

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 16 June 2015	Classification For General Release	
Report of Director of Planning		Wards involved St James's	
Subject of Report	18-19 Buckingham Gate, London, SW1		
Proposal	Demolition of 18 and 19 Buckingham Gate and their replacement with a building comprising sub-basement, basement and seven upper floors, including the creation of terraces at first, fourth, fifth, sixth and roof levels; off street car parking and car lift accessed from Catherine Place and mechanical plant at basement and roof levels; in association with the use of the building as 14 residential flats (Class C3) (8 x 2 bed, 5 x 3 bed and 1 x 4 bed flats).		
Agent	Gerald Eve LLP		
On behalf of	GSP Real Estate Ltd		
Registered Number	15/00834/FULL	TP / PP No	TP/5381/2721
Date of Application	30.01.2015	Date amended/ completed	04.02.2015
Category of Application	Major		
Historic Building Grade	Unlisted		
Conservation Area	Birdcage Walk		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Core Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

1. Grant conditional permission subject to the completion of a S106 legal agreement to secure:

- i) A financial contribution towards affordable housing of £600,000 (index linked and payable on commencement of development);
- ii) S106 monitoring payment.

2. If the S106 legal agreement has not been completed within two months of the date of this resolution then:

- a) The Director of Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;

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b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.





18-19 BUCKINGHAM GATE, SW1

2. SUMMARY

18 - 19 Buckingham Gate are unlisted buildings located within the Birdcage Walk Conservation Area and the Core Central Activities Zone. No.18 Buckingham Gate is a six storey office building with a four storey annexe building to the rear, and No. 19 Buckingham Gate is a seven storey office building. No.18 is considered a negative feature in the conservation area and No.19 is considered to make a neutral contribution to the conservation area's character and appearance.

Planning permission is sought for the demolition of Nos. 18 and 19 Buckingham Gate and their replacement with a building comprising sub-basement, basement and seven upper floor levels, including the creation of terraces at first, fourth, fifth, sixth, and roof levels; off street car parking and car lift accessed from Catherine Place; and mechanical plant at basement and roof levels; in connection with the use of the building as 14 residential flats (Class C3) (8 x 2 bed, 5 x 3 bed and 1 x 4 bed flats).

The key issues in this case are:

- The acceptability of the proposals in land use terms with particular regard to the Council's affordable housing policies;
- The impact on the character and appearance of the building and the Birdcage Walk Conservation Area;
- The impact of the proposals on the amenity of neighbouring residents;
- The impact of the proposals on the surrounding highway network.

The proposed development is considered to be acceptable in land use, design, amenity, transportation and environmental terms and would comply with relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies.

3. CONSULTATIONS

WESTMINSTER SOCIETY

The Society regards this project as a scheme of merit and hence worthy of support.

HIGHWAYS PLANNING MANAGER

Could be made acceptable on transportation grounds subject to conditions requiring details of the car stacking system, vehicle tracking diagrams, electric charging points, and a Parking Management Strategy.

BUILDING CONTROL

The structural method statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of groundwater, including underground rivers, has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The basement is to be constructed using RC underpinning with internal RC retaining walls which is considered to be appropriate for this site. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

ENGLISH HERITAGE

Recommend that the application should be determined in accordance with national and local policy guidance.

ENVIRONMENTAL HEALTH

Concerned about means of escape in case of fire in Flats 1, 2, 3 and 4.

ENVIRONMENT AGENCY

Consider this development to be at a low risk of flooding.

LONDON UNDERGROUND

No comment except that the developer should continue to work with London Underground engineers.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 120; Total No. of Replies: 2.

Letter from Alec Court Management Committee on behalf of residents at Alec Court, 47 Catherine Place who do not object to the principle of a residential development but have significant concerns about:

- The potential impact of the development on the structural integrity of Alec Court;
- Disruption during demolition and construction works;
- The potential impact of the proposed car parking arrangements (noise and vibration from car stacker and vehicle entrance gate).

Objection from German-British Chamber of Industry and Commerce at 16 Buckingham Gate who object to the potential impact of the development on the structural integrity of 16 Buckingham Gate.

ADVERTISEMENT/SITE NOTICE: Yes.

4. BACKGROUND INFORMATION**4.1 The Application Site**

18 - 19 Buckingham Gate are unlisted buildings located within the Birdcage Walk Conservation Area and the Central Activities Zone. No.18 Buckingham Gate is a six storey office building with a four storey annexe building to the rear, and No. 19 Buckingham Gate is a seven storey office building.

The site is next to Nos.17 and 20 Buckingham Gate, which are both Grade II listed. No. 17 was formerly in office use but has permission for a residential conversion. No. 20 is currently occupied by the High Commission of the Kingdom of Swaziland. The site also shares a side boundary with No. 16 Buckingham Gate which is in office use occupied by the German-British Chamber of Industry and Commerce. To the rear of the site is Alec Court, No. 47 Catherine Place which is in residential use (eight flats), and No. 51 Catherine Place which is in office use but also has permission for a residential conversion. The site has an existing basement car park which is accessed from Catherine Place and extends below Alec Court at basement level. A vehicle access ramp for the basement car park runs through Alec Court at ground level.

4.2 Relevant History**No.18 Buckingham Gate**

No.18 Buckingham Gate was occupied by a 1730s Georgian townhouse until a public inquiry in 1962 allowed its replacement with a six storey office building and a four storey annexe building to the rear.

No.19 Buckingham Gate

No.19 Buckingham Gate was also first developed in the 1730s and subsequently destroyed by bomb damage in WWII. In 1953 a seven storey office block was built on the site which was comprehensively remodelled in 1986-7.

7 October 2013: Permission granted for alteration and replacement of front and rear windows and doors; reduction of rear ground floor extension to provide enlarged courtyard garden; use of rear first floor roof as a terrace with associated railings; alterations to front entrance steps; all in association with the use of the building as five residential flats (Class C3).

5. THE PROPOSAL

Planning permission is sought for the demolition of Nos. 18 and 19 Buckingham Gate and their replacement with a building comprising sub-basement, basement and seven upper floor levels, including the creation of terraces at first, fourth, fifth, sixth, and roof levels; off street car parking and car lift accessed from Catherine Place; and mechanical plant at basement and roof levels; in connection with the use of the building as 14 residential flats (Class C3) (8 x 2 bed, 5 x 3 bed and 1 x 4 bed flats).

6. DETAILED CONSIDERATIONS

6.1 Land Use

The existing and proposed land uses are summarised below:

Table 1. Existing and Proposed Land Uses

Use	Existing (m2 GEA)	Proposed (m2 GEA)	Uplift (m2 GEA)
Office (Class B1)	2901	0	-2901
Residential (Class C3)	0	3744	+3744

6.1.1 Loss of office

The scheme involves the loss of 2901m² of office floorspace within the CAZ. The applicant considers that the existing office accommodation is dated and it would be beneficial for the buildings to be returned to their original residential use. The City Council does not currently have a policy which protects existing office floorspace and therefore the loss of the existing office accommodation is considered acceptable.

No.19 Buckingham Gate has permission for change of use to residential, therefore the principle has been established on a proportion of the site.

6.1.2 Residential Use

The use of the proposed building for residential purposes is supported by Policies H3 of the UDP and S14 of Westminster's City Plan.

The proposal would create 3744m² of residential floorspace (GEA) in the form of 14 flats with associated car parking and services. This would make an important contribution to new housing provision and is welcomed in policy terms.

6.1.3 Residential mix and standard of accommodation

The proposal would create 14 residential units in the following housing mix:

Table 2. Mix of units

Units	Number	%
2 bed	8	57
3 bed	5	36
4 bed	1	7
Total No.	14	100

The City Council wants to encourage more families to move into and stay in Westminster by providing more family sized housing. Policy H5 of the UDP requires that 33% of housing units be family sized (being three or more bedrooms). In this case six (43%) of the 14 units are family sized.

All units (ranging between 157m² and 348m²) have been designed to meet or exceed the Mayor's dwelling space standards set out in London Plan Policy 3.5.

The Environmental Health officer raised concerns about means of escape in case of fire in Units 1, 2, 3 and 4. The applicant has reviewed the fire strategy, including means of escape, and confirms that the proposals will be designed to be fully compliant with the appropriate fire and Building Regulations.

Policy H10 (A) states that the City Council will normally expect the provision of amenity space. This is particularly important for large units that are more likely to be occupied by families. Nine of the units would have access to a private courtyard or roof terraces. It is acknowledged that the constraints of the site would make it difficult to provide sufficient amenity space for all other units. The remaining five units however, will have Juliet balconies.

It is accepted that the background noise levels in this area of the City are high. Policy ENV6 of the UDP states that residential developments are required to provide adequate protection from existing background noise as well as noise from within the development itself. The submitted Environmental Noise Survey addresses the issue of internal noise levels to the new flats and assesses the building envelope's acoustic performance. This is a redevelopment which would incorporate double glazed windows and the high specification building fabric necessary to meet modern performance standards. A system of mechanical ventilation for the new flats is proposed should residents choose to keep their windows shut. Conditions are recommended to ensure that sufficient measures are put in place to mitigate against internal and external noise.

Overall, the quality and quantity of residential accommodation is acceptable in terms of layout, natural daylight, and internal noise levels.

6.1.4 Affordable Housing

Policy H4 of the UDP and S16 of Westminster's City Plan and Interim Guidance Note Implementation of Affordable Housing are relevant.

The policy requirement is that proposals for housing developments of either 10 or more additional units or over 1000m² additional residential floorspace will be expected to provide a proportion of the floorspace as affordable housing.

The proposed residential floorspace is 3744m² GEA. Using the calculations set out in the Interim Guidance Note, this requires 25% of the total residential floorspace to be provided as affordable housing. This equates to 936m².

Policy S16 requires the provision of affordable housing on-site. It adopts a 'cascade' approach and states that "where the Council considers that this is not practical or viable, the affordable housing should be provided off site in the vicinity. Off site provision beyond the vicinity of the development will only be acceptable where the Council considers that the affordable housing provision is greater and of a higher quality than would be possible on or off site in the vicinity...". If these options are not feasible, then a financial contribution in mitigation is an appropriate alternative, calculated according to our Interim Affordable Housing Note. A policy compliant payment in lieu is £3,905,811.

The applicant has submitted a viability report that sets out the maximum reasonable amount the scheme can afford in terms of London Plan Policy 3.12. The viability report suggests that the proposed scheme cannot provide any amount of affordable housing either on site, or off site, but can provide a payment in lieu of £430,000. This has been subject to an independent review by BNP Paribas, on behalf of the City Council, which has concluded that the proposals are capable of supporting a payment of £600,000. The agents have confirmed that the applicant is willing to make this contribution which can be secured in a legal agreement.

Whilst the offer is below the policy required amount, given that this figure has been arrived at through rigorous independent viability assessment of the scheme, it is considered that the level of contribution is reasonable. The proposed offer of £600,000 towards the Council's affordable housing fund is acceptable in the particular circumstances of this case.

6.2 Townscape and Design

The site falls within the Birdcage Walk Conservation Area. Buckingham Gate (south side) contains a number of listed buildings, and many good C19 and early C20 buildings that are unlisted buildings of merit. The scale of buildings is significant, varying between five and eight storeys. The north side of Buckingham Gate at this point is dominated by the large military complex of Wellington Barracks. To the rear of the site is a smaller scale of development with a consistent character of small residential terraces of three to four storeys, largely in brick with small scale domestic detailing.

The site itself is currently occupied by two buildings, both of which are proposed to be demolished. No.18 Buckingham Gate was a 1730s Georgian townhouse until a public inquiry in 1962 allowed its replacement with a six storey office building and a four storey annexe building to the rear. This building is considered a negative feature in the conservation area and its demolition is welcomed. No.19 Buckingham Gate was also first developed in the 1730s and subsequently destroyed by bomb damage in WWII. In 1953 a seven storey office block was built on the site which was comprehensively remodelled in 1986-7. The Conservation Area Audit identifies it as an unlisted building of merit, but also, mistakenly, identifies it as being of Victorian origins. Given the fact that it is a 1980s re-facing of a 1950s building, and that the work, while satisfactory, is not of the highest order, it is considered that it would be more appropriate to consider the building as making a neutral contribution to the conservation area's character and appearance. As such, there is no in principle objection to its demolition, subject to a satisfactory replacement.

The proposal is to replace these buildings with a new building of similar height and bulk to the front elevation. The rear is reconfigured to remove the four storey annexe and projects further back into the site than the existing building, but less than the four storey annexe. In terms of impact on views, the bulk and height is very similar from the front. From the lower scale development to the rear, there is an appreciable increase in height and mass, but the building

does not seem over-dominant in these views when seen in the context of surrounding buildings.

The proposed building is one residential apartment block with a single core, but has been designed to have the appearance of two buildings reflecting the scale of the historic building plots. The front elevations are rendered in brick, the dominant building material in Buckingham Gate. No. 18 has a handmade grey brown brick in Flemish bond with projecting headers, which provides shadowing and animation to the façade and has a subtle contemporary feel. No.19 is a handmade red brick laid in Monk Bond and has a simpler more traditional appearance. A condition is attached requiring samples and sample panels of any brickwork proposed. The variation in materials, plus the individual street accesses to each “building” and the subtle variation in window proportion and form all help to identify the separate nature of the two halves of the building and help to make the scale of the building sit more comfortably within its street context. The upper floors are set back and clad with embossed metal panels of contrasting colours. To the rear, the same principle is applied with a different coloured brick, though used in a consistent brick bond and with a generally more consistent detail of fenestration and brick detailing.

In summary, it is considered that the loss of the existing buildings is justified by the quality of the replacement building. It is considered to be a good example of contemporary design while still being respectful of their context. It is not considered that the proposal will adversely affect the setting of nearby listed buildings, nor that it will fail to preserve or enhance the character and appearance of the Birdcage Walk Conservation Area.

6.3 Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure, overlooking and encourage development which enhances the residential environment of surrounding properties.

The key issue is the impact of the proposal on the residential amenity of occupants at Alec Court, 47 Catherine Place, No. 17 Buckingham Gate, and No. 51 Catherine Place. These properties are either in residential use or have permission for residential change of use.

6.3.1 Sense of enclosure

As part of the proposals, the rear of the site is being reconfigured to remove the existing four storey annexe, which extends to the rear of No.18, and also behind No. 17 Buckingham Gate and Alec Court, 47 Catherine Place. The removal of the four storey annexe would open up the urban block and would improve the outlook and amenity to No.17 Buckingham Gate and flats on the western side of Alec Court.

The proximity of the existing four storey annexe to the rear of Alec Court is 9.2m. The proposals remove this annexe and the massing is reallocated to the rear of Nos.18 – 19, but the replacement building would project less than the existing four storey annexe. The proximity of the new building to the rear of Alec Court is 11.9m at its nearest point between basement and third floor levels. Courtyards for the new basement/ ground floor duplex flats and the existing courtyard to the rear of Alec Court sit between. From some flats in the eastern side of Alec Court, 47 Catherine Place and also No. 51 Catherine Place, there would be an appreciable increase in height and mass, however, it is not considered that the increase in sense of enclosure would be so significant to justify refusal.

The setbacks incorporated into the design of the upper floors between fourth and sixth floor levels will help minimise the effects of the development upon neighbouring residential amenity.

6.3.2 Daylight and Sunlight

The application is supported by a Daylight and Sunlight Report that analyses the impact of the development on the amount of natural light available to neighbouring buildings (Alec Court, 47 Catherine Place, No. 17 Buckingham Gate, and No. 51 Catherine Place).

The BRE guidelines state that daylight levels may be adversely affected if the Vertical Sky Component (VSC) measured at the centre of an existing main window is less than 27% and less than 0.8 times its former value. Should windows achieve sufficient levels of VSC they are seen as compliant in terms of daylight and no further tests are required.

With regard to the impact on sunlight the BRE guidelines recommend that windows should only be considered if they face within 90 degrees of due south. The guidelines state that rooms will appear reasonably sunlit provided that they receive 25% of annual probable sunlight hours (APSH), including 5% in winter. A room will be noticeably affected if it receives less than this and will be reduced by more than 20% of its former value

Alec Court, 47 Catherine Place

These dwellings are located parallel with the rear elevation and directly face the proposed development. As the potentially affected windows are orientated in a northerly direction, the BRE advises that the occupants do not have a reasonable expectation of sunlight amenity, therefore consideration was limited to effects on daylight amenity.

The VSC assessment results indicate that all windows facing the development would generally experience gains or retain values in excess of the BRE minimum target recommendations post-development. In the small number of window assessment points registering reductions, these would be so slight as to be considered unnoticeable.

The daylight distribution assessments also indicated a series of gains or slight unnoticeable differences.

No. 17 Buckingham Gate

The rear elevation of this property faces the proposed development. As the windows are southerly orientated, assessments were made of the potential effects to both daylight and sunlight amenity.

The VSC, Daylight Distribution, and APSH assessments all indicated all windows assessed would experience gains post-development due to the removal of the four storey annexe which currently obstructs its rear windows.

No. 51 Catherine Place

This property is located to the rear of the development site. The results of the daylight and sunlight assessment finds that there would be no noticeable difference to existing daylight and sunlight levels.

In summary, the Daylight and Sunlight Report finds that all neighbouring properties fully meet the BRE guidelines for daylight and sunlight.

6.3.3 Overlooking

The new building includes roof terraces at first, fourth, fifth, sixth, and roof levels. Given the distance between these terraces and surrounding properties it is not considered that they will result in any material loss of privacy or noise nuisance to neighbouring occupiers.

6.3.4 Noise impact from mechanical plant

Mechanical plant is proposed at basement levels with air intakes and extracts utilising lightwells on Buckingham Gate and Catherine Place. The applicant has submitted an acoustic report that seeks to demonstrate that the plant would not cause noise disturbance to neighbouring residential properties.

The proposal also includes the installation of a car lift with vehicular access from Catherine Place. Residents in Alec Court raise concerns about potential noise and vibration from the car lift and vehicle entrance gate.

Consideration has been given to the design of the car lift which is contained within its own structure to provide full isolation from neighbours and to provide a mass-barrier/ soundproof ceiling and walls to prevent noise intrusion to neighbours. As such, given the design of the structure, it is unlikely to result in undue noise and vibration to neighbours.

Environmental Health officers have confirmed that they have no objection subject to the Council's standard noise conditions and a further condition requiring the submission of a supplementary acoustic report once the plant selection is finalised. Subject to these conditions, it is considered that the plant and car lift will not result in noise nuisance, vibration or a loss of neighbouring amenity.

A condition is recommended requiring further details of the proposed new vehicle gate including measures to ensure there it will not cause noise disturbance.

6.4 Transportation/ Parking

6.4.1. Car Parking

UDP Policy TRANS 23 requires sufficient off-street parking to be provided in new residential schemes to ensure that parking pressure in surrounding streets is not increased to 'stress levels'.

The development proposes basement car parking provision for 14 cars. Vehicles will enter the basement car park from Catherine Place via the existing ramped entrance leading to a new car lift. The lift will take vehicles down to the off-street car parking at sub-basement level. 11 spaces are provided in a semi-automated three level stacking parking system. Two wheelchair accessible car parking spaces and a Lifetime Homes compliant enlarged space are provided separately at sub-basement level.

The Highways Planning Manager has concerns about the layout and access to the car park, however, it is not considered that permission could be reasonably withheld on these grounds.

