

Dear Sir or Madam,

Following our original submission and withdrawal of the application ref ST/517/14/FUL - Land at Church Lane please see a summary list of revisions below that forms the new application.

The list is itemised per consultee with a design review below accordingly.

Overall we consider the new scheme to be an improvement on the previous submission.

## **Planning considerations**

- The number of dwellings has been reduced to 5.
- The footprint, scale and massing have also been reduced accordingly. The previous footprint for 6 was 545 sqm. The new revised proposal for 5 is 425 sqm. This is a reduction of 120 sqm floor area to the footprint of the building.
- The previously approved residential scheme on the site consisted of 3 apartments and 2 dwellings in one building that had a footprint area of 415sqm. The previously approved scheme had only 7 car parking spaces for residents and 3 for visitors.
- The distance between the historic tithe barn wall and the north elevation of the proposed building has increased now to 14m - 16m max (west to east).
- The distance between the wall to the cricket club and the east elevation has increased to 2.6m
- The distance between the park boundary wall and the south elevation has increased. The rear gardens have increased to 8 - 9m in length with garden areas of approx 70 up to 100sqm.
- The landscape design has been revised accordingly.
- Trees with TPO's to be retained.
- Timber carport canopies with green roofs raised to allow more views of the existing historic stone wall.

## **Urban Design**

- The south elevation to Cornthwaite Park has been redesigned in accordance with the STMBC urban designer's comments. More glass has been added at ground floor level which creates a unique internal space and emphasises the additional stonework above externally to respond to the local context.

## **Waste**

- Small timber refuse stores are now located to the front (north) elevation of each dwelling. These refuse stores will house the general and recyclable waste bins. The garden waste bins will be housed in a communal refuse store in the north-west corner of the site. The resident's bins will then be taken to the refuse holding area. Please read the accompanying refuse statement.
- The holding refuse store will be located adjacent to the entrance to enable refuse collection by STMBC.

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## Highways

- A turning head has been introduced to the site for vehicles
- Car parking numbers have been increased to 20 giving an allocation of 4 car parking spaces per dwelling
- The parking provision at the development is in accordance with the local authority parking standards and there is sufficient space within the site to allow cars and reasonably sized goods vehicles to enter and leave the site in a forward gear.
- A pedestrian access gate has been added to accommodate access to the site for postal deliveries and visitors on foot
- Details have also been proposed to allay concerns relating to the potential conflict between motorised and non-motorised users in the vicinity of the development access and the entrance to Cornthwaite Park and the public footpath adjacent to the park. A 'rumble' strip / speed prevention hump has been introduced to the site entrance. The vehicular entrance gates will be electric which means vehicles will need to stop completely both entering and exiting the site. There is also a timber fence chicane to stop direct access from the public footpath onto Church Lane.

## Historic Buildings Officer

- Photomontages were provided to show the minimal visual impact on the setting of the conservation area with the loss of the trees.
- The impact is decreased further by the reduction in the scale and massing of the scheme.
- The Tree's with TPO's are proposed to be retained.

## English Heritage

- Stone has been added to the rear (south) park facing elevation to introduce more traditional rural materials to the development.
- The existing stone boundary wall is in a serious state of disrepair and requires upgrading which is proposed as part of the application to ensure the Heritage asset isn't lost.
- The application has a supporting detailed Heritage Statement produced now by a suitably qualified specialist.
- Timber carport canopies with green roofs raised to allow more views of the existing historic stone wall.

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