

Debbie Kirk
North Northamptonshire Council
(Wellingborough Area Office)
Swanspool House
Doddington Road
Wellingborough
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20 March 2024

MCL006/RB
Ref. PP-12867343

Dear Debbie

**GLENVALE PARK – Phase 1 Local Centre
Non-material amendment application in relation to reserved
matters approval NW/22/00170/REM**

I write in relation to reserved matters approval NW/22/00170/REM for the Glenvale Park Phase 1 Site R4 Local Centre, and the proposed non-material amendment (NMA) application which seeks to update a number of plans associated with this approval.

Background and Justification

The original reserved matters application (RMA) for NW/22/00170/REM was approved in March 2022 for the Glenvale Park Local Centre, located in Site R4 of Glenvale Park Phase 1. Since this approval a number of minor updates to the design are required for various reasons, including:

- Simplifying the construction process following detailed design;
- specific occupier requirements;
- complying with Building Control requirements;
- improving security; and
- improving robustness and longevity of the development post construction.

The full details of the amendments proposed and their respective reasons are included in the summary prepared by DLA Architects Practice, appended to this letter.

The full suite of plans provided as part of this NMA application are listed below:

- 1495-403-P5-Proposed Elevations-Retail-and-Residential
- 1495-407-P4-Proposed South-and-West Elevations-Foodstore
- 1495-408-P2-Proposed East-and-North Elevations-Foodstore

The submitted plans supersede the following approved plans:

- 1033-005-P8 - Proposed Elevations-Retail + Residential Block
- 1033-007-P8 Proposed Elevations – Foodstore

The application has been made via the Planning Portal (ref. PP-12867343). I trust you have all the information required to determine this NMA application, but if you require any further information please do not hesitate to contact me or any of the DLA

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team, otherwise I look forward to receiving confirmation that the non-material amendment is valid.

Yours sincerely,

A handwritten signature in black ink that reads "Robert Blake". The signature is written in a cursive style and is underlined with a single horizontal stroke.

ROBERT BLAKE
ASSISTANT URBAN DESIGNER / PLANNER

e-mail: rblake@davidlock.com

cc: Mark Best, Glenvale Park LLP
enc: Explanation of proposed amendments (DLA Architects Practice)



GLENVALE PARK LOCAL CENTRE . CHEYNEY ROAD . WELLINGBOROUGH

SCHEDULE 1

DATE: 19-02-2024

The non material amendments are summarised below:


RETAIL/RESIDENTIAL BLOCK

Approved Drawing No.1033-005-P8 - Proposed Elevations-Retail + Residential Block

NMA Drawing No.

- 1495-403-P5-Proposed Elevations – Retail + Residential

NMA Changes:

 RETAIL UNITS & RESIDENTIAL APARTMENTS APPROVED UNDER REF. NW/22/00170/REM DRAWING NO. 1033-005-P8		
REF.	CHANGE FROM APPROVED	REASON
	DRAWING NO. 1495-403-P5 PROPOSED ELEVATIONS	
A1	ALL ELEVATIONS: STACK BONDED BRICK PANELS REMOVED STRETCHER BOND FACING BRICK PANELS IN LIEU OF STACK BOND BRICK PATTERN	BUILDABILITY RATIONALISATION OF BRICK PANELS & DETAILING. MINIMAL VISUAL IMPACT ON ELEVATIONS AT FIRST FLOOR LEVEL.
A2	UNIT 2: ENTRANCE DOOR RE-LOCATED CENTRAL TO SHOPFRONT	TENANT REQUIREMENT
A3	NORTH ELEVATION: REAR EXIT DOORS TO UNITS CHANGE FROM SINGLE DOOR TO DOUBLE LEAF DOOR	BUILDING CONTROL REQUIREMENT
A4	WEST ELEVATION: UNIT 1A EXIT DOOR IN SHOPFRONT & BIN STORE DOORS IN LIEU OF ONE SHOPFRONT.	FIRE EXIT FROM UNIT - BUILDING CONTROL REQUIREMENT. BIN LAYOUT & BIN DOORS REQUIRED DUE TO EXTERNAL LEVELS DIFFERENCE.
A5	EAST ELEVATION: ONE SHOPFRONT REMOVED	TENANT SECURITY & OUTLOOK DUE TO PROXIMITY OF ADJACENT RESIDENTIAL DWELLINGS
A6	WEST ELEVATION: INCREASED TO TWO-STOREY OVER RESIDENTIAL ENTRANCE. PREVIOUSLY SINGLE STOREY WITH FLAT ROOF & 1ST FLOOR SET BACK.	IMPROVED INTERNAL USER ACCESS FOR SERVICES & BIKES



FOODSTORE

Approved Drawing No. 1033-007-P8 Proposed Elevations - Foodstore

NMA Drawing No.

- 1495-407-P4-Proposed South + West Elevations - Foodstore

NMA Changes:

D FOODSTORE APPROVED UNDER REF. NW/22/00170/REM DRAWING NO. 1033-007-P8		
REF.	PROPOSED CHANGE FROM APPROVED	REASON
	DRAWING NO. 1495-407-P4 PROPOSED SOUTH & WEST ELEVATIONS	
D1	WEST ELEVATION: BRICK PANELS ON 1ST FLOOR CHANGED TO FLAT HORIZONTAL CLADDING PANELS.	CHANGES TO EXTERNAL MATERIALS: DECISION TO CONSTRUCT THE COLUMNS ON THE FRONTAGE (WEST ELEVATION) IN BRICKWORK RATHER THAN CLADDING, MAKING THEM FAR MORE ROBUST AND ABLE TO WITHSTAND BUMPS AND SCRATCHES FROM TROLLEYS. OVERALL MATERIAL PALETTE REMAINS THE SAME - MATERIALS HAVE BEEN RE-POSITIONED TO ADDRESS BUILDABILITY AND LONGEVITY. VISUALLY THE CHANGES ARE MINIMAL.
D1(a)	BRICK COLUMNS IN LIEU OF METAL CLADDING.	
D2	SOUTH ELEVATION: EXTERNAL METAL LOUVRED DOUBLE LEAF DOOR ADDED.	ACCESS TO PLANT ROOM/STORE. STORE PROVISION UNDERNEATH THE STAIRS FOR UNIT 7.
D3	BRICK PIER IN LIEU OF METAL CLADDING AT CORNER.	BUILDABILITY & CONSTRUCTION.



FOODSTORE

Approved Drawing No. 1033-007-P8 Proposed Elevations - Foodstore

NMA Drawing No.

- 1495-408-P2-Proposed East + North Elevations - Foodstore

NMA Changes:

<p>D FOODSTORE APPROVED UNDER REF. NW/22/00170/REM DRAWING NO. 1033-007-P8</p>		
REF.	PROPOSED CHANGE FROM APPROVED	REASON
	DRAWING NO. 1495-408-P2 PROPOSED EAST & NORTH ELEVATIONS	
D4	EAST ELEVATION: EXTERNAL METAL FACED DOOR ADDED	TENANT REQUIREMENT