

# COUNCIL

14 November 2016

## 2016/0872/FUL - PROPOSED EXTENSION TO OAKHAM LIBRARY ITEM REFERRED FROM DEVELOPMENT CONTROL AND LICENSING COMMITTEE

### Report of the Director for Places (Environment, Planning and Transport)

Strategic Aims:	Sustainable Growth	
Exempt Information	No	
Cabinet Member Responsible:	Councillor Terry King, Portfolio Holder for Finance and Development	
Contact Officer(s):	Dave Brown, Director for Places (Environment and Transport)	Tel: 01572 758461 dbrown@rutland.gov.uk
	Gary Pullan, Development Control Manager	Tel: 01572 720950 gpullan@rutland.gov.uk
Ward Councillors	Mr T Mathias and Mr B Callaghan	

### DECISION RECOMMENDATIONS

The Council approves the planning application 2016/0872/FUL in accordance with the recommendation and conditions set out in the original report to the Development Control and Licensing Committee.

#### 1. PURPOSE OF THE REPORT

- 1.1. At the meeting of the Development Control and Licensing Committee (DCL) on 25 October, members resolved to refuse planning permission for the extension of the Oakham Public Library to form a Children's Centre. In accordance with the Council's constitution, that decision has been referred to Council by 4 members of the Committee. The purpose of this report is to expand on the issues that were put forward as reasons for refusal and to seek Council approval for the planning application.
- 1.2. The report to the DCL is attached at Appendix 1.

## **2. BACKGROUND AND MAIN CONSIDERATIONS**

- 2.1. Members resolved to refuse planning permission for 3 main reasons based on the following:
- Design
  - Impact on the character and appearance of the Conservation Area and;
  - Safety of children crossing the local roads to access the building.
- 2.2. Officers did not consider that these were issues that would merit a refusal of planning permission, for the reasons set out in the original report. Further comments on these 3 reasons is set out below.

## **3. DESIGN AND IMPACT ON CONSERVATION AREA**

- 3.1. The design includes a parapet roof, to match that on the existing building with a flat roof hidden at a lower level behind it. Members of DCL were concerned about a flat roof in the Conservation Area but this would not be seen, and would be exactly the same as in the case of the existing building. The rooflights would not be seen beyond the parapet. Over two thirds of the existing library roof is flat but similarly hidden from view.
- 3.2. Vertical cedar timber cladding has been chosen for the exterior material due to the difficulties in matching the brick on the main building. This would complement the timber cladding found above the windows on the existing building, whilst the design and proportions of the new fenestration would reflect that on the main Library.
- 3.3. The extension would be set back 0.5m from the front façade of the Library facing Catmos Street. The articulation between the Library and the extension is dealt with by a glazed entrance way, providing a clear break between the timber cladding and the brickwork on this main façade. The carriageway and footpath to Catmos Street runs at an angle to the façade of the Library such that at the point that the extension meets the existing building, it is approximately 11m back from the rear of the footpath. At the southern end it is approximately 20m back and set behind the maturing tree screen. On that basis the extension would not be prominent within the street scene.
- 3.4. From further south, the extension is largely screened from view by both the tree screen and the stone/mud wall which separates the site from the open space on the corner of Stamford Road.
- 3.5. The external layout has changed slightly since the meeting of DCL and the revised details are now included in the Appendix to the original report. The 2 parking spaces have been removed as have the wall and gates alongside the play area. It is now proposed to have gates at the entrance to enclose the rear of the site completely from Bull Lane. The highway authority has no objections to the amendment.

