

PLANNING APPLICATIONS COMMITTEE

13th February 2014

####Previous Report####

Item No:

UPRN	APPLICATION NO.	DATE VALID
	13/P2192	10/07/2013
Address/Site:	The Nelson Hospital (Assisted Living Phase) 220 Kingston road, Wimbledon chase, SW20 8DB	
(Ward)	Merton Park	
Proposals	Discharge of Condition 4 (Materials), attached to planning permission ref 12/P0418 for those parts of the re-development of the former Nelson Hospital comprising a 51 flat assisted living-extra care building with associated communal facilities (Site 2)	
Drawing No's	Site location plan and drawings; 10/1823/111.1 (Prop Elevations A&B obscure glazing), 10/1823/111.2(Prop Elevations C&D obscure glazing), 10/1823/102-1 Rev D (Proposed elevations A&B)and 10/1823/102.2 Rev B (Proposed elevations C&D) and drawing marked 'Cedar panelling detail'	
Contact Officer	Leigh Harrington (020 8545 3836)	

RECOMMENDATION

Grant approval of condition 4 relating to Site 2 of the development.

CHECKLIST INFORMATION

- Head of agreement: No.
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Design Review Panel consulted – No
- Number of neighbours consulted – NIL
- Press notice – No
- Site notices – Yes
- External consultations: John Innes Society
- Density - N/A
- Number of jobs created - N/A
- Flood risk assessment – N/A

1. INTRODUCTION

- 1.1 Application 12/P0418 was determined by members on 18th December 2012. The minutes stated; Decision: Item 8(A) - ref. 12/P0418 (Nelson Hospital, Kingston Road, SW20)

GRANT PERMISSION subject to the completion of a Section 106 Agreement and subject to the conditions set out in the officer case report and the tabled modifications sheet, and subject to the following -

(a) External Materials - The external materials to be submitted to and approved by the Council further to Condition (4), shall be submitted to the Committee for approval.

2. SITE AND SURROUNDINGS

- 2.1 The Nelson Hospital site, covering a total area of 1.3 hectares and fronting Kingston Road, comprises two adjoining areas of land, separated by Blakesley Walk. To the east of the footpath are the former hospital buildings, dating from 1911 which are currently being redeveloped with some façade retention and the construction of the new medical facilities on the majority of the site. This part of the application site is located within the Merton Hall Conservation Area and is bordered to south and east by the John Innes Merton Park Conservation Area.
- 2.2 The part of the site where the assisted living-extra care building is proposed is located to the west of Blakesley Walk. The land is outside the conservation areas and is currently an undeveloped area awaiting the construction of the assisted living facilities. No buildings on either part of the site are statutorily or locally listed.
- 2.3 The surrounding area is predominantly residential, with small scale commercial frontages on the opposite side of Kingston Road and in the adjacent Merton Park Parade that fronts The Rush. The two terraces of two storey houses that comprise Cleveland Avenue from which the building will be seen from the west include textured/pebbledash painted white/cream elevations, with soft red bricks at ground floor level between neighbouring bays, with tile hanging to parts of the projecting front bays and storm porches, timber beam details to gable ended roofs over the two storey front bays and tiled roofs.

3. CURRENT PROPOSAL

- 3.1 The proposal seeks approval to discharge condition 4 (Facing materials) in respect of the assisted living-extra care building, imposed under planning permission 12/P0418 and relating to the detailed appearance of

the development. Facing materials have already been approved for the local care centre.

