

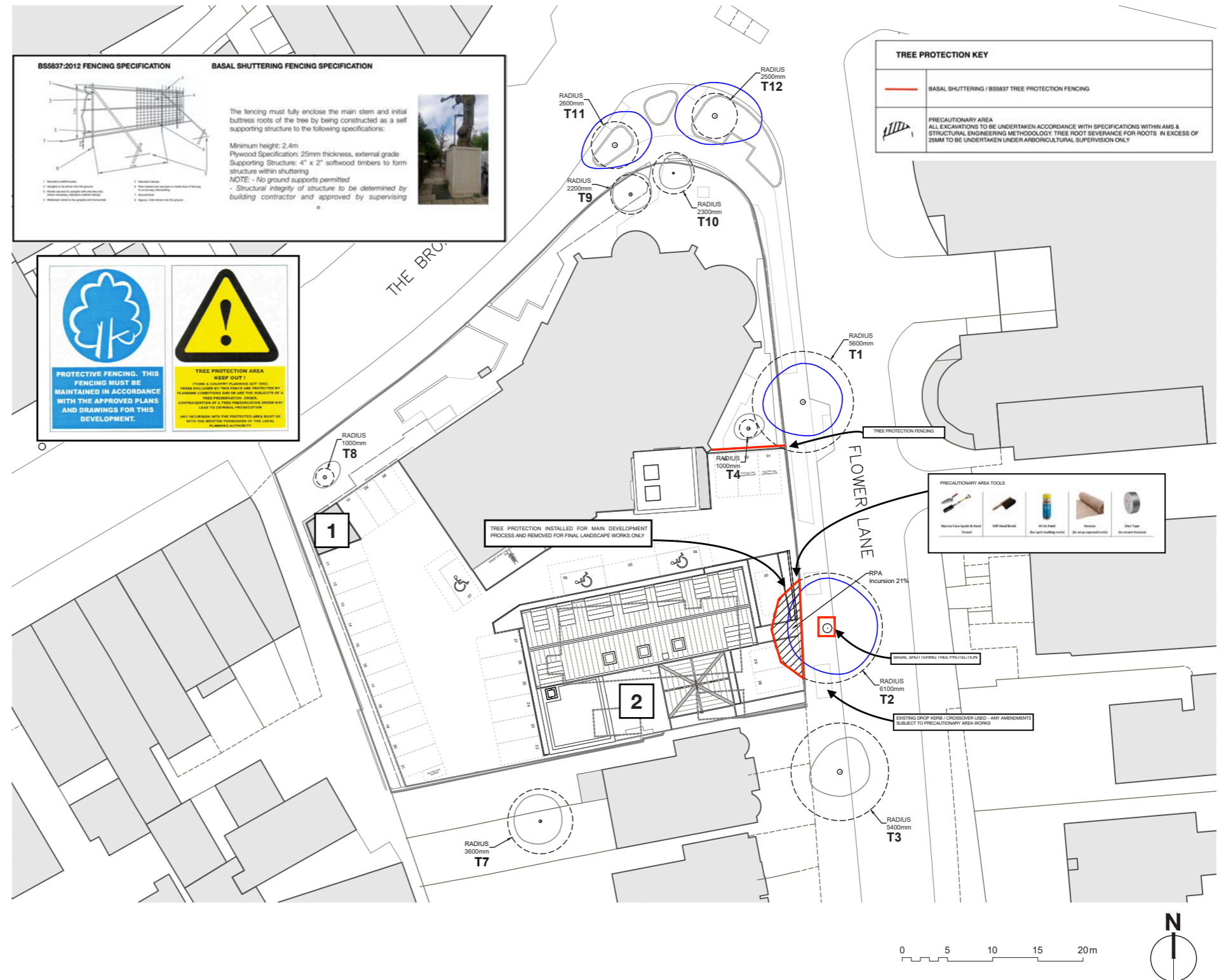
5.5 TREES

ARBORICULTURAL IMPACT

As described in the accompanying Arboricultural Impact Assessment the proposals have limited impact on surrounding trees. All building are outside of RPA's with only very limited excavation within RPA's required for landscaping.

Throughout the construction period all recommendations highlighted in the report will be adhered to by the appointed contractor.

The proposals provide the opportunity to include additional trees on site in locations 1 and 2 highlighted.



1 - Opportunity for mature fruit tree at site boundary



2 - Opportunity for ornamental flowering tree within courtyard

6.1 ACCESSIBILITY (PART M)

STRATEGIC OVERVIEW

The proposal is designed to comply with Part M4(2) of the Building Regulations.

Level access to the ground floor of the Presbytery building is provided via the east entrance from Flower Lane. Level access is also provided to the central courtyard via both the south door and side gate.

A lift provides level access to all floors of the building.

All bathrooms are designed to comply with Part M4(2) of the Building Regulations.

All doors and associated circulation zones are positioned in line with the requirements of Part M4(2) of the Building Regulations.

