

3.0

PLANNING HISTORY AND OPP

3.1 PLANNING HISTORY

In November 2017, CPMG (Architects) submitted a pre-planning application proposal which provided a replacement health centre [Use Class D1] of approx. 2,835 sqm and 76 residential units - mix of 1, 2, 3 and 4 bed units, with an outlined area for a school use.

In November 2018 Squire and Partners submitted an Outline Planning Application for the South West London and St George's Mental Health NHS Trust for a mixed used scheme comprising of a Health Hub [use class D1], a Special Educational Needs [SEN] school [use class D1] and residential accommodation [use class C3], in addition to extensive landscaping.

The Outline Planning Permission (OPP) Reference No. 18/3642/OUT was approved on 14 September 2020.

The OPP granted approval for a three-part phased development of the site: (1) the residential part, (2) the SEN School and (3) the health centre. This pre-application relates to the residential part only which occupies the western half of the site totalling 7,993 sqm. The OPP approves the development of up to 80 residential units with associated car and cycle parking within three blocks of two and three storeys.

There are two sets of 'Control Documents' approved. These are:

1. The 'Parameter Plans'; and
2. The 'Design Code'.



Previous Scheme Proposed by CPMG Architects Nov 2017



Pre-application by Squire and Partners May 2018



Outline Application by Squire and Partners Nov 2018

3.2 SUMMARY OF THE KEY DETAILS OF THE PARAMETER PLANS

Land Use

- Site Area: approx. 14,350 sq. m / 1.4 ha / 3.5 acres

Proposed Use: A mixed use scheme consisting of;

- Health Hub [Use Class D1] (0.3 ha)
- SEN School [Use Class D1] (0.3 ha)
- Residential Accommodation [Use Class C3] (0.8 ha)

Health Hub

- Total GIA: up to 2,500 sqm
- Car parking: up to 26 no. bays [inc. 4 no. Accessible]
- Cycle bays: up to 27 no. [inc. 17 Short Stay]

SEN School

- Total GIA: up to 2,402 sqm
- Car Parking: up to 11 no. bays
- Cycle bays: up to 26 no. bays [inc. 18 no. short stay]

