

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 28 April 2015	Classification For General Release	
Report of Director of Planning		Wards involved St James's	
Subject of Report	115 Chancery Lane, London, WC2A 1PP		
Proposal	Conversion of upper floors to three residential units with associated external works including the erection of a new roof extension incorporating new windows and a terrace to the rear at fourth floor level new vents to rear elevations to serve internally located air conditioning units, and replacement windows to the front and rear elevations.		
Agent	Planning Potential Ltd.		
On behalf of	Ede & Ravenscroft Ltd		
Registered Number	14/02122/FULL 14/02123/LBC	TP / PP No	TP/21717
Date of Application	06.03.2014	Date amended/ completed	07.04.2014
Category of Application	Minor		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Strand		
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 Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Refuse permission and listed building consent – loss of historic fabric and height, bulk and detailed design.



City of Westminster

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115 Chancery Lane, WC2

2. SUMMARY

This application relates to 115 Chancery Lane, a Grade II listed building located within the Strand Conservation Area and the Core Central Activities Zone (CAZ). The lower ground and ground floors of the building are in use as a restaurant, with the upper floors (1st-3rd) in office (B1) use.

Planning permission and listed building consent is sought for the conversion of the upper floors to provide three residential units (2 x 1bed; 1 x 2bed) with associated internal and external works including the erection of a new roof extension incorporating new windows and a terrace to the rear at fourth floor level; new vents to rear elevations to serve internally located air conditioning units and replacement windows to the front and rear elevations.

The key issues in this case are:

- The impact of the works on the character and appearance of the Grade II listed building and the Strand Conservation Area.
- The impact of the proposed roof extension on the amenity of nearby buildings.

The roof extension, due to the loss of the historic roof form and detailed design of the proposed replacement are considered to be unacceptable on design and listed building grounds and contrary to Policies DES1: Principles of Urban Design and Conservation, DES10: Listed Building and DES6: Roof level Alterations and Extensions.

3. CONSULTATIONS

COUNCILLOR TIM MITCHELL

Requests that the application be referred to Committee.

WESTMINSTER SOCIETY

No objection.

ENGLISH HERITAGE

Objection. The loss of the existing historic, hipped roof form is not justified. Its loss would be to the detriment of the architectural integrity of the listed building in terms of its character and appearance. It will cause harm to the special interest of the building.

ENVIRONMENTAL HEALTH OFFICER

No objection, subject to the recommended conditions.

HIGHWAYS PLANNING MANAGER

No objections subject to the recommended conditions.

CLEANSING OFFICER

No objection subject to the recommended condition.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 14; Total No. of Replies: 1.

A letter of objection has been received from the restaurant at basement and ground floor levels. The concerns raised are as follows:

Land Use

- The change of use of the upper floors is not justified.
- The introduction of residential uses on the upper floors may compromise the existing restaurant use at ground and basement level.

Design

- Alterations to the rear roof light at ground floor level will reduce the amount of light to the ground floor restaurant.
- NOTE: Alterations to the rear glazed lantern roof have since been omitted.

Other

- Works will have a huge negative affect on business.
- No provision for a refuse store.

ADVERTISEMENT/SITE NOTICE: Yes

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

The application relates to 115 Chancery Lane, a Grade II listed building located within the Strand Conservation Area and the Core Central Activities Zone (Core CAZ). The lower ground and ground floors of the building are in use as a restaurant, with the upper floors (1st-3rd) in office (B1) use.

4.2 Relevant History**14/05186/FULL and 14/02123/LBC**

Conversion of upper floors to three residential units (use class C3) and associated external and internal works. PERMITTED on 25.11.2014.

10/07731/FULL and 10/07182/LBC

Replacement of existing plant and ducting and installation of air conditioning units and associated mechanical plant within two lightwell areas and on the main roof at rear ground floor level. PERMITTED on 23.11.2010.

05/06045/FULL

Use of part ground floor as either restaurant (Class A3) or office (Class B1). PERMITTED on 17.10.2005

5. THE PROPOSAL

Planning permission and listed building consent are sought for the conversion of the upper floors to provide three residential units (2 x 1bed; 1 x 2bed) with associated internal and external works, including the erection of a new roof extension incorporating new windows and a terrace to the rear at fourth floor level; new vents to the rear elevations to serve internally located A/C units and replacement windows to the front and rear elevations.

6. DETAILED CONSIDERATIONS**6.1 Land Use**

The upper floors of the building are currently vacant but were previously in office use (Class B1). The applications seek permission for three residential flats located on the upper floors of the building. The two flats (2x1bedroom) located on first and second floors measure approximately 50m² and the two bedroom duplex flat at third-fourth floors measures approximately 80m². In terms of the change of use from B1 to C3, there are currently no policies to protect offices, and the provision of additional residential accommodation within core CAZ is welcomed under Policy H3 of the UDP and S14 of Westminster's City Plan. The new flats would be accessed via the existing entrance and staircase which is separated from the restaurant use at ground/basement level.

The size and outlook of the proposed residential units is in compliance with Policy H3 and the London Plan space standards which seeks a minimum of 37m² for a 1bed flat and 50m² for a 2bed flat.

Policy H5 sets out the importance of providing a range of accommodation sizes including a 33% provision of accommodation suitable for families for all new residential development. Whilst the application does not comply with this part of Policy H5 as no 3-bed flats are provided, the scheme is considered acceptable in the context of the plan form and layout of this listed building.

The existing restaurant has raised concerns in terms of the proposal threatening the viability or the operation of the restaurant given the introduction of a noise sensitive use on the upper floors. A noise impact report has been submitted as part of the application whereby the internal noise standards in terms of the transmission of noise between floors has been assessed. Environmental Health have examined the report and concluded that mitigation measures can be incorporated and that such details should be conditioned for later approval. Had the application been recommended for approval, conditions would have been recommended to address these issues.

In addition to this, a letter has been received on behalf of the owners of the property stating that an agreement has been met with the restaurant at basement and ground floors in relation to the practical considerations in terms of how and when the insulation works would be carried out.

6.2 Townscape and Design

Located on the west side of Chancery Lane, No. 115 is a mid-nineteenth century; Grade II listed building located within the Strand Conservation Area. Comprising basement, ground and three upper storeys, the building terminates with a parapet and substantial cornice which conceals a pitched roof behind.

The plan form of the upper floors lends itself to residential conversion with very limited intervention required. Subject to the retention of internal features and details, such as fire surrounds, cornices, skirtings and historic doors and the windows, the internal works are acceptable on listed building grounds.

The scheme includes the replacement of non-original casement windows to the rear and the installation of traditional sashes. The provision of secondary glazing is likely to be acceptable subject to their detailed design – which can be conditioned.

With regards to the roof extension, the property retains what appears to be an original, if not traditional roof form, which is inherent to the architectural composition and appearance of the building. The loss of the existing roof would be contrary to Policy DES6: Roof Level Alterations and extensions, which states that permission will generally be refused for roof alterations where the proposals seek the loss of a roof of historic significance.

Notwithstanding the principle objection of the loss of the existing roof, the detailed design of the proposed roof extension is also considered unacceptable. The alterations would retain the front pitched section of the original roof but replace the rear section with a vertical continuation of the brick facade to the rear. There are a number of issues arising from this approach, the non-traditional hybrid form and the extension of the rear facade would be visually incongruous and harmful to the original architectural composition of the building. By virtue of its hybrids design and boxy form, the roof would become an incongruous architectural feature of the building, diminishing the building's original form.

Associated with the provision of a roof extension is the construction of an additional staircase from third to proposed fourth floor level, proposed to be positioned within the front room. The introduction of a stair case in this location is considered to be harmful to the original plan form and internal circulation.

The scheme raises a number of unacceptable issues on listed building grounds, firstly the loss of the existing roof form and secondly the detailed design of the proposed extension. The works would not only fail to preserve or enhance the special interest of the building, but would cause substantial harm through the loss of the existing roof form.

In summary the conversion of the building and the proposed internal works are acceptable, subject to the retention of the internal features. However, the roof extension proposals are considered unacceptable and contrary to Policies DES1: Principles of Urban Design and Conservation, DES10: Listed Building and DES6: Roof level Alterations and Extensions.

6.3 Amenity

The Council's records do not indicate any residential occupiers within close proximity to the site and the external alterations proposed are not considered to unduly harm the amenity of any neighbouring properties in terms of loss of light, sense of enclosure and overlooking.

Whilst the proposed roof level alterations incorporate an increase in height to the rear, this increase is minimal when viewed in the context of neighbouring buildings. The small roof terrace proposed on the flat roof of the existing rear extension at fourth floor level in association with the top floor duplex flat measures approximately 3.5m². The size and location of the terrace is not considered contentious in amenity terms and does not provide any additional views that cannot already be obtained from existing rear windows of the property.

The proposal incorporates the introduction of small external vents to the rear elevation to serve internal A/C units. The noise implications of this for neighbouring properties have been assessed by the Council Environmental Health Team who do not object, subject to the imposition of standard noise conditions.

6.4 Transportation/Parking

The Council's Highways Planning Manager raises no objections to the proposal given the proximity to excellent public transport connections, but has requested the provision of off-street cycle spaces and waste storage. Whilst a condition is recommended seeking details of internal waste storage arrangements for the each residential unit, it is not considered reasonable to condition the provision of internal cycle storage in this Grade II listed building.

The proposal is therefore considered acceptable in highway and transportation grounds in accordance with Policy TRANS23 of our UDP

6.5 Access

Not applicable.

6.6 Economic Considerations

Not applicable.

6.7 Other UDP/Westminster Policy Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be

applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

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

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

6.8 London Plan

The proposal does not raise strategic issues.

