

2-22 WINCHESTER ROAD, 157A FELLOWS ROAD, LONDON NW3

FILE NOTE

Re: Telephone discussions with Adrian Malcolm, Planning Officer, 26.4.07, 16.5.07, 22.5.07

Time and date: 29th May 2007

Author: Graham Russell

The comments made by Adrian Malcolm relate to the full set of Squire + Partners 'Stage D+' drawings submitted under cover of OSEL letter dated 5th April 2007 and CGI images issued under cover of OSEL letter dated 26th April 2007.

The purpose of the discussion was to establish how the changes between consented drawings and amended drawings can be dealt with, vis-à-vis:

- a. those can be accepted as a 'non material change' and dealt with by substitution of drawings
- b. those that can be dealt with by submission against the conditions of the consent (i.e. minor changes to hard landscaping layout – condition 9; extra cycle parking spaces – condition 17; revised refuse storage spaces – condition 19; etc.)
- c. Those that will need to be dealt with by a full planning application for 'amendment during construction'
- d. those that the Council will not entertain

Basement 1

1. Area of affordable storage (accessed from Block C common area staircase) shown on consented drawing (15-01) P19A must be retained (forms part of affordable gross area). D019H omits this space and substitutes with 2 no car park spaces.
2. AM noted that the consented 41 car park spaces must be retained – double length spaces cannot be accepted for planning purposes – OSEL to ensure any re-planning to put back the affordable storage still provides 41 spaces

Ground Floor

1. Planting area to RH end of service road shown on consented drawing (15-01) P20A must be retained (forms part of agreed screening to adjacent property Taplow Towers) – GR noted that the car park vents shown on drawing D020H could vent horizontally and the planting put back on top.
2. External path to entrance side of Block C four storey units. Consented drawing P20A shows the path against the rear boundary of the back gardens to the adjacent properties facing Fellows Road – this position must be retained (not moved against the Block C light wells as drawing D020H)

3. Ground floor refuse storage – storage area has been reduced in size from consented drawing P20A – OSEL to demonstrate that the reduced area is adequate to comply with the Council's current standards.

Private and Affordable Mix, Number of Units

1. AD confirmed that the Council would not raise objections to the proposed change of mix for either private or affordable.
2. The increase by 1 no unit (from 76 to 77) resulting from 1 no 3 bed duplex at 6/7th floor ref B07.03 (P26A + P27A) changing to 2 x 2 bed flats E01 + E02 (D026H + D027H) would not be allowed without a fresh planning application. GR advised AD that if their Client decided to proceed with this option then it would be the subject of an application for 'amendment during construction' at a later stage.

Sixth + Seventh Floor Duplex Units

1. AD noted that the 6th floor gross floor plate must stick rigorously to the floor plate shown on consented drawing P26A. Under no circumstances can the footprint move towards the terrace edge (noted as doing so on the Winchester Road and Taplow Towers frontages). AD noted that this requirement related to daylighting/sunlight to adjoining properties.
2. AD noted that no change in height would be allowed to the 6th/7th floor duplex units – the heights indicated on consented elevation/section drawings are to be rigorously applied. Again, during planning negotiations, these heights were taken to their absolute limit in terms of daylighting/sunlight to adjoining properties.
3. AD noted that submitted substitute drawings should not indicate tables/chairs to external terraces at 6th floor level.

Elevations

1. Winchester Road (west) elevation – AD noted that the consented elevation (drawing P012A) broke the elevation into three equal modules, each module (although appearing to be a random pattern) being the same between ground and fourth floors. AD advised that the proposed amended elevation (drawing D012H) should be re-considered to ensure that the left hand module exhibited the same random pattern as the two right hand modules.
2. Block B front and rear elevations – AD noted that the consented drawings illustrated movable louvre-type screens behind the line of glass on many of the large format panes of glass. These are to be retained.
3. South (Taplow Towers) elevation, Block B – AD noted that the consented drawing P013A has a large picture window on the return from the Winchester Road frontage (not shown on amended elevation D013H) – this is to be retained (and will not be required to be obscure/directional).
4. South (Taplow Towers) elevation, Block B – AD noted that the revised pattern of remaining windows on the same elevation was acceptable subject only to the use of obscure/directional glass

on those at the right hand end of the elevation (to avoid overlooking problems with Taplow Towers).

