

1.0 INTRODUCTION

This statement accompanies a planning application to vary condition no.2 attached to OCC planning permission ref. 21/02581/FUL. The condition states:

“Subject to conditions 4,5,6,7 and 9 the development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.”

The listed approved plans are:

- P.24C Plans – Proposed
- P.25C Plans – Proposed
- P/10/A Location Plan
- 286.P.16G Floor Plans
- 286.P.17F Floor Plans
- 286.P.18E Roof Plan
- 286.P.21C Elevations
- 286.P.22D Elevations
- 286.P.26 Elevations

We wish to amend the approved design to reduce the size of the extension. The proposed amendments affect the appearance only; they will have no material impact on the uses of the building or the schedule of accommodation. Since the building volume and height will be reduced there will be no negative impact on neighbours' light, privacy or amenity; in fact these will all be improved relative to the approved design. The proposed reduced volume of the extension will have less visual impact on the Conservation Area.

Given the minor nature and lack of impact of the proposed changes we are applying to vary condition no.2 and no more. We wish only to change the list of referenced drawings, amended as follows:

- 286.P.10A Location Plan
- 286.P.16K Lower & Upper Ground Floor Plans
- 286.P.17K First & Second Floor Plans
- 286.P.18H Roof Plan
- 286.P.21F Proposed Club Building Elevations
- 286.P.22E Proposed Housing Block Elevations
- 286.P.24H Phase 1: Lower & Upper Ground Floor Plans
- 286.P.25H Phase 1: First & Second Floor Plans
- 286.P.26C North Street Elevations

Please note:

- All the drawing numbers are now written in full to include the project reference prefix no. 286.
- The location plan 286.P.10A is unchanged.
- The remaining drawings are amended versions of those already approved with the revision suffix letter updated.

2.0 PROPOSED AMENDMENTS

The changes only affect the extension to the existing club building. There are two primary parts to this:

2.1 THE LOWERING OF THE EXTENSION FUNCTION ROOM TO GROUND LEVEL

In the permitted design the new function room was raised to the same level as the existing upper ground floor. This had the advantages that:

- There was then level access between club and function room.
- The bars to both spaces were connected.

But the price was that it created a large undercroft which was non-habitable being below the floodplain and added substantially to the build cost.

The amended design lowers the function room to ground level. This loses the connectivity between the bars, but that is an acceptable loss, given the advantages:

- The function room does not need to have a reduced floor area to avoid blocking the neighbour's first floor window. It now sits fully beneath it.
- The extension is now only single storey beneath a shallow-pitched slate roof so it has substantially less visual impact on the Conservation Area.
- The wheelchair access is simplified with no need to serve the basement. Access generally is more straightforward and takes up less space, allowing for improvements of the flats above the club, as described below.

2.2 THE INTERNALISATION OF THE STAIR TO THE FLATS ABOVE THE CLUB.

The existing permission had an external staircase serving the flats. This was not ideal functionally and also had a visual impact. The lowering of the function room frees up space at ground level to enable the stair to be moved into the shell of the existing rear two-storey extension and then as it moves up the building it can move entirely within the Victorian building envelope.

Consequently, the only external manifestation of the stair is a new lean-to pitched roof on the rear of the Victorian building which houses the stair leading up to the first floor. This roof will be the same pitch and same materials as the roofs on the main body of the building.

There are no further changes proposed: the new block of flats is not affected, the Victorian building is not affected except on the rear. The proposed extension reduces substantially in height and visual impact and relates more closely to the existing building in style and material than the permitted extension.

3.0 TRANSPORT

There are no proposed amendments to the site access or the number or type of car parking spaces. The only change with respect to transport is the bicycle store for the club is no longer in the basement but is now within the rear courtyard. There are 6 bike spaces for the residents of the 3 flats above the club, and 4 bike spaces for the visitors to the club.

4.0 SUNLIGHT AND DAYLIGHT

These amendments will have no effect on sunlight or daylight to any property. The proposed volume, extent and height of the extensions are reduced relative to the approved design.

5.0 LANDSCAPING

These amendments do not affect the approved landscaping.

6.0 FLOODING

These amendments have no impact on flood matters. The uses are all the same, escape routes are the same, the built area in the flood plain is the same

7.0 ACCESS

These amendments maintain universal access to all public parts of the club building.