6.9 Planning Obligations

Not applicable.

6.10 Environmental Assessment Including Sustainability and Biodiversity Issues

The proposal is of an insufficient scale to require an environmental assessment.

7. CONCLUSIONS

Whilst the principle of conversion of the upper floors to residential is considered acceptable in policy terms, the proposed roof extension is considered unacceptable in listed building and design terms and is recommended for refusal.

BACKGROUND PAPERS

1. Application forms
2. Email from Councillor Mitchell dated 22.06.14
3. Letter from English Heritage dated 23.07.14
4. Memo from Westminster Society dated 29.04.14
5. Memo from Environmental Health Officer dated 10.09.14
6. Memo from Refuse Officer dated 29.04.14
7. Memo from Highways Planning Manager dated 27.11.14
8. Letter from the Director of Cigalow dated 19.03.14
9. Letter from the Director of Cigalow dated 09.05.14
10. Letter from Gawn Associates dated 19.03.2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT MATTHEW MASON ON 020 7641 2926 OR BY E-MAIL – mmason@westminster.gov.uk

DRAFT DECISION LETTER

Address: 115 Chancery Lane, London, WC2A 1PP

Proposal: Conversion of upper floors to three residential units with associated external works including the erection of a new roof extension incorporating new windows and a terrace to the rear at fourth floor level new vents to rear elevations to serve internally located air conditioning units, and replacement windows to the front and rear elevations.

Plan Nos: AR 07 130Rev A; AR 07 099 revA; AR 07 100; AR 07 101; AR 07 102; AR 07 103; AR 07 104 RevB; AR 07 110 RevA; AR 07 120RevA; AR-07-121RevA; AR 07 122, AR 07 199RevA; AR 07 200RevA; AR 07 201RevC; AR 07 202RevC; AR 07 203RevG; AR 07 204Rev I; AR 07 210Rev I; AR 07 220Rev I; AR 07 221RevH; Design and Access Statement (dated April 2014); Noise Impact Assessment dated 01.04.14 (ref 8198/0684/RDC/2); Noise Impact Assessment Addendum (dated 25.07.14), letter from Gawn Associates dated 19 March 2015.

Case Officer: Hannah Stutchbury

Direct Tel. No. 020 7641 5944

Recommended Reason for Refusal:

Reason:

- 1 Because of the loss of historic fabric and the height, bulk and detailed design of the roof alterations, the works would harm the special architectural and historic interest and appearance of this grade II listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Strand Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES6, DES10 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way 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. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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Address: 115 Chancery Lane, London, WC2A 1PP

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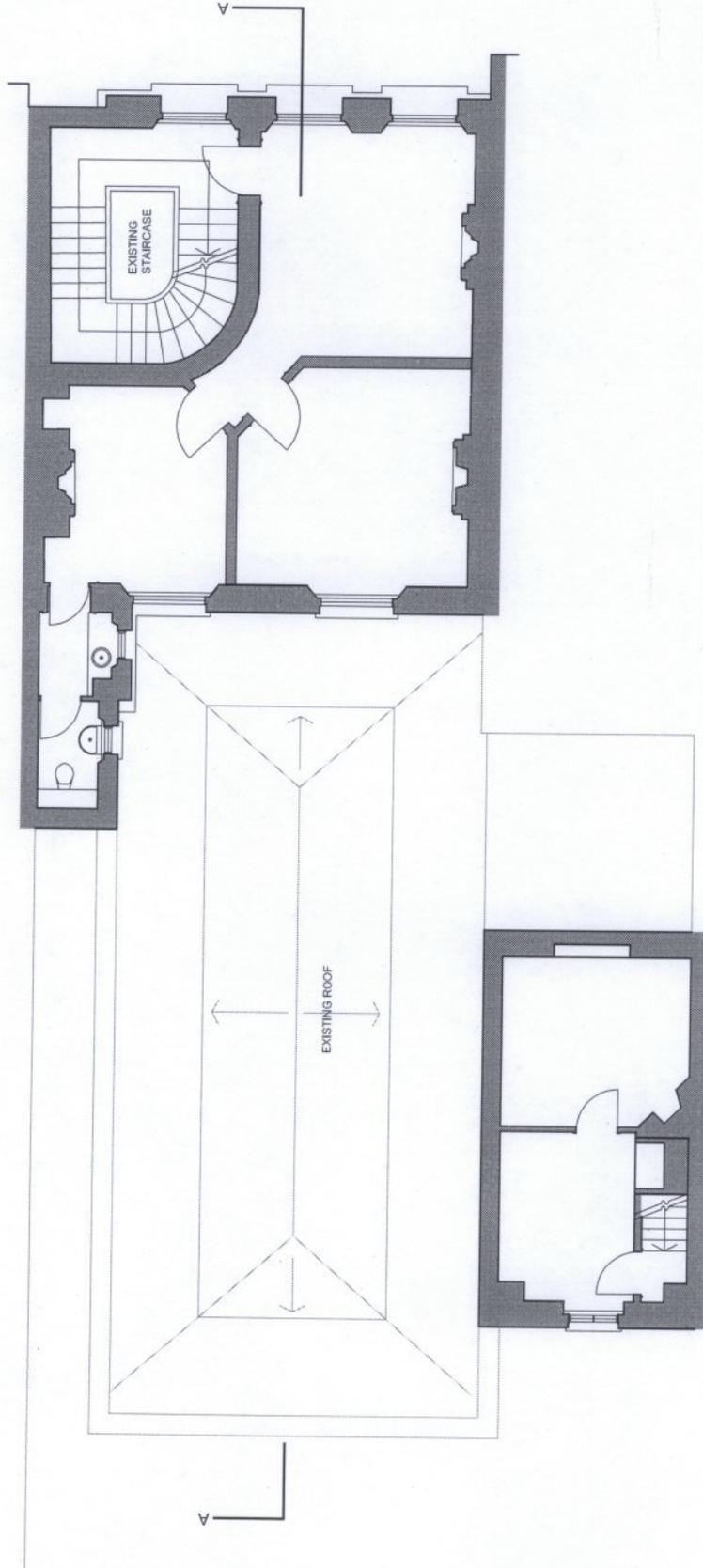
Recommended Reason for Refusal:**Reason:**

- 1 Because of the loss of historic fabric and the height, bulk and detailed design of the roof alterations the works would harm the special architectural and historic interest of this grade II listed building. This would not meet S25 of Westminster's City Plan: Strategic Policies adopted November 2013 and, DES10 of our Unitary Development Plan that we adopted in January 2007. The proposals would be contrary to the City Councils SPG Repairs and Alterations to Listed Buildings.

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. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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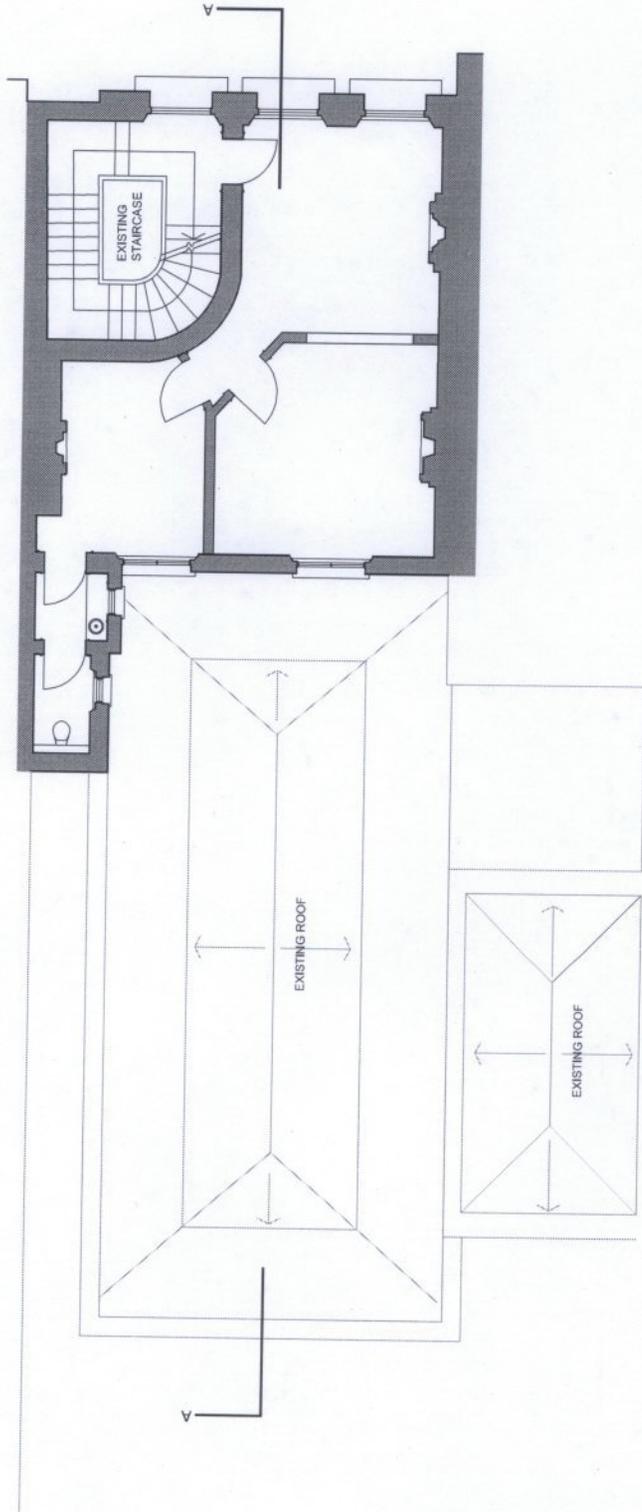
115 CHANCERY LANE