#### 4. CONSERVATION ADVISORS SPECIFIC COMMENTS

- The application proposes an extension to Oakham library, a late 20th century building occupying a prominent position within the Oakham Conservation Area on the north side of Catmos Street. It is a single-storey building constructed primarily of brick and has a distinctive, lead-covered, pyramidal roof.
- On the opposite, south side of Catmos Street there are three listed buildings whose setting could potentially be impacted upon by the proposed development, No.16 (Grade II), the Former Judges Lodgings (Grade II\* ) and 4 Catmos Street (Grade II).
- It is proposed to add an extension on to the eastern side of the existing building, on an area currently given over to vehicle parking and grass. This area is enclosed on its eastern and northern sides by 1.8 - 2.0m high walls but is open on the southern, street frontage side. The extension would have a flat roof and be externally clad with vertical timber boarding. The windows, with powder-coated aluminium frames, would have a vertical emphasis, similar to the library, which is a welcome feature of the design and the overall height is the same as the flat roof sections of the existing building.
- The proposal to enclose the gap between the eastern boundary wall and proposed extension is also welcome, subject to confirmation of materials, as it will conceal from general view the activities to the rear.
- Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities, when exercising their planning functions in respect of development in Conservation Areas to have regard to the desirability of preserving the character and appearance of the designated area. It is questionable whether the proposed development will preserve the character and appearance of this part of the Conservation Area. However, whilst there will be a degree of harm, it will be less than substantial and in such cases the NPPF requires that the harm is weighed against any public benefits arising from the facilities to be provided. Whether the benefits in this instance are significant enough to outweigh the harm is a decision for others.
- I would suggest that better visuals are sought to illustrate how the proposed external finishes will sit with those of the existing library. I also suggest that a large scale representative section be provided to better confirm the detailing of the external walls, which is somewhat uncertain at present, particularly insofar as the roof parapet and plinth are concerned.
- I note that the building will include rooflights to provide daylight to the central part of the building. It is possible that these would be visible above the shallow parapet. Perhaps details could be provided to confirm whether or not they will be visible and, if so, by how much and what will they look like?
- One final suggestion, the main entrance might be better defined by say the inclusion of a lead-capped pediment above the glazed doors with the tympanum, the triangular space below, used for lettering.

- Whilst I appreciate that there are tight financial constraints involved with this project, I question the appropriateness of timber cladding for such a sensitive location as it is not a typical local material. However, if the building is to be clad in timber it will be necessary to ensure that the finish is carefully considered and that there is regular maintenance as this material is likely to deteriorate and become unsightly quicker than say brick.

4.1 These comments are in general support of the proposal and the concerns regarding the detail of the timber cladding are addressed through the imposition of a condition.

4.2 It is concluded therefore that, whilst the proposal, as an extension to a non-historic building in the conservation area will not positively preserve or enhance the character of the Conservation Area, the proposal would not be unduly prominent in the street scene, being well screened and the clear public benefit that would accrue from the building is sufficient to outweigh any impact.

## **5. HIGHWAY SAFETY**

5.1. The applicant has stated that 10 parking spaces would be reserved for visitors to the centre in the Museum Car Park across the road from the site. This would be only 120m from the car parking spaces to the front door of the facility. Only one road crossing is necessary to reach the building, where a central refuge is available.

5.2. The new building would be used by younger children accompanied by their parents. There would be no children visiting the centre alone. This would inherently make the approach to the centre safer as children would be supervised.

5.3. There is inadequate parking on the Library site to allow staff and visitors to park on site for the existing facility. The proposal will involve the loss of 5 spaces and a mobile library space. This will mean less traffic having the potential to use Bull Lane. Bull Lane is subject to parking restrictions which mean that vehicles cannot park there. When the library was first built, parking was provided on Bull Lane but following the construction of dwellings on Alwyne Close, parking restrictions were imposed on the road.

5.4. There is an existing garage on the Bull Lane side of the building where the current mobile library vehicle is kept. The old disused mobile library vehicle is currently kept at Oakham Enterprise Park prior to its sale.

5.5. The highway authority has examined accident records for the area which are reproduced in Appendix 2.

5.6. In relation to other highway issues, the highway authority has provided the following additional information:

5.7 We hold no current speed survey data in this area, but due to proximity of junctions and roundabouts, speeds would be low.

- The proposal will not create a significant increase in pedestrian traffic, as the Council offices, library and museum already create the majority of pedestrian traffic.
- Crossing pedestrian assessments will be made before the Council meeting, but I believe that all crossings between the museum car park and the library are sufficient for current and proposed usage.
- The crossings on Catmose St and Stamford road all have a pedestrian refuge, meaning only one lane of traffic is crossed at a time.
- Vehicle movements in these locations are fairly low, with significant gaps between vehicles allowing good opportunities for safe crossing.
- Children's Services claim 75% of users of the centre travel by car. These users will use car park at Museum. The centre should be signed to direct users across Catmose St & Stamford Rd

