
DESIGN STATEMENT**JOB NO: 4889**

CLIENT : -

PROJECT : Development of 11No. Units.

ADDRESS : 158, Hart Plain Avenue, Cowplain. PO8 8QP

STATEMENT : Variation of conditions relating to the approved scheme.

1 INTRODUCTION

We are submitting an application for the variation of conditions imposed on the above planning application (APP/11/00893) which was granted approval on 15th March 2012. The changes we are proposing include:

- An increase in height from the original application.
- A change in external render choices.
- A change in windows.

The email exert below (dated 28/02/2012) is from the case officer Aaron Wright and explains the reasoning behind our application:

'Thanks for your email. I have spoken to Stephen Cantwell regarding the amendments and we feel that the most appropriate action would be to let the current application run its course and then submit a Section 73 Application with the proposed amendments. We do not have any concerns over the proposed amendments, however a Section 73 application would allow us to consult neighbours.'

The reason for our design decisions are as follows:

2 INCREASE IN HEIGHT

We have had to increase the height of the outer eaves by approximately 200mm in order to achieve a minimum floor to ceiling height of 2.1m in the top floor apartments, thus meeting the Employers Requirements of the Housing Association. This has previously been discussed by planners and has not been considered a problem.

3 EXTERNAL RENDER

We are proposing a 'Linen' colour silicone render finish by K-Rend as opposed to the approved 'Polar White' finish for the main part of the building. The reason for this is our worry that a stark

white finish will weather extremely badly over time as opposed to a slightly off white finish, especially given the new developments proximity to large established trees within the site.

We are also proposing to replace the black painted glass panels that cover the floors on the northern elevation with a slightly recessed 'graphite' finish render by K-Rend. The reason for this is that the painted glass panels perform poorly in terms of buildability and lifespan in comparison to the render finish, which we have previously specified and detailed with success. We also feel that with the render finish we are able to match the colour of the window frames much more closely and therefore create the overall look that we want to achieve.

4 WINDOWS

We have revised the windows in the scheme to comply with the Housing Associations Employers Requirements as well as the current Building Regulations. With the revised proposal all windows and doors are able to achieve the necessary standards in terms of safety with regards falling and fire, they are also able to be easily cleaned and maintained from the inside. All changes made have been achieved by altering transoms and sashes and as such no overall opening sizes in any facade have been changed.

5 CONCLUSION.

Although these changes are relatively minor they are necessary in order to make the development work and meet the standards set by the Housing Association and Building Control. We hope that the changes are deemed acceptable by the Local Planning Authority.