Revisions By Authorised

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115 CHANCERY LANE

Revisions By: Authorised

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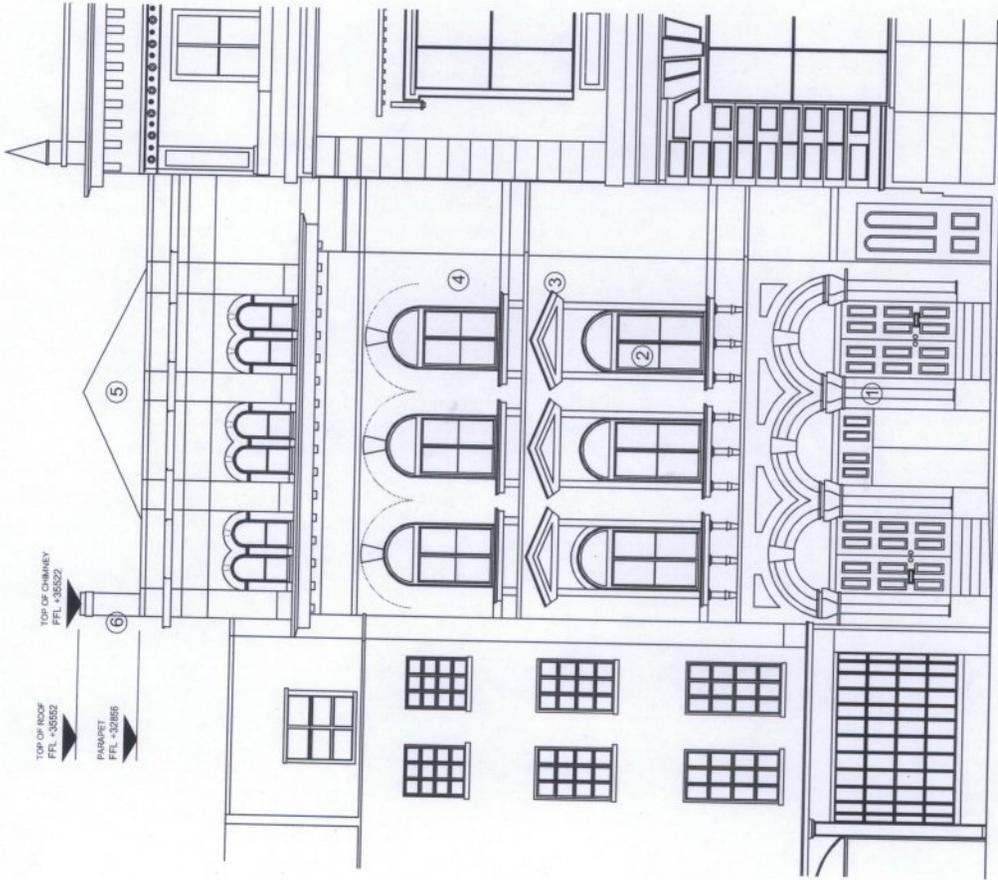
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KEY

1. EXISTING PAINTED STONEMARK
2. EXISTING SINGLE GLAZED WINDOWS
3. EXISTING STONE MOULDINGS
4. EXISTING BRICKWORK
5. EXISTING FOURTH FLOOR EXTENSION
6. EXISTING CHIMNEY



115 CHANCERY LANE

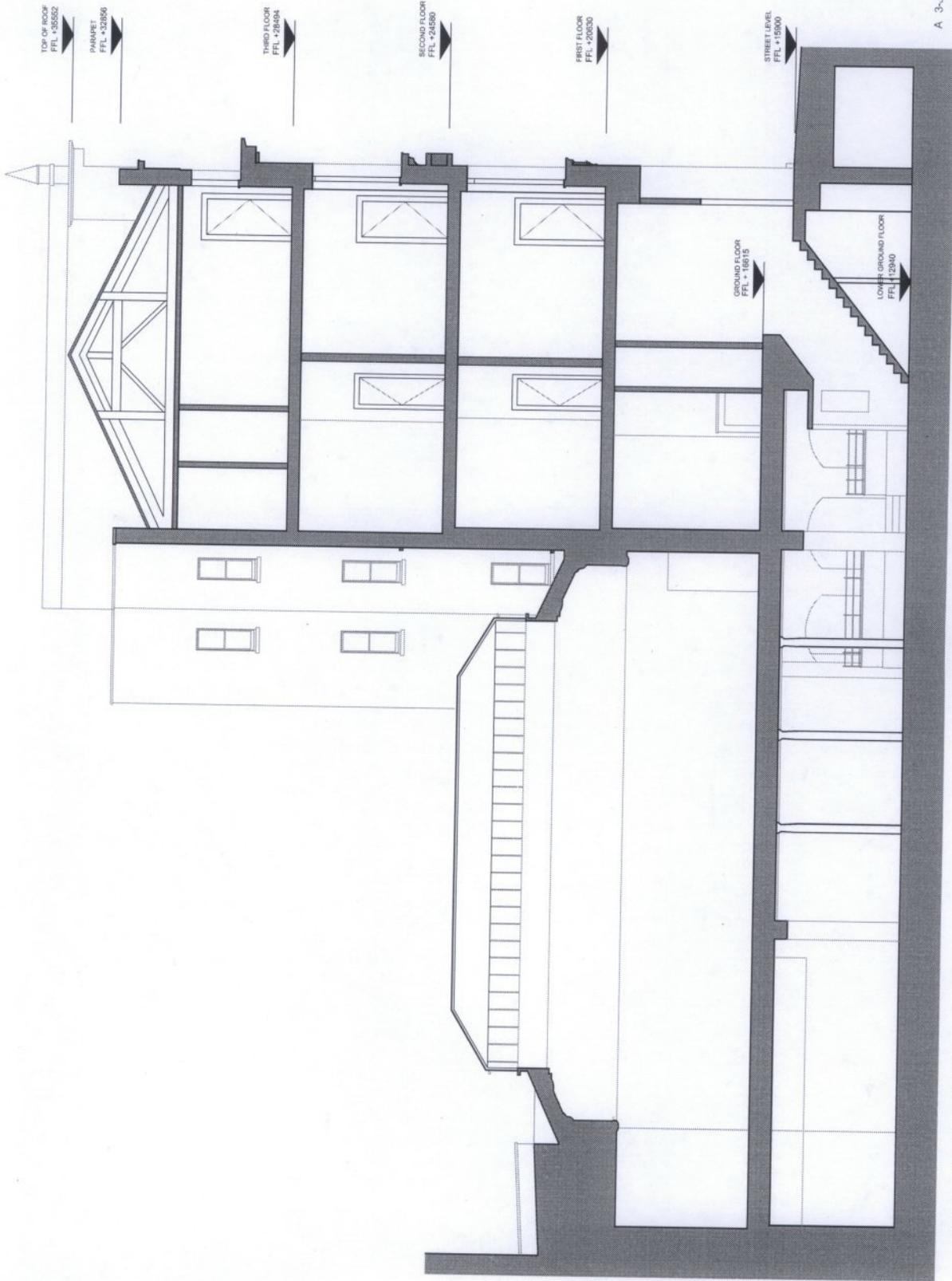
A. 3-JBT-14 ELEVATION AMENDED

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A 3-Jan-14 Section Amended

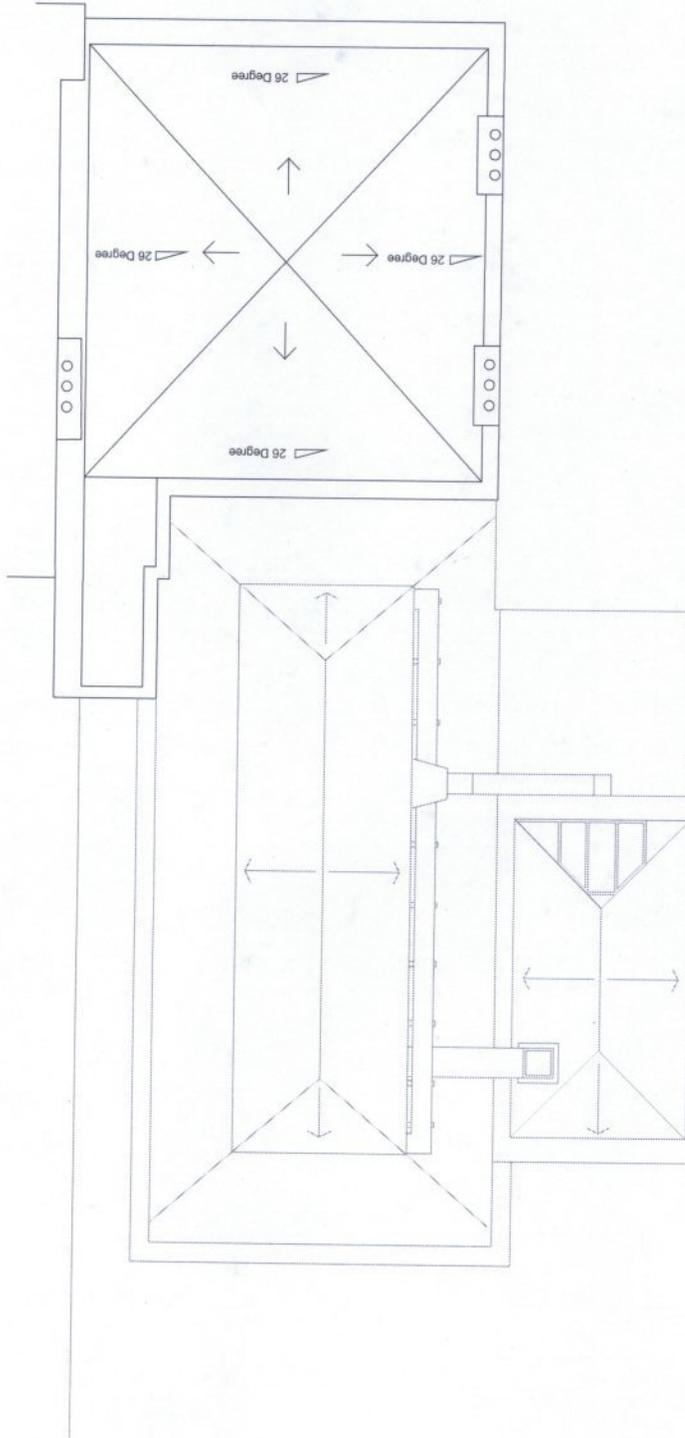
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B. 3-Mar-14 Roof Detail Amended
 A. 3-Jan-14 Chimney Size Amended

