

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 6 September 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Hyde Park	
Subject of Report	Dudley House, North Wharf Road, London, W2 1LE		
Proposal	Details of revised cladding material (replacement of brick slips with terracotta cladding) pursuant to Condition 42 of planning permission dated 29 April 2016 (RN: 15/11458/COFUL).		
Agent	Child Graddon Lewis		
On behalf of	Westminster City Council		
Registered Number	16/07520/COGADF	Date amended/ completed	10 August 2016
Date Application Received	5 August 2016		
Historic Building Grade	Unlisted		
Conservation Area			

1. RECOMMENDATION

Approve details.

2. SUMMARY

On 22 March 2016 the Planning Applications Committee resolved to grant conditional planning permission for demolition of the existing buildings at Nos.139-147 Harrow Road and Dudley House and redevelopment of the site to provide a building ranging in height from 7 storeys to 22 storeys to provide between 187 and 197 residential units (Class C3); a new secondary school (Class D1); a replacement church (Class D1); and a retail unit (flexible Class A1/A2/A3 use).

The current application seeks approval of details of a revised cladding material for the aforementioned development; namely to replace the brick slips cladding system proposed at the time of the original planning application with a terracotta rainscreen cladding system. The application is made pursuant to Condition 42 of planning permission dated 29 April 2016.

Condition 42 was imposed in order to address the concerns expressed by officers that the use of applied brick slips to an insulated base was not a facing material that would deliver a high quality new development. Officers had particular concerns regarding whether such a cladding system would be able to give the appearance of genuine brickwork and also had concerns about its longevity.

These concerns were shared by the Committee. Condition 42 states:

'Notwithstanding the brick slip panel system shown to residential part of the development shown on the drawings, you must apply to us for approval of detailed drawings and a sample panel showing the following alteration(s) to the scheme:

- A revised form of brick construction or cladding to the development.

You must not start on these parts of the work until we have approved (i) the detailed drawings and (ii) a sample panel of the revised brick construction/ cladding, which also demonstrates (in the event that brick construction is proposed) the bond(s), finish(es), pointing and mortar proposed. You must then carry out the work according to the approved detailed drawings and sample.'

The applicant has revisited the choice of facing material in light of the concerns shared by officers and the Committee with regard to the use of brick slips and they have looked at a range of alternative facing materials. Their preference is to use a terracotta rainscreen cladding system.

Terracotta is a natural product and its method of construction and finish give it an appreciable crafted quality that cannot be achieved by cladding systems that are more reliant on more mass produced materials. The terracotta cladding would allow the design of the approved development to remain largely unaltered as the thickness and application of the system is not dissimilar to the previously proposed brick slips. However, it is considered that the terracotta cladding system would provide the building with a more refined appearance and would enhance its architectural integrity, by virtue of being clad honestly in a terracotta rainscreen; rather than seeking to mimic the appearance of a brick built building.

