

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 2 December 2014	Classification For General Release	
Report of Operational Director Development Planning		Wards involved St James's	
Subject of Report	Ingram House, 13-15 John Adam Street, London, WC2N 6LU		
Proposal	Partial demolition and redevelopment of the existing building including erection of an additional (sixth) floor with roof terraces and balconies at fifth and sixth floor levels in connection with the use as offices (Class B1) at lower ground and ground floor levels and 12 residential flats (2x1-bed, 7x2-bed and 3x3-bed) on the upper floors.		
Agent	Savills		
On behalf of	PPR Ingram House LLP		
Registered Number	14/07872/FULL	TP / PP No	TP/15422
Date of Application	06.08.2014	Date amended/ completed	09.10.2014
Category of Application	Major		
Historic Building Grade	Unlisted		
Conservation Area	Adelphi		
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 Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.



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Data Source:





INGRAM HOUSE, 13-15 JOHN ADAM STREET, WC2

2. SUMMARY

Ingram House, 13 - 15 John Adam Street occupies a prominent corner block on the junction with York Buildings, and adjoins 1 - 3 Robert Street, a Grade II listed terrace. The building is a modern block and is identified as a negative building in the Adelphi Conservation Area Audit.

Permission is sought for the partial demolition and redevelopment of the existing building (including partial demolition of the existing facade) and erection of an additional (sixth) floor in connection with the use as offices at lower ground and ground levels, and 12 residential flats on the upper floors. Mechanical plant, refuse and cycle stores are proposed at basement level.

The key issues are:

- The acceptability of the proposals in land use terms;
- The impact of the proposals on the character and appearance of the Adelphi 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 environment terms and would comply with relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies.

3. CONSULTATIONS

WESTMINSTER SOCIETY

No objection.

HIGHWAYS PLANNING MANAGER

Object to the lack of off street parking provision. Welcome provision of cycle parking.

CLEANSING MANAGER

No objection subject to condition.

ENVIRONMENTAL HEALTH

Concerned about Means of Escape in case of fire. Recommend that the applicant obtains specific approval from Building Control or the London Fire Brigade.

ADJOINING OWNERS/ OCCUPIERS AND OTHER REPRESENTATIONS:

No. consulted: 188; No. of Replies: 17.

17 letters of objection on all or some of the following grounds:

Land Use

- A noise assessment report should be submitted to demonstrate adequate sound insulation measures to protect residents within it from external noise.
- Future residents may generate noise complaints about existing commercial uses.

Amenity

- Loss of daylight and sunlight to flats within John Adam House, 17 - 19 John Adam Street, 2 - 4 York Buildings and The Little Adelphi, 10 - 14 John Adam Street.
- The increase in height will affect local residents' views.
- Overlooking of neighbouring properties from balconies and terraces.
- Noise and disturbance from mechanical plant.

Highways

- Increased parking congestion and traffic.

Design

- Additional storey is not appropriate in a historic conservation area.

Other

- Construction hours should be limited.
- Noise and disturbance from building works.
- Cumulative impact of a number of developments taking place in the area.

ADVERTISEMENT/ SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

Ingram House, 13 - 15 John Adam Street occupies a prominent corner block on the junction with York Buildings, and adjoins 1 – 3 Robert Street, a Grade II listed terrace. It is located within the Core Central Activities Zone and the Adelphi Conservation Area. The building is a modern block at odds with the prevailing character of the Adelphi Conservation Area and is identified as a negative building in the conservation area audit.

The existing building comprises basement, lower ground, ground and five upper floors. The building is in office use (Class B1) with five residential flats at fourth and fifth floor level. A road known as 'Lower Robert Street' runs through the building at basement level.

4.2 Relevant History

23 January 2004: Permission granted for Installation of duct from ground to fifth floor, new louvres and attenuation to plant room in connection with new air conditioning units within the plant room. Alterations to entrance on York Buildings including widening of bridge link with new upstands and installation of canopy. Alterations to windows at basement level on York Buildings (03/09255/FULL).

14 May 2004: Permission granted for use of fourth and fifth floors either as offices or as permanent residential or as short-term residential (4 x 2 beds and 1 x 1 bed) (04/02695/FULL).

18 October 2007: Permission granted for retention of air conditioning unit and installation of acoustic screening at roof level servicing the first and second floors (07/06617/FULL and 07/06616/FULL).

5. THE PROPOSAL

Permission is sought for partial demolition and redevelopment of the existing building (including partial demolition of the existing facades) and erection of an additional floor at sixth floor/roof level in connection with the use as offices (class B1) at lower ground and ground floor levels and 12 residential flats on the upper floors. Mechanical plant, refuse and cycle stores are proposed at basement level. Lower Robert Street will continue to run through the site.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The existing and proposed land uses are summarised below:

Use	Existing (m2)	Proposed (m2)	Difference (m2)
Office (Class B1)	1388	442	-946
Residential (Class C3)	663	1622	+959
Other (Waste/ Store room)	42	147	+105
Total	2093	2211	+118

Applicants calculations in m² (GEA)

6.1.1 Office Use

The proposal would result in the loss of office floorspace within the CAZ amounting to 946m². The City Council does not have any policies in place that would prevent the loss of the office floorspace. At lower ground and ground floor levels 442 m² of office floorspace would be retained.

6.1.3 Residential Use

S14 of Westminster's City Plan: Strategic Policies (the 'City Plan') and H3 of the UDP encourage the provision of residential use which is welcome in principle.

The proposal would result in 1622 m² of residential accommodation arranged over first to sixth floor levels providing 12 flats. This involves the conversion of the first, second, and third floors from offices into residential accommodation, plus an additional (sixth) floor of new residential floorspace. The proposal creates an additional seven flats/ 959 m² of residential floorspace which would make an important contribution to new housing provision and is welcomed in policy terms.

6.1.4 Residential mix and standard of accommodation

The fourth and fifth floors are currently in residential use as five flats comprising 4 x 2 bed units and 1 x 1 bed unit. The proposal would create seven additional residential units (12 in total) in the following housing mix:

Unit type	Number	Percentage
1 bed	2	17
2 Bed	7	58
3 Bed	3	25

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 total 3 of the 12 are family sized, which equates to 25% and falls marginally short of the policy requirement. However, in terms of new units created, three of the additional seven would provide family-sized housing, equating to 43% of the net additional units. The mix of units including the provision of family sized housing on site is therefore considered acceptable.

The residential units comply with the minimum space standards set out in the London Plan (ranging between 39m² and 143m²) and are designed to meet the Lifetime Homes standards.

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. Two 3-bed duplex apartments proposed over fifth and sixth floor levels benefit from generous terraces, and four 2-bed flats on the first, second, third, and fourth floors have access to a small private balcony. The provision of this amenity is welcome. It is acknowledged that the constraints of the site would make it difficult to provide sufficient amenity space for all other units.

The Environmental Health officer raised concerns about means of escape in case of fire and recommends that the applicant obtain specific approval from Building Control or the London Fire Brigade. 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.

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 acoustic report does not address the issue of internal noise levels to the new flats. However, 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.

6.1.5 Affordable Housing

The introduction of an additional seven residential units /959 m² of residential floorspace would not trigger the Council's affordable housing policies.

6.2 Townscape and Design

Ingram House is a modern block at odds with the prevailing character of the Adelphi Conservation Area and is identified as a negative building in the conservation area audit. The principle of redeveloping the existing building and the general design approach including the top storey, revised hierarchy of the elevation proportions and window openings, and materials are considered appropriate for the site.

