

**Planning, Transport & Sustainability Division
 Planning and Rights of Way Panel 25 June 2013
 Planning Application Report of the Planning and Development Manager**

Application address: Brunswick House, 8-13 Brunswick Place			
Proposed development: Change of use from offices to ground floor commercial use (Classes A1-A5) with student residential accommodation above (156 studio units), rear extension at ground, first and second floor levels and an extension at third floor level to the front of the building with other external alterations.			
Application number	13/00348/FUL	Application type	FUL
Case officer	Stephen Harrison	Public speaking time	15 minutes
Last date for determination:	N/A (PPA)	Ward	Bevois
Reason for Panel Referral:	Major planning application subject to objection and departure from the Development Plan	Ward Councillors	Cllr Barnes-Andrews Cllr Burke Cllr Rayment

Applicant: Crummock Estates Ltd	Agent: GVA - Miss Hayley Knight
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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Reason for granting Permission

This application proposes to re-energise an existing landmark building and offers a mixed-use scheme with significant regeneration benefits. In terms of planning policy the scheme represents a departure from the current development plan in that it does not retain a significant quantity of B1 (office) space. That said, the building has been marketed, but due to the existing layout, ceiling heights and limited parking numbers on offer has not attracted a new tenant. As a student residential-led scheme is viable, and will deliver a high quality development, it is considered appropriate to release the site for this use and allow development to take place within the city centre on this prominent site. The alternative option is for the building to remain largely vacant indefinitely, with no certainty that an office use will ever come forward, which will continue to harm the City's wider vision and the setting of some significant local heritage assets, including the parks. The impact of the development, in terms of visual and neighbouring amenity, highway safety and parking is considered to be acceptable. In reaching this conclusion, as to the acceptability of the development, particular account has also been taken of the third party response to the scheme as reported to the Planning and Rights of Way Panel on 25th June 2013; the quality of the proposed redevelopment proposals; current market conditions; the economic regeneration benefits that will accrue as a result of the redevelopment proposals; the need for student housing and the potential reduction in demand for converting the City's existing family housing stock into shared housing. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

City of Southampton Local Plan Review (March 2006) policies SDP1, SDP4, SDP5, SDP7, SDP8, SDP9, SDP10, SDP12, SDP13, SDP15, SDP22, HE3, HE5, HE6, CLT1, CLT5, H2, H7, REI8, REI15 and MSA1 and City of Southampton Core Strategy (January 2010) policies CS3, CS4, CS6, CS7, CS11, CS13, CS14, CS15, CS18, CS19, CS20, CS21, CS22, CS24 and CS25 as supported by the relevant national planning guidance and the Council's current supplementary planning guidance listed in the Panel report.

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

- 1) Delegate to the Planning and Development Manager to grant planning permission subject to the completion of a S.106 Legal Agreement to secure:
 - i. A financial contribution and/or the implementation and maintenance of an agreed series of site specific transport and off-site landscaping and/or public realm works under S.278 of the Highways Act with implementation prior to first occupation in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006) as supported by LDF Core Strategy policies CS18 and CS25;
 - ii. A financial contribution towards strategic transport projects for highway network improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D;
 - iii. In lieu of an affordable housing an occupation restriction to ensure that all residents are in full time higher education and that the provider is a member of the Southampton Accreditation Scheme for Student Housing (SASSH) (or equivalent) in accordance with Local Plan Policy H13(v);
 - iv. The submission and implementation of a Student Drop Off/Collection Management Plan committing to an ongoing review of the site;
 - v. Financial contributions towards the relevant elements of public open space and sports pitches required by the development in line with policies CLT5, CLT6 of the City of Southampton Local Plan Review (March 2006), Policy CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);
 - vi. Provision of on-site CCTV coverage and monitoring in line with Policy SDP10 of the City of Southampton Local Plan Review (March 2006) as supported by LDF Core Strategy policies CS13 and CS25;
 - vii. Agreement of construction vehicle routing and management plan;
 - viii. The submission, approval and implementation of public art that is consistent with the Council's Public Art 'Art People Places' Strategy;
 - ix. Submission and implementation within a specified timescale of a Travel Plan;

- x. Submission and implementation of a Training & Employment Management Plan committing to adopting local labour and employment initiatives (during and post construction) in line with LDF Core Strategy policies CS24 and CS25;
- xi. Submission and implementation of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build/conversion process is repaired by the developer;
- xii. No student, with the exception of registered disabled drivers, shall be entitled to obtain parking permits to the Council's Controlled Parking Zones.

In the event that the legal agreement is not completed within 2 months from the date of Planning Panel the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

- 2) That the Planning and Development Manager be given delegated powers to vary relevant parts of the Section 106 agreement and to remove, vary or add conditions as necessary.

1.0 The site and its context

- 1.1 Brunswick House is an existing 1960's thirteen storey commercial building located to the north of the City Centre on land bounded by Brunswick Place to the south. It has a simple design aesthetic. The building has some existing 4,460sq.m of B1a office space, which is largely vacant and no longer fit for purpose, above retail uses on the ground floor. The site forms part of the Council's preferred office retention area (Policy RE15 refers). It holds prominent views from the registered Andrews Park opposite. The building is also visible from the Carlton Crescent Conservation Area to the north. 1 Brunswick Place (to the west) and 16-20 Brunswick Place (to the east) are Grade II listed. 2-4 Brunswick Place are prominent red brick buildings with fine architectural detailing and are locally listed.
- 1.2 The site is well located and is within easy reach of a number of bus routes connecting to various parts of Southampton, and is a short walk (400m) to the Solent University campus. There are 7 pay and display parking spaces to the front of the site formed by an existing layby.

2. Proposal

- 2.1 The application has been amended following its initial validation. Full planning permission is sought for the conversion of the building with a mixed-use development comprising 156 student studio apartments with associated communal spaces, and commercial uses on the ground floor. It is anticipated that the units are to be made available for the September 2014 intake and the applicants hope to target mature, overseas and medical students. The application is not in partnership with an existing university provider.

2.2 The Uses

The development comprises 156 self contained student studio apartments, which will be single occupancy (7 of which have been designed as fully wheelchair accessible). The average unit size is 23sq.m. A communal lounge is located on the fourth floor of the tower facing the parks. To facilitate the conversion an

additional storey is proposed above the existing second floor. This will be set back by 1.5 metres from the existing building line and finished with a wild flower mix green roof (approximately 450sq.m in area).

