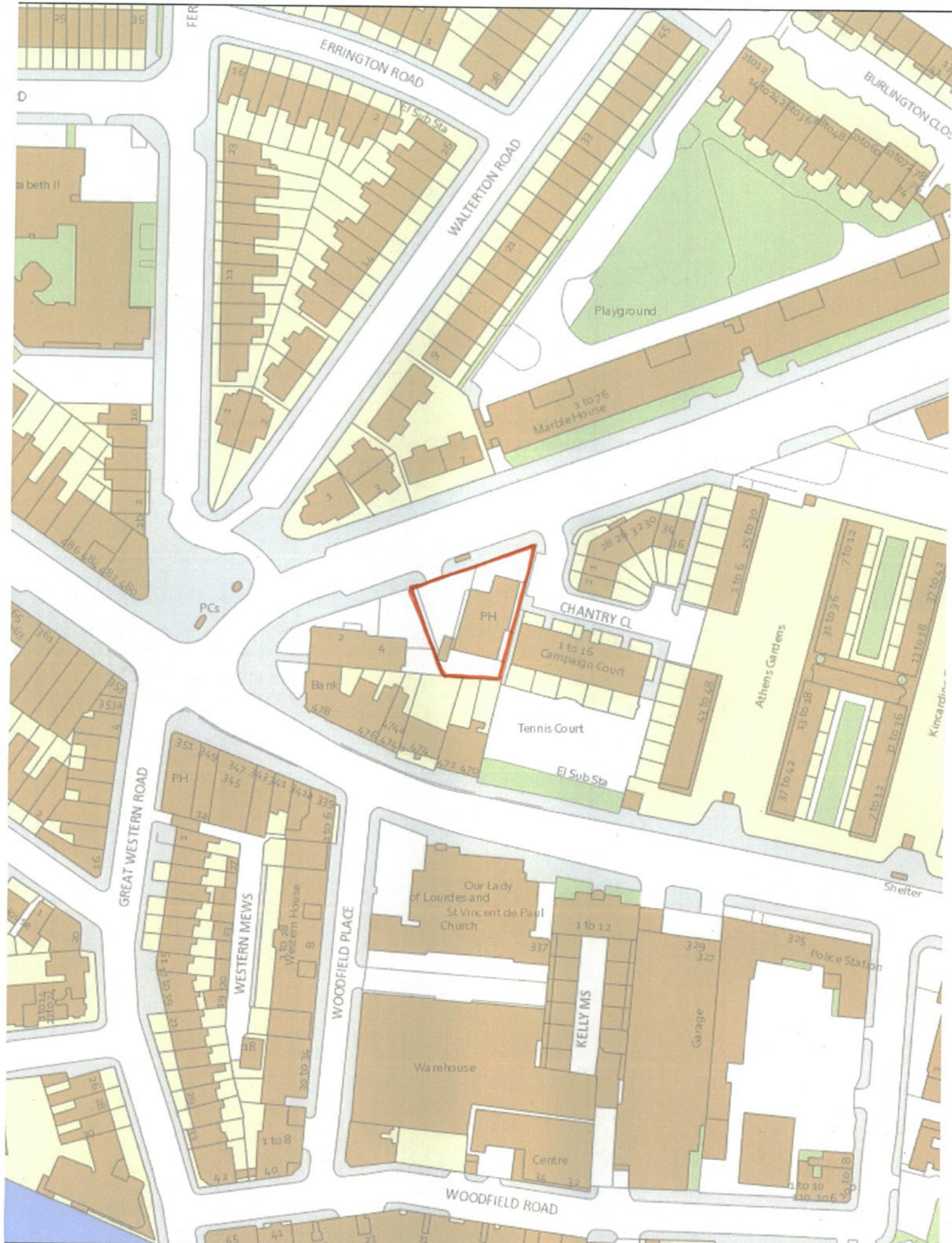


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 24 November 2015	Classification For General Release	
Report of Director of Planning		Wards involved Harrow Road	
Subject of Report	12 Elgin Avenue, London, W9 3QP		
Proposal	Demolition of the existing buildings on site and erection of a five storey plus basement level building to provide 15 self-contained flats, with two off-street car parking spaces at ground level and ancillary servicing and storage at basement level. Removal of two Lime trees to site frontage and provision of new hard and soft landscaping.		
Agent	GL Hearn		
On behalf of	Elgin Avenue Ltd		
Registered Number	15/06880/FULL	TP / PP No	TP/6173
Date of Application	28.07.2015	Date amended/ completed	28.08.2015
Category of Application	Major		
Historic Building Grade	Unlisted		
Conservation Area	Outside Conservation Area		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Refuse permission - insufficient affordable housing provision.





12 ELGIN AVENUE, W9

2. SUMMARY

The application site comprises a two storey 1970s public house located on the south side of Elgin Avenue, which is currently vacant. The application seeks permission for the demolition of the existing buildings on site and erection of a five storey plus basement level building to provide 15 self-contained flats, with two off-street car parking spaces at ground level, ancillary servicing and storage at basement level, removal of two Lime trees to site frontage and provision of new hard and soft landscaping. Permission was granted in February 2014 for redevelopment of this site to provide 14 flats.

The key issues in this case are:

- The acceptability of the proposed affordable housing provision.
- The impact of the development on the appearance of this part of the City.
- The impact on the amenity of neighbouring residents.
- The acceptability of removing two of the Lime trees subject to a TPO to the Elgin Avenue frontage of the site.
- The impact on the public highway in terms of the alterations to the highway to form access to the development.

The proposed development is considered to be acceptable in all regards (subject to the conditions recommended later in this committee report), save for the provision of affordable housing. This is because the financial contribution to the affordable housing fund in lieu of on-site provision that has been offered falls significantly below that which the independent viability consultant advises can be provided. As such, the scheme would be contrary to Policy H4 in the Unitary Development Plan (UDP), Policy S16 in Westminster's City Plan: Strategic Policies (the City Plan) and the guidance in the Interim Guidance Note: Affordable Housing Policy (November 2013). As such, the application is recommended for refusal.

3. CONSULTATIONS

WARD COUNCILLORS

Any response to be reported verbally.

NORTH PADDINGTON SOCIETY

Any response to be reported verbally.

ARBORICULTURAL MANAGER

Objection to loss of tree T3 (Lime), but note that its loss was not previously objected to as part of determination of previous schemes to redevelop this site. No objection to the loss of tree T4. Detailed drawings of the car turntable will be required to demonstrate any level changes within root protection areas. Details of cantilevering to front elevation required to demonstrate scheme will not adversely affect tree T2 (a TPO Lime). Additional soil depth required over basement to rear and replacement tree planting proposed is not appropriate to mitigate trees to be lost. Conditions recommended should it be resolved to grant permission.

BUILDING CONTROL

No objection to Structural Method Statement, which is acceptable. Notes that internal layout would be likely to require amendment to meet Building Regulations in respect of means of escape.

ENVIRONMENTAL HEALTH

Objection on grounds that the means of escape proposed are poor due to remote rooms that require escape via another habitable room in the event of an emergency. Whilst bedrooms on lower ground floor have poor access to daylight, overall these units with living rooms on the ground floor would be adequately lit. Conditions recommended in respect of mechanical plant

noise control and to ensure new residential accommodation is adequately insulated from external noise sources.

