

URBAN DESIGN RESPONSE

50 EXTRA CARE UNITS AND ASSOCIATED COMMUNAL FACILITIES, CAR PARKING AND LANDSCAPING AMENDED PLANS (AMENDED DRAWINGS)

PHASE 2 E1 LAND AT OLD PARK, HAMBLEDON ROAD' DENMEAD

14/02215/FUL

Comments

In urban design terms this is a better design than the originally submitted scheme.

There is more consistency in the architectural language, in the architectural details and the materials. The regular articulation and modelling of the elevations provided by the bays and recesses (which have balconies) both of which contain regular sized windows and window panels will provide visual order and rhythm, which the submitted scheme lacked. There is less architectural consistency in the elevational treatment of the central 4 storey element, which contain the entrance and common facilities and main core. On balance this element is acceptable although I would be willing to discuss adjustments with the architects to secure improvements.

There are some improvements that could be made to the elevation which faces south onto the side road (NB the labelling of the elevations on the drawings are incorrect). This elevation needs some revision with more pronounced and ordered fenestration. Also more thought needs to be given to the junction between the timber cladding and the brick. In circumstances such as this the brick would project forward of the timber cladding, which would then butt up to it.

All the above could be secured through condition 1 below.

The elevations show some metal framing which support balconies and screens for climbing plants. We need to see large scale drawings of these and it is possible that some refinement in the design of these will be needed, which can be secured by condition.

The illustrative drawings of the consented scheme concealed the car parking, whereas this scheme exposes it to views from the street, albeit there are some screen walls proposed. To my mind it would be better in streetscape terms if some good tree planting and a hedge could be secured along this boundary with the street although the landscape architect will advise on this

I would recommend the following conditions:

Condition 1

Before development commences, 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:

- Balconies, balcony screens, balcony supports, metal framing and balustrades and railings/boundary treatment around terraces and flat roofs
- Window frames including reveals (which should be a minimum of 100mm) and window surrounds and junctions with façade's and head and sill details,
- Window central panels and side panels
- Oriol windows including undersides, cheeks and roofs
- Doors and shutters together with framing and their reveals and junctions with the elevations Parapet cappings
- Canopy and main entrance
- All rainwater goods
- Materials and detailing of the ceilings to overhangs, under-crofts and balconies
- Solar panels and all other plant and machinery fixed to the external envelope of the buildings together with there fixing to all external materials
- Garden gates, and all garden and car park boundaries (including all fences, walls and railings
- Metre boxes/cabinets and other utilities where they will be visible from the public realm including their positions, colours and materials
- Bike storage structure
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The approved details relating to each building shall be implemented in full before that building is occupied.

Reason: to ensure that the external appearance of the development is of a high quality on this prominent corner site.

Condition 2

Before development commences, samples of all the external materials to be used on that building shall be submitted to and approved in writing by the local planning authority. The external materials shall comprise those listed on the approved drawings and the main elevation materials shall comprise a soft stock brick and natural timber cladding, unless otherwise agreed in writing by the local planning authority.

Reason: to ensure that the external appearance of the development is of a high quality on this prominent corner site.