Revisions

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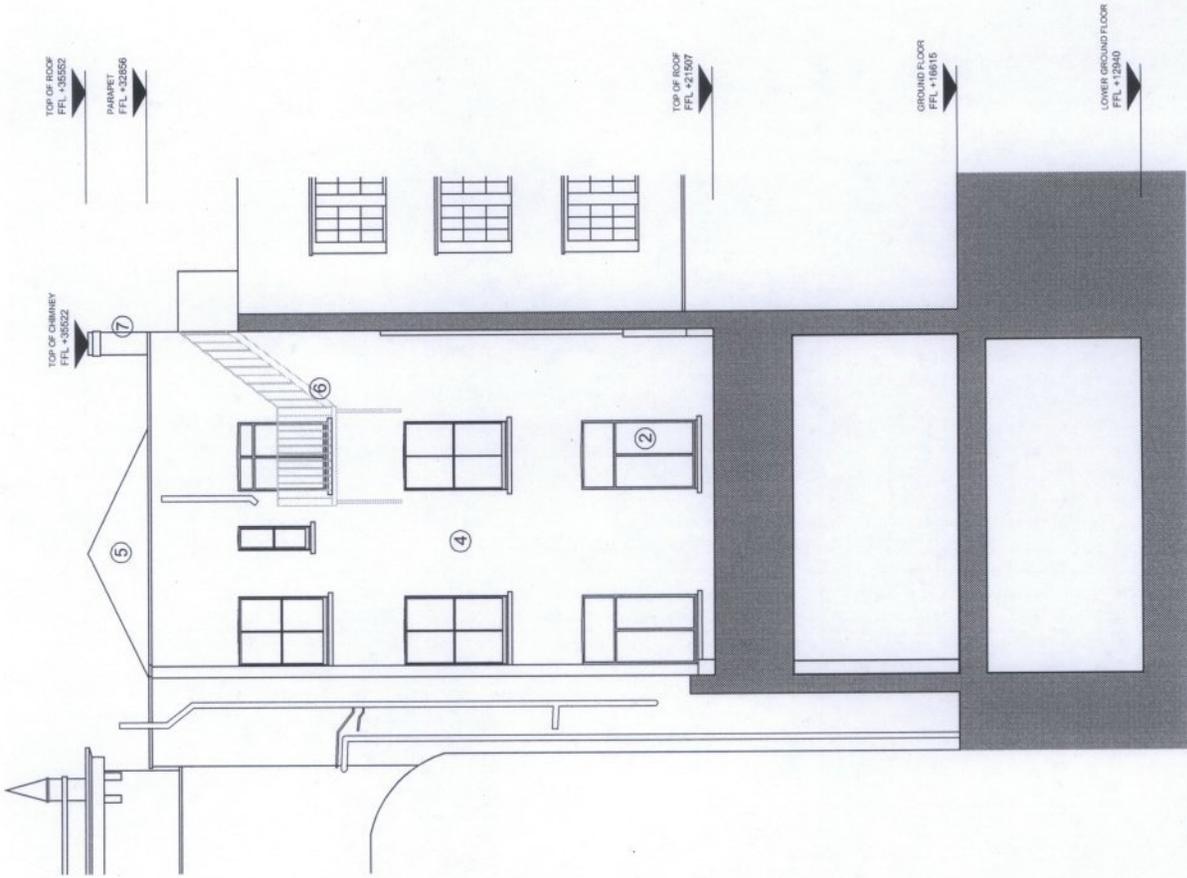
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KEY

1. EXISTING SINGLE GLAZED WINDOWS
2. EXISTING SINGLE GLAZED WINDOWS
- 3.
4. EXISTING BRICKWORK
5. EXISTING FOURTH ROOF
6. EXISTING FIRE ESCAPE STAIRS
7. EXISTING CHIMNEY

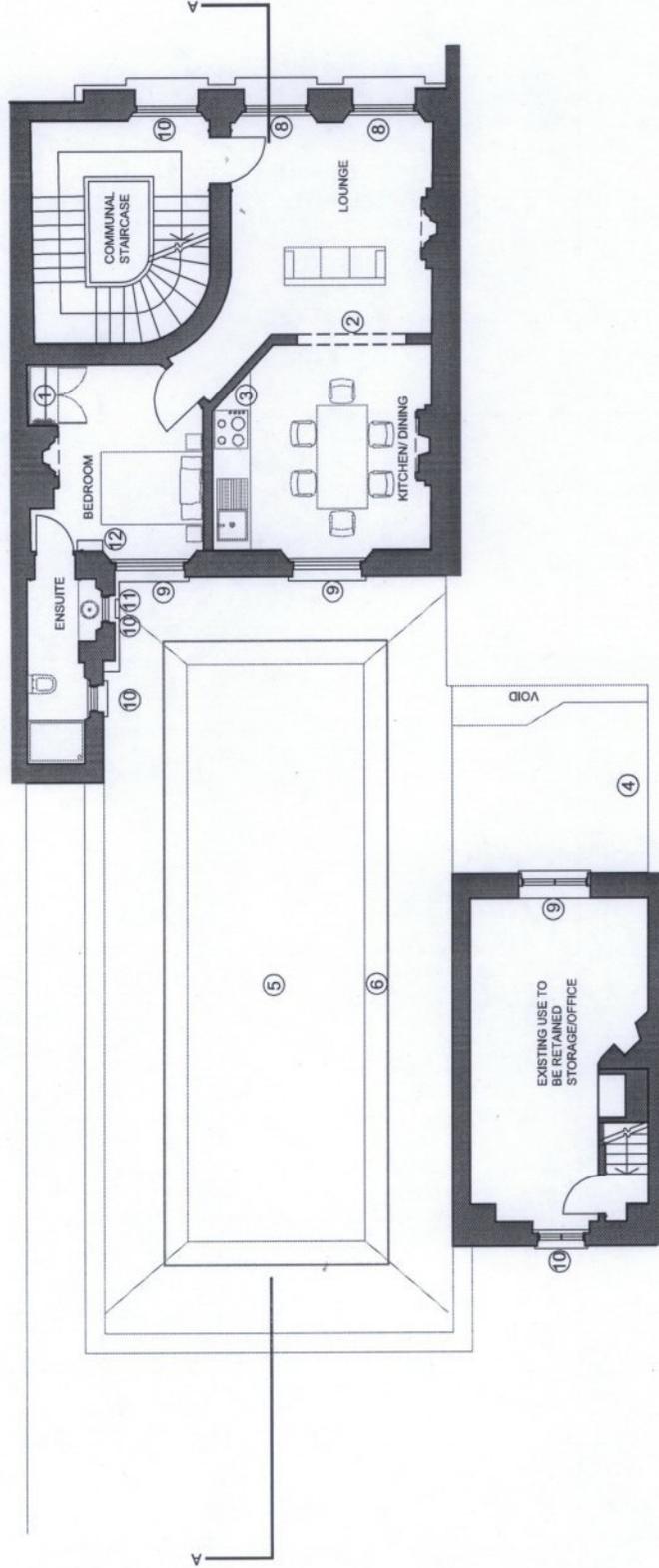


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1. RECESS IN EXISTING WALL EXTENDED
2. FILLED IN WALL STRIPPED BACK TO ORIGINAL ARCHWAY, AS EXISTING ON 2nd FLOOR.
3. EXISTING DOOR REMOVED & WALL FILLED IN.
4. REDUNDANT PLANT REMOVED.
5. EXISTING GLAZED PITCH ROOF LIGHT RETAINED.
6. NEW PLATFORM FOR MAINTENANCE ACCESS AND ASSOCIATED HANDSAFE SYSTEM & SAFETY RAILINGS.
7. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
8. NEW SECONDARY GLAZING INSERTED BEHIND EXISTING SINGLE GLAZED WINDOWS.
9. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
10. EXISTING SINGLE GLAZED WINDOW RESTORED.
11. PROPOSED GRILL TO AC UNIT.
12. PROPOSED AC UNIT.
13. VENTILATION TO STUDY.
14. EXISTING ROOF RETAINED.
15. DOOR RETAINED, OPENING FILLED IN BEHIND.
16. EXISTING PARAPET RETAINED.
17. EXISTING CHIMNEY STACK RETAINED.
18. EXISTING FIRE ESCAPE STAIRS RETAINED.
19. EXISTING CLEARSTORY WINDOWS RETAINED.
20. EXISTING ROOF PROFILE.
21. EXISTING PAINT TO BE REMOVED & STONEWORK RESTORED TO MATCH ORIGINAL.
22. EXISTING STONE MOUNDINGS TO BE CLEANED & RESTORED TO MATCH ORIGINAL.
23. EXISTING BRICKWORK TO BE CLEANED & REMEDIAL WORK CARRIED OUT WHERE REQUIRED.
24. EXISTING ROOF RETAINED.
25. RIDGE OF NEW ROOF AT REAR.
26. NEW PARAPET TO MATCH EXISTING.
27. EXISTING FIRE ESCAPE STAIRS REMOVED.
28. ROOF TERRACE.
29. NEW DOOR TO ROOF TERRACE.
30. WALL EXTENDED.

