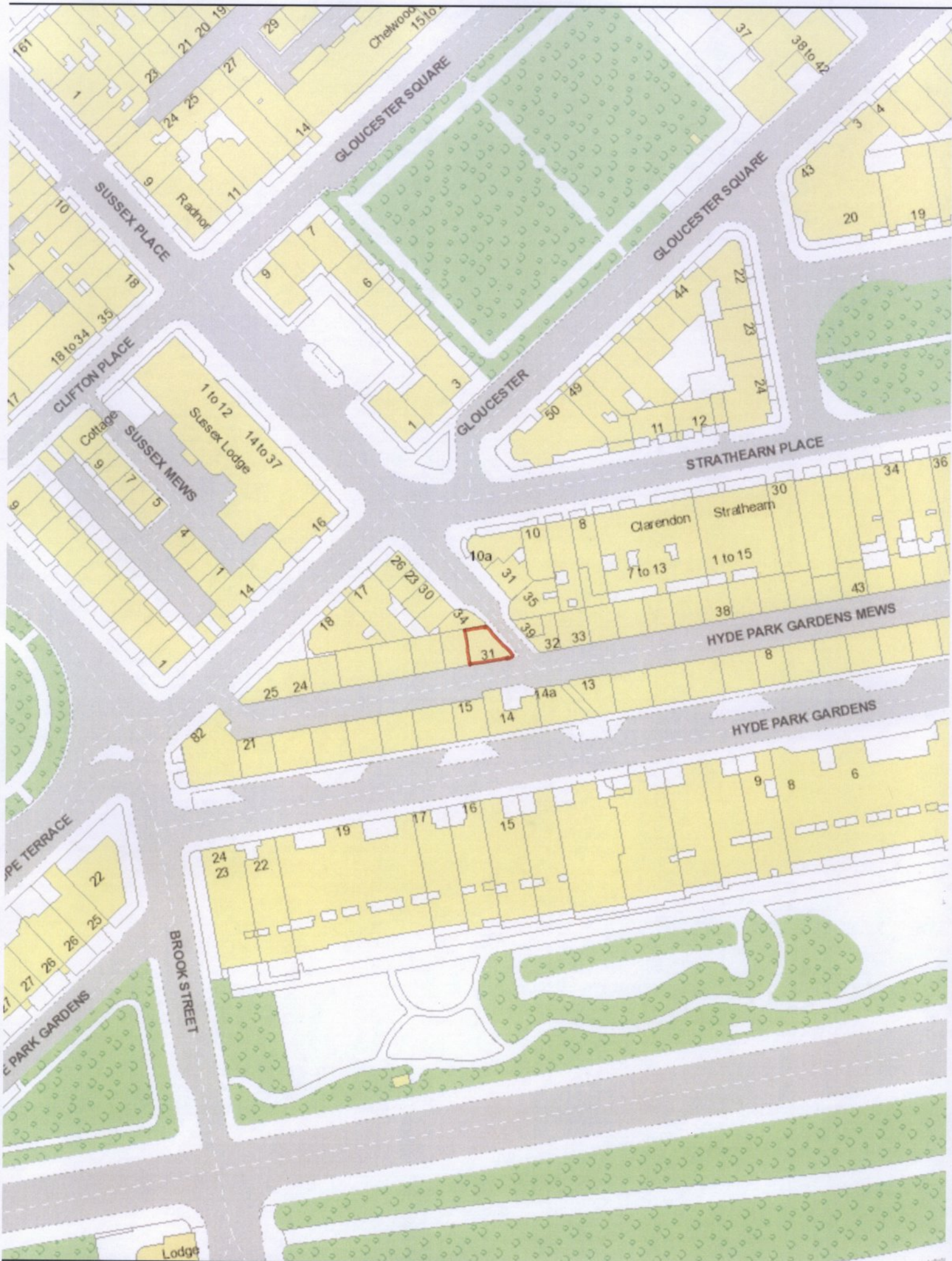


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 15 July 2014	Classification For General Release	
Report of Strategic Director Built Environment		Wards involved Hyde Park	
Subject of Report	31 Hyde Park Gardens Mews, London, W2 2NX		
Proposal	Excavation of new basement extension, erection of second floor mansard extension and associated external alterations.		
Agent	Camal Architects		
On behalf of	Mr Russell Stevens		
Registered Number	14/01827/FULL	TP / PP No	TP/24029
Date of Application	26.02.2014	Date amended/ completed	10.03.2014
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Bayswater		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





31 HYDE PARK GARDENS MEWS, W2

2. SUMMARY

The application site is a two storey mews property at the northern junction with Sussex Place. The building is unlisted and located within the Bayswater Conservation Area. It adjoins a Grade II listed building at No. 34 Sussex Place. The building is in use as a single family dwellinghouse.

