29 MAY 2009

Our ref : IDR/JJ/5656

28 May 2009

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DEVELOPMENT SERVICES
29 MAY 2009
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Dear Mr Hicks

Re : **THE CROWN ESTATE DEVELOPMENT AT 1-3 BURTON ROAD TWYCROSS**

Further to our recent telephone conversation I enclose a copy of a longitudinal section through the site incorporating the relationship to the bungalows in Hallfield Close.

As you are aware, the bungalows are of a modest roof pitch and are a relatively new addition to the village. The proposed development seeks to reflect the steep roof pitches that are a characteristic of the locality whilst respecting the amenity of the neighbours. We have endeavoured to achieve this by the following :

1. Retention of the existing trees wherever possible on the site and particularly along the rear boundary with the Hallfield Close properties.

2. Retention of the existing 2.5 and 3 metre high hedges with minimal intrusion to form a single access from Burton Road. All retained trees and hedges will be protected in accordance with the requirements of the British Standard during construction.

3. New landscaping in the form of strategically located trees and new hedge planting to the boundary with the bungalows, in an evergreen form (ie prunus laurocerasus or similar).

4. The Client will accept a comprehensive boundary treatment condition and welcomes the opportunity to implement a quality solution.

5. Access for parking will inevitably have to be provided at the rear of the site as no new direct access from Burton Road will be permitted by County Highways. In order to mitigate the impact on the bungalow properties, it is envisaged that the existing 2

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metre high close boarded fence will be replaced and a new hedge planted against it within the site.

There will be a controlled access gate system, set back from the car park area and this will be restricted to resident use only. There will be no facilities for the washing and cleaning of cars in the parking court. Low level bollard lighting will be employed to obviate any potential light pollution. Maintenance of the parking court and its associated landscaping will be by way of a service charge and a management company comprised of the residents.

With regard to the security of the site, it is envisaged that the private amenity areas will be segregated from the frontages by walling or secure fencing. The 'tunnel entry' will be gated within 600mm of the front walling and accessed only by a coded lock system. Additionally, the vehicle entry gates will be approximately 1800 mm high and also accessed only by electronic fob. At the rear, car parking and pathways will be illuminated by low level bollard lighting PIR/solar time clock activated. Frontages will be illuminated by bulkhead lamps linked to PIR system located adjacent to entrances. Alarm systems of the upgradeable type will be incorporated in all dwellings.

In addition to the above detailed measures, the following should be borne in mind :

a) The ground floor level of the proposed dwellings is almost 800mm lower than the properties in Hallfield Close.

b) The existing building is 6.4 metres away from the rear boundary at its closest point. The nearest the proposed development is to the same boundary varies between 11 and 22 metres.

c) Almost half of the proposed building has a lowered eaves with dormer windows with a view to reducing the massing whilst introducing a variety to the silhouette.

I trust that the above clarifies any queries you may have, however should you require any further information, please do not hesitate to contact me.

Yours sincerely
For and on behalf of
HADEN RITCHIE BAILEY

Ian Ritchie

enc

cc Ms K Turner + drawing