
Site Address: Building 6000, Langstone Technology Park, 2B Langstone Road, Havant
Proposal: Variation of Condition 2 of Planning Permission APP/19/00296 (Erection of a new building entrance structure, reception/lobby refurbishment and associated hard and soft landscaping works) to amend approved plans.
Application No: APP/19/00806 Expiry Date: 09/10/2019
Applicant: Mr Pearce
AG Langstone B.V. c/o Trinity Investment Management
Agent: Mr Humphrey Case Officer: David Eaves
AWW
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The site forms part of the Langstone Technology Park to the south of the A27 and east of Langstone Road. The area is a landscaped technology park with extensive areas of parking and mainly low rise buildings of similar design and materials.

Building 6000 is itself an extensive three storey building which has a main entrance and reception facing south towards an extensive parking area.

2 Planning History

APP/13/00690 - Display of 1No. illuminated fascia sign, 1No. illuminated logo; 1No. non-illuminated fascia sign; 2No. non-illuminated monolith entrance signs., PERM,09/09/2013

APP/14/01227 - Display of 6No. 6m high flag poles and 6 flags., PERM,14/01/2015

APP/14/01226 - Installation of automatic revolving door and pass door, alterations to external pedestrian approach comprising replacement of steps with ramps, dwarf of retaining wall with integral lighting and associated soft landscaping., PERM,14/01/2015

APP/15/01266 - Erection of four storey hotel (including restaurant for hotel guests only) with associated car parking and landscaping; and air conditioning units in compounds, with access from the private access road to Langstone Technology Park. Request to Discharge Condition 19 of Planning Permission APP/14/01300 (04.11.15)., PERM,20/01/2016

APP/15/01410 - Discharge of Condition No. 21 of Planning Permission APP/14/01300., PERM,21/06/2016

APP/19/00296 - Erection of a new building entrance structure, reception lobby refurbishment and associated hard and soft landscaping works., PERM,08/05/2019

APP/19/00297 - Proposed alteration to the existing east facing elevation to accommodate a new entrance threshold and associated external works.,
PERM,13/06/2019

3 Proposal

Variation of Condition 2 of Planning Permission APP/19/00296 (Erection of a new building entrance structure, reception/lobby refurbishment and associated hard and soft landscaping works) to amend approved plans.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No comments received

Comments in relation to application APP/19/00296:

A public foul sewer is located within 3m of the proposed extension. Southern Water will require consultation.

The amount of glazing in the proposed extension exceeds the permitted amount allowable in Part L, therefore a SBEM thermal calculation will be required. The calculation may affect the final appearance if the amount of glazing needs to be reduced.

Officer Comment - The proposal seeks to overcome these concerns.

Conservation Officer

Principal Conservation Officer

Overview

Langstone Technology Park consists of four main buildings of modular construction with minimalist landscaping linking around the buildings.

The site is a 'campus style' industrial park with buildings dating from the early 1970s. Originally built for IBM it housed one of two manufacturing plants in the UK. The smallest building was the first to be built on the site and appears in the In-house Arup Journal April 1971 the caption refers to the building being completed in 1970.

The buildings were designed and built by Arup with landscaping for the courtyard and grounds by James Russell. Design 39 Journal – VADS reports that 'the Financial Times award for industrial architecture 1972' was won by 'the new plant at Havant, Hampshire, designed by Arup Associates'.

In terms of social history, the sites links with the development of the computing technology is of significance. It should be noted that the building has been put forward to Historic England for listing. The outcome of this has yet to be decided.

Proposal

The application is for the proposed erection of a new building entrance to the southern elevation. The works also include the refurbishment of the reception lobby and associated hard and soft landscaping.

Assessment

The current buildings because of their design/construction provenance and social history significance should be considered collectively as non-designated heritage assets. Whilst the existing building are quite plain by today's standards they do represent an era of design and have by their association to Arup a certain level of standing in terms of design. Therefore, any proposed alterations would need to have some gravitas in its own design.

Having looked at the proposals I am of the view that this scheme succeeds in creating a high-quality entrance to the southern elevation. It provides good visual interest to this elevation with the use of structural verticals and glazed elements which strongly mark the entrance. This aspect seems appropriate to the use of the site as an industrial and technological centre. As such the proposals appear to be sympathetic to the character of the existing building. The design is well considered and of an appropriate scale in this location. Complementary materials are proposed to coordinate with the existing built context but also emphasise the alterations proposed. As such I have no objection.

County Archaeologist

No comments received

Southern Water

Southern Water would have no objections to the variation of the above condition 2. No further encroachment to public critical foul sewer, than as shown on proposed plan 0110 Rev P03, shall be permitted without written approval of Southern Water.

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 45

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area and non designated Heritage Asset
- (iii) Impact upon residential amenity
- (iv) Sewer protection

- (i) Principle of development

The site lies within the urban area as defined by policies CS17 and AL2 in the context of the adopted local plan. There is therefore a presumption in favour of sustainable development subject to other considerations.

Langstone Technology Park (LTP) is identified as a key project in the Pre-Submission Havant Borough Local Plan 2036 (HBLP 2036) to provide commercial development, reinforcing its position as a key employment hub. Specifically, the original IBM plant at LTP is earmarked for modernisation and intensification of new industry, new technologies and low carbon options, particularly in the fields of digital, transport and communications.

