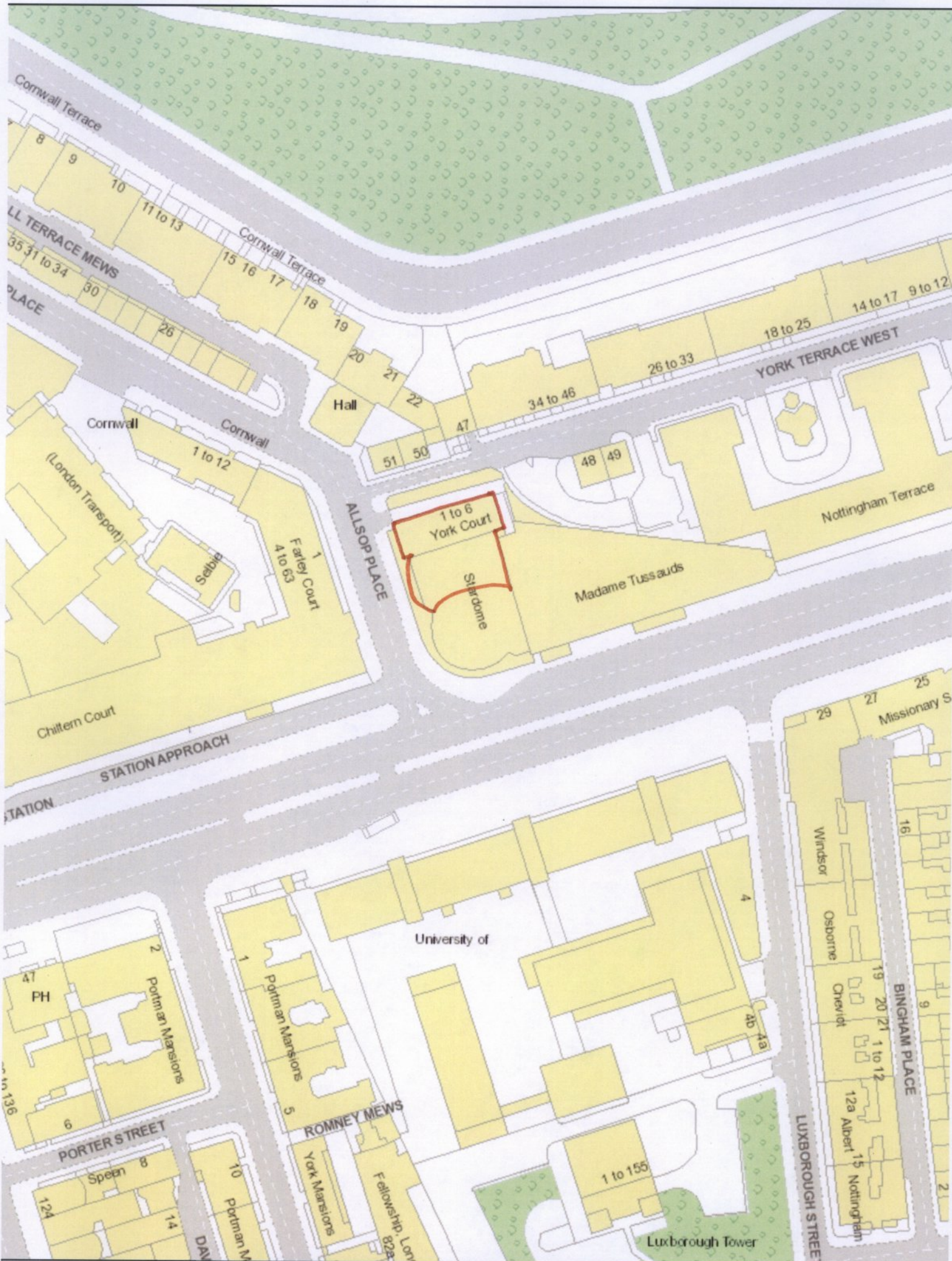


<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 15 July 2014	<b>Classification</b> For General Release	
<b>Report of</b> Strategic Director Built Environment		<b>Wards involved</b> Regent's Park	
<b>Subject of Report</b>	<b>Madame Tussauds, Marylebone Road, London, NW1 5LR</b>		
<b>Proposal</b>	Extensions to the first and second floor and the installation of new air handling unit at roof level with screening.		
<b>Agent</b>	Nathaniel Lichfield & Partners		
<b>On behalf of</b>	Madame Tussauds London		
<b>Registered Number</b>	14/03503/FULL	<b>TP / PP No</b>	TP/1689
<b>Date of Application</b>	09.04.2014	<b>Date amended</b>	18.06.2014
<b>Category of Application</b>	Minor		
<b>Historic Building Grade</b>	Unlisted Building of Merit (Dorset Square Conservation Area Audit)		
<b>Conservation Area</b>	Dorset Square		
<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 Central Activities Zone Frontage Marylebone & Fitzrovia CAZ		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

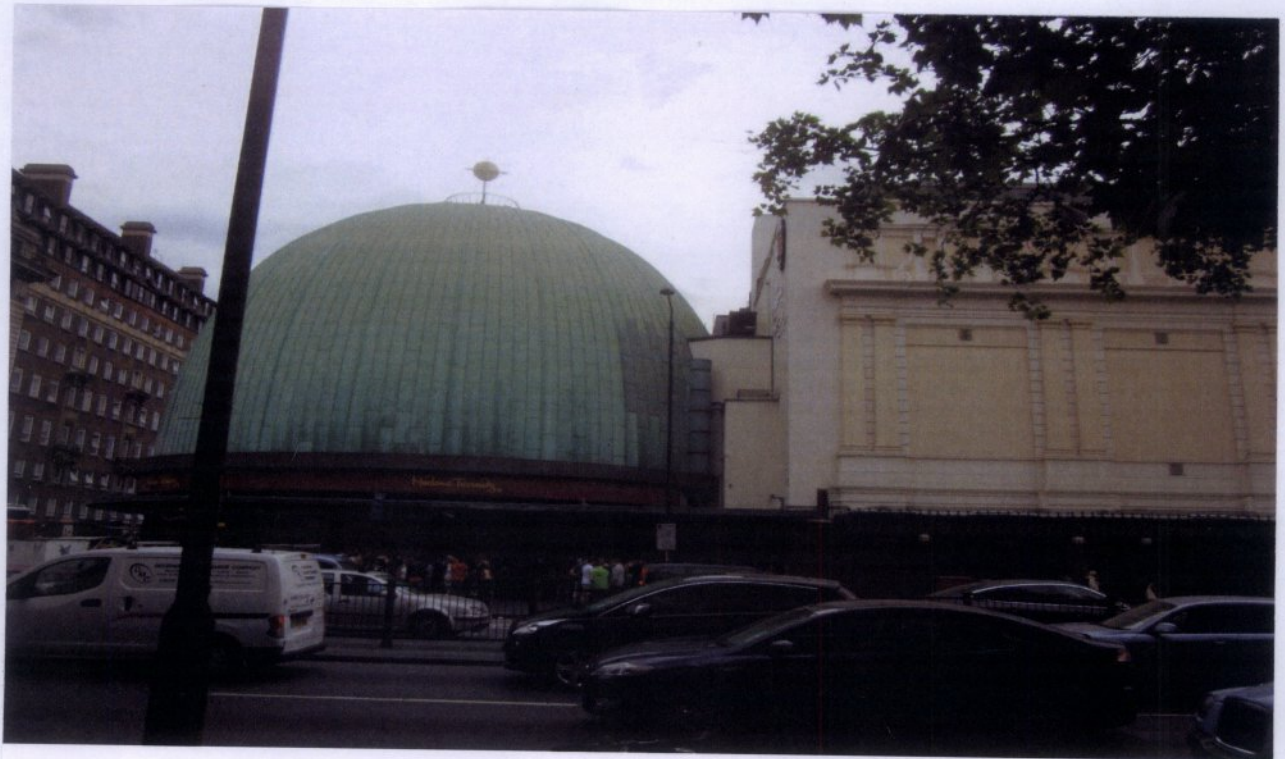
## 1. RECOMMENDATION

Grant conditional permission.

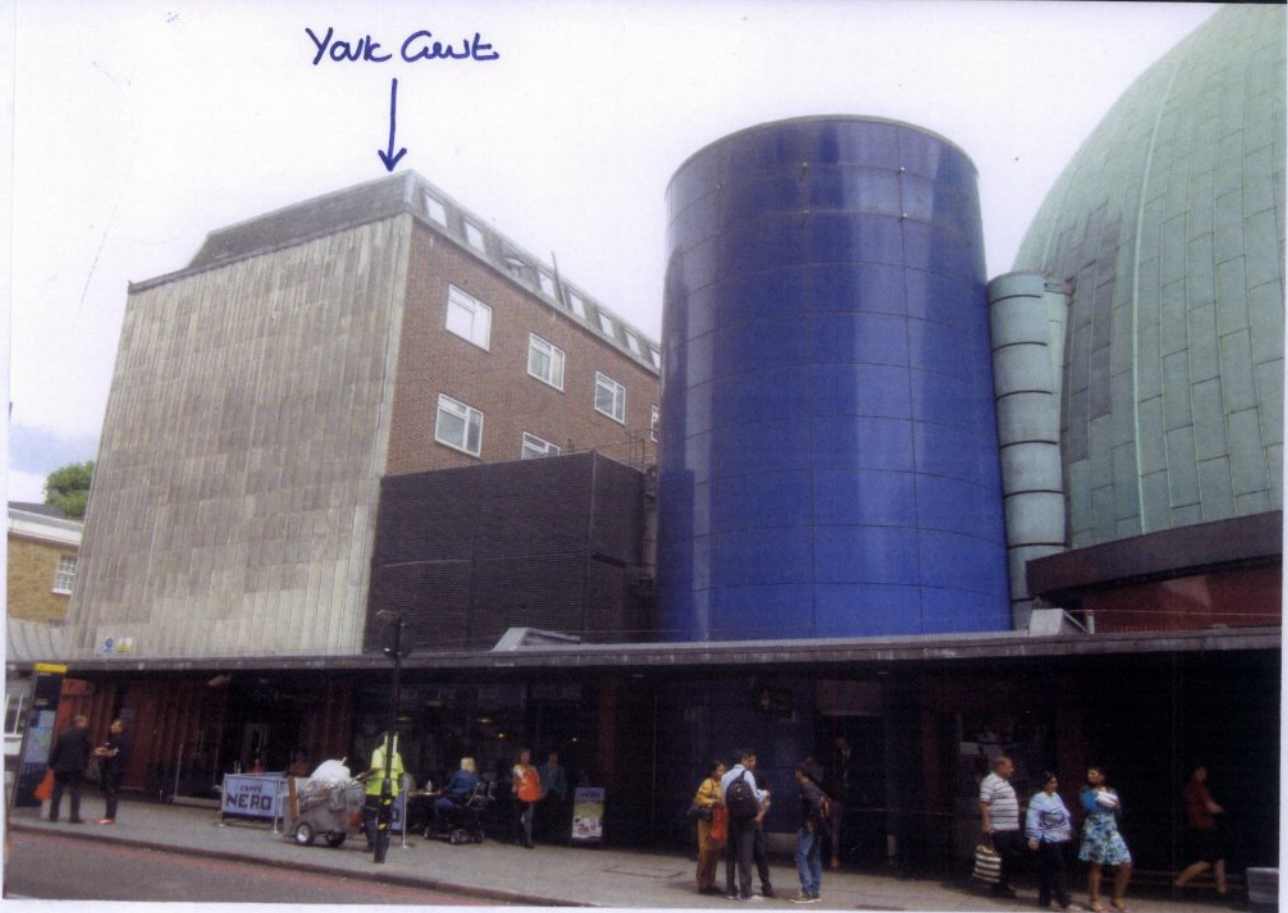








York Court



Front elevation onto Marylebone Road (top) and side elevation onto Allsop Place and the York Court building (below)  
**MADAME TUSSAUDS, MARYLEBONE ROAD, NW1**

## 2. SUMMARY

This application relates to extensions to Madame Tussauds at first floor level to create a new exhibition space and a smaller second floor link extension, and the erection of a new air handling unit at roof level. The proposed works are in connection with the conversion of part of York Court building at the rear to create a double height exhibition space at first floor and involves the removal of the second floor. This new exhibition space will allow an improved flow of visitors leaving the former Planetarium and allow visits to linger inside the building for longer before exiting the building. The internal works to York Court do not require planning permission. The proposed extensions will result in a net increase of 9m<sup>2</sup>, as existing floorspace is being lost inside the building.

