



PLANNING COMMITTEE REPORT

PLANNING SUB-COMMITTEE B		AGENDA ITEM NO:	
Date:	18 th September 2014		

Application number	P2013/4627/FUL
Application type	Full
Ward	Clerkenwell
Listed building	Not listed
Conservation area	New River Conservation Area
Development Plan Context	
Licensing Implications	N/A
Site Address	1-19 Arlington House, 2 Arlington Way, London EC1 1XB
Proposal	The overcladding of the external walls with an insulation and render system.

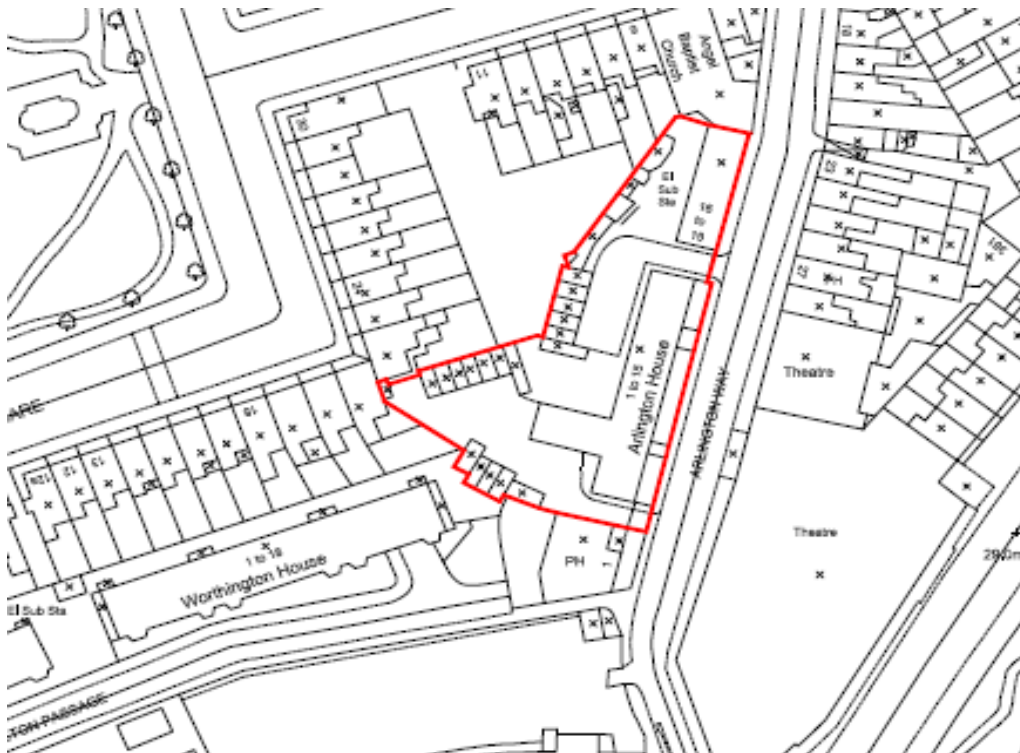
Case Officer	Ashley Niman
Applicant	London Borough of Islington
Agent	Islington Council Architects

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission:

1. for the reasons for approval;
2. subject to the conditions set out in Appendix 1;

2. SITE PLAN (site outlined in bold)



3. AERIAL SHOT AND PHOTOS OF SITE/STREET AT ARLINGTON WAY



Aerial View



Site Photos

4. SUMMARY

- 4.1 The proposal forms part of a borough-wide programme to install various energy saving measures across all housing tenure in order to help overcome fuel poverty.
- 4.2 The proposal is for the installation of externally applied insulation and render.
- 4.3 The principal issues arising from the programmed relate to, firstly, the appearance of the building following the insulation measures, and secondly, the effectiveness of the measures to overcome a number of problems residents currently face, in particular, damp, condensation and lack of insulation in winter, and summertime overheating
- 4.4 The new insulation and render system has been developed to ensure that its appearance enhances the building, provides visual interest, integrity and quality, and covers up numerous previous unsightly repairs and cables.
- 4.5 The introduction of a new insulation and render system will bring a range of benefits to residents including a reduction in fuel bills, a healthier internal residential environment with a reduction in damp and mould, and a warmer room environment in winter and a cooler room environment in summer.
- 4.6 It is recommended that the application is approved subject to conditions.

