

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Krzys Lipinski
Application No.	24/00266/FULPP
Date Valid	2nd May 2024
Expiry date of consultations	24th May 2024
Proposal	Proposed single storey ventilation enclosure within courtyard of approved application 20/00171/FULPP
Address	Union Yard Development Site Union Street Aldershot Hampshire
Ward	Wellington
Applicant	Mr Trevor Parslow
Agent	Mr Ajay Kambo
Recommendation	Approve, subject to no new material comments being received by the 24 th May 2024.

Description:

1. The proposed development consists of the erection of a flat roofed enclosure to house plant and equipment associated with the ventilation and smoke extraction requirements for the lower floor carpark. The enclosure will be constructed of white bricks to match the materials of the rest of the development, and it will have a "green" sedum roof. It will measure some 2.7m by 17.7m and will be approximately 2.4 m tall. It will be located in the area identified as the courtyard area of the development approved under application 20/00171/FULPP for the erection of 100 residential units, student accommodation and over 2000sqms of mixed commercial, retail and community use floorspace.
2. The courtyard is enclosed on all sides with buildings from 3 storeys in height to 5 storeys in height. The development approved under application 20/00171/FULPP is well advanced. The courtyard area is not visible beyond the site boundary of the development at Union Yard approved under application 20/00171/FULPP.

Consultee Responses

Ecologist Officer: The inclusion of a sedum green roof represents an enhancement within the landscaping of the wider scheme at Union Yard. I have no comment to make with regards to the current 24/00266/FULPP application which falls within a prescribed exemption for the Environment Act 2021.

Neighbours notified. Neighbour notification was undertaken by the posting of site notices

Neighbour comments None received

Policy and determining issues.

3. The following policies are relevant in the determination of this application: Policies SS1 (Presumption in Favour of Sustainable Development), HE3 (Development within or Adjoining a Conservation Area), DE1 (Design in the Built Environment), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure NE4 (Biodiversity), The advice contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) are also relevant. The main planning considerations in the determination of this application are;

- The principle of development
- Impact upon Heritage Assets.
- Impact upon character
- Impact upon neighbours
- The Living Environment Created
- Ecological considerations

Commentary

Principle of development

4. The proposed development forms part of a wider development approved under application 20/00171/FULPP. The objective of Policy SP1 (Aldershot Town Centre) of the Local Plan is to maintain or enhance the vitality and viability of Aldershot Town Centre and to contribute to the strategy of regeneration. The vent enclosure was deemed necessary and added within the courtyard of the Union Street development, following a detailed CFD (Computational Fluid Dynamics) analysis by the applicant's fire consultant, The purpose of the car park vent is to extract smoke from the enclosed carpark, in case of a fire. The proposal forms an integral part of the wider development to ensure that the carparking area is fit for purpose and safe. Therefore, it is considered that the principle of development is acceptable.

Impact on Heritage Assets

5. The proposed vent enclosure is entirely surrounded by the development approved under application 20/00171/FULPP. It will not be visible beyond the development boundary of application 20/00171/FULPP; therefore, it will have no impact on any existing heritage assets.

Impact on character

6. The enclosure will be erected using the same white brick as the majority of surrounding buildings, interspersed with louvered doors. It will be located against the wall of the three storey part of Block D which is to house non-residential mixed uses.
7. The roof of enclosure will be a "green" sedum roof which it is considered would provide a more pleasing appearance, than a standard felted flat roof, especially from views from the upper storeys of the buildings surrounding the courtyard.
8. The design of the building and the proposed materials will be in keeping with the rest of the Union Yard redevelopment. It will have no impact on the character of the wider area beyond the Union Yard redevelopment.

Impact upon neighbours

9. The development approved under application 20/00171/FULPP is under construction. It is not occupied. The proposed enclosure will not be visible beyond the site boundary, and it will have no impact on any existing neighbouring properties/buildings beyond the site.

The Living Environment Created

10. It is considered that the proposed plant and equipment will have no detrimental impact on the amenities of future residents due to noise. The plant and equipment proposed was previously agreed under application 23/00786 which required plant and equipment to be approved under conditions 32 and 33 of application 20/00171/FULPP.
11. The proposal will result in a reduction in the courtyard area by 47sqms. The courtyard area is identified as providing mixed soft and hard landscaping areas to provide outdoor amenity space for the development. However, this would not materially reduce the usability of this garden amenity area. The retained courtyard area will still be substantial with an area of some 772sqms and of a usable form.

