

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 26 May 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> West End	
<b>Subject of Report</b>	<b>16 Rex Place, London, W1K 2HB</b>		
<b>Proposal</b>	Excavation of a new basement level; erection of rear two storey extension at lower ground and ground floor levels, alterations to the front and rear elevations and the installation of double glazed windows. Replacement of existing pavement lights at the front of the property.		
<b>Agent</b>	FT Architects Ltd		
<b>On behalf of</b>	Mr Theodore De Turckheim		
<b>Registered Number</b>	15/00657/FULL	<b>TP / PP No</b>	TP/8011
<b>Date of Application</b>	27.01.2015	<b>Date amended/ completed</b>	03.02.2015
<b>Category of Application</b>	Other		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Mayfair		
<b>Development Plan Context</b> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone  Within Central Activities Zone		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

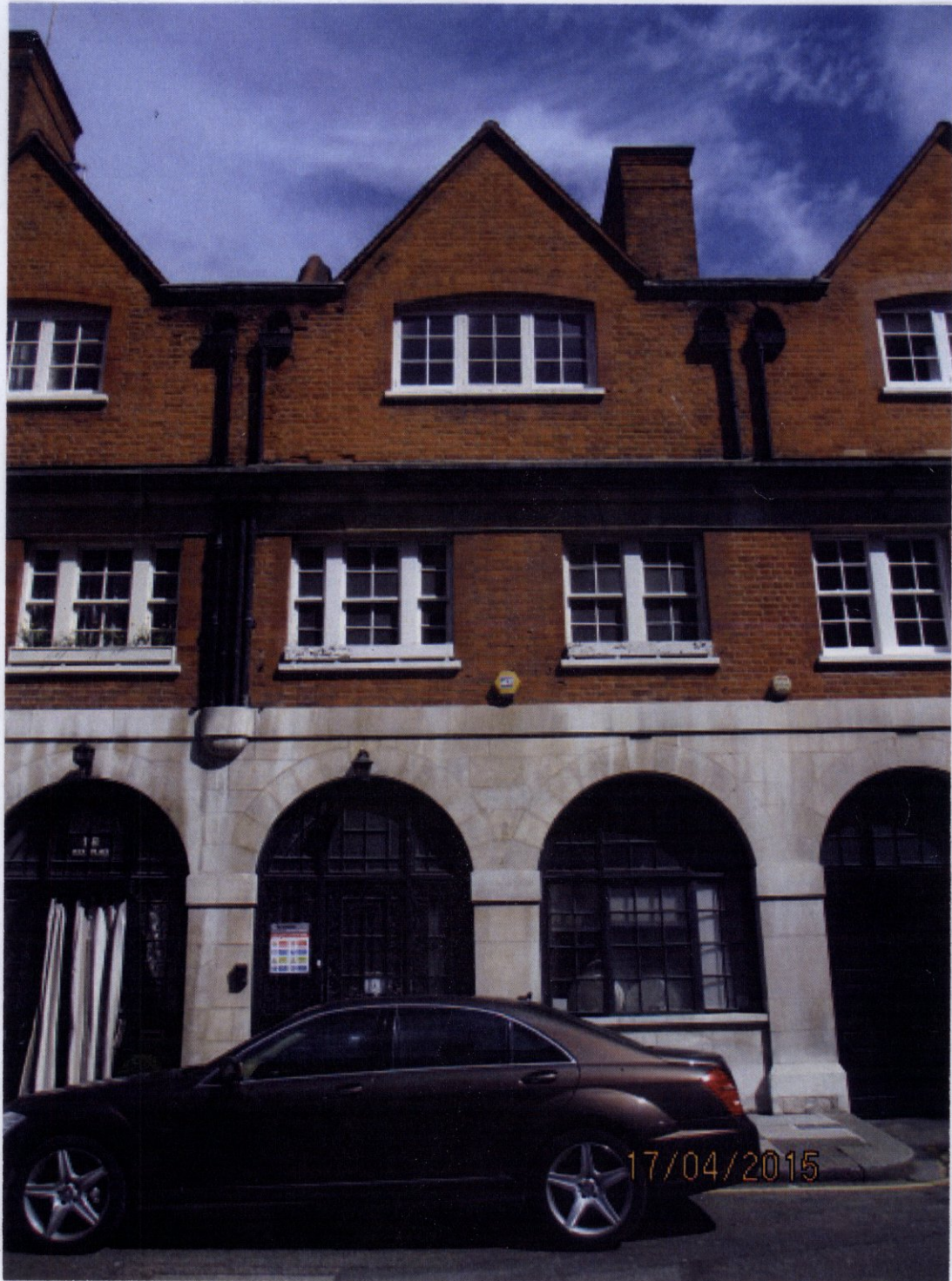
## 1. RECOMMENDATION

Grant conditional permission.



elter





16 REX PLACE, W1

## 2. SUMMARY

The application relates to a single family dwellinghouse located on the eastern side of Rex Place. The property comprises basement, ground and two upper floors. The building is unlisted, but is situated within the Mayfair Conservation Area. Planning permission was granted in February 2015 for the erection of a two storey rear extension at basement and ground floor, along with external alterations to the front and rear elevations. Permission is now sought for the creation of a new sub-basement level. As the works to implement the February 2015 permission have not been started on site, the application includes those works already approved.

The key issues for consideration are:

- The impact of the proposals upon the amenities of neighbouring residents.
- The impact of the works upon the character and appearance of the conservation area.

The application is considered acceptable in land use, amenity, design and conservation terms and complies with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan).

## 3. CONSULTATIONS

### THE RESIDENTS' SOCIETY OF MAYFAIR AND ST JAMES'S

Objection to the distress and concern that is suffered by residents for a lengthy period of construction. Neighbours and those adjacent worry over structural damage etc. We wish to oppose whilst we wait a change in the laws but in the interim ask the Council to put an on-hold approach and resist current applications.

### HIGHWAYS PLANNING MANAGER

No objection.

### BUILDING CONTROL

No objection.

