

August 2020

Former public conveniences, Green Street Green Application 20/02569

Objections from Green Street Green Association

The Association, on behalf of local residents and businesses in the High Street, objects strongly to this proposed development on the following grounds:

- Overlooking – second floor windows, particularly at the rear, will look straight (or from a slight angle) into the gardens and rear windows in Manitoba Gardens. There may also be a safeguarding issue with the lower storey side window overlooking the fire escape route, if it is an opening window.
- Overshadowing – the building extends approximately 12 feet in front of the Greenwood Centre and will cause loss of light at a two-storey level.
- Out of character – there are no other buildings of this type or design (modern flat roof) in the High Street, which has architecture in the immediate area mainly between the 19th century and pre-WWII, with some buildings even earlier. The design is not sympathetic to the adjacent buildings, although modern designs can be.
- Overdevelopment – this is a small site not suitable for a building which could have occupancy of up to 14 people in the offices and very little outside space.
- Parking – there is no possible provision for parking and the area has always had parking issues for residents in nearby roads where the properties have no garages.
- Disabled facilities – there are none shown on the plans and the lavatory is too small for wheelchair access. The door also opens outwards and would cause a clash in the event of someone entering the front door, opening inwards, at the same time.
- Access to the site – the application includes land which is owned by the Green Street Green Association (recently transferred from Woolwich Homes) – significantly the verge in front of the building, which is the only way to access the property.
- Fire exit route from the rear of the Greenwood Centre – the application includes part of the fire exit route which is land now owned by the Green Street Green Association. The route from there to the street is via land which is part of the application. This route has been used since the late 1950s – many years before the public conveniences were built, the route changing to the existing pathway in the early 1980s. There is no other possible escape route from the rear of the Greenwood Centre, so a deed of legal easement would need to be registered to ensure the route is not impeded in any way, unless suitable arrangements were made by LBB when the sale of the old toilet block took place,

A pdf evidencing pictorially most of the above issues, particularly land ownership and the extent to which the building extends in front of the Greenwood Centre, has been emailed to the planning officer, so we hope this will be circulated to relevant parties considering this application.