



Our ref; MJ/240909/2141 Section 73

Kiran Sajjan
Planning Policy and Development Management
County Hall
St Anne's Crescent
Lewes
East Sussex
BN7 1UE

09. September 2024

Dear Ms. Sajjan,

Ref: WD/3474/CC, WD/3488/CC - Heathfield Youth Centre - Section 73 Application

WD/3474/CC - Existing brick building is deemed unfit for purpose as a youth centre and it is proposed to be demolished and a new two-storey youth centre building to be built in its place that is fully-accessible, energy-efficient, spacious and future-proof. The existing steel-framed barn in the north of the site will be retained and given an update to the cladding to improve its usability as an external activity hall. Heathfield Youth Centre, High Street, Heathfield, TN21 0UP (Within land edged red on applicants plan no. Dr A 0010)

**WD/3488/CC - Town and country planning general regulations 1992
WD/3488/CC - Variation of Condition 2 of planning approval WD/3474/CC to incorporate: reduction in the scale of the building, footprint, and height, changes to external materials, barn cladding and landscaping amendments Heathfield Youth Centre, High Street, Heathfield, East Sussex, TN21 0UP (Within land edged red on applicants plan no. DR-A-0100)**

Further to our recent discussions over the above site and approval, we are pleased to submit our proposal for a variation of Condition No.2 along with this letter to provide the rationale behind the application.

First, on the design concept as part of the original approval:

The design team has engaged on the project since March last year. As such, the 'original approval' met all the requirements of the Client and the Funder albeit using hypothetical cost analysis to guide the building's size and complexity in order to meet very quick timescales for funding approval. Ideally, a project would be tested i.e. the hypothetical costs would be tested within the market to ensure the scheme could be delivered without change, although the timescales for such testing were prohibitive.



Second, on the technical considerations as part of the original approval:

Since permission for the variation of condition no. 2 was granted in March 2024, its design has been developed and reviewed in conjunction with an appointed main contractor, - the point of which is to align the original approval with (where possible) the requirements of the 'live market' to test and obtain accurate costings; to engender the expertise of the contractor into the process and; to reduce the time required to bring forward construction. As such the developed scheme has undergone some minor amendments or changes that are adjudged to keep the spirit of the original approval's design and intent, intact; the project is still as per the approval in virtually every way except for further massing reductions and a slight relocation of the building.

The original approval is also considered a milestone in the process of design and construction. The milestone involved in compiling the technical design tends to cause change - most changes are elaborations on the original outline or concept such as the materials proposed. Moreover changes can occur because new information is available after certain milestones have been passed. As such, the technical design milestone gives the project an opportunity finalise and/or evolve aspects of the design that benefit from further thought. The subject of this S73 application and as a description of the proposed amendments to the original approval:

The first area is the omission of the protruding entrance lobby and roof overhang and the sedum roof to the lower roof. During a cost review and the timescale to construct this building, it was agreed to omit those features without compromising on the overall design.

The second area involves moving the building by 1500mm away from the west boundary. This is to protect the existing trees and their roots from damage during construction and protecting the existing retaining wall to the neighbouring property.

The third area is the external cladding. The original design sought to envelop the main elevations with a golden zinc cladding. For economic reasons, it has been decided to clad those elevations in a metal cladding in a gold colour to keep the design intent of the colour and material type.

The fourth area is the brick work. A similar looking brick to the original proposal has been proposed. The brick work is to the west elevation and partly to the north elevation lower ground floor.

...This will not affect the overall look of the building as this elevation is only viewed by the neighbouring site comprising a single dwelling and has the additional factor of existing planting (along the boundary)...

The fifth area is the external landscape. The external works and landscape scheme has been altered due to the move of the building reducing the car parking spaces to the front and landscaping to the area between the barn and the new centre.



The sixth area is the barn cladding. To meet the construction cost, no works will be carried out to the external face of the existing barn.

In summary the changes are as follows: -

1. Omission of entrance lobby, roof overhang and sedum roof
2. Move the building by 1500mm east
3. Replace the zinc cladding with a metal clad in a gold colour
4. Replace the Freshfiled Lane brick with a Cleeve Cedar brick
5. Landscape scheme amended to meet the above reduction of the footprint.
6. Omit any works to the external treatment of the barn

The above changes represent valid and carefully considered minor amendments to the original approval. As designers for the original approval, we are pleased to present these changes to you, for your consideration.

Please let us know if you have any questions or require additional information.

Yours sincerely,

Mohna Jolly
Architect
Encl.

