

**Appendix 3.5 - Email from WSP
to TMBC (29 Sept 2020)
providing Section drawing and
Accessibility Report, comments
regarding Use Classes**

Bhanderi, Pushpa

From: Hard, Matt
Sent: 29 September 2020 11:59
To: Debra Harrison [REDACTED]
Cc: Payne, Hannah; Welch, Victoria; Hann, Doug; Aleks Hayward; Paul O'Connell [REDACTED]; Guy Pearson-Gregory [REDACTED]
Subject: 100400/OUT/20 - description of development, courtyard sections and accessibility
Attachments: 1664_PL_223 - Courtyard Section CC.pdf; 1664_PL_222 - Coutyard Section BB.pdf; 1664_PL_221 - Courtyard Section AA.pdf; 1664_Accessibility report.pdf

Debra

Good to catch up earlier.

1. You asked about the description of development and whether we agree to the amendment.

"The demolition of existing retail unit and associated structures; erection of buildings for a mix of use including: 333 apartments (use class C3) and communal space ancillary to the residential use; flexible space for use class E (a), (b), (c), (d), (e) and class F.2 (b); undercroft car parking; new public realm; and associated engineering works and infrastructure."

Our understanding of the Regulations is that a change to the description of development to reflect the new use classes should not be required for this application. Regulation 3 Paragraph 4 of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, states that if a 'relevant planning application' was submitted before 1 September 2020 (commencement of the material period), and refers to the old use classes then the application must be determined by the local authority using the old use classes rather than the new ones.

2. You have requested courtyard elevations.

Please see attached plans 1664_PL-221, 222 and 223.

3. You have asked for more detail on accessibility between levels.

Please see report attached.

I will send an update on highways shortly.