Conditions are recommended requiring details of how the car stacking system will work, vehicle tracking diagrams to show that vehicles will be able to enter and leave in a forward gear, electric charging points for at least 20% of the bays, and details of a maintenance and management plan for the car lift and stackers which should identify process and schedule for maintenance for the car lift, maximum "down" times and alternative arrangement for vehicles during periods when the car stacker is not available for parking.

6.4.2 Cycle Parking

The plans show provision for 30 cycle spaces within a secure internal store at sub-basement level. This level of provision complies with TRANS 10 of the UDP and is secured by condition.

6.5 Economic Considerations

The proposal is in accordance with the UDP and the economic benefits generated by the proposed residential units are welcomed.

6.6 Access

The principal entrance to the site is via No.19 Buckingham Gate. The replacement of the existing building provides the opportunity to provide step free access. The new entrance leads via a reception foyer monitored by a concierge to the communal lifts and stairs. A passenger lift provides access to all floors except the upper level of the duplex penthouses on the sixth floor. The entrances to individual dwellings are accessed from corridors designed in accordance with Building Regulations and the Wheelchair Housing Design Guide.

Most of the units, with the exception of Units 2, 3, 4, 5 and 13 have been designed to meet Lifetime Home space standards. These units are duplex flats where it is proposed that the living spaces are not at the same level as the entrance (contrary to LTH criteria). In the case of Units 2–5, these arrangements were developed to enable the living spaces to benefit from south facing courtyard amenity spaces. In the case of Unit 13 this arrangement was developed because it was not possible to configure a marketable apartment layout that has a living space at the entrance level.

6.7 Other UDP/Westminster Policy Considerations

6.7.1 Basement Excavation

Objections have been raised from neighbours at 16 Buckingham Gate and Alec Court, 47 Catherine Place who are concerned about the potential impact of the development upon the structural integrity of their buildings.

Studies have been undertaken which advise that subterranean development in a dense urban environment, especially basements built under existing vulnerable structures is a challenging engineering endeavour and that in particular it carries a potential risk of damage to both the existing and neighbouring structures and infrastructure if the subterranean development is ill-planned, poorly constructed and does not properly consider geology and hydrology.

The applicant has provided a structural engineer's report explaining the likely methodology of excavation works. This report has been considered by our Building Control officers who advised that the structural approach appears satisfactory. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

This report has been considered by our Building Control officers who advised that the structural approach and consideration of the local hydrology appears satisfactory. We are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the decision letter. It is considered that this is as far as we can reasonably take this matter under the planning considerations of the proposal as matters of detailed engineering techniques and whether they secure the structural integrity of the development and

neighbouring buildings during construction is not controlled through the planning regime but other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

6.7.2 Construction Management

Concerns have been raised from neighbours at Alec Court, 47 Catherine Place regarding the potential disruption during demolition and construction works. Residents are concerned that it would be disruptive if construction traffic were to use the existing vehicle access ramp which runs through Alec Court at ground floor level. As such, residents request that all construction traffic is required to access the site via Buckingham Gate rather than Catherine Place.

A Construction Management Plan (CMP) has been submitted which sets out the proposed measures to minimise the impact of construction vehicle activity in the immediate vicinity of the development site and on the surrounding public highway during the strip out, demolition and construction phases of the proposed redevelopment.

The CMP sets out that all large construction vehicles, for example Low Loaders (17.9m in length), Large Tippers (10.2m in length), Rigid Trucks (10m in length), and Concrete Mixers (8.36m in length) will only access the site from the Buckingham Gate frontage.

Regarding the use of Catherine Place by vehicles during the construction phase, the CMP, does not anticipate that Catherine Place will accommodate any significant volume of construction vehicles as part of the works at 18-19 Buckingham Place. However, it is envisaged that a minor proportion of smaller vehicles, for example van type vehicles (8m in length) associated with the works may utilise Catherine Place on occasion, when the main loading/ delivery facility in Buckingham Gate is temporarily fully occupied. The CMP in this respect confirms that the dedicated waiting / loading area in Buckingham Gate is able to simultaneously accommodate two 10m rigid construction vehicles, or up to three smaller construction vehicles. It is thus contended, as described in the CMP, that this facility provides suitable capacity to serve the expected number of vehicles at the site during construction – without causing material impact on the operation of the public highway. This is especially the case given the management measures that the works will be subject to.

It is also relevant to highlight that Catherine Place is subject to Controlled Parking Zone restrictions, which will preclude waiting/ parking by construction vehicles (with the exception of a limited number of Pay and Display bays if available). There are also no proposals to suspend any parking bays in this street to accommodate construction vehicles, further limiting use of this street by contractors/ suppliers.

In summary, the nature of the works, which in the main requires 'large' construction vehicles, existing geometric constraints on Catherine Place and the management measures put in place by means of the CMP means that Catherine Place itself is not expected to accommodate any significant volumes of construction vehicle activity during the works.

A highways licence would be required before any construction equipment such as scaffolding or skips can be placed on the road or pavement.

A condition is recommended to restrict the hours of building works in order to mitigate the impact on nearby residential occupiers. In terms of disturbance from construction works, it is considered that works can be adequately controlled by use of the City Council's standard hours of work condition, which includes additional controls to prevent excavation works at weekends and on bank holidays. It is not reasonable, however, to restrict all construction works to Monday to Friday only.

An Informative is also recommended to encourage the applicant to join the nationally recognised Considerate Constructors Scheme as well as keeping residents informed concerning the works.

6.8 London Plan/ 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 this application are considered to be consistent with the NPPF unless stated otherwise.

6.9 Planning Obligations

On 6 April 2010 the Community Infrastructure Levy (CIL) Regulations came into force which make it unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development, or any part of a development, whether there is a local CIL in operation or not, if the obligation does not meet all of the following three tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development;
- (c) fairly and reasonably related in scale and kind to the development.

Policy S33 of the City Plan relates to planning obligations. It states that the Council will require mitigation of the directly related impacts of the development; ensure the development complies with policy requirements within the development plan; and if appropriate, seek contributions for supporting infrastructure. Planning obligations and any Community Infrastructure Levy contributions will be sought at a level that ensures that the overall delivery of appropriate development is not compromised.

From 6 April 2015, the Community Infrastructure Levy Regulations (2010 as amended) impose restrictions on the use of planning obligations requiring the funding or provision of a type of infrastructure or a particular infrastructure project. Where five or more obligations relating to planning permissions granted by the City Council have been entered into since 6 April 2010 which provide for the funding or provision of the same infrastructure types or projects, it is unlawful to take further obligations for their funding or provision into account as a reason for granting planning permission. These restrictions do not apply to funding or provision of non-infrastructure items (such as affordable housing) or to requirements for developers to enter into agreements under Section 278 of the Highways Act 1980 dealing with highway works. The recommendations and detailed considerations underpinning them in this report have taken these restrictions into account.

The City Council has consulted on the setting of its own Community Infrastructure Levy, which is likely to be introduced later in 2015. In the interim period, the City Council has issued

interim guidance on how to ensure its policies continue to be implemented and undue delay to development avoided. This includes using the full range of statutory powers available to the Council and working pro-actively with applicants to continue to secure infrastructure projects by other means, such as through incorporating infrastructure into the design of schemes and co-ordinating joint approaches with developers.

For reasons outlined elsewhere in this report, a S106 legal agreement will be required to secure the following:

- Payment in lieu of affordable housing (£600,000).
- S106 monitoring payment.

The proposed development is also liable for a Mayoral CiL payment.

It is considered that the 'Heads of Terms' listed above satisfactorily address City Council policies. The planning obligations to be secured, as outlined in this report, are in accordance with the City Council's adopted City Plan and London Plan policies and they do not conflict with the Community Infrastructure Levy Regulations (2010 as amended).

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

An Energy and Sustainability Strategy has been prepared in accordance with the 'Be Lean, Be Clean, Be Green' hierarchy set out in the London Plan and sets out the anticipated carbon reduction methodology and how it will be designed to achieve Code for Sustainable Homes Level 4 rating. Overall, the development will result in a 24% reduction in carbon emissions over the benchmark performance (Part L 2013 Building Regulations) which equates to a saving of approximately nine tonnes of CO₂. The measures set out in the Strategy do not fully meet the target of a 35% reduction as set out in the London Plan. However, the proposals could be accepted given the relative efficiency of the new building.

Non-accessible areas of roofs at first and main roof level have extensive bio-diverse roof planting. This approach is welcomed and will increase the biodiversity of the roof spaces.

6.11 Conclusion

For the reasons set out in this report, the proposed development is considered acceptable, subject to the recommended conditions, and would accord with the relevant land use, design, amenity, transportation, and environment policies within the UDP and City Plan.

BACKGROUND PAPERS

1. Application form.
2. Letter from the Westminster Society dated 17.02.2015.
3. Memo from Highways Planning Manager dated 20.05.2015.
4. Email from Building Control dated 30.04.2015.
5. Letter from English Heritage dated 06.03.2015.
6. Memo from Environmental Health dated 16.02.2015.
7. Letter from Environment Agency dated 06.03.2015.

8. Letter from London Underground dated 19.02.2015.
9. Letter from occupiers of 16 Buckingham Gate dated 24.03.2015.
10. Letter from Alec Court Management Committee, 47 Catherine Place dated 13.05.2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT DAVID DORWARD ON 020 7641 2408 OR BY E-MAIL – ddorward@westminster.gov.uk

DRAFT DECISION LETTER

Address: 18-19 Buckingham Gate, London, SW1

Proposal: Demolition of 18 and 19 Buckingham Gate and their replacement with a building comprising sub-basement, basement and seven upper floors, including the creation of terraces at first, fourth, fifth, sixth and roof levels; off street car parking and car lift accessed from Catherine Place and mechanical plant at basement and roof levels; in association with the use of the building as 14 residential flats (Class C3) (8 x 2 bed, 5 x 3 bed and 1 x 4 bed flats).

Plan Nos: Site Plans (7319-A-G100-P-099, 100, and 101); Existing and Proposed Plans, Sections and Elevations by Ian Simpson Architects (7319-A-G200-XP-099, 100, 101, 102, 103, 104, 105, 106, and 110; 7319-A-G200-XE-101, 102, 103, and 104; 7319-A-G200-XS-101, 102, 103, and 104; 7319-A-G200-P-098, 099, 100, 101, 102, 103, 104, 105, 106, 110, and 111; 7319-A-G200-E-101, 102, 103, 104, and 105; 7319-A-G200-S-101, 102, 103, 104, 105, 106, and 107; 7319-A-G251-D-101, 102, and 103; 7319-A-JC20-P-099, 100, 101, 102, 103, 104, 105, 106, and 110); Planning Application Summary and Planning Statement by Gerald Eve LLP; Design and Access Statement by Ian Simpson Architects; Historic Building Report by Donald Insall Architects; Flood Risk Assessment by Price and Myers; Transport Statement by Momentum Transport Planning; Daylight and Sunlight Report by GVA; Vibration Survey (Victoria Line) by Hoare Lea; Impact of Ground-Borne Noise from Operation of Crossrail by Hoare Lea; Environmental Noise Survey and Plant Assessment by Hoare Lea; Air Quality Assessment by Waterman Group; Statement of Community Involvement by Four Communications; Construction Management Plan by Odyssey Markides; Waste Management Plan by Odyssey Markides; Energy and Sustainability Strategy by Hoare Lea; Structural Methodology Statement by HTS.

Case Officer: David Dorward

Direct Tel. No. 020 7641 2408

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 Except for basement excavation work, 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.

You must carry out basement excavation work only:

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

Noisy work must not take place outside these hours. (C11BA)

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 Birdcage Walk 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 samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. 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 using the approved materials. (C26BC)

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 Birdcage Walk 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)

- 5 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

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 Birdcage Walk 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)

- 6 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

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 Birdcage Walk 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)

- 7 You must apply to us for approval of detailed drawings of the following parts of the development:
- i) metal balustrades to balconies at a scale of 1:10
 - ii) metal railings at a scale of 1:10
 - iii) metal privacy screening at a scale of 1:10
 - iv) vehicle gates to Catherine Place at a scale of 1:20
- 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 works according to these drawings.

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 Birdcage Walk 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)

- 8 You must provide the waste stores shown on drawing 7319-A-G200-P-098 before anyone moves into the residential units. You must clearly mark it and make it available at all times to everyone using the residential units. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose.

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 9 You must provide at least one parking space for each of the residential flats in the development. The parking spaces reserved for residents must be clearly identified. (C22CA)

Reason:

To provide parking spaces for people using the development as set out in TRANS 23 of our Unitary Development Plan that we adopted in January 2007.

- 10 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

To provide cycle parking spaces for people using the development as set out in TRANS 10 of our Unitary Development Plan that we adopted in January 2007

- 11 Charging points (for electric vehicles) shall be provided for 20% of the spaces in the basement car park before the occupation of the development. These recharging points shall not be removed unless authorised by the City Council, as local planning authority.

Reason:

To ensure that adequate recharging points are made available within the development hereby approved in accordance with policy S 28 of Westminster's City Plan: Strategic Policies adopted November 2013

- 12 You must apply to us for approval of a Car Park Management Plan including details of vehicle tracking diagrams and a vehicle signalling system for the basement car park prior to occupation and followed/ maintained for the life of development, unless a revised strategy is approved (in writing) by the Local Planning Authority. You must then carry out the development in accordance with these details and maintain the vehicle signalling system in working order in perpetuity.

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 13 You must apply to us for approval of a Maintenance and Management Plan for the Car Lift and Stackers prior to occupation and followed/ maintained for the life of development, unless a revised strategy is approved (in writing) by the Local Planning Authority. The plan should identify process and schedule for maintenance for the car lift, maximum "down" times and alternative arrangement vehicles during periods when the car stacker is not available for parking. You must then carry out the development in accordance with these details and maintain the Car Lift and Stackers in working order in perpetuity.

Reason:

In the interests of public safety and to avoid blocking the road and to protect the environment of neighbouring residents as set out in S29, S32, and S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2, TRANS 3 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 14 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 15 You must apply to us for approval of details of the new vehicle access gate fronting Catherine Place including measures to ensure there it will not cause noise disturbance. You must not start any work on this part of the development until we have approved what you have sent us. You must then carry out the development in accordance with these details and maintain the vehicle entrance gate in working order in perpetuity.

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)

- 16 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) A schedule of all plant and equipment that formed part of this application;
 - (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
 - (c) Manufacturer specifications of sound emissions in octave or third octave detail;
 - (d) The location of most affected noise sensitive receptor location and the most affected window of it;
 - (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
 - (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
 - (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
 - (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
 - (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 17 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 18 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.

- 19 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development.

- 20 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 16 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels.

- 21 You must apply to us for approval of sound insulation measures and a Noise Assessment Report to demonstrate that the residential units will comply with the Council's noise criteria set out in Condition 18 and 19 of this permission. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the details approved before the residential units are occupied and

thereafter retain and maintain.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels.

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 permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990.
- 3 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 4 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team
Environmental Health Service
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

- 5 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)

- 6 Under Section 25 of the Greater London Council (General Powers) Act 1973 you need planning permission to use residential premises as temporary sleeping accommodation. To make sure that the property is used for permanent residential purposes, it must not be used as sleeping accommodation by the same person for less than 90 nights in a row. This applies to both new and existing residential accommodation.

Also, under Section 5 of the Greater London Council (General Powers) Act 1984 you cannot use the property for any period as a time-share (that is, where any person is given a right to occupy all or part of a flat or house for a specified week, or other period, each year). (I38AB)

- 7 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (I58AA)

- 8 Conditions control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)

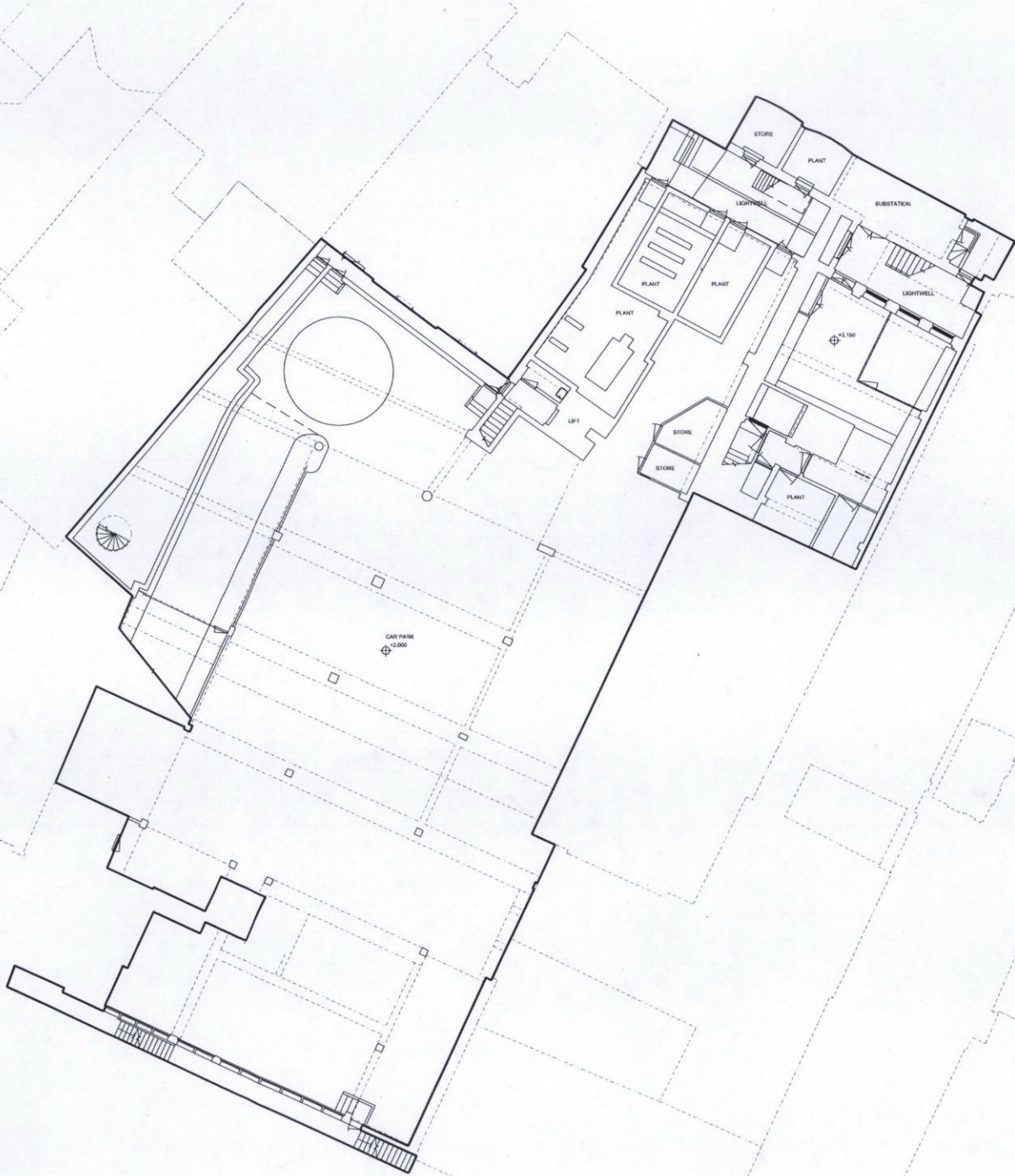
- 9 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner 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.

