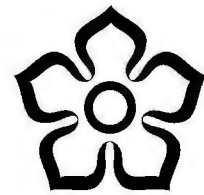


# Memo

To: Major Developments Team, Floor 2 City Hall  
majors@leicester.gov.uk

From: Planning Major Developments Team  
[REDACTED]

Extension: 37 [REDACTED]  
Our ref: PL/AS/20190163  
Date: 5 February 2019



Leicester  
City Council  
Planning

[www.leicester.gov.uk/planning](http://www.leicester.gov.uk/planning)

## CONSULTATION ON PLANNING APPLICATION

App. No. 20190163  
Proposal: CONSTRUCTION OF THREE/FOUR STOREY BUILDING; 2 X RETAIL/CAFE SHOPS ON THE GROUND FLOOR (CLASS A1); 9 FLATS (6 X 1 BEDROOM) AND (3 X 2 BEDROOM) (CLASS C3)  
Location: CORNER OF CHURCH GATE & ST PETERS LANE  
PPRN: MML2386

Applicant:



Agent:

c/o KIRKHAM MIDDLETON ARCHITECTS  
MR GEOFFREY MIDDLETON  
139A QUEENS ROAD  
139A QUEENS ROAD,  
CLARENDON PARK  
LEICESTER,  
LE2 3FL

I would be pleased to receive your comments on this planning application. You can view the plans using File Director via the following pages:

- Web site: <http://www.leicester.gov.uk/planningdatabase> or:
- Intranet (Interface): <http://svr-fdirector/filedirector/Web/> - choose the 'Development Control' cabinet; then select 'Property' under 'Document Type' and enter the planning application number in 'Case number'.

Please contact me if you need further information. It would be of great help if you could reply by 19 February 2019.

Please email your comments to [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk) , quoting reference: **PL/AS/20190163** .

[REDACTED]  
Planning Major Developments Team

# MEMO

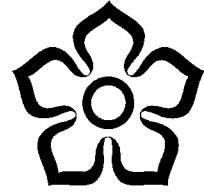
---

**To:** Planning Management & Delivery

**Date:** 8 March 2019

**From:** [REDACTED]  
**Ext** [REDACTED]  
**Email** [REDACTED]@leicester.gov.uk

cc.



**Leicester  
City Council**

**Urban Design Team**

Planning, Development and  
Transportation  
Leicester City Council  
City Hall  
Charles Street  
Leicester LE1 1FZ  
[www.leicester.gov.uk/planning](http://www.leicester.gov.uk/planning)

**PLANNING APPLICATION: 20190163**

**Proposal: Construction of three/four storey building; 2 x retail/café shops on the ground floor and 9 flats**

**At: Corner of Church Gate and St. Peters Lane**

**Applicant:** [REDACTED]

**Agent: Kirkham Middleton Architects  
UPRN 2465187507**

**A. Policy Context:**

CS03 Designing Quality Places  
Church Gate Conservation Management Plan  
Church Gate Conservation Area Character Appraisal

**B. Considerations:**

- Scale: Height

As stated within the Conservation Area Management Plan a height of 3 storeys with a 4<sup>th</sup> set back is considered appropriate in this location.

- Scale: Massing

The elevation along St. Peters Lane is large and appears quite flat, this would need to be articulated better to provide interest and to break up the elevation. Mansard rooves are not considered part of the vernacular within the Church Gate Conservation Area or within Leicester, this is therefore not appropriate. The proposal shows an inconsistent eaves line to the development, and the mass of the block to the rear to St. Peters Lane appears to be raised which is detrimental to the rhythm of the building.

- Layout: Connections (ease of movement, legibility), Urban Grain (arrangement of blocks, continuity and enclosure, frontages and thresholds, delineation of public and private space, legibility)

The proposed building has a poor relationship with the neighbouring property, there is no continuity of rhythm or building line. The entrances proposed to the retail units on St. Peters lane don't open up to the street and are not legible as shop frontages. There is limited active frontage to St. Peters Lane given that a number of the ground floor windows are above door height. Internally bathrooms have been provided backing onto the frontage to St. Peters Lane, this therefore doesn't allow any opportunity to provide an active frontage here, and this is the same with the bin store.

- Character

The site is located within the Church Gate conservation area. A contemporary building that respects the scale, rhythm, and materials of the area would therefore be appropriate as stated in the character area management plan. The proposed development offers no consistency in character, providing pastiche windows to Church Gate and contemporary windows to St. Peters Lane. A development on this site would be visible along the key view down Church Gate towards St. Margaret's Church, as identified within the conservation area character appraisal; therefore a high quality and well considered scheme would be required on this site. There is no evidence in the design of any consideration for, or cues taken from, the historic context of the area.

- Appearance: Details and Materials

There is no articulation in the elevations, they therefore appear very flat. There is no consistency in the window and door details and providing different design approaches to the elevation on Church Gate to the one on St. Peters Lane over complicates the building design. Brick would be considered appropriate in this context; however the wood panelling beneath the windows is not appropriate within the conservation area. There is no comprehensive approach to the design, details or materials for this development and there is no evidence in the design of any consideration given to the context.

This proposal gives little respect to the character of the Church gate conservation area or the neighbouring heritage assets. There is a lack of clear design rationale informed by an assessment of the context and character of the area. The main issues being poor legibility, lack of active frontage, no consistency in the massing or eaves line, inappropriate roof scape, poor relationship with context and no continuity of existing building rhythm, inappropriate materials and no comprehensive design approach. I therefore consider the design of this proposal unacceptable.

Please contact me on the above number if you have any queries.

  
Planner (Urban Design)  
Major Developments Team

# Memo

To: Planning Development Management Team  
f.a.o. [REDACTED]

From: [REDACTED]  
Travel Planning and Development Control Team –  
Transport Strategy

Extension:  
Email: [REDACTED]@leicester.gov.uk  
Our ref: H:\TS\TP&DC\Development Control\2018  
Applications\Mixed Use\20190163 – St Peters Lane  
Date: 4<sup>th</sup> March, 2019



Leicester  
City Council

Planning,  
Development and  
Transportation

City Hall  
115 Charles Street  
Leicester LE1 1FZ

**PROPOSAL:** CONSTRUCTION OF THREE/FOUR STOREY BUILDING; 2 X  
RETAIL/CAFE SHOPS ON THE GROUND FLOOR (CLASS A1); 9  
FLATS (6 X 1 BEDROOM) AND (3 X 2 BEDROOM) (CLASS C3)  
**APP. NO.:** 20190163  
**LOCATION:** CORNER OF CHURCH GATE & ST PETERS LANE

## HIGHWAYS OVERVIEW:

This planning application seeks consent for a ground floor Class A1 use with 9No flats on upper floors. Only one car parking space is proposed in conjunction with a proposed new vehicle access and 10No cycle parking spaces.

Given the location of the site in the central commercial zone there are no objections in principle to a development which only provides one car parking space although before I'm able to send formal highway comments I will require more information and clarity in respect of the location of the proposed vehicle access. The plans appear to indicate that it will be between a bus shelter and a ramped pedestrian access. The room to accommodate this looks very tight so I'd appreciate details of the access width, the gradient and the position of gates set back 5m rear of the carriageway edge and opening away from the public highway.

It would be helpful if the plans were resubmitted showing the location of the highway boundary as the proposals in their current form appear to show doors to pedestrian entrances at ground floor level opening out over the public highway which would not be acceptable.

The proposed development frontage to St Peters Land Church Gate appears to be set back behind the existing back of footway. To what extent this is the case will become more clear when the position of the highway boundary is plotted on the plans. This will create a gap and it is not clear from the plans or Design and Access Statement how this land is to be surfaced. Details are therefore required in respect of how this area will be surfaced and or whether the land is being proposed to be dedicated into the highway.

In the context of the above, the Highway Authority cannot support the proposal in its current form until the issues raised are addressed.

If you wish to discuss any of the above comments in more detail please do not hesitate to contact me.

Regards

  
Transport Planner  
On behalf of the Local Highway Authority



# Kirkham Middleton Architects

CHARTERED ARCHITECTS AND PLANNING CONSULTANTS

The Coach House, 139a Queens Road, Clarendon Park, Leicester, LE2 3FL. TEL: 0116 2200 321. FAXS: 0116 2200 345

## Flood Risk Assessment and Sustainable Drainage Strategy

Proposed Four Storey Mixed Use Development

at

Land on the corner of Church Gate & St. Peters Lane  
Leicester  
Leicestershire  
LE1 4AJ

20190163

01/Feb/2019 - A4

4 Pages

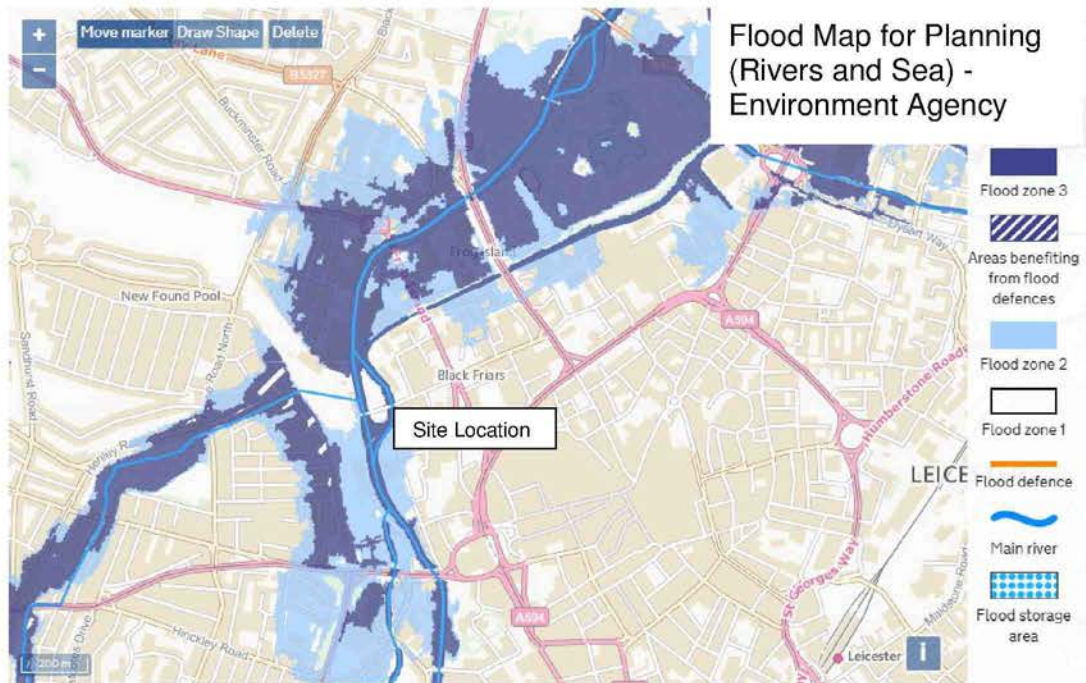


February 2019

## 1.0 Introduction

- 1.1 The site is located on the corner of Church Gate and St. Peters Lane in Leicester City Centre, Castle Ward. Church Gate and St. Peters Lane have a mixture of both residential and commercial properties ranging from the early-to-mid 18th century to the 1970's varying from 1 to 4 storeys.
- 1.2 The site is currently vacant after St. Peters Lane was extended in the 1970s to connect the ring road to Mansfield Street, demolishing a number of buildings including the former Fielding Johnson factory between East Bond Street and Church Gate. It is unknown what the property use of the building's use was previous the extension of St Peters Lane. The road is three lanes wide with pavements on either side. The width of this street on St Peters Lane is also a stark contrast to that of Church Gate and Bond Street, that provide intimate streetscapes and a lack of active frontages on either side.
- 1.3 The Grand Union Canal is 750m away from the site with the River Soar 700m away. The land is in an area that has a very low chance of flooding from rivers or the sea which means that it is very unlikely to flood except in extreme conditions. The chance of flooding each year is less than 0.1 percent (1 in 1000). This takes into account the effect of any flood defences that may be in this area.





**2.3** The Environment Agency for 'Risk of Flooding from Surface Water' indicates the site is low to medium risk of flooding due to surface water which means that the chance of flooding is less than 1 to 3.3%, although it is difficult to predict as rainfall location and volume are difficult to forecast





### **3.0 Sustainable Drainage Strategy**

- 3.1** The proposed ground floor level is at the same level as the existing street therefore there is no need to further take flood resistance and resilience measures as the chance of flooding is less than 0.1%.
- 3.2** All new developments should incorporate SuD's into the design to control the surface water run off. Outdoor spaces have been designed to incorporate the use of filter drains, permeable surfaces and vegetation allowing surface water to filter through voided material to decrease the chances of localised flooding.
- 3.3** The flat roof section of the second floor apartment is to have a sedum roof, reducing the peak flows and the total runoff volume of rainwater. This will allow for approximately 70-80% retention of rainwater in the summer and 10-35% in the winter.
- 3.4** The amenity area on the ground level is to have permeable paving, allowing rainwater to filter through the paved surface and to the sub soil below. The existing site is Brownfield, although trees and shrubs have grown in the area since being left redundant, where as the majority of the rest of the site is hard surfacing.
- 3.5** Any additional surface water will be discharged to the existing mains drainage as existing.
- 3.6** This sites' ground level is between 57.16 & 60.18AOD

### **4.0 Planning History**

- 4.1** There is no previous planning history on the site.

### **5.0 Flood Defence Proposals**

- 5.1** None required.

### **6.0 Other Safe Guards**

- 6.1** None required.

### **7.0 Flood Plain Compensation**

- 7.1** None required.

### **8.0 Conclusion**

- 8.1** In conclusion, due to the proposal being in Flood Risk Zone 1 and is unlikely to flood except in extreme conditions and the proposed ground floor level is similar to other properties in the vicinity it should not pose a risk to the proposed building. Also a large proportion of the building faces onto St Peters Lane which is on a incline decreasing the risk further. SUDs have also been incorporated into the design to minimise risk further.

Please ask for: [REDACTED]  
Telephone: (0116) 454 [REDACTED]  
Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)  
Our ref: PL/AS/20190163/PRE  
Date: 29 March 2019



**Leicester**  
City Council

KIRKHAM MIDDLETON ARCHITECTS

[REDACTED]

139A QUEENS ROAD  
CLARENDON PARK  
LEICESTER,  
LE2 3FL

Planning  
City Hall  
115 Charles Street  
Leicester LE1 1FZ  
[www.leicester.gov.uk/planning](http://www.leicester.gov.uk/planning)

Dear [REDACTED]

**PRE-APPLICATION PLANNING ENQUIRY**

**Reference: 20190163**

Enquiry date: 4 May 2019  
Location: CORNER OF CHURCH GATE & ST PETERS LANE  
Proposal: CONSTRUCTION OF THREE/FOUR STOREY BUILDING; 2 X  
RETAIL/CAFE SHOPS ON THE GROUND FLOOR (CLASS A1); 9  
FLATS (6 X 1 BEDROOM) AND (3 X 2 BEDROOM) (CLASS C3)

Dear [REDACTED]

I am writing with reference to the above planning application. The proposal has been assessed by the urban design and conservation teams (amongst others) and they have made the following comments:

**Urban Design:**

- Scale: Height

As stated within the Conservation Area Management Plan a height of 3 storeys with a 4<sup>th</sup> set back is considered appropriate in this location.

- Scale: Massing

The elevation along St. Peters Lane is large and appears quite flat, this would need to be articulated better to provide interest and to break up the elevation. Mansard rooves are not considered part of the vernacular within the Church Gate Conservation Area or within Leicester, this is therefore not appropriate. The proposal shows an inconsistent eaves line to the development, and the mass of the block to the rear to St. Peters Lane appears to be raised which is detrimental to the rhythm of the building.

- Layout

The proposed building has a poor relationship with the neighbouring property. There is no continuity of rhythm or building line. The entrances proposed to the retail units

*view leicester planning information at ... [www.leicester.gov.uk/planning](http://www.leicester.gov.uk/planning)*

on St. Peters lane don't open up to the street and are not legible as shop frontages. There is limited active frontage to St. Peters Lane given that a number of the ground floor windows are above door height. Internal bathrooms have been provided backing onto the frontage to St. Peters Lane, this therefore doesn't allow any opportunity to provide an active frontage here, and this is the same with the bin store.

- **Character**

The site is located within the Church Gate Conservation Area. A contemporary building that respects the scale, rhythm, and materials of the area would therefore be appropriate as stated in the character area management plan. The proposed development offers no consistency in character, providing pastiche windows to Church Gate and contemporary windows to St. Peters Lane. A development on this site would be visible along the key view down Church Gate towards St. Margaret's Church, as identified within the conservation area character appraisal; therefore a high quality and well considered scheme would be required on this site.

- **Appearance: Details and Materials**

There is no articulation in the elevations, they therefore appear very flat. There is no consistency in the window and door details and providing different design approaches to the elevation on Church Gate to the one on St. Peters Lane over complicates the building design. Brick would be considered appropriate in this context; however the wood panelling beneath the windows is not appropriate within the conservation area.

- <https://www.leicester.gov.uk/media/183908/church-gate-conservation-area-management-plan-september-2017.pdf>

## **Conservation**

The application was considered at the Conservation Advisory Panel (CAP) in which they objected to the proposal and they went onto make the following comments:

The height and massing of the property were largely regarded as excessive for its locality, with special reference to the timber warehouse immediately to the north, visibility of which would be significantly affected by the development as proposed. It would have the potential to adversely affect the streetscape of the Church Gate Conservation Area and the designated assets adjacent to the site.

### **Building Conservation Officer's comments**

The site is located within the Church Gate Conservation Area, to the immediate south-east of a group of designated properties, including the adjacent Grade II Listed Timber Warehouse, Grade II Great Meeting School and Grade II Great Meeting Chapel. The currently undeveloped site occupies a prominent corner of a junction between St Peter's Lane and Church Gate.

As the site has a relatively neutral impact on the Church Gate Conservation Area, based on its undeveloped nature combined with the mature vegetation throughout. Subject to appropriate design, scale and massing, a development could enhance its locality and would be welcomed. However, this is not considered to be the case in regards to the development under consideration.

The massing and scale are considered as excessive in regards to its locality, based on the conjunction of four storeys height and the continuous frontage along St Peter's Lane. In contrast, other corner building in this particular locality is two and three storeys in height, and of a reduced footprint. The partially recessed top storey to the Church Gate frontage is not considered as sufficient to reduce the overpowering impact of the structure as proposed.

The top heavy appearance is aggravated by the presence of balconies to the top, and the blank brick wall to the immediate north of the Church Gate frontage, both considered as inappropriate in conservation terms.

There is a visible disjunction between the Church Gate and St Peter's Lane façade as currently outlined. This is exaggerated by the differentiated material palette of these sections. Some features proposed for the Church Gate frontage are considered inappropriate, with special regards to the timber effect window units, directly associated with aluminium doors to the ground floor. The scheme broadly lacks consistency and displays a range of features of no precedence within the area, as the cedar cladding or the horizontal window unit to the west, and thus has the potential to detract from and harm the historic environment of Church Gate Conservation Area.

### **Archaeology**

This proposal is located in an area with known archaeological activity and finds and is bisected by the town's Roman and medieval defences (MLC54; MLC1787). Part of the site falls within the Roman walled area (MLC72). Within the immediate vicinity Roman buildings and activity has been found, with the evidence recovered from St Peters Lane less than 15m south of the site found beneath the defences.

It is suggested that this condition be attached if the application was to be approved:

"No new development shall take place in relation to the proposal until the applicant has secured the implementation of an appropriate programme of archaeological work to be undertaken by a competent and experienced organisation in accordance with a Written Scheme of Investigation (WSI), which has been submitted to and approved by the City Council as the local planning authority. The scheme must include an assessment of significance, research questions, and:

- (1) the programme and methodology of site investigation and recording;
- (2) the programme for post-investigation assessment;
- (3) provision to be made for analysis of the site investigation and recording;
- (4) provision to be made for publication and dissemination of the analysis and records of the site investigation;
- (5) provision to be made for archive deposition of the analysis and records of the site investigation."

I would suggest you speak directly with [REDACTED] the City Archaeologist before you commence any work. The archaeology may impact on how the building can be built!

### **Local Highway Authority**

There is no objection in principle to the proposal. However, further information is required and clarity in respect of the location of the proposed vehicle access. The plans appear to indicate that it will be between a bus shelter and a ramped pedestrian access. The room to accommodate this looks tight so details of the access width and the gradient are required. The gates should be set back by 5 metres and not opening over the public footpath. The doors to the retail units appear to overhang the pavement and are not within the red line boundary.

I consider that you should remove any reference to vehicle access.

### **Ecology**

You need to clarify question 12 on the application forms. You have ticked the boxes however, this needs to be confirmed by an ecologist.

Trees are proposed to be removed and they currently provide significant habitat for wildlife in an area devoid of biodiversity. As the trees will be lost there should be some form of compensation and this should be address in a landscape scheme.

With regards to the arboricultural survey you will need to provide the license details.

### **Lead Local Flood Authority**

I have attached their comments which will need to be taken into account.

### **Development management issues / conclusion**

The principle of the proposed uses is accepted.

As you can see there are strong objections to the proposal. The application will be refused for the reasons mentioned above. I would suggest you withdraw the application and look at comprehensively redesigning the scheme. Once you have redesigned the scheme I would suggest you submit the proposal through the pre application process. I would also suggest you address the archaeology issues to get an understanding of what is required and the cost implications.

The Conservation Area Management Plan will give you some guidance on what is acceptable in that location.

Could you let me know how you wish to proceed by the 12<sup>th</sup> April 2019. If I have not heard from you by that date then the application will be refused.

Yours sincerely



Planning Major Developments Team

# Leicester City Council

## Payment Requisition

If a purchase order has not been raised this form must be printed, signed and sent to the Exchequer Team with supporting documents.

Supplier ID:

Purchase Order Number:

Prepared by:

Signature:

Payee Name:

Date: 4 February 2019

Payee Address:

Suite 4C  
Spectrum House  
Bond Street  
Briston  
BS1 3LG

Checked by:

Signature:

Date: 4/2/19

Payment reference to appear on remittance advice (max. 40 characters):

Short Description for General Ledger	Account	Cost Centre	Project	Asset	Work Order	Activity	Analysis	Net £	VAT £	Total £
Planning Application - 20190163 CORNER OF CHURCH GATE & ST PETERS LANE	R9365	20269	-	-	-	-	1	£462.00		£462.00

**Reason for payment**

REFUND – FEE OVERPAYMENT

**Hand cheque to:**

Total Net: 0.00  
Total VAT: 0.00  
Total Gross: 0.00

Contact Telephone No.

# Local Planning Authority Refund Form



The purpose of this form is to facilitate refunds for application payments.

Please complete the form and send to [refunds@planningportal.co.uk](mailto:refunds@planningportal.co.uk)

Refunds should be made by BACS Transfer to:

Account Name	[REDACTED]
Account Number	[REDACTED]
Sort Code	[REDACTED]
Bank Name	[REDACTED]
Bank Address	[REDACTED]

When making a refund, please use the application reference and version as the remittance reference/advice. For example; PP-00000001v1.

The Planning Portal service charge will not be refunded to applicant/agent.

## Payment Details

LPA Name	Leicester City Council
Application Reference number:	PP-07407903_DEV (Application 20190163)
Reason for refund:	FEE OVERPAYMENT
Refund amount (excluding any service charge):	£462.00
Application fee amount:	£6006.00
Applicant Name:	[REDACTED]
Has the Applicant/Agent been informed?	YES
Date refund made to the Planning Portal:	UNKNOWN

All information provided is handled in accordance with the provisions of the General Data Protection Act and no information will be shared with any other party without your consent.

Please ensure that the information you submit is accurate and correct. Do not include personal information about third parties unless you have told the individual concerned and they consent to it being supplied.

[REDACTED]

---

**From:** noreply-payments@planningportal.co.uk  
**Sent:** 25 January 2019 15:20  
**To:** planning  
**Cc:** team@km-architects.co.uk; [REDACTED]  
**Subject:** Your payment for planning application PP-07407903v1 has processed successfully.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** [REDACTED]

#### Payment received

Thank you for your payment for application PP-07407903v1. The details of your payment are shown below.

The payment for application PP-07407903v1 was made by bank transfer and processed on 25/01/2019 09:46:47.

The application and fee will now be released to Leicester City Council. When the local authority receives your application from the Planning Portal, an email confirmation will be sent to you.

#### Payment details

Company name: PortalPlanQuest Limited  
Company address: Suite 4C, Spectrum Building, Bond Street, Bristol BS1 3LG  
VAT number: GB 207 4030 52  
Date and time: 25/01/2019 09:46:47  
Description of service: Payment for planning application service.  
PP reference: PP07407903v1TCX  
Site Address: Corner of Church Gate & St Peters Lane, Leicester, LE1 4JA  
Applicant Name: [REDACTED]  
Applicant Email Address: [REDACTED]  
Application fee: £6006.00  
Service charge (excluding VAT): £16.67  
Service charge VAT @ 20%: £3.33  
Total (including VAT): £6026.00  
Transaction number:  
Registered Office: 1390 Montpellier Court, Gloucester Business Park, Brockworth, Gloucester, GL3 4AH  
Registered in the United Kingdom No : 4653583

For information relating to your application, please contact your local planning authority.

If you need any help using the Planning Portal website, please contact our support team at [support@planningportal.co.uk](mailto:support@planningportal.co.uk)



If a refund is required at any point, please contact Leicester City Council who will initiate the process with us.

Planning Portal team

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 12 February 2019 14:05  
**To:** planning  
**Cc:** [REDACTED]  
**Subject:** PL App 20190163

**Categories:** [REDACTED] Consultation

**Application No:** 20190163

**Address:** CORNER OF CHURCH GATE & ST PETERS LANE

**Description:** CONSTRUCTION OF THREE/FOUR STOREY BUILDING; 2 X RETAIL/CAFE SHOPS ON THE GROUND FLOOR (CLASS A1); 9 FLATS (6 X 1 BEDROOM) AND (3 X 2 BEDROOM) (CLASS C3)

Hi [REDACTED]

The noise assessment submitted as part of this PL app identifies high ambient noise levels affecting the proposed site (as would be expected in this area) and has recommended sound insulation arrangements to mitigate against the noise impact.

I would recommend that the noise insulation scheme is executed exactly as specified in the noise assessment ref: 2301 Leicester-Church Gate [Rev A] with particular emphasis on the recommendation to provide mechanical ventilation in habitable rooms overlooking St Peters Lane and Church Gate (Section 7.6 of Noise Assessment).

Regards

[REDACTED]  
Pollution Control Officer  
Noise and Pollution Control Team  
Leicester City Council

20190163

25/01/19

## Acute Acoustics Ltd

8 Bayliss Close  
Quorn, Loughborough  
LE12 8PF  
01509 550 335  
info@acuteacoustics.co.uk

### NOISE ASSESSMENT

Proposed Development at 'Land at Church Gate'  
Leicester, LE1 4AL.

Client: [REDACTED]

Report by

[REDACTED] BSc Dip Acoustics MIOA

Acute Acoustics Ltd.

Report Date: 13<sup>th</sup> December 2018

Ref: 2301 Leicester – Church Gate [Rev A]

Site Visited by: [REDACTED]

Site Visit: 4-7 December 2018

---

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## **1.0 INTRODUCTION**

Kirkham Middleton Architects instructed Acute Acoustics Ltd, on behalf of their client [REDACTED] to carry out an assessment of environmental noise on a proposed development at a site off Church Gate, Leicester, LE1 4AL.

This is to accompany a planning application with the aim of building a mixed use development comprising ground floor commercial units and 9no apartments above.

This report considers measurements taken onsite, the requirements of relevant legislation and makes recommendations as necessary. Acoustic terminology is explained at Appendix 1; my qualifications at Appendix 2, References at Appendix 3, Detailed Results at Appendix 4, Graphs at Appendix 5, Calculations at Appendix 6, Site Location Plan at Appendix 7 and Architects' drawing at Appendix 8 showing rooms used for internal level calculations.

## **2.0 ASSESSMENT CRITERIA**

### **2.1 National Planning Policy Guidance - Noise**

The National Planning Policy Guidance – Noise [Ref 1] (NPPG) is a qualitative rather than quantitative guidance on acceptable noise levels that may affect a development.

In paragraph 5 of the NPPG, various noise categories and thresholds are set out and Table 1 below summarises the noise exposure hierarchy, based on the likely average response.

Perception	Example of Outcomes	Increasing Effect Level	Action
<b>Not Noticeable</b>	No Effect	No Observed Effect	No Specific Measures required
<b>Noticeable and not intrusive</b>	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No Specific Measures required
		Lowest Observed Adverse Effect Level	
<b>Noticeable and Intrusive</b>	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
		Significant Observed Adverse Effect Level	
<b>Noticeable and disruptive</b>	The noise causes a material change in behaviour and/or attitude, e.g.	Significant Observed Adverse Effect	Avoid

	avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.		
<b>Noticeable and very disruptive</b>	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory	Unacceptable Adverse Effect	Prevent

Table 1: Noise Exposure Hierarchy

For noise impacts considered to be up to and including “Noticeable and Intrusive”, it seems likely that the intention is to recognise that whilst the noise levels are not desirable, planning consent should be granted provided that the noise can be mitigated and the intrusion reduced to a minimum.

Noise which is “Noticeable and disruptive” should be avoided, which presumably means such noise levels are permissible under certain

circumstances; however, it is the next level of disturbance “Noticeable and very disruptive” that should be prevented, i.e. not permissible under any circumstances.

It can be seen that the NPPG noise guidance envisages that if properties are provided with a suitable external envelope with ventilation and acoustic glazing, designed to ensure “acceptable” internal noise levels, then internal noise levels would not exceed the “Significant Observed Adverse Effect Level” and hence that planning consent could readily be granted. The guidance states *“If the exposure is above this level the planning process should be used to avoid this effect occurring, by use of appropriate mitigation such as by altering the design and layout.”*

It follows on from the above that the guidance is not recommending assessing noise based on a comparison of external noise levels with the external background, which is the approach of BS4142: 2114 “Methods for Rating and Assessing Industrial and Commercial Sound” [Ref 2] and its predecessor BS4142: 1997, i.e. the wording of the Guidance indicates that BS4142 should not be used to assess noise.

At Paragraph 9, the Guidance states that there are other matters that can mitigate the impact of noise on residential developments if residents *“...have access to:*



- *a relatively quiet facade (containing windows to habitable rooms) as part of their dwelling, and/or;*
- *a relatively quiet external amenity space for their sole use, (e.g. a garden or balcony). Although the existence of a garden or balcony is generally desirable, the intended benefits will be reduced with increasing noise exposure and could be such that significant adverse effects occur, and/or;*
- *a relatively quiet, protected, nearby external amenity space for sole use by a limited group of residents as part of the amenity of their dwellings, and/or;*
- *a relatively quiet, protected, external publically accessible amenity space (e.g. a public park or a local green space designated because of its tranquility) that is nearby (e.g. within a 5 minutes walking distance)”*

Unlike PPG24 [Ref 3], the NPPG makes no direct reference to using British (or other) Standards to assess noise; PPG24 had directly referred to both BS8233 [Ref 4] and BS4142; therefore, the current government guidance does not appear to endorse directly the use of these documents.

At paragraph 10 of NPPG, it is stated that local plans can include noise standards, which presumably would/could be based upon relevant British Standards. Paragraph 10 states: *“Care should be taken,*

*however, to avoid these being implemented as fixed thresholds as specific circumstances may justify some variation being allowed.”*

It is clear therefore that current guidance envisages that quantitative standards **can** be used, provided that there is flexibility in their application.

## 2.2 British Standard 8233:2014

The latest version of BS8233:2014 ‘Guidance on Sound Insulation and Noise Reduction for Buildings’ states the following:

*“In general, for steady external noise sources, it is desirable that the internal ambient noise level does not exceed the guideline values in Table 4.*

Table 4 Indoor ambient noise levels for dwellings

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35 dB $L_{Aeq,15hour}$	—
Dining	Dining room/area	40 dB $L_{Aeq,15hour}$	—
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,15hour}$	30 dB $L_{Aeq,9hour}$

The footnotes to this table make it clear that:

- the guidance is based on the current WHO recommendations and that the above internal levels can be relaxed by 5dB to achieve “reasonable” internal conditions;
- planning consent can be granted when external levels exceed the WHO guidance targets provided that appropriate internal noise levels are achieved;

- the levels shown in Table 4 assume normal diurnal fluctuations. *‘In cases where local conditions do not follow a normal diurnal pattern, for example on a road serving a port with high levels of traffic at certain times of the night, an appropriate alternative period, e.g. 1 hour, may be used, but the level should be selected to ensure consistency with the levels recommended in Table 4’.*

It should be noted that BS8233:2014 does not include the 45dB LA<sub>max</sub>[F] night time criterion that the previous version of BS8233 specified but for “regular individual noise events (for example, scheduled aircraft or passing trains)” which “can cause sleep disturbance. A guideline value may be set in terms of SEL or LA<sub>max</sub>[F] depending on the character and number of events per night.

### **2.3 BS4142**

Notwithstanding the guidance within NPPG above, BS.4142:2014 “Methods for Rating and Assessing Industrial and Commercial Sound” [Ref 2] describes a method for assessing the impact of sound produced on industrial and commercial premises.

The Standard requires that the ambient noise (total noise including the “problem” noise) is measured in terms of the equivalent continuous sound level LA<sub>eq</sub> [see Appendix 1 for acoustic terms],

which is then corrected for the residual noise (total noise excluding the “problem” noise) also measured as an LAeq, to give the specific noise (from the “problem” noise alone).

A correction for character is made if the noise contains a distinguishable discrete, continuous note [whine, hiss, screech, hum etc.]. If appropriate an addition of up to 6 dB can be made to the specific noise.

Similarly if there are distinct impulses in the noise [bangs, clicks, clatters, or thumps], a further correction of 3, 6 or 9dB can be made as appropriate.

If the noise is neither tonal nor impulsive but is otherwise readily distinctive in comparison with the residual acoustic environmental a correction of 3dB can be made.

Finally if the noise is irregular enough to attract attention another correction of 3dB can be made. The final figure, including any character corrections is known as the Rating level.

This Rating Level is then compared with the measured background [LA90] level.

- a) Typically, the greater this difference, the greater the magnitude of the impact.

- b) A difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context.
- c) A difference of around +5 dB is likely to be an indication of an adverse impact, depending on the context.
- d) The lower the rating level is relative to the measured background sound level, the less likely it is that the specific sound source will have an adverse impact or a significant adverse impact. Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context.

### **3.0 SITE DESCRIPTION**

The site is a vacant corner plot situated on the western side of Church Gate at the junction with St. Peter's Lane. The area is mainly populated by retail/commercial units, some with flats above.

The existing site is scrubland surrounded by wooden fencing.

Medium levels of both light (cars and vans) and heavy (lorries and buses) one way traffic use Church Gate and two way traffic use St Peter's Lane.

The proposed development is two ground floor commercial units, 4no flats at first and second floors and 1no third floor apartment.

The southern side façade of the building is some 4m from the kerbside edge of St. Peter's Lane and the eastern façade is some 3m from the kerbside edge of Church Gate.

#### **4.0 NOISE MEASUREMENTS**

The site was visited on Tuesday 4<sup>th</sup> December 2018 and noise monitoring equipment was installed at a position 5m from the kerbside edge of St Peter's Lane at first floor height to measure noise levels.

The meter was left gathering data for some 75 hours.

The weather conditions during the monitoring period were generally cloudy, overcast and dry; temperatures of 1 - 12 degrees Celsius. Wind speeds were generally low, 0-2 Beaufort Scale and were checked when onsite with a Kestrel 2000 hand held anemometer (s/n 2080552) to check that wind speed did not exceed 5m/s.

Weather information was from observations made at the time of the site visit and also sourced from the Met Office website using the data

for Church Lawford monitoring station, some 21 miles from site.

The sound level meter was a Svan type 949s (s/n 12224) fitted with a RION WSO3SO1 “all-weather” wind muff mounted on a pole at first floor height to be able to ‘see’ over the wooden fencing.

The meter calibrated correctly before and after the measurements using a Castle calibrator type GA607 (s/n 039893). Both meter and calibrator had been laboratory calibrated within the preceding 2 years.

## **5.0 RESULTS**

### **5.1 Noise Measurement Results**

The detailed main results are shown at Appendix 4 and the derived results are shown below in Figure 1. The detailed frequency analysis results are shown at Appendix 4 and the arithmetically averaged frequency analysis results are shown in Figure 2 below. Friday morning’s results have been combined with Tuesday’s afternoon/evening results to give the derived daytime period for the Tuesday.

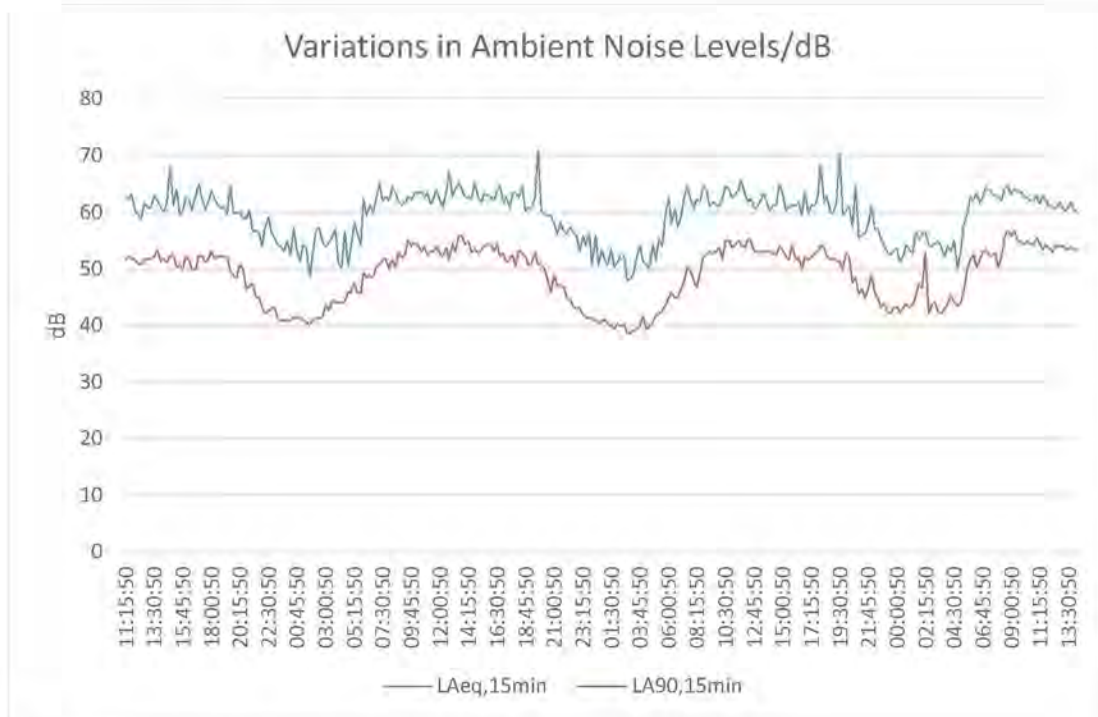
Start Day	LAeq,16hr	LAeq,8hr
Tuesday	62.1	56.2
Wednesday	62.9	55.0
Thursday	62.5	57.2
Highest Day	62.9	57.2
<b>Average</b>	<b>62.5</b>	<b>56.2</b>

Figure 1: Derived Results/dB

Frequency/Hz	63	125	250	500	1000	2000	4000	8000
Source Level/dBLin	64.0	58.9	56.0	54.2	55.5	52.6	47.2	39.8

Figure 2: Arithmetically Averaged Frequency Results/dBLin

Graph 1 below shows the variations in 15 minute ambient noise levels at Position 1/dB.



Graph 1: Variation in Ambient Noise Levels/dB



Graph 1 shows that LAeq and LA90 levels followed a noticeable diurnal pattern. The high LAeq levels on four occasions were caused by short term noise events rather than longer noises as there was no simultaneous rise in LA90 levels.

## 5.2 Subjective Assessments

The following observations were made at the time of the site visit.

Medium traffic and pedestrian movements on Church Gate and St Peter's Lane with distant road traffic audible during gaps in Church Gate and St Peter's Lane traffic.

## 6.0 ASSESSMENT OF RESULTS

### 6.1 LAeq - External Noise Levels

As mentioned, the daytime and night time periods are given in terms of LAeq,16 hour for day (07.00 -23.00) and LAeq,8 hour for night (23.00 – 07.00).

The individual Daytime and Night time LAeqs are shown in Figure 1 above together with the arithmetic averages.

However monitoring was carried out at a position 5m from the kerbised edge whereas the nearest façade is at a distance of some 3m so a distance correction is required.

Assuming the predominant noise source was road traffic, source height is assumed to be 0.5m in accordance with "Calculation of Road Traffic Noise" [Ref 5] which states that "The source of traffic noise (the source line) is taken to be a line 0.5m above the carriageway level and 3.5m in from the nearest carriageway edge."

$$\delta\text{SPL} = 10\text{LOG}_{10} L1/L2$$

where  $\delta\text{SPL}$  = change in Sound Pressure Level

L1 = Distance to Monitoring Point (Xm)

L2 = Distance to Facade (Ym)

L1 = Distance to FF Monitoring Point (Xm)

L2 = Distance to FF Receptor (Ym)

$$X = \sqrt{(8.5^2 + 3.7^2)} = 9.3\text{m}$$

$$Y = \sqrt{(6.5^2 + 3.7^2)} = 7.5\text{m}$$

= 0.9 dB which must be added to the above values.

The Daytime LAeq,16hr = **63dB** (62.5+0.9 to nearest whole number).

The Night time LAeq,8hr = **57dB** (56.2+0.9 to nearest whole number).

