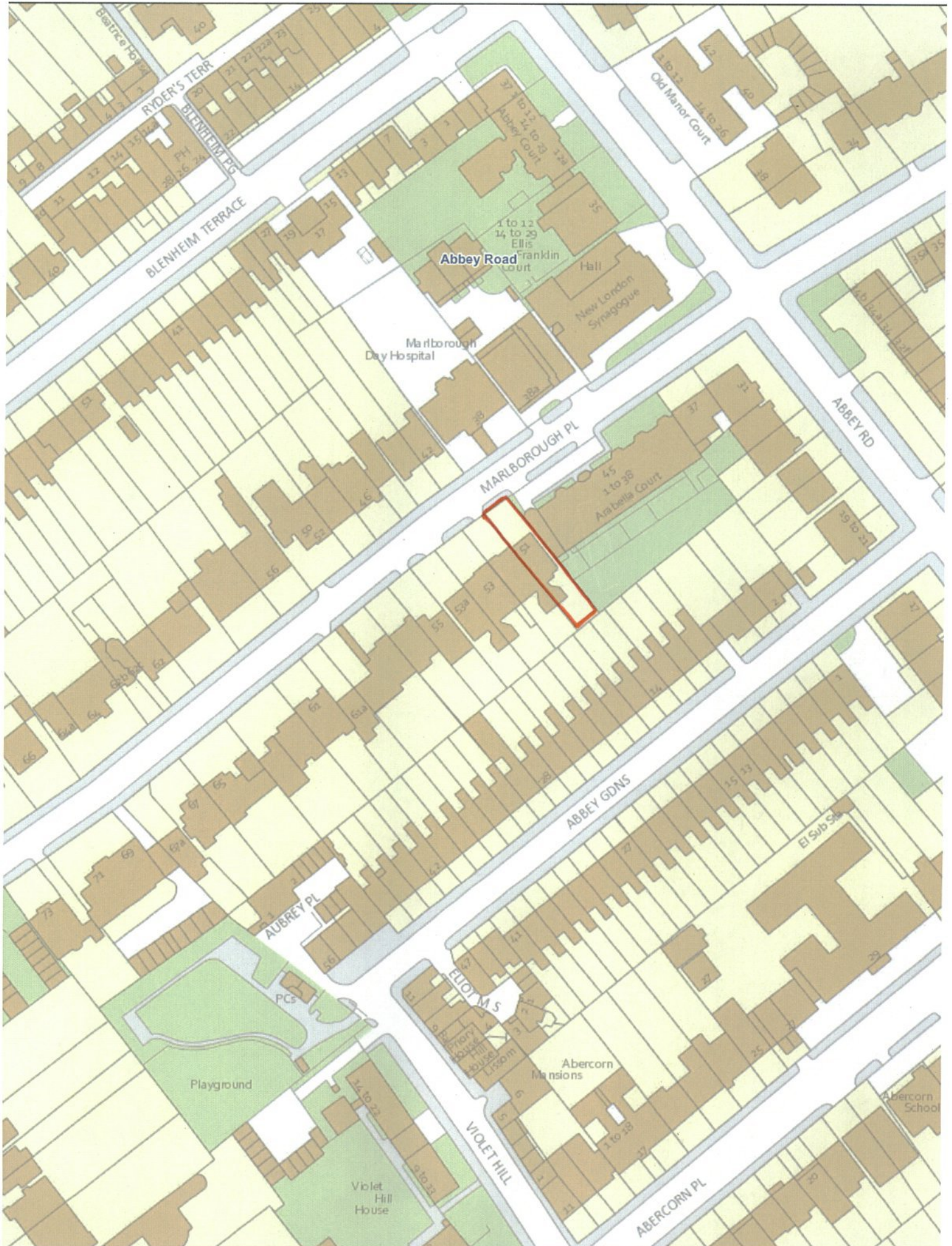


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 25 August 2015	Classification For General Release	
Report of Director of Planning		Wards involved Abbey Road	
Subject of Report	51 Marlborough Place, London, NW8 0PS		
Proposal	Excavation of basement under part of front garden, alterations to front elevation and alterations at rear including landscaping, changes to garden levels and balcony.		
Agent	MW-Architects		
On behalf of	Mr Marek Wojciechowski		
Registered Number	15/05798/FULL	TP / PP No	TP/1611
Date of Application	26.06.2015	Date completed	26.06.2015
Category of Application	Other		
Historic Building Grade	Unlisted		
Conservation Area	St John's Wood		
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.