- 10 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 11 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 12 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.
- 13 London Underground Limited advise that you should continue to work with London Underground engineers. For more advice please phone Shahina Inayathusein (LUL Infrastructure Protection) on 020 7918 0016.



Note:
 This is an electronic or digital format. This drawing should not be used as a basis for measurement of any kind unless specifically stated otherwise. Ian Simpson Architects will not be responsible for the accuracy of any dimensions that are scaled or measured from this information.



Rev	Description	Date
P1	Planning Issue	30/01/2015

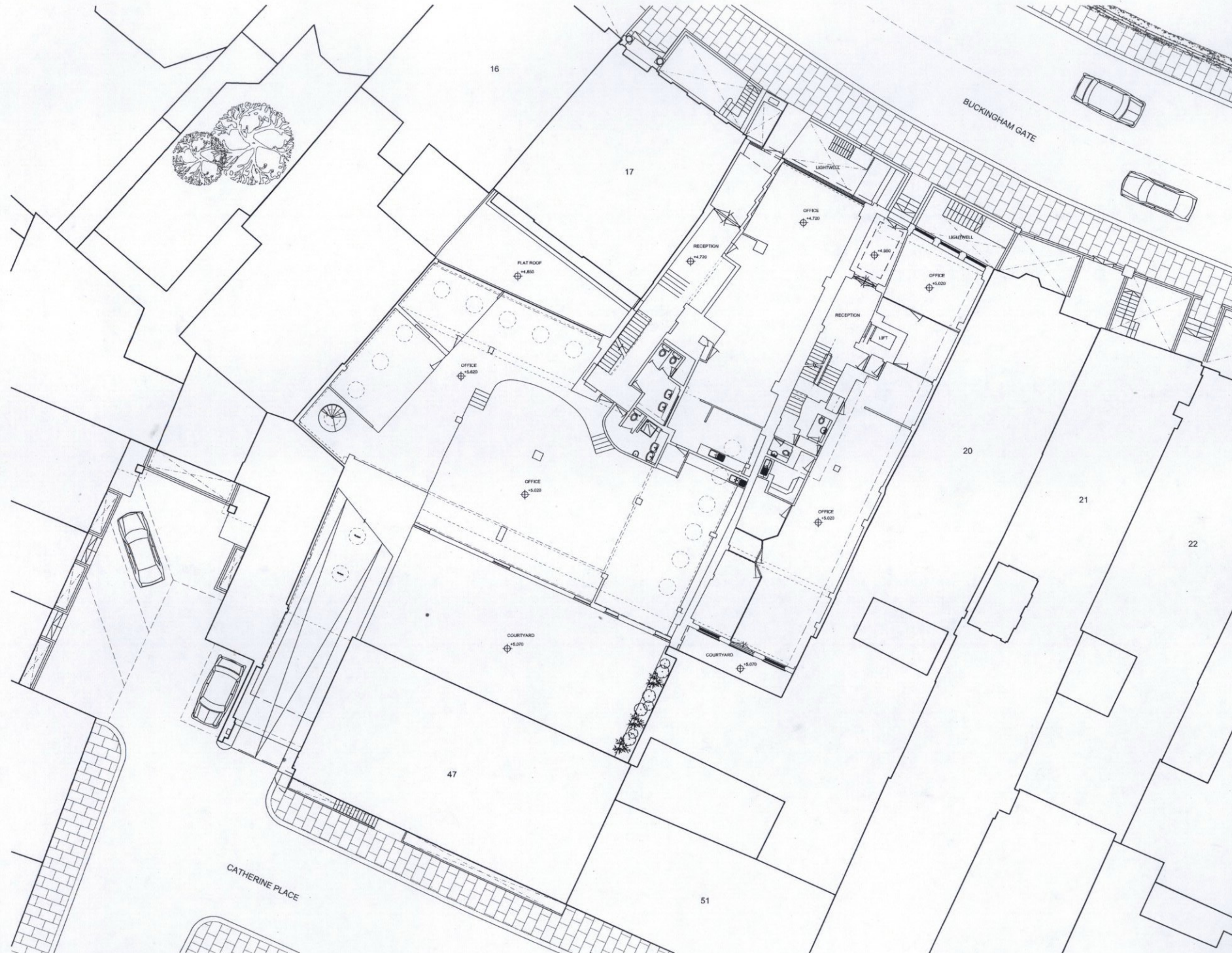
IAN SIMPSON ARCHITECTS
 Riverside, 4 Commercial Street, Manchester, M15 4RD
 T +44 (0)161 835 2345 F +44 (0)161 839 4808
 5 - 8 Roberts Place, London EC1R 0BB
 T +44 (0)20 7549 4000 F +44(0)20 7490 5331
 mail @ iansimpsonarchitects . com

Client:
 For GSP Real Estates LTD

Project Title:
 18 & 19 Buckingham Gate

Drawing Title:
 Existing Floor Plan
 Basement
 General Arrangement

Drawing No		Scale	
7319	7319-A-G200-XP-099	A1 - 1:100	A3 - 1:200
Drawing Date		Date	
30/01/2015		30/01/2015	
Drawing No		Revision	
7319-A-G200-XP-099		P1	



Note: This is a preliminary drawing and should not be used as a basis for measurement of any kind. Ian Simpson Architects will not be responsible for the accuracy of any dimensions that are included in measured work with this drawing.



Rev	Description	Date
P1	Planning Issue	30/01/2015

IAN SIMPSON ARCHITECTS
 Riverside, 4 Commercial Street, Manchester, M15 4RD
 T +44 (0)161 835 2345 F +44 (0)161 839 4808
 5 - 8 Roberts Place, London EC1R 6BB
 T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
 mail @ iansimpsonarchitects . com

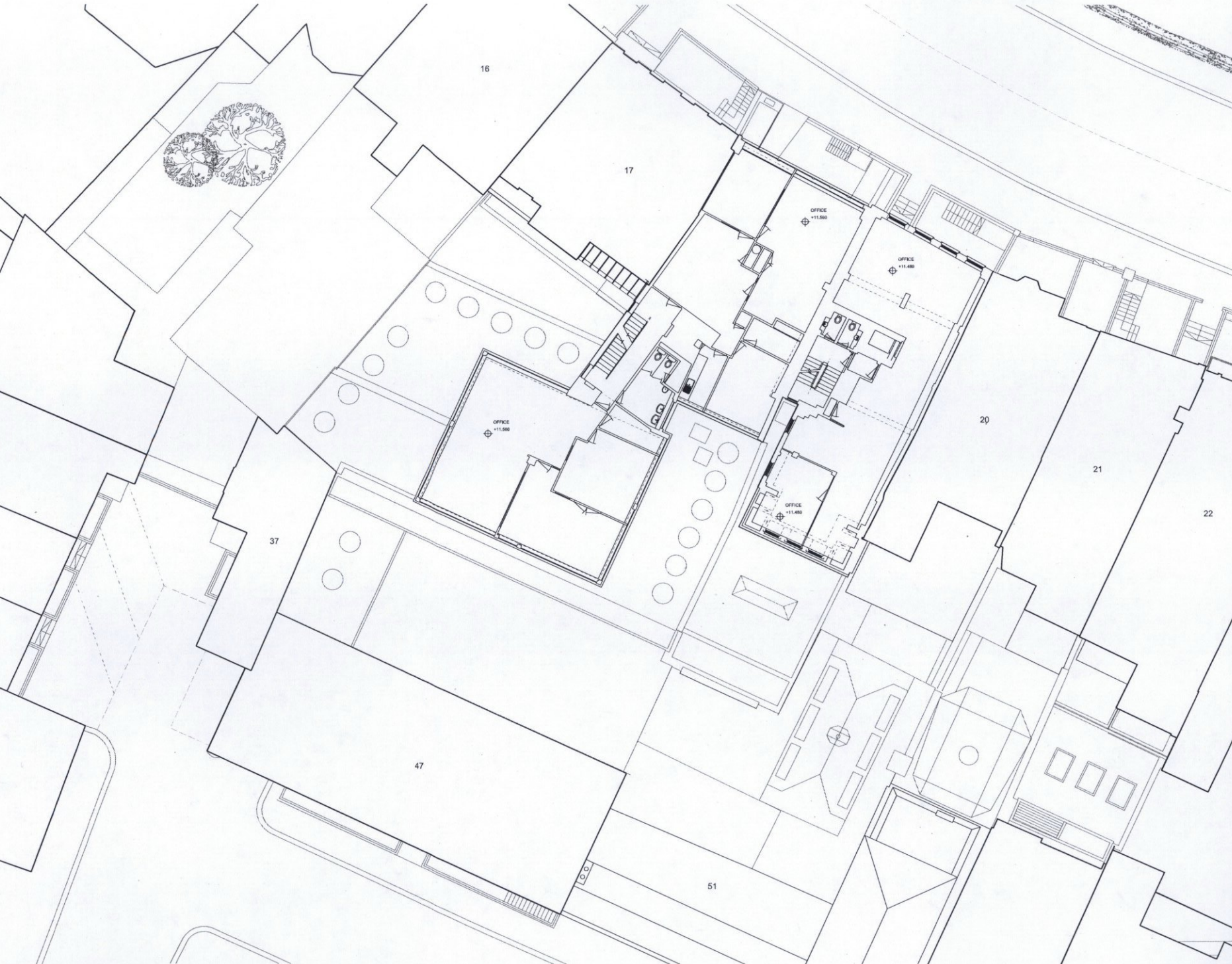
For GSP Real Estates LTD

18 & 19 Buckingham Gate

Existing Floor Plan
 Ground Floor Plan
 General Arrangement

Scale	Scale
A1 - 1:100	A3 - 1:200
7319	30/01/2015
7319-A-G200-XP-100	P1

Note:
 Whether in horizontal or vertical format, this drawing should not be used as a basis for measurement of buildings or other works. Dimensions of large areas should be taken from the site plan and the drawings for the economy of the dimension that is stated or measured from the bottom.



P1	Flooring Issue	30/01/2015
Rev	Description	Date

IAN SIMPSON ARCHITECTS
 Riverside, 4 Commercial Street, Manchester, M15 4RD
 T +44 (0)161 835 2345 F +44 (0)161 839 4808
 5 - 8 Roberts Place, London EC1R 6BB
 T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
 mail @ iansimpsonarchitects . com

Client:
For GSP Real Estates LTD

Project Title:
18 & 19 Buckingham Gate

Drawing Title:
**Existing Floor Plan
 Level 02
 General Arrangement**

Scale:	
Scale:	Scale:
A1 - 1:100	A3 - 1:200
Doc No:	Date:
7319	30/01/2015
Drawing No:	Revision:
7319-A-G200-XP-102	P1

Note:
 Where an arrow or right hand rule is shown, it should not be used as a guide for measurement of buildings unless clearly dimensioned lines are provided. Ian Simpson Architects will not be responsible for the accuracy of any dimension that is stated or measured from this information.



Rev	Description	Date
P1	Planning Issue	30/01/2015

IAN SIMPSON ARCHITECTS
 Riverside, 4 Commercial Street, Manchester, M15 4RD
 T +44 (0)161 835 2345 F +44 (0)161 839 4808
 5 - 8 Roberts Place, London EC1R 9BB
 T +44 (0)20 7849 4000 F +44 (0)20 7490 5331
 mail @ iansimpsonarchitects . com

Client:
 For GSP Real Estates LTD

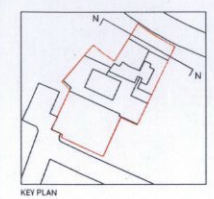
Project Title:
 18 & 19 Buckingham Gate

Drawing Title:
 Existing Floor Plan
 Roof
 General Arrangement

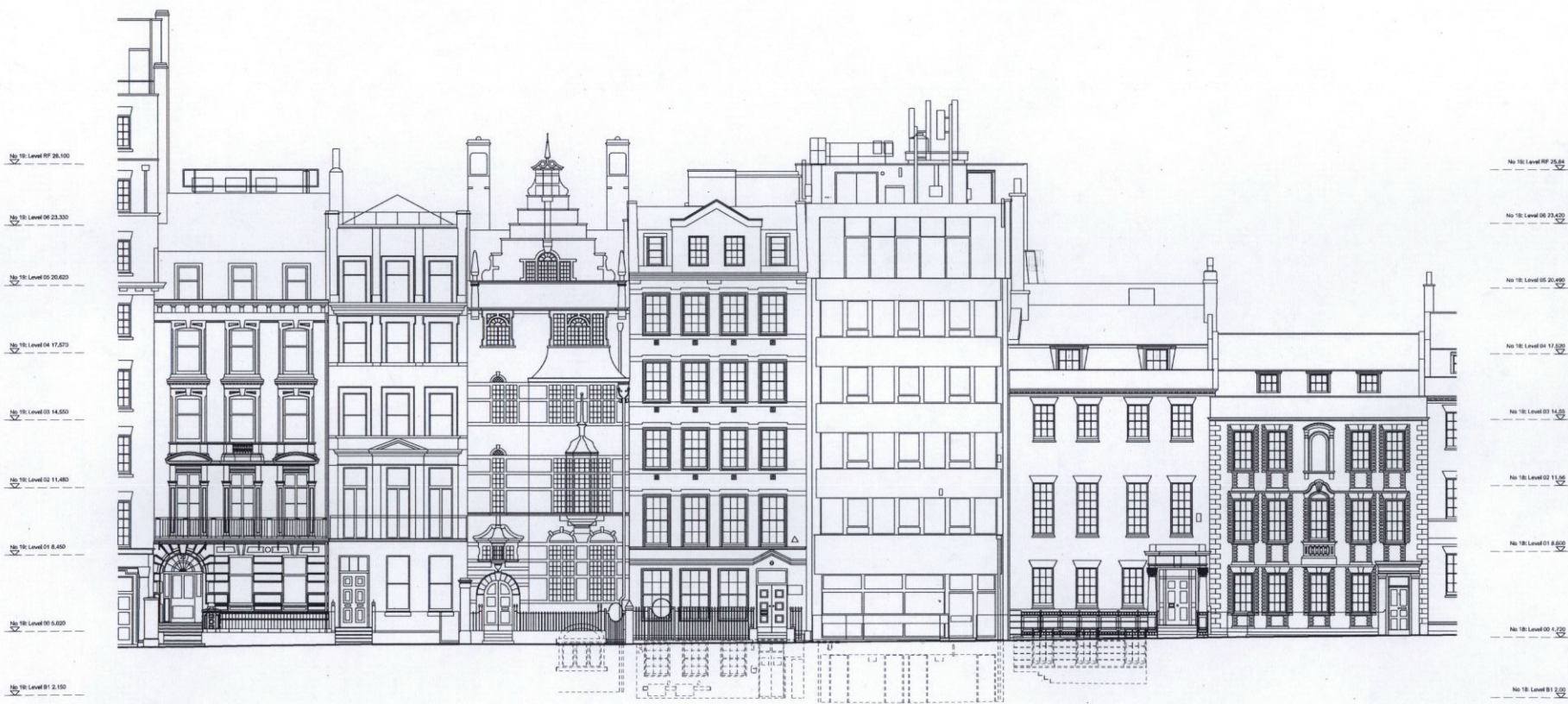
Scale	
A1 - 1:100	A3 - 1:200
7319	30/01/2015
Drawing No:	Revision
7319-A-G200-XP-110	P1

Note: Whether in hardcopy or digital format, this drawing should not be used as a basis for measurement of buildings unless specifically identified here as permitted. Ian Simpson Architects will not be responsible for the accuracy of any dimensions that is created or measured from this information.

North

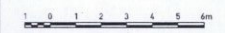


KEY PLAN



No. 18: Level RF 26.100
 No. 18: Level OS 23.330
 No. 18: Level OS 20.620
 No. 18: Level OS 17.070
 No. 18: Level OS 14.550
 No. 18: Level OS 11.480
 No. 18: Level OS 8.450
 No. 18: Level OS 5.620
 No. 18: Level B1 2.150
 Datum 0.000

No. 18: Level RF 26.86
 No. 18: Level OS 23.420
 No. 18: Level OS 20.490
 No. 18: Level OS 17.000
 No. 18: Level OS 14.05
 No. 18: Level OS 11.06
 No. 18: Level OS 8.000
 No. 18: Level OS 4.720
 No. 18: Level B1 2.00
 Datum 0.000



P1: Planning Issues	30/01/2015
Rev: Description	Date

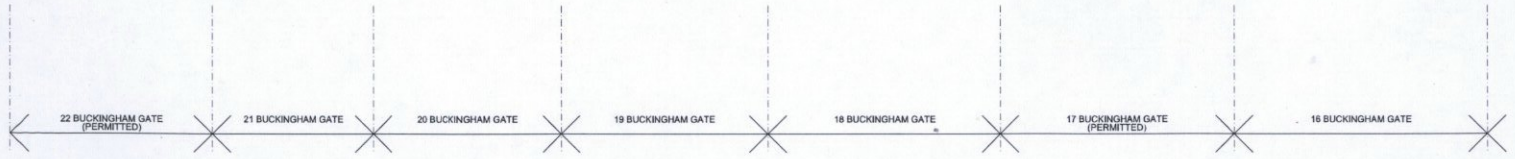
IAN SIMPSON ARCHITECTS
 Riverside, 4 Commercial Street, Manchester, M15 4RD
 T +44 (0)161 835 2345 F +44 (0)161 839 4808
 5 - 8 Roberts Place, London EC1R 0BB
 T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
 mail @ iansimpsonarchitects . com

Client: For GSP Real Estates LTD

Project Title: 18 & 19 Buckingham Gate

Drawing Title: Existing North Elevation
 General Arrangement

Scale	
Scale: A1 - 1:100	Scale: A3 - 1:200
SS No: 7319	Date: 30/01/2015
Drawing No: 7319-A-G200-XE-101	Revision: P1