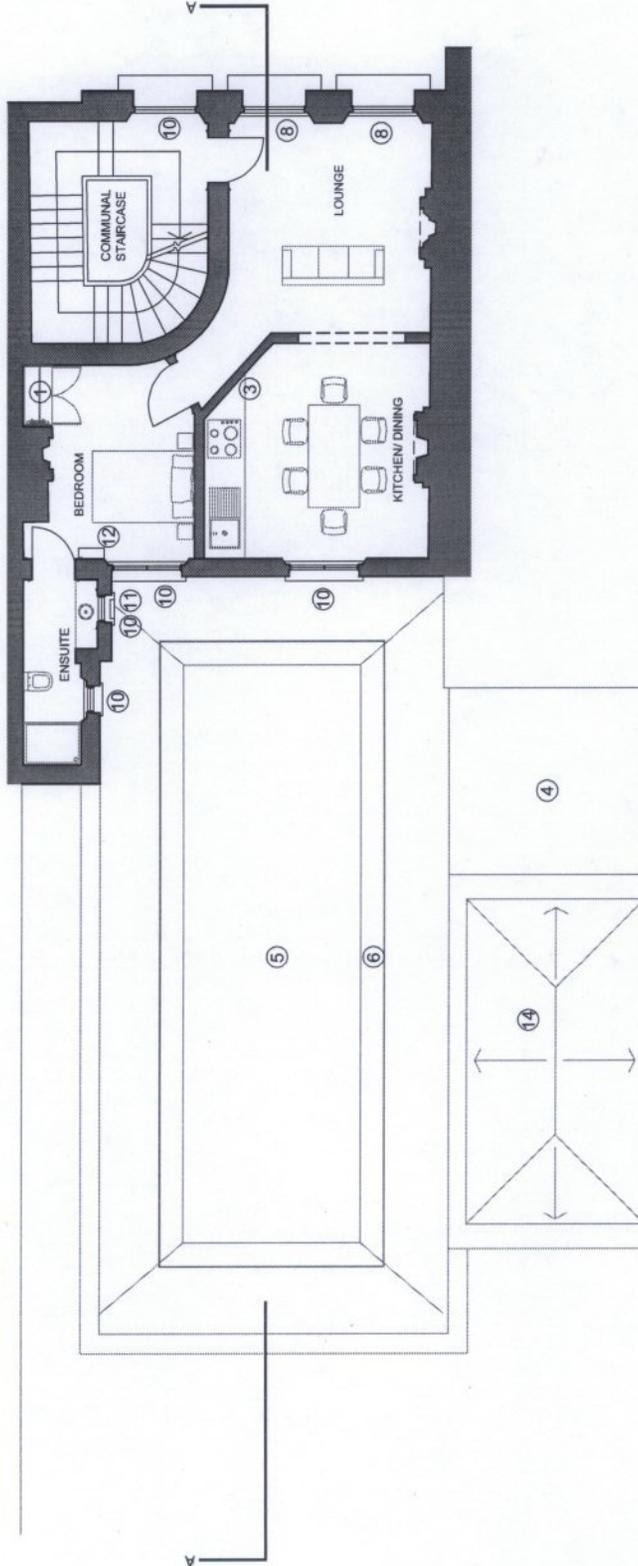
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| A | 4-Apr-14 | PRIVATE DINING ROOM & TEXT AMENDED | YY |
| B | 5-Sep-14 | NOTES ADDED/AMENDED, AC UNIT & GRILL SHOWN | SK |
| C | 28-Nov-14 | NOTES AMENDED | SK |

By Authorised

PROPOSED FIRST FLOOR PLAN

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2. FILLED IN WALL STRIPPED BACK TO ORIGINAL ARCHWAY, AS EXISTING ON 2ND FLOOR.
3. EXISTING DOOR REMOVED & WALL FILLED IN.
4. REDUNDANT PLANT REMOVED.
5. EXISTING GLAZED PITCH ROOF LIGHT RETAINED.
6. NEW PLATFORM FOR MAINTENANCE ACCESS AND ASSOCIATED WANSAFE SYSTEM & SAFETY RAILINGS.
7. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
8. NEW SECONDARY GLAZING INSERTED BEHIND EXISTING SINGLE GLAZED WINDOWS.
9. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
10. EXISTING SINGLE GLAZED WINDOW RESTORED.
11. PROPOSED GRILL TO AC UNIT.
12. PROPOSED AC UNIT.
13. VENTILATION TO STUDY.
14. EXISTING ROOF RETAINED.
15. DOOR RETAINED, OPENING FILLED IN BEHIND.
16. EXISTING CHIMNEY STACK RETAINED.
17. EXISTING FIRE ESCAPE STAIRS RETAINED.
18. EXISTING CLEARSTORY WINDOWS RETAINED.
19. EXISTING ROOF PROFILE.
20. EXISTING PAINT TO BE REMOVED & STONEWORK RESTORED TO MATCH ORIGINAL.
21. EXISTING STONE MOULDINGS TO BE CLEANED & RESTORED TO MATCH ORIGINAL.
22. EXISTING BRICKWORK TO BE CLEANED & REMEDIAL WORK CARRIED OUT WHERE REQUIRED.
23. EXISTING ROOF RETAINED.
24. RIDGE OF NEW ROOF AT REAR.
25. NEW PARAPET TO MATCH EXISTING.
26. EXISTING FIRE ESCAPE STAIRS REMOVED.
27. ROOF TERRACE.
28. NEW DOOR TO ROOF TERRACE.
29. WALL EXTENDED.

- Revisions
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|---|-----------|---|----|
| C | 28-Nov-14 | NOTES AMENDED | SK |
| B | 5-Sep-14 | NOTES ADDED/AMENDED | SK |
| A | 12-Apr-14 | PROPOSED NEW DECK REMOVED, TEXT AMENDED | JK |

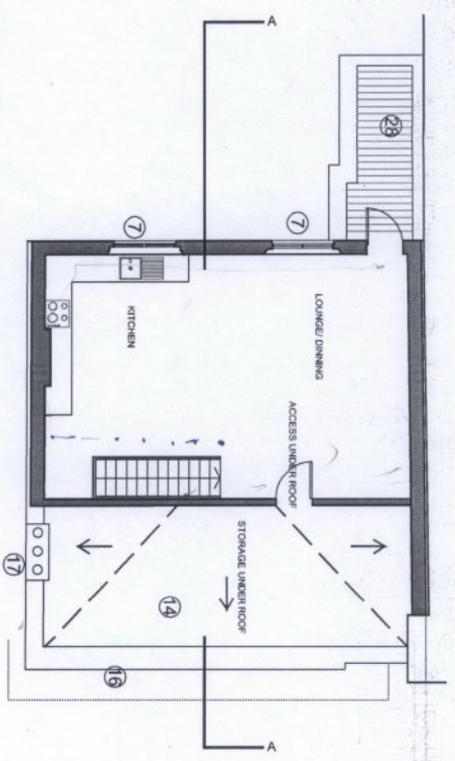
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PROPOSED SECOND FLOOR PLAN

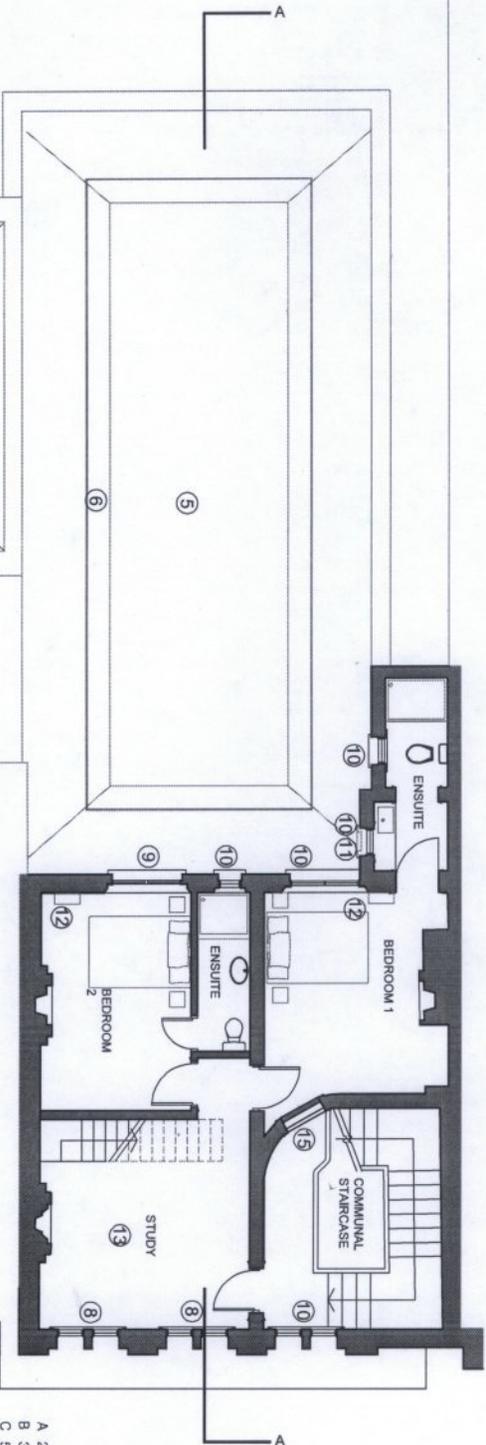
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PROPOSED FOURTH FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