Ecological considerations

12. The proposed development meets the de minimus criteria for Biodiversity Net Gain (BNG) exemption, hence there is no mandatory requirement to provide 10% BNG for the application proposal.
13. The proposal includes the provision of a sedum covered roof over the enclosure. It is considered that the proposal will have no detrimental impact on the ecological works

which will form part of the wider Union Yard development, which are the subject of existing conditions under application 20/00171/FULPP.

Summary and planning balance

14. The vent enclosure was deemed necessary and added within the courtyard of the Union Street development, following a detailed CFD (Computational Fluid Dynamics) analysis by the applicant's fire consultant. The purpose of the car park vent is to extract smoke from the enclosed carpark, in case of a fire. The only time the vent will be in operation, will be during a fire in the carpark. The location of the vent enclosure was determined after approval of application 20/0017/FULPP.
15. The enclosure will be erected using the same white brick as the majority of surrounding buildings, interspersed with louvered doors. It will be located against the wall of the three storey part of Block D which is to house non-residential mixed uses.
16. It is considered that the proposed plant and equipment will not have detrimental impact on the amenities of future residents due to noise.
17. The proposed development meets the de minimus criteria for Biodiversity Net Gain (BNG), hence there is no mandatory requirement to provide 10% BNG for the application proposal. However, the proposal does also include a sedum roof, which will result in Biodiversity Net Gain.
18. The proposal will result in a reduction in the courtyard area, by 47sqms. The courtyard area is identified as providing mixed soft and hard landscaping areas to provide outdoor amenity space for the development. However, the retained courtyard area will still be substantial with an area of some 772sqms.
19. The development approved under application is under construction. It is not occupied. The proposed enclosure will not be visible beyond the site boundary, and it will have no impact on any existing neighbouring properties/buildings beyond the site.

FULL RECOMMENDATION

It is recommended that permission be GRANTED subject to no new material comments received before the 24th of May 2014, and the following conditions;

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings: 100V Site Plan, 1000 Location Plan/Proposed Block Plan, (SITE)150 Plan Podium Vent Enclosure Planning, 222P GA Elevations 22 Block D -06 and 223R GA Elevations 23 Block D 07

Reason - To ensure the development is implemented in accordance with the permission granted

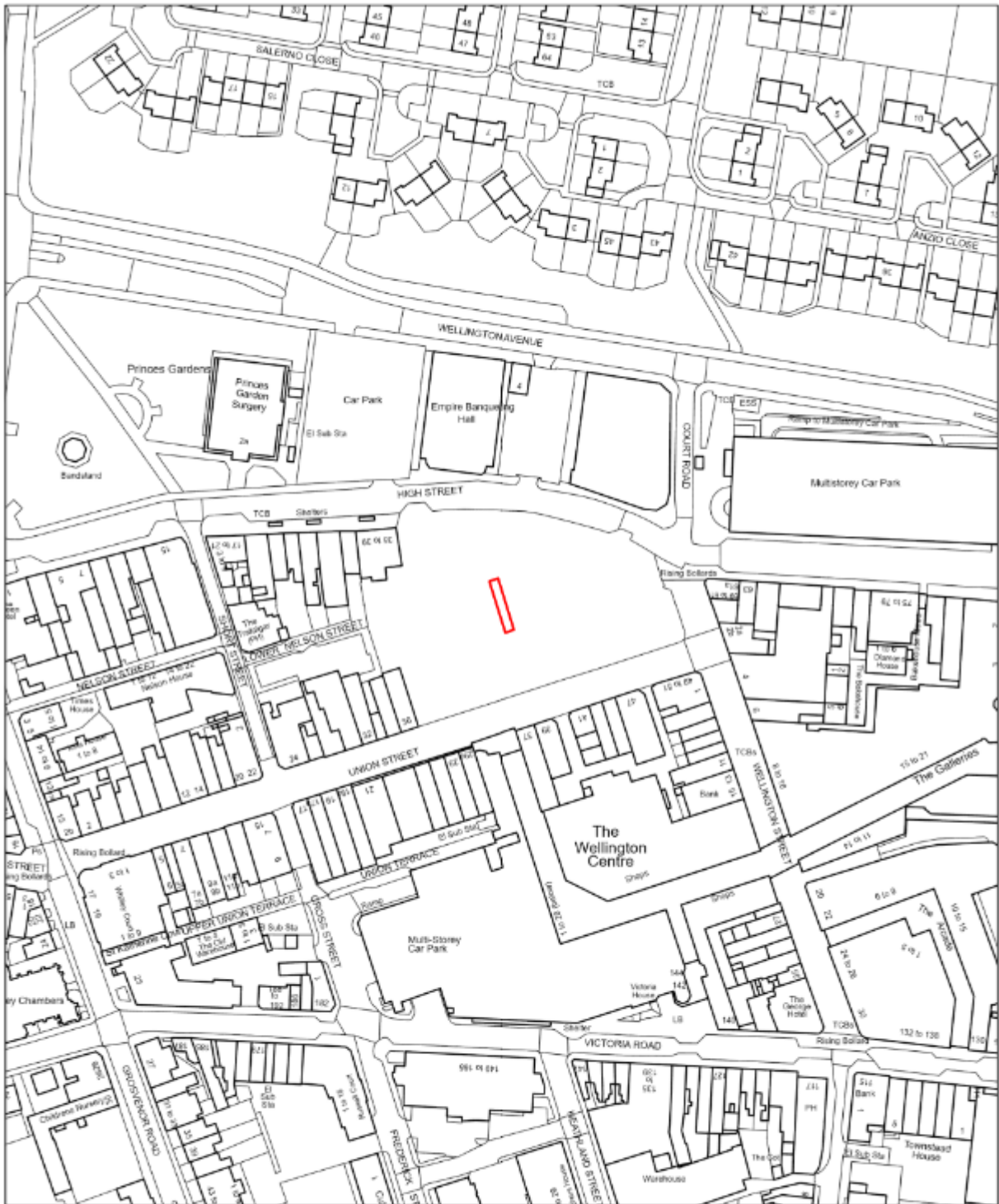
3. The external walls of the building hereby permitted shall be finished in materials of the same colour and type as those of the existing building, and in the case of brickwork matching the existing bond and pointing. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