#### Possible Zebra Crossings

- Stamford Rd/Catmose St - zebra crossings are not suitable due to proximity to roundabout (and existing crossings are adequate)
- Stamford Rd – could not site a zebra crossing further away from roundabout due to visibility issues deteriorating due to bend.
- Burley Rd/Catmose St – zebra crossing not suitable as too close to roundabout – drivers looking at 3 arms of traffic would not readily notice pedestrians, who may assume right of way (wrongly)
- Burley Rd/Catmose St – placing zebra crossing between 2 roundabouts would result in loss of parking, as pedestrians need to be positioned at roadside edge for max visibility, requiring island build outs. Zebra would only be a max of 50m from existing crossing points, and signage can be used to influence desired lines.

#### Parking

- 10 dedicated spaces will be created adjacent to the museum, time limited between Mon-Fri 8-17:00
- 10+ mitigating spaces will be created in Catmose prior to the opening of the Centre.
- Existing restrictions exist to Bull Lane to prevent ad-hoc parking, but these do not prevent loading/drop-off functions.
- The junction of Burley Rd/Catmose Street will be addressed as part of the town centre scheme, but there are no 'quick fixes' to this area prior to opening of Children's Centre, but as stated above, most users will approach from opposite direction.

5.8 This evidence supports the conclusion in the original DCL report that there are no highway safety grounds for refusing this proposal.

## 6. CONSULTATION

6.1. Questions were raised at DCL about consultation with all local residents.

- 6.2. The planning application was subject to the statutory consultation procedures set out in the Town & Country Planning (Development Management Procedure) Order 2015. The primary consultation is by site notice whilst some nearby dwellings were notified by letter. The Councils Statement of Consultation - Publicity for planning applications (2015) states that only property sharing a common boundary with an application site will be notified by letter. As no properties actually adjoin the library, an exception was made in this case, notifying 5 nearby dwellings direct. The proposal was also advertised in the local press.
- 6.3. This consultation is different to a wider consultation with the public and potential users of a facility that could be undertaken by any applicant as a separate exercise outside of the planning process. Such an exercise is not a requirement of the planning process and has no bearing on a planning decision.

## **7. LEGAL AND GOVERNANCE CONSIDERATIONS**

- 7.1. The application has been referred by 4 members following the resolution of DCL to refuse planning permission. Part 3(1)(2)(i) of the constitution sets out that Council is responsible for determining development proposals in the event of a conflict between the Committee and an application submitted by the Cabinet.

## **8. EQUALITY IMPACT ASSESSMENT**

- 8.1. No impact. A planning permission would enable the use of the proposed extension by all members of the community.

## **9. COMMUNITY SAFETY IMPLICATIONS**

- 9.1. Highway safety implications are set out in the original report and above

## **10. CONCLUSION**

- 10.1. The issues set out above and in the original report to DCL have been satisfactorily addressed and there are no valid planning reasons for refusing planning permission in this instance. Other issues surrounding the internal management of the overall site, the applicant's choice of site and decisions that led to the submission of this application are not planning considerations and must be given no weight in this decision.

## **11. BACKGROUND PAPERS**

- 11.1. Planning application 2016/0872/FUL

## **12. APPENDICES**

12.1. Appendix 1 – Report to Development and Licensing Committee 25 October 2016.

A Large Print or Braille Version of this Report is available upon request – Contact 01572 722577.

## APPENDIX 1

Application:	<b>2016/0872/FUL</b>		<b>ITEM 1</b>
Proposal:	<b>Erection of a building adjacent to the library building with a link structure to the library, to house Children's support services activities, including associated access paths and ramps, boundary walling and gates to form a secure play area (Regulation 3 Planning Application)</b>		
Address:	<b>Oakham Library, Catmos Street, Oakham, Rutland</b>		
Applicant:	<b>Rutland County Council</b>	Parish	<b>Oakham</b>
Agent:	<b>Mr John Wright, Weston Allison Wright</b>	Ward	<b>Oakham South East</b>
Reason for presenting to Committee:	<b>Council's own application</b>		
Date of Committee:	<b>25 October 2016</b>		

## EXECUTIVE SUMMARY

The proposed building is designed as a modern contemporary addition to the library using complementary materials. It has been designed to articulate with the original building but would have a marginally harmful appearance in the Conservation Area. This is outweighed by the provision of a service to the wider public benefit. Parking provision would be in the nearby town centre car parks and it is unlikely that there would be any undue disturbance to nearby dwellings.