1. RECESS IN EXISTING WALL EXTENDED
2. FILLED IN WALL, STRIPPED BACK TO ORIGINAL ARCHWAY, AS EXISTING ON 2nd FLOOR
3. EXISTING DOOR REMOVED & WALL FILLED IN
4. REDUNDANT FLUAT REMOVED.
5. EXISTING GLAZED PITCH ROOF LIGHT RETAINED.
6. NEW PLATFORM FOR MAINTENANCE ACCESS AND ASSOCIATED HANDRAIL SYSTEM & SAFETY FALLOWS.
7. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
8. EXISTING SINGLE GLAZED WINDOWS.
9. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME WITH NEW SECONDARY GLAZING INSERTED BEHIND.
10. EXISTING SINGLE GLAZED WINDOW RESTORED.
11. PROPOSED GRILL TO A/C UNIT.
12. PROPOSED A/C UNIT.
13. VENTILATION TO STUDY.
14. EXISTING ROOF RETAINED.
15. DOOR REPAIRED, OPENING FILLED IN BEHIND.
16. EXISTING PARAPET RETAINED.
17. EXISTING CHIMNEY STACK RETAINED.
18. EXISTING FIRE ESCAPE STAIRS RETAINED.
19. EXISTING CLEARSTOREY WINDOWS RETAINED.
20. EXISTING ROOF PROFILE
21. EXISTING PAINT TO BE REMOVED & STONERWORK RESTORED TO MATCH ORIGINAL.
22. EXISTING STONE MOUNDINGS TO BE CLEANED & RESTORED TO MATCH ORIGINAL.
23. EXISTING BRICKWORK TO BE CLEANED & REMEDIAL WORK CARRIED OUT WHERE REQUIRED.
24. EXISTING ROOF RETAINED.
25. RIDGE OF NEW ROOF AT REAR.
26. NEW PARAPET TO MATCH EXISTING.
27. EXISTING FIRE ESCAPE STAIRS REMOVED.
28. ROOF TERRACE.
29. NEW DOOR TO ROOF TERRACE.
30. WALL EXTENDED

- Revisions
- | Revised By | Checked By | Authorised By | Date | Notes |
|------------|------------|---------------|-----------|--|
| TH | AM | AM | 22/11/13 | A 23-Dec-13 Layout Amended |
| YY | AM | AM | 1:100@AS | B 3-Jan-14 Layout Amended |
| YY | AM | AM | 21/3/2014 | C 5-Mar-14 FOURTH FLOOR FIRE PLACE OMITTED |
| JK | AM | AM | 28-Nov-14 | D 4-Apr-14 TEXT AMENDED |
| YY | AM | AM | | E 23-May-14 Layout Amended |
| SK | AM | AM | | F 5-Sep-14 NOTES ADDED/AMENDED, A/C UNIT & GRILL SHOWN & DOOR TO 4TH FLR REMOVED |
| SK | AM | AM | | G 28-Nov-14 NOTES AMENDED |

PROPOSED THIRD & FOURTH FLOOR PLAN

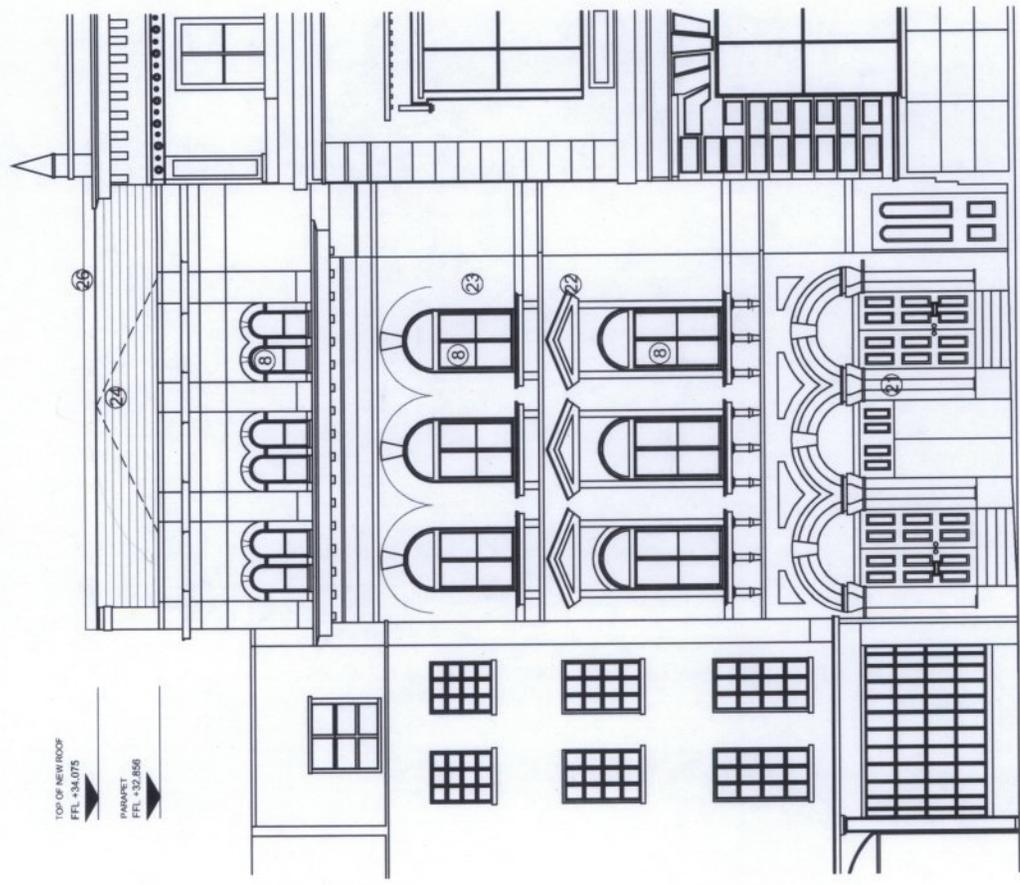
115 CHANCERY LANE

1. RECESS IN EXISTING WALL EXTENDED
2. FILLED IN WALL STRIPPED BACK TO ORIGINAL ARCHWAY, AS EXISTING ON 2nd FLOOR.
3. EXISTING DOOR REMOVED & WALL FILLED IN.
4. REDUNDANT PLANT REMOVED.
5. EXISTING GLAZED PITCH ROOF LIGHT RETAINED.
6. NEW PLATFORM FOR MAINTENANCE ACCESS AND ASSOCIATED MANSARD SYSTEM & SAFETY RAILINGS.
7. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
8. NEW SECONDARY GLAZING INSERTED BEHIND EXISTING SINGLE GLAZED WINDOWS.
9. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
10. EXISTING SINGLE GLAZED WINDOW RESTORED.
11. PROPOSED GRILL TO AC UNIT.
12. PROPOSED AC UNIT.
13. VENTILATION TO STUDY.
14. EXISTING ROOF RETAINED & EXTENDED.
15. DOOR RETAINED, OPENING FILLED IN BEHIND.
16. EXISTING PARAPET RETAINED.
17. EXISTING CHIMNEY STACK RETAINED.
18. EXISTING FIRE ESCAPE STAIRS RETAINED.
19. EXISTING CLEARSTORY WINDOWS RETAINED.
20. EXISTING ROOF PROFILE.
21. EXISTING PAINT TO BE REMOVED & STONEMWORK RESTORED TO MATCH ORIGINAL.
22. EXISTING STONE MOULDINGS TO BE CLEANED & RESTORED TO MATCH ORIGINAL.
23. EXISTING BRICKWORK TO BE CLEANED & REMEDIAL WORK CARRIED OUT WHERE REQUIRED.
24. EXISTING ROOF PARTIALLY RETAINED & EXTENDED ON THE LINE & PITCH OF THE EXISTING TO FORM NEW MICRO PITCH TO FRONT.
25. RIDGE OF NEW ROOF AT REAR.
26. NEW PARAPET TO REAR FACADE TO MATCH EXISTING.
27. EXISTING FIRE ESCAPE STAIRS REMOVED.
28. ROOF TERRACE.
29. NEW DOOR TO ROOF TERRACE.
30. WALL EXTENDED.
31. NEW PROPOSED FLAT ROOF.