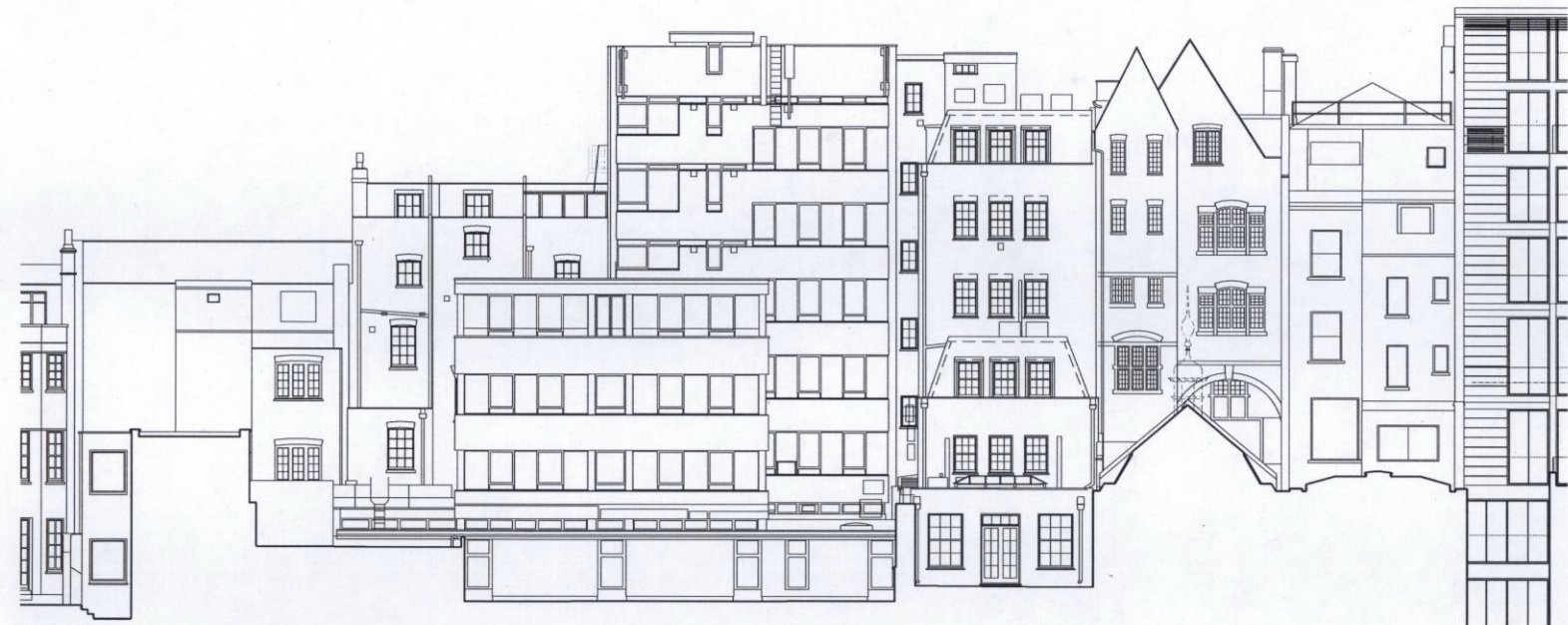
Note:
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North



KEY PLAN

- No. 18 Level RF 26.84
- No. 18 Level 06 23.420
- No. 18 Level 05 20.490
- No. 18 Level 04 17.520
- No. 18 Level 03 14.55
- No. 18 Level 02 11.56
- No. 18 Level 01 8.600
- No. 18 Level 00 4.720
- No. 18 Level B1 2.200
- Datum 0.000



- No. 18 Level RF 26.100
- No. 18 Level 06 23.220
- No. 18 Level 05 20.620
- No. 18 Level 04 17.870
- No. 18 Level 03 14.600
- No. 18 Level 02 11.400
- No. 18 Level 01 8.450
- No. 18 Level 00 5.020
- No. 18 Level B1 2.150
- Datum 0.000



Rev	Description	Date
01	Planning Issue	30/01/2015

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 T +44 (0)161 825 2345 F +44 (0)161 829 4888
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 T +44 (0)20 7549 4000 F +44 (0)20 7493 9231
 mail@iansimpsonarchitects.com

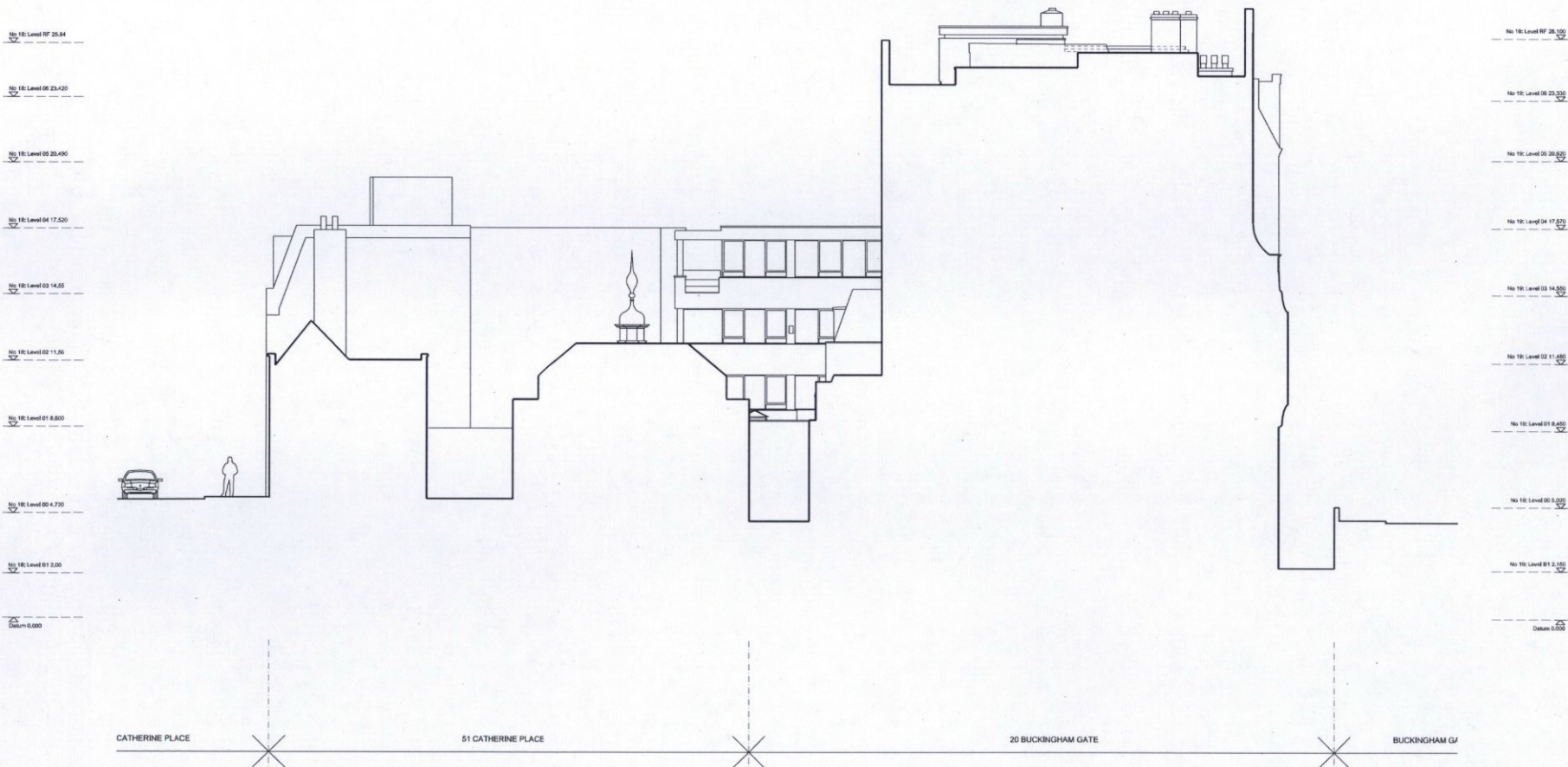
Client:
 For GSP Real Estates LTD

Project Title:
 18 & 19 Buckingham Gate

Drawing Title:
 Existing South Elevation
 General Arrangement

Scale	
A1 - 1:100	A3 - 1:200
DWG No: 7319	Date: 30/01/2015
Drawing No: 7319-A-G200-XE-102	Revision: P1



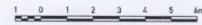


No 18 Level RF 25.84
 No 18 Level 06 23.420
 No 18 Level 05 20.490
 No 18 Level 04 17.520
 No 18 Level 03 14.56
 No 18 Level 02 11.56
 No 18 Level 01 8.800
 No 18 Level 00 4.720
 No 18 Level B1 2.00
 Datum 0.000

No 19 Level RF 28.100
 No 19 Level 06 23.320
 No 19 Level 05 20.820
 No 19 Level 04 17.570
 No 19 Level 03 14.500
 No 19 Level 02 11.480
 No 19 Level 01 8.450
 No 19 Level 00 5.000
 No 19 Level B1 2.150
 Datum 0.000

Note:
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North



Rev	Description	Date
P1	Flooring base	30/01/2015

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 T +44 (0)161 839 2265 F +44 (0)161 839 4898
 5 - 8 Roberts Place, London EC1R 0BB
 T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
 mail @ iansimpsonarchitects . com

Client:
 For GSP Real Estates LTD

Project Title:
 18 & 19 Buckingham Gate

Drawing Title:
 Existing East Elevation
 General Arrangement

Scale	
Arch: A1 - 1:100	Struct: A3 - 1:200
Doc No: 7319	Date: 30/01/2015
Drawing No: 7319-A-G200-XE-103	Revision: P1

Notes:
 1. This drawing is for information only and should not be used as a basis for measurement of any dimensions. The accuracy of any dimension shall be taken as measured from the information.

North



KEY PLAN



No.	Description	Date
01	Planning Issue	30/01/2015

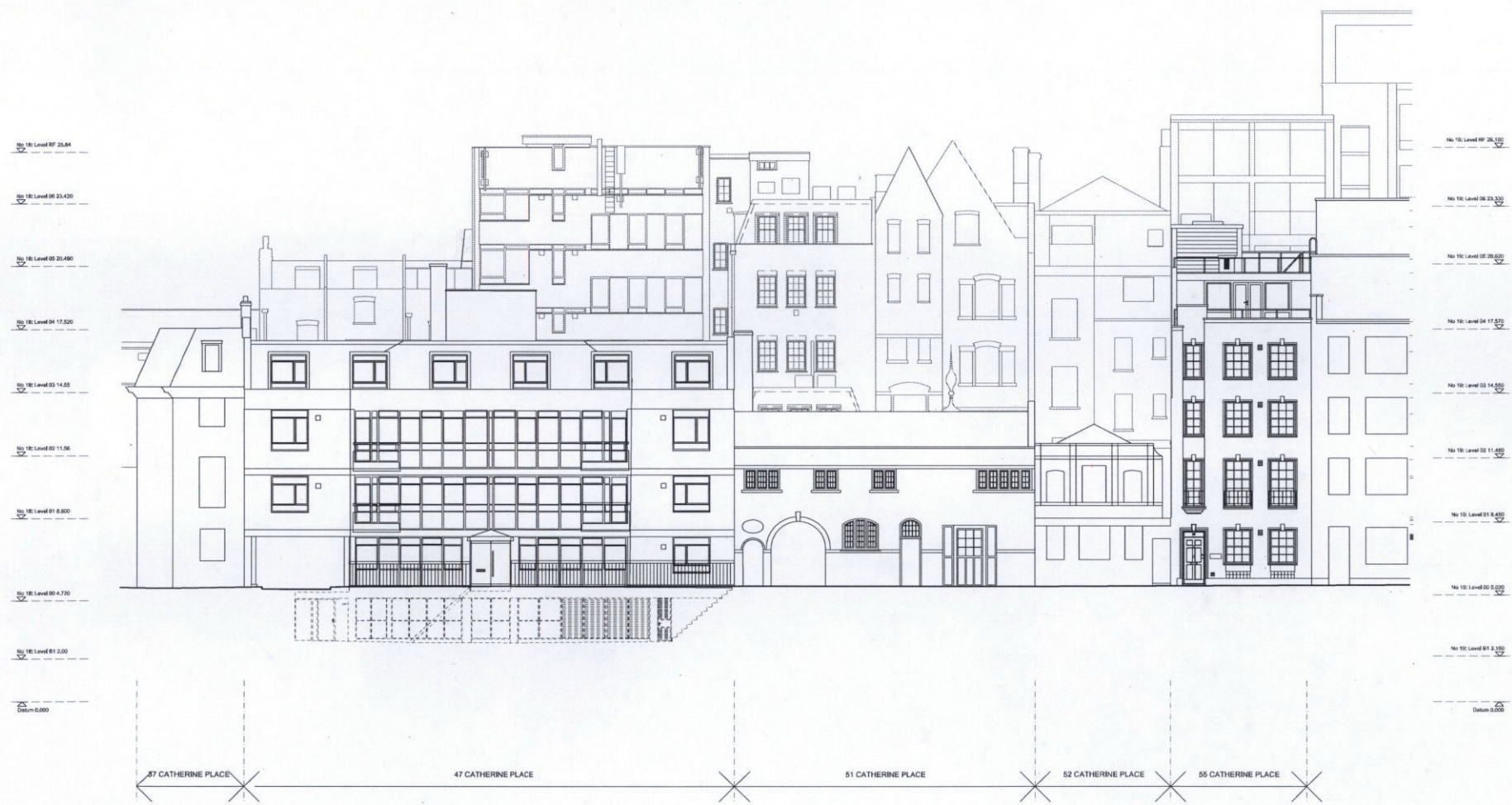
IAN SIMPSON ARCHITECTS
 Riverside, 4 Commercial Street, Manchester, M15 4RO
 T +44 (0)161 835 2345 F +44 (0)161 839 4808
 5 - 8 Roberts Place, London EC1R 6BB
 T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
 mail @ iansimpsonarchitects . com

Client:
For GSP Real Estates LTD

Project Title:
18 & 19 Buckingham Gate

Drawing Title:
**Existing South Elevation
 Catherine Place
 General Arrangement**

Scale	
Scale: A1 - 1:100	Scale: A3 - 1:200
Sheet No: 7319	Date: 30/01/2015
Drawing No: 7319-A-G200-XE-105	Revision: P1



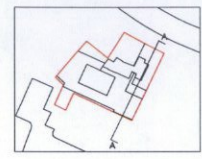
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 No. 18: Level 05 23.420
 No. 18: Level 05 20.490
 No. 18: Level 04 17.520
 No. 18: Level 03 14.55
 No. 18: Level 02 11.56
 No. 18: Level 01 8.600
 No. 18: Level 00 4.730
 No. 18: Level B1 2.20
 Datum 0.000

No. 18: Level RF 28.100
 No. 18: Level 06 23.330
 No. 18: Level 05 20.600
 No. 18: Level 04 17.570
 No. 18: Level 03 14.500
 No. 18: Level 02 11.480
 No. 18: Level 01 8.400
 No. 18: Level 00 5.000
 No. 18: Level B1 2.100
 Datum 0.000

47 CATHERINE PLACE 47 CATHERINE PLACE 51 CATHERINE PLACE 52 CATHERINE PLACE 55 CATHERINE PLACE

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North



No.	Description	Date
P1	Planning Issue	30/01/2015

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 5 - 8 Roberts Place, London EC1R 6BB
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 mail@iansimpsonarchitects.com

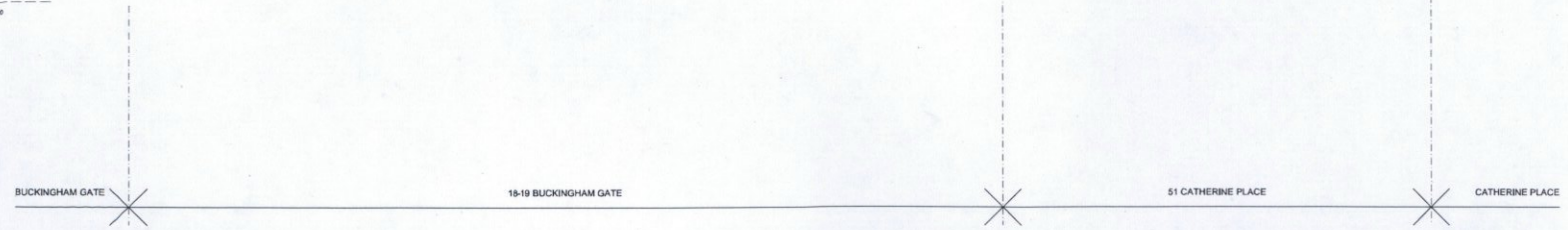
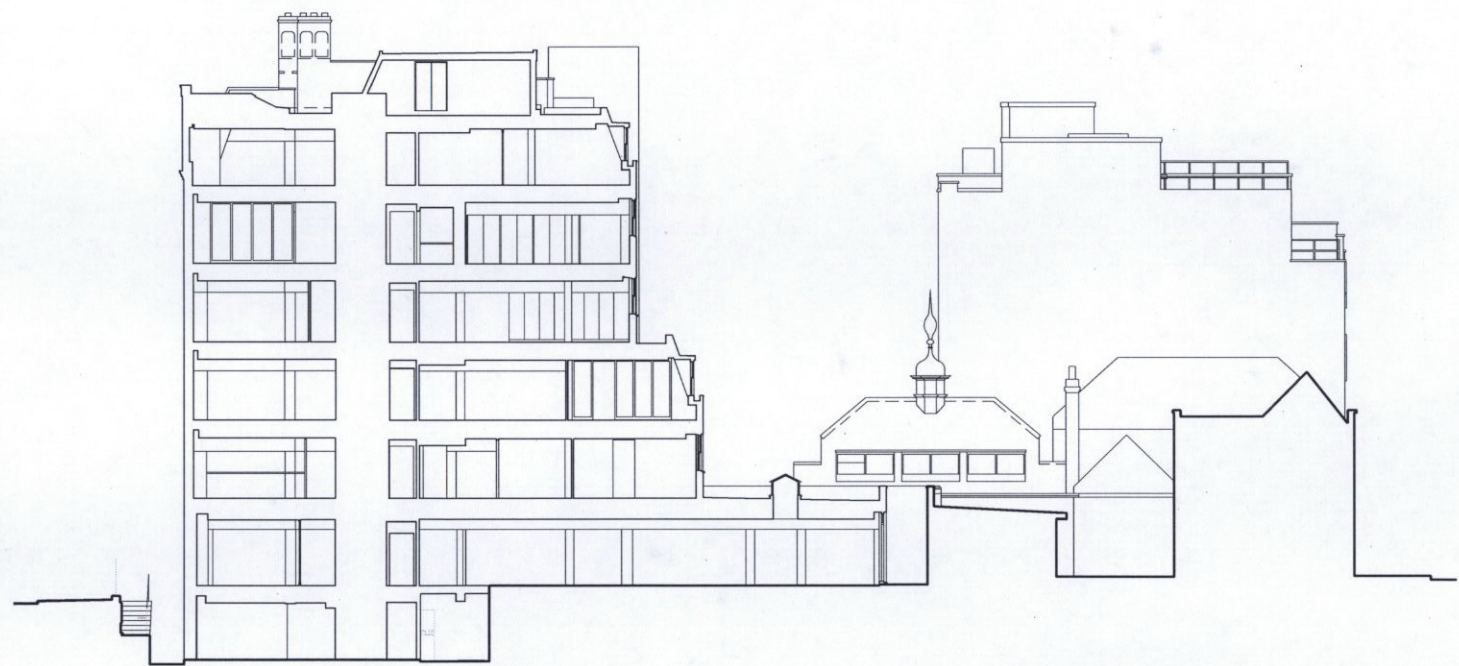
Client: For GSP Real Estates LTD

Project Title: 18 & 19 Buckingham Gate

Drawing Title: Existing Section AA
 General Arrangement

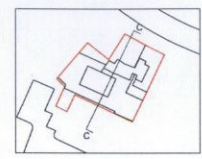
Scale	
Scale: A1 - 1:100	Scale: A3 - 1:200
Sheet No: 7319	Date: 30/01/2015
Drawing No: 7319-A-G200-XS-101	Revision: P1

- No 19 Level 07 26.100
- No 19 Level 06 23.330
- No 19 Level 05 20.830
- No 19 Level 04 17.870
- No 19 Level 03 14.850
- No 19 Level 02 11.480
- No 19 Level 01 8.450
- No 19 Level 00 5.090
- No 19 Level 01 2.150
- Down 0.000