The form of the roof extension has been designed to minimize its visual impact to the prominent street elevations. The setback of 2.5m from the John Adam Street frontage and 3m from the York Buildings frontage helps to reduce its visual impact and provide a transition between the wall element and roof element of the building. The development is appropriate in scale and has no significant adverse effect on the local townscape. The proposed materials are acceptable subject to approval of samples.

The redeveloped building is a significant improvement which would enhance this part of the Adelphi Conservation Area. The proposal complies with design Policies DES1, DES5, DES6, DES9, S25 and S28.

6.3 Amenity

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

6.3.1 Daylight and Sunlight

Objections have been received on the grounds of loss of daylight and sunlight from residents living in flats in neighbouring buildings: John Adam House, 17 – 19 John Adam Street/ 2 York Buildings; 4 York Buildings; and The Little Adelphi, 10 - 14 John Adam Street.

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. The report sets out that the proposal has been designed to minimise effects upon residential amenity. The design incorporates setbacks in the additional sixth floor extension so that it steps away from neighbouring residential units, broadly maintaining parapet heights to the street.

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

John Adam House, 17 – 19 John Adam Street/ 2 York Buildings

This building is to the west of the application site across York Buildings.

The results of the Vertical Sky Component (VSC) assessment show no material change in daylight levels under the proposal. The setback of the proposed roof extension results in no material change in sky visibility at ground to third floor level. At fourth and fifth floor level, where the neighbouring windows can 'see' the roof extension there are modest reductions in VSC with losses of up to 9%. This is well within the 20% reduction/ 0.8 times of former value considered noticeable under the policy and is fully compliant with the BRE guidelines.

The windows of this property which face the proposal are not within 90 degrees of due south and, as such, do not require a sunlight assessment.

4 York Buildings

This building neighbours John Adam House/ 2 York Buildings and is to the west of the application site across York Buildings.

The slight reduction in parapet heights and setback of the roof extension at the southern end of the scheme results in a number of slight increases in Vertical Sky Component particularly to the lower levels. At fifth floor level there are minor reductions in VSC but the retained levels remain well within 0.8 times the former value.

The windows of this property which face the proposal are not within 90 degrees of due south and do not therefore require a sunlight assessment.

The Little Adelphi, 10 - 14 John Adam Street

This building is to the north east of the application site across John Adam Street.

The results of the Vertical Sky Component (VSC) assessment show no material change in daylight levels under the proposal. The separation to this building and the setback nature of

the roof extension results in all windows of The Little Adelphi which are closest to the proposal retaining VSC levels well within 0.8 times the former value.

An APSH direct sunlight analysis of the effect on these windows found APSH changes of only 1 – 2 % APSH which is not considered noticeable under BRE guidelines.

16 John Adam Street

This building is to the north of the application site across John Adam Street.

The results of the Vertical Sky Component (VSC) assessment show no material change in daylight levels under the proposal. The separation to this building and the setback nature of the roof extension results in all windows maintaining VSC levels well within 0.8 times the former value.

The windows of this building face almost due south and, as such, are relevant for a sunlight assessment. Given their orientation and the open aspect maintained over the site and along York Buildings there is little impact in terms of direct sunlighting. All rooms continue to enjoy at least 1 window which achieves the BRE target of 25% APSH with at least 5% during the winter months.

In conclusion, the results of the Daylight and Sunlight Report illustrates that the setbacks incorporated into the design of the additional sixth floor minimise the effects of the development upon neighbouring residential amenity. Any reduction in light to neighbouring properties would be within acceptable limits in line with BRE guidelines. As such the proposal would not result in any material loss of daylight or sunlight to neighbouring properties.

6.3.2 Overlooking

There have been objections from residents on the grounds of overlooking from the proposed terraces

The penthouse/ duplex apartments have access to terraces fronting York Building at fifth floor level, and terraces on all sides at sixth floor level. 4 x 2 bed flats on the first, second, third, and fourth floors also have access to private balconies fronting York Buildings. Given the distance between these balconies and terraces and the properties on the opposite side of York Buildings and John Adam Street, it is not considered that they will result in any material loss of privacy or noise nuisance to neighbouring occupiers.

To the rear the closest windows are in the upper levels of buildings in Robert Street. A terrace is proposed in the southernmost corner of the building at sixth floor levels and a condition is recommended to secure screening is installed to limit views into windows to the rear of Robert Street.

6.3.3 Noise impact from mechanical plant

Mechanical plant is proposed at basement level which will be vented through louvers in the façade of the low level light well fronting York Buildings. The applicant has submitted an acoustic report that seeks to demonstrate that the plant would not cause noise disturbance to neighbouring residential properties. Environmental Health has assessed the acoustic report and considers that the proposals are acceptable in noise terms and capable of complying with the City Council's standard noise policies. As the report does not include the specification of the equipment to be installed, a condition is recommended requiring a full acoustic report for the plant once it has been selected. It is also recommended to attach conditions to provide ongoing control of the operational noise and vibration level of the mechanical plant so that it does not cause noise disturbance to neighbouring residents in future.

6.4 Transportation/ Parking

6.4.1. Car Parking

Ingram House has two existing off-street parking spaces behind a roller shutter accessed from York Buildings. It is intended to retain the garage for parking with two spaces allocated to the penthouse apartments. The design and width of the garage doors are to be remodelled and one electric charging point provided.

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 UDP parking standards would normally require one parking space per residential flat which, in this case, would amount to a requirement for 7 spaces for each additional flat. 'Stress levels' are defined as circumstances where the occupancy of on-street legal parking bays exceeds 80%.

The City Council's most recent daytime survey (2011) indicates that occupancy of legal parking spaces within a 200m radius of the site (consisting of 43 Residents Bays and Shared Use bays) were 76.7% occupied during the day, and during the evening this reduces to 67.4% when residents can also park free of charge on metered parking bays or single yellow lines.

The Highways Planning Manager has objected to the proposal on the grounds that no off-street car parking is provided as part of the scheme and only one additional car could be added to the street before the 80% threshold set out in TRANS 23 would be breached. However, the site has a high level of public transport accessibility and it is considered that the benefits of redeveloping this site, outweighs concerns about the lack of off-street car parking. The applicant is willing to provide car club membership for all of the residential units (minimum 25 years) and to pay a sum of £1,000 for each additional flat (£7,000) to go towards parking review studies. It is recommended that this be secured through a 'grampian' style condition.

6.4.2 Cycle Parking

The plans show provision for 26 cycle spaces within a secure internal store at basement level. Of these, 22 are proposed for residential use and four are for the office use. 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 proposed development has been designed to meet the requirements of the Disability Discrimination Act and incorporates the principles of inclusive design. Step free access is provided via the communal entrance for the residential flats and offices on John Adam Street and internally a lift provides level access to all floors. The layout of all the residential units will meet the Lifetime Homes standards.

6.7 Other UDP/Westminster Policy Considerations

Whilst it is inevitable that the development of the site would result in some disturbance to neighbouring occupiers, it is not considered that it would be reasonable to impose more stringent hours of work controls than would normally be imposed in relation to this type of development.

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; and
- (c) fairly and reasonably related in scale and kind to the development.