### THAMES WATER

No objection.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 31; Total No. of Replies: 0.

ADVERTISEMENT/SITE NOTICE: Yes

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

The application relates to a single family dwellinghouse located on the eastern side of Rex Place. The property comprises basement, ground and two upper levels. The building is unlisted but located within the Mayfair Conservation Area.

This part of Mayfair is predominantly residential.

## **4.2 Relevant History**

Permission was granted in February 2015 for the erection of a rear two storey extension at lower ground and ground floor levels and alterations to the front and rear facade and replacement pavement lights to the front. This permission has not been implemented.

## **5. THE PROPOSAL**

Permission is sought for the excavation of a new sub-basement level. As the works to implement the February 2015 permission have not started on site, the proposals also include those works previously approved. Therefore, the proposals include the erection of a two storey rear extension at basement and ground floor level, and external alterations to the front and rear elevations.

Excavation will take place below the existing lower ground floor to form a sub-basement which will provide a media room, gym and utility room.

## **6. DETAILED CONSIDERATIONS**

### **6.1 Land Use**

The proposal increases the amount of residential floorspace in accordance with UDP Policy H3 and City Plan Policy S14.

### **6.2 Townscape and Design**

The proposed basement excavation will have no visual impact. Therefore, the main external changes relate to the works that have been previously approved.

The proposed two storey rear extension replaces an existing half width two storey extension, the proposed extension will be full width. The proposed extension will be contained behind the existing high boundary walls and therefore is not considered to have an impact of the character or appearance of the conservation area.

The proposed alterations to the front and rear fenestration including the installation of new windows are likely to be permitted development but in any case they are considered acceptable in design terms.

The replacement pavement lights are considered acceptable on a like for like basis.

### **6.3 Amenity**

As previously mentioned, the rear extension and external alterations to the front and rear elevation has previously been approved and therefore the impact on amenity has previously been considered. The two storey rear extension will not exceed the height of the existing boundary walls and therefore will not have an impact on neighbouring residential amenity. The enlargement of the existing windows at ground and first floor levels and the creation of Juliet balconies, within the existing reveals, is likely to be permitted development and are considered acceptable.

### **6.4 Transportation/Parking**

The pavement lights to the front of the property are being replaced on a like for like basis and on this basis the Highways Planning Manager has no objection to this alteration.

## 6.5 Economic Considerations

Not applicable.

## 6.6 Other UDP/Westminster Policy Considerations

The Residents Society of Mayfair and St James's have objected to the excavation of the basement stating that this work is lengthy, causes disruption to neighbouring properties and raises structural issues. The applicant has submitted a Construction Management Plan (CMP) which addresses how the proposed works will be implemented, whilst seeking to ameliorate the impact on neighbouring residents. Objections on the grounds of noise and disruption during construction do not in themselves form a sustainable reason for refusal. The City Council's standard building works and excavation condition is recommended to control the hours of building works and a condition is recommended to ensure that construction works take place in compliance with the submitted CMP.

This impact of basement excavation is at the heart of concerns expressed by residents across many central London Boroughs, heightened by well publicised accidents occurring during basement constructions. Residents are concerned that the excavation of new basements is a risky construction process with potential harm to adjoining buildings and occupiers.

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

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

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

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

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures.

To address this, the applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

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

occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

This report has been considered by our Building Control officers who have advised that the structural approach appears satisfactory. We are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the integral professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the decision letter. It is considered that this is as far as we can reasonably take this matter under the planning considerations of the proposal as matters of detailed engineering techniques and whether they secure the structural integrity of the development and neighbouring buildings during construction is not controlled through the planning regime but other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

The Residents Society of Mayfair and St James' s have raised concern in respect to policy review for basements. The City Council have adopted the 'Basement Development in Westminster Supplementary Planning Document' (SPD) in October 2014, which does not include new planning policy but supports the implementation of adopted policies in the Council's development plan.

The emerging City Management Plan will include policies specifically dealing with basement and other subterranean extensions. This is at an early stage of development and will not carry any weight as a material consideration in determining planning applications until it has progressed significantly along the route to final adoption.

#### **6.7 London Plan**

The proposal does not raise strategic issues and does not have significant implications for the London Plan.

#### **6.8 National Policy/Guidance Considerations**

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

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

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

#### **6.9 Planning Obligations**

The proposal is of insufficient scale as to trigger a requirement for planning obligations.

### **6.10 Environmental Assessment including Sustainability and Biodiversity Issues**

The proposal is of insufficient scale as to require an Environmental Assessment.

### **6.11 Access**

Access to the property is to remain unchanged.

### **6.12 Conclusion**

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

## **BACKGROUND PAPERS**

1. Application form.
2. Letter from Residents' Society of Mayfair and St James's dated 26 February 2015.
3. Letter from Thames Water dated 23 April 2015.
4. Memorandum from Building Control dated 22 April 2015.
5. Memorandum from Highways Planning Manager dated 6 May 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT HELEN MACKENZIE ON 020 7641 2921 OR BY E-MAIL – [hmackenzie@westminster.gov.uk](mailto:hmackenzie@westminster.gov.uk)



**DRAFT DECISION LETTER**

**Address:** 16 Rex Place, London, W1K 2HB

**Proposal:** Excavation of a new basement level; erection of rear two storey extension at lower ground and ground floor levels, alterations to the front and rear elevations and the installation of double glazed windows. Replacement of existing pavement lights at the front of the property.

**Plan Nos:** 230\_60\_01, 02, 03, 04, 05. 01, 02. Structural Methodology and Hydrological/Hydrogeological Risk Assessment dated 20/01/2015(INFORMATION ONLY), Traffic Management Plan.

**Case Officer:** Lindsay Jenkins

**Direct Tel. No.** 020 7641 5707

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

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

**Reason:**

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

- 2 Except for basement excavation work, you must carry out any building work which can be heard at the boundary of the site only:
  - \* between 08.00 and 18.00 Monday to Friday;
  - \* between 08.00 and 13.00 on Saturday; and
  - \* not at all on Sundays, bank holidays and public holidays.