## 6.2 Maximum Noise Levels

When considering maximum noise levels caused by road traffic, it is generally found that maximum noise levels are not governed by the volume of traffic, but by specific single events such as a car or motorbike passing by at high speed, an empty lorry passing over bumps or potholes in a section of road, a car horn, emergency siren or a vehicle skidding. It is therefore necessary to evaluate how typical observed noise events are likely to be.

Considering the  $L_{Amax}[F]$  levels from Graph 2 at Appendix 5 which shows maximum night time noise levels for the three nights, the typical maximum noise level was 76dBA[F] at the monitoring position which equates to **77dBA[F]** at the first floor façade position.

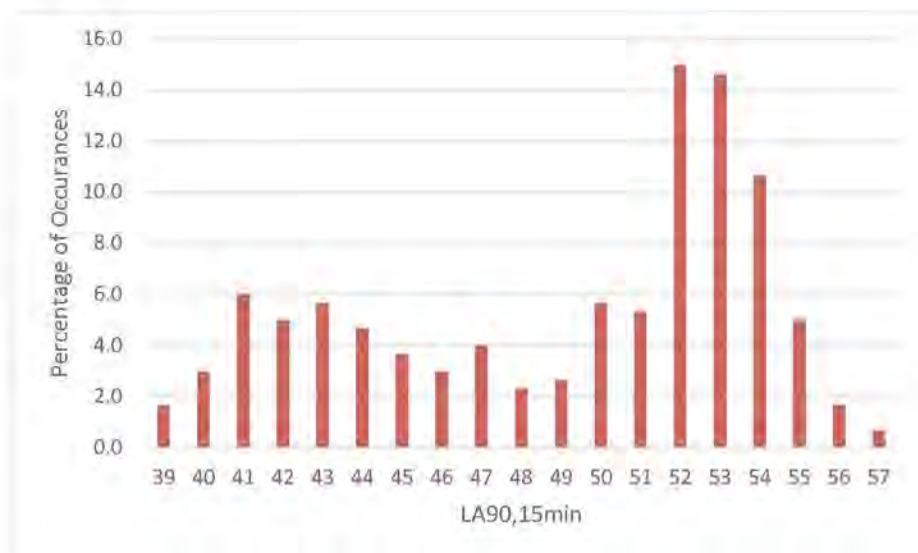
The occasions when higher transient levels occurred were likely to have been caused by passing emergency vehicles, noisy motorbikes, door slams or individual shouts and have thus been ignored.

## 6.3 Assessment of Background Noise Results

BS4142:2014 provides guidance on analysing the measured levels when a range of results is available.

Considering the LA90 results from Graph 1 above and the detailed results at Appendix 4 for position 1, background noise levels varied between 39-57dB to the nearest whole numbers.

The arithmetic average of all the results was 49dB LA90 to the nearest whole number; the spread of all the results is shown on Graph 3 below:



Graph 3: Statistical Analysis of LA90 Noise Levels/dB

From Graph 3, a figure of 42dB LA90 has been taken as being conservatively representative of background noise levels as background noise levels were **42dB** or higher for 89% of the time.

## 7.0 DISCUSSION OF PROPERTY NOISE LEVELS

### 7.1 Internal Noise levels

The above daytime LAeq, night time LAeq and LAmax[F] results can be combined with the average frequency analysis measurements shown in Figure 2 and used to predict internal noise levels using the methodology described in BS EN 12354-3:2000 [Ref 7].

The detailed results appear at Appendix 6 and are summarised below.

### 7.2 Glazing and Ventilation Calculations

For the purposes of prediction the following have been assumed:-

**(Please inform Acute Acoustics if any of the assumptions are incorrect).**

- First Floor Flat 3 Living Area/Kitchen, overlooking St Peter's Lane, is the habitable room used for the first daytime calculation, **LAeq,16hr = 63dB.**
- First Floor Flat 4 Living Area/Kitchen, overlooking Church Gate, is the habitable room used for the second daytime calculation, **LAeq,16hr = 63dB**
- First Floor Flat Bedroom, overlooking St Peter's Lane, is the habitable room used for the first night time calculation **LAeq,8hr = 57dB, LAmax[F] = 77dB.**
- The Living Area/Kitchen has a reverberation time of 0.5s, the

bedroom - 0.3s.

- The external walls are cavity masonry.
- Room and window dimensions have been taken from Kirkham Middleton architect's drawing no: 481/SK101 with ceiling heights of 2.4m and extracts shown at Appendix 8.

### 7.3 First Floor Flat 3 Living Area/Kitchen

Volume	= 75m <sup>3</sup>
Window Area	= 2.2m <sup>2</sup>
Wall Area	= 6.2m <sup>2</sup>

#### Daytime

From Figure 3 at Appendix 6, it can be seen that the predicted internal **daytime** noise level of **30dB LAeq,16hr** for **4/12/4 standard double glazing and 2 x Passivent TVAL dB450 acoustic trickle vents (or alternative with minimum Dnew of 40dB)** meets the BS8233:2014 criterion of  $\leq 35\text{dBA}$  for daytime.

### 7.4 First Floor Flat 4 Living Area/Kitchen

Volume	= 76m <sup>3</sup>
Window Area	= 4.8m <sup>2</sup>
Wall Area	= 20.9m <sup>2</sup>

## Daytime

From Figure 4 at Appendix 6, it can be seen that the predicted internal **daytime** noise level of **32dB LAeq,16hr** for **4/12/4 standard double glazing and 2 x Passivent TVAL dB450 acoustic trickle vents (or alternative with minimum Dnew of 40dB)** meets the BS8233:2014 criterion of  $\leq 35\text{dBA}$  for daytime.

### 7.5 First Floor Flat Bedroom

Volume	= 22m <sup>3</sup>
Window Area	= 2.2m <sup>2</sup>
Wall Area	= 4.3m <sup>2</sup>

## Night Time

From Figure 5 at Appendix 6, it can be seen that the predicted internal noise level is **25dB LAeq,1hr** for **4/20/4 double glazing (or alternative with minimum Rw of 30dB) and 1 x Passivent TVAL dB450 acoustic trickle vent (or alternative with minimum Dnew of 40dB)** meets the BS8233:2014 criterion of  $\leq 30\text{dBA}$  for night time.

BS8233:2014 does not contain recommendations for night time Lmax levels. Purely as a comparison, the previous version recommended that regular night time events should not exceed 45dBA[F] LAm<sub>ax</sub>. Here the bedroom building envelope reduces noise by 32dBA so typical internal LAm<sub>ax</sub> levels would be **45dB[F]** (77-32) which meets the criterion.

With regard to **daytime**, the predicted internal noise level is **31dB LAeq,16hr** [63-32] which meets the BS8233 criterion of  $\leq 35$ dB(A) for daytime resting within bedrooms.

## 7.6 Glazing and Passive Ventilation Summary

As the calculations show:

1. All bedrooms with windows that overlook Church Gate or St Peter's Lane to be fitted with **4/20/4 double glazing (or alternative with minimum Rw of 30dB)**, well-sealed when closed with a **Passivent TVALdB 450 acoustic trickle vent** (or alternative with minimum Dnew of 40dB) – **Glazing/Ventilation Package A**.
2. All Living rooms with windows that overlook Church Gate or St Peter's Lane to be fitted with **4/12/4 or 4/16/4 standard double glazing**, well-sealed when closed with **2 x Passivent TVALdB 450 acoustic trickle vents** (or alternative with minimum Dnew of 40dB) - **Glazing/Ventilation Package B**.
3. All other rooms with windows to be fitted with 4/12/4 or 4/16/4 standard double glazing, well-sealed when closed together with standard trickle vents - **Glazing/Ventilation Package C**.

## 7.6 Mechanical Ventilation

In order to offer purge ventilation to habitable rooms (Living Rooms, bedrooms) in dwellings overlooking or with a significant sideways view



of Church Gate or St Peter's Lane **without** opening windows, it is recommended that a Mechanical Extract Ventilation (MEV) or a Positive Input Ventilation (PIV) system is installed which extracts/supplies air from the habitable rooms, but which does not allow significant noise to enter from the outside, either because of the system's attenuation or because it vents to a quiet façade.

## 8.0 CONCLUSIONS

8.1 In summary it is recommended that:-

1. Walls – Solid brickwork, brick/block cavity or brick clad timber frame.
2. Roof – Tiled/slatted roof, 20kg/m<sup>2</sup> plasterboard ceiling, 100mm sound absorbing layer above the ceiling (e.g. mineral wool loft insulation) **or roof type of equivalent performance.**
3. All rooms with windows to be fitted with glazing and ventilation as specified at Section 7.5 above.
4. The combined **rated** noise level of all externally mounted plant serving **all** retail and commercial units operating at maximum load should not exceed **42dBA** at any position 1m from a window to a habitable room.
5. In order to offer purge ventilation to habitable rooms (Living Rooms, bedrooms) in dwellings without opening windows, it is recommended that a Mechanical Extract Ventilation (MEV) or a

Positive Input Ventilation (PIV) system is installed to habitable rooms overlooking or with a significant sideways view of Church Gate or St Peter's Lane .

## APPENDIX 1

### EXPLANATION OF ACOUSTIC TERMS

The dB or the decibel, is the unit of noise. The number of decibels or the level, is measured using a sound level meter. It is common for the sound level meter to filter or 'weight' the incoming sound so as to mimic the frequency response of the human ear. Such measurements are designated **dB(A)**.

**A doubling** of the sound is perceived, by most people, when the level has increased by 10 dB(A). The least discernible difference is 2 dB(A). Thus most people cannot distinguish between, say 30 and 31 dB(A).

If a noise varies over time then the **equivalent continuous level, or LAeq**, is the notional constant level of noise which would contain the same amount of acoustic energy as the time varying noise.

The following table gives an indication of the comparative loudness of various noises expressed in terms of the A weighted scale:

Source of noise	dB(A)	Nature of Noise
Inside Quiet bedroom at night	30	Very Quiet
Quiet office	40	
Rural background noise	45	
Normal conversational level	60	
Busy restaurant	65	
Typewriter @ 1m	73	
Inside suburban electric train	76	
Alarm clock ringing @ .5m	80	
Hand clap @ 1m	80	
HGV accelerating @ 6m	92	Very Loud

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## APPENDIX 2

The measurements were carried out and the report prepared by Peter Dyson of Acute Acoustics Ltd., a consultancy company which specialises in Environmental and Workplace Noise.

He holds the Institute of Acoustics Diploma in Acoustics and Noise Control, a Bachelor's degree in Mechanical Engineering, The Institute of Acoustics Certificates of Competence in Environmental Noise Assessment and in Workplace Noise Measurement. He is a Member of the Institute of Acoustics.

He is also an ANC accredited Sound Insulation tester for Martec Environmental Consultants Ltd., a consultancy company which also specialises in Environmental and Workplace Noise.

Acute Acoustics Ltd is a member of the Association of Noise Consultants.

### APPENDIX 3 REFERENCES

- 1 National Planning Policy Guidance – Noise –  
<http://planningguidance.planningportal.gov.uk/blog/guidance/noise/noise-guidance/>
- 2 BS4142:2114 “Methods for Rating and Assessing Industrial and Commercial Sound”.
- 3 Planning Policy Guidance 24: Planning and Noise. –  
<http://www.communities.gov.uk/publications/planningandbuilding/ppg24>
- 4 BS.8233: ‘Guidance on Sound Insulation and Noise Reduction for Buildings’
- 5 Calculation of Road Traffic Noise (CRTN) – Department of Transport and the Welsh Office, HMSO,1988, ISBN 0-11-550847-3
- 6 Method for Converting the UK Road Traffic Noise Index  $L_{A10,18h}$  to the EU Noise Indices for Road Noise Mapping – TRL/Casella Stanger  
<http://www.defra.gov.uk/environment/quality/noise/research/crtn/documents/noise-crtn-update2006.pdf>
- 7 BS EN 12354-3:2000 *Building Acoustics-Estimation of Acoustic Performance in buildings from the performance of elements. Part 3 Airborne sound Insulation against outdoor sound*
- 8 BS7445-2:1991 “Description and measurement of environmental noise” – Part 2: Guide to the acquisition of data pertinent to land use.

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- 9 Road Traffic Forecasts 2015 – Department of Transport  
<https://www.gov.uk/government/publications/road-traffic-forecasts-2015>

**APPENDIX 4**  
Detailed Main Noise Results/dB

Day/Date	Start Time	Duration,T	LAeq,T	LA1	LA10	LA90	LAmaz[F]
Tue 4	11:15:50	00:15:00	62.5	73.5	65.6	51.8	78.7
Tue 4	11:30:50	00:15:00	62.3	73.4	64.5	52.1	81.4
Tue 4	11:45:50	00:15:00	63.3	74.9	64.2	51.9	84.1
Tue 4	12:00:50	00:15:00	60.4	68.8	64	51.6	80.9
Tue 4	12:15:50	00:15:00	59.6	69	62.9	51	78.4
Tue 4	12:30:50	00:15:00	58.9	68.8	62.1	50.7	75.9
Tue 4	12:45:50	00:15:00	61.7	71.5	65.2	51.7	77.1
Tue 4	13:00:50	00:15:00	60.9	71.5	64.2	51.8	75.7
Tue 4	13:15:50	00:15:00	60.8	72	63.7	51.9	79.9
Tue 4	13:30:50	00:15:00	63	72.6	64.3	52.1	84.3
Tue 4	13:45:50	00:15:00	62.1	71	65.6	53.5	77.7
Tue 4	14:00:50	00:15:00	60.9	72.2	63.6	51.3	77.3
Tue 4	14:15:50	00:15:00	60.2	70.3	63.4	51.9	75.8
Tue 4	14:30:50	00:15:00	61.7	72.8	64.7	51.1	78.1
Tue 4	14:45:50	00:15:00	68.2	76.7	65.4	52.3	96.7
Tue 4	15:00:50	00:15:00	61.3	71.4	64.4	52.6	75.5
Tue 4	15:15:50	00:15:00	64.2	72.2	64.2	50.3	91.2
Tue 4	15:30:50	00:15:00	59.6	69	62.9	50.8	73.7
Tue 4	15:45:50	00:15:00	60.4	70.2	64	50	78
Tue 4	16:00:50	00:15:00	62.5	72.7	64.9	52.2	85.4
Tue 4	16:15:50	00:15:00	62.2	74.5	64.5	51.5	80.3
Tue 4	16:30:50	00:15:00	60.4	70.5	64.2	49.8	77.8
Tue 4	16:45:50	00:15:00	63.1	73.2	63.5	50	84.6
Tue 4	17:00:50	00:15:00	65	73.9	68.3	52.5	88.3
Tue 4	17:15:50	00:15:00	62.9	72.1	65.2	52.3	84.2
Tue 4	17:30:50	00:15:00	60.5	69.6	63.7	51.2	82.3
Tue 4	17:45:50	00:15:00	61.7	72.7	63.4	51.6	80.9
Tue 4	18:00:50	00:15:00	63.9	72.6	67.3	53.3	84.5
Tue 4	18:15:50	00:15:00	62.5	70.3	64.6	51.8	88.8
Tue 4	18:30:50	00:15:00	61.5	70.1	64.5	52.2	79.8
Tue 4	18:45:50	00:15:00	60.8	70.1	62.8	52.3	85.6
Tue 4	19:00:50	00:15:00	61	69.9	64.3	52	75.6
Tue 4	19:15:50	00:15:00	59.7	67.9	62.7	52.1	80.6
Tue 4	19:30:50	00:15:00	64.7	78.4	64.5	49.7	83

Tue 4	19:45:50	00:15:00	59.8	69.2	63.3	48.9	79
Tue 4	20:00:50	00:15:00	60	68.8	62.9	48.4	80.2
Tue 4	20:15:50	00:15:00	60	69.6	62.9	50.9	82.3
Tue 4	20:30:50	00:15:00	59.1	68.7	62.3	50	78.3
Tue 4	20:45:50	00:15:00	58.9	69	62.5	46.5	74.3
Tue 4	21:00:50	00:15:00	60.5	67.6	59.9	47	89.2
Tue 4	21:15:50	00:15:00	56.7	65.8	60.8	47.4	73.8
Tue 4	21:30:50	00:15:00	56.8	66.4	60.9	45.1	74.2
Tue 4	21:45:50	00:15:00	56.4	65.5	60	45	75.8
Tue 4	22:00:50	00:15:00	53.9	63.7	57.8	43.1	68.8
Tue 4	22:15:50	00:15:00	57.3	67.9	60.5	42.3	76.6
Tue 4	22:30:50	00:15:00	59.2	70.9	61.7	42.6	80.4
Tue 4	22:45:50	00:15:00	56.6	67.6	60.7	43.2	73.6
Tue 4	23:00:50	00:15:00	55.4	65.6	59.7	43	73.7
Tue 4	23:15:50	00:15:00	54.3	65.8	57.6	41.3	77.3
Tue 4	23:30:50	00:15:00	54	65.1	58	40.9	68.5
Tue 4	23:45:50	00:15:00	53.2	63.8	57.2	41	73.6
Wed 5	00:00:50	00:15:00	55	64.7	57.9	40.8	77.5
Wed 5	00:15:50	00:15:00	52.5	63.5	56.4	40.8	67.4
Wed 5	00:30:50	00:15:00	57.2	69.5	58.7	41.7	80.6
Wed 5	00:45:50	00:15:00	53.4	64.8	57.2	41.3	68.7
Wed 5	01:00:50	00:15:00	51.3	63.8	54.3	41.6	67.6
Wed 5	01:15:50	00:15:00	54.4	67.7	55.8	41.1	74.2
Wed 5	01:30:50	00:15:00	53.8	66	56	40.6	73.2
Wed 5	01:45:50	00:15:00	48.5	60.7	50.8	40.1	65.9
Wed 5	02:00:50	00:15:00	52.9	63.8	51.8	41	77.6
Wed 5	02:15:50	00:15:00	56.8	63.5	61.9	41.2	66.8
Wed 5	02:30:50	00:15:00	57.3	63.5	61.6	41.3	65.5
Wed 5	02:45:50	00:15:00	54.8	69	56	41.5	73
Wed 5	03:00:50	00:15:00	53.9	65.8	56.8	43.6	73.1
Wed 5	03:15:50	00:15:00	54.7	65.6	57.6	42.8	71.7
Wed 5	03:30:50	00:15:00	55.5	65.5	59	44.4	77.7
Wed 5	03:45:50	00:15:00	57.1	69.6	59.9	44.3	73.2
Wed 5	04:00:50	00:15:00	51.1	61.4	53.1	44.1	70
Wed 5	04:15:50	00:15:00	50.1	59.9	53.2	44.1	67.2
Wed 5	04:30:50	00:15:00	56.7	69.5	57.9	44.2	76.6
Wed 5	04:45:50	00:15:00	50.4	60.3	53.3	45.9	64.2
Wed 5	05:00:50	00:15:00	53.5	65.4	56.7	45.8	68.8
Wed 5	05:15:50	00:15:00	58.2	70.6	60.7	47.6	77
Wed 5	05:30:50	00:15:00	56.6	68.8	59.6	45.9	71.5



Wed 5	05:45:50	00:15:00	54.3	65.3	57.9	45.7	72.2
Wed 5	06:00:50	00:15:00	62.5	72.5	67.4	49.4	74.3
Wed 5	06:15:50	00:15:00	59.5	71.1	63.4	48.5	74
Wed 5	06:30:50	00:15:00	61.3	72.5	65.4	49	76.5
Wed 5	06:45:50	00:15:00	59.9	70.8	63.6	48.4	73.2
Wed 5	07:00:50	00:15:00	62.4	72.3	66.9	50.4	77.4
Wed 5	07:15:50	00:15:00	65.2	77.8	67.8	50.7	83.7
Wed 5	07:30:50	00:15:00	61.9	70.4	66.3	51.6	74
Wed 5	07:45:50	00:15:00	62.9	73.3	66.7	51.8	80
Wed 5	08:00:50	00:15:00	62	71.5	66.4	50	77.9
Wed 5	08:15:50	00:15:00	64.4	75.9	67.2	51.6	83.3
Wed 5	08:30:50	00:15:00	63.6	72.6	66.5	50.4	84.4
Wed 5	08:45:50	00:15:00	61.9	71.5	64.9	53	76.9
Wed 5	09:00:50	00:15:00	61.3	70.8	65	52	77.6
Wed 5	09:15:50	00:15:00	61.8	72	65.5	52.5	74.5
Wed 5	09:30:50	00:15:00	62.8	71.6	66.8	55.1	76.7
Wed 5	09:45:50	00:15:00	62.3	72.3	65.6	54	81.6
Wed 5	10:00:50	00:15:00	63.3	73.3	66.6	54.7	76.9
Wed 5	10:15:50	00:15:00	63.5	74.4	66.7	54.4	80.1
Wed 5	10:30:50	00:15:00	63.8	73.9	65.7	53	84.2
Wed 5	10:45:50	00:15:00	62.6	72.3	66	53.9	78.9
Wed 5	11:00:50	00:15:00	63.6	72	66.5	52.6	90
Wed 5	11:15:50	00:15:00	61.5	70.8	65.2	53.2	79.4
Wed 5	11:30:50	00:15:00	62.6	73.1	65.8	53.1	80.6
Wed 5	11:45:50	00:15:00	64.2	75.1	65.7	54.1	84.8
Wed 5	12:00:50	00:15:00	61.9	71.5	65.2	52.7	81.1
Wed 5	12:15:50	00:15:00	60.9	70	64.6	52.2	76.6
Wed 5	12:30:50	00:15:00	64	73.8	66.3	53.8	86.9
Wed 5	12:45:50	00:15:00	67.4	77	65	51.5	92.3
Wed 5	13:00:50	00:15:00	62.8	71.9	65.8	54.5	81.7
Wed 5	13:15:50	00:15:00	64.2	73.7	67.8	53.2	81.4
Wed 5	13:30:50	00:15:00	65.2	73.1	67.6	56.1	85.2
Wed 5	13:45:50	00:15:00	64	72.5	66.8	55.9	85.2
Wed 5	14:00:50	00:15:00	62.7	71.6	66.2	54.4	78
Wed 5	14:15:50	00:15:00	62.6	71.3	66.1	54.9	77.7
Wed 5	14:30:50	00:15:00	62.4	72.1	65.9	52.9	76.9
Wed 5	14:45:50	00:15:00	65.2	76	67.4	53.6	84.8
Wed 5	15:00:50	00:15:00	62.9	72.9	66.5	52.8	77.7
Wed 5	15:15:50	00:15:00	61.7	71.4	65.1	53.3	74.3
Wed 5	15:30:50	00:15:00	63.5	72.6	66.7	54.2	82.2

Wed 5	15:45:50	00:15:00	63	71.6	66.8	54.2	76.9
Wed 5	16:00:50	00:15:00	62.7	72.3	65.6	54.4	79.1
Wed 5	16:15:50	00:15:00	62.2	71.8	65.5	53.2	77.3
Wed 5	16:30:50	00:15:00	63.8	74.5	66.2	54.5	81.4
Wed 5	16:45:50	00:15:00	64.9	77	66	52.4	84.7
Wed 5	17:00:50	00:15:00	61.7	70.7	65.1	52.8	74.8
Wed 5	17:15:50	00:15:00	62.8	73.5	65.7	51.3	82.6
Wed 5	17:30:50	00:15:00	60.8	69	64.5	51.6	78.1
Wed 5	17:45:50	00:15:00	63.5	75	65.9	52.6	82.5
Wed 5	18:00:50	00:15:00	63.5	74.3	65.1	50.5	85
Wed 5	18:15:50	00:15:00	62.6	71	64.9	53.4	81.6
Wed 5	18:30:50	00:15:00	64.6	75.8	65.8	52.9	84.6
Wed 5	18:45:50	00:15:00	60.4	69.6	63.5	52.4	78.1
Wed 5	19:00:50	00:15:00	60.8	70.8	63.8	50.7	80.4
Wed 5	19:15:50	00:15:00	61	69.9	64.1	51	76.4
Wed 5	19:30:50	00:15:00	62.6	70.2	63.9	52.9	92.4
Wed 5	19:45:50	00:15:00	71	80.2	67.8	50.8	101.4
Wed 5	20:00:50	00:15:00	60.2	68.6	63.9	50.7	76.9
Wed 5	20:15:50	00:15:00	59.7	67.5	63.4	50.1	75.1
Wed 5	20:30:50	00:15:00	59.6	68.9	63.2	48	79.4
Wed 5	20:45:50	00:15:00	59.3	69.7	61.8	45.9	84.8
Wed 5	21:00:50	00:15:00	58.1	65.8	61.5	49	81.4
Wed 5	21:15:50	00:15:00	56.2	65.4	59.7	47.2	69.1
Wed 5	21:30:50	00:15:00	58.2	68.8	61.7	47	75
Wed 5	21:45:50	00:15:00	56.8	66.1	60.4	46.9	71.1
Wed 5	22:00:50	00:15:00	56.3	65.5	60.5	44.7	69.4
Wed 5	22:15:50	00:15:00	57.3	67.2	61.1	44.6	73.5
Wed 5	22:30:50	00:15:00	56.6	68.1	59.6	43.4	73.3
Wed 5	22:45:50	00:15:00	56	67.1	59.8	43	72.2
Wed 5	23:00:50	00:15:00	53	63	56.8	43.1	67.9
Wed 5	23:15:50	00:15:00	55.8	68.8	57.4	42	74.6
Wed 5	23:30:50	00:15:00	54.3	65.1	58.1	41.5	69.6
Wed 5	23:45:50	00:15:00	56.2	67.7	59.8	41.2	74.2
Thur 6	00:00:50	00:15:00	50.8	61.6	54.6	41.2	66.2
Thur 6	00:15:50	00:15:00	56	68	59.8	40.9	72.4
Thur 6	00:30:50	00:15:00	50.5	61.5	54.9	40.6	64.8
Thur 6	00:45:50	00:15:00	53.5	65.7	55.9	40.7	72.9
Thur 6	01:00:50	00:15:00	51.6	63.3	54.8	41.1	68.2
Thur 6	01:15:50	00:15:00	50.8	63	52.9	40.2	72.2
Thur 6	01:30:50	00:15:00	53.7	66.5	55	40	73.8

Thur 6	01:45:50	00:15:00	50.3	61.6	54.2	39.4	67.1
Thur 6	02:00:50	00:15:00	51.2	61.6	54.1	40.4	68
Thur 6	02:15:50	00:15:00	52.6	64.5	54.8	39.9	73.5
Thur 6	02:30:50	00:15:00	52.5	63.7	56.5	40.2	66.7
Thur 6	02:45:50	00:15:00	47.9	59.8	46.9	38.7	68
Thur 6	03:00:50	00:15:00	48.3	59.4	52.5	38.7	65.9
Thur 6	03:15:50	00:15:00	49.2	60.7	53.2	39.2	65.5
Thur 6	03:30:50	00:15:00	52	62.7	56.5	39.5	67
Thur 6	03:45:50	00:15:00	54.3	67.9	53.7	39.9	73.6
Thur 6	04:00:50	00:15:00	51.2	63	54.2	41.7	69.4
Thur 6	04:15:50	00:15:00	50.9	65	49.2	39.4	74.2
Thur 6	04:30:50	00:15:00	50	61.6	52.1	39.9	71.6
Thur 6	04:45:50	00:15:00	54.4	64.1	54.3	40.6	76.1
Thur 6	05:00:50	00:15:00	51.7	63.7	52.7	41.7	73.1
Thur 6	05:15:50	00:15:00	55.4	67.9	57.9	42.1	74.5
Thur 6	05:30:50	00:15:00	54	65.3	57.7	42.8	70.3
Thur 6	05:45:50	00:15:00	58.9	70.3	63.4	43.4	74
Thur 6	06:00:50	00:15:00	62.6	72.5	68.2	44.9	76.4
Thur 6	06:15:50	00:15:00	58	68.3	62.3	45.9	73.1
Thur 6	06:30:50	00:15:00	60.7	72	64.9	44.9	78.1
Thur 6	06:45:50	00:15:00	57.3	68.4	61.3	45	76.5
Thur 6	07:00:50	00:15:00	59.6	70.6	63.4	46.7	75.2
Thur 6	07:15:50	00:15:00	62.8	75.7	65.1	47.8	81.1
Thur 6	07:30:50	00:15:00	64.5	76.5	65.8	50.3	84.9
Thur 6	07:45:50	00:15:00	62.4	72.2	65.2	49.8	84.7
Thur 6	08:00:50	00:15:00	60.8	72.1	64.4	47.9	78.3
Thur 6	08:15:50	00:15:00	62.4	75.4	64.2	46.7	84.9
Thur 6	08:30:50	00:15:00	61.7	71.8	65.4	49.4	76.3
Thur 6	08:45:50	00:15:00	64.5	76.8	65.7	52.1	84.3
Thur 6	09:00:50	00:15:00	64.1	73.8	65.5	52.8	85.8
Thur 6	09:15:50	00:15:00	61	70.8	64.6	53.2	74
Thur 6	09:30:50	00:15:00	61.7	71.2	64.6	52.8	77.4
Thur 6	09:45:50	00:15:00	61.4	70.5	64.7	53.2	77.2
Thur 6	10:00:50	00:15:00	61	70.2	64.4	53.8	74.7
Thur 6	10:15:50	00:15:00	62.5	74.4	64.7	51.8	81.2
Thur 6	10:30:50	00:15:00	64.6	75.3	66.3	55.2	84.8
Thur 6	10:45:50	00:15:00	64.2	72.9	65.6	55	85.7
Thur 6	11:00:50	00:15:00	62.6	71.4	66.4	53.7	78.1
Thur 6	11:15:50	00:15:00	63.1	71	66.9	54.1	77.2
Thur 6	11:30:50	00:15:00	64	75.6	66.3	55	81

Thur 6	11:45:50	00:15:00	65.8	76.5	67	54.3	87.5
Thur 6	12:00:50	00:15:00	63.3	73.3	65.7	53.8	82
Thur 6	12:15:50	00:15:00	61.8	69.6	65.3	55.3	73.6
Thur 6	12:30:50	00:15:00	62.5	70.9	65.9	55.1	80.7
Thur 6	12:45:50	00:15:00	60.8	70.7	63.9	53	74
Thur 6	13:00:50	00:15:00	60.9	71	64.4	53.1	73.2
Thur 6	13:15:50	00:15:00	62.2	73.8	64.4	52.9	80.2
Thur 6	13:30:50	00:15:00	63.5	73.7	64.5	53.3	84.9
Thur 6	13:45:50	00:15:00	61.8	72.7	64.7	53.2	79.7
Thur 6	14:00:50	00:15:00	60.3	68.9	63.5	53	74.7
Thur 6	14:15:50	00:15:00	61.3	71.5	63.9	52.8	82.4
Thur 6	14:30:50	00:15:00	61.3	72	64.2	52.3	79.9
Thur 6	14:45:50	00:15:00	65	76.6	67.4	54	84.5
Thur 6	15:00:50	00:15:00	63.4	71.9	65.7	53.4	83.2
Thur 6	15:15:50	00:15:00	60.4	69.4	63.7	52.3	79.2
Thur 6	15:30:50	00:15:00	60.9	69.8	64.3	51.6	77.1
Thur 6	15:45:50	00:15:00	61.4	69.7	64.2	54.3	83.1
Thur 6	16:00:50	00:15:00	61.2	71.7	64	51.8	80.3
Thur 6	16:15:50	00:15:00	61.8	72.7	64.4	52	79.1
Thur 6	16:30:50	00:15:00	59.5	70.1	62.5	50	77.5
Thur 6	16:45:50	00:15:00	63.7	75.9	64.7	52.2	84.7
Thur 6	17:00:50	00:15:00	59.8	68.8	63.3	51.7	77.1
Thur 6	17:15:50	00:15:00	61.3	71.1	64.4	52.1	78.6
Thur 6	17:30:50	00:15:00	61.2	70.3	64.4	52.7	76.2
Thur 6	17:45:50	00:15:00	62.7	73.6	65.1	53.1	78
Thur 6	18:00:50	00:15:00	68.5	80.7	64.4	54.2	96.1
Thur 6	18:15:50	00:15:00	61.7	70.4	65.3	53.7	80.2
Thur 6	18:30:50	00:15:00	62.9	73.8	63	52.2	84.6
Thur 6	18:45:50	00:15:00	60	68.8	63.6	51.7	76.4
Thur 6	19:00:50	00:15:00	60.1	69.4	63.3	51.9	74.3
Thur 6	19:15:50	00:15:00	61.6	70.1	62.4	51.4	88.3
Thur 6	19:30:50	00:15:00	70.4	78.1	63.8	51.4	99.1
Thur 6	19:45:50	00:15:00	59.6	69.6	62.8	49.9	77.6
Thur 6	20:00:50	00:15:00	60.4	71.1	62.5	52.8	76.6
Thur 6	20:15:50	00:15:00	61	71.1	63.4	52.1	78.9
Thur 6	20:30:50	00:15:00	57.4	66.3	60.7	47.6	77.8
Thur 6	20:45:50	00:15:00	64.8	73.3	61.7	48.5	95.2
Thur 6	21:00:50	00:15:00	55.4	64.2	59	45.6	76.6
Thur 6	21:15:50	00:15:00	56.1	65.5	59.5	46.6	71.9
Thur 6	21:30:50	00:15:00	56.3	66.7	59.7	44.8	75.2

Thur 6	21:45:50	00:15:00	58	67.9	61	46.7	77.9
Thur 6	22:00:50	00:15:00	61.3	66.3	60.4	49	88.4
Thur 6	22:15:50	00:15:00	57	66.8	60.3	45.8	74
Thur 6	22:30:50	00:15:00	57.2	68	59.5	44.9	80.2
Thur 6	22:45:50	00:15:00	55.2	66	59.5	43.2	72.3
Thur 6	23:00:50	00:15:00	54	64.1	57.9	43.8	71.4
Thur 6	23:15:50	00:15:00	52.9	64.2	56.7	42.4	69.3
Thur 6	23:30:50	00:15:00	52.6	63.2	56	42.2	74.1
Thur 6	23:45:50	00:15:00	53.4	64.8	56.4	43.4	72.8
Fri 7	00:00:50	00:15:00	53.5	64.4	57.3	43.3	68.2
Fri 7	00:15:50	00:15:00	51.3	62.6	54.2	42.3	71.9
Fri 7	00:30:50	00:15:00	52.5	62.2	56.6	43.3	66.4
Fri 7	00:45:50	00:15:00	54.3	64.7	56.8	43.7	75.1
Fri 7	01:00:50	00:15:00	53.4	64.8	56.4	43.2	71.7
Fri 7	01:15:50	00:15:00	52.7	63.3	56.1	43.6	69.8
Fri 7	01:30:50	00:15:00	56.5	65.3	57.3	45.1	87.3
Fri 7	01:45:50	00:15:00	55.4	66.5	58.2	47.4	70.3
Fri 7	02:00:50	00:15:00	56.2	66.3	59.8	46.6	69.4
Fri 7	02:15:50	00:15:00	56.7	64.6	60.1	53	68.1
Fri 7	02:30:50	00:15:00	54.4	64.9	58.5	42.1	68.9
Fri 7	02:45:50	00:15:00	53.9	64.2	58	43.6	67.6
Fri 7	03:00:50	00:15:00	54.5	66.6	58.3	44.2	70.7
Fri 7	03:15:50	00:15:00	54.9	66.8	58.7	42.4	69.3
Fri 7	03:30:50	00:15:00	53.9	65.5	56.6	42.2	71.9
Fri 7	03:45:50	00:15:00	52.1	62.9	55.2	43	68
Fri 7	04:00:50	00:15:00	54.1	66.6	56.3	44	70.7
Fri 7	04:15:50	00:15:00	53.2	65.2	54.2	45.4	73.4
Fri 7	04:30:50	00:15:00	55.1	67.3	55.6	44.2	76.3
Fri 7	04:45:50	00:15:00	49.9	60.9	51.4	43.4	67.2
Fri 7	05:00:50	00:15:00	53	64.6	56.5	43.9	68.7
Fri 7	05:15:50	00:15:00	57.7	70	60.3	46.1	74.8
Fri 7	05:30:50	00:15:00	59.4	70.3	62.6	49.8	74.1
Fri 7	05:45:50	00:15:00	62.6	73.5	66.5	51.6	81.9
Fri 7	06:00:50	00:15:00	62.2	73.6	65.7	52.6	78.5
Fri 7	06:15:50	00:15:00	63.5	72.9	67.8	50.3	79.3
Fri 7	06:30:50	00:15:00	61.7	72.9	65.9	51.6	77.2
Fri 7	06:45:50	00:15:00	62.7	73.1	66.5	53	76.1
Fri 7	07:00:50	00:15:00	64.4	73.8	68.4	53.5	79.4
Fri 7	07:15:50	00:15:00	64	74.7	67.4	52.5	82.6
Fri 7	07:30:50	00:15:00	63.6	72.7	67.4	52.5	79.6

Fri 7	07:45:50	00:15:00	62.7	72.6	66.4	52.7	80.7
Fri 7	08:00:50	00:15:00	62.9	75.1	66	50.2	78.1
Fri 7	08:15:50	00:15:00	62.1	71.8	66.1	52.2	78.9
Fri 7	08:30:50	00:15:00	64.2	73	67.9	55.7	80.9
Fri 7	08:45:50	00:15:00	64.6	73.9	68.3	56.8	79.4
Fri 7	09:00:50	00:15:00	63.1	72.4	66.7	55.9	74.5
Fri 7	09:15:50	00:15:00	64.2	72.1	67.6	56.9	83.3
Fri 7	09:30:50	00:15:00	63.8	72.3	67.3	55.3	80.8
Fri 7	09:45:50	00:15:00	63.8	73.2	66.4	54.7	82.1
Fri 7	10:00:50	00:15:00	62.9	72	66.6	54.3	77.5
Fri 7	10:15:50	00:15:00	62.7	71.5	66.4	54.9	76.5
Fri 7	10:30:50	00:15:00	62	71.5	65.4	54.5	73.9
Fri 7	10:45:50	00:15:00	62.1	71.6	65.9	54.2	75.6
Fri 7	11:00:50	00:15:00	63.1	72.8	66.2	55.5	79.1
Fri 7	11:15:50	00:15:00	61.6	70.1	64.9	54.5	75.9
Fri 7	11:30:50	00:15:00	63.2	72	63.4	53.5	90.6
Fri 7	11:45:50	00:15:00	62.1	70.6	65.7	54.4	73.2
Fri 7	12:00:50	00:15:00	61.1	70.6	64.4	53.7	74.9
Fri 7	12:15:50	00:15:00	61	69.7	64.4	53.1	83.1
Fri 7	12:30:50	00:15:00	60.5	71	62.9	54.2	75.3
Fri 7	12:45:50	00:15:00	61.8	71.5	63.6	54	81.6
Fri 7	13:00:50	00:15:00	60.9	70.1	63.7	54.1	74.8
Fri 7	13:15:50	00:15:00	60.4	69.3	63.5	53.8	75.9
Fri 7	13:30:50	00:15:00	60.7	70.2	63.3	53.3	77.7
Fri 7	13:45:50	00:15:00	61.8	71.3	65.1	54	81.3
Fri 7	14:00:50	00:15:00	60.4	70.4	63.3	53.4	73.7
Fri 7	14:15:50	00:15:00	60	69.1	63.2	53.5	70.9

Detailed Frequency Analysis Results/dBLin

		Frequency/Hz																					
50	63	80	100	125	160	200	250	315	400	500	630	800	1000	1250	1600	2000	2500	3150	4000	5000	6300	8000	10000
65	65	60	58	58	57	56	56	53	52	53	53	54	54.3	53.4	52.6	51.1	49.4	47.1	45.3	42.4	41.6	39.7	32
66	63	60	60	58	56	56	57	54	53	54	53	55	54.1	52.5	51.5	49.8	48.4	46.4	43.7	40.6	37.6	35.4	32.9
64	63	58	58	56	54	56	56	57	54	55	55	55	54.9	53.9	52.5	51.3	49.3	47.1	45.2	42.5	45.3	49.2	31.8
64	65	60	57	58	55	55	53	52	51	51	51	52	52.3	51.2	50.3	48.4	46.4	44.2	42.3	39.6	36.9	33.5	30.5
64	64	57	56	56	54	53	52	50	49	50	50	51	51.7	50.6	49.4	47.9	45.8	43.9	42.7	41.2	39.9	37.6	35
62	61	56	56	54	53	53	51	50	49	49	50	51	51.5	50	48.8	46.8	44.5	42.2	39.7	37.7	35.7	31.6	26.2
66	67	63	61	59	56	56	55	52	51	52	53	53	53.1	52.3	51.3	49.6	47.6	45.2	48.8	41.7	39.5	42.2	35.6
66	63	61	60	57	55	54	53	51	51	51	52	52	52.5	51.9	50.7	49.1	47	44.7	43.4	40.8	45.3	44.3	31.6
69	64	61	58	57	56	55	53	52	52	52	52	53	52.6	51.5	50.2	48.2	46.1	44.4	43.1	41.7	42.3	43.8	36.4
65	62	59	60	57	56	55	55	55	54	54	55	55	55.1	53.5	52.4	50.6	49	46.8	44.2	41.8	42	44.9	35.1
66	65	60	59	58	56	55	55	53	52	53	53	53	53.7	52.9	51.6	50	47.9	45.9	48.8	42	40.4	42.8	32
67	63	59	59	59	58	56	54	54	52	52	52	52	52.2	51.2	50.2	48.6	46.7	44.6	45.1	40.6	39.3	42.3	32.1
65	63	58	56	56	55	54	53	51	50	51	51	52	52	51.4	50	48.9	46.4	44.2	42.1	39.4	36.1	32.9	28.2
64	63	59	59	58	55	54	57	53	52	53	53	54	53.3	52.2	50.9	49	47.3	45.1	43.3	40.5	42.4	45	32.6
74	64	58	60	59	63	64	63	61	61	60	58	57	59.5	60.8	59	55.1	53.7	50.5	48.3	45	41.4	38.1	33.2
64	65	62	59	58	55	54	53	53	52	52	52	52	52.7	52	51.5	49.5	47.9	46.6	43.5	41.4	40.1	35.6	36.9
63	62	59	60	58	55	55	56	57	60	59	57	57	55.2	52.6	51.9	50.2	47.5	46.4	43.8	42.2	41.3	41.1	31.5
65	63	57	56	56	54	54	52	51	49	50	50	51	52.2	50.7	49.6	47.6	45.3	42.9	40.3	37.8	35.9	34.5	31.5
63	65	59	58	58	55	55	54	51	50	51	51	52	52.4	51.2	49.8	48	46	44	42	40.5	40.1	40.4	35.5
64	66	62	59	59	55	54	54	56	56	53	53	54	54.4	53.4	52	50.1	48	46.5	44.8	43	44.2	43.2	39.4
64	62	59	60	57	55	55	57	54	53	54	53	54	54.2	53	51.8	50.3	47.6	45.4	43.6	40.5	37.1	34.1	31.1
63	61	57	57	56	56	53	53	52	50	51	51	52	52.7	51.5	50.7	48.3	46	43.4	42	40.5	36.6	34.5	27
62	61	57	58	56	54	56	55	57	54	54	56	56	54.8	53.3	52	50.4	48.9	46.6	44.7	42.4	40.4	41.4	31.6
65	66	61	64	61	58	56	57	58	59	57	57	57	56.6	54.9	53.7	51.4	49.9	49	47.9	47.4	45.5	42.9	40.5
65	65	61	61	62	61	57	55	53	52	53	53	55	56.1	53.9	52.2	50.1	47.8	45.7	44.3	43	41.9	40.3	38

Church Gate.