HIGHWAYS PLANNING MANAGER

Undesirable but could be considered acceptable in transportation terms. On-street parking has yet to reach a level of serious deficiency and therefore the provision of three on-site parking spaces is acceptable. Provision of car club membership for each flat for 25 years should be secured. Electric car charging points should be secured by condition for the two car parking spaces. Waste storage proposals are acceptable. Suggests that additional cycle storage should be provided in accordance with the London Plan (2015). Recommends that provision and maintenance of the car turntable required to access the car parking spaces on site is secured. Conditions and Informatives recommended.

HOUSING DEVELOPMENT MANAGER

Any response to be reported verbally.

TRANSPORT FOR LONDON (TfL)

No objection, content that vehicular site access would not have an adverse impact on bus stop. Would prefer development to be 'car free'. A Construction Logistics Plan should be secured by condition. On-site car parking spaces should be designed and allocated to blue badge holders. Recommends that number of cycle parking spaces should be increased from 19 to 27. Note that the development will be CIL liable in respect of the Mayor's CIL.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 115; Total No. of Replies: 7.

Seven responses received from six respondents.

Four emails in support of the proposed development on all or some of the following grounds:

- Would bring architectural merit to neglected end of Elgin Avenue.
- Nearby buildings are of little aesthetic value, bar the RBS bank at No.2 Elgin Avenue.
- Impressed how applicant has taken on board objections to the scheme previously refused in early 2014.
- Proposed building would make a positive impact and would replace a 'ghastly' public house with much needed accommodation.
- Great improvement on view from neighbouring flat.
- Smart in appearance and well designed.
- High quality contemporary building of considered proportion, massing and relationship to neighbouring building and streetscape.
- Materials sympathetic to context without being a pastiche.
- Good quality accommodation to attract more families and professionals to the area, which will enhance social mix of Maida Hill and increase hopes for regeneration.

One neutral comment regarding the date of the committee meeting and three emails received raising objection on all or some of the following grounds:

Land Use

- Area needs social housing not foreign investors.
- Cannot see that affordable housing is included.

Design

- The design of the building is not in keeping with other buildings in the surrounding area.
- Object to design and height of development.
- Proposed building is far too large for the site.
- There are no buildings above four storeys at this end of Elgin Avenue.
- Would prefer to see smaller three storey building with 8-10 units.

- Not convinced it would improve the streetscape, which is already messy.
- Poor relationship with neighbouring RBS bank building.
- Metal cladding to top floor not appropriate.
- Development would be overscaled, oversized, imposing and do nothing to enhance Elgin Avenue.

Amenity

- Increased overlooking to Marble House.
- Loss of privacy.
- Increased noise disturbance.

Other Issues

- Insufficient car parking provision.
- Additional pressure on schools and medical facilities.
- Question demand for such a development on this site given Harrow Road Police Station development.

ADVERTISEMENT/SITE NOTICE: Yes.

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site comprises a two storey 1970s public house located on the south side of Elgin Avenue, which has been vacant since late 2011. The site faces Elgin Avenue along its northern boundary, with Chantry Close forming part of the eastern boundary of the site. The western boundary faces the rear of No.2 Elgin Avenue, which is in use as a bank (RBS), whilst mixed commercial and residential buildings facing Harrow Road lie to the rear of the application site.

The building is not listed and is not located within a conservation area. The site is located within the North Westminster Economic Development Area (NWEDA), as designated in the City Plan and is located within the North West Westminster Special Policy Area (NWWSPA), as designated by the UDP.

To the Elgin Avenue frontage of the site there is a group of three Lime trees and a separate smaller Lime tree (closer to the boundary with No.2 Elgin Avenue), which are all protected by Tree Preservation Orders (Nos. 420 and 603). Within the curtilage of No.2 Elgin Avenue there are a further three trees (a Sycamore, a London Plane and a Lime), which are located along the western boundary of the application site.

4.2 Relevant History

5 October 2012 – Planning permission was granted for retention of light grey timber hoardings, ranging between 2.2m and 3.0m in height to the north, east and west elevations of the perimeter of the site for a temporary period of one year (RN: 12/06476/FULL).

26 February 2014 – Planning permission was granted for demolition of the existing building and redevelopment comprising erection of a part three, part five storey building to provide 14 self-contained flats (2x1 bed, 9x2 bed and 3x3 bed), with provision of three off-street parking spaces at ground level and ancillary servicing and storage at basement level, removal of one Lime tree and provision of new hard and soft landscaping (13/04346/FULL).

The above permission was granted following completion of a S106 agreement to secure the provision of a financial contribution of £522,120 towards the affordable housing fund, provision of works to alter the public highway outside the site necessary to form access to the

development, comprising alterations to the crossovers and repaving outside the application site and a parking mitigation (PROP) payment of £11,000. See this decision letter and relevant application drawings in the background papers.

21 May 2014 – Planning permission refused for variation of Condition 1 and removal of Conditions 12, 13, 14 and 23 of planning permission dated 26 February 2014 (RN: 13/04346) for demolition of the existing building and redevelopment comprising erection of a part three, part five storey building to provide 14 self-contained flats (2x1 bed, 9x2 bed and 3x3 bed), with provision of three off-street parking spaces at ground level and ancillary servicing and storage at basement level, removal of one Lime tree and provision of new hard and soft landscaping; namely, to remove three on-site parking spaces and enlarge Flats 1 and 5 at ground floor level (Flat 5 enlarged from a two bedroom flat to a three bedroom flat) and omit the provision of a car turntable and electric car charging points.

The above application was refused on lack of off-street parking, lack of electric vehicle charging points and design grounds.

30 January 2015 – Permission refused for demolition of the existing building and redevelopment comprising erection of a part four, part six storey building to provide 19 residential flats (Class C3), with provision of two off-street parking spaces at ground level, ancillary servicing and storage at basement level, removal of two Lime trees (T3 and T4) and provision of new hard and soft landscaping (14/11463/FULL).

The above application was refused on design grounds (due to the height and bulk of a six storey building), lack of affordable housing provision, lack of family sized units, loss of daylight and tree impact grounds (in respect of the impact of the basement on the London Plane tree (T6) and Lime tree (T7) at No.2-4 Elgin Avenue).

5. THE PROPOSAL

The application seeks permission for the demolition of the existing public house buildings on site and erection of a five storey plus basement level building to provide 15 self-contained flats, with two off-street car parking spaces at ground level and ancillary servicing and storage at basement level. To facilitate the development it is proposed to remove two Lime trees to the site frontage. The proposed development would deliver new hard and soft landscaping around the replacement building.

6. DETAILED CONSIDERATIONS

6.1 Land Use

6.1.1 Loss of Existing Use

The lawful use of the existing building on site is as a public house at basement and ground floor level with ancillary staff/manager accommodation above at first floor level. The lawful use is therefore a Class A4 Public House. The premises are located immediately outside the Harrow Road District Centre, which is located to the west of the site (the neighbouring property at No.2 Elgin Avenue is within the District Centre). However, despite this proximity, the application premises is very much divorced from the District Centre by virtue of its built form, orientation relative to the highway and the lack of a shopping parade linking the site with No.2 Elgin Avenue.

