From : "Jason Russell" <JRussell@reefestates.co.uk
TO : <Debbie.Farrington@birmingham.gov.uk>
CC : "Stewart Deering" <sdeering@reefestates.co.uk>
BCC :
Posted Date : 05/05/2010 12:09:22
Subject : RE: FW: 2010/01619/PA - Gospel Oak

Debbie,
See attached revised drawings as follows;
PL1.02 Existing Block Plan - Tree survey information has been added.
PL1.04A Propsoed Site Plan - Additional landscaping and boundary lime trees has been revised.
PL1.05 Proposed Gospel Oak Plans - Revised entrance stairs and bins storage has been added to proposed plans and elevations
PL1.06 & PL1.07 Proposed house type plans and Elevationis have been revised.
Revised Streetscape elevations and colour perspective views will be issued by the end of play today.
Regards
JASON RUSSELL
(Direct: 020 7079 2748)
Email: jrussell@reefestates.co.uk
Web: www.reefestates.co.uk
Reef Estates Ltd
14 Little Portland Street
London
W1W 8BN
Tel: 020 7637 0601
Fax: 020 7580 1874
Registered in England at the above address. No: 4302220
-----Original Message-----
From: Debbie.Farrington@birmingham.gov.uk
[mailto:Debbie.Farrington@birmingham.gov.uk]
Sent: 05 May 2010 09:23
To: Jason Russell
Subject: RE: FW: 2010/01619/PA - Gospel Oak
Great, the sooner the better, I have to leave at 2.30 today.
I'm trying to argue through the impact on residential amenity at the moment.....this has been hampered by Reg Services strong objection. They have conceeded some points but not many. If I am mindful to approve, they want to restrict opening hours of the takeaway AND shop to 8am to 9pm Mon to Sat and 10am to 6pm on Sundays and bank holidays. In addition they want to restrict deliveries to occur between 7am and 8am on Mon-Sat and 9am and 10am on Sundays/bank holidays.
I think this is a bit restrictive but is there any way they could compromise? The hours of operation stated on the forms are 6am to 11pm daily. I dont think that many people would shop that early in the morning, so not a problem to argue through, but I can see the point about early morning delivery - would coop be happy with a restrictive condition to prevent deliveries before 7am in the week and 8am sundays.
They have also requested information regardng code of best practice for

the management and operation of the delivery process - type of vehicles, vehicle movements, reverse warnings, engine start up, type of both vertical and horizontal movment of goods, meaures to contain noise break out from the loading bay etc - anything to show that the reduction of noise and impact on residential amenity has been considered/reduced. I was going to attach this as a condition, but do you have any info on coops normal practice for shops of this size.
Kind regards
Debbie Farrington
Constituency Planning Officer - Yardley

"Jason Russell"
<JRussell@reefest

ates.co.uk>
To

<Debbie.Farrington@birmingham.gov.u
05/05/2010 08:41 k>
cc
<Andrew.Owen@birmingham.gov.uk>,<patricia.gomez@birmingham.gov.uk>,
"Stewart Deering"
<sdeering@reefestates.co.uk>

Subject
RE: FW: 2010/01619/PA - Gospel
Oak
Debbie,
Sound good, I should be able to get further drawings over to you by
Lunch Time today.
Regards
JASON RUSSELL
(Direct: 020 7079 2748)
Email: jrussell@reefestates.co.uk
Web: www.reefestates.co.uk
Reef Estates Ltd
14 Little Portland Street
London
W1W 8BN
Tel: 020 7637 0601
Fax: 020 7580 1874
Registered in England at the above address. No: 4302220
-----Original Message-----
From: Debbie.Farrington@birmingham.gov.uk
[mailto:Debbie.Farrington@birmingham.gov.uk]
Sent: 05 May 2010 08:37
To: Jason Russell
Cc: Andrew.Owen@birmingham.gov.uk; patricia.gomez@birmingham.gov.uk;
Stewart Deering
Subject: RE: FW: 2010/01619/PA - Gospel Oak
Thanks Jason,