Objections have been received from neighbouring residents in York Terrace West to the increase in capacity of the attraction and the adverse impact this will have on the amenities of neighbours, in particular the harm caused by visitors queuing and entering the premises blocking the pavement and access into York Terrace West, the design of the extensions and plant, loss of light and increased noise and disturbance of the plant. The application is supported by the St Marylebone Society, the Baker Street Quarter Partnership and the Chiltern Court (Baker Street) Residents Limited.

The application has been amended to reduce the size of the plant, and the applicant has submitted a visitor and impact management plan. The objectors have been re-consulted and any further responses will be reported verbally.

The key considerations are:

- The impact of the extensions and the new plant on the appearance of the building, this part of the Dorset Square Conservation Area and on the setting of nearby listed buildings in York Terrace West.
- The impact of the extensions and replacement plant on the amenities of nearby residents in terms of light, outlook and noise.
- The impact of the expansion of the attraction on the amenity of nearby residents and upon the character and function of the area.

The proposed extensions are not considered to represent an overdevelopment of the site in land use terms, and are considered acceptable in design and amenity terms. Environmental Health raise no objections to the new plant. The applicant has produced a visitor and impact management statement which proposes additional litter controls and other measures to mitigate the impact of customers congregating outside the premises.

## 3. CONSULTATIONS

### TRANSPORT FOR LONDON

No objection and request a Construction Logistics Plan to be secured by condition. Question whether the proposal will trigger a CIL payment.

### LONDON UNDERGROUND LIMITED

No objection.

### ST MARYLEBONE SOCIETY

No objection, support this great local institution and drive to improve facilities. Good to tidy up roofscape. Proposed plant is modern and more efficient. Agree extension should be subservient to existing. Suggest new cladding should line up with the existing blue cladding on drum in elevation and the plant screen should be set back slightly from the blue drum and office block behind to articulate the ensemble in a better way.

**THE MARYLEBONE ASSOCIATION**

Any response to be reported verbally.

**CLEANSING MANAGER**

No objection.

**ENVIRONMENTAL HEALTH**

No objection.

**HIGHWAYS PLANNING MANAGER**

Acceptable in transportation terms.

**CROWN ESTATE PAVING COMMISSION**

Any response to be reported verbally.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS**

No. Consulted: 261; Total No. of Replies: 9.

(Seven are objections and two in support).

The following objections have been received:

**Land Use**

- The site is no longer big enough for its current use and must find a more suitable site. Madame Tussauds has outgrown its site and has little regard to the many residential flats that are adjacent to the building. Proposal to increase visitor numbers by another 10% will make matters worse.
- Entrances resemble a football crowd and have no supervision.
- Site is already intensively developed and further development will have a detrimental impact on the surrounding area.
- Proposal will attract more visitors and further disruption to the whole area.

**Design**

- The high level tank room further increases the bulk of the entire site.
- Proposal does not enhance but is to the detriment to the conservation area and the Crown Estate in particular.
- The proposed structures are very big and visible.
- Reduction in open space between Madame Tussauds and York Terrace properties.

**Transportation**

- Increase traffic flow in and around the attraction in Allsop Place and Marylebone Road for both picking up and collecting visitors, impeding access/egress from York Terrace West.
- Increase in traffic and access to residents garages in York Terrace West. Visitors in the height of summer exit into Allsop Place and congregate in such a manner that the paving is completely blocked and residents of Nottingham Terrace and York Terrace West are forced to walk in the road to reach York Terrace West which is highly dangerous. Request a site visit to show the problem. Block the vehicular entrance into York Terrace East.
- Cannot control the number of people attracted. Pavements on Allsop Place is heavily blocked forcing pedestrians into the road.
- Public safety fears.

**Amenity**

- Existing plant is already very noisy and disturbing on warm summer nights, and this proposal will cause extra pollution especially at night. Question why the extractors cannot face onto Marylebone Road. Cite previous problems with noisy plant in the past with complaints to the Noise Team in 2009. Current noise study included in the application is

neither helpful nor valid in reflecting how the new plant will affect residents in York Terrace West.

- Increased sense of enclosure to residents in York Terrace West.
- Overlooking to residents in York Terrace West.
- Loss of daylight and sunlight to neighbours.

#### Other Matters

- Increased visitors will result in increased noise and litter. York Terrace West is used as a short cut and residents suffer noise during the day.
- Two emails/letters in support from the Baker Street Quarter Partnership - strongly support proposal as it will make significant improvements to the Allsop Place elevation which is currently visually very unappealing. The replacement of the poor quality plant screen is very welcome and will neaten the appearance of this side of the building. The Chiltern Court (Baker Street) Residents Ltd of 188 Baker Street also support the proposal.

ADVERTISEMENT/SITE NOTICE: Yes

Revised Scheme (air handling plant made smaller and visitor management plan submitted)

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 5; Total No. of Replies: 0.

Any responses received will be reported verbally.

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

Madame Tussauds is located on the corner of Marylebone Road and Allsop Place within the Dorset Square Conservation Area.

The Dorset Square Conservation Area Audit identifies the building as an unlisted building of merit. It dates from 1884, although much of the building was destroyed by a fire in 1925 and extensively restored in 1928. The building has been altered and extended over the years with extensions to its roof and rear. The Planetarium closed in 2006, but it is now used as a film based attraction.

The western side elevation of the building facing onto Allsop Place comprises of the large blue drum structure, plant screens and a 1960s building known as York Court. The rear of the building backs onto York Terrace West and the flats in Nottingham Terrace. The boundary of the Regent's Park Conservation Area lies to the north.

Marylebone Road is a Trunk Road and the responsibility of Transport for London.

The application site is located within the Central Activities Zone Frontage and the Marylebone and Fitzrovia Central Activities Zone.

### 4.2 Planning History

There have been a large number of decisions relating to Madame Tussauds over the years. There are no planning controls which limit the number of visitors to the attraction.

## 5. THE PROPOSAL

This application relates to various alterations and extensions to Madame Tussauds.



At first floor, the existing barrel vault roof structure and the existing plant (located behind the existing screen) above Café Nero on Allsop Place will be removed and be replaced with a first floor extension creating a new exhibition space between the Allsop Place circulation drum and the York Court building. The western elevation of the extension above the Café Nero will be finished in a lightweight rainscreen 'Trespa' cladding in a grey colour.

At second floor, a link extension is proposed between the former Planetarium Dome and the new exhibition space in York Court, also shown to be clad in the same Trespa cladding.

New air handling plant will replace the plant to be removed and this will be located in the north east corner of the Dome. This new plant is shown to be screened to the north, west and south elevations by a perforated cladding panelled screen, and new connecting ductwork will also be screened by cladding.

The proposed works are part of a wider programme of internal reconfiguration to extend the exhibition space and improve circulation. These internal works will be in the York Court building, and involves the creation of a double height exhibition space at first floor by removing the existing internal second floor. The first floor extension allows this exhibition space to be larger.

This new exhibition space will allow an improved flow of visitors through the attraction when they leave the former Planetarium. These internal works to remove the second floor and to convert the existing ancillary office floorspace in the York Court building does not require planning permission.

The new floorspace being created by the first and second floor extensions is approximately 146m<sup>2</sup>. As part of the wider works, the internal works to York Court will result in the loss of 135m<sup>2</sup> of existing floorspace by creating the double height exhibition space. Therefore, the net change in gross floorspace is 9m<sup>2</sup> of additional floorspace.

The applicant has amended the application, to reduce the size of the air handling unit and plant screen. The new plant unit will be 1150mm smaller than the scheme originally proposed. The applicant in light of the objections received has also submitted a visitor management plan. The objectors have been re-consulted on the revised scheme.

## **6. DETAILED CONSIDERATIONS**

### **6.1 Land Use**

Policy S8 in the City Plan for Marylebone and Fitzrovia identifies that Marylebone Road is an appropriate location for residential use and a range of commercial uses. Policy S22 deals with tourism, arts and culture and aims to maintain and strengthen Westminster's strategic role within the London tourism industry and help contribute to local opportunities to experience arts and culture without detriment to residential amenity.

Objections have been received from neighbouring residents in York Terrace West to the intensification of the attraction. The objectors consider the proposal to be an overdevelopment of the site and that Madame Tussauds should find a new home.

In land use terms, the internal alterations inside the York Court building (on the northern part of the site) to create more exhibition space do not require planning permission. The proposed extensions at first and second floor level represent an overall increase of 9m<sup>2</sup> given that floorspace is being lost by removing the second floor of York Court. Whilst residents object to the growth of the attraction and the resultant problems of visitors entering and leaving the premises and congregating outside, blocking the footpath and access into York Terrace West, in land use terms, the proposed extensions are considered to represent a modest increase in area. It is not considered that this proposal represents an overdevelopment of the site.

## 6.2 Townscape and Design

Objections have been received to the bulk of the proposal and that it is to the detriment of the conservation area.

The proposed extensions are located in the least sensitive parts of the building in the centre of the site in the space between the blue drum and York Court building. The second floor link extension is set well back, therefore its visual impact will be fairly limited and distant from street level. The main change is the western elevation onto Allsop Place, as the new extension will replace the existing plant and screen above Café Nero which is rather unsightly. This elevation will be clad in a grey rain screen cladding, which will tidy up the Allsop Place elevation. This is considered acceptable in design terms and complies with S25, S28 in the City Plan and DES5 and DES9 in the UDP.

The reductions in the height of the proposed air handling unit which is sited just behind the dome is welcomed in townscape terms. Although the extensions and the new plant and screens will be visible from the upper floors of blocks of flats, given the context of structures on the roof, they will not be out of keeping and will preserve the character and appearance of the Dorset Square Conservation Area.

The reductions in the height of the plant have also reduced its visual impact from Marylebone Road. A glimpse of the existing plant is just seen next to the copper dome. The revised scheme is visible from views on the opposite side of the road, but given its set back and screening, it will read as a recessive feature which does not detract from the architectural detailing of the domed roof. Therefore, the revised scheme now complies with Policies S22, S28, DES6 and DES9.

It is not considered that the proposed extensions and new plant will have any adverse impact on the setting of the listed buildings to the rear in York Terrace West, or views from the adjoining Regent's Park Conservation Area.

