

AOD submission re PL/2022/09459 at 13 High St Corsham Conditions 5, 7, 8 and 9
Covering letter / Supporting statement

Condition 5

No building or use hereby permitted shall be occupied or use commenced until details of the total number of car parking spaces, the number/type/location/means of operation and a programme for the installation and maintenance of Electric Vehicle Charging Points and points of passive provision for the integration of future charging points has been submitted to and approved in writing by the Local Planning Authority prior to construction of the above ground works. The Electric Vehicle Charging Points as approved shall be installed prior to occupation and retained in that form thereafter for the lifetime of the development

11 car spaces are to be provided with a mixture of installed and passive EV charging points so that in due course all spaces will have charging points.

Initially three Rolec Zura double charging units are to be installed between pairs of parking spaces so that six spaces have EV charging from the outset. The double chargers will be set on 1200mm high 100mm sq supports between parking spaces, and just in front of the wall surface behind the space, with wayfinding using small, hooded downlighting fittings fixed beneath the chargers. Cable distribution to the chargers and lighting will be via underground ducts and concealed within the 100mm sq supports

Identical supports with lights only will be installed to serve the remaining spaces with cables ready installed at the outset allowing simple future connections of EV chargers for all 11 spaces.

Electric delivery vehicles will also be able to charge whilst stationary during delivery of supplies to the kitchens/delivery/pick up of laundry etc.

The chargers can be operated by mobile app, RFID cards and fobs or plug & charge using the nearby payment terminal.



Zura EVC fixing to 100mm sq post. Payment terminal.

A contactless, 4G / Wi-Fi / Ethernet connected, EV charger payment terminal will be located on a similar support post between the parking spaces and the gates leading to the hotel entrance. See site plan. The integrated payment terminal software provides constant real time transaction and data reporting to hotel management allowing the number and frequency of electric customer vehicles using the charging points to be monitored to establish a suitable programme for phased installation of the remaining EVCs in a timely manner.

The EVCs and terminal have a 3-year guarantee and a maintenance contract will be set up with Rolec to provide all necessary maintenance. The 4G / Wi-Fi / Ethernet connected terminal allows remote monitoring of the system, including software and firmware updates and maintenance, eliminating unnecessary site visits, and allowing Rolec to assess and programme attendance on site when necessary.

For further information please see following attachments relating to this condition

- External Lighting & EV Charging Layout Drawing No J7165-MXF-ZZ-00-DR-E-31100-P05
- EV Charger Schedule
- EV Charger and lighting post detail

Condition 7

Prior to occupation or use of any outdoor area, a Management Plan detailing the use, operation and management of the outdoor areas, including details as to how the restaurant garden and non-social gardens are to be used and how any prolonged 'raised voices' will be managed, shall be submitted to and approved in writing by the Local Planning Authority.

Condition 8

The use of the outdoor areas hereby permitted shall cease by 22:30 at the latest on every day of the week (without exception) unless otherwise agreed in writing by the Local Planning Authority.

Re Conditions 7 and 8, please see 'Management Plan for the Use and Operation of External Areas' prepared by the Operations Director and submitted as part of this application confirming management framework, hours of operation etc, for the outdoor areas.

Condition 9

Notwithstanding the submitted External Lighting Strategy, no external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will ensure light pollution will be reduced compared to the existing situation.

REASON: To avoid illumination of habitat used by bats.

At the front of the building a single existing traditional Windsor heritage lantern is bracket mounted at 1st floor level, the lightbulb within it mounted downwards from the top of the fitting, so most of the light is distributed downwards. We understand this lantern is to be upgraded to a new matching fitting with LED lightsource by Wiltshire Council. We propose to install a matching fitting at the other end of the High Street elevation.

The existing lighting installation at the rear of the building uses a mixture of light fittings including floodlights, aimed sideways to throw light across the carpark and circular opal diffuser bulkhead lights emitting diffused light in a wide and uniform spread, all mounted at high level ground floor on the rear of the listed building, and an unhooded bulkhead light at high level ground floor on the existing garage to the north of the car park. These fittings are all un-hooded and currently emit a considerable amount of light upwards.

