

From: Oliver Smith [<mailto:osmith@rra-arch.com>]
Sent: 19 September 2014 09:16
To: Withers, Simon
Subject: Re: The Chestnuts, The Avenue, Ross On Wye, Herefordshire, HR9 5AW 140635/F

Good Morning Simon,

Don't worry I know you need all of the information to be correct to tick them off.

I think I must of push the 4 instead of 5 for the gate dimension that has been corrected and attached.

I have added two notes onto this plan explaining where the bikes are to be stored and a basement plan showing the bikes in each room.

Will this be sufficient?

Regards

Oliver Smith
BA (Hons) Architecture

RRA Architects Ltd.

Website: <http://www.rra-arch.com>
Hereford: +44 (0)1432 27 87 07
Cheltenham: +44 (0)1242 26 93 74
London: +44 (0) 207 3775458



This message has been sent to you by RRA Architects Ltd. It is sent in confidence for the attention of the addressee only. It may contain privileged information. The contents are not to be disclosed to anyone other than the addressee. Unauthorised recipients are requested to preserve this confidentiality and to advise the sender immediately of any error in transmission.

Any advice contained in this e-mail or any accompanying file attached hereto is for information purposes only. RRA Architects Ltd. do not take any responsibility for differences between the original and the transmission copy or any amendments made thereafter. If the addressee requires RRA to be responsible for the contents of this e-mail, RRA will be pleased to issue a signed hard copy of the document upon request.

From: "Withers, Simon" <SWithers@herefordshire.gov.uk>
Date: Thu, 18 Sep 2014 16:33:09 +0000
To: 'Oliver Smith' <osmith@rra-arch.com>
Conversation: The Chestnuts, The Avenue, Ross On Wye, Herefordshire, HR9 5AW 140635/F
Subject: RE: The Chestnuts, The Avenue, Ross On Wye, Herefordshire, HR9 5AW 140635/F

Sorry to scoem back on this again Oliver but the minimum width of entrance through which the bins would be dragged is 1.115m. Can you amend accordingly.

Regards

Simon

From: Oliver Smith [<mailto:osmith@rra-arch.com>]
Sent: 18 September 2014 14:08
To: Withers, Simon
Cc: D Bullough; Mark Powles
Subject: Re: The Chestnuts, The Avenue, Ross On Wye, Herefordshire, HR9 5AW 140635/F

Good Afternoon Simon,

Attached is the amended Site Plan and Elevations of the Bin store you requested for the above application.

Please let me know if you need any more details to get these conditions approved.

Regards

Oliver Smith
BA (Hons) Architecture

RRA Architects Ltd.

Website: <http://www.rra-arch.com>
Hereford: +44 (0)1432 27 87 07
Cheltenham: +44 (0)1242 26 93 74
London: +44 (0) 207 3775458



This message has been sent to you by RRA Architects Ltd. It is sent in confidence for the attention of the addressee only. It may contain privileged information. The contents are not to be disclosed to anyone other than the addressee. Unauthorised recipients are requested to preserve this confidentiality and to advise the sender immediately of any error in transmission.

Any advice contained in this e-mail or any accompanying file attached hereto is for information purposes only. RRA Architects Ltd. do not take any responsibility for differences between the original and the transmission copy or any amendments made thereafter. If the addressee requires RRA to be responsible for the contents of this e-mail, RRA will be pleased to issue a signed hard copy of the document upon request.

From: "Withers, Simon" <SWithers@herefordshire.gov.uk>
Date: Tue, 16 Sep 2014 15:47:14 +0000

To: 'Oliver Smith' <osmith@rra-arch.com>

Conversation: The Chestnuts, The Avenue, Ross On Wye, Herefordshire, HR9 5AW 140635/F

Subject: RE: The Chestnuts, The Avenue, Ross On Wye, Herefordshire, HR9 5AW 140635/F

Hello Oliver,

The existing gate posts will have to be removed/adapted to give the necessary clearance of 1.115m for the larger bin but the 15 metres distance is fine.