- 2.3 In addition some 753sq.m of existing ground floor commercial uses are to be retained and extended to the rear to provide a further 80sq.m of floorspace. Five separate commercial units (use class A1-A5) are shown on the submitted plans, with an independent entrance lobby for the residential use and associated management office, laundry, refuse and cycle store completing the ground floor. Some 25 jobs are to be created as a result of this scheme.
- 2.4 Parking is provided to the rear (as existing) and accessed from Brunswick Place. In total 12 spaces are provided including 2 per commercial unit and 2 for use by staff and servicing. No parking is provided for students or customers of the commercial space. Instead a minimum of 78 cycle parking spaces are proposed for students with additional for the commercial uses.
- 2.5 The Building
A modern palette of materials is proposed as part of the recladding proposals. At the time of writing the exact specification is still open for discussion. Essentially, a facing brick podium will ground the tower and the additional storey will be formed by a floor-to-ceiling glazing system. A modern cladding system will complete the tower and the design has been simplified following the original submission.
- 2.6 External Space
No private amenity space is provided for the residents due to management and safety concerns. The site is, however, located directly opposite Andrews Park and residents will have access to an internal communal lounge.
- 3.0 Relevant Planning Policy**
- 3.1 The Development Plan for Southampton currently comprises the 'saved' policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**. The site is not allocated as part of the current development plan. However, the current proposals represent a departure from Policy RE115 (and have been advertised as such) as they do not seek to retain the existing office floorspace. Core Strategy Policy CS7 also seeks to retain existing employment space and the scheme does not comply with this requirement either.
- 3.2 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.
- 3.3 Major developments are expected to meet high sustainable construction standards in accordance with adopted Core Strategy Policy CS20 and Local Plan "saved" Policy SDP13.
- 3.4 **SCC Planning Policy** have raised no objections to the application. At the pre-

application stage they commented that the Council were requesting an exemption to the office to residential pd rights introduced by Government on 30th May 2013. However the exemption zone would exclude Brunswick House, which would therefore benefit from pd rights from B1a office to C3 residential. On this basis it would seem unreasonable to object in advance to an application for a loss of offices (to student use) on the grounds of employment policy. The Government is intending to introduce the pd rights in the Spring – date unspecified. If in the meantime an application is submitted, it would be sensible for this to be accompanied by the evidence which has no doubt been worked up to seek to justify the loss of the office (nature of the building, etc); just in case the Government changes its mind on the pd rights.

3.5 Response

Since these comments were made the Government have introduced the permitted change from office to residential. No existing office buildings in Southampton are exempt from this possible change of use and this is a material consideration in the determination of this application.

4.0 Relevant Planning History

4.1 1196/43 Erection of a 13-storey office building with a showroom on the ground floor – approved 27.03.1961.

4.2 There are other planning applications for student accommodation nearby, notably:
Mayflower Halls (1104 study bedrooms) - 12/00675/FUL – Approved 30.07.12
Orions Point (854 study bedrooms total) - 12/00922/FUL – Approved 04.04.13
60-64 St Mary's Road (686 study bedrooms) - 12/01525/FUL – Approved 28.05.13

5.0 Consultation Responses and Notification Representations

5.1 In line with Council recommendations for major development the applicants undertook their own public consultation event prior to lodging their formal planning application, which included sending invites to affected stakeholders with a public drop-in session on 16th January 2013.

5.2 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners, placing press advertisements (22.03.13 and 12.04.13) and erecting site notices (21.03.13 and 11.04.13). The press notice advised that the application represents a departure from the office retention policies of the development plan.

5.3 At the time of writing the report **2** objections have been received, including concerns raised from the Southampton Common and Parks Protection Society and the Charlotte Place Campaign Group.

5.4 The City of Southampton Society approve of the application providing that some of the forthcoming S.106 money is used to protect the East (Andrews) Park from overuse by students.

5.5 Response

There is a contribution sought towards open space enhancements as part of the draft S.106 legal agreement detailed above.

5.6 Third Party Comment

The following planning-related issues are raised:

- The area is already heavily populated by students (and the Council keep approving more bedspaces) – the parks cannot accommodate anymore;
- The building has no private amenity space and the students will use the Parks, which are already in need of repair due to wear and tear. It will no longer be a place for peaceful enjoyment by the public; and,
- There will be an increase in anti-social behaviour, noise and litter.

5.7 Consultee Comments

- 5.8 **SCC Highways** – No objection subject to conditions and S.106 legal agreement. We have two universities within Southampton for these people to attend, and the SSU is by far the closest, and therefore likely to be more attractive to students who wish to study in that facility. The other university, the Southampton University is within the Swaythling/Bassett area, (where there is a large amount of student accommodation), and is accessed using either the uni link bus service which runs along London Road or through Bevois Valley, and by cycle or foot through the existing cycle and pedestrian routes, all of which avoid the need to walk through the parks.
- 5.9 The Transport Assessment addresses the traffic impact of the development but does not seem to review the pedestrian or cycle access and generation. Should students attend the SSU they can walk down to the Charlotte Place junction and cross the road via the traffic signals, but the pedestrian route does not link up. There have been attacks on people within the parks, and there is concern for students being attacked when returning to their accommodation after dark. A footpath link from the Charlotte Place roundabout pedestrian facility at the end of Brunswick Place to St Andrews Road including alterations to alignment, drainage and signal equipment should be considered. There is a complication with this area as the parks are common land, and we are therefore not at liberty to change the use of the land within those areas, therefore we will need to consider utilising some carriageway space to make this possible with some changes to the existing roundabout layout, drainage and road markings, and avoid damage to the mature trees.
- 5.10 It would be appropriate for accidents to be investigated in the near vicinity to establish the types of incidents which occur, and any trends. From minor interrogation of this pedestrian casualties seem to be listed in the area.
- 5.11 Should students cycle, it is not clear how they would be encouraged to travel, and on which routes. It would also be beneficial to understand how student intake and departure days are to be managed. Refuse collection does not seem clear on the plans, and understanding how this will occur would help inform us of ease of collection. The type of cycle parking for the students needs to be clarified to be sure that there is sufficient room for their cycles. The commercial premises will also require cycle parking for staff, and there will be a need for visitor cycle parking for all uses.
- 5.12 **SCC Design** - Further to my previous comments the amendments as now proposed have addressed most of my main concerns, however I still have some reservations about the cladding specification as detailed below.

