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1.0 INTRODUCTION

This Planning and Design Statement Addendum has been prepared to support revised planning drawings for the following application at High March Industrial Estate, Daventry.

17/00055/WASFUL

‘Construction of new waste transfer building for the storage and management of waste material, construction of vehicle servicing workshop, construction of a second weighbridge and prefabricated office, extension of existing concrete yard slab to extend site boundary, improvements to site surface water drainage, provision of vehicle wash-down area, and demolition of existing weighbridge office and storage structure.’

The revised design has been prepared as a result of the discovery of existing mains sewers crossing the site. This has required the re-ordering of the proposed buildings to ensure that new buildings are not constructed either over the sewers or within their wayleave zones.

Whilst relocating the proposed buildings the opportunity to review the overall site has been taken with the aim of addressing concerns raised by the site neighbours around parking provision for the development.
2.0 DESIGN

2.1 Massing Form and Design

Two foul water sewers cross the site, one to the north east of the site and a second to the south west. In order to provide future access for maintenance of the sewers a wayleave prevents development taking place either side of the sewer. The following drawing shows the sewer wayleave zones in yellow.

The proposed Waste Transfer Building and Workshop were previously designed as separate buildings. In order to meet the operational requirements of the site and the need to avoid development in the wayleave zones the buildings are now proposed to be joined together with a shared ‘party wall’ between them. The overall scale and mass of the buildings have not changed.

Previously the Workshop building was designed with a shallow pitched roof, as a result of the need to join the workshop with the Waste Transfer Building; the roof has been revised, with a shallow mono-pitch proposed.
2.2 Layout

The principal layout changes are as a result of the need to avoid construction over the sewer wayleave zones which have been described above. External areas, including pedestrian walkways, vehicle wash-down, and storage areas have been revised to relate to the revised location of the proposed buildings.

2.3 Parking Provision

During the planning consultation period a number of site neighbours have raised concerns over parking provision for the site. As noted in the full Planning and Design Statement originally submitted in support of this application, the re-development of this site is in response to Daventry District Council establishing a new Environmental Services Contract. As part of this new contract the adjacent ‘Contracts House’ to the North West of the site will become available for use by staff working on the application site. Previously there has been no operational connection between these sites. The inclusion of the Contracts House site will make available circa. 50 parking spaces for use by staff working at the WTS. Additionally, all welfare (changing and mess) facilities will be located at the Contracts House site, this approach has been developed to actively encourage WTS staff from parking anywhere but at Contracts House.

It is also intended that refuse vehicles will either be parked on the re-developed WTS site or within the Contracts House site, avoiding the need to park vehicles on the highway.

2.4 Appearance

The overall design approach to the Waste Transfer Building and Workshop remains unchanged, in summary the materials and details proposed are as follows:

2.4.1 Waste Transfer Building

External Walls

- Profiled metal cladding system, with profiles arranged vertically.
- Metal to be colour coated, dark green to match existing cladding adjacent.

Roofs and Associated Details

- Profiled metal cladding system to match external walls.
- Eaves and verge details simple with fascias and soffits pressed metal, colour coated dark green to match.
- Aluminium gutters and rainwater pipes as indicated on the proposed elevations.

Doors, Windows and Wall Protection

- Large metal roller shutter doors to vehicle entrances
- Aluminium personnel doors and windows as indicated on proposed drawings.
- Metal ‘Armco’ type barriers to all areas where vehicles likely to come into contact with the buildings.

2.4.2 Vehicle Workshop

External Walls

- Red facing brick (to respond to existing brickwork around the site) to first floor level, as indicated on proposed elevation drawings.
- Profiled metal cladding system above brickwork, profiles arranged vertically.
- Metal to be colour coated, dark green to match existing cladding adjacent.

Roofs and Associated Details

- Profiled metal cladding system to match external walls.
- Eaves and verge details simple with fascias and soffits pressed metal, colour coated dark green to match.
- Aluminium gutters and rainwater pipes as indicated on the proposed elevations.

Doors, Windows and Wall Protection

- Large metal roller shutter doors to vehicle entrances
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