
Site Address: Systems Technology Park, Elettra Avenue, WaterlooVille,
PO7 7XS

Proposal: Application to determine whether prior approval is required for the
method of demolition of the buildings within the BAE Systems Technology Park (with
the exception of E Block and Beam Plot buildings) and any proposed restoration of the
site.

Application No:	APP/13/00940	Expiry Date:	16/10/2013
Applicant:	Mr Andrew Hargreaves Management Ltd	Team:	Team 2
Agent:	Mr Hegarty Rapleys LLP	Case Officer:	Aaron Wright
Ward:	Waterloo		

Recommendation: **GRANT APPROVAL**

1 Site Description

The site is located on Elettra Avenue and is bounded by Silverthorne Way and Hambledon Road. The site extends to approximately 4.5 hectares (11.12 acres) in area and consists of a three storey office building with a two storey front extension ('the main building'), a single storey restaurant, single story minor buildings/structures and a surface car parking area (approximately 863 parking bays). The main building provides 19,498 sqm and the restaurant comprises 973 sqm. The site is accessed from a roundabout off Elettra Avenue, and is largely screened by landscaping around the site boundary. In addition, BAE Systems E Block and Beam Plot buildings are also located within the Technology Park. These are identified outside the application site boundary, and do not form part of this application.

The application site is surrounded by a mix of uses. To the immediate north and east, there are commercial premises (including the WKB car showroom and garage), offices, warehousing and residential development. The subject site is located approximately 0.6 mile (1km) west of WaterlooVille town centre.

2 Planning History

APP/12/00652

Demolition of the main office building and ancillary restaurant and the redevelopment to provide business units (Class B1, B2 and B8), car showroom drive thru restaurant, hotel and restaurant. Outline Permission 31 July 2013.

3 Proposal

The extant outline permission for the redevelopment of the site establishes the principle of the demolition of all existing buildings and structures. Our client is committed to bringing forward beneficial economic re-use of the site. As part of this commitment, our client wishes to demolish the site in advance of a further application for the development of the site.

The proposed approach to the demolition of the existing buildings and structures on the application site is set out below. All the demolition works are to be undertaken by

a demolition contractor in compliance with the relevant Code of Practice for demolition. Initially, a series of preparatory tasks will be undertaken to ensure that the buildings are safe to be demolished. These include:

- The disconnection of all services to the property; and
- The stripping out of all fixtures, fittings, partitions, suspended ceilings, computer flooring, etc which will then be recycled for the re-development of the site, or sold on if there is a surplus.

Once the site has been made safe, demolition will commence, based on the following actions:

- Demolish buildings using traditional non explosive methods;
- Process demolition arising will then be disposed of accordingly, that is, scrap metal to scrap yard, timber to recycling yard, rubbish to licensed tip, hardcore and concrete stockpiled on site ready for crushing;
- Grub up hardstandings, footings and foundations where possible without undermining neighbouring roads, buildings and paths. Stockpile arisings ready for crushing; and
- Bring crushing plant to site and stockpile on site.

During the demolition, the site demolition contractor will carry out the following measures to mitigate any impact on the immediate locality:

- A water hosing system will be put in place on site to dampen down potential dusty areas;
- The site contractor will keep the site free of all litter whilst work is being undertaken, and
- A full Health and Safety Plan will be prepared and put in place during demolition stage works of the project.

Following demolition the site will be cleared and left clean and tidy. Therefore, in terms of the condition and state of the application site post demolition, it will be cleared but there will be stockpiled hardcore present for re-use in a sustainable manner. The site will be appropriately secured (by means of fencing/timber hoarding) to ensure safety and control of access.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control Officer

No comment.

Environmental Health Manager

No adverse comments on the demolition method.

Development Engineer

No comment.

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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Whether Prior Approval is required

(i) Principle of development

7.2 Following a legal decision earlier this year local planning authorities are required to receive notification of any demolition. This enables the authority to consider whether the building is of listable quality, and to control the manner in which the demolition is to be undertaken and any proposed restoration of the site.

7.3 Consideration will be taken subject to compliance with the Development Plan and any other material considerations.

(ii) Whether Prior Approval is required

7.4 Currently, built development on site consists of a three storey office premises with a two storey front extension, a single storey restaurant and single storey minor buildings/structures. It is proposed to demolish these buildings in their entirety. The buildings were constructed in the 1980's and are not of high quality design. As such these building could not be listed.

7.5 The removal of the building will be subject to compliance with the Building regulations and any other appropriate legislation. There are no important trees within or close to the application site that would be affected by the demolition of these buildings.

7.6 Planning permission has already been granted for the demolition of these buildings under planning reference APP/12/00652. As such the Council has no concerns over the demolition of these buildings.

8 Conclusion

- 8.1 The demolition of these buildings is acceptable in principle as they are of no intrinsic value. It is therefore concluded that the details are sufficient for the application to be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL** for application APP/13/00940.