

Supporting Statement for Proposed Change in Material Finish

Introduction

The development was approved under application ref 45222/APP/2015/4692 and has been varied 3 times by Section 96a applications, references as follows:

- 45222/APP/2019/3104
- 45222/APP/2020/2355
- 45222/APP/2020/3729

There was also a further application made to discharge condition 5 (materials) which had previously been discharged but the approved bricks were no longer available by the time the development came to start. The application reference for this is 45222/APP/2022/2221.

The final 2 brick finishes were chosen by the planning department from the available ranges of the suppliers cladding system.

The Need For Further Amendments

The retail element of the development including the bin and bike stores need to be constructed in traditional masonry cavity walls for insurance purposes, as opposed to SFS structure that has been used for the residential element.

The brick slips chosen are not available in a full-size brick for traditional construction. It is therefore preferred to omit this finish from the elevations that will not impact on the overall appearance of the building.

Proposed Change to Material

It is proposed to change the material on the rear walls only viewed from within the rear yard area from brick to rendered block. These changes only affect the walls illustrated on 2 of the 5 elevation drawings, the north elevation (EAD_038_A_05_001) and the bin/cycle store elevations (EAD_038_A_05_005).

The rear wall of the main building affected by this change is at ground floor level only and is recessed on plan. There are very limited views of this which are further protected by the existing boundary wall alongside the public footpath.

The bin/cycle store will also be rendered. This is only seen from with the yard and is again concealed by the boundary wall.

Whilst this is a change of material that doesn't appear on the building at the moment there are several rendered elevations on properties in close proximity to the development as can be seen on the Google Earth extract on the following page.

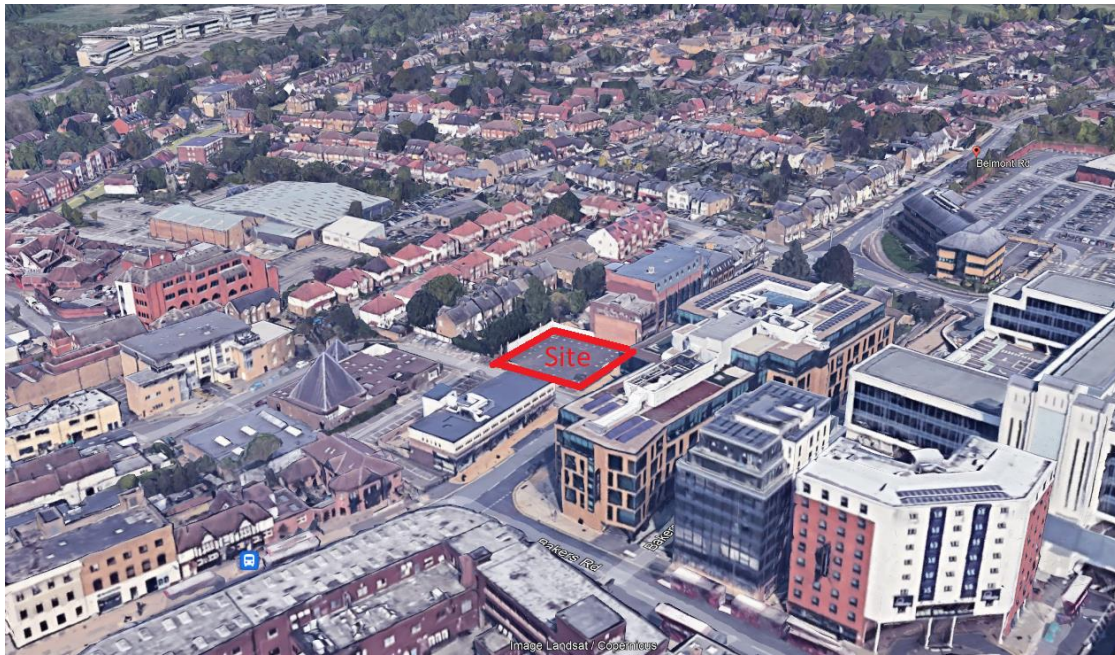


Image 1: Extract from Google Earth

The proposed change of material will not detract from the quality of the development and it will not look out of place in the context of surrounding buildings.

Summary

The proposed change of material will have no impact on the quality of the development and will satisfy the construction requirements for the tenants of the retail element and their insurance companies.

The change affects areas that are well concealed and would therefore not be a noticeable change to what has previously been approved. In our opinion the contrasting material chosen to replace the brick slips would look better than a completely different brick.

As there is already render finishes on buildings in close proximity it is considered that this is a suitable alternative to solve the problem of not being able to match the brick slips.