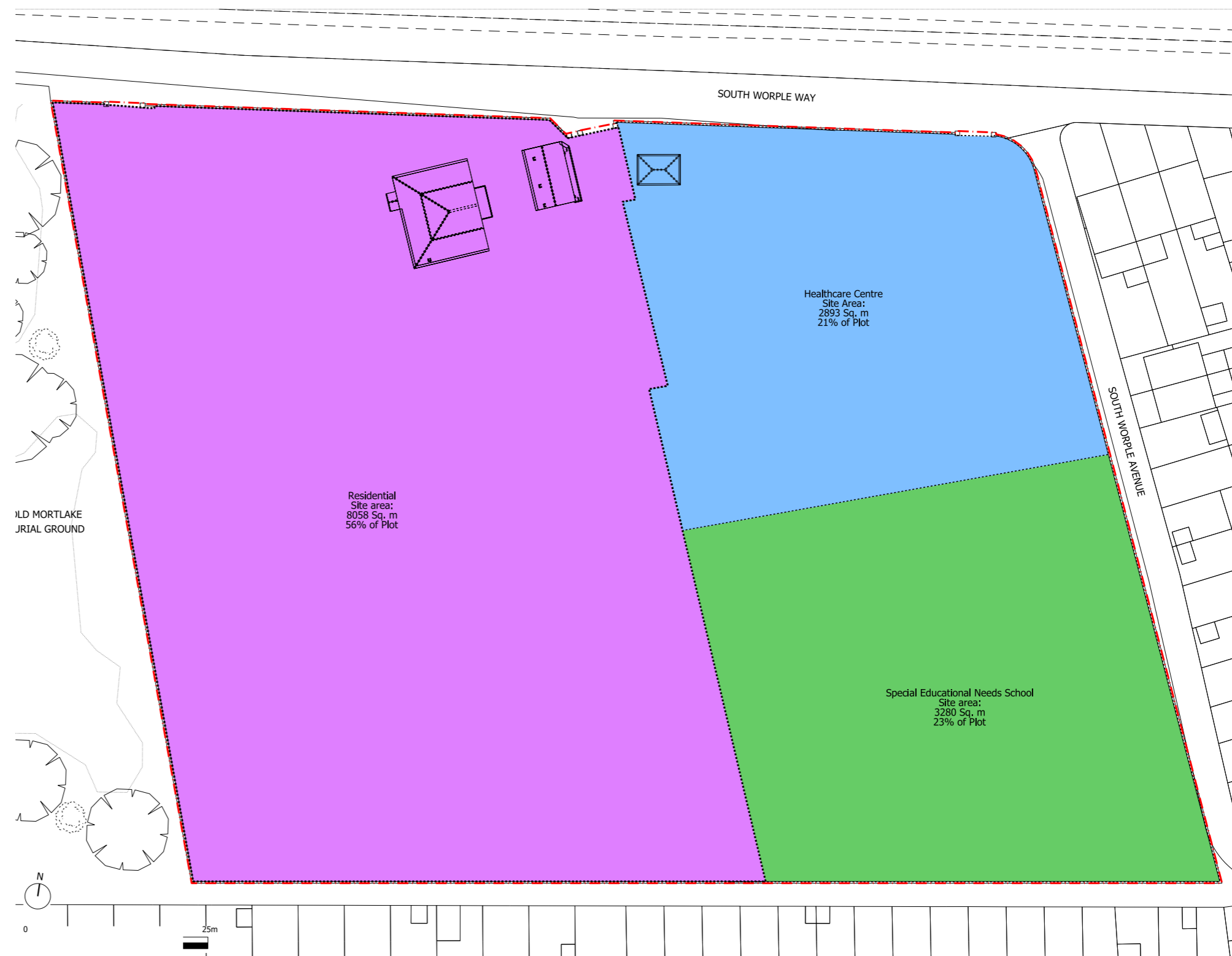
Residential Accommodation New Build

- Total NIA: up to 5,570 sqm 59,955 sq.ft
- Total GIA: up to 6,918 sqm 74,465 sq.ft
- No. of Blocks: up to 3 no.
- Car parking: up to 44 no. bays [Ratio of 0.53 per unit, inc. 10% accessible]
- Cycle Storage: up to 153 no. [inc. 2 no. short-stay provision at ground level]
- Approx. No. Flats: up to 80 no.

Residential Accommodation Existing

- Retaining 3 of the Buildings Of Townscape Merit [BTM]
- Recreation Hall [GIA: 138 sq.m] - for residential use, up to 2 units
- Entrance Lodge [GIA: 82 sq.m] - for residential use, up to 1 unit

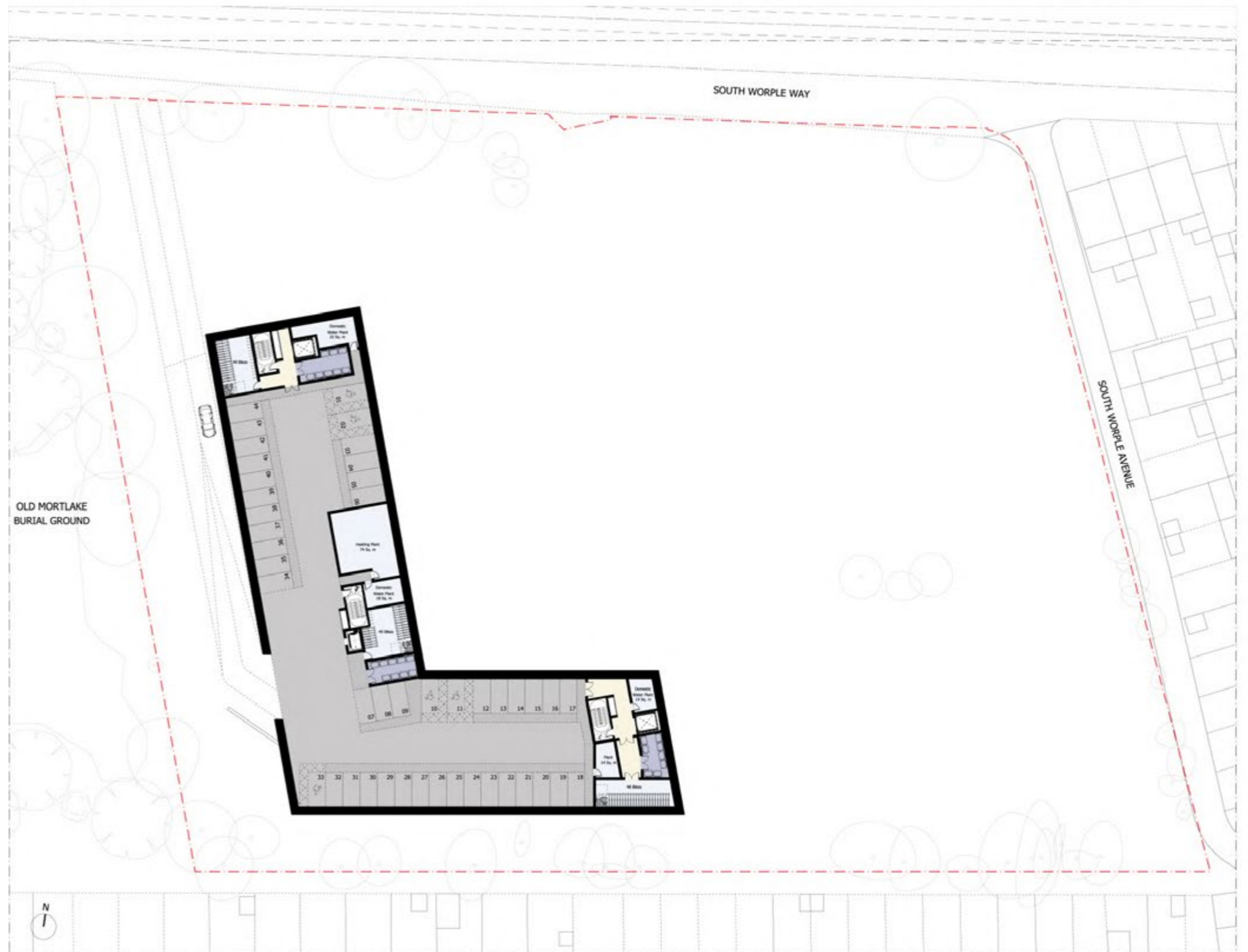
OUTLINE PLANNING APPLICATION - PROPOSED PLOT USES



