
From: Anna Kramarczyk
Sent: 11 October 2023 18:15
To: Andy Watt
Cc: Steve Ashdown
Subject: DM230140 Initial Observations 130423 Rev

Hi Andy.

A lot of my comments were addressed; however, some things still need improvement, and some additional explanations are needed.

- Additional information is needed on Day light inside the flats. Proposed apartment plans on 1st and 2nd floors look unchanged. They look cramped and too deep. The deep-planned, narrow flats on the southern side will necessitate artificial light in the kitchens, and flats on the north side of the buildings will necessitate artificial light even more. Perhaps reduction in numbers of units would solve this problem? Floors with 2 units to the rear facing Northeast could be merged into one on each floor, or 1 bed apartments could be converted into Studios and 2 beds into 1 beds etc.
- Rooms with windows opening to the 'light well' are of really poor quality and they shouldn't serve as a habitable room (insufficient light, acoustic issues)
- To avoid damp inside flats, following should be explained/improved:
 - i. Cross Ventilation needs to be secured in flats that have this option, by making it clear that windows facing the 'light well' are openable.
 - ii. Passive ventilation in 1 bed units needs to be provided (vent in the kitchen)
 - Additional information is needed on facing materials. All elevations and all levels need to be described (some descriptions are describing use of 'existing' brick on new elevation- please explain)
 - Additional information is needed about the 'living wall' to secure its delivery at later stage.
 - Sustainability elements of the scheme should be explained.
 - Details of lighting around the residential entrance should be provided.
 - I still believe that setbacks balconies presented with glass balustrades would not allow for enough privacy to the flat user or prevent a street user from seeing items often stored on the balconies; dense modern-looking railing that would resemble the pattern of vertical lines on the windows would be more suitable.

Kind regards

Anna

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My working days are Monday, Wednesday and Thursday