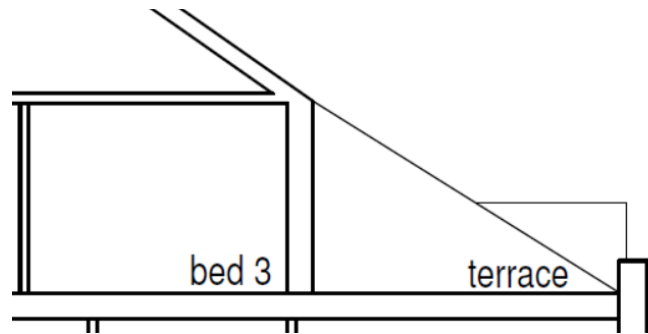


I wish to raise a concern regarding the accuracy and clarity of the submitted drawings for plots 27 and 27a.

The submitted sections and floor plans appear to show the front terraces as being broadly level with the adjoining internal accommodation, with no indication that a change in level is required between the dwelling and the terrace.



However, dwellings of a similar design (D1) already constructed on the site appear to require steps up from the internal floor level in order to access the terrace. This suggests that the terrace may in reality sit at a higher level than the adjoining internal floor level.

If plots 27 and 27a are intended to utilise the same or similar terrace construction, then the submitted drawings do not appear to accurately show how access to the terraces would be achieved.



This raises several concerns:

- whether the terrace level has been correctly represented;
- whether the relationship between internal floor levels and external terrace levels has been accurately shown;
- whether any required steps have been omitted from the drawings;
- whether the submitted sections accurately represent the true built form;
- and whether the visual appearance and massing of the proposed dwellings have been fully and correctly assessed.

The issue is not merely one of drafting detail. The presence or absence of steps affects the interpretation of levels, thresholds, parapet heights, terrace construction and the overall appearance of the building.

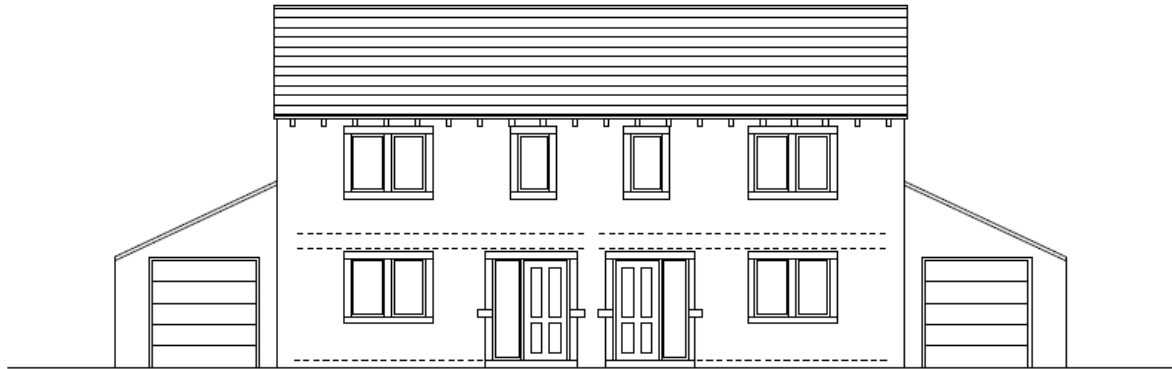
If the terraces are intended to be level with the adjoining accommodation, the applicant should explain how this is achieved and why this differs from similar dwellings already constructed on the site.

If steps are required, then the drawings should be amended to accurately reflect the proposed arrangement.

In either case, the current drawings create uncertainty regarding the true relationship between the internal accommodation and the proposed terraces.

My concern is not limited to the internal relationship between the proposed terraces and adjoining accommodation.

Comparison between approved D1 elevation drawings and D1 dwellings already constructed on site suggests that the level relationships shown on the approved drawings do not necessarily correspond closely to the built form.



Front elevation (1:100)

The approved elevation does not clearly indicate the stepped threshold arrangement visible in the completed dwelling. However, the completed dwellings exhibit noticeable changes in external levels across the frontage, including differences between driveway, pavement and entrance threshold levels.



This is relevant because the submitted sections for plots 27 and 27a similarly appear to show straightforward level relationships between internal accommodation and the proposed terraces, with no indication that steps or significant level changes may be required.

The existence of apparent level discrepancies between approved D1 drawings and completed D1 dwellings elsewhere on the site raises a legitimate question as to whether the submitted sections for plots 27 and 27a fully and accurately represent the proposed built form.

I therefore request that the applicant provide:

- finished floor levels for plots 27 and 27a;
- finished terrace levels;
- threshold levels between the internal accommodation and terraces;
- details of any required internal or external steps;
- and confirmation that the submitted sections accurately represent the development as proposed.

Without this information, it is difficult to determine whether the submitted drawings provide an accurate representation of the true built form and level relationships.

Fig. 2 – D1 dwelling constructed on site. Still image taken from a publicly available SB Homes Ltd Facebook video. The image shows steps between the internal floor level and terrace access point. This is relevant because the submitted drawings for plots 27 and 27a do not clearly indicate whether similar level changes or steps will be required.