The proposed external lighting has been designed to minimise light pollution as a core principle with:

- Max 3000K temperature rating, ensuring that the short- wavelength blue light is minimised.
- Downwards light throw and/or shrouds/lids that block the upward throw of light minimising upward light spill.
- A safe amount of light to travel through the spaces without being excessive or brighter than necessary.
- Photocells and /or timers to ensure lights are only on when necessary.

Period fittings complementary to the character of the listed building have been chosen for use on and immediately around the listed building, including The Limehouse Lamp Company "Chelsea" range of heritage fittings located to highlight the entrance doors and gateways into the building and car park at the rear. The fittings have an LED filament-style bulb inside which emits a warm white light, minimising short-wavelength blue light. All fittings have an opaque metal shroud covering the wider top of the lantern with the light source located directly below, again minimising the upward throw of light.

The Windsor and Chelsea style lanterns have been approved under Approval Of Details reserved by condition PL/2025/07133 regarding Condition 5 (lanterns, awnings, hanging signs), 6 and 7 of PL/2022/09717 LBC.

The Windsor and Chelsea style lanterns are prominent fittings used on elevations facing the public realm and are shown below, and on individual data sheets; additional smaller fittings and those used in less prominent

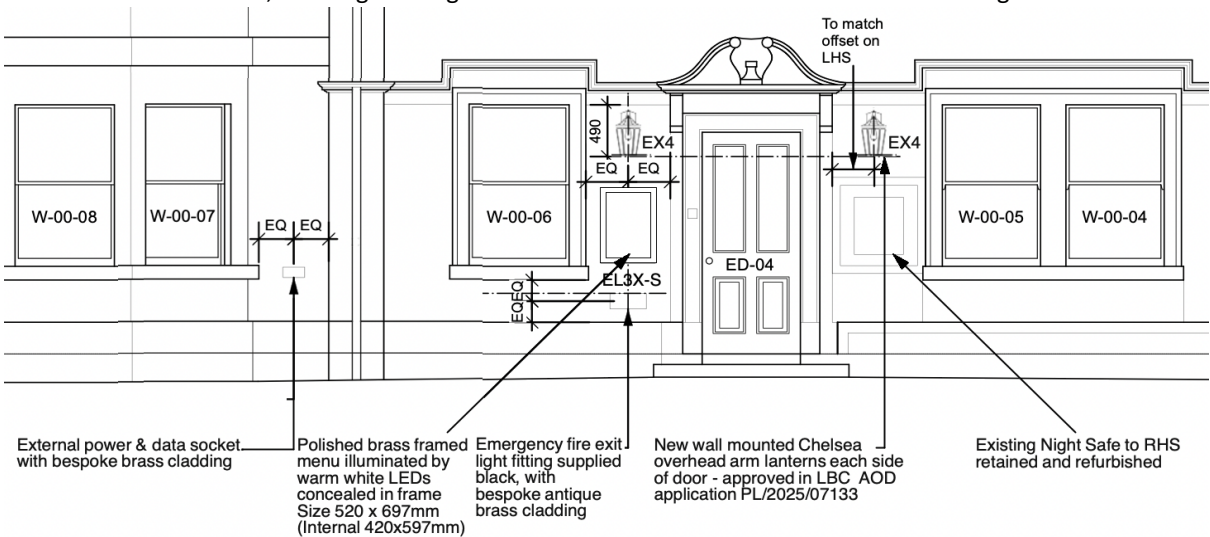
locations are shown on the Light Fittings Schedule and External Lighting & EV Charging Layout submitted as part of this application.



Existing (Left) and matching proposed (Centre)Windsor lanterns and proposed Chelsea overhead arm lantern (Right). Both approved in PL/2022/09717 LBC.

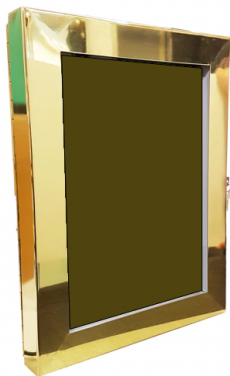
High St elevation

Several lanterns used at other entrance doors along the High St are suspended from above and a pair of “Chelsea overhead arm” lanterns, flanking the High St entrance has been chosen to echo this usage.



