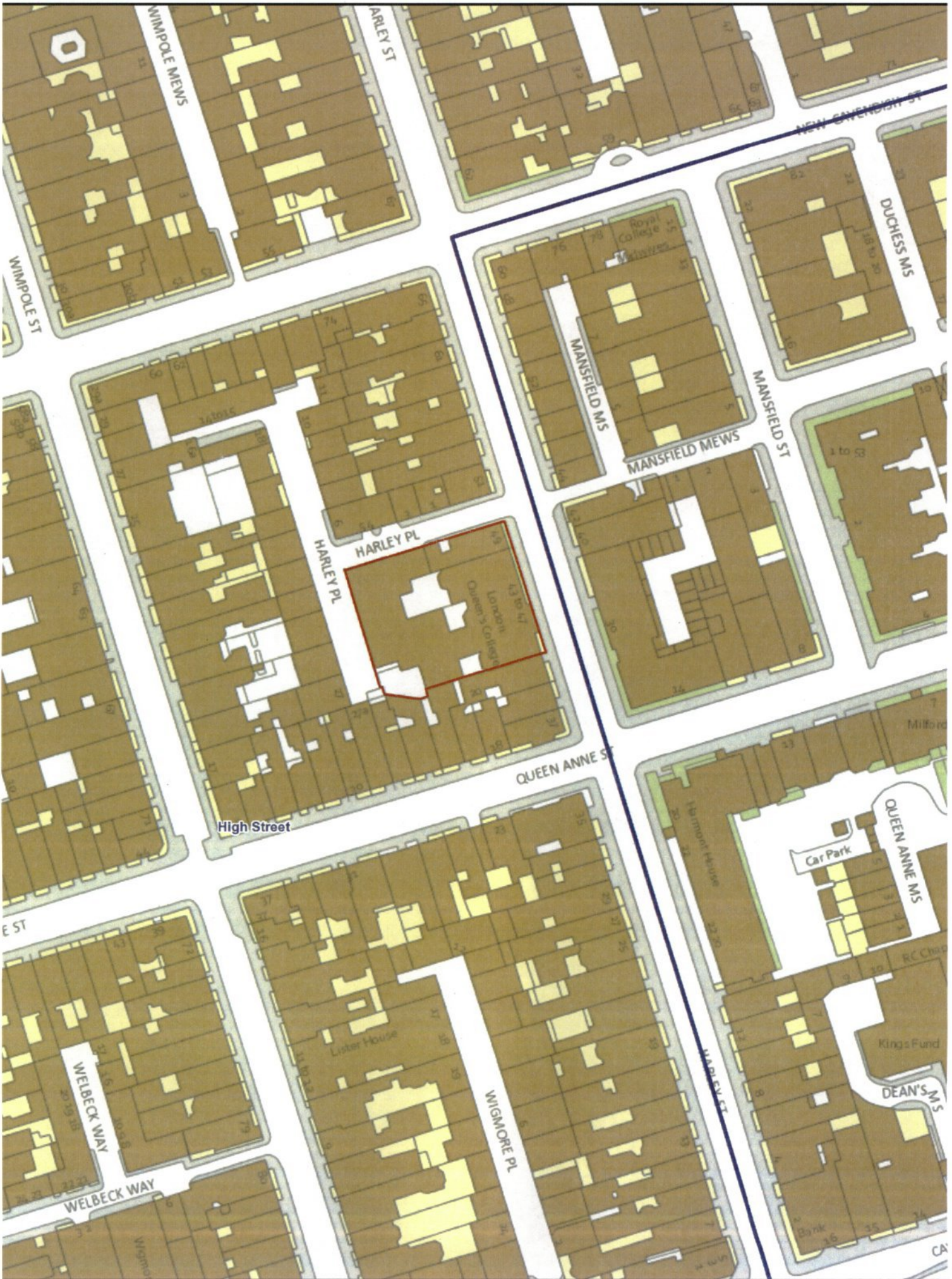


<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 21 April 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning	<b>Wards involved</b> Marylebone High Street		
<b>Subject of Report</b>	<b>43-49 Harley Street, London, W1G 8BT</b>		
<b>Proposal</b>	Demolition of existing roofs and erection of mansard roof extension to Nos. 43 -47, small rear infill extension at third floor level at No. 43, and associated internal alterations; all to provide additional educational floorspace (Class D1).		
<b>Agent</b>	Vail Williams LLP		
<b>On behalf of</b>	Mr Simon Turner		
<b>Registered Number</b>	14/11688/FULL 14/11689/LBC	<b>TP / PP No</b>	TP/5189
<b>Date of Application</b>	26.11.2014	<b>Date amended/ completed</b>	10.12.2014
<b>Category of Application</b>	Minor		
<b>Historic Building Grade</b>	Grade II Listed Building		
<b>Conservation Area</b>	Harley Street		
<b>Development Plan Context</b> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Central Activities Zone		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.







