

Cllr. Tom Druitt

BH2018/01965 - 99 Dyke Road

20/03/19:

I'd like to support Antony's application as

- a) the flat has not been lived in for over two years, it is not in a condition to be lived in, and the cost of making it fit for purpose is not economic; therefore there is no loss to housing from its conversion; and
- b) just down the road the old HMRC offices are being converted to flats; this adds a lot more housing to the local area and mitigates many times over the loss of one (uninhabitable) flat.

06/03/19:

First, I would like to state that I am in favour of this site being redeveloped. It is currently an eye sore and badly needs redevelopment. However, balancing all the different considerations I would ask that you reject this scheme.

Recently, other sites nearby have been developed as purpose built student accommodation on the Lewes Road and I haven't put any objections in as it is my view those sites were not suitable for permanent accommodation (situated right on the main road on small sites and not impinging on residents amenities).

However it is my view that this site is best developed for permanent homes rather than for students. It has space for decent sized units and I believe a profitable business plan could be made to achieve a significant level of affordable housing as well.

Whilst I do think that the applicants have done an excellent job of engaging the community and councillors and have modified their designs as a result of this feedback, residents still believe the loss of amenity in terms of height and risk of overlooking into their homes is high.

Whatever is developed here in a very confined one way street with access to a primary school and two wheelchair users already resident on this street, must have accompanying plans using the s 106 to completely redesign the current layout and make it safer for the users of the street.

The applicants have ensured there is space for inevitable deliveries and move in and out of tenants but the parking is still potentially too limited. Equally, it is my view the rest of the street would not be safe with increased deliveries/ taxis and general access traffic without a really intensive redesign especially to keep the very young children who access the school safe. The nursery age is 3 years old.

What is good about the design is the thought about impact on the school and the introduction of a green wall which has been used in Tower Hamlets to improve playground air quality. I would like to see both primaries on the Lewes Road corridor at Lewes Road level have these as we know air quality due to the "bowl" geography is an issue. These schools in my ward are St Martins (adjacent to the development) and Fairlight) a few streets along.

The applicants have reduced the height and sense of overbearing of the building but as you can see from the feedback from residents - in terms of design they still consider it too high and too close to their current boundaries.

I hope this letter is useful in terms of making the decision on this application.