

19 OCTOBER 2021 PLANNING COMMITTEE

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COND/2021/0184

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Condition 45 (external materials - brick, stone and clay roof tile specification for the external facades to the buildings only) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

APPLICANT: Gilbert Ash

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

Although the applicant is the contractor for phase Red of the Sheerwater Regeneration, legal advice is that this conditions application falls outside the Scheme of Delegation and thus such applications are required to be determined by the Planning Committee.

SUMMARY OF PROPOSED DEVELOPMENT

This conditions application seeks partial approval of details pursuant to Condition 45 of planning permission PLAN/2018/0337 relating to the external materials (brick, stone and clay roof tile specification for the external facades to the buildings only) for **phase Red only**.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- Priority Place
- Flood Zone 1 and 2 (some areas)
- Basingstoke Canal Conservation Area & SSSI
- Urban Open Space
- Local Centre

RECOMMENDATION

APPROVE details submitted.

SITE DESCRIPTION

This conditions application relates to the second phase of the development for the Sheerwater Regeneration. The second phase, known as phase Red, comprises the specialist accommodation, the energy centre, ground floor non-residential uses, apartments, mews dwellings and maisonettes. This phase is located diagonally opposite Asda and lies between Albert Drive, Dartmouth Avenue and includes part of Dartmouth Green.

PLANNING HISTORY

The most relevant planning history for this application is as follows:

PLAN/2018/0337 - Hybrid planning application (part outline, part full planning application) for the demolition of 573 residential units and existing non-residential buildings and redevelopment of the site to be implemented in phases to provide a mixed-use development comprising of 869 residents

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units (Class C3), 134 specialist residential units (Class C3/C2), 904 sqm community centre (Class D1), 929 sqm nursery/children's centre (Class D1), 312 sqm health centre (Class D1), 290 sqm additional classrooms (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG), and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or class D1), a new energy centre, formation of a new car park for Broadmere Primary school, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop off area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park, reconfigured and new vehicular and pedestrian access and works to the public highway and associated works; including full planning application for the detailed phases comprising of: demolition of 412 residential units and 7,609 sqm existing non-residential buildings, and construction of 695 residential units (7 no. studios, 68 no. 1-bedroom specialist accommodation, 160 no. 1-bed units, 227 no. 2-bed units, 160 no. 3-bed units, 71 no.4-bed units, and 2 no. 5-bed units.), 904 sqm Community Centre (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG) and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/ or class D1), 929 sqm of nursery/children's centre (Class D1), 312 sqm health centre (Class D1), an energy centre, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop of area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park reconfigured and new vehicular and pedestrian access and works to the public highway and associated works. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

PROPOSED DEVELOPMENT

This conditions application seeks partial approval of details pursuant to Condition 45 of planning permission PLAN/2018/0337 relating to the external materials (brick, stone and clay roof tile specification for the external facades to the buildings only) for **phase Red only**.

Details of the proposed brick, stone and clay roof tile have been submitted for the exterior facades of the buildings comprising:

Buff brick (Fuji handmade brick) with light mortar for the predominant material for the apartment block, specialist (elderly care) accommodation block and front and rear elevation of the upper floors of the maisonette block. A small section of the specialist (elderly care) accommodation block would utilise the same buff brick but with dark mortar to provide variation.

A red multi brick (Weinerberger Kassandra Multi red brick) would be utilised for smaller elements of the apartment block, specialist (elderly care) accommodation block and as detailing to some windows on the maisonettes.

A different red multi brick (Hurstwood Multi red brick) will be used as the facing brick for the mews dwellings with variation provided to parts of the elevation by utilising a different bond and course detail. For the rear elevation of the mews facing neighbouring gardens a reconstituted stone course would be utilised horizontally between ground and first floor level.

The roof of the mews dwellings would be covered with a clay plain tile coloured red/brown (with subtle variation) (Marley Acme Single Camber – Clay plain tile – colour – Heather blend). For the rear elevation facing the neighbouring gardens this same tile will be used as tile hanging for parts of the elevations to provide visual interest. This tile would also be used as tile hanging on the end elevations for the maisonettes.

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Other external materials as well as hard surfacing materials to be used in the phase also require LPA approval pursuant to this condition and the details specify that these materials will be submitted for LPA approval in due course.

