

**Wilson, Olivia (DEVELOPMENT & REGENERATION)**

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**Subject:** FW: 12/01900/ful 2 Harbour Avenue

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**From:** Wilson, Olivia (DEVELOPMENT & REGENERATION)  
**Sent:** Friday, November 23, 2012 4:31 PM  
**To:** 'd.duvall@denovodesign.ltd.uk'  
**Subject:** 12/01900/ful 2 Harbour Avenue

Dear David,

Having considered the application for the first floor extension I am minded to refuse the application on the grounds that it is contrary to the Sutton Harbour Area Action Plan and the Core Strategy Policy CS02.

Proposal SH04 of the Sutton harbour AAP states in para. 5.15 that Exeter Street is the main road approaching the City Centre from the east and the quality of buildings here has a major impact on people's first impression of the city. I therefore consider that any proposals should be of high quality to enhance the appearance of the area. I do not consider that the proposed design will enhance the character of the existing historic building or the appearance of Exeter Street because it is of a modern design that is unsympathetic in form and materials (rectangular form/ timber cladding) and will obscure the historic facade of the building by virtue of its elevated height. The fact that it will be partially obscured by an advertisement hoarding is not sufficient to make it acceptable.

I also consider that Proposal SH07 is relevant (Sites east and west of Sutton Road) points 3 and 4 (the creation of a high quality townscape and the conservation and enhancement of key buildings) for the same reasons.

Policy CS02 (Design) of the Core Strategy states that new development should be well designed to respect the character, identity and context of Plymouth's historic townscape. Again, I do not consider that the proposal complies with this policy.

I do not see any revision that could be made to make the design acceptable without a major rethink. Please feel free to ring me or email me if you have suggestions as to how to revise the design or if you would like to withdraw the application.

Regards,

Olivia

Olivia Wilson MRTPI  
Planning Officer  
Plymouth City Council  
Civic Centre  
Plymouth PL1 2EW  
Tel: 01752 304392  
Email: olivia.wilson@plymouth.gov.uk

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**Wilson, Olivia (DEVELOPMENT & REGENERATION)**

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**Subject:** FW: Unite application Plymouth 12/01900/FUL

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**From:** Wilson, Olivia (DEVELOPMENT & REGENERATION)  
**Sent:** Tuesday, December 04, 2012 2:07 PM  
**To:** 'S.case@denovodesign.ltd.uk'  
**Subject:** RE: Unite application Plymouth 12/01900/FUL

**Yes I realise they are similar but I think they still stand, although not as strongly as for the first design**

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**From:** Simon Case [mailto:s.case@denovodesign.ltd.uk]  
**Sent:** Tuesday, December 04, 2012 1:54 PM  
**To:** Wilson, Olivia (DEVELOPMENT & REGENERATION)  
**Subject:** RE: Unite application Plymouth 12/01900/FUL

Olivia

Can you please confirm that these comments are based on the revised scheme as they appear to be a replica of the comments issued on the previous scheme.

kind regards  
Simon

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**From:** Wilson, Olivia (DEVELOPMENT & REGENERATION) [mailto:Olivia.Wilson@plymouth.gov.uk]  
**Sent:** 04 December 2012 13:16  
**To:** 'S.case@denovodesign.ltd.uk'  
**Subject:** RE: Unite application Plymouth 12/01900/FUL

Dear Simon,

Further to my phone call, while I think that the suggested revision to the scheme is an improvement in visual terms to the originally submitted design, I am afraid that I would be unable to accept the revised scheme for the following reasons:

1. I consider that the extension would be contrary to Policy CS02 (Design) and CS03 (Historic Environment) of the Core Strategy as it would be detrimental to the character of the historic building by obscuring the historic facade by virtue of its elevated height and modern form and materials. I also consider that the elevated form of the building (an extension at first floor level) is detrimental in design terms, again contrary to CS02.
2. I consider that the proposal is contrary to Proposal SH04 (47 to 67 Exeter Street) of the Sutton Harbour AAP, which states in para. 5.15 that Exeter Street is the main road approaching the City Centre from the east and the quality of buildings here has a major impact on people's first impression of the city. I therefore consider that any proposals should be of high quality to enhance the appearance of the area. The fact that the extension will be partially obscured by an advertisement hoarding is not sufficient to make it acceptable.
3. I also consider that the proposal is contrary to Proposal SH07 of the Sutton Harbour AAP (Sites east and west of Sutton Road). Points 3 and 4 of this proposal require the creation of a high quality townscape and the conservation and enhancement of key buildings, and I do

not consider that this proposal would support this aim for the same reasons.

Please instruct me how your client would wish to proceed.

