

Delegated Report		Analysis sheet		Expiry Date:		30/03/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Louise Drum				2007/0464/P			
Application Address				Drawing Numbers			
William Gunn House Royal Free Hospital Lawn Road London NW3 2XA				See Decision Letter			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Submission of details of proposed brickwork pursuant to part condition 2 (a) of the planning permission dated 06/03/06 (2005/5272/P) for Demolition of existing staff accommodation buildings and redevelopment of the site to provide 141 key worker flats (53 x studios, 78 x 1-bed and 10 x 2-bed units) in a part 6, part 8 and part 9 storey building.							
Recommendation(s):							
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:		NA					
CAAC/Local groups* comments: *Please Specify		NA					

Site Description

The site is not within a conservation area, but is in close proximity to the Mansfield Conservation Area, to the north and the Parkhill Conservation Area to the south. The existing building is not listed and does not adjoin listed buildings.

The site (approximately 0.2 hectares) is located to the west of Lawn Road, within the overall site of the Royal Free Hospital. Dating back to the 1970s, four low-rise buildings, collectively known as William Gunn House, currently occupy the site. The buildings contribute little, in terms of architectural integrity, are four storeys in height and comprise staff accommodation.

Adjacent buildings include, a new 7 storey mental health and residential building to the west, a part 2/part 13 storey nurses accommodation (Ann Bryan House) to the north, a 15 storey residential block (Cayford House) to the south east and local authority housing to the south and south west.

Relevant History

Planning permission was granted in early 2006 for the redevelopment of the site for key worker housing. Prior to this, there was no planning history particular to William Gunn House, however there are relevant planning decisions on nearby sites within the Royal Free Hospital.

Relevant policies

Replacement UDP, June 2006 - Policy B1: General Design Principles, part (m) the quality and appropriateness of detailing and materials used.

Assessment

This application is to discharge Condition 2(a) the proposed brickwork showing the brick type, colour, bond, mortar mix, joint width and pointing types & (b) all other proposed external facing materials, including rendered panels, aluminium spandrels, balustrades and balconies, of planning permission ref: 2005/5272/P.

A brick sample panel was erected on site and viewed on 21st February 2006. It is confirmed that Ibstock Atlas Smooth (Blue) are proposed for the lower ground floor walls, using Tarmac Y14 mortar. With Milton Hall Multi Stock proposed for all brickwork areas to ground floor level and above. Mortar to the yellow stock brick is to be natural with flush pointing. All brickwork is to be formed in stretcher bond with 10mm joints.

A sample of Sto render (white) has been provided and accords with that proposed for the rendered areas of the building. It has also been confirmed that RAL 7012 is the colour to be used for all metal work, including window frames, spandrel panels and handrails.

Drawing K06-0120/128 has been submitted, showing the proposed external railing details, together with drawings 112J and 113H illustrating handrails. The stainless steel cables will be self-coloured. It is considered that the above submitted detail is acceptable and as such discharge of condition 2 (a) and (b) is recommended.

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