Kind regards

Matthew Hard BA(Hons) MSc MRTPI

Associate Director

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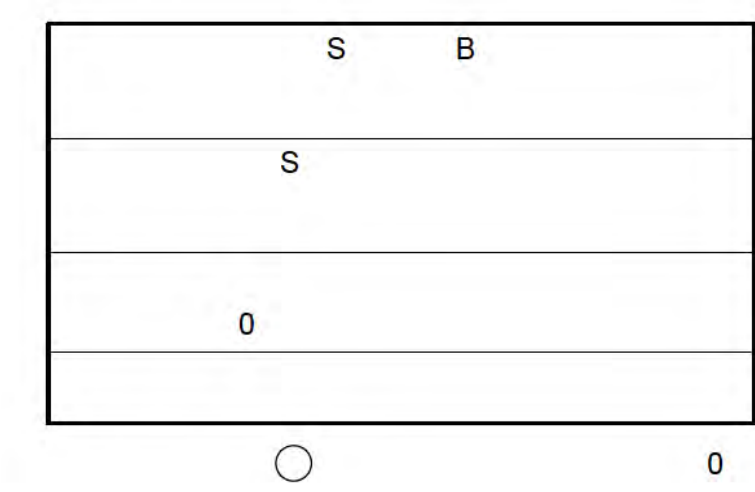
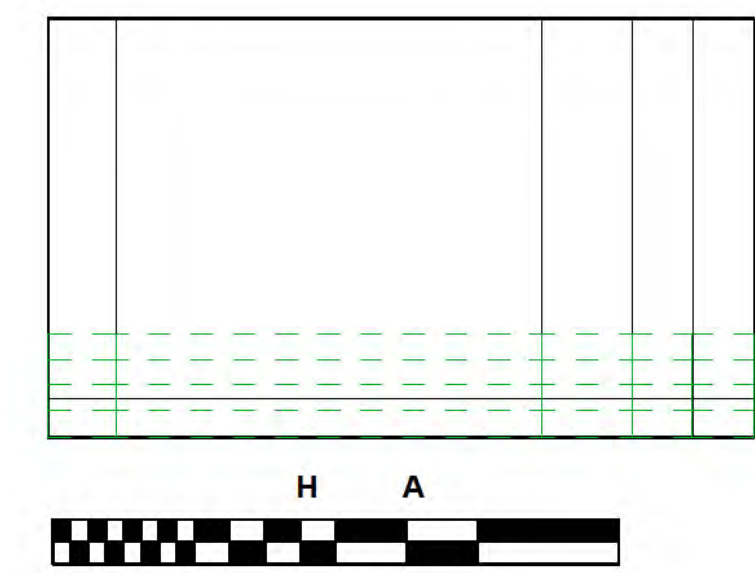
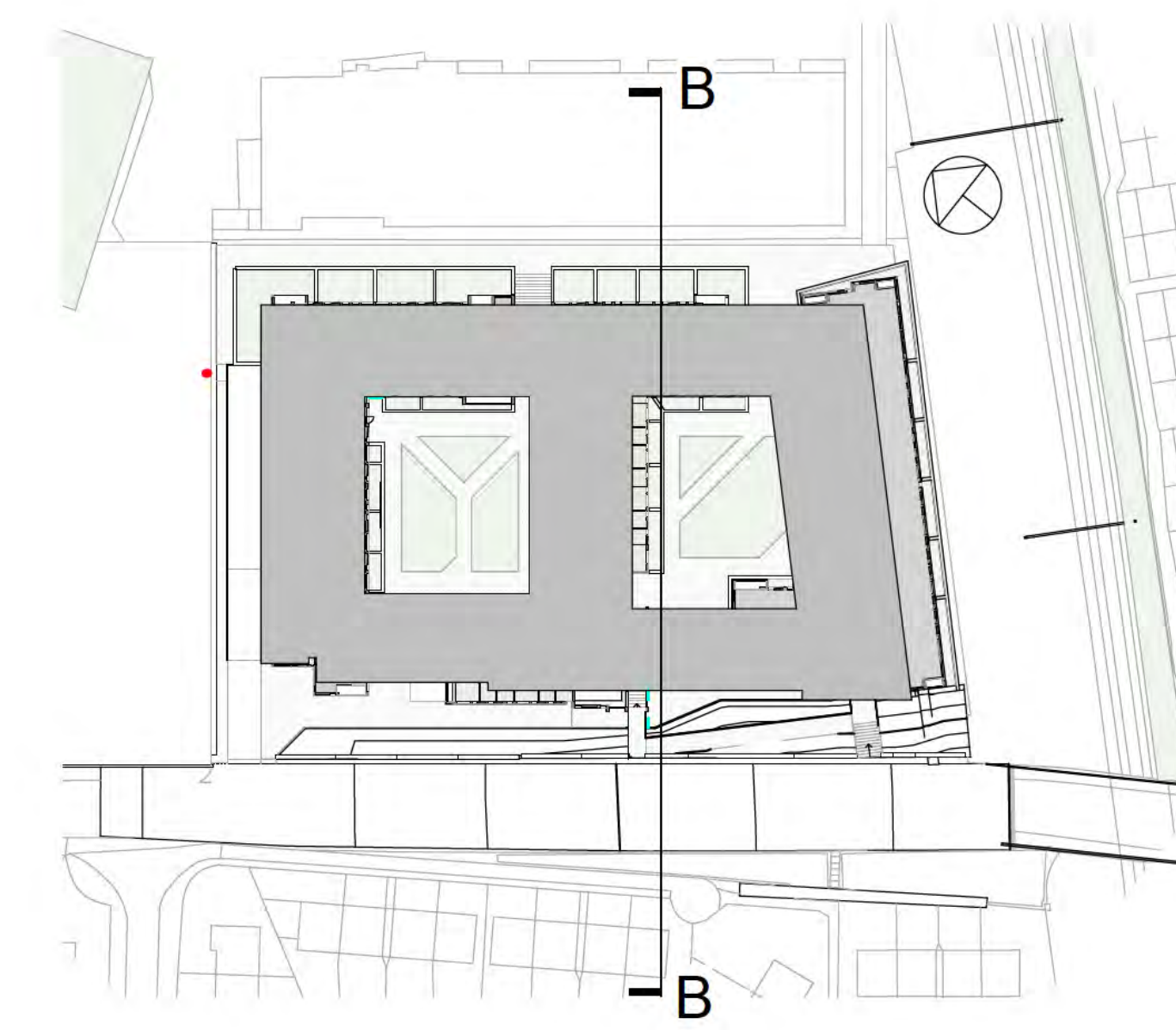