Policy SS8 in the UDP normally seeks to resist the loss of non-A1 retail uses outside of a designated District or Local Centre, particularly where the non-A1 use in question is a 'traditional public house', which adds to the character and function of the locality. In this case, it has previously been accepted as part of the scheme approved in February 2014 that the

loss of the existing mid 20th century Class A4 public house use was acceptable due to its disjunction from the adjacent District Centre, due to the premises history of causing noise and general disturbance to neighbours and as it is not a 'traditional public house' that contributes to the character and function of the area. In this context, the loss of the existing Class A4 public house use in favour of a wholly residential scheme for redevelopment of this site is considered to remain acceptable.

Whilst the site is located within the NWWSPA, as designated in the UDP, the site has a floor area well in excess of 250m² and therefore UDP policy does not seek to prevent the loss of the existing employment generating use. The site is located within the NWEDA in the City Plan and therefore Policy S12 is also relevant. However, this strategic policy encourages both residential and employment generating uses within the NWEDA and in this context, as per the previously approved scheme, it is not considered that permission could be withheld on the basis of the loss of employment caused by the loss of the current public house use of the site.

6.1.2 Proposed Residential Accommodation

In light of Section 6.1.1, the principle of providing residential accommodation on this site is considered acceptable in land use terms and also accords with Policy H3 in the UDP and S14 in the City Plan. The mix of unit sizes proposed (3x1 bedroom flats, 8x2 bedroom flats and 4x3 bedroom flats) would provide 26.6% of the units with three bedrooms or more. Whilst this is below the 33% level sought by Policy H5 in the UDP, it is a higher proportion of family sized units (containing three bedrooms or more) than was secured in the previously approved scheme. The previously approved scheme secured 21% of the units as three bedroom units or larger. In this context, the mix of units proposed in the current scheme is considered to be acceptable in residential mix terms. The development as a whole would optimise the residential accommodation on the site in accordance with Policy S14 in the City Plan.

In terms of the quality of the residential accommodation proposed, the units would be provided with external amenity space in the form of garden areas, external lightwells, balconies and roof terraces (both communal and private). All of the units are of sufficient size to accord with the minimum floorspace standards set out in the Nationally Described Space Standards (2015) and in Policy 3.5 of the London Plan 2015 (Consolidated with Alterations Since 2011).

Environmental Health and Building Control have raised concerns regarding the layout of a number of the flats in terms of means of escape, however, the remedies to these concerns lie in minor amendment to the internal layout of the flats to remove remote rooms that require escape via other habitable rooms or provision of uprated fire protection measures. Given that both solutions can be provided without materially altering the scheme in planning terms, it is recommended that had the application been recommended for approval, the concerns raised would have been highlighted to the applicant via an Informative.

Environmental Health have raised concern regarding the level of natural light reaching the bedrooms proposed at basement level, which receive natural light via lightwells to the side and rear of the site. However, as the basement and ground floors are proposed to be used as four maisonettes so that the more poorly lit basement rooms form the bedrooms of larger flats with generous and well lit living rooms at ground floor level, this arrangement is considered acceptable and represents an efficient use of the available residential floorspace within the proposed development.

In summary, the residential accommodation is considered acceptable in land use terms and would accord with the relevant policies in the UDP, City Plan and London Plan.

6.1.3 Affordable Housing Provision

The proposed development would create 1,789.8m² (GEA) of residential floorspace. A policy compliant scheme in affordable housing terms would deliver three on-site affordable housing units or 240m² of affordable housing floorspace in accordance with Policy H4 in the UDP and S16 in the City Plan. In the event that it is demonstrated that it is not viable to provide affordable housing on-site or off-site in the vicinity, a financial contribution to the affordable housing fund that would be consistent with the formula set out in the Interim Guidance Note: Affordable Housing Policy (November 2013) would be £990,150.

The applicant initially set out that the development was not sufficiently viable to provide any affordable housing on-site and that only a limited financial contribution of £65,000 could be made to the affordable housing fund. In this context a viability report was submitted with the application to support the applicant's assertions on the viability of the development.

During the course of the application the applicant's viability report has been assessed by independent viability consultants on behalf of the City Council. They have advised that the provision of affordable housing on-site would not be viable and the applicant does not have alternative sites in the vicinity on which affordable housing could be provided off-site. In this context, the provision of a financial contribution in lieu of on-site or off-site provision is considered to be appropriate in this case. The independent viability consultants have advised in their initial review of the applicant's viability report that they believe that the scheme could provide a policy compliant financial contribution to the affordable housing fund of £990,150. However, the applicant does not accept the independent viability consultants initial findings, in particular in relation to the assumptions that have been made in respect of the gross development value, residential sales values and construction costs. As such, discussions are ongoing and will continue in the lead up to the committee meeting to explore the applicant's areas of concern. Should these concerns be substantiated through the submission of additional viability evidence by the applicant, and if this additional evidence is subsequently accepted by the independent viability consultants, a revised position on the viability of the proposed development will be reported verbally to the Committee.

In the interim, given the applicant does not accept the currently adopted position of the independent viability consultant, that the development is capable of delivering a policy compliant financial contribution to the affordable housing fund, the application is recommended for refusal on grounds that it would provide insufficient affordable housing to accord with Policy H4 in the UDP, Policy S16 in the City Plan and the guidance in the Interim Guidance Note: Affordable Housing Policy (November 2013).

6.2 Townscape and Design

6.2.1 Demolition of the Existing Building

The existing building is a purpose built 1970s public house. The building is typical of the surrounding townscape in terms of its scale and built form and detracts from the prevailing appearance of the area. The demolition of the existing building is therefore welcome in design terms.

6.2.2 Proposed Building

The proposed development has received both significant support and objection from neighbouring residents in respect of its detailed design, height, bulk and appearance. These

representations are summarised earlier in this report and provided in full in the background papers.

The proposed development would have a similar footprint to the previously approved scheme and the overall height of the building is marginally lower at its highest point. The currently proposed scheme is more bulky than the previously approved scheme, with additional bulk predominantly proposed at third and fourth floor levels. However, whilst the building now proposed is bulkier than the previously approved scheme, the additional bulk proposed, when taken in conjunction with the detailed design now proposed, assists in providing the proposed building with a more comfortable form that more successfully addresses the street in Elgin Avenue.

In terms of height, the current scheme addresses the ground for refusal of the application refused in January 2015, as the current scheme reverts to a building of five storeys in height above ground level, which is no higher than the scheme approved in February 2014. In this context, the objections raised on grounds that the proposed building is excessively high cannot be supported as grounds to withhold permission.

In detailed design terms the current scheme is similar to the previously approved scheme in so much that the scheme comprises three distinct rectilinear building forms clad in contrasting, yet complementary facing materials; namely a buff brick to the largest street facing block, a predominantly blue brickwork to the recessed block and brass cladding with vertical detailing to the central block, which is predominantly seen at third and fourth floor levels. The base of the building would be marked by corbelled brickwork and similar banded brickwork would be used to define the floor levels within the building and help to break up what would otherwise be a large expanse of brickwork. The main brickwork elevations would be further enlivened by use of large feature windows, a number of which would project or recess to bring greater modelling to the otherwise rectilinear form. At roof level large feature windows are proposed within the brass clad central block at third and fourth floor levels.