## RECOMMENDATION

**APPROVAL**, subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.  
Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3945/07A, 3945/008B, 3945/009A and 3945/010A.  
Reason - For the avoidance of doubt and in the interests of proper planning.
3. No development shall be commenced on the superstructure of the building until precise details of the manufacturer and types and colours of the external facing, roofing and fenestration materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.  
Reason - To ensure that the materials are compatible with the surroundings in the interests of visual amenity and because no details have been submitted with the application.
4. No development shall take place until all existing trees between the south west elevations of the library and the proposal and the rear of the footpath on Catmos Street, have been protected by the erection of temporary protective fences in accordance with BS5837:2012 and of a height, size and in positions which shall



previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil shall be placed or stored there. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason - The trees are important features in the Oakham Conservation Area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

Note to Applicant:

- During the development the areas within the site identified for the purpose of loading/unloading and manoeuvring should be provided and retained at all times for that sole purpose.
- The construction vehicle route to the site should be clearly signed and a strict regime of wheel washing and street cleaning should be in place.

## Site & Surroundings

1. Oakham Library is situated on Catmose Street and is a late 20th century building occupying a prominent position within the Oakham Conservation Area on the north side of Catmos Street. It is a single-storey building constructed primarily of brick with narrow vertical fenestration with brick plinths and wooden panelling above and has a distinctive, lead-covered, pyramidal roof. The site is open to the highway with soft landscaping and trees contributing to its setting in the street scene.
2. There is a grassed area to the south of the building, between which are limited parking spaces and space for a mobile library. This land is at a lower level than Catmose Street. The southern boundary of the site is defined by a cob wall which is a remnant of older buildings demolished to make way for the library and a wider Catmose Street.
3. On the opposite (south) side of Catmose Street there are three listed buildings, No.16 (Grade II), the Former Judges Lodgings (Grade II\*) and 4 Catmose Street (Grade II).

## Proposal

4. The proposal is to extend the building on the south west corner for a new childrens centre. It is proposed to erect a modular build structure adjacent to and linked to the Library for use as a Children's Centre. The building will be largely located within the car park/grassed area to the rear of the library. The floor space is 200m<sup>2</sup>, replacing the existing facility at Catmose Campus which is only 150m<sup>2</sup>.
5. External cladding is specified as timber with brick plinths. There would be a flat roof with roof lights behind a small parapet, similar to the existing peripheral parts of the library. Fenestration would follow a similar theme to the original building to reflect its character.
6. There would be a small external play area of approximately 75m<sup>2</sup>.
7. Details are shown in the **APPENDIX**.

## Relevant Planning History

Application	Description	Decision
85/71	Erection of County Library	Approved April 1971

## Planning Guidance and Policy

### National Planning Policy Framework

Supports the principle of sustainable development  
Section 7 - Requiring good design  
Section 12 – Conserving the historic environment

### The Rutland Core Strategy (2011)

CS4 – Location of Development  
CS19 – Promoting Good Quality Design  
CS22 - The Historic and Cultural Environment

### Site Allocations and Policies DPD (2014)

SP5 – Built Development in Towns and Villages  
SP15 – Design & Amenity  
SP20 – Historic and Cultural Environment

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities, when exercising their planning functions in respect of development in Conservation Areas to have regard to the desirability of preserving the character and appearance of the designated area.

## Consultations

8. Oakham Town Council  
Recommend Refusal on the grounds of lack of future expansion, inadequate parking for staff, visitors and drop off areas.
9. RCC Highways  
Highways have been in correspondence with the Project Manager regarding construction traffic. As part of the tendering process a traffic management plan will be designed and agreed prior to the commencement of any works; this will help to ensure the safe ingress and egress of construction traffic from Bull Lane.

No objections subject to the following notes to applicant:

- During the development the areas within the site identified for the purpose of loading/unloading and manoeuvring should be provided and retained at all times for that sole purpose.
- The construction vehicle route to the site should be clearly signed and a strict regime of wheel washing and street cleaning should be in place.