43-49 Harley Street, W1

## 2. SUMMARY

The application site comprises of Nos. 43-47 Harley Street, which are Grade II listed buildings situated within the Harley Street Conservation Area. Permission is sought for the demolition of existing roofs and erection of a mansard roof extension to Nos. 43-47, a small rear third floor infill extension at No. 43 and associated internal alterations; all to provide additional educational floorspace (Class D1).

The key issues for consideration are:

- The impact of the proposals upon the amenities of neighbouring residents.
- The impact of the works upon both the special interest of the listed building and the character and appearance of the conservation area.

The proposals are, on balance, considered acceptable on amenity, design, conservation and listed building grounds and comply with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies.

## 3. CONSULTATIONS

### MARYLEBONE ASSOCIATION

The proposed mansard roof appears to be of significant height and consideration should be given to reducing the height to limit visual impact. Also believe that the plans are inaccurate.

### COUNCIL FOR BRITISH ARCHAEOLOGY

The application would have a negative impact upon the significance of the heritage asset given the loss of the existing roof structures (at least one of which is not a modern replacement)

### ENGLISH HERITAGE

Flexible authorisation dated 23 December 2014

### THAMES WATER

Request the imposition of a condition requiring the submission of a drainage strategy prior to commencement of development.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 115; Total No. of Replies: 3.

Two letters of objection received on the following grounds:

- The daylight and sunlight report submitted by the applicant shows that the proposals will have a significant impact on daylight and sunlight levels to neighbouring properties.
- The new mansard roof should be designed to be set back from the front elevation to reduce loss of light to neighbouring properties.
- The proposal could be redesigned to so that new floorspace could be accommodated without raising the roof line.
- Plans are inaccurate.

One neutral letter received which raised the following points:

- A condition should be imposed to formalise the school's commitment not to increase student numbers.
- A condition should be imposed to prevent the use of Harley Place for student entry/exit and/or all goods deliveries during construction phase.
- A condition should be imposed to prevent the use of the rear yard for the storage/collection of waste.

## **4. BACKGROUND INFORMATION**

### **4.1 The Application Site**

The application site comprises of No's 43-47 which are four storey (basement and three upper stories) and are linked at each floor level. The buildings are all Grade II listed and form part of a terrace located on the western side of Harley Street within the Harley Street Conservation Area and core Central Activities Zone. The buildings are in lawful planning use as a private school and are occupied by Queen's College London.

### **4.2 Relevant History**

In 1990 planning permission and listed building consent were refused by the City Council for the erection of a new mansard storey to 43-47 Harley Street, third and fourth level rear extension to No. 45, third level rear extension to No. 43; all for educational use. The application was subsequently allowed by the Planning Inspectorate, however the works never commenced.

## **5. THE PROPOSAL**

The proposals relate to the demolition of existing roofs and the erection of new mansards to create new floorspace at fourth floor level. A small extension to the rear of No. 43 at third floor level is also proposed. Internally the proposals involve rebuilding the upper part of the secondary stair at No. 43, extending the third floor WCs in No. 45, installing a lift in place of the staircase in No. 45 which runs to the new fourth floor and removing a secondary stair to the roofspaces of No. 47.

The plans originally included a small closet wing extension at the rear of No. 45, however, this has been deleted from the proposals. The Marylebone Association believe that the plans are inaccurate, however, the amended plans no longer include the closet extension of No. 45.

## **6. DETAILED CONSIDERATIONS**

### **6.1 Land Use**

The increase in educational floorspace is acceptable in principle. The floorspace increase of 392m<sup>2</sup> falls below the 400m<sup>2</sup> threshold set out within Westminster City Plan: Strategic Policy S1 and Unitary Development Plan policy CENT 3 which requires the provision of self-contained residential accommodation.

