

# smith + metson chartered architects

Ref. 1302-02

08-08-2013

Mr Terry Hardwick  
Development Management Team Leader  
Rochford District Council  
South Street  
Rochford  
Essex SS4 1BW



Dear Mr Hardwick

## **Application No. 12/0074/FUL : Condition discharge**

Thank you for meeting me with Howard Pannell on Monday 5<sup>th</sup> August at your offices to discuss matters for the above following your letter of the 31<sup>st</sup> July.

I would like to confirm my understanding of how we stand to date in relation to all of the planning conditions as follows:

1. Development has commenced within the 3 years of approval being early July 2013. At present the site is secure, trees protected and concrete foundations are being cast.
2. The external materials used for the development will be as agreed in the approved schedule prepared by the original agent RS Commbs Ltd (copy attached)
3. Obscure glazing to all first floor windows to plot 5 on the east elevation.
4. Control condition for no additional windows to plots 1 & 5 duly noted.
5. Control condition effectively removes permitted development to plots 3 & 4 also noted.
6. Control condition to plot 2,3 & 4 including garages whereby no dormer or rooflights shall be added other than those approved. Noted by the developer and compliant.
7. Approval granted, detail for means of enclosure dated 31.7.13
8. Tree protection. The applicant informed us they met with your tree officer last week on site and the protection measured implemented on site were deemed acceptable.
9. Tree protection informative covered by on site discussions by way of condition 8
10. Tree protection informative covered by on site discussions by way of condition 8
11. All the driveways to dwellings shall be provided with appropriate dropped kerbs.



cont.

12. Any existing vehicular dropped kerbs within the site that become redundant shall be reinstated with a standard height kerb and the dropped area of footway shall be raised to match the adjacent highway safely removing any potential traffic conflict.
13. The dwellings and garages shall have hardstandings laid out as approved plans and maintained for the purpose of parking for the development. Surface water runoff is dealt with in detail for condition 18
14. No unbound material used in the first 6.0m of the highway access road and as approved by condition 17
15. Pedestrian sight splays were added to the design and subsequently approved by the detail contained within condition 17 discharge
16. Formal detail and application submitted herewith for contractors compound, storage & parking
17. Approval granted for hard & soft landscaping dated 31.7.13
18. Application registered 28-06-13 with details for sustainable urban drainage strategy (SUDS). We are currently waiting for Anglian water signoff to divert their sewer – see attached correspondence with AWS that is pending determination.
19. Formal detail and application submitted herewith for contractors wheel washing on site
20. It was agreed that a satisfactory means of demonstrating compliance with Lifetime Home Standards would be compliance with the current Building Regulations.
21. Application registered 28-06-13 with details for achieving at least 10% renewable energy through on site provisions.
22. Formal detail and application submitted herewith for a traffic management plan

I believe that brings matters up to date with the exception of the Anglian Water agreement which is pending consideration but please let me know if you require any further clarification.