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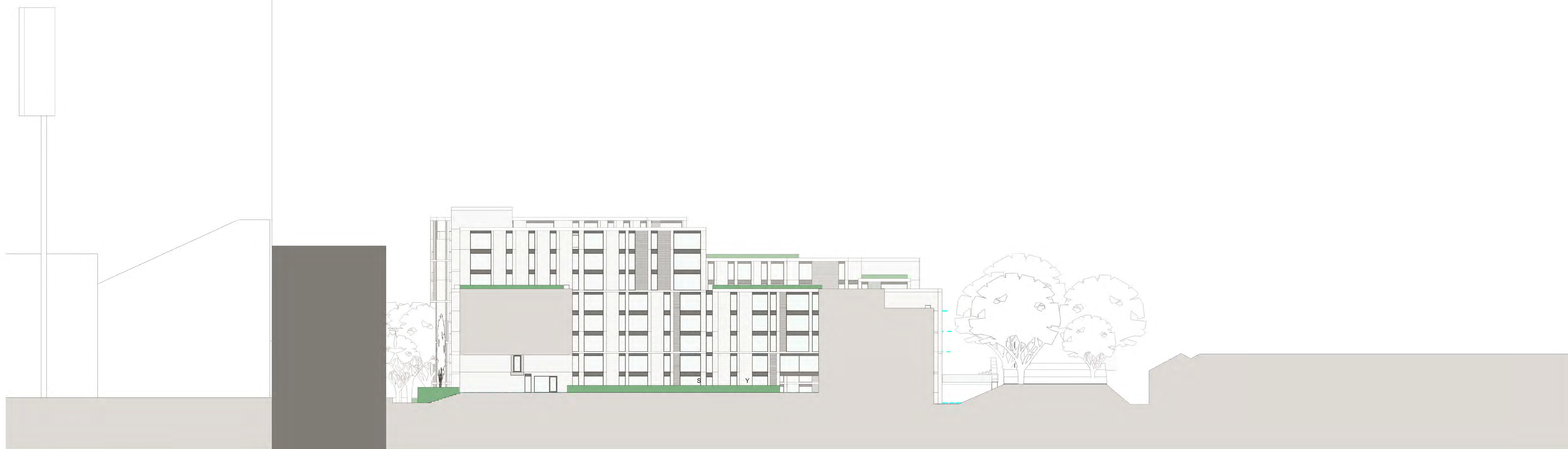
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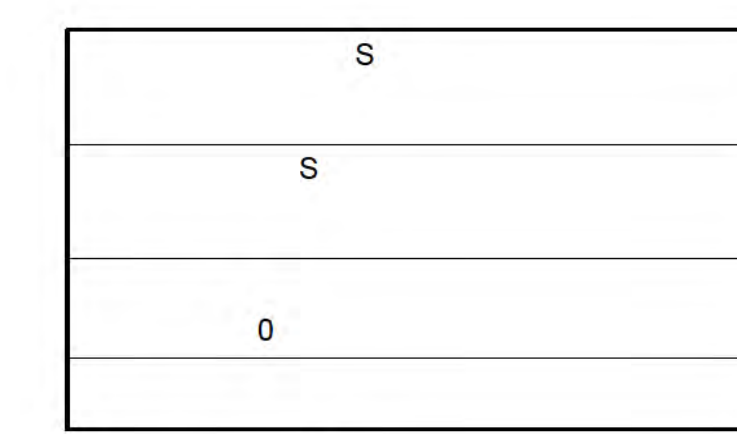
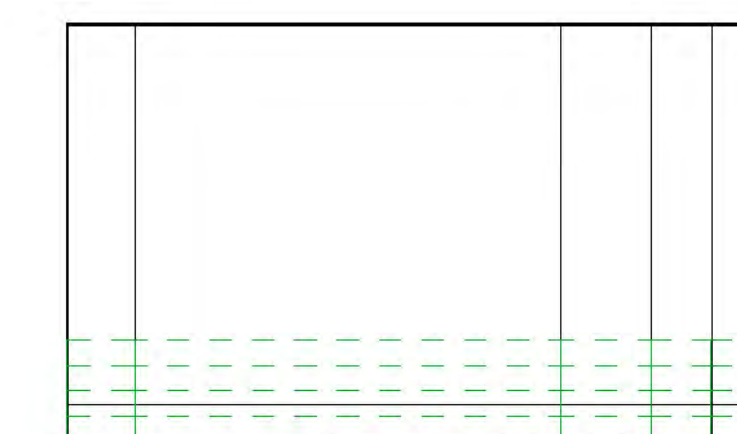
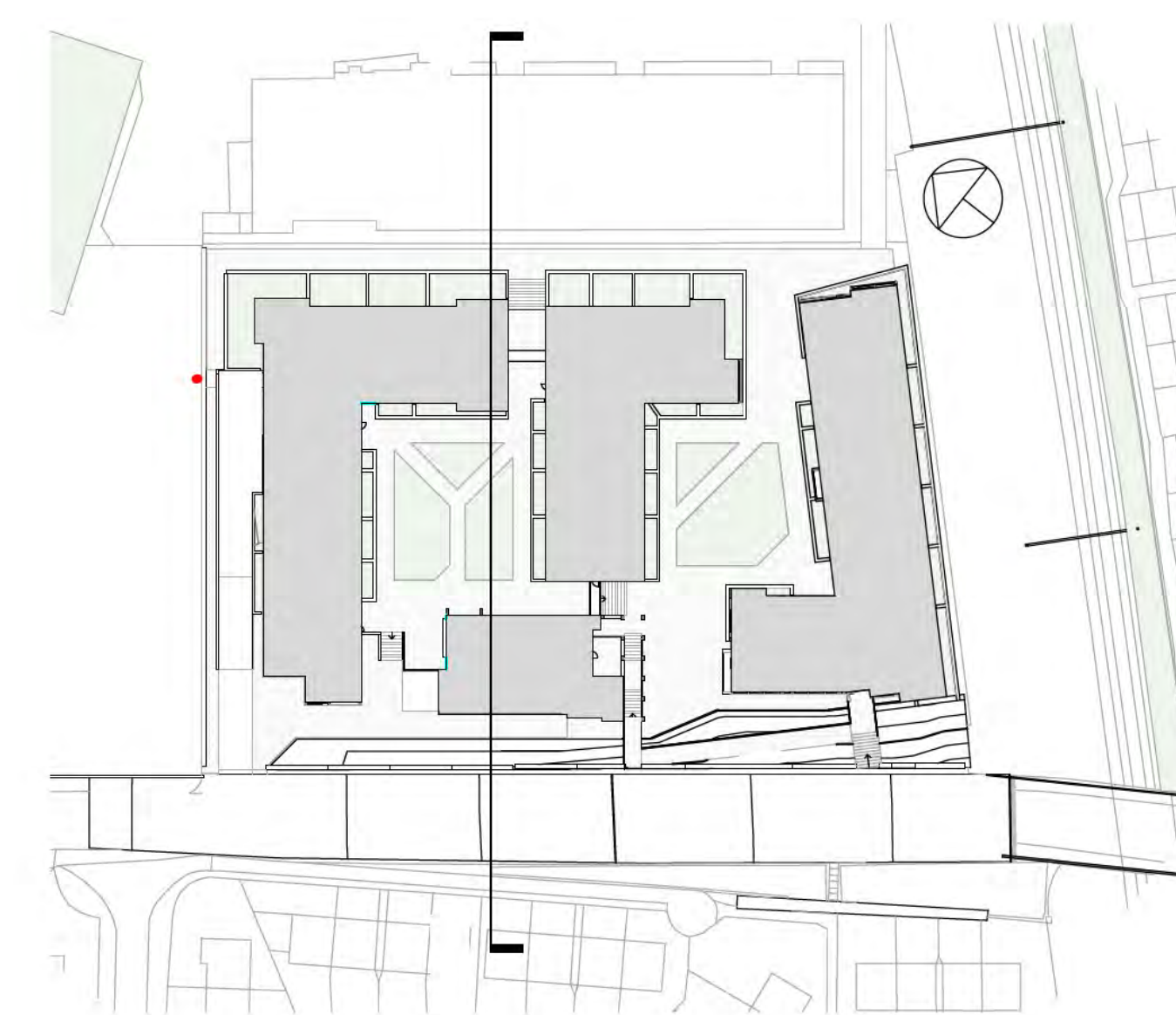