5. AD noted that the general use of deep reveals and glazing bars on the consented drawings should be maintained (rather than simplified) in order to maintain the richness of the proposed elevational treatment.

Condition 5 – Avoidance of Overlooking

1. AD noted that the condition required windows to the southern/western ends of Block C and east elevation of Block B to avoid overlooking.
2. AD/GR agreed that the south window to the dogleg flat of block C, ground to fourth floors (currently overlooking Taplow Towers) could be re-sited to the east elevation of the same room by changing around the proposed kitchen/living areas (and not require obscure/directional glass).
3. AD advised that proposals for directional glazing across the service road between blocks B/C habitable rooms will be required under the condition.

General

1. AD asked that the submission of substitute drawings included coloured elevation of Block B
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SCHEDULE OF ACCOMODATION AND APPROXIMATE GROSS INTERNAL AREAS TO COMMERCIAL UNITS/DWELLINGS
2 - 20 WINCHESTER ROAD, SWISS COTTAGE, LONDON, NW3

Revision C - 14.01.08
Job no. - 2716

Commercial Units

	Ground Floor	
	m ²	ft ²
Commercial Unit A	143	1539
Commercial Unit B	57	614
Commercial Unit C	85	915
Commercial Unit D	105	1130
Total	390	4198

Residential Units (Block A) - Affordable

Floor	Flat	Flat Type	Bedr'ms	People	Hab R'ms
lwr grd - grd	Flat A01	Type A01	4	7	5
lwr grd - grd	Flat A02	Type A02	4	7	5
lwr grd - grd	Flat A03	Type A03	4	7	5
1st	Flat A04	Type A04	3	5	4
1st	Flat A05	Type A05	3	6	4
2nd	Flat A06	Type A04	3	5	4
2nd	Flat A07	Type A05	3	6	4
3rd	Flat A08	Type A04	3	5	4
3rd	Flat A09	Type A05	3	6	4
4th	Flat A10	Type A06	3	4	4
4th	Flat A11	Type A07	3	5	4

Number of flats in Block A 11

Internal Area		External Area		Total (Int + Ext)		Ecohomes	Refuse	Flat
m ²	ft ²	m ²	ft ²	m ²	ft ²	Bicycle Bays per dwelling	Allowance	
119.4	1285	14.9	160	134.3	1446	4	0.35	Flat A01
105.1	1131	18	194	123.1	1325	4	0.35	Flat A02
121	1302	18.4	198	139.4	1501	4	0.35	Flat A03
81.9	882	0	0	81.9	882	2	0.30	Flat A04
93.4	1005	0	0	93.4	1005	2	0.30	Flat A05
81.9	882	0	0	81.9	882	2	0.30	Flat A06
93.4	1005	0	0	93.4	1005	2	0.30	Flat A07
81.9	882	0	0	81.9	882	2	0.30	Flat A08
93.4	1005	0	0	93.4	1005	2	0.30	Flat A09
73.4	790	0	0	73.4	790	2	0.30	Flat A10
79.6	857	0	0	79.6	857	2	0.30	Flat A11

