

CORNER GREEN RESIDENTS' SOCIETY LIMITED

EXTRAORDINARY GENERAL MEETING

TUESDAY 11th JULY at 7.30pm at 21 Corner Green

Attendees:

Andrew Gibson (Director) – No 6 - Chair

Rosie Hewson (Director) + Dick Hewson – No 21

Tristan West (Director) – No 14 - Note taker

David Helm - No 7

Mac Cochrane - No 10

Michael + Jane Shakespeare - No 12

Kate Sabapathy - No 19

Daisy + Alice Cairns - No 11

Finisterre Sellman + Geoff Sellman (after 8pm) - No 20

Apologies:

Mark Helm - No 8 - Proxy held by Kate Sabapathy

Juliet Cairns - No 11 (Direct neighbour) - Proxy held by Daisy

Cairns

Nik Thuesen (Director) – No 2

Natasha Brown - No 13 (Direct neighbour)

Subject	Action
<p>Proxies</p> <p>A number of proxies submitted were after the deadline.</p> <p>Dick Hewson proposed that these be allowed. Mac seconded.</p> <p>All presented voted in favour.</p>	<p>Approved</p>
<p>Voting by poll</p> <p>Andrew stated that any votes will be by poll in the interests of neighbourly harmony and so that proxies are admissible.</p>	
<p>Extension at No.12</p> <p>The extension at no.12 has had to change substantially from the plans agreed at the last EGM (16.03.23) and therefore requires a new vote and CGRS approval of the revised plans (attached).</p> <p>1. Proposal</p> <p>That no.12 be allowed to complete their extension per the new plans.</p> <p>An email from the owners of number 13 stating that they have no objections was read out.</p> <p>Juliet's daughters shared a number of concerns on her behalf. Juliet does not want to veto the extension. She wants to maintain her friendship with Jane and Michael and find ways of ameliorating her concerns.</p> <p>The proposal to allow the extension to be completed was unanimously approved subject to the following conditions:</p> <p>Compliance of extension with Building Regulations</p> <p>- Confirm identity of Building Control Body as registered provider and provide details of this to number 11</p>	<p>Approved subject to conditions set out</p>

- Secure copies of Building Control reports (including completion certificate) and provide these to number 11

- Secure copy of overbuild certificate from Thames Water and provide this to number 11

Condition of No 11

- No 12 to pay up to £540 for schedule of condition survey of No 11 – Surveyor to be chosen by No 11 subject to consultation with No 12

Visual Impact from No 11

- No window to be installed in west wall of extension without consent of CGRS Ltd in a general meeting

- This requirement to be included in information pack provided to prospective buyers' solicitors (note: this already highlights the need for CGRS consent to alterations under the Scheme of Management)

- Trellis to be installed and planted on west wall of the extension

- Trellis to be installed on top of boundary fence between Nos 11 and 12

- No 12 to show No 11 the view from the extension's back (north) window from inside the extension to provide assurance that it would not overlook No 11's garden

Boiler Flue

- Boiler flue vent to be raised to above roofline of main house

Kickboards

- Kickboards at bottom of fence between Nos 11 and 12 to be installed

Existing Agreements

- Nos 11 and 12 to provide details of existing agreements between them to CGRS directors

Making Good

- Overspill of material into No 11's garden to be cleared up by contractors

- Access pathway to be reinstated by removal of cement screed etc and reinstatement of gravel cover

These conditions are in addition to those agreed at the March EGM:

- The dimensions are as stated in the plans are not exceeded
- The external materials are as specified in the plans
- Construction work is only undertaken at the times permitted by BCER Ltd (Mon-Fri 8:00-18:00)
- Materials, skips or other plant or equipment associated with the construction are not stored on CGRS land without the Company's prior consent
- Contractors do not obstruct the rear access lane with their vehicles or materials
- Contractors do not play amplified music or other noise through radios or other device
- Contractors do not display any advertisement

Other Matters

In addition it was agreed that if the contractors' excavations proved to have damaged the tree in No 11's garden, the parties could revert to the Society at that time to try and reach agreement on some form of resolution.



14 June 2023

Design and Access Statement

12 Corner Green, London 9JJ

Accessible Ground Floor Bathroom

Introduction

Sentinel Design and Build Ltd were commissioned by Jane and Michael Shakespeare of 12 Corner Green to build an accessible ground floor shower room for Michael, who suffers from a debilitating medical condition and is unable to access the upstairs bathroom. The existing boiler room in the rear garden was to be extended to provide a compact bathroom comprising wc, sink and walk-in shower.