You must carry out basement excavation work only:

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

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

**Reason:**

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

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

**Reason:**

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES

1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must carry out the work in accordance with the Traffic Management Plan dated January 2015.

Reason:

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

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 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)
- 3 For the avoidance of doubt the Construction Management Plan required under condition 4 shall be limited to the items listed. Other matters such as noise, vibration, dust and construction methodology will be controlled under separate consents including the Control of Pollution Act 1974 and the Building Regulations. You will need to secure all necessary approvals under these separate regimes before commencing relevant works.
- 4 Please contact our Environmental Health Service (020 7641 2000) to make sure you meet their requirements under the Control of Pollution Act 1974 and the Environmental Protection Act 1990. (I07AA)

- 5 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 6 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)
- 7 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)

- 8 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 9 Under the Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following:
  - \* Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible;

\* This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant.

Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building, and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at [www.hse.gov.uk/risk/index.htm](http://www.hse.gov.uk/risk/index.htm).

It is now possible for local authorities to prosecute any of the relevant parties with respect to non compliance with the CDM Regulations after the completion of a building project, particularly if such non compliance has resulted in a death or major injury.

- 10 Fractures and ruptures can cause burst water mains, low water pressure or sewer flooding. You are advised to consult with Thames Water on the piling methods and foundation design to be employed with this development in order to help minimise the potential risk to their network. Please contact:

Thames Water Utilities Ltd  
Development Planning  
Maple Lodge STW  
Denham Way  
Rickmansworth  
Hertfordshire  
WD3 9SQ  
Tel: 01923 898072  
Email: [Devcon.Team@thameswater.co.uk](mailto:Devcon.Team@thameswater.co.uk)

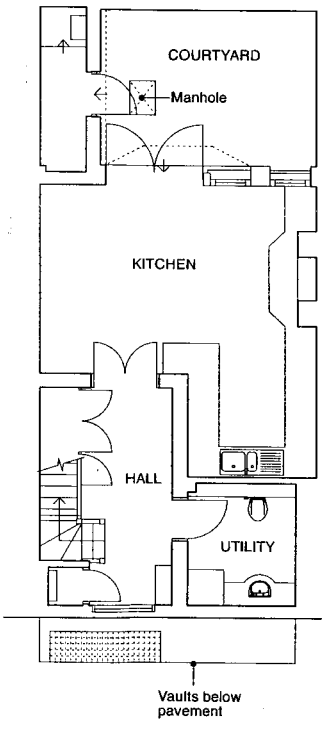
- 11 Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)
- 12 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

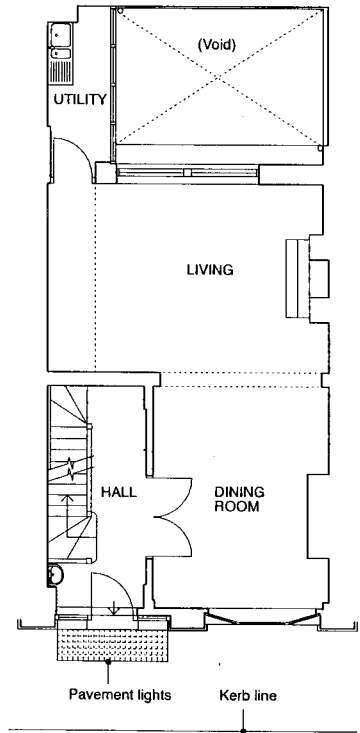
- 13 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 14 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality). Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 15 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.

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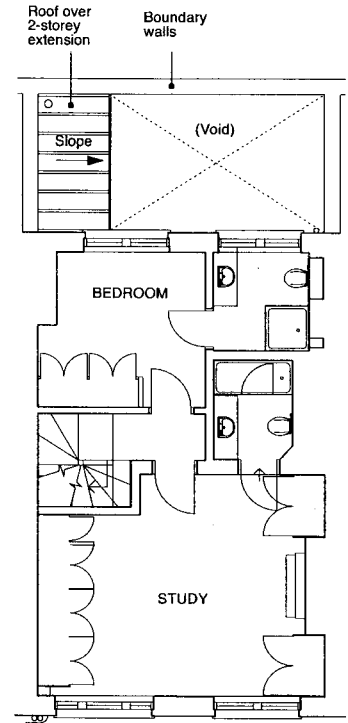
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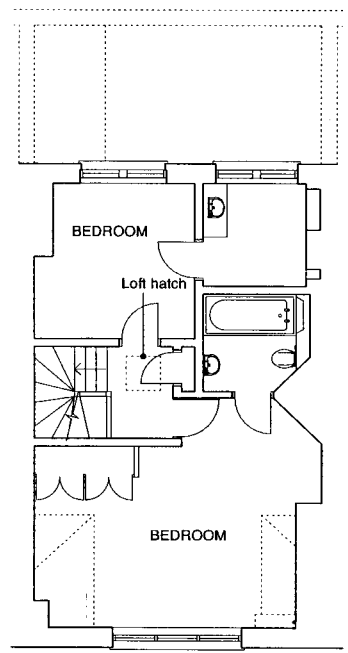
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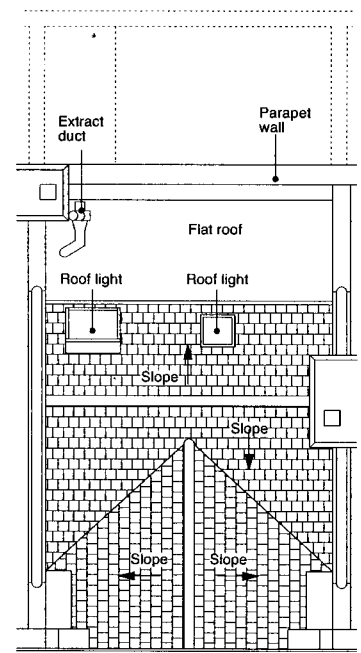
EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