Can you send an amended plan/elevation covering these points and then I hope we can put this one to bed.

Regards

Simon

From: Oliver Smith [<mailto:osmith@rra-arch.com>]

Sent: 16 September 2014 15:27

To: Withers, Simon

Subject: Re: The Chestnuts, The Avenue, Ross On Wye, Herefordshire, HR9 5AW 140635/F

Good Afternoon Simon,

Sorry for the delay I have only just been able to get the dimensions you requested.

The tree would be maintained and the bin store would be constructed similar to the area of car park in the tree protection zone using no dig techniques.

The width of opening to the front gate is 1340mm between stonework. Presently there are 2 old timber posts anchoring the current gate which reduces opening down to 1040mm.

The nearest drop kerb to this gate is approx. 15m away towards the Walford Road near to the proposed new entrance for the apartments.

I hope this helps and please let me know if you require any more information.

Regards

Oliver Smith

BA (Hons) Architecture

RRA Architects Ltd.

Website: <http://www.rra-arch.com>

Hereford: +44 (0)1432 27 87 07

Cheltenham: +44 (0)1242 26 93 74

London: +44 (0) 207 3775458



This message has been sent to you by RRA Architects Ltd. It is sent in confidence for the attention of the addressee only. It may contain privileged information. The contents are not to be disclosed to anyone other than the addressee. Unauthorised recipients are requested

to preserve this confidentiality and to advise the sender immediately of any error in transmission.

Any advice contained in this e-mail or any accompanying file attached hereto is for information purposes only. **RRA Architects Ltd.** do not take any responsibility for differences between the original and the transmission copy or any amendments made thereafter. If the addressee requires RRA to be responsible for the contents of this e-mail, RRA will be pleased to issue a signed hard copy of the document upon request.

From: "Withers, Simon" <SWithers@herefordshire.gov.uk>

Date: Thu, 11 Sep 2014 15:19:54 +0000

To: 'Oliver Smith' <osmith@rra-arch.com>

Conversation: The Chestnuts, The Avenue, Ross On Wye, Herefordshire, HR9 5AW 140635/F

Subject: RE: The Chestnuts, The Avenue, Ross On Wye, Herefordshire, HR9 5AW 140635/F

Good afternoon Oliver,

I am drawn to the idea of tucking the store behind the higher section of wall.

I can also advise that there is no need for a lid on the bin store itself although experience suggests that this may be a good idea if the store is under trees since bird mess and leaf matter on the bins themselves can deter residents from using them.

Looking at the proposed new location it does seem to be close to trees that I understood would be retained. Can you advise on this point and also provide further clarification on the width of the pedestrian gate (need to ensure that a large bin can be pulled through it and also the proximity of the nearest dropped kerb where crews will be able to load onto lorries.

Regards

Simon Withers

Development Manager | Development Management
Economy, Environment and Corporate Services | Places and Communities

Personal Contact Details:

Tel 01432 260612

@ swithers@herefordshire.gov.uk <<mailto:swithers@herefordshire.gov.uk>>

From: Oliver Smith [<mailto:osmith@rra-arch.com>]

Sent: 11 September 2014 10:28

To: Withers, Simon

Subject: The Chestnuts, The Avenue, Ross On Wye, Herefordshire, HR9 5AW 140635/F

Good morning Simon,

I'm just checking to see if you received my email yesterday with the screen shot of the proposed bin store location?

Do we have to have a lid on this now we are using two communal bins?

If we don't we can just bring up the walls of the bins store to just under the height of the existing stone wall, therefore you would not see it from the roadside.

Regards

Oliver Smith

BA (Hons) Architecture

RRA Architects Ltd.