- 5.13 Relevant Design Policies and Guidance:
Local Plan Review 2006 SDP 1, 6, 7, 8 and 9, and MSA 1, Core Strategy 2010 CS 1, CS 13, City Centre Urban Design Strategy 2000, City Centre Development Design Guide 2004, North South Spine Strategy 2004, City Centre Streetscape Manual 2005, City Centre Characterisation Appraisal 2009, CABE/EH Tall Buildings Guidance 2007, Skyline Strategy (officer guidance) 2006, City Centre Action Plan 2012 Preferred Approach policies 14 and 15, and Draft City Centre Master Plan 2012.
- 5.14 Layout
The proposal makes efficient use of an under utilised office block, whilst retaining an active frontage with a change of use of ground floor accommodation from office use to restaurants and shops. The south facing frontage, although fronting on to the busy Brunswick Place, could provide areas for café tables if it is considered that the parking layby is no longer required or could be reduced in length.
- 5.15 Scale and Appearance
The CGIs submitted indicate that the recladding of the tower will be much more sympathetically designed given the context of the proposed development and the views from St Andrews Park. The amended proposal simplifies the fenestration pattern to the tower, adding framed window features at the southern corners and on the west elevation that add depth and interest, and uses lighter coloured cladding. All of these reduce the visual impact of the tower in terms of its scale, compared to the originally submitted design.
- 5.16 In addition the use of brown brick instead of a grey brick to the front entrance is more in character with the colour of bricks used on Brunswick Place. The proposal to return the shop front glazing on the east elevation of the podium block is also an improvement that will contribute to the active frontage of the block by adding a third dimension (frontage as well as depth).
- 5.17 The drawings indicate that no changes will be made to the roof level elevations which carry telecoms equipment, however the CGIs and elevation plans are misleading as they appear to indicate that they have been redesigned.
- 5.18 Materials
My main outstanding concern is the specification of the cladding. The submitted sample is Kingspan Optima in a reflective silver and greyrock metallic colour. This product is normally associated with industrial buildings and as such it is not a product that currently (given the lack of information evidencing its suitability) I would support being used in this prime city centre location. It is not clear from the amended drawings how the junctions are to be formed between panels to create the simple vertical lines indicated on the elevations. The most attractive and simple solution is to have a detail that creates a strong vertical and minimises the visibility of horizontal joints. Therefore a system with a cover strip detail would be inappropriate as this could look clumsy and very industrial. For the reasons above, the specification and detailing of joints etc should be conditioned.
- 5.19 The choice of a reflective material is also of concern particularly with colours indicated as these appear quite industrial and could look visually heavy, potentially too reflective and over dominating to views from the park, and do not have the warmth of colours used in the vicinity. Alternative colours of a neutral non reflective type should be considered. Built examples, similar to this tower block should be

identified to demonstrate that the system is appropriate and will weather well in this maritime environment. It is also not clear how the darker grey inset panels to the south elevation will be detailed to give the depth shown on the CGI. A detail of the framed window features and their surrounds is also required, as well as a detailed section through the additional fourth floor and the fenestration to the student common room.

5.20 Response

The additional information requested has now been provided and will form part of the presentation to Panel. The choice of cladding materials will be secured with a planning condition following further consultation with the relevant consultees. A sample panel can be requested to be constructed on site ahead of sign off.

5.21 **SCC Heritage** - The site lies within an Area of Archaeological Potential and the proposed development may disturb remains relating to the prehistoric, Saxon and Medieval occupation of Southampton. It is therefore recommended that standard archaeological conditions are applied to any grant of planning permission to facilitate an archaeological evaluation of the area of the extension to the north of the main building. This evaluation may result in further work, depending on the nature and preservation of any deposits uncovered.

5.22 The site is immediately adjacent to the Grade II Registered Park, and as such the proposals will have an impact on the setting of the park. While I am of the opinion that the addition of a storey to the main building, and subsequent changes to the façade have been handled adequately, I am concerned that the treatment to the façade of the tower will be overpowering and oppressive and may adversely affect the setting of the park. The proposed cladding is out of character with other building in the area, including the Listed Buildings at No 1 and Nos 16'20 Brunswick Place, and the applicant should be asked to reconsider both the colour and the materials proposed.

5.23 Response

The cladding design has been simplified and officers are working with the applicants to find a suitable product. A planning condition can be used to secure this.

5.24 **Architect's Panel** - The proposed accommodation was considered to be 'generous' compared to other schemes. This cladding (as originally submitted) was considered to be too busy. Further detail was recommended regarding the cornice detail to the setback at podium level. This eastern elevation (ground to second floor level) would also benefit from some animation and it was suggested that the shopfront could turn the corner.

5.25 Response

These changes have been incorporated into the revised scheme.

5.26 **SCC Ecology** – No objection. The existing building and its immediate surroundings have low biodiversity value. The proposed re-development is therefore unlikely to have a direct adverse impact on local biodiversity. I am pleased to see the inclusion of a green roof in the scheme. However, a 100% sedum roof will provide limited benefits and I would prefer to see sedum combined with a range of wildflowers.

- 5.27 Response
The green roof has been amended and can be secured with a planning condition.
- 5.28 **SCC Sustainability** - It is noted that it is intended that the green roof is a sedum blanket. It is recommended that the developer investigates a more bio-diverse selection of plants, e.g. incorporating wildflowers. Prior to the first occupation of the development the submitted sustainability (which includes CO2 savings of at least 15% over Building Regulations and other sustainability features including a green roof) should be implemented to ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy (January 2010).
- 5.29 **SCC Housing** - As the proposed scheme comprises of student accommodation we would not seek affordable housing, but we would expect a student restriction to be put in place, plus we request that the provider signs up to SASSH (Southampton Accreditation Scheme for Student Housing).
- 5.30 **SCC Environmental Health** – No objection subject to the applicant’s confirmation of the following proposals being implemented:
- Air quality – floors 1 to 4 on the Brunswick Place frontage requires mechanical ventilation and non-operable windows;
 - Noise – floors 1 to 3 on the Brunswick Place frontage requires non-operable windows and mechanical forced air ventilation;
 - Noise – north, west and east facades of all floors will require acoustically attenuated method of ventilation. An example of this is acoustically treated trickle ventilation within the window frame.
- 5.31 Therefore taking into account both the noise and air quality report the building would need:
- Non-operable windows and mechanical ventilation floors 1-4 on the Brunswick Place frontage;
 - Acoustically attenuated ventilation to all other studio apartments.
- 5.32 **SCC Contaminated Land** - This department considers the proposed land use as being sensitive to the affects of land contamination. Records maintained by SCC - Regulatory Services indicate that the subject site is located on/adjacent to the Corporation Stores (Adj. to NE). These land uses are associated with potential land contamination hazards. There is the potential for these off-site hazards to migrate from source and present a risk to the proposed end use, workers involved in construction and the wider environment. Therefore, to ensure compliance with Para 121 of the National Planning Policy Framework - March 2012 and policies SDP1 and SDP22 of the City of Southampton Local Plan Review (adopted version, March 2006) this department would recommend that the site be assessed for land contamination risks and, where appropriate, remediated to ensure the long term safety of the site. To facilitate this planning conditions are recommended.
- 5.33 **BAA** – No objection
- 5.34 **Southern Water** – Confirmation that there is capacity in the foul sewer, but that there is inadequate capacity in the local network to provide surface water disposal. No objection is raised subject to the use of planning conditions to secure further details of foul and surface water.

