

Altman, Rebecca

From: Oliveira, Marta (Contractor)
Sent: 12 June 2025 13:36
To: Altman, Rebecca
Subject: East Chickenhall Lane - Urban Design comments

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Hi Rebecca,

I have now had the opportunity to look to the latest information submitted (CGI's and the shadowing technical note) and my comments are as follows:

- Concerns were raised on my previous comments dated 21 January 2025 and on DRP's comments about the proposed roof form. It was mentioned that "the design approach of having a flat roof with a continuous parapet wall and a few extruded volumes on a lower level would make the building visually bulky." Also, "the unrelieved flat roof form was only serving to emphasize the mass of the building" and "a variation in roof height and form would work far more successfully". Draft options were presented, one of which showed some steps in the roofline of the building which it was felt was a step in the right direction. However, the amended plan has not progressed this option. More consideration is therefore required to address this concern.
- Moreover, concerns were raised regarding potential overshadowing of the north-facing accommodation and if that was the most appropriate approach for this development which would have to ensure that natural light penetrates all habitable rooms and, a sunlight study was requested. The applicant argued that operators prefer to have a range of bedroom options available. We have nothing against it, provided that all rooms meet the minimum recommendation. We can't control how often residents leave their bedrooms to engage in activities within the home limiting time spent within their bedrooms, therefore we would recommend submitting a sunlight study to show that all habitable rooms are well-lit and to propose larger openings on the north elevation.

I hope these comments are of help.

Kind regards
Marta

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