### **6.2 Townscape and Design**

The buildings are all Grade II listed and make a positive contribution to the Harley Street Conservation Area. The proposals involve the demolition of the existing roofs, the erection of mansard roofs, and extensions at the rear.

In 1991 planning permission and listed building consent were granted at appeal for roof extensions on the buildings. However, since that time there have been several changes in the planning background, as follows.

The District Plan has been replaced by the Unitary Development Plan and the City Council has published its Harley Street Conservation Area Audit and its supplementary planning guidance, 'Roofs - A Guide To Alterations And Extensions On Domestic Buildings'. In all these documents the policy presumption for the protection of historic roofs and against roof extensions has been strengthened. The Harley Street Conservation Area Audit (2008), which

interprets the Unitary Development Plan policies, identifies the buildings as ones where extensions would not normally be acceptable.

Furthermore these buildings form a small but significant group of buildings which do not feature roof extensions. Even if they were not listed there is a policy presumption (DES 6) against adding roof extensions, and for maintaining the existing, historic, roofscape of the group. This conclusion is endorsed by the Harley Street Conservation Area Audit.

In light of the above changes to policy and guidance, it is considered that the proposed extensions are contentious in design policy terms. The Marylebone Association also object to the height of the new mansard roofs and the existing pitched roofs, which, although not Georgian, are characteristic of Georgian buildings and of the Harley Street Conservation Area. Their loss would be harmful in listed building and conservation area terms. The Council for British Archaeology objects to this loss of existing roof structures.

However, having identified that the proposals cause harm to both the listed buildings and the Harley Street Conservation Area, and acknowledging the need under the Acts to have special regard to their protection, it is necessary to consider whether or not the harm is outweighed by public benefits.

The school has provided a statement of requirement for the additional floorspace. This sets out that the school has no intention to increase its pupil capacity. Rather, the school have a requirement to provide dedicated and individual study facilities for its sixth form pupils. They contend that the construction of the roof extension will allow this facility to be built and is one which many secondary schools, especially their competitor schools, already have. Whilst the application is finely balanced due to the impact of the proposals on the listed building, it is considered that the provision of improved educational facilities will provide a public benefit sufficient to outweigh the harm to the listed building and wider conservation area.

### **6.3 Residential Amenity**

Objections have been received from occupiers of two separate residential properties within 30 Harley Street, located opposite the application site, on the grounds that the scheme would result in a loss of daylight and sunlight to their properties.

Westminster City Plan: Strategic Policy S29 and UDP Policy ENV 13 and seek to ensure that new developments do not result in a material loss of amenity to existing residents.

#### Daylight and Sunlight

Recommended standards for daylight and sunlight in residential accommodation are set out in the Building Research Establishment (BRE) publication 'Site layout for daylight and sunlight' 2011.

Vertical Sky Component (VSC) is the amount of light hitting the surface of a window. If this achieves 27% or more, the BRE guidance advises that the window will have the potential to provide good levels of daylight. The guidance also suggests that reductions from existing values of more than 20% should be avoided as occupiers are likely to notice the change.

A Daylight/Sunlight Report has been submitted in support of the application. This assesses the impact of the development on 30 Harley Street as well as other surrounding properties. The report illustrates that although windows at each floor level will experience reductions, the vast majority of these will be slight; measuring 10% or less. The losses are therefore below the BRE guidance of 20% which should be avoided as occupiers are likely to notice the change.

At third and fourth fifth floor levels there are five windows which would experience losses of between 25%-56%. Although these losses appear to be substantial, they relate to windows which are recessed, with balconies located directly above and which currently receive very low levels of light (with existing levels of between 0.58 and 2.92 VSC). The BRE guidance recognises that windows with balcony projections directly above can significantly reduce light, meaning that even a slight change in obstruction can result in a disproportionate impact on VSC levels. Accordingly, the BRE guidance shows that VSC analysis can be undertaken with the balconies removed. The applicants' report has carried out this assessment and this shows that VSC reductions subsequently reduce to between 3-5%. These represent minor reductions in daylight which are unlikely to be noticeable to residents. VSC losses to all other surrounding properties would not exceed 20%.

In terms of sunlight the BRE guidance states that sunlight need only be tested where the development lies to the south of the window in question. Sunlight tests have been undertaken for 30 and 40 Harley Street.