Proposed light fittings, illuminated menu and power/data sockets at the High Street entrance of the building

A brass framed menu box , internally illuminated by warm white LEDs concealed in the frame, is proposed to the LHS of the High St entrance door balancing the retained and refurbished night safe to the RHS.



Proposed brass framed menu box with concealed LED lighting..

At the front of the building, a Pavement Licence for eight small tables of two will be applied for This will enhance the vibrancy of the High Street and will be served from the interior bar. There may be a requirement for power or data connections for these tables and external power and data sockets are proposed beside the bay window concealed by a bespoke brass shroud.

Also at the front of the building a 600mm sq hanging sign will be illuminated from above by downward facing LEDs .

The hanging sign has been approved under APPROVAL OF DETAILS RESERVED BY CONDITION PL/2025/07133 regarding Condition 5 (lanterns, awnings, hanging signs),6 and 7 of PL/2022/09717 LBC.



Previous Lloyds bank sign,



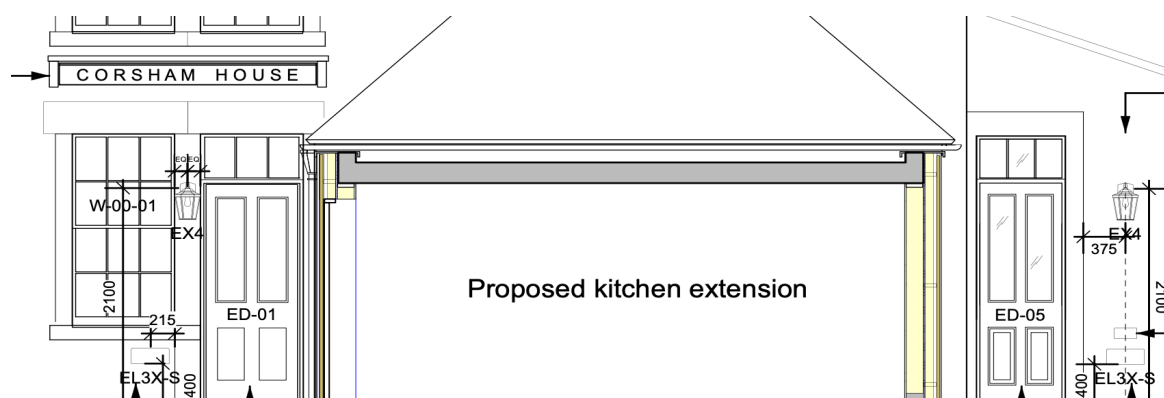
Existing bracket.



Proposed downward facing LED lighting

Rear Elevation

Chelsea lanterns matching those proposed for the front entrance are also proposed for use at the rear hotel entrance door and the courtyard door.



Proposed Chelsea Overhead Arm lanterns are located directly beside the new rear hotel entrance door and the door out to the courtyard garden at each side of the new extension, with fire exit light fittings at low level.

Emergency lights required by regulations at each fire exit door to light the ground at the point of exit are LED downlighters mounted at low level beside each door. Supplied as dark grey/black, they will be installed with bespoke brass/ antique brass covers where appropriate for the location.

For further information regarding the fittings noted above and less prominent additional and smaller fittings and their location please see the following attachments relating to this condition

- Corsham House External Lighting Information Rev 2
- External Lighting & EV Charging Layout, Drawing No J7165-MXF-ZZ-00-DR-E-31100 -P05, showing all external lighting locations and schedule references.
- Light Fittings Schedule including proposed external light fittings (all prefixed EX and EL3X). Drawing No J7165-MXF-XX-XX-SH-E-30000 -P06
- SA97 300 EL East (High St) and West elevations_ proposed external lighting
- SA97 302 EL Approach from Post Office Lane service yard and car park _site sections1-1 and 2-2_proposed external lighting
- SA97 304 EL South elevation and section5-5/north elevation _ proposed external lighting
- Windsor Street Lantern datasheet
- Chelsea Overhead Arm Lantern datasheet