64	62	59	58	60	56	53	52	54	52	51	52	53	52.3	51.1	50	48.2	46	43.9	41.8	38.9	37.4	33.6	28.9
63	61	58	57	56	55	54	57	54	52	54	53	54	53.8	52.4	51.1	49.2	46.8	44.3	41.8	38.8	36	34	29.5
67	66	61	61	60	59	57	58	57	56	56	56	56	55.7	54.4	53.1	51.3	49.6	47.3	44.9	42.8	41	38.1	33.3
65	64	63	59	58	56	57	56	54	55	56	56	55	53.8	52.5	51	49.3	47.4	44.9	42.4	39.8	39.6	38.1	29.4
65	63	62	58	56	55	55	54	52	52	53	52	53	53.6	52.5	51.1	49.6	47.5	45.4	43.7	42.3	41.6	40.5	37.2
63	64	57	55	55	52	52	52	50	50	50	50	51	51.9	52.7	50.9	49	47.8	45	46.8	42.1	44.5	44.7	33
63	63	59	57	55	54	53	53	51	50	51	52	53	53.7	52.4	51.1	48.9	46.2	43.7	42.2	40	39.5	38.4	33
61	59	58	57	56	54	53	52	50	50	50	50	52	52.3	50.7	49.3	47.3	45.1	43.4	42.6	41.9	41.2	41.4	37.7
63	60	56	58	57	54	54	55	55	54	53	53	59	54	55.6	55.4	53.3	53.5	53.1	43	41.3	39.6	33.3	28.2
63	63	57	57	56	54	54	52	50	49	50	50	51	52.5	51	49.9	47.8	45.1	43.1	41.8	39.9	39.5	39.1	37.1
63	62	57	58	58	56	57	54	55	53	49	50	52	52.7	50.9	49.4	47.1	43.5	41	38.2	35.1	31.9	29.1	25.1
61	62	58	55	54	54	55	51	53	52	50	50	51	52.4	51.3	49.9	48.3	45.4	42	42.3	39.3	33.3	28.9	25
60	60	53	55	55	56	53	52	51	49	49	49	50	50.6	49.3	48.1	49.1	46.8	46.1	39.9	39.9	35.7	34.8	29
61	60	58	54	54	52	51	50	49	49	50	50	51	50.9	50.3	49.1	47.4	45.1	42.6	40.2	37.6	33.6	29.2	24.7
59	60	59	57	59	57	57	58	53	52	50	50	51	53.3	51.9	49.3	47.3	45	43.3	41.1	37.8	35	30.3	25.7
58	58	54	54	53	50	50	49	48	47	46	47	49	50	48.4	46.9	44.1	40.3	37.5	34.7	31.6	32.2	25.3	20.4
60	56	52	52	51	51	51	49	48	47	48	48	49	49.2	48.1	46.8	44.8	42.2	40.3	37.6	34.8	31.3	27.4	22.9
60	60	55	52	53	51	50	49	47	46	46	47	48	49.1	48	46.7	44.5	42	39.4	36.9	34.3	34	30.4	23
56	55	51	49	49	47	46	45	44	43	44	44	46	47.1	45.7	44.4	41.8	38.5	35.6	32.9	29.5	26.2	23.4	27
59	57	53	54	51	49	48	48	47	47	48	48	50	50.1	48.9	47.6	45.4	42.6	40.2	37.6	34.4	31.1	27.1	22.6
59	61	55	54	50	51	50	48	48	49	49	53	53	51.1	50.9	48.9	45.4	44	41.1	36.1	32.5	29.6	28.3	21.5
61	57	54	53	53	50	48	48	47	47	48	48	48	48.9	48.2	47	44.9	42.5	40.4	37.8	34.9	31.8	27.8	23.7
58	57	51	50	49	48	48	48	46	45	45	45	47	47.9	47.4	46.3	44.1	40.9	38.8	35.6	32.2	29.4	25.7	21.3
58	58	47	49	51	49	46	45	45	44	44	45	46	47.3	45.7	44.5	42.3	40	37.7	35.3	32.4	29.2	25.3	20.7
56	51	46	48	46	48	45	44	44	42	42	43	46	47.9	46.2	44.9	42.2	38.6	35.4	32.2	28.7	25.8	22.2	18
57	58	51	48	50	46	45	44	44	42	42	42	45	46.6	44.8	43.8	41.6	39.2	36.8	33.5	30.4	27.9	24.1	21
54	56	46	46	46	46	44	44	44	43	43	44	47	48.3	47.3	46	43.6	40.7	38.3	35	31.7	28.6	24.9	20.5
52	52	47	44	45	45	44	43	42	40	41	42	44	45.8	44.3	43.4	41.2	38.2	36.3	33.6	30.5	27.2	23.4	19.1



Church Gate.

57	60	56	57	57	62	54	49	49	48	48	48	48	48.5	47.3	46.4	44.3	41.9	39.5	37.1	34.2	31.2	27.6	23.6
52	50	49	45	45	45	44	44	43	42	42	43	45	46.5	44.9	44.4	42	39.4	37.9	35.8	32.6	29.8	26.8	21.1
52	50	45	43	43	43	42	43	41	40	41	41	43	44.4	43	41.7	39.6	36.9	35.8	32.9	29.9	26.6	22.8	19
50	50	47	44	43	43	42	43	44	42	43	44	48	48.9	45.7	44.8	41.9	38.1	35.7	32.9	29.7	26.8	23.3	18.8
50	54	51	46	47	47	46	46	45	44	44	45	46	46.1	45.1	44.1	41.7	39.5	38.2	36	33.3	30.3	26.9	23
46	51	44	45	47	43	41	40	40	38	38	39	41	41.1	39	38.7	36.5	34.6	34.5	31.7	28.4	25.5	21.6	16.7
50	46	46	45	46	45	44	43	42	41	41	42	44	46.1	44.6	44.1	42	38.7	36.5	33.3	30.5	27.8	24.4	20.3
45	44	43	42	44	48	41	40	41	38	38	37	37	37.8	37.2	37	34.9	52.5	51.9	33.1	27.1	23.9	19.8	15.2
50	46	47	45	45	44	43	43	43	41	40	40	41	42.5	42.2	41.8	40.1	52.7	51.6	35.4	30.7	26.9	22.6	17.4
54	56	49	50	49	48	46	46	47	46	45	46	46	46.5	45.8	45.2	43	41.1	39.1	38.4	35.1	35.5	34.7	23.3
56	51	47	47	50	47	44	44	44	43	44	44	44	45.8	45.1	44.7	43	41.3	39.9	37.9	35.3	33.9	32.2	24.1
53	49	49	48	48	46	46	48	46	44	46	45	46	45.7	45.3	45.1	43.4	42.4	41.3	39.3	36.1	32.2	28.1	23.9
54	53	47	45	46	45	44	44	44	44	44	45	47	48.4	46.1	45.9	44.7	43.1	41.8	39.1	36.2	34	29.6	25.1
52	53	49	51	50	51	50	49	49	49	47	47	48	48.2	47.7	47.3	46.1	44.7	43.6	41.3	38.3	34.9	31.3	27.2
47	45	42	42	44	43	42	42	41	40	39	40	42	43	42.1	41.4	40.3	39.2	37.9	35.8	33.1	30.6	27.8	23.3
47	46	43	42	46	44	42	42	41	40	40	40	41	41.1	40.5	40.3	39.1	38.3	37.3	35.4	32.4	29.4	26	21.6
55	56	55	56	54	51	48	46	45	44	45	46	47	48.2	47.7	47.6	45.8	44.6	44.3	40.8	37.9	36.2	30.6	26.7
50	46	41	43	43	43	41	40	40	38	38	39	41	42.1	41.3	40.9	39.8	38.7	37.6	35.7	33.2	30.4	27.2	23.6
53	51	44	45	44	44	44	42	42	41	41	42	45	46	44.7	44.3	43	41.5	40	37.8	34.9	31.9	28.5	24.8
56	55	50	54	51	49	47	47	47	46	46	51	49	49.5	49.1	48.5	47.6	45.8	45	42.9	39.8	36.6	33	28.8
57	59	49	52	57	51	48	48	47	47	48	47	47	47.9	46.8	46.3	44.6	43.4	42.8	41.8	41.2	39.9	38.5	36
55	51	46	47	48	45	44	44	44	42	42	44	45	46.9	45.8	45.2	43.5	41.5	39.6	37.3	34.3	31.5	28.1	23
60	66	55	57	65	56	56	54	55	54	55	53	53	53.1	52	51.8	50	48.7	48.5	47.4	46.4	45.1	43.6	41
59	59	55	53	54	51	48	48	48	47	48	48	50	50.9	50.9	50.8	49.3	47.9	46.5	44.3	41.1	37.8	34	29.4
62	62	58	57	55	53	52	52	50	49	50	51	51	52.8	52.6	52	51.2	49.6	48.1	46	43.2	39.8	36.7	32.2
60	60	53	54	53	50	52	50	49	47	48	48	50	51.6	51	51	49.4	48.1	46.6	44.1	41.2	38.5	36.2	31
66	65	59	57	57	56	56	54	54	53	52	52	53	53.7	53.4	52.5	51.3	50	48.3	46.3	43.6	40.7	37.2	33.1
64	64	60	59	58	56	57	59	58	55	56	57	57	56.5	55.8	54.8	53.5	52.3	50.5	48.5	46	43.3	40.3	36.7

Church Gate.

63	64	59	56	56	53	52	51	51	50	50	51	53	53.6	53.1	52.5	51.2	49.8	48.3	46.3	43.6	40.5	37.5	33.5
63	65	59	59	63	59	55	55	52	54	55	52	53	54	53.7	52.8	51.6	50.3	48.7	47	44.4	41.6	38.3	34.3
63	63	59	60	57	56	53	52	51	51	51	51	52	52.7	52.4	52.9	51.2	50.2	48.8	50.4	43	40.3	37.6	32.7
63	64	58	58	57	55	55	56	57	54	55	55	56	55.8	55.2	54.4	53	51.5	49.8	51.1	44.5	41.1	37.9	33.4
62	64	59	58	57	55	56	56	56	54	55	55	55	55	54.2	53.3	52.1	50.7	49	47.1	44.4	41.4	41.4	33.8
64	63	58	57	57	55	55	54	53	52	52	52	53	53.3	52.9	51.9	50.8	49.3	47.6	45.6	43	40.2	37.2	33.9
64	65	60	57	57	54	53	54	52	51	50	51	52	52.8	52.2	51.5	50.3	49	47.8	45.9	43.7	41.4	39.2	36.4
64	64	60	56	57	55	54	56	51	51	51	52	53	53.5	52.8	52.3	50.9	49.4	47.6	45.5	43	40.3	36.9	32.9
64	65	59	60	58	55	55	57	52	52	52	53	54	54.4	53.9	53	51.4	49.7	48.1	48.7	44	41.7	41.1	36.8
63	65	60	58	58	55	57	57	53	52	52	52	53	54	53.3	52.2	50.6	49	47.4	45.9	44.1	43.3	42	38.7
65	66	62	59	59	57	57	58	54	53	53	53	54	54.4	53.9	53.4	52.2	50.7	49.1	47.4	45.3	43.6	41.4	38.4
65	66	60	60	61	57	56	59	55	54	55	55	55	54.5	54	53.1	51.5	49.9	48.2	46.9	43.8	41.4	38.6	35.4
63	65	60	59	58	57	57	58	56	54	55	56	56	55.1	53.9	53	51.4	50.2	48.6	47.1	45.4	43.9	43.9	39.3
63	64	61	58	57	56	55	57	53	52	52	53	53	53.8	53.4	52.7	51.3	50	49.4	47	44.3	41.5	38.6	35.1
64	65	61	61	60	56	56	56	53	53	53	53	54	53.9	54.4	52.7	51.1	49.6	48.3	55.7	44.4	42.5	43.4	39.1
63	64	60	57	57	55	55	54	53	52	52	52	52	53.2	52.5	51.6	50.2	48.4	46.6	45.9	42.1	39.4	36.4	32.5
63	64	59	58	59	58	59	57	56	54	54	54	54	53.7	52.9	51.8	50.5	48.8	47.1	45.9	44.1	42.7	41.8	38.7
64	63	60	61	59	59	58	57	58	55	56	56	56	55.5	54.3	53.4	52.2	50.3	48.6	46.9	44.6	42.6	40.7	35.3
65	65	63	60	59	57	56	53	57	58	52	52	52	52.7	51.8	51.3	49.6	48.1	46.4	44.5	42.2	40	38.2	32.7
64	64	58	59	57	54	54	54	52	51	51	51	52	52.3	51.8	51	49.5	47.9	46.3	44.8	43	40.7	38.3	36.7
65	66	62	59	60	61	63	58	57	60	55	55	55	53.9	53.6	53	50.9	49.2	47.8	47.4	44.1	43.4	42.6	38.1
63	62	58	58	57	55	55	54	52	51	52	52	55	61.1	60	61.8	52	50.1	50.1	46.7	45.3	47.1	48.2	42.7
64	66	63	61	59	57	57	55	54	53	53	52	53	53.5	53.2	52.7	51.5	50.1	49.3	47.6	45.7	45.1	45.1	42.2
64	65	60	59	60	56	55	57	55	54	55	56	56	55.1	54.6	54	52.8	51.4	50.1	48.2	45.3	42.6	39.7	35.4
66	66	61	64	60	58	57	57	57	55	55	57	56	56.3	55.4	54.9	53.7	52.7	51.3	49.4	47	44.8	43.8	38.9
65	65	60	58	58	56	57	58	55	55	54	53	54	54.5	54.9	54.2	52.9	51.5	50.3	48.1	46.1	45.9	46.7	42
64	64	61	57	57	56	56	53	52	51	52	52	53	53.7	53.5	53.1	52.1	50.9	49.5	48.4	45.2	43.1	40.9	37.1
65	65	60	57	57	54	54	53	52	51	52	52	53	53.6	53.5	53	52.1	50.5	49.2	47.5	44.3	41.6	38.9	35.7

Church Gate.

65	65	60	59	57	55	56	55	53	52	53	53	53	53.8	53.3	52.3	51	49.5	47.6	45.5	43	41.1	43.4	33.4
65	64	61	63	59	58	58	58	59	56	56	57	57	56.7	55.2	54.5	53.1	52	50.5	48.7	46.9	45.1	43.6	41.7
65	65	60	60	57	55	54	53	52	52	52	52	53	54.2	53.7	53.6	52.4	51.2	49.5	46.7	44.4	41.9	40.5	35.8
67	63	59	56	57	55	54	54	51	51	51	51	53	53.1	52.6	51.7	50.7	49.9	48.6	46.4	43.6	41.1	37.7	34.7
65	65	60	57	57	54	53	53	52	51	52	52	53	54.4	54.2	53.7	52.8	51.4	50.2	52.5	46.3	44.8	43.6	41.1
65	63	60	59	58	56	57	55	53	53	52	52	53	53.9	53.6	53.4	52.5	51.2	50.1	47.9	45	42.2	39.2	35.5
63	63	60	58	57	56	56	54	54	52	52	52	53	53.7	53.4	53	51.8	50.6	49.2	47.4	45.3	43.2	41.5	39.5
63	63	59	57	56	55	53	53	52	50	51	52	52	53.2	53.1	52.8	51.8	50.6	49.3	47.3	44	43.9	39.6	35.4
64	64	60	58	57	57	55	57	55	53	54	54	55	55.4	54.7	53.7	52.2	50.8	49.3	47.6	45.4	43.5	41.4	39.2
63	65	63	62	58	59	57	56	58	55	56	57	57	56.6	55.3	54.3	52.8	51.7	51.5	47.6	45.4	42.8	40.5	37.5
63	63	60	58	57	54	53	52	51	50	51	51	53	53.5	52.6	51.9	50.5	48.9	47.9	46.1	44.2	43.1	43.7	36.8
63	64	61	59	58	56	56	56	54	53	53	53	53	53.5	53.4	52.4	51.2	49.7	48.3	51.6	44.6	43.4	42.4	40.1
63	63	59	57	56	55	52	52	51	49	50	51	52	52.8	52	51	49.5	47.9	46.5	45.9	43.1	41.5	40.3	38.2
65	64	62	61	58	56	56	55	57	53	54	55	55	54.9	54.2	53.1	51.5	50.1	48.4	46.7	45	45.5	41.3	38.7
63	63	58	58	56	56	57	57	57	54	55	56	55	55.6	54	52.8	51.2	49.7	47.8	45.7	43	40	36.8	32.2
64	67	62	58	58	55	54	52	52	52	52	53	53	53.4	53	52.5	51.3	51.6	49.5	47	45.6	45.5	44.3	42.7
64	65	61	56	56	54	52	52	51	51	53	52	53	54.8	53.7	53	52	50.5	58.7	54.2	44.9	43	41.4	39.1
64	64	59	56	56	54	52	52	50	49	49	50	51	52	51.4	50.7	49.4	47.8	46.7	45.6	41.8	39.1	42	33
63	61	57	56	55	54	53	53	51	50	50	51	52	53	52.6	51.2	49.1	47.4	45.7	43.5	40.9	38.2	35.7	31.9
63	62	57	57	56	55	54	53	52	52	51	51	52	52.6	51.9	51	49.7	48.3	47.5	45	42.4	39.4	37.1	32.6
61	64	60	63	61	57	54	52	51	52	51	50	52	52.3	57.4	52.1	50.2	49.5	46.4	46	42.6	40.3	37.9	33.1
63	65	61	65	62	61	61	60	62	65	66	65	63	62	58.9	59.7	58.3	55.7	53.5	51.7	50.6	48.2	45.8	41
64	65	61	57	53	56	57	52	50	51	49	50	51	52.3	51.3	50.4	48.8	46.9	45.4	43.4	41.7	37.9	34.6	31.1
62	61	57	59	55	53	52	51	50	48	49	49	51	52.4	51	50.3	48.4	46.2	44.6	42.7	40.1	37.6	33.9	29.6
60	62	57	58	54	52	51	51	49	48	49	49	50	51.9	50.7	49.8	47.8	45.7	44.7	47.2	41.7	40.8	39.8	37.5
60	62	57	57	56	53	54	49	49	49	50	52	51	50.7	50	49.1	47.4	45.4	43.9	41.9	39.6	37	40.4	32.3
60	63	53	54	54	51	50	49	49	48	47	48	50	50.8	49.5	48.3	46.7	44.2	42.3	40	37.7	34.9	32	27.2
59	58	55	55	55	49	48	47	46	45	46	46	48	48.6	47.6	46.5	44.4	42.6	41	38.8	36.2	33	29.4	28.3

Church Gate.

59	58	53	52	51	50	48	49	48	48	49	48	49	50.2	49.8	48.6	46.9	44.6	43.2	41.7	39	35.8	32.5	29.3
61	58	58	56	53	52	50	48	47	46	46	47	48	48.9	48.3	47.2	45.1	42.8	40.9	38.7	36.4	34.2	40.7	35.5
59	56	52	52	51	51	49	47	47	46	46	46	47	48.9	48.2	46.8	44.7	42.6	40.9	39.3	36.5	33.5	30	26.2
57	57	52	51	50	49	48	48	47	46	46	47	48	49.7	49.1	48.2	46.1	43.8	42.3	40.4	37.7	34.9	31.1	26.9
56	55	54	51	49	48	47	47	46	46	47	47	47	48.6	48.2	47.1	45.5	43	41.6	40.4	37	33.7	30.2	25.8
61	59	53	55	54	51	48	47	45	45	45	46	47	47.2	46.9	46.4	45	42.9	41.5	39.6	37.2	35.2	40.6	35.4
56	53	52	48	47	47	45	44	44	43	43	43	44	45.4	44.5	43.3	41.2	39.2	37.3	34.9	32.3	29.1	25.5	23.4
54	52	49	51	47	48	47	47	47	45	46	46	47	48.1	47	46.2	44.3	42.4	41.1	39.4	37	33.9	29.8	25.5
59	58	52	52	51	48	46	46	45	44	44	44	46	46.9	45.7	44.8	42.7	40	38.1	35.4	32.6	30.1	28.8	22
60	58	57	56	51	52	49	48	48	46	46	46	47	48.7	47.6	46.6	44.3	42.1	40	37.5	34.1	31.9	31.5	28.7
54	51	47	46	45	45	44	43	41	40	40	40	42	44.4	42.8	41.1	38.6	35.3	32.8	30.3	27.3	24.6	21.2	17.1
60	63	54	52	49	51	49	47	46	46	46	47	47	48.7	47.5	46.2	44.1	42.1	40.6	38.2	34.6	31.7	29.7	23.8
51	53	46	46	45	45	43	42	41	39	40	41	42	43.9	42.2	40.9	38.2	35.2	33.7	30.8	27.2	24.6	21.2	16.4
63	52	45	47	48	47	45	44	43	42	43	44	45	46	45.5	44	42.1	39.6	37.3	34.7	32.2	29.7	26.1	21.8
52	50	46	46	45	47	44	43	42	41	41	42	44	44.6	43	41.6	39.8	37	35.3	33.3	29.9	28.8	23.6	19
50	49	44	45	43	44	42	42	43	41	40	41	43	44.2	42.3	41.3	38.4	35	32.7	30.4	27.1	24.8	21.3	18.2
57	54	48	49	48	49	47	46	45	44	44	44	45	46.7	44.9	43.8	41.8	38.9	36.4	34.5	31.6	28	24.4	20
52	47	44	45	44	45	43	41	41	39	39	40	42	43.9	41.8	40.5	38.4	35.4	33.7	31.3	28	25.3	22	17.2
53	49	47	47	46	46	44	43	42	41	41	42	43	44.4	42.8	41.5	39.1	36	33.8	31.4	28.5	25.3	21.6	17
52	51	46	46	47	47	45	45	43	42	43	44	44	45.2	44.3	42.6	40.6	38.9	36.7	34.6	32.3	27.9	24.2	20.7
53	53	47	48	48	46	46	45	43	43	42	43	44	45.4	44	43	40.6	38.2	36.5	34.1	31.5	28.1	24.7	20.6
47	44	41	43	41	43	41	39	39	38	39	40	40	41.3	39.2	37.7	35.1	31.1	27.6	24.1	20.6	17.5	14.1	9.8
49	47	42	45	42	46	41	40	39	37	37	38	40	41.5	39.9	38.7	36.1	32.8	30.4	32.2	27.3	27.4	19.3	15.4
52	53	42	44	44	45	41	41	40	38	38	39	41	42.5	40.7	39.5	36.5	33.6	32.5	30.4	27.8	25.3	19.7	15.1
56	54	44	46	44	46	43	43	42	41	41	42	44	45.5	43.7	42.5	39.6	36.3	34.6	34.6	30.7	29.2	25.9	18.6
55	51	50	49	47	46	45	48	44	43	46	45	45	46.8	45.1	44	42.1	40.5	39.2	38.4	35	30.8	27.2	22.3
52	54	45	46	45	46	44	43	42	42	42	43	43	43.1	42.5	41.4	38.3	36.6	35.3	34.8	31.7	28.6	26.1	19.3
50	46	44	47	45	45	45	45	43	42	42	43	43	42	41	40.5	38.8	37.4	36.7	35.9	31.9	28.7	25.6	19.1

Church Gate.

50	49	42	44	43	43	41	40	39	38	39	40	42	42.6	41.3	40.2	37.2	33.9	34.2	37.2	35.1	32	29.3	16
55	56	51	49	47	49	47	44	43	44	44	45	46	47	45.6	44.9	41.8	40.5	38.5	38.7	36.6	34.1	30.7	24.4
54	52	51	50	46	46	44	43	42	42	42	42	43	43.8	42.5	41.4	39.8	37.9	36.3	37.3	34	31.7	29.4	23.1
56	56	51	50	48	48	47	48	47	46	47	46	46	47	46.7	45.1	44.4	42.5	40.6	38.4	35.8	32.8	30.5	25
56	56	49	52	53	49	46	46	45	45	44	47	45	46.9	45.2	43.6	40.9	38.4	37.7	33.7	31.4	29.1	25.7	21.9
59	62	57	57	61	54	53	52	52	51	51	50	49	50.2	48.9	48.5	45.9	43.8	42.5	41.8	40.2	38.2	36.2	33.6
60	69	58	59	67	57	57	56	55	55	56	53	52	53.1	52.3	52.4	50	48.1	46.8	45.7	45.3	43.9	42.9	41.5
66	62	58	55	55	52	51	50	49	48	48	48	50	50.2	49.2	48	46.3	44.5	42.5	40.6	38.7	35.5	32.6	28.2
61	61	58	56	55	54	53	52	51	50	51	51	51	51.6	52.1	51.1	49.7	47.9	46.5	44.6	42.8	40.9	39.1	36.4
60	59	52	52	52	50	48	50	48	46	47	47	49	49.6	48.8	47.6	45.9	43.9	42	40.6	38.4	36.3	33.7	30.5
61	62	57	55	54	53	51	51	50	49	50	50	51	51.3	50.9	49.8	48.8	46.6	44.8	43.2	40.8	38.2	35.1	31.6
62	63	59	57	57	56	55	57	55	53	55	53	54	54.2	53.9	52.3	51	49.2	47.2	45.5	44.5	42.6	40.9	38
64	64	60	61	58	57	57	57	58	56	56	57	56	56.2	55.3	53.7	51.9	50.4	48.2	46.3	43.6	40.6	37.4	33.9
64	63	59	58	57	56	56	55	57	55	54	54	54	53.8	53.1	51.7	49.8	48.1	46.5	44.7	42.3	39.9	37	32.8
62	62	60	57	57	55	57	55	53	51	52	52	52	52	51.4	50.3	48.8	47	45.1	46.1	40.8	38.1	37.3	32.6
62	61	57	60	63	60	59	60	57	55	54	54	54	52.9	52.1	51	49.1	47.5	45.5	44.2	40.5	38.9	36.8	30.6
65	65	59	58	58	56	55	55	53	52	53	52	53	52.9	52.6	51.6	50.3	48.4	46.8	44.6	42.3	39.5	36.2	33
64	64	61	59	58	57	57	57	58	56	56	57	56	56	55.2	53.9	52.1	50.4	48.3	46.3	44.1	43.5	46.4	35.2
64	63	61	60	58	57	58	56	59	56	55	55	55	55.5	54.2	53.9	52	50.3	50.3	46.7	44.9	44.1	44	39.8
63	63	59	60	57	56	57	57	53	52	52	51	52	52.5	51.5	50.7	49	47	45.1	43.8	41	39.2	36.5	33.2
63	63	59	57	57	56	55	56	53	52	52	53	53	53.5	52.9	51.5	49.8	47.5	45.6	44.6	41.2	38.7	36	32.8
65	64	59	58	57	56	56	57	52	51	52	52	53	52.7	52.1	51	49.7	47.2	45.7	44.1	42.2	41.5	44.2	32.5
65	63	59	58	57	55	56	57	52	51	52	51	52	52.5	51.7	50.7	49	47.2	45.3	46.2	41.6	39.9	37.3	33.2
63	63	59	58	57	56	55	58	56	53	54	54	54	54	52.8	51.6	50.6	49	46.9	45	42.5	40.2	37.1	32.5
65	64	60	62	59	58	57	58	58	56	56	57	56	56.1	55.2	53.8	52.4	51.2	49.6	47.5	44.8	42.5	38.6	34.9
65	64	60	62	61	57	57	58	60	57	55	55	55	55.2	54.5	53.5	52	50.8	49.1	47.5	45.3	43.5	40.6	38.3
67	64	60	58	57	55	58	57	52	51	53	52	53	53.8	53.2	52.5	51.4	49.9	48.3	46.8	44.6	43	45.3	36.8
64	65	58	59	58	56	57	56	54	52	53	53	54	53.9	54	53.3	51.9	50.4	48.8	47.6	44.4	41.4	42.4	36.4

Church Gate.

66	65	60	60	59	57	57	58	56	55	56	55	56	55.2	54.4	53.3	51.8	50.7	48.9	47.1	44.1	41.2	38	35
65	63	60	62	61	59	58	59	61	59	58	58	57	56.9	55.3	54.6	53.4	51.6	49.9	48.4	46	44.6	43	39.1
65	64	61	59	58	57	58	57	57	55	54	54	54	54.6	53.9	53	51.2	49.5	47.8	46.5	44	41.2	39.3	35.3
63	64	60	59	58	56	54	53	52	52	52	53	53	53.5	53	52.1	50.1	48.5	46.7	44.4	42.2	40.5	38.3	34.9
63	63	60	56	56	55	54	53	53	52	52	53	53	54	53.4	53.2	50.5	49.2	46.6	50.8	42.4	40.1	38.3	35.1
64	64	61	59	58	59	56	54	53	52	50	51	52	52.1	51.5	50.5	49.3	47.1	45.5	43.9	41.4	39.8	40.3	32.1
64	64	61	58	58	54	57	54	52	51	51	51	52	52.5	51.7	50.5	49.2	47.7	46.3	44.8	42.4	39.6	37.6	34.2
64	64	60	58	58	55	55	57	55	53	54	53	54	53.7	52.5	51.7	50.1	48.4	46.6	44.4	42.1	39.2	37.1	33.2
64	64	59	60	58	56	56	56	57	54	55	56	55	55.2	53.8	52.5	50.8	50.2	47.6	45.4	42.8	43.3	38	32.8
64	63	62	62	59	57	56	55	55	53	53	53	53	53.1	52.7	51	49.6	47.9	46.1	46.3	43.3	42.3	41.1	38.1
64	64	59	58	57	55	55	56	52	50	51	51	52	52	50.9	49.8	48	46.2	44.9	42.3	40	37.7	36.5	30.4
64	64	59	57	57	55	54	54	52	51	52	52	52	52.4	51.7	50.5	49.4	47.9	50	45.4	43	41.8	41.5	37.8
65	63	59	59	57	55	55	55	53	52	53	53	54	52.8	52.1	50.6	48.8	46.8	44.7	44	40.3	38.3	35.7	31.8
67	66	62	66	61	59	58	58	58	56	57	58	56	56	54.7	54.3	52.4	51.2	49.6	47.6	45.8	45.5	47	39.4
65	65	61	62	59	58	58	58	57	56	55	55	55	54.5	53.5	52.1	50.5	49.3	47.6	46	44.9	43	40.6	37.9
72	65	58	58	57	56	54	52	52	51	51	51	52	52.6	51.5	50.6	48.3	45.9	43.9	41.7	39.4	36.9	34.6	31.4
64	63	59	57	56	55	54	54	52	51	52	52	53	52.8	52.2	50.9	48.9	46.5	44.6	42.3	39.8	36.9	33.7	29.7
64	64	59	58	57	55	55	54	52	51	51	52	53	54.1	52.6	51	48.9	46.8	45	45.4	42.1	41.3	39.8	36.8
63	62	58	60	61	56	57	55	54	56	51	52	53	53.2	51.8	50.4	48.5	46.3	44.1	42.3	40.6	38.5	36.5	32.8
63	63	60	58	57	55	55	57	53	53	54	53	54	53.3	52.4	51.2	49.6	47.7	45.6	43.7	40.8	37.7	34.9	31.1
62	63	57	57	57	55	53	52	51	50	50	50	51	51.5	50.7	49.1	47.5	45.3	43.8	42.3	40.4	38.9	38	35.5
62	62	58	59	57	56	57	57	58	55	56	56	56	55.6	54.1	52.8	50.9	49.3	47.3	45.2	42.8	40.4	37.8	35
63	62	59	59	57	54	55	54	51	50	50	50	51	51.8	50.6	49.9	47.4	45	43.4	42.5	40.5	39.6	39.2	33.8
63	65	60	58	56	55	54	53	52	52	53	54	52	52.4	52.2	51.4	48.8	47.2	44.9	46.4	41.4	40.3	39.2	37.3
65	64	60	58	59	58	56	55	53	51	52	52	52	52.9	52.4	50.9	49.2	46.6	44.8	43.5	39.8	41.4	33.9	32.7
70	67	59	60	58	57	57	57	55	54	54	54	55	54.6	53.5	52	50.4	47.8	45.7	44	41.2	37.3	35.6	30.4
66	65	60	62	61	64	64	63	63	62	60	59	58	60.3	60	59.2	55.1	53.3	50.8	48.3	45.4	42.1	39.5	34.7
69	64	60	60	58	56	55	54	54	53	54	53	53	53.2	52.2	50.9	49.2	47.3	45.6	44.3	42.3	42.6	46.3	36.4

Church Gate.

65	63	59	59	57	55	56	56	58	56	55	54	54	54.2	53.1	51.8	50.2	48.4	47.3	46.4	42.7	40.4	39	35.2
63	64	59	58	57	55	53	52	51	51	50	51	51	52.2	50.9	49.8	47.8	45.5	43.5	46.3	39.3	36.5	36.4	30.4
64	64	58	58	57	54	53	53	52	51	51	51	52	52.2	50.9	49.8	47.9	46.1	44.5	42.1	40	37.7	34.6	32.2
63	61	59	60	57	56	53	53	53	57	56	53	54	52.4	50.9	49.8	47.9	45.7	44.2	43.9	40	38	34.2	30.3
63	63	61	60	60	59	57	60	60	64	65	64	63	61.1	59.9	58.8	56.1	54.3	54.8	54.1	52	50.8	47.8	44.5
62	64	57	57	55	53	53	52	50	49	50	50	51	52	51.3	49.9	47.6	45.3	43.3	41.6	40	40.2	38.9	35.6
62	61	57	57	57	54	54	55	53	51	52	51	52	53	51.7	49.8	47.4	44.8	42.7	40.1	37.5	34.6	33.1	28.5
63	62	59	57	56	55	54	54	55	54	53	52	53	53.3	51.9	50.5	48.1	45.5	43.2	41.1	38.4	35.2	32.4	29.3
59	58	53	52	50	50	50	50	48	48	49	49	49	49.8	49	47.3	45.1	42.5	40.7	40.1	37.7	36.6	36.2	34.6
61	62	58	59	61	59	58	58	56	58	56	57	58	56.1	53.3	53.3	53.3	51.8	49.8	46.9	43.6	40.1	35.9	31.6
58	56	53	53	50	50	48	48	47	45	46	47	47	48.2	46.7	45.5	42.9	40.3	38	35.3	32.4	29	25.6	22.7
57	60	58	56	59	55	50	48	47	46	46	46	47	48.5	47.2	46.1	43.7	40.6	39	36.8	33.3	29.9	26.3	22.4
56	58	51	51	50	49	48	49	47	47	48	48	48	48.4	47.8	46.5	44.1	41	38.9	37.2	33.2	29.6	26.4	22.1
59	61	55	55	56	52	50	49	48	47	48	49	49	50.6	49.4	48.1	46.5	43.4	41.4	39.5	37	35.3	35.4	32.5
59	59	57	58	55	52	51	49	48	49	48	49	51	50.9	49.2	49.2	51.6	52	53	49.2	43.2	39.1	37	33.1
60	59	54	52	52	50	49	49	47	47	47	48	49	49.4	48.6	47.1	44.8	42.1	40.9	38.4	35.9	33.9	28.4	24.8
56	55	51	50	53	50	48	50	54	50	49	50	49	49	47.8	46.2	44.2	40.9	38.6	37.5	32.6	28.9	25.8	22.1
58	58	55	52	54	50	47	47	46	45	45	45	47	47.9	46.8	45.5	43.1	40.6	38.6	35.7	32.9	30.1	25.8	21.7
54	55	52	51	49	48	47	46	44	44	45	45	46	46.9	45.4	44.5	42.2	38.8	36.6	34.4	34.1	29.5	28.3	20.6
55	55	48	46	46	47	46	45	44	43	43	43	45	46.1	44.8	42.8	40	39.6	36	32.7	30.2	28	25.8	22.1
56	50	47	47	47	47	45	45	43	42	42	43	45	46.4	44.3	43	39.6	36.2	33.5	30.5	27	23.8	21.2	16.4
57	52	52	52	53	49	46	45	43	43	43	44	46	46.4	45	44.1	40.2	37.2	34.9	31.9	28.5	26.5	30.1	29.5
57	54	48	46	46	48	45	46	44	43	43	44	46	46.9	45.4	43.8	41.1	37.9	35.4	32.4	28.5	26.1	22.6	18.4
53	54	47	44	45	46	44	44	43	42	42	42	43	43.7	42.8	41.5	39	36.5	34.3	31.2	27.9	24.8	21.4	19.6
57	52	47	48	47	47	45	45	44	43	42	43	44	45.7	44.1	42.7	40.3	36.9	34.3	31.2	27.7	25.6	23.3	18.4
54	55	50	49	48	50	48	47	45	45	44	45	46	47.4	45.4	44.2	42.4	39.8	37.3	33.7	31.7	27.4	24.1	19.4
54	57	49	46	47	47	45	45	44	43	43	44	46	46.9	44.9	43.3	40.7	38.3	35.7	32.9	28.9	26.8	22.5	20.1
54	50	45	47	46	47	45	44	44	42	42	43	45	46.3	44	42.9	40.4	37.4	34.8	32.3	29.4	28.6	23.3	19.3

Church Gate.

54	53	51	51	53	52	51	50	51	50	48	49	48	48.3	46.4	45.1	43.9	41	39.2	37.1	34.6	32.1	28.8	24.9
57	55	46	47	48	47	46	46	45	44	44	45	46	47.1	46.3	45.9	45	43.4	42.2	40.2	37.6	35.2	31.6	28
56	53	50	50	50	51	48	48	47	45	45	45	47	47.5	46.9	46.9	45.6	44.4	43.3	41.3	38.7	35.6	32.1	28.6
55	61	52	49	48	47	46	55	47	45	48	46	47	47.5	48.1	46.8	45.1	44.6	43	40	36.8	33.7	30.1	26.1
53	52	47	45	46	47	44	47	43	42	43	43	46	46.8	45.5	44.8	43.3	42	40.9	38.4	35.5	32.6	29.1	24.8
54	53	47	46	45	46	44	44	43	42	42	43	45	45.9	44.9	44.6	43.3	41.7	40.5	38.4	35.4	32.5	29.1	25.4
53	52	46	48	47	48	45	45	44	42	42	44	46	46.9	45.7	44.9	43.6	42.2	41	39	36.1	33	29.5	25.3
53	52	45	46	47	46	45	46	44	43	43	44	47	47.6	46.3	45.6	43.7	41.9	40.7	38.7	35.6	32.6	28.9	26.4
55	52	47	47	47	46	44	48	44	44	44	43	45	45.5	45.1	44.2	42.5	41.1	40	39.1	35.8	32.3	28.7	23.8
50	47	51	44	45	45	43	42	41	40	41	42	44	44.3	43.2	42.9	40.9	39.2	38.4	36.9	33.7	30.8	27.5	22.2
54	50	46	45	46	46	45	46	44	42	43	44	45	46.4	45.3	44.4	43	41.4	40.7	39	36	33.1	29.5	25.5
54	48	44	45	44	45	44	44	42	42	43	42	44	45	44	43.6	42.4	40.8	39.9	38.8	35.7	33.5	30.4	26.5
52	57	45	47	47	49	45	44	43	43	44	45	46	47.3	46.3	45.6	43.8	43.1	41.4	39.8	37.4	35.2	30.9	26.6
48	47	45	45	43	45	41	41	40	39	38	38	40	41.6	41.1	40.9	39.5	37.9	36.4	34.5	31.6	29.8	28.1	21.7
51	48	52	57	51	50	46	43	42	41	41	42	44	45.3	44	43.1	41.5	40	39.3	37.7	34.2	31.2	28.1	25
57	55	52	52	52	51	49	47	47	46	46	49	48	48.9	48.7	47.8	46.6	45.4	44.6	43.8	40.1	37.4	34.2	30.2
59	59	53	57	57	54	50	51	51	50	50	49	49	50.2	49.7	49.4	48.4	47.5	46.5	44.6	42.6	40.7	38	35
62	61	55	61	60	56	53	53	53	53	53	53	52	53.1	52.4	52	51.5	51.5	49.4	48.3	47.6	45.7	43.4	40.7
60	59	54	62	55	55	54	52	52	51	50	52	51	52.2	52.5	53	52.4	51.5	49.9	47.4	44.9	42.6	39.2	36.2
65	64	58	61	60	57	56	55	54	53	53	53	53	53.9	54	53.9	52.9	51.8	50.5	48.8	47.4	45.5	43.7	40.7
61	62	58	55	55	54	55	53	51	50	50	50	51	52.2	52.7	52.3	51.6	50.5	49.1	47.1	44.9	42.9	44	37.6
66	65	59	58	57	53	54	57	51	50	51	51	52	53.1	53.4	53.7	52.6	51.5	50.2	47.9	45.3	42.4	39.3	35.8
62	64	60	57	58	56	56	54	53	52	53	53	54	55.2	55.8	55.2	54.1	53	51.4	49.4	46.9	47	41.4	37.3
63	65	59	58	58	56	57	54	53	53	53	53	54	54.8	54.6	54.2	53.6	53	51.5	50	47.8	44.6	42.3	39.4
63	63	60	59	59	56	56	55	53	52	52	53	54	54.4	54.5	53.5	52.3	51.4	50.2	49.1	50.8	44.9	39.7	36.1
66	64	61	63	60	58	56	55	53	53	53	52	53	54.2	53	52.8	51.9	50	48.8	46.8	44.2	41.3	38.5	34.6
63	64	59	57	59	56	55	53	52	52	51	52	53	53.3	53.1	53.5	53.6	51.7	50.7	46.9	43.9	41.6	38.6	34.7
63	64	58	55	55	54	54	52	51	50	50	50	52	52.9	52.8	52.6	51.8	50.8	49.6	49.3	45.2	42.9	40.8	37.5



Church Gate.