6.2 TRANSPORT & CYCLE STRATEGY

CAR PARKING

	Existing	Proposed	
Church general:	32	23	●
Presbytery Residents:	2	2	●
Church accessible:	0	3	●
Church Electric:	0	2	●
Total:	34	30	

CYCLE PARKING

	Existing	Proposed	
Short stay:	0	8	○
Long stay:	0	6	○
Total:	0	14	



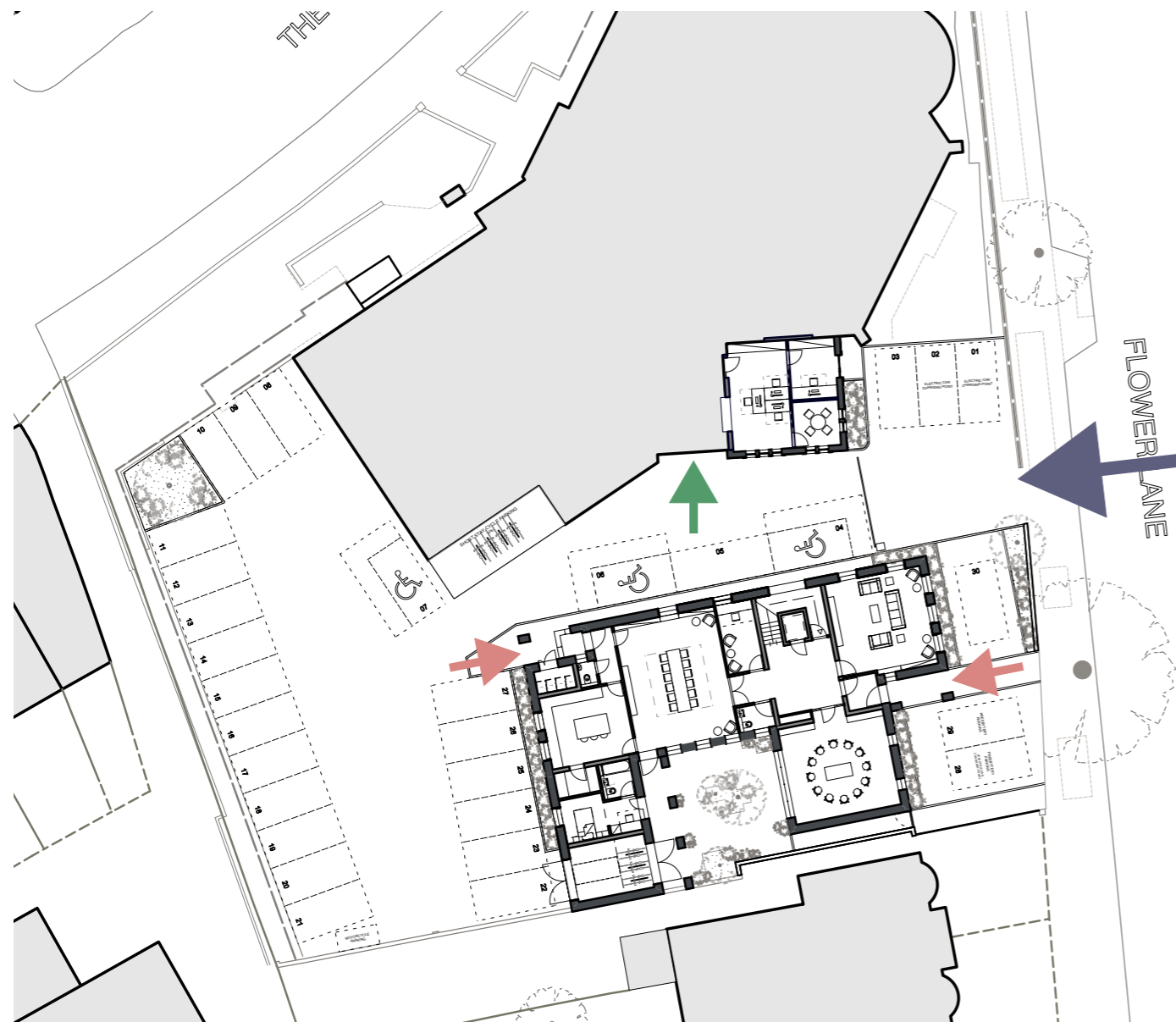
Parking allocations

6.3 SITE ACCESS

STRATEGIC OVERVIEW

Vehicle access remains as existing with a control barrier set back within the site. Access to Presbytery parking directly from Flower Lane remains as existing. All existing crossovers remain in place.

The pedestrian access for the church remains as existing. There are two pedestrian access points to the Presbytery one to the east accessed from Flower Lane and one to the west accessed from the car park. In addition, a pedestrian gate is provided for courtyard access to the south of the Oratory.



● Vehicle ● Church ● Presbytery

6.4 SERVICING STRATEGY

STRATEGIC OVERVIEW

The servicing strategy for the site remains as existing with servicing taking place directly on Flower Lane. The improved parking layout provides the opportunity for deliveries to take place on site if required as a turning head is now provided.

There is no change to the existing church refuse arrangements. The Presbytery will have a separate internal store for waste and recycling. As existing, refuse will be moved by the applicant from the refuse store to the Presbytery driveway for on street collection. Once collected the emptied bins will be returned to the store by the applicant.



Large vehicle entry (top) and egress (bottom)



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