Informatives

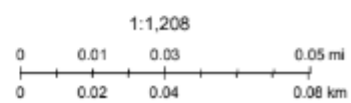
- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

ArcGIS Web Map



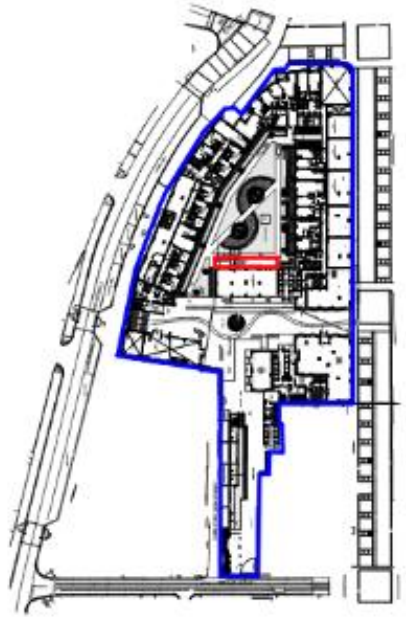
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 Planning Application

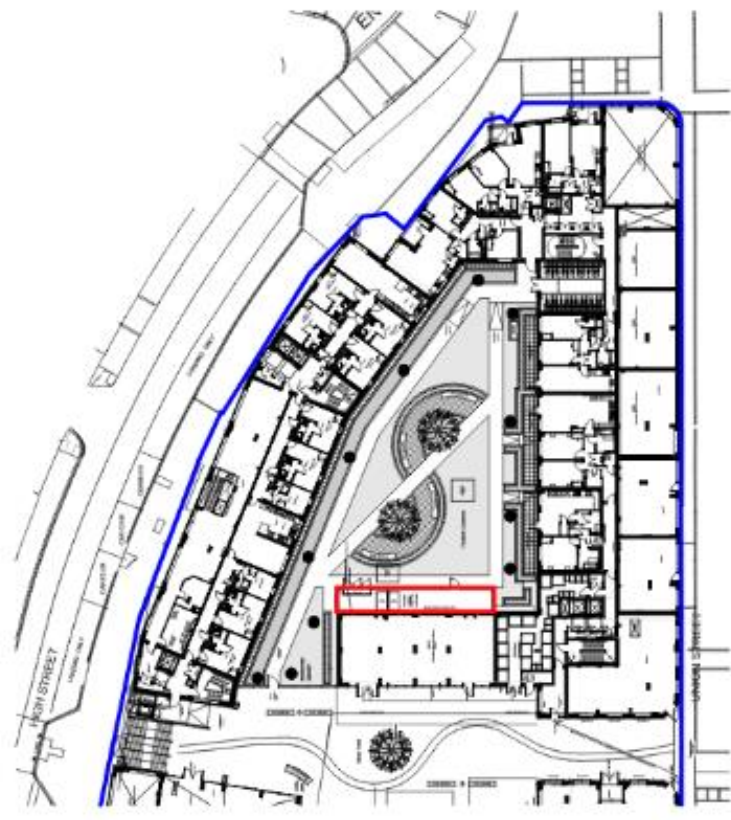


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Topographical information based on OS Survey's LTD
 Accuracy: not stated. REF: 11/03/08/05