OUTLINE PLANNING APPLICATION - APPROVED HEIGHTS







3.3 OPP INDICATIVE SCHEDULE OF AREAS

Proposed New Build Residential Blocks Unit Areas
[excluding retained BTMs - Entrance Lodge & Recreation Hall]

Block A:

Floor	Unit No.	NIA [sq. m]	Unit Type
Ground Floor	1	70	2B 4P
	2	95	3B 6P
	3	54	1B 2P
	4	73	2B 4P
	5	86	3B 5P
	6	70	2B 4P
	7	62	1B 2P
	8	62	1B 2P
First Floor	9	73	2B 4P
	10	51	1B 2P
	11	70	2B 4P
	12	86	3B 5P
	13	62	2B 3P
	14	77	2B 4P
	15	94	3B 5P
	16	77	2B 4P
	17	55	1B 2P
Second Floor	18	86	3B 5P
	19	88	3B 5P
	20	50	1B 2P
	21	50	1B 2P
	22	51	1B 2P
	23	67	1B 2P
	24	76	2B 4P
Total	24	1685	

Block B:

Floor	Unit No.	NIA [sq. m]	Unit Type
Ground Floor	1	70	2B 4P
	2	87	3B 5P
	3	72	2B 4P
	4	72	2B 4P
	5	87	3B 5P
	6	53	1B 2P
	7	50	1B 2P
	8	51	1B 2P
	9	50	1B 2P
First Floor	10	88	3B 5P
	11	70	2B 4P
	12	84	2B 4P
	13	84	2B 4P
	14	87	3B 5P
	15	76	2B 4P
	16	50	1B 2P
	17	51	1B 2P
	18	61	2B 3P
Second Floor	19	73	2B 4P
	20	54	1B 2P
	21	77	2B 4P
	22	70	2B 4P
	23	71	2B 4P
	24	77	2B 4P
	25	55	1B 2P
	26	74	2B 4P
	Total	26	1794

Block C:

Floor	Unit No.	NIA [sq. m]	Unit Type
Ground Floor	1	74	2B 4P
	2	53	1B 2P
	3	52	1B 2P
	4	51	1B 2P
	5	70	2B 4P
	6	99	3B 6P
	7	74	2B 4P
	8	74	2B 4P
	9	52	1B 2P
	10	97	3B 6P
First Floor	11	90	3B 5P
	12	73	2B 4P
	13	55	1B 2P
	14	52	1B 2P
	15	75	2B 4P
	16	55	1B 2P
	17	56	1B 2P
	18	96	2B 4P
	19	93	2B 4P
	20	97	3B 6P
Second Floor	21	66	2B 3P
	22	54	1B 2P
	23	55	1B 2P
	24	56	1B 2P
	25	68	2B 3P
	26	99	2B 4P
	27	54	1B 2P
	28	53	1B 2P
	29	72	2B 4P
	30	76	2B 4P
Total	30	2091	