6.0 Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of this planning application are:

- i. The principle of mixed-use development as a Local Plan 'departure';
- ii. The design approach & its impact on the established character;
- iii. The impact on local heritage assets;
- iv. The impact on existing and proposed residential amenity;
- v. The quality of the proposed living environment;
- vi. The level of on-site parking and its impact on highway safety; and,
- vii. The requirement for a S.106 Agreement

6.2 Principle of Development

6.3 The current proposals provide a residential use above commercial units on the ground floor. However, without the significant B1 (office) retention the application represents a departure from the current development plan. As such, further consideration is required before accepting the principle of a residential-led development. There comes a point, however, when an alternative use should be explored so as to avoid leaving a significant city centre site vacant indefinitely. The comments from Planning Policy (as set out above) concur.

6.4 Given the limited interest in the office building over a significant period of time (albeit largely during a recession), and the building's current vacancy rate of 75%, it is considered appropriate to support the proposed departure in principle. It should also be noted that following the recent changes to planning legislation, effective as of 30th May 2013, the conversion of the City's office stock to a residential use can now be undertaken without the need for planning permission. As such, the Council's protectionist policies now carry very little weight. Furthermore, and notwithstanding the policy position as set out above, the re-use of this previously developed land with a predominantly residential-led proposal is consistent with the requirements of 'saved' Local Plan policies H2 (excluding ii) as supported by policies CS3 and CS5 and the emerging policy of the consultation draft City Centre Action Plan.

6.5 The principle of student accommodation is supported by 'saved' Local Plan Policy H13 and is well suited for the site and the City Centre in principle. Furthermore, the provision of purpose built student accommodation reduces the pressure, in part, on the City's existing family housing stock to be converted to housing in multiple occupation. Policy H13 requires such housing to be restricted by a planning condition or an appropriate legal agreement. Where this is accepted the Council's normal affordable housing requirements do not apply. That said, it is accepted that 156 students on one site is significant and will require robust on-site management to ensure that the concerns raised by local stakeholders are properly addressed.

6.6 The principle of applying flexible commercial uses to the five ground floor units is accepted, although some controls are recommended to ensure that these units are not wholly occupied by drinking establishments and takeaway units. A planning condition is recommended to this effect.

6.7 Design Approach & Impact on Established Character

The application site's immediate context is defined by a mixture of buildings with

differing architectural styles and scale; typically of between 2 and 4 storeys, although taller buildings front Andrews Park. There will be no change to the proposed height of the building, and the principal alterations comprise the additional storey to the podium level and a recladding of the external façade. Nevertheless these changes need to be assessed against the urban design expectations of the current development plan and its supporting guidance.

- 6.8 Local Plan 'saved' Policy MSA1 (City Centre Design) is permissive of development within the city centre where the design enhances the character and appearance of the city centre, whilst creating landmark architecture.
- 6.9 The adjacent "Central Parks" Character Area accepts that taller buildings of between 10 and 15 storeys should be encouraged along key boundaries with the parks to maximise views for residents and to increase the sense of enclosure within the parks. Active frontages are also promoted for buildings facing the parks.
- 6.10 With regards to the additional storey the use of a setback and strong parapet line is considered to respect the character and scale of the neighbouring buildings, some of which are statutorily listed. The principle of recladding is also supported as work is needed to give the tower a more residential appearance. Agreement on the exact choice of materials has not yet been reached, whilst the chosen design is generally regarded by officers as an improvement to the scheme as originally submitted. The retention of active ground floor frontages and a focus on the residential entrance is also supported.
- 6.11 In summary, the proposed building employs a modern design solution for this prominent city centre building that responds to its context with the use of a singular architectural language. Subject to agreement being found on the external cladding materials (through the use of a planning condition) the proposals should create a good quality development, suitable for its location close to the parks and nearby listed buildings. For the reasons given above, and by the Council's City Design Manager, the application is considered to have addressed the requirements of local and national design guidance, namely policies SDP6, SDP7, SDP8 and SDP9 as supported by CABI's guidance on tall buildings.
- 6.12 Impact on Local Heritage
Local Plan 'saved' policies HE3 and HE5, as supported by Core Strategy Policy CS14, seek to ensure that development proposals take into account and respect the setting to neighbouring listed buildings and local parks of historic importance. As detailed above, the immediate context to the application site is defined by a good mix of listed buildings, and the site itself is directly related to the Andrews Park on the opposite side of Brunswick Place.
- 6.13 By re-building the street scene with projecting oriel bays and retaining the parapet line above the second floor level the development is considered to enhance the settings of the neighbouring listed buildings. The recladding of the tower will be prominent when viewed from the parks, and the Carlton Crescent Conservation Area to the north. Amended plans have been secured which simplify the proposed building's appearance, although the telecoms equipment is to be retained as part of the scheme, which is disappointing in design terms. A high quality palette of materials will ensure that the building is consistent with local and national policy requirements that seek to preserve or enhance the setting of this park and nearby listed buildings. The Council's Heritage Team are supportive of the proposals

subject to a revised cladding system. It is considered that this application also satisfies the policies of the Development Plan (namely HE3 and HE5) and would meet the objectives and principles of the City Centre Urban Design Strategy (2001) and City Centre Development Design Guide (2004), as set out above.

6.14 The Impact on Existing Residential Amenity

In physical terms there will be no significant impact to existing residential amenity (in terms of shadow, loss of outlook and/or privacy) due to the presence of the existing building and the limited change to the scale and massing proposed. The building's conversion from office to residential will result in changes to how the building is used with the introduction of habitable accommodation at higher levels. Nevertheless, the predominant use in the vicinity of the site is commercial and the separation distances of some 35+ metres to the rear of the upper residential uses fronting London Road is acceptable given this city centre context.

6.15 No objections have been received from affected neighbours citing amenity as a concern. However, a third party has cited noise and disturbance that may occur from students returning to the site late at night as an objection. This is a material planning consideration. It is, however, considered that this type of accommodation is appropriate for this city centre location. Any noise and disturbance issues can be addressed through other legislation and do not warrant a planning refusal in this instance. It is considered necessary to ensure that there is always a manager present on site to deal with any problems that arise on a day to day basis. This can be secured with a planning condition.

6.16 Given the city centre location the application is again considered to address the requirements of adopted Local Plan 'saved' policies SDP1(i), SDP7(v) and SDP9(v), as supported by the relevant sections of the Council's approved Residential Design Guide SPD (2006), which seek to protect existing residential amenity.

6.17 Living Environment

The site is located on Brunswick Place, on the edge of a designated Air Quality Management Area (AQMA). There is, therefore, the potential for air quality and noise nuisance to prospective residents. The Council's Environmental Health Officer has raised no objection to the redevelopment of this site for residential uses subject to the attached planning conditions. The applicants submitted "Air Quality Assessment" suggests mitigation measures that can make this scheme acceptable for this location. As the proposal will effectively be sealed the impact from noise and air quality will be negligible.