Location Plan - 1:1250



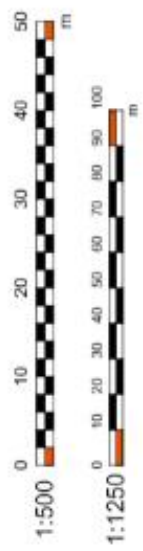
Proposed Block Plan - 1:500



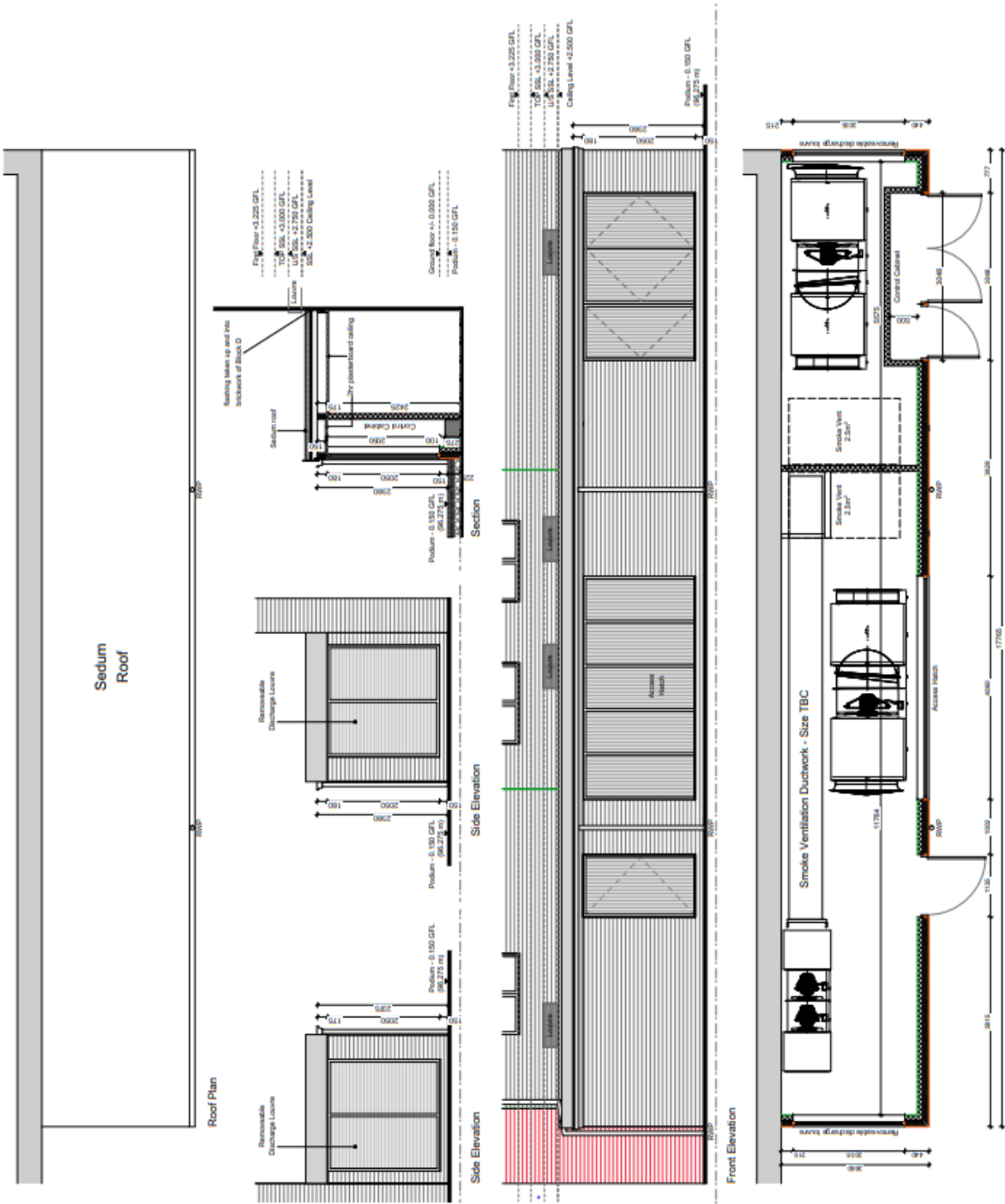
Location Plan / Proposed Block Plan

ARCHITECTS
 ANDREW DICKSON
 PLANNERS
 PROJECT MANAGERS
 LANDSCAPE ARCHITECTS
 01454 454100

status	Conveyance	architect	I.P.P.
client	HB Partnership	date	12th June 2024
job	Urban Street, Abingdon	scale	As Shown
site	Location Plan / Proposed Block Plan	drawn	CW
checked	SCN	date @ 1:500 / 1:1250	12th June 2024
job no.	C5210	sheet no.	1000
I.P.P. GROUP, 27 SPON STREET, COVENTRY, CV1 3BA T: +44 (0)24 7642 1000 E: info@ippgroup.com www.ippgroup.com			



Once drawing and the building, which, together with the copyright of the work and any other intellectual property rights, shall be transferred to the client. The client shall be responsible for ensuring that the drawings are used for the purposes intended and for any third party. The client shall be responsible for any and all claims arising from the drawings and for any and all consequences of any infringement of any third party's intellectual property rights.



Podium Vent Enclosure Planning

ARCHITECTS
URBAN DESIGNERS
PLANNERS
PROJECT MANAGERS
LANDSCAPE ARCHITECTS

WE ARE DP.

Construction Risk Stage

client: H&P Partnership
job: Union Street
site: Podium Vent Enclosure Planning
client: CW
date: Sept 2023
contractor: DON
scale: 1:50

job no: CS210
ref no: (SITE) 150 PLAN
DP GROUP 27 SPON STREET COVENTRY CV1 3SA
T: +44 (0)24 7652 7000 E: info@dpgroup.com
www.dpstudio.com

Material

- M1 - Brick Type 1 - Facing Brick - Red
- M2 - Brick Type 2 - Facing Brick - White