EXISTING SECOND FLOOR



EXISTING ROOF PLAN

CLIENT  
**THEODORE DE TURCKHEIM**

JOB TITLE  
**16 REX PLACE LONDON W1K**

DRAWING TITLE  
**EXISTING PLANS**

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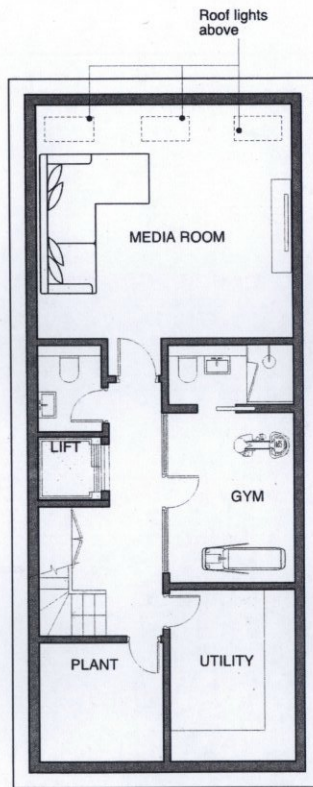
**FT ARCHITECTS LTD**  
 Hamilton House  
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 Bloomsbury  
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 020 7953 0388  
 www.ftarchitects.co.uk

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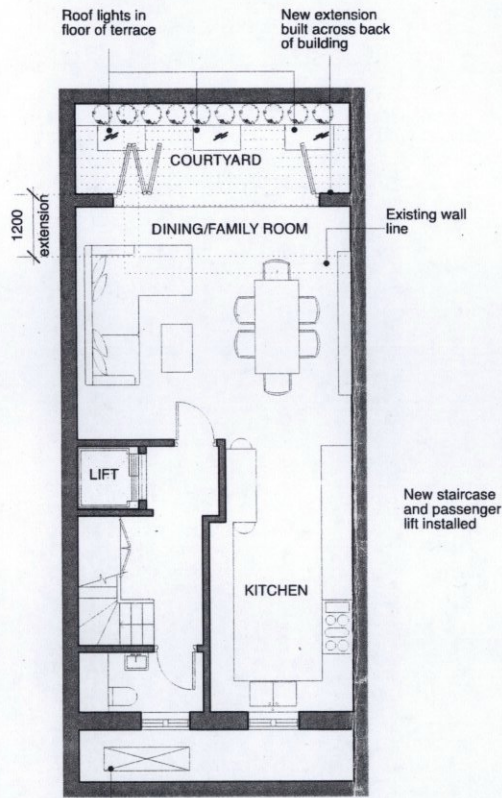


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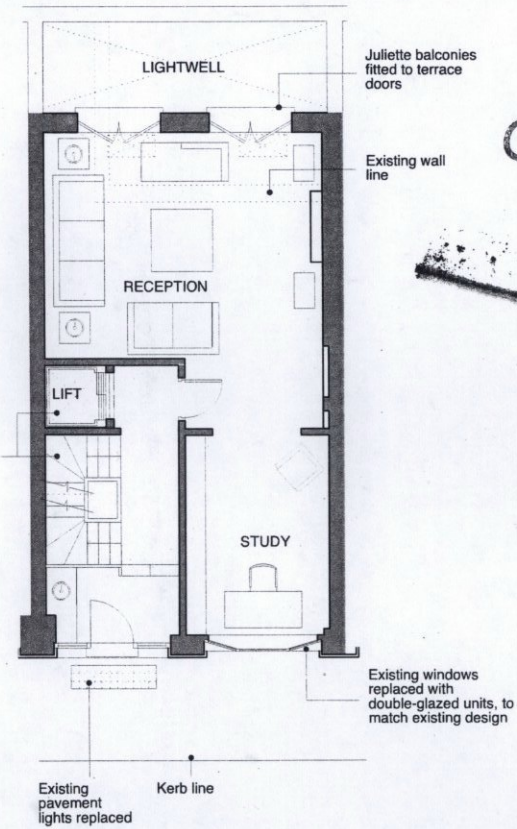
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PROPOSED NEW BASEMENT



PROPOSED LOWER GROUND FLOOR



PROPOSED GROUND FLOOR

CASE COPY  
27 JAN 2012

CLIENT  
**THEODORE DE TURCKHEIM**

JOB TITLE  
**16 REX PLACE  
LONDON  
W1K**

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**PROPOSED PLANS  
1 of 2**

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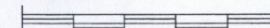
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www.ftarchitects.co.uk

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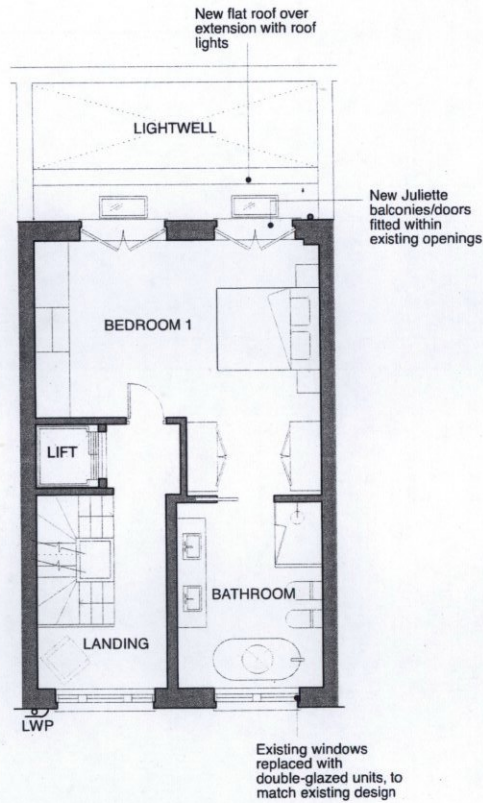