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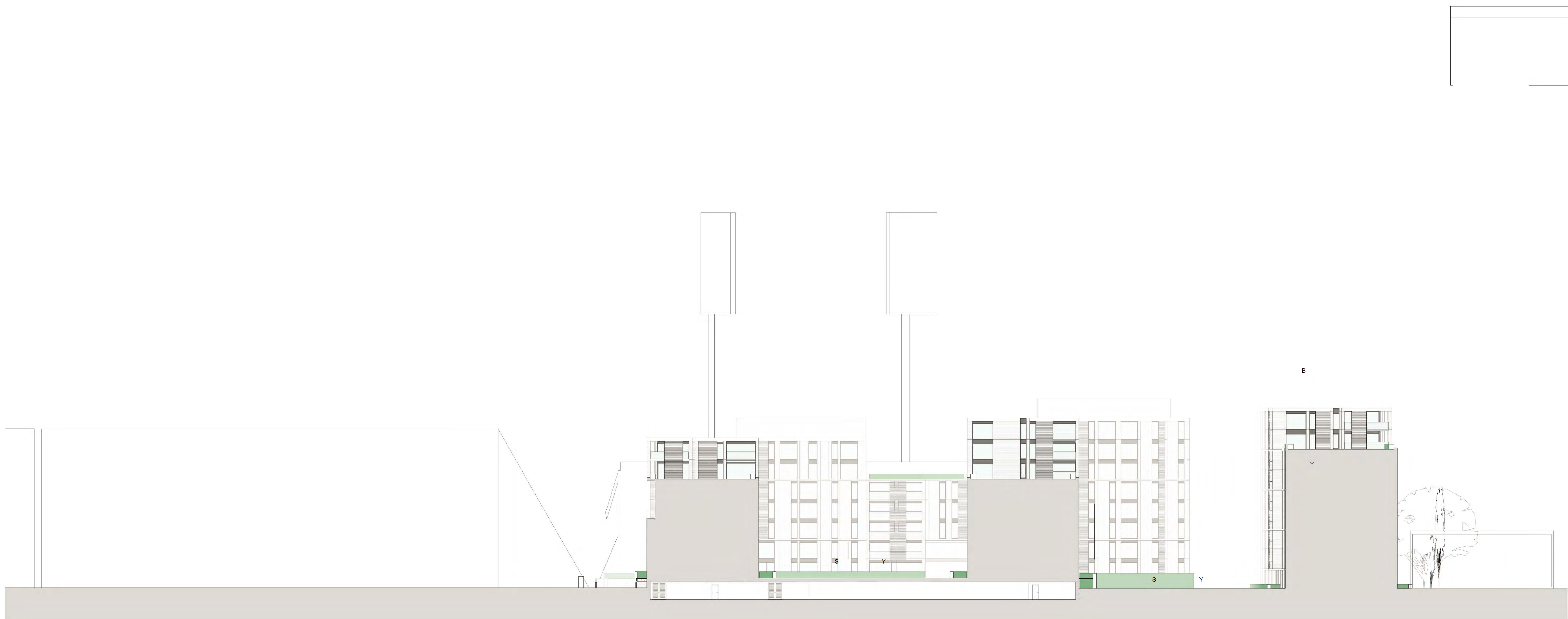




