

Our ref: IW/2341

25 January 2018

Mrs Rachael McMurray
Havant Borough Council
Public Services Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Dear Rachael

DEMOLITION OF EXISTING RETAIL UNITS AND ERECTION OF RESIDENTIAL BUILDING CONTAINING 9NO. FLATS AT 5 – 7 EAST STREET, HAVANT, PO9 1AA

I write regarding the consent (ref: APP/17/00061) at the above site.

As you are aware, the permission contains a number of planning conditions which require the submission of information prior to the commencement of works on site.

Please find enclosed with this letter, an application for the discharge of conditions 3, 4, 8, 9, 10, 11, 12 & 13. The application comprises 4 copies of the following documents:

- Relevant Application Form;
- The information required by the relevant conditions (as detailed below).
 - Land Contamination Phase 1 Report
 - Written Scheme of Investigation / Archaeology Report
 - Section AA – Drawing 2341/BR11
 - Front Elevation – Drawing 2341/BR07
 - Details of proposed external materials and manufacturers' literature
 - Details of proposed windows and doors – Drawings 2341/B6-01, B6-02 & B6-03
 - Details of proposed bronze screens – Drawing 2341/B6-04
 - Proposed hard landscaping and lighting plan – Drawing 2341/P1-01

We have submitted the application form using the planning portal website, the reference for this is PP-06694123.

Condition 3

No development shall take place until a Land Contamination Desk Study has been carried out identifying the previous land uses and a qualitative risk assessment presenting the potential sources, pathways and receptors and their linkages.

An environmental consultant has been appointed by the name of Wesson Environmental, they have carried out a Phase 1 Land Contamination desk top study. Please find a copy of the report enclosed.

Condition 4

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

The archaeologists whom have been appointed on the project are Thames Valley Archaeological Services. They have prepared a Written Scheme of Investigation. Please find a copy of the report enclosed. This has been agreed by Hampshire County Council Archaeology.

Condition 8

Construction of the development shall not commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

Please find our Section AA drawing 2341/BR11 and Hard Landscaping & Lighting Plan 2341/P1-01 enclosed with the proposed FFL's shown.

Condition 9

Notwithstanding the details shown on the approved drawings, no work (other than works of demolition) shall commence until samples and details of all external materials and finishes, including the columns, stone detailing and 'bronzed security grills shutters', have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Walls

Facing brickwork is to be used which is prominent on the rear elevation and parts of the front elevation. This is to be Multi Red Smooth 2934 or Chailey Rustic Stock 4514, both by Ibstock or similar in flemish bond. Brick arches are proposed to all openings within the facing brickwork, these will be flat cut gauged 'brick and a half' Georgian arches throughout with the exception of the main entrance door which is to be a semi-circular cut gauged 'brick and a half'.

A traditional 3-coat lime render is proposed to the front elevation. We are proposing the use of CLM27, 28, 29, 30, 48 or 90 such as that available as ready mix mortar from the Cornish Lime Company or similar. Please find physical samples enclosed.

Stone Details

Natural stone is to be used for the columns, corning, cills, architraves, string courses and bracket details on the front elevation although the same stone cills are also present on the rear elevation. Please find a copy of the front elevation drawing 2341/BR07 enclosed.

Chestney's Architectural and Architectural Stone have all been approached to provide quotations for the project. It is not possible to state which supplier will be chosen at this stage but the material is likely to be Portland stone or York stone or similar. Please find physical samples enclosed.

Please do let us know if you require more detailed drawings or information relating to specific elements.

Window/Doors

We propose the use of aluminium clad timber sash window for the front of the property and aluminium / alu-clad timber casement windows elsewhere. These are to be finished externally in a 'Bronze' finish. The sash window products to be 'next generation' by Marvin or 'VS Plus' by Duration or similar. The casement window products to be 'ultimate casement' and the external door to be 'contemporary door' by Marvin or similar. These again, are to be finished externally in a 'Bronze' finish.

Please find a copy of the manufacturers literature enclosed.

Bronze Screens

This is likely to be a bespoke fabricated item. Please find a copy of the detailed drawing 2341 / B6-04 enclosed.

Rainwater Good

We propose the use of a steel rainwater system 'Rainline' by Lindab, half round gutter with round down pipes and associated hoppers etc. all in black (RAL 9005).

Roof

This is to be single ply PVC membrane system such as the 'Thermofol System' from Bauder or similar. The finish will be a light grey colour.

Please find a copy of the manufacturers literature as stated above enclosed where available.

Condition 10

No work (other than works of demolition) shall start until further details of all proposed doors and windows have been submitted to and approved in writing by the Local Planning Authority.

The door and window details to be submitted shall include:

- a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,*
- b) full size glazing bar section,*
- c) the method of opening and external finishes, and*
- d) manufacturers' details.*

All work shall be carried out in full accordance with such approval and be retained thereafter.

Please find the following drawings enclosed which show these proposals in more detail along with the manufacturers' details.

- 2341/B6-01 Typical Sash Window Details
- 2341/B6-02 Typical Casement Window Details
- 2341/B6-03 Typical Door Details

Condition 11

Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of the development. The development shall thereafter be carried out in accordance with the approved details.

The meters are proposed to be located within the service core of the building. No meter boxes/metal ducting/flues will be located on the front elevation. There may be the need for ducting, vents and flues on the roof or the rear elevation and these will be unobtrusive.

Information to follow in due course and post commencement. Please find the Front Elevation drawing 2341/BR07 enclosed.

Condition 12

No development (other than demolition) hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site (including the pedestrian right of way at the rear of the site) proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

We have produced a Hard Landscaping and Lighting plan 2341/B1-01. Please see enclosed.

The pedestrian right of way and the area to the north of the proposed gate will remain in its existing state as it is not under our client's control.

Condition 13

No development (other than demolition) shall commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

We are proposing to have 4no. uplighters on the base of the wall behind each of the 4 columns facing East Street. These would be controlled via a sensor and timer basis, i.e. they will automatically come on as daylight fades and then to go out at midnight, in winter months they would also be set to come on in the morning and to automatically extinguish as daylight appears.

A single external light will be positioned above the communal rear door and set on a PIR detector to come on as it detects movement. The purpose of this will be to illuminate the cycle and bin store area.

Low output lighting will also be provided on the soffits to the external areas of Flats 1 and 2. This is also shown on the Hard Landscaping and Lighting plan 2341/B1-01 enclosed.

Also enclosed with this letter, is a cheque, made payable to Havant Borough Council, for £116, this being the fee payable for the application.

Please don't hesitate to contact us should you have any queries regarding the contents of this letter or the enclosed information.

We look forward to receiving confirmation of the registration of the application.

Yours sincerely,

IAN WRIGHT, RIBA
SENIOR ARCHITECT
ianw@pro-vision.co.uk

cc Mr P Thomas

Encs.