Design

These original plans were shared in early March 2023, and accepted by the Corner Green residents. Unfortunately, subsequent to this, the building control officer required that the walls of the extension be thicker than anticipated to comply with current thermal insulation requirements. This then left a far smaller internal area – too small to be accessible / useable. In order to rectify this, the building was extended to just under 3 metres, although still below 20 cubic metres.

The new extension extends 1.665m from the end of the existing boiler house – 2.985m from the end of the house, and 1.575m from the side of the boiler, making it 2.57m wide in total. The existing boiler house is 3.044m³, and the new addition is 18.44m³. The finish will be white render to complement the existing house, with white weather boarding at the same height as the existing.

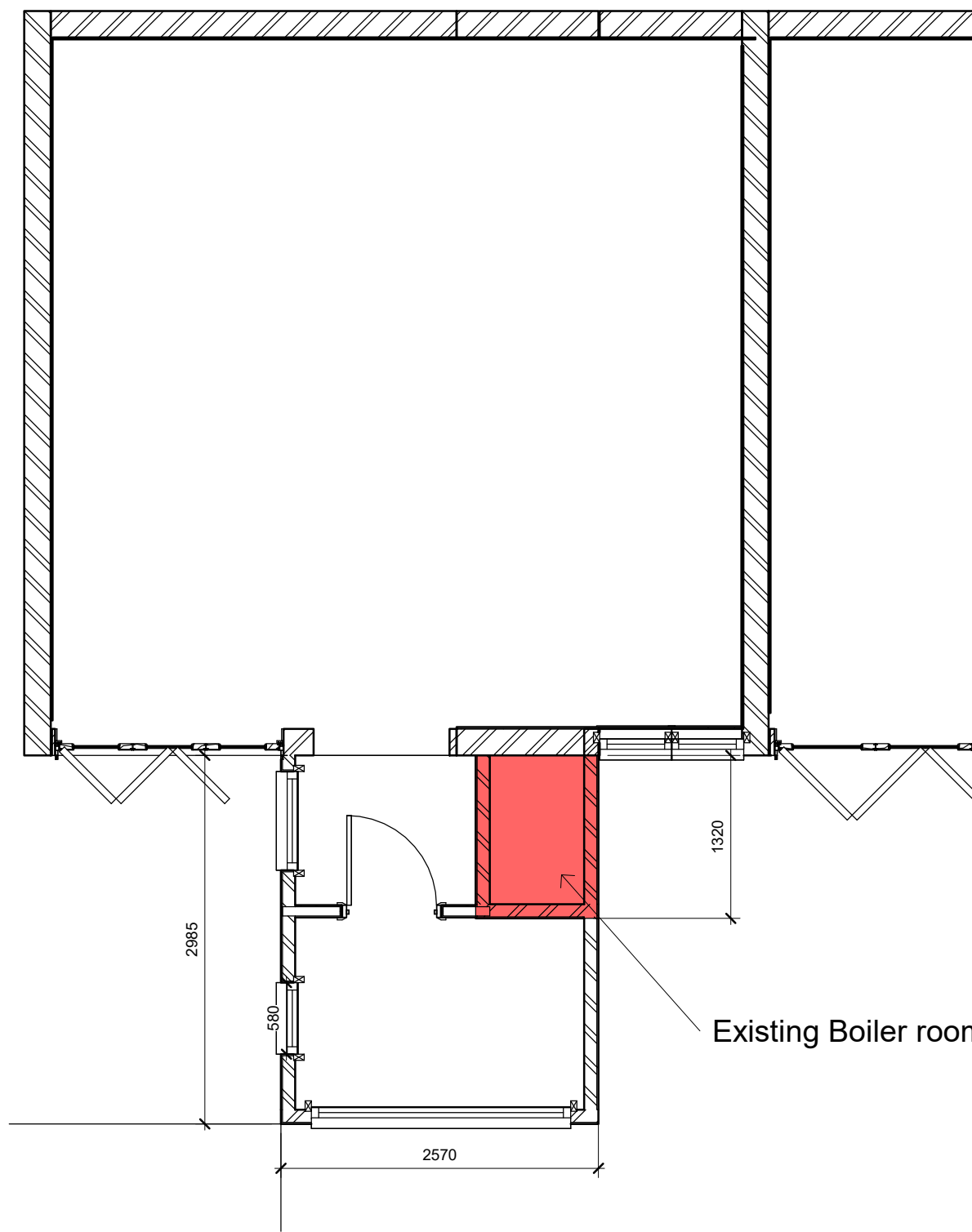
Approvals

Work so far has been approved by both building control and Royal Greenwich planning department, who visited site on 13 June 2023.

