My ref C/13/72388
Your ref
please ask for Rachel Illsley
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working hours Tues-Thurs 9-5 Fri 9-4.30
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Jonathan Wilson
The Highwood Group
The Hay Barn
Upper Ashfield Farm
Hoe Lane
Romsey
SO51 9NJ

08 October 2014

Dear Jonathan

Application Ref: C/13/72388
Description: Renovation, conversion and extensions to the principal Netley Court School building to provide a 65 bed care home and 9 no. assisted living apartments with communal facilities following demolition of existing outbuildings in a conservation area and provision of re-sited vehicular access and new pedestrian access to Victoria Road, parking, landscaping and ancillary works.
Site: Netley Court School, Victoria Road, Netley Abbey, Southampton, SO31 5DR

Please see below a summary of the conditions relating to the above application, and their current status.

Condition	**Plan No.**	**Details**	**Compliance & Date**
(3) Pre-commencement - full details and samples of the materials to be used in the construction of the external surfaces, hard landscaping areas and boundary walls/railings	List of proposed external materials HGP.11.018.1423 Rev 03	**Bricks:** Red – All About Brick, Red Stock Buff – All About Brick, Buff Handmade **Render:** K-Rend textured finish Silicon WP, Polar White **Roof:** Slate – Cembrit Duquesa blue/black natural Copper – natural copper Flat roofing – Armourplan PVC, Single Ply Membrane, Slate Grey RAL 7015 **Openings:** Windows – Timber, white RAL 9010	**Discharged** 04/07//14 (excluding footpath and access road finishes, dealt with under condition 26 & rainwater goods dealt with under condition 4b)

		Front doors – Timber, white 9010 Rear doors – Timber, white 9010 Bin/cycle stores – Timber, natural **Boundary treatments:** Southern boundary wall – FLB, multi-stock Entrance wall – Buff – All About Brick, Buff Handmade Fencing – acceptable. External metalwork, railings & balustrade - Black powder-coated finish **Dormers:** GRP with feature jointing in slate grey RAL 7015 **Other:** Fascia/soffit - UPVC white String courses - Reconstituted stone 'Edenhall' – Portland Stone **External hard landscaping materials:** Considered under condition 26 – landscaping – please see below.	
(4a) Street/external lighting	External lighting layout E 10231-800 C1 E10231 Luminaire Schedule	Details acceptable	**Discharged** 08/10/14
(4b) Rainwater goods		Aluminium Roofline Products – half round cast gutter, black Details acceptable.	**Discharged** 28/02/14
(4c) Meter boxes	11.018.1231 revA	**Agreed details:** MCL National Grid Semi-Buried	**Discharged** 29/07/14

		Gas Meter Box, model no:G60032	
(4d) bollards and railings	11.018.401/E (railings) & 11.018.1102/H (location of bollards)	**Agreed details:** **Railings:** Post sizes 60x60x2 RHS Rails 50x25x2 RHS Pales 16mm dia. CHS with cut top. I attach photo's for your reference. Galvanised and power coated to BS EN 13438 in Black. **Bollards:** Timber, low level (<1m), chamfer top	**Discharged** 29/07/14
(4e) obscure glazing/screen and details for balconies and privacy screens	11.018.1276/A 1of3 11.018.1277/A 2of3 11.018.1278/A 3of3 11.018.1275/A (Juliette)	Material specification as per approved plans detailed.	**Discharged** 29/07/2014
(4f) photovoltaic tiles and elevations	Elevation plan: 1106C 1113C 1226K 1227K 1228K 1229H 1240H Panel and bracket information	Details acceptable	**Discharged** 08/10/2014
(4g) Ground levels	11.018.1102/H	Will respond asap	**Discharged** 12/08/2014
(5) Pre-commencement - measures to protect the public sewers and water apparatus.	Engineering Details – drainage layout, drwg no 502-01 Rev A Southern Water correspondence, dated 27/05/13		**Discharged** 28/02/14
(6) Pre-commencement - foul and surface water drainage measures	Engineering Details – drainage layout, drwg no 502-01 Rev A Southern Water correspondence, dated 27/05/13	Details approved by Southern Water & LPA Engineers	**Discharged** 09/07/2014
(7) The development hereby permitted shall be implemented in accordance with the recommendations outlined in the ecological report	n/a	n/a	**Ongoing** 12/03/2014