With regard to the impact on levels of sunlight, the BRE guidelines state that rooms will appear reasonably sunlit provided that they receive 25% of annual probable sunlight hours (APSH), including at least 5% of annual winter sunlight hours. A room will be adversely affected if this is less than the recommended standards and reduced by more than 20% of its former values. The sunlight analysis shows that no neighbouring properties' windows will suffer any losses greater than the 20% threshold.

#### Increase in pupil numbers and arrangements during construction

A letter from a residential occupier within Harley Place, to the rear of the application site, has requested the imposition of planning conditions to prevent the works harming residential amenity. The suggested conditions relate to a formalisation of the school's commitment not to increase pupil numbers and conditions to prevent use of the school's rear entrance for student access or deliveries, nor the use of the rear yard for storage and waste collection.

The School have confirmed that there is no intention to increase pupil numbers and that the proposed extensions are required solely to provide improved sixth form facilities. The concerns about the potential rearrangement of student access and waste and storage arrangements during construction works are noted, but these concerns are not a reason to withhold permission. Permission would, however, be subject to the standard condition governing the hours of building works, and a detailed Construction Management Plan to demonstrate that the impact of the amenity of adjoining residents is minimized.

It is considered that the proposals would not adversely affect neighbours' amenities and the objections received cannot be supported.

#### **6.4 Transportation/Parking**

The proposals do not require any additional parking provision.

#### **6.5 Economic Considerations**

Any economic benefits generated are welcomed.

#### **6.6 Other UDP/Westminster Policy Considerations**

Not applicable.

#### **6.7 London Plan**

The proposal does not raise any strategic implications.

## 6.8 National Policy/Guidance Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of these applications are considered to be consistent with the NPPF unless stated otherwise.

## 6.9 Planning Obligations

None required.

## 6.10 Environmental Assessment including Sustainability and Biodiversity Issues

None required.

## 6.11 Access

Access to the main building would be unchanged.

## 6.12 Other Issues

A neighbouring occupier also objects to the accuracy of the existing drawings, however, the roof heights of the existing buildings appear to be accurately represented.

## 7. Conclusion

The proposals are considered acceptable on amenity and design grounds, and comply with the policies set out in the UDP and City Plan.

## BACKGROUND PAPERS

1. Application forms
2. Letter from English Heritage dated 23 December 2014
3. Letter from Marylebone Association dated 9 January 2015
4. Letter from Thames Water dated 17 December 2014
5. Letter from Council for British Archaeology dated 2 February 2015
6. Letter from owner/occupier of 26 Harley Place dated 30 December 2014.
7. Letter from owner/occupier of Flat 4, 30 Harley Street dated 4 January 2015
8. Letter from owner/occupier of Flat 20, 30 Harley Street dated 2 February 2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT JO PALMER ON 020 7641 2723 OR BY E-MAIL – [jpalme@westminster.gov.uk](mailto:jpalme@westminster.gov.uk)



**DRAFT DECISION LETTER**

**Address:** 43-49 Harley Street, London, W1G 8BT

**Proposal:** Demolition of existing roofs and erection of mansard roof extension to Nos. 43 -47, small rear infill extension at third floor level at No. 43, and associated internal alterations; all to provide additional educational floorspace (Class D1).

**Plan Nos:** OS 01; 1650 A3 04/B; 05/D; 08/C; 09/C; 11/C; 13/C; 15/D; 17/B; 18/A; Daylight and Sunlight Report Ref 1073/C

**Case Officer:** Billy Pattison

**Direct Tel. No.** 020 7641 3267

**Recommended Condition(s) and Reason(s):**

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

**Reason:**

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- \* between 08.00 and 18.00 Monday to Friday;
- \* between 08.00 and 13.00 on Saturday; and
- \* not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11AA)

**Reason:**

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

**Reason:**

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must apply to us for approval of detailed drawings (at scales 1:20 and 1:5) of the following parts of the development -

Mansard roofs - typical details

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these detailed drawings. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 5 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

Because these would harm the appearance of the building, and would not meet S25 or S28, or both, of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R26HC)

- 6 The mansard roof slopes shall be clad in natural Welsh slates and the dormers clad in lead.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph Harley Street of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 7 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason:

Reason: The development may lead to sewage flooding: to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

- 8 **Pre Commencement Condition.** No development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:
- (i) a construction programme including a 24 hour emergency contact number;
  - (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
  - (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
  - (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);

- (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
- (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

#### Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
  
- 2 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.  
If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>  
Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>.  
**You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.**
  
- 3 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

**DRAFT DECISION LETTER**

**Address:** 43-49 Harley Street, London, W1G 8BT

**Proposal:** Demolition of existing roofs and erection of mansard roof extension to Nos. 43 -47, extension to rear closet wing to No.45 and associated internal alterations.