- Revisions
- | | | | |
|----|-----------|--|----|
| YY | 3-Jun-14 | ELEVATION AMENDED TO REFLECT LAYOUT CHANGES | YY |
| C | 5-Mar-14 | CHIMNEY OMITTED | JK |
| D | 4-Apr-14 | TEXT AMENDED | YY |
| E | 23-May-14 | FRONT ROOF SLOPE RETAINED | SK |
| F | 5-Sep-14 | NOTES ADDED/AMENDED | SK |
| G | 28-Nov-14 | NOTES AMENDED | SK |
| H | 3-Dec-14 | HATCHING SHOWN ON ROOF PITCH & NOTES AMENDED | SK |
| I | 4-Dec-14 | NOTES AMENDED | SK |

By Authorised

PROPOSED FRONT (EAST) ELEVATION



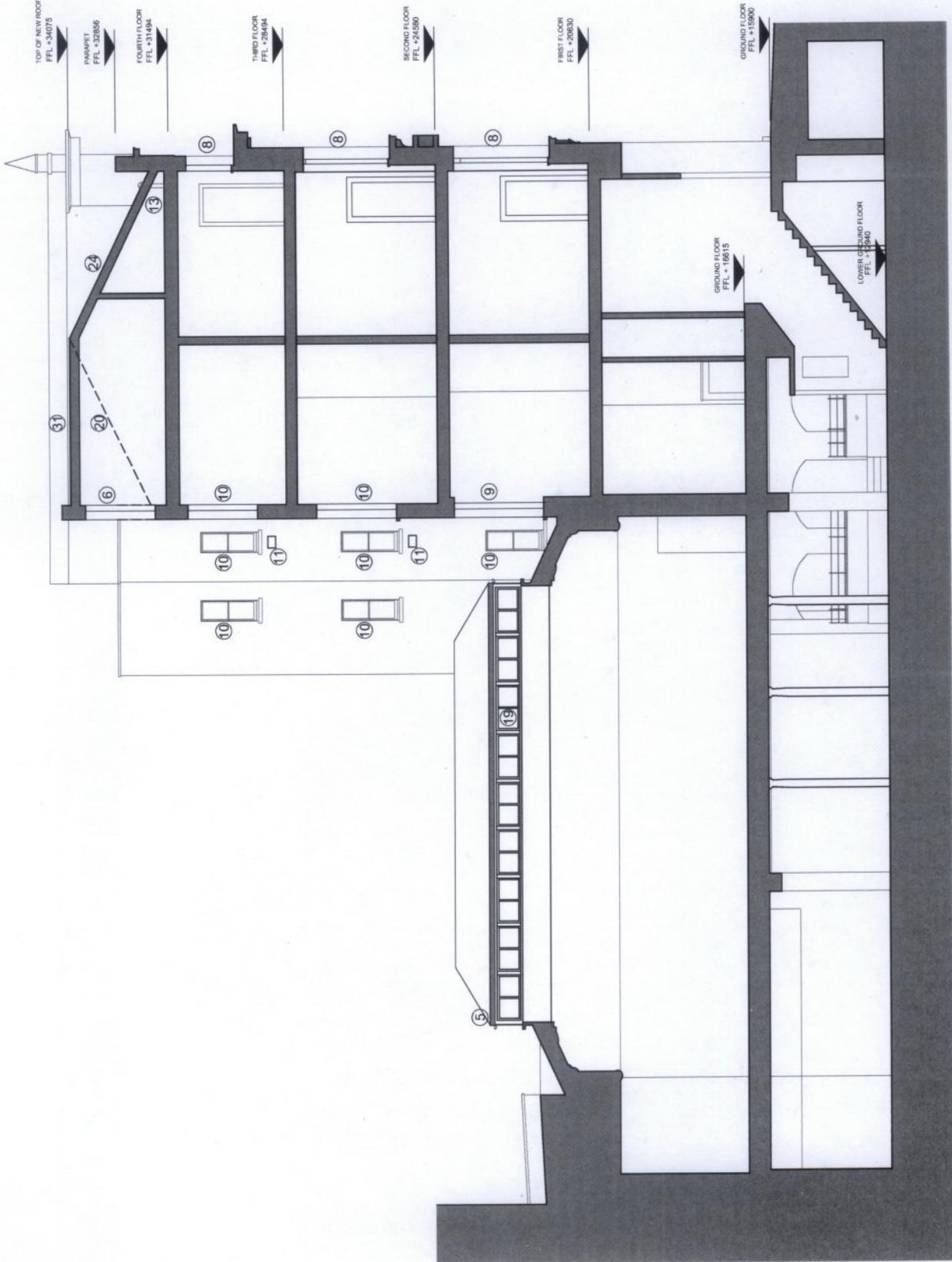
TOP OF NEW ROOF
FL -34.075

PARAPET
FL -32.866

115 CHANCERY LANE

Drawn By:	Checked By:	Authorised By:	Scale:	Date:
YY	DE	AM	SK	22/11/13
22/11/13	1:100@A3	21132-01-AR-07-220	1	04-Dec-14

Aukett Fitzroy Robinson



1. RECESS IN EXISTING WALL EXTENDED
2. FILLED IN WALL STRIPPED BACK TO ORIGINAL ARCHWAY, AS EXISTING ON 2nd FLOOR.
3. EXISTING DOOR REMOVED & WALL FILLED IN.
4. REDUNDANT PLANT REMOVED.
5. EXISTING GLAZED PITCH ROOF LIGHT RETAINED.
6. NEW PLATFORM FOR MAINTENANCE ACCESS AND ASSOCIATED MANSARD SYSTEM & SAFETY RAILINGS.
7. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
8. NEW SECONDARY GLAZING INSERTED BEHIND EXISTING SINGLE GLAZED WINDOWS.
9. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
10. EXISTING SINGLE GLAZED WINDOW RESTORED.
11. PROPOSED GRILL TO AC UNIT.
12. PROPOSED AC UNIT.
13. VENTILATION TO STUDY.
14. EXISTING ROOF RETAINED & EXTENDED.
15. DOOR RETAINED, OPENING FILLED IN BEHIND.
16. EXISTING PARAPET RETAINED.
17. EXISTING CHIMNEY STACK RETAINED.
18. EXISTING FIRE ESCAPE STAIRS RETAINED.
19. EXISTING CLEARSTORY WINDOWS RETAINED.
20. EXISTING ROOF PROFILE.
21. EXISTING PAINT TO BE REFINISHED & STONEMASONRY RESTORED TO MATCH ORIGINAL.
22. EXISTING STONE MOULDINGS TO BE CLEANED & RESTORED TO MATCH ORIGINAL.
23. EXISTING BRICKWORK TO BE CLEANED & REMEDIAL WORK CARRIED OUT WHERE REQUIRED.
24. EXISTING ROOF PARTIALLY RETAINED & EXTENDED ON THE LINE & PITCH OF THE EXISTING TO FORM NEW WIND PITCH TO FRONT.
25. RIDGE OF NEW ROOF AT REAR.
26. NEW PARAPET TO MATCH EXISTING.
27. EXISTING FIRE ESCAPE STAIRS REMOVED.
28. ROOF TERRACE.
29. NEW DOOR TO ROOF TERRACE.
30. WALL EXTENDED.
31. NEW PROPOSED FLAT ROOF.

- JK 4-Apr-14 TEXT AMENDED
- YY 23-May-14 FRONT ROOF SLOPE RETAINED
- DE 5-Sep-14 NOTES ADDED/AMENDED, A/C GRILL & STUDY VENT SHOWN, GLAZED PITCHED ROOF REMOVED REPLACED BY FLAT ROOF.
- SK 28-Nov-14 NOTES AMENDED
- SK 3-Dec-14 INTERNAL WALL INDICATED IN LOFT ROOM & NOTES AMENDED
- SK 4-Dec-14 NOTES AMENDED.

By Authorised

Revisions

PROPOSED SECTION A-A

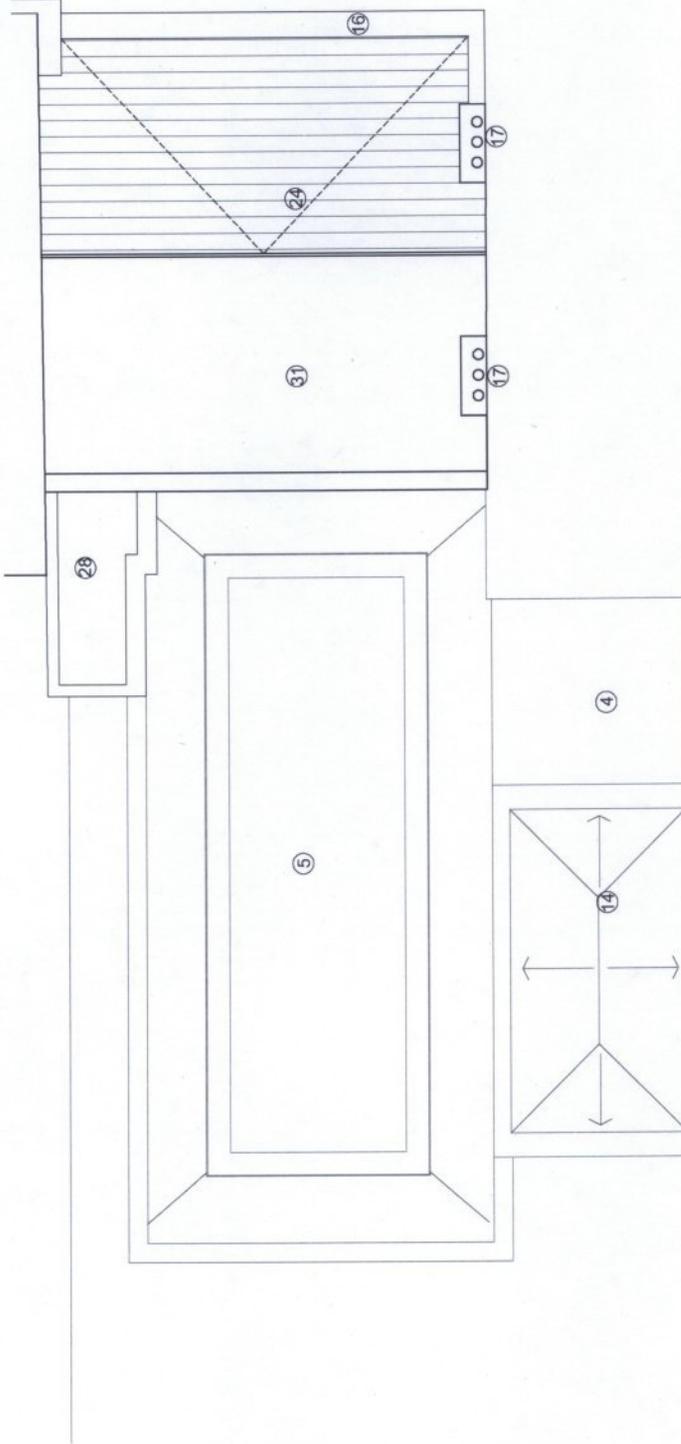
115 CHANCERY LANE

Drawn By	Checked By	Authorised By	Number/Rev	Date
YY	DE	AM	SK	AM
22/11/13	1:100/0/AS	2113E-01-AR-07-210	1	04-Dec-14