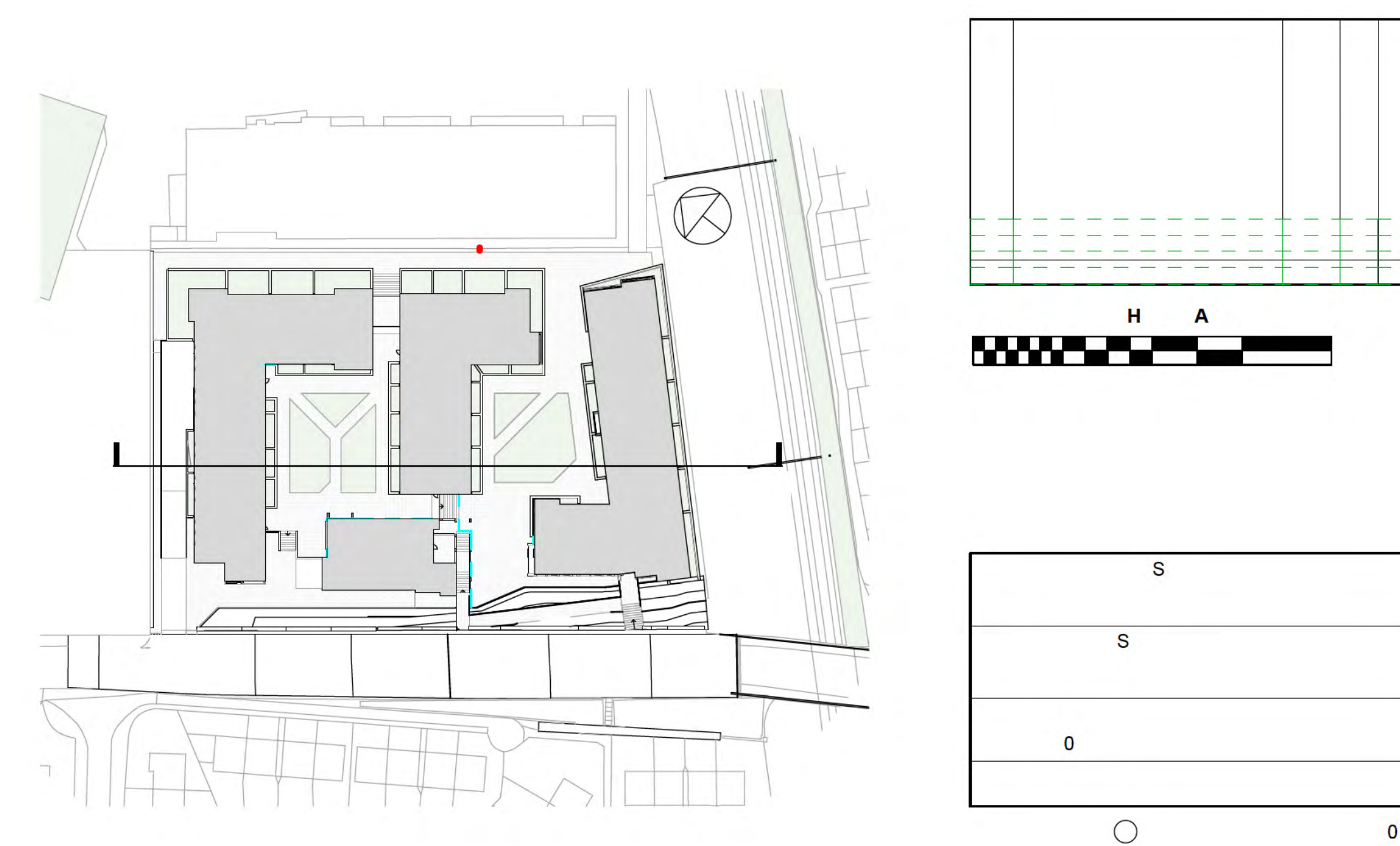
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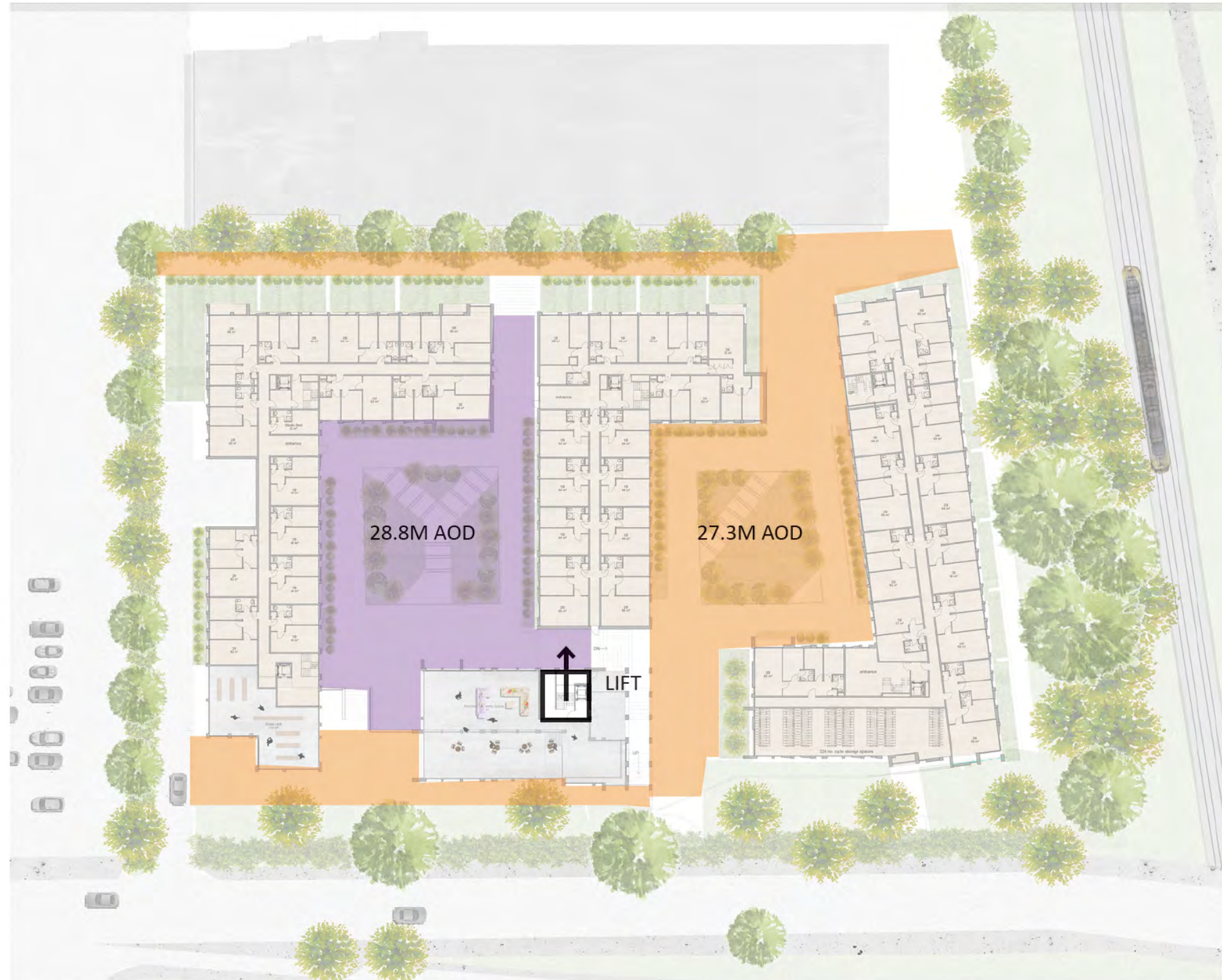
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Courtyard accessibility