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Proposed -

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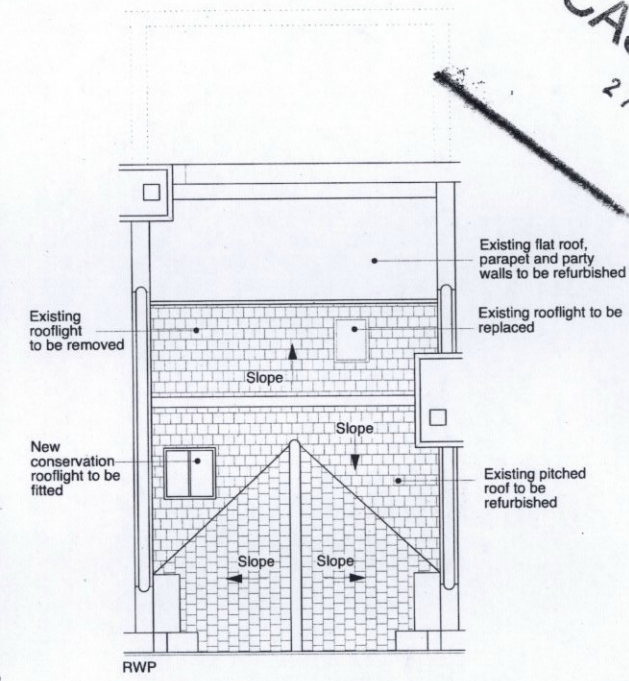
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27 JAN 2015



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



PROPOSED ROOF PLAN

CLIENT  
**THEODORE DE TURCKHEIM**

JOB TITLE  
**16 REX PLACE LONDON W1K**

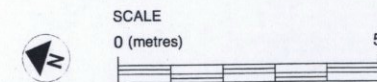
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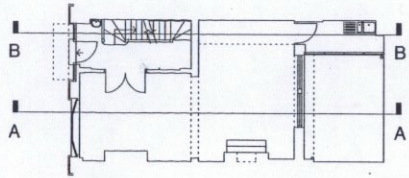
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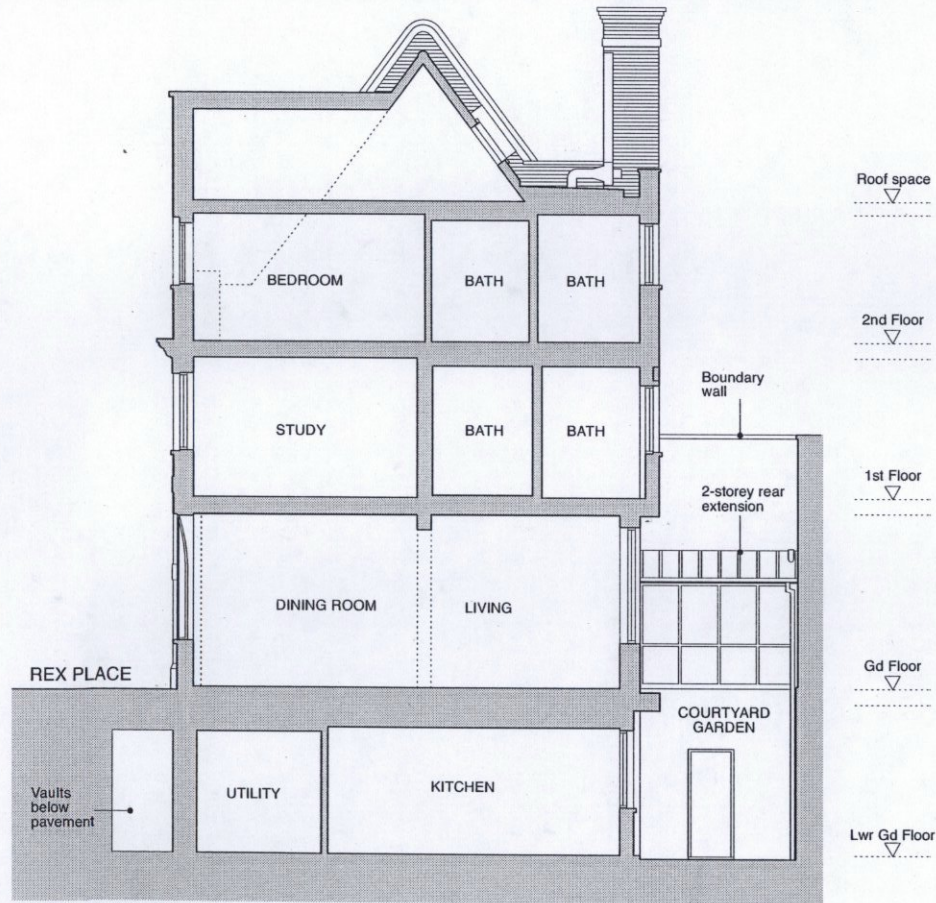