## 6.3 Residential Amenity

### Daylight / Sunlight and Enclosure

Given the location of the new extension and the plant in the centre of the site between York Court and the dome, the proposal will not have an adverse impact on the daylight/sunlight or outlook of adjoining residents either in Farley Court to the west or York Terrace West to the north or Nottingham Terrace to the east and therefore complies with Policies S29 and ENV13. Therefore, the objections received cannot be supported.

The main impact on residential amenity from the proposal is the new plant and this is dealt with in Section 6.7 of this report, and the impact of visitors entering and leaving the premises are set out in Section 6.4

## 6.4 Transportation /Car Parking

Transport for London has no objections to the proposal subject to consultation on a Construction Logistics Plan (CLP) to be secured by condition. The Highways Planning Manager also raises no objection, and it is not considered that the increase in floor area will generate additional vehicular highway or transportation demands.

The main issue is pedestrian activity associated with people queuing to get in and when they leave the building and this is borne out in the responses received from the objectors. The residents cite that crowds regularly block the pavement and the entrance into York Terrace West and this was clearly evident at the time of the site inspection. Photographs submitted by one of the objectors which are included in the background papers also show this.



In response to the objections raised, the applicant has produced a visitor and impact management statement. The applicant states that the proposal will increase the capacity of the building and that the building can accommodate an increase in capacity by 10%. However, the applicant expects that the new exhibition space should reduce the impact of queues on Marylebone Road and Allsop Place. The final attraction in the Madame Tussauds tour is the Marvel Super Heroes 4D film experience which is held in the 284 person capacity former Planetarium. After this film, visitors then leave Madame Tussauds directly onto Allsop Place, resulting in 284 people exiting onto the street in a very short period of time. The creation of new exhibition spaces will allow visitors to feed back into the new spaces and they will have more time to dwell in the building and leave at their leisure. This should reduce the numbers of customers leaving at the same time.

The applicant is currently looking at its ticket system and investigating a people counting and timed ticketing system to reduce the impact of queuing associated with the attraction, and increase the number of pre-booked tickets available, to reduce the number of customers collecting tickets on site.

In peak season the applicant will commit an additional host position to be permanently situated on the corner of Marylebone Road and Allsop Place to direct guests in order to reduce congestion.

In respect of visitors who congregate in Allsop Place and York Terrace West, the applicant has no control over the public highway or highway under the control of the Crown Estate Paving Commission. However, this is a regular problem especially at peak times. The applicant has advised that their security staff request large groups to move on, particularly when close to adjacent buildings. They are offering to add additional signage in multiple languages on the rear of the security management centre to reinforce this message. Any proposal to install new signage may require advertisement consent and they are advised to discuss any signage first with the City Council, and residents.

It is considered that the applicant's proposals to manage visitors should help to alleviate some of the problems relating to visitors entering and leaving the premises.

#### **6.5 Economic Considerations**

It is recognised that the proposed alterations will benefit the experience by visitors of this well known visitor attraction but these benefits need to be balanced against the amenities of nearby residents and the impact of the extensions on the character and appearance of this part of the Dorset Square Conservation Area.

#### **6.6 Equalities and Diversities**

No change is proposed to the disabled access arrangements into the attraction.

#### **6.7 Other UDP/Westminster Policy Considerations**

##### **Noise from the Proposed Plant**

The objectors cite that the existing plant is very noisy and they are naturally concerned that new plant will generate more noise and disturbance. It has been requested that the extractors face onto Marylebone Road rather than towards the residents.

It is accepted that background noise levels in this area are consistently high, characterised by the traffic noise, and it was evident from the site visit that plant noise associated within Madame Tussauds can be heard at the rear in York Terrace West.

This proposal involves the replacement of a number of dated air handling units with new upgraded and more efficient units. The applicant's Noise Assessment states that the proposed air handling unit will only be operational during the normal opening hours of the attraction (09.00-19.00 during the peak season and therefore only daytime noise measurements were taken). Sample measurements were taken at three locations and the report advises that the plant will operate well below the 10 dB background noise levels as required by the City Council. One of the objectors considers that the noise study submitted with the application is not helpful or valid in reflecting how the new plant will affect residents in York Terrace West.

The new plant is located some distance away from adjoining residents and Environmental Health raise no objections subject to conditions, including our standard noise conditions and a condition that the new plant shall operate between 09.00 to 19.00 hours.

Therefore, the revised proposal will comply with Policies S29 and S32 in the City Plan and ENV6 and ENV7 in the UDP.

### **Pollution from Plant**

Residents object to the new plant on grounds that extra pollution will be created. Given that this new plant will replace outdated plant on the roof, it should result in less pollution.

### **6.8 London Plan**

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

### **6.9 National Policy/Guidance Considerations**

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

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

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

### **6.10 Planning Obligations**

The applicant's visitor and impact management statement is welcomed and it is considered that this can be secured by condition rather than a S106 legal agreement.

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

Not applicable.

## 6.12 Other Matters

### Litter

It has been raised by objectors that an increased number of visitors will create extra noise and rubbish and visitors regularly use York Terrace West as a shortcut which adds to the noise endured by residents.

The applicant recognises the impact their customers have on the local area, and in the visitor and impact management statement commit to management of litter outside the attraction and adjacent to neighbouring properties with a particular focus at peak times such as school holidays. This will be undertaken up to 50m north of the shop exit on both sides of Allsop Place and to the east from Door 1 to the corner of Marylebone Road and York Gate. The applicant has been requested to extend these patrols along York Terrace West and produce a map of the area.

## 7. CONCLUSION

Whilst residents concerns regarding the extension of this tourist attraction are well understood, the proposed extensions are considered acceptable in design and amenity terms. There are no objections to the new plant in environmental noise terms. The applicant has submitted a visitor and impact management plan which is welcomed and can be secured by condition.

## BACKGROUND PAPERS

1. Application form and copy of applicant's visitor management plan.
2. Email from Transport for London dated 23 May 2014
3. Memorandum from Environmental Health dated 6 May 2014.
4. Memorandum from Highways Planning Manager dated 14 May 2014.
5. Memorandum from Cleansing Manager dated 17 June 2014
6. Letter from London Underground Limited dated 23 June 2014.
7. Email from St Marylebone Society dated 13 May 2014.
8. Letter from 29 York Terrace West London NW1 4QA dated 7 May 2014.
9. Letter from 33 York Terrace West London NW1 4QA dated 16 May 2014.
10. Email and letter from 34 York Terrace West London NW1 4QA dated 21 May 2014 and 2 June 2014.
11. Email from 49 York Terrace West London NW1 4QA dated 19 May 2014.
12. Letter from 32 York Terrace West London NW1 4QA undated.
13. Letter from the Surveyors acting on behalf of Reedbase Limited (head lessees of York Terrace West) c/o Myhill Newman Tylers Court 11A Wardour Street London W1F 0UJ dated 15 May 2014.
14. Email and letter in support from Baker Street Quarter Partnership dated 16 May 2014.
15. Letter in support from Chiltern Court (Baker Street) Residents Limited 188 Baker Street London NW1 5SD dated 12 June 2014.

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



**DRAFT DECISION LETTER**

**Address:** Madame Tussauds , Marylebone Road, London, NW1 5LR

**Proposal:** Extensions to the first and second floor and the installation of new air handling unit at roof level with screening.

**Plan Nos:** Covering letter dated 11 April 2014 Site location plan 13-121-LP01C; SP01B ,E01D, E02B, E03A, EX05B, EX06B, EX07B, EX11B, EX12A, EX13A, EX14A, GA01B, GA02C, GA04A, S1E, S2C, Email dated 18 June 2014 .Visitor and Impact Management Plan .  
Planning, Heritage, Design and Access Statement 11 April 2014; Noise Assessment dated 3 April 2014; Method of Demolition and Construction Statement June 2014; External Material Schedule. View from Marylebone Road Existing and Proposed; View from Farley Court Existing and Proposed.

**Case Officer:** Amanda Coulson

**Direct Tel. No.** 020 7641 2875

**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 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 Dorset Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Dorset Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 (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.

- 6 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.

- 7 The plant/machinery hereby permitted shall not be operated except between 09.00 hours and 19.00 hours daily.

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally by ensuring that the plant/machinery hereby permitted is not operated at hours when external background noise levels are quietest thereby preventing noise and vibration nuisance as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007.

- 8 Pre Commencement Condition: Before any works commence on site, a Construction Logistics Plan (CLP) shall be submitted to and approved by the City Council in consultation with Transport for London. The development shall be carried out in accordance with the approved plan.

Reason:

To ensure that the impact on the operation of the TLRN is minimised and the construction can occur safely and efficiently.

- 9 Before the new extensions are occupied, the applicant must carry out the measures set out in the visitor and impact management statement and adhere to them at all times thereafter.

Reason:

In order to safeguard the amenity of the area in general.

- 10 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)



## Reason:

Because these would harm the appearance of the building, and would not meet S25 or S28, or both, of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R26HC)

## Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.  
If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>. Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>. **You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.**
- 3 In respect of Condition 8, the CLP should be drafted in line with TfL's CLP Guidance available at [http://www.tfl.gov.uk/info-for/freight/planning/construction-logistics-plans\\_intcmp\\_7841](http://www.tfl.gov.uk/info-for/freight/planning/construction-logistics-plans_intcmp_7841). TfL strongly encourages the use of contractors who are registered on the Fleet Operator Recognition Scheme.
- 4 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).
- 5 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.

**Planning application for extension to the first and second floor, and installation of roof top plant and screening (reference 14/03503/FULL)**

**View from Marylebone Road - Existing and Proposed**



Marylebone Road – View of Existing Elevation



Marylebone Road – View of Proposed Elevation



# Proposed Revision A.

## GENERAL NOTES

1. Do not scale for building construction.
2. All dimensions must be verified on site, before any work is put in hand and any discrepancies must be reported to the Architect. Where any variations occur between small scale and detailed drawings, detail drawings should be worked from.
3. Copyright of this drawing is reserved by Osbornes and is issued on condition that it is not copied or disclosed to any third party either wholly or in part without the consent of Osbornes in writing.