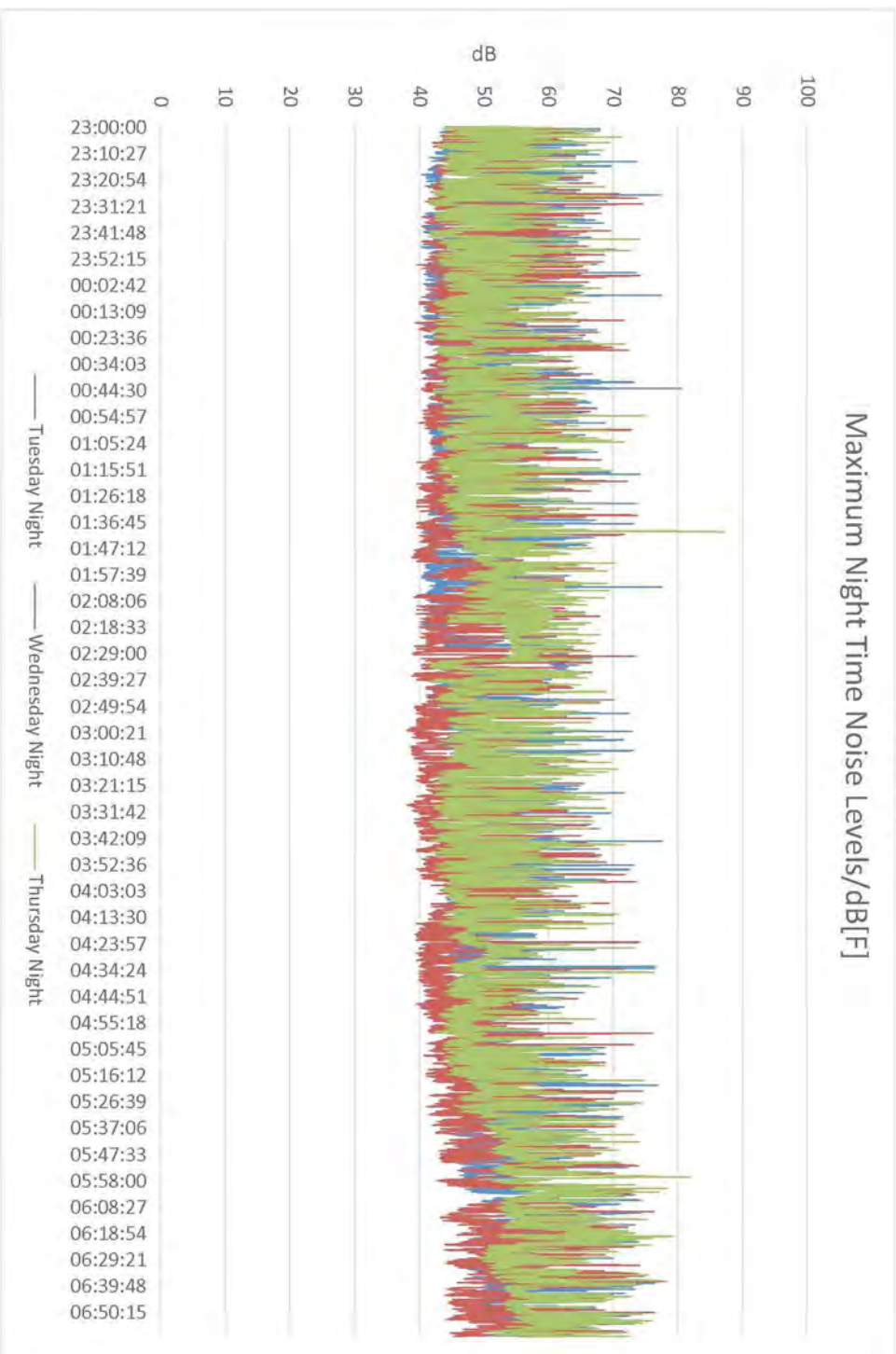
65	64	59	57	56	55	54	55	52	51	52	52	54	54.5	55.1	55.2	54.5	53.2	51.8	50	47	44.1	41	37.6
62	63	58	56	56	56	55	54	53	52	53	53	54	55.4	56.4	55.5	54.6	53.4	51.7	49.5	46.8	44.2	42.4	37.8
66	66	61	58	59	56	55	53	53	51	51	52	53	54.5	54.4	53.8	52.6	51.3	49.8	47.6	44.7	41.5	38.5	34.9
65	64	59	57	57	56	54	55	52	51	51	52	54	55.7	55.2	55	54.1	52.9	51.4	49.2	47.8	44.3	40.4	36.2
66	64	59	57	57	55	55	57	52	51	51	52	54	54.9	54.8	54.7	53.7	52.5	50.9	48.8	46.4	44.4	42.4	39.8
65	64	60	57	58	56	55	56	52	52	53	53	54	55.2	54.7	54.3	53.3	52	50.6	48.5	46.5	46.4	42	38.4
66	64	59	59	58	56	55	58	54	52	52	52	53	54.3	53.9	53.3	52	50.6	49.2	46.9	44	40.8	37.3	33.7
63	63	59	58	58	56	55	57	52	51	52	52	53	54.2	53.7	53.1	51.8	50.1	48.7	47.1	44.1	41	38.1	34.6
64	63	61	58	57	56	56	57	53	52	52	52	53	53.6	52.8	52.1	50.5	49	47.7	45.8	43.5	40.4	36.7	33.8
65	65	60	59	58	55	55	54	52	51	52	52	53	53.3	52.9	52.3	51.3	49.4	47.9	47.4	43.8	40.9	38.5	34.9
68	66	61	61	60	60	58	56	57	54	53	54	54	54.3	54	52.8	51.2	49.7	48.2	45.8	43.6	40.8	37.5	34.1
66	64	60	58	58	57	57	54	54	52	52	52	53	53	52.2	51.6	50.2	48.8	47.3	45.2	42.9	40.1	36.7	33.8
64	62	60	58	57	55	56	55	52	56	51	51	54	53.1	56.6	53.3	50.4	49	48.8	50.6	43.6	41	38.9	34.8
64	64	59	59	58	56	57	56	54	53	53	53	53	53.7	53.2	51.8	50.1	48.2	46.4	44.7	43.3	41	40.4	35.2
65	65	61	60	60	58	56	55	53	51	52	52	52	52.4	52.2	50.7	48.8	47.1	45	43.4	40.7	38	37.4	31.6
64	64	62	59	57	57	54	54	52	52	52	51	52	53.1	51.6	50.7	49.1	47.7	46.2	43.2	41.3	39	35.4	32.6
63	61	59	59	58	55	56	54	52	51	51	51	52	52.5	51.3	50.1	48.3	46.7	45.7	43.2	40.7	38.3	35.8	33.8
65	64	60	58	58	55	54	54	52	51	52	53	53	53.3	52.5	50.7	49.7	48.3	47	45.5	43.8	49.2	40.6	38.3
63	63	57	57	57	54	55	56	52	51	51	52	53	52.9	51.9	50.6	48.9	47.1	45.1	42.4	39.8	36.8	33	30
63	62	59	58	57	56	55	54	52	50	51	51	52	52.2	51.1	50.2	48.2	46.2	44.1	45.7	39.5	37	33.5	30.8
65	63	61	61	58	55	54	53	51	50	51	51	52	52.6	51.5	50.4	48.7	46.5	44.5	48.1	39.7	37	35.7	31.2
68	66	61	62	58	57	55	56	53	52	52	53	53	53.2	52.7	51.4	49.8	47.5	45.9	46.5	42.8	41.3	39.6	38.6
66	66	59	57	57	54	54	52	51	50	51	51	52	52.8	51.3	50.5	48.4	46.6	44.5	41.7	39.2	36.9	32.8	29
64	62	58	59	57	56	53	52	51	50	50	51	52	52.3	51.1	49.7	47.8	45.8	44.4	41.7	39.3	36.2	32.8	29.8

Arithmetically Averaged Frequency Analysis Results/dBLin

Frequency/Hz																							
50	63	80	100	125	160	200	250	315	400	500	630	800	1000	1250	1600	2000	2500	3150	4000	5000	6300	8000	10000
60.7	60.0	55.6	55.0	54.3	52.9	51.9	51.5	50.3	49.3	49.4	49.7	50.6	51.2	50.3	49.4	47.6	45.8	44.2	42.4	39.5	37.3	34.9	30.5
	64			59			56				54			55.5			52.6			47.2			39.8



### APPENDIX 5



Graph 2: Night time Maximum Noise Levels - L<sub>max</sub>[F],1s/dB

### APPENDIX 6

Figure 3: First Floor Flat 3 Living Area/Kitchen – Internal LAeq,16r – Daytime

BS EN 12354-Calcs		Use	Volume	Volume	75.0	Building Atten dBA (63.0 - 29.6)		33		
Version	4	length		RT	0.5					
© 2017 Martec Environmental Consultants Ltd & Acute Acoustics Ltd		width		Octave Band Centre Frequency [Hz]					dBA	
		height		125	250	500	1k	2k		
		External Spectrum Leq (Free Field & Lin)		58.9	56.0	54.2	55.5	52.6	59.0	
		Adjustment to Given Level if required							63.0	
		External Spectrum Adjusted for Level		62.9	60.0	58.2	59.5	56.6	63.0	
Wall		Area m2	Element Sound Reduction Index [SRI]					Contrib	NR	
Brick/block/cavity		6.2	41	45	45	54	58	10.7	6	
Drs/Wndws										
4/12/4_double_glazing		2.2	24	20	25	34	37	27.5	22	
Roof Lights										
None		0.0	0	0	0	0	0	0.0	3	
Door										
None		0.0	0	0	0	0	0	0.0	3	
Roof										
None		0.0	0	0	0	0	0	0.0	3	
Vent Dn,e		# Vents								
Passivent TVALdB 450 Window Frame vent.		2.0	45	42	36	40	43	25.3	22	
				dBA					NR	
		Internal SPL/dBlin		32.1	32.9	28.2	23.2	17.7	30	24

Figure 4: First Floor Flat 4 Living Area/Kitchen – Internal LAeq,16r – Daytime

<b>BS EN 12354-Calcs</b>		<b>Use</b>	<b>Volume</b>	76.0						
Version	4	<b>length</b>	2.8			<b>Building Atten dBA (63.0 - 32.0)</b>		31		
© 2017 Martec Environmental Consultants Ltd & Acute Acoustics Ltd		<b>width</b>	2	RT	0.5					
		<b>height</b>	2.4			<b>Octave Band Centre Frequency [Hz]</b>		<b>dBA</b>		
				<b>125</b>	<b>250</b>	<b>500</b>	<b>1k</b>	<b>2k</b>		
		External Spectrum Leq (Free Field & Lin)		58.9	56.0	54.2	55.5	52.6	59.0	
		Adjustment to Given Level if required							63.0	
		External Spectrum Adjusted for Level		62.9	60.0	58.2	59.5	56.6	63.0	
<b>Wall</b>		<b>Area m2</b>		<b>Element Sound Reduction Index [SRI]</b>					<b>Contrib</b>	<b>NR</b>
Brick/block/cavity		20.9	41	45	45	54	58	15.9	12	
<b>Drs/Wndws</b>										
4/12/4_double_glazing		4.8	24	20	25	34	37	30.8	26	
<b>Roof Lights</b>										
None		0.0	0	0	0	0	0	0.0	3	
<b>Door</b>										
None		0.0	0	0	0	0	0	0.0	3	
<b>Roof</b>										
None		0.0	0	0	0	0	0	0.0	3	
<b>Vent Dn,e</b>		<b># Vents</b>								
Passivent TVALdB 450 Window Frame vent		2.0	45	42	36	40	43	25.3	21	
								<b>dBA</b>	<b>NR</b>	
		<b>Internal SPL/dBLin</b>		35.4	36.1	30.5	24.6	19.0	32	27

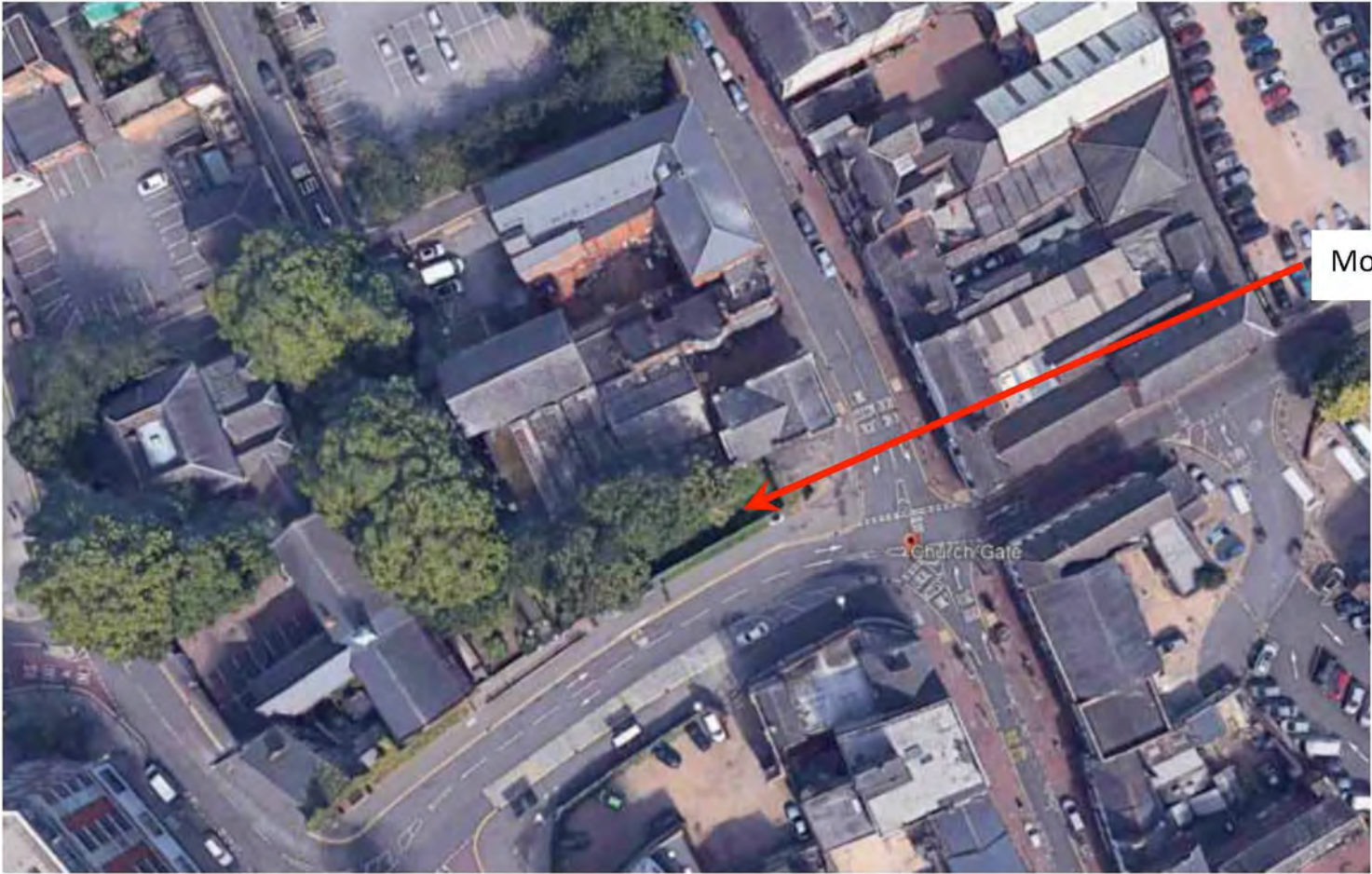
Figure 5: First Floor Flat Bedroom – Internal LAeq,8hr – Night time

BS EN 12354-Calcs		Use	Volume	Volume	22.0	Building Atten dBA (57.0 - 25.2)		32		
Version	4	length								
© 2017 Martec Environmental Consultants Ltd & Acute Acoustics Ltd		width		RT	0.3					
		height								
				Octave Band Centre Frequency [Hz]					dBA	
				125	250	500	1k	2k		
External Spectrum Leq (Free Field & Lin)				58.9	56.0	54.2	55.5	52.6	59.0	
Adjustment to Given Level if required									57.0	
External Spectrum Adjusted for Level				56.9	54.0	52.2	53.5	50.6	57.0	
Wall	Area m2	Element Sound Reduction Index [SRI]					Contrib	NR		
Brick/block/cavity	4.3	41	45	45	54	58	6.2	2		
Drs/Wndws										
4 (20) 4	2.2	21	20	27	38	41	23.8	19		
Roof Lights										
None	0.0	0	0	0	0	0	0.0	3		
Door										
None	0.0	0	0	0	0	0	0.0	3		
Roof										
None	0.0	0	0	0	0	0	0.0	3		
Vent Dn,e	# Vents									
Passivent TVALdB 450 Window Frame vent	1.0	45	42	36	40	43	19.4	16		
				Internal SPL/dBLin					25	19
				31.8	29.9	22.9	17.0	11.6		

Predicted Internal Single Event, LAmax[F] = **45dB** (77 – 32)

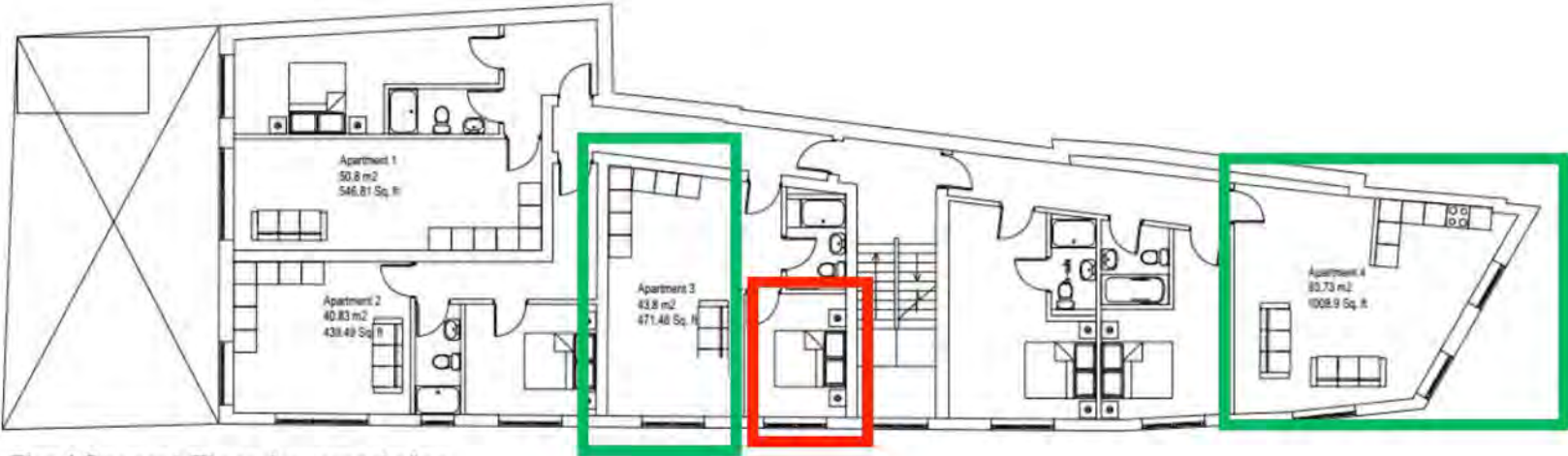
Predicted Daytime Internal Noise Level, LAeq,16hr = **31dB** (63-32)

**APPENDIX 7**  
Aerial View of Site showing Monitoring Position



**APPENDIX 8**

Architect's Drawing showing rooms used for internal noise calculations



First/ Second Floor Accomodation



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 14 February 2019 10:55  
**To:** [REDACTED]  
**Cc:** planning; pollution  
**Subject:** Re: 20190163 Churchgate & St Peter's Lane

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** Consultation

Hello [REDACTED]

Re: 20190163 Churchgate & St Peter's Lane

I request the contaminated land condition due to historic industrial site use (copper works).

Kind regards,

[REDACTED]  
**Pollution Control Officer**

Environmental Health  
Noise and Pollution Team  
Leicester City Council  
Phoenix House  
1 King Street  
Leicester  
LE1 6RN  
Tel: 454 [REDACTED]  
Email: [REDACTED][@leicester.gov.uk](mailto:[REDACTED]@leicester.gov.uk)

# Memo

**To:** [REDACTED]      **App. No.** 20190163  
**CC:** [REDACTED]      **Proposal:** Construction of three/four storey building; 2 x retail/cafe shops on the ground floor (Class A1); 9 flats (6 x 1 bedroom) and (3 x 2 bedroom) (Class C3)  
**From:** [REDACTED]      **Location:** Corner of Church Gate & St Peters Lane  
**Date:** 18<sup>th</sup> February 2019      **PPRN:** MML2386

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Thank you for consulting me on the above application. *There is no objection in principle to development on this site providing there is compliance with national and local planning policy and EU/UK wildlife legislation.*

## Relevant Policy

National Planning Policy Framework (2018)  
Core Strategy CS 17 Biodiversity      Core Strategy CS 13 Green Networks

## Legislation

Habitat & Species Regs (2010)      Wildlife & Countryside Act (1981) as amended  
Natural Environment & Rural Communities Act (2006) – Priority Habitats & Species

## Comments

I have considered all of the available information and have the following comments and recommendations to make:

- Section 12 of the planning application form has been completed as yes to protected and priority species and yes to designated sites, important habitats or other biodiversity features. Please can you clarify whether this has been confirmed by an ecologist or it is a misinterpretation of the question?
- Trees and woodlands have described the trees on site as 'of low quality and not worthy of retention', however they provide significant habitat for wildlife in an area otherwise devoid of biodiversity. It appears from the plans that all of the trees on the site are to be lost; if this is the case then some compensation for this loss will need to be provided on site. This should be confirmed in a landscaping scheme.
- Bats: Unless there is any demolition of a building or the work is going to impact the roof space of the adjacent building a bat survey will not be required. An assessment of the trees on the site for bats was carried out as part of the arboricultural survey and the results reported in the submitted Tree Survey (CBE Consulting, December 2018). The report states that the surveyor was

licensed; it is common practice that license details are provided, however I haven't been able to locate them in the report. I would appreciate it if the Tree Survey can be re-submitted to include this missing information.

- Removal of, or works to, any vegetation should be carried out outside of bird nesting season (bird nesting season is March to August inclusive).
- The addition of a sedum roof on the proposed building will contribute to net gain in biodiversity. In addition I recommend the following biodiversity enhancements on the site which will ensure that net gain in biodiversity is achieved (NPPF 2018, Para 8, 175) these should include:
  - Nest boxes for black redstarts
  - Landscape planting in the open external private garden of insect attracting species, this will have the added benefit of acting as natural SuDS (Sustainable urban Drainage System).

Please ask for: [REDACTED]  
Telephone: (0116) 454 [REDACTED]  
Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)  
Our ref: PL/AS/20190163  
Date: 3 June 2019



**Leicester**  
City Council

Planning  
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115 Charles Street  
Leicester LE1 1FZ

[www.leicester.gov.uk/planning](http://www.leicester.gov.uk/planning)

KIRKHAM MIDDLETON ARCHITECTS

[REDACTED]  
139A QUEENS ROAD  
CLARENDON PARK  
LEICESTER,  
LE2 3FL

Dear [REDACTED]

**PLANNING APPLICATION: 20190163**

**Applicant:** [REDACTED]

**Location:**

**CORNER OF CHURCH GATE & ST PETERS LANE**

**Proposal:**

**CONSTRUCTION OF THREE/FOUR STOREY BUILDING; 2 X RETAIL/CAFE SHOPS ON THE GROUND FLOOR (CLASS A1); 9 FLATS (6 X 1 BEDROOM) AND (3 X 2 BEDROOM) (CLASS C3)**

I have received the following comments from the Urban Designer and the Building Conservation Officer regarding the above amended proposal. I also refer you to my previous letter dated 29<sup>th</sup> March 2019.

Urban Design

- Scale: Massing

The elevation along St. Peters Lane is large and appears quite flat, this would need to be articulated better to provide interest and to break up the elevation.

- Layout:

The proposed building has a poor relationship with the neighbouring property, there is no continuity of rhythm or building line. The entrances proposed to the retail units on St. Peters lane don't open up to the street and are not legible as shop frontages. The addition of shop windows to St. Peters lane provides greater activity to the street, however there has been little consideration given to their design or placement. Internally bathrooms have been moved away from the frontage of to St. Peters Lane, whilst this is beneficial the provision the windows provided in their place have not been considered with regard to the design of the elevation.

- Character

The site is located within the Church Gate conservation area. A contemporary building that respects the scale, rhythm, and materials of the area would therefore be appropriate as stated in the character area management plan. Whilst the approach to character is now more comprehensive I still consider that the limited detailing is pastiche and offers little to the character of the conservation area. NPPF paragraph 130 states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. A development on this site would be visible along the key view down Church Gate towards St. Margaret's Church, as identified within the conservation area character appraisal; therefore a high quality and well considered scheme would be required on this site. There is no evidence in the design of any consideration for, or cues taken from, the historic context of the area. I therefore consider this scheme to be contrary to paragraph 130 of the NPPF.

- Appearance: Details and Materials

There is no articulation in the elevations, they therefore appear very flat. It appears that the only attempt to provide any details is by puncturing the elevations with a large number of pastiche windows, the addition of 'fake' windows used to support this flawed elevational approach. Brick would be considered appropriate in this context; however there is no detailing in the design that provides any interest in the elevations. There is no comprehensive approach to the design, details or materials for this development and there is no evidence in the design of any consideration given to the context.

### Conservation

- Subject to an appropriate design, materiality, scale and massing, a development of a high potential to enhance its locality would be welcomed. However, despite some welcomed alterations, the development as currently proposed is still not considered as appropriate for the site under consideration.
- Although a recessed fourth storey in isolation would be considered as acceptable for the location, its physical association with a projecting dormer is regrettable, resulting in a top heavy appearance aggravated by the presence of a pitched gable and elongated dormer extension to side, along St Peter's Lane. The latter is arguably the most crucial in terms of an excessive development, creating an overwhelming effect in such a prominent location. The presence of yet another pitched gable adjacent the Grade II Listed Great Meeting School, to the immediate south of the Grade II Listed Warehouse at No.66, is considered inappropriate for this sensitive location, of potential to reduce the visibility of the latter and negatively impact the setting of the former.
- Although the visual and material disjunction between Church Gate and St Peter's Lane façades has been reduced, the variability of height, rooftop elements and window units provides for a disorderly design, to the detriment of the character of the Church Gate Conservation Area. The lack of a comprehensive design approach is arguably most dramatic to the rear (west) elevation, with a critical disparity between the horizontal aluminium units to ground floor, top hung timber casements to top and timber sashes to first floor, of high potential to harm the setting of the adjacent heritage assets. This

disparity is also clear while inspecting St Peter's Lane and Church Gate elevations, with mismatching materiality and design of ground floor units, in stark contrast to the external composition above.

- Some of these ground floor features have no precedence within the area, with poor overall articulation and redistribution. Although some effort to create active shopfronts in keeping with the area can be identified along St Peter's Lane, the result is inadequate in regards to the designated status of the locality and the close proximity to Grade II Listed heritage assets.
- Additionally, the pastiche blank windows to St Peter's Lane are regarded as inappropriate, as is the linear disjunction of rooftop features, which creates a chaotic overall effect to the prominent corner on site.

Unfortunately the proposal is still unacceptable due to its design, height, massing, being located on a prominent corner of the conservation area and adjacent to a number of designated heritage assets.

The proposal is therefore contrary to National Planning Policy Framework paragraphs 130, 189, 190.

I would suggest you withdraw the application. If I don't hear from you the application will therefore be recommended for refusal week commencing 10<sup>th</sup> June 2019.

Yours sincerely



Planning Major Developments Team

# Lead Local Flood Authority: Planning Consultation Response

<b>Application Number</b>	20190163	<b>Address</b>	CORNER OF CHURCH GATE & ST PETERS LANE
<b>Planning Officer</b>	██████████	<b>Stage</b>	Full application

<b>Outline of Application</b>	<p>CONSTRUCTION OF THREE/FOUR STOREY BUILDING; 2 X RETAIL/CAFE SHOPS ON THE GROUND FLOOR (CLASS A1); 9 FLATS (6 X 1 BEDROOM) AND (3 X 2 BEDROOM) (CLASS C3)</p> <p><i>Disclaimer: All comments and requirements below are subject to change, as the planning application process progresses and further evidence and information is provided.</i></p>
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A. Site Details					
<b>Flood Zone</b>	1	<b>Within a modelled Surface Water Flood Hotspot</b>	No	<b>Critical Drainage Area</b>	Yes (E_05)
<b>Within 20m of a Main River</b>	No	<b>Within 8m of Ordinary Water Course</b>	No	<b>Development Type</b>	Brownfield
<b>Development Classification</b>	Major	<b>Canals and Rivers Trust Asset within 150m of a Major Development</b>	No	<b>Canals and Rivers Trust Asset within 50m of a Minor Development</b>	N/A
Comments and Recommendations					
<ol style="list-style-type: none"> <li>The development is located with Flood Zone 1, and does not reside within a known flooding Hotspot and subsequently considered at low risk from fluvial flooding. However, the site is within a Critical Drainage Area (CDA), meaning measures such as Sustainable Drainage Systems (SuDS) will be required to limit surface water volumes and discharge rates.</li> <li>The total site area should be defined. This should include the figures for permeable and impermeable areas for both the existing and proposed development. Provided in ha or m<sup>2</sup>. This should include the net loss or gain of surfaces, presented in m<sup>2</sup> or as a percentage.</li> </ol>					

<p>3. The development is considered Brownfield and to comply with <i>Leicester City Council's Local Plan, 2006 - Policy BE20 (LP-BE20)</i> a 50% reduction of current, surface water runoff/discharge rates is required. With the aim to achieve Greenfield runoff rate of 5l/s/ha, where practically possible.</p> <p>4. Should it be impractical to attain 50% betterment, 30% betterment becomes mandatory to fulfil Severn Trent Water (STW) sewer adoption criteria and it must be justified in writing why 50% betterment cannot be achieved.</p> <p>5. The build or operational life of the development has not been disclosed, and this must be confirmed. This is required to ensure the correct climate change allowance and peak rainfall intensity allowance for modelling, are chosen.</p>	
<b>Section Decision</b>	More Information Required

<b>B. Flood Risk Assessment</b>			
<b>Flood Risk Assessment Completed</b>	Yes	<b>Flood Plan Completed</b>	N/A
<b>EA Site Vulnerability Classification</b>	More Vulnerable	<b>Surface Water Exceedance Information Provided</b>	Required
<b>Comments and Recommendations</b>			
<p>1. A Flood Risk Assessment (FRA) has been provided, which confirms that the site is at low flood risk.</p> <p>2. All development should be designed to manage exceedance and demonstrate that possible exceedance flows are managed and retained onsite without increasing risk to the development or adjacent property. This information can be presented on a proposed layout plan outlining flow routes or described within a written statement. Exceedance refers to <i>"flows generated when the capacity of the drainage network is surpassed during intense rainfall events or incidents of system blockage."</i></p> <p>3. A method statement should be submitted which define the measures to be implemented during the construction phase, to ensure the level of flood risk on site is not increase and that limits excess surface water runoff from entering the public sewer systems without prior consent.</p>			
<b>Section Decision</b>	More Information Required		



C. Drainage Strategy					
Drainage Strategy outlined/provided			Yes		
Drainage Layout Included	Not provided	Discharging into Public Sewer	Yes	Discharging into SuDS Scheme	Unknown
Discharging into Watercourse	No	Discharging into Pond/Lake	No	Discharging into Soakaway	No
Current Site Discharge (l/s)		Proposed Discharge (l/s)		Expected Discharge (l/s)	
Maintenance Plan/Schedule Included	Required	Calculations Included	Required	Technical Specifications/ Design Details Included	Required
Comments and Recommendations					
<ol style="list-style-type: none"> <li>1. A Sustainable Drainage Strategy has been included as part of the Flood Risk Assessment submitted. It outlines that any additional surface water will be discharged as existing, however it is not clarified.</li> <li>2. The applicant has outlined that surface water runoff will be managed through discharge into the public sewer, which is presumed to be through a connection into the Severn Trent Water (STW) surface water sewer. However, this needs to be confirmed, showing the location of the connection and any correspondence with STW.</li> <li>3. Existing and proposed site discharge rates should be investigated under the following return periods; QBAR, Q1:1, Q1:30, Q1:100 and Q1:100 plus a climate change allowance.</li> <li>4. A drainage plan is required and must include; the foul and surface water systems (purposed and existing), any connections into the public sewer systems, the location of and attenuation capacities of all SuDS and soakaways, and any flow control devices (<i>BS 8582: 2013</i>).</li> <li>5. The drainage system must be able to cope with storm events (specifically a 1 in 100 rainfall event), with an additional allowance for climate change to satisfy <i>Leicester City Council's Core Strategy, 2014 - Policy 2 (CS, 2014)</i> This should be calculated using the proposed lifetime of the development and peak allowance, in accordance with <a href="#">Vulnerability Classification</a>.</li> <li>6. Furthermore, it must be clarified how the site will intercept and retain the first 5mm of rainfall to comply with <i>Leicester City Council's Core Strategy, 2014 - Policy 2 (CS, 2014)</i> and <i>BS 8582:2013</i>.</li> <li>7. It has been outlined that the following SuDS will be utilised: filter drains, permeable paving and a sedum roof. However no further details have been provided.</li> </ol>					

8. All developments, where possible should integrate SuDS to reduce surface water runoff and comply with the *National Planning Policy Guidance: Flood risk and coastal change (2014)*. Several SuDS have been included in the proposals, however the LLFA recommends that the following SuDS could be considered to be included in the proposals:

- *Rain Water Harvesting*: in the form of water butts or rainwater harvesting tank. Any captured water can be recycled, supplying non-potable water to the toilets systems or reused for domestic purposes such as garden maintenance. See *CIRIA C753 The SuDS Manual, Section 11, p207-230*.
- *Bioretention*: Rain Gardens and/or Raised Planters attenuate runoff that is then utilised by the planted vegetation (integrating local plant species). These could be integrated into adjacent areas of soft landscaping or attached directly to the rainwater down right pipes of a building. See *CIRIA C753 The SuDS Manual, Section 18, p333-358*.
- *Tanked/Cellular Attenuation Storage*: could be integrated beneath the areas of hard standing to store runoff prior to discharge into the surface water sewer. These systems can be combined with a type C permeable paving system and flow restriction devices to reduce discharge rates and volumes. See *CIRIA C753 The SuDS Manual, Section 21, p437-468*.
- *Vegetation Expansion*: all landscaping could be colonised with greater and more expansive vegetation such as shrubs and trees, rather than traditional turfed lawns. As a result, interception and water demand will increase, reducing runoff rates. See *CIRIA C753 The SuDS Manual, Section 15, p291-300 & Section 19, p361-383*.
- *Impermeable Material Reduction*: Instead of conventional impermeable hard surfacing use permeable materials wherever feasibly possible such as gravel walkways or non-continuous flagstone walkways.

9. For each of the SuDS proposed, it is expected that a product specification or design drawing, supporting calculations and a maintenance plan be submitted.

<b>Section Decision</b>	More Information Required
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<b>D. Flood Mitigation</b>			
<b>Flood Protection Methods</b>	N/A	<b>Flood Resilience Methods</b>	N/A
<b>Comments and Recommendations</b>			
1. No further information is required.			
<b>Section Decision</b>	More Information Required		

<b>E. Water Quality Control Assessment</b>			
<b>Could the Development Affect Water Quality On-site or Elsewhere</b>	Unknown	<b>Are Water Quality Control Measures in Place</b>	Proposed
<b>Comments and Recommendations</b>			
1. Water quality will be maintained onsite via filtration using proposed permeable paving and green roof as part of the treatment train for surface water flows.			
<b>Section Decision</b>	Acceptable		

<b>Summary</b>
<p>Proposal for construction of three/four storey building with retail/café shops on the ground floor and 9 flats. A Flood Risk Assessment including a Sustainable Drainage Strategy has been provided and SuDS are proposed to be used prior to runoff being discharged into the public sewer system. However, no drainage plan, further details of the SuDS, calculations and maintenance information has been provided.</p> <p><i>The requests made in this consultation, act to reduce discharge into the public drainage system, reduce overall risk from surface water flooding and make sufficient allowances for climate change. The requests made are consistent with Leicester City Councils Core Strategy, 2014 – Policy 2 (Addressing Climate Change and Flood Risk) which states:</i></p> <p><i>‘All development should aim to limit surface water run-off by attenuation within the site as a means to reduce overall flood risk and protect the quality of the receiving watercourse by giving priority to the use of sustainable drainage techniques’</i></p> <p><b>Decision</b></p> <p>No objection, as long as the following requirements are satisfied through the use of recommended conditions below</p>

## **Requirements**

### Section A – Site Details

- Define total site area (m<sup>2</sup>/ha), including permeable and impermeable surfaces (A.2)
- Evidence confirming 50% betterment (A.3)
- Define the operation lifetime of the development (A.5)

### Section B – Flood Risk Assessment

- Exceedance Drawing (B.2)
- Method statement for mitigation measures during construction (B.3)

### Section C – Drainage Strategy

- Clarify how surface water is currently managed from the site (C.1)
- Confirm location of connection into STW sewer and provide correspondence (C.2)
- Discharge Rates – existing and proposed (C.3)
- Drainage Plan (C.4)
- Confirm the drainage network is designed to withstand a 1 in 100 year storm event with a suitable climate change allowance (C.5)
- Confirm the first 5mm of rainfall will be retained onsite (C.6)
- Further SuDS consideration (C.7)
- If applicable, written justification confirming why SuDS aren't to be integrated (C.8)
- SuDS: Designs, Maintenance Plans & Calculations (C.9)

### Section D – Flood protection and resilience

- No further information required

### Section E – Water Quality Control Assessment

- No further information required

## **Recommended Conditions**

### **SuDS Condition:**

*Prior to the commencement of development full details of the Sustainable Drainage System (SuDS) together with implementation, long term maintenance and management of the system shall be submitted to and approved by the local planning authority. No flat shall be occupied/the use shall not commence until the system has been implemented. It shall thereafter be managed and maintained in accordance with the approved details. Those details shall include: (i) full design details, (ii) a timetable for its implementation, and (iii) a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the system throughout its lifetime. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy.)*

Drainage Condition:

*Prior to the commencement of development details of drainage, and especially foul drainage, shall be submitted to and approved by the local planning authority. No flat shall be occupied/the use shall not commence until the drainage has been installed in accordance with the approved details. It shall be retained and maintained thereafter. (To ensure appropriate drainage is installed in accordance with policy CS02 of the Core Strategy).*

Please feel free to ask any questions you may have, we would also appreciate being copied into any future correspondence with the applicant regarding any of the issues raised above using [flooding@leicester.gov.uk](mailto:flooding@leicester.gov.uk).

<b>Completed by:</b> [REDACTED] - 0116 454	<b>Reviewed by:</b> [REDACTED] - 0116 454
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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 26 July 2019 14:41  
**To:** 'Kirkham Middleton Architects'  
**Cc:** [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** RE: Extension of time and proposed meeting with urban design and conservation, CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

I am happy to meet with you once the archaeology has been done (exploratory trench) so you can take on board the foundation design which will have an impact on the design.

Let me and [REDACTED] know when that is done so we have some idea as to what can be achieved on the site.

I have changed the expiry date until the 6<sup>th</sup> September 2019.

Regards

[REDACTED]

Senior Planner  
Major Developments Team  
Planning, Development and Transportation  
City Hall, 115 Charles Street  
Leicester LE1 1FZ  
Tel: 0116 454 3019  
Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)  
[www.leicester.gov.uk](http://www.leicester.gov.uk)

**From:** Kirkham Middleton Architects [<mailto:team@km-architects.co.uk>]  
**Sent:** 26 July 2019 13:04  
**To:** [REDACTED]  
**Subject:** RE: Extension of time and proposed meeting with urban design and conservation, CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

We would prefer to submit further amendments and to have an extension of time until the 6<sup>th</sup> of September please.

