

P0299-RHP-ZZ-XX-H-A-8802-S2 – Planning Amendment list – Rear Yard

25-04-2023 - Rev P0

- A. Rear service yard and Service Store Outbuilding layout changes -** (including adjustments to room positions, room names, road position, kerbs, hardstanding, bollards and hard surfacing layout). This revised area also includes consolidation of cycle and bin store into one separate standalone structure.

The Service Store outbuilding is now smaller than before, with reconfigured layout, position (including door positions). See item B for associated material changes.

Cycle and Bin Store is a separate standalone covered structure. Instead of a proprietary covered shelter, the new covered cycle storage area will still have 3no. cycles storage hoops installed (to store up to 6 cycles). Access to this from the car park remains.

The enclosed bin storage area will include 4 pairs of gates. This structure is metal framed, with a metal roof and treated softwood timber cladding. All flashings, fascias and rainwater goods are aluminium.

Justification: design amendment to this area was required upon discovery of an existing below ground service trench. The trench needs to remain in situ. This required a repositioned vehicular access route, which compromised the width of the original outbuilding, making the internal accommodation unviable, leading to the redesigned area as shown.

- B. Service Store Outbuilding roof eaves and rainwater goods material changes –** with altered eaves arrangement. It was shown on previous application as metal standing seam roof and fascia, with aluminium rainwater goods. It is now proposed as single ply membrane (with faux standing seam), PVCu fascia, soffits and rainwater goods.

Justification: change of materials due to budget constraints. Changes considered acceptable due to the concealed nature of the Service Store outbuilding and it's use primarily by the facilities/ maintenance team only (not for public/ patient use)

- C. Marks Sq gates and boundary treatment alterations**

Gates now swinging in opposite direction and retaining wall added, to suit redesigned ground levels. Gates and fence increased in height from 1.8m to 2.1 between Marks Square and Hospice rear entrance area.

Justification:

Gates swing direction mirrored to open towards Marks Square due to steep ground levels.

Retaining wall added due to steep ground levels (worsened as a result of item A above)

Fence slightly increased in height to further reduce visibility into the Hospice rear yard from Marks Square

- D. Rear entrance canopy –**

Slightly amended shape and position.

Justification: canopy post and extent adjustment required upon discovery of an existing below ground service trench. The trench needs to remain in situ.