- M3 - Brick Type 3 - Facing Brick - White
- M4 - Brick Type 4 - Facing Brick - Brown
- M5 - Brick Type 5 - Facing Brick - Blue
- M6 - Standard / Colonial Floor & Upper Floor Window Frames, Chanding GRC / Glass, Colour PCS - Ivory Stone
- M7 - Standard / Colonial Floor & Upper Floor Window Frames, Chanding GRC / Glass, Colour PCS - Taupe Stone
- M8 - Standard / Colonial Floor & Upper Floor Window Frames, Chanding GRC / Glass, Colour PCS - Natural Stone
- M9 - Standard / Colonial Floor & Upper Floor Window Frames, Chanding GRC / Glass, Colour PCS - Travertine Stone
- M10 - Brick Type 1 - Facing Brick - Red
- M11 - Brick Type 2 - Facing Brick - White
- M12 - Brick Type 3 - Facing Brick - White
- M13 - Brick Type 4 - Facing Brick - Brown
- M14 - Brick Type 5 - Facing Brick - Blue
- M15 - Standard / Colonial Floor & Upper Floor Window Frames, Chanding GRC / Glass, Colour PCS - Ivory Stone
- M16 - Standard / Colonial Floor & Upper Floor Window Frames, Chanding GRC / Glass, Colour PCS - Taupe Stone
- M17 - Standard / Colonial Floor & Upper Floor Window Frames, Chanding GRC / Glass, Colour PCS - Natural Stone
- M18 - Standard / Colonial Floor & Upper Floor Window Frames, Chanding GRC / Glass, Colour PCS - Travertine Stone

M19 - All PVC Aluminium window frames & sliding, colour RAL 7023

M20 - PVC Metal Clipping, colour RAL 7023

M21 - PVC metal, aluminium glass, colour RAL 7023

M22 - Laboratory cabinet, colour RAL 7023

M23 - All ceiling, colour RAL 7023

M24 - Standard / Colonial Floor & Upper Floor Window Frames, Chanding GRC / Glass, Colour PCS - Ivory Stone

