

Our Ref: 784-B046981

Your Ref: APP/20/01109

FAO Steve Weaver
Development Manager
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Sent electronically only

09 March 2023

Dear Steve,

SUBJECT: THE TANNERIES, BROCKHAMPTON ROAD, HAVANT – DISCHARGE OF CONDITION 6

On behalf of our client, Portsmouth Water, we have pleasure in enclosing an application to discharge condition 6 associated with the above site and pursuant to planning permission Ref. APP/20/01109:

'Creation of new access from Brockhampton Road, to improve access to the yard with new walls with metal railings above and pedestrian and vehicular gates, following the part demolition of existing frontage building, concrete plinth structure and small building within the Conservation Area. The erection of a 2m high wall to northern site boundary.'

We set out below the information submitted in relation to condition 6, which we are seeking to discharge in full.

Condition 6 – Materials

The condition states:

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the retaining wall depicted on the Extended Site Plan & Elevation Drawing No. 02; and the railings and gates proposed for the Brockhampton Road frontage have been submitted to and approved in writing by the Local Planning Authority. The metal railings and gate shall be finished in matt black. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval...

Reports accompanying application:

Retaining Wall Construction Details – Rev B

Brockhampton Road Main Gate Plan – PN001 REN1

Brockhampton Road Pedestrian Gate Plan – PN002 REN 1

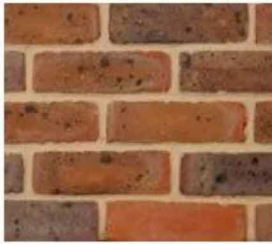
Havant Borough Council's Brockhampton Conservation Area report states that this development falls within character sub-area B - Brockhampton Road (Portsmouth Water Works). Notable buildings within the area consist of the pump building and The Tannery.

The pump building, circa 1925, is built of red brick in a bold classical style; adjacent to the pump building is a single storey, red brick office building and there are two lodges positioned either side of what was the main

entrance. They are built in red brick and typify a solid Victorian domestic style dating from the late 19th century.

The Tannery is situated within the water works site, at the southwest corner, it is historically associated with the site's former uses and is on the List of Buildings of Local Interest. The Tannery is also built of redbrick.

Therefore, the new wall will be built using a matching surface finish on the southern side of the wall as this would fit in with the aforementioned buildings. We have shown below a snapshot image of the bricks to be used:



**Freshfield Lane 1st Quality Brick 65mm
Red**

We have also included with this application the retaining wall construction details showing the height and depth details of the wall. Samples of the bricks will be sent separately.

The double main vehicle entrance gates are shown on plan PN001 REN 1 and will be constructed in a Wessex style, of galvanised steel, powder coated in RAL 9005 Satin Black. The gates will be 5500mm in width and 1830mm in height notwithstanding the detailing sitting on top. They will be attached to brick pillars on either side.

The pedestrian gate shown on plan PN002 REN 1 and will be constructed in a Wessex style of galvanised steel, powder coated in RAL 9005 Satin Black. The gate will be 1200mm in width and 1830mm in height notwithstanding the detailing sitting on top. It will be attached to a brick pillar on one side, with an externally rated magnetic lock securely it to the opposite brick pillar. Access will be via a keypad control set into the right-hand brick pillar.

Based on this information, it is requested that condition 6 is fully discharged. Please can you also confirm that no further information pertaining to condition 6 will be required to be submitted and discharged prior to the site's commencement.

We trust that the submitted details will allow you to discharge condition 6 pertaining to the approved planning application. If you have any questions or wish to discuss this matter further, please do not hesitate to contact me on debra.higginbotham@tetrattech.com or by phone on 07970 638 165.

Yours sincerely,



Debra Higginbotham

Planning Assistant

Tetra Tech Planning