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**PLANNING, DESIGN AND ACCESS
STATEMENT FOR RE-CLADDING**

**BLOCK B,
MELROSE APARTMENTS,
6 WINCHESTER ROAD, LONDON,
NW3 3NT**

Date: June 2021

Ref: 15643

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Revision	Description	Originated	Checked	Reviewed	Authorised	Date
1	Draft	HTD	EP	EP	MMT/OP	24.06.2021
2	Final	EP				29.06.2021
DWD Job Number: 15643						

1.0 INTRODUCTION

1.1 This Planning, Design and Access Statement has been prepared by DWD on behalf of Maunder Taylor, in relation to a full planning application for the re-cladding at Block B, Melrose Apartments, 6 Winchester Road, London, NW3 3NT.

1.2 Block B forms part of the wider Melrose Apartments development, which secured planning permission in 2006. The development was constructed in the late 2000s, with the flats being sold in circa 2010.

1.3 The 'Proposed Development' is as follows:

"Removal of the majority of the existing external facing cladding and materials and installation of replacement cladding and materials to external elevations of Block B, Melrose Apartments"

1.4 The Proposed Development is required to replace combustible insulation and other features positioned behind the cladding, with non-combustible equivalents. The exterior cladding will need to be replaced to facilitate these works.

1.5 The works have been identified as necessary following a Fire Safety Report. A consultancy team has been appointed to work with the applicant to secure the necessary approvals and to implement the required remediation works in a timely manner.

1.6 The applicant, Mr Michael Maunder Taylor, is a Manager appointed by Order of the First-Tier Tribunal (Property Chamber) pursuant to s.24 of the Landlord & Tenant Act 1987. Mr Maunder Taylor has engaged his firm, Maunder Taylor as managing agent of the building. They have engaged with the residents to notify them of the proposed works, prior to the submission of this application.

1.7 DWD note that we have provided no fire safety advice to the applicant, and are not qualified to do so. The information on the works being undertaken in this application are taken from the specialist reports that the applicant has commissioned, to confirm the extent of fire safety works at the building. DWD's instructions are to regularise these works through the planning system only.

1.8 DWD sought confirmation of the correct application procedure for the re-cladding application and was advised by Jennifer Walsh by email dated 26 May 2021 that a full application should be submitted for the works.

1.9 Table 1.1, below sets out the documents and drawings submitted in support of this planning application, in addition to this Planning, Design and Access Statement:

Table 1.1 – List of submission drawings and documents

DRAWING/ DOCUMENT NAME	REFERENCE	REVISION
Site location plan – Block B	210128-ECD-XX-00-DR-A-30401	P03
Site Plan – Block B	210128-ECD-XX-00-DR-A-30402	P03
Illustrative Details – Rainscreen cladding at floor junction	210128-ECD-XX-XX-DR-A-30440	P02
Illustrative Details – Rainscreen cladding and soffit	210128-ECD-XX-XX-DR-A-30441	P02
Illustrative Details – Rainscreen cladding and balcony	210128-ECD-XX-XX-DR-A-30442	P02
Illustrative Details – Zinc cladding	210128-ECD-XX-XX-DR-A-30443	P02
Illustrative Details – Curtain walling	210128-ECD-XX-XX-DR-A-30444	P02
Existing site photographs – Block B	210128-ECD-XX-XX-DR-A-30490	P02
Existing North and South elevations – Block B	210128-ECD-XX-XX-DR-A-30530	P02
Existing West Elevation – Block B	210128-ECD-XX-XX-DR-A-30531	P02
Existing East Elevation – Block B	210128-ECD-XX-XX-DR-A-30532	P02
Extent of cladding remediation works North and South elevations – Block B	210128-ECD-XX-XX-DR-A-30535	P02
Extent of cladding remediation works West elevation – Block B	210128-ECD-XX-XX-DR-A-30536	P02
Extent of cladding remediation works East elevation – Block B	210128-ECD-XX-XX-DR-A-30537	P02
Proposed North and South Elevation – Block B	210128-ECD-XX-XX-DR-A-30630	P02
Proposed West elevation – Block B	210128-ECD-XX-XX-DR-A-30631	P02
Proposed East elevation – Block B	210128-ECD-XX-XX-DR-A-30632	P02
Proposed Façade Finishes Document prepared by Henriksen Studio	0066 HS Melrose Apartments Proposed Facade Finishes - Issue 001.docx	
CIL Additional Information Form		
Application Form and Certificates		

2.0 SITE AND CONTEXT

The Site

- 2.1 The Site is a contemporary mixed-use building extending to a maximum of eight storeys. It is known as Block B, Melrose Apartments. Commercial floorspace occupies the ground floor on the Winchester Road frontage. There are 7 storeys of apartments above the commercial floorspace. The ground to sixth floors are characterised by a cream coloured stone effect cladding between the large glazed units. Floors 7 and 8 comprise a set back 'penthouse' design which is finished with zinc cladding amongst the curtain wall glazing. 51 apartments are provided throughout the building.
- 2.2 The Site is not in a Conservation Area and nor are there any Listed Buildings on the Site.