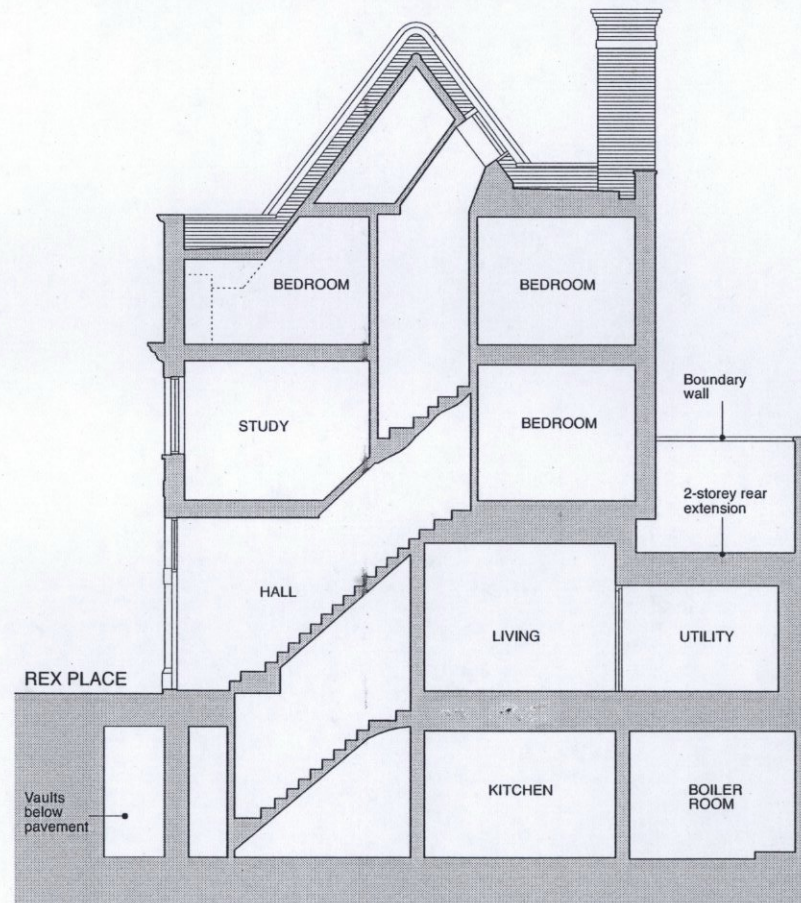
Existing



REFERENCE PLAN



EXISTING SECTION A-A



EXISTING SECTION B-B

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CLIENT  
**THEODORE DE TURCKHEIM**

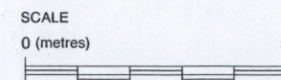
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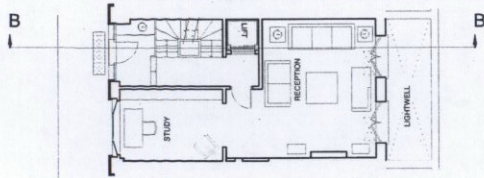
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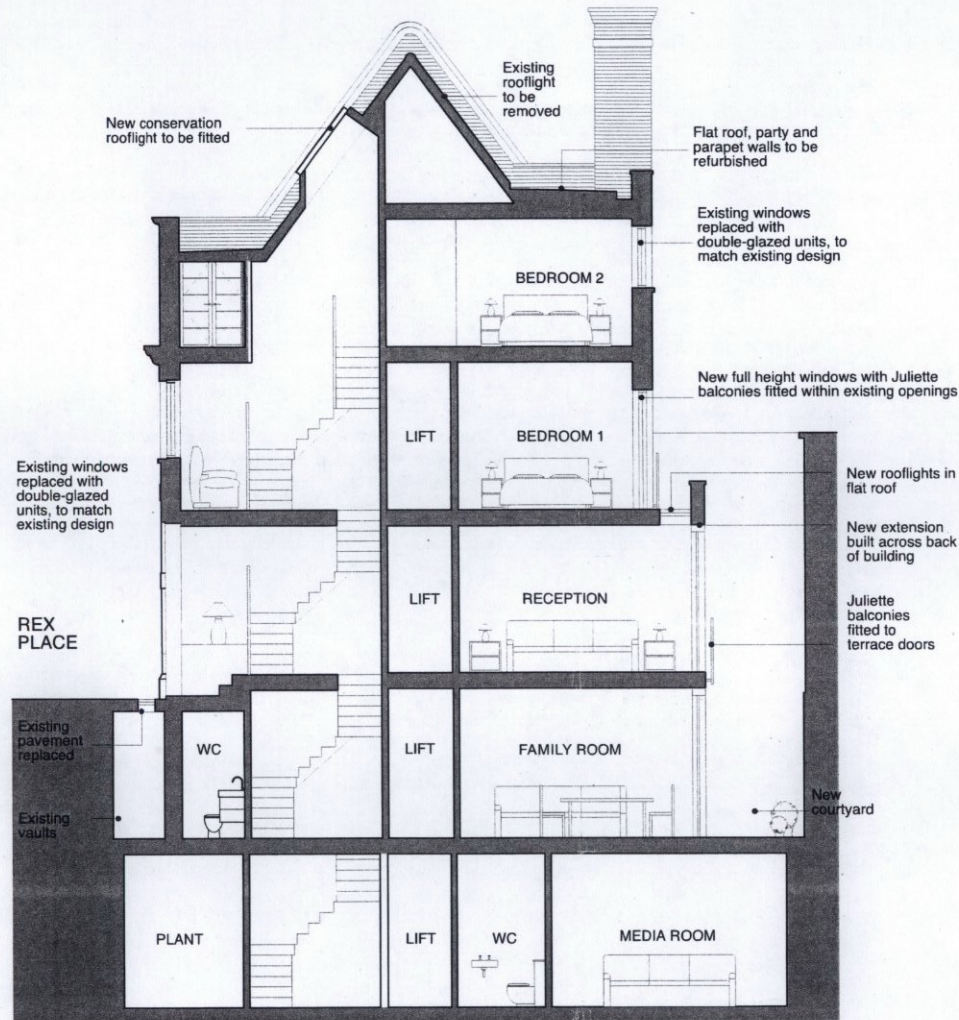
DRAWING No.	REVISION
<b>230_00_04</b>	



Proposed.



