

27th March 2025

SUBMISSION OF DETAILS FOR THE DISCHARGE OF CONDITIONS

APPLICATION REF: DM/22/2218

APPLICATION DESCRIPTION: REDEVELOPMENT OF SITE TO PROVIDE A DEVELOPMENT OF 50 RETIREMENT LIVING APARTMENTS, ASSOCIATED PARKING, LANDSCAPING AND AMENITY PROVISION. AMENDED PLANS RECEIVED 13/12/2022 REMOVING TOP FLOOR OF COMMUNAL FACILITIES AND ROOFTOP TERRACE AND ALSO SUBMISSION OF A CONSTRUCTION MANAGEMENT PLAN AND SURFACE WATER MANAGEMENT PLAN DURING CONSTRUCTION

At Maxwellton House, Boltro Road, Haywards Heath

CONDITIONS: 6 Materials, 7 Elevation Details, 8 Details, 17 Cycle Store, 18 Solar

Please see comments in **BLUE**:

Cond No.	Subject	Wording of Condition	Detail Submitted
6	Materials	No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority a schedule and samples of materials and finishes to be used for external walls and roofs as well as the balconies of the proposed building. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.	BOLTRO ROAD EXTERNAL MATERIALS – Material Schedule Sheet As mentioned in an email: the submitted schedule of materials appears to be acceptable. However, the submitted proposed elevations have not been annotated to explain the location / differences to the 3 types of brick and the 2 types of cladding which are proposed to the building. The condition also requires details of materials/finishes to be provided for the balconies. Additionally: - Provide details of the upper PPC metal balustrade system. - Provide details of the other balcony railings - Provide details of the vertical PPC aluminium Louvers - Provide details of the vents - Provide details of privacy screens - Provide details of all the windows/doors including RAL colour and type - <u>These details are included on the attached plans</u>
7	Elevations	No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority a 1:100 scale front elevation showing the position of the light brick panels. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.	LSE-2780-04-A0401_Proposed Elevations 01 02 Not Acceptable 1. Annotate all facing materials. - <u>Done</u> 2. In addition, these elevations show a plethora of external vents which were not shown in the originally approved elevations. I can only assume this is related to a lack of suitable solutions for ventilation overall. Please provide plans and sections covering the ventilation requirements to help us understand the changes. Please note this will, however, need separate approval through Building Regulations. As presented, this would have a domino effect on how the elevations look, and

8	Brick detailing and Elevation Features	No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority 1:20 scale sections and elevations (vignettes) of the following shown in context: • Recess brickwork panels, • Top floor balustrading, • The front entrance canopy, • The solar panels in relation to the parapet upstand on the roof, • A projecting balcony on the front façade featuring the vertical fins and the brickwork frame. The development shall be carried out in accordance with the approved details.	the standard of the units within the building which I cover in other points. <u>This vents are an essential element of the sustainability strategy. The vents provide the intake and outtake requirements for the mechanical ventilation heat recovery system. A colour match vent has been included on the details section of the plan attached and the location of these vents has been regularised in the latest detail.</u> 3. The introduction of suspended ceilings, is likely to accommodate ducting for ventilation. This has resulted in windows appearing differently than those shown in the approved elevations from the planning permission. Lowering the ceilings impacts the window proportions, causing them to be divided in half by a middle bar, rather than having the top section taller than the bottom, as originally approved. Also, some windows are still as per approved, which results in overall uncoordinated look. <u>The windows have been reviewed and this issue has been addressed in the updated elevation.</u> 4. The shadow is not shown from the recessed brick panels, and this looks boxed in. Provide typical 1/20 section. 5. Provide typical window section showing window recess. LSE-2780-04-A0402_Proposed Elevations 03 04 <u>Not delivered and requested in my email of the 19th March. As above</u> LSE-2780-04-A0251_Balcony Stack B – plans 1. The balcony railings are not as per approved glazed balustrades. <u>See comments below</u> 2. Drainage system to the balconies is not shown. More details needed to establish how water is drained from balconies to prevent dripping of water to balconies on lower level. <u>See comment below</u> LSE-2780-04-A-0520_Parapet Section with PV
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Acceptable

LSE-2780-04-A2118_Balcony Stack

A - details pg.1

1. Section showing lowered ceilings resulting in floor to ceiling height of 2285mm – explain how this corresponds with the Building Regs. Ceiling height has not changed from planning stage. This is the same height applied to all McCarthy Stone developments an no issue with Building regs
2. Balcony railings details provided are not as per approved and this should be glazed balustrades. Have needed to revert to glazed balustrade. The primary reason for this has been associated with fire safety and maintenance. Approved planning drawings have very slim line light weight frameless glass balustrade; this is no longer possible under recent Part B fire regulations. Solution would either be bulky glass system with clamped glazing and separate (non-glass handrail) or the system we are proposing which is railings. In maintenance terms glazed systems have noted a significant issue as cleaner needs to enter every dwelling unit internally to clean inner side; security, health, management and cost implications are prohibitive.
3. Drainage system to the balconies is not shown. More details needed to establish how water is drained from balconies to prevent dripping of water to balconies on lower level. We would expect the water from balconies to be redirected to rainwater pipes hidden in the brick columns. All are positively drained – behind each brick post there is a drainpipe for drainage of balconies.
4. Ceiling of the balcony is not acceptable and has to match SVK Fibre Cement cladding used for the ceiling showed in dwg: *LSE-2780-04-A2205_Typical 5th Floor Balcony Overhang in Brickwork* . Annotate colours in RAL. Drawing 2118 – to be updated to specify this product. Previously not confirmed.
5. Flashing/cover to the steel frame is missing and should be applied as shown on approved elevations. Provide details. Steel details to be confirmed – approved elevations shows exposed steel.

LSE-2780-04-A2119_Balcony Stack

- details pg.2

Please see comments above in relation to LSE-2780-04-A2118_Balcony Stack.

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LSE-2780-04-A2120_Balcony Stack

- details pg.1

Please see comments above in relation to LSE-2780-04-A2118_Balcony Stack.

PPC Aluminium Fascia please provide a sample of this and explain how this covering will be applied and if it will it be applied to all the balconies.

			LSE-2780-04-A2121_Balcony Stack B - details pg.2 - Soffit boards are not acceptable. - Metal balustrade is not in line with approved glazed balustrade. LSE-2780-04-A-2202_Typical Parapet Detail in Brickwork with Balustrade on 5th Floor LSE-2780-04-A2205_Typical 5th Floor Balcony Overhang in Brickwork Acceptable. The plans provided show a privacy screen between balconies. Please can a typical elevation be provided detailing how it looks, height and material.
18	Solar	No part of the development shall be first occupied until a detailed 1:20 section and elevation drawings showing a typical solar panel in relation to the roof as well as specifications on the panels have been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the agreed details.	B234352PV - 20231025 - Rev 1 (Roof Installation Plan) Acceptable Panel - Solarwatt Classic H 2.0 Pure 30 405wp (Technical Spec) Acceptable roofwindplusEN - PV - B234594 - Roof Above 5th Floor - 20231025 - Rev 1 (Technical Spec) Acceptable Bauder: LSE-2780-04-A-0207 Roof Plan Acceptable