Context

- 2.3 To the rear of the Site, accessed from Fellows Road, is a five storey contemporary apartment building which also forms part of the Melrose Apartments development, but is not subject to this application.
- 2.4 On the opposite side of Winchester Road is a large contemporary apartment building, which extends to a maximum of 14 storeys. This development also uses a cream cladding system between the extensive glazing, with timber panelling on the lowest levels.
- 2.5 To the south of the Site is the Chalcots Estate, a twentieth century residential development owned by Camden Council. The estate varies in height but extends to 22 storeys in the towers of 'Taplow' which is immediately adjacent to the south of the Site.
- 2.6 Winchester Road is characterised by buildings with commercial floorspace at ground level and residential floorspace above. The Site is located at the junction with Fellows Road. To the north of Fellows Road the buildings are more historic, using traditional methods of construction and extend to approximately 4 storeys. The buildings are predominantly residential with a parade of commercial uses on the western side of Winchester Road.

3.0 PLANNING HISTORY

- 3.1 Planning permission was originally granted for the Melrose Apartments in June 2006 under application ref: 2005/5580/P for:

“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.”

- 3.2 21 conditions were attached to the original consent. Condition 6 related to the external facing materials and therefore is of relevance to this application:

Condition 6: “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 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 of the approved materials to be used.”

- 3.3 Details were submitted to discharge Condition 6 under application re. 2009/4358/P. The decision notice approving the materials was issued in December 2009.

- 3.4 The development was built in the late 2000s with the flats being sold in circa 2010.

- 3.5 This current application relates only to Block B of the approved development, the other two approved buildings are excluded from the application. Block B comprises of 51 residential apartments and two ground floor commercial units.

Neighbouring Planning History

- 3.6 The Chalcots Estate, adjacent to the site, has recently approved new cladding through a full planning application (application ref: 2021/0191/P). The approved development was for:

“Re-cladding of the five tower blocks (Taplow, Burnham, Bray, Dorney and Blashford) at the Chalcots Estate with a solid aluminium panel facade and associated external works, including fenestration changes, minor alterations and additions to louvres and the installation of an aluminium monorail to the parapet level of each tower block and the stair core of the Blashford tower block”

- 3.7 The submitted planning statement confirms that the re-cladding was required in order to address fire safety issues. The application was approved on the 6 May 2021.

4.0 PROPOSED DEVELOPMENT

4.1 The 'Proposed Development' is as follows:

“Removal of the majority of the existing external facing cladding and materials and installation of replacement cladding and materials to external elevations of Block B, Melrose Apartments”

4.2 The Proposed Development is required to replace combustible insulation and other features positioned behind the cladding, with non-combustible equivalents. The exterior cladding will then be replaced, and re-installed in the existing position.

4.3 The works have been identified as necessary following a Fire Safety Report and site investigations. A consultancy team has been appointed to work with the applicant to secure the necessary approvals and to implement the required remediation works in a timely manner.

4.4 Photographs submitted with the application illustrate the appearance of the existing materials.

4.5 The submitted plans show the parts of the building where works are required. The proposed plans annotate where external facing materials and cladding will need to be replaced. Colour coding has been used to illustrate the different materials. Please note that these colours do not denote the colours of the materials themselves, and have only been used to illustrate the different parts of the building where each material is used. The materials will be of a colour and style to match existing.

4.6 We have been advised by the specialist consultants appointed to advise on the project, ECD Architects and Henriksen Studio (cladding consultant), that the following materials need to be removed and replaced, as set out below:

- Travertine ceramic rainscreen cladding (labelled EWS1 on plans): Travertine is the primary material used across the building's elevations. This material has been found to have combustible glue used on the inside face. The insulation and board behind it are also required to be replaced, with non-combustible equivalents. Replacement travertine ceramic rainscreen cladding will then be installed, in its existing position.
- Zinc /Metal cladding (labelled EWS3 on plans): The zinc cladding is positioned on the top floors of the building. Whilst the zinc cladding itself is not flammable, there is a flammable material positioned behind it. As such, the zinc cladding needs to be removed and the profile system replaced with a non - combustible equivalent. Zinc cladding will then be re-installed, in its existing position.