51 MARLBOROUGH PLACE, NW8

2. SUMMARY

Permission was refused on 3 June 2015 for the excavation of a basement under part of the front garden of this house on the grounds of its proximity and potential impact on the root protection area which will harm the Holm Oak tree in the front garden. This revised application seeks to address the impact on this tree and also seeks approval to render the front brickwork, add stone dressings to the upper windows and a new window to the consented front lightwell. The proposal also includes the conversion of the integral garage and other alterations to the rear of the house which were granted last year.

Objections have been received on behalf of the 33 lessees in the adjoining block of flats at No. 45 and also from four residents of this block on the grounds of the loss of the garage, increased traffic congestion and construction vehicles parking on the road which may affect access and visibility from their car park. Other objections relate to increased risk of flooding to the car park at No. 45 as a result of the proposed basement and structural damage.

The main issues for consideration are:

- The impact of the proposed basement on the Holm Oak tree in the front garden.
- The impact of the proposal on the appearance and character of this part of the St John's Wood Conservation Area.
- The impact on the amenities of neighbours.
- The loss of the garage and the impact of the proposal on highway safety.

The revised proposal has demonstrated that the excavation of part of the front garden can take place without affecting the root protection area of this tree and there will remain sufficient soil in the reduced planter to allow this tree to grow. However, the Arboricultural Manager maintains objection to the lack of soil above the new basement, however, this did not form part of the Council's earlier refusal of permission. Despite the objections from neighbouring residents, it is not considered that the proposal will harm this part of the St John's Wood Conservation Area, the amenities of neighbours or pose a highway danger. The application is recommended for conditional approval.

3. CONSULTATIONS

ST JOHN'S WOOD SOCIETY

To be reported verbally.

ENVIRONMENT AGENCY

No comments to make.

ARBORICULTURAL MANAGER

Request applicant to confirm that the existing wall is not being underpinned and the proposed crate is large enough to support the Holm Oak tree. However, maintains the objection to lack of soil above the proposed basement. A minimum soil depth of 1.2m including 0.2m drainage is required above the basement in order to provide ample soil depth for future planting and to improve the overall sustainability of the proposal. Accept that this property is unusual in terms of the sloping driveway down to the basement, but nonetheless it would be inappropriate to set a 'precedent' of having no soil depth above the basement. The recently considered scheme to level the driveway provided a much greater soil depth in the front garden which would enable trees and shrubs to be planted in the future if desired, whereas this scheme will significantly limit any options for planting in the future. Not clear about the proposals to the rear garden and further information required. If permission is granted, recommend a number of conditions.

BUILDING CONTROL

The structural method statement is considered acceptable. An investigation of existing structures and geology has been undertaken and found to be sufficient detail. The existence of groundwater, including underground rivers has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The basement is to be constructed using piled walls and traditional underpinning with internal RC retaining walls which is considered appropriate for this site. The proposals to safeguard adjacent properties during construction are considered acceptable.

ENVIRONMENTAL HEALTH

To be reported verbally.

HIGHWAYS PLANNING MANAGER

Undesirable in transportation terms as the proposal results in the loss of a garage, but given external parking is being retained, it is not considered that a refusal on the grounds of the loss of the garage could be sustained. Request a condition to secure the retention of the external parking space for the lifetime of the development.

THAMES WATER

No comments to make - request Informative regarding the installation of a non-return valve or other suitable device to avoid the risk of back flow in the future, and measures to minimise groundwater discharges into the public sewer.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 47; Total No. of Replies: 5.

One objection from 45 Marlborough Place (Management Company) Ltd on behalf of the 33 lessees in this block and five objections from residents at No. 45.

Residential Amenity

- The noise and disruption to local residents during construction will be unbearable.

Transportation/Parking

- When the house was built it was required to have a garage, and this is now even more important taken into account the ever increasing traffic congestion in Marlborough Place.
- Construction vehicles will create traffic congestion problem. The road is already congested without HGVs being parked two feet from the driveway that serves No. 45. The planning officer will be held responsible for any problems during the building work. The planning officer will also be responsible if any vehicles are unable to leave No. 45 because of construction vehicles causing a visual obstruction for any vehicle looking to leave. No vehicle should be parked within four metres of the drive whether to load or unload.

