

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

Our ref: 18041/A1/LJ/lj

6-October-2021

Dear Sir / Madam,

Re: APP/19/00660 – Spring Business Park (former Buttericks Site), 38 New Lane, Havant PO9 2NF

Description of Original Development: Demolition of existing industrial buildings and erection of 2No industrial buildings (comprising 12No individual units) within B1, B2 and B8 use classes together with ancillary office use, landscaping, car and cycle parking and access

Non-Material Amendment

Following the planning approval of APP/19/00660 (2nd October 2019) and subsequent discharge of condition 11 for external materials (11th March 2020), we politely request formal agreement that minor revisions can be made to the colour scheme (how external materials are articulated as the palette is the same) and changes to fenestration (removal and the insertion of some windows) is acceptable to the council. We also seek confirmation that these changes sought represent non-material amendments to the original consent.

The proposed revisions apply to the elevations within the yard area and to the southern corners facing Stanbridge Road mainly. The description of the development and all other aspects of the approval would remain as originally approved.

The following describes the attached drawings in chronological order and the reasons for the minor alterations for which we request approval:

18041-HNW-ZZ-ZZ-DR-A-1105-Location Plan_A

Submitted at planning – For reference of site location only.

18041-HNW-ZZ-ZZ-DR-A-3310-P4 Elevations Units 1-6 / 18041-HNW-ZZ-ZZ-DR-A-3310-P4 Elevations Units 1-6

Submitted and approved for discharge of condition 11 for external materials (11th March 2020).

18041-HNW-ZZ-ZZ-DR-A-3310-P12 Elevations Units 1-6 / 18041-HNW-ZZ-ZZ-DR-A-3320-P11 Elevations Units 7-12

Current elevations featuring minor cosmetic alterations (listed below):

- *Removal of ground level windows on South elevation of Unit 1 and Unit 12 and replace with cladding – Prospective tenants have noted that these ground level windows present a security concern both in terms of unwanted visibility into the unit warehouse areas and potential fragility to attack. For these reasons, these windows have now been omitted which face Stanbridge Road. See photographs in Appendix 1 for further details.*
- *Insertion of upper floor windows to offices facing the yard on Unit 12 – This matches the windows on the adjacent units.*
- *Marginal increase in ground floor pedestrian door and window height at ground floor from 2.1m to 2.3m*
- *The following aesthetic colour changes to cladding shown on drawing schedules:*
 - *Kingspan Wall Panel (AWP) KS600-1000 MR metal insulated cladding panels, colour Graphite RAL 9023 / Silver Grey RAL 9006. These two colours have been 'swapped' in the elevations at clients request to align with corporate identity of completed schemes. The attached elevations show this 'swap' with no change to specification/colours previously submitted and approved under Condition 11. The Council previously reviewed and found the submitted samples to be acceptable.*

- *Feature PPC flashing pieces – All feature flashing pieces in 'Kingsbridge Orange Hex #F24F21' RAL 2004. Again this colour was submitted as a sample detail and subsequently approved under condition 11, it's simply more extensive in use than the previous elevation iterations. This minor change helps brighten the overall scheme. The flashing details have been altered on the corner units at the entrance and on the elevations facing in the yard areas mainly.*
- *Sectional loading doors – All sectional loading doors Silver Grey RAL 9006 to contrast with the swap in colours used for the cladding.*
- *1.2m high unit numbers by specialist – Unit numbers have changed location and size to fit between feature flashing and window cill more comfortably.*

As is evident from the above; not only are the changes in elevation minor, they also reflect natural design development to improve the scheme functionally and aesthetics for the end users.

We have tried to clearly show these changes by illustrating this with side by side images in Appendix Two. This shows the proposed elevations / materiality and that previously approved via Condition 11. Appendix One shows a series of photographs of the site currently being constructed so the materials and treatments chosen can be seen in situ.

We hope the above is clear but do not hesitate to contact us should you have any questions or queries.

Yours sincerely,



Luke Jerome
For HNW Architects

Appendix One: Photographs of the Site currently under construction



Stanbridge Road entrance (windows removed & additional orange flashing details inserted. Please note there is a temporary film applied to doors) (left)



New Lane Frontage (right)