To the side and rear elevations, away from the principal elevations that are to be faced in buff brick and the brass clad central block, the detailed design proposed would be more restrained, with window openings arranged in a more ordered arrangement, with window frames, reveals and balconies finished in a bronze colour to reflect the colour of the brass cladding to the 'feature' central block.

The application site is set within an area of Elgin Avenue of mixed townscape quality, where there is a lack of a prevailing building form or typology. The strongest townscape feature is the prevailing building height of new blocks along the southern side of Elgin Avenue, to which the proposed development would conform. In this context, the detailed design proposed is considered to be a largely successful architectural composition, which utilises high quality materials. Despite the concerns raised by objectors, the proposed brass cladding is considered to be an innovative and distinctive facing material, which enhances the overall composition, however, it is agreed that the colouration of the brass should be more muted than is shown in the submitted drawings. It is understood that the cladding in question is available in a range of finishes and therefore had the application been recommended favourably, the precise finish of the brass cladding would have been reserved by condition. Further conditions would have been recommended to secure samples of all other facing materials, detailed drawings of windows and doors (all types) and the corbelled/decorative brickwork.

There are though a number of areas of the scheme that require minor amendment to address officer concerns in respect of the scheme as submitted, had the application been recommended for approval. At roof level the brass clad roof storey, despite not being any higher than the previously approved scheme, does appear in some views to be overly prominent, mainly because of its height above the third floor parapet and its un-modelled form.

Had the scheme been recommended for approval an amending condition is recommended to lessen its prominence and soften its appearance, particularly in street views.

Also at roof level, the layout of the top floor flat positions a kitchen behind the curtain wall glazing to the front elevation, necessitating the use of blanking panels within the glazing. This would detract from the appearance of the top of the building and the need for these panels could be alleviated by revision of the layout of the top floor flat. Had the scheme been recommended for approval a condition would have been recommended to secure this minor amendment to the scheme.

At ground floor level the entrance to the building needs further consideration to ensure that it provides an appropriate visual marking of the entrance to the building. As currently proposed the entrance doorway is not discernibly different in scale or form from the other full height window openings at ground floor level. It is also recommended that the opening in the front façade to the car parking spaces at ground floor level is omitted to provide the base of the building with a stronger, more solid base. In addition, stone copings should be added to brickwork facades and a balustrade has been omitted from the roof terrace to the east elevation at fourth floor level. These amendments would also have been secured by amending condition had the scheme been recommended for approval.

As submitted the scheme includes the provision of low railings to the main street elevations, however, these are not fully shown in all elevations and the detail of these railings does not relate well to the appearance and design rationale of the proposed building. Had the application been recommended for approval, it would have been recommended that details of all boundary treatments, including those within the site to the side and rear of the site, be reserved by condition, notwithstanding the details shown on the submitted drawings.

In summary in design terms, it is considered that the proposed development is acceptable in terms of its bulk, height, scale and massing. The detailed design of the proposed building is considered to have significant merit and is a significant improvement upon the previously approved scheme. As such, the residual concerns set out in this section of the report could have been resolved by appropriately worded amending conditions and do not in themselves amount to a ground on which to recommend the scheme for refusal on. In this context, despite the objections received on design grounds, the scheme would accord with Policies DES1 and DES4 in the UDP and Policy S28 in the City Plan and would not harm the appearance of this part of the City.

6.3 Amenity

6.3.1 Daylight and Sunlight

The applicant has submitted a comprehensive daylight and sunlight assessment which has been reviewed in detail by officers. The submitted assessment demonstrates that the proposed development would result in some material losses of daylight and sunlight to neighbouring residential windows. However, the losses are relatively minor and are not significantly greater than the losses previously found to be within acceptable limits when permission was previously granted in February 2015.

Opposite the application site at No.3 Elgin Avenue, one window in the front elevation would suffer a material loss of daylight using the Vertical Sky Component (VSC) method of assessment. However, the room served by this window is served by other windows that would not suffer any significant loss of daylight and therefore the impact on this one window is not unacceptable in daylight terms.

At Nos.5-7 Elgin Avenue, which are also opposite the application site, the submitted assessment shows the front doors and associated side light/fan light windows to suffer a

material loss of daylight. However, the impact on these doors and windows is exacerbated by the presence of the existing porch that over sails them and in any event, the hallway behind is not a habitable room and therefore permission could not be withheld on the basis of the impact of the development on these doors and windows.

The submitted daylight and sunlight report indicates the development would cause a material loss of daylight to one front ground floor window at No.1 Chantry Close and two front ground floor windows of No.2 Chantry Close, which faces the eastern side boundary of the site across Chantry Close. However, on detailed analysis of the data it is apparent that these windows are in fact the recessed door and adjacent recessed windows (presumably to a cloakroom or toilet) and, which do not serve habitable rooms. As such, the impact on these neighbouring windows is acceptable in daylighting terms.

There would be a further material loss of light to one of the first floor windows at No.2 Chantry Close, however, the loss caused would be only marginally above the level at which the BRE Guidance advises that the loss would be noticeable. The room served by the affected window would remain well day lit as it is also lit by other windows that would not be materially affected. Consequently, permission could not reasonably be withheld on the basis of the impact on this window.

The current scheme would have a marginally increased impact on one window in Marble House opposite, relative to the approved scheme, such that the loss of light caused would become material. However, given that this would be an isolated material loss of light to one window, which has an oversailing balcony (which has the effect of limiting the existing daylight to this window), it is not considered that permission could be withheld on the loss of light to this window.

The proposed scheme would result in a material loss of daylight to two windows in the end elevation of Campaign Court, which face the application site. However, these appear to be windows serving non-habitable rooms such as a bathroom or circulation space and therefore, despite the material losses of light to these windows, permission could not reasonably be withheld on the basis of this impact. Additionally, it is noted that the previously approved scheme had a similar material impact on the light reaching these windows.

In terms of sunlight, whilst the development would result in losses of both annual and winter probable sunlight hours to neighbouring windows on the opposite side of Elgin Avenue and Chantry Close, none of the affected windows would suffer a material loss of existing sunlight. That is to say that the losses that would be caused by the proposed development would be within the levels deemed acceptable by the BRE Guidelines (2011) on the basis that occupiers of neighbouring flats and houses with affected windows would be unlikely to notice the sunlight losses that would occur.

In conclusion in daylight and sunlight terms, the impact of the proposed development would not be so significant so as to merit withholding permission, as the losses that would be caused would either be immaterial or sufficiently minor so as that the development can be considered to be in accordance with Policy ENV13 in the UDP and Policy S29 in the City Plan.

6.3.2 Sense of Enclosure

To the front and the eastern side elevation, the proposed development and its associated boundary walls would be sufficiently distant from neighbouring windows so as not to cause a materially increased sense of enclosure. Whilst the eastern side boundary wall would be close to front windows in Campaign Court, the neighbouring windows would be at right angles with the wall and consequently would not be enclosed significantly by it.

To the western side of the site the development would be a significant distance from neighbouring windows in the rear of residential flats on the upper floors of properties in Harrow Road. The building at No.2 Elgin Avenue is in use as a bank and consequently there are no residential windows to this neighbouring property that could be enclosed.