Size and position of existing extract retained



VIEW FROM FARLEY COURT - AS PROPOSED



VIEW FROM FARLEY COURT - AS EXISTING

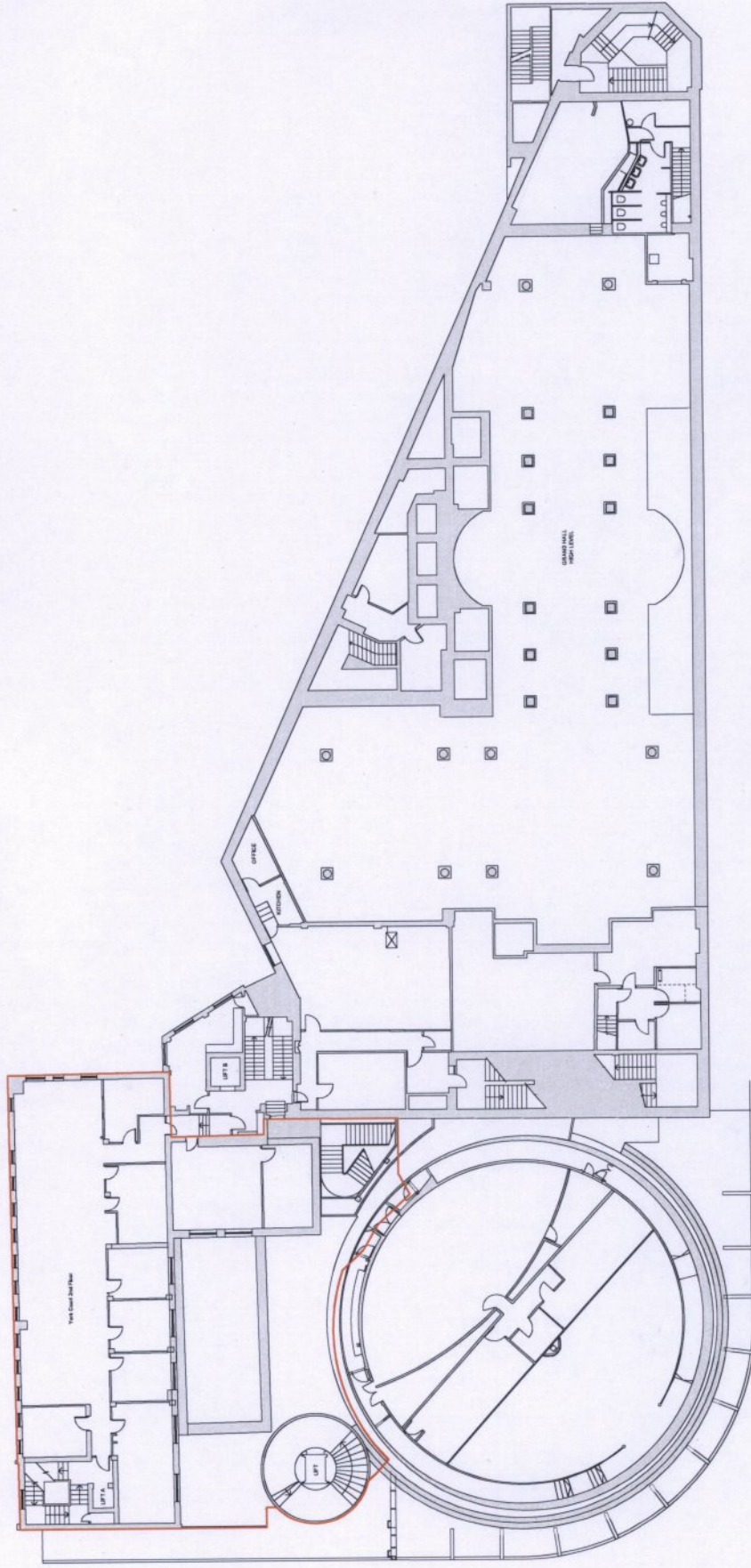
REV A - 15.01.14 - All dimensions are shading unworked - BE  
**OSBORNES** CHARTERED ARCHITECTS  
The Balconies • Hatfield Swan • Malvern • Worcester • Worcester Shire • WR6 0DN  
15, BALCONY ROAD, HATFIELD SWAN, MALVERN, WORCESTER, WORCESTER SHIRE, WR6 0DN  
CLIENT: MAGDALE TUSSAIDS  
PROJECT: MTL PROJECT CHOCOLATE  
TITLE: VIEW FROM FARLEY COURT  
SCALE: 1/4" = 1'-0"  
DATE: 15.01.2014  
DRAWN: BE  
DRAWING NUMBER: 13-21-5821A



# Existing

## GENERAL NOTES

1. Do not scale for building construction.
2. All dimensions shall be taken from the finished floor level unless otherwise noted.
3. All dimensions shall be taken from the finished floor level unless otherwise noted.
4. All dimensions shall be taken from the finished floor level unless otherwise noted.
5. All dimensions shall be taken from the finished floor level unless otherwise noted.
6. All dimensions shall be taken from the finished floor level unless otherwise noted.
7. All dimensions shall be taken from the finished floor level unless otherwise noted.
8. All dimensions shall be taken from the finished floor level unless otherwise noted.
9. All dimensions shall be taken from the finished floor level unless otherwise noted.
10. All dimensions shall be taken from the finished floor level unless otherwise noted.



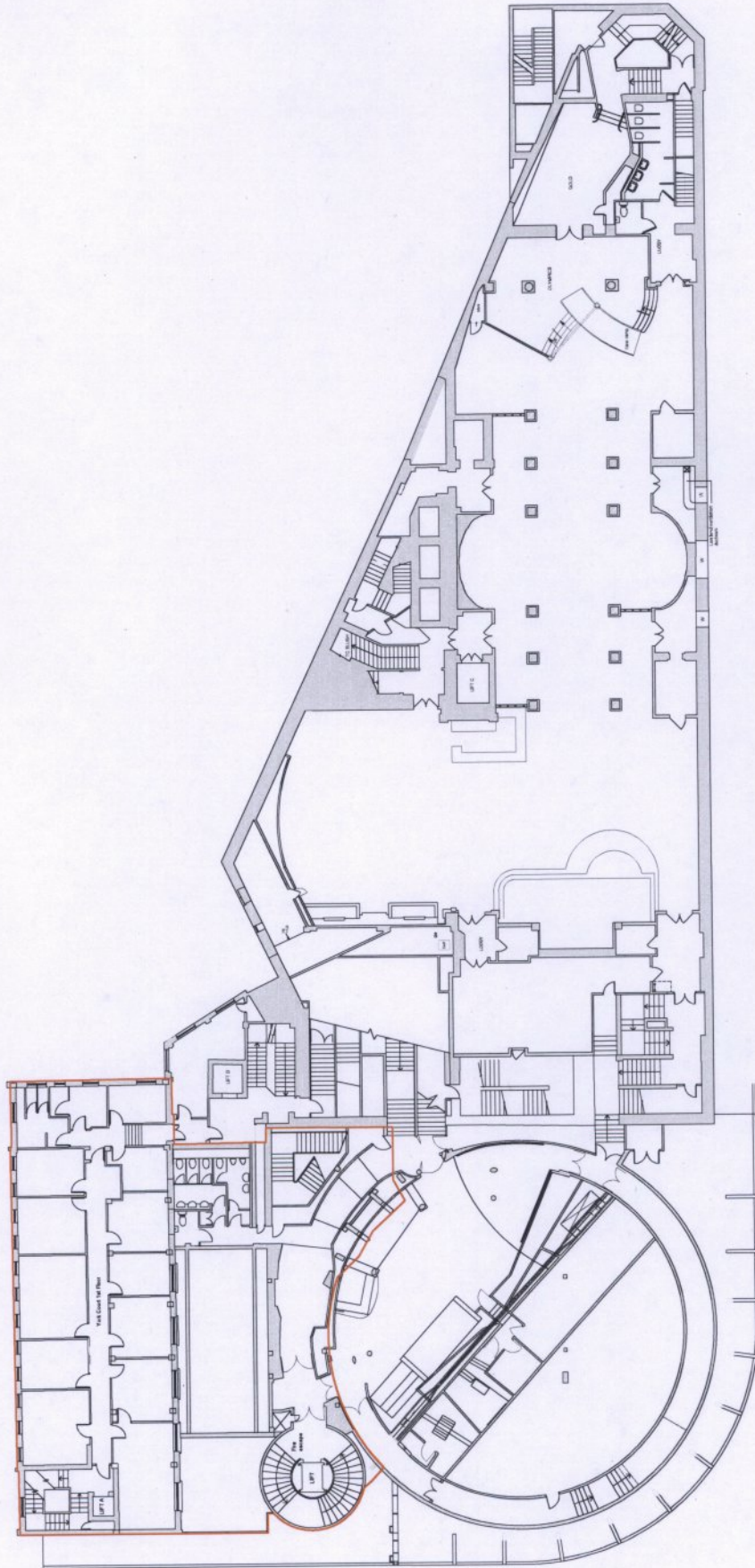
OSBORNE CHARTERED ARCHITECTS  
The Architects - Interior Design - Urban Design - Historic Conservation - Planning  
PROJECT: 1011 PROJECT / UNDERGATE  
SCALE: 1:100 (A1)  
DATE: JAN 2014  
DRAWING NUMBER: 1011/001



# Existing

## GENERAL NOTES

1. Do not scale for building construction.
2. All dimensions shall be taken from the finished floor level unless otherwise noted.
3. All dimensions shall be taken from the finished floor level unless otherwise noted.
4. All dimensions shall be taken from the finished floor level unless otherwise noted.
5. All dimensions shall be taken from the finished floor level unless otherwise noted.
6. All dimensions shall be taken from the finished floor level unless otherwise noted.
7. All dimensions shall be taken from the finished floor level unless otherwise noted.
8. All dimensions shall be taken from the finished floor level unless otherwise noted.
9. All dimensions shall be taken from the finished floor level unless otherwise noted.
10. All dimensions shall be taken from the finished floor level unless otherwise noted.



100 W. BROADWAY, SUITE 1000, NEW YORK, NY 10038  
**OSBORNE SCHARNER ARCHITECTS**  
100 W. BROADWAY, SUITE 1000, NEW YORK, NY 10038  
PROJECT: NEW YORK UNIVERSITY PLAZA, LEVEL 2 EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
DATE: JAN 2014  
DRAWING NUMBER: 100-0002

