08/00983/FUL

DEVELOPMENT SERVICES

16 OCT 2008

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Design and Access Statement

Unit 3, Wharf Buildings, Wharf Yard, Hinckley, Leics.
(original application number - 06/00757/ful)

We purchased the above mention land, on which the building has been built, which had full planning approval prior to purchase.

The detailed building regulation approval shows an "automated vent in case of fire" on the rear elevation. No further details were shown and nothing highlighted on the elevations drawings. Upon discussing the matter with Mr Marsden of building control we were advised to contact Colt, a company specialising in such items.

The first suggested solution by building control was to install two fans on the back wall which would have been both unsightly and protrude into the neighbouring land.

After numerous consultations and further discussions with the owner of the adjoining property we arrived with the Louvered vent solution. The vent is required to allow 1m2 of clear opening. We are proposing to have a vent made to the same dimensions as the existing rear windows. The vent will fit flush into reveals identically as the windows and also have obscure glass thus helping them blend into the property. The vents will be fitted with a motor which will only enable them to open in the event of fire.

The rear of the property where the vent is required cannot be seen from the highway. The garden onto which the property faces is owner by Mr Simon Goodger with whom I have discussed the matter with and likes the solution.

Unfortunately there is a 6 week lead time for such vents but we are not prepared to compromise the perfect solution. Good design is key to the success of this development and also for phase 2 which has recently been granted planning permission. The solution to the problem was given much thought and consideration.