To that end, I would like to arrange a meeting as soon as possible with yourself, a representative of the Urban Design team and presumably the Conservation Officer to discuss their concerns. We hope meeting will open a dialogue between all parties to help clearly inform appropriate amendments to the design.

We can be flexible with a date/time to best suit yourself and your colleagues.

Kind regards

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 26 July 2019 11:31  
**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
**Subject:** CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

Following on from my email to you regarding the conservation panels comments, I am suggesting you withdraw the application. As submitted and the suggested amendments, the proposal is unacceptable and will be recommended for refusal. The application has expired and if you wish me to proceed with the application and you are going to submit further amendments I will need an extension of time until at least 6<sup>th</sup> September 2019.

I need to hear from you by 5<sup>th</sup> August 2019 if you wish me to wait for further amendments to be submitted. If I do not hear from you by that date then the application will be refused.

regards

[REDACTED]

Senior Planner

Major Developments Team

Planning, Development and Transportation

City Hall, 115 Charles Street

Leicester LE1 1FZ

Tel: 0116 454 3019

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 06 September 2019 07:55  
**To:** [REDACTED]  
**Subject:** RE: draft reason - 20190163

Dear [REDACTED]

How does this sound?

"In the opinion of the Planning Authority the application is premature in that the archaeological assessment should be completed prior to the design of the development being finalised to minimise the potential harm to and loss of heritage assets. The assessment should include the excavation of a trench to determine the depth, survival and character of in situ and ex situ archaeological deposits."

All the best,

[REDACTED]

[REDACTED]

City Archaeologist  
Conservation Team  
Planning, Development and Transportation  
Leicester City Council  
City Hall  
115 Charles Street  
Leicester  
LE1 1FZ

[REDACTED]

Tel (ext): (0116) 454 [REDACTED]  
Tel (Int): 37 [REDACTED]  
Mobile: [REDACTED]

[www.leicester.gov.uk](http://www.leicester.gov.uk)

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**From:** [REDACTED]  
**Sent:** 06 September 2019 07:46  
**To:** [REDACTED]  
**Subject:** draft reason - 20190163

In the opinion of the Planning Authority the application is premature in that the archaeological assessment should be completed prior to the design of the development being finalised to minimise the potential harm to and loss of heritage assets. The assessment should include the excavation of a trench to determine the depth, survival and character of in situ and ex situ archaeological deposits. Contrary to NPPF...

[REDACTED]

Senior Planner

Major Developments Team  
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Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)  
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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 13 August 2019 09:52  
**To:** 'team@km-architects.co.uk'  
**Cc:** [REDACTED]  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

I have spoken with the City Archaeologist and he has the following comments:

"The piles and other works may hit small, but highly significant archaeology, or affect any in situ remains due to the interval between or clustering of piles and associated engineering works." All of this was explained to you at length, and why the evaluation was required. It is understood that you felt you could potentially work in situ remains into the design, even possibly putting them on display.

"The following links provide guidance and which I recommend the architect/agent et al. read.

Preserving Archaeological Remains:

<https://historicengland.org.uk/images-books/publications/preserving-archaeological-remains/>

Piling and Archaeology:

<https://historicengland.org.uk/images-books/publications/piling-and-archaeology/>

You need to provide the information first before the City Archaeologist can comment further and before a favourable decision can be made, it cannot be conditioned.

Regards

[REDACTED]

Senior Planner  
Major Developments Team  
Planning, Development and Transportation  
City Hall, 115 Charles Street  
Leicester LE1 1FZ  
Tel: 0116 454 3019  
Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)  
[www.leicester.gov.uk](http://www.leicester.gov.uk)

**From:** team@km-architects.co.uk <team@km-architects.co.uk>

**Sent:** 12 August 2019 11:22

**To:** [REDACTED]

**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

Having spoken to both the city archaeologist and a senior structural engineer colleague, [REDACTED] of PRP, the site certainly can be built on without unduly damaging the archaeology by using pile foundations. There is little doubt that suitable foundations can be designed to protect and accommodate whatever archaeology may remain, which is why we would like to arrange an early meeting to discuss what further design changes are required above ground to address the concerns of the urban design and conservation officers.

I hope that we can arrange a meeting whilst the archaeology is being further investigated. Under these circumstances, would the city archaeologist be happy for further investigations to be undertaken following a grant of planning approval, perhaps following further discussion with [REDACTED]? Otherwise our clients, who are losing patience, will likely decide to let the application run to be refused, and will then go for a planning appeal which I'm sure we would all rather avoid.

Kind regards

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 09 August 2019 15:51

**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

**Cc:** [REDACTED]; [REDACTED]

<[REDACTED]>

**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

Due to the time scales and that we have had the complete application since February 2019 I do not agree to a further extension of time. We cannot hold onto an application indefinitely. We have given you detailed responses (twice) with regards to the design from both a conservation point of view and urban design point of view. As I have stated in the past you need to understand the archaeology and whether the site can be built upon and if so what constraints have been identified.

I would therefore suggest you withdraw the application and then go for a free go within one year of submission. We can then have detailed pre application discussions when the archaeology has been completed.

The application will therefore be refused unless you email me wishing to withdraw it.

Regards

[REDACTED]

Senior Planner

Major Developments Team

Planning, Development and Transportation

City Hall, 115 Charles Street

Leicester LE1 1FZ  
Tel: 0116 454 3019  
Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)  
[www.leicester.gov.uk](http://www.leicester.gov.uk)

---

**From:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk) <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>  
**Sent:** 09 August 2019 15:40  
**To:** [REDACTED] <[REDACTED]>  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

We in the process of arranging a further investigation by the University of Leicester Archaeological Service who did the desktop survey. As part of this they will also speak directly with the [REDACTED] City Archaeologist. I will let you know as soon as we have the results of this.

We are keen to meet with your Urban Design and Conservation colleagues as soon as possible to help inform revisions to the design and to move the application on.

Given the time scale I suspect that a further extension of time is likely to be necessary beyond the 6<sup>th</sup> September.

Kind regards

[REDACTED]

[REDACTED]  
Managing Director

**Kirkham Middleton Architects**

t 0116 [REDACTED]  
f 0116 [REDACTED]  
m [REDACTED]  
e [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
[REDACTED]

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---

**From:** [REDACTED]  
**Sent:** 09 August 2019 09:01  
**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
**Subject:** CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

Has the archaeology (exploratory trench) been done? The application expires on 6<sup>th</sup> September 2019 and in order for amendments to be submitted they need to be with me by 22<sup>nd</sup> August 2019 for them to be taken into consideration.

Could you give me an update on the current situation please.

Regards

██████████

Senior Planner  
Major Developments Team  
Planning, Development and Transportation  
City Hall, 115 Charles Street  
Leicester LE1 1FZ  
Tel: 0116 454 3019  
Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)  
[www.leicester.gov.uk](http://www.leicester.gov.uk)

---

**From:** ██████████  
**Sent:** 26 July 2019 14:41  
**To:** 'Kirkham Middleton Architects' <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>  
**Cc:** ██████████; ██████████ >  
██████████ >  
**Subject:** RE: Extension of time and proposed meeting with urban design and conservation, CHURCH GATE / ST PETERS LANE - 20190163

██████████

I am happy to meet with you once the archaeology has been done (exploratory trench) so you can take on board the foundation design which will have an impact on the design.

Let me and ██████████ know when that is done so we have some idea as to what can be achieved on the site.

I have changed the expiry date until the 6<sup>th</sup> September 2019.

Regards

██████████

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[www.leicester.gov.uk](http://www.leicester.gov.uk)

**From:** Kirkham Middleton Architects [<mailto:team@km-architects.co.uk>]

**Sent:** 26 July 2019 13:04

**To:** [REDACTED]

**Subject:** RE: Extension of time and proposed meeting with urban design and conservation, CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

We would prefer to submit further amendments and to have an extension of time until the 6<sup>th</sup> of September please.

To that end, I would like to arrange a meeting as soon as possible with yourself, a representative of the Urban Design team and presumably the Conservation Officer to discuss their concerns. We hope meeting will open a dialogue between all parties to help clearly inform appropriate amendments to the design.

We can be flexible with a date/time to best suit yourself and your colleagues.

Kind regards

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 26 July 2019 11:31

**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

**Subject:** CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

Following on from my email to you regarding the conservation panels comments, I am suggesting you withdraw the application. As submitted and the suggested amendments, the proposal is unacceptable and will be recommended for refusal. The application has expired and if you wish me to proceed with the application and you are going to submit further amendments I will need an extension of time until at least 6<sup>th</sup> September 2019.

I need to hear from you by 5<sup>th</sup> August 2019 if you wish me to wait for further amendments to be submitted. If I do not hear from you by that date then the application will be refused.

regards

[REDACTED]

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Major Developments Team

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 13 August 2019 09:52  
**To:** 'team@km-architects.co.uk'  
**Cc:** [REDACTED]  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

I have spoken with the City Archaeologist and he has the following comments:

"The piles and other works may hit small, but highly significant archaeology, or affect any in situ remains due to the interval between or clustering of piles and associated engineering works." All of this was explained to you at length, and why the evaluation was required. It is understood that you felt you could potentially work in situ remains into the design, even possibly putting them on display.

"The following links provide guidance and which I recommend the architect/agent et al. read.

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<https://historicengland.org.uk/images-books/publications/preserving-archaeological-remains/>

Piling and Archaeology:

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Regards

[REDACTED]

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[www.leicester.gov.uk](http://www.leicester.gov.uk)

---

**From:** team@km-architects.co.uk <team@km-architects.co.uk>

**Sent:** 12 August 2019 11:22

**To:** [REDACTED] <[REDACTED]>

**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

Having spoken to both the city archaeologist and a senior structural engineer colleague, [REDACTED] of PRP, the site certainly can be built on without unduly damaging the archaeology by using pile foundations. There is little doubt that suitable foundations can be designed to protect and accommodate whatever archaeology may remain, which is why we would like to arrange an early meeting to discuss what further design changes are required above ground to address the concerns of the urban design and conservation officers.

I hope that we can arrange a meeting whilst the archaeology is being further investigated. Under these circumstances, would the city archaeologist be happy for further investigations to be undertaken following a grant of planning approval, perhaps following further discussion with [REDACTED]? Otherwise our clients, who are losing patience, will likely decide to let the application run to be refused, and will then go for a planning appeal which I'm sure we would all rather avoid.

Kind regards

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 09 August 2019 15:51

**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

**Cc:** [REDACTED] <[REDACTED]>; [REDACTED]

<[REDACTED]>

**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

Due to the time scales and that we have had the complete application since February 2019 I do not agree to a further extension of time. We cannot hold onto an application indefinitely. We have given you detailed responses (twice) with regards to the design from both a conservation point of view and urban design point of view. As I have stated in the past you need to understand the archaeology and whether the site can be built upon and if so what constraints have been identified.

I would therefore suggest you withdraw the application and then go for a free go within one year of submission. We can then have detailed pre application discussions when the archaeology has been completed.

The application will therefore be refused unless you email me wishing to withdraw it.

Regards

[REDACTED]

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**From:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk) <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>  
**Sent:** 09 August 2019 15:40  
**To:** [REDACTED] <[REDACTED]>  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED],

We in the process of arranging a further investigation by the University of Leicester Archaeological Service who did the desktop survey. As part of this they will also speak directly with [REDACTED] City Archaeologist. I will let you know as soon as we have the results of this.

We are keen to meet with your Urban Design and Conservation colleagues as soon as possible to help inform revisions to the design and to move the application on.

Given the time scale I suspect that a further extension of time is likely to be necessary beyond the 6<sup>th</sup> September.

Kind regards

[REDACTED]

[REDACTED]

Managing Director

**Kirkham Middleton Architects**

t 0116 [REDACTED]

f 0116 [REDACTED]

m [REDACTED]

e [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 09 August 2019 09:01  
**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
**Subject:** CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

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Could you give me an update on the current situation please.

Regards

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 26 July 2019 14:41  
**To:** 'Kirkham Middleton Architects' <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>  
**Cc:** [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>  
**Subject:** RE: Extension of time and proposed meeting with urban design and conservation, CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

I am happy to meet with you once the archaeology has been done (exploratory trench) so you can take on board the foundation design which will have an impact on the design.

Let me and [REDACTED] know when that is done so we have some idea as to what can be achieved on the site.

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[REDACTED]

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**From:** Kirkham Middleton Architects [<mailto:team@km-architects.co.uk>]

**Sent:** 26 July 2019 13:04

**To:** [REDACTED]

**Subject:** RE: Extension of time and proposed meeting with urban design and conservation, CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

We would prefer to submit further amendments and to have an extension of time until the 6<sup>th</sup> of September please.

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We can be flexible with a date/time to best suit yourself and your colleagues.

Kind regards

[REDACTED]

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**From:** [REDACTED]

**Sent:** 26 July 2019 11:31

**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

**Subject:** CHURCH GATE / ST PETERS LANE - 20190163

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 04 September 2019 08:51  
**To:** 'team@km-architects.co.uk'  
**Cc:** [REDACTED]; [REDACTED]  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

I refer to your email below regarding the above planning application.

I have spoken to [REDACTED] (archaeologist) and he has commented as follows:

Due to the location and potential for archaeology, notably the town defences, an evaluation as per para 189 of the NPPF is required. Without understanding the survival, type and depth of archaeology adjusting the design post-determination without this information may result in further harm to in situ archaeological remains and features.

The excavation of trial holes, although possible, would require the stepping or battering of edges of each excavation side. In archaeological excavations stepping and or battering can commence at 1.2m from the top of the excavation. Stepping, shoring or battering is dependent upon ground conditions (see links below) and thus can commence at a much shallower depth (see: <https://www.haspod.com/blog/construction/excavations-and-the-1-2-m-rule>). Due to the limited area available and the possible/probable presence of the town ditch the depth of excavation may exceed accepted safe-working practices, necessitating the stepping of the trial holes. The proximity of these to each other, and presumably reflecting pile location, may result in these being overlapping in working areas, if not actual stepped areas. A single evaluation trench to characterise the archaeology thus remains the recommended means of characterising the deposits within this site and which would then inform any foundation design and subsequent archaeological mitigation where and if required. I have also provided the links Historic England's guidance on preserving archaeological remains and piling.

Health & Safety Executive

Structural stability during excavations: <http://www.hse.gov.uk/construction/safetytopics/excavations.htm>

BAJR Guides

Guide 20 - Basic Health and Safety Advice in Archaeology:

<http://www.bajr.org/BAJRGuides/20.%20Basic%20Health%20and%20Safety%20Advice%20in%20Archaeology/HSAAdvice.pdf>

Historic England

Preserving Archaeological Remains: <https://historicengland.org.uk/images-books/publications/preserving-archaeological-remains/>

Piling and Archaeology: <https://historicengland.org.uk/images-books/publications/piling-and-archaeology/>

We have provided a thorough response to your proposal as submitted and as amended indicating why it was unacceptable. As indicated the proposal is a long way from being acceptable. The application is premature and the archaeology assessment needs to be completed prior to a submission of a planning application.

I will therefore be refusing the application as it stands.

Regards

[REDACTED]

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---

**From:** team@km-architects.co.uk <team@km-architects.co.uk>

**Sent:** 21 August 2019 17:19

**To:** [REDACTED] <[REDACTED]>

**Subject:** Re: CHURCH GATE / ST PETERS LANE - 20190163 Meeting to discuss conservation officer and urban design comments

Dear [REDACTED]

Thank you for the links. We are mindful of the possible below ground Archaeology, however, the earliest [REDACTED] at the University of Leicester Archaeological Service says they could start is mid November 2019, see the attached letter. We are seeking alternative quotes from other suitable teams of Archaeologists who may be able to start sooner. It has been suggested that a series of trial pits along the line of the proposed trench may be an informative first step if all of the available archaeologists are working at full stretch / very busy.

As previously stated it is our opinion that the foundation design can be adjusted in terms of pile type, sizes and locations to accommodate whatever is found below ground. In the meantime our client, [REDACTED], would prefer not to withdraw the application and wishes to see the proposal proceed so that he can get a measure on the likely form of accommodation possible on this site. The site is clearly identified as developable in Leicester City Councils conservation area management plan and understandably [REDACTED] needs to consider whether the high cost of the archaeological work is justified without a some indication of likely extent of what may be an acceptable design.

Given the fairly significant cost of the Archaeological work and the time and money spent to get us to where we are now, [REDACTED] feels that he is showing considerable commitment to the improvement of the site and believes it would be reasonable to have a meaningful discussion in person about the appearance of the building and the quality of the streetscape within its context. I also believe the opportunity to discuss the comments in a spoken dialogue with your urban design and conservation colleagues will give us a clearer understanding of what is deemed acceptable in design terms before we resubmit an amended design that could be rejected as before.

I hope we can move this forward without withdrawing the application or going for a planning appeal if refused because of the timing.

Kind regards

[REDACTED]

[REDACTED]

Managing Director

Kirkham Middleton Architects

t 0116 [REDACTED]



f 0116 [REDACTED]  
m [REDACTED]  
e [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
[REDACTED]

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---

**From:** [REDACTED]  
**Sent:** 13 August 2019 09:52  
**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
**Cc:** [REDACTED] <[REDACTED]>  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

I have spoken with the City Archaeologist and he has the following comments:

“The piles and other works may hit small, but highly significant archaeology, or affect any in situ remains due to the interval between or clustering of piles and associated engineering works.” All of this was explained to you at length, and why the evaluation was required. It is understood that you felt you could potentially work in situ remains into the design, even possibly putting them on display.

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You need to provide the information first before the City Archaeologist can comment further and before a favourable decision can be made, it cannot be conditioned.

Regards

[REDACTED]

Senior Planner

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**From:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk) <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>

**Sent:** 12 August 2019 11:22

**To:** [REDACTED]

**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

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Kind regards

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 09 August 2019 15:51

**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

**Cc:** [REDACTED]

**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

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**From:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk) <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>

**Sent:** 09 August 2019 15:40

**To:** [REDACTED]

**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

We in the process of arranging a further investigation by the University of Leicester Archaeological Service who did the desktop survey. As part of this they will also speak directly with [REDACTED] City Archaeologist. I will let you know as soon as we have the results of this.

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Kind regards

[REDACTED]

[REDACTED]

Managing Director

**Kirkham Middleton Architects**

t 0116 [REDACTED]

f 0116 [REDACTED]

m [REDACTED]

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**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
**Subject:** CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

Has the archaeology (exploratory trench) been done? The application expires on 6<sup>th</sup> September 2019 and in order for amendments to be submitted they need to be with me by 22<sup>nd</sup> August 2019 for them to be taken into consideration.

Could you give me an update on the current situation please,

Regards

[REDACTED]

Senior Planner

Major Developments Team

Planning, Development and Transportation

City Hall, 115 Charles Street

Leicester LE1 1FZ

Tel: 0116 454 3019

Email: [planning @leicester.gov.uk](mailto:planning@leicester.gov.uk)

[www.leicester.gov.uk](http://www.leicester.gov.uk)

---

**From:** [REDACTED]  
**Sent:** 26 July 2019 14:41  
**To:** 'Kirkham Middleton Architects' <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>  
**Cc:** [REDACTED]

**Subject:** RE: Extension of time and proposed meeting with urban design and conservation, CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

I am happy to meet with you once the archaeology has been done (exploratory trench) so you can take on board the foundation design which will have an impact on the design.

Let me and [REDACTED] know when that is done so we have some idea as to what can be achieved on the site.

I have changed the expiry date until the 6<sup>th</sup> September 2019.

Regards

[REDACTED]

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**From:** Kirkham Middleton Architects [<mailto:team@km-architects.co.uk>]

**Sent:** 26 July 2019 13:04

**To:** [REDACTED]

**Subject:** RE: Extension of time and proposed meeting with urban design and conservation, CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

We would prefer to submit further amendments and to have an extension of time until the 6<sup>th</sup> of September please.

To that end, I would like to arrange a meeting as soon as possible with yourself, a representative of the Urban Design team and presumably the Conservation Officer to discuss their concerns. We hope meeting will open a dialogue between all parties to help clearly inform appropriate amendments to the design.

We can be flexible with a date/time to best suit yourself and your colleagues.

Kind regards

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 26 July 2019 11:31

**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

**Subject:** CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

Following on from my email to you regarding the conservation panels comments, I am suggesting you withdraw the application. As submitted and the suggested amendments, the proposal is unacceptable and will be recommended



for refusal. The application has expired and if you wish me to proceed with the application and you are going to submit further amendments I will need an extension of time until at least 6<sup>th</sup> September 2019.

I need to hear from you by 5<sup>th</sup> August 2019 if you wish me to wait for further amendments to be submitted. If I do not hear from you by that date then the application will be refused.

regards



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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 03 September 2019 09:34  
**To:** Alison Smith  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163 Meeting to discuss conservation officer and urban design comments

Dear [REDACTED]

Thank you for forwarding the e-mail from the applicant's architect. Due to the location and potential for archaeology, notably the town defences, an evaluation as per para 189 of the NPPF is recommended. Without understanding the survival, type and depth of archaeology adjusting the design post-determination without this information may result in further harm to in situ archaeological remains and features.

The excavation of trial holes, although possible, would require the stepping or battering of edges of each excavation side. In archaeological excavations stepping and or battering can commence at 1.2m from the top of the excavation. Stepping, shoring or battering is dependent upon ground conditions (see links below) and thus can commence at a much shallower depth (see: <https://www.haspod.com/blog/construction/excavations-and-the-1-2-m-rule>). Due to the limited area available and the possible/probable presence of the town ditch the depth of excavation may exceed accepted safe-working practices, necessitating the stepping of the trial holes. The proximity of these to each other, and presumably reflecting pile location, may result in these being overlapping in working areas, if not actual stepped areas. A single evaluation trench to characterise the archaeology thus remains the recommended means of characterising the deposits within this site and which would then inform any foundation design and subsequent archaeological mitigation where and if required. I have also provided the links Historic England's guidance on preserving archaeological remains and piling.

Health & Safety Executive

Structural stability during excavations: <http://www.hse.gov.uk/construction/safetytopics/excavations.htm>

BAJR Guides

Guide 20 - Basic Health and Safety Advice in Archaeology:

<http://www.bajr.org/BAJRGuides/20.%20Basic%20Health%20and%20Safety%20Advice%20in%20Archaeology/HSAvice.pdf>

Historic England

Preserving Archaeological Remains: <https://historicengland.org.uk/images-books/publications/preserving-archaeological-remains/>

Piling and Archaeology: <https://historicengland.org.uk/images-books/publications/piling-and-archaeology/>

All the best,

[REDACTED]

[REDACTED]

City Archaeologist  
Conservation Team  
Planning, Development and Transportation  
Leicester City Council  
City Hall  
115 Charles Street  
Leicester  
LE1 1FZ

Tel (ext): (0116) 454 [REDACTED]  
Tel (Int): 37 [REDACTED]  
Mobile: [REDACTED]

[www.leicester.gov.uk](http://www.leicester.gov.uk)

---

**From:** [REDACTED]  
**Sent:** 02 September 2019 15:12  
**To:** [REDACTED]  
**Subject:** FW: CHURCH GATE / ST PETERS LANE - 20190163 Meeting to discuss conservation officer and urban design comments

[REDACTED]

Please see email below. Do you agree with their suggestion regarding archaeology? I need to make a decision and cannot have this application remaining on my list. The decision as it stands will be refused on conservation / design grounds and archaeology!

Thanks

[REDACTED]

Senior Planner  
Major Developments Team  
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Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)  
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**From:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk) <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>  
**Sent:** 21 August 2019 17:19  
**To:** [REDACTED]  
**Subject:** Re: CHURCH GATE / ST PETERS LANE - 20190163 Meeting to discuss conservation officer and urban design comments

Dear [REDACTED]

Thank you for the links. We are mindful of the possible below ground Archaeology, however, the earliest John Thomas at the University of Leicester Archaeological Service says they could start is mid November 2019, see the attached letter. We are seeking alternative quotes from other suitable teams of Archaeologists who may be able to start sooner. It has been suggested that a series of trial pits along the line of the proposed trench may be an informative first step if all of the available archaeologists are working at full stretch / very busy.

As previously stated it is our opinion that the foundation design can be adjusted in terms of pile type, sizes and locations to accommodate whatever is found below ground. In the meantime our client, [REDACTED], would prefer not to withdraw the application and wishes to see the proposal proceed so that he can get a measure on the likely form of accommodation possible on this site. The site is clearly identified as developable in Leicester City Councils conservation area management plan and understandably [REDACTED] needs to consider whether the high cost of the archaeological work is justified without a some indication of likely extent of what may be an acceptable design.

Given the fairly significant cost of the Archaeological work and the time and money spent to get us to where we are now, [REDACTED] feels that he is showing considerable commitment to the improvement of the site and believes it would be reasonable to have a meaningful discussion in person about the appearance of the building and the quality of the streetscape within its context. I also believe the opportunity to discuss the comments in a spoken dialogue with your urban design and conservation colleagues will give us a clearer understanding of what is deemed acceptable in design terms before we resubmit an amended design that could be rejected as before.

I hope we can move this forward without withdrawing the application or going for a planning appeal if refused because of the timing.

Kind regards

[REDACTED]  
[REDACTED]  
Managing Director

**Kirkham Middleton Architects**

t 0116 [REDACTED]  
f 0116 [REDACTED]  
m [REDACTED]  
e [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
[REDACTED]

DISCLAIMER: The information transmitted is intended only for the person or legal entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete this material from any computer. This E-Mail has been prepared using information believed by the author to be reliable and accurate, but Kirkham Middleton Architects the trading name of Middleton Architect Ltd makes no warranty as to accuracy or completeness. Any opinions expressed in this message are personal and may not be attributed to Kirkham Middleton Architects the trading name of Middleton Architects Ltd. Internet E-Mails are not necessarily secure. Kirkham Middleton Architects the trading name of Middleton Architects Ltd do not accept any responsibility for changes made to this E-Mail after it was sent. We take reasonable precautions to ensure that our E-Mails are virus free. However, we cannot accept responsibility for any virus transmitted by us, and recommend that you subject any incoming E-Mail to your own virus checking procedures.

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---

**From:** [REDACTED]  
**Sent:** 13 August 2019 09:52  
**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
**Cc:** [REDACTED]  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

I have spoken with the City Archaeologist and he has the following comments:

“The piles and other works may hit small, but highly significant archaeology, or affect any in situ remains due to the interval between or clustering of piles and associated engineering works.” All of this was explained to you at length, and why the evaluation was required. It is understood that you felt you could potentially work in situ remains into the design, even possibly putting them on display.

“The following links provide guidance and which I recommend the architect/agent et al. read.

Preserving Archaeological Remains:

<https://historicengland.org.uk/images-books/publications/preserving-archaeological-remains/>

Piling and Archaeology:

<https://historicengland.org.uk/images-books/publications/piling-and-archaeology/>”

You need to provide the information first before the City Archaeologist can comment further and before a favourable decision can be made, it cannot be conditioned.

Regards



Senior Planner

Major Developments Team

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**From:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk) <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>

**Sent:** 12 August 2019 11:22

**To:** [REDACTED]

**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

Having spoken to both the city archaeologist and a senior structural engineer colleague, [REDACTED] of PRP, the site certainly can be built on without unduly damaging the archaeology by using pile foundations. There is little doubt that suitable foundations can be designed to protect and accommodate whatever archaeology may remain, which is why we would like to arrange an early meeting to discuss what further design changes are required above ground to address the concerns of the urban design and conservation officers.

I hope that we can arrange a meeting whilst the archaeology is being further investigated. Under these circumstances, would the city archaeologist be happy for further investigations to be undertaken following a grant of planning approval, perhaps following further discussion with [REDACTED]. Otherwise our clients, who are losing patience, will likely decide to let the application run to be refused, and will then go for a planning appeal which I'm sure we would all rather avoid.

Kind regards

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 09 August 2019 15:51

**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

**Cc:** [REDACTED]  
[REDACTED]

**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

Due to the time scales and that we have had the complete application since February 2019 I do not agree to a further extension of time. We cannot hold onto an application indefinitely. We have given you detailed responses(twice) with regards to the design from both a conservation point of view and urban design point of view. As I have stated in the past you need to understand the archaeology and whether the site can be built upon and if so what constraints have been identified.

I would therefore suggest you withdraw the application and then go for a free go within one year of submission. We can then have detailed pre application discussions when the archaeology has been completed.

The application will therefore be refused unless you email me wishing to withdraw it.

Regards

[REDACTED]

[REDACTED]

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**From:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk) <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>

**Sent:** 09 August 2019 15:40

**To:** [REDACTED]

**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

We in the process of arranging a further investigation by the University of Leicester Archaeological Service who did the desktop survey. As part of this they will also speak directly with the [REDACTED] City Archaeologist. I will let you know as soon as we have the results of this.

We are keen to meet with your Urban Design and Conservation colleagues as soon as possible to help inform revisions to the design and to move the application on.

Given the time scale I suspect that a further extension of time is likely to be necessary beyond the 6<sup>th</sup> September.

Kind regards

[REDACTED]

[REDACTED]

Managing Director



**Kirkham Middleton Architects**

t 0116 [REDACTED]

f 0116 [REDACTED]

m [REDACTED]

e [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

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---

**From:** [REDACTED]

**Sent:** 09 August 2019 09:01

**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

**Subject:** CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

Has the archaeology (exploratory trench) been done? The application expires on 6<sup>th</sup> September 2019 and in order for amendments to be submitted they need to be with me by 22<sup>nd</sup> August 2019 for them to be taken into consideration.

Could you give me an update on the current situation please.

Regards

[REDACTED]

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[www.leicester.gov.uk](http://www.leicester.gov.uk)

---

**From:** [REDACTED]

**Sent:** 26 July 2019 14:41

**To:** 'Kirkham Middleton Architects' <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>

**Cc:** [REDACTED]

**Subject:** RE: Extension of time and proposed meeting with urban design and conservation, CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

I am happy to meet with you once the archaeology has been done (exploratory trench) so you can take on board the foundation design which will have an impact on the design.

Let me and [REDACTED] know when that is done so we have some idea as to what can be achieved on the site.

I have changed the expiry date until the 6<sup>th</sup> September 2019.

Regards

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**From:** Kirkham Middleton Architects [<mailto:team@km-architects.co.uk>]

**Sent:** 26 July 2019 13:04

**To:** [REDACTED]

**Subject:** RE: Extension of time and proposed meeting with urban design and conservation, CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

We would prefer to submit further amendments and to have an extension of time until the 6<sup>th</sup> of September please.

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We can be flexible with a date/time to best suit yourself and your colleagues.

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 26 July 2019 11:31  
**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
**Subject:** CHURCH GATE / ST PETERS LANE - 20190163

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Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)



[REDACTED]

**From:** [REDACTED]  
**Sent:** 02 September 2019 15:12  
**To:** [REDACTED]  
**Subject:** FW: CHURCH GATE / ST PETERS LANE - 20190163 Meeting to discuss conservation officer and urban design comments  
**Attachments:** ULAS 14-09-19 18-750\_Churchgate\_Evaluation\_2019.pdf

FYI

---

**From:** team@km-architects.co.uk <team@km-architects.co.uk>  
**Sent:** 21 August 2019 17:19  
**To:** [REDACTED]  
**Subject:** Re: CHURCH GATE / ST PETERS LANE - 20190163 Meeting to discuss conservation officer and urban design comments

Dear [REDACTED]

Thank you for the links. We are mindful of the possible below ground Archaeology, however, the earliest [REDACTED] [REDACTED] at the University of Leicester Archaeological Service says they could start is mid November 2019, see the attached letter. We are seeking alternative quotes from other suitable teams of Archaeologists who may be able to start sooner. It has been suggested that a series of trial pits along the line of the proposed trench may be an informative first step if all of the available archaeologists are working at full stretch / very busy.

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Kind regards

[REDACTED]

[REDACTED]

Managing Director

**Kirkham Middleton Architects**

t 0116 [REDACTED]

f 0116 [REDACTED]

m [REDACTED]

e [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
[REDACTED]

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---

**From:** [REDACTED]  
**Sent:** 13 August 2019 09:52  
**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
**Cc:** [REDACTED]  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

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Regards

[REDACTED]

Senior Planner

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**From:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk) <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>

**Sent:** 12 August 2019 11:22

**To:** [REDACTED]

**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163



Dear [REDACTED]

Having spoken to both the city archaeologist and a senior structural engineer colleague, [REDACTED] of PRP, the site certainly can be built on without unduly damaging the archaeology by using pile foundations. There is little doubt that suitable foundations can be designed to protect and accommodate whatever archaeology may remain, which is why we would like to arrange an early meeting to discuss what further design changes are required above ground to address the concerns of the urban design and conservation officers.

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Kind regards

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 09 August 2019 15:51

**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

**Cc:** [REDACTED]

**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

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I would therefore suggest you withdraw the application and then go for a free go within one year of submission. We can then have detailed pre application discussions when the archaeology has been completed.

The application will therefore be refused unless you email me wishing to withdraw it.

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[REDACTED]

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---

**From:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk) <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>

**Sent:** 09 August 2019 15:40

**To:** [REDACTED]

**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

We in the process of arranging a further investigation by the University of Leicester Archaeological Service who did the desktop survey. As part of this they will also speak directly with the [REDACTED] City Archaeologist. I will let you know as soon as we have the results of this.

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Given the time scale I suspect that a further extension of time is likely to be necessary beyond the 6<sup>th</sup> September.

Kind regards

[REDACTED]

[REDACTED]

Managing Director

**Kirkham Middleton Architects**

t 0116 [REDACTED]

f 0116 [REDACTED]

m [REDACTED]

e [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

[REDACTED]

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---

**From:** [REDACTED]  
**Sent:** 09 August 2019 09:01  
**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
**Subject:** CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

Has the archaeology (exploratory trench) been done? The application expires on 6<sup>th</sup> September 2019 and in order for amendments to be submitted they need to be with me by 22<sup>nd</sup> August 2019 for them to be taken into consideration.

Could you give me an update on the current situation please,

Regards

[REDACTED]

Senior Planner

Major Developments Team

Planning, Development and Transportation

City Hall, 115 Charles Street

Leicester LE1 1FZ

Tel: 0116 454 3019

Email: [planning @leicester.gov.uk](mailto:planning@leicester.gov.uk)

[www.leicester.gov.uk](http://www.leicester.gov.uk)

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**From:** [REDACTED]  
**Sent:** 26 July 2019 14:41  
**To:** 'Kirkham Middleton Architects' <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>  
**Cc:** [REDACTED]

**Subject:** RE: Extension of time and proposed meeting with urban design and conservation, CHURCH GATE / ST PETERS LANE - 20190163

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**Sent:** 26 July 2019 13:04

**To:** [REDACTED]

**Subject:** RE: Extension of time and proposed meeting with urban design and conservation, CHURCH GATE / ST PETERS LANE - 20190163

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We can be flexible with a date/time to best suit yourself and your colleagues.

Kind regards

[REDACTED]

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UNIVERSITY OF  
**LEICESTER**

Our Ref: 18/750/JST/02  
Your Ref: PL/AS/201791518P

[REDACTED]  
Kirkham Middleton Architects,  
139a Queens Road,  
Leicester,  
LE2 3FL

14th August 2019

Dear [REDACTED]

**RE: Churchgate/St. Peter's Lane, Leicester – Archaeological Evaluation 18/750**

Thank you for your email requesting details and costs for undertaking an archaeological field evaluation of part of the above site by trial trenching. Given the size of the area I would recommend the investigation of a single trial trench, between 20-25m long by 1.8m wide, to assess the nature, extent, date, depth and significance of any archaeological deposits which may be present within the site. I anticipate that the work will take about one week on site with a team of two archaeologists, for a cost of £6,912 (excl. VAT and plant hire). We would in addition recommend a contingency of up to 25% in the event of inclement weather or further requirements from the planning archaeologist. Plant hire will be charged at cost, currently £320 per day for a 360 excavator, plus £440 transportation costs (excl. VAT). We anticipate about 2-3 days machining (excluding backfilling).

Costs quoted are exclusive of VAT and do not include any fees charged by the Planning Authority or costs for fencing of the site beyond minimal plastic barrier fencing or specialist equipment (e.g. pumps) and assumes that the trenches will be backfilled with the excavated spoil without further reinstatement.

LCC now charge a fee for the storage of finds/archive boxes at a rate of £95 each. We estimate no more than 3 boxes in total.

The project will be subject to our Standard Conditions of Contract (attached) and will be in accordance with the Chartered Institute for Archaeologists' (CIfA) Code of Conduct (2014) and *Standard and Guidance for Archaeological Field Evaluations* (2014). A draft report will be sent to you for comment before the final report is issued. Final reports will be issued once final payment has been received. The archive and report will be prepared for submission to the planning authority within six weeks of the completion of the excavation although an interim summary can be completed sooner if required for planning reasons.

If you wish to proceed on this basis, I should be grateful if you could please sign and return the quote as confirmation that the arrangements set out in this letter are acceptable. Currently we could start from the middle of November 2019 – although our order book is filling rapidly and I may not be able to hold this date for long. Please do not hesitate to contact me if you require any further information.

Yours sincerely,

[REDACTED]

[REDACTED]  
Project Officer  
[REDACTED]

Tel. (0116) [REDACTED]

**Archaeological Services**

University of Leicester  
University Road  
Leicester LE1 7RH  
UK

Directors

Dr Richard Buckley OBE BA PhD FSA MCIFA  
e: rjb16@le.ac.uk



THE QUEEN'S  
ANNIVERSARY PRIZES  
FOR HIGHER AND FURTHER EDUCATION  
2013





UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES QUOTATION
Churchgate/St. Peter's Lane, Leicester – Archaeological Evaluation 18/750

Our Ref: 18/750/JST/02
Your Ref: PL/AS/201791518P

Kirkham Middleton Architects,
139a Queens Road,
Leicester,
LE2 3FL

14th August 2019

All costs are exclusive of VAT

- 1. Production of WSI £250
2. Trial trench Evaluation & Report, 1 trench (20-25mx1.8m) £6,912 (excl. VAT and plant hire- at cost)
2. Contingency Up to 25% of total costs
3. Environmental Sampling if required £950 for 6, £95.00 per sample thereafter.
4. Archive deposition £95 per box.

I accept the above arrangements for and on behalf of
Invoice address, if different from the above
(hereinafter called the 'Client'), confirm the agreement of the landowner to the works and instruct you to proceed with the project: (please delete as applicable)
Signed
Name:
On behalf of:
Contact No/email:
Date
NB: Any changes to the above, following the issue of an invoice will be liable to an administration charge.

- 1. The above cost is valid for a period of six months after which it may be re-assessed and is subject to VAT.
2. We recommend that the client supply us with maps of the site at a good scale (e.g. 1:2500). Digital mapping is our preferred format, as AutoCAD .dxf files.
3. It is expected that the client will either be responsible for disconnecting any live services on the site or else for providing details of their location so they can be avoided.
4. The quote assumes that access to the site will be unimpeded, and that access permissions are in place.
5. The quote assumes that the site access is suitable for the plant and that spoil can be stored adjacent to the trenches.
6. The quote does not include specialist visits or sampling (e.g. scientific dating, human remains)
7. The quote does not include de-watering, shoring or fencing beyond orange netlon type fencing if required. Costs for these can be provided on request.
8. ULAS takes no responsibility for compensation claims relating to damage of crops or loss of income incurred during the process of the fieldwork
9. Letters of reliance can be supplied if required post survey. These will be supplied to our standard terms (available on request) and charged at £250 /letter.
10. Cancellation / Postponement - In the event of a cancellation /postponement we may charge abortive fees for costsincurred. This may include travel, accommodation, lost revenue etc. This also applies if site access is denied on arrival or if the site conditions are unsuitable for fieldwork (eg presence of livestock or miscellaneous obstructions).

## STANDARD CONDITIONS OF CONTRACT

### 1. General

University of Leicester Archaeological Services (hereinafter called "ULAS") only accepts as binding upon itself these Conditions of Contract (hereinafter called the Contract). Any terms or conditions contained in any written or printed document of the Client shall be deemed inapplicable. Any variation of, deletions from, or additions to these conditions will only apply if agreed by ULAS in writing.

### 2. Quotations, Variations and Expenses

- a) ULAS reserves the right to withdraw any quotation not accepted within a period of three months of the date of issue.
- b) Where, in the case of project work to be completed in stages, there is an interval of more than two months between the completion of one stage and the commencement of the next ULAS may at its discretion withdraw the contract for the remaining stage or stages but shall be entitled to payment for work already carried out.
- c) Costs quoted are valid for a period of six months from the date of issue.

### 3. Commencement and Completion

- a) Unless otherwise agreed the Project will commence on receipt of a signed ULAS Contract letter from the Client.
- b) Whilst every effort will be made to complete the Project by any specified date, time shall not be of the essence of the Contract and ULAS shall not be liable for any loss of any nature occasioned by any delay in completion

### 4. Payment

- a) An invoice will be submitted by ULAS and will be payable within 30 days of receipt by the Client, unless other arrangements have been made (see 4d).
- b) Invoices will show only the details given in the Quotation unless the basis for working includes a daily charge.
- c) Fees quoted are in Pounds Sterling and are exclusive of V.A.T. and any other relevant taxes
- d) ULAS reserves the right to request an advance payment prior to commencement. For large projects a payment schedule will be agreed by both parties and projects will not normally commence until an initial cleared payment has been received. In these circumstances terms of payment will normally be 14 days.
- e) ULAS reserves the right to charge interest at Bank Base Rate on invoices outstanding after 30 days.
- f) For work connected with the fulfilment of planning conditions ULAS shall not normally release the report or confirm to the planning authority that such conditions have been fulfilled until full payment has been received.