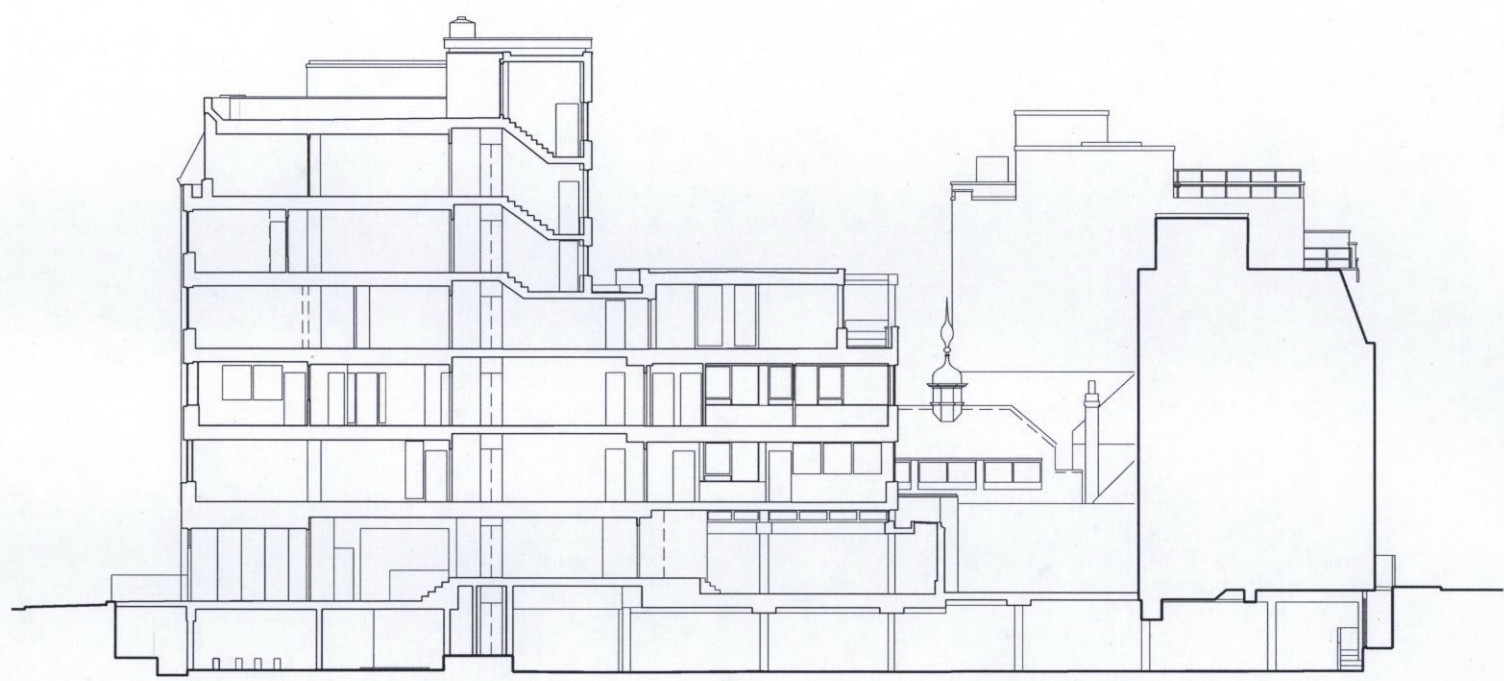


Note:
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North



- No. 18 Level RF 28.840
- No. 18 Level O8 23.420
- No. 18 Level O5 20.490
- No. 18 Level O4 17.520
- No. 18 Level O3 14.550
- No. 18 Level O2 11.580
- No. 18 Level O1 8.800
- No. 18 Level O0 + 0.730
- No. 18 Level B1 2.200
- Datum 0.000



Rev	Description	Date
P1	Planning Issue	30/01/2015

IAN SIMPSON ARCHITECTS
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 T +44 (0)161 835 2345 F +44 (0)161 839 4808
 5 - 8 Roberts Place, London EC1R 0BB
 T +44 (0)20 7549 4000 F +44 (0)20 7490 5231
 mail @ iansimpsonarchitects . com

Client
For GSP Real Estates LTD

Project Title
18 & 19 Buckingham Gate

Drawing Title
**Existing Section CC
 General Arrangement**

Scale	
Sheet A1 - 1:100	Scale A3 - 1:200
Sheet No. 7319	Date 30/01/2015
Drawing No. 7319-A-G200-XS-102	Revision P1

BUCKINGHAM GATE

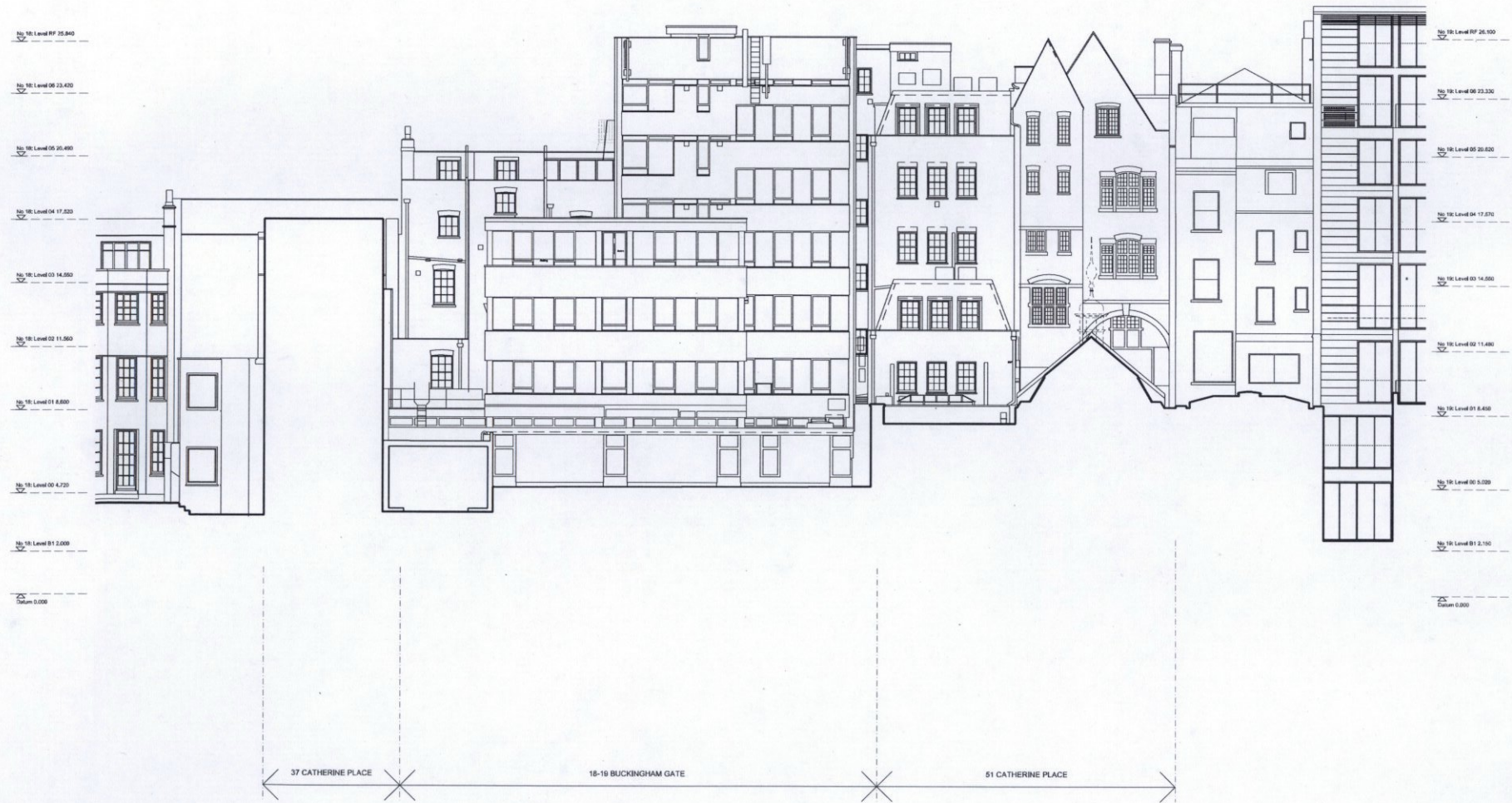
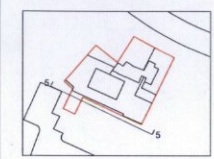
18-19 BUCKINGHAM GATE

47 CATHERINE PLACE

CATHERINE PLACE

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North



Rev	Description	Date
P1	Planning Issue	30/01/2015

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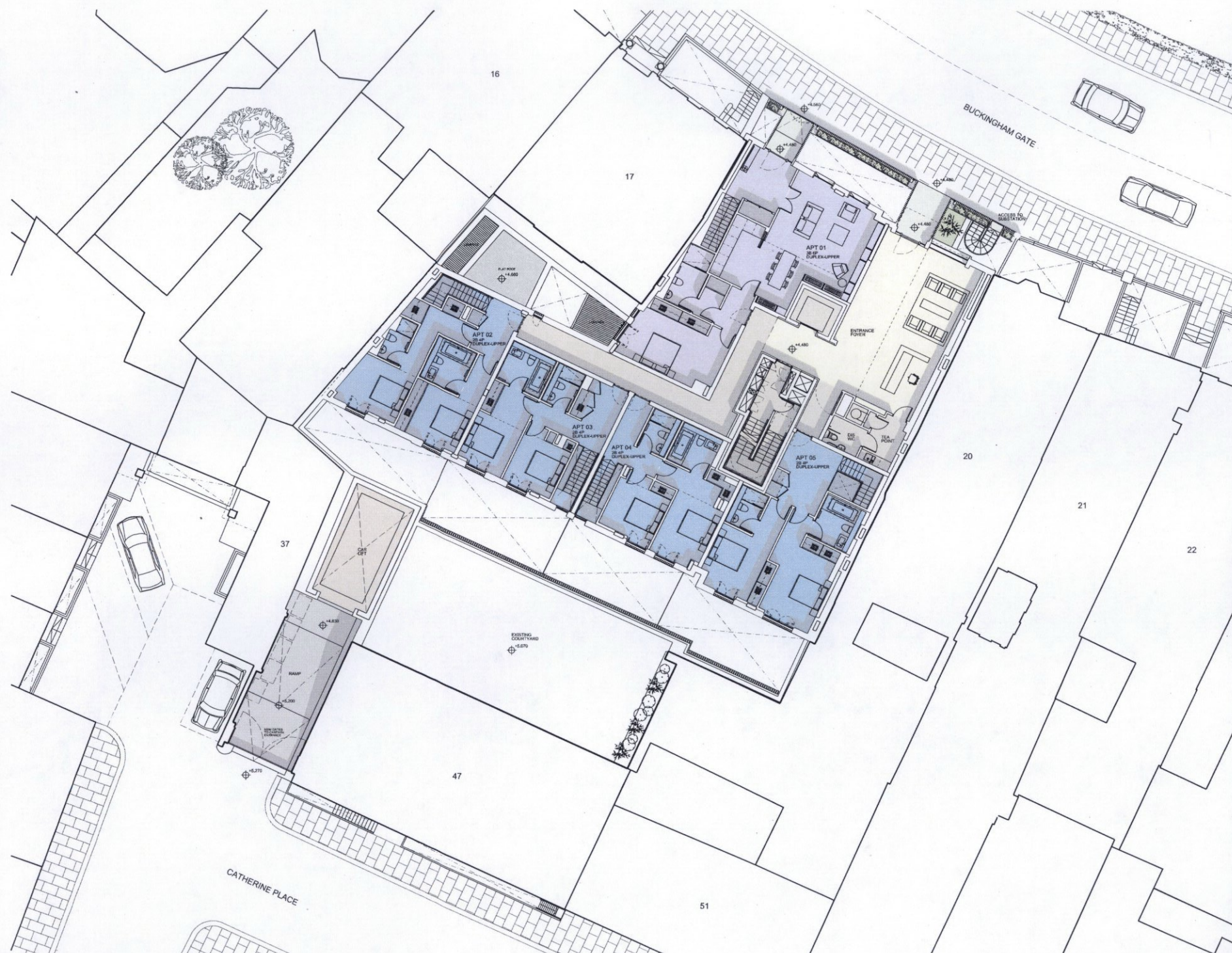
Client
For GSP Real Estates LTD

Project Title
18 & 19 Buckingham Gate

Drawing Title
**Existing Section 44
 General Arrangement**

Scale	
A1 - 1:100	A3 - 1:200
30 No 7319	Date 30/01/2015
Drawing No 7319-A-G200-XS-104	Revision P1

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Rev	Description	Date
P1	Planning Issue	30/01/2015

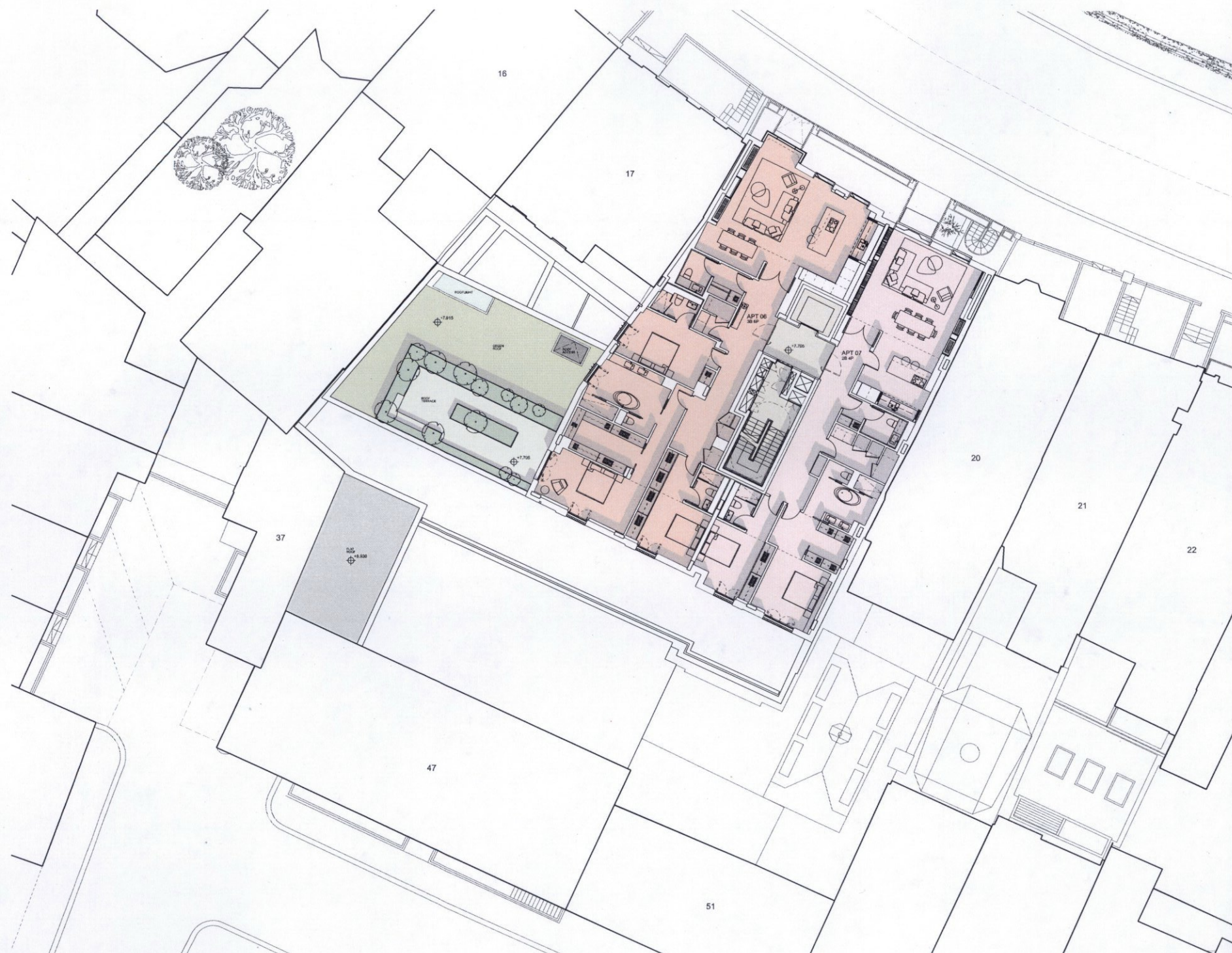
IAN SIMPSON ARCHITECTS
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 T +44 (0)161 839 2345 F +44 (0)161 839 4808
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 T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
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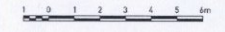
Project Title
 18 & 19 Buckingham Gate

Drawing Title
 Proposed Floor Plan
 Level 00 Ground Floor Plan
 General Arrangement

Scale	
A1 - 1:100	A3 - 1:200
Doc No 7319	Date 30/01/2015
Drawing No 7319-A-G200-P-100	Revision P1



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Rev	Description	Date

P1	Planning Issue	30/01/2015
Rev	Description	Date

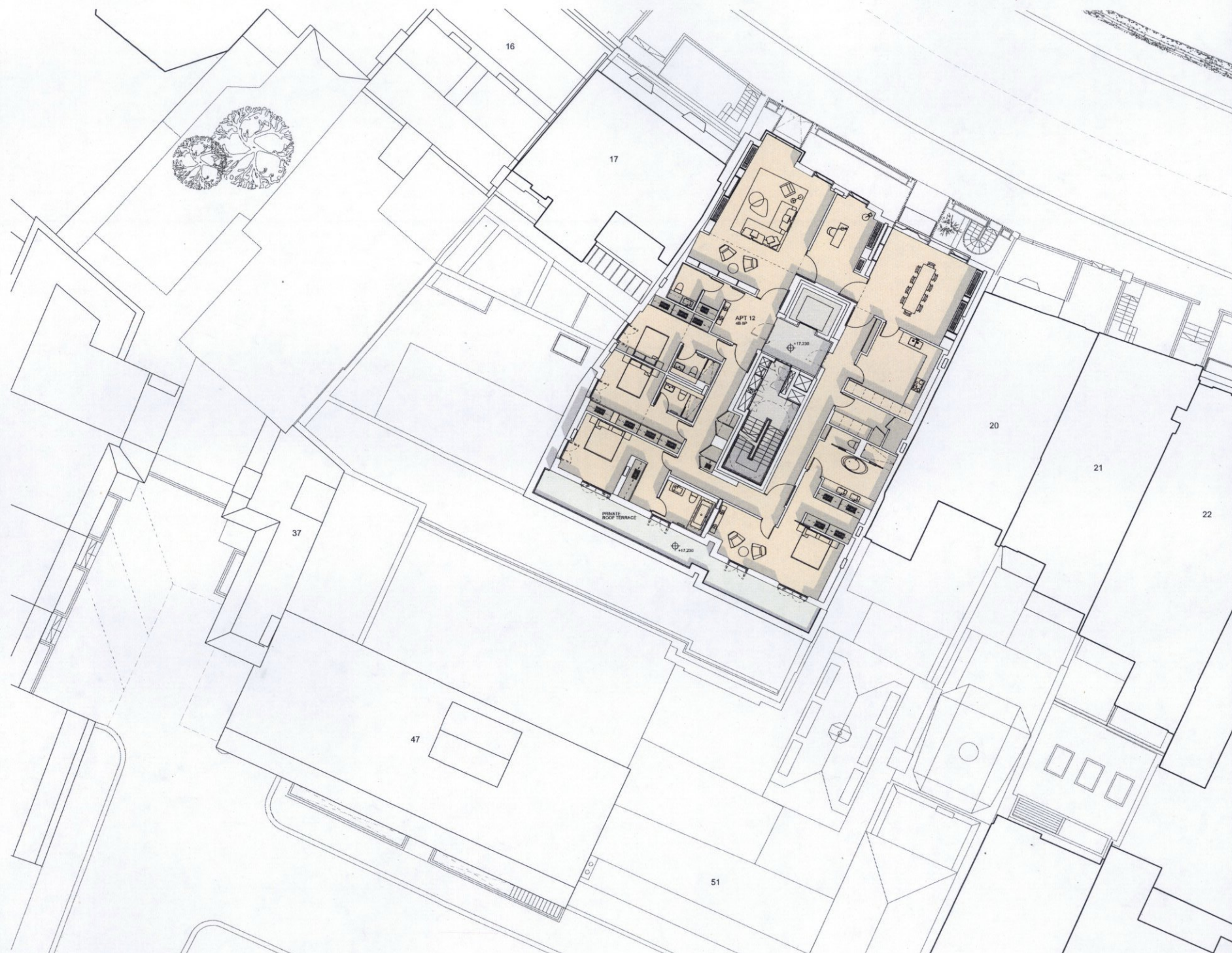
IAN SIMPSON ARCHITECTS
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 mail @ iansimpsonarchitects . com

