

15th March 2024

Via upload

Ref: 24012_AB-EBC_Letter 01 - Building line and other site considerations

Dear Sir/ Madam,

Prior to our appointment for this project we discussed with the applicants the following:

- 1) Proper allowance and consideration of the existing tree in the adjacent area
- 2) The building line of the terrace and the relative prominence of the porches
- 3) The prospective view from the nearby dwellings at 104- 108 Havendale to the south

In respect of each of these points, the following was borne in mind:

- 1) We had pre-appointment liaison with an appropriately- qualified arboriculturalist and an engineer regarding any specialist foundations that might be put in place to allow for the location and health of the tree.
- 2) Please see below, in relation to this item, the proposal is intended to be sympathetic to the current line of terraces in this part of Havendale:



- 3) In relation to the view from the nearby properties we ensured that the advice in the 'Quality Places' design guidance was followed. In respect of this we also ensured that other guidance, from this document was borne in mind, but we were aware of the need for

the dimension of a minimum of 12m to be adhered to. The dimension from the properties to the south seems to be over 15m.

We would be happy to maintain a positive dialogue regarding these or any other design considerations throughout the consultation period.

Please let me know if you require any further information.

Yours sincerely



Director/ Architect
For and on behalf of dwell design