- 3.2 Condition 4 required: For the relevant phase: Notwithstanding any materials specified in the application form and/or the approved drawings, particulars and samples of the materials to be used on all external faces of the relevant phase of the development hereby permitted, including window frames and doors, shall be submitted to and approved in writing by the Local Planning Authority before any works are commenced. The relevant phase of the development shall be carried out in full accordance with the approved details.
- 3.3 The materials schedule is as follows.
- Facing brick to all elevations - Thakenham Red Multi-Stock'
 - Mortar - Natural,
 - Glazing - incorporates a mixture of clear glazing panels and black glass with black backing glazing panels set within grey coloured fixed and openable double glazing framing
 - Upper level cladding - vertically hung cedar panels, patterned so as to recess narrower strips of cedar behind the wider panels and all secured with stainless steel nails
 - Wall render_The proposal is for the use of "Chalk" coloured texture rendering for the white render panelling sections of the building
- 3.4 Samples of the materials have also been submitted.

4. PLANNING HISTORY

- 4.1 There is extensive planning history of which the following decisions are most relevant.
- 4.2 12/P0418. Planning permission granted in respect of the proposed redevelopment of the Nelson Hospital site, including the former nurses home and associated car parking area. The development comprising the following:
- 1) Construction of a new two/ three storey (5600 sq m) Local Care Centre (LCC), (incorporating retention of three pavilion buildings) and new access route, with 68 car parking spaces to the rear.
 - 2) Construction of a new part two/ part three storey Assisted Living Extra Care Development (51 units) with associated communal facilities, dedicated vehicle access and 21 car parking spaces, involving demolition of all existing buildings on this part of the site.
 - 3) Alterations, including new landscaping to The Rush, Blakesley Walk and Kingston Road.

- 4.4 12/P0483. Conservation Area Consent granted in connection with the demolition of buildings on Site 1.
- 4.5 13/P2083 Non-material amendments granted to LBM planning permission 12/P0418 (18/12/2012) involving the removal of proposed fins except for one by each main entrance and the orange glazed fin at main entrance; replacement of glazed screen on Blakesley Walk elevation with windows; reduction in height of parapet on top of two-storey Cleveland Avenue section and reduction in extent of roof terrace.
- 4.6 13/P0447. Application for discharge of Condition 4 (External Materials) attached to LBM planning application 12/P0418, dated 18/12/2012, relating to the redevelopment of the Nelson Hospital site, (including former nurses home and associated car parking area), for Site 1 (Construction of a new two/three storey (5600m²) Local Care Centre, (incorporating retention of three pavilion buildings) and alterations to access route with 68 car parking spaces to the rear) approved by PAC March 2013.

5. CONSULTATION

- 5.1 Site notices and Ward Councillors. The proposed details were consulted upon and a number of objections from local residents and the John Innes Society were received raising concerns relating to;
- The Beech effect cladding for the top floor inappropriate and out of keeping with the area.
 - Tile hung walls would be better.
 - Grey metal window frames will stand out when viewed from Manor Gardens and look awful.
 - Colours are at the cold end of the spectrum.
 - Bricks look fake.
 - Contemporary combination of colours textures and types are out of keeping with the traditional character of the conservation area.
 - The materials look cheap and nasty.
 - Brick colour is wrong and the design too smooth.
- 5.2 Future Merton (Conservation and design). Following the public responses and in light of initial concerns from the Council's conservation officer a series of meetings were held between the Conservation and Planning officers and the applicant to establish a series of materials that officer's considered more suitable, which addressed some of the residents concerns and were of a standard that could be recommended to members for consideration. The facing materials for the upper level were of a particular concern given their high visibility and several options were put forward by the applicant before the cedar cladding option was submitted in direct response to a request for this material to be considered. The amended brick choice with the natural mortar is supported by the conservation officer. The use of the black opaque glazing was recognised

as being the best option for dealing with protecting views of exposed internal walls and kitchen fittings.

6. POLICY CONTEXT

London Plan (2011)

- 6.1 The relevant policies in the London Plan (2011) are:
7.4 Local character
7.6 - Architecture.

LDF Core Planning Strategy (2011)

- 6.2 The relevant policies in the LDF Core Strategy 2011
CS 14 Design.

Merton UDP (2003).

- 6.3 The relevant policies in the Council's Adopted Unitary Development Plan (October 2003) are:
BE 3 Development adjacent to a conservation area.
BE 16 Urban design.
BE 22 Design of new development.
BE 23 Alterations and extensions to buildings.