**Plan Nos:**

**Case Officer:** Billy Pattison

**Direct Tel. No.** 020 7641 3267

Unconditional or if an Advert Application only the standard advert conditions

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

**Reason:**

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- \* between 08.00 and 18.00 Monday to Friday;
- \* between 08.00 and 13.00 on Saturday; and
- \* not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11AA)

**Reason:**

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

**Reason:**

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must apply to us for approval of detailed drawings (at scales 1:20 and 1:5) of the following parts of the development -

Mansard roofs - typical details

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these detailed drawings. (C26DB)



**Reason:**

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 5 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

**Reason:**

Because these would harm the appearance of the building, and would not meet S25 or S28, or both, of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R26HC)

- 6 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

**Reason:**

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph Harley Street of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 7 The mansard roof slopes shall be clad in natural Welsh slates and the dormers clad in lead.

**Reason:****Informative(s):**

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**  
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- \* any extra work which is necessary after further assessments of the building's condition;
- \* stripping out or structural investigations; and
- \* any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

QUEENS COLLEGE LONDON. 43 - 49 HARLEY STREET, LONDON. W1G 8BT.

scale 1:200 @ A3 / 1:100 @ A1 date 20.05.14

KYRKE & SMITH

Ascension House 197 Grove Lane London SE5 8BP  
0 2 0 7 7 3 7 4 9 5 4 contact@AKSarchitects.co.uk

FRONT AND REAR ELEVATION AS EXISTING AND AS PROPOSED

Drawing no. **A3 09 C**  
Job no. 1650



FRONT ELEVATION AS EXISTING



43 45 47 49  
FRONT ELEVATION AS PROPOSED



REAR ELEVATION AS EXISTING



REAR ELEVATION AS PROPOSED

REVISIONS  
A: 10.10.14: Rear extension removed.  
B: 05.11.14: Roof profile altered.  
C: 17.02.15: Existing roof profile altered.

QUEENS COLLEGE LONDON. 43 - 49 HARLEY STREET, LONDON. W1G 8BT.

scale 1:100 @ A3 / 1:50 @ A1 date JAN 89 DRAWING 400 63 (REDRAWN) 09.04.14

KYRKE & SMITH

Ascension House 197 Grove Lane London SE5 8BP  
0 20 7737 4954 contact@AKSarchitects.co.uk

FRONT ELEVATION AS EXISTING

Drawing no. **A3 10 A**  
Job no.1650

Revisions

A: 17.02.15. Existing roof profile altered.



FRONT ELEVATION AS EXISTING



QUEENS COLLEGE LONDON. 43 - 49 HARLEY STREET, LONDON. W1G 8BT.

scale 1:100 @ A3 / 1:50 @ A1 date APRIL 93 DRAWING 604 08 (REDRAWN) 14.05.14

KYRKE SMITH

Ascension House 197 Grove Lane London SE5 8BP  
0 2 0 7 7 3 7 4 9 5 4 contact@AKSarchitects.co.uk

REAR ELEVATION AS EXISTING

Drawing no. **A3 14 B**  
Job no. 1650

Revisions

A: 20.05.14. Detail added.

B: 17.02.15. Existing roof  
profile altered.



REAR ELEVATION AS EXISTING

QUEENS COLLEGE LONDON. 43 - 49 HARLEY STREET, LONDON. W1G 8BT.

scale 1:100 @ A3 / 1:50 @ A1 date JUNE 89 DRAWING 400 67A REDRAWN 09.04.14

KYRKE & SMITH

Ascension House 197 Grove Lane London SE5 8BP  
0 2 0 7 7 3 7 4 9 5 4 contact@AKSarchitects.co.uk

FRONT ELEVATION AS PROPOSED

Drawing no. **A3 11 C**  
Job no.1650

Revisions

A: 20.05.14. Detail added.