## Neighbour Representations

10. 3 objections have been received from local residents. The comments are summarised as follows:

#### Planning Issues

- The outside proposed areas will create noise to the nearby residents and others that enjoy sitting in the garden areas around the library, the seating provided is much used by tourists and town people.
- The Library area is one of the most pleasant places in Oakham and by extending outward toward Catmos Street it will diminish the attractiveness of Oakham
- Disturbances with dropping off. Bull Lane to Burley road is hazardous.
- Blocking Bull Lane with illegal parking
- Difficult to access the proposed site across busy main roads particularly in winter
- Siting at this location contravenes RCC policy to improve transport access to health and social care facilities outlined in the spatial issues in the RCC Local Plan,
- The site is within the Oakham Conservation area, and the proposed play area seems to be bounded by an ancient mud wall. Extending a building which already does not sit particularly well in a conservation area, using modular construction is compromising the very nature of the area. This is in direct contradiction of The National Planning Policy Framework that clearly states in Conservation Areas the local planning authority should take account of - the desirability of a new development making a positive contribution to local character and distinctiveness

#### Non-Planning Issues

- The present centre at Catmose College was purpose built for the need of Visions for the young families, children and their support teams
- To move from a purpose built building, with unrestricted parking, in a growing town, and therefore a growing need, to a facility with limited access across busy main roads is dangerous, illogical and wrong.
- Integrating the two takes away the main concept of a library which is to provide a quiet undisturbed place.
- The ever expanding town means the proposal will very soon need to be extended
- The enormous costs should necessitate a long term project which would be better sited where expansion in the future will be possible.
- The centre is there to serve all of Rutland, the Enterprise park, Rutland Memorial Hospital and the old Sixth Form site at Barleythorpe are obvious choices
- Why has this planned project been kept under wraps until the last minute, all councillors and members of the public should have been in consultation from the first thoughts. We vote our councillors in to represent us, this clearly is not happening.

### Planning Assessment

11. The main issues are design and impact on the character of the conservation area, residential amenity and highway safety.
12. Issues surrounding possible alternatives and the cost and management of the proposal are not planning matters. For information only, the background and consideration of alternatives is set out in the Report to Cabinet on 20 September 2016. The current application has to be considered on its merits as it stands.
13. Initial planning advice indicated that in order to break up the impact of the build, a

contrasting finish should be considered, and the unit should be stepped back from the line of the existing building which the proposal does seek to do. The entrance located between the existing building and the extension affords an ideal opportunity for a link between the two whilst separating any continuation of materials that might otherwise be difficult to match.

14. The Design and Access Statement confirms that the building has been designed to follow the overall form of the existing building such that it would have simple elevations and window layouts to match. Matching the 1970's brickwork would be difficult so the vertical timber cladding has been chosen as a contrast whilst keeping the form of the building similar to the original in terms of scale and pattern of fenestration.
15. The overall form of the extension follows pre-application advice and is acceptable.
16. The Oakham Library site was effectively stripped of almost all heritage assets when it was cleared for development in the 1970s. The only remaining historic element, the cob wall at the rear of the library will be fully retained as part of the scheme.
17. The submitted Heritage Impact Assessment acknowledges that the proposed development will not fully preserve the character and appearance of this part of the Conservation Area. However, whilst there will be a degree of harm, it will be less than "substantial". In such cases the NPPF requires that the harm is weighed against any public benefits arising from the facilities to be provided.
18. The scheme has a marginally adverse impact on the character of the Conservation Area but it is proposed to be a building that provides services for the wider public benefit. This is sufficient to outweigh the harm to the Conservation Area.
19. There are listed buildings on the opposite side of Catmos Street. The site is partially screened by trees on the Library site, located between the site and the footpath. The Library itself would have had a harmful impact on the setting of the listed buildings opposite, with considerable harm coming from the demolition of the original buildings on site. The design of the proposal, to be in keeping with the existing building, will not materially increase that harm and again the public benefit to be derived from the proposal outweighs the harm it would have.

### **Residential Amenity**

20. There have been objections on the grounds of residential amenity. The building itself is around 30m from the nearest house on Bull Lane and 50m from the nearest property in Lodge Gardens so the use of the building itself is unlikely to cause disturbance. The use of the external areas for play could potentially cause noise. The site is surrounded by a high wall and outdoor play would be supervised. Any noise created by outdoor play would be against the higher background levels in this town centre location this is not therefore an issue that should be given significant weight.