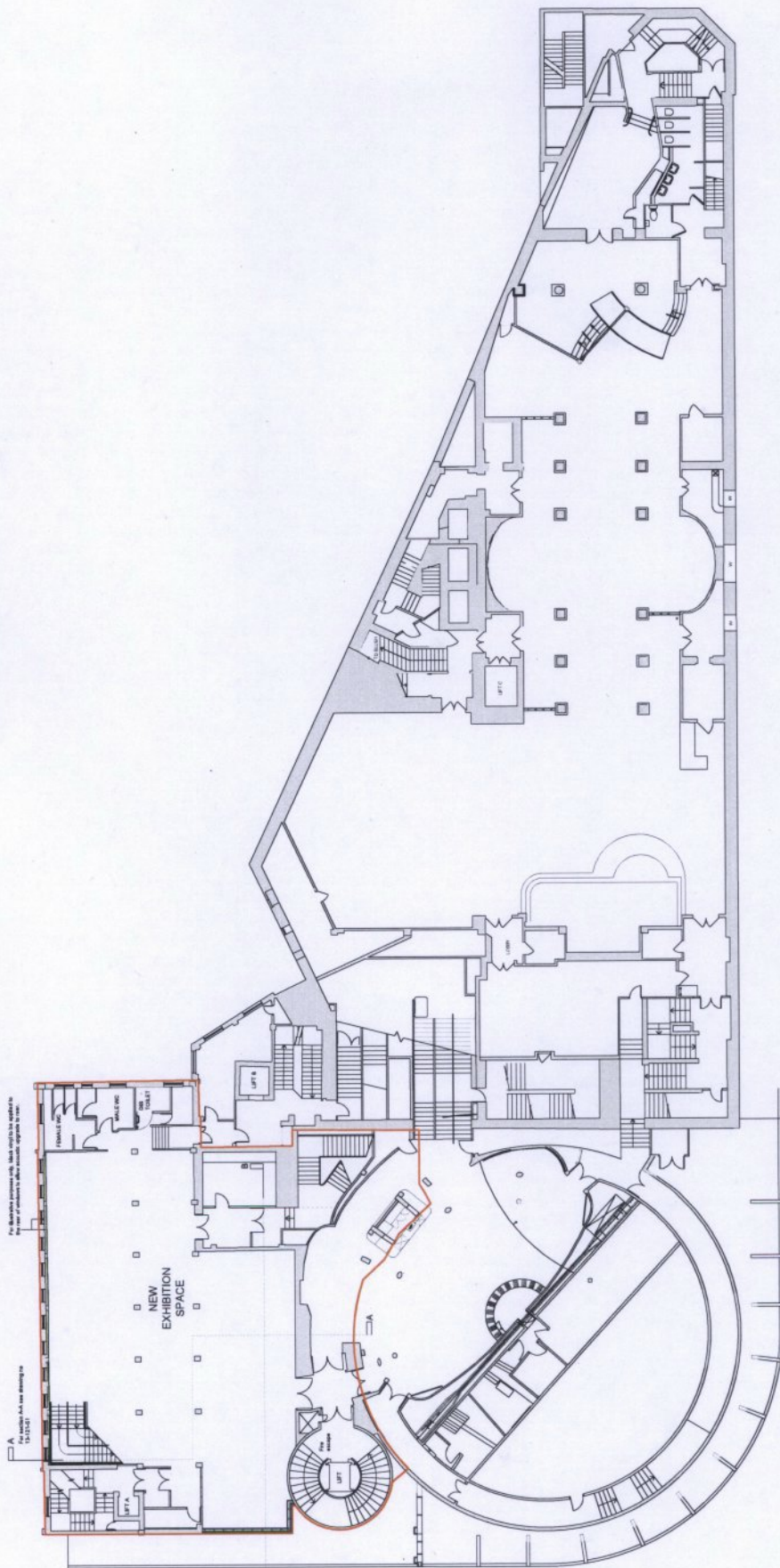


Proposed

GENERAL NOTES

1. Do not scale for building construction.
2. All dimensions are in millimetres unless otherwise stated.
3. All dimensions are to be taken from the centre line of the wall unless otherwise stated.
4. All dimensions are to be taken from the centre line of the wall unless otherwise stated.
5. All dimensions are to be taken from the centre line of the wall unless otherwise stated.

York Court 1st Floor



LEVEL 5

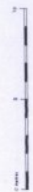
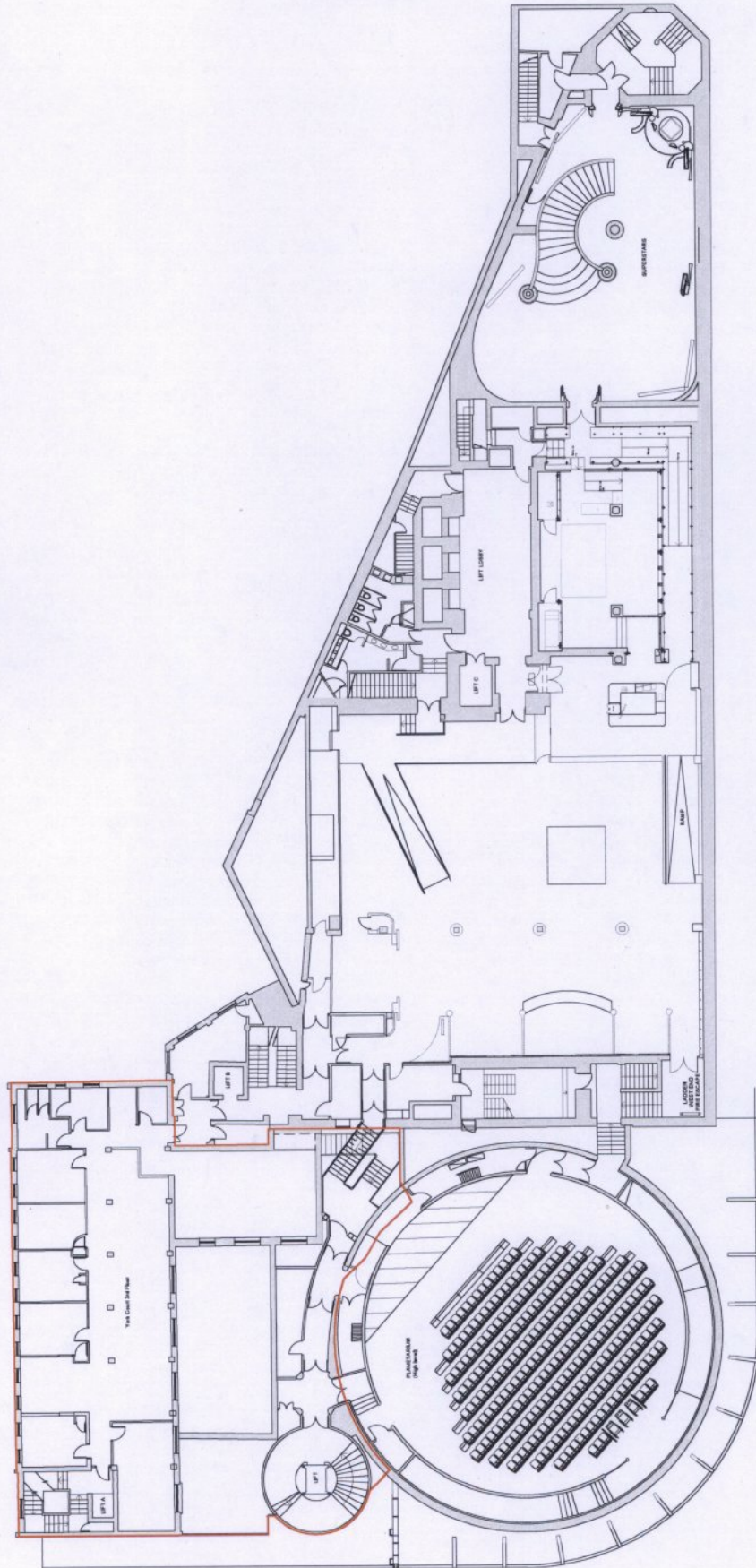
OSBORNES CHARTERED ARCHITECTS  
 100, Abchurch Lane, London EC4N 3DF  
 TEL: 020 7427 0700  
 FAX: 020 7427 0701  
 EMAIL: info@osbornearchitects.com  
 ARCHITECT: OSBORNES CHARTERED ARCHITECTS  
 PROJECT: YORK COURT 1ST FLOOR  
 SCALE: 1:100 (A1)  
 DRAWN: [Name]  
 DRAWING NUMBER: [Number]



Existing

GENERAL NOTES

1. Do not scale for building construction.
2. All dimensions must be verified on site. Do not rely on the drawings for dimensions. When any variance occurs between the drawings and the actual conditions, the drawings shall prevail. When any variance occurs between the drawings and the actual conditions, the drawings shall prevail.
3. All work shall be completed in accordance with the drawings and specifications. No work shall be done without the consent of the architect.



OSBORNES CHARTERED ARCHITECTS  
The Architects - Interior Design - Restoration - Maintenance - Fit-Outs  
PROJECT: [illegible]  
SCALE: 1:500  
DATE: [illegible]  
DRAWING NUMBER: [illegible]

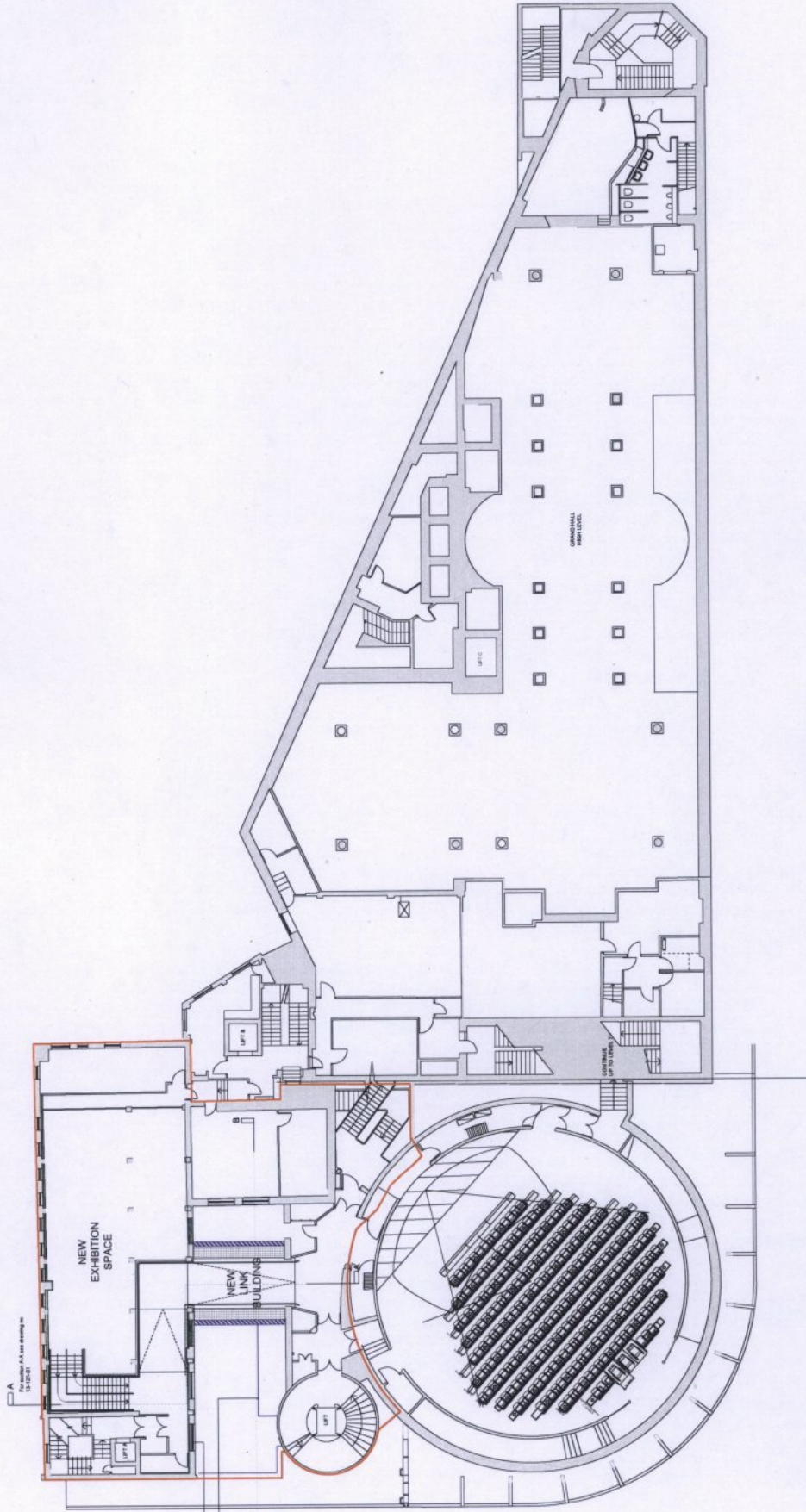


Proposed

GENERAL NOTES

1. Do not scale for building construction.
2. All dimensions are in millimeters unless otherwise stated.
3. All dimensions are to the centerline of the building.
4. All dimensions are to the centerline of the building.
5. All dimensions are to the centerline of the building.

York Court 2nd Floor



LEVEL 6

LEVEL 7

High quality materials should be used for all finishes in this area of the building. The finishes should be consistent with the finishes in the other areas of the building. The finishes should be consistent with the finishes in the other areas of the building. The finishes should be consistent with the finishes in the other areas of the building.