To the rear the bulk of the building would be sufficiently distant from neighbouring windows on the upper floors of buildings in Harrow Road so as not to cause a material increase in enclosure.

As such, in sense of enclosure terms, the proposed development would accord with Policy ENV13 in the UDP and Policy S29 in the City Plan.

6.3.3 Overlooking

The scheme has been designed to avoid windows facing one another, particularly where the proposed development faces Chantry Close. Small balconies are proposed on the rear elevation, however, these would be well set back from the boundary with properties in Harrow Road. Larger amenity spaces are limited to third and fourth floor levels and set back from the roof edges of the floor below to minimise the prominence of these terraces in views from neighbouring windows.

The garden areas to the rear serving the larger family units would be enclosed by higher boundary walls, as is the case to the rear of the existing public house, and therefore these gardens would not overlook neighbouring windows.

A significant number of windows are proposed to the front elevation, however, these are separated by the width of Elgin Avenue from neighbouring windows opposite. At this considerable distance there would be no material increase in overlooking.

The windows in the west (side) elevation would face on to the car park of the neighbouring bank at No.2 Elgin Avenue and would be sufficiently distant from windows in the rear of residential properties in Harrow Road so as not to cause an unacceptable loss of privacy.

Subject to a condition to restrict the use of the roofs as terraces or balconies, except where they are shown as such on the submitted drawings (had the application been recommended for approval), the proposed development is considered acceptable in overlooking/loss of privacy terms and would accord with Policy ENV13 in the UDP and Policy S29 in the City Plan.

6.3.4 Other Amenity Issues

In terms of noise disturbance, the proposed development includes a number of elements of mechanical plant or equipment; namely, a vehicle turntable located externally within the curtilage of the site and a plant room at basement level. Environmental Health have considered the submitted acoustic report and do not object to the scheme on noise disturbance grounds. Had the application been recommended for approval conditions would have been recommended to control the future operational noise and vibration levels of mechanical plant and equipment installed as part of the development.

All of the roof terraces/balconies proposed are relatively small in scale and therefore do not give rise to concerns in noise disturbance terms.

Had the application been recommended for approval a condition would have been recommended to ensure that the external envelope of the building is such that it would protect future residents of the development from external noise sources in this relatively busy location.

Had the application been recommended for approval, the scheme would accord with Policies ENV6 and ENV7 in the UDP and Policies S29 and S32 in the City Plan.

6.4 Transportation/Serviceing

In terms of parking provision, the Highways Planning Manager does not object to the proposed development. In this location on-street parking in the vicinity of the site has yet to reach a level of serious deficiency (80% occupancy) either at night (62% occupancy) or during day time hours (68% occupancy). In this context the provision of a lower level of on-site parking that might otherwise be the case is considered acceptable.

Having regard to the constraints of the site in terms of its size and proportions and the location of the access on to the site adjacent to the existing bus stop, the two spaces proposed are considered to represent an acceptable level of on-site parking provision in this case. However, in light of the significant disparity between the number of parking spaces and the number of units proposed, it is recommended that had the application been recommended for approval, the applicant's offer of lifetime (25 year) car club membership for each flat should have been accepted and appropriate arrangements to secure the car club memberships would have been secured by way of a Grampian condition in order to mitigate the impact of the development on the availability of on-street residents parking in the vicinity of the site.

Access to the proposed car parking spaces has been demonstrated to be achievable, although it would be reliant on the provision of a vehicle turntable to allow vehicles to enter and exit the public highway in forward gear. The Highways Planning Manager does not object to this arrangement provided the vehicle turntable is installed and permanently maintained. It is recommended that had the application been recommended for approval this would have been achieved using the conditions, as per the previously approved scheme.

A condition is recommended to ensure the permanent provision of the car parking spaces. The Highways Planning Manager does not consider that the applicant's undertaking to provide an on-street electric car charging point is appropriate and recommends that had the application been recommended for approval a condition should be imposed requiring both the on-site parking spaces to be served by an electric charging point. The proposed car parking arrangements would therefore have been considered acceptable subject to the recommended conditions and accord with Policies STRA25 and TRANS23 in the UDP.

Vehicular access to the site already exists and it is not proposed to alter the location of this, albeit, as per the approved scheme, it is proposed to alter the width of the crossover and improve the appearance of the footpath of the public highway in connection with the proposed development. Were the application recommended for approval it is recommended that appropriate arrangements to secure these planning obligations would be secured via a Grampian condition.

Policy NWW3 in the UDP seeks financial contributions to public realm improvement projects within the NWWSPA, however, there are no identified public realm projects in the vicinity of the site at present. Given this and in view of the limited viability of the scheme overall, as per the approved scheme, a financial contribution to public realm improvements has not been sought pursuant to Policy NWW3.

The cycle storage proposed would be located within the basement of the building and consequently would be secure and weather proof. The number of cycle storage spaces falls below the expectation set by the London Plan 2015 (Consolidated with Alterations Since 2011); namely, provision of 27 cycle storage spaces. The proposed development includes 19 cycle storage spaces. Transport for London and the Highways Planning Manager would prefer to see this number of cycle storage spaces increased in line with the London Plan

requirement. However, the number of cycle storage spaces proposed is greater than in the previously approved scheme, which remains extant, and in this context the proposed number of cycle storage spaces, which exceeds the number of units proposed, is not considered to be objectionable.

The waste and recycling storage provision proposed is not considered to be objectionable and is consistent with the storage provision required by Policy ENV12 in the UDP.

6.5 Equalities and Diversities (Including Access)

The proposed development would provide level access from the public highway, with lift access to all floors. All of the units within the development have been designed to meet Lifetime Homes standards. As such, the development would accord with Policy DES1 in the UDP in access terms.

6.6 Economic Considerations

Not applicable.

6.7 Other UDP/ Westminster City Plan/ Policy Considerations

None relevant.

6.8 London Plan

The proposed development accords with the relevant parts of the London Plan 2015 (Consolidated with Alterations Since 2011). In particular, the standard of residential accommodation would accord with Policy 3.5; the affordable housing provision has been assessed in accordance with Policy 3.12, which sets out that development viability is considered when determining the affordable housing content of a development, and; the sustainability of development would be consistent with the relevant policies in Chapter Five: 'London's Response to Climate Change'.

6.9 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.

6.10 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 in early 2016. 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, had the application been recommended for approval, a Grampian condition would have been recommended to secure appropriate arrangements to secure the following:

- i. Provision of works to alter the public highway outside the site necessary to form access to the development, comprising alterations to the crossovers and repaving outside the application site.
- ii. Provision of one lifetime car club membership per residential flat for a period of 25 years.
- iii. Provision of a financial contribution towards the affordable housing fund (amount as determined to be viable by the independent viability consultant).
- iv. Provision of costs for monitoring of agreement (£500 per Head of Term).

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

It is considered that the 'Heads of Terms' listed above would have satisfactorily addressed City Council policies, had the applicant agreed to the financial contribution towards the

affordable housing fund to mitigate the lack of affordable housing on-site or off-site in the vicinity of the application site (see Section 6.1.2). The planning obligations that would have been secured had the applicant agreed to the affordable housing provision recommended by the independent viability consultant, 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).