REFERENCE PLAN



PROPOSED SECTION BB

CASE COPY  
27 JAN 2015

GENERAL NOTES:  
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CLIENT  
**THEODORE DE TURCKHEIM**

JOB TITLE  
**16 REX PLACE LONDON W1K**

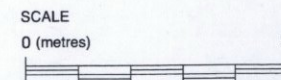
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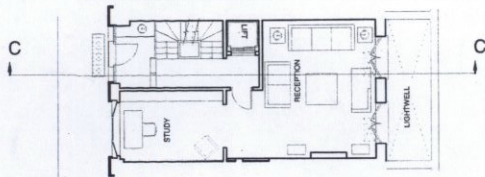
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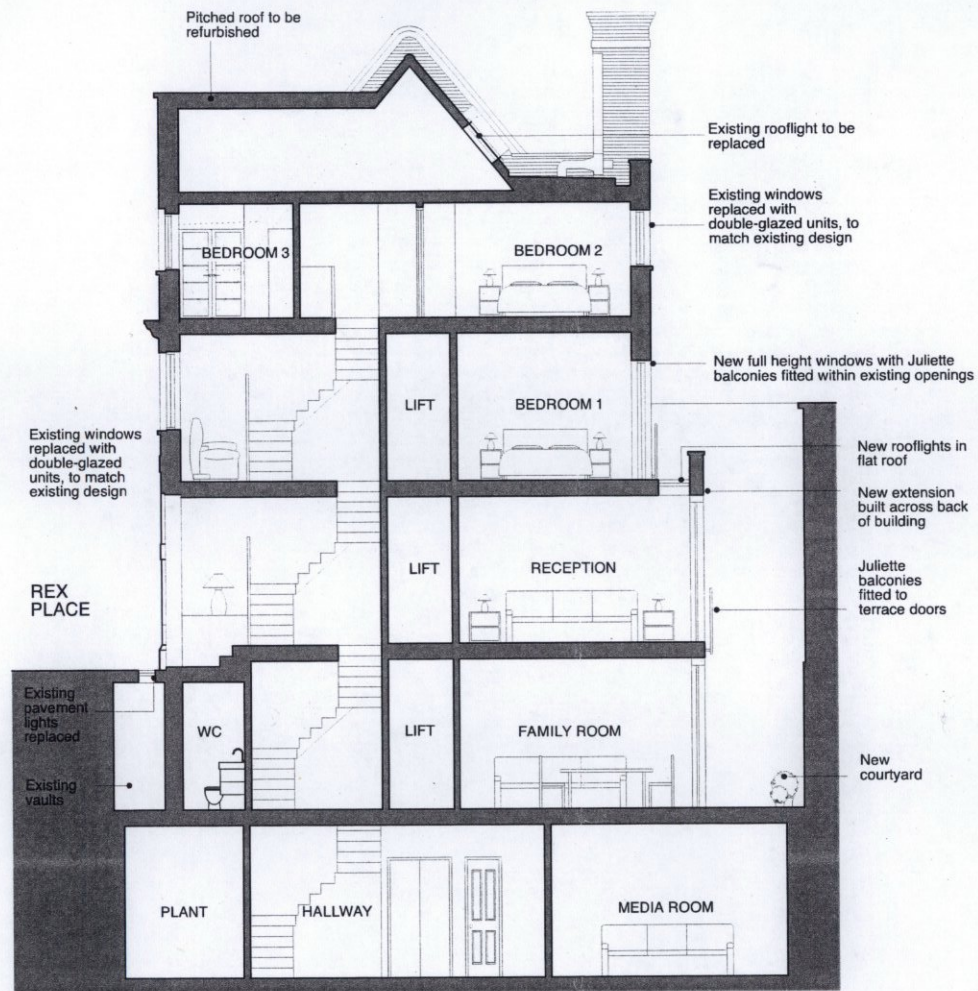
DRAWING No. **230\_60\_03** REVISION



Proposed



REFERENCE PLAN



PROPOSED SECTION CC

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27 JAN 2015

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CLIENT

**THEODORE DE TURCKHEIM**

JOB TITLE

**16 REX PLACE  
LONDON  
W1K**

DRAWING TITLE

**PROPOSED SECTION  
CC**

SCALE

**1:100@A3**

DATE

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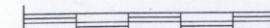
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REVISION

SCALE

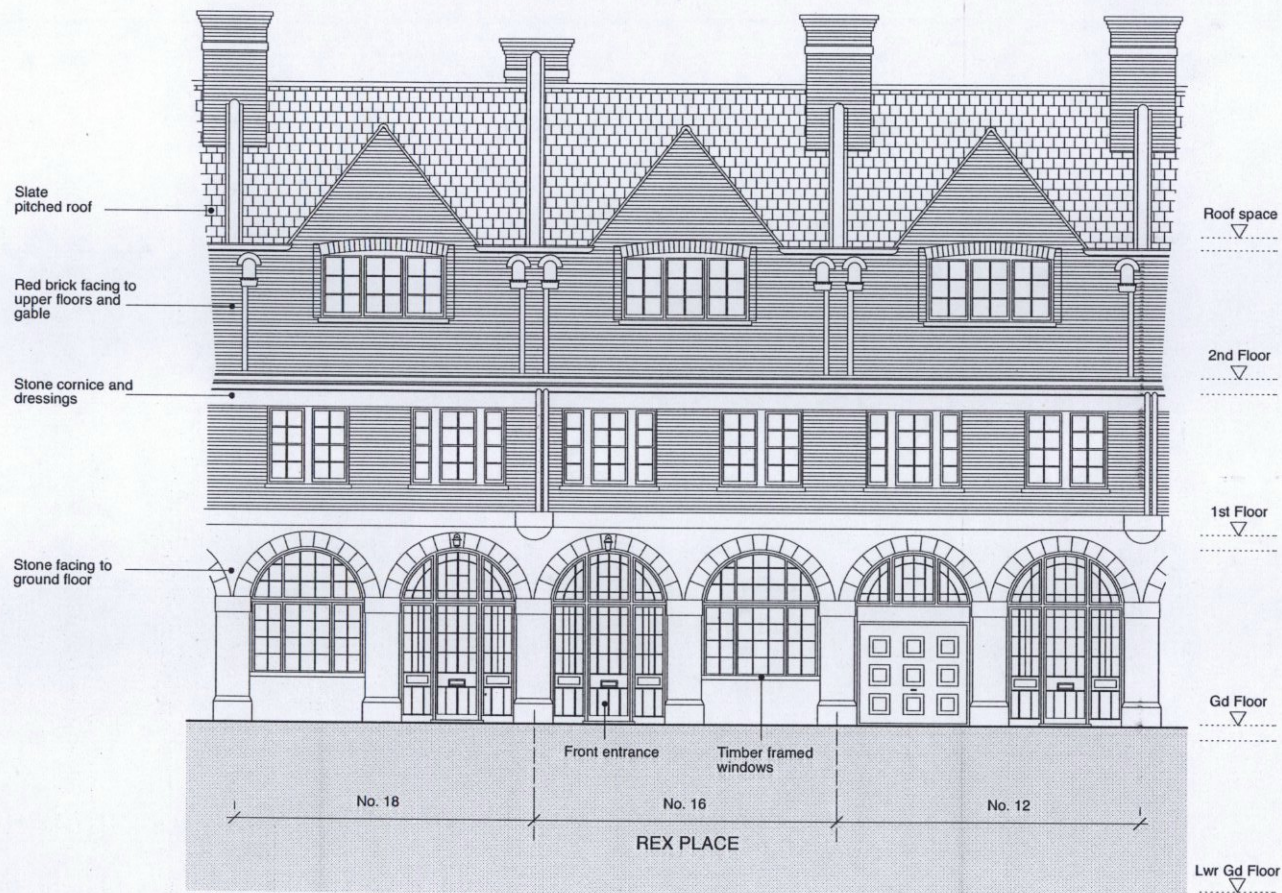
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5



