

Subject: Planning Application APP/24/00606 - 8 Downley Road, Havant - Building Control



Hi Kayleigh,

In response to the Building Control consultee comments, the architect has confirmed the following:

Bin storage locations are required on the plans (Part H6). *Shown on the proposed site plan*

Glazing on side elevations would exceed permitted limits (Part B4).

We have double-checked the unprotected areas of Units 1 & 3, where the 1st floor offices and ground floor undercroft windows face the south and north boundaries respectively and can confirm that the unprotected areas follow the requirements of the Building Regulations Approved document B4 as well as the BRE 187 document.

Attached are two drawings we have prepared to identify this in detail relative to each document. Re the Building Regs B4 document, Unit 1 has an unprotected area of 6.94% against the 20% allowed in relation to the set back of the elevation from the boundary and Unit 3 has 9.15% against the 11.5% allowed.

Public surface water drain would be within 3m of the building. Southern Water should be consulted. (Part H4).

We await comments from Southern Water as part of the planning application process but according to the information available, which is attached, the overall width of easement for the surface water drain is 3 metres. The southern elevation of Unit 1 has been located a minimum of 6 metres away from the alignment of the SW drain.

I hope the above is useful.

Many thanks, Natalie.