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

6.11.1 Arboricultural Impact

Whilst the Arboricultural Manager accepts the loss of the TPO Lime tree (T4), she objects to the loss of another TPO Lime tree (T3) to the front of the site. However, the loss of both of these trees has previously been accepted as part of the previously determined schemes for redevelopment of this site and therefore the concerns of the Arboricultural Manager in respect of these trees cannot be supported as a ground to withhold planning permission.

The applicant has provided details of the car turntable to be sited within the root protection area of trees. This is the same turntable as was approved as part of the previously approved scheme and it is considered to be acceptable, subject to detailed sections showing the turntable in context with level changes within the RPA of the trees along the western boundary of the site, which would have been secured by condition had the application been recommended for approval.

The Arboricultural Manager's concerns regarding the cantilevering of the front elevation, as per the previously approved scheme, could have been resolved by the provision of further details by condition had the application been recommended for approval.

Whilst the scheme would not provide a 1.2m depth of soil over the basement, where it projects beyond the footprint of the building, as per the guidance in the 'Basement Development in Westminster' SPD, the basement of the previously approved scheme had no soil depth over the basement and therefore the limited soil depth now proposed (approximately 0.3m), is considered to be acceptable. Given the basement would not extend below the whole site, there would be ample space for more substantial planting beyond the footprint of the basement floor. Details of replacement landscaping, including replacement tree planting, could have been secured by condition had the application been recommended for approval.

6.11.2 Sustainability

The London Plan requires all developments to achieve a 40% CO₂ emissions reduction over 2010 Building Regulations. The Mayor's Sustainable Design and Construction SPG (April 2014) requires all new developments to achieve a 35% reduction beyond Part L of the 2013 Building Regulations. The proposed development would deliver an improvement in CO₂ emissions relative to Part L of the 2013 Building Regulations of 35.25%. This improvement is to be achieved by the construction of a highly sustainable and resource efficient building, with photovoltaic panels at roof level providing on-site renewable energy.

The site is currently entirely hard landscaped and as such, the proposed development would not increase water run off relative to the existing situation, as the scheme would deliver soft landscaping to the edges of the site to the front and rear.

The proposed development is acceptable in sustainability terms and would accord with the relevant policies in the London Plan (2015) and Policies S28, S39 and S40 in the City Plan.

6.12 Other Issues

6.12.1 Excavation and Structural Matters

This issue is at the heart of concerns expressed by residents across many central London Boroughs, heightened by well publicised accidents occurring during basement constructions. Generally residents are concerned that the excavation of new basements is a risky construction process with potential harm to adjoining buildings/structures and occupiers. Many also cite potential effects on the water table and the potential increase in the risk of flooding.

In terms of the progression of our policy towards basements, the City Council adopted its Supplementary Planning Document (SPD) 'Basement Development in Westminster' in October 2014 and this application has been assessed having regard to this SPD, which provides detailed advice on how current policy in relation to basement development is implemented. It does not introduce any additional restrictions on basement development above and beyond the precautionary approach that the City Council had already adopted in response to such development.

The Draft Basements Revision to the City Plan ('the Draft Basements Policy') has been the subject of consultation between 16 July and 9 September 2015. Following this pre-submission consultation exercise, the Draft Basements Policy, which has now reached an advanced stage, is likely to be submitted to the Secretary of State for public examination by an independent Inspector following minor modification. In view of its advanced stage of adoption and the limited number of unresolved objections, the Cabinet Member Statement dated 23 October 2015 sets out that the Draft Basements Policy will be applied, where there are no unresolved objections, to all new planning applications received from 1 November 2015 onwards. However, given this application was submitted well in advance of that date, in accordance with the Cabinet Member Statement, it has not been assessed against the Draft Basements Policy.

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.

While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the National Planning Policy Framework March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

The NPPF advises that planning decisions should ensure that a site is suitable for its new use taking account of ground conditions and land instability and any proposals for mitigation, and that adequate site investigation information, prepared by a competent person, is presented.

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures. To address this, the applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

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.

Building Control have assessed the reports provided and consider that the proposed construction methodology appears satisfactory. Should permission be granted, these statements will not be approved, nor will conditions be imposed requiring the works to be carried out in accordance with them. The purpose of the reports is to show that there is no foreseeable impediment to the scheme satisfying the Building Regulations in due course. It is considered that this is as far as this matter can reasonably be taken as part of the consideration of the planning application. Detailed matters of engineering techniques, and whether these secure the structural integrity of the development and neighbouring buildings during the course of construction, are controlled through other statutory codes and regulations cited above. To go further would be to act beyond the bounds of planning control.

6.12.2 Construction Management

A Construction Management Plan has not been submitted with the application. Had the application been recommended favourably a condition would have been imposed requiring the submission and approval of a Construction Management Plan prior to the commencement of development. A further condition would have been recommended to restrict the hours of construction works, particularly noisy works of basement excavation.

Transport for London has asked for a Construction Logistics Plan to be secured by condition. However, it is not considered that this level of detail is required on a scheme of this scale and where relevant the recommended Construction Management Plan condition would adequately control the impact of the development on neighbouring residents and the local highway network.

7. CONCLUSION

The proposed development is considered to be acceptable in all regards (subject to the conditions recommended in this committee report), save for the provision of affordable housing. This is because the financial contribution to the affordable housing fund in lieu of on-site provision that has been offered falls significantly below that which the independent viability consultant advises can be provided. As such, the scheme would be contrary to Policy H4 in the UDP, Policy S16 in the City Plan and the guidance in the Interim Guidance Note: Affordable Housing Policy (November 2013). As such, the application is recommended for refusal.

BACKGROUND PAPERS

1. Application form.
2. Memo from Environmental Health dated 15 September 2015.
3. Email from Transport for London dated 24 September 2015.
4. Memo from the Arboricultural Manager dated 25 September 2015.
5. Email from Building Control dated 1 October 2015.
6. Memo from the Highways Planning Manager dated 3 November 2015.
7. Email from the occupier of 13 Marble House, Elgin Avenue dated 11 September 2015.
8. Email from the occupier of Flat D, 3 Elgin Avenue dated 16 September 2015.
9. Email from the occupier of 58 Goldney Road dated 1 October 2015.
10. Email from the occupier of 3C Elgin Avenue dated 6 October 2015.
11. Email from Blenheim Bishop dated 13 October 2015.
12. Emails from the occupier of 35 Hormead Road dated 18 October 2015 and 21 October 2015.
13. Email from the occupier of 66 Fermoy Road dated 26 October 2015.
14. Email from the occupier of 58 Hormead Road dated 27 October 2015.
15. Copy of decision letter dated 26 February 2014 (13/04346/FULL) and associated approved drawings.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SARAH WHITNALL ON 020 7641 2929 OR BY E-MAIL – swhitnall@westminster.gov.uk

DRAFT DECISION LETTER

Address: 12 Elgin Avenue, London, W9 3QP

Proposal: Demolition of the existing buildings on site and erection of a five storey plus basement level building to provide 15 self-contained flats, with two off-street car parking spaces at ground level and ancillary servicing and storage at basement level. Removal of two Lime trees to site frontage and provision of new hard and soft landscaping.