Yours sincerely,

  
Mark Metson  
**Partner**

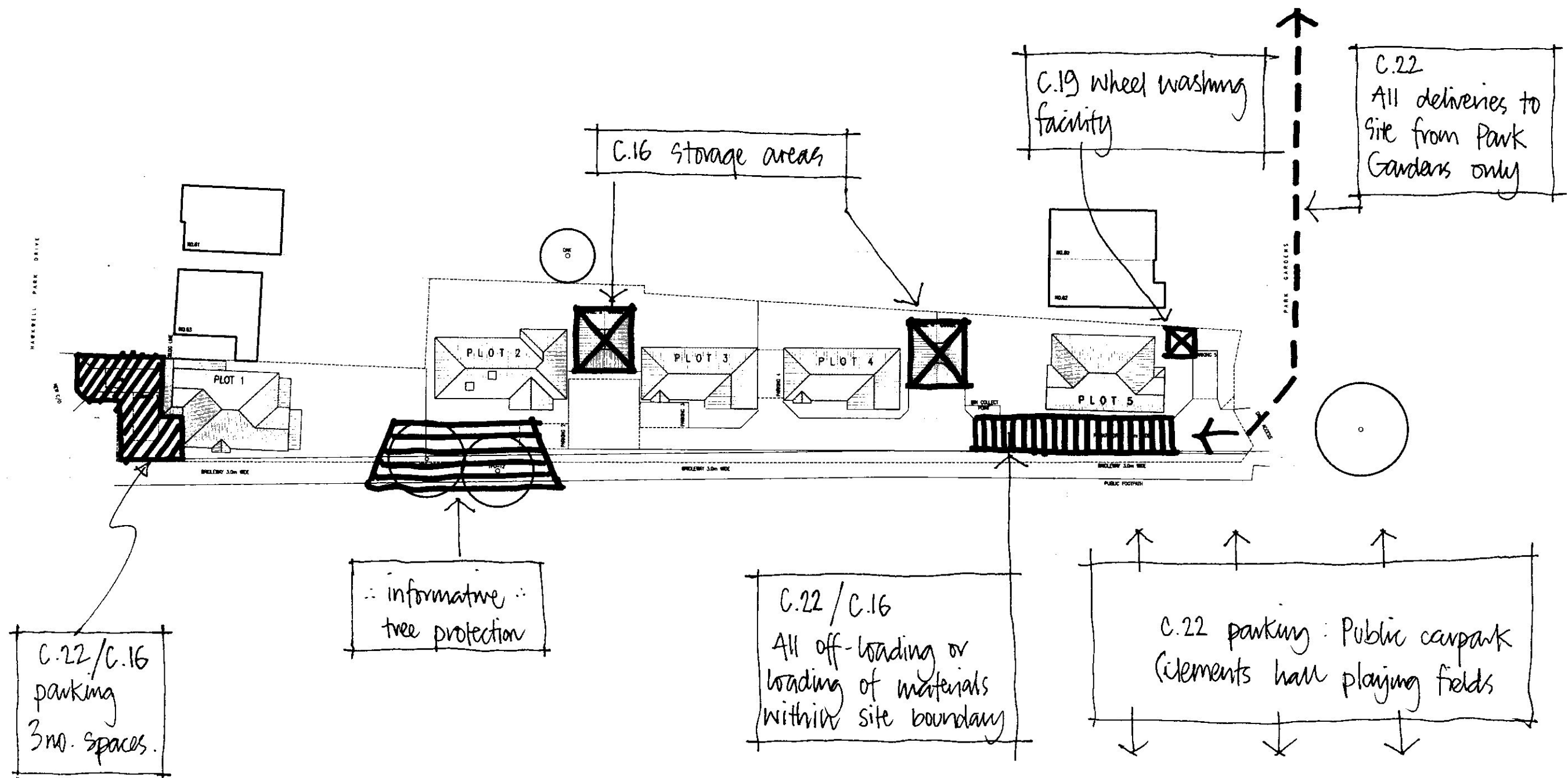
Cc. Pannell Developments  
Enc. Dwg C.16,19,22 : AWS letter : material schedule



**STUDIO ONE • LEIGHPARK ROAD • OLD LEIGH • LEIGH-ON-SEA • ESSEX • S59 2DU**  
**TEL : 01702 472714 • FAX : 01702 715049 • EMAIL : mark.metson@btconnect.com**

**PARTNERS : Mark C Metson, RIBA, Dip Arch, BA (Hons) • Zoe Smith, RIBA, Dip Arch, BA (Hons)**

C.22 sign erected at main road junction to ensure all site deliveries utilise park gardens



0 5 10 15 20 25  
1 : 5 0 0 scale METERS

# SITE PLAN

1:500@A3

AUGUST 2013

MCM

PLANNING CONDITION

5 NEW DWELLINGS  
LAND OFF PARK GARDENS, HAWKELL

PANNELL DEVELOPMENTS

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1302

CONDITIONS 16, 19, 22

Z >



SMITH + METSON

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R S Coombs Limited

R S Coombs Dip Arch RIBA Chartered Architect  
20 Victoria Road Leigh on Sea Essex SS9 1AU

Office 347619

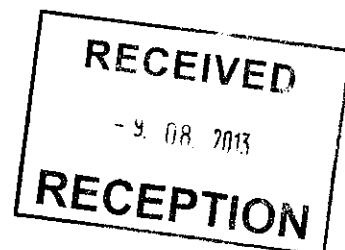
T 01702 473518 F 01702 431797

## HOUSING DEVELOPMENT:

land adjacent 63 Hawkwell Park Dr. + 62 Park Gardens, Hockley

## SCHEDULE OF EXTERNAL MATERIALS

	PLOT	GARAGE
ROOFING : Concrete tiling		
Sandtoft Rustic double pantile	1, 4, 5.	4/5
Sandtoft Rustic plain tile (lean-to)	1, 5.	
: Spanish natural slate with red clay ridge	2, 3	2/3
WALLING: Brick		
: Hanson clay facings		
grey/buff : Belaravia Sault blend	1, 4, 5.	4/5
light red : Hampton Rural blend	2, 3.	2/3
: Feature courses : dogtooth or plinth red clay	all	
: Sills reconstructed stone	all	
: Render : proprietary self-colour cream (Weber Mono couche or similar)	1, 2, 5.	
: Cladding Hardie Plank JH20 10 Sailcloth	2, 3, 4, 5.	
PAVING : SUDS Private Drive		
Brett Alpha Flow : Autumn Gold		
: Driveways / hardstandings		
Brett Alpha : Silver Haze		



love every drop  
anglian



FAO ALAN BUTCHER

Mr N Stephens  
Pannell Developments  
The Oaks  
2 Howards Way  
Leigh-on-Sea  
Essex SS9 5FB

Anglian Water  
Services Limited  
PO Box 495  
Huntingdon  
Cambridgeshire  
PE29 6YY

Tel: 01206 289328

Fax: 01206 289219

Our Ref:  
Essex/Hockley/010

Your Ref:

27 June 2013

Dear Mr N Stephens,

**Section 185 Water Industry Act 1991  
Proposed Sewer Diversion at Park Gradens/Hawkwell Park Drive, Hockley**

Thank you for your recent Section 185 submission for the proposed works at the above location.