The courtyards are split over two different levels due to the parking provisions below. The West Courtyard is 1.5 m higher than the East courtyard which is level with the remainder of the site. The West courtyard can be accessed by stairs and lift while the East courtyard can be accessed directly without ramps or steps.

The following two pages describe the access and levels in more detail



Courtyard level access routes

The scheme is fully accessible and contains a combination of level access and stepped/lift access. The accessible routes into the scheme are indicated to the image to the Left



Level access



Level access

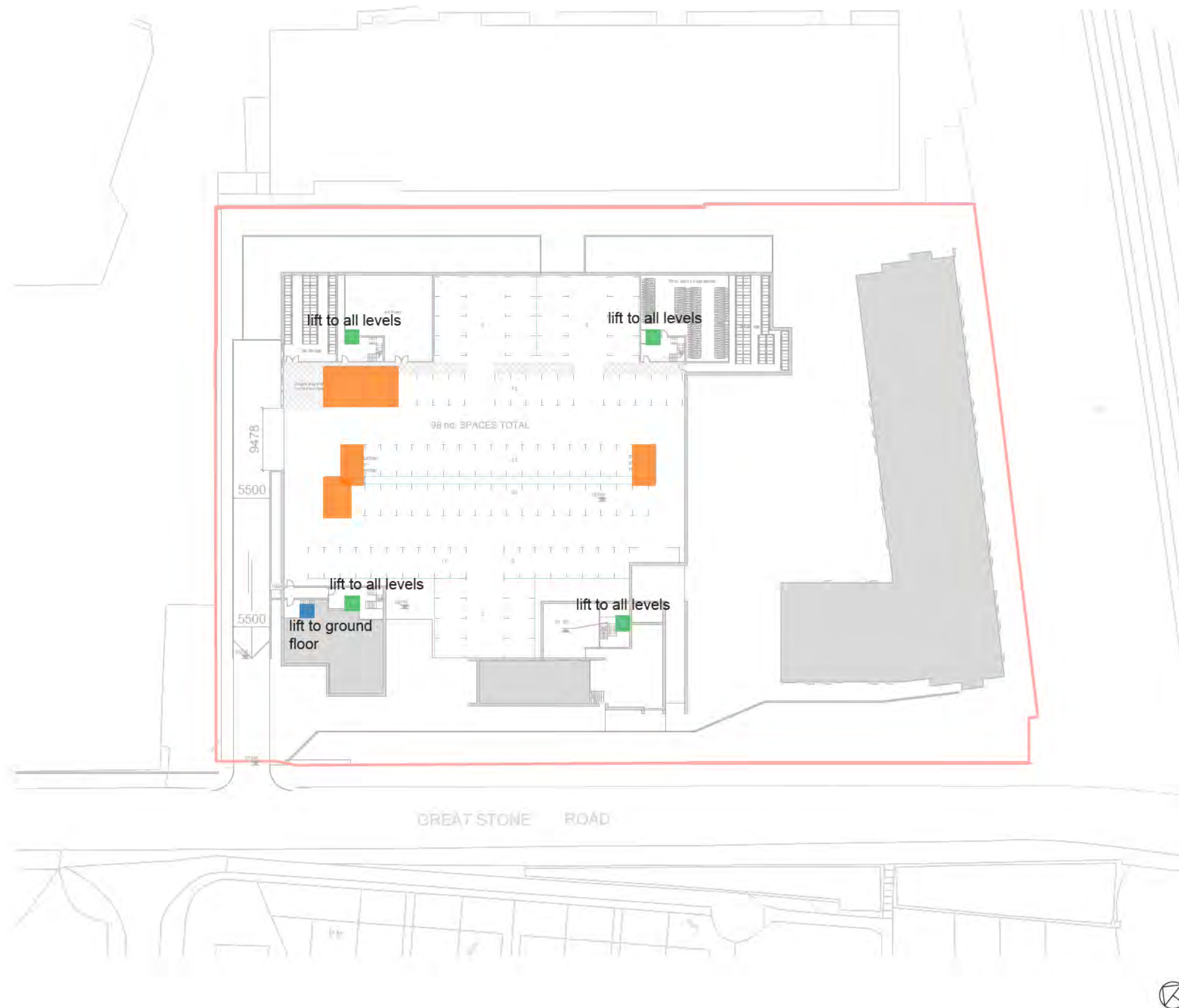


Lower Ground floor - Accessibility

The lower ground floor contains many lifts that lead to the ground floor courtyard and accommodation on upper levels.



There are also 6 x accessible parking spaces

- Accessible parking spaces
- Lift
- Platform/ through lift from car park onto ground floor



Internal Ground floor - Accessibility

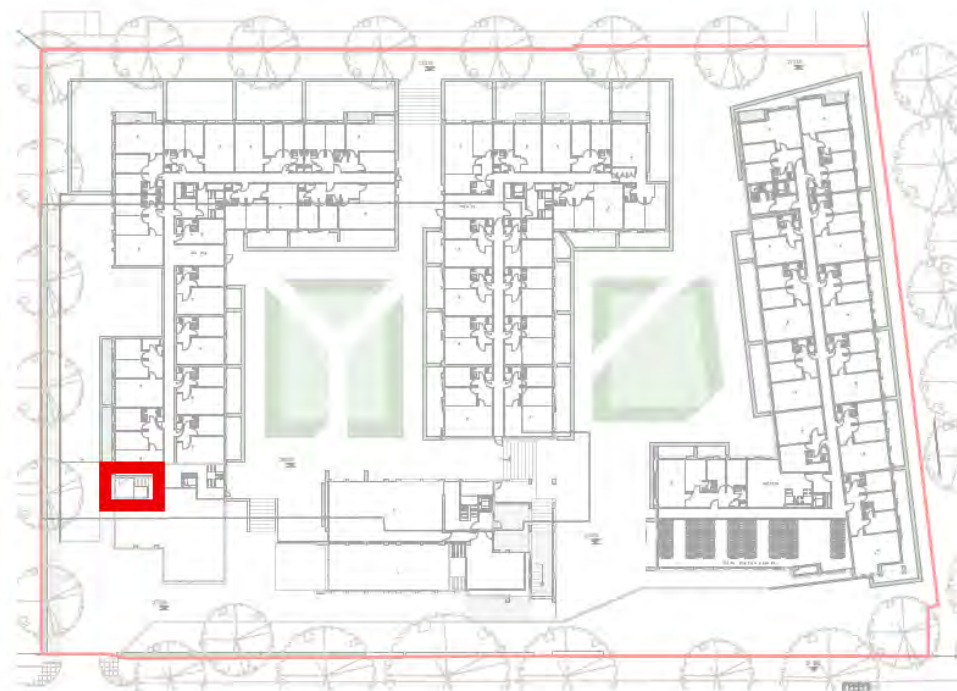
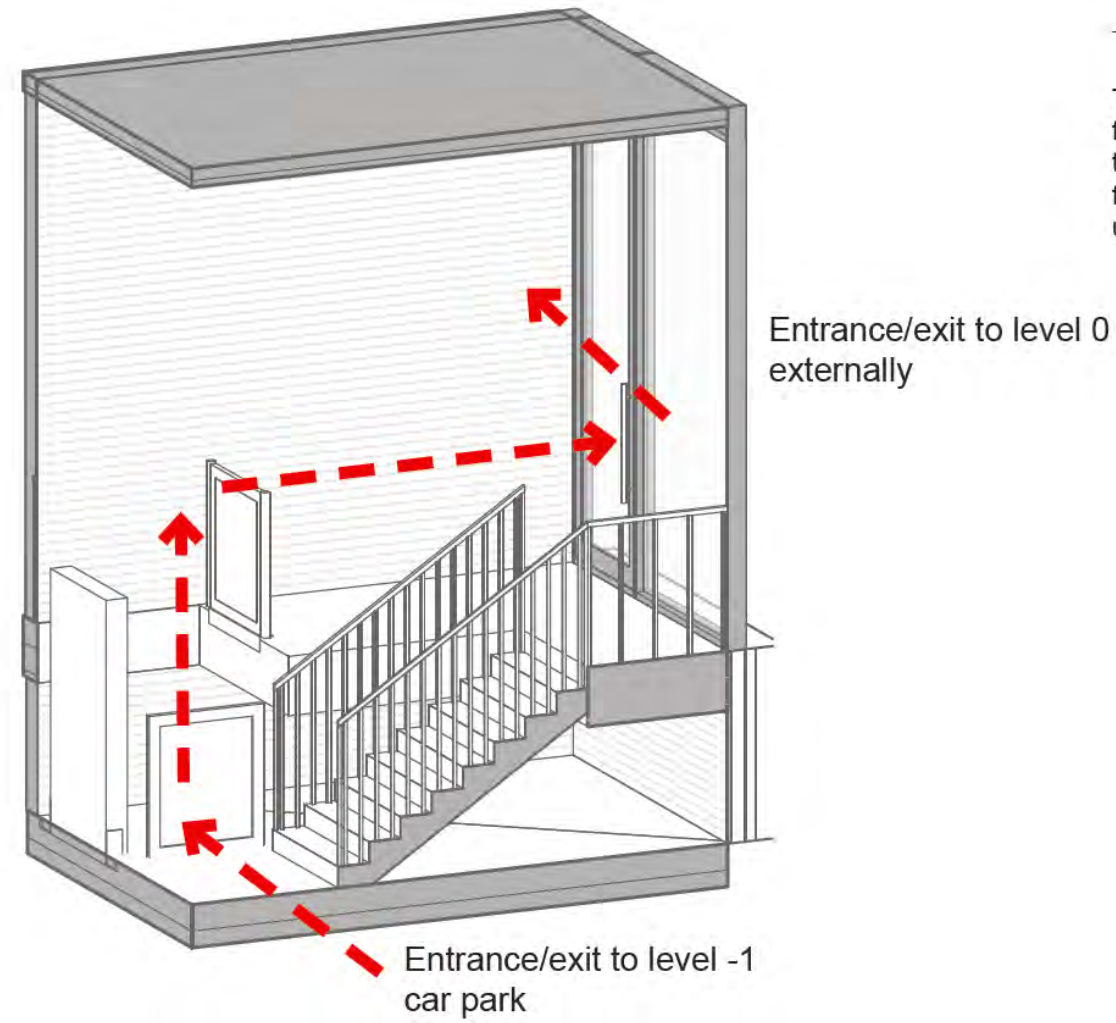
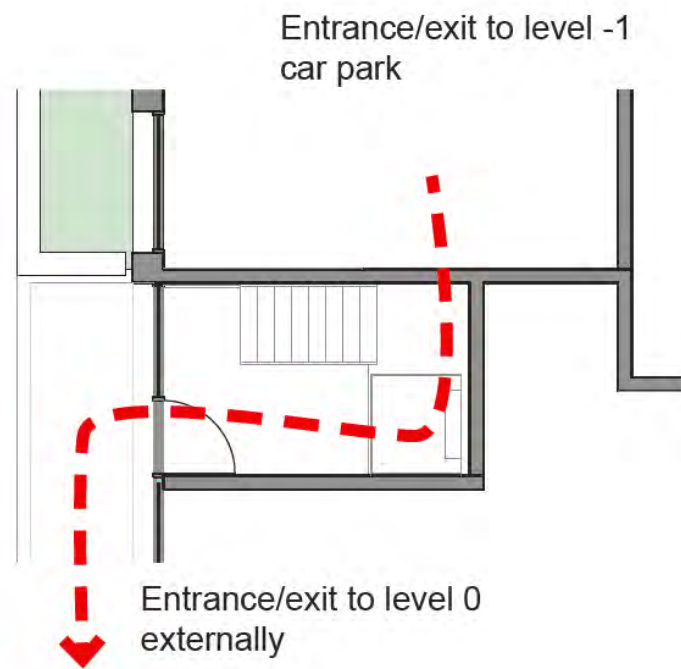
The Ground floor of the scheme contains lifts at each entry point into the courtyard. There is also a platform lift that takes users from the Ground floor retail