A Grampian condition will be used to secure the following:

- A payment of £7,000 (£1,000 per new residential unit) towards parking review studies. This accords with the SPG on Planning Obligations.
- Car club membership (minimum 25 years) for all of the flats.

These requirements are considered to comply with the CIL Regulations and are considered acceptable.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

The applicant has submitted BREEAM pre-assessment reports to establish the likely BREEAM rating for refurbishment of Ingram House. The proposed development will utilise sustainable and energy efficient building techniques which will achieve BREEAM Domestic Refurbishment 'Very Good' for the residential element and BREEAM 'Very Good' for the commercial element,

Policy S40 of Westminster's City Plan considers renewable energy and states that all major development throughout Westminster should maximise on-site renewable energy generation to achieve at least 20% reduction of carbon dioxide emissions, and where feasible, towards zero carbon emissions, except where the Council considers that it is not appropriate or practicable due to the local historic environment, air quality and/or site constraints. The London Plan sets out in Policy 5.2 that 'major' development schemes should achieve a 40% carbon reduction improvement on the 2010 Building Regulations.

The applicant has provided a detailed Energy Strategy which sets out the measures proposed to maximise the energy efficiency of the development. A total overall carbon reduction

equivalent to 49.78% can be achieved through the energy strategy. This is welcomed and would ensure that the development accords with Policy S40 of the City Plan.

6.11 Conclusion

It is considered that this is a well designed development which will enhance the local area and this part of the Adelphi Conservation Area. The proposal is considered acceptable in land use, amenity and design terms and complies with the policies set out in the UDP and City Plan.

BACKGROUND PAPERS

1. Application form.
2. Letter from Westminster Society dated 02.09.14.
3. Memo from Highways Planning Manager dated 10.10.14.
4. Memo from Cleansing Manager dated 01.09.14.
5. Email from owner/ occupier of Flat 64, 10 - 14 John Adam Street received 21.08.14.
6. Email from owner/ occupier of Flat 1, 17 - 19 John Adam Street dated 02.09.14.
7. Emails from owner/ occupier of Flat 47, The Little Adelphi, 10 - 14 John Adam Street dated 02.09.14 and 21.10.14.
8. Email from owner/ occupier of Flat 10, 17 - 19 John Adam Street received 03.09.14.
9. Email from owner/ occupier of Flat 53, 10 - 14 John Adam Street received 04.09.14.
10. Email from owner/ occupier of Flat 3, 4 York Buildings received 04.09.14.
11. Email from owner/ occupier of Flat 4, John Adam House, 17 - 19 John Adam Street received 04.09.14.
12. Emails from owner/ occupiers of Flat 5, 4 York Buildings received 04.09.14 and 07.09.14.
13. Email from owner/ occupier of Flat 11, The Little Adelphi, 10 - 14 John Adam Street received 07.09.14.
14. Letter from Messon Williams Phillips Ltd on behalf of Retro Bar, 2 George Court dated 08.09.14.
15. Email from owner/ occupier of Flat 39, The Little Adelphi, 10 - 14 John Adam Street received 08.09.14.
16. Email from owner/ occupier of Flat 36, The Little Adelphi, 10 - 14 John Adam Street received 08.09.14.
17. Email from John Adam House Management Company, 17 - 19 John Adam Street received 09.09.14.
18. Email from owner/ occupier of Flat 11, 17 - 19 John Adam Street received 15.09.14.
19. Letter from The Little Adelphi Freehold Company Ltd on behalf of the 65 owner/ occupiers of The Little Adelphi, 10 - 14 John Adam Street dated 27.10.14.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT VINCENT NALLY ON 020 7641 5947 OR BY E-MAIL – vnally@westminster.gov.uk

DRAFT DECISION LETTER

- Address:** Ingram House, 13-15 John Adam Street, London, WC2N 6LU
- Proposal:** Partial demolition and redevelopment of the existing building including erection of an additional (sixth) floor with roof terraces and balconies at fifth and sixth floor levels in connection with the use as offices (class B1) at lower ground and ground floor levels and 12 residential flats (2x1-bed, 7x2-bed and 3x3-bed) on the upper floors.
- Plan Nos:** A-010, A-011, A-048, A-049, A-050, A-051, A-052, A-053, A-054, A-055, A-056, A-080, A-070, A-071, A-075, A-076, A-077, A-078, A-048D, A-049D, A-050D, A-051D, A-052D, A-053D, A-054D, A-055D, A-056D, A-70D, A-098, A-099, A-100, A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-120, A-200, A-201, A-202, A-203, A-205, A-206, A-207, A-208, A-300, A-301, A-302, A-500; Planning Statement dated August 2014 by Savills ; Design and Access Statement dated 01 August 2014 by Pilbrow and Partners; Heritage Statement dated July 2014; Daylight and Sunlight Report dated 31 July 2014 and Addendum dated 22 September 2014 by EB7 Ltd; Environmental Noise Survey and Plant Noise Impact Assessment dated 28 July 2014 and Plant Attenuation Technical Note dated 18 September 2014; Highways Technical Note dated 04 August 2014 by Mayer Brown; Energy Statement dated 30 July 2014 and BREEAM Pre Assessment Reports dated 31 July 2014 by GreenBuild Consult Ltd; Email dated 30 October 2014.

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

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

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

Reason:

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

- 3 The three bedroom residential units shown on the approved drawings must be provided and thereafter shall be permanently retained as accommodation which (in addition to the living space) provides three separate rooms capable of being occupied as bedrooms.

Reason:

To make sure that the development is completed and used as agreed, and to make sure that it meets H5 of our Unitary Development Plan that we adopted in January 2007. (R07AB)

- 4 You must provide the waste stores shown on drawings A-098 and A-099 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)

- 5 Occupation of the flats hereby approved shall not commence until we have approved appropriate arrangements to secure the following:
- i) Mitigation of the potential increased demand for on street residents car parking.
 - ii) car club membership (minimum 25 years) for all of the flats.

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements.

Reason:

To make sure that the development provides the planning benefits that have been agreed, as set out in S33 of Westminster's City Plan: Strategic Policies adopted November 2013 and in TRANS23 of our Unitary Development Plan that we adopted in January 2007. (R19AC)

- 6 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.

- 7 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)

- 8 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 Adelphi 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)

- 9 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 Adelphi 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)

- 10 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae or machinery or associated equipment, ducts, tanks on the roof terraces or roof, except those shown on the approved 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 Adelphi 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)

- 11 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

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 Adelphi 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)

- 12 You must apply to us for approval details of the following parts of the development:

- privacy screens to rear terraces at sixth floor level.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in

S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 13 You must apply to us for approval of the following parts of the development:

- ventilation louvres in the low level lightwell on York Buildings.

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

You must then carry out the work according to these details.

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 Adelphi 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)

- 14 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.

- 15 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.

- 16 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 14 and 15 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.

- 17 (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 LA90, 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.

- 18 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 17 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.

- 19 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.

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 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, sitenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 3 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)

- 4 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)
- 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 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. If you would like more information, you can contact Ray Gangadeen on 020 7641 7064. (I54AA)
- 7 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)

- 8 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)
- 9 Conditions 17, 18, and 19 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)
- 10 One or more of the conditions above prevent work starting on the development until you have applied for, and we have given, our approval for certain matters. It is important that you are aware that any work you start on the development before we have given our approval will not be authorised by this permission. (I77BA)
- 11 Under condition 5 we are likely to accept a legal agreement under section 106 of the Town and County Planning Act to secure parking mitigation and car club membership. Please look at the template wordings for planning obligations (listed under 'Supplementary planning guidance') on our website at www.westminster.gov.uk. Once the wording of the agreement has been finalised with our Legal and Administrative Services, you should write to us for approval of this way forward under this planning condition. (I77AA)

Do not scale dimensions. Dimensions govern, elevations are in millimetres unless noted otherwise. Dimensions shall be modified in writing of any discrepancies.