Client:
 For GSP Real Estates LTD

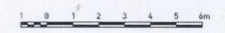
Project Title:
 18 & 19 Buckingham Gate

Drawing Title:
 Proposed Floor Plan
 Level 01
 General Arrangement

Scale:	
A1 - 1:100	A3 - 1:200
Sheet No:	Date:
7319	30/01/2015
Drawing No:	Revision:
7319-A-G200-P-101	P1



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Rev	Description	Date
P1	Planning Issue	30/01/2015

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Client
For GSP Real Estates LTD


Project Title
18 & 19 Buckingham Gate

Drawing Title
**Proposed Floor Plan
 Level 04
 General Arrangement**

Scale	
A1 - 1:100	A3 - 1:200
Job No. 7319	Date 30/01/2015
Drawing No. 7319-A-G200-P-104	Revision P1

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North



1 0 1 2 3 4 5 6m

PT	Planning Issue	Date
Rev	Description	Date

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 mail @ iansimpsonarchitects . com

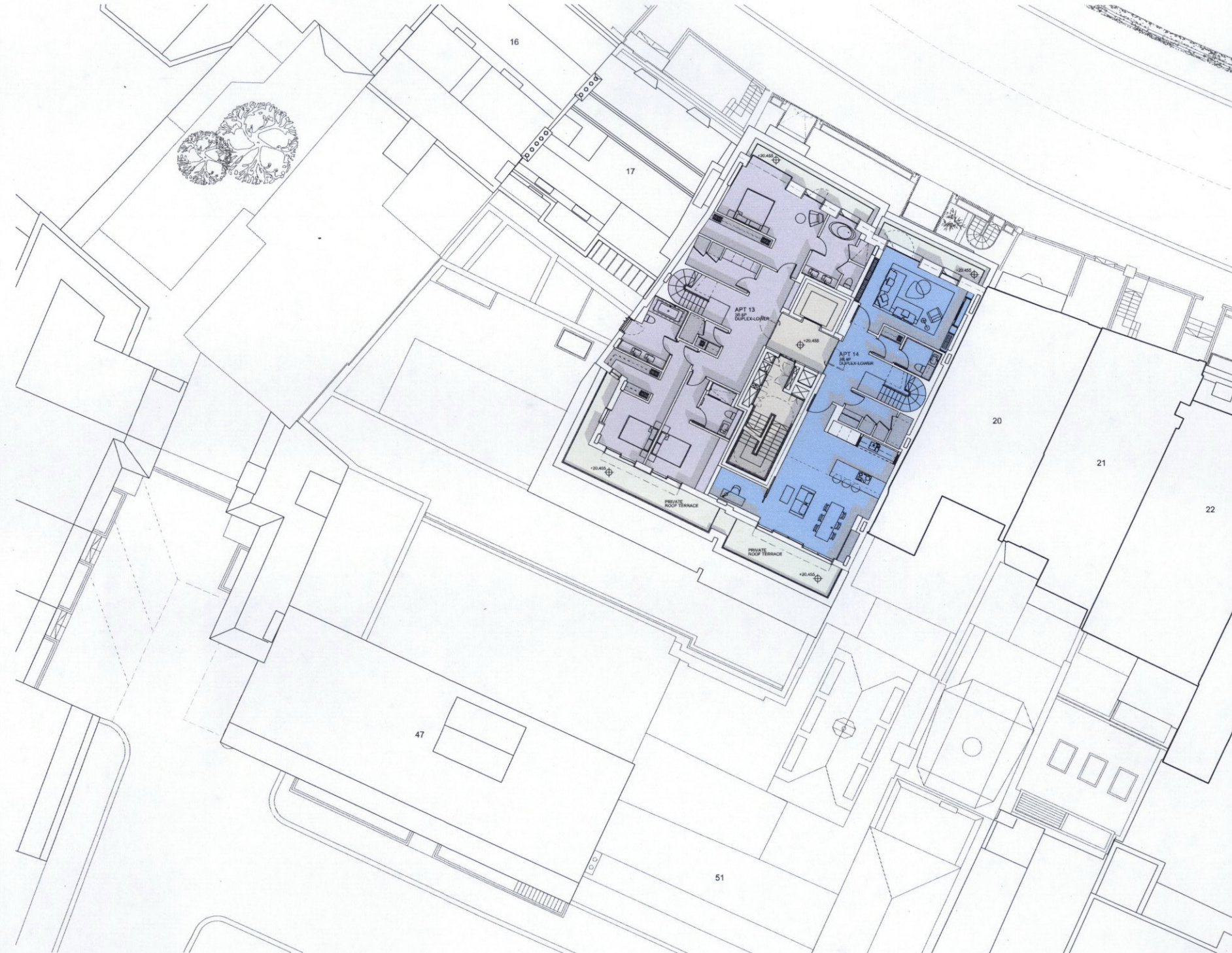
Client:
For GSP Real Estates LTD

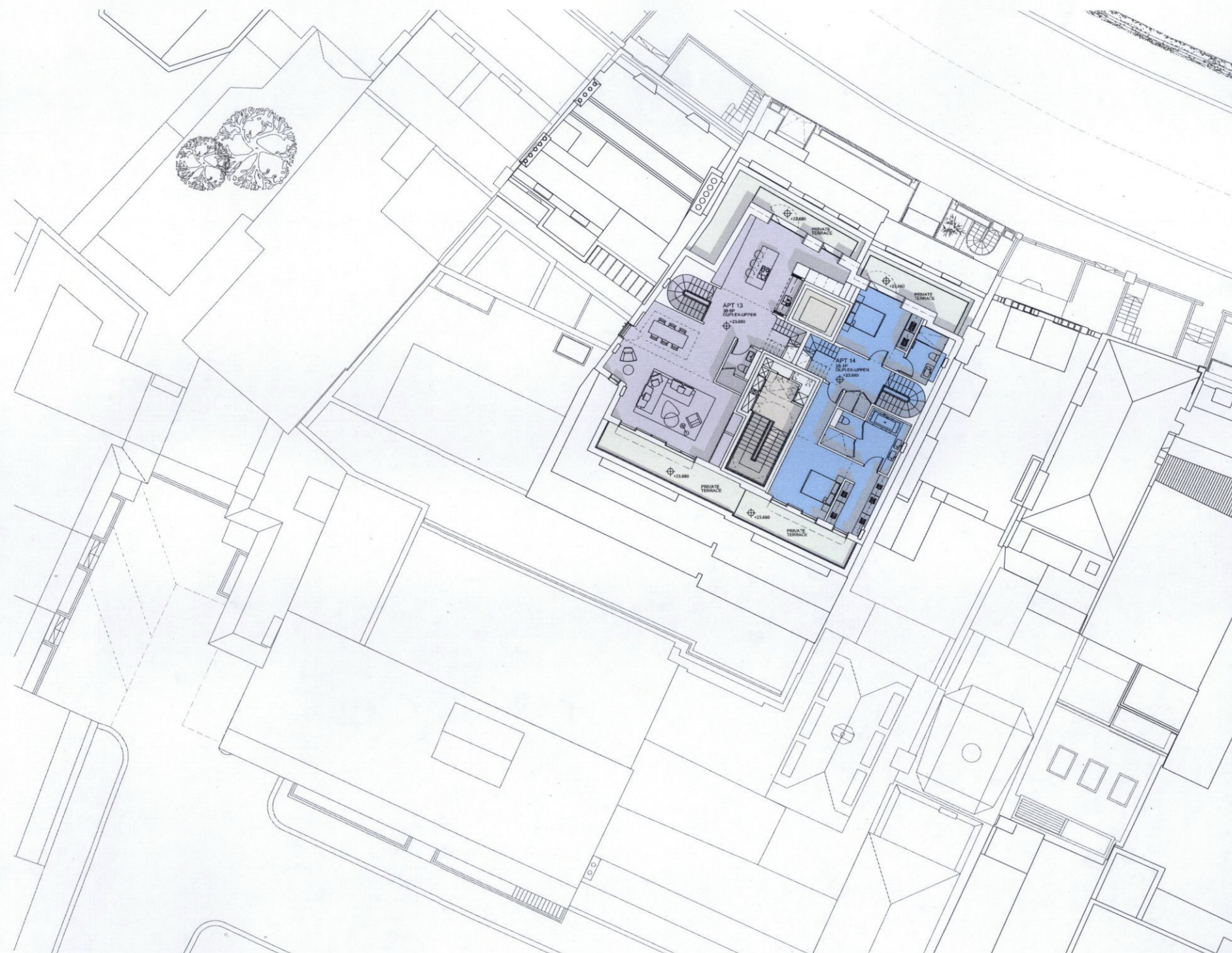
Project Title:
18 & 19 Buckingham Gate

Drawing Title:
Proposed Floor Plan
Level 05
General Arrangement

Scale:
Planning

Scale:	A1 - 1:100	A3 - 1:200
BS No:	7319	30/01/2015
Drawing No:	7319-A-G200-P-105	Revision:
		P1





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PT	Planning Issue	30/01/2015
Rev	Description	Date

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 T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
 mail @ iansimpsonarchitects . com

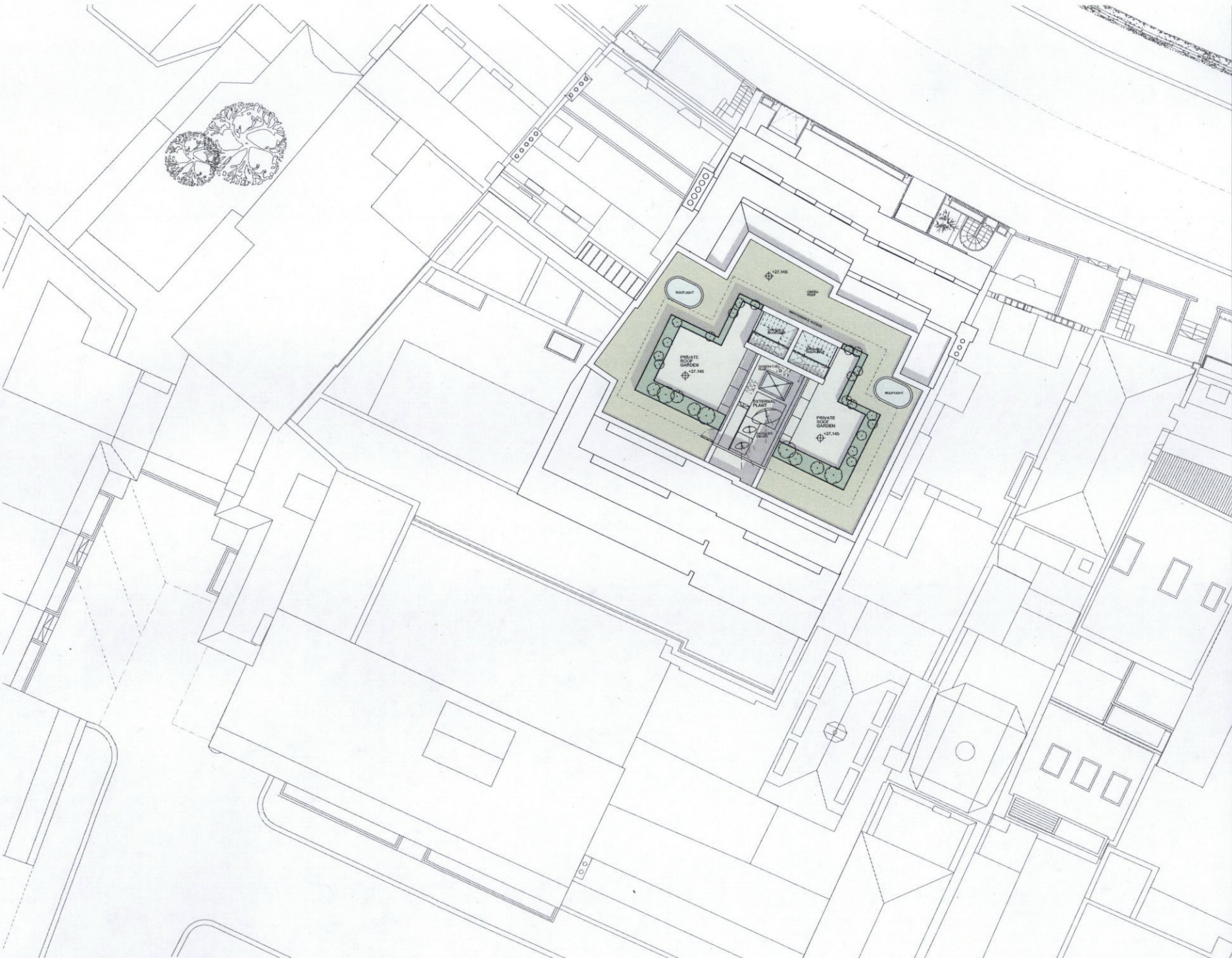
Client:
For GSP Real Estates LTD

Project Title:
18 & 19 Buckingham Gate

Drawing Title:
**Proposed Floor Plan
 Level 06
 General Arrangement**

Status: Planning	
Scale: A1 - 1:100	Scale: A3 - 1:200
Doc No: 7319	Date: 30/01/2015
Drawing No: 7319-A-G200-P-106	Revision: P1

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 is stated or measured from this Williamson.



Rev	Description	Date
P1	Planning Issue	30/01/2015

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 5 - 8 Roberts Place, London EC1R 6BB
 T +44 (0)20 7549 4000 F +44(0)20 7490 5331
 mail @ iansimpsonarchitects . com

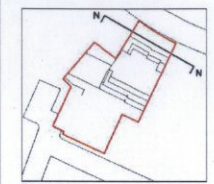
Client
 For GSP Real Estates LTD

Project Name
 18 & 19 Buckingham Gate

Drawing Title
 Proposed Floor Plan
 Roof Plan
 General Arrangement

Scale	
Sheet A1 - 1:100	Scale A3 - 1:200
SSD No. 7319	Date 30/01/2015
Drawing No. 7319-A-G200-P-110	Revision P1

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KEY PLAN



P1	Planning Issue	30/01/2015
Rev	Description	Date

IAN SIMPSON ARCHITECTS
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 5 - 8 Roberts Place, London, EC1R 0BB
 T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
 mail @ iansimpsonarchitects . com

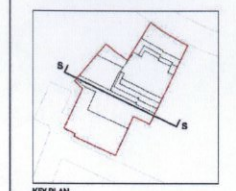
Client
For GSP Real Estates LTD

Project Title
18 & 19 Buckingham Gate

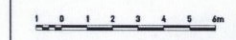
Drawing Title
**Proposed North Elevation
 General Arrangement**

Scale	
Planning	
A1 - 1:100	A3 - 1:200
7319	30/01/2015
Drawing No	Revision
7319-A-G200-E-101	P1

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KEY PLAN



Rev	Description	Date
P1	Planning Issue	30/01/2015

Rev	Description	Date
P1	Planning Issue	30/01/2015

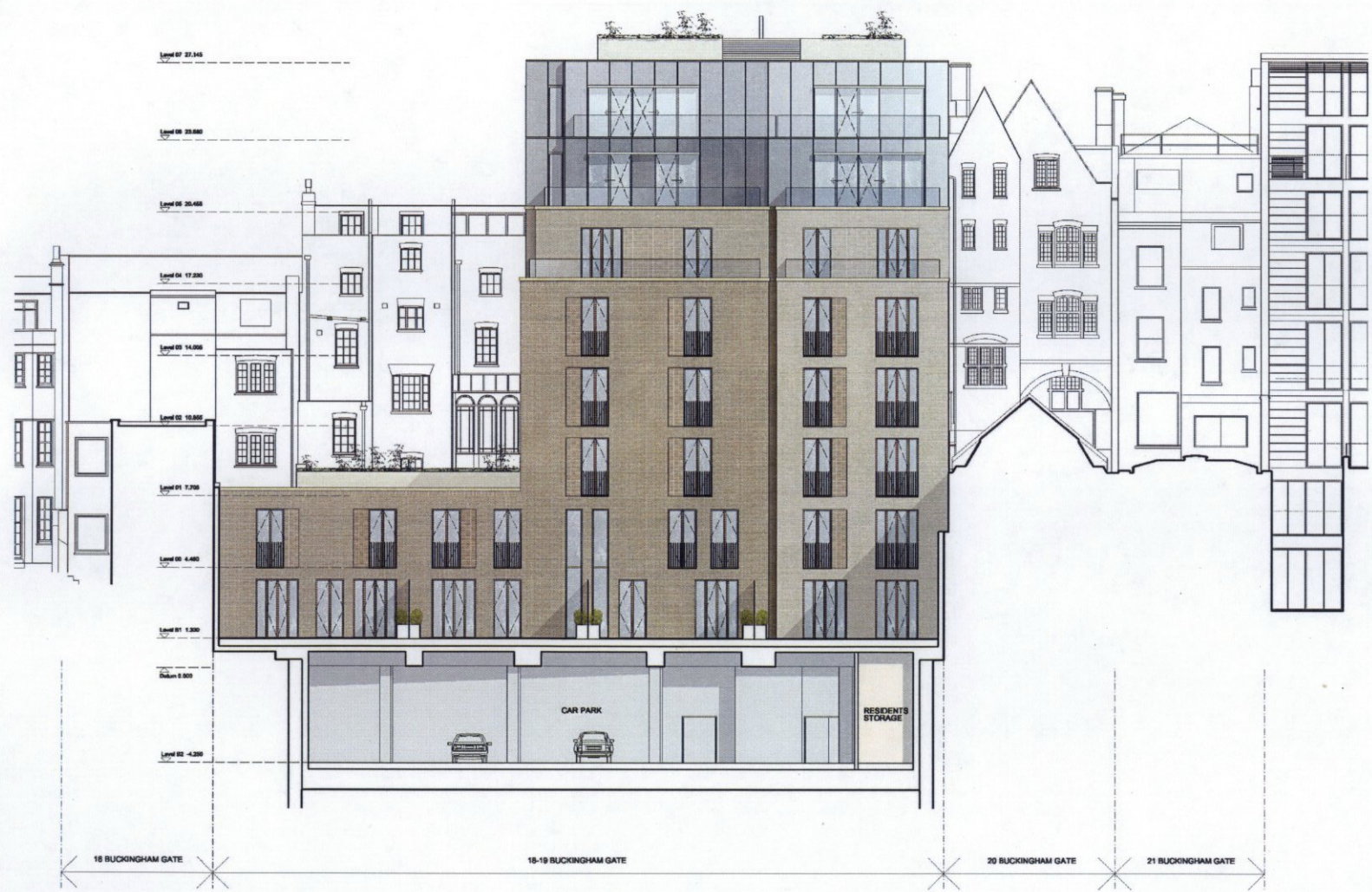
IAN SIMPSON ARCHITECTS
 Riverside, 4 Commercial Street, Manchester, M1E 6BQ
 T +44 (0)161 836 2245 F +44 (0)161 837 4888
 5 - 8 Roberts Place, London, EC1R 8BB
 T +44 (0)20 7549 6000 F +44 (0)20 7490 8331
 mail@iansimpsonarchitects.com

