07/00902/FUL 30 JUL 2007

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21st January 2008

Technicians Section
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

24 JAN 2008

Dear Sirs,

RE: 07/00902/FUL – DEMOLITION OF EXISTING BUILDINGS AND PROVISION OF 1 NO SHOP AND 23 NO APARTMENTS WITH CAR PARKING.
2A, STAPLETON LANE, BARWELL

We refer to your letters dated 7th November 2007 and 9th August 2007 and our telephone conversation and respond as follows to your most recent letter, using the paragraph numbers from your letter:

1. In connection with the Section 106 Agreement we submitted, with the Planning Application, various letters and memos from yourselves indicating what payments would be due, during our recent telephone conversation you confirmed that this was sufficient information and they would form the basis of a Section 106 Agreement to be entered into after Planning Approval has been obtained.

2. The Kirkby Road elevation indicates the profile of the adjoining cottages in Kirkby Road, that is the streetscene and the residential block opposite our proposal in Stapleton Lane, this also shows the height of the retaining wall to the rear of our site. Both the Stapleton Lane elevation and Kirkby Road elevation illustrate the corner feature as viewed from the centre of this urban centre. You will note that we have adopted the Victorian principle of increasing the height of the corner of the building to act as a focal point, and, I trust you agree, results in an elegant massing of the building.

3. The Block Plan, drawing number BW 08A, has been amended based on the accurate O/S.

4. The Topographical Survey drawing, drawing number BW 07A3 has been redrawn based on the accurate O/S.

5. We have amended the elevation to Stapleton Lane by omitting 2 no windows to Apartments 3 and 11; please note that Apartment numbers are shown on the plans at the entrance doors to the apartments. I trust that this clarifies this item, and apologise for any lack of clarity.

6. On the Basement Plan, drawing number BW 01A3, we have indicated the entrance carriageway width as agreed with Highways and the pavement radii, the kerb line is also indicated.

07/00902/FUL

30 JUL 2007

30 JUL 2007

We enclose five prints of each of the following amended/updated drawings (one set coloured):

BW 01A3	1.100	Basement Plan
BW 02A3	1.100	Ground Floor Plan
BW 03A3	1.100	First and Second Floor Plans
BW 04A3	1.100	Third Floor Plan
BW 05A3	1.100	Elevations
BW 06A3	1.100	Elevation and Section
BW 07A3	1.100	Survey
BW 08A3	1.500	Block Plan

I trust that this will enable you to process this application to a successful conclusion.

Just to clarify you will note that we have introduced a large green amenity space, and green, roof terraces into the site, providing 260m^2 of green space planted to support plant and animal/bird life and for the pleasure of the residents. Also, from section a-a and the rear elevation you will note that it is our intention to introduce green planting into the new retaining wall which encloses the car parking area, and the slab over the car parking area which forms the amenity space stops 700-900mm away from the retaining wall, has a glazed balustrade to enable natural light to filter down the planting to the new planted retaining wall, and to allow the planting to grow up the retaining wall enclosing the amenity space providing a new valuable lung of green space improving the aspect for the residents behind our clients site.

You must agree that this village centre can only benefit from this proposal, if you require any further information or clarification please contact me.

Yours Faithfully,

Derek Briscoe