(8) No percussive piling or works with heavy machinery to be undertaken during the bird overwintering period	n/a	n/a	**Ongoing** 12/03/2014
(9) No clearance of trees/vegetation shall take place on site during the bird nesting season unless supervised by an appropriately qualified ecologist.	n/a	n/a	**Ongoing** 12/03/2014
(10) In the event that contamination is found: i) Investigation and risk assessment ii) A remediation scheme; iii) A verification report			**Ongoing** 12/03/2014
(11) Pre-commencement - noise assessment scheme	Assessment of Environmental Impact, Ian Sharland Ltd, ref: M25853-v1, 03/09/13	Discharged, subject to implementation in accordance with approved scheme	**Discharged** 14/10/13
(12) The development must be in accordance with the measures contained within the submitted Management Strategy.	n/a	n/a	**Ongoing** 12/03/2014
(13) No burning of materials	n/a	n/a	**Ongoing** 12/03/2014
(14) Prior to occupation - details of external security lighting, lockable gates and all other crime prevention proposals	n/a`	Details to be submitted	**Not complied with** 12/03/2014
(15) Parking spaces remain unallocated	n/a	n/a	**Ongoing** 12/03/2014
(16) Landscape scheme completed within 12 months from the completion of the last building shell, or by such later date as the LPA may determine.	n/a	n/a	**Not complied with** 12/03/2014

(17) No storage or parking underneath the crown spread of the tree(s)	n/a	n/a	**Ongoing** 12/03/2014
(18) No trenches for services or drains within the crown spread of any trees	n/a	n/a	**Ongoing** 12/03/2014
(19) Prior to use - parking of vehicles made available, surfaced and marked out	n/a	n/a	**Ongoing** 12/03/2014
(20) Prior to occupation - cycle and bin storage areas	n/a	n/a	**Ongoing** 12/03/2014
(21) Accord with Arboricultural Statement	n/a	n/a	**Ongoing** 12/03/2014
(22) Pre-commencement - site meeting with Arb Consultant/Site Manager/LPA	n/a	Pre-commencement discussion with Tree Services Manager. Protection measures approved and shall be monitored to completion, when condition can be fully discharged.	**Partially discharged** 12/03/2014
(23) Within **six weeks** of the commencement - Code for Sustainable Homes/BREEAM (interim) & Sustainability Statement	BREEAM Interim Certificates – Design Stage: achieving total score of 65.8% Code Interim Certificates: achieving Code level 4 Email dated 10.11.14		**Discharged** 20/11/2014
(24) Within six weeks of the completion - Code for Sustainable Home/BREEAM (final) & Sustainability Statement	n/a	Details to be submitted	**Not complied with** 12/03/2014
(25) Pre-commencement - highway improvement and access works on Victoria Road	Victoria Road Section 278 works – General Arrangement, drwg 510-01 H HCC9/C/045 C Alpha Paving data sheet	Tegula paving agreed as specified, in charcoal, to match internal footpaths/	**Discharged** 20/11/2014
(26) Pre-commencement - landscaping scheme	Landscape General Arrangement Plan – drwg INCLAS106.101 Rev	Our Biodiversity Officer has confirmed no objection to these proposals from an ecology point of view.	**Discharged** 04/07/2014

	K Detailed Planting Plan – drwg INCLAS106.103	The detailed planting proposals are considered acceptable. **Footpaths, patio areas, courtyard, coach house parking, parking/moving zone:** Marshalls Tegular Paving in Antique Charcoal **Access road:** Colourtex in buff **Apartment parking spaces:** Tarmac	
(27) Hours of work	n/a	n/a	**Ongoing** 12/03/2014
(28) Pre-commencement - archaeological monitoring	Investigation for an Archaeological Evaluation Ref: T17692.01 Archaeological Evaluation Report, ref: 101590.02, Nov 2013, Wessex Archaeology	Discharged, subject to implementation in accordance with approved scheme	**Discharged** 06/02/14

Yours sincerely



Louise O'Driscoll
Head of Development Management