REV A - 10/11/11 - ARCHITECTURE - E  
**OSBORNE CHARTERED ARCHITECTS**  
 The Biscuiters - 10000 South - Waterloo - West Yorkshire - WF6 1JH  
 TEL: 01937 546464  
 FAX: 01937 546465  
 EMAIL: info@osbornearchitects.co.uk  
 PROJECT: YORK COURT BUILDING LEVEL 6 & 7 FURNITURE INSTALLATION  
 CLIENT: OSBORNE CHARTERED ARCHITECTS  
 SCALE: 1:100 & 1:50  
 DRAWN: J. B. B. B.  
 CHECKED: J. B. B. B.  
 DATE: 10/11/11  
 DRAWING NUMBER: 10/11/11-0004

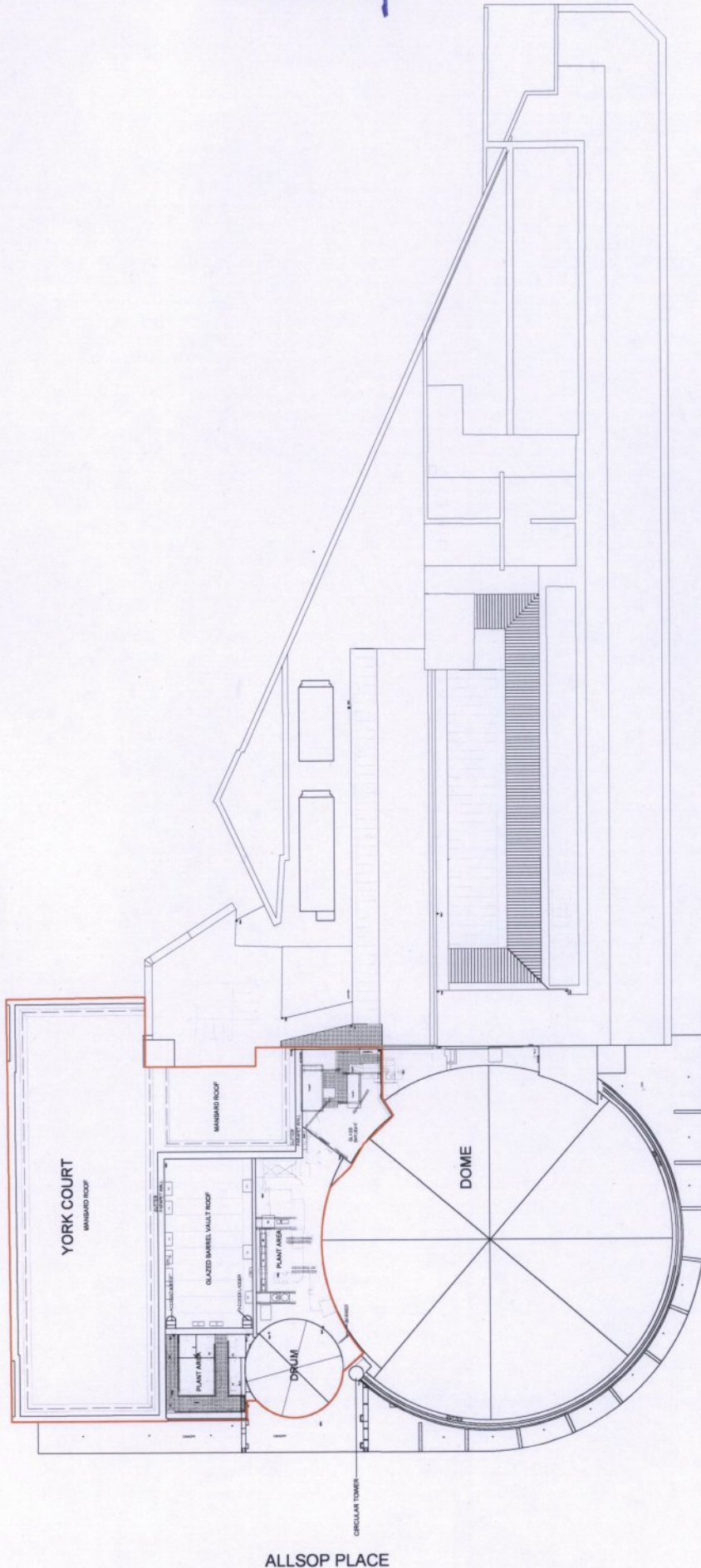




GENERAL NOTES

1. All dimensions are in millimetres.
2. All dimensions shall be verified on site before any work is put in hand and any discrepancies shall be reported to the Client immediately.
3. Copyright of this drawing is reserved by Osborne Chartered Architects and no part of it shall be reproduced or transmitted in any form or by any means without the prior written permission of Osborne Chartered Architects.

Existing



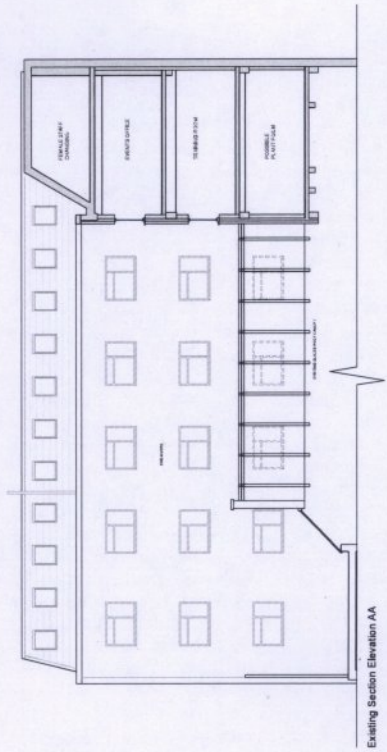
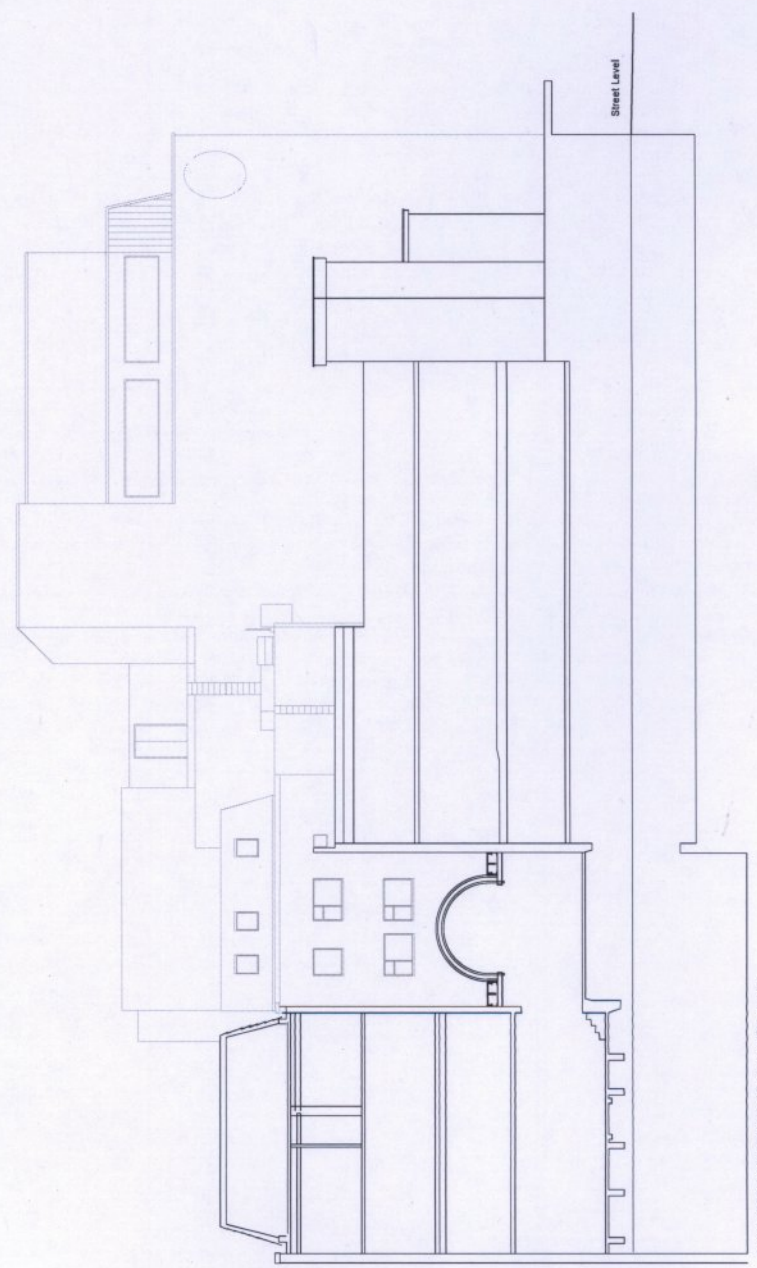
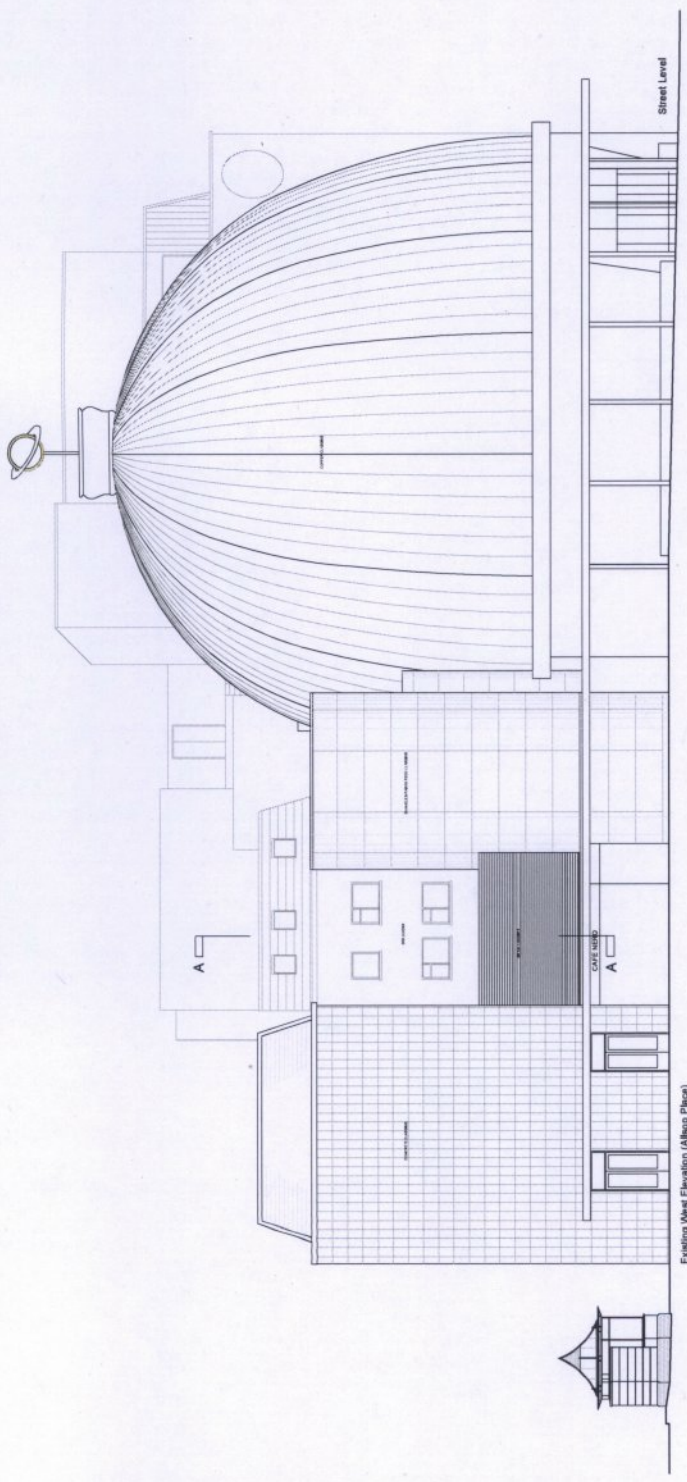
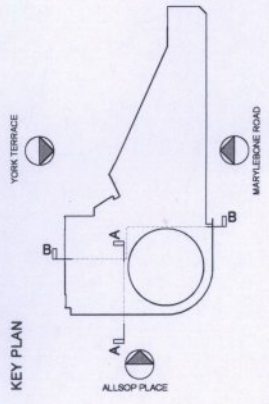
OSBORNE CHARTERED ARCHITECTS  
ARCHITECTS  
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000





Existing

- GENERAL NOTES**
1. Do not scale for building construction.
  2. All dimensions must be verified on site before any work is put in hand and any discrepancies must be reported to the Architects. Where any variations occur between small scale and detailed drawings, detail drawings should be worked from.
  3. Copyright of this drawing is reserved by Osbornes and is issued on condition that it is not copied or disclosed to any third party either wholly or in part without the consent of Osbornes in writing.