6.18 The layout of the building is judged acceptable with rooms arranged around a central corridor. This does result in single aspect north facing flats which is difficult to avoid with such a conversion scheme. Where the podium level forms and meets the tower there are 6 studio apartments (2 on each floor) with a northerly outlook served by a single small window opening. Whilst not ideal they are not in themselves sufficiently harmful to warrant a planning refusal of the wider scheme when considered against the other net benefits that will accrue. All room sizes are acceptable and noise transfer between units can be mitigated at the Building Regulations stage. The rooms are stacked on a floor by floor basis.

6.19 The buildings have safe and convenient access to integral bin and cycle storage, which can be secured with a planning condition. Lift access is provided to serve all

floors. As such, these city centre student flats are considered to meet the Council's requirements.

- 6.20 In accordance with the Council's current external space standards a 156 flat scheme should be supported by some 3,120sq.m of amenity space that is "fit for its intended purpose". Nil provision of external space is provided and the scheme relies, instead, on an internal communal lounge (95 sq.m) and the adjacent parks to support its tenants' needs. The required level of provision cannot be achieved on a conversion scheme of this nature and would make any such scheme undevelopable. No external access to the roofspace is provided for health and safety reasons and a green roof is, instead, proposed. Whilst the scheme is well located for the city's parks, the scheme does not comply with the external space standards of the Council's approved Residential Design Guide SPD (2006); namely paragraph 2.3.14 and section 4.4. That said, these units are not for private market accommodation and will serve a student need instead. As such, an exception to these requirements can be afforded, especially as students often have good access to social and sporting groups (and the University's formal sports pitches). An off-site financial contribution towards local open space is proposed.
- 6.21 Highways and Parking
Car parking is a key determinant in the choice of mode of travel, and the site is close to principal bus routes and the Central Train Station. The Local Plan aims to reduce reliance on the private car and encourage alternative modes of transportation such as public transport, walking and cycling.
- 6.22 A 'car free' scheme with only limited disabled and staff parking is proposed for the development. Students will be discouraged from bringing a car to the city and nearby parking is all restricted. Providing that no resident obtains a permit to park in one of the nearby Controlled Parking Zones, as secured through the proposed S.106 legal agreement, the proposal is considered to be acceptable given this city centre location.
- 6.23 In terms of encouraging alternative modes of transport the scheme will be supported by nearly 80 cycle spaces (with scope for additional space). A Travel Plan can also be secured through the S.106 requirements.
- 6.24 In terms of highway related issues during the beginning and end of term the S.106 legal agreement makes provision for a management plan to be secured and reviewed to ensure that any traffic problems are mitigated. With this in mind it is likely that the existing car park will be used by parents under the supervision of the operator.
- 6.25 The Council's Highways DM Officer has confirmed that, given the city centre location and the site's high accessibility derived therefrom, they have no objection to the application in terms of its parking or its impact on the highway network subject to improved pedestrian access being provided around the northern edge of the parks (or through them should this preferred option not be possible) to the Solent University campus.
- 6.26 Section106 Legal Agreement
The application needs to address and mitigate the additional pressure on the social and economic infrastructure of the city, in accordance with Development Plan policies and the Council's adopted Planning Obligations SPG. Given the wide

ranging impacts associated with a development of this scale, an extensive package of contributions and obligations is proposed as part of the application.

- 6.27 A development of this scale would normally trigger the need for 35% affordable housing in accordance with Core Strategy Policy CS15. However, as the proposal is for student accommodation no affordable housing requirement is required. The S.106 legal agreement would include a restriction that occupiers of the flats would be in full time higher education in accordance with Local Plan Review Policy H13(v).
- 6.28 In the event that the S.106 legal agreement is not completed ahead of the Council's adoption of the Community Infrastructure Levy (CIL) the net additional floorspace will become CIL liable.

7.0 Summary

- 7.1 This application proposes to re-energise an existing landmark building and offers a mixed-use scheme with significant regeneration benefits. In terms of planning policy the scheme represents a departure from the current development plan in that it does not retain a significant quantity of B1 (office) space. That said, the building has been marketed, but due to the existing layout, ceiling heights and limited parking numbers on offer has not attracted a tenant. As a student residential-led scheme is viable, and will deliver a high quality development, it is considered appropriate to release the site for this use and allow development to take place within the city centre on this prominent site. The alternative option is for the site to remain vacant indefinitely, with no certainty that an office use will ever come forward, which will continue to harm the City's wider vision and the setting of some significant local heritage assets. The impact of the development, in terms of visual and neighbouring amenity, highway safety and parking is considered to be acceptable. In reaching this conclusion, as to the acceptability of the development, particular account has also been taken of the third party response to the scheme; the quality of the proposed redevelopment proposals; current market conditions; the economic regeneration benefits that will accrue as a result of the redevelopment proposals; the need for student housing and the potential reduction in demand for converting the City's existing family housing stock into shared housing.
- 7.2 As such, the development is acceptable taking into account the policies and proposals of the Development Plan as set out in this report.

8.0 Conclusion

The proposed development will result in a dramatic change to the City Centre both in terms of important views across the City and its skyline. It respects the setting of the parks and listed buildings in Brunswick Place and is consistent, therefore, with the City Centre Urban Design Strategy (2001) in terms of its dynamic design, response to the public realm and modern materials. The use of the site as a significant level of student accommodation has been assessed against the loss of the site's ability to provide further B1 (office) space. The application is recommended for delegated approval to the Planning and Development Manager, subject to the completion of a Section 106 legal agreement as detailed above.

Local Government (Access to Information) Act 1985
Documents used in the preparation of this report Background Papers

1a-d, 2b-d, 3a, 4b, c, d, e, f, r, uu & vv, 6a, c, d, h, l, 7a, 8a, 9a-b

SH2 for 25/06/2013 PROW Panel

PLANNING CONDITIONS to include:

01. APPROVAL CONDITION - Implementation Commencement

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

REASON:

In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

02. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans (as amended) listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

REASON:

For the avoidance of doubt and in the interests of proper planning.

03. APPROVAL CONDITION - Details of External Materials - Samples

Notwithstanding the submission to date no work for the conversion or extension of the building hereby permitted (excluding the site preparation phase including any below ground works required) shall commence unless and until details and samples of the materials and finishes to be used for the external walls (including a specification of the proposed cladding, its fixing and the joints created, windows (including a method to obscure the lower part of the new third floor southern elevation), window reveals (see condition below), doors and roof of the building have been submitted to and approved in writing by the Local Planning Authority. These details should include the construction on-site of a sample panel of the relevant materials for approval, and a commitment to using an anti-graffiti finish (where feasible) to the ground floor level. Development shall be implemented only in accordance with the agreed details with the agreed cladding completed prior to the first occupation of the development.

REASON:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality that enhances the setting of the local heritage assets to which it will relate.

