Document G Background information

Background to the proposal, and other relevant information.

Reason for wishing to do the exchange.

As I explained in my original application, I brought '*Redwood*' in to exchange for '*Myrtle'* because I wanted a boat which would last my daughter for her life-time. She has had M.E. for many years, and I wanted a boat which would not require constant maintenance. '*Myrtle'* will survive for a long time with care, but she will need constant work to keep her afloat and from leaking. (She had two severe leaks in September) On the other hand '*Redwood'* is in outstanding condition.

Conversion of '*Redwood*' to a house-boat

Although '*Redwood*' has smaller dimensions than '*Myrtle*', she is a lot more spacious because she does not have 'swim ends', so her fore and aft holds can be used as rooms, and she has nearly vertical upper side walls so that her internal room dimensions are a little wider than '*Myrtle*'s. Her top storey would be similar in size and proportions to the one on '*Myrtle*' except that we would like to make her roof more rounded, and the whole thing look less cubic (boxy ?) and more ship-like.

I am requesting a further year's extension of temporary planning permission for the following reasons:-

1. Redwood is not yet habitable.
2. There was a long wait to bring Redwood in during Autumn and Winter 2010/11 so starting work was very delayed.
3. During the wait she sustained a great deal of water damage, resulting in the need to strip out virtually all the work which had already been done, and removal of the damaged materials. This has added a great deal to the costs, and to the timings.
4. The Good Practice for Houseboats gives six months for the building of a replacement houseboat, and I had assumed that this was based on realistic estimates of the time it would take; but it is now obvious that this is a *totally* inadequate period for such an undertaking. It is clear from talking to other house-boat owners whom I have come to know, that it takes at least a year, and usually much more.
5. The ruling on Fische gave them 9 months to rebuild their jetty instead of the 6 months of the enforcement order, and it is obvious that the scale of work involved in building a houseboat is of a much greater order.
6. The reasons for the long time-scale are to do with the fact that we are not building in straight sided vessels, but that everything is curved often in more than one direction. Nor can we build with off the peg materials, so much of it has to be ordered specially. With Redwood, even one window takes nearly a whole week to install, since the bandings have to be cut and welded with purpose –made steel sections; the window hole has to be cut out, graduated wooden spacers have to be made and then the whole window plus spacers has to be assembled in situ, and sealed in place.
7. I have since found out that it took a much longer than a year to build *'Myrtle'* as a replacement for '*Bellands*'.
8. As an example of the conditions which are different from a dwelling is that we are waiting for the ambient temperature to rise high enough (above 10 degrees) to do the insulation foaming on the steel hull and bulkheads, and, until that is done, the important outer walls cannot be built.

Reasons for moving Redwood from position North of Myrtle to a position West of her.

As can be seen from document B, and in the photo below, there is a channel (cut) running through the end of Myrtle's plot. It carries fresh water at low tide and tidal water up through the flood arch under Brighton Road at high tide. Apart from the small section where my plot overlies the channel, the rest of it lies in the RSPB Reserve. It is used extensively by waders, little egrets, teal and even a kingfisher for feeding.



The area between the top of the 'cut' and the side of '*Myrtle*' appears from aerial photos to be narrower than it was when '*Myrtle*' was beside '*Bellands*' . This may be the reason why the extra weight of '*Redwood*' was causing the bank to begin to break up. To prevent the situation from getting worse, so we moved her around to an area of mud between where '*Bellands*' used to lie and the footpath, where there have been other houseboats in the past.
You can see approximately where she has been placed in Document C. We adjusted her angle to the West at the request of our neighbour in 104 Beach Green.
Once we had moved Redwood it was possible to see further cracking in the bank where she had been lying.