Number of bicycle bays for Block A 28

Refuse requirement for Block A 3.45 cubic litres

Residential Units (Block B) - Private

Floor	Flat	Flat Type	Bedr'ms	People	Hab R'ms
1st	Flat B01	Type B01	2	4	3
1st	Flat B02	Type B02	1	2	2
1st	Flat B03	Type B03	1	2	2
1st	Flat B04	Type B04	1	2	2
1st	Flat B05	Type B05	2	4	3
1st	Flat B06	Type B02	1	2	2
1st	Flat B07	Type B03	1	2	2
1st	Flat B08	Type B06	1	2	2
1st	Flat B09	Type B05	2	4	3
1st	Flat B10	Type B02	1	2	2
1st	Flat B11	Type B03	1	2	2
2nd	Flat B12	Type B01	2	4	3
2nd	Flat B13	Type B02	1	2	2
2nd	Flat B14	Type B03	1	2	2
2nd	Flat B15	Type B04	1	2	2
2nd	Flat B16	Type B05	2	4	3

Internal Area		External Area		Total (Int + Ext)		Ecohomes	Refuse	Flat
m ²	ft ²	m ²	ft ²	m ²	ft ²	Bicycle Bays per dwelling	Allowance	
132.3	1424	0	0	132.3	1424	1	0.25	Flat B01
49.2	530	0	0	49.2	530	1	0.20	Flat B02
56.1	604	0	0	56.1	604	1	0.20	Flat B03
52.8	568	0	0	52.8	568	1	0.20	Flat B04
71.1	765	0	0	71.1	765	1	0.25	Flat B05
49.8	536	0	0	49.8	536	1	0.20	Flat B06
56.1	604	0	0	56.1	604	1	0.20	Flat B07
52.6	566	0	0	52.6	566	1	0.20	Flat B08
71.1	765	0	0	71.1	765	1	0.25	Flat B09
49.1	529	0	0	49.1	529	1	0.20	Flat B10
55.4	596	0	0	55.4	596	1	0.20	Flat B11
132.3	1424	0	0	132.3	1424	1	0.25	Flat B12
49.2	530	0	0	49.2	530	1	0.20	Flat B13
56.1	604	0	0	56.1	604	1	0.20	Flat B14
52.8	568	0	0	52.8	568	1	0.20	Flat B15
71.1	765	0	0	71.1	765	1	0.25	Flat B16