Website: <http://www.rra-arch.com>

Hereford: +44 (0)1432 27 87 07

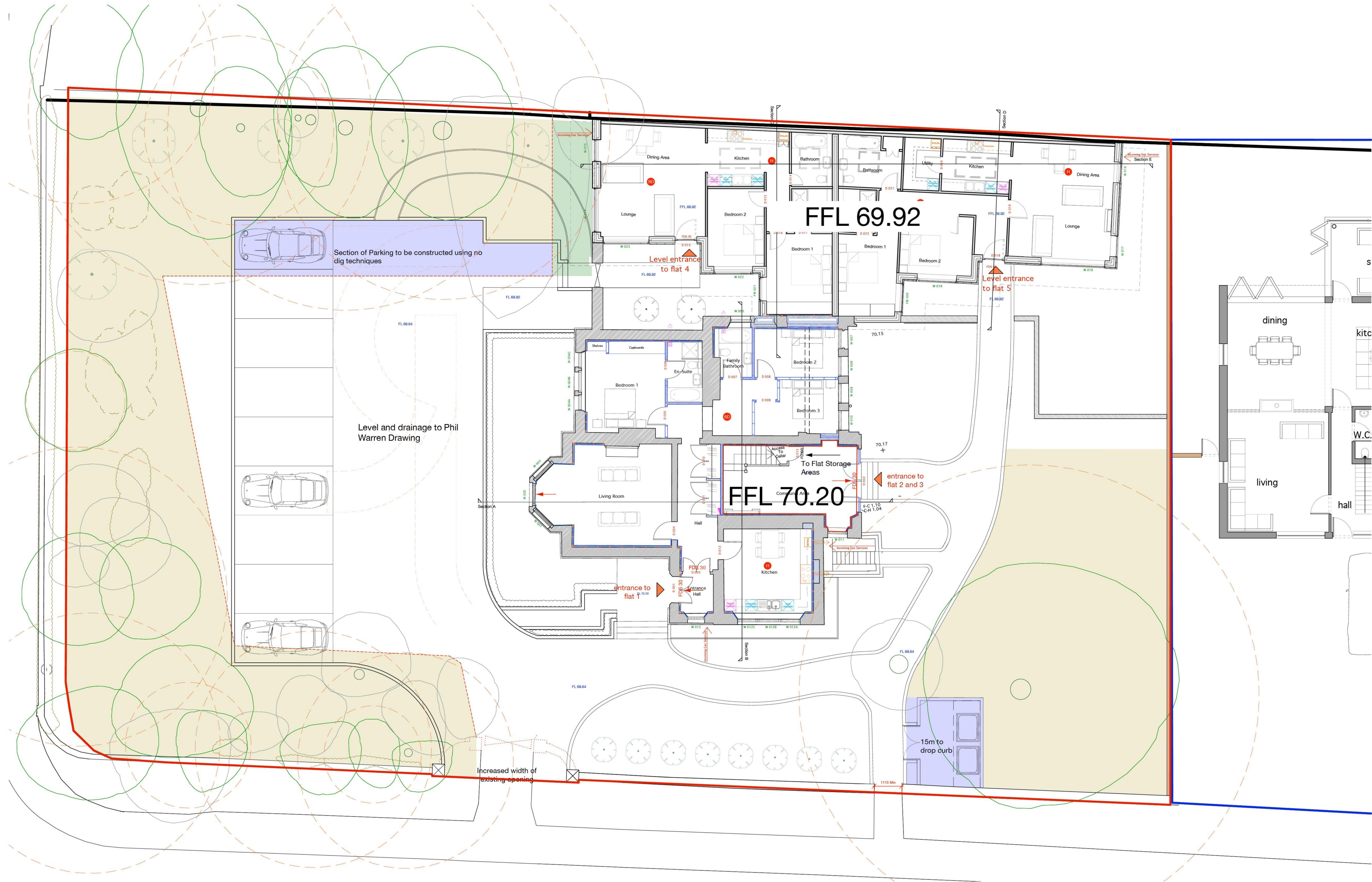
Cheltenham: +44 (0)1242 26 93 74

London: +44 (0) 207 3775458



This message has been sent to you by **RRA Architects Ltd.** It is sent in confidence for the attention of the addressee only. It may contain privileged information. The contents are not to be disclosed to anyone other than the addressee. Unauthorised recipients are requested to preserve this confidentiality and to advise the sender immediately of any error in transmission.

