

## Alternative Compliant Options

We've identified three potential alternative designs which would enable the scheme to to:

- meet LFB requirements for access;
- comply with the CEMP; and
- avoid ongoing long term difficulties of access for all residents of Townsend Yard post construction.

These are set out below.

### Option A

A one bed house of only 76.9sqm house as proposed is very uneconomic to build, because of the space taken up by the staircase on both floors. If this unit were omitted and the other units moved northwards by approx. 1m, a solution like this could be achieved.



This solution retains all the 2 bed 4p houses (B) and the 3 bed 5p houses (A) and provides fire access to the cottage. The lime trees can be retained if regularly pollarded. The existing garages adjacent to the cottage can be converted or rebuilt as secure bike and bin stores for the development, thus freeing up amenity space in the rear gardens of each unit, adding value back in. The turning head is still slightly small with the tracking lines for a fire pump ladder appliance touching the fence and bollards in the street. Depending on a more detailed

review of the trees in the adjoining woodland to the north, it might be possible to move the terrace by more than one metre.

Omitting just this one small house could give the LFB the access they require, and have a minimal impact on the developer's profitability.

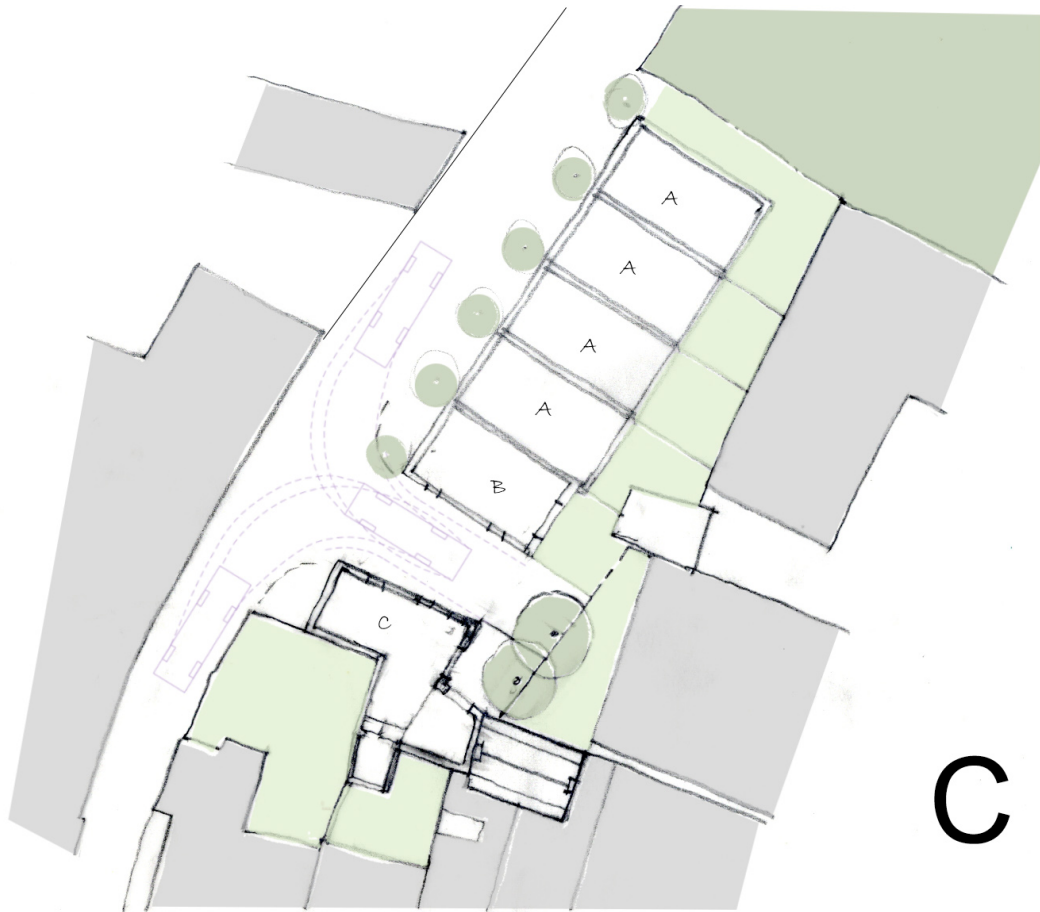
### Option B

If a further house is omitted, as in option B below, then every vehicle will be able to turn without difficulty during and post construction. There is the potential for an attractively landscaped area which makes the most of the views and setting of Shepherds Cottage.



### Option C

The final option C below, replaces the one bed unit as a single storey unit (C), up to the height of the garages, with a compliant footprint of over 52sqm. The turning head works better than in option A above.



***The scheme cannot be built because of the lack of a workable turning head and lack of access for the fire brigade to Shepherds Cottage but there are other good options to consider.***