### 5. Reports

- a) Whilst ULAS will maintain contact with the Client throughout the period of the Project no statement made by the principal investigator or any other member of ULAS's staff or other persons engaged by ULAS shall be binding on the University unless and until it is confirmed in writing.
- b) A copy of a written report will, when appropriate, be submitted to the Client on completion of the Project and receipt of the full payment due under Clause 4. No verbal statement or interim report shall be taken as necessarily representing ULAS's view.
- c) A copy of the report will be sent to the Archaeological Advisor to the planning authority unless the Client informs ULAS in writing of their wish to make other arrangements.

### 6. Archaeological Discoveries

Any antiquities valuable objects or remains of archaeological interest, other than articles subject to procedures under the Treasure Act, discovered in on or under the Site during the carrying out of the Project by ULAS or during works carried out on the Site by the Client shall be deemed to be the property of ULAS provided that ULAS after due examination of the said Archaeological Discoveries shall transfer ownership of all such Archaeological Discoveries unconditionally to a museum specified by ULAS for the purposes of adding to the collections stored therein.

### 7. Copyright

The copyright in all original finished documents of any kind shall remain vested in ULAS and ULAS will be entitled as of right to publish any material in any form produced as a result of its investigations and work on the site. Due acknowledgement will be made to the Client.

### 8. Confidential Information

The Client recognises that the results of the Project should be publishable and agrees that ULAS shall be permitted to present at symposia, national or regional professional meetings and to publish in journals, theses or dissertations, or otherwise of ULAS's own choosing data, reports, documentation of any type which may be developed, prepared or conceived by ULAS in the course of the Project. ULAS will not use the name of the Client, nor any employee of the Client, in any of the above publications and presentations without prior consent.

### 9. Termination of Contract

- a) The Contract will be terminated immediately:
  - i) on written notice by ULAS that in its opinion the object of the project proves impossible or impracticable.
  - ii) if in the joint opinion of both parties or, failing agreement in the opinion of an Arbitrator, it proves impossible to achieve the objects of the Project within the prices quoted due to no fault on the part of ULAS.
- b) If the Contract is determined by mutual consent the Client will indemnify ULAS in respect of all costs, claims and demands by any subcontractors involved in the project work.
- c) If the Client withdraws from the Contract they will be liable for all costs reasonably committed and incurred by ULAS up to the date of withdrawal.

### 10. Warranty

While ULAS will use every endeavour to achieve a satisfactory outcome of the Project, no warranty, express or implied, is given as to the performance of or results obtained or obtainable from the work done by ULAS, its servants or agents.

### 11. Indemnification & Savings of ULAS

The Client agrees to indemnify and hold harmless ULAS in respect of costs, claims, damages, actions, suits and judgements in the course of the Project as a result of loss, damage or injury caused to property or persons other than solely by reason, of the negligent acts or omissions of ULAS.

### 12. Law Application

The construction, validity and performance of the Contract shall be governed in all respects by the Laws of England.

### 13. Arbitration

All disputes, differences or questions in respect of any matter or thing arising out of the Contract shall be referred to a single arbitrator chosen by the parties, or in case they cannot agree to one, to be chosen and appointed by the President for the time being of the Law Society and to any such arbitration the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force shall apply.

[REDACTED]

---

**From:** team@km-architects.co.uk  
**Sent:** 09 August 2019 15:40  
**To:** [REDACTED]  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

We in the process of arranging a further investigation by the University of Leicester Archaeological Service who did the desktop survey. As part of this they will also speak directly with the [REDACTED] City Archaeologist. I will let you know as soon as we have the results of this.

We are keen to meet with your Urban Design and Conservation colleagues as soon as possible to help inform revisions to the design and to move the application on.

Given the time scale I suspect that a further extension of time is likely to be necessary beyond the 6<sup>th</sup> September.

Kind regards

[REDACTED]  
[REDACTED]  
Managing Director

**Kirkham Middleton Architects**

t 0116 [REDACTED]  
f 0116 [REDACTED]  
m [REDACTED]  
e [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
[REDACTED]

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Major Developments Team  
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**Cc:** [REDACTED]  
[REDACTED]

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 09 August 2019 15:51  
**To:** 'team@km-architects.co.uk'  
**Cc:** [REDACTED]  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

Due to the time scales and that we have had the complete application since February 2019 I do not agree to a further extension of time. We cannot hold onto an application indefinitely. We have given you detailed responses (twice) with regards to the design from both a conservation point of view and urban design point of view. As I have stated in the past you need to understand the archaeology and whether the site can be built upon and if so what constraints have been identified.

I would therefore suggest you withdraw the application and then go for a free go within one year of submission. We can then have detailed pre application discussions when the archaeology has been completed.

The application will therefore be refused unless you email me wishing to withdraw it.

Regards

[REDACTED]

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[REDACTED]

Managing Director

**Kirkham Middleton Architects**

t 0116 [REDACTED]

f 0116 [REDACTED]

m [REDACTED]

e [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

[REDACTED]

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[REDACTED]

---

**From:** team@km-architects.co.uk  
**Sent:** 12 August 2019 11:22  
**To:** [REDACTED]  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

Having spoken to both the city archaeologist and a senior structural engineer colleague, [REDACTED] of PRP, the site certainly can be built on without unduly damaging the archaeology by using pile foundations. There is little doubt that suitable foundations can be designed to protect and accommodate whatever archaeology may remain, which is why we would like to arrange an early meeting to discuss what further design changes are required above ground to address the concerns of the urban design and conservation officers.

I hope that we can arrange a meeting whilst the archaeology is being further investigated. Under these circumstances, would the city archaeologist be happy for further investigations to be undertaken following a grant of planning approval, perhaps following further discussion with [REDACTED]ey? Otherwise our clients, who are losing patience, will likely decide to let the application run to be refused, and will then go for a planning appeal which I'm sure we would all rather avoid.

Kind regards

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 09 August 2019 15:51  
**To:** team@km-architects.co.uk  
**Cc:** [REDACTED]  
[REDACTED]  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

Due to the time scales and that we have had the complete application since February 2019 I do not agree to a further extension of time. We cannot hold onto an application indefinitely. We have given you detailed responses(twice) with regards to the design from both a conservation point of view and urban design point of view. As I have stated in the past you need to understand the archaeology and whether the site can be built upon and if so what constraints have been identified.

I would therefore suggest you withdraw the application and then go for a free go within one year of submission. We can then have detailed pre application discussions when the archaeology has been completed.

The application will therefore be refused unless you email me wishing to withdraw it.

Regards

[REDACTED]

Senior Planner  
Major Developments Team  
Planning, Development and Transportation  
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Tel: 0116 454 3019  
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**From:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk) <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>  
**Sent:** 09 August 2019 15:40  
**To:** [REDACTED]  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

We in the process of arranging a further investigation by the University of Leicester Archaeological Service who did the desktop survey. As part of this they will also speak directly with the [REDACTED] City Archaeologist. I will let you know as soon as we have the results of this.

We are keen to meet with your Urban Design and Conservation colleagues as soon as possible to help inform revisions to the design and to move the application on.

Given the time scale I suspect that a further extension of time is likely to be necessary beyond the 6<sup>th</sup> September.

Kind regards

[REDACTED]

[REDACTED]

Managing Director

**Kirkham Middleton Architects**

t 0116 [REDACTED]

f 0116 [REDACTED]

m [REDACTED]

e [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 09 August 2019 09:01

To: [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

Subject: CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

Has the archaeology (exploratory trench) been done? The application expires on 6<sup>th</sup> September 2019 and in order for amendments to be submitted they need to be with me by 22<sup>nd</sup> August 2019 for them to be taken into consideration.

Could you give me an update on the current situation please.

Regards

[REDACTED]

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[www.leicester.gov.uk](http://www.leicester.gov.uk)

---

From: [REDACTED]  
Sent: 26 July 2019 14:41  
To: 'Kirkham Middleton Architects' <[team@km-architects.co.uk](mailto:team@km-architects.co.uk)>  
Cc: [REDACTED]

Subject: RE: Extension of time and proposed meeting with urban design and conservation, CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

I am happy to meet with you once the archaeology has been done (exploratory trench) so you can take on board the foundation design which will have an impact on the design.

Let me and [REDACTED] know when that is done so we have some idea as to what can be achieved on the site.

I have changed the expiry date until the 6<sup>th</sup> September 2019.

Regards

[REDACTED]

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[www.leicester.gov.uk](http://www.leicester.gov.uk)

**From:** Kirkham Middleton Architects [<mailto:team@km-architects.co.uk>]  
**Sent:** 26 July 2019 13:04  
**To:** [REDACTED]  
**Subject:** RE: Extension of time and proposed meeting with urban design and conservation, CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

We would prefer to submit further amendments and to have an extension of time until the 6<sup>th</sup> of September please.

To that end, I would like to arrange a meeting as soon as possible with yourself, a representative of the Urban Design team and presumably the Conservation Officer to discuss their concerns. We hope meeting will open a dialogue between all parties to help clearly inform appropriate amendments to the design.

We can be flexible with a date/time to best suit yourself and your colleagues.

Kind regards

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 26 July 2019 11:31  
**To:** [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
**Subject:** CHURCH GATE / ST PETERS LANE - 20190163

[REDACTED]

Following on from my email to you regarding the conservation panels comments, I am suggesting you withdraw the application. As submitted and the suggested amendments, the proposal is unacceptable and

will be recommended for refusal. The application has expired and if you wish me to proceed with the application and you are going to submit further amendments I will need an extension of time until at least 6<sup>th</sup> September 2019.

I need to hear from you by 5<sup>th</sup> August 2019 if you wish me to wait for further amendments to be submitted. If I do not hear from you by that date then the application will be refused.

regards

[REDACTED]

Senior Planner

Major Developments Team

Planning, Development and Transportation

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Email: [planning @leicester.gov.uk](mailto:planning@leicester.gov.uk)

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# Kirkham Middleton Architects

CHARTERED ARCHITECTS AND PLANNING CONSULTANTS

The Coach House, 139a Queens Road, Clarendon Park, Leicester, LE2 3FL. TEL: 0116 2200 321. FAXS: 0116 2200 345

## Sustainable Design and Construction Statement

### Proposed Four Storey Mixed Use Development

at

Land on the corner of Church Gate & St. Peters Lane

Leicester

Leicestershire

LE1 4AJ

20190163

25/01/19



January 2019

## 1.0 Introduction

- 1.1 The proposal subject to this planning application relates to a scheme for a four storey mixed use development which includes a retail unit and cafe unit on the ground floor, 6 no. 1 bedroom apartments and 3 no. 2 bedroom apartments.
- 1.2 The aim of this statement is to report how the design has considered both the environmental impacts and the sustainable development policies set out at local and national levels
- 1.3 In the planning update in March 2015, the Government withdrew the Code for Sustainable Homes (CSH) assessment tool. Based on this planning update, a CSH assessment will not be required for the residential areas of the proposed development.
- 1.4 Energy efficiency measures have been designed into the proposal with the implementation of solar water heating on the roof, high levels of insulation and double glazed windows.
- 1.5 The Sustainable design and Construction Statement should be read alongside the Design and Access Statement and Heritage Statement and any other relevant documents provided as part of this application.

## 2.0 The site and its location

- 2.1 The site is located on the corner of Church Gate and St. Peters Lane in Leicester City Centre, Castle Ward. Church Gate and St. Peters Lane have a mixture of both residential and commercial properties ranging from the early-to- mid 18th century to the 1970's varying from 1 to 4 storeys.
- 2.2 The site is currently vacant after St. Peters Lane was extended in the 1970s to connect the ring road to Mansfield Street, demolishing a number of buildings including the former Fielding Johnson factory between East Bond Street and Church Gate. It is unknown what the property use of the building's use was previous the extension of St Peters Lane. The road is three lanes wide with pavements on either side. The width of this street on St Peters Lane is also a stark contrast to that of Church Gate and Bond Street, that provide intimate streetscapes and a lack of active frontages on either side.



**2.3** The site is currently boarded to both Church Gate and St Peters Lane. Previous to 2015, the site was used for advertisement signage.

### **3.0 Sustainability Principles**

**3.1** The following policy and regulation documents are relevant to this application and will be discussed in the subsequent sections below:

- Leicester Core Strategy, 2015
- Leicester's Sustainability Action Plan, 2015-19
- Churchgate Conservation Area Management Plan, September 2017
- The National Planning Policy Framework (NPPF), July 2018
- The Building Regulations, Approved Document Part L1A, 2016 Edition

**3.2** There are three overarching objectives the NPPF have set out for achieving sustainable development including involving economic, social and environmental objectives.

- a. **Economic:** By developing on land that is currently vacant in close proximity to the city centre and local transport it will allow for an increase in the local economy. The conservation area will also benefit from this due to the additional residential accommodation being encouraged due to a lack of residential presence in the area.
- b. **Social:** Housing has been identified at both local and national levels as a priority. Leicester Core Strategy identifies the need for 1,280 new homes should be built each year to meet local demand. The proposed development has been designed as a response to its' local context within Churchgate Conservation Area.
- c. **Environmental:** Sustainable design and construction is imperative when considering design at all levels of planning so environmental stability is not compromised. This is achieved by making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change.

### **4.0 Minimising Energy Demand and Carbon Dioxide Emissions**

**4.1** Leicester's Sustainability Action Plan, 2015-19 sets out a target to reduce carbon dioxide emissions by 50% by 2025 by increasing the energy efficiency of homes in the city.

**4.2** The specifics of the design are yet to be confirmed as this is decided during the detailed design stage, although the design of the proposal has been ensured to meet the current Building Regulation requirements. This has been achieved by allowing for high levels of insulation and careful material selection.

**4.3** Good levels of natural ventilation are expected through windows being provided in all habitable rooms and where possible, bathrooms and en-suites. Mechanical ventilation will be used in bathrooms and kitchens to meet building control requirements.

- 4.4 The windows provided will also allow for natural daylight and solar gain, therefore minimising the need for electrical lighting during the daytime and reduce the demand for space heating appliances at certain times of the day/year.
- 4.5 Smart meters will be fitted in all dwellings allowing the consumer to reduce energy use and running costs. Being located within walking distance of the city centre limits the need for transport into the city, and allows for close proximity to Leicester Railway (0.7 miles), St. Margaret's Bus Station (0.2 miles) and Haymarket Bus Station (0.3 miles), allowing easy accessibility to wider areas of city, Leicestershire and other areas of the UK.
- 4.6 Bicycle parking has been allowed for in the shared communal area that will allow parking for approximately 1 bicycle per apartment, therefore promoting a sustainable mode of transportation.

## **5.0 Code For Sustainable Homes**

- 5.1 Leicester City's Core Strategy identifies that all new homes should meet the code for sustainable homes level 3 where feasible to support the Government's longer term aspiration for new homes to achieve Level 6.1. The code of sustainable homes is covered in nine categories including: energy and CO2 emissions, water, minerals, surface water run off, waste, pollution, health and well-being, management and ecology.

## **6.0 Sustainable Urban Drainage (SuDs)**

- 6.1 All new developments should incorporate SuD's into the design to control the surface water run off. Outdoor spaces have been designed to incorporate the use of filter drains, permeable surfaces and vegetation allowing surface water to filter through voided material to decrease the chances of localised flooding.
- 6.2 The site lies within Flood Zone 1 of the Environment Agency's Risk Flood Map, therefore is a low risk of flooding.

## **7.0 Energy Efficiency and Sustainable Construction and Waste Methods**

- 7.1 CS2 Policy 2 within Leicester's Core Strategy suggests that for best practice, energy efficiency and sustainable construction methods should be incorporated into all aspects of the development where possible. This includes using locally sourced and recycled materials and pre-fabricated elements where feasible.
- 7.2 All developments should also be designed to high energy and water efficiency standards.
- 7.3 The waste storage area is to be located on the ground floor, thus accessible for all residents, as well as waste removal teams. This space will also allow for recyclable waste.
- 7.4 Wherever feasible, development should include decentralised energy production or connection to an existing Combined Heat and Power or Community Heating System. This proposed development has allowed for evacuated glass tube hot

water panels to be including within the scheme enabling renewable energy generation.

## **8.0 Access to Nature**

**8.1** The proposed scheme incorporates both communal and private amenity spaces including a courtyard, roof garden and balcony. Within these areas, planters could be incorporated into the design allow the residents to have access to nature.

## **9.0 Planning History**

**9.1** There is no previous planning history for this site.

## **10.0 Planning Policy**

### **10.1 National Planning Policy**

**10.2** Please see Planning, Design & Access and Heritage Statement for related policies.

## **11.0 Designing in Context of the Site's Surroundings**

**11.1** The layout for the proposal makes the maximum use of the site, in an established commercial area, whilst meeting the Council's planning policies regarding the promotion of active frontages onto public spaces, streets and waterways, an uncluttered street scene and a clear distinction between public and private spaces. The proposal will be well integrated into the street scene with its form and scale replicating those of the surrounding area and therefore appear to be a natural addition to the street.

**11.2** The majority of the buildings in the conservation area are built of brick, which would have been sourced locally and are a warm orange-red colour. More recently a darker more uniformed brick has been used on Victorian properties and later. Because of this, the frontage to Church Gate will replicate this, following traditional styles that can be found within the conservation area. Timber is also commonly used for window frames and eaves which adds decorative elements to the properties. In this case the timber has been used as cladding on thr St Peters Lane elevation taking inspiration from the rear of 66 Church Gate that was constructed entirely of weather boarding timber throughout its upper four storeys, along with, creating a smooth transition between the historic street and the contemporary High Cross Development. Welsh slate or more original Swithland Slate has been used throughout the conservation area therefore, the Mansard roof with replicate this.

## **12.0 Conclusions**

**12.1** The sustainable design and construction statement has demonstrated that the proposal has been designed to reduce the environmental impact with consideration being made into choices of materials, levels of insulation, ventilation and promoting sustainable modes of transport due to its location.

20190163

25/01/19

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# PLANNING, DESIGN & ACCESS AND HERITAGE STATEMENT

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**Erection of a Three and Four Storey**

**Mixed-Use Development**

**Land adjacent no. 62, Church Gate, Leicester**

Prepared by [REDACTED]

Date: January 2019

Trigpoint Conservation & Planning Ltd  
6 Guildford Way, Loughborough, Leics-LE11 3SE

[REDACTED] [REDACTED]  
[www.trigpointcp.co.uk](http://www.trigpointcp.co.uk)



## **1.0 INTRODUCTION**

- 1.1 This Planning & Heritage Statement has been prepared by Stephen Bradwell, MA, RTPI, IHBC to inform and support a full planning application for the erection of a three and four storey, mixed use development on a parcel of vacant land adjacent to no. 62, Church Gate, Leicester.
- 1.2 The purpose of this statement is to demonstrate that the proposed development accords with the local and national planning policies for the area. This statement therefore provides details of the proposed development together with a brief description of the site and its general locality and goes on to assess the merits of the proposed development, including the potential impact on local heritage assets having regard to the advice in paragraph 189 of the National Planning Policy Framework (NPPF). This statement demonstrates that this proposal is an opportunity to provide a high quality development that will contribute to the vitality and viability of the city centre without harming the local historic environment and is supported by the planning policies for this area.
- 1.3 This statement should also be read in conjunction with the detailed plans prepared by Kirkham Middleton Architects, and the separate technical reports, including the archaeological desk-based assessment (DBA) by the University of Leicester Archaeological Services unit (ULAS) which is directly referred to in this report.

## **2.0 THE DEVELOPMENT PROPOSALS**

- 2.1 This application seeks full planning permission for the erection of a three and four storey building, the upper, fourth floor being contained with a mansard roof over the front (Church Gate) section of the building, on a vacant plot on the corner of Church Gate and St Peter's Lane (see Photos 1, 2, 5 & 6). It is proposed that the ground floor will be used for commercial uses, such as a Class A1 retail use and a Class A3 café, while the upper floors are to be occupied by 9 flats with four flats on the first and second floors (consisting of three, 1-bed flats and one, 2-bed flat) and a 2-bed penthouse apartment on the fourth floor.
- 2.2 The proposed development also makes provision for outdoor amenity space consisting of some 50m<sup>2</sup> space at ground level within a rear garden area, which also includes a secure bicycle store) and 60m<sup>2</sup> of amenity space on the roof top above the

three storey element. Given its city centre location no on-site parking is to be provided to serve the proposed development.

### **3.0 SITE LOCATION & CHARACTERISTICS**

- 3.1 This is a vacant, linear parcel of land located within Leicester city centre and is therefore a highly sustainable location for the development proposed (see Photos 5 & 6). The site is located on the corner of Church Gate and St Peter's Lane, with a road frontage to each, and adjacent to no. 62, Church Gate, with the substantial gable wall of this building forming the side boundary of the site (see Photos 1, 2, & 3). The buildings within the vicinity of the application site now comprise a mix of commercial, retail and restaurant units generally up to 3 and 4 storeys in height situated along the length of Church Gate and extending into the city centre (see Photo 4).
- 3.2 The site lies within Flood Zone 1, which being an area at lowest risk of flooding is an appropriate location for new development. The site is also located within the Church Gate Conservation Area, and within an archaeological alert area, and the published Conservation Area Appraisal (CAA) refers to Church Gate as having a range of buildings of a variety of scales and designs, ordered in a narrow street pattern which provides a sense of enclosure.
- 3.3 The submitted DBA provides a full appraisal of the site's historical development and it is not intended to repeat these details in this report. However, it is particularly significant to note that the Historic Environment Record (HER) indicates that the site lies on the line of the Roman and Medieval town defences and later town wall, but from the early to mid 18<sup>th</sup> century it was occupied by buildings, originally fronting Church Gate and then extending the depth of the site until it was fully developed by 1930, as the wider area became increasingly urbanised (see figures 5 - 11 of the DBA). These buildings were subsequently demolished when St Peter's Lane was constructed between Church Gate and East Bond Street in the 1980s.
- 3.4 To the rear of the site off St Peter's Lane is the Grade II listed meeting house school (now Charles Berry House) (HER ref. DLC73), which was built in 1859 and it is associated with the nearby Unitarian Chapel on East Bond Street (see Photos 2 & 8). To the north of the site, set within land at the rear of the Church Gate frontage, is the



Grade II listed five storey, weather boarded warehouse to the rear of no. 66, Church Gate that was constructed in 1830 (HER ref. DLC358) (see Photos 3 & 7). (See para. 6.9 below for details).

- 3.5 The mix of uses within the proposed development is intended to complement the mix of different uses in the vicinity of the site, and would increase activity and vibrancy on the street frontage and also make a beneficial use of this derelict site.

#### **4.0 PREVIOUS PLANNING APPLICATIONS**

- 4.1 There is no known planning history on this site.

#### **5.0 PLANNING POLICY BACKGROUND**

##### ***Planning (Listed Buildings and Conservation Areas) Act, 1990***

- 5.1 This Act requires Councils when determining planning applications to pay special regard to the desirability of preserving the setting of a listed building and of preserving or enhancing the character or appearance of a conservation area (sections 66 & 72 respectively).

##### ***Development Plan Policies***

- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that applications for development should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case Leicester City Council's Development Plan of the Leicester City Core Strategy (adopted July 2014) and the saved policies of the City of Leicester Local Plan (adopted 2006), and the policies relevant to the assessment of this application are considered to be:

##### ***City of Leicester Local Plan***

- 5.3 Of the saved Local Plan Policy H07: *Flat Conversions and New Build Flats* is of particular importance as it supports new flats and the conversion of existing buildings to self-contained flats provided the proposal is satisfactory in respect of:
- a) the location of the site or property and the nature of nearby uses;
  - b) the unacceptable loss of an alternative use;
  - c) the loss of family accommodation;

- d) the creation of a satisfactory living environment;
- e) the arrangements for waste bin storage and car or cycle parking;
- f) the provision, where practicable, of a garden or communal open space;
- g) the effect of the development on the general character of the surrounding area;  
and
- h) the proposed or potential changes to the appearance of the buildings, and their settings.

- 5.4 The Local Plan also seeks to promote the efficient use of land and Policy H03: *Density* expects minimum net densities to be at least 50 dwellings per hectare on sites of 0.3 hectares or more within the defined Central Commercial Zone.
- 5.5 In respect of commercial development, the site lies within the central shopping core identified in the Core Strategy and Policy SPA04: *Food and Drink Uses (Class A3, A4 & A5) in the Central Shopping Core* notes that the provision of food and drink uses is expected to take into account nearby uses in order to:
- a) maintain diversity and vitality of the area's character and appearance, including loss of retail outlets,
  - b) avoid adversely affecting residential and visual amenities, and
  - c) potential for public disorderliness.
- 5.6 In developments involving a new shopfront, Policy BE1 *Shopfront Design* notes that the design of the shopfront should be an integral part of the whole building and should be in proportion to the lines of the facade of which it forms a part.
- 5.7 More generally Policy PS10: *Residential Amenity and Development* seeks to ensure that new residential uses have adequate standards of amenity for the existing and future occupants. In addition, Policies AM11 *Parking Provision with Non-Residential Development* and AM12: *Residential Car Parking Provision* allows reduced levels of car parking standards within the central commercial zone, and Policy AM02: *Cycling and Development* seeks to ensure that the needs of cyclists are incorporated into new developments.

- 5.8 There are no saved Local Plan policies relating to development in the historic environment.

*Leicester City Local Development Framework Adopted Core Strategy*

- 5.9 The key diagram within the Core Strategy identifies the site as falling within the 'City Centre', which is also identified as a Strategic Regeneration Area and a Strategic Location for Housing. These general allocations are supported by specific policies in the Core Strategy.
- 5.10 Policy CS01: *Location of Development* and Policy CS04: *Strategic Regeneration Area* seek to support residential development within the principal strategic regeneration areas, such as the city centre, with 54% of new residential development expected to be located within the Strategic Regeneration Areas. Similar objectives are repeated in Policy CS06: *Housing Strategy*, which seeks to promote the delivery of the Council's housing requirements through residential development in the strategic locations, where new housing development amongst other things, protects residential amenity, provides a quality development and provides an appropriate mix of housing types, sizes and tenures.
- 5.11 The site lies within the central shopping core identified in the Core Strategy (Diagram 10) and Policy CS11: *Retail Hierarchy* also notes that the city centre will be the focus for new retail development and similar objectives are repeated in Policy CS12: *City Centre* which regards the city centre as the most accessible and sustainable location for main town centre uses, whilst also supporting new residential development where an acceptable living environment can be maintained or created.
- 5.12 Policy CS03: *Designing Quality Places* seeks to promote high quality design and it sets out the Council's design criteria, and confirms that development must respond positively to the surroundings, be appropriate to the local setting and context, and take into account Leicester's history and heritage.
- 5.13 Policy CS14: *The Transport Network* also expects new development to be accessible by alternative means of travel to the car to promote sustainable modes of transport such as public transport, cycling and walking and be located to minimise the need to travel.

5.14 Opportunities to maintain and enhance Leicester's heritage are also promoted by Policy CS18: *Historic Environment*, which aims, amongst other things, to 'protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.' Policy CS18 also requires an archaeological assessment where there is the potential for a site to contain below ground and low level archaeological remains.

***National Planning Policy Framework***

- 5.15 Whilst the NPPF makes clear that the Development Plan is the starting point for decision taking it is also a material consideration in the determination of this application [para. 2] and it advises local planning authorities to approach decisions on proposed development in a positive and creative way [para. 38].
- 5.16 At the heart of the NPPF is a presumption in favour of sustainable development [para. 10], which is defined as a combination of economic, social and environmental objectives that are to be pursued in mutually supportive ways [para. 8].
- 5.17 Policies to promote the delivery of a sufficient supply of homes are included in Section 5 of the NPPF, and the important contribution of small and medium sites in meeting local housing requirements is recognised by paragraph 68, and to promote the development of a good mix of sites it gives great weight to the benefits of using suitable sites within existing settlements and encourages local planning authorities to secure at least 10% of their housing requirement on sites no larger than 1.0 hectares. Section 7 of the NPPF seeks to ensure the vitality of town centres by amongst other things allowing a mix of uses including housing [para.85].
- 5.18 Section 11 of the NPPF encourages the effective use of land in meeting the need for homes and other uses [para. 117], promoting amongst other things the development of under-utilised land and buildings [para. 118(d)].
- 5.19 Section 12 of the NPPF also recognises that good design is a key aspect of sustainable development [para. 124] and notes that planning decisions should ensure amongst other things that new developments: 'are sympathetic to local character and history, including the surrounding built environment and landscape setting' [para. 127].

- 5.20 Policies for conserving and enhancing the historic environment are set out in Section 16 and in seeking to conserve and enhance the historic environment the NPPF recognises that heritage assets should be conserved in a manner appropriate to their significance [para. 184] and notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation [para. 193].
- 5.21 Paragraph 194 also recognises that the significance of a designated heritage asset (such as listed buildings and conservation areas) can be harmed or lost through alteration or destruction of the asset or by development within its setting where setting is defined by Annex 2 as *'the surroundings in which a heritage asset is experienced'*.
- 5.22 Paragraph 194 also makes clear that any harm to the significance of a designated heritage asset requires a clear and convincing justification and advises that substantial harm to the significance of a Grade II listed building should be considered exceptional. The accompanying Planning Practice Guidance makes clear however that the test for 'substantial harm' is a high one that is not expected to occur in many cases.
- 5.23 Paragraph 195 notes that development proposals resulting in substantial harm should be refused consent, unless there are substantial public benefits that outweigh the harm, but where it is considered that a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal [para. 196].
- 5.24 The NPPF also encourages local planning authorities to look for development opportunities in conservation areas [para. 200], accepting that not all elements of a conservation area will necessarily contribute to its significance [para. 201]. It also advises that the loss of a building or other element which makes a positive contribution to the significance of a conservation area should be treated either as substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole [para. 201].

### ***Other Guidance***

#### ***Residential Amenity SPD*** (February 2008)

- 5.25 The Residential Amenity SPD serves to provide practical guidance on how new residential development can protect the amenity of both new and existing residents and promotes development in accordance with the densities and character of the relevant area.

## **6.0 SUMMARY OF THE LOCAL HERITAGE ASSETS**

- 6.1 Annex 2 of the NPPF defines a heritage asset as: *'a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'* and this includes both designated heritage assets and other non-designated assets identified by the local planning authority.
- 6.2 This statement is therefore intended to provide an assessment of the impact of the proposed development on the designated heritage in the vicinity of the site, adopting an approach that is *'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'* as required by NPPF paragraph 189.
- 6.3 The following sources of information were used to identify designated heritage assets within the vicinity of the site:
- relevant designation records from Historic England's *Heritage List for England*;
  - information on local conservation areas was obtained from Leicester City Council's web site;
  - information on locally designated heritage assets was obtained from Leicester City Council's *Local Heritage Asset Register, 2016*;
  - the accompanying DBA has also accessed the Historic Environment Record.
- 6.4 A site visit has also been undertaken to conduct a visual survey of the site and its association with the local heritage assets.
- 6.5 The survey of the local area has identified a number of designated heritage assets within the vicinity of the site, in summary these include:

***Heritage Assets of Highest Significance****Scheduled Monuments*

6.6 There are no scheduled monuments within the vicinity of the application site.

*Grade I & II\* Listed Buildings*

6.7 There are no Grade I or II\* listed buildings within the vicinity of the application site.

*Historic Parks and Gardens*

6.8 There are no Registered Historic Parks and Gardens within the vicinity of the application site.

***Other Designated Heritage Assets***

6.9 Grade II Listed Buildings within the vicinity of the site<sup>1</sup> include:

- the timber warehouse at the rear of no. 66 Church Gate (HER ref. DLC358),
- Great Meeting School, East Bond Street (HER ref. DLC73),
- Great Meeting Unitarian Chapel, East Bond Street (HER ref. DLC71),
- wall to north of Unitarian Chapel, Butt Close Lane (HER ref. DLC181).

*Conservation Areas*

6.10 This site is located within the designated Church Gate Conservation Area, first designated in 2006. The Conservation Area Appraisal (CAA), published in 2017, describes the historical development of this part of the city centre, noting in particular that the Area shows the development of an important city thoroughfare from the Medieval Era to the present day, although the building stock is less grand than in many other city centre streets.

6.11 The CAA also notes that as the area has developed organically, many of the building plots are irregular in size, some being quite deep, and that many buildings still stand on the narrow plots that were a feature of the historic urban form.

6.12 The CAA also references the demolition of the former Fielding Johnson factory, between East Bond Street and Church Gate in the 1970s to extend St Peter's Lane to provide a connection to the ring road along Mansfield Street. It notes that: '*this road*

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<sup>1</sup> Further details of these buildings are included within Appendix II of the DBA.

*was built significantly wider than adjacent streets and caused a significant visual separation between the north and south elements of Church Gate and East Bond Street’ (CAA, para. 5.22). It also notes that the wide carriageway and pavements and lack of street frontages along St Peter’s Lane lead to a feel of a street dominated by the carriageway (CAA, para. 6.27).*

- 6.13 Whilst no specific reference is made to this site, the CAA recognises that the site lies within the defined commercial zone, and that the site has a negative effect on the Conservation Area (CAA, para. 6.27), and it is also noted that the lack of residential presence in the Area can give the impression of abandonment and a lack of passive surveillance, but the increasing trend for the conversion of the upper floors into residential flats, is welcomed and encouraged (CAA, para. 8.09).
- 6.14 The Conservation Area Management Plan (CAMP), published in 2017, recognises that those open spaces identified as having a negative impact have the potential for sensitive redevelopment (CAMP, para. 4.9), but it expects new development to take account of the historic character of the site and should respect the character of the area with respect of scale, design, form and materials (CAMP, para. 5.15).
- 6.15 Section 10 of the CAMP recognises this parcel of land as one of a number of key plots that would benefit from redevelopment with new buildings, and it recognises that this plot of land has no historic precedence and that *‘the lack of building on this site increases the impact of the width of St Peter’s Lane and heightens the contrast between it and the more historic parts of the area; it also allows the flank wall of 62-64 Church Gate to be highly prominent, which detracts from the character of the area’* (CAMP, para. 10.4).
- 6.16 The CAMP therefore proposes that any new building on this site:
- should be no higher than 4 storeys;
  - should address both Church Gate, St Peter’s Lane and their corner;
  - its design should take influence from others in the area in respect of materials, scale, rhythm; and
  - lends itself to residential in the upper floors with an active frontage, possibly retail, at ground floor level.



***Historic Environment Record***

6.17 The HER has no specific records for this site.

***Non-Designated Heritage Assets***

6.18 There are no buildings on the Council's Local Heritage Asset Register within the vicinity of the application site.

***Archaeology***

6.19 As noted above the site is located within an archaeological alert area and the accompanying DBA has concluded that there is moderate to high potential for Roman, Medieval and post-Medieval remains to be present on the site and further archaeological work to clarify the archaeological potential of the site to satisfy the provisions of Policy CS18 is recommended.

**7.0 PLANNING ASSESSMENT AND JUSTIFICATION**

7.1 These proposals seek to promote a positive re-use of this vacant site for a mixed use development within the city centre and having regard to the site's context and the relevant national and local planning policies outlined above the main issues in this case are considered to be:

- the principle of the proposed development on this site;
- the provision of suitable residential amenities for the future occupants;
- the provision of car and cycle parking;
- impact on the character and appearance of the Church Gate Conservation Area; and
- the impact on the setting of the neighbouring listed buildings.

***Principle of Development***

7.2 The site is located within a highly sustainable location in the city centre, and has excellent access to a range of services and facilities as well as local public transport services. The site is also surrounded by a mix of uses, primarily consisting of commercial and residential properties that reflect the nature of development in this part of the city centre and these proposals relate to a mixed use development for commercial and residential uses which is supported by the Development Plan policies.

- 7.3 In particular these proposals will contribute to the city's housing needs as supported by Policy CS06, which seeks to promote the delivery of the Council's housing requirements through residential development in strategic locations such as the city centre, which is a focus for new housing development, consequently the proposed development will accord with the objectives of Policies CS01 & CS04.
- 7.4 Therefore, there should be no objections in principle to residential development on this site.
- 7.5 The site is also a brownfield site within the city centre having been left vacant as a result of alterations to the local road layout and paragraph 118 of the NPPF supports the redevelopment of such under-utilised parcels of land to make the most effective use of such land for new housing developments.
- 7.6 Furthermore, the proposed development will also accord with the objectives of Local Plan Policies H07 and SPA04 and Core Strategy Policy CS11. Policy H07 supports the development of new flats subject to details such as the location of the site or property and the nature of nearby uses, the provision of an acceptable living environment and the use being compatible with its surrounding area. Similarly, Core Strategy Policy CS11 notes that the city centre will be the focus for new retail development and Policy SPA04 supports food and drink uses within the city centre subject to details such as the area's character and appearance and impact on residential and visual amenities.
- 7.7 It is therefore considered that the proposed development of this vacant parcel of land is acceptable in principle as it accords with the local planning policies that offer support for new commercial and residential development within the city centre, subject to other material considerations such as the provision of satisfactory residential amenities and the impact on the surrounding area.

***Residential Amenity for the Future Occupants***

- 7.8 The proposed apartments provide good-sized accommodation across a range of different sized units, and these are intended primarily for young professionals as the location of the site within the city centre does not make this development wholly

suitable for family occupation. In terms of the proposed accommodation, all of the principal habitable rooms have an open outlook providing a source of daylight for the future occupants and the individual room sizes are capable of providing a satisfactory standard of living accommodation.

- 7.9 Notwithstanding the restrictions imposed on the proposed development by its restricted site, the proposed development will provide up to 110m<sup>2</sup> of outdoor amenity space, split between a rear garden area at ground floor level off St Peter's Lane, and space on the roof above the three storey elements of the building which will contribute to the amenities of the occupants of these apartments, and this restricted amenity space is not an unusual situation in terms of city centre living. In addition, the building would also be close to Abbey Park and the waterside and these areas are able to provide recreational facilities and outdoor open spaces that would provide alternate amenity space that could be easily used and enjoyed by the occupants of these apartments.
- 7.10 The standards of residential amenity that can be provided for these apartments is a typical arrangement for city centre apartments, and it is therefore considered that the proposed development will, as far as is practicable, accord with the objectives of Core Strategy Policy 3 and saved Local Plan Policies H07 and PS10 that seek to ensure that new developments provide satisfactory living conditions for its future occupiers.

#### ***Parking and Cycle Storage***

- 7.11 As noted above the proposed building will occupy most of its site and consequently no provision is made for any on-site car parking to serve the proposed development. However, to reduce the reliance on the use of private transport Policy AM12 allows reduced levels of car parking standards within the central commercial zone, and given their city centre location the occupants of these apartments have access to a range of public transport options and would not be reliant on the use of private cars to access local facilities.
- 7.12 It is therefore considered that the proposed development will accord with the objectives of Core Strategy Policy CS14 and saved Local Plan Policies H07, AM11 and AM12 that seek to ensure that new developments provide satisfactory standards

for parking.

- 7.13 Additionally this scheme also makes provision for secure cycle storage within the site as required by the Local Plan Policy AM02.

***Impact on the Character and Appearance of the Conservation Area***

- 7.14 The application site is located in the Church Gate Conservation Area, and in its present condition it clearly detracts from the Area's character and appearance as the CAA recognises, although the nature of the narrow plot extending back from the Church Gate frontage resulting from the demolition of the earlier buildings and construction of the road, reflects the historic nature of development in the Conservation Area as described in the CAA.
- 7.15 The proposed development will help to close the gap in the Church Gate frontage that has resulted in a visual separation between the northern and southern elements of Church Gate as the CAA describes, and will therefore restore something of the original built-up frontage along Church Gate.
- 7.16 Therefore, having regard to its negative impact on the Conservation Area the CAMP supports the sensitive redevelopment of this site for a development that takes account of its historic character and is of a scale, design, form and materials that respects the character of the area. The CAMP therefore proposes that any new building on this site:
- should be no higher than 4 storeys;
  - should address both Church Gate, St Peter's Lane and their corner;
  - its design should take influence from others in the area in respect of materials, scale, rhythm; and
  - lends itself to residential in the upper floors with an active frontage, possibly retail, at ground floor level.
- 7.17 In this case the proposed development has had regard to the CAMP's design guidance. The proposed development has a maximum height of 4 storeys and has been designed to address the both the Church Gate and St Peter's Lane frontages, with a more formally designed frontage and corner section to Church Gate that has a

more horizontal rhythm in its appearance that reflects the neighbouring buildings on Church Gate, with a more contemporary design approach to the St Peter's Lane elevation with a more vertical emphasis in the arrangement of doors and windows.

- 7.18 The proposed development also incorporates the provision of commercial frontages as part of the integral design of the building to maintain active ground floor frontages, although the final design of these shop fronts will be left to the individual operators.
- 7.19 The design and appearance of the proposed development and its mixed use therefore satisfies the requirements of the CAMP and consequently it will preserve the character and appearance of the Church Gate Conservation Area and accord with the objectives of Policy CS18 and the NPPF, which seek to protect the character and appearance of the conservation areas.

***Impact on the Setting of the Grade II Listed Buildings within the Vicinity of the Site***

- 7.20 There is a small group of Grade II listed buildings located within the vicinity of the site (see para. 6.9 above). These buildings and structures are generally well integrated into the area's existing built-up framework such that their significance generally derives from their intrinsic architectural and historical value, and also from the contribution they make to the character of the local area, particularly given their overall prominence within the streetscene and inter-relationship with other listed buildings in the case of the Great Meeting School on East Bond Street, or which reflect the historical commercial development of the area in the case of the timber warehouse at the rear of no. 66, Church Gate, Church Gate.
- 7.21 This application site has no known functional or historical associations with any of these listed buildings and given the degree of separation between the site and these neighbouring listed buildings, the proposed development will have no impact on the existing views of these listed buildings or their inter-relationship within the street scene. Consequently, it is considered that the proposed development will not harm the setting of these listed buildings.
- 7.22 Moreover, the CAMP has produced a design brief for the redevelopment of this site and it is assumed that this design guidance has considered the potential impact of

development on the setting of the neighbouring listed buildings. Since the proposed development falls within the development constraints set out in the CAMP it is considered to be an acceptable form of development that will not harm the setting of the neighbouring listed buildings.