B: 04.11.14. Hipped roof added to 47.

Parapet wall detail added. 47 ridge reduced

C: 17.02.15. Existing roof profile altered.



43

45

47

49

FRONT ELEVATION AS PROPOSED

QUEENS COLLEGE LONDON. 43 - 49 HARLEY STREET, LONDON. W1G 8BT.

scale 1:100 @ A3 / 1:50 @ A1 date APRIL 93 DRAWING 604 08(REDRAWN) 14.05.14

KYRKE SMITH

Ascension House 197 Grove Lane London SE5 8BP  
020 7737 4954 contact@AKSarchitects.co.uk

REAR ELEVATION AS PROPOSED - OPTION 1

Drawing no. **A3 15 D**  
Job no.1650



REAR ELEVATION AS PROPOSED

QUEENS COLLEGE LONDON. 43 - 49 HARLEY STREET, LONDON. W1G 8BT.

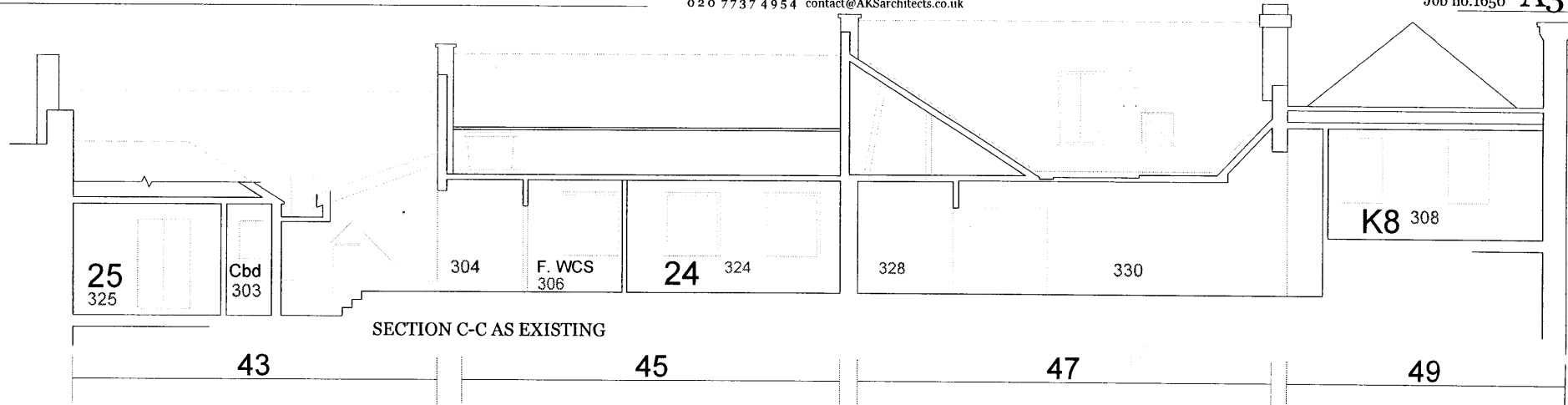
scale 1:100 @ A3 / 1:50 @ A1 date 02.04.14

**KYRKE SMITH**  
ARCHITECTS

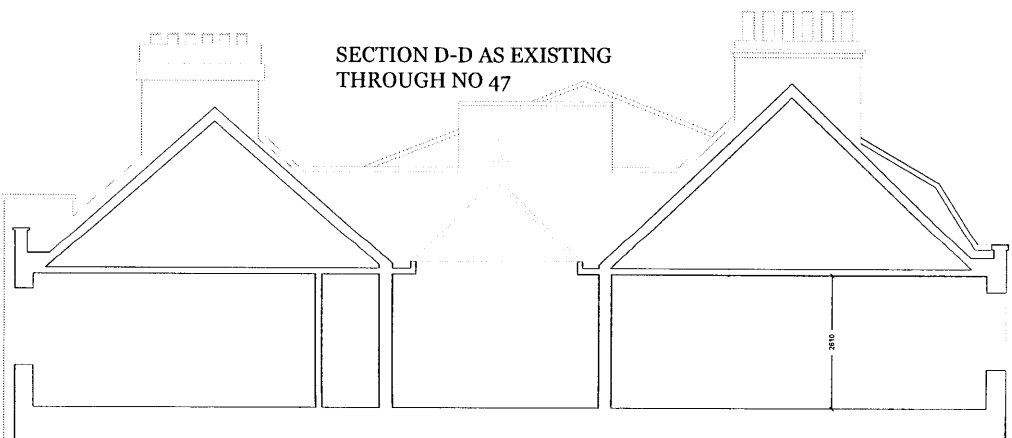
Ascension House 197 Grove Lane London SE5 8BP  
020 7737 4954 contact@AKSarchitects.co.uk