No.	Date	Notes	By	App'd

Revisions

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& Partners**

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Client: Upper and Lower Atrium, 1403 - Ingram House

Project Name
1403 - Ingram House

Discipline
Planning

Drawing Title
1403 - Architecture - North Elevation

Drawing Number
A-070

Scale
1:100

Plot Date
31st July 2014

Author

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ROBERT STREET

INGRAM HOUSE

YORK BUILDINGS



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No.	Date	Issue	By	Check

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Client: Layer and Schumacher (architect, under no. 141 project)

Project Name
1403 - Ingram House

Discipline
Planning

Drawing Title
1403 - Architecture - West Elevation

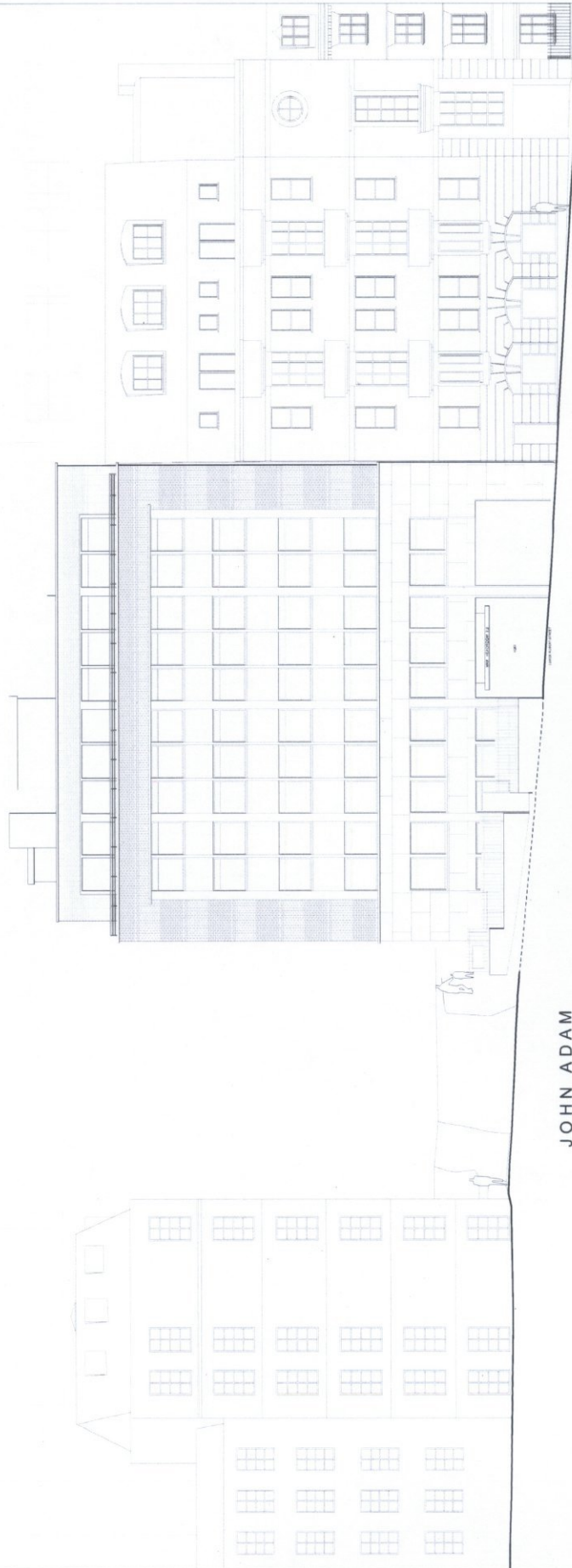
Drawing Number
A-071

Scale
1:100

Issue No.
A1

Issue Date
31st July 2014

Author
P. Williams & Partners 2014



JOHN ADAM
STREET

INGRAM HOUSE

0 1 3 5 10



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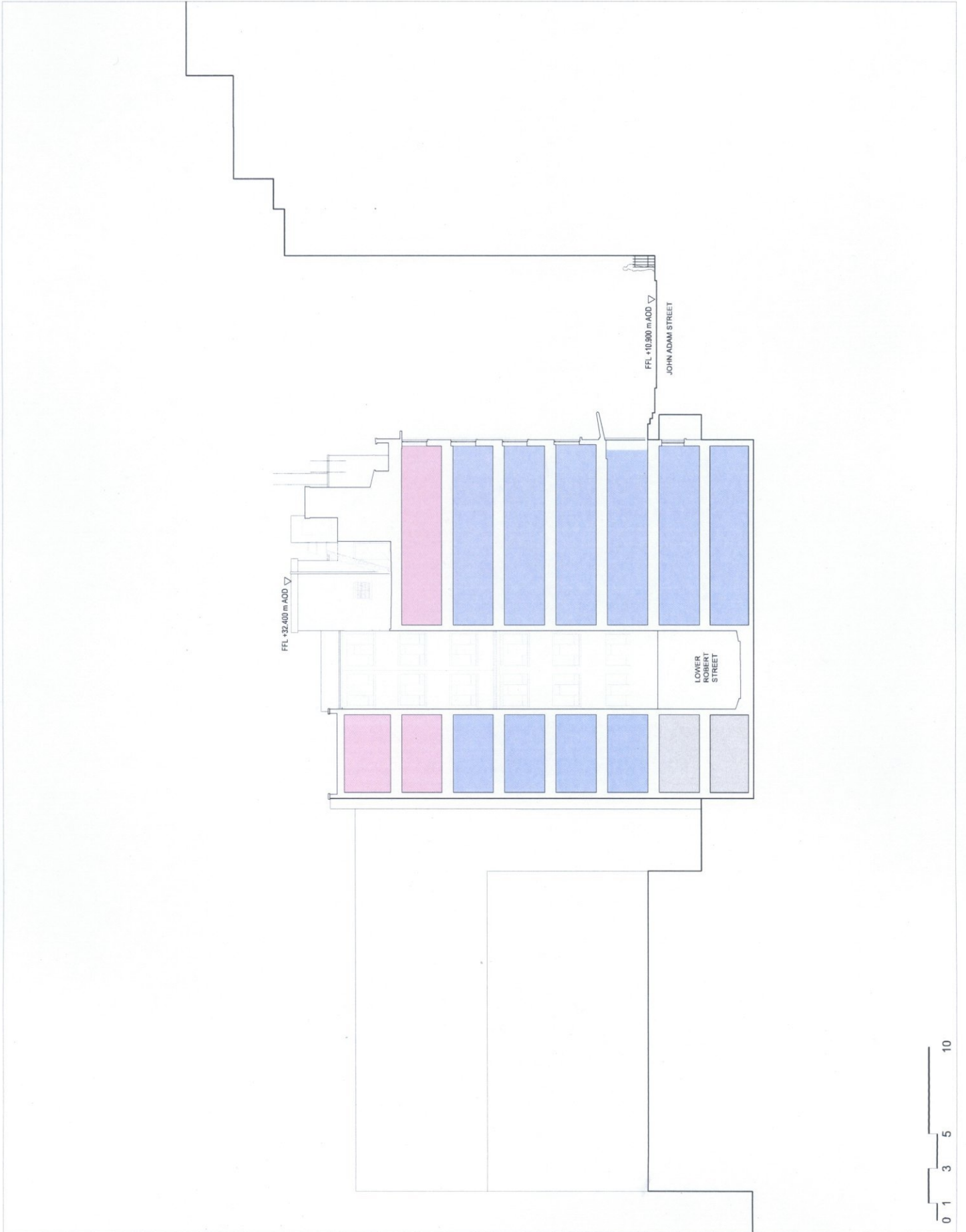
Rev	Date	Notes	By	Chk

