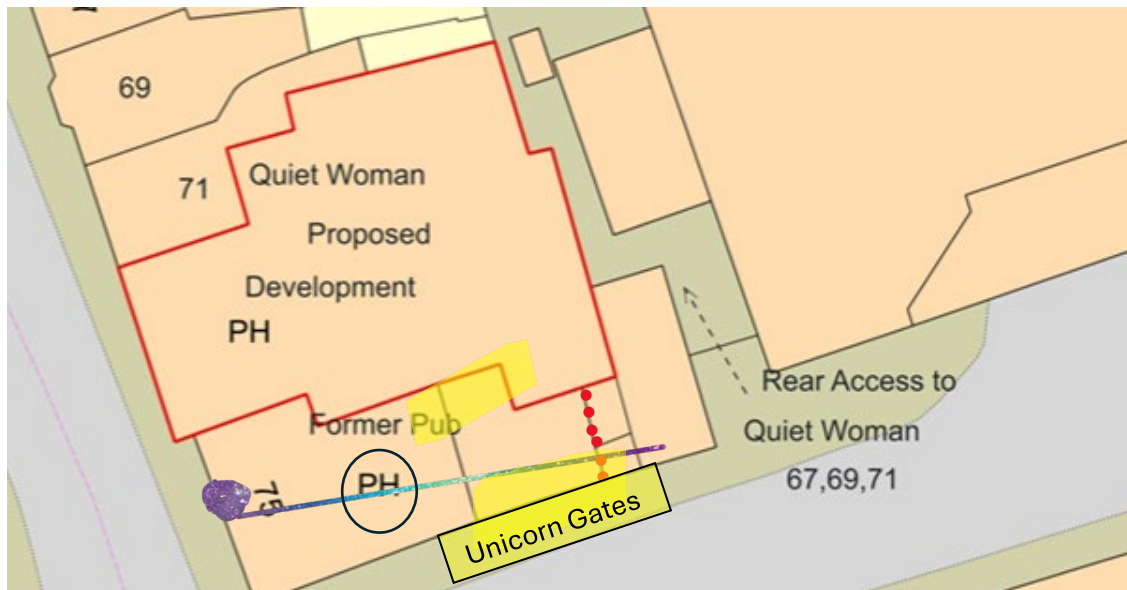


The owner of the residential property *The Unicorn* 75, St Edwards St Leek ST13 5DN, (see map below depicted as 75 *Former Pub* (PH) – Now a **residential** dwelling, (circa 2017) are opposed to the proposed plans of application number SMD/2024/0357 -The Quiet Woman. For reasons namely *but not limited to*, the following.

To insert a fire exit escape, that will lead the occupants of the proposed development, into a significantly high-risk fire hazard and to highlight drawing discrepancies.

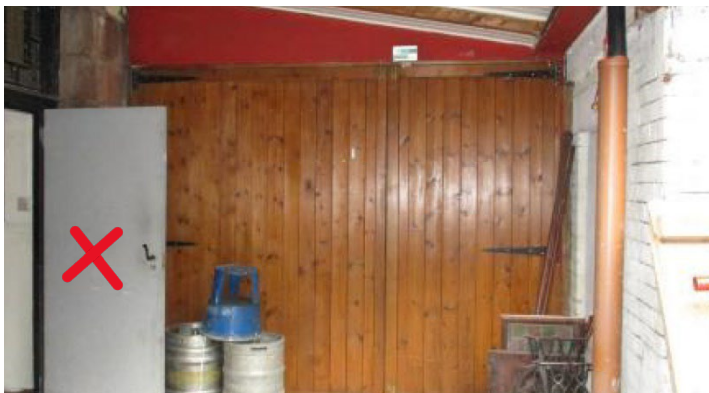
The Unicorn residents request that the arbitrators for and or on behalf of this application **and including Fire Safety and statements** consider the opposition outlined below

Fig 1.



- The proposed plan **Fig 1.** above, for insertion of an emergency fire *exit/escape* is proposed (yellow highlighted on the Quite Woman perimeter red line) in a space that currently (as depicted below in Fig 2.) currently sits a pair of Grade 2 listed ,10 ft *double dray cart* gates. It was agreed by transfer that this 'gap' would be 'stopped up' rather than removed,

believed to preserve the heritage of the gates and Grade 2 listed buildings and chattel of both buildings.