- Aluminium curtain walling (labelled ESW4 on plans): This material is used on the top floors. The insulation behind this external facing material is required to be replaced. The curtain walling will be removed, the insulation behind it replaced and then the curtain walling will be re-instated. If the existing system cannot be re-instated, because it is damaged during the course of the works, then replacement aluminium curtain walling, to match the existing will be installed. This will be installed in the same position as existing.
- Brick plinths (labelled EWS5 on the plans): This material is positioned at the very bottom element of the building. There may be insulation behind this material that needs to be replaced. In the event that this is found to be the case, the brick plinths will be removed and the insulation replaced. Replacement brick plinths will then be installed, in the existing position. Consent is sought for these works, in the event that they are needed, to ensure that there is no delay on site during the construction works, if these works are identified to be needed.
- Insulated spandrel panel (labelled EWS4 on the plans): This material is used on the top floors. The insulation behind this external facing material is required to be replaced. The spandrel panels will be removed, the insulation behind it replaced and then replacement panels, of the same colour and design as existing, will be fitted. These will be installed in the same position as existing.
- Render panels/ render (labelled EWS2 on the plans): There are small sections of render used across the building facades. The insulation behind this external facing render is required to be replaced. The render will be removed, the insulation behind it replaced and then replacement render, of the same colour and style as existing, will be fitted. The render will be installed in the same position as existing.

4.7 The list above explains that whilst no changes are needed to the exterior facing materials themselves, they will need to be removed to replace the insulation and other elements positioned behind, them with non-combustible equivalents. It is considered unlikely for the majority of materials that the existing material could be re-installed, as they are likely to be damaged during the works to remove them. It is therefore considered likely that for the majority of the materials, replacement cladding and materials will need to be installed.

4.8 The insulation and other elements screened by the external facing cladding are not exterior facing materials. They are located behind the facing materials. Consent is therefore only required and sought for the replacement external facing materials.

4.9 The Proposed Façade Finishes Document prepared by Henriksen Studio and submitted with this application, provides further details of the replacement materials. The proposed replacement products will be selected to ensure that they visually match the original façade materials, in terms of their visual appearance. This includes in terms of their colour, style and design. Where possible, the identical specification material will sought to be used and sourced from the same supplier, as who originally supplied it. Where this is not feasible, then an equivalent to match the existing will be sourced.

5.0 DESIGN AND ACCESS CONSIDERATIONS

5.1 Set out below are the design and access consideration relevant to the proposed works:

- The proposed development will result in no additional floorspace. No extensions or additions to the existing building are proposed. The scale and amount of development on site will be as existing.
- The design principles of the proposed materials are to match those approved under the 2006 consent and the subsequent discharge of condition approval in 2009. The proposed works will ensure that the building meets modern fire safety standards.
- The appearance of the building externally on Winchester Road should not be materially altered when works are complete. Where possible the same materials as currently installed, will be used. Where this is not possible, like-for-like replacements will be sourced. The existing materials on the building have weathered over the last 10 plus years and therefore the replacement materials will seek to match what the originally installed materials initially looked like, when brand new.
- The layout of the existing building and its existing plan form will be unaltered. There will be no internal alterations to the flats or commercial units.
- The use of the building with ground floor commercial units and residential units above will be as permitted in 2006. The development will continue to provide 51 residential units and ground floor commercial units.
- Pedestrian and vehicle access will remain as existing. All residents will continue to enter the building via the main entrance from Winchester Road. Vehicular access is provided to the rear from Fellows Road. Both accesses have been designed to provide level access.

6.0 ASSESSMENT AND CONCLUSIONS

- 6.1 The Government's Building Safety Programme has published guidance to ensure the safety of multi-storey, multi-occupied residential buildings from fire (Advice for Building Owners of Multi-storey, multi-occupied residential buildings, January 2020). The guidance recommends that building owners test the materials of their buildings to assure their fire safety.
- 6.2 The London Plan 2021 requires that new major development ensures that the safety of all building users and confirms through Policy D12 that all development proposals must achieve the highest standards of fire safety.
- 6.3 The applicant has commissioned fire safety reviews in accordance with Government guidance. We have been advised that this specialist advice recommended the removal of insulation to meet fire safety standards.
- 6.4 As noted above, to replace the insulation and other features, the panels of zinc, travertine ceramic rainscreen, insulated spandrels, aluminium curtain walling, brick plinths and render need to be removed. The removal will allow the insulation and other features behind it to be removed and replaced. Once this has been undertaken, we have been advised that replacement exterior facing materials can be installed. It may be possible to re-use some of the materials installed on the building, however, for the majority of materials it is likely that they will be damaged in removal and would need to be replaced. The replacement cladding and external facing materials will match the existing in terms of their visual appearance including colour, style and design.
- 6.5 The works are being undertaken to maintain and improve the building from a fire safety perspective and the works will not materially affect the external appearance of the building. Camden's Local Plan policy D1 (Design) seeks to secure high quality design in development. The external appearance of the building will be unaltered and the design will remain high quality. The works will be undertaken sensitively to ensure that the replacement cladding is appropriately installed.
- 6.6 It is sought that planning permission is granted, to enable these works to be implemented, without delay.