-  Lift
-  Platform/ through lift from car park onto ground floor retail unit

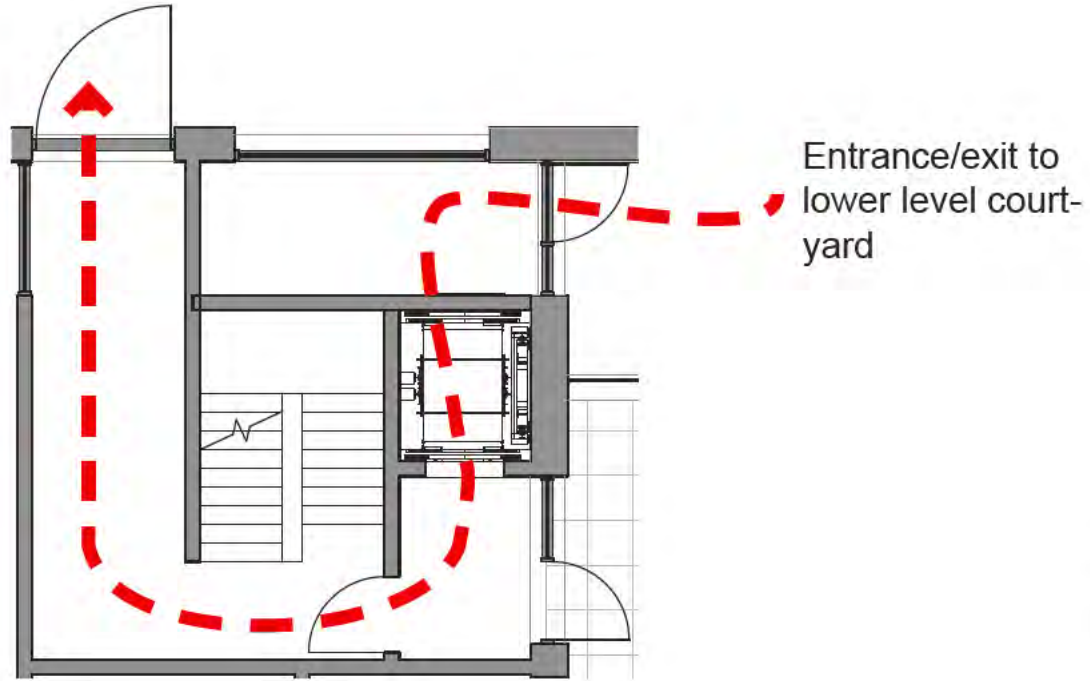


Platform lift

The platform lift from Level -1 to level 0 provides access from the car park to the retail units. This lift can be used by the public and allows the residential lifts to be separated from the general public. An explanation of how this lift is used can be seen to the Left.