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Floor	Flat	Flat Type	Bedr'ms	People	Hab R'ms	Internal Area		External Area		Total (Int + Ext)		Ecohomes Bicycle Bays per dwelling	Refuse Allowance	Flat
						m ²	ft ²	m ²	ft ²	m ²	ft ²			
2nd	Flat B17	Type B02	1	2	2	49.8	536	0	0	49.8	536	1	0.20	Flat B17
2nd	Flat B18	Type B03	1	2	2	56.1	604	0	0	56.1	604	1	0.20	Flat B18
2nd	Flat B19	Type B06	1	2	2	52.6	566	0	0	52.6	566	1	0.20	Flat B19
2nd	Flat B20	Type B05	2	4	3	71.1	765	0	0	71.1	765	1	0.25	Flat B20
2nd	Flat B21	Type B02	1	2	2	49.1	529	0	0	49.1	529	1	0.20	Flat B21
2nd	Flat B22	Type B03	1	2	2	55.4	596	0	0	55.4	596	1	0.20	Flat B22
3rd	Flat B23	Type B01	2	4	3	132.3	1424	0	0	132.3	1424	1	0.25	Flat B23
3rd	Flat B24	Type B02	1	2	2	49.2	530	0	0	49.2	530	1	0.20	Flat B24
3rd	Flat B25	Type B03	1	2	2	56.1	604	0	0	56.1	604	1	0.20	Flat B25
3rd	Flat B26	Type B07	2	4	3	89.8	967	2.8	30	92.6	997	1	0.25	Flat B26
3rd	Flat B27	Type B08	1	2	2	50.1	539	0	0	50.1	539	1	0.20	Flat B27
3rd	Flat B28	Type B07 (handed)	2	4	3	88.9	957	3.3	36	92.2	992	1	0.25	Flat B28
3rd	Flat B29	Type B07	2	4	3	89.8	967	2.8	30	92.6	997	1	0.25	Flat B29
3rd	Flat B30	Type B09	1	2	2	50.3	541	0	0	50.3	541	1	0.20	Flat B30
3rd	Flat B31	Type B07 (handed)	2	4	3	92.4	995	0	0	92.4	995	1	0.25	Flat B31
4th	Flat B32	Type B01	2	4	3	132.3	1424	0	0	132.3	1424	1	0.25	Flat B32
4th	Flat B33	Type B02	1	2	2	49.2	530	0	0	49.2	530	1	0.20	Flat B33
4th	Flat B34	Type B03	1	2	2	56.1	604	0	0	56.1	604	1	0.20	Flat B34
4th	Flat B35	Type B07	2	4	3	89.8	967	2.8	30	92.6	997	1	0.25	Flat B35
4th	Flat B36	Type B08	1	2	2	50.1	539	0	0	50.1	539	1	0.20	Flat B36
4th	Flat B37	Type B07 (handed)	2	4	3	88.9	957	3.3	36	92.2	992	1	0.25	Flat B37
4th	Flat B38	Type B07	2	4	3	89.8	967	2.8	30	92.6	997	1	0.25	Flat B38
4th	Flat B39	Type B09	1	2	2	50.3	541	0	0	50.3	541	1	0.20	Flat B39
4th	Flat B40	Type B07 (handed)	2	4	3	92.4	995	0	0	92.4	995	1	0.25	Flat B40
5th	Flat B41	Type B10	2	4	3	104.3	1123	10.7	115	115	1238	1	0.25	Flat B41
5th	Flat B42	Type B11	3	5	4	109.8	1182	8.5	91	118.3	1273	2	0.30	Flat B42
5th	Flat B43	Type B11 (handed)	3	5	4	109.8	1182	8.5	91	118.3	1273	2	0.30	Flat B43
5th	Flat B44	Type B11	3	5	4	109.8	1182	8.5	91	118.3	1273	2	0.30	Flat B44
5th	Flat B45	Type B11 (handed)	3	5	4	109.8	1182	8.5	91	118.3	1273	2	0.30	Flat B45
5th	Flat B46	Type B11	3	5	4	108.2	1165	8.2	88	116.4	1253	2	0.30	Flat B46
6th & 7th	Flat P01	Type B12	4	8	5	197.2	2123	72.8	784	270	2906	4	0.35	Flat P01
6th & 7th	Flat P02	Type B13	3	6	4	205.6	2213	38.3	412	243.9	2625	2	0.30	Flat P02
6th & 7th	Flat P03	Type B14	3	6	4	126.2	1358	10.7	115	136.9	1474	2	0.30	Flat P03
6th & 7th	Flat P04	Type B15	4	8	5	212.4	2286	29.6	319	242	2605	4	0.35	Flat P04
6th & 7th	Flat P05	Type B16	4	8	5	235.6	2536	42.6	459	278.2	2995	4	0.35	Flat P05

Number of flats in Block B 51

Number of bicycle bays for Block B 67

Refuse requirement for Block B 12.20 cubic litres

Residential Units (Block C) - Affordable

Floor	Flat	Flat Type	Bedr'ms	People	Hab R'ms	Internal Area		External Area		Total (Int + Ext)		Ecohomes Bicycle Bays per dwelling	Refuse Allowance	Flat
						m ²	ft ²	m ²	ft ²	m ²	ft ²			
lwr grd	Flat C01	Type C01	2	4	3	75.4	812	20.3	219	95.7	1030	1	0.25	Flat C01
grd	Flat C02	Type C02	2	4	3	61.8	665	0	0	61.8	665	1	0.25	Flat C02
grd	Flat C03	Type C03	1	2	2	42.9	462	0	0	42.9	462	1	0.20	Flat C03
1st	Flat C04	Type C02	2	4	3	61.8	665	0	0	61.8	665	1	0.25	Flat C04