REVA - 03/03/14 - Culture omitted from elevations - IE

**OSBORNES CHARTERED ARCHITECTS**  
The Walcomes • Hareley Swan • Watlington • Worcesterstone • Wills Old

CLIENT: MADARE TUBSALOUS  
PROJECT LOCATION: ALLSOP PLACE  
PROJECT TITLE: EXISTING ELEVATIONS AND SECTIONS (ALLSOP PLACE)  
SCALE: 1:100 @ A1  
DATE: FEB 2014  
DRAWN: IE

DRAWING NUMBER: 13-121-EX12A

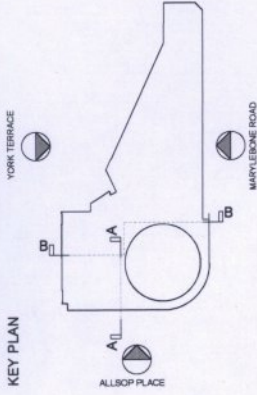


Proposed

**GENERAL NOTES**

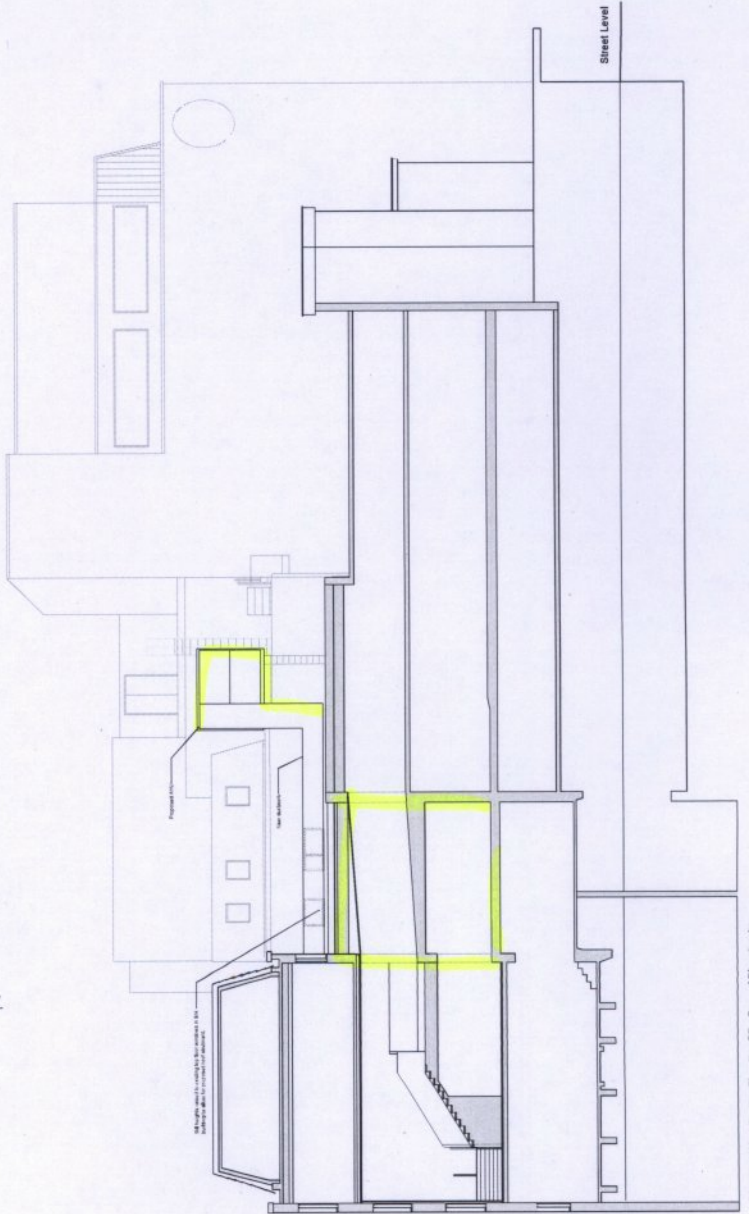
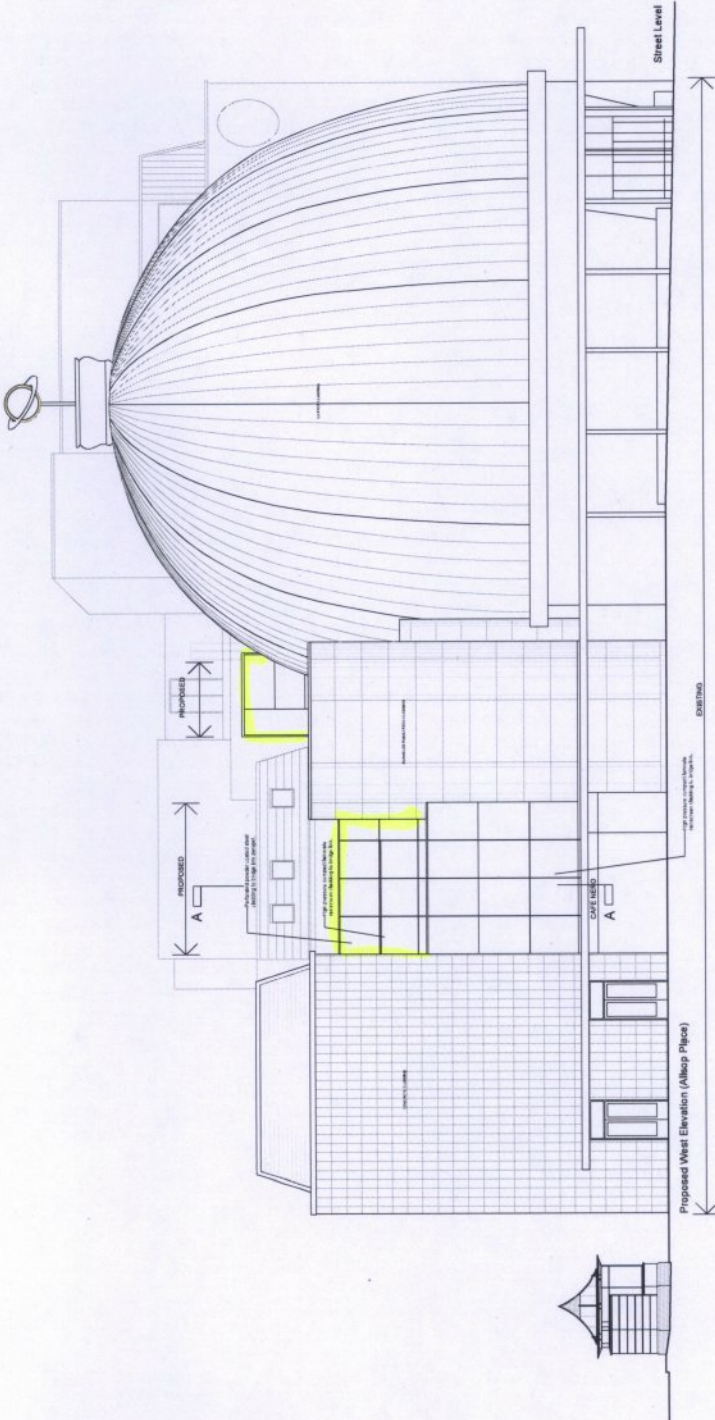
1. Do not scale for building construction.
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3. Copyright of this drawing is reserved by Osborne and is issued on condition that it is not to be used in any form by any other party without the consent of Osborne in writing.

**KEY PLAN**



**Cladding Details**

- Trepa rainscreen cladding
- Trepa Mason - Exterior
- Finish - Powder coated (RAL 7015)
- Colour - Weathered Basalt
- Perforated steel cladding
- Finish - Powder coated (colour RAL 7015)



REV D - 13.08.14 - Cladding specifications added. IE  
 REV C - 15.08.14 - Revised AHU sizing and associated cladding removed. IE  
 REV B - 13.08.14 - Revised AHU sizing and associated cladding removed. IE  
 REV A - 13.08.14 - Revised AHU sizing and associated cladding removed. IE

**OSBORNE CHARTERED ARCHITECTS**  
 The Bulcokes - Hanley Swan - Malvern - Worcesterhire - WR8 0DN

CLIENT - MADAME TURBAUDS  
 PROJECT - MTL PROJECT CHOCOLATE  
 TITLE - PROPOSED ELEVATIONS AND SECTIONS (ALLSOP PLACE)  
 SCALE - 1:100 @ A1  
 DATE - JAN 2014  
 DRAWN BY - J.E.