Any advice contained in this e-mail or any accompanying file attached hereto is for information purposes only. **RRA Architects Ltd.** do not take any responsibility for differences between the original and the transmission copy or any amendments made thereafter. If the addressee requires RRA to be responsible for the contents of this e-mail, RRA will be pleased to issue a signed hard copy of the document upon request.



- Root Protection Zones
- No dig construction zones
- Privet hedge to be retained
- New tree to be planted
- Trees to be removed
- Trees to be retained
- Root protection area
- Ownership Boundary
- Site Boundary

Note: please refer to Phil Warrens Schematic Drainage Design Drawing Number 14.03.03 - 02A for the drainage scheme.

Please refer to Mackley Davies Associates Ltd Site Management Plan & Landscape Proposal for the Soft Landscape scheme

Please read this document in relation with Jerry Ross Tree Impact Plan & Tree Protection Barriers prior to works commence and report to CA with any indiscrepancies.

Bikes to be stored in Flat Storage in Main House Basement


Proposed SiteBlock Plan

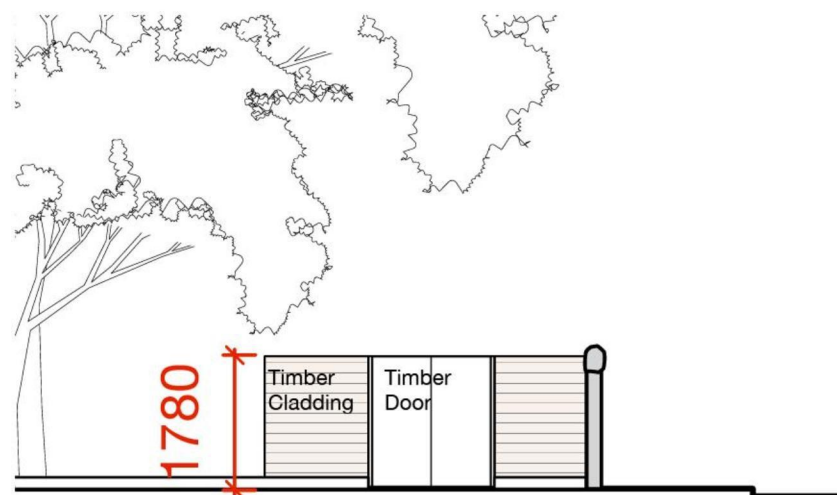
<div>General Notes</div> <div><div>1.</div><div>Do not scale off this drawing.</div></div> <div><div>2.</div><div>Any discrepancies to be referred to the Architect.</div></div> <div><div>3.</div><div>This drawing is to be read in conjunction with all relevant Specifications and other drawings issued by the Architect, Structural Engineer and other Specialists.</div></div> <div><div>4.</div><div>This drawing is copyright and is not to be reproduced.</div></div>	<div>North Point</div> <div></div>	<div>Revision</div> <div>Date</div> <div>Details of revision</div>	<div>Client</div> <div>BALIMARK LTD</div>	<div>Project</div> <div>2092, Chestnuts Main House, Ross-on-Wye</div>	<div>Drawing Title</div> <div>Proposed Site Block Plan</div>	<div>Status</div> <div>Planning</div>	<div>Date</div> <div>April 2014</div>	<div>Drawn By</div> <div>ORS</div>	<div>Scale</div> <div>1:100 @ A1</div>	<div>Dwg_No</div> <div>2092/01 (2) 201</div>	<div>Revision</div> <div>-</div>	<div>Hereford</div> <div>T 01432 278707</div> <div>F 01432 266339</div> <div>E hereford@rra-arch.com</div> <div>Packers House</div> <div>25 West Street</div> <div>Hereford HR4 0BX</div> <div>London</div> <div>T/F 0207 377 5458</div> <div>E london@rra-arch.com</div> <div>26 Fournier Street</div> <div>London E1 6QE</div>



