

Totnes Town Council Administrator

From: Patrycja Kaczmarek
Sent: 26 May 2023 16:39
To: Totnes Town Council Administrator
Cc:
Subject: FW: A-730 Totnes

Dear Sara,

Thank you for allowing us to present our scheme on Tuesday. It was a valuable meeting and hopefully it has clarified a couple of issues raised by the gentlemen speaking before us. There were a few questions however, that I was unable to answer on a spot. To answer those I have put together a list of comments below:

- The overall height of the building structure will not exceed 20 metres above ordnance datum.
- The building footprint remains unchanged- we have extended the basement underneath the left-hand wing however within the overall footprint.
- The balcony side width has been increased from 1620mm to 2950mm (an increase of 1330mm) in order to accommodate chairs/ armchairs and still provide sufficient circulation area. Without the increase we will not be able to facilitate any furniture.
- The building will remain a 68-bed care home, the upper floor units offer unique proposal where the resident's accommodation will comprise of bedroom with en-suite, lounge and kitchenette but it will remain a single occupancy unit.
- The extension on the top floor alters the building however the comment from the South Hams landscape consultant is clear:
'The proposed variation does introduce a variety of changes to the external form of the previously consented scheme on the site. Nevertheless, the changes being proposed to the previously consented scheme are not considered so great as to bring about any notable changes to the level of effects on visual amenity or landscape character than previously identified; the proposed variation would remain consistent with the requirements of DEV20 and DEV23 in landscape and visual terms.'
- The proposed scheme's garden has been altered however, again, the comment from the South Hams Place Making (Open Space, Sport and Recreation) consultant is clear:
'The proposed variations to the approved drawings make a number of changes to the external form of the building. However, the level of resident's greenspace proposed remains similar to the consented scheme and is considered to provide suitable amenity and landscape benefit.'
- A revised Lighting Strategy has been submitted with the application and it clarifies that the proposal accords with the HRA requirements and shows that light levels do not exceed 0.1 LUX at the off-site western boundary hedgerow, and that light levels do not exceed 0.5 LUX within 10m of this hedgerow.
- As for flood risk, only small portion of the access is within zone 2/3, no development is taking place within that area. The Environmental Agency position is they *'have no objection to this proposal based on information submitted with the application'*.
- A revised drainage strategy has been submitted and a comparable surface of green roof was achieved (just over 85% of the area initially approved)
- Regarding the employment, as it is a 68-bed care home, we would expect a 68 full-time equivalent opportunities, shared between full and part time jobs

Hopefully I have responded to all queries raised during the meeting but should you have any further questions, please do not hesitate to contact me.

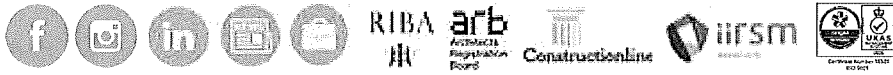
Kind Regards,

Patrycja Kaczmarek Msc Arch BA RIBA
Architect

T:
M:

Ref: A-730/3

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