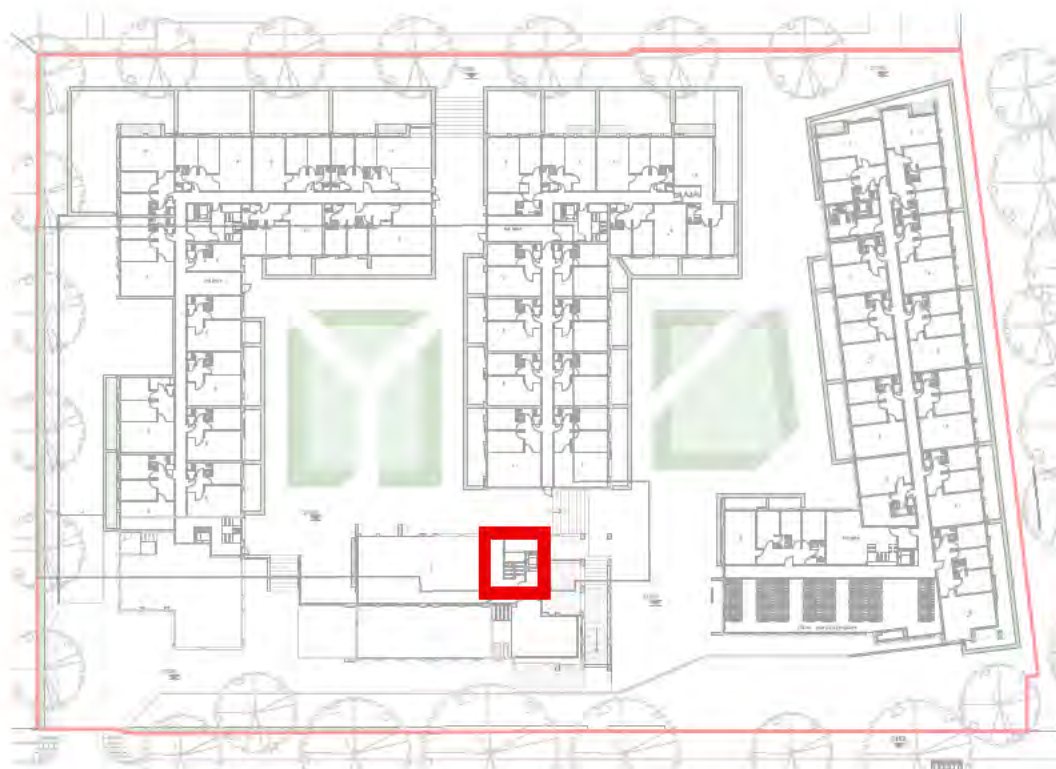
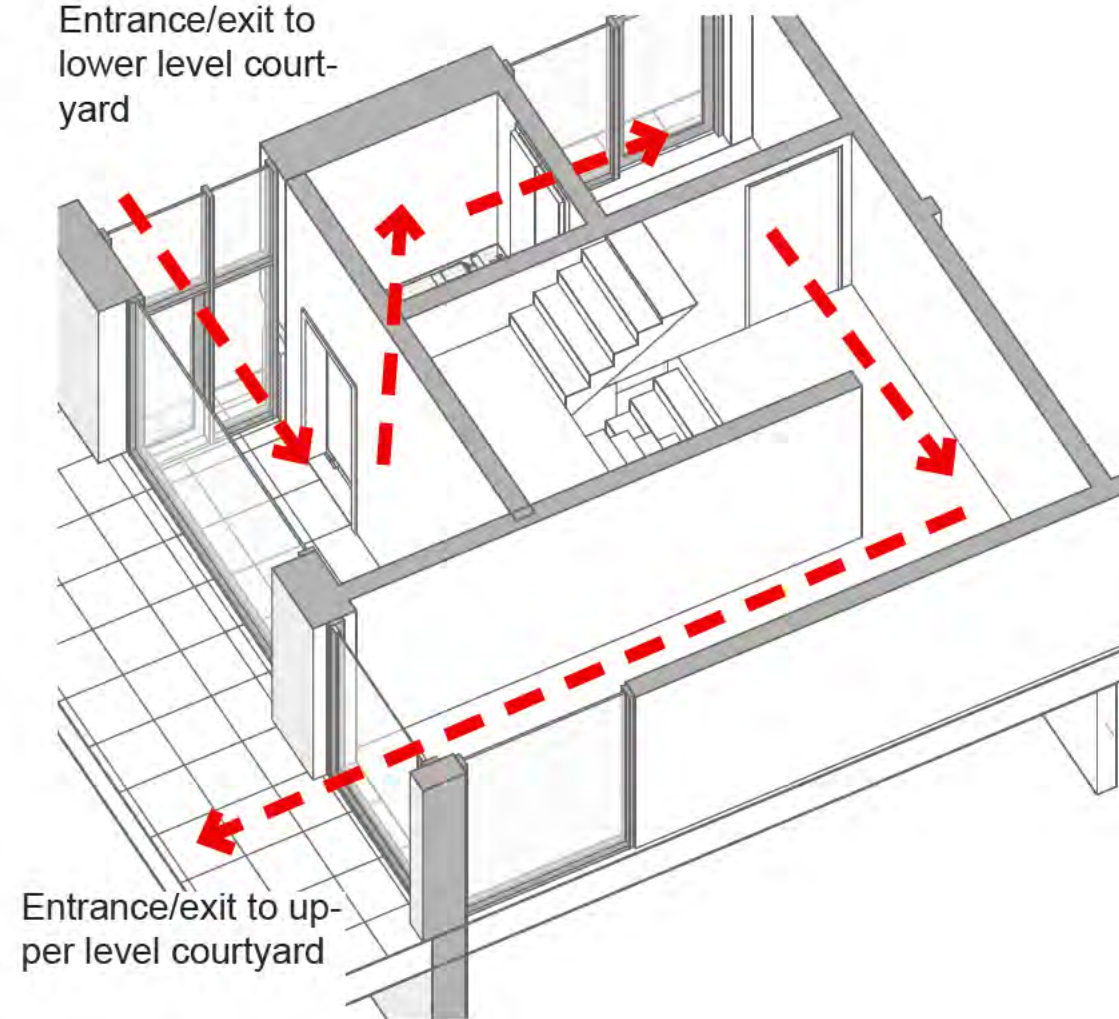
Entrance/exit to up-
per level courtyard



courtyard lift

The courtyard lift from the lower to the upper courtyard level provides lift access between courtyards. The way in which this lift is used to be seen to the left

Entrance/exit to
lower level court-
yard



Internal Typical floor - Accessibility

Typical floors have lifts to each corner of the scheme, allowing users to access the ground floor and to level -1

 Lift



GREAT STONE ROAD