

## Introduction

Planning consent has been obtained for the development of depot. Ref 21/00435/ERE03. Pre-commencement planning conditions have been discharged. The applicants, BSNES Council have appointed building contractors Farrans to complete the detailed design and construct the depot. Enablement works have commenced, construction is targeted to complete in 2023.

Detail design responsibility for the buildings lies with the contractor and their appointed team. Further design development has identified a number of areas where changes to the consented scheme are proposed.

This document has been prepared by Designscape Architects, who are retained as part of the contractor's design team, to accompany a Section 73 application for minor amendments to current planning consent. It outlines the changes proposed, why they are necessary and the likely impact upon the existing approved design.



Site plan indicating changes

## Proposed Changes

The proposed changes include:

### a. Site Plan

- i. The alignment of the road running parallel with the northern boundary.
- ii. The geometry of the in ramp accessing the upper deck of the RRC Building.

### b. MRF Building

- i. Building columns are positioned outside the perimeter

concrete wall and are visible at low level. Cladding above is located outside the steel frame.

- ii. Eaves gutters and rainwater down pipes are located externally.
- iii. Perimeter safety guarding to roof edge
- iv. Height of plant enclosure decks at either end of the building is increased.
- v. Height of ground level concrete wall, below cladding on the north elevation increases

vi. The building footprint and ridge height remain the same as consented

### c. Salt Barn and TWTS

- i. A pre-fabricated timber framed dome is proposed in place of the previous rectangular, steel framed design.
- ii. Perimeter safety guarding to roof edge of covered TWTS area

### d. Office Workshop Building

- i. A safety guard rail is proposed at the gable ends of the building, where the building parapet does not provide adequate edge protection.

### e. Other

- i. Detailed design development of the site-wide drainage system has led to some minor detail changes in order to adequately meet the drainage performance requirements of the site.