### **Highway Issues**

21. The proposal involves the loss of 4 parking spaces adjacent to the grassed area, although 2 spaces are shown as being retained adjacent to the rear of the extension. The applicant has confirmed that spaces will be provided in the 4 public car parks within 200m of the site. The site is more accessible by public transport than the current site or other out of town sites and is thereby much more sustainable and reflects the approach set out in the NPPF. There are also parking bays outside the site on both sides of Catmos Street which can be used for parking and drop off. There are parking

restrictions in Bull Lane which will remain in force.

22. Policy SP15 (I) states that in Oakham town centre, the application of the normal standards can be varied in order to reflect the accessibility of a site by non-car modes.
23. On that basis the highway authority has no objections to the scheme.

#### **Other Matters**

24. The extension and its internal spaces would be separated from the main library, mainly by the entrance/foyer together with other rooms. It is unlikely therefore that the use of this extension would conflict with the quiet library space. This site has been chosen so that access to the site by children and parents is easy when in the town centre and saves additional journeys elsewhere. These are not planning matters but the point is made for clarification.

### **Addendum Report**

#### **Further information from applicant**

##### **Management of the Centre**

For information, the applicant has provided the following additional information regarding the operation of the extension:

'The centre caters predominantly for families with children under 5 years of age, this includes small groups that provides support and advice for parents and also support for child development including ante-natal, speech and language, child learning through play and rhyme, health checks etc.

The groups run throughout the week but not 9-5, one day may have only 1 session on and others 2 sessions. It is not like a nursery or school with children running around all day, sessions are between 1-2 hours maximum in length and in general cater for younger children.

Groups can be very small from 5 parents and small children up to about 15 parents. The service tends to have clients with much younger children and therefore it is not envisaged there will be a high volume of toddlers running around the library. There will be separate entry and the outside space will provide an early opportunity for children and toddlers to explore and learn but this will not be a free for all. All sessions are staffed to ensure safety and safeguarding and attendance in many instances requires booking. Many other sessions include one to one health checks.

Therefore in summary there will be no significant impact on the library – at present the library caters for young families through the very popular rhyme time sessions which in many way are no different to what we offer – in fact we co fund them as they achieve the same goals.'

##### **Parking**

The applicant has also clarified that it has been decided that 10 spaces for visitors will be reserved in the Museum Car Park during office hours only, behind the wall opposite Catmose. These will be replaced by re-arranging the car parking in Catmose Office Car Park.

## APPENDIX 2

### Accident Report

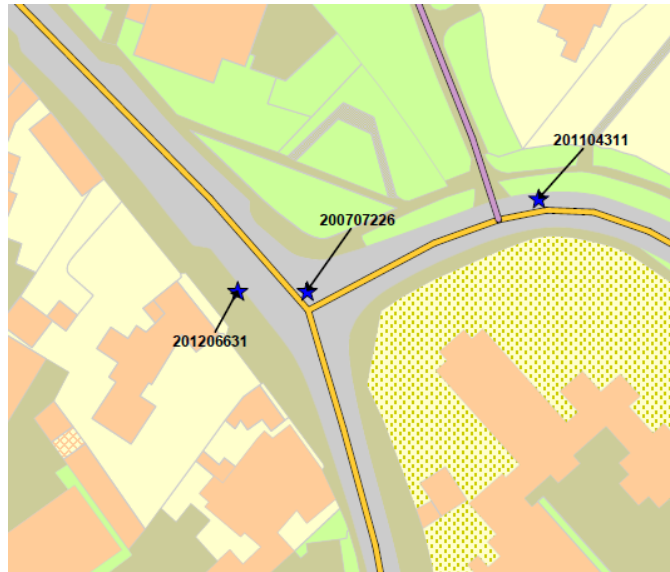
The accident report has been taken for the Catmose Street and South Street junction, Stamford Road roundabout, and Burley Road roundabout; during 2006 to 2016. There are no recorded accidents on the Catmose Street and South Street junction.



There were 3 recorded accidents at the Stamford Road roundabout during a 10 year period; these were all recorded as slight accidents.