The dray gates

Note that the door open, marked **X** to the left of Fig 2. is the back door to the Unicorn home relevant later...

The owner of The Unicorn is opposed to the proposed plan to remove gates and insert a fire exit /escape as it will not only change the heritage and provenance of both Grade 2 listed properties but even *more importantly*, place significant risk to those people fleeing a fire as they will be entering into The Unicorn's closed covered roof walled courtyard, See Fig 3.



Fig 3

The Unicorn courtyard that encompasses The Unicorn's toilets is a dead end- no external exit through the toilets) no opening windows et

Furthermore, as the roof is sealed in, the only other exit (highlighted on **Fig.1** of The Unicorn perimeter) is another set of Grade 2 listed heavy *dray gates*. Therefore, use of the proposed fire exit in an emergency evacuation, will find the occupants of The Quiet Woman hindered by the aforementioned and not an escape to 'safety' as would be expected from a Fire Exit. We propose that a Fire Exit is made through The Quiet Woman's, **rear exit Fig 1.** as it leads directly outside to fresh air!

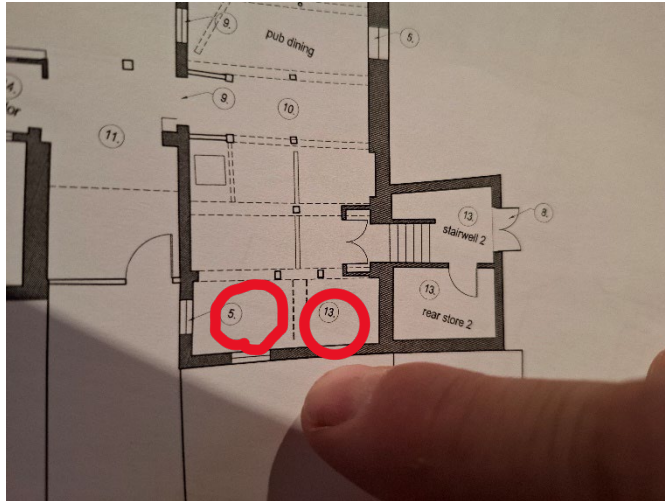
Other issues arising ... objectionable risks responsibilities and intrusion

In addition, the owner of The Unicorn also argues that their rights to privacy or private life *enshrined in the Universal Declaration of Human Rights 9Art 12), the European Convention of Human Rights (Art 8) and the European Charter of Fundamental Rights (Art 7).* In short, the same principles afforded to a residential dweller/dwelling, are at risk by the proposed changes to include an emergency fire Exit/Escape, as it will include **objectionable assumed risks responsibilities and intrusion** to their selves and their private property. A significant risk and imposition imposed by those souls seeking a place of unacceptable fire *refuge* into the enclosed Unicorn Courtyard.

Existing ground floor plan Drawing discrepancies.

On the Ground Floor Plan -see the 'existing ground floor plan'. Drawing discrepancies exist to imply that there are two windows already in situ on the ground floor overlooking the Unicorn Courtyard. See Fig 4. below:

Fig4. Finger points at implied windows in situ.



There is currently *only* one discrete boarded window, adjacent to the Dray Gates **-left of the drainpipe Fig 2.** And no other windows on this level exist. The wall (near finger) on the drawing currently has zero windows and The Unicorn would like to keep it this way for the following reasons.

The addition of new windows on the ground floor would overlook and open into The Unicorn Courtyard, changing the Grade 2 listed aesthetics and historical significance of The Unicorn (building circa 1890) as well as conversely violating again the privacy of

The Unicorn occupants.

- Finally, *implied* discrepancy, for clarification, the *line* indicated on property **PH** lined with **red dots, Fig 1.** implies that The Unicorn's property in some way separated by wall or other, this is misleading and relevant to the latter arguments re enclosed courtyard, overlooking privacy safety etc.
- The **purple dot** in Fig 1, demonstrates the proximity of the proposed Fire Exit/escape to The Unicorn's private back door, which opens directly into the Unicorn Courtyard, leading to their toilet block, with no separation of building See Fig 3.

A site visit to The Unicorn is welcomed and your consideration of these serious matters appreciated.

Yours sincerely

Jennifer Heathcote Osborne 20/08/24

The Unicorn, 75 St Edwards St Leek ST13 5DN.