Planning Statement 12033 _PS

Builders Store Rear of 4-14 Southview Road Southwick - AWDM/0366/13

DEMOLITION OF EXISTING TWO-STOREY WORKSHOP AND PARKING AND REPLACEMENT WITH NEW TWO-STOREY WORKSHOP WITH OFFICE ACCOMMODATION INCLUDING ASSOCIATED ACCESS AND PARKING

Minor material amendment to approval dated 08/11/2013

The following amendments are proposed following due design development on the above project.

Condition 02.

The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No. 12033_P01 Existing Location and Block Plans received 22 March 2013

Drawing No. 12033_P03B Site Plan Dec 14 (replaces Revision A)

Drawing No. 12033_P04B Floor Plans Dec 14 (replaces Revision A)

Drawing No. 12033_P05B Elevations Dec 14 (replaces Revision A)

Drawing No. 12033_P06B Perspective Dec 14 (replaces Revision A)

*Summarising requirement_*

Dummy chimney added as a visual feature

Minor internal layout amendments

New Lobby Porch arrangement

Velux roof lights added for natural daylighting enhancement to office and ancillary spaces

These rooflights have a lower edge < 1.8m from First floor level with no overlooking potential

The bathroom velux replaces a lower level window in the wall.

Velux light tube terminals are also placed on the higher level roof to bring light into circulation spaces.

…….. cont.

Condition 09.

The wall on the western boundary of the site shall be rebuilt to a height of 2.4m with 0.6m trellis over in accordance with details to be submitted and approved in writing by the Local Planning Authority before the building is first occupied.

The true condition of the boundary wall and foundation will only become apparent upon demolition.

However our first impression is that structurally the existing wall will be able to remain at a height of 2.4m and a timber trellis of 0.6m on top will provide a better visual impact and be more structurally feasible. If the entire wall needs replacing this will cause further disruption to neighbouring dwellings which the client wishes to avoid / negate as far as possible.