## **9.0 CONCLUSION**

9.1 It is evident that this application has to be considered in the context of a number of Development Plan policies relating primarily to the location of new development and the impact of the proposed development on local heritage assets and residential amenities, together with the guidance in the NPPF.

9.2 These proposals are intended to bring forward a high quality, mixed use development that makes the most beneficial use of this under-utilised parcel of land and the relevant planning policies support, in principle, new residential and commercial development within the city centre, which is recognised to be a sustainable and appropriate location for new development. The site also lies within the Church Gate Conservation Area and in close proximity to a number of listed buildings and this report has shown that the considered approach given to the proposed development will not harm the character or appearance of the Conservation Area or the setting or overall significance of any of the listed buildings within the vicinity of the site.

9.3 It is therefore considered that there are no adverse impacts that would restrict the development of this site as proposed and consequently this proposal constitutes a sustainable form of development for which there is a clear presumption in favour of granting planning permission.

**Stephen Bradwell, MA MRTPI IHBC**

**January 14, 2019**

**PHOTO 1:**

View of the site from Church Gate looking towards St Peter's Lane



**PHOTO 2:**

View of the site from Church Gate looking towards the gable wall of no. 62, Church Gate with the listed Great Meeting School in the background



**PHOTO 3:**

View of the site from St Peter's Lane with the listed timber warehouse in the background



**PHOTO 4:**

View looking Church Gate with the gap in the street frontage at its junction with St Peter's Lane



**PHOTO 5:**

View within the site looking towards Church Gate



**PHOTO 6:**

View within the site looking from Church Gate





**PHOTO 7:**

View of the site from St Peter's Lane looking towards the listed timber warehouse in the background



**PHOTO 8:**

View of the site looking towards Church Gate with the gable wall of the listed Great Meeting School in the foreground



[REDACTED]

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**From:** Trees.advise  
**Sent:** 06 February 2019 09:41  
**To:** [REDACTED]  
**Cc:** planning  
**Subject:** RE: Planning Consultation 20190163

**Categories:** Consultation

Hi [REDACTED]

I have viewed the above application, trees are of low quality and not worthy of retention. Therefore I have no objections to the proposal.

regards

[REDACTED]  
Trees and Woodlands Officer  
Neighbourhood and Environmental Services  
Leicester City Council  
37 [REDACTED] (internal)  
0116 454 [REDACTED] (external)

---

**From:** [REDACTED]  
**Sent:** 05 February 2019 15:48  
**To:** Trees.advise  
**Subject:** Planning Consultation 20190163

Planning Consultation 20190163: CORNER OF CHURCH GATE & ST PETERS LANE. The attachment contains a planning consultation. Please reply to [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk).

[REDACTED]

Senior Planner  
Major Developments Team  
Planning, Development and Transportation  
City Hall, 115 Charles Street  
Leicester LE1 1FZ  
Tel: 0116 454 3019  
Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)  
HYPERLINK "<http://www.leicester.gov.uk/>"www.leicester.gov.uk

[REDACTED]

---

**From:** waste-management  
**Sent:** 06 February 2019 08:49  
**To:** [REDACTED] planning  
**Subject:** RE: Planning Consultation 20190163  
**Attachments:** LCC Waste planning guidance\_Version 1\_Jan 2016 FINAL.PDF

**Categories:** Consultation

Hello,

Thank you for consulting Waste Management on this proposal.

The application is for CONSTRUCTION OF THREE/FOUR STOREY BUILDING; 2 X RETAIL/CAFE SHOPS ON THE GROUND FLOOR (CLASS A1); 9 FLATS (6 X 1 BEDROOM) AND (3 X 2 BEDROOM) (CLASS C3) We would expect the development to have sufficient space for the storage of 1x 1100 litre refuse bins and 1x 1100 litre recycling bins.

There is a 6-10 week wait for bins to be ordered, please allow notice of completion to take this into account.

I have reviewed the plans and got the following comments to make:

1. The proposal shows bin storage area which is likely to be large enough, the bin area(s) will need to be large enough to accommodate the required number of 1100 litre bins (as stated above) for a weekly collection.
2. There must be adequate space for residents to access all bins and for waste collection crew to collect any bin in the store without the need to move bins around.
3. We recommend that domestic waste and commercial waste are kept completely separate.
4. Please note that our guidance notes encourages a maximum distance of 10 metres from the bin storage area to the road collection point for 1100 litre bins and 20 metres for 2 wheeled bins, this is to be eligible for an assisted collection.
5. The door opening must be wide enough to accommodate all bins.
6. The bin store should be well ventilated and well lit.
7. The bin store should have a cleanable floor and have suitable drainage to facilitate the cleaning of bins and prevent odour and vermin problems. All run off must flow towards a drainage point and access to water supply should be provided.
8. We prefer access to be from the road at the front of the property.
9. If the door to the bin store has a step, the step will have to be removed. The running surface from where the bins are stored and to the truck must be level and without any steps or kerbs (full 1100 litre bins are very heavy).
10. There should be a dropped kerb from the pavement to the road near the bin store door.

11. Access paths for bin movements should be a minimum width of two metres, have a reasonably smooth finish and be level.
12. The bin store appears to be accessed directly from the street and won't need vehicles to enter the development. If vehicle access to the building is required, please note: access roads to all bin stores should be able to safely accommodate collection vehicles: surfaces, utilities and utility covers should be constructed to withstand the weight of waste collection vehicles (i.e. 32,000 kg). Clearance of overhead fixtures and fittings must be allowed for. In cases where the access road has a restricted head height or if the vehicle has to pass through any part of a building, there must be a minimum clearance height of 4000mm.
13. If vehicle access is required the site layout must allow room for the collection vehicle to manoeuvre. A turning assessment should be made with use of the appropriate software (such as Auto Track), taking into account the vehicle dimensions and submitted with the planning application.
14. Reversing of collection vehicles should be avoided, to address traffic and public safety issues. If reversing is unavoidable, the maximum vehicle reversing distance of 12m should be accounted for.

Other management issues that should be addressed regarding the ongoing management of the site are:

15. Security and access - We would prefer security with key codes as it overcomes the issue of having to provide keys/fobs to our waste collection contractor that have the potential to be lost or broken. However, if the door will be secured with a fob or key access, then we will require fobs and replacements to be provided free of charge as and when required (this is in order to provide a bin collection from inside the bin store).
16. There should be a designated management agent who we can contact to deal with any excess waste or general maintenance issues. The management agent should be willing to assist with encouraging correct use of communal recycling bins (e.g. signage, distribution of LCC literature to new tenants etc.)

*Please contact us if you wish to discuss this by email at: [Waste.management@leicester.gov.uk](mailto:Waste.management@leicester.gov.uk) or telephone 0116 4544363*

Kind Regards

[Waste.management@leicester.gov.uk](mailto:Waste.management@leicester.gov.uk)

Request it – Pay it – Report it:

Sign up for an account to access council services 24 hours a day, from any computer or mobile device.  
[leicester.gov.uk/myaccount](http://leicester.gov.uk/myaccount)

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**From:** [REDACTED]  
**Sent:** 05 February 2019 15:48  
**To:** waste-management <[waste.management@leicester.gov.uk](mailto:waste.management@leicester.gov.uk)>  
**Subject:** Planning Consultation 20190163

Planning Consultation 20190163: CORNER OF CHURCH GATE & ST PETERS LANE. The attachment contains a planning consultation. Please reply to [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk).

Senior Planner  
Major Developments Team  
Planning, Development and Transportation  
City Hall, 115 Charles Street  
Leicester LE1 1FZ  
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Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)  
HYPERLINK "<http://www.leicester.gov.uk/>"www.leicester.gov.uk



# Waste Management guidance notes for residential properties

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## 1. Introduction

Leicester City Council is responsible for the collection, treatment and disposal of non-recyclable and recyclable waste from all domestic properties within its boundary.

This document provides guidance to architects and developers to use when planning and designing a new development, undertaking refurbishment, modernising or changing the use of a building so that effective waste and recycling storage and collection is included at the design stage.

This guidance applies to residential properties only and does not include commercial properties.

This document should be taken as a guide, as individual developments may have specific requirements. In addition development proposals must comply with all relevant legislation.

The following documents should be consulted when designing waste storage:

- BS5906 Waste Management in Buildings (2005)  
*BS 5906 is a code of practice for methods of storage, collection, segregation for recycling and recovery, and on-site treatment of waste from residential and non-residential buildings and healthcare establishments. BS 5906 applies to new buildings, refurbishments and conversions of residential and non-residential buildings, including but not limited to retail and offices.*
- The Building Regulations 2010, Approved Document H
- Building Regulations & Planning Law  
*For new developments, the council advises developers and architects to refer to the Governments Planning Portal*  
<http://www.planningportal.gov.uk/buildingregulations/greenerbuildings/sustainablehomes>

## 2. Developer requirements

The developer will liaise with the planning department for details and approval of their planning application and will inform the city council's Building Control of completion of the new development.

Some developments may not fit into the broad categories outlined in this document, in which case advice should be sought from the Planning and Waste Management departments.

Leicester City Council requires the developer to contact Waste Management to organise the delivery of the necessary containers. At least 3 months' notice must be provided prior to occupation.

Please note that in planning applications where:

- Commercial waste will also be generated, separate storage and collection arrangements are required and must be considered and outlined at the planning stage
- Clinical waste is likely to be generated, separate storage and collection arrangements are required and must be considered and outlined at the planning stage.

### Waste Management Contact Details:

Address: Waste Management, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ

E-mail: [waste.management@leicester.gov.uk](mailto:waste.management@leicester.gov.uk)

Tel: 0116 454 1002

## 3. Leicester's waste and recycling schemes

Under the Waste Regulations we need to provide collection of target recyclables. The city council therefore operates a commingled recycling service from our orange bags and communal recycling bins. The following can all be recycled together in one container:

- Paper and cardboard
- Cans, food tins and foil
- Glass bottles and jars
- Plastic bottles, food-trays and pots
- Food and drink cartons, e.g. Tetra Pak

The city council also operates an optional, chargeable garden waste collection service.

#### 4. Storage capacity requirements for waste and recycling

Property type	Residual Waste <i>(that cannot be recycled)</i>	Recycling <i>(dry mixed recycling – detailed in section 3)</i>	Garden Waste
Houses	<ul style="list-style-type: none"> <li>▪ 1 x 140 litre (l) (standard size)</li> <li>▪ Larger sizes of 240l or 360l bins are offered appropriate to the number of residents living at an address.</li> <li>▪ Weekly collection</li> </ul>	<ul style="list-style-type: none"> <li>▪ Orange bags</li> <li>▪ Weekly collection</li> </ul>	<ul style="list-style-type: none"> <li>▪ 240l wheeled bin</li> <li>▪ Provided at a cost to resident</li> <li>▪ Fortnightly collection</li> <li>▪ March – October</li> </ul>
House conversions	<ul style="list-style-type: none"> <li>▪ 1 x 140l, 240l or 360l wheeled bin</li> <li>▪ Weekly collection</li> </ul>	<ul style="list-style-type: none"> <li>▪ 140l or 240l communal recycling bin</li> <li>▪ Weekly collection</li> </ul>	<ul style="list-style-type: none"> <li>▪ 240l wheeled bin</li> <li>▪ Provided at a cost to resident</li> <li>▪ Fortnightly collection</li> <li>▪ March – October</li> </ul>
Flats	<ul style="list-style-type: none"> <li>▪ 1,100l communal wheeled bin (standard size) *</li> <li>▪ 660l bins are offered in some circumstances</li> <li>▪ Weekly collection</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1,100l communal recycling bin *</li> <li>▪ Weekly collection</li> </ul>	N/A



\* To calculate the estimated total weekly refuse (recyclable and non-recyclable) arising from a residential development with communal refuse facilities (i.e. house conversions or purpose built flats), use the following formula:

*No. of units in block:*  
*No. of bedrooms:*  
*Average no. of bedrooms:*  
**Total weekly waste arising's (l) = no. of units x ((70l x average no. bedroom) +30)**

*Recycling provision:*

It is required that space be provided for recycling bins to accommodate 50% of this total weekly volume. This is in line with the revised British Standard (BS5906 Waste Management in Buildings).

*Residual waste provision* is required for 87.5% of the total weekly waste arising:

<b>Dry mixed recycling provision (l) = Total weekly waste (L) x 0.5</b>
<b>Residual waste provision (l) = Total weekly waste (L) x 0.875</b>

E.g. If the total weekly refuse is 1000l, we would require 500l capacity for recycling and 875l capacity for residual waste.

*Type / number of bins required:*

The bin sizes detailed in Appendix A should be used to estimate the number and type of bins which will be required to accommodate refuse / recycling.

## 5. Storage and access requirements for waste and recycling:

### All new property developments

The following general principles must be applied to all new residential developments covered by this guidance (as highlighted in section 5):

#### *Provision of waste and recycling storage areas:*

- Adequate internal storage space should be supplied for storing non-recyclable waste and recyclable materials, prior to the transfer of the materials to a bin storage area
- Storage areas must be provided to accommodate all receptacles required.

#### *Location of external storage areas:*

- Communal waste and recycling storage areas should be sited at ground level within the footprint of the development.
- In developments where the storage area is proposed underground, it should be clearly marked on the site plan where the collection point will be on ground level on collection days. In this circumstance, the following points should be adhered to:
  - The city council will only collect the containers if they will be transported to ground level.
  - The use of a lift is recommended:
    - The lift must be large enough to comfortably accommodate one waste receptacle of up to 1,100 litre capacity and a porter.
    - The lift doors and the lobby or corridor area must be sized so that the receptacles can be easily manoeuvred.
  - A statement detailing how the containers will be transported to the waste collection point at ground level should feature in management plan of the site.

#### *Access to bin storage areas:*

- Waste collection points should be to the front of the premises where practically possible.
  - If this is not possible, a separate collection point must be made clear on the site plan submitted.
  - It should be made clear who will be responsible for transporting waste and recycling containers to this point on collection days.
  - Details for the collection of waste and recycling in these circumstances should be discussed with Waste Management before submission to Planning.
  
- Waste and recycling storage areas must be in a position which is easily accessible by collection vehicles and collection operatives.
  
- 4 wheeled containers (i.e. 1100l or 660l bins) should not be wheeled over steps or kerbs.
  - A drop kerb as near as possible to the storage area will be required to allow for the safe movement of such containers to enable collection operatives to collect non-recyclable waste and recyclable materials in accordance with the Health and Safety at Work Regulations.
  
- The access road on the site should be able to safely accommodate collection vehicles.
  - Surfaces, utilities and utility covers should be constructed to withstand the weight of waste collection vehicles (i.e. 26,000 – 32,000 kg)
  - Reversing of collection vehicles should be avoided, to address traffic and public safety issues.
  - If this is not possible, the site layout must allow room for the collection vehicle to manoeuvre.
  - A turning assessment should be made with use of the appropriate software (such as Auto Track), taking into account the vehicle dimensions (listed in Appendix B), and submitted with the planning application and
  - The maximum vehicle reversing distance of 12m should be accounted for.
  - Vehicle dimensions are listed in Appendix B.
  
- In cases where the access road has a restricted head height or if the vehicle has to pass through any part of a building, there must be a minimum clearance height of 4000mm.
  - Clearance of overhead fixtures and fittings must be allowed for.

- Access paths should be a minimum width of two metres, have a reasonably smooth finish and be level.
  - The only exception to this will be if the gradient falls away from the waste and recycling storage area, in which case the gradient should not exceed 1:14.
  
- If any access points are to be locked, 'coded' entry points are highly recommended.
  - Keys or electronic fobs that can be misplaced should be avoided.
  - Waste Management must be provided with the access codes for these areas to ensure that collections can be made (see contact details in Section 1).
  - If keys or fobs are used, these must be provided free of charge and any replacements throughout the lifetime of the building must be provided free of charge.
  - A minimum of 3 copies of all keys / fobs should be provided to Waste Management along with a contact name, telephone number and e-mail address of the managing agents of the building.

## 6. Additional property specific guidance for storage and access requirements for waste and recycling

In addition to the above general principles which apply to all types of new property (section 6); there are specific principles for certain property types that must be applied:

### Houses converted to flats

#### *Provision of waste and recycling storage areas:*

- A paved or hard standing area of adequate size must be provided within the boundary of the property for the storage of the necessary number of containers, ensuring that the lids can be fully opened.
  
- Bin storage areas should be located to create minimum nuisance to adjoining properties

#### *Access to bin storage areas:*

- Container areas must be in a position that makes it convenient for the householder to present all receptacles for collection from the front edge of the property.

### Purpose built block of flats

#### *Provision of waste and recycling storage areas:*

- Storage areas for containers for non-recyclable waste and recyclable materials must be co-located (ideally within the same bin storage area) so that both recycling and waste disposal are equally convenient to access.
  - For large developments, several bin storage areas may be appropriate.
  
- The position and design of communal bin storage areas should consider the impact of noise and smell on the occupants of neighbouring properties, existing and proposed.

#### *Communal storage areas must:*

- Provide enough space to accommodate the required number of bins, allowing easy access to the bins and ensuring that an individual bin can be removed from the area without the need to move other containers.

- Be designed with enough head height into the storage area to allow for the lid of a bin to be lifted comfortably.
- Allow for additional storage space (preferably lockable) for bulky waste such as fridges/freezers, washing machines, mattresses, furniture, IT equipment etc.
  - This should be accommodated in a designated dry storage room which should not be part of the communal storage area for non-recyclable waste and recycling materials (however this can be next to or adjoining the storage area).
  - These items are only collected on request by the city council and may be charged for.
  - Waste Management must be provided with the access codes for these areas to ensure that collections can be made (see contact details in Section 1).
  - The city council currently offers a very popular free bulky waste collections service, which residents of the City may use free of charge every 2 months.
- Have a suitable impermeable hard standing ground covering.
- Be well ventilated and well lit.
- Have a cleanable floor and have suitable drainage to facilitate the cleaning of bins and prevent odour and vermin problems.
  - All run off must flow towards a drainage point.
  - Access to water supply should be provided.

*Access to bin storage areas:*

Communal storage areas should be:

- Sited so that residents are not required to carry non-recyclable waste and recyclable materials more than 30 metres from the front of the property (excluding vertical distances).
- 2 wheeled bins (140l, 240l and 360l bins) should not have to be wheeled more than 20m from the bin storage area to the collection point
- 4 wheeled bins (660l and 1100l bins) should not have to be wheeled more than 10m from the bin storage area to the collection point
- Sited at ground level within the footprint of the development.

- Located so as not to interfere with pedestrian or vehicle access to buildings. There should be no obstructions or parking in front of the doors.

*Signage:*

- Signs to inform residents where storage areas for non-recyclable waste and recyclable materials are located must be provided, with signs placed in a suitable prominent position to clearly identify the bin storage area.

### **7. Submission of site plans or drawings:**

A waste management plan with a dedicated drawing (site plan) should be submitted to the planning department in the planning application, detailing the waste management arrangements. It should include:

- The proposed storage for external non-recyclable waste and recycling containers. This must be clearly marked and illustrated.
- The calculations made to determine the overall storage allowance for a maximum of once a week collection.
- The proposed access and collection routes for collection vehicles.
- Reversing distances (avoided if possible).
- The distances between vehicle collection points and storage areas.
- A turning assessment that has been made using the appropriate software (e.g. Auto Track) and taking into account the vehicle dimensions (listed in Appendix B).
- A statement detailing how the containers will be transported to the waste collection point at ground level (in developments where the storage area is proposed underground).
- A safety assessment of the location where the collection vehicle will stop to undertake collections (this is especially important if it is proposed that a collection vehicle is to stop on the public highway to undertake collections). The safety assessment should consider but not be limited to – speed limit, vehicle movements per hour, bus route, dual or single carriageway, one-way roads, loading restrictions etc.

## 8. Checklist for property developers and planning staff

STORAGE REQUIREMENTS FOR WASTE AND RECYCLING	Check Complete ✓ Or X
<b>ALL PROPERTIES</b>	
<b>Provision of waste and recycling storage areas:</b>	
<ul style="list-style-type: none"> <li>▪ Adequate internal storage space for storing non-recyclable waste and recyclable materials, prior to the transfer of the materials to an external bin e.g. split bins</li> </ul>	
<ul style="list-style-type: none"> <li>▪ External storage areas to accommodate all receptacles required by Leicester City Council</li> </ul>	
<b>Location of external storage areas:</b>	
<ul style="list-style-type: none"> <li>▪ Sited at ground level within the footprint of the development</li> </ul>	
<ul style="list-style-type: none"> <li>▪ If storage area is underground:               <ul style="list-style-type: none"> <li>○ Location of storage area and waste collection point to be clearly marked on the site plan.</li> <li>○ Statement of how the containers will be transported to the ground floor waste collection point included in the site management plan.</li> </ul> </li> </ul>	
<b>Access to bin storage areas:</b>	
<ul style="list-style-type: none"> <li>▪ Waste collection points located at the front of the premises where practically possible If not possible:               <ul style="list-style-type: none"> <li>○ Separate collection point to be clearly marked on the site plan</li> <li>○ Statement confirming who is responsible for transporting waste and recycling containers to the collection point on collection days.</li> <li>○ Inclusion of these details in the site management plan.</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li>▪ Containers located in an easily accessible position for collection vehicles and collection operatives</li> </ul>	
<ul style="list-style-type: none"> <li>▪ No steps or kerbs in a place over which the container must be wheeled</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Drop kerb as near as possible to the storage area</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Access for the collection vehicles to site by driving forwards only (i.e. no reversing) If not possible:               <ul style="list-style-type: none"> <li>○ Site layout allows room for the collection vehicle to manoeuvre</li> <li>○ Vehicle reversing distance is a maximum of 12m</li> </ul> </li> </ul>	



<ul style="list-style-type: none"> <li>o Completed turning assessment to be submitted with the planning application</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Minimum clearance height of 4000 mm on the access road (allowing additional height for clearing of overhead fixtures and fittings)</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Access path a minimum width of 2 metres</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Access path a reasonably smooth finish and level</li> <li>or</li> <li>▪ Gradient of no more than 1:14 falling away from the storage area</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Where relevant, consideration of how collection staff will gain access to locked bin storage areas           <ul style="list-style-type: none"> <li>o Codes / keys / fobs to access these areas are to be provided to Waste Management prior to occupation</li> </ul> </li> </ul>	

<b>HOUSE CONVERSIONS only</b>	
<b>Provision of waste and recycling storage areas:</b>	
<ul style="list-style-type: none"> <li>▪ A paved or hard standing area of adequate size within the front boundary of the property for the storage of the necessary number of containers, ensuring that the lids can be fully opened.</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Bin storage areas located to create minimum nuisance to adjoining properties (i.e. impacts of noise and smell)</li> </ul>	
<b>Access to bin storage areas:</b>	
<ul style="list-style-type: none"> <li>▪ Container area in a position that makes it convenient for the householder to present all receptacles for collection from the front edge of the property.</li> </ul>	

<b>PURPOSE BUILT BLOCK OF FLATS only</b>	
<b>Provision of waste and recycling storage areas:</b>	
<ul style="list-style-type: none"> <li>▪ Storage areas for containers for non-recyclable waste and recyclable materials co-located (ideally within the same bin storage area)</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Several bin storage areas for large developments</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Communal bin storage areas located to create minimum nuisance to adjoining properties (i.e. impacts of noise and smell)</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Sufficient space to accommodate the required number of bins:           <ul style="list-style-type: none"> <li>o Access to the bins</li> <li>o Individual bins can be removed from the area without the need to move other containers</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li>▪ Sufficient head height into the storage area to allow for the lid of a bin to be lifted comfortably</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Additional designated dry storage space (preferably lockable) sufficient for bulky waste storage</li> </ul>	

<ul style="list-style-type: none"> <li>○ Codes to access these areas to be provided to Waste Management prior to occupation</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Impermeable hard standing ground covering</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Well ventilated and well lit area</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Cleanable floor</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Drainage <ul style="list-style-type: none"> <li>○ All run off to flow towards a drainage point</li> <li>○ Access to water supply</li> </ul> </li> </ul>	
<b>Access to bin storage areas:</b>	
<ul style="list-style-type: none"> <li>▪ No more than 30 metres carrying distance from resident's property to storage area</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Sited at ground level within footprint of the development</li> </ul>	
<ul style="list-style-type: none"> <li>▪ No interference with pedestrian or vehicle access to buildings</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Soft landscaping around area to offer suitable screening</li> </ul>	
<b>Signage:</b>	
<ul style="list-style-type: none"> <li>▪ Signs sited in a prominent position to identify storage areas</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Agreement with city council to supply branding and messages for signs</li> </ul>	
<b>ALL SUBMISSIONS TO PLANNING</b>	
<b>A dedicated drawing (site plan) must be submitted to the planning department in the planning application, detailing the waste management arrangements. It should include:</b>	
<ul style="list-style-type: none"> <li>▪ The proposed storage for external non-recyclable waste and recycling containers</li> <li>▪ The calculations made to determine the overall storage allowance for a maximum of once a week collection</li> <li>▪ The proposed access and collection routes for collection vehicles</li> <li>▪ Reversing distances (if reversing cannot be avoided)</li> <li>▪ Distances between vehicle collection points and storage areas</li> <li>▪ A turning assessment that has been made using the appropriate software (e.g. Auto Track) and taking into account the vehicle dimensions</li> <li>▪ A statement detailing how the containers will be transported to the waste collection point at ground level (in developments where the storage area is proposed underground)</li> <li>▪ A safety assessment of the location where the collection vehicle will stop to undertake collections.</li> </ul>	

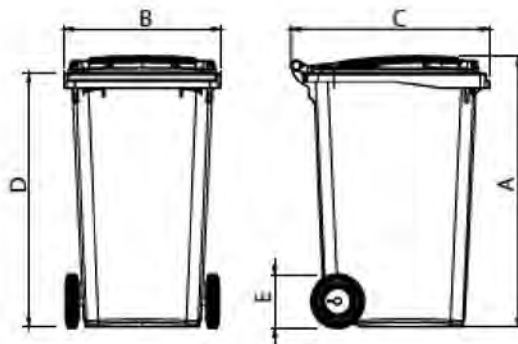
**Appendix A: Waste container dimensions**

All bins sizes are approximate guides, as currently supplied and therefore exact dimensions may vary.

**140 LITRE BIN**

**240 LITRES**

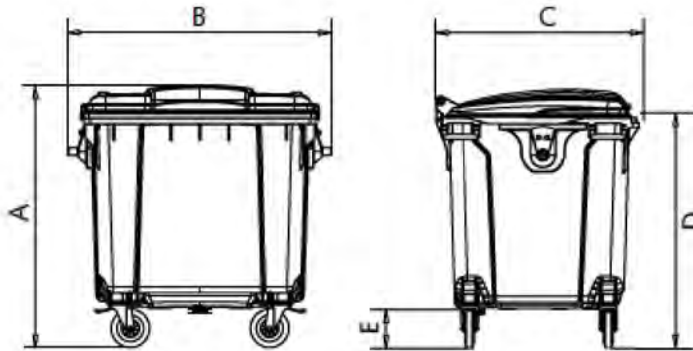
**360 LITRES**



Nominal volume (l)	140	240	360
A Overall height (mm)	1030	1003	1112
B Overall width (mm)	480	580	585
C Overall Depth (mm)	553	738	880
D Height to upper edge comb (mm)	969	938	1020
E Wheel diameter	200	200	200/300

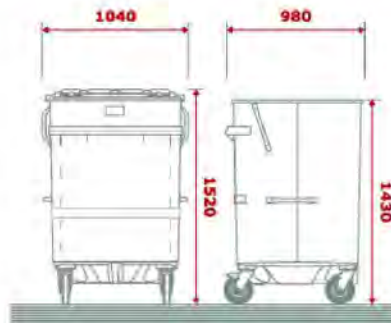
660 LITRES

1100 LITRES



Nominal volume (l)	660	1100
A Overall height (mm)	1213	1354
B Overall width (mm)	1373	1373
C Overall Depth (mm)	780	1073
D Height to upper edge comb (mm)	1088	1206
E Wheel diameter	200	200

Chamberlain Bin (Replacement for Paladins)



## Appendix B: Waste Vehicle Dimensions

The following in the current specification of waste collection vehicles used in Leicester. However, over time the vehicles used may change. Therefore, caution should be applied when using these values and ensure there is sufficient room for manoeuvre.



Vehicle Model	OL-19N 6xRS
Compaction body type	Olympus 19N (18.7m <sup>3</sup> )
Elite chassis type	6x2RS (Rear Steer) Narrow Track
GVW (Gross Vehicle Weight)	26000 kg
V1 Overall wheelbase	5250
Turning circle - overall (metres)	17.7
Vehicle unladen weight	13180
V2 Overall length	9150
V2 Overall length - tailgate raised	10230
V3 Front axle to front of compaction body	650
V4 Front overhang	1665
V4 Front overhang - cab tilted	3465
V5 Rear overhang	2235
V5 Rear overhang - tailgate raised	3095
V6 Overall height	3450
V6 Overall height - tailgate raised	5100
V7 Height at exhaust tip - nominal	3500
V8 Cab roof height	3040
V8 Cab roof height - cab tilted	3600
V9 Cab floor height	805
V10 First cab step height from ground	435
V11 Rave rail height	1050
V12 Ground clearance at lowest part of vehicle	250
V13 Ground clearance - tailgate	410
V14 Approach angle	15.5 degrees
V15 Departure angle	16 degrees

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 06 March 2019 14:02  
**To:** [REDACTED]  
**Cc:** planning  
**Subject:** PL/AS/20190163  
**Attachments:** Corner of Church Gate & St Peters Lane, 20190163, 06.03.2019.docx

**Categories:** Consultation

Please see policy comments attached.

Liz

[REDACTED]  
Senior Planner  
Planning, Development and Transportation  
Leicester City Council  
City Hall, Charles Street  
Leicester, LE1 1FZ  
0116 454 [REDACTED]  
[www.leicester.gov.uk](http://www.leicester.gov.uk)

You will appreciate that what is set out above is my informal opinion only and is given without prejudice to any future formal consideration by Leicester City Council

# Planning Policy Consultation Reply



Leicester  
City Council

**To:** Planning Major Developments Team  
**FAO:** [REDACTED]  
**From:** [REDACTED]  
Planning Policy Team  
**Extension:** 37 [REDACTED]  
**Our ref:** PPD/D11  
**Your ref:** PL/AS/20190163  
**Date:** 6<sup>th</sup> March 2019

Application Number :	20190163
Site address:	Corner of Church Gate & St Peters Lane
Description:	Construction of three/ four storey building; 2 x retail/ café shops on the ground floor (Class A1); 9 flats (6 x 1 bedroom) and (3x2 bedroom) (Class C3)

Thank you for consulting planning policy on this planning application.

## Proposed Development

The proposal is to construct a three & four storey building on the corner of Church Gate & St Peters Lane. Two commercial units are proposed on the ground floor that would include a 125sqm class A1 unit and a 99sqm class A3 unit. There would be 9 residential flats over the 1<sup>st</sup> to 3<sup>rd</sup> floors. This includes 3x1 bed units, 1x2 bed units and 1 x 2bed penthouse..

## Site and Constraints

The site is a vacant corner plot within the central shopping core of the City centre. It is also within the Church Gate conservation area, an archaeological alert area and critical drainage area. There are also listed buildings and TPO trees in close proximity to the site.

## Planning Policy

The site falls within the central shopping core the City centre. Therefore, the principle of the proposed class A1 and A3 units on the ground floor are acceptable in terms of planning policies CS11: Retail Hierarchy and CS12: City centre.



The principle of the proposed residential units is also acceptable from a planning policy point of view (CS1 and CS4). However, there are other considerations such as the details of the proposal such as creating a satisfactory living environment, amenity issues, privacy, ability of the area to assimilate the development etc, that will determine whether the proposed development would be acceptable. Relevant criteria are set out in saved policies H07: Flat conversions and new build flats and PS10: Residential amenity and new development.

The site is also within a conservation area and archaeological alert area. There are also listed buildings and TPO trees in close proximity to the site. Ensuring that the design is of a good quality and the need to create quality places is always an important consideration and particularly so with the listed constraints associated with this application. The relevant specialists should be contacted for their advice on these various aspects of this application.

In Summary,

The broad principle of the proposed retail and residential units are acceptable uses for the sites location. However, there are other detailed considerations as well as the surrounding constrains and how the proposed development responds to them that will determine whether or not this application is acceptable.

Planning Policy

[REDACTED]

---

**From:** betterbuildings  
**Sent:** 15 February 2019 15:58  
**To:** [REDACTED]  
**Cc:** planning  
**Subject:** RE: Planning Consultation 20190163

**Categories:** [REDACTED]

Hi [REDACTED]

I've just started looking at this one and noticed it seems to be below the threshold for a major application: less than 10 dwellings and less than 1000m2. Is it a major? If not I'll not comment as I've only got limited capacity.

Regards

[REDACTED]

[REDACTED]

Corporate Environmental Consultant  
Leicester City Council

+44 116 454 [REDACTED]

Please consider the environment before printing this email

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**From:** [REDACTED]  
**Sent:** 05 February 2019 15:48  
**To:** betterbuildings <[betterbuildings@leicester.gov.uk](mailto:betterbuildings@leicester.gov.uk)>  
**Subject:** Planning Consultation 20190163

Planning Consultation 20190163: CORNER OF CHURCH GATE & ST PETERS LANE. The attachment contains a planning consultation. Please reply to [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk).

[REDACTED]

Senior Planner  
Major Developments Team  
Planning, Development and Transportation  
City Hall, 115 Charles Street  
Leicester LE1 1FZ  
Tel: 0116 454 3019  
Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)  
HYPERLINK "<http://www.leicester.gov.uk/>"www.leicester.gov.uk

# Capital Projects and Sustainability



Leicester  
City Council

**Date:** 21<sup>st</sup> February 2019

**From:** [REDACTED] Corporate Environmental Consultant

**Tel/Ext:** 0116 454 [REDACTED] / 37 [REDACTED]

**Ref:** PL/AS/20190163

**Title:** Consultation response re. sustainable energy proposals in  
Application 20190163, corner of Church Gate and St Peter's Lane

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## Passive Solar Design

This site is very favourably shaped and orientated for any development to achieve a reduced energy demand from available sunlight, and I would expect any design to take advantage of this. My comments on the plans for this application are as follows:

- The layout of the apartments provides an acceptable design in terms of daylighting to the main habitable areas.
- The design of the ground floor café unit, with no glazing to the south-facing elevation, doesn't make the best use of available light to limit the need for artificial lighting and reduce winter heating demand through passive solar gain. I would like to see the design amended to improve this.
- The opportunity to generate renewable energy through PV panels on the flat roof areas is missed in the current proposals. Core Strategy Policy CS2 requires on-site renewable energy generation opportunities to be evaluated – and implemented where feasible and viable. Unless alternative, more appropriate and effective renewable or low carbon energy generation measures are to be proposed or there is a conflict with other planning policies relating to townscape heritage issues, I'd expect to see PVs proposed here. This should be reflected on the plans.

## Sustainable Energy Statement

A Sustainable Energy Statement needs to be provided for this application. The Statement needs to evaluate the options and set out the approach and specific measures to be taken to reducing carbon emissions from the development. The Statement should address opportunities to minimise energy demand for heating, cooling/ventilation and lighting through passive measures, the thermal performance of the building fabric and the efficiency of mechanical and electrical systems, as well as to reduce carbon emissions through on-site generated renewable or low carbon energy supply. I have attached some further guidance about preparing a Sustainable Energy Statement, as well as details of relevant national and local planning policies

relating to climate change. The applicant need not contact the district heating provider, as the site is not in close proximity to the heat network and is too small to have enough heat demand.

## **Requirements for a Sustainable Energy Statement**

A Sustainable Energy Statement (SES) is required to accompany a planning application. An SES is a strategic document focussing on how to minimise demand for energy use and reduce CO2 emissions in the construction and use of buildings.

An SES does not require detailed property energy demand analysis, such as SAP or BRUKL calculation methodologies.

How the buildings respond to the site, the design of the plan layout and the relationship of exposed surface area to useable floor space, affecting the building mass and energy efficiency of form and excessive reliance on artificial lighting and mechanical forms of ventilation, should all be considered.

Consideration of the development of decentralised energy supply to the building/s, such as district heating through community heating and on site CHP, should be addressed together with renewable energy systems including water source and air source heat pumps, biomass and solar power systems.

As part of the SES, you may need to consult with the district heating provider, Engie, on district heating potential, if the building has a suitable heat demand for heating and/or hot water and is in the neighbourhood of Leicester's district heating network .

██████████ Area Manager at Engie can supply you with details of DH infrastructure, consider viability and provide terms and costs estimates of connection and charges:

██████████  
Mobile: ██████████

The findings of the Sustainable Energy Statement should be fully supported by the drawings and associated documents, for instance if plant room space is allocated and any renewables are to be included. This will enable proposals and their impact on the design to be properly assessed at planning.

# Planning Policy Relating to Climate Change

## National Planning Policy Framework

153. In determining planning applications, local planning authorities should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

## Adopted Leicester Core Strategy Policies (2014): “Addressing Climate Change and Flood Risk” CS2

All development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The Council will prepare a Climate Change Supplementary Planning Document to provide more detailed guidance and information on sustainable energy, building methods and climate change adaptation to minimise the impact of development.

The following principles provide the climate change policy context for the City:

- ~~1. Code for Sustainable Homes Level 3 will be required where feasible. This will be increased progressively over the plan period, where feasible, to support the Government’s longer term aspiration for new homes to achieve Level 6. (This clause no longer applied due to withdrawal of Code for Sustainable Homes.)~~
2. Best practice energy efficiency and sustainable construction methods, including waste management, should be incorporated in all aspects of development, with use of locally sourced and recycled materials where possible, and designed to high energy and water efficiency standards.
3. Wherever feasible, development should include decentralised energy production or connection to an existing Combined Heat and Power or Community Heating System.
4. Development should provide for and enable, commercial, community and domestic scale renewable energy generation schemes. Development of large scale renewable energy schemes will be considered in all suitable locations.
7. Green Infrastructure should be used as a way of adapting and mitigating for climate change through the management and enhancement of existing habitats and the creation of new ones to assist with species migration, to provide a source of locally grown food through local allotments, to provide sustainable transport routes, to provide shade and counteract the urban heat island and for flood mitigation strategies.
8. Existing development should wherever possible be adapted to climate change and help contribute to the reduction in carbon emissions by, where appropriate, including the introduction of green roofs, micro-renewable energy, recycling facilities, building efficiency measures and cycle parking..





# Archaeology

## Consultation Response

**Date:** 08.02.2019  
**To:** [REDACTED] Planning Major Developments Team  
**cc:** Planning  
**From:** [REDACTED] City Archaeologist  
**Tel/Ext:** 37 [REDACTED]  
**RE:/Ref:** PL/AS/20190163

---

**Applicant:** [REDACTED]  
**Location:** Corner of Church Gate and St Peters Lane  
**Proposal:** Construction of three/four storey building; 2 x retail/café shops on the ground floor (Class A1); 9 flats (6 x 1 bedroom and 3 x 2 bedroom) (Class C3)  
**PPRN:** MML2386

### COMMENTS

#### Policy Context

##### NPPF 2018

Para 8 – Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Para 189 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological

interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 190 - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 192 – In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Para 197 - The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, **a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.**

Para 199 - Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>64</sup>. **However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.**

#### Planning Practice Guidance

Para 019 - A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm.

#### Leicester City Core Strategy

CS18 - Historic Environment

### **Considerations**

This proposal is located in an area with known archaeological activity and finds and is bisected by the town's Roman and medieval defences (MLC54; MLC1787). Part of the site falls within the Roman walled area (MLC72). Within the immediate vicinity Roman buildings and activity has been found, with the evidence recovered from St Peters Lane less than 15m south of the site found beneath the defences.



I therefore recommend:

**1.** No new development shall take place in relation to the proposal until the applicant has secured the implementation of an appropriate programme of archaeological work to be undertaken by a competent and experienced organisation in accordance with a Written Scheme of Investigation (WSI), which has been submitted to and approved by the City Council as the local planning authority. The scheme must include an assessment of significance, research questions, and:

- (1) the programme and methodology of site investigation and recording;
- (2) the programme for post-investigation assessment;
- (3) provision to be made for analysis of the site investigation and recording;
- (4) provision to be made for publication and dissemination of the analysis and records of the site investigation;
- (5) provision to be made for archive deposition of the analysis and records of the site investigation;

**(This is a pre-commencement condition)**

**2.** No development shall take place other than in accordance with the Written Scheme of Investigation approved under (1) above.

**3.** The development shall not be occupied until the site investigation and post-investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under (1) above, and the provision made for analysis, publication and dissemination of results and archive deposition has been secured, unless agreed in writing with City Council as local planning authority.

