

Good Morning Steve,

Thank you for your email. Please find substitute drawings attached.

Please note our comments as follows:

South Elevation: Pilasters reintroduced as per your comments.

East Elevation: Drawing updated.

North Elevation: We looked in to introducing a stone bracket underneath the valley, however, we do not feel this works with the double gable. The brackets should frame the outer eaves as a whole roof/gable protrusion, rather than dividing each individual gable. Instead, we have proposed a box fascia to detail that area. Please let us know your thoughts on this.

We note your comments about service entrances, as per your notes, this will be for our client and future occupiers to discuss further.

Please note, the security gates are no longer required on this elevation and have been amended to show standard double doors.

Ground Floor Plan: There is no reasonable way to amend the ground floor plan to separate the service corridor for the flats and the shop units. Your comments indicate that your primary concern is beyond the shared corridor and ensuring safe entrance/exit to the site. Therefore, we have proposed to extend the wall around to seclude the service yard from the service entrance. This allows for a direct pedestrian route out through the residential car park and out towards Elm Lane. We trust this satisfies your concerns.

Floor Areas:

Approved in APP/10/009922:

Ground Floor: 720m²

First Floor - 570m²

Second Floor - 570m²

Proposed in APP/19/01260:

Ground Floor: 700m²

First Floor - 540m²

Second Floor - 540m²

Total: net reduction of 80m²

Other Matters: All noted r.e. Nitrates and contributions. Thank you.

We welcome your comments in response to the above and are pleased to hear that the application is on track for 24th March.

Many Thanks,

Sarah Roberts
Architectural Designer