

Condition Discharge

HPK/2019/0415

19 Holmfield
Buxton
Derbyshire
SK17 9DF

www.swofo.co.uk
studio@swofo.co.uk
07884183625

05th March 2020

Dear Sir / Madam

18 -20-22 The Royal Bank Of Scotland High Street Buxton Derbyshire SK17 6EU

UPDATED - REV A

The following descriptions and accompanying information are submitted for the discharge of the planning conditions 3,4, 5 & 6 relating to the above application number. The relevant information has been attached and identified below each condition.

I trust that this information provides sufficient information to discharge these conditions, but if you do have any queries please contact me.

Note;

Opening up of the internal walls have revealed that no. 18 & 20 have been previously modified and the render is mostly covering red modern bricks. The proposal is to repair and repaint the existing render.

3. Prior to the installation of the shop fronts, 1:10 sectional drawings of the shops fronts shall be submitted to and approved in writing by the Local Planning Authority. The details shall include signage (including typeface and colour scheme), a section through the cornice, pilaster and plinth, blind and blind box and window frame and shop door details (including colour and finish). The development shall be carried out in complete accordance with the approved details.

Part discharge of condition 3. The following items have not been included within this application to discharge this condition.

- Signage to no.20&22
- Awning colours for no.20 & 22 not to be included.

Refer to information:

- RBS_P_500 Front Elevation
- RBS_P_501 Front Elevation – Colour
- RBS_P_520 Elevation no.22
- RBS_P_521 Elevation 18-20
- RBS_P_550 Typical Shop Section
- RBS_P_551 Shop Door Section
- Condition 03 - Blind Awning Image

No.18



Timber joinery colour

- Weathershield Oxford Blue

Colours:

- Blind box and timber to match shop front.
- Metalwork and chain to be black RAL9011.
- Fabric RKS-170 Blue

No.20

Timber joinery colour

- Farrow & Ball Brinjal no.222

Colours:

- Blind box and timber to match shop front.
- Metalwork and chain to be black RAL9011.
- Fabric – Part Discharge – colour to be further application.

No.22

Timber joinery colour

- Farrow and Ball Studio Green no.93

Colours:

- Blind box and timber to match shop front.
- Metalwork and chain to be black RAL9011.
- Fabric – Part Discharge – colour to be further application.

4. Prior to the installation or upgrade of any windows, a schedule of all existing windows to be retained and proposed windows, including cross sections of glazing bars, finish and colour, to a scale not less than 1:10 shall be submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the approved details.

Front Elevation

As the accompanying image shows the reveals to the windows have been heavily modified and there is a nominal reveal. Due to the timber sash box requirements, we are proposing that numbers no.18 & 20 windows have sprung sashes, this reduces the width of the sash box by approximately 20mm. The windows to no.22 as weighed sashes as the existing reveals exist.

Reveal

The render is to be repaired, where possible on no.18-20 (W.F.02-04) the render will be brought around the frame edge to reduce the amount of frame that is visible. This will be similar to the existing windows.

Refer to information:

- RBS_P_500 Front Elevation
- 191219 Existing Reveal 01
- 191219 Existing Reveal 01
- RBS CONDITION 04_TTIMBER SASH_Spiral Balance
- RBS_ CONDITION 04_TIMBER SASH_Cords & Weights

Colour: Farrow and Ball Off-White no.03

Windows and Sash Type:

- Sprung – W.F.02-04
- Weighted – W.F.01

Please refer to the sash window drawings and photographs provided by Timber Windows Direct.

Rear Elevation

The lower window W.R.01, has been removed from the project. Due to internal requirements for the commercial unit this window opening will not be reopened. As noted under condition 5 the existing exhaust vent will be utilised to accommodate the new requirements. The existing opening will be retained as a recessed render reveal.

Eco-Slide UPVC sliding sash. No glazing bars

Refer to information:

- RBS_P_510 Rear Elevation
- '200130 Eco Slide Sash Window - REAR ELEVATION..

Colour: White

Windows: W.R.02

Rooflights

Refer to information:

- RBS_P_510 Rear Elevation
- RBS_P_302 Roof Plan
- 200202 VELKUX GPL single recessed install into natural slate

Product : Velux: GPL - Top-hung roof window with recessed slate flashing

Colour: Dark Grey

Windows: RF.01 & RF.02

Size: RF.01 940(w)x980(h)mm & RF.02 7809(w)x980(h)mm

5. Prior to the installation of any non-domestic extraction and ventilation equipment, details shall be provided (including its position, appearance and details of measures to prevent noise emissions) to and approved in writing by the Local Planning Authority. The ventilation/extraction equipment shall be installed prior to the occupation of the commercial unit and shall thereafter be maintained in accordance with the approved details.

Refer to information

- RBS_P_510 Rear Elevation
- Ducting and Cowl information Sheets – '200206 Condition 5.pdf'.

As noted before, the exhaust ducting will comprise a 250mm galvanised spiral flue with access in accordance with HVCA DW/172. It'll duct out through the existing centre vent, up at a 45° angle towards where the soil vent pipe was fixed then a vertical run to a metre above the gutter line, capped with 250mm jet cowl as illustrated.

6. The development hereby permitted shall not occupied until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse is available as an alternative other sustainable methods

should also be explored. If these are found unsuitable, satisfactory evidence will need to be submitted, before a discharge to the public sewerage system is considered.

Please refer to drawing P300 for the layout of the drainage.

The proposed drainage strategy is based on the existing layout and connections. The existing arrangement sees combined foul and surface water discharged into a manhole to the rear of the property. There is a drain that runs from this MH to the front of the property where there is an existing MH that receives this combined drain and discharges into public sewer within the street.

The proposed layout does not change this arrangement. The internal reordering requires a new connection in the middle of the underground drain as indicated on the drawing. This is a combined drain of surface and foul. The existing property does not have an adequate rainwater outlet from an existing roof valley and the new connection to this drain is to primary for this reason.

There is no new connection and alternative solutions have been considered but these are suitable or practical solutions. The site is a tight high street location, with only a small yard to the rear of the property; soakaway, septic tank, sewage treatment works or other solutions would not be suitable.

Yours faithfully

Adam Swain-Fossey RIBA ARB

Principal RIBA Membership no: 10295192

ARB Registration no: 074824B