7. PLANNING CONSIDERATIONS

- 7.1 The principal planning considerations relate to the impact of the proposed materials and finishes on the overall appearance of the development as well as the local area and the adjoining conservation area.
- 7.2 Core Strategy Policy CS 14 and saved UDP policy BE 16 require proposals to be well designed and to respond to and reinforce locally distinctive patterns of development and landscape; providing public spaces, routes, intersections and landmarks that are safe, attractive, easy to use.
- 7.3 Saved UDP policy BE 22 requires proposals to demonstrate a high standard of design that will complement the character and local distinctiveness of the adjoining townscape whilst policy BE 3 requires that works adjacent to a conservation area will preserve or enhance its setting and not detract from views into or out of the area.
- 7.4 Saved UDP policy BE 23 requires that materials will be sympathetic to the original building and its surroundings, thereby complementing the character and appearance of the wider setting.

Design and Appearance of the building materials, Condition 4.

- 7.5 Upper floor cladding; The applicant initially submitted horizontally hung Rockwool 'Rockpanels', a lightweight board panel used to clad buildings with a timber grain effect, for the upper floor. This was not considered an appropriate choice of materials and was considered to have the potential to create a large and relatively uniform appearance to the top part of the building. Following extensive discussions between officers, conservation officers the applicant has subsequently proposed vertically hung cedar panels, patterned so as to recess narrower strips of cedar behind the wider panels and all secured with stainless steel nails that will not rust and damage the appearance of the wood panels. It is considered that these will allow for the upper floor to have a 'lighter' visual appearance than would have been the case with the "rockpanels" and yet still maintain a quality appearance for this floor.
- 7.6 Wall render; The proposal is for the use of "Chalk" coloured texture rendering for the white render panelling sections of the building. The colour is considered suitable for 'lightening' the appearance of the rendered panels sections whilst the textured finish will provide some depth to the appearance and reduce the impact of streaks and marks that can mar the appearance of smooth render.
- 7.7 Bricks and Mortar The brick initially proposed was a 'Dorking Multi'. However this is a smooth finished brick which has a somewhat orange glow that neither residents nor Planning and Conservation officers considered appropriate. Consequently the applicant has proposed 'Thakenham Red Multi-Stock' bricks. The manufacturing process produces textured bricks with a deeper red hue with variations in patterning and colour shade to give an older more worn appearance thereby blending in more effectively with neighbouring development. The bricks would be set within a natural mortar.
- 7.8 Window frames and glass; The proposed double glazing will be in a light grey colour, which is designed to be less visually intrusive and jarring than white. The thickness of the fenestration framing is required in order to accommodate double glazing and the opening mechanisms for the windows. The proposed glazing incorporates a mixture of clear glazing panels and black glass with black backing glazing panels. The clear glazing will be used in the habitable rooms and the black glazing will be used where otherwise internal walls and kitchen fittings would be visible

from the public realm. These black panels will allow for the provision of a fenestration scheme that will blend in with the design of the hospital site.

- 7.9 As a matter of judgement it is considered that the facing materials would complement and be sympathetic to the materials being used in the local care centre would preserve the character and appearance of the adjoining conservation area. While not necessarily matching the facing materials of the houses to the west the proposals would complement the Cleveland Avenue streetscene. Overall it is considered that the proposals would meet the objectives of London Plan, LDF and UDP policies.

8. CONCLUSION

- 8.1 Acknowledging comments from members of the public and from Councilors, Planning and Conservation and Design Officers have worked with the applicants to refine and improve the quality and design of the materials. It is considered that the facing materials would ensure a suitable palette of facing materials in order that these important finishing details achieve an acceptable and appropriate development in accordance with the relevant planning policies.

RECOMMENDATION

Approve discharge of Condition 4 (External materials) in respect of Site 2 of the redevelopment of The Nelson Hospital.

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