The application seeks permission for the excavation of a basement storey under the footprint of the existing building and a second floor mansard roof extension, in order to provide additional floorspace to this single family dwellinghouse.

The key issues in this case are:

- The impact on the appearance of the building and the character and appearance of the Bayswater Conservation Area.
- The impact on the amenity of neighbouring residents.

The proposed development is considered acceptable in land use, design and conservation, amenity and environmental terms and would accord with the relevant policies in the Unitary Development Plan (UDP) and City Plan. It is therefore recommended that conditional planning permission is granted.

3. CONSULTATIONS

HYDE PARK ESTATE ASSOCIATION

Any response to be reported verbally.

BUILDING CONTROL

Structural approach is acceptable.

HIGHWAYS PLANNING MANAGER

Any response to be reported verbally.

THAMES WATER

Advice on surface and foul water drainage.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 33; Total No. of Replies: 8.

Seven responses received from two addresses.

These responses raise the following objections::

Design

- Application should be considered with reference to the whole mews.
- Will set a precedent for construction of new floors and basements along entirety of Hyde Park Gardens Mews.
- Does not preserve or enhance conservation area.
- Will unbalance the symmetry of views along the mews.
- Set back floors have been mistakenly permitted in the past.

Construction Impact

- Noise, dust pollution and disruption to traffic in narrow area.
- Narrow road and placing of skip/hoardings will prevent access to garage (at No. 14).

Amenity

- Roof extension will block light.
- Proposal will result in loss of privacy to No. 14 (incorporating annexe) and No. 31.
- Proposal will result in loss of daylight to No. 14.
- Excavation of basement will detract from quiet enjoyment of the basement of No. 34 Sussex Place currently used as family room and kitchen.
- Loss of light to second floor south facing bedroom at 34 Sussex Place.
- Increased visibility over and into garden and conservatory.
- Development will negatively impact living conditions.

Other

- No notice served on No. 34 Sussex Place.
- No agreement to attach a second floor north facing wall and mansard to No. 34 Sussex Place.
- Site notice attached to wrong house.
- Property in breach of planning controls over short term lets.

ADVERTISEMENT/SITE NOTICE: Yes.

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

The application site is a two storey mews property located at the northern junction with Sussex Place, within the Bayswater Conservation Area. The building is unlisted, but adjoins a Grade II listed building at No. 34 Sussex Place to the rear. The property is in use as a single family dwellinghouse.

4.2 Relevant History

04/05386/FULL - Erection of second floor extension. Withdrawn 25 August 2004.

93/04511/CAC - Demolition of roof. Approved 10 February 1994.

93/04510/FULL – Creation of roof terrace. Approved 10 February 1994.

90/05240/FULL – Removal of existing double pitch roof and replacement with flat roof. Approved 17 January 1991.

90/05314/CAC – Removal of existing double pitch roof and replacement with flat roof patio area. Approved 17 January 1991.

5. THE PROPOSAL

Permission is sought for the construction of a mansard roof extension and basement extension to enlarge the single family dwellinghouse.

6. DETAILED CONSIDERATIONS**6.1 Land Use**

The provision of additional residential floorspace to enlarge the existing single family dwellinghouse accords with UDP Policy H3 and is therefore acceptable in principle.

The proposed mansard roof extension would provide a bedroom with en-suite bathroom. Environmental Health officers note that the proposed rooms in the basement appear to be unsuitable as habitable rooms with respect to the minimum requirements of the Housing Act for natural light and ventilation. The submitted plans show these rooms as being non-habitable (gym, home cinema and store with lobby) to be used in connection with the authorised use as a single family dwellinghouse, therefore the accommodation proposed is acceptable.

6.2 Background

A planning application was submitted in 2004 for a second floor roof extension (04/05386/FULL). The proposed scheme included the creation of a roof terrace at second floor level and the raising of the parapet wall to create a part three storey façade. This scheme was subsequently withdrawn.

6.3 Design

A number of objections have been received from neighbouring residents regarding the impact of the proposed roof extension and basement on the character of the mews and the surrounding Bayswater Conservation Area. Residents have expressed concerns that this may set a precedent for future similar extensions and that the potential impact of the proposal should be seen with reference to the entire mews. Further, the proposal will detract from the symmetry of views along the mews.

The proposed basement would be constructed entirely beneath the footprint of the dwellinghouse with no external manifestations such as lightwells. In this context, the basement would be obscured from view given its subterranean location and would therefore preserve the character and appearance of the Bayswater Conservation Area.

