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Additional Planning Statement for: Re-application for Proposed Alterations and Redevelopment at 1 Bridge Street, Fordingbridge, SP6 1AH

Date of this Statement ; *6th January 2024*

INTRODUCTION

This statement has been prepared in support of the re-application for the proposed re-development of the vacant former Lloyds Bank premises at 1 Bridge Street, Fordingbridge. The building is not listed but is within the town Conservation Area. The development has been completed.

The NFDC have requested additional information to accompany this application. The requested additional statements are listed below -

1. Air quality assessment (<https://www.gov.uk/guidance/air-quality--3>)
2. High Speed Broadband provision.
3. Sustainability Statement
4. Renewable and low Carbon Statement - The predicted regulated energy use.

1. Air quality assessment

New Forest has only one AQMS area, in Lyndhurst High Street which now has such good air quality that it has been cancelled for routine checking by NFDC. This is excellent, there are therefore no areas of poor air quality in the whole wider area. This proposal at 1 Bridge Street Fordingbridge already exists, no smoke producing appliances are installed. Commercial uses are proposed which will not feature facilities which would reduce air quality. Any extraction systems which may be required would have to submit to existing extensive regulatory requirements at the time of proposal and installation. At present no extraction facilities are proposed. Any such future requirement would be subject to appropriate application and approval as required.

2. High Speed Broadband provision

The area is covered by BT Openreach (as is almost everywhere in the UK) as well as many other Highspeed Broadband, below ground cable & WiFi Network providers. Giganet services rated at between <150 Mb/s to <900 Mb/s can be made available to all premises within 1 Bridge Street. <https://www.giganet.uk/>

3. Sustainability Statement

The property is existing and is already built. All constructions were built to meet or exceed modern heat loss standards and Building Regulation approval was granted for these, confirming that the development as built met or exceeded UK national thermal, safety, fire separation, fire escape, public safety & chemical emissions concerns.

4. Renewable and low Carbon Statement

The property is existing. All required aspects of low carbon, renewable source energy, ecological standards and source material considerations are met as Building Regulation approval was granted for these at the time.

We respectfully ask the Council to consider this application for approval.