

SUPPLEMENTARY DESIGN STATEMENT 1

23 SEPTEMBER 2016

Peer House
8-14 Verulam Street
London WC1X 8LZ

tel +44(0)20 7400 2120

enquiries@cornisharchitects.com
www.cornisharchitects.com

cornisharchitects

Application No APP/16/00813

Site of Former Warehouse, Stanbridge Road, Havant

Reserved matters application for demolition of existing building and structures and redevelopment of the site with the erection of 1No.unit relating to layout, appearance and landscaping . Discharge of conditions Nos 3,4,5,6,7,10,14,15,16 of Outline Application APP/15/00284. (Site Option 2)

Statement in response to the first item of the Environmental Control Officer's Memorandum to Case Officer – Heather Lealan dated 26th August 2016.

In the Memorandum there is a question raised regarding potential leaching from roof water run off as explained in the extract below:

I have reviewed the submitted drainage strategy & materials schedule. I have no adverse comments to make in respect of c.14 (paving).

Re: c.5, specifically for the purpose of both c.7 & c.12; ("Curved Trapezoidal Built-up Metal Roof Profile") roofing material should be confirmed. Commercial metal sheet roofing represents a risk of leaching to roofwater, which may subsequently be transferred to soils where water is conveyed direct to soakaway for discharge (as is the case for some downpipes).

With respect to the Option 2 drainage layout, I note several factors which are unsatisfactory, and in some cases contrary to the requirements of c.12. Contributory factors are as follows:

- As above - roofwater discharges direct to soakaway without passing through any (stated) pollution control structure. Metal roof profiling (e.g. if primary material is zinc, lead, copper etc.) may leach metals to soils via this route. To resolve, applicant should i) confirm roof material (metal type) and finish / coating (e.g. galvanized, epoxy-coated, painted etc.) and ii) confirm type & location of any manufactured or natural interception features (to include catch-pits / down-pipe silt traps, filter drains etc.)

In response, we confirm that:

ROOFING:

The proposed roofing material will not be bare metal as listed eg: 'zinc, lead, copper etc'. The proposed material will be TATA Steel with a Galvalloy metallic coating finished with Colorcoat HPS200 Ultra. The roofing will therefore not include any unfinished metal.

We have also received the following confirmation from TATA Steel:

"all our current Colorcoat LG and Colorcoat HPS200 Ultra paint formulations are phthalate and heavy metal free".

GUTTERS & DOWNPIPES:

Gutters will be composite insulated steel with a liner membrane. The metal will therefore not be in contact with rainwater.

Downpipes can be specified to have the same HPS200 Ultra coating internally as the roofing to avoid contact of the water with metal.

The downpipes will be connected to the underground drainage system through a simple connector.

These materials and construction methods are commonly used across the country on roofs and walls for these types of buildings. The coatings provide the metal with high levels of weather protection and are provided with British Board of Agreement Certification and manufacturer's performance guarantee . Further details of the coating product are set out in the general information brochure attached.