I'm really pleased that you've taken on board most of our advice. I think these tweaks improve the scheme enormously. I will need the extra info on the trees and house designs asap to explain the scheme to my Group Leader but I think we have enough to get the proposals onto the agenda. I'm hoping it will go to Committee on 20th May.
Regards
Debbie Farrington
Constituency Planning Officer - Yardley

"Jason Russell"
<JRussell@reefest

ates.co.uk>
To

<Debbie.Farrington@birmingham.gov.u
04/05/2010 18:35 k>
cc
"Stewart Deering"
<sdeering@reefestates.co.uk>,

<patricia.gomez@birmingham.gov.uk>,
<Andrew.Owen@birmingham.gov.uk>Subject
RE: FW: 2010/01619/PA - Gospel
Oak
Hi Debbie,
Many thanks for your comments and for Patricia's sketches to date. Please see attached the amended proposed site layout plan with revisions based on the sketches provided. The revisions include the following;
1. Additional car parking to the retail now totalling 24 spaces which includes 2 disabled spaces. In addition we have also increased cycle parking from 4 to 8 hoops to assist the convenience store use. These stores provide top up shop and reduce car traffic movements compared to larger stores. It is envisaged that a lot of the customers will walk or cycle to the store as this is not drive to location.
2. The flats rear stair case has been amended as per your recommendations. We have relocated the flat bin store under the upper landing of the stair behind a gated enclosure. This provides a clean rear entrance / car park area by removing the bins from eye sight when entering the flats.
3. We have adopted your recommendations to the new house layouts and car parking. This layout does work well allowing 200% car parking ratio and bin storage less than 25 meters from Gospel Lane. The new layout has allowed us to slightly enlarge each house type to comply with Places for Living room size guidelines.
4. Two large scale trees and three smaller trees have been removed on the attached proposed plan shown dashed. However a number of new Lime trees are shown along the Northern boundary to buffer the existing housing off Hindon Grove.
A tree Survey has been completed along with the topographical Survey. This will be issued tomorrow along with revised elevations and house

type drawings.
If you have any further comments of the revised plan please let me know
and I'm sure we can amend promptly for issue to your Group Leader. Also
can you confirm the date of the committee Meeting?
Regards
JASON RUSSELL
(Direct: 020 7079 2748)
Email: jrussell@reefestates.co.uk
Web: www.reefestates.co.uk
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14 Little Portland Street
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Registered in England at the above address. No: 4302220
-----Original Message-----
From: Debbie.Farrington@birmingham.gov.uk
[mailto:Debbie.Farrington@birmingham.gov.uk]
Sent: 29 April 2010 15:14
To: Jason Russell
Cc: Stewart Deering; patricia.gomez@birmingham.gov.uk;
Andrew.Owen@birmingham.gov.uk
Subject: RE: FW: 2010/01619/PA - Gospel Oak
Hi Jason,
Andy has just got back to me as promised. He has no real problems with
the
layout as proposed by Patricia. It would be tight, but not impossible.
To
make manoeuvres easier however, we have agreed that each house should be
moved back towards the pub by 1 metre. We agree that this layout would
be
no worse than some of the existing small cul-de-sacs in the area. He
stressed again that this scheme would only be supported from a highway
point of view though, if appropriate TRO's were put in place to ensure
visibility/public safety is maintained in and around the site. He is
awaiting a break down of costs and as soon as I have this, I will let
you
know.
I have just started to measure out site dimensions etc and have noticed
that most of the bedroom sizes for the new houses do not meet the
guidelines within Places for Living. These should be 12.6 sqm for the
1st
double bedroom, 10.26 sqm for the second double room and 6.56 sqm for a
single room. Committee are fairly strict about this, and so you should
try
and increase to comply. If you cannot, room layouts should be provided
including expected bedroom furniture to show that the layout is
workable.
The bedrooms within the converted first floor are also smaller than this
but I am happy to at least try and make a case for this, as it is a

conversion to enable the retention of the building.
Are you going to provide me with a cross section for the terraces?
Please let me know if you are happy to proceed with the layout as discussed.
Kind regards
Debbie Farrington
Constituency Planning Officer - Yardley
****
****
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(See attached file: C.htm)(See attached file: PL1.04 A Proposed Site Plan.pdf)
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