Proposed New Build Residential Blocks

	No. of Units	NIA [sq. m]	GIA [sq. m]	GEA [sq. m]
Total	80	5570	6918	7516

Residential Basement Car Park

	GIA [sq. m]	GEA [sq. m]
Total	1894	2163

This aligns with the agreed **new build** residential unit mix:

- 1B2P - 30no. (37%)
- 2B3P - 4no. (5%)
- 2B4P - 32no. (40%)
- 3B5P - 10no. (13%)
- 3B6P - 4no. (5%)

3.4 SUMMARY OF THE KEY ARCHITECTURAL REQUIREMENTS OF THE DESIGN CODE

Height

- The top floor of the residential blocks shall be combined with a pitched roof to avoid a separate roof storey giving additional height to residential buildings consisting of three storeys of accommodation.
- The eaves heights will vary to create playful elevations and must not exceed a maximum height of 6m, not including brick balustrades.
- The top floor of the residential blocks shall be designed to include gables and dormer windows to improve the internal efficiency and to limit areas of restricted head height.

Scale

- The top floor of the residential blocks shall be combined with a pitched roof to the scale found in local residential architecture and the existing site.
- Projecting bay windows on the first and second storeys shall be consistent with the design and scale of similar design features found in local residential architecture and the existing site.
- Gables shall be designed to the scale of similar design features found in local residential architecture and the existing site.
- The building plane shall not exceed a maximum of 8m of a single continuous surface before introducing projecting or receding detail.

Massing

- The residential blocks shall be designed with projecting gables of no less than 0.5m [except south facing elevations of Blocks B and C and reduced depths of projecting gables on west facing elevations of Blocks A and B] of varying depths to add variety and articulation.
- Separation between residential massing blocks should not be less than a minimum 13.5m. Where distances between building lines is below 13.5m, facing bay windows must be offset in their alignment to maximise separation and facing windows shall only serve non habitable rooms
- Between Blocks B and C, there shall be a minimum of 13.5m distance between bay windows, a minimum of 15.3m between projecting gables and a minimum of 17m between main facing elevations.
- The southern building line of residential Blocks B and C shall be not less than 20m from the rear building line of dwellings fronting Grosvenor Avenue as well as a minimum of 8.25m from the southern boundary to allow enough clearance for tree preservation and amenity space for the residential blocks.

Build form and Character

- Elevations should also be carefully considered relative to their orientation in terms of sunlight and in terms of overlooking issues.
- Particular sensitivity should be given to the elevations addressing Grosvenor Avenue, reducing impression of mass through roof design and form.
- Each residential block shall integrate a combination of pitched roofs [with a maximum pitch of 65° to respond to the design and scale found in the surrounding area and the existing site] and flat roofs which integrate wild flowers or brown roofs where possible in order to support local biodiversity as well as photovoltaic panels and roof lights.
- There must be no dormer windows or gables to the southern elevations of Blocks B and C facing Grosvenor Avenue. The residential blocks shall be designed with dormer windows of varying sizes to add variety and articulation to the massing set modestly in the roof space, not appearing overly dominant.
- The dormer windows must be smaller in width than the windows below and generally to be centred on windows in storeys below.

Materials

- The primary finish to the residential blocks will be good quality brickwork, flush pointed.
- Copings and string-courses are to be of York or Portland stone.
- Windows, doors and projecting bay windows are to be of painted metal with mullions, transoms and casements or of hardwood timber with painted metal secondary type mullions, transoms and casements.
- The architectural housings of dormer windows are to be clad and flashed in lead or zinc.
- Windows to dormers are to be as windows, doors and projecting bay windows, above.
- Roofs are to be of good quality red clay or slate tiles and flashed in lead or zinc.
- Glazing to windows is to be low-iron glass with no green caste.
- Any window frame sitting in a brick wall should be recessed by a minimum of 100mm.
- Juliet balconies and balustrades are to be of painted steel with no visible fixings.
- Rain water pipes, hoppers, gutters and all ancillary components are to be of painted metal.



