

5. Submitted Application Documents

5.1. The following documents formed the formal application pack that was submitted to the LPA on 27 May 2016:

Drawings (Existing)

- JCA-RR-EX-001 Location Plan
- JCA-RR-EX-002 Site Plan
- JCA-RR-EX-003 Site Plan
- JCA-RR-EX-004A Existing Surrounding Front Elevation
- JCA-RR-EX-004B Existing Surrounding Front Elevation
- JCA-RR-EX-005 Existing Surrounding Rear Elevation
- JCA-RR-EX-011 Existing ground floor plan
- JCA-RR-EX-012 Existing first floor plan
- JCA-RR-EX-013 Existing second floor plan
- JCA-RR-EX-014 Existing third floor plan
- JCA-RR-EX-019 Existing roof plan
- JCA-RR-EX-020 Existing front elevation
- JCA-RR-EX-021 Existing rear elevation
- JCA-RR-EX-022 Existing side elevation (north west)
- JCA-RR-EX-023 Existing side elevation (south east)
- JCA-RR-EX-030 Existing section AA
- JCA-RR-EX-031 Existing section BB

Drawings (Demolition)

- JCA-RR-DEMO-071 Demolition ground floor plan
- JCA-RR-DEMO-072 Demolition first floor plan
- JCA-RR-DEMO-073 Demolition second floor plan
- JCA-RR-DEMO-074 Demolition third floor plan
- JCA-RR-DEMO-079 Demolition roof plan
- JCA-RR-EX-080 Demolition front elevation
- JCA-RR-EX-081 Demolition rear elevation
- JCA-RR-EX-082 Demolition side elevation (north west)
- JCA-RR-DEMO-083 Demolition side elevation (south east)

Drawings (Proposed) *(nb. There are coloured and non-coloured versions of some drawings with the same reference number)*

- JCA-RR-PR-001 Location Plan
- JCA-RR-PR-002 Proposed Site Plan
- JCA-RR-PR-002 Proposed Site Plan
- JCA-RR-PR-003 Proposed Site Plan
- JCA-RR-PR-003 Proposed Site Plan
- JCA-RR-PR-004A Proposed Surrounding Front Elevation
- JCA-RR-PR-004A Proposed Surrounding Front Elevation
- JCA-RR-PR-004B Proposed Surrounding Front Elevation
- JCA-RR-PR-005 Proposed Surrounding Rear Elevation
- JCA-RR-PR-005 Proposed Surrounding Rear Elevation
- JCA-RR-PR-006 Proposed Side Elevations

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- JCA-RR-PR-006 Proposed Side Elevations
- JCA-RR-PR-007 Proposed Section AA
- JCA-RR-PR-008 Proposed Section AA
- JCA-RR-PR-010 Proposed lower ground floor plan
- JCA-RR-PR-011 Proposed ground floor plan
- JCA-RR-PR-012 Proposed first ground floor plan
- JCA-RR-PR-013 Proposed second ground floor plan
- JCA-RR-PR-014 Proposed third ground floor plan
- JCA-RR-PR-015 Proposed fourth ground floor plan
- JCA-RR-PR-019 Proposed roof plan
- JCA-RR-PR-020A Proposed front elevation
- JCA-RR-PR-020A Proposed front elevation
- JCA-RR-PR-020B Proposed front elevation
- JCA-RR-PR-020B Proposed front elevation
- JCA-RR-PR-021 Proposed rear elevation
- JCA-RR-PR-021 Proposed rear elevation
- JCA-RR-PR-022 Proposed side elevation (north west)
- JCA-RR-PR-022 Proposed side elevation (north west)
- JCA-RR-PR-023 Proposed side elevation (south east)
- JCA-RR-PR-023 Proposed side elevation (south east)
- JCA-RR-PR-030 Proposed Section AA
- JCA-RR-PR-031 Proposed Section BB
- JCA-RR-PR-032 Proposed Section CC
- JCA-RR-PR-033 Proposed Section DD

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- JCA-RR-PR-034 Proposed Section EE
- JCA-RR-PR-040 Bay 1 detail
- JCA-RR-PR-041 Bay 2 detail
- JCA-RR-PR-050 Perspective View of Front
- JCA-RR-PR-051 Perspective View of Rear
- JCA-RR-PR-052 Perspective View from Redington Road

Supporting Documents and Reports

- Covering Letter (27 May 2016), prepared by Savills;
- Statutory Application Forms and Necessary Certificates;
- Community Infrastructure Levy Additional Information Form (27 May 2016);
- Design and Access Statement (May 2016), prepared by Jo Cowen Architects;
- Heritage Statement (May 2016), prepared by KM Heritage;
- Planning Statement (May 2016), prepared by Savills;
- Landscape Design Statement (19 April 2016), prepared by Bowles & Wyer;
- Daylight, Sunlight & Overshadowing Report (18 April 2016), prepared by Syntegra;
- Internal Daylight Analysis Report Rev B (May 2016), prepared by Syntegra;
- Energy and Sustainability Statement (May 2016), prepared by Syntegra;
- Noise Impact Assessment Report (November 2015), prepared by Syntegra;
- Arboricultural Impact Assessment Report (13 May 2016), prepared by Landmark Trees;
- Transport Statement (April 2016), prepared by TTP Consulting;
- Surface Water Drainage Pro-Forma for New Developments (22 April 2016), completed by Mott MacDonald; and
- Surface Water Drainage Calculations (22 April 2016), prepared by Mott MacDonald.

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Please note, the Basement Impact Assessment (BIA) that was noted within the original covering letter dated 23 May 2016 was superseded before validation at the request of the LPA. As such, the first BIA did not form part of the validation application and as such has not been submitted as part of this Appeal.

5.2. Subsequently, the following additional information was submitted prior to the formal validation of the application on 28 July 2016:

- Basement Impact Assessment (Revision E, July 2016), prepared by Mott MacDonald;
- Bat Emergence / Re-Entry Survey and Bird Scoping Report (July 2016), prepared by Greengage; and
- Noise Impact Assessment – Car Lift Compliance Report (Revision A, July 2016), prepared by Syntegra.

5.3. Following formal validation and as part of ongoing discussion with the LPA's planning officers the following further reports were also submitted during the life of the Application:

- Reptile Survey Report (October 2016), prepared by Greengage;
- Sketch Plan of Existing and Proposed Vehicular Crossovers;
- Amended Proposed Lower Ground Floor Plan Ref: JCA-RR-PR-010 Rev PP4B, submitted to clarify cycle storage capacity;
- Additional Letter dated 10 October 2016 from Mott MacDonald in response to the Basement Impact Assessment Audit, prepared by Campbell Reith on behalf of the LPA (Revision D1, September 2016); and
- Indicative Construction Timeframe.

5.4. For completeness, a copy of the Basement Impact Assessment Audit, prepared by Campbell Reith on behalf of the LPA (Revision D1, September 2016) is also included for reference although this is not one of the Appellant's submitted documents.