Client
For GSP Real Estates LTD

Project Title
18 & 19 Buckingham Gate

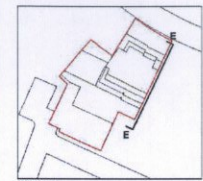
Drawing Title
**Proposed South Elevation
 General Arrangement**

Drawing No		Revision	
Planning			
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7319	30/01/2015		
7319-A-G200-E-102	P1		

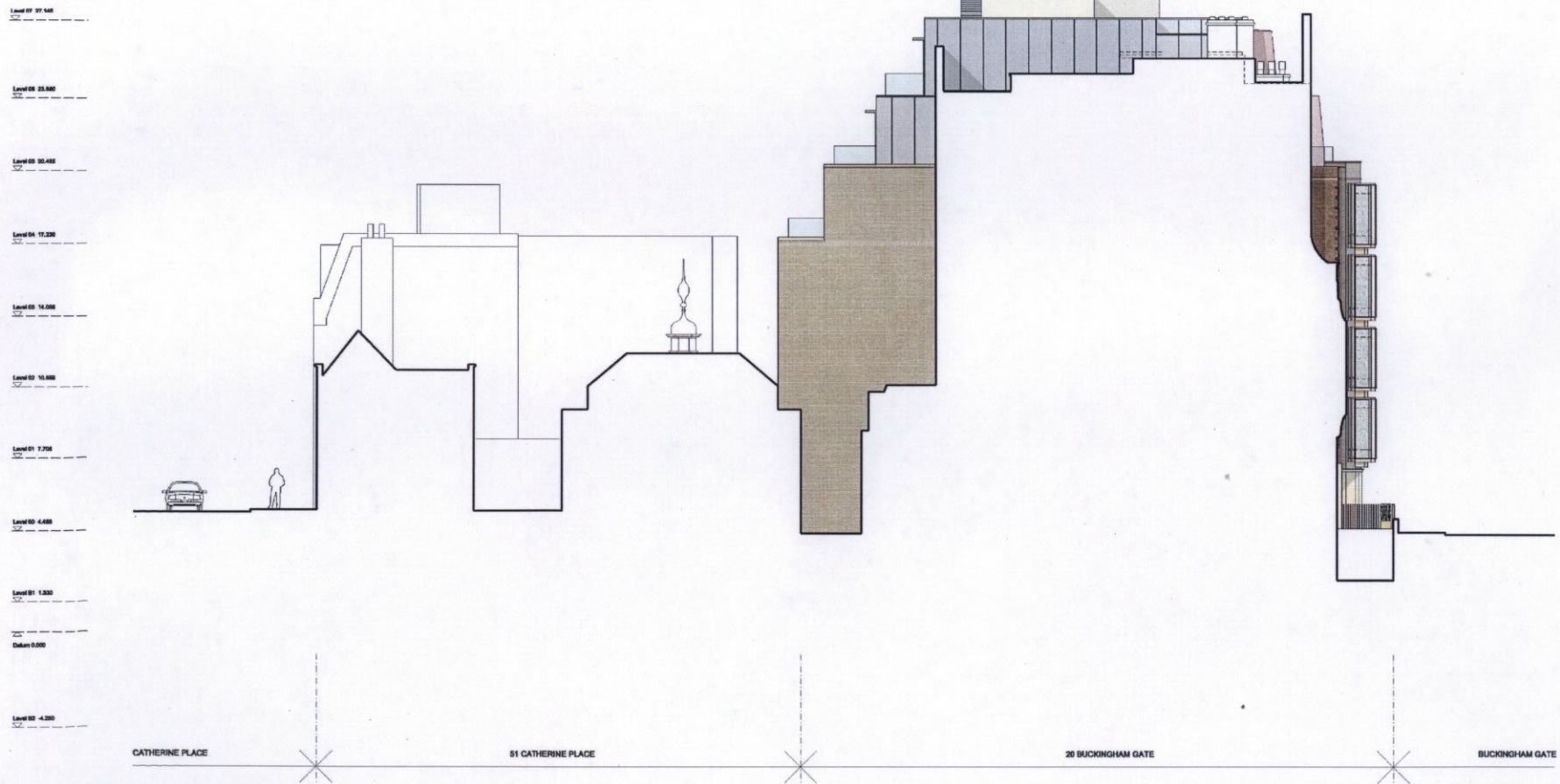


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North



KEY PLAN



P1	Planning Issue	30/01/2015
Rev	Description	Date

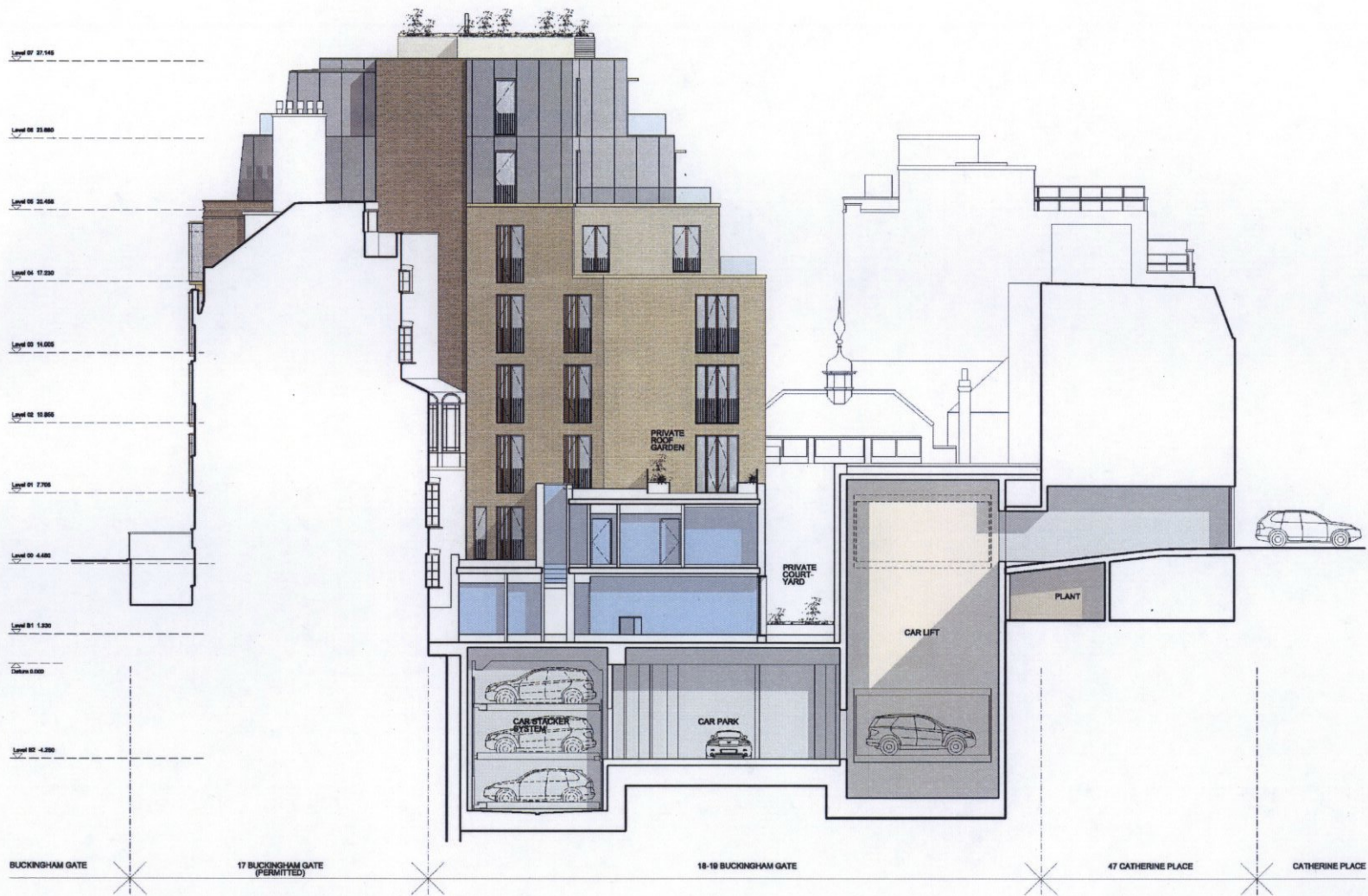
IAN SIMPSON ARCHITECTS
 Riverside, 4 Commercial Street, Manchester, M15 4BB
 T +44 (0)161 835 2345 F +44 (0)161 829 4808
 5 - 8 Roberts Place, London EC1R 8BB
 T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
 mail @ iansimpsonarchitects . com

Client
For GSP Real Estates LTD

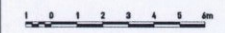
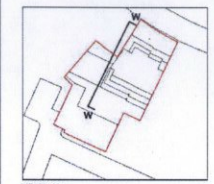
Project No.
18 & 19 Buckingham Gate

Drawing Title
**Proposed East Elevation
 General Arrangement**

Planning	
Scale	Sheet
A1 - 1:100	A3 - 1:200
DCI No	Date
7319	30/01/2015
Drawing No	Revision
7319-A-G200-E-103	P1



Note: This drawing is for information only. It should not be used as a basis for measurement of building or for other purposes. It is the responsibility of the client to ensure that the drawing is used for the purposes for which it is intended and that it is not used for any other purpose.



Rev	Description	Date
P1	Planning Issue	30/01/2015

IAN SIMPSON ARCHITECTS
 Riverside, 6 Commercial Street, Manchester, M15 4RD
 T +44 (0)161 826 2345 F +44 (0)161 829 4838
 5 - 8 Roberts Place, London EC21 9 8BB
 T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
 mail @ iansimpsonarchitects . com

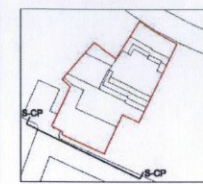
For GSP Real Estates LTD

Project Title:
18 & 19 Buckingham Gate

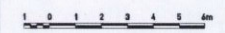
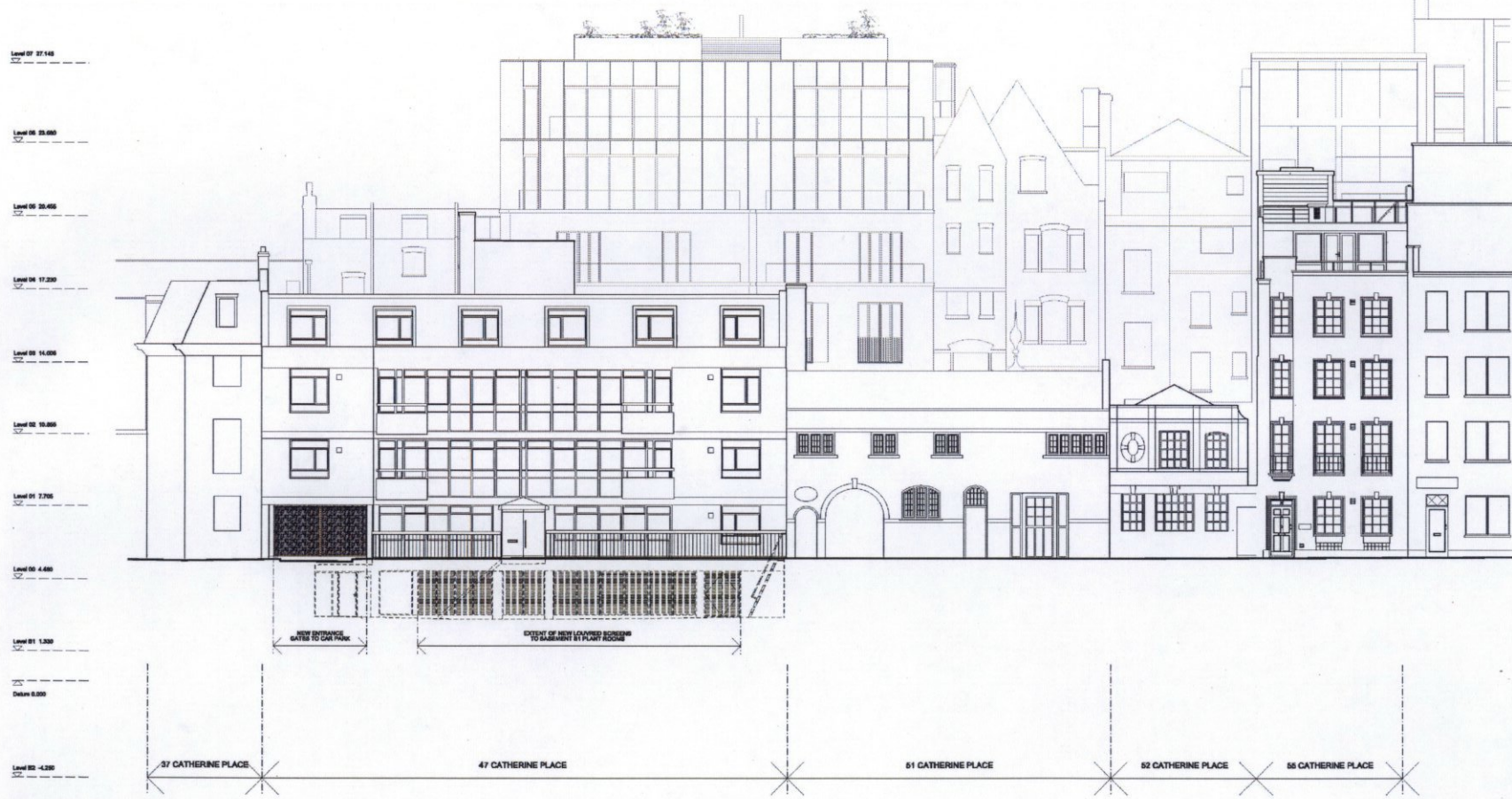
Drawing Title:
**Proposed West Elevation
 General Arrangement**

Drawing No		Scale	
A1 - 1:100	A3 - 1:200		
Drawing No		Date	
7319	30/01/2015		
Drawing No		Revision	
7319-A-G200-E-104	P1		

Note: Whether in landscape or digital format, this drawing should not be used as a basis for measurement of existing or proposed works. Dimensions shown on drawings are for information only and are not to be used for measurement of any work. All dimensions are to be confirmed on site.



KEY PLAN



P1	Planning Issue	30/01/2015
Rev	Description	Date

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 T +44 (0)161 835 2345 F +44 (0)161 829 4808
 5 - 8 Roberts Place, London EC1R 8BB
 T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
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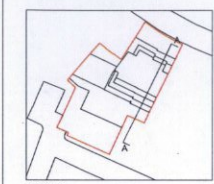
Project Title
 18 & 19 Buckingham Gate

Drawing Title
 Proposed South Elevation
 Catherine Place
 General Arrangement

Planning	
Scale	Scale
A1 - 1:100	A3 - 1:200
Doc No	Date
7319	30/01/2015
Drawing No	Revision
7319-A-G200-E-105	P1

Note:
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North



KEY PLAN



Rev	Description	Date
P1	Planning Issue	30/01/2015

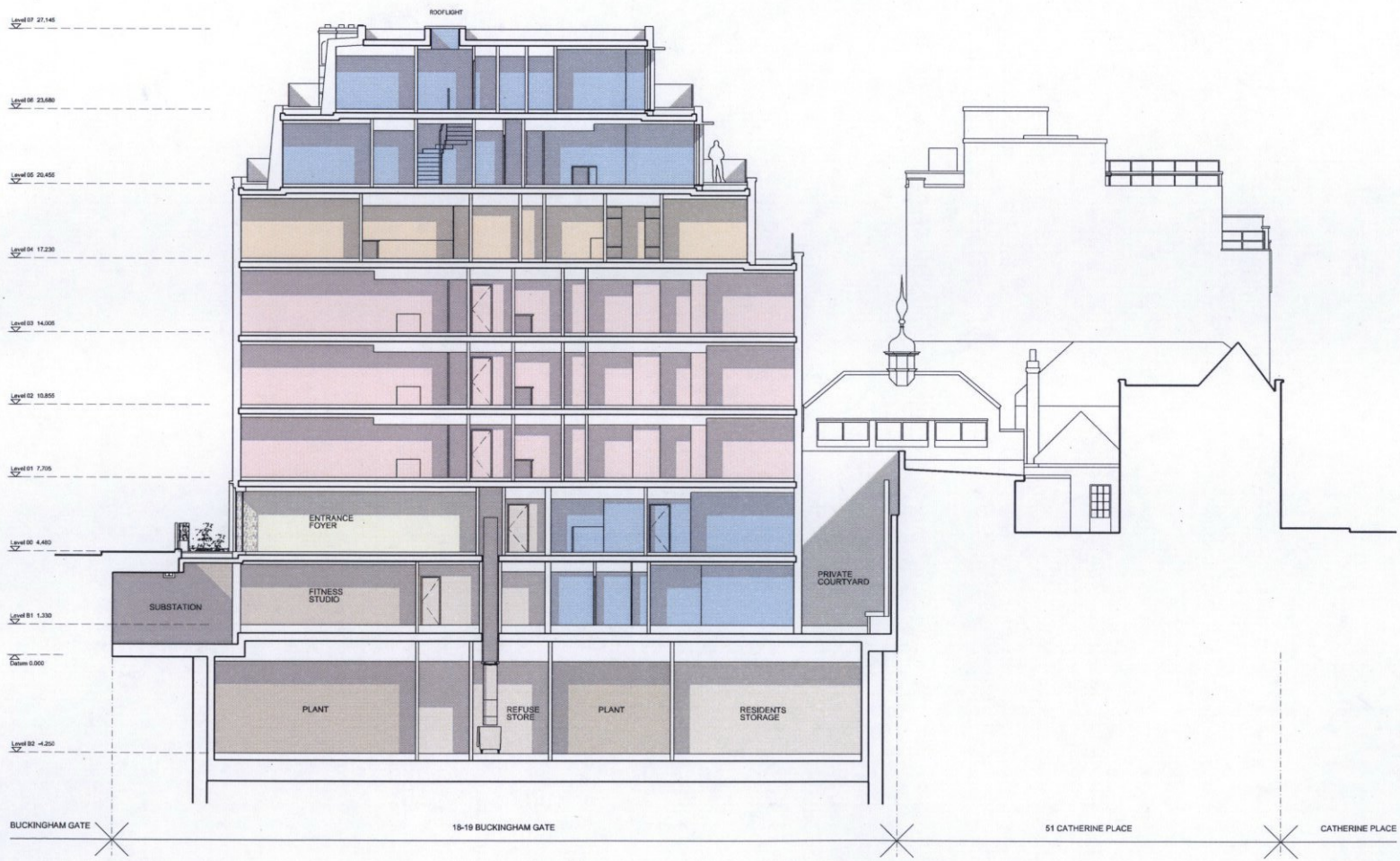
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Client:
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Project Title:
18 & 19 Buckingham Gate