UDP Policy DES 6B) states that roof extensions and alterations will be permitted where in sympathy with the building's architectural character, storey heights and general elevational proportions; the form and detailing repeats or reflects the form, detailing and materials in the existing building; it accords with similar extensions within the same group of buildings; and avoids any infringement of amenity or reasonable visual privacy enjoyed by the occupants of adjacent or nearby buildings.

In respect of the mansard roof extension, the Bayswater Conservation Area Audit identifies this building as one where a roof extension is unacceptable in principle. The majority of properties within the mews do not have roof extensions and retain their original flat roofs with parapet walls. However, a number of properties at the western end of the mews at Nos. 24-28 have mansard roof extensions and the adjoining properties at No. 29 Hyde Park Gardens Mews and No. 34 Sussex Place are both three storey buildings. The application site is visually prominent, being a corner plot, however, within this context, the addition of a mansard roof extension is considered to complete and unify this group of properties within the mews. In views from Sussex Place, the mews has a more intimate scale in relation to the taller three storey buildings along Sussex Place. The retention of the parapet wall on the east elevation will conceal the bulk and mass of the mansard roof and help to maintain the intimate scale of the mews.

The form and detailed design of the mansard would have a traditional appearance with the pitch of the mansard roof at 70 degrees, set behind the parapet wall and the roof clad in slate. The dormer windows are an appropriate scale and would reflect the alignment of windows below. One rooflight is to be inserted, but this would be a low profile rooflight and would not project beyond the roofline of the mansard, and the replacement windows would be timber casements. The proposal is therefore judged to be acceptable in design terms.

In this context, the addition of a mansard roof extension is considered to be acceptable, as it would accord with UDP Policies DES1, DES6 and DES9, and S25 and S28 of Westminster's City Plan.

6.4 Amenity

Policy ENV 13 of the UDP states that the Council will resist proposals that would result in a material loss of amenity. Policy S29 of Westminster's City Plan: Strategic Policies aims to protect the amenity of residents from the effects of development.

A number of objections have been received from neighbouring properties regarding loss of daylight and privacy, and increased sense of enclosure.

The proposed basement extension would not result in a significant impact on the amenity of neighbouring residents once built.

In respect of the mansard roof extension, the applicant has submitted a Daylight and Sunlight Assessment to assess the daylight, sunlight and overshadowing impacts on a number of properties and open space in the vicinity of the application site. The properties assessed include Nos. 14 and 15 Hyde Park Gardens Mews, directly opposite the application site, No. 30 Hyde Park Gardens Mews immediately to the west of the application site, and Nos. 31 to 33 and 37 to 41 Sussex Place to the east and rear of the site. The assessment includes the impact on the roof terrace to No. 30 Hyde Park Gardens Mews. The report is based on the BRE Guidance: Site Layout Planning for Daylight and Sunlight (2011). The report concludes that all the neighbouring windows assessed pass the BRE diffuse daylight and direct sunlight tests and the BRE overshadowing to gardens and open space requirements.

In respect of overlooking, concerns have been expressed by some neighbouring residents regarding a potential loss of privacy. Two dormer windows are proposed on the front elevation at second floor level overlooking the mews, with two further dormers on the east elevation facing Sussex Place. In relation to the roof terrace at No. 30, this is currently open sided on the boundary adjoining the application site. The scale and height of the mansard roof is not considered to add significant bulk or mass to the roofline such that it will create an unacceptable sense of enclosure.

The proposed dormers on the east side at second floor would be obscured to a degree by the retained parapet wall. The windows to be introduced on the front elevation would face the public realm of the mews. This relationship and proximity of front facing windows is typical of the mews and is not considered to be sufficient grounds to refuse planning permission. A condition is recommended to prevent further openings in the mansard and to ensure that the roof would not be used as a roof terrace.

For the reasons set out above, the proposed mansard roof extension would not result in a material loss of amenity to neighbours and is therefore in accordance with UDP Policy ENV13 and Policy S29 of Westminster's City Plan.

6.5 Transportation / Parking

The application does not involve an increase in residential units or loss of vehicle/cycle parking and as such is not contrary to UDP Policies TRANS 23 and TRANS 10.

6.6 Economic Considerations

Not applicable.

6.7 Other UDP/Westminster Policy Considerations

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

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

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

6.8 London Plan

The application does not raise strategic issues.

6.9 Planning Obligations

The proposal does not trigger any requirement for Planning Obligations.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

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

6.11 Other Issues

6.11.1 Structural Issues

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

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.

The applicant's Structural Report has been considered by the City Council's Building Control officers who advise that the structural approach appears satisfactory. A traditional underpinning method is being proposed describing a sequence plan and stages of underpinning to each wall. Temporary works to support adjoining properties has been detailed. The proposed means of escape from the basement and the basement floor discharging into the open plan kitchen/reception is not however acceptable and an Informative is attached to this effect.