Kind regards,

Olivia

Olivia Wilson MRTPI  
Planning Officer  
Plymouth City Council  
Civic Centre  
Plymouth PL1 2EW  
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**From:** Simon Case [<mailto:s.case@denovodesign.ltd.uk>]  
**Sent:** Thursday, November 29, 2012 5:31 PM  
**To:** Wilson, Olivia (DEVELOPMENT & REGENERATION)  
**Subject:** Unite application Plymouth 12/01900/FUL

**Our Ref :** DN198

Date: 29<sup>th</sup> November 2012

Dear Olivia

In response to your recent comments regarding the above planning application and our telephone conversation, we attach an updated visualisation of our proposal for your comments. You have also confirmed that there is no listing on this building, it is not within a conservation area and there is no fundamental objection to increasing the floor area of this building.

We have taken your comments on board and have investigated the suitable options. The idea of a fully glazed conservatory approach is not conducive to a working office environment with the need for solar heat and glare control, cleaning, heating and acoustic control.

You suggested investigating a pitched roof option, however a pitched roof of any sort would obscure the original facade far greater than a flat roof option.

In order to reveal more of the aesthetic of the original buildings historic facade, the whole extension has been lowered by 500mm. We have also pulled the heavy roofline back in order to soften the eaves line that obscures the building from ground level on Exeter Street. The external solar shading at this point fixes back to the fascia of the roof and extends down to the slab, away from the now fully glazed facade to assist with

maintenance. As this is an office, the lower section of the glazing is frosted or obscured to provide privacy for within the offices and potentially obscures the backs of workstations within, keeping the lines of the facade tidy. The cladding has also been updated from timber to slate to be more harmonious with the existing materials.

Internally, the dividing wall between the corridor and office space is now glazed allowing light to pass into the corridor space. But more importantly, this allows the proposal to maintain a light, transparent quality, with views from Exeter Street through the extension to the existing stone facade beyond.

We feel that these changes have increased the quality of the proposal and have responded to the suggestions you have made, and therefore provides an entirely suitable and acceptable scheme.

Kind regards

**Simon Case**

Senior Architectural Assistant



Denovo Design Limited, 89 Wood Street. Liverpool, L1 4NU T: 0151 708 4999 F: 0151 708 5335

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**Wilson, Olivia (DEVELOPMENT & REGENERATION)**

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**Subject:** FW: Unite application Plymouth 12/01900/FUL

**Attachments:** DN198P18B Proposed GF FF plans07Dec12.pdf; DN198P20B proposed elevations 07Dec12.pdf; view from exeter street REVISION B.JPG

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**From:** Simon Case [mailto:s.case@denovodesign.ltd.uk]

**Sent:** Friday, December 07, 2012 5:22 PM

**To:** Wilson, Olivia (DEVELOPMENT & REGENERATION)

**Cc:** d.duvall@denovodesign.ltd.uk

**Subject:** Unite application Plymouth 12/01900/FUL

**Our Ref :** DN198

Date: 07th December 2012

**RE: UNITE District Office, 2 Harbour Avenue, Plymouth PLANNING APP REF 12/01900/FUL**

Dear Olivia.

Further to our recent correspondence and telephone conversations, please find attached drawings:

- DN198P18B Proposed ground floor and first floor plans REV B
- DN198P20B Proposed Elevations REV B
- 3D Visualisation from Exeter Street REV B

These drawings are to replace the corresponding drawing numbers within the application with all other drawings remaining as current.

To recap, the existing building is not listed and does not lie within a conservation area. There have also been no objections to date based on the current scheme.

In response to your comments regarding Policy CS02 and CS03 of the Core Strategy, we feel that the current scheme would not be detrimental to the character of the existing building due to the significant reduction in overall height, and fundamental change of materials. The addition of a totally glazed facade and internal corridor wall allows an unrestricted view through the extension from street level on Exeter Street, to the existing building facade.

The slate cladding that now replaces the timber boarding, sits more harmoniously with the fabric of the existing building and does not detract from its monolithic stature. Access to the first floor extension has now been lowered to be from ground floor half landing level, further reducing the impact on the car park facade.

As quoted within Proposal SH04 of the Sutton Harbour AAP, Exeter Street is the main approach road to the city centre from the east. The quality of the buildings along this route have a major impact on peoples first impressions of the city. At present the current site and buildings in the vicinity do not support this statement, and are in fact, detrimental to this approach. The proposal enhances the quality of the existing building rather than obscuring it, providing a new, high quality development on an underused site. The quality of the scheme would also then support Proposal SH07 in achieving high quality townscape whilst conserving and enhancing a key building.

We look forward to this scheme now being considered for approval and to receiving your comments in due course.

Kind regards

**Simon Case**

Senior Architectural Assistant



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