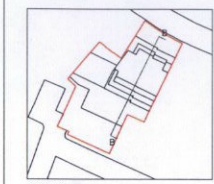
Drawing Title:
**Proposed Section AA
 General Arrangement**

Scale	
Sheet: A1 - 1:100	Scale: A3 - 1:200
302 No: 7319	Date: 30/01/2015
Drawing No: 7319-A-G200-S-101	Revision: P1

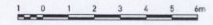


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KEY PLAN



Rev	Description	Date
P1	Planning Issue	30/01/2015

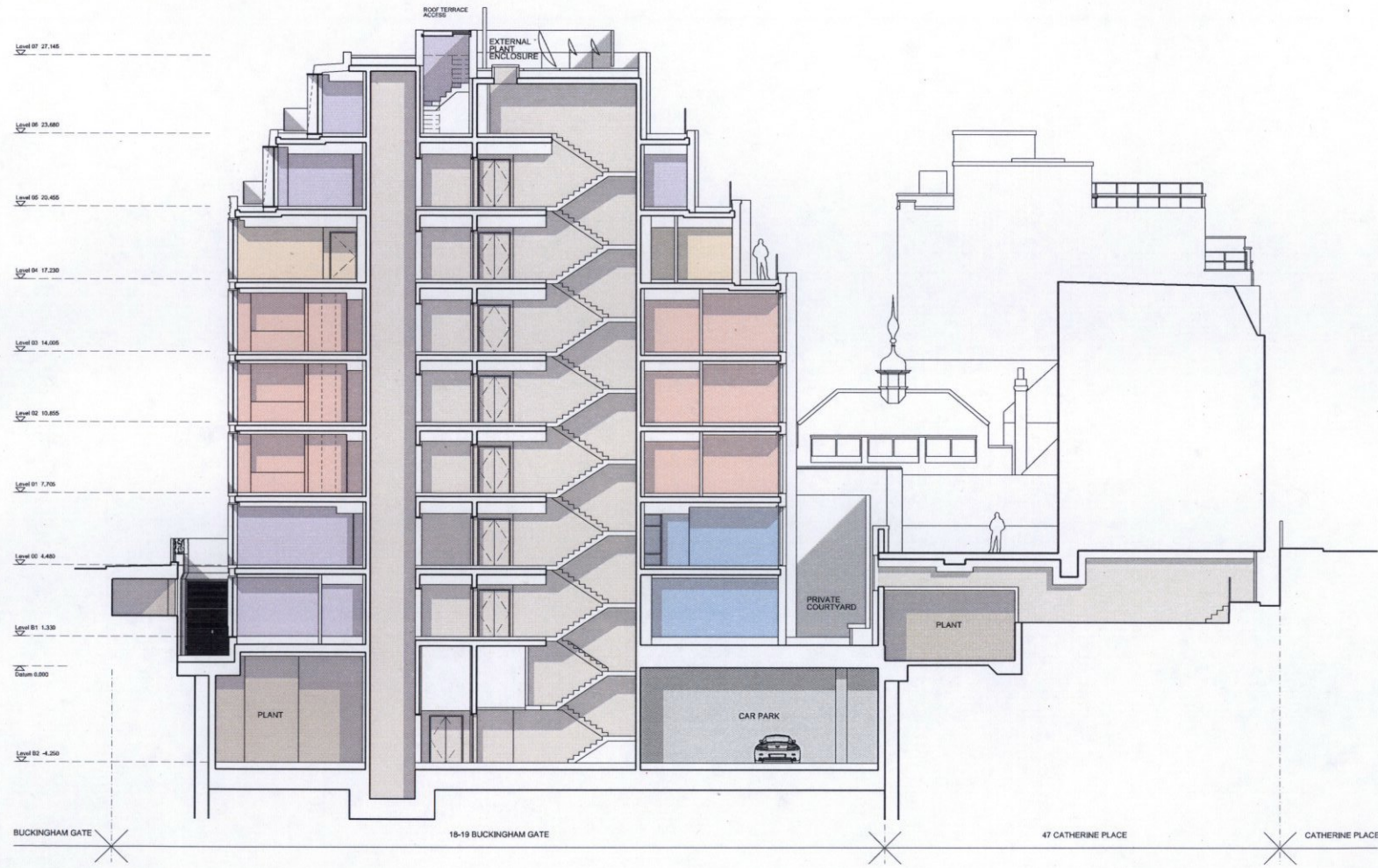
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Project Title
18 & 19 Buckingham Gate

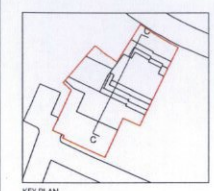
Drawing Title
**Proposed Section BB
 General Arrangement**

Planning	
Scale: A1 - 1:100	Scale: A3 - 1:200
Job No: 7319	Date: 30/01/2015
Drawing No: 7319-A-G200-S-102	Revision: P1

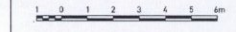
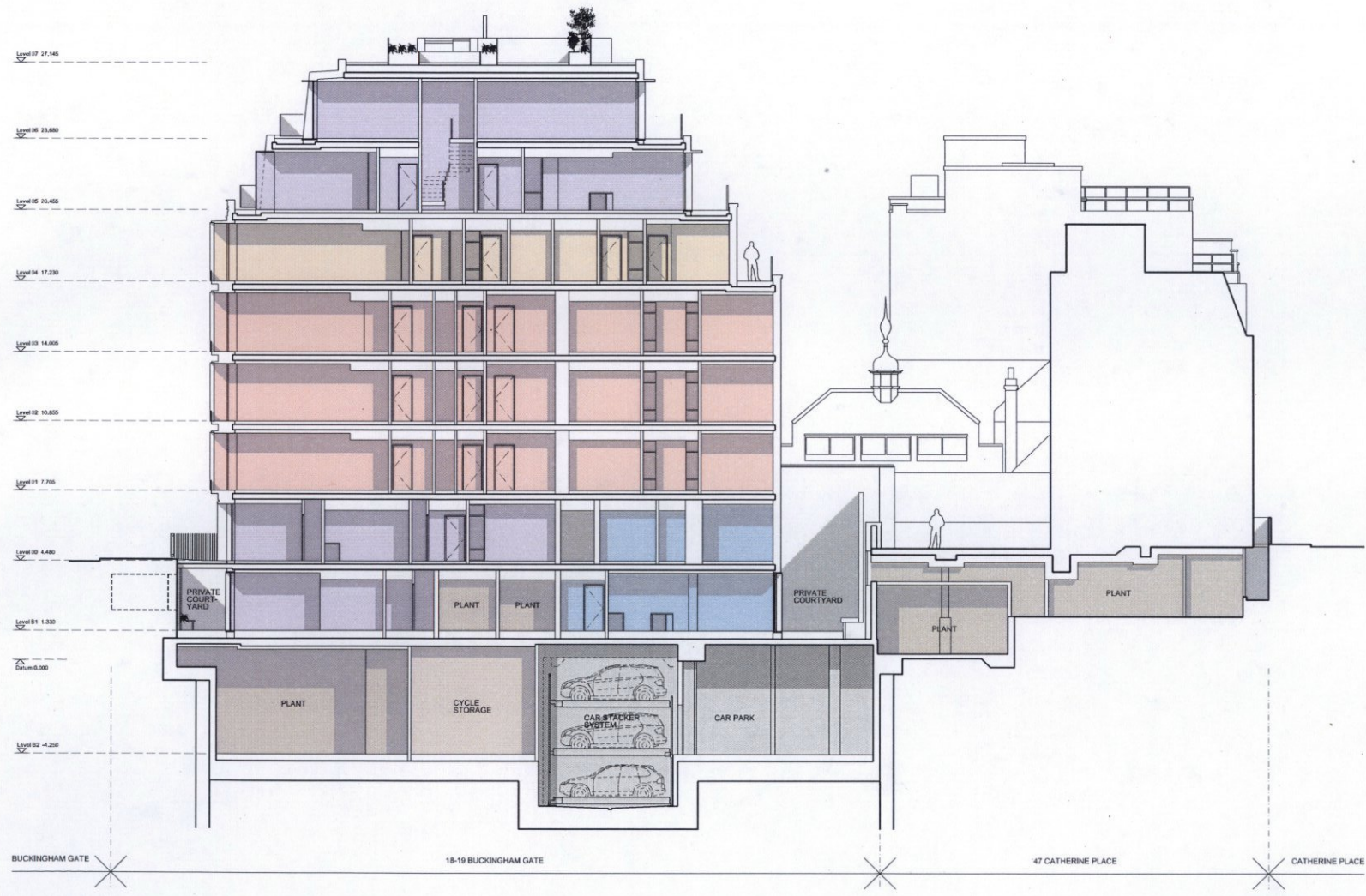


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 T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
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Client:
 For GSP Real Estates LTD

Project Title:
 18 & 19 Buckingham Gate

Drawing Title:
 Proposed Section CC
 General Arrangement

Status	
Planning	
Scale:	A1 - 1:100 A3 - 1:200
Rev No:	7319
Date:	30/01/2015
Drawing No:	7319-A-G200-S-103
Revision:	P1



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 5 - 8 Roberts Place, London EC1R 0BB
 T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
 mail @ iansimpsonarchitects . com

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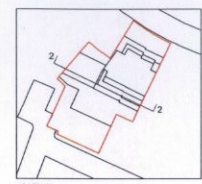
Project Title
18 & 19 Buckingham Gate

Drawing Title
**Proposed Section 11
 General Arrangement**

Scale	
Planning	
Scale	Scale
A1 - 1:100	A3 - 1:200
Job No.	Date
7319	30/01/2015
Drawing No.	Revision
7319-A-G200-S-104	P1

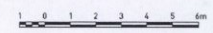
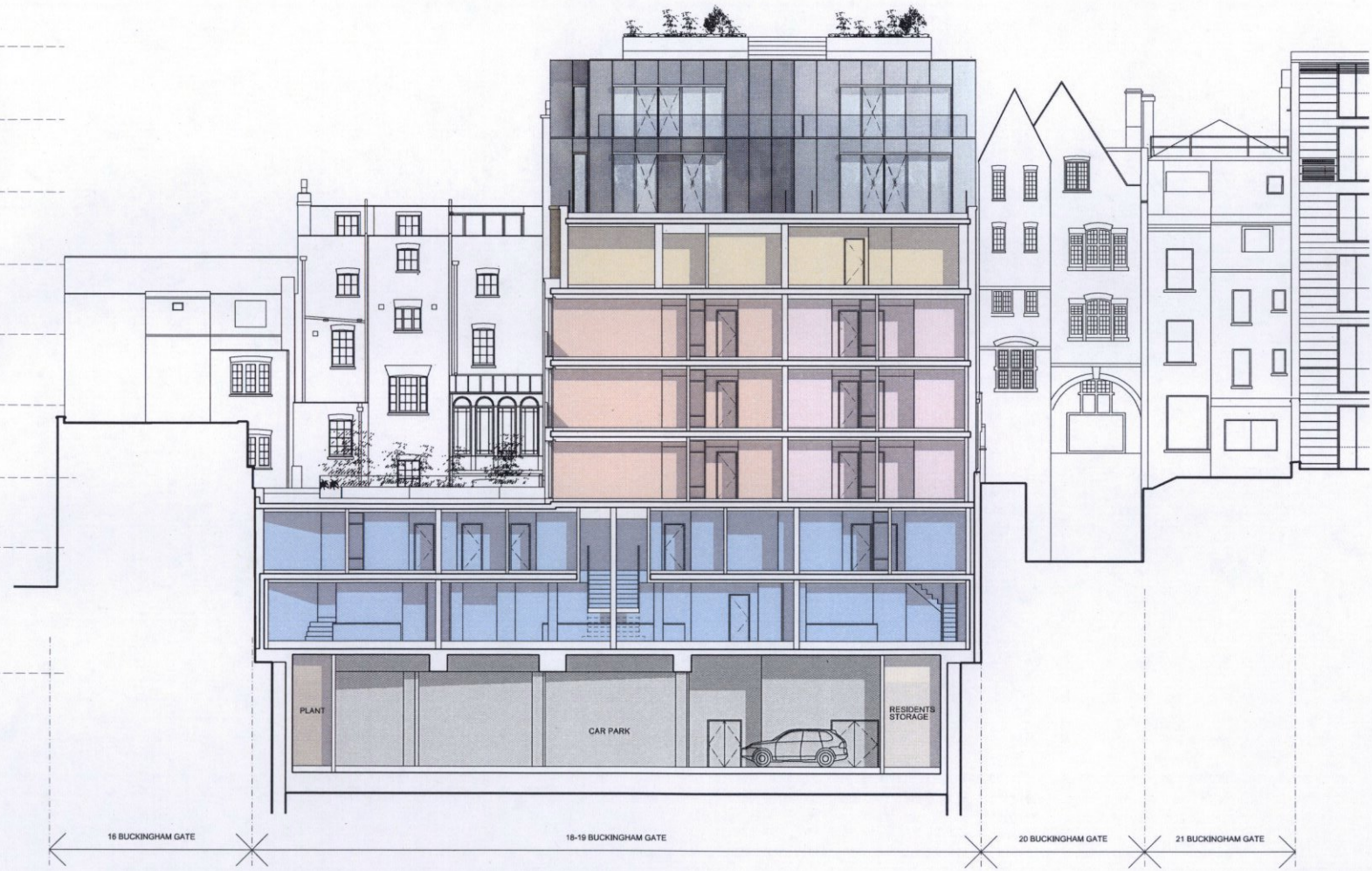
Note: This drawing is for information only and should not be used as a basis for measurement of any part of the building. It is the responsibility of the client to ensure that the building is constructed in accordance with the approved drawings and specifications. Ian Simpson Architects will not be responsible for any errors or omissions that may occur in this drawing or any subsequent drawings.

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- Level 07 27.145
- Level 06 23.860
- Level 05 20.465
- Level 04 17.250
- Level 03 14.085
- Level 02 10.885
- Level 01 7.705
- Level 00 4.480
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- Datum 0.000
- Level 02 -4.290



Rev	Description	Date
01	Planning Issue	30/01/2015

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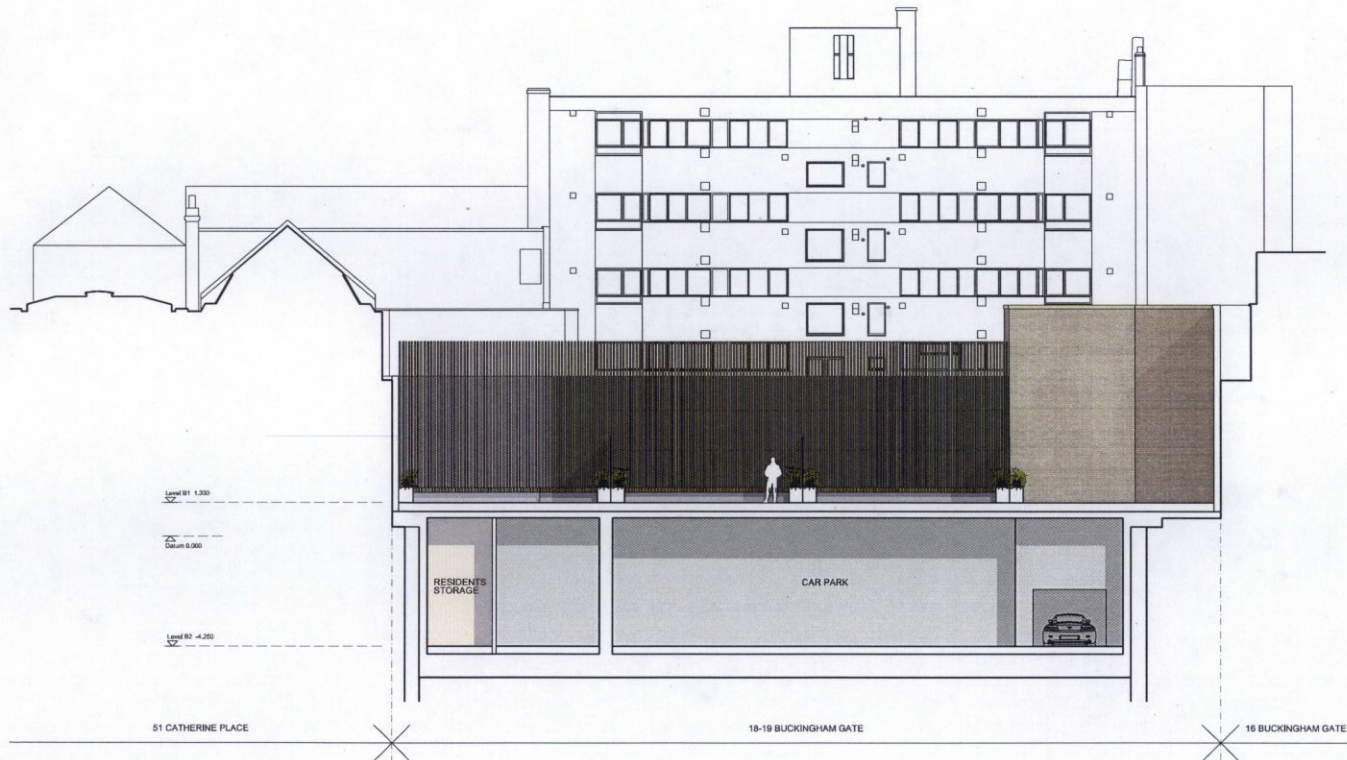
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Project Title
 18 & 19 Buckingham Gate

Drawing Title
 Proposed Section 22
 General Arrangement

Scale	
Scale	Scale
A1 - 1:100	A3 - 1:200
7319	30/01/2015
Drawing No	Revision
7319-A-G200-S-105	P1



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No.	Description	Date
P1	Planning Issue	30/01/2015

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 T +44 (0)20 7549 4000 F +44(0)20 7490 5331
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Client
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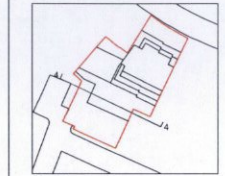
Project Title
 18 & 19 Buckingham Gate

Drawing Title
 Proposed Section 33
 General Arrangement

Scale	
Scale A1 - 1:100	Scale A3 - 1:200
Draw No. 7319	Date 30/01/2015
Drawing No. 7319-A-G200-S-106	Revision P1



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Rev	Description	Date
P1	Planning Issue	30/01/2015

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 5 - 8 Roberts Place, London EC1R 0SB
 T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
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For GSP Real Estates LTD

Project Title:
 18 & 19 Buckingham Gate

Drawing Title:
 Proposed Section 44
 General Arrangement

Drawing No		Scale	
A1 - 1:100	7319	A3 - 1:200	30/01/2015
Drawing No: 7319		Date: 30/01/2015	
Drawing Ref: 7319-A-G200-S-107		Revision: P1	