Pilibrow & Partners

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www.pilibrowandpartners.com

Client, Logo and Information in boldface, underlined, underlined, underlined

Project Name	1403 - Ingram House
Discipline	Planning
Drawing Title	1403 - Architecture - Section - AA
Drawing Number	A-075
Scale	1:100
Sheet Size	A1
Issue Date	31st July 2014





North Point

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Rev	Date	Notes	By	Chk

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Client: Upr and Substrata Architects (indicated, made to suit project)

-  Brick
-  Ashlar stonework
-  Slate composite

Project Name
1403 - Ingram House

Block
Planning

Drawing Title
1403 - Architecture - Section - North

Drawing Number
A-200

Scale
1:100
A1
27th October 2014



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Click Logo and Submit to be notified, only in full projects

- Brick
- Ashlar stonework
- Slate composite

1403 - Ingram House

Planning

1403 - Architecture - Elevation - West

A-201

Scale: 1:100
Date: 31st July 2014



JOHN ADAM STREET

INGRAM HOUSE





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No.	Date	Notes	By	Appr.

Revisions

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Check Log and Submittals against notes to all projects

Project Name
1403 - Ingram House

Discipline
Planning

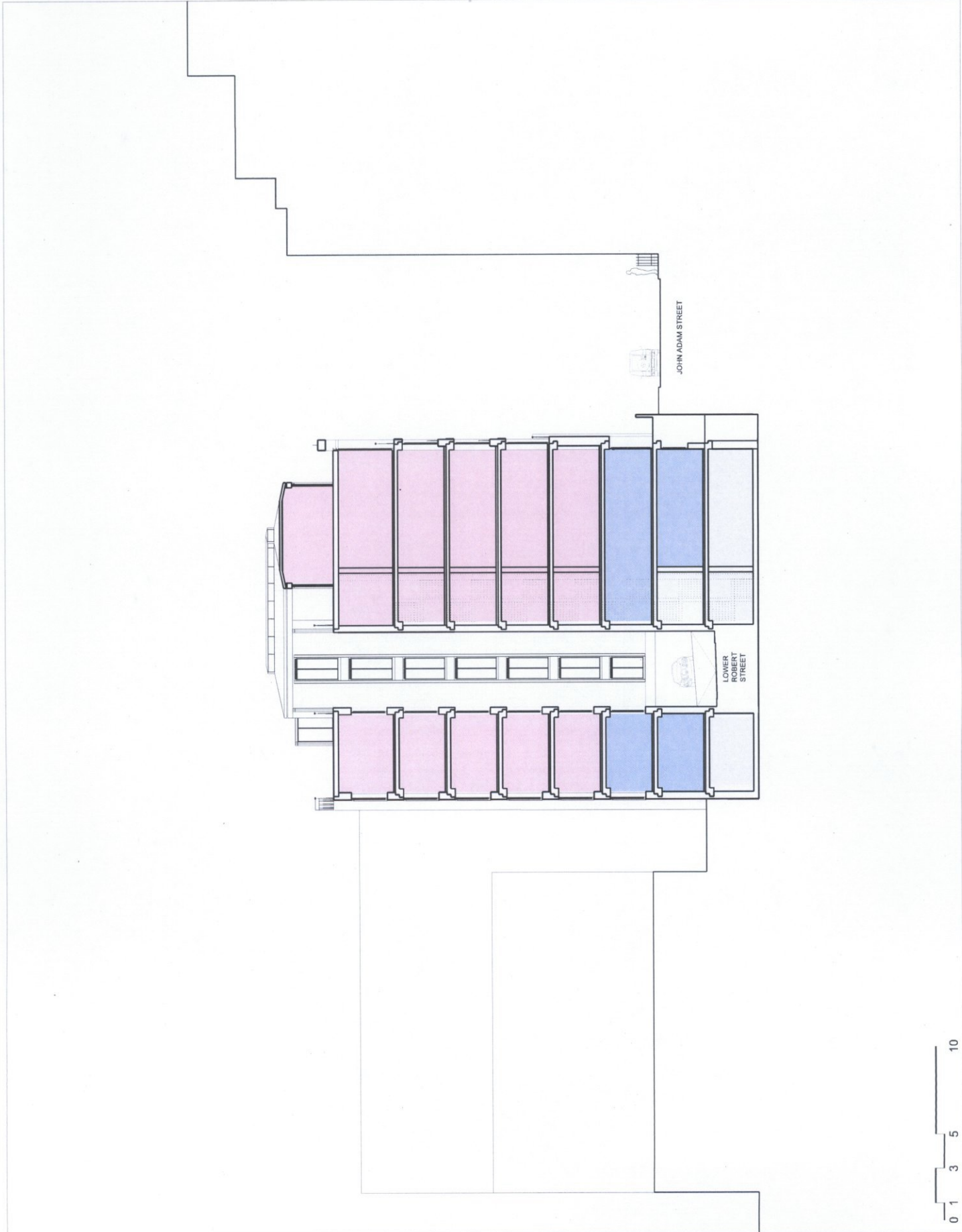
Drawing Title
1403 - Architecture - Section - AA

Drawing Number
A-205

Scale
1:100

Issue Date
31st July 2014

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Client: Layer and Sullivan (as approved, under to full project)