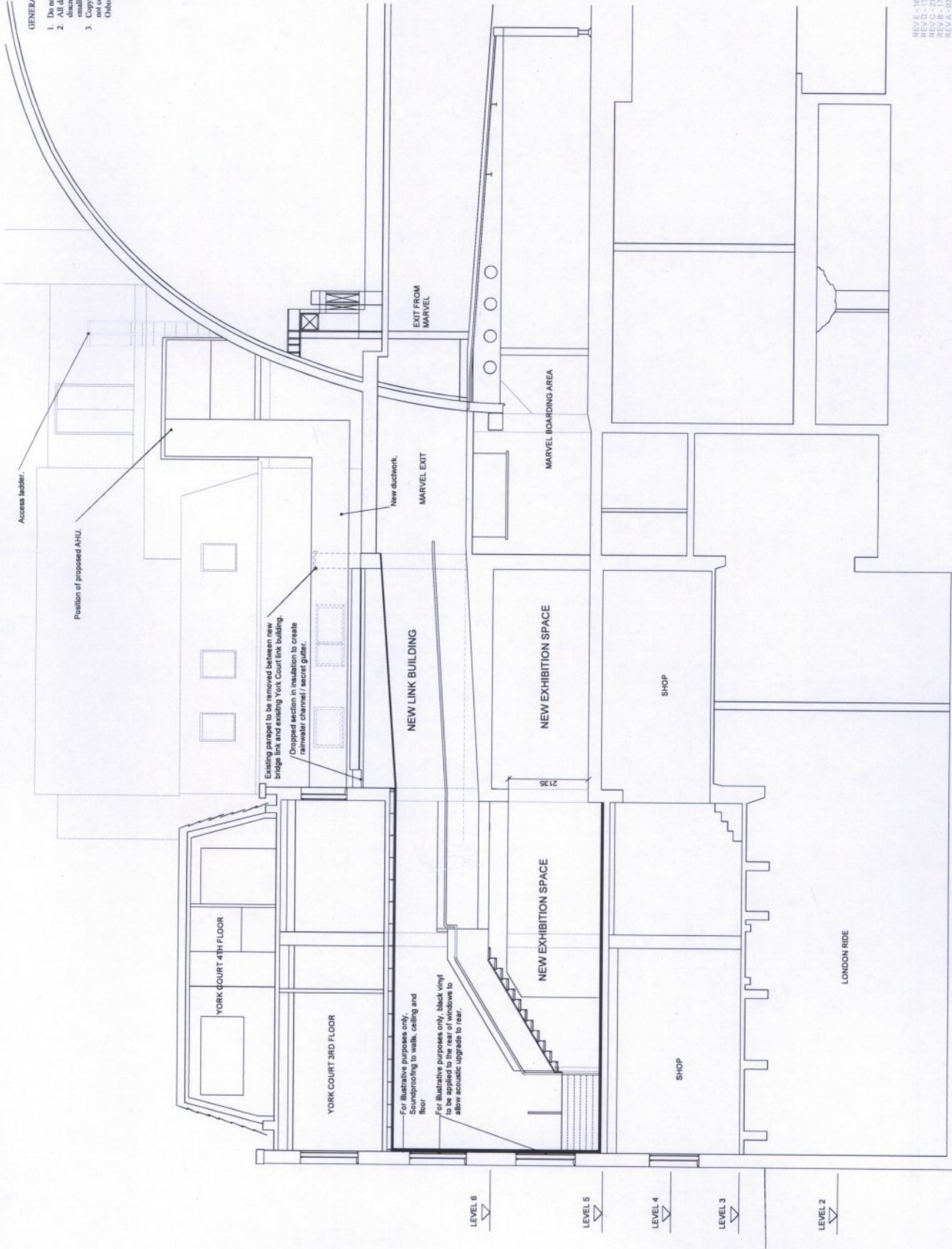
DRAWING NUMBER - 13-121-ED10



**GENERAL NOTES**

1. Do not scale for building construction.
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Note see latest drawing 13-121-GA01 for section lines



**Section A-A**

REV E - 16-08-14 - Revised AHU sizing and associated cladding removed - IE  
 REV D - 13-08-14 - Revised AHU sizing and associated cladding removed - IE  
 REV C - 11-03-14 - Revised AHU sizing and associated cladding removed - IE  
 REV B - 11-03-14 - Revised AHU sizing and associated cladding removed - IE  
 REV A - 03-03-14 - Structural information removed for clarity - IE

**OSBORNESCHARTEREDARCHITECTS**  
 The Belvedere, Canary Wharf, Midstream, London, E14 5EU  
 Tel: +44 (0)20 7465 0000  
 Fax: +44 (0)20 7465 0001  
 Email: info@osborneschartered.com

PROJECT: MTL PROPOSED EXHIBITION  
 TITLE: PROPOSED SECTION A-A  
 SCALE: 1:50 @ A1  
 DATE: OCT 2013  
 DRAWN: RELMAIE  
 CHECKED: J. HARRISON  
 APPROVED: J. HARRISON

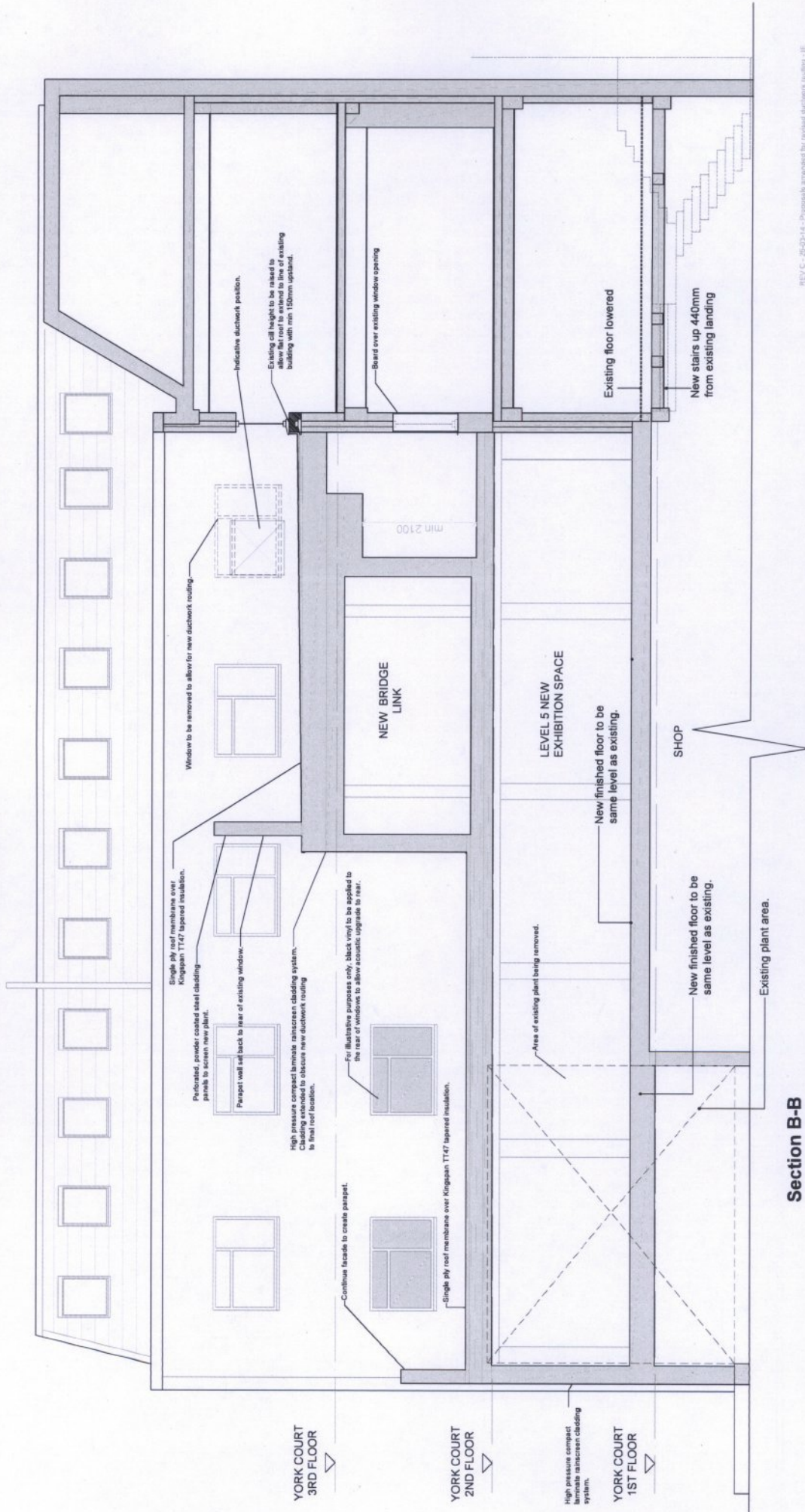
..... DRAWING NUMBER 13-121-31E



GENERAL NOTES

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2. All dimensions must be verified on site before any work is put in hand and any discrepancies must be reported to the Architect. Where any variations occur between small scale and detailed drawings, detail drawings should be worked from.
3. Copyright of this drawing is reserved by Osborne & Johnston and is issued on condition that it is not to be used in any form without the consent of Osborne & Johnston.

Note See drawing 13-121-GA01 for section lines



Section B-B



REV C - 25-02-14 - Proposal amended for revised ductwork routing - IE  
 REV B - 17-02-14 - Parapet walls added to conceal proposed ventilation ductwork - IE  
 REV A - 10-02-14 - Proposed rainscreen cladding system - IE  
**OSBORNE & JOHNSTON ARCHITECTS**  
 The Boltonies - Hanley Swan - Malvern - Worcesterhire - WR8 0DN  
 CLIENT - MADAME TURSAUDS  
 PROJECT - MTL PROJECT CHOCOLATE  
 DRAWING NO. - 13-121-GA01  
 SCALE - 1:50 @ A3  
 DATE - NOV 2013  
 DRAWN - LMB  
 CHECKED - LMB  
 DRAWING NUMBER - 13-121-GA01

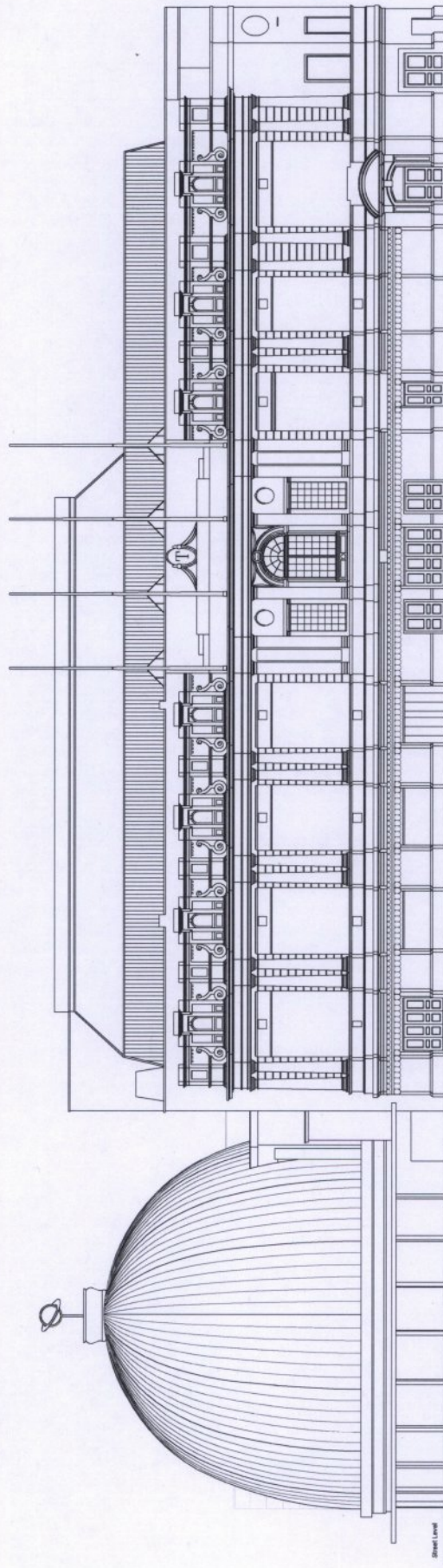
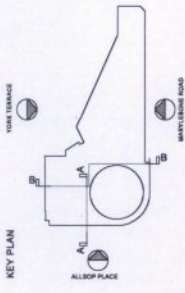


Existing

GENERAL NOTES

1. Do not scale for building construction.
2. All dimensions must be verified on site before any work is put in hand and any discrepancies must be reported to the architect immediately.
3. All dimensions must be verified on site before any work is put in hand and any discrepancies must be reported to the architect immediately.
4. All dimensions must be verified on site before any work is put in hand and any discrepancies must be reported to the architect immediately.
5. All dimensions must be verified on site before any work is put in hand and any discrepancies must be reported to the architect immediately.

KEY PLAN



Existing South Elevation (Marylebone Road)

REVISED 10/10/14 - Update structural steel details - R  
**OSBORNE CHARTERED ARCHITECTS**  
 100, Tottenham Court Road, London, W1P 0LP  
 CLIENT: MANSION HOUSE  
 PROJECT: MANSION HOUSE  
 SCALE: 1:100 (A3)  
 DRAWN: 10/10/14