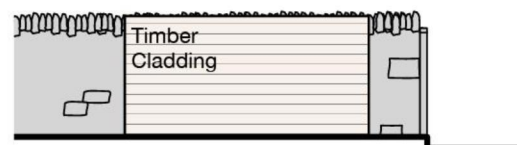


Main House Basement Floor General Arrangement & Drainage

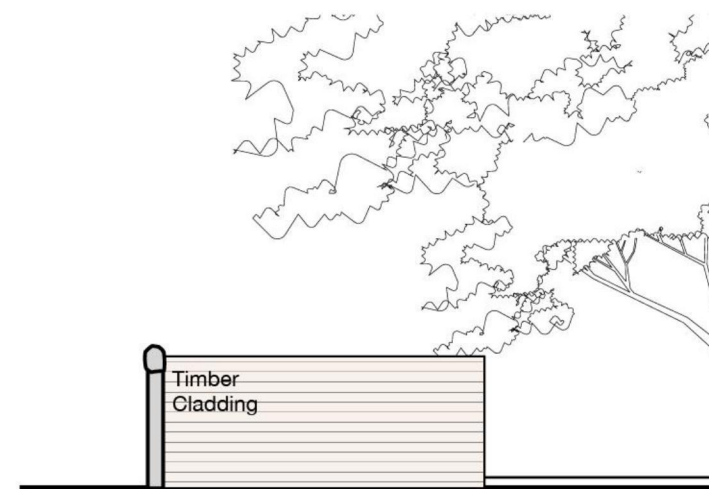
General Notes 1. Do not scale off this drawing. 2. Any discrepancies to be referred to the Architect. 3. This drawing is to be read in conjunction with all relevant Specifications and other drawings issued by the Architect, Structural Engineer and other Specialists. 4. This drawing is copyright and is not to be reproduced.	<div>North Point</div> 	Revision	Date	Details of revision	Client BALIMARK LTD Project 2092, Chestnuts Main House, Ross-on-Wye Drawing Title Proposed Main House Basement Floor General Arrangement & Drainage	<table><tr><td>Status</td><td>Planning</td><td>Date</td><td>April 2014</td><td>Drawn By</td><td>ORS</td></tr><tr><td>Scale</td><td>1:50 @ A1</td><td>Dwg. No.</td><td>2092/01 (4) 203</td><td>Revision</td><td>-</td></tr></table>		Status	Planning	Date	April 2014	Drawn By	ORS	Scale	1:50 @ A1	Dwg. No.	2092/01 (4) 203	Revision	-
		Status	Planning	Date				April 2014	Drawn By	ORS									
		Scale	1:50 @ A1	Dwg. No.				2092/01 (4) 203	Revision	-									
						<div>Hereford</div> <div>T 01432 278707</div> <div>F 01432 266339</div> <div>E hereford@rra-arch.com</div> <div>Packers House</div> <div>25 West Street</div> <div>Hereford HR4 0BX</div> <div>London</div> <div>T/F 0207 377 5458</div> <div>E london@rra-arch.com</div> <div>26 Fournier Street</div> <div>London E1 6QE</div> <div>www.rra-arch.com</div> <div></div>													