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Floor	Flat	Flat Type	Bedr'ms	People	Hab R'ms	Internal Area		External Area		Total (Int + Ext)		Ecohomes Bicycle Bays per dwelling	Refuse Allowance	Flat
						m ²	ft ²	m ²	ft ²	m ²	ft ²			
1st	Flat C05	Type C04	1	2	2	48.3	520	0	0	48.3	520	1	0.20	Flat C05
2nd	Flat C06	Type C02	2	4	3	61.8	665	0	0	61.8	665	1	0.25	Flat C06
2nd	Flat C07	Type C04	1	2	2	48.3	520	0	0	48.3	520	1	0.20	Flat C07
3rd	Flat C08	Type C05	1	2	2	48.8	525	0	0	48.8	525	1	0.20	Flat C08
3rd	Flat C09	Type C06	1	2	2	43.7	470	0	0	43.7	470	1	0.20	Flat C09
4th	Flat C10	Type C05	1	2	2	48.8	525	0	0	48.8	525	1	0.20	Flat C10
4th	Flat C11	Type C06	1	2	2	43.7	470	0	0	43.7	470	1	0.20	Flat C11

Number of flats in Block C 11

Number of bicycle bays for Block C 11

Refuse requirement for Block C 2.40 cubic litres

Residential Units (Block D) - Affordable

Floor	Flat	Flat Type	Bedr'ms	People	Hab R'ms	Internal Area		External Area		Total (Int + Ext)		Ecohomes Bicycle Bays per dwelling	Refuse Allowance	Flat
						m ²	ft ²	m ²	ft ²	m ²	ft ²			
lwr grd - 2nd	Flat D01	Type D01a	6	12	7	195	2099	20.8	224	215.8	2323	4	0.45	Flat D01
lwr grd - 2nd	Flat D02	Type D01	6	12	7	193.7	2085	24.6	265	218.3	2350	4	0.45	Flat D02
lwr grd - 2nd	Flat D03	Type D01	6	12	7	193.7	2085	24.6	265	218.3	2350	4	0.45	Flat D03

Number of flats in Block D 3

Number of bicycle bays for Block D 12

Refuse requirement for Block D 1.35 cubic litres

Total number of 1 bed dwellings (affordable)	7		
Total number of 2 bed dwellings (affordable)	4		
Total number of 3 bed dwellings (affordable)	8		
Total number of 4 bed dwellings (affordable)	3		
Total number of 5 bed dwellings (affordable)	0		
Total number of 6 bed dwellings (affordable)	3	Total	25
Total number of 1 bed dwellings (private)	24		
Total number of 2 bed dwellings (private)	17		
Total number of 3 bed dwellings (private)	7		
Total number of 4 bed dwellings (private)	3		
Total number of 5 bed dwellings (private)	0		
Total number of 6 bed dwellings (private)	0	Total	51
Total Number of dwellings within the development			76

Total Number of Habitable Rooms (Affordable)	94
Total Number of Habitable Rooms (Private)	142
Total Number of Habitable Rooms	236

Total Number of Bikes (Affordable)	51
Total Number of Bikes (Private)	67
Total Number of Bikes	118
To achieve EcoHomes requires 95% of total number be provided, therefore;	
95% of affordable =	48
95% of Private =	64
	112

Total amount of Refuse Storage (Affordable)	7.20 cubic litres
Total amount of Refuse Storage (Private)	12.20 cubic litres
Total amount of Refuse Storage	19.4 cubic litres
Each Eurobin holds 1.1 cubic litres of refuse. Therefore 18 Eurobins are needed.	

"Internal Floor Areas" are gross areas and are measured to the internal face of the enclosing walls of the Demise. "Gross Areas" are measured to the internal face of the external walls. All areas are quoted without prejudice and are subject to detailed survey and design information being made available and all necessary statutory consents being obtained. This schedule to be read in conjunction with OSEL drawings.

Rev	Description	Date
-	Issued	20.11.07
A	Flats A01 and D01 areas amended due to change in structural wall.	10.12.07
B	Habitable room column added; areas amended as latest drawings.	09.01.08
C	Block B and Commercial Unit areas shown.	14.01.08