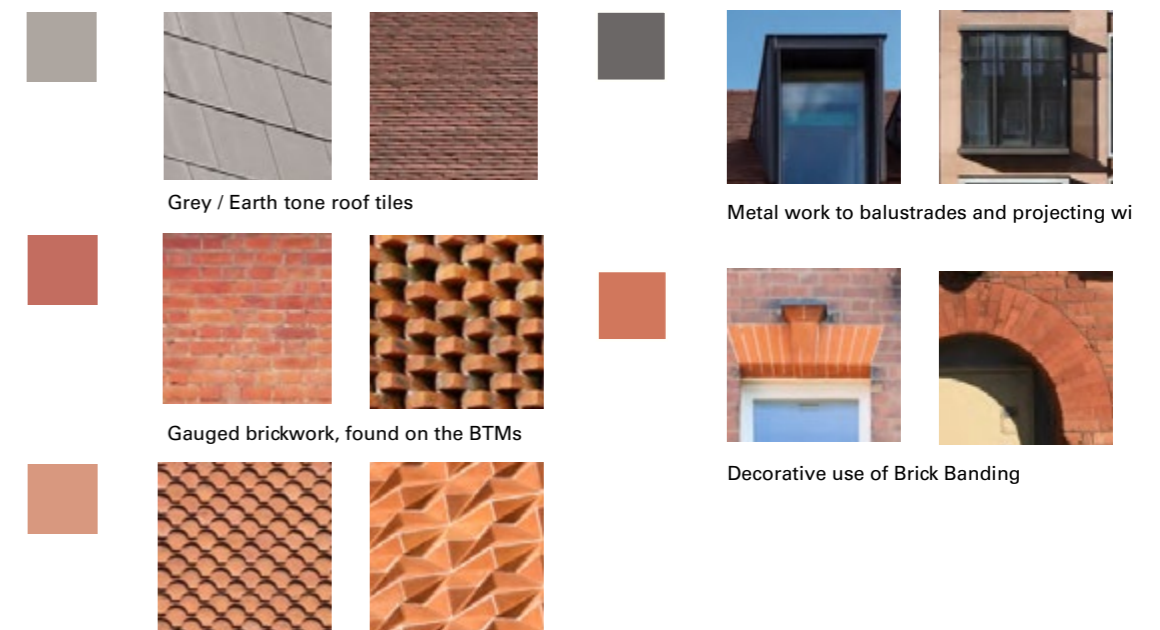
Illustrative Western Elevation of Block A



Illustrative Western Elevation of Block B



Typical Facade - Material Palette



Images from Squire and Partners Outline Planning Application document

3.5 SUMMARY OF THE KEY LANDSCAPING AND EXTERNAL AMENITY REQUIREMENTS OF THE DESIGN CODE

Landscaping Strategy

- The residential buildings will be arranged around a Garden Square at ground level which will be publicly accessible.
- The residential blocks shall be softened on all sides [except that abutting the western vehicular ramp and restricted distance between Block C and the SEN School boundary] by at least 2m of soft landscaping before meeting the public realm for provision private external amenity space.
- The perimeter of the residential use BTMs, and residential Blocks A, B and C, as well as between Blocks A and B and between B and C could be used to provide private external amenity space. Details of delineation between publicly accessible portions of external amenity space and private residential external amenity space to be agreed by the LPA.
- There shall be no control gates at the entrance of the residential development.
- Amenity space for the residential units shall be provided within the communal gardens.
- Based on a minimum provision of 5 sq. m per flat plus an additional 1 sq.m per additional occupant, a total of 534 sq. m is required for residential amenity space.
- Provision will be made within this communal amenity space for on-site play area in accordance with London Plan standards [10 sq. m/child unless justified to satisfaction of the LPA].
- The Garden Square shall be an area of not less than 1200 sq. m.
- Planting and pathways to the Garden Square will be designed to avoid overly delineated separation.
- The landscape treatment of the external amenity spaces between the residential blocks will be designed to be consistent with and subordinate to the Garden Square.
- Communal gardening should be encouraged to be incorporated where feasible.

Boundary

- Boundary treatment between the various uses on the site should be discrete with paths and soft landscaping defining the boundary between the Health Hub and residential plots.
- Any boundary fences and walls should be softened through the use of climbing plants.

Walls and Gates

- The existing brick perimeter wall shall be retained and repaired where necessary, using sympathetic materials, including matching bricks and lime mortar.
- The gateposts and decorative iron gate of the central entranceway on the north flank of the site shall be repaired where necessary, using sympathetic materials, including matching bricks and lime mortar.
- The decorative iron gates of the north-west and north-east entrances will be demounted, restored and re-used as part of a detailed site landscape design.