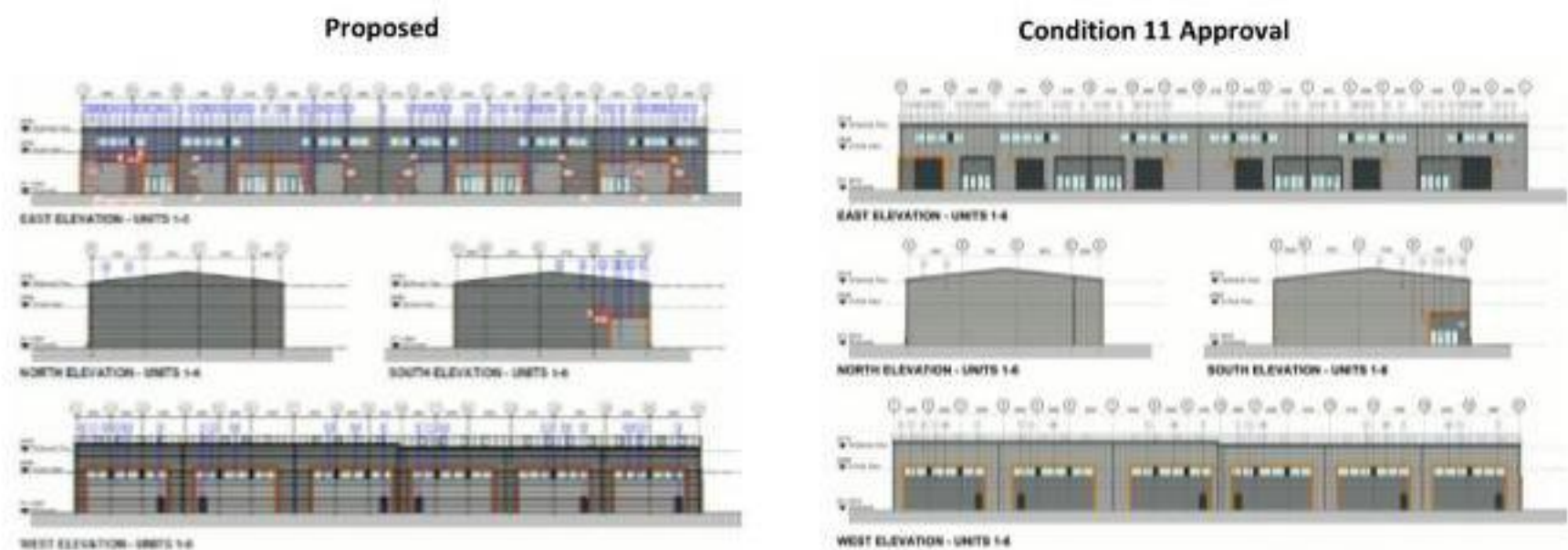


Downley Road Corner Junction

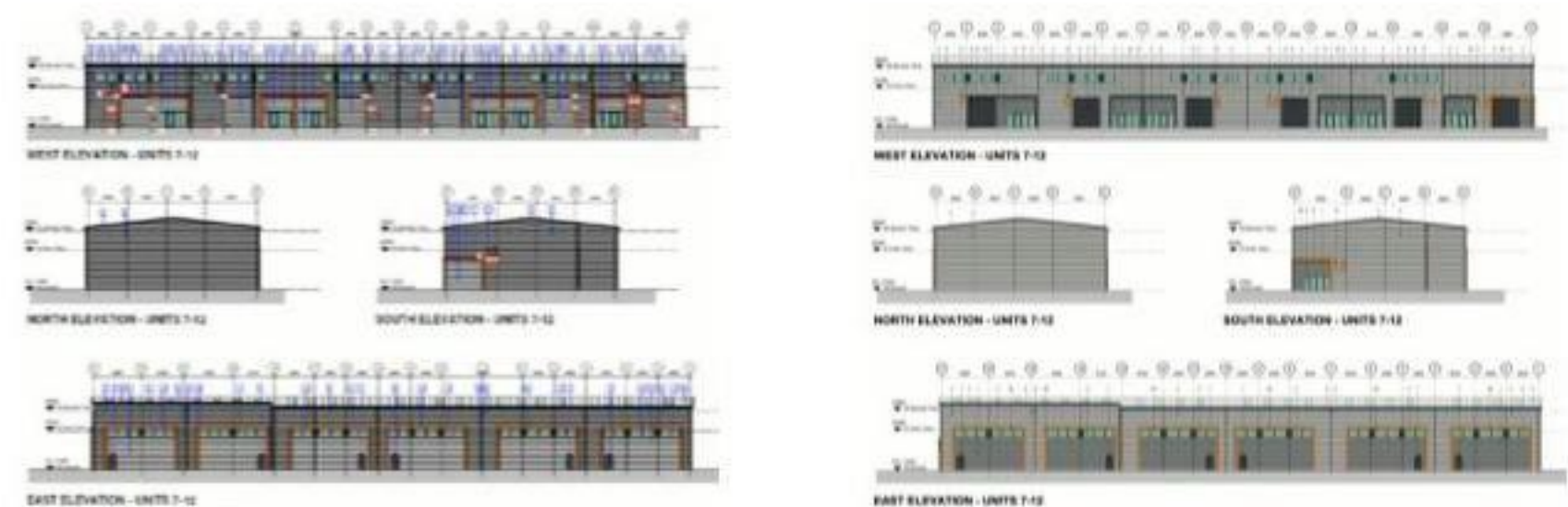


New Lane corner junction with Stanbridge Road

Appendix Two: Side by Side Comparisons



Unit 1 – 6: Currently proposed versus previously approved materials / colours and window changes



Unit 7 – 12: Currently proposed versus previously approved materials / colours and window changes