

# Comments for Planning Application DM2021/00425

## Application Summary

Application Number: DM2021/00425

Address: Aspects 1 Throwley Way Sutton SM1 4FD

Proposal: Replacement of external insulation and render, removal of balustrades, replacement of timber decking and canopy soffits to level 16 and replacement of ground floor tiles to entrance steps.

Case Officer: Iain Williams

## Customer Details

Name: Mr Robert Helps

Address: Aspects, 1 Throwley Way, Sutton SM1 4FD

## Comment Details

Commenter Type:

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Good afternoon,

We are both leaseholders and residents of an apartment within the Aspects tower block.

Our comments are as follows:

- LONDON BOROUGH OF SUTTON.

Aspects is a significant landmark in the centre of Sutton, seen from miles away. It gives an impression as to what one might expect in Sutton.

This planning application proposes that a rather ordinary weathered dark pink/brown and white block be replaced by a visually identical, banal grey and white (similarly weathered in a few years?), characterless rectangle - with the only decorative elements (lightly galvanised Juliette balconies/ balustrades) being removed. In terms of aesthetics and adding-value to Sutton's urban landscape /architectural heritage a unique opportunity has arisen to improve its appearance and maintain such over time.

The preferred colour choice is a positive and taste-wise conservative step away from the 1990s. Assurances concerning specifically weather resistance and self-cleaning properties of the proposed materials would be reassuring. Limited external decoration to an understandably tight budget proposal is essential to significantly improve the proposal. Replacement stainless steel Juliette balconies/balustrades would add a touch of needed quality (hot galvanised steel as a third choice). The majority of leaseholders just want to maintain the status quo.

We ask that this opportunity is seized and a desirable long-lasting exterior is created at a reasonable cost whilst complying with current building and fire safety regulations.

- WORKS AND MATERIALS.

From the drawings submitted it is unclear what exterior remedial work will be undertaken to all areas at the base of Aspects - Mezzanine and Ground floor levels (everything below the first floor) - the same applies to the section of the Aspects complex on Throwley Road between the Wilko store and the junction of Throwley Way and Throwley Road. There are flammable materials, wood-cladded service doors (which have deteriorated and should be replaced appropriately) and a gallery/ramp on Throwley Road affording access to Aspects (which collects all manner of rubbish and constitutes a fire/public safety risk).

We would ask that Building Regulation fire resistant, safety glass and vandal resistant materials are used to replace all the aforementioned areas. The goal being to create a pleasant and smart ground level town centre environment ready for business usage post Covid-19.

- The gallery/ramp on Throwley Road should be condemned - if it is a supplementary fire issue for residents living in the Housing Association portion of the building, then a fit-for-the-purpose fire exit should be built flush with replacement external walls.

- Also clarification of the extent of Glass-fibre Reinforced Concrete usage and its characteristics (with reference in particular to flammability, toxicity and durability over time) would be of help.

- COUNCIL TAX

We ask that should planning permission be granted, it is conditional that the London Borough of Sutton's element of Council Tax is reduced by 25% for the duration of the works (estimated at 12 months). The Tax to return to the 2021/2022 level when works are completed. The reasons being:

- a) impossibility to sell apartments since September 2019 due to fire safety non-compliance and zero mortgage availability and,
- b) deterioration in home living environment once any works start (total netting, scaffolding of building, noise, reduction in luminosity, dust ingress, increased cleaning requirement, gas duct compliance/verification costs .....)

We thank you in advance for your consideration and assistance.

Mr & Mrs R.P.Helps Sutton 27/03/2021