Plan Nos: (00)_001/P00, (00)_002/P00, (10)_000/P04, (20)099/P04, (20)100/P04, (20)101/P04, (20)102/P04, (20)103/P04, (20)_200/P04, (20)_201/P04, (20)_202/P04, (20)_203/P04, (20)_300/P04, Design and Access Statement dated July 2015, Planning Statement dated July 2015, Daylight and Sunlight Report dated 7 July 2015, Internal Daylight and Sunlight Report dated 20 July 2015, Arboricultural Impact Assessment Report dated 9 July 2015, Planning and Noise Assessment dated 23 July 2015 (Issue 5), Schedule of Areas dated 23.07.15, Sustainability Statement (Ver 1 02/07/15), Energy Statement (Ver 6 30/06/2015), Transport Statement dated July 2015 and Structural Method Statement (for information only - see Informative ##).

Case Officer: Oliver Gibson

Direct Tel. No. 020 7641 2680

Recommended Reason for Refusal:**Reason:**

- 1 The proposed development would fail to provide affordable housing in accordance with Policy H4 in the Unitary Development Plan that we adopted in January 2007, Policy S16 in Westminster's City Plan: Strategic Policies that we adopted in November 2013 and the Interim Note on the Affordable Housing Policy dated November 2013.

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 so far as practicable. 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 the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify amendments to address those elements of the scheme considered unacceptable. You are therefore encouraged to consider submission of a fresh application incorporating the material amendments set out below which are necessary to make the scheme acceptable.

Required amendments:

- Provision of affordable housing in compliance with the recommendation of the independent viability consultant.
- Amendment of design of building in accordance with Section 6.2 of the committee report dated 24 November 2015.

Project: 12 Eighth Avenue
 Job No: 28825
 Title: North Elevation
 Scale: 1/100 @ A1, 1/200 @ A3 CMG
 Date: November 2014
 Drawn By: DJD
 Checked By: PJA
 (20) 200

The interior finishes, mechanical equipment and ancillary areas of buildings may be subject to change without notice. The client warrants that the information provided herein is true and correct to the best of their knowledge and belief. The client warrants that the information provided herein is true and correct to the best of their knowledge and belief. The client warrants that the information provided herein is true and correct to the best of their knowledge and belief.

- Materials Key**
1. Facing Bricks - Red Brick
 2. Facing Bricks - Yellow Brick
 3. Facing Bricks - White Brick
 4. Facing Bricks - Grey Brick
 5. Facing Bricks - Blue Brick
 6. Facing Bricks - Green Brick
 7. Facing Bricks - Brown Brick
 8. Facing Bricks - Black Brick
 9. Facing Bricks - Gold Brick
 10. Facing Bricks - Silver Brick
 11. Facing Bricks - Copper Brick
 12. Facing Bricks - Bronze Brick
 13. Facing Bricks - Iron Brick
 14. Facing Bricks - Steel Brick
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 16. Facing Bricks - Titanium Brick
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 20. Facing Bricks - Silicon Brick
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 37. Facing Bricks - Curium Brick
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 39. Facing Bricks - Californium Brick
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 50. Facing Bricks - Meitnerium Brick
 51. Facing Bricks - Darmstadtium Brick
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 53. Facing Bricks - Copernicium Brick
 54. Facing Bricks - Nihonium Brick
 55. Facing Bricks - Flerovium Brick
 56. Facing Bricks - Tennessine Brick
 57. Facing Bricks - Oganesson Brick

North Elevation

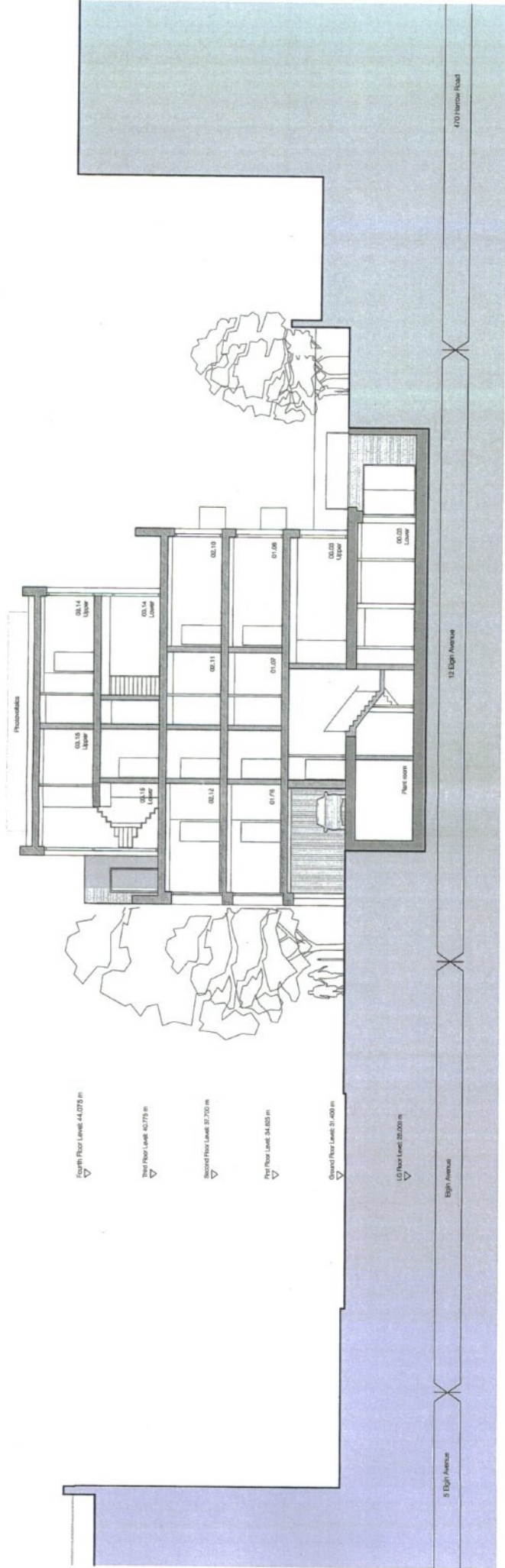
Scale 1:100

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Project: 12 Eighth Avenue
 Job No: 28825
 Title: North Elevation
 Scale: 1/100 @ A1, 1/200 @ A3 CMG
 Date: November 2014
 Drawn By: DJD
 Checked By: PJA



Proposed North Elevation 1:100



Proposed Section AA 1:100



P02
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Section AA

Scale 1:100



The floor levels, when indicated, are subject to change and are subject to the requirements of the relevant building codes and standards. The precise location of walls, floor slabs, columns, doors and the detailed layout of furniture and fixtures are subject to change and may vary from the floor plans and sections shown. These floor elevations should not affect the position and arrangements of external doors and windows or other elements of the building. All materials shown or highlighted are indicative only and may be subject to change without notice. All materials shown or highlighted are indicative only and may be subject to change without notice.

Project: 12 Elgin Avenue
 Section AA
 Date: 11/09 @ A1, 1/200 @ A3 CHG
 Drawn By: DDB
 Checked By: CH
 Scale: 1:100 @ A1, 1:200 @ A3 CHG
 Project No: 200_300

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 Fax: +1 (416) 593-8301
 www.cjct.ca

Address: 12 Elgin Avenue
 Project No: 28525

Project: Lower Ground Plan

Scale: 1:100 @ A1, 1:200 @ A4, CMB
 Date: November 2014

Drawn By: [Name]
 Checked By: [Name]
 Project No: P01_099

The layout for this site with residential apartments and existing areas of parking may be subject to design development.