04. APPROVAL CONDITION - Window Reveal Detail

Unless otherwise agreed in writing with the Local Planning Authority the windows shall be fitted with a reveal of at least 100mm. Those windows in the building's eastern elevation serving the residential uses on the 1st, 2nd and 3rd floors shall be fixed shut and obscured glazed.

REASON:

In the interests of securing a high quality design with shadow to break up the massing on this prominent site, whilst protecting the privacy of residents from nearby buildings.

Furthermore, the use of obscured glazing to the eastern elevation will prevent this development from prejudicing the future redevelopment of the neighbouring site.

05. APPROVAL CONDITION - Building Heights & Roof Plant

There shall be no alterations to or deviations from the finished floor levels and finished building heights as detailed on the approved plans without the prior written agreement of the local planning authority. Notwithstanding the information submitted with the amended plans details of all additional roof plant (excluding existing) and the measures to be taken to soundproof all plant and machinery hereby approved shall be submitted to and approved by the Local Planning Authority prior to either its installation or the occupation of building to which the plant relates. The development shall be implemented in accordance with the agreed details. The machinery and plant shall not be used until the approved soundproofing measures have been implemented in accordance with the agreed details.

REASON:

To ensure that the impact of the development in relation to the natural features of the site and nearby buildings is as demonstrated and in the interests of visual and neighbour amenity.

06. APPROVAL CONDITION - Security Measures

Prior to either the first occupation of the development or the installation of the details listed below (whichever is sooner) a Security Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of:

- i. CCTV coverage & concierge arrangements with 24 hour on-site management;
- ii. door types of the storage areas;
- iii. audio/visual control through the communal access doors.

Development shall be completed and maintained in accordance with the agreed details.

REASON:

In the interests of crime prevention and residential safety

07. APPROVAL CONDITION – Non Residential Floorspace

The "dual commercial uses – A1-A5" hereby applied for and permitted for the ground floor level shall, under Class E, Part 3, Schedule 2 of the Town and County Planning (General Permitted Development) Order 1995 (as amended or enacted) be for a limited period of 10 years only from the date of this Decision Notice.

The units shall remain as the prevailing use at that time as hereby agreed in writing by the Local Planning Authority. These units shall not be amalgamated without first obtaining planning permission to do so.

No more than 2 of the units shall be occupied by A4 (drinking establishment) and/or A5 (takeaway) uses at any one time.

REASON:

To provide flexibility to the commercial offer whilst retaining an active ground floor to the development and ensuring that the frontage is not dominated by late night uses to the potential detriment of residential amenity and safety.

08. APPROVAL CONDITION - Active frontages

Notwithstanding the provisions of Class 12 of Schedule 3 of the Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007, or any Order amending, revoking or re-enacting these Regulations, the occupiers of the " dual

commercial uses – A1-A5" hereby approved shall retain clear glazing on the ground floor along the length of the shop frontages hereby approved (without the installation of window vinyls or equivalent) unless otherwise agreed in writing with the Local Planning Authority.

REASON:

In the interests of retaining a lively and attractive streetscene without obstruction and to improve the natural surveillance offered by the development.

09. APPROVAL CONDITION - Hours of Use & Delivery - Non Residential

The non residential uses hereby approved shall not operate outside of the hours hereby set out:

- 7am and 12pm midnight (Monday to Saturdays)
- 7am and 11pm (Sundays and recognised public holidays)

No deliveries shall be taken at or despatched from the non residential uses outside the hours hereby set out:

- 7am and 11pm (Monday to Sundays and recognised public holidays)

REASON:

In the interests of existing and proposed residential amenity.

10. APPROVAL CONDITION – External Seating

Details of any external seating associated with the ground floor commercial uses along Brunswick Place shall be submitted to and agreed in writing by the Local Planning Authority ahead of their implementation. The details shall include information regarding their storage when not in use and shall be implemented as agreed.

REASON:

In the interests of pedestrian safety and visual amenity.

11. APPROVAL CONDITION - Lighting [Pre-Commencement Condition]

A written lighting scheme including light scatter diagram with relevant contours shall be submitted to and approved in writing by the Local Planning Authority prior to implementation of the lighting scheme detailed on page 12 of the submitted Design and Access Statement. The scheme must demonstrate compliance with table 1 "Obtrusive Light Limitations for Exterior Lighting Installations", by the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light 2005. The installation must be maintained in accordance with the agreed written scheme.

REASON:

To protect the amenities of the occupiers of existing nearby residential properties.

12. APPROVAL CONDITION – External Ventilation & Extraction Details

Details of suitable ventilation, extraction and filtration equipment for the non-residential uses, if required, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The details shall include a written scheme for the control of noise, fumes and odours from extractor fans and other equipment. The equipment shall be installed and maintained in accordance with the agreed information and made ready for use prior to the first use of the unit to which the details relate.

REASON:

To ensure that adequate provision is made for the ventilation of the commercial use which does not impinge on the residential amenity of neighbouring residents or the external design of the building hereby approved

13. APPROVAL CONDITION – Noise Attenuation & Air Quality Mitigation

The approved development shall be implemented and completed only in accordance with the recommendations set out in the applicant's Air Quality Assessment (Royal Haskoning DHV – 1st February 2013) and Noise Impact Assessment (Royal Haskoning DHV – 4th February 2013) as clarified by the applicant's email to Planning dated 17th April 2013, unless otherwise agreed in writing by the Local Planning Authority. As recommended those rooms requiring either mechanical ventilation and/or acoustically attenuated ventilation shall be implemented in accordance with the agreed details prior to the first occupation of the affected rooms.

REASON:

To ensure that a quality living environment is delivered.

14. APPROVAL CONDITION - Disabled Access

An internal lift shall be provided in accordance with the approved plans and shall be made available for use prior to the first occupation of the student accommodation hereby approved. The approved lifts shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the approved use continues.

REASON:

In the interests of the amenities of future occupants and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.

15. APPROVAL CONDITION - Hours of Construction & Deliveries

In connection with the implementation of this permission any demolition, conversion and/or construction works, including the delivery of materials to the site, shall not take place outside the hours of:

- 8am and 6pm Mondays to Fridays; and,
- 9am and 1pm on Saturdays.

Works shall not take place at all on Sundays or Public Holidays without the prior written approval of the Local Planning Authority.

Any works outside the permitted hours shall be confined to the internal preparation of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Notwithstanding the above restrictions the date/time of delivery to site and erection of any tower cranes required to construct the development outside of these permitted hours shall be agreed in writing with the Local Planning Authority, in consultation with the Highways Department, prior to their delivery.

REASON:

To protect local residents from unreasonable disturbances from works connected with implementing this permission, and to ensure that construction traffic does not conflict unduly with the City's traffic.

