

10 Bloomsbury Way
London
WC1A2SL

PLANNING STATEMENT – Dove Valley Park Showhomes

TopHat seek to install two new demonstration modular homes on the land to the South East corner of its facility at Dove Valley Park to replace the temporary units consented in 2017 (planning reference, 9/2017/0624) that have now been removed.

It is of commercial importance for TopHat to be able to prototype and test the latest homes it is manufacturing and to also showcase them to stakeholders and customers.

The proposed demonstration units will be manufactured in the factory and configured externally with various finishes as shown on the supporting proposed drawings to convey some of the specification options the business can offer.

The houses will not function or be occupied as residential units. The sole use of these will be to assess their technical performance and for showcasing the company's homes.

The external space around the units will be landscaped with timber decking, turf, block paving and trees in large planters as shown on the supporting drawings.

In addition to the demonstration units this application includes the layout for further car parking to comply with the original Planning Consent [9/2017/0624] to bring into use the overspill car park.

An increase in the number of employees of the company requires additional car parking spaces to be provided. As per the planning consent the overspill car park will increase current capacity by 27 spaces. Total number of car parking spaces will increase to 93. In addition, there are 5 disabled spaces and 9 spaces for motorbikes.

Access to the units will be through the existing and overspill car park.