

Delegated Report		Analysis sheet		Expiry Date:		07/12/2009	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charlie Rose				2009/4358/P			
Application Address				Drawing Numbers			
2-20 Winchester Road and 157A Fellows Road London NW3 3NT				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Approval of details pursuant to condition 6 (materials samples) of planning permission 2005/5580/P granted on 21/06/2006 for '76 residential units (comprising 51 private and 25 affordable units) , 416 sqm of commercial floorspace (comprising 312sqm Class A1 Retail, 104 sqm Class A2 Financial and Professional Services), 41 car parking spaces with new vehicular access from Fellows Rd plus associated hard and soft landscaping.'							
Recommendation(s):		Approve Details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	N/a						
CAAC/Local groups* comments: *Please Specify	N/a						

Site Description

The site stands at the southern end of Winchester Rd, south of its junction with Fellows Rd, in a primarily residential area around 200m from Swiss Cottage Underground Station. The site is not within a conservation area.

Relevant History

21/06/2006 – Planning permission GRANTED for the Redevelopment to provide 3 new buildings of part 3/part 5 stories plus basement, 5 stories plus basement and 8 stories plus basement and sub basement containing 76 residential units (comprising 51 private and 25 affordable units) , 416 sqm of commercial floorspace (comprising 312sqm Class A1 Retail, 104 sqm Class A2 Financial and Professional Services), 41 car parking spaces with new vehicular access from Fellows Rd plus associated hard and soft landscaping. (ref: 2005/5580/P)

Relevant policies

B1, B3, B7

Assessment

Permission is sought to discharge condition 6 (samples of all facing materials) of planning permission granted on 21/06/2006 for the redevelopment to provide 3 new buildings of part 3/part 5 stories plus basement, 5 stories plus basement and 8 stories plus basement and sub basement containing 76 residential units (comprising 51 private and 25 affordable units), 416 sqm of commercial floorspace (comprising 312sqm Class A1 Retail, 104 sqm Class A2 Financial and Professional Services), 41 car parking spaces with new vehicular access from Fellows Rd plus associated hard and soft landscaping.) (ref: 2005/5580/P).

Condition 6 reads,

“Samples of all facing materials including all stonework, panels, fins and spandrels; roof treatment and materials, window panels; window frames and glazing; balconies; balustrades and any other facing materials shall be submitted to and approved by the local planning authority prior to commencement of the development and implemented in accordance with any such approval. In addition a sample panel shall be erected on site for inspection for the local planning authority to demonstrate the appearance approved materials to be used.”

The materials include;

- Honed Vratsa Limestone to ground floor front and part flank of block A
- Matt Honed Engineered Travertine rain screen cladding to block A front and 1st to 3rd floors; return ground to 3rd floors and part rear ground to 2nd and whole of 3rd floors, front and returns of block B
- Sto Stolit K1.5 through coloured render colour ref: 32123 to block B rear and part rear of block A from ground to 2nd floor and blocks C & D
- VM standing seam Zinc and Polyester Powder Coated Aluminium colour ref: 9007 curtain walling to 4th and 5th floors roof;
- Polyester Powder Coated Aluminium colour ref: 9007 window and door frames and curtain walling; Sealed double glazed with plain K glass inner panel glazing;
- Satin Anodised stainless steel handrail;
- Ibstock Arundel Yellow Multi Stock brick;
- Polyester Powder Coated black railings.

The limestone and travertine cladding would match. The natural limestone level is considered to result in a higher quality scheme at street level and be more durable. The limestone to columns would be butt jointed at external corners with a full panel of stone covering each of the width and depth of the columns. The horizontal joint between the panels will be cement mortared in a matching colour. The other stone and travertine panels would be 1200 x 600mm laid horizontally in stretcher bond. Where a ‘column’ or buttress is between 1200-1500 wide the stone will be cut to the full width to avoid small infill pieces of stone in the bond.

The travertine would have 6mm open vertical and horizontal joints. The insulation behind would be black faced. The expressed joints would be 25mm open joints will be backed by black metal strip to give the impression of an open joint. External corners to window reveals will be butt jointed.

The render will match the 25mm high by 15mm deep expressed horizontal joints in the Travertine cladding. The panels would be laid to a set bond which varies slightly for each size of ‘column’.

The proposed materials and their detailed design are a result on lengthy discussion with the architect, developer and planning authority. The materials are considered to adhere to the high quality design and choice of materials agreed as part of the original application.

The sample mock up erected on site which illustrates the butt open joints and corners in the stone cladding, butt/open joints in the render and windows samples has been inspected on site and is considered satisfactory. The palette of materials and detailed design a list of which is shown below, would compliment the design and preserve the character and appearance of the area.

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