

DP4826/DTJ

17th August 2020

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FAO: Charlotte Meynell

Dear Ms Meynell,

18 VINE HILL, 15-29 EYRE STREET, LONDON, EC1R 5DZ

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 73 APPLICATION
FOR MINOR MATERIAL AMENDMENTS TO PLANNING PERMISSION REF. 2018/6016/P**

PLANNING PORTAL REF. PP-08523418

We are instructed by our client, Clerkenwell Lifestyle UK Limited, to submit the enclosed application under Section 73 of the above Act for permission for minor material amendments to and the variation of condition 2 of planning permission ref. 2018/6016/P in respect of the mixed- use re-development at 18 Vine Hill, 15-29 Eyre Street, London.

Background

Planning permission was granted on 2nd January 2020 for the erection of an 8 storey building comprising a 153 bed hotel (Class C1) with ancillary ground floor restaurant/café facilities (Class A3) and 9 flats (5 x 1 bed and 4 x 3 bed) (Class C3), evacuation works to enlarge the lower ground floor level and create a lift pit, following demolition of the existing rear annex and garages at 18 Vine Hill, together with refurbishment of 18 Vine Hill and the erection of a 3 storey extension to provide additional office accommodation (Class B1 (a)), hard and soft landscaping and other associated works.

Following the grant of planning permission, the project team have been working up the detailed design which has led to a number of enhancements to the scheme, such as:

Hotel Building

- The floor to floor heights from first to the seventh floors of the hotel/residential building are to be reduced by 150mm, reducing the overall height of the building by 900mm.
- The consented pre-cast concrete panels are to be amended to Glass Reinforced Concrete panels.
- Revised ventilation strategy to the hotel bedrooms facing onto Eyre Street Hill.
- Changes to the rooftop plant room and PV panel layout.



Office Building

- General back of house layout revised to suit client requirements and improve efficiency.
- New fire escape formed from stair core, new door to match aesthetic of consented fire escapes.
- Increase in the number of WCs.
- Plant relocated to second level external terrace with new plant enclosure.

The proposed changes are described within the accompanying Design Amendments Statement, providing a ‘before and after’ comparison of the floor plans, elevations and sections proposed to be revised to assist the appreciation of the differences between the proposals and the consented scheme.

Application Content

The application submission comprises the following documentation that has been submitted via the Planning Portal (Ref. PP-08523418).

- Application form for removal or variation of a condition following a grant of planning permission;
- CIL planning application additional information requirement form;
- Planning Drawings document, dated August 2020, prepared by Leach Rhodes Walker;
- Design Amendments Statement, dated August 2020, prepared by Leach Rhodes Walker; and
- Plant Noise Assessment, dated 10th July 2020, prepared by Scotch Partners.

The application fee of £234.00 has been paid via the Planning Portal.

Planning Considerations

Reduction of Building Height

In terms of amendments to the previously consented scheme, the proposed alterations will result in minor amendments to the external façade of the new hotel and residential building. The proposed alterations at to the external façade introduce a reduction in floor to floor ceiling heights from first to seventh floor of the hotel/affordable living building by 150mm. As a result, the overall height of the building is reduced by 900mm, which will enhance its relationship with neighbouring buildings.

Following the planning consent, the client and project team identified an opportunity to deliver the new build hotel and residential element with reduced floor to ceiling heights. The changes still remain in accordance with the housing design standards providing residential floor to ceiling heights of 2.5 metres. The resulting reduction in overall building heights enhances the scheme as it provides a building more sensitive to the surrounding context. The changes include alterations to the internal waste drainage within the hotel bedrooms, negating the need for the 150 mm raised access floor allowed for in the consented design, which has enabled the reduction in room heights. Please refer to the Design and Access Statement for further details on the alterations.

Materials

The proposed external alterations include the alteration of the external clad material proposed to the hotel and apartment building. The consented scheme describes the cladding panels as ‘Pre-Cast Concrete Panels’. As part of the planning design development and review process it is proposed that Glass Reinforced Concrete (GRC) panels are used. The GRC panels will retain a high quality façade to the hotel/residential building. The panels will be a warm light tone like the consented scheme to provide a comparable colour and finish to the consented pre-cast concrete.



The advantages of using a Glass Reinforced Concrete panel is it is structurally more efficient by reducing dead loads whilst not compromising the finish to the façade. The panels also assist in improvements to the schemes BREEAM rating through a reduction in embedded carbon. The switch from Pre-Cast Concrete Panels to Glass Reinforced Concrete panels through careful design will still enable to deliver a scheme of high design quality whilst improving the environmental performance of the building.

Plant

The proposals include amendments to the layout of the rooftop plant enclosure following detailed design which identified a necessary change to the enclosure and layout to accommodate the maintenance access stair and a fall arrest system.

The proposals also include the reconfiguration of the roof top Photovoltaic Panels (PV) to the southern part of the site to reflect the revised plant enclosure. The revised PV layout will perform as well as the consented layout set out in the approved Energy Strategy.

The proposals include the relocation of plant from within the office building to the second-floor office terrace. This change will allow for optimal use of the building. The plant will be housed within a charred larch plant enclosure which is acoustically treated. This is a high-quality plant enclosure which has been designed to respond and compliment the material palette of the building. The use of charred larch provides a softening natural aesthetic, which sits comfortably alongside the brick building, providing a hierarchy of materials. The enclosure sits behind the parapet of the terrace and will include planting along the western façade to further soften its appearance. In views, the enclosure will appear subservient to the building whilst complimenting the wider palette of materials.

Ventilation Strategy

The consented scheme necessitates two ventilation strategies within the hotel bedrooms. The rooms not facing onto Eyre Street Hill have a self-contained ceiling mounted ventilation, cooling and heating (VCH) system that has air intake and extract vents located at the head of bedroom windows. The changes to the Eyre Street Hill façade to Glass Reinforced Concrete panels facilitates an opportunity to simplify the mechanical ventilation of the rooms facing onto Eyre Street Hill.

The proposals detail how the changes to the mechanical ventilation system will allow the hotel bedrooms onto Eyre Street Hill to have individual VCH systems, this improves the current ventilation strategy within the consented scheme. The enclosed Design and Access Statement provides comparable elevations for each façade between the consented and proposed schemes illustrating the imperceptible change to the elevations.

Conclusion

The proposed amendments to planning permission ref. 2018/6016/P described above in respect of the approved mixed use hotel development at 18 Vine Hill are considered to be minor in nature as the quality, character and appearance of what was originally approved will be maintained and the proposed reduction in height will enhance the building's relationship with its surrounding context.

We trust that the enclosed information is sufficient in order to allow the application to be registered and we look forward to receiving confirmation of receipt and validation. If you have any queries or require any further information, please do not hesitate to contact Dean Jordan or Zoe Smythe at this office.



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