

Briefing

Imperial Works Planning Application: Application Number 2014/7951/P

11th February 2015

Third Party Representation

1 We have reviewed the representations sent in relation to the above planning application. The concerns expressed by nearby residents can be summarised under the following headings:

- Overlooking / Loss of Privacy
- Safety / Right of Way / Access
- Loss of Light / View of the sky
- Change of use
- Design – Massing, Form, fenestrations, materials
- Noise

2 Dealing with each point in turn.

Overlooking / Loss of Privacy

3 Given the close proximity of the application site to existing residential occupiers, a number of steps have been taken to reduce amenity impacts. The massing of the roof extension has been developed to minimise the visual impact from the surrounding streetscape and overlooking to adjacent properties whilst achieving high quality office space. This has been achieved by stepping back the Ryland Road and Perren Street elevations as well as limiting the extent of the external terrace. There will be a material planning benefit in terms of restricting the extent of the terrace use over the existing scenario. The roof is currently accessed via the central core and accessibility once on the roof is unrestricted. This application gives the Council an ability to control the extent of access to the roof as a whole.

Safety / Right of Way / Access

4 There is suggestion that there is a land dispute between the freeholder of the application site and the owner of 1 Perrin Street. A generic right of way exists as shown on Land Registry Title NGL343277, however this does not provide any specific right over the Imperial Works fire escape. However, the proposal does not stop the residents from accessing the fire escape (an access will be provided as part of the cladding treatment).

Loss of Light / View of sky

5 The Design and Access Statement submitted with the application demonstrates the proposed mass and location of the development in comparison with the existing (as well as the appealed scheme). Given the bulk of the proposed development has been stepped back there can be no

loss of light associated with immediate resident on Ryland Road and Perrin Street. In addition, given the distance between the proposed roof extension and that of streets further afield (e.g. Grafton Road) the height increase proposed as part of this development is not considered to impinge on the outlook or sense of enclosure (through the loss of a view of the sky) for existing nearby residents. In terms of the more localised impact of cladding the fire escape itself, details can be reserved in terms of the treatment of this part of the scheme to ensure light continues to stream through the staircase.

Change of Use

- 6 This proposal involves the erection of a roof extension for B1 (a) office use. Such an application should be considered against the policy framework context set by the proposed use. Some nearby residents suggest a change of use is involved as part of the application. For the avoidance of any doubt this is not the case.

Design – Massing, form, fenestrations, materials

FORM AND MASSING

- 7 Imperial Works is a prominent landmark. The existing central core extends nearly two full stories above the parapet of the main building and offers a distinctive but oddly proportioned profile for the building.
- 8 The proposed roof extension sits lower and set back from the central core providing an intermediate step down between the core and main parapet. The contrasting design and materiality of the extension preserves the clarity of the original building form.
- 9 The two extension ‘wings’ are set back from the existing parapet to reduce visual impact from street level. The setting back eliminates overlooking to immediate neighbours below. Terraces are restricted to the short ends of the building.

FENESTRATION

- 10 The long sides of the extension are relatively solid with glazed ends. The windows along the East side are minimised in response to potential overlooking at Ryland Road. Windows are set full height between deep timber fins, which maintains the required daylight but restricts oblique views for neighbour privacy.

MATERIALS

- 11 The proposed dark stained timber made up from a series of timber fins provides a sustainable cladding solution which will weather and improve with age and complement the dark weathered London stock brick and adjacent slate roofs.
- 12 Setting the tall windows and cladding fins full height in similar toned materials maintains a clarity and unity with the extension reading a crown which is seen to complete rather than extend the existing building.

Noise

- 13 All office units within the existing building have access to the existing roof. The proposal will allow the Council to limit the use of the proposed roof terrace to the occupant of the extended area. As such, the proposals are appropriate in terms of potential noise pollution with the Council being able to impose a restriction on the use of the terrace (limiting it to the tenant of the roof extension itself) to mitigate any putative noise issues.

Contact

Barry Cansfield
barry.cansfield@turley.co.uk

11th February 2015