5. SITE AND SURROUNDING

- 5.1 Arlington House was constructed in 1958 using the Unity prefabricated panel construction system and is composed of two buildings; a two storey block and a three storey block, comprising 19 flats and located on Arlington Way, to the rear of Sadlers Wells Theatre. The immediate environment is one of three storey early 19thC terraces, part of which form the south east corner of Myddelton Square, together with the rear buildings of Sadlers Wells Theatre.
- 5.2 The residential blocks are not listed but are located in the New River Conservation Area.

6. PROPOSAL (IN DETAIL)

- 6.1 The cladding of the blocks with an initial layer of insulation applied to the external walls, and finished with a reinforced render system. It is also proposed to replace the front porches with lighter glazed canopies.
- 6.2 **Revisions.** Following the original submission of the application in November 2013, there has been a series of discussions and meeting between the architects and planning and design officers with recommendations made to improve the appearance of the proposal.

- 6.3 The render material and colour choice (for the main elevations and the surrounds) have developed to produce a coherent and integrated approach to the design. This has ensured that the recommended scheme remains sympathetic to the original building design intent.

7. RELEVANT HISTORY:

- 7.1 The residential blocks were constructed in 1958 using the Unity prefabricated panel construction system.

PLANNING APPLICATIONS:

- 7.2 No relevant planning applications received.

ENFORCEMENT:

- 7.3 There has been no relevant enforcement action relating to the property.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 108 adjoining and nearby properties at Arlington Way, Chadwell Street and Myddelton Square on 1st August 2014. A site notice was displayed on 1st August. The public consultation of the application therefore expired on 28th August 2014; however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 At the time of the writing of this report no responses had been received from the public with regard to the application.

Internal Consultees

- 8.3 Design and Conservation Officer: The Design and Conservation Officer who has been involved in discussions from first submission and following a series of meetings, exploring design composition, material and colour choice, is now satisfied with the submitted proposals.
- 8.4 Energy Conservation Officer: The proposals have been reviewed and all align with the aims laid out in Islington's Core Strategy and Environmental Design SPD (see p2-3 for example), to address fuel poverty, carbon emissions and the associated health impacts that these and buildings with poor thermal performance can have. The proposals also align with Islington's policies around sustainable construction. Specific comments are made about particular aspects of the programme and these are discussed in the evaluation.

9. RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

National Guidance

- 9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

- 9.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Designations

- 9.3 The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

New River Conservation Area	none
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Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.4 The following SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

10. ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:

- The design and the impact of the proposed insulation and render system on the appearance of the building and the wider neighbourhood.
- Energy efficiency and benefits of the proposed cladding for residents.

Design and the proposed appearance of the building

- 10.2 Arlington House is constructed using the Unity prefabricated panel construction system.
- 10.3 Arlington House is a modest structure within the townscape of Arlington Way but lies between the rear of Sadlers Wells Theatre and the rear of Myddelton Square and therefore occupies an important component within the conservation area. To reflect this there has been an extensive consultation

period between the Councils planning and design officers, and the architects. The scheme as now presented represents the results of these discussions and recommendations. It is proposed to wrap the external walls with 100mm EPS insulation, then a polymer-modified render basecoat and supporting mesh, and finally a polymer-modified self colouring render finish.

- 10.4 The present window reveals are shallow, only about 10-20mm deep. The additional depth, of approximately 110mm, will provide deeper reveals, giving greater modelling and visual interest.
- 10.5 Elevation studies have been produced during the design process to ensure that the remodelled elevations are not too horizontal in emphasis, whilst the render colour is appropriate to its context. This has now been achieved. The surrounds to the deeper window reveals will be in a different colour to the main elevation, to highlight and define the bolder openings.
- 10.6 It is also proposed to replace the existing somewhat elaborate open porches with simpler and more appropriate lightweight canopy structures.
- 10.7 The present elevations have become cluttered over time with cable and pipes and the opportunity to remove and rationalise these will further improve the appearance of the blocks.
- 10.8 The proposed design is considered to comply with policy CS9 which seeks high quality architecture that enhances Islington's built environment and policies DM2.1 and DM2.3 in demonstrating architectural design quality and detailing within the context of the conservation area.