- Accident 201104311 suggests the accident was caused due to a slippery road and the driver travelling too fast for the conditions.
- Accident 201206631 suggests that accident was caused by carelessness and recklessness of the driver.
- Accident 200707226 was an accident between a cyclist and a car negotiating around the roundabout.
- 

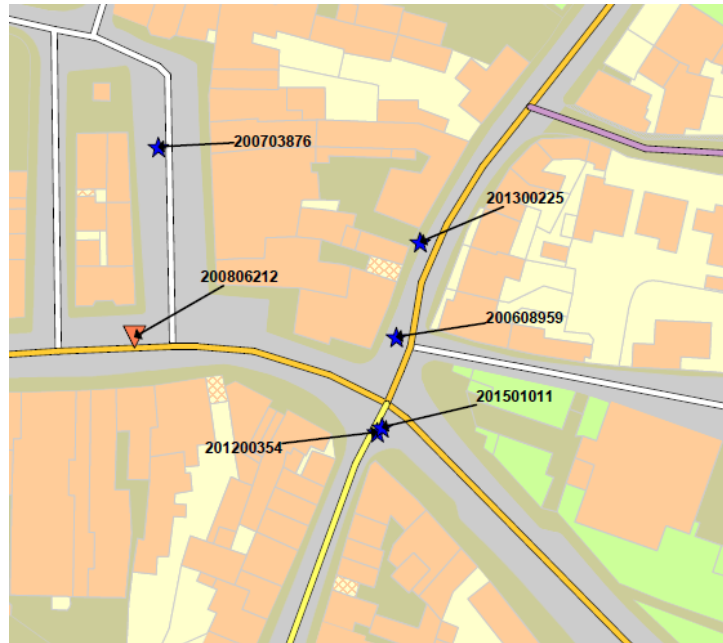
These accident records demonstrated that there have been no direct accidents involving pedestrians and vehicles at the Stamford Road roundabout.



4 accidents have been recorded at the Burley Road roundabout during a 10 year period; these were recorded as slight accidents.

- Accident 201300225 involved a vehicle pulling out of a car park with restricted view and colliding with a passing vehicle.
- Accident 200608959 involved a driver losing control of their vehicle around the roundabout due to poor manoeuvring. The vehicle hit a pedestrian on the footpath and was only slightly injured. The accident occurred due to driver error and not the road conditions/layout
- Accident 201501011, was caused due to a slippery road surface and a cyclist falling off their bike on the roundabout
- Accident 201200354 two vehicle collide at the roundabout due to failing to look properly and failing to judge another drivers speed
- Two other accidents are recorded within this area, however they are not associated with the roundabout on Burley Road, and do not involve pedestrian movements
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These accident records demonstrated that there have been no direct accidents involving the pedestrians and vehicles at the crossing points at Burley Road roundabout



#### Stamford Road Roundabout

This roundabout consists of three arms. Each arm has a well-lit pedestrian refuge island; which ensures pedestrians only need to cross one lane of traffic at a time. Within the Department Advice Note TA 12/81 it states that the required pedestrian visibility splay for a vehicle approaching the junction at 25mph is 40m. The Catmose Street Junction benefits from good visibility splays in all directions. The splays range from 40m to over 90m in various directions. Therefore it is deemed that the crossing points at this location are suitable for the users of the proposed development. This roundabout will be used by users parking at Catmose Street car park, South Street car park, and Brooke Road car park.

#### Burley Road Roundabout

This roundabout consists of four arms. The arm on Catmose Street has a well-lit refuge island and the arm on High Street has a pelican crossing. The arm on Burley Road and Mill Street does not benefit from identified pedestrian crossings. User of the service parking at Brooke Road car park are able to use the pelican crossing on South Street and then use the pedestrian refuge island to cross Catmose Street. There is not an identified crossing point from the Burley Road car park; however users will be able to cross on Burley Road where the visibility splays are good. If users of Burley Road car park are concerned about crossing near the roundabout they could use the pelican crossing on High Street and cross Mill Street and then use the refuge island on Catmose Street. This method for crossing the road can also be used by users of Church Street car park. The roundabout does not provide pedestrian crossing points on each arm; however there are alternative routes pedestrians can take to cross the road safely where visibility splays are better.