Reason: To ensure that any heritage assets that will be wholly or partly lost as a result of the development are recorded and that the understanding of their significance is advanced; and in accordance with Core Strategy policy CS18

Regards



# Building Conservation Consultation Response



**Date:** 31/05/2019

**To:** [REDACTED]

**cc:**

**From:** [REDACTED]

**Tel/Ext:** 37 [REDACTED]

**RE:/Ref:** 20190163

---

**Location:** CORNER OF CHURCH GATE & ST PETERS LANE  
**Proposal:** CONSTRUCTION OF THREE/FOUR STOREY BUILDING; 2 X  
RETAIL/CAFE SHOPS ON THE GROUND FLOOR (CLASS  
A1); 9 FLATS (6 X 1 BEDROOM) AND (3 X 2 BEDROOM)  
(CLASS C3)

## OBJECTIONS

### Policy Context

#### NPPF 2018

Para 130 – Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area

Para 191 – where there is evidence of deliberate neglect or damage to a heritage asset, the deteriorated state should not be taken into account in any decision

Para 192 – desirability to sustain & enhance significance of Heritage Assets

Para 193 – great weight should be given to asset's conservation

Para 195 – proposals of substantial harm or total loss of significance of a designated heritage asset should be refused, unless the harm or loss is necessary to achieve substantial public benefits

#### Leicester City Core Strategy

Policy CS18 – Historic Environment

## Considerations

The site is located within the Church Gate Conservation Area, to the immediate south-east of a group of designated properties, including the adjacent Grade II Listed Warehouse, Grade II Great Meeting Unitarian Chapel and Grade II Great Meeting School. The currently undeveloped site occupies a prominent corner of a junction between St Peter's Lane and Church Gate.

The proposal is for a comprehensive residential development with commercial units to ground floor, associated with a private garden to the south-west. This consult relates to the revised drawings of the aforementioned proposal.

As is, the site has a relatively neutral impact on the Church Gate Conservation Area, based on its undeveloped nature combined with mature vegetation in keeping with the landscaped land associated with the Grade II Listed Great Meeting School. Subject to an appropriate design, materiality, scale and massing, a development of a high potential to enhance its locality would be welcomed. However, despite some welcomed alterations, the development as currently proposed is still not considered as appropriate for the site under consideration.

Although a recessed fourth storey in isolation would be considered as acceptable for the location, its physical association with a projecting dormer is regrettable, resulting in a top heavy appearance aggravated by the presence of a pitched gable and elongated dormer extension to side, along St Peter's Lane. The latter is arguably the most crucial in terms of an excessive development, creating an overwhelming effect in such a prominent location. The presence of yet another pitched gable adjacent the Grade II Listed Great Meeting School, to the immediate south of the Grade II Listed Warehouse at No.66, is considered inappropriate for this sensitive location, of potential to reduce the visibility of the latter and negatively impact the setting of the former.

Although the visual and material disjunction between Church Gate and St Peter's Lane façades has been reduced, the variability of height, rooftop elements and window units provides for a disorderly design, to the detriment of the character of the Church Gate Conservation Area. The lack of a comprehensive design approach is arguably most dramatic to the rear (west) elevation, with a critical disparity between the horizontal aluminium units to ground floor, top hung timber casements to top and timber sashes to first floor, of high potential to harm the setting of the adjacent heritage assets. This disparity is also clear while inspecting St Peter's Lane and Church Gate elevations, with mismatching materiality and design of ground floor units, in stark contrast to the external composition above.

Some of these ground floor features have no precedence within the area, with poor overall articulation and redistribution. Although some effort to create active shopfronts in keeping with the area can be identified along St Peter's Lane, the result is inadequate in regards to the designated status of the locality and the close proximity to Grade II Listed heritage assets.

Additionally, the pastiche blank windows to St Peter's Lane are regarded as inappropriate, as is the linear disjunction of rooftop features, which creates a chaotic overall effect to the prominent corner on site.

As is, the development would be detrimental to the streetscape of the Church Gate Conservation Area and the setting of the Grade II Listed assets adjacent to the plot under consideration. Views onto the Grade II Listed warehouse would be restricted

by the addition of the unfitting pitched gable, leading to the erosion of its significance, while the chaotic composition of the rear (west) elevation would harm the setting of the Grade II Listed Great Meeting School and divert from its architectural significance. Out of keeping with the Church Gate Conservation Area, the development would contribute to the erosion of its character, failing to take opportunities offered by the designated locality.

[REDACTED]

Building Conservation Officer

# Building Conservation Consultation Response



**Date:** 28/03/2019

**To:** [REDACTED]

**cc:**

**From:** [REDACTED]

**Tel/Ext:** 37 [REDACTED]

**RE:/Ref:** 20190163

---

**Location:** CORNER OF CHURCH GATE & ST PETERS LANE  
**Proposal:** CONSTRUCTION OF THREE/FOUR STOREY BUILDING; 2 X  
RETAIL/CAFE SHOPS ON THE GROUND FLOOR (CLASS  
A1); 9 FLATS (6 X 1 BEDROOM) AND (3 X 2 BEDROOM)  
(CLASS C3)

## REFUSAL

### Policy Context

#### NPPF 2018

Para 130 – Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area

Para 191 – where there is evidence of deliberate neglect or damage to a heritage asset, the deteriorated state should not be taken into account in any decision

Para 192 – desirability to sustain & enhance significance of Heritage Assets

Para 193 – great weight should be given to asset's conservation

Para 195 – proposals of substantial harm or total loss of significance of a designated heritage asset should be refused, unless the harm or loss is necessary to achieve substantial public benefits

Para 197 – effect of application on significance of non-designated Heritage Asset

#### Leicester City Core Strategy

Policy CS18 – Historic Environment

### Considerations

The site is located within the Church Gate Conservation Area, to the immediate south-east of a group of designated properties, including the adjacent Grade II Listed Timber Warehouse, Grade II Great Meeting House and Grade II Great Meeting House. The currently undeveloped site occupies a prominent corner of a junction between St Peter's Lane and Church Gate.

The proposal is for a comprehensive residential development with two commercial units to ground floor, associated with a private garden to the south-west.

As is, the site has a relatively neutral impact on the Church Gate Conservation Area, based on its undeveloped nature combined with the mature vegetation throughout. Subject to appropriate design, materiality, scale and massing, a development of a high potential to enhance its locality would be welcomed. However, this is not considered to be the case in regards to the development under consideration.

The massing and scale are considered as excessive in regards to its locality, based on the conjunction of four storeys height and the continuous frontage along St Peter's Lane. In contrast, other corner building in this particular locality is two and three storeys in height, and of a reduced footprint. The partially recessed top storey to the Church Gate frontage is not considered as sufficient to reduce the overpowering impact of the structure as proposed. The top heavy appearance is aggravated by the presence of balconies to the top, and the blank brick wall to the immediate north of the Church gate frontage, both considered as inappropriate in conservation terms.

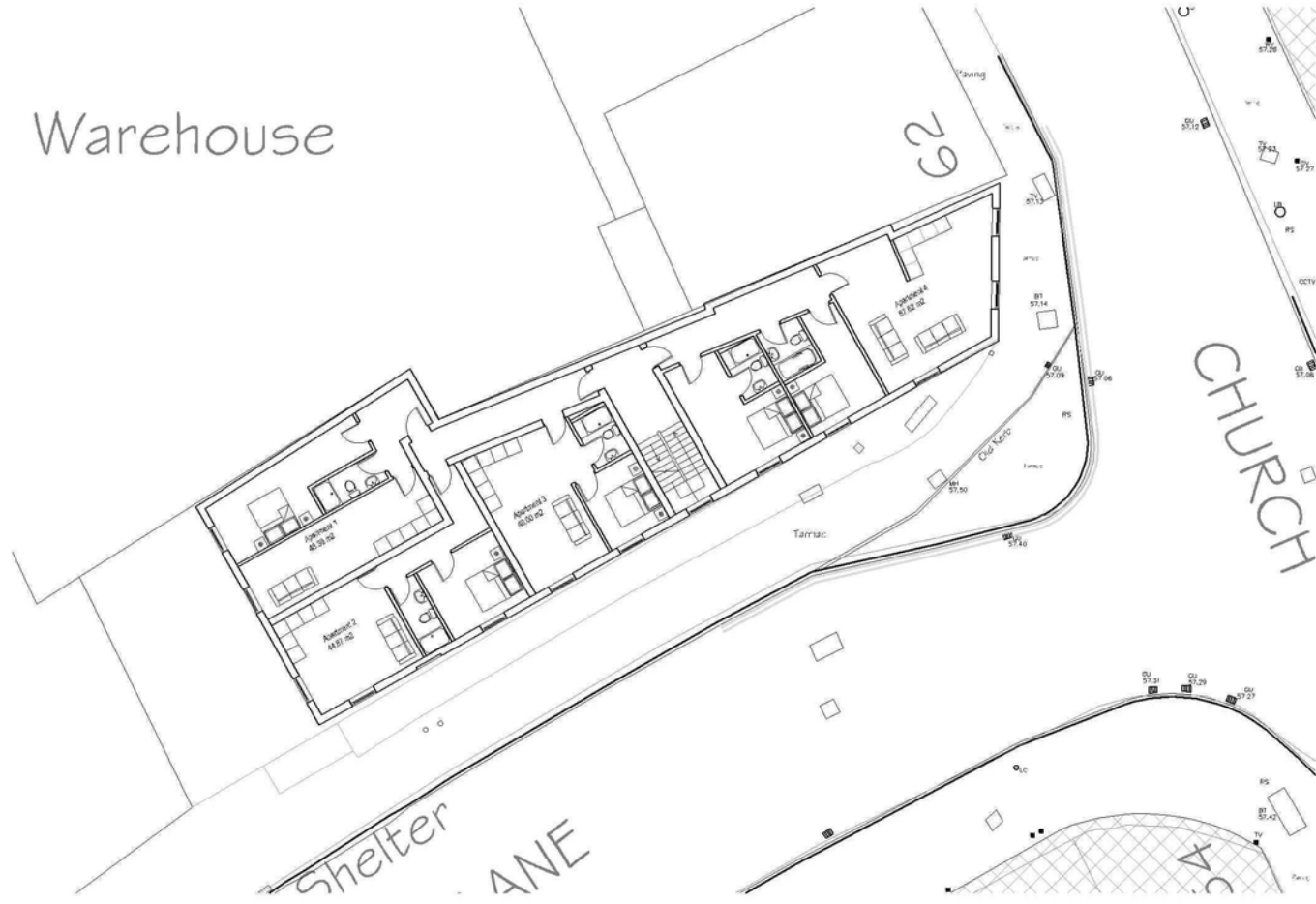
There is a visible disjunction between the Church Gate and St Peter's Lane façade as currently outlined. This is exaggerated by the differentiated material palette of these sections. Some features proposed for the Church Gate frontage are considered inappropriate, with special regards to the timber effect window units, directly associated with aluminium doors to the ground floor. The scheme broadly lacks consistency and displays a range of features of no precedence within the area, as the cedar cladding or the horizontal window unit to the west, and thus has the potential to detract from and harm the historic environment of Church Gate Conservation Area.

In addition, the lack of an active shopfront along St Peter's Lane is regrettable, not in line with the historic character of the area, largely dominated by commercial activity.

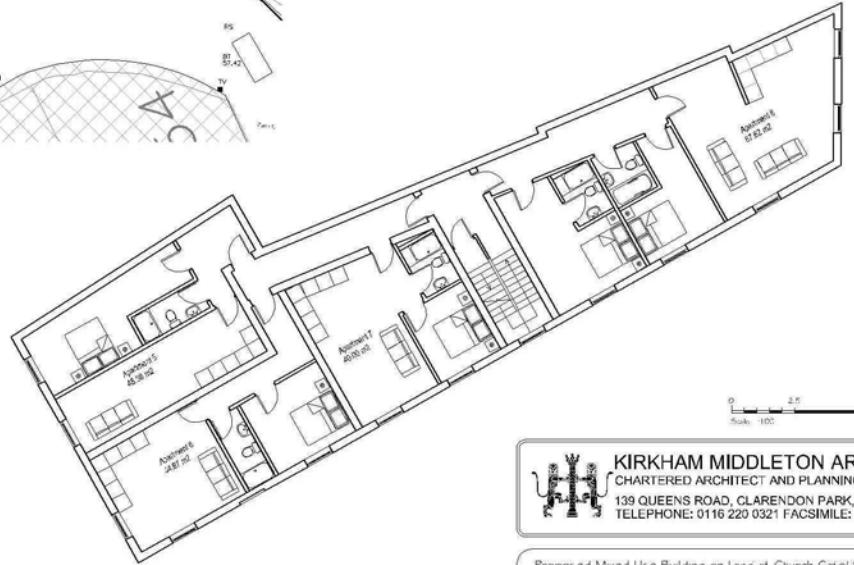
In its current form, the development would be detrimental to the streetscape of the Church Gate Conservation Area and the setting of the Grade II Listed assets adjacent to the plot under consideration, with special regards to the Grade II Listed Timber Warehouse, views to which would be largely blocked as a result of this particular scheme. It is considered excessive in terms of scale and massing, and of inappropriate design, regarded as broadly out of keeping with the rest of the Church Gate Conservation Area.

  
Building Conservation Officer

Warehouse



Proposed First Floor Plan.  
Scale 1:100



Proposed Second Floor Plan.  
Scale 1:100

**Notes**  
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 No dimensions to be scaled from this drawing.  
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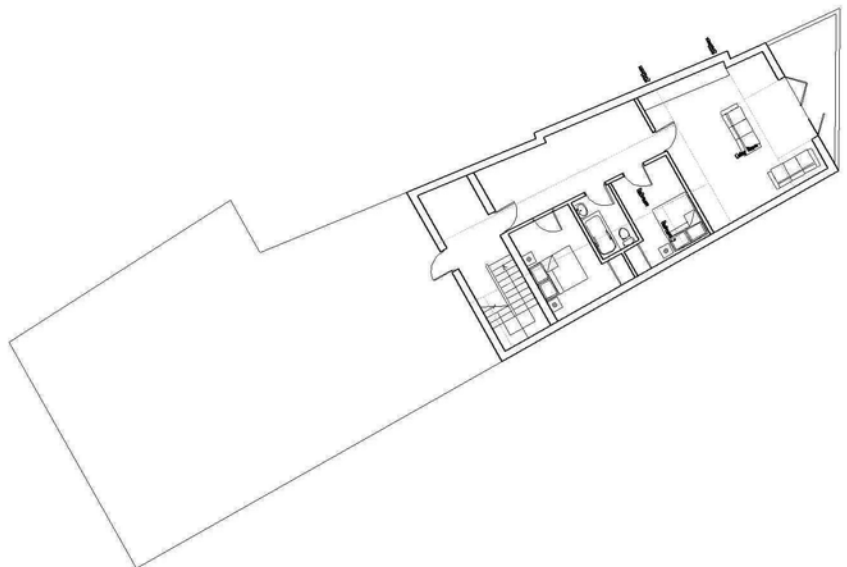
**KIRKHAM MIDDLETON ARCHITECTS**  
 CHARTERED ARCHITECT AND PLANNING CONSULTANTS  
 139 QUEENS ROAD, CLARENDON PARK, LEICS, LE2 3FL  
 TELEPHONE: 0116 220 0321 FACSIMILE: 0116 220 0345

Proposed Mixed Use Building on Land at Church Gate/ St. Peter's Lane, Leicester.  
**Planning:** Proposed First and Second Floor Plans.

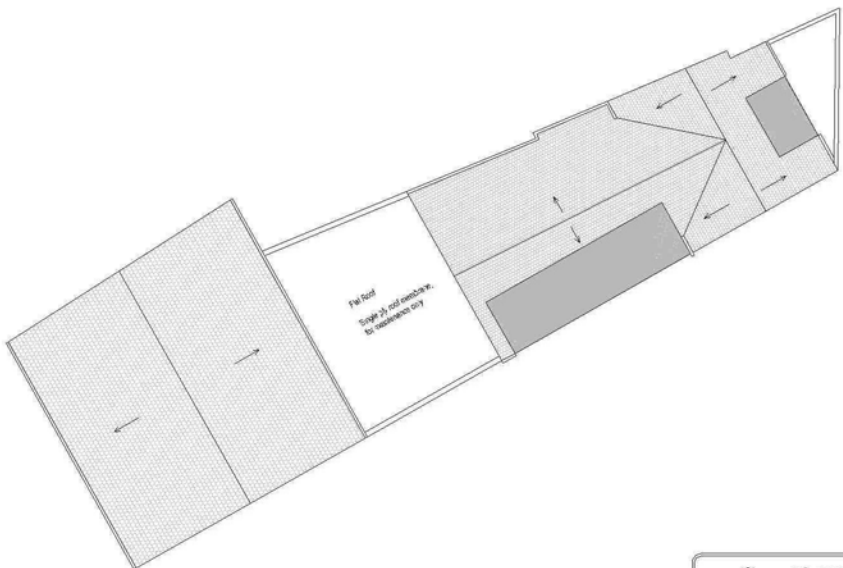
<b>Ref:</b> EH / GM	<b>Date:</b> May 2019	<b>Scale(s):</b> 1:100 at A1	<b>DWG No:</b> 481/P02
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 No dimensions to be taken from this drawing.  
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Proposed Third Floor Plan.  
 Scale 1:100



Proposed Roof Plan.  
 Scale 1:100



**KIRKHAM MIDDLETON ARCHITECTS**  
 CHARTERED ARCHITECT AND PLANNING CONSULTANTS  
 139 QUEENS ROAD, CLARENDON PARK, LEICS, LE2 3FL  
 TELEPHONE: 0116 220 0321 FACSIMILE: 0116 220 0345

Proposed Mixed Use Building on Land at Church Gate/ St. Peter's Lane, Leicester.

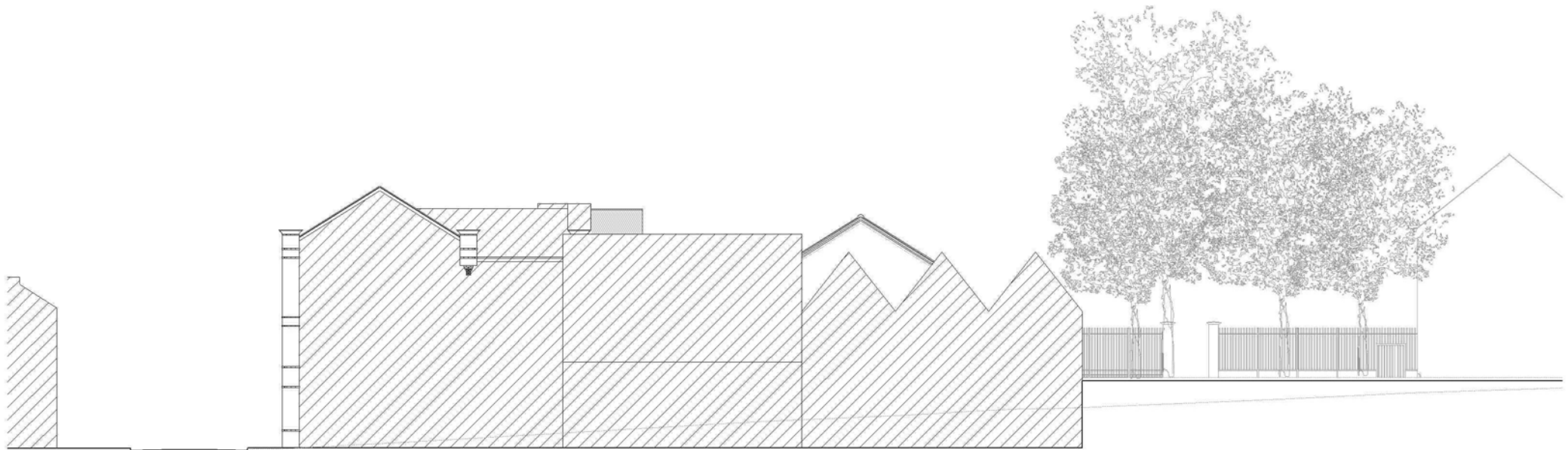
**Planning:** Proposed Third Floor and Roof Plans.

<b>Ref:</b> EH / GM	<b>Date:</b> May 2019	<b>Scale(s):</b> 1:100 at A1	<b>DWG No:</b> 48 / PO3
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Proposed Side Elevation: Scale 1:100



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 139 QUEENS ROAD, CLARENDON PARK, LEICS. LE2 3FL  
 TELEPHONE: 0116 220 0321 FACSIMILE: 0116 220 0345

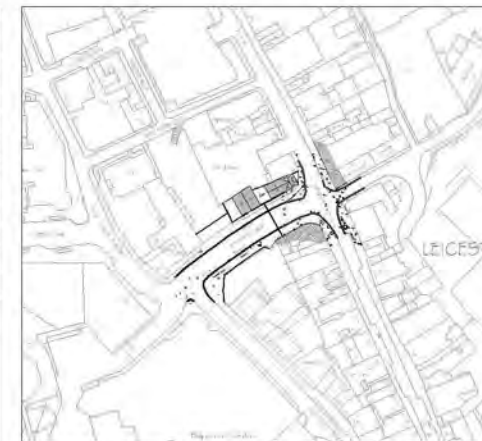
Proposed Mixed Use Building on Land at Church Gate/ St. Peter's Lane, Leicester.

**Planning :** Proposed Elevations (2 of 2).

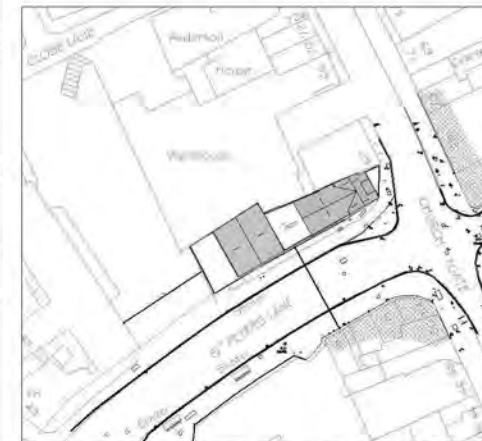
Ref: EH / GM	Date: May 2019	Scale(s): 1:100 as A1	DWG No: 481/P05
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Proposed Ground Floor Site Plan. Scale 1:100

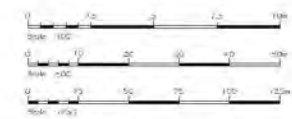


Proposed Site Location Plan. Scale 1:1250



Proposed Site Location Plan. Scale 1:500

**Note:**  
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**KIRKHAM MIDDLETON ARCHITECTS**  
 CHARTERED ARCHITECT AND PLANNING CONSULTANTS  
 139 QUEENS ROAD, CLARENDON PARK, LEICS, LE2 3FL  
 TELEPHONE: 0116 220 0321 FACSIMILE: 0116 220 0345

Proposed Mixed Use Building on Lairs at Church Gate St. Peter's Lairs, Leicester.

**Planning:** Proposed Ground Floor Site Plan and Roof Plan.

Ref:	Date:	Scale(s):	DWG No:
DI / GV	May 2013	1:100, 1:1250, 1:500	4811/PO1-A

**Notes:**  
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 No decisions to be made from this drawing.  
 This drawing is to be removed from currency immediately a revised version is issued.  
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Proposed Side Elevation. Scale 1:100



Proposed Rear Elevation. Scale 1:100



Proposed Front Elevation. Scale 1:100

**KIRKHAM MIDDLETON ARCHITECTS**  
 CHARTERED ARCHITECT AND PLANNING CONSULTANTS  
 139 QUEENS ROAD, CLARENDON PARK, LEICS, LE2 3FL  
 TELEPHONE: 0116 220 0321 FACSIMILE: 0116 220 0345

Proposed Mixed Use Building on Larā at Church Gate/ St. Peter's Lane, Leicester.  
**Planning : Proposed Elevations (1 of 2).**

Ref: EH / GM	Date: May 2019	Scale(s): 1:100 at A1	DWG No: 481/PO4
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[REDACTED]

---

**From:** planning  
**Sent:** 01 February 2019 09:30  
**To:** 'team@km-architects.co.uk'  
**Subject:** APPLICATION NO. 20190163 - CORNER OF CHURCH GATE & ST PETERS LANE  
**Attachments:** Additional Information Letter.pdf

Dear [REDACTED]

Please see the attached letter for missing items which are required to make your application valid.

Regards

[REDACTED]  
Planning Technician  
Leicester City Council  
City Hall, 115 Charles Street  
Leicester, LE1 1FZ

Please ask for: Auriel Bartley  
Telephone: (0116) 454 0100  
Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)  
Our ref: PL/AB1/20190163  
Date: 1 February 2019



**Leicester**  
City Council

Planning  
City Hall  
115 Charles Street  
Leicester LE1 1FZ

[www.leicester.gov.uk/planning](http://www.leicester.gov.uk/planning)

KIRKHAM MIDDLETON ARCHITECTS  
MR GEOFFREY MIDDLETON  
139A QUEENS ROAD  
139A QUEENS ROAD,  
CLARENDON PARK  
LEICESTER,  
LE2 3FL

Dear Mr Middleton

### **REQUEST FOR ADDITIONAL INFORMATION**

#### **PLANNING APPLICATION: 20190163**

Application for: Planning permission  
Application Date: 16 November 2018  
Applicant: MR VIRAL SHAH  
Location: CORNER OF CHURCH GATE & ST PETERS LANE  
Proposal: CONSTRUCTION OF FOUR STOREY BUILDING; 2 X  
RETAIL/CAFE SPACES ON THE GROUND FLOOR (CLASS  
A1); 9 APARTMENTS (6 X 1 BEDROOM) APARTMENTS  
AND (3 X 2 BEDROOM) (CLASS C3)

Thank you for submitting this application. Unfortunately, you have not given me everything that I need to deal with the application. Please fill in the attached Additional Information Form, and return it to me with the items listed on it, within two weeks of the date of this letter. You may return the items by post, or send them by email to [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk).

**The application is currently incomplete and cannot be validated or dealt with until I receive these items.**

Please feel free to contact me with any questions.

Yours faithfully

Auriel Bartley  
Planning Validation Team

## ADDITIONAL INFORMATION FORM

Please return this form **within two weeks** with the items requested to:

LEICESTER CITY COUNCIL  
PLANNING  
115 CHARLES STREET  
LEICESTER LE1 1FZ  
REF: PL/AB1/20190163

From:  
KIRKHAM MIDDLETON ARCHITECTS  
MR GEOFFREY MIDDLETON  
139A QUEENS ROAD  
139A QUEENS ROAD,  
CLARENDON PARK  
LEICESTER,  
LE2 3FL

### PLANNING APPLICATION: 20190163

Location: CORNER OF CHURCH GATE & ST PETERS LANE  
Proposal: CONSTRUCTION OF FOUR STOREY BUILDING; 2 X  
RETAIL/CAFE SPACES ON THE GROUND FLOOR (CLASS A1); 9  
APARTMENTS (6 X 1 BEDROOM) APARTMENTS AND (3 X 2  
BEDROOM) (CLASS C3)  
Applicant: MR VIRAL SHAH  
Date additional information requested: 1 February 2019

I enclose the following items to complete the application:

1. **Scaled drawings 1:50 or 1:100 showing the roof plan. Include critical dimensions and show the shape of the roof; also include the roofing materials, vents and their location.**
2. **One side elevation is missing from the plans. You are only showing the street side.**
3. **Please supply a Sustainable Drainage Strategy.**
4. **The fee you submitted was for £6,006.00.  
9 dwelling x £462 = £4,158.00 - This is correct.  
Additional Floor Space is 224.1m2 works out to be £1,386.00 so you have overpaid by £462.00. We will arrange a refund for you through the Portal but this could take between 1-2 weeks to process.**

Signed .....

Dated .....

## Auriel Bartley

---

**From:** Kirkham Middleton Architects <team@km-architects.co.uk>  
**Sent:** 01 February 2019 16:14  
**To:** planning  
**Subject:** Re: APPLICATION NO. 20190163 - CORNER OF CHURCH GATE & ST PETERS LANE  
**Attachments:** P04.pdf; flood risk ass and sustainable drainage feb.pdf; E03.pdf; P01-A.pdf  
**Categories:** Auriel

To whom this may concern,

1. Scaled drawings 1:50 or 1:100 showing the roof plan. Include critical dimensions and show the shape of the roof; also include the roofing materials, vents and their location.

[Please see attached P01-Rev A](#)

2. One side elevation is missing from the plans. You are only showing the street side.

[Please see attached P04- Proposed Elevations \(2 of 2\) and E03- Existing Elevations \(2 of 2\)](#)

3. Please supply a Sustainable Drainage Strategy.

[Please see attached the Flood Risk and Sustainable Drainage Strategy](#)

4. The fee you submitted was for £6,006.00.

9 dwelling x £462 = £4,158.00 - This is correct.

Additional Floor Space is 224.1m<sup>2</sup> works out to be £1,386.00 so you have overpaid by £462.00. We will arrange a refund for you through the Portal but this could take between 1-2 weeks to process.

If you require any additional information, please do not hesitate to ask.

Kind Regards,

Emily Husband

Part 1 Architectural Assistant

On Fri, 1 Feb 2019 at 09:29, planning <[planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)> wrote:

Dear Mr Middleton

Please see the attached letter for missing items which are required to make your application valid.

Regards

**Auriel Bartley**

Planning Technician

Leicester City Council

City Hall, 115 Charles Street

Leicester, LE1 1FZ

---  
Kirkham Middleton Architects

t 0116 220 0321

f 0116 220 0345

m 07847 257159

e [team@km-architects.co.uk](mailto:team@km-architects.co.uk)

[geoffrey@km-architects.co.uk](mailto:geoffrey@km-architects.co.uk)

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 23 May 2019 12:44  
**To:** [REDACTED]  
**Cc:** planning; [REDACTED]  
**Subject:** RE: CHURCH GATE / ST PETERS LANE - 20190163  
**Attachments:** 20190163\_Church Gate 21\_05\_19.doc

**Categories:** [REDACTED] [REDACTED] Consultation

[REDACTED]

Please see attached the urban design comments for the Church Gate/St. Peters lane amended plans.

Kind Regards

[REDACTED]  
Planner (Urban Design)  
Leicester City Council  
City Hall, 115 Charles Street,  
Leicester LE1 1FZ  
Tel: (0116) 454 [REDACTED]

---

**From:** [REDACTED]  
**Sent:** 14 May 2019 08:07  
**To:** [REDACTED] [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: CHURCH GATE / ST PETERS LANE - 20190163

Hi all,

Please find attached amended plans for the above site.

Can I have your comments please.

Paula – I assume this needs to go back to CAP?

thanks

[REDACTED]

Senior Planner  
Major Developments Team  
Planning, Development and Transportation  
City Hall, 115 Charles Street  
Leicester LE1 1FZ  
Tel: 0116 454 3019  
Email: [planning@leicester.gov.uk](mailto:planning@leicester.gov.uk)  
[www.leicester.gov.uk](http://www.leicester.gov.uk)

**From:** Kirkham Middleton Architects [<mailto:team@km-architects.co.uk>]  
**Sent:** 13 May 2019 19:06  
**To:** Alison Smith  
**Subject:** Re: CHURCH GATE / ST PETERS LANE - 20190163

Dear [REDACTED]

Please see attached drawings P01-A, P02, P03, P04 & P05 of our amended design at the corner of Church Gate and St. Peters Lane.

Kind regards

[REDACTED]

**Kirkham Middleton Architects**

t 0116 220 0321  
f 0116 220 0345  
m [REDACTED]  
e [team@km-architects.co.uk](mailto:team@km-architects.co.uk)  
[REDACTED][@km-architects.co.uk](mailto:[REDACTED]@km-architects.co.uk)

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On Tue, 16 Apr 2019 at 11:32, [REDACTED] <[\[REDACTED\]@leicester.gov.uk](mailto:[REDACTED]@leicester.gov.uk)> wrote:

Please see attached acknowledgement letter.

Regards

[REDACTED]

Senior Planner

Major Developments Team

Planning, Development and Transportation

City Hall, 115 Charles Street

Leicester LE1 1FZ

Tel: 0116 454 3019

Email: [planning @leicester.gov.uk](mailto:planning@leicester.gov.uk)

[www.leicester.gov.uk](http://www.leicester.gov.uk)

# MEMO

---

**To:** Planning Management & Delivery

**Date:** 24 May 2019

**From:** [REDACTED]  
**Ext** [REDACTED]  
**Email** [REDACTED]@leicester.gov.uk

cc.



**Leicester**  
City Council

**Urban Design Team**

Planning, Development and  
Transportation  
Leicester City Council  
City Hall  
Charles Street  
Leicester LE1 1FZ  
[www.leicester.gov.uk/planning](http://www.leicester.gov.uk/planning)

**PLANNING APPLICATION:** 20190163

**Proposal:** Construction of three/four storey building; 2 x retail/café shops on the ground floor and 9 flats

**At:** Corner of Church Gate and St. Peters Lane

**Applicant:** [REDACTED]

**Agent:** Kirkham Middleton Architects

**UPRN** 2465187507

## **A. Policy Context:**

NPPF (2019) Section 12. Achieving well-designed places. CS03 Designing Quality Places  
Church Gate Conservation Management Plan  
Church Gate Conservation Area Character Appraisal

## **B. Considerations:**

I am disappointed with the amendments provided for this proposal. There appears to have been a minimal attempt to alleviate some concerns regarding layout, however many of the previous concerns remain as identified in the following considerations.

- Scale: Height

As stated within the Conservation Area Management Plan a height of 3 storeys with a 4<sup>th</sup> set back is considered appropriate in this location.

- Scale: Massing

The elevation along St. Peters Lane is large and appears quite flat, this would need to be articulated better to provide interest and to break up the elevation.

- Layout: Connections (ease of movement, legibility), Urban Grain (arrangement of blocks, continuity and enclosure, frontages and thresholds, delineation of public and private space, legibility)

The proposed building has a poor relationship with the neighbouring property, there is no continuity of rhythm or building line. The entrances proposed to the retail units on St. Peters lane don't open up to the street and are not legible as shop frontages. The addition of shop windows to St. Peters lane provides greater activity to the street, however there has been little consideration given to their design or placement. Internally bathrooms have been moved away from the frontage of to St. Peters Lane, whilst this is beneficial the provision the windows provided in their place have not been considered with regard to the design of the elevation.

- Character

The site is located within the Church Gate conservation area. A contemporary building that respects the scale, rhythm, and materials of the area would therefore be appropriate as stated in the character area management plan. Whilst the approach to character is now more comprehensive I still consider that the limited detailing is pastiche and offers little to the character of the conservation area. NPPF paragraph 130 states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. A development on this site would be visible along the key view down Church Gate towards St. Margaret's Church, as identified within the conservation area character appraisal; therefore a high quality and well considered scheme would be required on this site. There is no evidence in the design of any consideration for, or cues taken from, the historic context of the area. I therefore consider this scheme to be contrary to paragraph 130 of the NPPF.

- Appearance: Details and Materials

There is no articulation in the elevations, they therefore appear very flat. It appears that the only attempt to provide any details is by puncturing the elevations with a large number of pastiche windows, the addition of 'fake' windows used to support this flawed elevational approach. Brick would be considered appropriate in this context; however there is no detailing in the design that provides any interest in the elevations. There is no comprehensive approach to the design, details or materials for this development and there is no evidence in the design of any consideration given to the context.

Given the amendments I still consider that this proposal gives little respect to the character of the Church gate conservation area or the neighbouring heritage assets. There is a lack of clear design rationale informed by an assessment of the context and character of the area. The main issues being poor legibility, absence of design details and elevational interest, poor relationship with context and no continuity of existing building rhythm, inappropriate materials and no comprehensive design approach. Leicester City Core Strategy policy 3 states that 'we expect high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment', this proposal, given the above comments does not achieve this, and I therefore consider the design unacceptable.

Please contact me on the above number if you have any queries.

  
Planner (Urban Design)  
Major Developments Team

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 September 2017 12:16  
**To:** planning  
**Subject:** Pre planning advice Plot 4 Church Gate Conversation Area Management Plan  
09/17  
**Attachments:** Churchgate Land Development copy 2.pdf  
**Categories:** [REDACTED]

Hello Planning Office,

I am interested in purchasing a plot (land on the corner of Church Gate and St Peters Lane) but before I do I would like to seek pre planning advice. I have attached a presentation for your consideration.

If you require further information please contact me via this email or mobile [REDACTED]

I look forward to your response.

Many thanks,

[REDACTED]

Church Gate Development (Plot 4)  
(Church Gate Conservation Area)

I have lived in Leicester my entire life and passionate about our city. I would like to keep a traditional look incorporating a modern feel to the area.



Artist's Impression of Church Gate  
Reducing clutter in the highway can enhance the historic character and improve the environment.

Ref Church Gate Conservation Area Management Plan September 2017

Supporting the plan to uplift Church Gate area of Leicester City Centre. I would like to apply for pre planning advice on whether my development plans are acceptable and accordance with the Church Gate Conservation Area Management Plan.

Plot 4, ref page 34 from Church Gate Conservation Area Management Plan September 2017, reaches around joining Church Gate with St Peters Lane. I vision a building similar to that on the prominent corner of our Cultural Quarter being a suitable fit.



Ref Google Street view of Rutland Street, Cultural Quarter

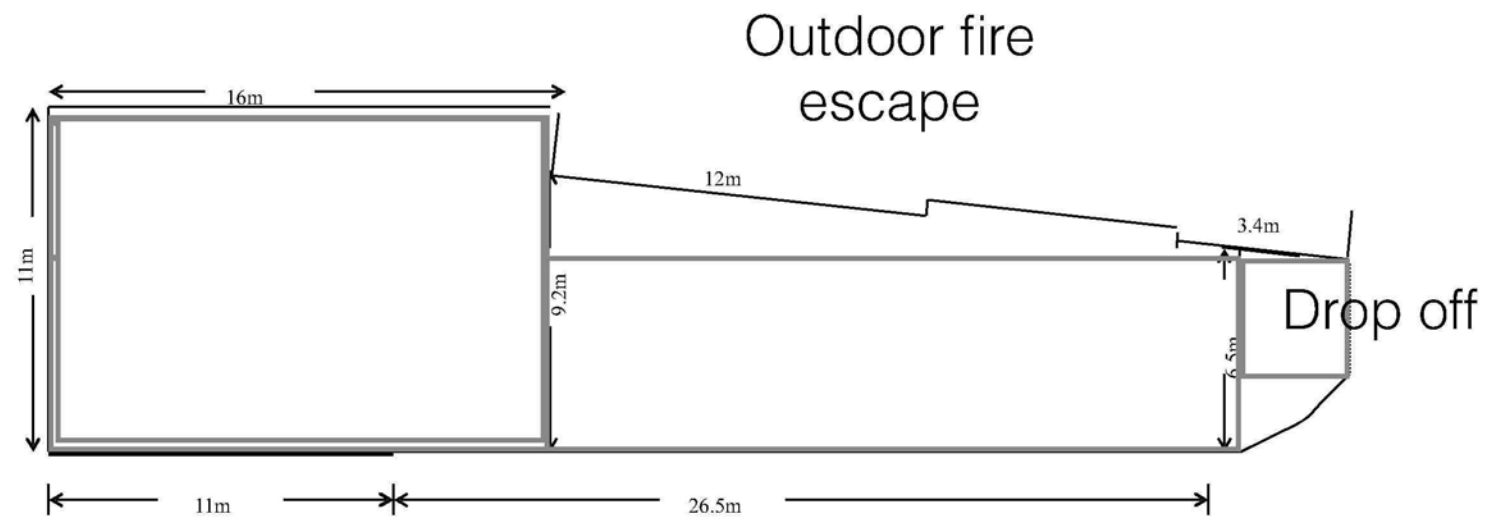


Ref Church Gate Conservation Area Management Plan September 2017



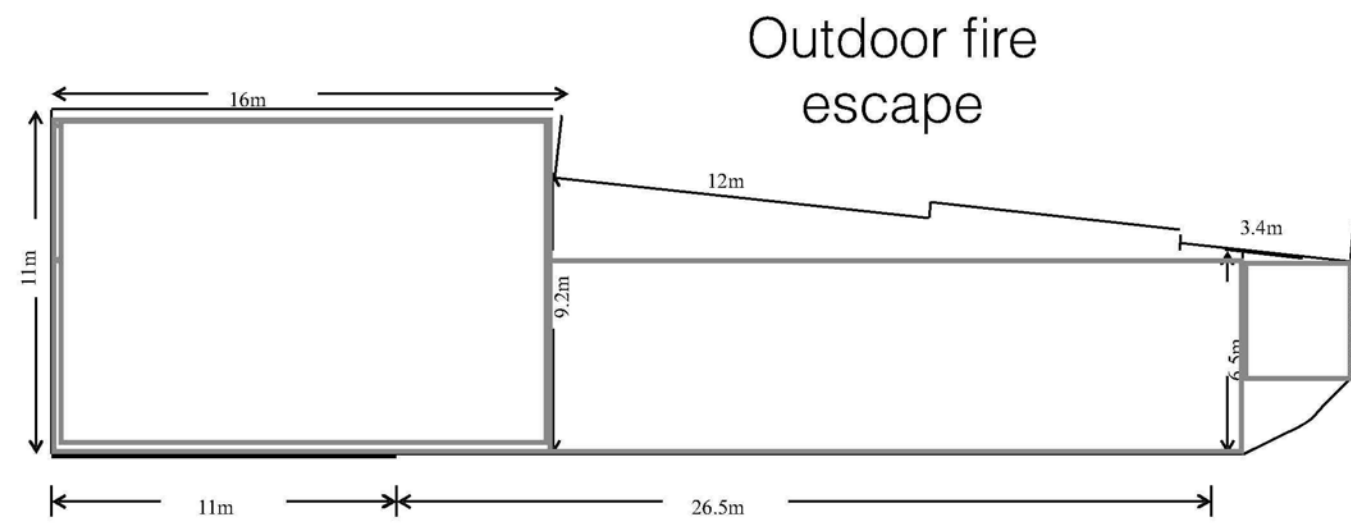
# Outline drawing of Proposal

The proposal would be to allow for a 4 storey building on the plot. Allowing for commercial premises on the ground floor and three floors above to accommodate young professionals.



Area	350 m <sup>2</sup>
Road Frontage	45 m

Parking underground?  
Indoor bar/restaurant



Area                    350 m<sup>2</sup>  
 Road Frontage        45 m

5 room floor 1

5 room floor 2

5 room floor 3