16. APPROVAL CONDITION - Construction Method Statement

Before any building works or site preparation works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement (CMS) for the development. The CMS shall include details of: (a) parking of vehicles of site personnel, operatives and visitors; (b) loading and

unloading of plant and materials; (c) storage of plant and materials, including cement mixing and washings, used in constructing the development; (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary; (e) measures to be used for the suppression of dust and dirt throughout the course of construction; (f) details of construction vehicles wheel cleaning; (g) details of how noise emanating from the site during construction will be mitigated and monitored; (h) measures to prevent and monitor impacts from vibration and odour; and, (i) details of the Site Manager's telephone number that residents can use in the event that they wish to raise concerns. The approved CMS shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

REASON:

In the interest of health and safety, protecting the amenity of local land uses, neighbouring residents, the character of the area and highway safety.

17. APPROVAL CONDITION - Green roof feasibility study

A detailed feasibility study for a green/brown roof must be submitted and agreed in writing with the Local Planning Authority prior to the commencement of the development (excluding the demolition and site preparation phase) hereby granted consent. If the study demonstrates the site has the capacity for the green/brown roof a specification shall be agreed in writing with the Local Planning Authority. The green/brown roof to the approved specification must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained and maintained thereafter.

REASON:

To reduce flood risk and manage surface water run off in accordance with core strategy policy CS20 (Tackling and Adapting to Climate Change) and CS23 (Flood risk), combat the effects of climate change through mitigating the heat island effect in accordance with policy CS20, enhance energy efficiency through improved insulation in accordance with core strategy policy CS20, promote biodiversity in accordance with core strategy policy CS22 (Promoting Biodiversity and Protecting Habitats), contribute to a high quality environment and 'greening the city' in accordance with core strategy policy CS13 (Design Fundamentals), and improve air quality in accordance with saved Local Plan policy SDP13.

18. APPROVAL CONDITION – Foul & Surface Water Drainage

No development (excluding the demolition and site preparation phase) shall commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The approved measures shall be in place before first occupation of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure satisfactory drainage provision for the area.

19. APPROVAL CONDITION - Sustainability statement implementation

Prior to the first occupation of the development hereby granted consent, the approved sustainability measures as submitted in the sustainability statement Ref: 2012-210-001a, as amended by the report submitted on the 13th May, shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

The Local Planning Authority must be satisfied that the developer has met the agreed requirements and this must be approved by them in writing prior to the first occupation of the development hereby granted consent.

Reason

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

20. APPROVAL CONDITION – Car Parking

The development hereby approved shall not be first occupied until car parking, access and servicing facilities related to the development shown on the approved drawings shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the 12 car parking spaces hereby approved shall be provided and retained for registered disabled users, staff for the commercial units and/or servicing of the development in accordance with the approved plans and supporting statements. The parking facilities shall be retained solely for the use of these drivers, for use as part of the student intake management strategy and staff and servicing requirements of the buildings and for no other purpose including for general use by resident students.

REASON:

In the interests of ensuring adequate provision is made for car parking on the site and the safety and convenience of all highway users in order to meet the Council's adopted maximum parking requirements.

21. APPROVAL CONDITION - Refuse & Recycling Bin Storage

Bin storage shall be laid out with a level approach prior to the first occupation of the development hereby approved in accordance with the approved amended plans listed below. All storage shall be located and retained inside the building and presented only on the day of collection. The facilities shall include accommodation for the separation of waste to enable recycling by residents. The approved refuse and recycling storage shall be retained whilst the building is used for residential purposes.

REASON:

In the interests of the visual appearance of the building and the area in general.

22. APPROVAL CONDITION - Litter Bins

Provision shall be made on-site for the installation and subsequent emptying of litter bins and such provision shall be approved in writing by the Local Planning Authority before the first occupation of the development hereby permitted. The agreed scheme shall be retained and managed during the lifetime of the development.

REASON:

To ensure that adequate facilities are provided for the collection and disposal of litter likely to be generated by this mixed-use development.

23. APPROVAL CONDITION - Cycle Storage

The secure, covered cycle storage for all uses included within the development hereby approved (and their visitors) shall be implemented in accordance with the approved amended plans listed below. The cycle storage shall be made available prior to the occupation of the development in accordance with the approved details. The cycle storage shall be retained whilst the building is occupied for the approved use.

REASON:

In the interest of the amenity of residents and to reduce reliance on the private motor car by staff and visitors of the development.

24. APPROVAL CONDITION- Land Contamination

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. A desk top study including;
 - historical and current sources of land contamination
 - results of a walk-over survey identifying any evidence of land contamination
 - identification of the potential contaminants associated with the above
 - an initial conceptual site model of the site indicating sources, pathways and receptors
 - a qualitative assessment of the likely risks
 - any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scene of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development.

Any changes to these agreed elements require the express consent of the local planning authority.

REASON:

To ensure land contamination risks associated with the site are appropriately investigated and assessed with respect to human health and the wider environment and where required remediation of the site is to an appropriate standard.

25. APPROVAL CONDITION - Reuse of uncontaminated soils

No soils, sub-soil or other spoil material generated from the construction must be re-used on the near-surface soils unless it can be validated as being fit for use (i.e. evidently undisturbed, natural soils or, if otherwise, tested to ensure it is free of contamination).

REASON:

The property is in an area where there land has been unfilled or reclaimed. It would be prudent to ensure any potential fill material excavated during construction is not reused in sensitive areas unless it is evident that it is unlikely to present a land contamination risk.

26. APPROVAL CONDITION - Contamination - Export of Soil

Clean, uncontaminated soil, subsoil, rock, aggregate, brick rubble, crushed concrete and ceramic shall only be permitted for infilling and landscaping on the site. Any such materials imported on to the site must be accompanied by documentation to validate their quality and shall be submitted to the Local Planning Authority for approval prior to the first occupation of the development hereby approved.

REASON:

To ensure that no ground contamination risks to human health and the environment are introduced onto the application site.

27. APPROVAL CONDITION - Archaeological investigation

No development shall take place within the site until the implementation of a programme of archaeological work for land to the north of the existing building to which the extension is proposed has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

REASON:

To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

28. APPROVAL CONDITION - Archaeological work programme The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation (as required above) which has been submitted to and approved by the Local Planning Authority.

REASON:

To ensure that the archaeological investigation is completed.

29. APPROVAL CONDITION – Student Communal Lounge

The laundry room communal lounge shown on the approved plans (Ground and 4th Floor) shall be finished, fit for purpose and made available for residents prior to the first occupation of the residential use and retained for their intended use thereafter.

REASON:

In the interests of residential amenity and in lieu of any external space to serve the intended residents.

Note(s) To Applicant

Note to Applicant - Pre-Commencement Conditions

Your attention is drawn to the pre-commencement conditions above which require the full terms of the condition to be satisfied before development commences. In order to discharge these conditions you are advised that a formal application for condition discharge is required. You should allow approximately 8 weeks, following validation, for a decision to be made on such an application. If the Decision Notice includes a contaminated land condition you should contact the Council's Environmental Health Department, and allow sufficient time in the process to resolve any issues prior to the commencement of development. It is important that you note that if development commences without the conditions having been formally discharged by the Council in writing, any development taking place will be unauthorised in planning terms and this may invalidate the Planning Permission issued. Furthermore this may result in the Council taking enforcement action

against the unauthorised development. If you are in any doubt please contact the Council's Development Management Service.