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London, SE10 8AY

0800 292 2128
07747 517930

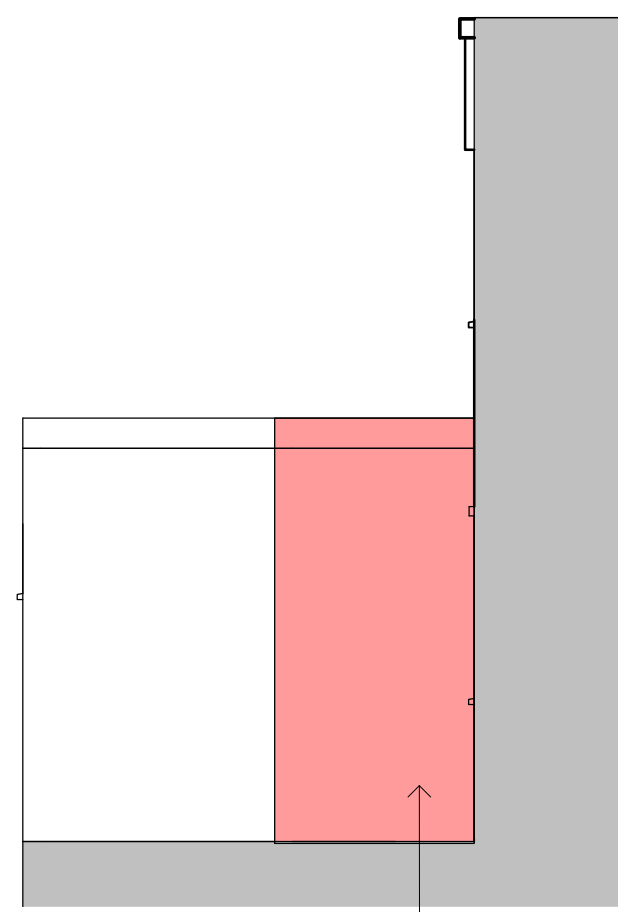
www.sentineldesignandbuild.co.uk
contact@sentineldesignandbuild.co.uk



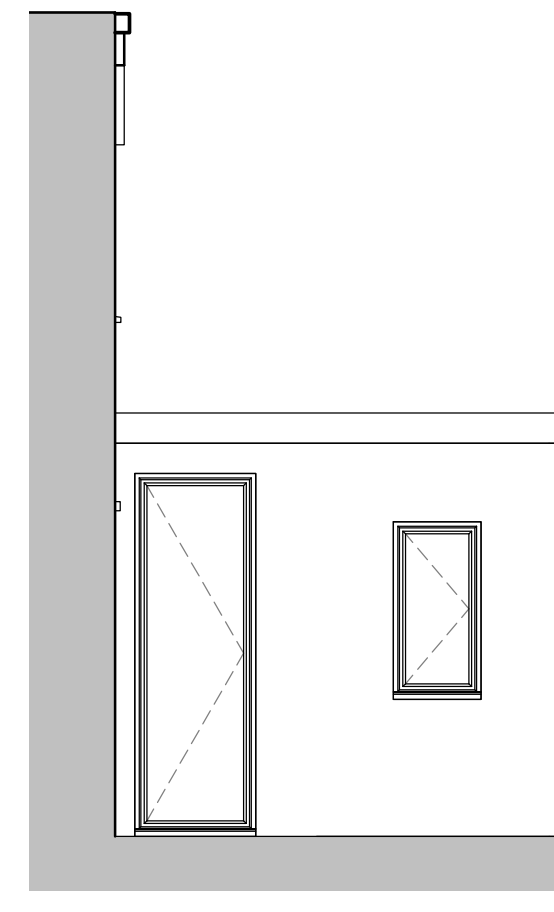
1 Ground Floor- Extention Mass
1 : 50



2 Garden Elevation
1 : 50



6 Side Elevation
1 : 50



7 Side Elevation A
1 : 50



4 3d East



5 3d West



3 Volume
Volume of Existing Boiler room = 3.04m3
Volume of New Shower room = 18.44m3

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
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STATUS	PURPOSE OF ISSUE
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PROJECT
Corner Green Shower room

TITLE
As built

CLIENT Sentinel	DRAWN BY Author	CHECKED BY Checker	DATE 06/14/23
DRAWING NUMBER A104	SCALE (@ A1) 1 : 50	PROJECT NUMBER Project Number	REV