Existing

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EXISTING FRONT ELEVATION

CLIENT  
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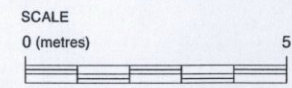
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**16 REX PLACE  
LONDON  
W1K**

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**EXISTING FRONT  
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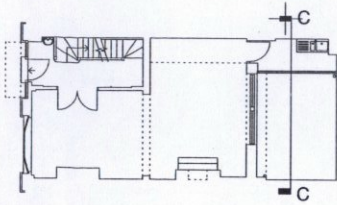
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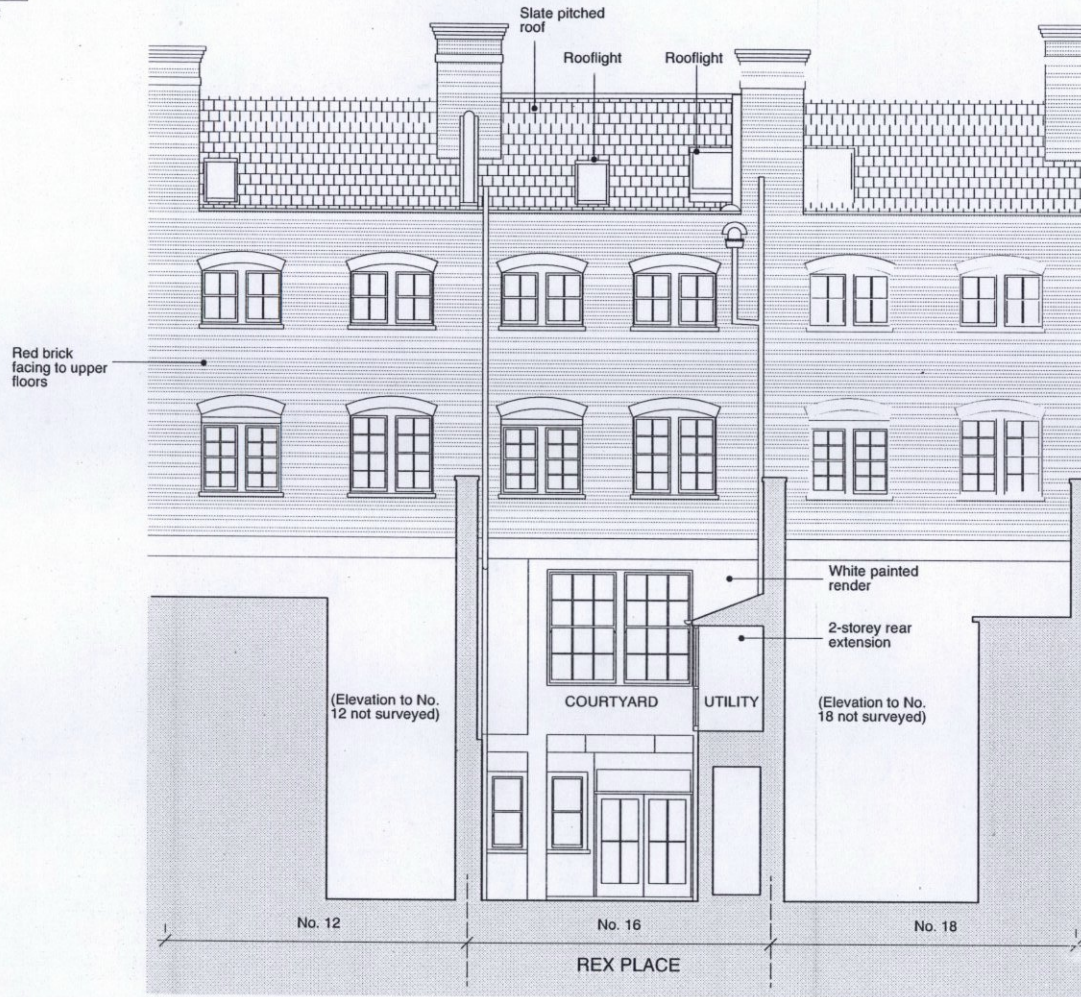
DRAWING No. <b>230_00_02</b>	REVISION
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Existing



REFERENCE PLAN



EXISTING REAR ELEVATION

Roof space  
2nd Floor  
1st Floor  
Gd Floor  
Lwr Gd Floor

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CLIENT  
**THEODORE DE TURCKHEIM**

JOB TITLE  
**16 REX PLACE  
LONDON  
W1K**

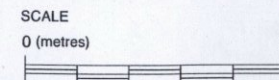
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ELEVATION (SECTION  
CC)**

SCALE  
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PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

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CLIENT  
**THEODORE DE TURCKHEIM**

JOB TITLE  
**16 REX PLACE  
LONDON  
W1K**

DRAWING TITLE  
**PROPOSED FRONT  
AND REAR  
ELEVATIONS**

SCALE DATE  
**1:100@A3 01.15**

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**230\_60\_05**

ALL WINDOWS REPLACED WITH DOUBLE GLAZED UNITS TO MATCH EXISTING DESIGN