M25 - Standard / Colonial Floor & Upper Floor Window Frames, Chanding GRC / Glass, Colour PCS - Taupe Stone

M26 - Standard / Colonial Floor & Upper Floor Window Frames, Chanding GRC / Glass, Colour PCS - Natural Stone

M27 - Standard / Colonial Floor & Upper Floor Window Frames, Chanding GRC / Glass, Colour PCS - Travertine Stone

M28 - Brick Type 1 - Facing Brick - Red

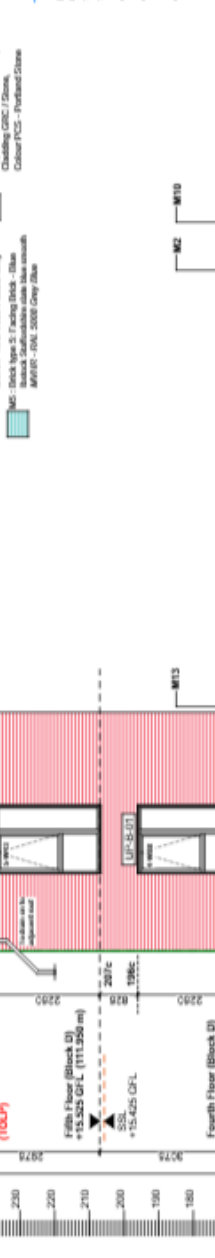
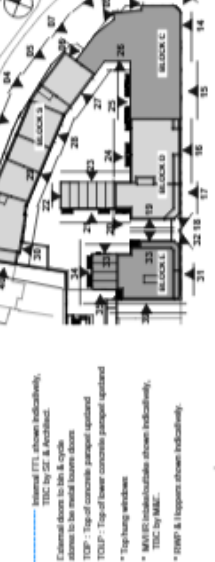
M29 - Brick Type 2 - Facing Brick - White

M30 - Brick Type 3 - Facing Brick - White

M31 - Brick Type 4 - Facing Brick - Brown

M32 - Brick Type 5 - Facing Brick - Blue

GA ELEVATION 23 - BLOCK D - 07



GA ELEVATION 24 - BLOCK D - 08

R 21.03.2024 Levels reviewed from approved. CW 50N
 G 23.01.2024 Chimney reviewed & replaced. MA CW
 P 15.04.2024 MA CW
 H 15.04.2024 MA CW
 L 24.11.2023 Approved to be replaced by 2x1.5m
 K 05.08.2023 Legend revised (MA, MP and ANX CW
 MS, MS indicated)
 J 15.07.2023 Material product specification ANX CW
 I 10.05.2023 Approved (New Columns indicated) CW 50N
 H 08.03.2023 Materials updated as outlined. CW GC
 G 16.02.2023 Materials updated as outlined. CW GC
 F 03.02.2023 All vehicle bays and walkways GC CW
 E 26.01.2023 Issued for Construction. GC CW
 D 26.11.2021 Deck steel reinforcing added. GC CW
 C 26.10.2021 Building regulations issue. SBH CW
 B 26.09.2021 RFR added. GC CW
 A 21.08.2021 Material key added. GC CW
 Worked to the 1:10 scale
 Levels shown indicatively.

BRICKWORK COURSELINE

Feature Key:

- 1:10 Brick projection (mm)
- 1:10 Feature Discrepancy Type

Please also refer to RFP drawing no. 646-000 Brickwork Courseline Features for more information.

GA ELEVATION 23 - BLOCK D - 07

GA ELEVATION 24 - BLOCK D - 08

BRICK COURSES
 280
270
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Proposed Wall Level
 +13.150 OFL (115.375) (100%)
 S.S.L. Road Slab Block D
 +15.500 OFL (114.925 m)
 S.S.L. Slab Block D
 +12.325 OFL (111.325 m)
 S.S.L.
 +15.425 OFL
 S.S.L.
 +12.350 OFL
 S.S.L.
 +12.375 OFL
 S.S.L.
 +12.275 OFL (102.725 m)
 S.S.L.
 +12.200 OFL
 S.S.L.
 +12.225 OFL (99.850 m)
 S.S.L.
 +1.125 OFL
 Ground floor
 +1.000 OFL (98.425 m)
 Platform
 -1.150 OFL (98.275 m)

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