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1. RECESS IN EXISTING WALL EXTENDED
2. FILLED IN WALL, STRIPPED BACK TO ORIGINAL ARCHWAY, AS EXISTING ON 2nd FLOOR.
3. EXISTING DOOR REMOVED & WALL FILLED IN.
4. REDUNDANT PLANT ROOM.
5. EXISTING GLAZED PITCH ROOF LIGHT RETAINED.
6. NEW PLATFORM FOR MAINTENANCE ACCESS AND ASSOCIATED MANSARD SYSTEM & SAFETY RAILINGS.
7. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
8. NEW SECONDARY GLAZING INSERTED BEHIND EXISTING SINGLE GLAZED WINDOWS.
9. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
10. EXISTING SINGLE GLAZED WINDOW RESTORED.
11. PROPOSED GRILL TO AC UNIT.
12. PROPOSED AC UNIT.
13. VENTILATION TO STUDY.
14. EXISTING ROOF RETAINED & EXTENDED.
15. DOOR RETAINED, OPENING FILLED IN BEHIND.
16. EXISTING PARAPET RETAINED.
17. EXISTING CHIMNEY STACK RETAINED.
18. EXISTING FIRE ESCAPE STAIRS RETAINED.
19. EXISTING CLEARSTORY WINDOWS RETAINED.
20. EXISTING ROOF PROFILE.
21. EXISTING PAINT TO BE REMOVED & STONEWORK RESTORED TO MATCH ORIGINAL.
22. EXISTING STONE MOUNDINGS TO BE CLEANED & RESTORED TO MATCH ORIGINAL.
23. EXISTING BRICKWORK TO BE CLEANED & REMEDIAL WORK CARRIED OUT WHERE REQUIRED.
24. EXISTING ROOF PARTIALLY RETAINED & EXTENDED ON THE LINE & PITCH OF THE EXISTING TO FORM NEW WIND PITCH TO FRONT.
25. RIDGE OF NEW ROOF AT REAR.
26. NEW PARAPET TO MATCH EXISTING.
27. EXISTING FIRE ESCAPE STAIRS REMOVED.
28. ROOF TERRACE.
29. NEW DOOR TO ROOF TERRACE.
30. WALL EXTENDED.
31. NEW PROPOSED FLAT ROOF.



Revisions	By	Authorised
C 5-Mar-14	ROOF CHIMNEY OMITTED	YY
D 04/04/2014	ANNOTATION AMENDED	YY
E 23/05/2014	HALF OF THE ORIGINAL ROOF RETAINED	YY
F 05-Sept-14	NOTES ADDED/AMENDED & PLATFORM SHOWN	SK
G 28-Nov-14	NOTES AMENDED	SK
H 03-Dec-14	NOTES AMENDED	SK
I 04-Dec-14	NOTE AMENDED	SK

PROPOSED ROOF PLAN

Drawn By	Checked By	Authorised By	Issue No	Issue Date
YY	DE	AM	SK	AM
22/11/13	11:00@AS	21132-01-AR-07-204	1	04-Dec-14

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4-Dec-14 11:07 AM By Shapur Keshvari

Aukett Fitzroy Robinson

1. RECESS IN EXISTING WALL EXTENDED
2. FILLED IN WALL STRIPPED BACK TO ORIGINAL ARCHWAY, AS EXISTING ON 2nd FLOOR.
3. EXISTING DOOR REMOVED & WALL FILLED IN.
4. REDUNDANT PLANT REMOVED.
5. EXISTING GLAZED PITCH ROOF LIGHT RETAINED.
6. NEW PLATFORM FOR MAINTENANCE ACCESS AND ASSOCIATED MANSARD SYSTEM & SAFETY RAILINGS.
7. EXISTING WINDOW REPLACED WITH NEW SINGLE GLAZED UNIT IN TIMBER FRAME TO MATCH EXISTING WITH NEW SECONDARY GLAZING INSERTED BEHIND.
8. NEW SECONDARY GLAZING INSERTED BEHIND EXISTING SINGLE GLAZED WINDOWS.
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10. EXISTING SINGLE GLAZED WINDOW RESTORED.
11. PROPOSED GRILL TO AC UNIT.
12. PROPOSED AC UNIT.
13. VENTILATION TO STUDY.
14. EXISTING ROOF RETAINED.
15. DOOR RETAINED, OPENING FILLED IN BEHIND.
16. EXISTING PARAPET RETAINED.
17. EXISTING CHIMNEY STACK RETAINED.
18. EXISTING FIRE ESCAPE STAIRS RETAINED.
19. EXISTING CLEARSTOREY WINDOWS RETAINED.
20. EXISTING ROOF PROFILE.
21. EXISTING PAINT TO BE REMOVED & STONENWORK RESTORED TO MATCH ORIGINAL.
22. EXISTING STONE MOULDINGS TO BE CLEANED & RESTORED TO MATCH ORIGINAL.
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24. EXISTING ROOF RETAINED.
25. RIDGE OF NEW ROOF AT REAR.
26. NEW PARAPET TO MATCH EXISTING.
27. EXISTING FIRE ESCAPE STAIRS REMOVED.
28. ROOF TERRACE.
29. NEW DOOR TO ROOF TERRACE.
30. WALL EXTENDED.

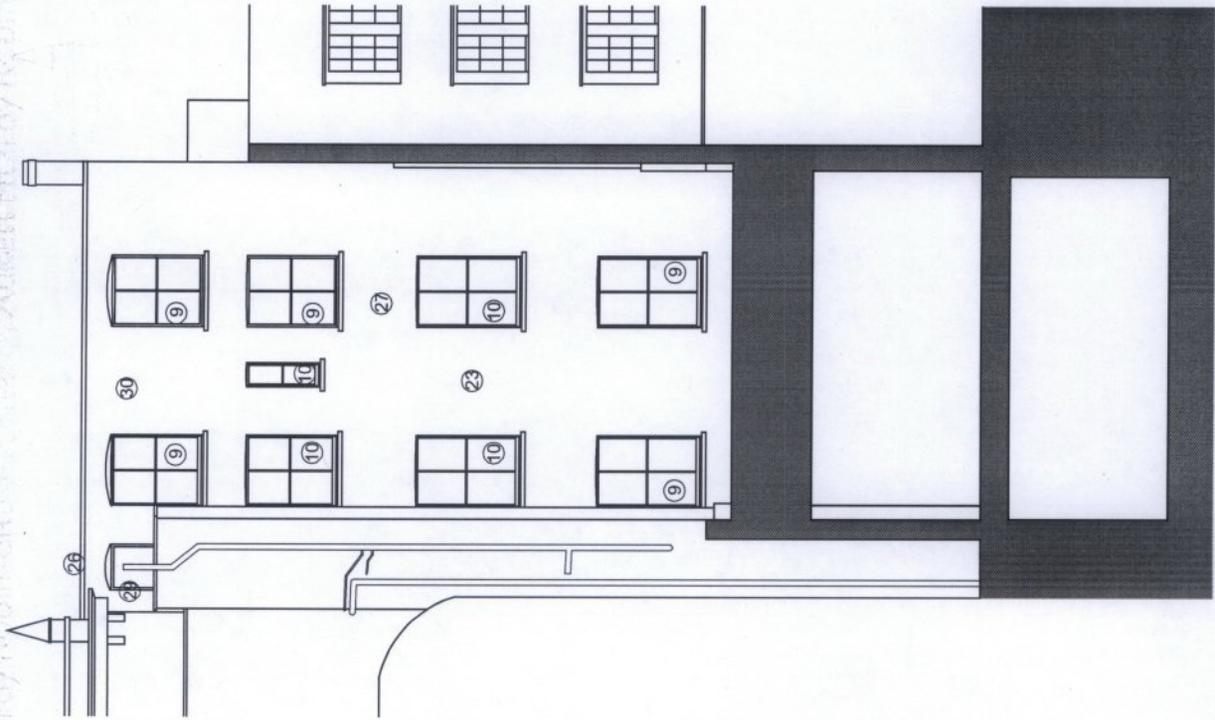
TOP OF NEW PARAPET
L +32600

PARAPET
L +32656

TOP OF ROOF
L +21507

GROUND FLOOR
F.F.L +16615

LOWEST GROUND FLOOR
F.F.L +12940



Revision No.	Description	Author	Check	Date
A	23-Dec-13 ELEVATION AMENDED	TH		
B	3-Jan-14 ELEVATION AMENDED	YY		
C	6-Jan-14 ELEVATION AMENDED	TH		
D	5-Mar-14 CHIMNEY OMITTED	YY		
E	4-Apr-14 TEXT AMENDED	JK		
F	23-May-14 ELEVATION AMENDED	YY		
G	5-Sep-14 NUMBERED REFERENCES AMENDED, CHIMNEY & PARAPET SHOWN	SK		
H	28-Nov-14 NOTES AMENDED	SK		

Revisions By: AUF/RS/SC

PROPOSED REAR (WEST) ELEVATION

115 CHANCERY LANE

Drawn No.	Checked No.	Author	Check	Date
YY	DE	AM	SK	
22/11/13	1:10@AS	21:13:01-AR-07-221	H	28-Nov-14

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