

RE: Supporting statement for the proposed NMA in relation to 24/0066

Planning Application Reference: 24/0066

Planning Application Proposal: REFURBISHMENT OF UNITS 3 & 4 (CLASS A1) COMPRISING EXTERNAL ALTERATIONS INCLUDING NEW SHOPFRONT AND LOBBY TO CREATE A SINGLE RETAIL UNIT, CREATION OF SERVICING PLATFORM TO REAR, CAR PARKING RECONFIGURATION, CYCLE STANDS AND TROLLEY BAYS, PLANT ENCLOSURE AND ASSOCIATED WORKS

Please see below list of items outlines in the NMA which differs from the original approved planning mentioned above.

1. Layout of the Main Entrance / Exit screen.

On the original planning approved drawings, the Entrance and Exit doors are shown as two separate entities; the exit doors are shown to the primary elevation of the curtain wall offset from the centre, with the entry doors on the return corner.

Given the location of an existing steel column in relation to the bi-parting entrance doors, the opening of the door is limited and as approved compliance, would not give the clear opening width to achieve Building Regulations.

The NMA proposals now show the Entrance / Exit from the store solely from one door as the entrance door on the return elevation has been removed. The new position of the door allows for a double bi-parting door which is not limited by the existing steel columns and so achieves the required clear opening width.

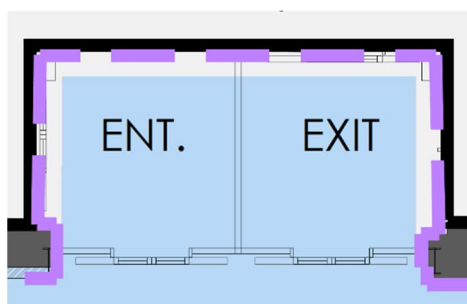
Centralising the position of the door also means there are now fewer aluminium aspects to the framework as we have removed mullions / transoms now allowing for full height uninterrupted glazing.

Please refer to the following THP Planning approved drawings:

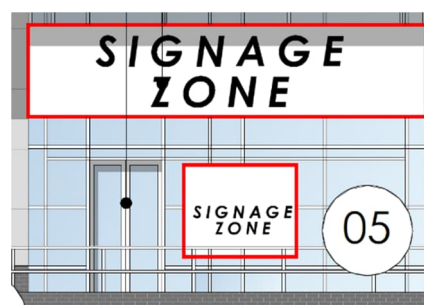
- 19170-THP-XX-XX-DR-A-(11) 12-P02 Proposed Ground Floor GA Plan A3
- 19170-THP-XX-XX-DR-A-(11) 13-P02 Proposed Elevations A2

Please refer to the following THP NMA application drawings.

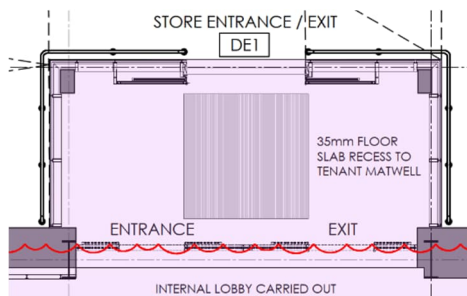
- 19170-THPW-XX-XX-DR-A-(00) 06-C08 Proposed Ground Floor Plan A1
- 19170-THPW-XX-XX-DR-A-(00) 07-C02 Proposed Elevations A0



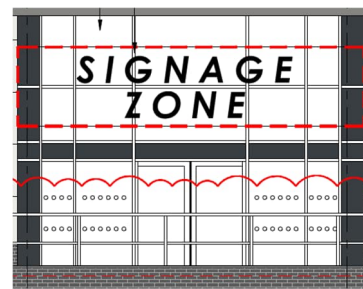
Existing Plan Layout.
Extract taken from drawing (11)12-P02



Existing Elevation Layout.
Extract taken from drawing (11)13-P02.



Proposed Plan Layout.
Extract taken from drawing (00)06-C08



Proposed Elevation Layout.
Extract taken from drawing (00)07-C02

2. Introduction of a Rain Garden and areas of permeable paving.

To meet SAB's statutory requirements, a rain garden and permeable paving have both been introduced to the scheme. The rain garden is located at the rear of the unit and offsets the loss of soft landscaping. The rain garden has been located to the rear of the unit to allow for easier maintenance. Two areas of permeable paving have been added to feed into the existing drainage, shown as blue on the site plan.

Please refer to the following THP NMA application drawing.

- 19170-THPW-XX-XX-DR-A-(90) 04-C06 Proposed Site Plan A1
 - o Area of Rain Garden is shown within the new landscaping highlighted green.
 - o Area of permeable paving has been highlighted blue

3. Main Entrance Ramp and Accompanying Wall

In order for the proposed ramp to tie in with existing levels to the front of the unit, the design of the ramp has amended slightly. The start of the ramp has moved east slightly and the top of the ramp ends at the glazed lobby. This allows the ramp to achieve the required 1:40 gradient.

Please refer to the following drawings:

Planning approved drawing:

- 19170-THP-XX-XX-DR-A-(11) 12-P02 Proposed Ground Floor GA Plan A3

NMA application drawing:

- 19170-THPW-XX-XX-DR-A-(00) 06-C08 Proposed Ground Floor Plan A1