

Kiln Place Meet The Contractor Feedback Questions

Planning / Design

	Questions	Responses
1	End Wall of Unit 1.1	
1a	A taller building at the Oak Village end of site one leaves Oak Villagers and those who walk down the road looking at a high brick wall uncharacteristic of the area. We were promised that the design detail would soften this. What is planned?	Contractors proposals which will show more detail on the wall will be produced. Once we have this we will consult with the residents particularly residents of Oak Village
1b	Can I see an elevation plan of the building height of 1:1 as I am not clear how high it is	Yes details of the elevation plans will be provided in the Contractors proposals. We will ensure that this has the height of unit 1.1
1c	Please send me the elevations for unit 1.1 on face to Oak Village including house, boundary wall & including relationship to existing Kiln Place flats & Oak Village houses? No visuals available. Demonstrate how the wall interacts with both the street & the housing association land. Note comment on board 4: "The scale and massing of the proposed buildings have been sensitively considered to ensure there are no adverse impacts on the adjacent existing dwellings"	Contractors proposals which will show more detail on the wall will be produced. Once we have this we will consult with the residents particularly residents of Oak Village who are concerned about the visual effect of the flank wall.
1d	Discrepancy between boards 3 - Unit 1.1 is 4 storeys tall & board 4 - 1 & 3 stories high	The discrepancy was discussed and confirmed that unit 1.1 is 4 storeys tall.
2	Access Routes	
2a	Confirmation of level access into rear of block 117-165 for new pedestrian route.	Confirmed to residents that there will be level access in to rear of block 117-165
2b	Any security provision through site or new routes?	Individual Blocks will retain their door entry system throughout the duration of the development and once completed this will remain on the existing block Security has been an issue in the design and development of the project. The security on the site is to be constantly monitored. The new units have been designed to

		meet Secured by Design certification and we are discussing security on an ongoing basis with residents through community events and the TRA
2c	Safe pedestrian routes from front of block 117-165	Confirmed to residents that there will be safe pedestrian routes from front of block 117-165
3	Landscaping	
3a	Any landscaping to central grass area proposed?	Not clear which area this refers to. We will provide a more detailed landscaping plan which will be brought back to residents for consultation.
4	Balconies	
4a	Metal vent cover below my balcony needs to be removed as part of the re-development. As part of the re-development could my small balcony be replaced with something bigger	This request is in the process of being considered. Including any impact on planning and cost to the overall project
5	Traffic	
5a	Area over-parked, please ensure subcontractors use public transport or depart immediately after delivery	Yes this will happen. The Traffic Management Plan within the CMP reflects these views
5b	Please be careful about vehicle and cycle traffic on corner of 1 Oak Village. Lots of kids on bikes fly around the corner and cars get damaged by lorries.	Yes Traffic will be managed along Oak Village. Construction traffic will come down Oak Village and directly on to the site. They will not drive on to Lamble Street. The methodology can be found in the Traffic Management Plan
5c	Any parking closures to on-road bays on Oak Village?	There are no closures to on-road bays on Oak Village. Access to site will come from East of Mansfield Road through Oak Village and directly on to Kiln Place. This has been reflected in the Traffic Management Plan
5d	I'd like to register a concern with parking and access through 'East' Oak Village. There is considerable pedestrian passage across Oak Village at the corner of Lamble Street and very little space for two-way traffic negotiating the corner due to parking on both sides of the street. Please consider applying to suspend at least one parking bay on east Oak Village (ideally south-eastern bay).	There are no closures to on-road bays on Oak Village. Access to site will come from East of Mansfield Road through Oak Village and directly on to Kiln Place. This has been reflected in the Traffic Management Plan

5e I have concerns about the traffic impact of unit 1.1 - it's location on an already tight corner. Once the building is complete could the Council consider signage on Gordon House Road to warn traffic of low bridge. Worse problem occurs when traffic trying to find alternative route to bridge gets stuck on corner.

Yes Additional Signage will be considered on Gordon House Road to warn traffic of low bridge. Updates will be provided through consultation with residents.

6 Local Lettings

6a Can I be rehoused on the estate as part of the LLP?

You will need to completed an on line application in order that any offer can be made. All applications will be considered under the Local Lettings Policy. A copy of the Local Lettings Plan to be forwarded to interested residents on the estate who will be notified through consultation events and newsletters.

6b I am interested in units 5.3 and 6 because I have a chronic condition and have difficulty now with all the stairs at my flat and would love to still live here.

You will need to completed an on line application in order that any offer can be made. All applications will be considered under the Local Lettings Policy. A copy of the Local Lettings Plan to be forwarded to interested residents on the estate who will be notified through consultation events and newsletters.