Planting

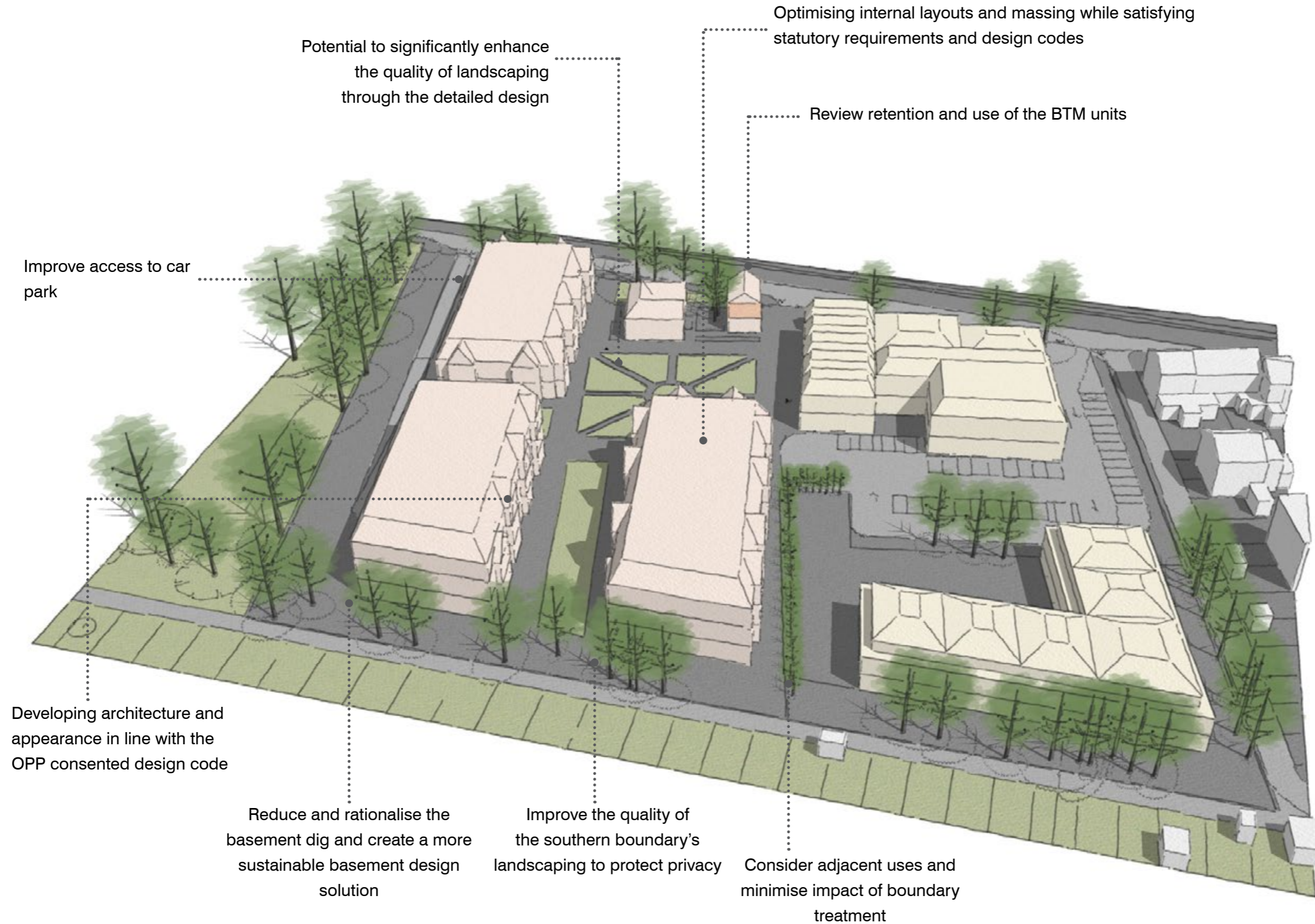
- A minimum area of 4,000 sq.m of the site(total) should be soft landscape with a combination of trees, mass planting, and lawn areas.
- The detailed landscape design should establish a coherent site-wide approach across the garden square, Health Hub and SEN School via the consistent use of materials, lighting and planting.
- Trees should be planted to provide a light canopy over part of the space to provide a sense of enclosure and intimacy, without any undue restriction of sunlight into the garden square.
- A mix of evergreen and deciduous species should be used to ensure visual richness and cover throughout the year.
- A combination of native and locally adapted plants and exotics can be used, with a preference for the former and drought resistant plants to improve biodiversity and sustainability.
- Any additional trees and shrubs will be of a greater scale within the Garden Square element of the proposed landscape and of a subordinate scale within the landscape treatment of the external amenity spaces between the residential blocks.

