

The Missing Roofs

Having fully understood the Application drawings (the key is to understand the inconsequential looking roof drawing), it has become apparent that several drawings systematically omit features that should (and will) be visible.

The effect is to significantly reduce the apparent impact on the skyline!



Fig 2 Brochure: West Elevation

The south east elevation appears to show a significant consequential change to the layout at the end of this roof, in fact this appears to be correcting an error in the brochure drawing:

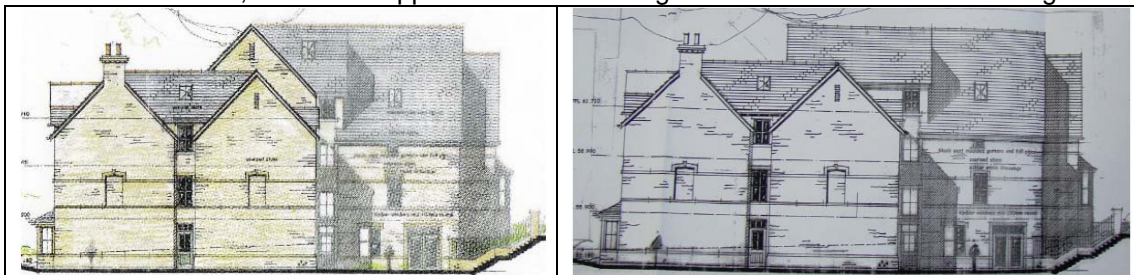


Fig 3 Brochure and Application: South East Elevation

However both the drawings shown in Fig 3 are quite miss-leading. They do not show the chimney stack denoted X in Fig 2 or the roof on which it sits as added approximately in Fig 4:

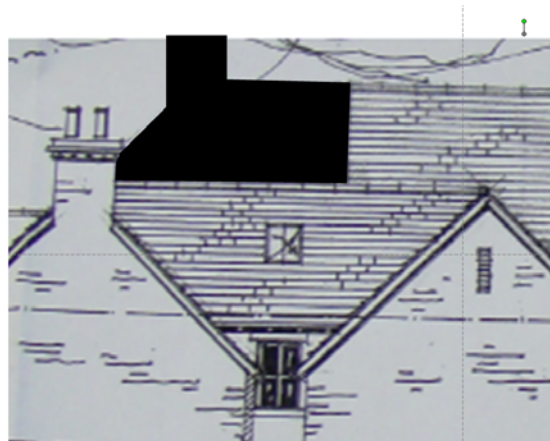


Fig 3 Application: Corrected South East Elevation (detail)

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Similar problems can be identified with several other drawing, the effect on the skyline on the West elevation is the most serious:

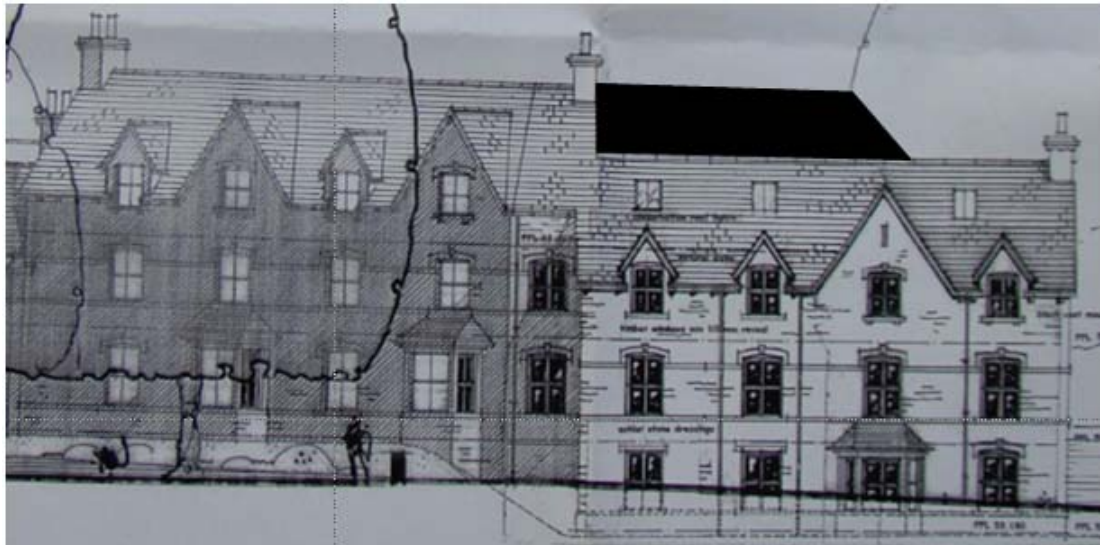


Fig 4 Application: Corrected West Elevation

The Application drawing North East elevation to East Busk Lane is denoted “existing building” (but does show the proposed gates in the warming wall) gives no idea of the impact of the new building on the skyline. The actual effect will be approximately as shown in Fig 5:

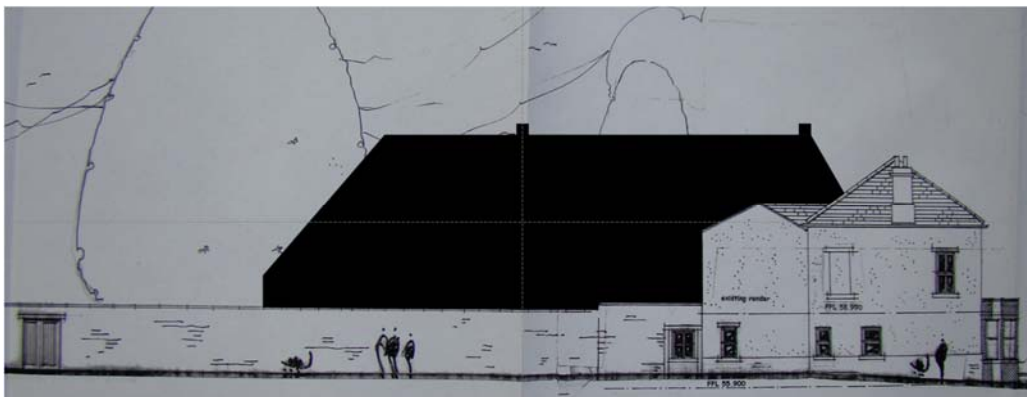


Fig 5 Application: Resulting North East Elevation (East Busk Lane)

4. The Key Roof Drawing

The key to recognising that roof areas have been omitted from the elevations, and to appreciate the true scale of the proposed building and the large areas of flat roof, is the uninteresting roof drawing. In Fig 6 this drawing has been annotated to show the two areas of flat roof, the corresponding ridge lines and the direction of slope on the larger sloping roof areas. Note that the roof of the Summercross and the lower linking roofs have not been annotated.

Red = the highest room level (estimated to be approximately 65.4m)

Blue = the somewhat lower roof level (estimated to be approximately 64.4m)

Black = three chimney stacks

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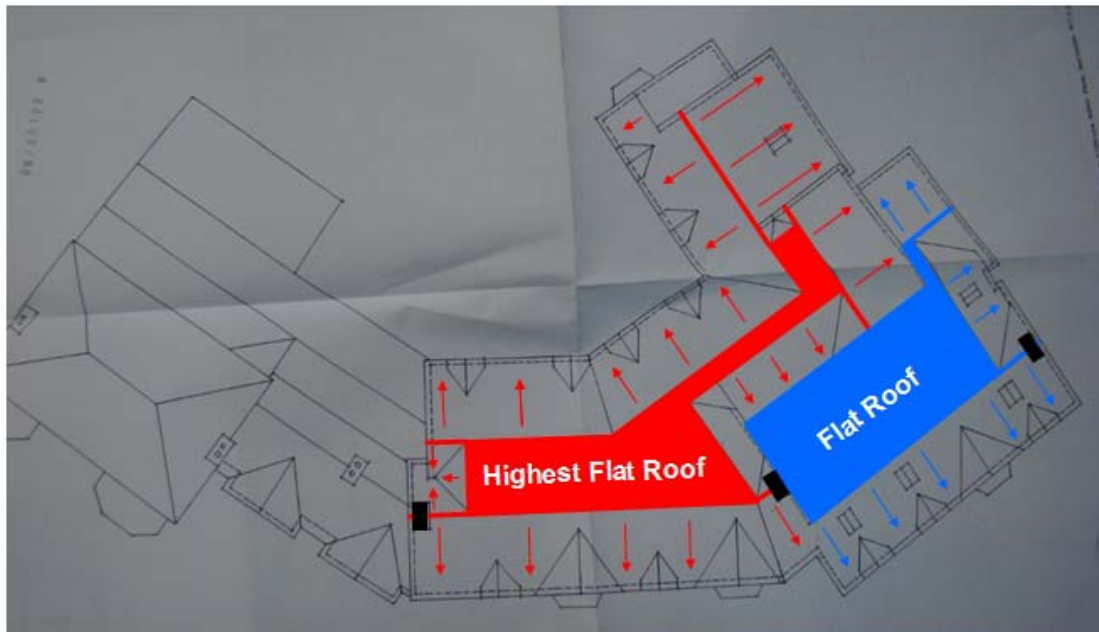


Fig 6 Application: Roof Plan with high roof highlighted

Thus the application drawings as shown in:

- Fig 3 omitted that part of the red roof (and the central chimney stack) visible across the blue roof when viewed from Danfield Terrace.
- Fig 4 omitted the much larger part of the red roof that will stick out above the blue roof when viewed from the park.
- Fig 5 failed to show the huge area of red roof that will be seen from Elm Terrace.

(This document is an extract from a longer review document)