

85 CONNAUGHT ROAD

RICHMOND UPON THAMES /// LONDON

DISCHARGE OF CONDITIONS APPLICATION

DV17A Dustbin enclosure
U0080103 Miscellaneous details-Railings and zinc

BACKGROUND



1.1 SITE LOCATION

85 Connaught Road, Richmond upon Thames, London, TW11 0QQ.

1.2 BACKGROUND

Mark Smith Architects Ltd were approached by Darragh Dolan to prepare an application to discharge conditions DV17A and U0080103 for planning application 20/0419/VRC (19/1759/FUL).

This document provides the details for these two conditions.

FIGURE 01 - SITE LOCATION



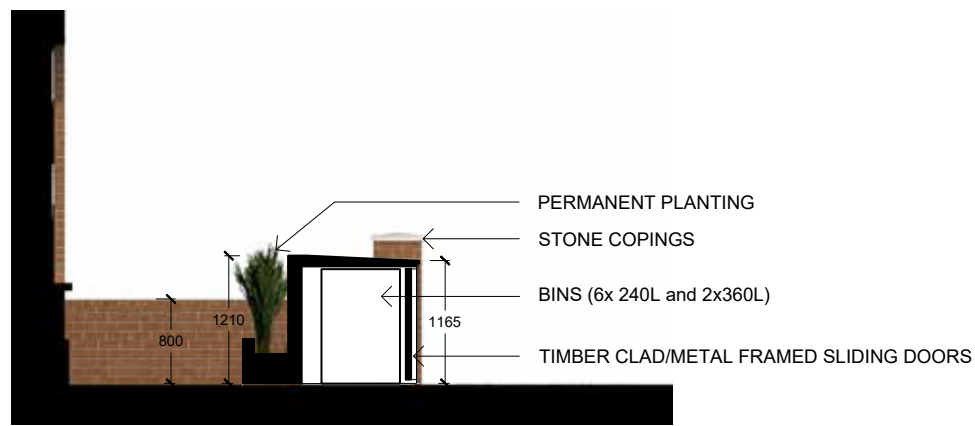
FIGURE 02 - SITE CONTEXT



PLAN



FRONT ELEVATION



SECTION

FIGURE 03 - BIN ENCLOSURE DRAWINGS AND DETAILS

2.1 DV17A DUSTBIN ENCLOSURE REQUIRED

None of the buildings hereby approved shall be occupied until a dustbin enclosure has been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof.

REASON: To safeguard the appearance of the property and the amenities of the area.

2.2 PROPOSED DUSTBIN ENCLOSURE

The timber clad bin enclosure is located in the front garden and is sized to house 6x 240L refuse bins and 2x 360L recycling bins. Sliding doors (with FB1 or FB2 locks) allow refuse operatives to access bins. Top lifting lids permit access for residents to dispose of the refuse/recycling. Refer to Figure 03 drawings and details. Refer to Figure 04 for CGI image.



FIGURE 04 - BIN ENCLOSURE CGI



FIGURE 05 - CGI OF SIDE/REAR EXTENSION

3.1 CONDITION U0080103

U0080103 Miscellaneous Details - Railings and Zinc

The black painting railings on front boundary wall and zinc cladding to single storey side/rear extension shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

3.2 PROPOSED ZINC

Refer to Figure 05.

Zinc cladding to rear face of new extension side wall and fascia

- 1. Natural Zinc Plus by VM Zinc Ltd

Standing seam zinc to side extension roof

- 2. Anthra-Zinc Plus VM Zinc Ltd

3.3 PROPOSED RAILINGS

The front boundary wall forms part of the bin enclosure and there are no railings.

Natural VMZINC® Natural VMZINC has a shiny metallic appearance when new and develops a patina over time. In facade applications, it may take 10 years for the matt grey patina to form. It can be quickly soldered without removing the patina.



1. Natural Zinc Plus by VM Zinc Ltd

ANTHRA-ZINC® ANTHRA-ZINC with its visible grain matches the colour of slate and blends well in combination with photovoltaic panels.



2. Anthra-Zinc Plus VM Zinc Ltd