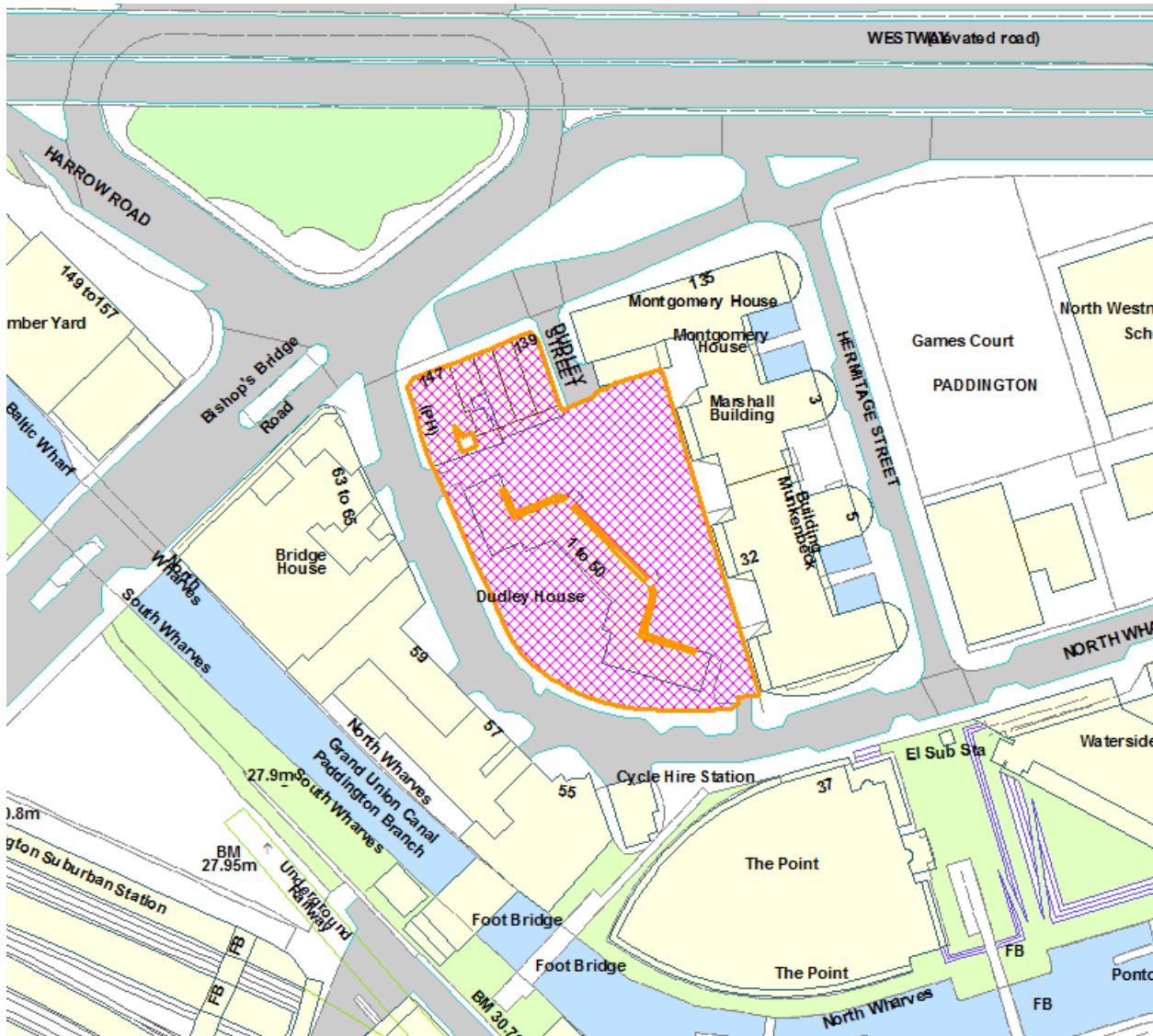
The residential element of the development would be clad in a range of grey coloured terracotta and the use of a number of different tonal colours of terracotta cladding is welcome and would assist in providing visual interest to the facades of the building. The terracotta to the residential block would be horizontally laid in a stacked pattern.

The school block would remain in a darker colour, as was proposed at planning application stage, with the terracotta cladding being a dark blue on the upper floors, with the base of the building differentiated from the upper floors in a bronze/ gold coloured terracotta. The terracotta cladding to the school block would comprise of differing shades of blue and bronze/ gold, be vertically stacked to provide additional visual separation from the residential block and would be of differing lengths to provide greater visual interest to the façade and ensure that the joints in the cladding system align with the window dimensions within the façade (i.e. cladding joints would neatly align with the heads and cills of the windows).

To assist the Committee in its deliberations, samples of the proposed terracotta rainscreen cladding will be available to view at the committee meeting.

Overall the proposed terracotta rainscreen cladding system is considered to be a significant improvement upon the brick slip cladding proposed at planning application stage. The proposed cladding system would ensure that the appearance of the building is appropriate for this part of the City and accords with Policy DES1 in the Unitary Development Plan and S28 in the City Plan. The requirements of Condition 42 have therefore been met and it is recommended that the details submitted are approved.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Site as seen from North Wharf Road (bottom) and from Harrow Road Gyratory (bottom) in June 2016.

5. CONSULTATIONS

WARD COUNCILLORS (CHURCH STREET, LITTLE VENICE AND HYDE PARK WARDS)
Any response to be reported verbally.