Project Name
1403 - Ingram House

Discipline
Planning

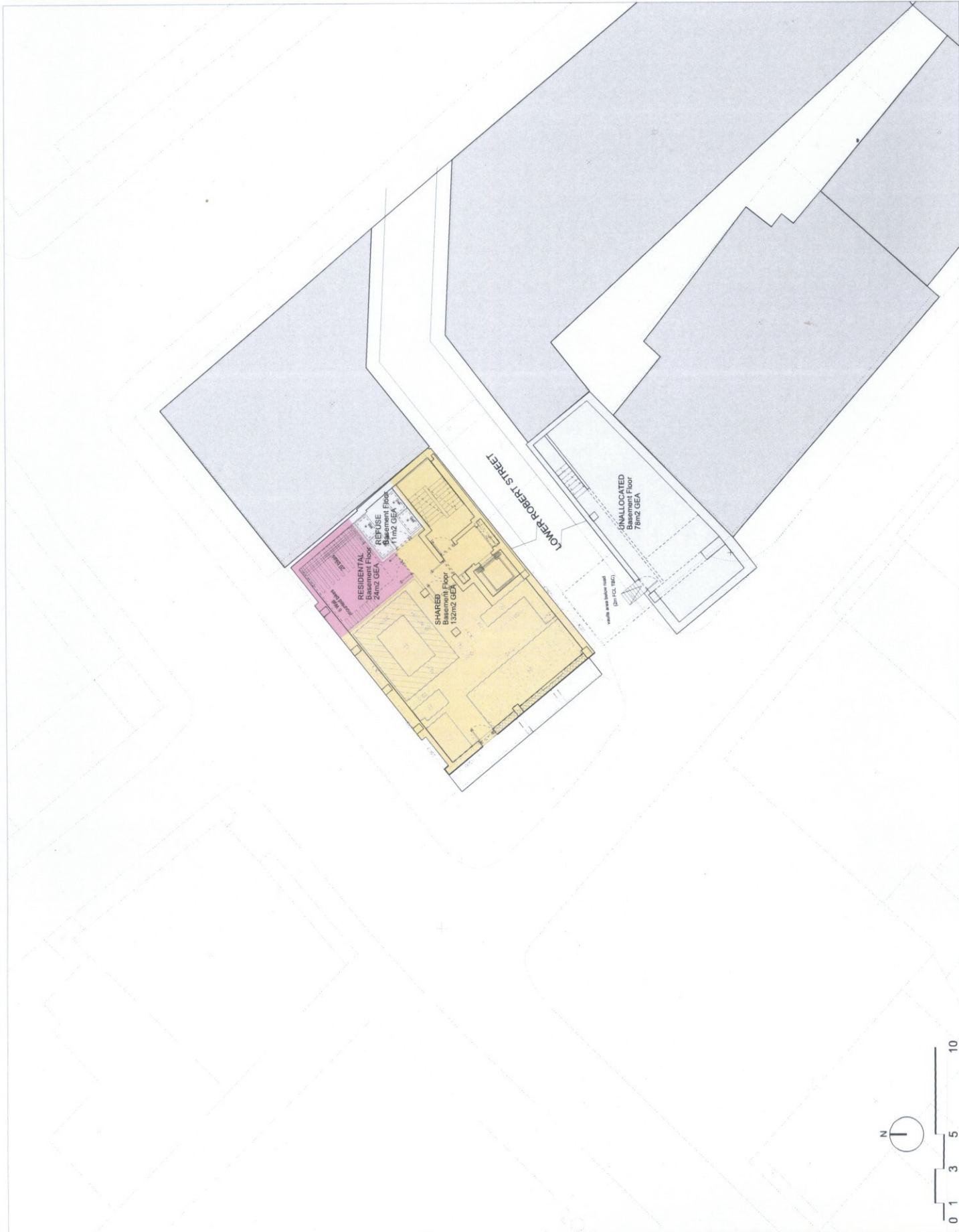
Drawing Title
1403 - Architecture - Plan - Basement - 1

Drawing Number
A-098

Scale
1:100

Issue Date
31st July 2014

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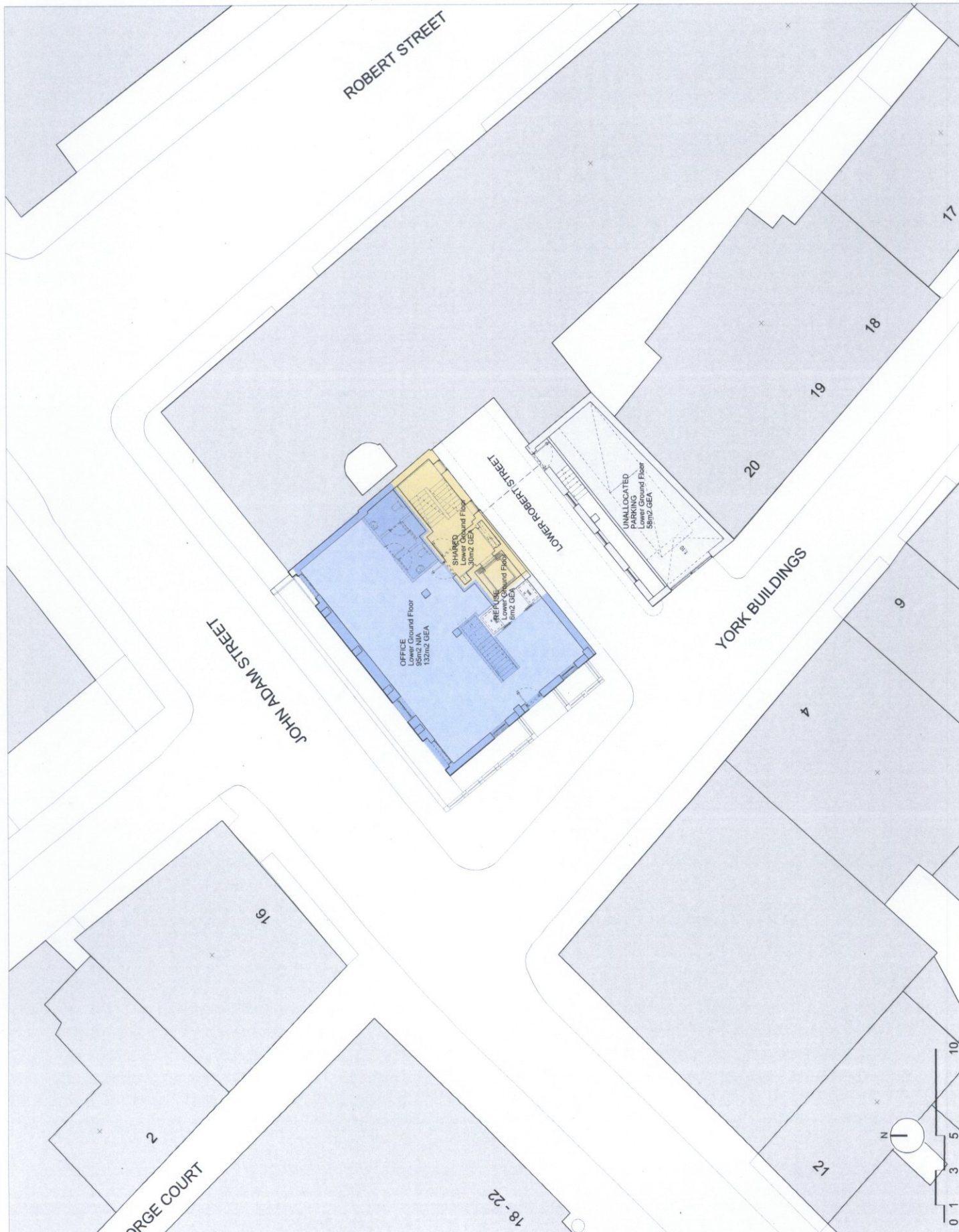
Rev	Date	Notes

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Check Logos and Information on individual sheets in all projects

Project Name	1403 - Ingram House
Discipline	Planning
Drawing Title	1403 - Architecture - Plan - LGF
Drawing Number	A-099
Scale	1:100
Issue No	A1
Issue Date	31st July 2014





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Client Logo and Subcontractor's logo used, subject to their project.

