

**From:** Andrew Dinnage [REDACTED]  
**Sent:** 21 March 2025 17:12  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Subject:** S62A/2025/007 Orchard House, 515-517 Stockwood Road, BS4 5LR

Dear Planning Inspectorate,

I am writing to formally object to the planning application for the extension of the Orchard House, 515-517 Stockwood Road. While we understand the desire for development, I believe it is crucial to address the significant issues surrounding the building's cladding before proceeding with any further expansion. I would like to highlight the following concerns:

### 1. Safety Concerns Regarding Cladding

The building currently has unresolved cladding issues, which pose a serious fire safety risk. In light of the tragic Grenfell Tower fire and other incidents involving unsafe cladding, it is imperative that these issues be rectified before any further construction takes place. Extending the building without addressing these safety concerns will jeopardise the lives of the current and future residents.

Orchard House has been subject to a desk based and then intrusive EWS1 review. Resulting in the rating of B2.

### 2. Lack of remediation of the cladding

In 2023 a couple of tenants took the freeholders to Tribunal. The freeholders did not attend nor respond to the Court Tribunal. As part of the tribunal, it was accepted they had received the relevant documents, as it had been sent to the register addresses of the business by recorded post.

The outcome of the tribunal was for remediation work to be completed by June 2024. The deadline has passed, and no work has taken place in any form.

### 3. Current Approach from Freeholders

The afore mentioned lack of communication regarding the Tribunal is not a standalone issue. For Orchard House, they have no communicated to any resident nor the management company. A highlight of this is the signing off of the budget for 2024. The management company were unable to reach them to confirm the budget and are still awaiting this signature. This is the management company they employ and have a contract with.

External sources have also tried to communicate with them to no avail. This includes but not limited to, Local MP, Bristol City Council, Bristol cable and various other journalism entities.

Moving away from Orchard House, the freeholders also own multiple properties across Bristol and on a national level. Looking at Bristol alone, they own .Wade Street, St Jude

which has been subject to multiple arson due to the neglect. The Avon Fire service have also convicted the owners of the freehold for their neglect of fire and safety standards.

Whilst not a reason to reject an application specifically, it is important to highlight the clear disregard for any responsibility for the actions they are taking. Instead focusing on their own balance sheet, lack of morale standards and any attention to detail. These are key items to consider when planning an extension.

#### 4. Escalation of the issue

Our local MP has raised their issue of Orchard House to the Housing Minister and in the Parliament on multiple occasions. The seriousness of the situation cannot be understated and is also a national concern.

#### 5. Impact on local businesses

The impact on local businesses is significant. The motorcycle dealer next door is being put at risk by not just the construction but the potential for fire to spread to their building, should the extension go ahead. With the afore mentioned cladding issues, the fire would spread quickly and lethally, not just to residents but also then to the other buildings. Putting employees and businesses at risk.

#### 6. Parking and cycle storage

The extension would increase the pressure on the already limited number of car parking spaces available to residents. As the Park and Ride cannot be used, the parking situated on site is key to the ability of residents to be able to park their cars legally and safely. The introduction of more cars and a reduction of space will exacerbate the issue and cause further problems down the line.

The current and proposed cycling storage is not practical. The current stores are exposed and easy to get into with only a crowbar. There have been multiple attempts to get into the bike store over the past year. This reduces the willingness for people to use bikes to commute and therefore only contribute to the congestion Bristol already faces. The approach taken is not in line with Government nor Bristol city council targets to reduce emissions.

#### 7. Structural Integrity of the Building

The existing cladding problems have already compromised the building's safety and structural integrity. Adding extensions could place additional strain on the building's structure and potentially worsen the existing issues. It is essential that the current issues are resolved to ensure the long-term safety and stability of the building before considering any development.

#### 8. Ongoing Maintenance and Repair Costs

The building's management and residents are already facing the financial burden of addressing the cladding issues. Extending the building without resolving these problems would add further complexity to the maintenance and repair work required. The additional costs associated with these issues will be unfairly passed on to

residents, leading to potential financial strain on those already impacted by the unresolved cladding problem.

#### 9. Disruption to Residents

The ongoing cladding issues have already caused significant stress and uncertainty among residents. Further construction to extend the building will lead to additional disruption, noise, and inconvenience, potentially compounding the challenges faced by those living in the building. The priority should be to resolve the current issues before adding to the burden of residents.

#### 10. Environmental and Aesthetic Concerns

The environmental and aesthetic impacts of proceeding with an extension, without first addressing the cladding issues, should be considered. The building's exterior is currently compromised, and further construction may exacerbate its visual appearance and reduce the overall appeal of the building and surrounding area.

In conclusion, I respectfully request that the planning application for the extension be reconsidered until the cladding issues are properly addressed and resolved. The freeholders have currently not cooperated with anyone and do not show any concerns for the safety of anyone outside their own business. The safety and welfare of the building's residents must be the top priority and with no protection from any agency, the leaseholders are on their own. Highlighting the lethal Grenfell incidents and the subsequent report, all residents' lives are at risk.

Thank you for considering my objections.

Sincerely,

Andrew Dinnage