

From: Louise Gilbertson
Sent: 31 January 2014 14:27
To: Rachael McMurray
Cc: Peter Marshall
Subject: 7&9 East street applications

Rachael: following our discussion:

presenting two plans separately is causing an issue and collectively trying to piece them together with the overall "Master plan" for the area when the Master plan is not approved/does not have permission is not suitable way to present these options for development.

It would be better to obtain outline planning for an overall master plan, or even for the areas concerning these two developments to aid the success of these applications.

looking at 9 East street it appears that the only access at this time would be from East street- a very narrow alley with security gates-it would be a very dark alley with a tall building either side and would require lighting - and would not be suitable to be built over for the small portion shown on the floor plans and elevations. in addition this build out and elevation look rather squeezed in proportion to the rest of the building and local character.

Why does the building 'step in' on the ground floor adj, the alley? I would have reservations that besides the security gates-this creates a dark area/corner with poor surveillance.

RE:Alley: as Pip said - [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 This application is refused on Highway Safety grounds](#)

Why is the building partially below ground - this creates a convoluted ramp access to the bike storage area-why is it not level with the adjacent road. Access should be good to encourage use of sustainable travel systems.

If we considered 9 adjacent the application for 7 East street (and partially the proposed masterplan) it presents a better option with an access from the rear - the masterplan option however also shows an indicative road layout which would be required for refuse collection.

however as part of the master plan the refuse bins as shown and bike storage have a rear access point - however their means of enclosure are not suitable as frontages to a public space and in their current shown form adjacent the public realm they are not suitable in what would likely be a high quality development area in the Town centre and in a conservation area.

This section plan 14/33/PG2 shows a small area of planting but this is not shown on the masterplan-the two plans contradict each other. I believe that the whole site, with a masterplan and better design could present cycle parking and bin enclosure in a suitable semi-private format that complements the proposed public realm at the rear.

A plan showing the RoW for all the surrounding location and over the land would be advisable to understand what access are required.

RE:7 East street - why is only half the rear access road shown - this is a possible suitable width vehicle access - though would need major work to bring surface up to Highways adoptable , or even useable standards.

Again on it's own it is a poor frontage area at the rear with the bike areas n an out of character frontage to east street with bins and bike and an uncharacteristic setback from the built form line.

The existing frontage building line for no.9 would normally also 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.

What is the large green line shown on the master plan? Why are the parking spaces so out of scale in the masterplan? Why has the hBC carpark been shown as built on?
none of this has been through a suitable approval process to make it suitable for determining. it would be dangerous to approve these two applications without an overall outline masterplan for the area first.

It is difficult to determine how to view and assess this scheme-in it's current form it should be refused.

Kind Regards

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