

The Christian Community Redevelopment

Community Consultation:
Christian Community New Development Group:

Formal Response

15.7.13

	Findings	Response/Action
1.	<p>Parking: coping with an increased demand</p>	<p>Independent specialist consultants have been appointed to look into this matter. Helix Transport Consultants www.helixtc.co.uk have assessed the traffic and transport implications of the proposed development based on client information, site visits, traffic surveys and parking counts.</p> <p>The report, available on the Christian Community website, concludes that '<i>Proposed parking on the site for cars, bicycles and motorbikes complies with the standards set out in the Stroud District Council Local Plan (2005)</i>'.</p> <p>In addition, and in line with the Christian Community's sustainability goals, steps will be taken to further encourage cycling and walking. Secure cycle storage will be provided and footpaths on and around the site will be improved.</p>
2.	<p>Height of the proposed building: affect on views</p>	<p>This matter has been given careful consideration since the inception of the project.</p> <p>Note: the design does not have a level ridge meaning that the maximum height of 10m is only evident at one point.</p> <p>The view of the project architects, and the initial indication from the planning authority, is that the building height accords with that of both other built structures in the area and the surrounding mature trees.</p> <p>To gain a clear physical impression of the proposed height, a helium balloon was raised to maximum roof height during the Spring Fair. This gave a realistic idea of the scale: the general view was that the building height was not excessive.</p>

		<p>This exercise could be repeated.</p> <p>In addition, the project architects www.nicolaspople.com have offered to prepare individual photomontages for concerned neighbours. These would show the existing view with the proposed building superimposed upon it.</p>
3.	Historic boundary wall: Stability	<p>The project architects have been mindful of the historic brick boundary wall to the south. The advice of the SDC conservation architect (Kate Russell) has been obtained and adopted. The wall has been surveyed, recording both any lean (in degrees from the vertical) and condition (photographic).</p> <p>The Project architects and project engineers have collaborated closely to ensure that the proposed design does not compromise the integrity of the historic wall structure. This has been achieved by extensive ground investigations and positioning the building at a correspondingly safe distance.</p>
4.	Windows overlooking neighbouring properties	<p>Noted: the proposed development is not residential: usage patterns will differ from those of the surrounding buildings and this will serve to prevent 'overlooking' issues from arising.</p> <p>In any case, it is acknowledged that the <i>feeling</i> of being overlooked needs to be addressed.</p> <p>Various options have been considered for overcoming this problem:</p> <ol style="list-style-type: none"> 1. Directed windows: these are 'blinkerred' so that an occupant's view is directed. The person is physically prevented from having a view in a certain direction. 2. Strategic planting: this involves the careful planting and pruning of trees so as to provide effective screening. <p>Option 2 has been selected: window design is unaffected and it accords with the Christian Community's interests in gardening and the environment.</p>
5.	Drainage: Adequacy of existing system	<p>There is anecdotal evidence of irregularities in the arrangements for foul and surface drainage. Until such a time as an investigative survey is undertaken, to precisely plot routes and determine capacities, the assumption is that new service connections will be necessary, adequate to cater for any increased flow.</p> <p>In the interim, connection details have been requested from Severn Trent Water.</p>