

17 June 2015

My Ref : **Adjacent 2 New Road**

Your Ref : **APP/14/01004**

PLANNING STATEMENT
INCLUDING DESIGN AND ACCESS STATEMENT

**VARIATION OF CONDITION 10 OF PLANNING PERMISSION APP/14/01004
DATED 10 DECEMBER 2014 TO VARY APPROVED PLANS IN RESPECT OF
THE ELEVATIONS AND FOOTPRINT OF THE BUILDING.**

LAND AT 2 NEW ROAD, HAVANT, HAMPSHIRE, PO9 1DE

Introduction

Following consultation with the Planning Case Officer which introduced the reasons for reviewing the approved APP/14/01004 planning permission in respect of design and buildability. An assessment by HRP Architects and a number of Building Contractors invited to submit tenders identified that the approved building and its roof would be unusual with overhanging details adjacent to the railway which would be expensive and complicated to construct.

In reviewing the scheme the priority has been to simplify the roof and fenestration details.

For management and security reasons the applicant now prefers the benefits of a single central stair with a central security entrance door which creates a more functional office layout. These amendments have introduced amended fenestration detail which it is suggested will be much more respectful to the mainly residential character of New Road.

The Planning Case Officer accepted that the suggested amendments were acceptable in visual terms and suggested the submission of an application for variation of Condition 10 of Planning Permission APP/14/01004 together with a concurrent application to discharge conditions - namely Conditions 2, 7, 8 and 9.

Description of proposed variations

It is understood that the LPA insisted that the principal elevations of the building when constructed be brickwork with tile hanging to the first floor areas. These materials are proposed and illustrated on Drawings 8279 - 11A and 12 A.

Drawings 8279 - 10A, 11A and 12A illustrate the proposed variations which simplify the roof detailing with the inclusion of a rear flat roof and roof light. The window detailing to the New Road elevation has been simplified with duality of the proposed windows with the central entrance being the strongest feature. Proposed external materials **Condition 2** are detailed on Drawings 8279 - 11A and 12A.

In connection with **Condition 6** the applicant has agreed to undertake observation of the foundation excavation and in the event that evidence of contamination is revealed the LPA will be immediately informed.

Finished ground floor level of the development **Condition 7** is shown on Drawing 8279 - 10A as 49.500.

Hard surfaced areas **Condition 8** are illustrated on Drawing 8279 - 10A as tarmac.

Drawing 8279 - 10A identifies the area of the site which will provide on-site parking **Condition 9** during construction.

Information Note (5) identifies that railway and New Road noise has been a major planning consideration on previous planning applications for development on the application site. Because of the potential noise impact on the office employees the proposal introduces automated mechanical ventilation (**details are attached**) thereby omitting the need for windows to be opened other than when preferred by the occupants of the building. The proposed window glazing specification would be as follows:- 4 - 14 - 6.

The footprint of the building accords with that which has been approved other than for the 0.6m entrance projection detail which removes the two original large entrance canopies.

Conclusion

The applicant is keen to proceed with the implementation of the development scheme and an early decision would be welcomed.

Les Weymes DipTP, MRTPI

cc. Mr Gary Robinson
HRP Architects