

P/2024/0184 28 Lord Street

Hi Guys,

As requested, please find both below in-line (green) and attached the requested clarifications:

Attachments

“Front Scale Amended” - Original scale drawing showing where the public highway is relating to the questions below.

“Back non scale Overview” – New symbol based overview showing current and proposed use of current yard setup.

Manual for Streets states:-

6.3.24 Porch roofs, awnings, garage doors, bay windows, balconies or other building elements should not oversail footways at a height of less than 2.6 m.

The details of the awning in the application are poor.

-what height above the footway is it?

As per the scale drawing, the installation height of the awning is roughly 3.3m above the public highway. With the expected 12° pitch, this would be 2.7m at the lowest point when fully extended to the far right of the bar, increasing as the highway slopes down.

-has it any posts or fixings that are secured into the adopted paving below? Interference with services? Further details required.

No installation required into the public highway, as per the original drawing it is mounted by several brackets into the core of the building.

-what is the purpose of the awning? Is it so they can place tables & chairs outside potentially reducing / blocking ped flows in a pedestrianised zone.

Yes this is to provide easier coverage for the already approved Street Café License granted by Amandae Davies on the 09/05/23. We currently utilise a large umbrella for rain coverage, the awning is to make it easier for less abled members of staff to setup the outside.

-Does the awning impede access by a mini sweeper vehicle when street cleaning or access by plant to maintain street lighting? Question for Kev Edwards?

Kev Edwards may have further requirements from a maintenance perspective?

Will leave this for Kev...from observation the mini sweepers are around 2m tall.

-are there any ramps being constructed in the highway (Lord Street) as part of their entrance improvements. Such a feature would require s.115 consent (along with insurance).

No, you and I did originally discuss this back in 2022 and discovered the prohibitive costs. We have therefore decided to move the customer entrance to the right hand side of the shop (as per the attached drawing) as there is a minimal lip given the slope of the public highway.

-what is being proposed at the rear of the building in the service yard? Better plans required.

Currently the back is used for parking, waste and a smoking area which currently does not have cover so is weather dependant. We wish to install the awning to provide cover for seating to allow for drinking, which has already been approved by Alcohol Licensing from our last submission with Colin Jones on 02/10/2023. Current barriers will remain as per the dotted lines.

Does this change location of existing bin store – details required? No, the current bin store remains with access over the throughway.

Does it impact on any existing parking spaces? Have they got any spaces at the rear – if so show them on a plan (existing /proposed) / provide photographs. No the parking spaces remain as per the overview.

-checked with Paul Rogers (Street Lighting) and access to lighting column on Lord Street would still be achievable.

I have looked on our email system and a Beverly Edwards - Town Centre Officer comes up in Assets / Economy Section. I suspect if it's not her responsible, she will know who such matters should be directed to.

Hopefully the attached and above help answers your questions, please let me know if you require anything further.

Cheers

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PROPOSED ELEVATION



PUBLIC HIGHWAY

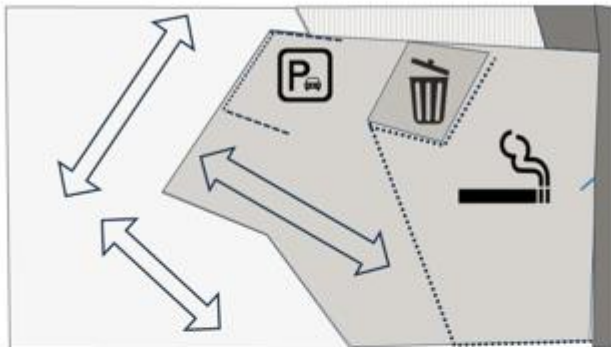
Scale 1:50

TableTaps Ltd
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Commercial Yard Improvement Plan - Current

28 Lord Street
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Commercial Yard Improvement Plan - Awning