Energy Efficiency and the benefits of the new cladding system to the environment and to the residents

- 10.9 The proposed external insulation works to Arlington House are part of an initiative by Islington Council aimed at reducing fuel poverty, providing insulation and reducing CO2 emissions. The project will improve the affordability of housing by reducing heating bills, and the quality of housing by reducing damp, mould and condensation. The works will also reduce health inequality and health outcomes for residents as a result of the improved internal environment and resultant reductions in fuel consumption and fuel bills.
- 10.10 The original method of construction has meant that the external walls have poor thermal insulation properties and many cold bridges in the cavities. The result is high U values and very poor thermal insulation.
- 10.11 To overcome this it is proposed to wrap the blocks in a 100mm thick layer of insulation, applied to the face of the external walls. The insulation is then finished with a reinforced render system, which acts as the waterproofing layer, and providing a durable finish. In winter this will mean that heat within the dwelling will not disperse through the wall to the (colder) outside air. In summer the opposite effect will prevail: heat from the sun will less easily pass through the insulation and external wall into the dwelling. An estimated 5282

kWh annual energy saving per property would be made using the national Carbon Emissions Reduction Target figures published by OFGEM and applied to the specific Islington Council owned stock type.

- 10.12 It is estimated that the project will save £245 per year from each households heating bills and the system will be low maintenance.
- 10.13 Potential summertime overheating happens as the flats also currently gain heat through solar gains via the concrete walls. This effect is greatest for the taller blocks (less so for Arlington House) which experience more exposure to sunlight and whose walls are highly absorbent of solar radiation. This heat collected is then transferred to the properties inside. The presence of external insulation should reduce summer heat gains through two means. Firstly, the new surfaces will absorb much less solar heat than the current walls do. Secondly, the insulating layer will reduce the passage of heat from the outside rendered layer through the walls to the interior of the flats. The properties themselves have significant thermal mass (from the concrete structure) and ventilation available (through background ventilation and openable windows). Therefore, the external insulation systems can make a significant contribution to reducing summer overheating within the blocks. The increase in depth of the window reveals would also make a small contribution to reducing solar gain through the buildings window openings.
- 10.14 The application does not propose measures that will create emissions through direct energy use, so no assessment of emissions or offset is required in this case.
- 10.15 For an application of this type, assessment of the properties using either the BREEAM or Code for Sustainable Homes methodologies is not required.
- 10.16 The proposed work is considered to comply with policy CS10 which seeks to minimise Islington's contribution to climate change, and policies DM7.1, DM7.2 and DM7.5 which seek to integrate best practice sustainable design standards, best practice energy efficiency standards and maximise passive design measures to control heat gain and deliver passive cooling.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposal is welcome as part of the Council's programme to reduce fuel poverty across the Borough.
- 11.2 The proposed external insulation works will improve the affordability of housing by reducing heating bills, and the quality of housing by reducing damp, mould and condensation, but also will help reduce summer overheating. The works will also reduce health inequality and health outcomes

for residents as a result of the improved internal environment and resultant reductions in fuel consumption and fuel bills, and reduced CO2 emissions will serve a wider environmental benefit.

- 11.3 The design and material of the proposed render system will ensure that the integrity and character of the original façade is retained whilst providing a modern, dignified and attractive appearance that will enhance the building.

Conclusion

- 11.4 It is recommended that planning permission be granted subject to conditions for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the grant of planning permission be subject to **conditions** to secure the following:

List of Conditions:

1	3 Year Consent Period
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>AH-00, AH-01, AH-02 rev a, AH-03 rev a, AH-04, AH-05, AH-06, Design and Access Statement rev A (July 2014).</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials
	<p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:</p> <p>a) Render and render surrounds (including colour, texture and method of application)</p> <p>The development shall be carried out strictly in accordance with the details so</p>

	<p>approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard</p>
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List of Informatives:

1	<p>Positive Statement</p>
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. Whilst no substantive pre-application discussions were entered into, the applicant worked in a proactive manner with the Local Planning Authority, taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in accordance with the requirements of the NPPF.</p>

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan policies and guidance notes pertinent to the determination of this planning application.

1 National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2011 - Spatial Development Strategy for Greater London

1 Context and strategy

Policy 1.1 Delivering the strategic vision and objectives for London

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.2 Improving health and addressing health inequalities

Policy 3.5 Quality and design of housing developments

5 London's response to climate change

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.9 Overheating and cooling

7 London's living places and spaces

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.4 Local character

Policy 7.6 Architecture

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Policy CS10 (Sustainable Design)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.3 Heritage

Housing

DM3.2 Existing housing

DM3.4 Housing standards

Health and open space

DM6.1 Healthy development

Energy and Environmental Standards

DM7.2 Energy efficiency and carbon reduction in minor schemes

DM7.4 Sustainable design standards

DM7.5 Heating and cooling

3. Designations

The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- New River Conservation Area
- none

4. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington UDP

Environmental Design

- Urban Design Guide
- Conservation Area Design Guidelines

London Plan

- Housing
- Sustainable Design & Construction