The site is identified for comprehensive redevelopment under Policy KP6 in the Pre-Submission HBLP 2036, including new or converted B1, B2, and B8 floorspace together with supporting uses and infrastructure.

Whilst this development is a relatively small scale entrance structure it is considered to enhance the existing building and provide an attractive entrance way into this important building within the wider Technology Park.

In this case the application results in relatively modest changes to the previously approved scheme and the principle of development has been established.

The following comments have been provided in support of the proposed changes:

Reasons for Design Changes:

1 . Southern Water sewer easement:

The design team consulted with Southern Water at the planning stage regarding a critical sewer in the vicinity of the proposals. The planning permission included conditions to maintain the protection of the sewer easement. Underground services surveys since received have revealed the sewer position to be closer to the building than thought. Consequently the new building line has be pulled back to respect the easement. Local encroachment into the easement zone has been agreed between the project structural engineer and Southern Water and the proposals are now to their satisfaction.

2. Control of solar gains:

The consented proposals incorporated large areas of vertical glazing. During the developed design phase, the building was modelled by the project Mechanical and Electrical engineers to assess the thermal comfort of the occupants. It was found that the extent of south facing glazing led to unacceptable thermal gains and resulted in internal temperatures in some areas that were outside a comfortable working range. Various strategies were explored to mitigate this effect including:

- Thermal control glass*
- Brise soleil*
- Increased mechanical ventilation*
- Artificial cooling*

These strategies were employed in combination, however it was not possible to achieve the required reduction in temperatures without very significant impacts on the facade design. Brise soleil was explored but this strategy was not adopted as it was felt that the cluttering of the facade was not in keeping with the design philosophy of the existing building or the new addition and would not be acceptable in planning terms, as projections of 1 .5m would be necessary to achieve the required shading. Artificial cooling was not deemed to be an appropriate solution in this case due to sustainability concerns.

The solution adopted was to reduce enclosed area of the building while retaining the scale and aesthetic of the framing and fin structure. The entrance structure is now un-enclosed above the ground floor entrance level but the structure retains the steel framing, zinc fins and sympathetic grid pattern of the original proposals. The scale and presence of the proposals will continue act as a wayfinding and entrance marker for the building.

(ii) Impact upon the character and appearance of the area and non-designated heritage asset

The proposed entrance feature would project approximately 1.8 m from the southern elevation of building 6000 and would be 3 stories in height. The structure would be constructed with a structural steel frame, facade curtain walling (with bronze polyester powder coated), Solar Shading with zinc coloured metal fins. These proposals are considered to enhance and emphasise the entrance to the building whilst at the same time forming a relatively modest addition to the building.

The entrance to the building would not require any significant landscaping changes and there would be no need for tree removal.

In terms of the impact on the non-designated heritage asset, the Councils Conservation Officer has considered the proposed scheme and its impact on the campus of buildings which are of a particular form and design reflecting their original function as an IBM manufacturing plant.

The Conservation Officer concludes that:

The current buildings because of their design/construction provenance and social history significance should be considered collectively as non-designated heritage assets. Whilst the existing buildings are quite plain by today's standards they do represent an era of design and have by their association to Arup a certain level of standing in terms of design. Therefore, any proposed alterations would need to have some gravitas in its own design.

Having looked at the proposals I am of the view that this scheme succeeds in creating a high-quality entrance to the southern elevation. It provides good visual interest to this elevation with the use of structural verticals and glazed elements which strongly mark the entrance. This aspect seems appropriate to the use of the site as an industrial and technological centre. As such the proposals appear to be sympathetic to the character of the existing building. The design is well considered and of an appropriate scale in this location. Complementary materials are proposed to coordinate with the existing built context but also emphasise the alterations proposed. As such I have no objection.

It is therefore considered that the proposed alterations are an acceptable alteration to the existing building in terms of the character and appearance of the area and the non-designated heritage asset.

(iii) Impact upon residential amenity

In terms of the impact on residential amenity it is noted that the proposed entrance alteration is located in a position set well off the site boundaries and a minimum of 127m from the closest residential property and would face an existing extensive area of car parking. It is not considered that the proposed development would have an unneighbourly impact on existing residential properties.

(iv) Sewer protection

The alterations proposed are partly aimed at overcoming the concerns of Southern Water in relation to the impact on a sewer crossing the site. Southern Water now confirm that they have no objection to the proposals. An informative is recommended in relation to Southern Water requirements.

8 **Conclusion**

In conclusion, the proposed development is considered to enhance the Technology Park and in particular the entrance into Building 6000. The works would have an acceptable and modest impact on the character and appearance of the area and would not be harmful to the non designated heritage asset. The location of the works are set well off neighbouring residential properties and there is not considered to be any significant impact on residential amenities. It is understood that the alterations address sewer protection concerns.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00806 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of planning permission ref APP/19/00296 which was granted on the 8th May 2019.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement August 2019
Site Location Plan Drawing No. 10 Rev A
Site Plan Existing and Proposed Drawing No. 0011 Rev P03
Ground & First Floor Plans - Existing & Proposed Drawing No. 0100 Rev P03
Second Floor & Roof Plan Proposed and Existing & Proposed Drawing No. 0101 Rev P04
Elevations Existing and Proposed Drawing No. 0102 rev P03
Entrance Section Demarcating Existing Drainage Drawing No. 0110 Rev P03
3D Visualisation - External Drawing No. 0105 rev P03

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.