Materials, Furniture and Lighting

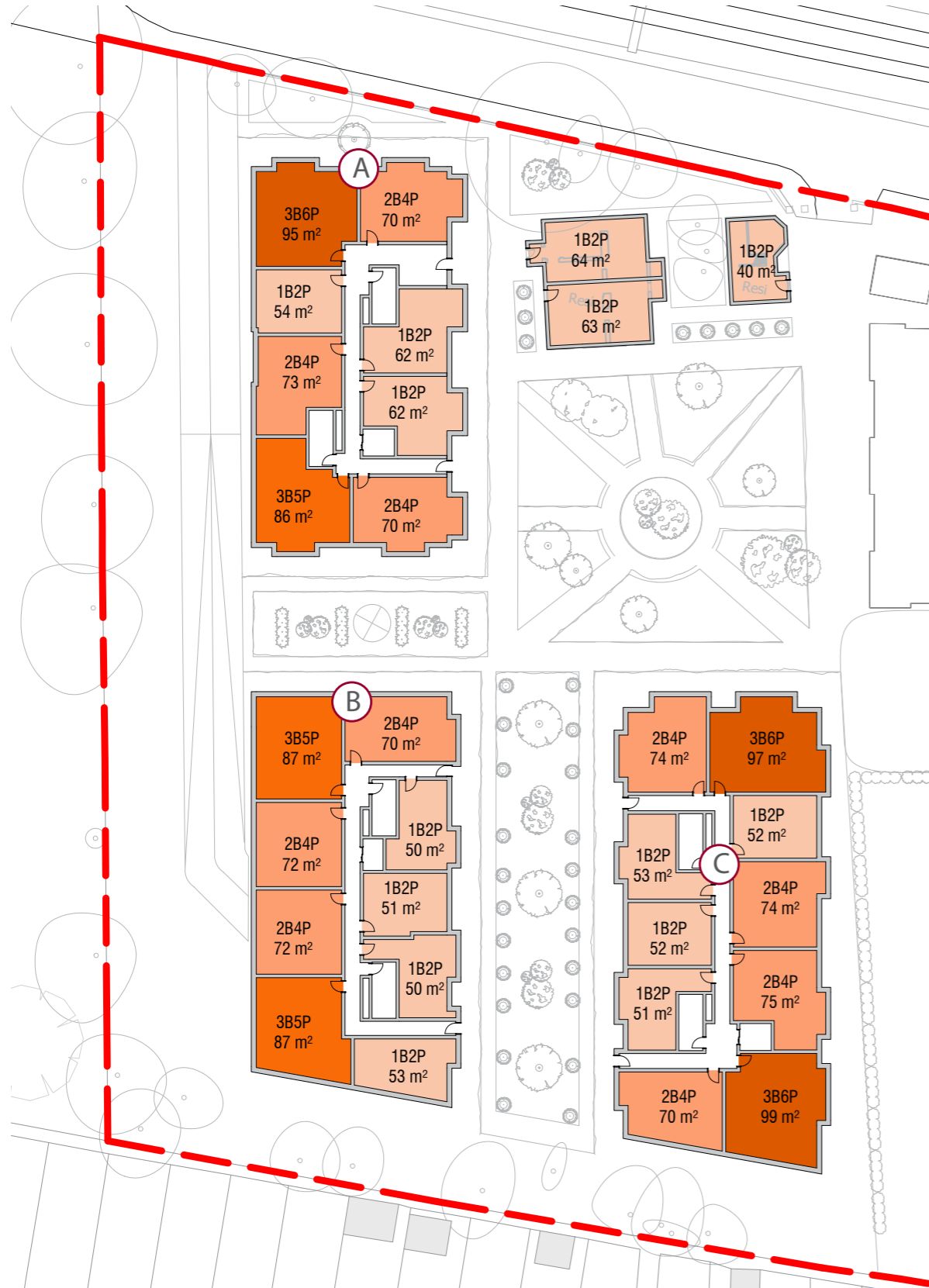
- A simple restrained palette of complimentary materials should be used, taking into account comfort and needs of all users. Materials should be robust and hard wearing and durable.
- Seating should be integrated into the design and layout across the site, taking best advantage of the sunpath.
- High level lighting should be avoided to limit disturbing the existing ecology, i.e. a general preference for down-lighting and no up-lighting to buildings. All lighting shall not exceed a maximum height of 1.2m.



