

Short statement by Mr. David Hurlock of Landene Ltd:

I am the owner of the properties at Royal Mail House – SO14 3FD and 31, 32, 33 Queens Terrace – SO14 3BQ of which all properties have a direct boarder with the said application 22/00761/FUL.

I am delighted that the design has already looked to mitigate risk of overseeing our elevations at the rear by incorporating zinc panelled walling and ensuring no windows to the rear elevation.

My main points of concern:

1. I note that the front and back elevations are constructed to room height but Royal Mail House has a direct party wall and being grade 2 listed its existing acoustic properties will be relatively poor to today's standards so can we ask what measures are being put into place to protect our clients from impact and transference of sound.
2. (A party wall agreement will be required when works commence). This is also compounded by the fact that our windows at Royal Mail House are only single glazing, this is also the case of the properties at 31, 32 and 33 Queens Terrace some of which are residential. This is a general concern and asked if it can be considered to reduce the active hours to the roof terrace to say 10pm or what measures can be put into place to protect noise level emanating from the open deck, (a suggestion could be having a policy to clear the open air deck at say 10/10.30 pm but allow the enclosed section of the roof bar to remain in use under the existing licensed hours, this at least would reduce the noise level in the later hours?)
3. One other concern is the new flue that has been installed and looking at the proposed drawings it terminates third floor ground level just below the proposed roof bar. When looking at the south elevation I appreciate that they have no windows above as it is fully panelled however to the righthand side we have several sets of windows above and the extraction smoke will rise and enter our building. It's difficult to see from the elevation drawing as it does not show true relationship to our premises at Royal Mail House. A flue should be located where the products of combustion will safely disperse without entering the building through opening windows, doors or permanent opening as air vents, I raise concerns and the risk to our premises. Please review the location and establish whether the flue should be extended or repositioned to avoid our window openings and the health and safety of our tenants.

Best regards

David Hurlock CIOB, BSc (Hons)  
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