Project Name
1403 - Ingram House

Discipline
Planning

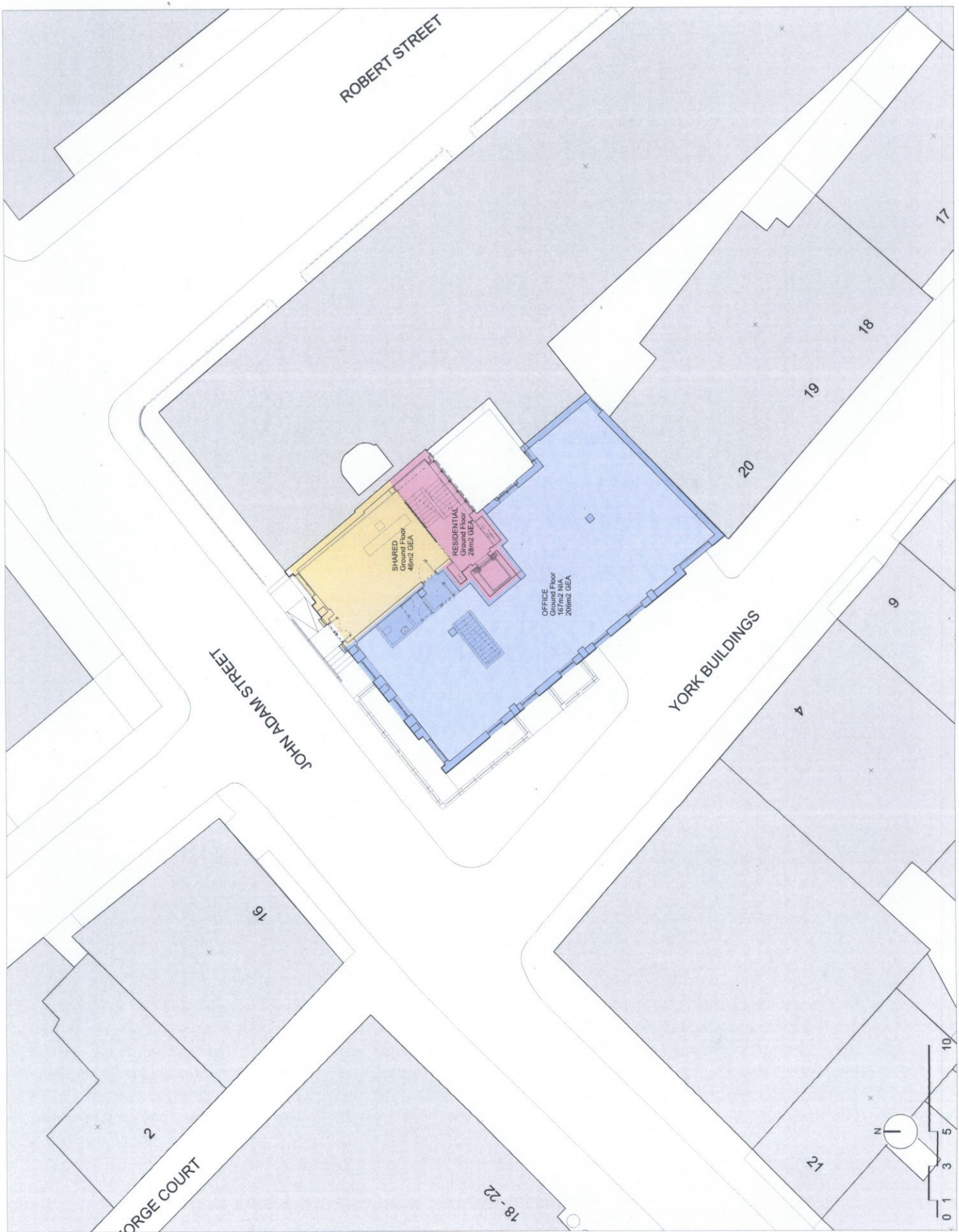
Drawing Title
1403 - Architecture - Plan - Ground Floor

Drawing Number
A-100

Scale
1:100

Revision
A1

Date
31st July 2014





Do not scale dimensions. Dimensions quoted. All dimensions are to millimetres unless noted otherwise. Dimensions are to the face of walls unless otherwise stated. All dimensions shall be verified by survey of any discrepancies.

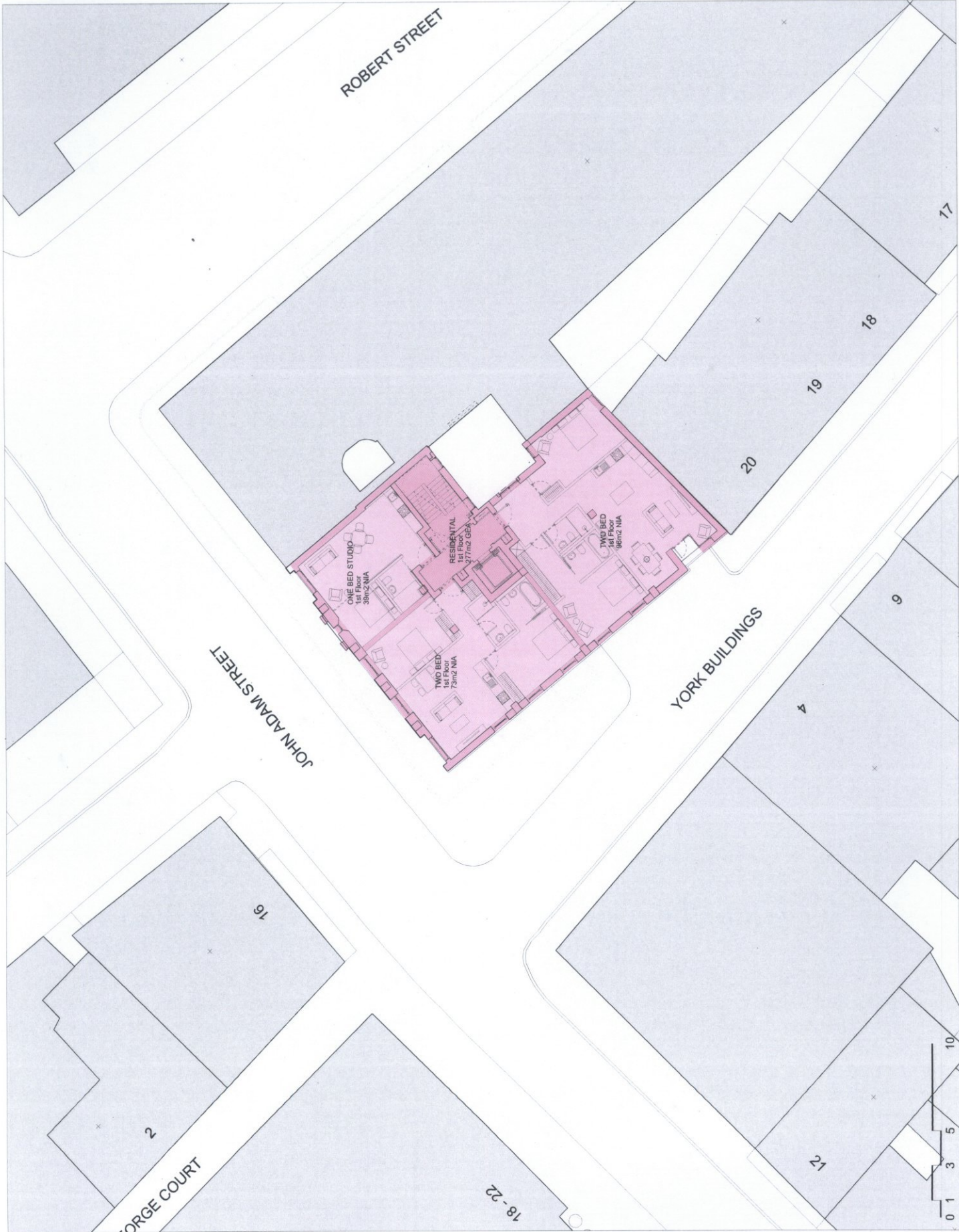
Rev	Date	Notes	By	Check	App

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Client: [illegible] and [illegible] on behalf of [illegible]

