

From: Peter Marshall
Sent: 15 January 2014 14:47
To: Louise Gilbertson; Rachael McMurray
Cc: Adele Maher; Tracey Ford
Subject: RE: 9 East Street

I agree with Louise's summation of my views.

My detailed concern is that all servicing of the flats which will include refuse collection, the delivery of e-shopping (parcels and food).dropping of a partner with shopping, toddlers, babies and push chairs will all be done from vehicles unloading from East Street. This can be done quite legally even though East Street is covered by double yellow lines. This stopping of vehicles will compromise the safety of users of the Highway and therefore

I reckoned that this application is refused on Highway Safety grounds

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Please note: I work Tuesday, Wednesday, Thursday

From: Louise Gilbertson
Sent: 15 January 2014 10:21
To: Rachael McMurray
Cc: Peter Marshall; Adele Maher; Tracey Ford
Subject: 9 East Street

Hi Rachael
Pip & I went out on site yesterday to try to look at access/potential impact on public realm for this proposal.
The difficulty lies with this site being developed on it's own - but being supplied with the desired "masterplan" for the area.

The design objectives in the D&A statement say that it will "provide a design of architectural merit and environmental quality, to augment and complement the situation in which the development will lie"?! But as this is not being formally proposed through the application it is not really relevant is it?!

On it's own, the access from East street is insufficient. It is too narrow for 11 flats to be accessed, particularly when it provides access to the bike storage area at the ground floor. Just because it is historic doesn't mean it is suitable for modern day uses!?

How will the bin store be accessed until the rest of the development is built? If the rest of the site was developed as shown - the bin store is an undesirable frontage onto the public realm and a suitable enclosure/security should be considered as part of the wider area "Masterplan"

In the section A.03 in the D&A statement- are these discussions previously had with a planning officer/conservation officer? Some of these discussions do not reflect the needs for access regarding the highways and users.

If read within the context of the proposed masterplan it presents a poor ground level exchange with the public realm and presents little opportunity to improve the local landscape value in the conservation area - but of course this is not "for consideration" as it is not being formerly proposed as part of the works.

The existing frontage building line would normally be observed with a new development - however railings appear to be shown on the elevation - which would require the building to be set back-this needs to be remedied.

It is difficult to determine how to view and assess this scheme, so your guidance/a meeting to discuss the proposal would be welcomed!

Cheers

Louise

Kind Regards

Louise Gilbertson CMLI

Landscape Architect

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