Note to Applicant - Performance Conditions

Your attention is drawn to the performance conditions above which relate to the development approved in perpetuity. Such conditions are designed to run for the whole life of the development and are therefore not suitable to be sought for discharge. If you are in any doubt please contact the Council's Development Control Service.

Note to Applicant - Southern Water – Water Supply - Informative

A formal application for connection to the public water supply is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39a Southgate Street, Winchester, SO23 9EH (tel. 01962 858688).

Note to Applicant - Southern Water – Sewers - Informative

The applicant should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Atkins Ltd, Anglo St James House, 39a Southgate Street, Winchester, SO23 9EH (tel. 01962 858688).

Note to Applicant - Oversailing Public Highway

The applicant is reminded to contact the Highways Authority in the event that a license is required to oversail the public highway.

Note to Applicant – Signage and Roller Shutter

Advertisement consent may be required prior to the erection of any signage or branding to the building. Similarly, the use of external roller shutters will require planning permission prior to its installation

POLICY CONTEXT

Core Strategy - (January 2010)

CS3	Promoting Successful Places
CS4	Housing Delivery
CS6	Economic Growth
CS7	Safeguarding Employment Sites
CS11	An Educated City
CS13	Fundamentals of Design
CS14	Historic Environment
CS15	Affordable Housing
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS21	Protecting and Enhancing Open Space
CS22	Promoting Biodiversity and Protecting Habitats
CS24	Access to Jobs
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – Adopted Version (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP7	Urban Design Context
SDP8	Urban Form & Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP15	Air Quality
SDP22	Contaminated Land
HE3	Listed Buildings
HE5	Parks & Gardens of Special Historic Interest
HE6	Archaeological Remains
CLT1	Location of Development
CLT5	Open Space
H2	Previously Developed Land
H7	The Residential Environment
REI8	Shopfronts
REI15	Office Development Areas
MSA1	City Centre Design

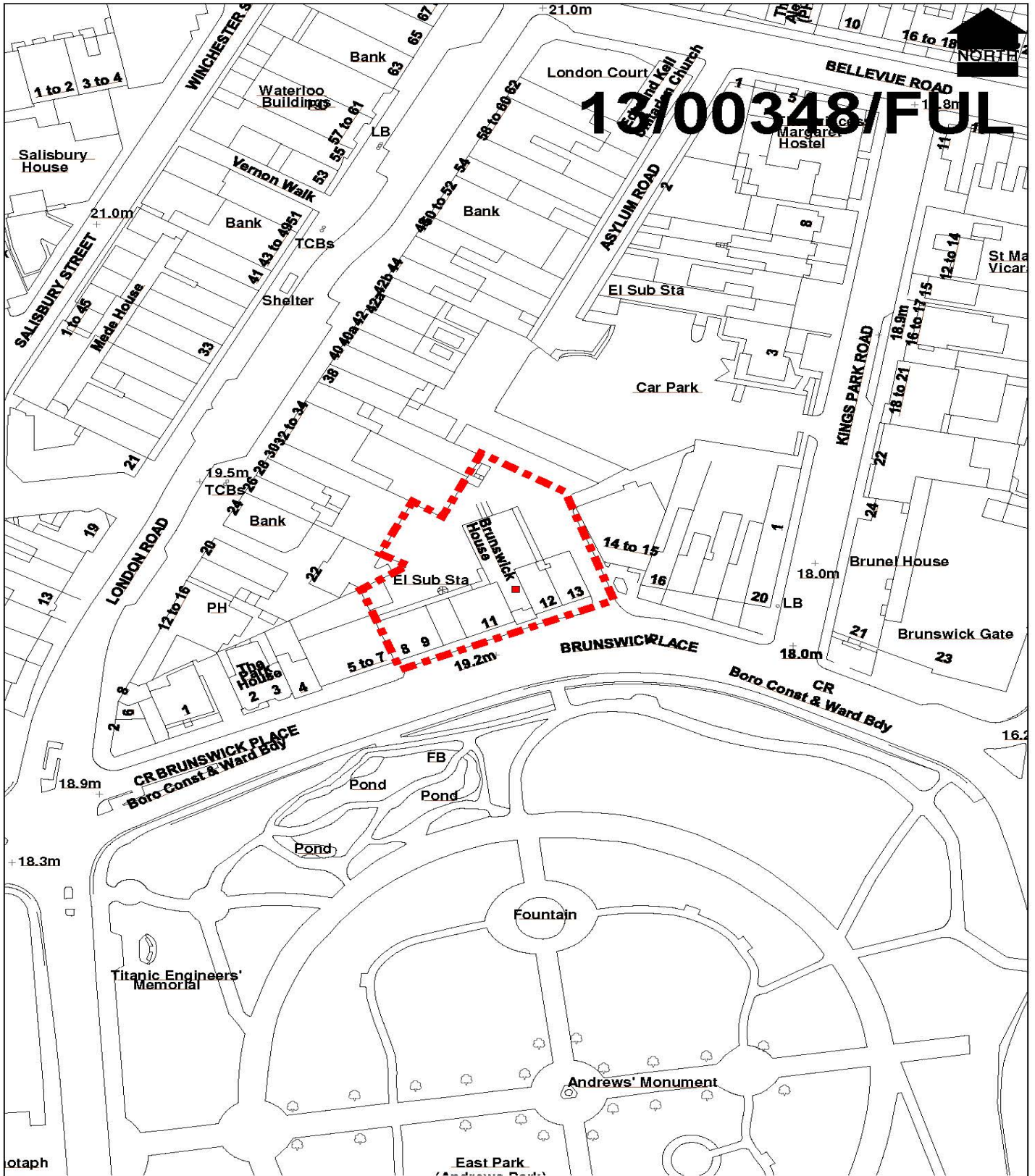
Supplementary Planning Guidance

- Car Parking SPD (Adopted September 2011)
- City Centre Urban Design Strategy (2000)
- City Centre Development Design Guide (2004)
- North South Spine Strategy (2004)
- City Centre Streetscape Manual (2005)
- Residential Design Guide (Approved - September 2006)

Planning Obligations (Adopted - August 2005 and amended November 2006)
Skyline Strategy (officer guidance) (2006)
CABE/EH Tall Buildings Guidance (2007)
City Centre Characterisation Appraisal (2009)
City Centre Action Plan (2012)
Draft City Centre Master Plan (2012)

Other Relevant Guidance

The National Planning Policy Framework (March 2012)



Scale : 1:1250

Date : 12 June 2013

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