Project Name	1403 - Ingram House
Discipline	Planning
Drawing Title	1403 - Architecture - Plan - First Floor
Drawing No.	A-101
Scale	1:100
Sheet Size	A1
Created Date	27th October 2014
Revised	





Project Number

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Rev	Date	Notes	By	Chk

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Client: [Name] | Date: [Date]

Project Name	1403 - Ingram House
Discipline	Planning
Drawing Title	1403 - Architecture - Plan - Fifth Floor
Drawing Number	A-105
Scale	1:100
Sheet Size	A1
Date	31st July 2014
Author	[Name]
Checker	[Name]
Project Manager	[Name]





Do not scale dimensions. Dimensions govern.
All dimensions are in millimetres unless noted
otherwise.
Pilbrow & Partners shall be notified in writing of any
discrepancies.

No.	Date	Marked	By	For

Pilbrow & Partners

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Client: 1403 - Ingram House

Project Name: 1403 - Ingram House

Discipline: Planning

Drawing Title: 1403 - Architecture - Plan - Sixth Floor

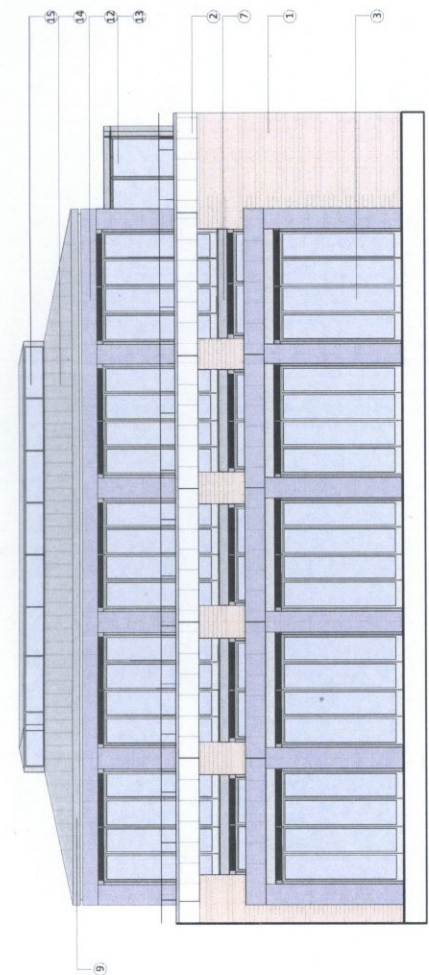
Drawing Number: A-106

Scale: 1:100

Date: 31st July 2014

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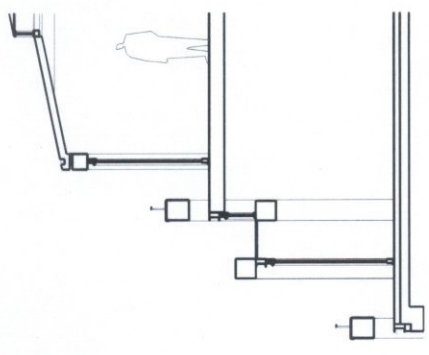


Elevation Detail

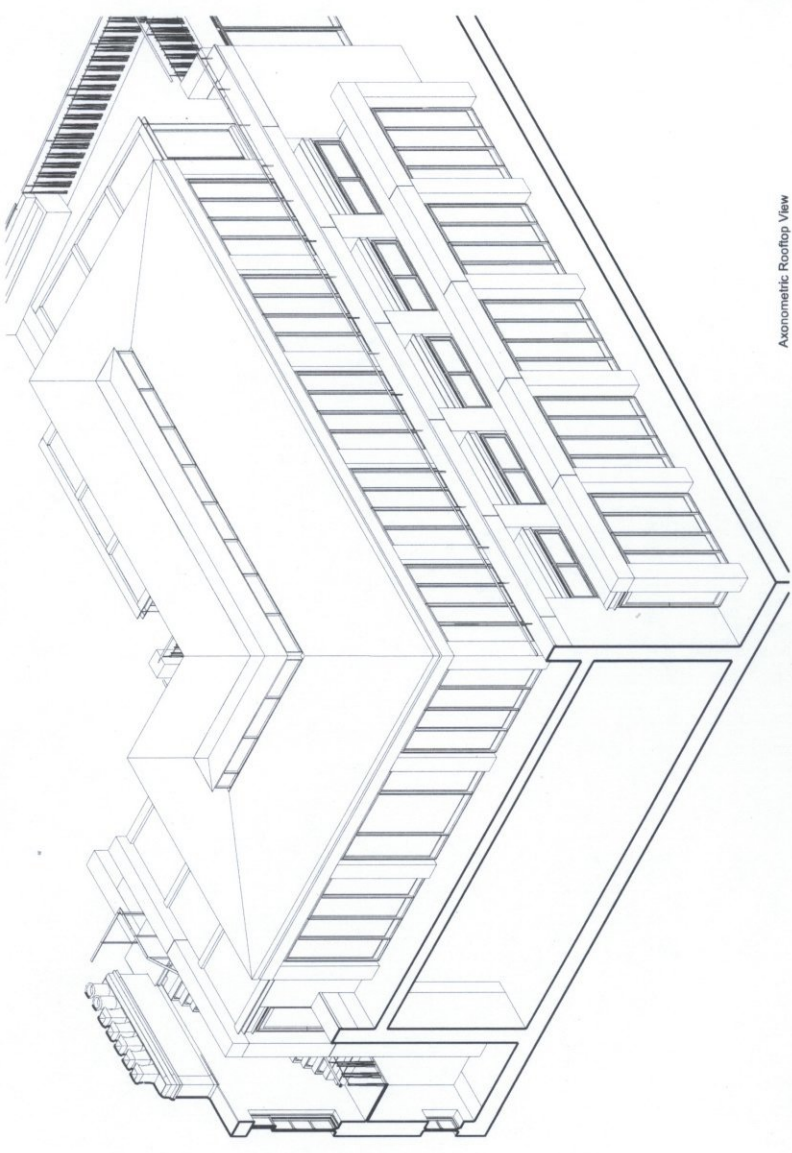


Typical Floor Plan

1. London stock brick
2. Ashlar dressed stone
3. Bronze window or French door sections
4. Bronze coloured handrail & balustrades
5. Bronze Door with vertical square section posts
6. Inset brick balconies with metal capping piece
7. PPC coated metal louvres
8. Bronze coated steel conservatory structure
9. Anodised metal cappings colour tbc
10. Vertical cantilevered glass balustrades
11. Bronze faced metal planters
12. Rainscreen slate cladding or solid slate stone sections
13. Structural glass panels
14. Single layer sheet metal roofing (Rhein zinc or Eq)
15. Glazed lantern structure with bronze metal section framework or eq approved



South Partial Section



Axonometric Rooftop View

Client: Pilbrow & Partners Project Name: 1403 - Ingram House Phase: Pre Application Date: 31st July 2014			Scale: 1:50 Drawn by: A1 Checked by: A-302 Revision:
Author: Check: Appr:	Date: Rev:		