
Site Address: Building 6000, Langstone Technology Park, 2B Langstone Road, Havant
Proposal: Proposed alteration to the existing east facing elevation to accommodate a new entrance threshold and associated external works.
Application No: APP/19/00297 Expiry Date: 08/05/2019
Applicant: Mr Pearce
AG langstone B.V. c/o Trinity
Investment Management
Agent: Mr Jones Case Officer: David Eaves
AWW Inspired Environments
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 west 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. The existing east elevation includes a staircase projecting from the side of the building and a small entrance. There are external bund areas and landscaping to the east of the building.

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.

Officer Comment - This application related to south facing elevation permitted May 2019.

3 Proposal

Proposed alteration to the existing east facing elevation to accommodate a new entrance threshold and associated external works.

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)
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, Havant Borough Council

The proposed alterations are within 3m of a public foul sewer, Southern Water should be consulted.

The ramp access should comply with the requirements set in Part M.

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.

Proposal

The enquiry is for the proposed alteration to the existing east elevation to provide a new entrance threshold.

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 secondary entrance to the eastern elevation. It provides good visual interest to this elevation and appears to be entirely 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.

Southern Water

Further Comments:

Further to our previous correspondence dated 17/04/2019 regarding the above planning consultation and further information illustrating construction details of the proposed structures (drawing no: 4046B-0146_A) provided by the developer, Southern Water would accept the proposed layout.

No buildings were confirmed to be constructed within the standoff distance of the public critical sewer.

The construction of small retaining wall and concrete benches over public sewer would require, however, Southern Water to review and approve the protection measures to this critical sewer and agree suitable cover level. The applicant is required to obtain approval under Building Over/ Close to Public Sewer application process.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example “The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development.”

Original Comments

Please find attached a plan of the sewer records showing the approximate position of a public critical sewer in the vicinity of the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

In order to progress the proposed development on the site, the layout must be amended. Southern Water requests that this application is not determined until such time as the applicant produces a suitable layout.

Please note:

No development or new tree planting will be permitted to be located within 4 meters on each side of the external edge of the public critical 600mm foul sewer.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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: 1

Comment	Officer Comment
The owners of the technology park have not established themselves as good neighbours to nearby residents as evidenced by the rash of properties now for sale that back on to the public house that they developed on the Bosmere field.	
We are concerned about developments that increase external activity in close proximity to the residential area. I would seek reassurance that the external development works are not simply a precursor to the extension of the use of this space to incorporate cafe facilities where no such disturbance currently exists. Please	The current proposal relates to the provision of a secondary access and reconfiguration of external areas. There is no indication that the development is to serve an A3 Restaurant/Cafe use.

ensure that A3 useage cannot easily be obtained in the future "through the back door". The documents supporting the planning application make clear reference to the uniform appearance and regular exterior pattern of the office units on the site. It is the soft landscaping that softens the look of the site overall and it is important that this aspect remains incorporated into future developments. Reference is made to the proposed works as being an initial stage in development under the master planning document for the redevelopment of the site. However, there is no obvious publically available copy of the owners site plan as distinct from development goals under the boroughs own master planning document. We would suggest that this should be made available to planning officers, residents and other stakeholders ahead of any decision being made.	The majority of the soft landscaping around the building would remain in situ as a result of the development although there would be a new walkway and external area which would result in a part of the existing bank being removed This is considered in part 7 below. The wider aspirations in relation to the site are subject to future requirements for planning permission. It is noted that a Development Consultation Forum has taken place in relation to the wider site which was open to the public to attend. The current application represents a relatively modest proposal and would not be prejudiced by the wider aspirations for the site. The current planning application needs to be determined on its own merits.
--	--

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) Impact on utilities infrastructure

(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 and external seating and ramp, it is considered to enhance the existing building and provide an attractive secondary entrance way into this important building within the wider Technology Park.

(ii) Impact upon the character and appearance of the area and non-designated Heritage Asset

The proposed entrance would project approximately 2.1m from the eastern elevation of building 6000 at ground floor level but would be in line with the existing first floor. Bronze cladding would be either side of the glazed entrance threshold. There would also be external amenity areas with seating and vertical dividing structure. These proposals are considered to enhance and emphasise the secondary entrance to the building whilst at the same time forming a relatively modest addition to the building. The external amenity areas would enhance the surroundings to the building and the building and provide an enhanced work environment for the occupiers of the building.

Whilst it is recognised that the proposals would alter the setting to the building by reducing the banking area overall the impact is considered relatively modest and the landscaped 'campus' appearance of the site will be retained.

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:

Having looked at the proposals I am of the view that this scheme succeeds in creating a high quality secondary entrance to the eastern elevation. It provides good visual interest to this elevation and appears to be entirely 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.

(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 83m from the closest residential property to the start of the entrance ramp. Whilst there is seating proposed outside the building this would be partly enclosed by the remaining bank and would be used in association with the existing use of the site. It is not considered that the proposed development would have an unneighbourly impact on existing residential properties.

(iv) Impact on utilities infrastructure

The proposed development has the potential to impact underground sewers and further details have been provided during the course of the application to seek to

demonstrate the impact on this infrastructure. Subject to a condition Southern water now raise no objection to the proposed development.

8 **Conclusion**

In conclusion, the proposed development is considered to enhance the Technology Park and in particular the secondary 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. Finally utilities infrastructure can be protected by condition.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00297

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with 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 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
Site Location Plan Drawing No. 0140
3D Visualisation Drawing No. 0155 Rev A
Site Plan - Existing & Proposed Drawing No. 0145 Rev B
Ground & First Floor Plans - Existing and Proposed Drawing no. 0150 Rev B
Second & Roof Plan - Existing & Proposed Drawing No. 0151 Rev A
Elevations Existing & Proposed Drawing No. 0152 Rev A
Secondary Entrance Existing Buried Services Plan Drawing No. 0146 Rev A
(In relation to underground services only)

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.

- 4 The development hereby permitted shall not commence unless and until details of the measures which will be undertaken to protect public sewers has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: To protect underground utility infrastructure having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.