SECTIONS AS EXISTING AND PROPOSED

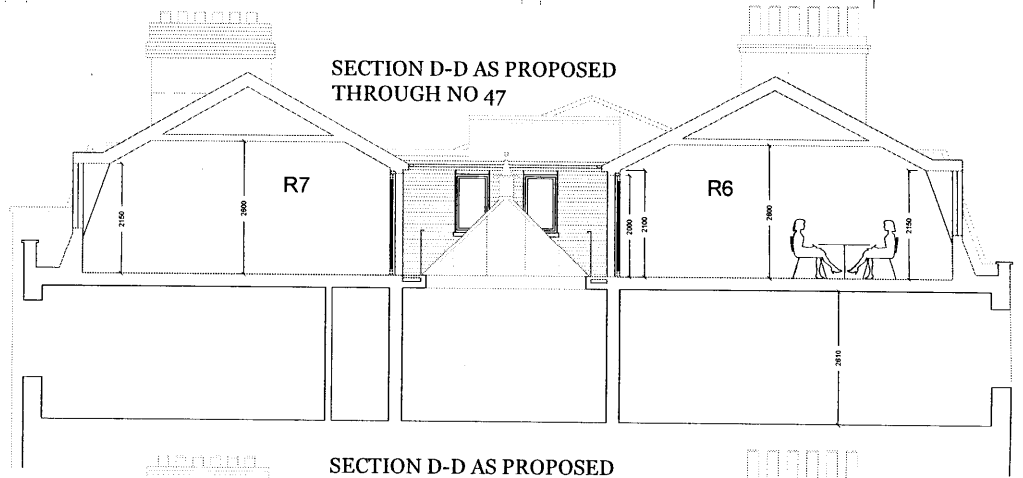
Drawing no. **A3 08 C**  
Job no. 1650



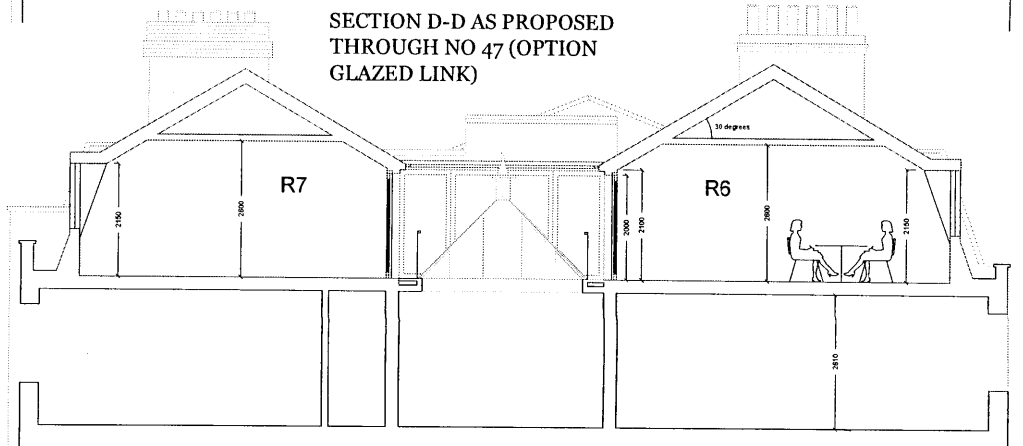
SECTION D-D AS EXISTING  
THROUGH NO 47



SECTION D-D AS PROPOSED  
THROUGH NO 47



SECTION D-D AS PROPOSED  
THROUGH NO 47 (OPTION  
GLAZED LINK)



- Revisions  
A: 20.05.14. Detail added.  
B: 05.11.14. Roof profile altered.  
C: 17.02.15. Existing roof profile altered.

CHECK ALL DIMENSIONS ON SITE BEFORE USE