Having undertaken my 1<sup>st</sup> technical vetting of your proposals, I would like to make the following comments:

- Please revise drawing number 5050\_CE01, to indicate the boundary of the site in a complete PINK line, the sewer due to be abandoned in RED and the new sewer in BLUE. All other drainage should be left uncoloured, i.e. gullies, existing public sewer.
- Please revise proposed diversion route in order to allow the diversionary works to be fully undertaken within the confines of the boundary of the site, not encroaching upon third party land or the highway.
- Please submit a copy of your Planning Permission for the proposed new property.
- Please submit a copy of your FULL Land Title Registration Documents to demonstrate that the diversionary works can be wholly undertaken in their boundary.
- Please confirm that there are no other utility apparatus on or within close proximity to this site, which could be affected by the proposed diversionary works.
- Proposed manhole dimensions should be specified on your Long Sections.
- Where the depth of cover to an adoptable sewer in the highway is less than 1.2m or less than 0.9m within landscaped areas, the sewer should be laid with a class 'S' shingle bed and surround with the addition of a 175mm thick reinforced concrete protection slab. Please review your bedding details and update your Long Sections.
- Please provide foundation details, shown in relation to the proposed diverted sewer, for plots 1, 2 & 5.
- In accordance with sewers for Adoption 6<sup>th</sup> Edition, the proposed depths of manhole FW2 and FW5 would dictate that they be constructed as Type 'C' brickwork manholes. Please revise your proposals and drawings accordingly.
- I acknowledge receipt of the S106 Application for the site and can confirm that this will be progressed in accordance with the S185 submission.

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- 9. 08. 2013

RECEPTION

Registered in England  
No. 0198575  
Registered Office: Anglian House,  
Anbury Road, Huntingdon,  
Cambridgeshire PE29 6SZ

Upon receipt and satisfactory assessment of this information we should be able to confirm our technical approval and then issue our formal offer of an agreement to divert this public sewer in accordance with S185 of the Water Industry Act 1991.

For your information, when entering into a diversion agreement the Applicant is required to deposit a sum or obtain a surety to the value of the diversionary works. Please note that 80% of this sum/surety is released upon the issue of our certificate of substantial completion, with the remaining 20% retained for the 12 month defects liability period. Please be advised that our technical vetting and inspection fee in relation to diversions is equivalent to 4.5% of the construction costs (min. £500.00), plus an administration/legal fee for the preparation of the actual agreement (£319.00).

Whilst we shall supervise the diversionary works it will be the Applicants' responsibility to employ a competent contractor to undertake what will be the diversion of a public sewer. To determine whether a contractor is competent, the following information must be submitted:

- o Method statements/safe system of work, inc. confined space certification
- o C.D.M. (as applicable)
- o Risk Assessments
- o A copy of the contractors' public liability insurance details and Health & Safety policy
- o C.O.S.H.H. assessments
- o Certificates of competence for contractors' staff operating plant and equipment
- o Certificates of inspection for all plant and equipment to be utilised

Please note that if and when the diversion proceeds we will also require the contractor to supply and erect a courtesy board with a 24-hour emergency number thereon.

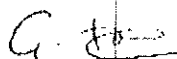
Please be advised that your client is not permitted to undertake any diversionary works until such time as the Section 185 Agreement has been finalised and signed and the appointed contractors' have submitted their Health & Safety information for our comment/approval.

Please also be advised that no works are to be undertaken within existing public manholes or new manholes built on existing public sewers, without the contractors first obtaining a confined space 'Permit to Enter' from Anglian Water. Permits are only issued to Contractors' staff that hold current Anglian Water or City & Guilds confined space training certificates.

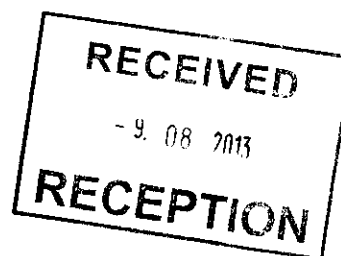
Please remember that you should not start any construction work on the sewerage system until the design has been approved and we have received our fees.

If you would like any further information, please contact me on 01206 289328.

Yours sincerely,



Georgie Tuttle  
Wastewater Engineer  
Developer Services Wastewater East



Registered in England  
No. 0942643  
Registered Office: Anglian House,  
Ambury Road, Huntingdon,  
Cambridgeshire PE10 0LZ