

ADDENDUM REPORT

Planning Committee



Item Number: 6.6

Site: Mayflower House, 178 to 184 Armada Way

Planning Application Number: 15/01622/FUL

Applicant: Guildhouse (UK) Ltd

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Members are advised that following the drafting of the main Committee Report further plans have been supplied by the applicant to address the remaining design comments made by the Urban Design Officer.

The amendments to the west elevation are very much welcomed. The continuation of the oriel bay windows across the run of the elevation, framed by the corner common rooms, generates a high degree of modelling and interest, whilst retaining a repetitive rhythm which is very much characteristic of both the best of the “Abercrombie estate” buildings and later machine-age buildings beyond, such as the Civic Centre. Furthermore the language of the revised plinth, with its strong masonry columns again echoes well the language, the stripped-down classicism, of many of the original Abercrombie estate buildings.

The addition of windows into the east elevation Mayflower Street fronting volume above the future development level is very much supported. The decision to finish the recessed window zone in a darker colour is questioned, however a further discussion can take place on this issue through the materials condition.

A further condition is also recommended so some additional design details can be agreed including the fascia above the office floors and the recessed masonry panels enclosing the ground floor gym and amenity area.

The Local Planning Authority considers that the changes made to the elevational details further enhance the quality and visual impact of the proposal. All officers are now supportive of the proposed development and consider the development will enhance Plymouth’s townscape.

Three additional letters of representation have been received which raise the following new issues.

- Concern about re-consultation
- Concern about impact on Copthorne Hotel
- How will construction phase be managed given other adjacent developments e.g. library, coach station

Officers can confirm that a full re-consultation has been carried out following the submission of the amended plans including the provision of new site notices and a press advertisement.

Concern has also been raised about the potential impact of the development and associated student population on the successful operation of the Copthorne Hotel. Officers consider that the management plan condition will ensure that the operation of the student accommodation does

not have a detrimental impact on the surrounding area. Furthermore the new office space may create further business for the hotel in terms of visiting clients and the new commercial space may provide services that benefit hotel users.

Officers are aware that a number of construction projects are taking place in the surrounding area including Beckley Court. Full details of construction methods are being requested by condition and officers will be mindful to ensure the impact on the locality is kept to a minimum.

Further to the submission of the new plans and updated supporting information the recommended conditions for this application have been reviewed and changes to the following conditions are suggested.

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: A-00-001 - Site Location Plan, A-00-003 - Existing Floor Plans, A-00-004 - Existing Elevations, A-00-102 C - Proposed Lower Ground Floor Plan, A-00-103 C - Proposed Upper Ground Floor Plan, A-00-200A - Proposed Lower Office Floor, A-00-201A - Proposed Upper Office Floor, A-00-202A - Proposed Plans Floor 3, A-00-104 C - Proposed Plans Floors 4-14, A-00-105 C - Proposed Plan Floor 15, A-00-106 C - Proposed Plan Floor 16, A-00-108 A - Proposed Roof Plan, A-00-101 C - Proposed Elevations, 16 03 04 Photomontage, A-00-110 B - Proposed Long Sections, A-00-111 B - Proposed Cross Sections, Habitat Plan LO10379-002

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66 of the National Planning Policy Framework 2012.

PRE-OCCUPATION SUSTAINABILITY

(13) The development shall be completed in accordance with the Energy Strategy dated February 2016, prepared by Ramboll. This proposes the use of a gas-fired thermal Combined Heat and Power (CHP) unit and a photovoltaic array. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

Unless otherwise previously agreed in writing the on-site renewable energy production methods shall be provided in accordance with the energy strategy prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure that the development is in accordance with Policy CS20, the draft Plymouth Plan Policy 25 and relevant Central Government guidance contained within the NPPF.

CONDITION: STUDENT USE

(16) The units of residential accommodation within the buildings shall only be occupied by students in full-time education, by a warden (who may not be in full-time education), by delegates attending university conferences or courses during vacation periods (No such delegate shall occupy the premises for more than four weeks in any calendar year), or any registered student of any college or university within the Plymouth City boundary, provided that the student is studying for a qualification at Higher Education level on a course that satisfies the criteria on eligibility for council tax exemption for student occupation of premises that is in force at the date of this

planning permission, or any future such criteria as apply from time to time and for no other purpose.

Reason:

The proposed development has been designed for the specific use as student accommodation. It is not suited to other residential uses without substantial alterations given the limited internal space per unit to comply with policy CS34 of the Local Development Framework Core Strategy (2006-2021) 2007 and guidance in the National Planning Policy Framework 2012.

A further consultation response has also been received from the Public Protection Service. The changes to the proposal to include 2 floors of office accommodation now mean that condition 25 restricting the opening hours of the ground floor commercial unit is no longer required as there will be less potential for disturbance of the student accommodation above.

The new design condition will read as follows:

PRE-DPC LEVEL: DESIGN DETAILS

(26) Notwithstanding the details submitted, no work shall take place above DPC-level unless otherwise previously agreed in writing, until the following details have been submitted to and agreed in writing by the Local Planning Authority:

- (i) Details of the design of the tapering office fascia;
- (ii) Details of the recessed masonry panels or windows enclosing the ground floor gym and amenity area.
- (iii) Modelling details of north elevation;

Such agreed details shall be strictly adhered to during the course of development and thereafter so maintained.

Reason:

To enable the LPA to consider the above details in the interests of the appearance and character of the development and locality, in accordance with Policy CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and paragraphs 61-66 of the National Planning Policy Framework 2012.