This plan shows the location of walls, doors, columns, stairs and the finished level of floors and ceiling. It is subject to design development and may vary from the final records and as built conditions.

These floor elevations should not affect the position and arrangement of external doors and windows. Any alterations to the external doors and windows should be subject to design development.

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Scale 1:100

0 1 2 3 4 m

Lower Ground Plan

Owner: [Name]
 Designer: [Name]
 Date: [Date]

Revised: [Date]
 By: [Name]



Proposed Basement Plan 1:100

The listed fabric with individual apartments and smaller scale of building may be subject to change throughout.
The listed fabric with individual apartments and smaller scale of building may be subject to change throughout.
The listed fabric with individual apartments and smaller scale of building may be subject to change throughout.

- Key**
- Existing fence complete
 - To be removed (R)
 - To be replaced (R)
 - Existing fence to remain (R)
 - Proposed fence to be replaced (R)
 - Proposed fence to remain (R)

For further information regarding the individual drawings please refer to the relevant drawing title block.
The drawings are the property of Carey Jones Chippmarch and should not be used for any other purpose without the written consent of Carey Jones Chippmarch.

Scale 1:100

Ground Floor Plan

Rev.	Date	Ch.
001	28/07/14	C.D.
002	14/08/14	C.D.
003	11/12/14	C.D.
004	11/12/14	C.D.



Elgin Avenue

Chantry Close



Proposed Ground Floor Plan 1:100

Project: **12 Elgin Avenue**
 Title: **First Floor and Second Floor Plan**
 Scale: **1:100 @ A1, 1:200 @ A3 CMG**
 Date: **November 2014**
 Checked By: **DJD**
 Prepared By: **PDS**

The client's liability with residential apartments and auxiliary areas of buildings may be assigned to a single development.
 The precise location of walls, internal doors, columns, doors and the finished level of floors and other areas may be the subject of non-verbal agreements and may vary from the formal drawings.
 These are not absolute and may vary after the building is completed. It is the client's responsibility to ensure that all relevant information is provided to the architect and that the architect is aware of any changes to the design.
 All materials shown or highlighted are indicative only and may be subject to change during the design process.

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Scale 1:100

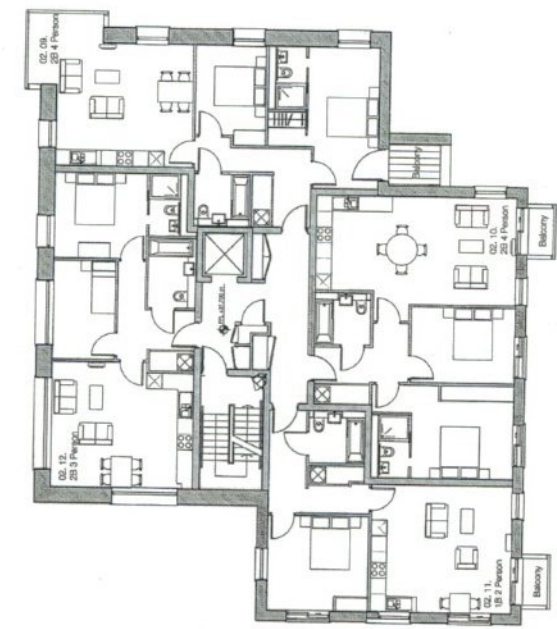
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First and Second Floor Plan

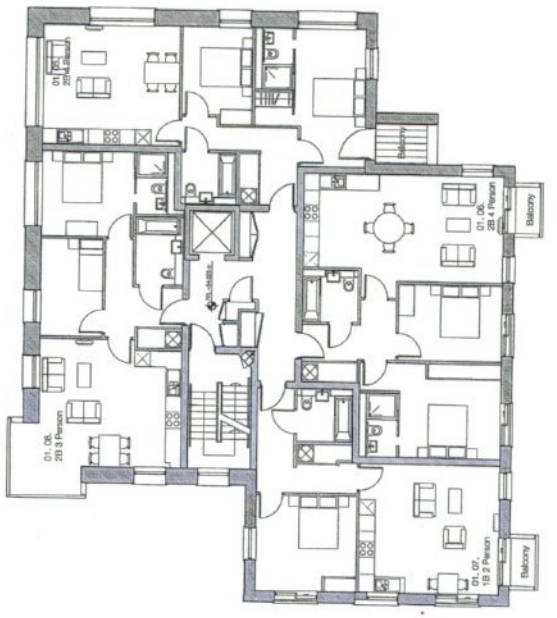
Prepared By: **APD**
 Checked By: **APD**
 Date: **14/07/15**
 Scale: **1:200**
 Project: **12 Elgin Avenue**

Rev. Date. By. Date. Ch.

Proposed Second Floor Plan 1:100



Proposed First Floor Plan 1:100



Location Plan

Job No. 28825

Project: 12 EIGHT AVENUE

Title: Roof Plan

Scale: 1:100 @ A1, 1:200 @ A3, CMB

Date: November 2014

Drawn By: DJD

Checked By: DJD

Revision: P04

The second floor eight residential apartments and auxiliary area of building may be subject to design development.

The precise location of walls, structural columns, columns, beams and the detailed layout of bathroom fixtures and kitchen may be subject to design development and may vary from the layout shown on this plan.

These minor alterations should not affect the position and arrangement of structural columns and walls nor should they affect the overall relationship between individual rooms and sections.

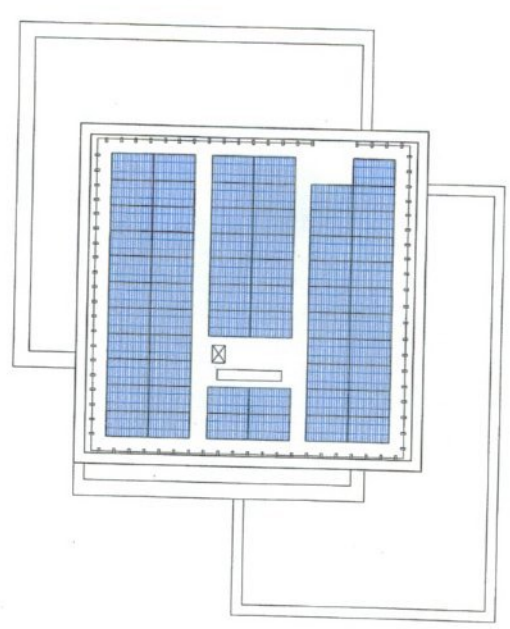
Any structural changes or alterations to the building, or any other changes, should be subject to design development.

Approved on behalf of the Applicant: [Signature]

Approved on behalf of the Council: [Signature]

Key

■ PV Element



Scale 1:100

Proposed Roof Plan

By: DJD, CH

Revision History:

Rev.	Date	By	Description
01	18/07/14	DJD	Issue for comment
02	18/07/14	DJD	Issue for comment
03	17/11/14	DJD	Issue for comment
04	17/11/14	DJD	Issue for comment



Proposed Roof Plan 1:100