BAYSWATER RESIDENT ASSOCIATION
Any response to be reported verbally.

HYDE PARK ESTATE ASSOCIATION
Any response to be reported verbally.

NOTTING HILL EAST NEIGHBOURHOOD FORUM
Any response to be reported verbally.

PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY
Any response to be reported verbally.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION
Any response to be reported verbally.

ST. MARYLEBONE SOCIETY
Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED
No. Consulted: 18 (All persons who made representations on the original planning application have been consulted).
Total No. of replies: 0.
No. of objections: 0.
No. in support: 0.

SITE NOTICE: Yes.

6. BACKGROUND PAPERS

1. Application form.

Selected relevant drawings

As approved and as proposed elevations and CGIs.

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: NATHAN BARRETT BY EMAIL AT nbarrett@westminster.gov.uk.

7. KEY DRAWINGS



As approved scheme (left) with brick slip cladding and as now proposed with terracotta cladding (right).



1 NORTH ELEVATION
1:200

0m 2m 4m 6m 8m 10m
SCALE BAR 1:100 @ A0

North Elevation – Planning application scheme (brick slips) top and as now proposed (terracotta cladding) bottom.



1 WEST ELEVATION
1:200

0m 2m 4m 6m 8m 10m
SCALE BAR 1:100 @ A0

West Elevation – Planning application scheme (brick slips) top and as now proposed (terracotta cladding) bottom.



1 EAST ELEVATION
1:200

0m 4m 8m 12m 16m 20m
SCALE BAR 1:200 @ A1
SCALE BAR 1:400 @ A3

East Elevation – Planning application scheme (brick slips) top and as now proposed (terracotta cladding) bottom.



South Elevation – Planning application scheme (brick slips) top and as now proposed (terracotta cladding) bottom.



① DETAIL 01 - RESIDENTIAL WEST ELEVATION TYPICAL MODULE
1 : 50

Typical detailing using terracotta cladding to residential part of development (above).



Example image of grey terracotta cladding, similar to that proposed on the residential element of the building.

DRAFT DECISION LETTER

Address: Dudley House , North Wharf Road, London, W2 1LE

Proposal: Details of revised cladding material (replacement of brick slips with terracotta cladding) pursuant to Condition 42 of planning permission dated 29 April 2016 (RN: 15/11458/COFUL).

Plan Nos: P14-050_CGL-Z1-XX-EL-A-13(100)001_F1,
P14-050_CGL-Z1-XX-EL-A-13(100)002_F1,
P14-050_CGL-Z1-XX-EL-A-13(100)001_F1,
P14-050_CGL-Z1-XX-EL-A-13(100)002_F1,
P14-050_CGL-Z1-XX-EL-A-13(100)003_F1,
P14-050_CGL-Z1-XX-EL-A-13(100)004_F1,
P14-050_CGL-Z1-XX-EL-A-13(100)005_F1,
P14-050_CGL-Z1-XX-SE-A-12(101)001_F1,
P14-050_CGL-Z5-XX-DT-A-15(500)001_1,
P14-050_CGL-Z5-XX-DT-A-15(500)002_1,
P14-050_CGL-Z5-XX-DT-A-15(500)003_1,
P14-050_CGL-Z5-XX-DT-A-15(500)004_1,
P14-050_CGL-Z5-XX-DT-A-15(500)005_1,
P14-050_CGL-Z5-XX-DT-A-15(500)006_1,
P14-050_CGL-Z6-XX-DT-A-15(600)001_F1,
P14-050_CGL-Z6-XX-DT-A-15(600)008_F1, Post Planning Approval - Alternative Cladding Solutions Statement by CGL dated 15 April 2016 and indicative samples of terracotta cladding.

Case Officer: Oliver Gibson

Direct Tel. No. 020 7641 2680

Unconditional or if an Advert Application only the standard advert conditions

Informative(s):

- 1 This permission fully meets Condition 42 of the planning permission dated 29 April 2016. However, you are reminded that this condition agrees only the principle of the alternative cladding material. Precise colour and texture finishes of the terracotta cladding are to be approved pursuant to Condition 5. (I11AA)