CONSULTATIONS

None required

REPRESENTATIONS

As this application seeks approval of details pursuant to a condition on a planning permission, there is no statutory requirement for neighbour notification and no neighbour representations have been received.

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS21 – Design

CS24 – Woking's landscape and townscape

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 45.

Apartment block and Specialist (Elderly Care) Accommodation block

2. The predominant brick to be used for the elevations of these buildings is a buff brick (Fuji handmade brick) with light coloured mortar. This proposed brick is the same as that used in the elevations for phase Purple which is the completed apartment block opposite Asda.
3. For the specialist (elderly care) accommodation block, the approved plans show some very small vertical elements of the front and rear elevations being faced in a slightly darker buff brick. The current proposal is to use the same brick as detailed above but instead use a dark mortar to provide a darker effect to these parts of the building. This approach is considered to be acceptable and would provide sufficient visual interest to the elevations (along with the design elements and other external materials to be used) to maintain the high quality appearance of the building. The use of a darker brick on these elements would likely result in these elements being visually more dominant, rather than the more subtle variation proposed. The proposed materials and their use is therefore considered to be acceptable.
4. There some smaller elements on the ground floor of these buildings which will be faced with red brick (Kassandra multi) to provide interest and variation. The use of this alternative red brick is consistent with appearance of the buildings shown on the approved plans (and as occurred on phase Purple), except for around the two podium car park entrances where the buff brick would be continued to avoid the two different red bricks (of the Mews dwellings and the red brick of the canal bond elements on the larger accommodation blocks) interfacing with each other. Continuing with the buff brick in these very small areas would result in a neater visual interface between entrances to the podium car park and the Mews dwellings.

Maisonette block

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5. This block would utilise the same buff brick as for the apartment and specialist (elderly care) accommodation block for the upper floors (the ground floor would have retail units with shopfronts to the front and side elevations with metal cladding to the rear elevation of the ground floor units). The multiple pitched roofs of this block would be covered with clay plain tiles in a red/brown tones colour and this same roof tile would be used for the two upper floor end elevations which are to be tile hung.

Mews houses

6. In accordance with the originally approved details, the Mews dwellings would be faced predominantly with a red multi brick (Hurstwood Multi). Visual interest to the front elevations would be provided by using a different bond e.g. canal bond (to create the specified pattern) and utilising a soldier course (bricks laid vertically). The roof would be covered with the same clay plain tiles as used on the Maisonette block. For the rear (southern elevation) of the Mews dwellings facing the gardens of dwellings located outside the site, visual interest to this elevation will be added by the use of a reconstituted stone band (to create a top of a garden wall approach) and part of the upper walls of the rear elevation being tile hung using the same roof tiles. These elements are in accordance with the originally approved plans.

CONCLUSION

7. In light of the above comments the details submitted are considered acceptable and are considered to reflect the high visual quality of the proposed development in the originally approved details and now as shown by the completed phase Purple.
8. The submitted details in respect of the proposed brick, stone and clay roof tile specification for the external facades to the buildings for this phase would meet the requirements of the Condition 45. The submitted details would also comply with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF and are recommended for approval as detailed below.

BACKGROUND PAPERS

Planning file - COND/2021/0184

RECOMMENDATION

It is recommended that details submitted are **APPROVED** as follows:

Details approved:

- External Finishes report (SHE-WIA-R0-RP-A-0002 Revision tbc) received on XX.10.2021 (materials hereby approved are required to be used in accordance with details specified in this report);
- Brick – Camtech, Fuji Handmade buff brick product detail received on 29.09.2021;
- Brick – Hurstwood Multi (red) Waterstruck facing brick product datasheet received on 29.09.2021;
- Tile (roof and hanging tile) – Marley Acme Single Camber – Clay Plain Tile – datasheet (colour Heather blend) received on 29.09.2021;
- Reconstituted stone band – Pennine stone (information sheet) received on 29.09.2021; and
- Agent email received 29.09.2021.

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Notes to applicant:

As noted in the approved details (report) the other external materials to be used in the phase also require LPA approval pursuant to Condition 45 and a separate conditions application to seek approval for the other external materials should be submitted in due course.

The development is required to be implemented in accordance with the approved details.

The applicant is advised that the approved details relate to phase Red only and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.