3.6 OPP MASTERPLAN REVIEW



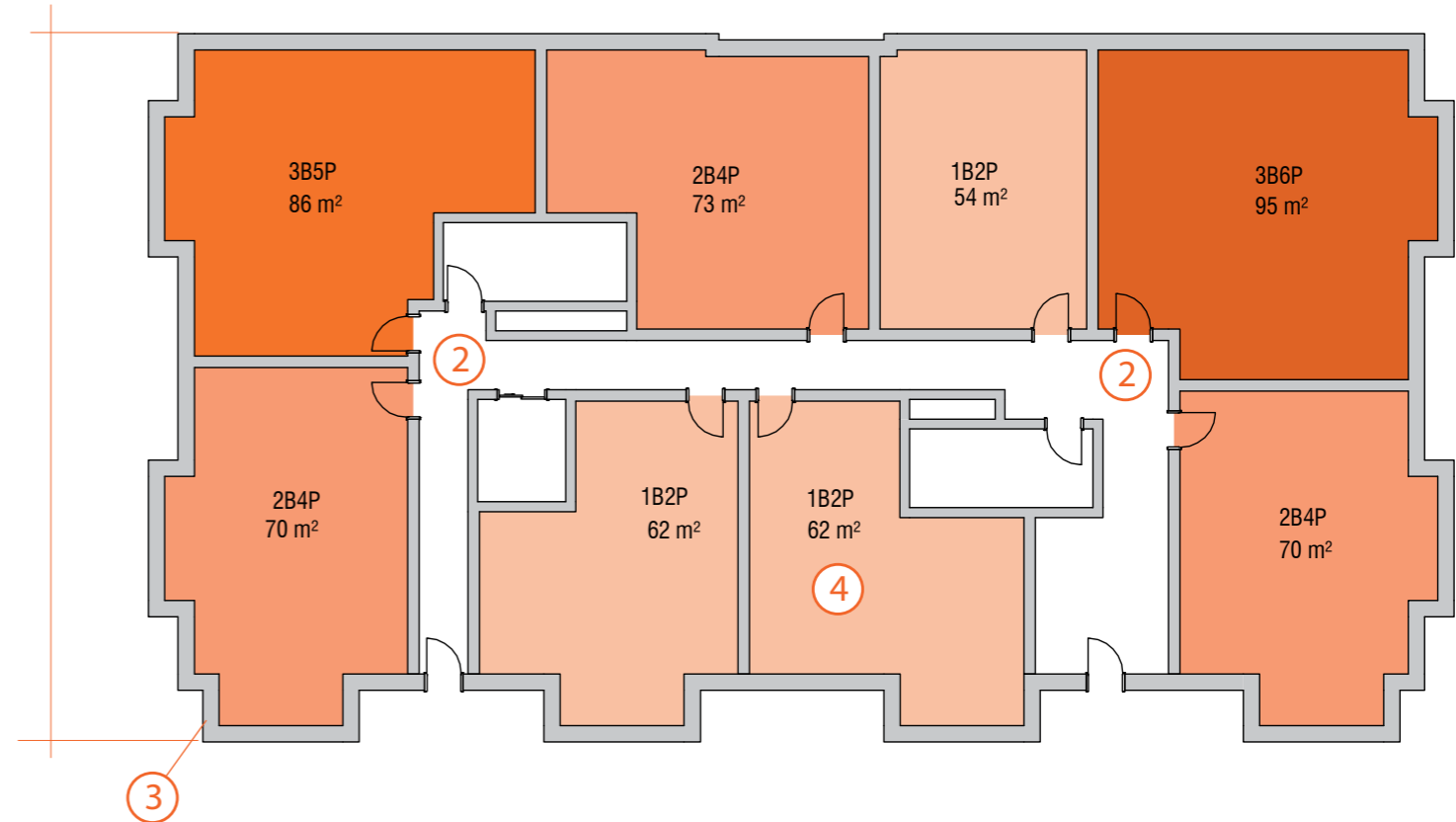
OPP BUILDING LAYOUT REVIEW



Outline Planning Application - Proposed Areas and Mix

Level	Apartment No.				Areas (sqm)		
	1 Bed	2 Bed	3 Bed	Total	GEA	GIA	NIA
Level 0	11	10	6	27	2,574	2,370	1,860
Level 1	8	14	6	28	2,574	2,370	2,038
Level 2	11	12	2	25	2,368	2,178	1,672
Totals	30	36	14	80	7,516	6,918	5,570
Mix	38%	45%	18%				

Outline Planning Application - Proposed Block Layout



Key Points:

- 80 newbuild units + 3 BTM refurbished units;
- Inefficient core/ circulation spaces - single core solution better for security, management and maintenance;
- Envelope rationalisation - consider buildability and residential scale by creating repeatable facade modules, while adhering to the design code;
- Oversized unit areas (up to 24%) - the optimisation of sites is fully supported by the Mayor of London, who considers that oversized units should generally only be 10-15% over the standards.