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. To go further would be to act beyond the bounds of planning control.

The 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.

6.11.2 Trees

There are no trees within or surrounding the application site. As such, the proposal would not adversely impact trees and is not contrary to UDP Policy ENV16.

6.11.3 Construction Impact

A number of residents have raised objections regarding the potential impact of the construction phase in respect of dust and noise pollution, the unrealistic six month

construction phase in comparison with similar recent projects in the mews, the placing of skips and hoardings on the street that may block access to garages and doors, and the negative impacts generally associated with the construction phase.

The submitted Construction Management Plan states that all construction work and plant/machinery associated with the construction phase will be restricted to 08.00-17.30 hours Monday-Friday and 08.00 hours -13.00 hours on Saturdays, with no work to be carried out on Sundays or Bank Holidays. The Construction Management Plan states that in order to avoid excessive disturbance to residents and users of the highway, all site deliveries will be staggered to avoid clashes for multiple drops, with deliveries loaded and stored within the site and not on the highway. A separate application is to be made to the Highways Licensing Team for the placing of a skip on the highway, to ensure that this does not block access points. Larger vehicles entering the site will be controlled by a banksman, with the Highways Planning Manager notified accordingly. Pedestrian routes either side of the mews will be retained and protected for the duration of the construction phase. All personnel associated with the construction phase will be required to use public transport, or park at nearby public car parks. Sheeted scaffolding and fine sprays will be used to minimise the generation of airborne dust.

In terms of noise and other disturbance from construction works, it is considered that these impacts can be controlled by imposing conditions to restrict the hours of construction work, and carry out the work in accordance with a Construction Management Plan, which sets out how the impact on neighbouring properties will be minimised during the construction phase. Whilst a Construction Management Plan has been submitted, it is insufficiently detailed in the absence of a contractor at this stage. It is therefore proposed that a full Construction Management Plan is required by condition.

6.11.4 Other Issues

A number of residents state that the application has not been properly advertised with the site notice attached to the wrong property and no notification of the planning application. For clarification, due process has been followed to advertise the application and notify neighbours, with a site notice displayed and evident at the time of the officer's site visit and neighbour notification letters sent to all those properties immediately adjoining the application site and those directly opposite and properties along Sussex Place.

6.12 Conclusion

The application is considered acceptable in design and amenity terms and the recommendation is for approval, subject to the appropriate conditions.

BACKGROUND PAPERS

1. Application form.
2. Memorandum from Environmental Health dated 21 March 2014.
3. Memorandum from Building Control dated 14 March 2014.
4. Letter from Thames Water dated 19 March 2014.
5. Letter and email (x2) from freehold owner and email from tenants of 34 Sussex Place dated 31 March 2014 and 1 April 2014.
6. Letters and emails from occupier of 14 Hyde Park Gardens Mews dated 23 March 2014 (x 3), 4 April 2014 and 10 April 2014.
7. Letter from occupier of North Cottage, 14A Hyde Park Gardens undated.

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

DRAFT DECISION LETTER

Address: 31 Hyde Park Gardens Mews, London, W2 2NX

Proposal: Excavation of new basement extension, erection of second floor mansard extension and associated external alterations.

Plan Nos: Daylight and Sunlight Study
Design, Access and Heritage Statement
Construction Methodology Statement
Construction Management Statement
23428/P/101
23428/P/102
23428/P/103
23428/P/104 rev A
23428/P/105 rev A

Case Officer: Katherine Rawlins

Direct Tel. No. 020 7641 6204

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 Bayswater 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 The cheeks and roofs of the dormer windows hereby permitted shall be clad in rolled lead and thereafter shall be maintained in that material.

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 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 The front and rear roof slopes shall be clad in natural blue/grey slate and thereafter maintained in that material.

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 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)

- 6 You must not form any windows or other openings (other than those shown on the plans) in the outside walls of the building without our permission. This is despite the provisions of Classes B, C of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order 1995 (or any order that may replace it). (C21EA)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 7 You must not use the roof of the extension for sitting out or for any other purpose. You can

however use the roof to escape in an emergency. (C21BA)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 8 The windows shall be timber casements painted white and maintained as such thereafter.

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

- 9 **Pre Commencement Condition.** No development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan must include the following details (where appropriate):
- (i) a construction programme including a 24 hour emergency contact number;
 - (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
 - (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
 - (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
 - (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

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 We recommend you speak to the Head of the District Surveyors' Services about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 7240 or 020 7641 7230. (I22AA)
- 4 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)
- 5 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 or visit www.ccscheme.org.uk.
- 6 You are advised to contact Building Control as the proposed means of escape from the basement and the basement floor discharging into the open plan kitchen/reception is not acceptable.