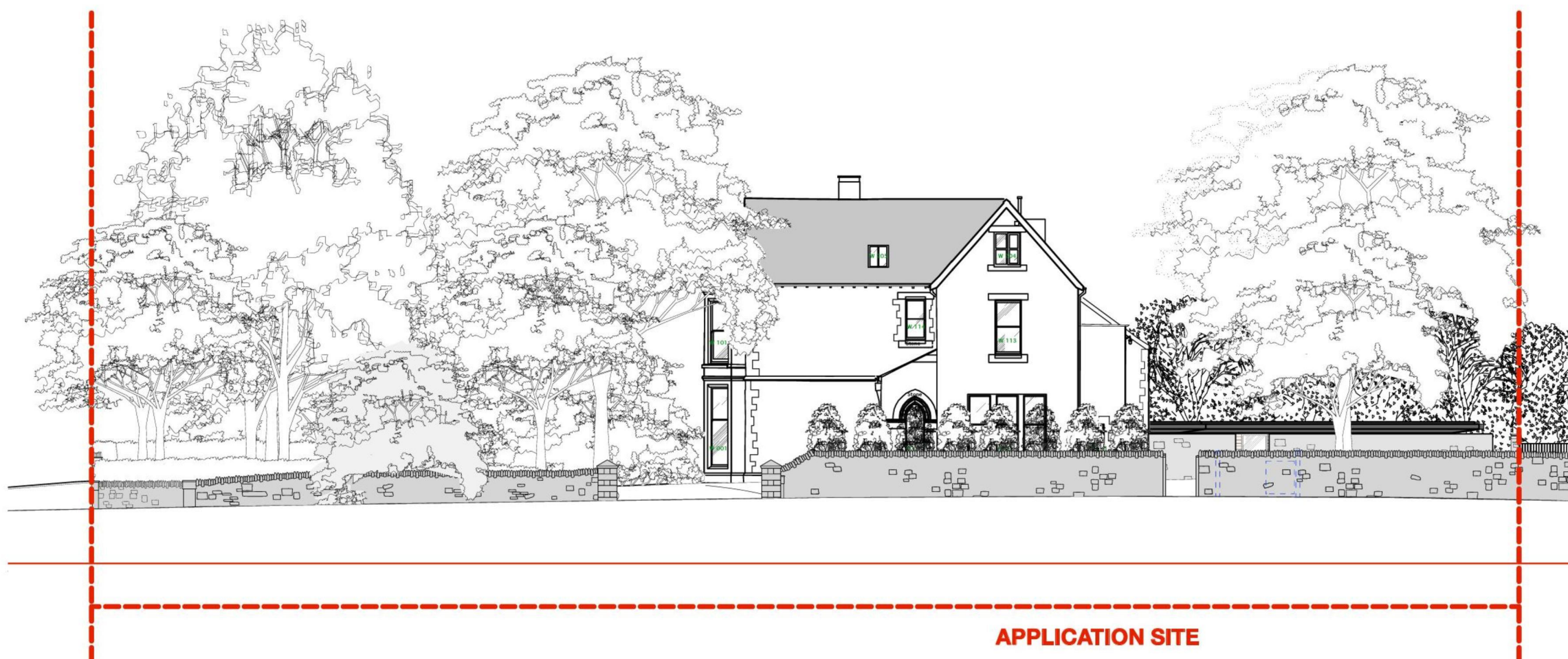
1 **West Elevation**
1:50 @ A3



2 **North Elevation**
1:50 @ A3



3 **East Elevation**
1:50 @ A3



4 **Proposed Street View**
1:200 @ A3

General Notes 1. Do not scale off this drawing. 2. Any discrepancies to be referred to the Architect. 3. This drawing is to be read in conjunction with all relevant Specifications and other drawings issued by the Architect, Structural Engineer and other Specialists. 4. This drawing is copyright and is not to be reproduced.	North Point	Revision	Date	Details of revision	Client BALIMARK LTD Project 2092, Chestnuts Main House, Ross-on-Wye Drawing Title Proposed Bin Store Elevations	Status Planning Date July 2014 Drawn By ORS Scale - Dwg No 2092/01 (9) 905 Revision -		
						Hereford T 01432 278707 F 01432 266339 E hereford@rra-arch.com Packers House 25 West Street Hereford HR4 0BX London T/F 0207 377 5458 E london@rra-arch.com 26 Fournier Street London E1 6QE		
						