Tree

- Question why the tree is so valuable.

Basement

- The water table is already at a level with the underground car park at No. 45 which has flooded and installed pumps to pump out excess water. If granted, will hold the planning officer responsible for any damage caused to this building's structure and its car park by any means of water ingress and Westminster Council responsible for making good the car park after flooding which is bound to occur if this basement goes ahead. Putting this

matter in the hands of solicitors so they may hold the Council responsible for any damage caused to No. 45 or its occupants that is attributable to the granting of any permissions for alterations to No. 51.

- The owner may convert the house into two separate dwellings.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

No. 51 is a modern townhouse located on the south side of Marlborough Place within the St John's Wood Conservation Area. It is one of four houses which were built in 2004 following an appeal decision in 2001. This house has an integral garage at lower ground floor level, accessed via a ramp, with four upper floors. There is a Holm Oak tree in a planter in the front garden of the house which is approximately 10 years old. It is an attractive and healthy specimen.

4.2 Planning History

Permission granted on appeal on 12.1.2001 for the demolition of existing buildings, including garages and out buildings at rear and front boundary wall and redevelopment of the site by the erection of four dwellinghouses with basement garages.

Permission granted on 28 October 2014 for the conversion of garage to habitable room with associated external alterations, installation of new front lightwell and landscaping of front garden area including new stairs and bin store. This scheme permitted the levelling off of the ramped driveway to make a new landscaped front garden and the creation of a lightwell to the front of the house. These works have not commenced to date.

Permission refused 3 June 2015 for a similar proposal to that approved above but also included the excavation of a basement under the front garden and driveway. This application was refused on the basis of the proximity and potential impact on the root protection area of this tree and potential harm caused.

A copy of this decision notice is included in the background papers.

5. THE PROPOSAL

This proposal for a revised front basement seeks to overcome the earlier reason for refusal. The applicant states that the extent of the basement has been designed to accommodate the existing tree on the site. The scheme now includes more free draining area into which the roots of this tree can grow via newly formed root ducts through the planter walls.

The front basement area measures approximately 37m².

The addition of a full height window to the consented front lightwell is a minor change. The plans also propose to render the front elevation of the house and to add stone surrounds to the windows at first and second floors to match No. 51A.

This proposal also includes the works to convert the garage and to the rear of the house which were permitted in October 2014.

6. DETAILED CONSIDERATIONS

6.1. Land Use

There are no objections to the additional residential floorspace in land use terms.

6.2 Townscape and Design

The proposed basement once built will not have any material impact on the appearance of the house and will preserve the character and appearance of this part of the St. John's Wood Conservation Area.

The main visual amenity issue is whether the basement will affect the Holm Oak tree in the front garden and this is dealt with in Section 6.11 of this report.

It is regrettable that the applicant wishes to render the existing brickwork, but the addition of the render and stone finishes are not considered to materially harm the appearance of the house. The proposed new window in the front basement lightwell is acceptable given that it is screened from street views.

It is not considered that the proposal will affect the setting of the Grade II listed building on the opposite side of Marlborough Place.

The proposal therefore accords with Policies S25 and S28 in the City Plan and DES1, DES5 and DES9 in the UDP.

6.3 Residential Amenity

It is not considered that the proposed physical works once complete will adversely affect the amenities of neighbouring residents.

It is accepted that the construction works to excavate part of the front garden will cause noise and disturbance to neighbouring residents. Hours of building works are to be conditioned, no basement excavation at the weekend and the applicant has submitted a Construction Management Plan which will be secured by condition.

6.4 Transportation and Parking

Although an objection has been raised on behalf of the 33 lessees at No. 45 Marlborough Place to the loss of the integral garage, the City Council has already granted permission in October last year for this garage to be converted to a habitable room.

Normally the loss of off street residential parking is resisted, but in this case there remains sufficient off street surface parking for the occupants of this house (two spaces on the proposed level driveway).

Objections have also been raised that construction vehicles may park outside the house and this may affect access to the car park at No. 45, or compromise sight lines from the car park and pose a highway danger.

The Highways Planning Manager raises no objection to the proposal. The applicant's Construction Management Plan indicates that a skip can be sited inside the curtilage of the house, and loading and unloading will be carried out to the front of the property and a banksman will be present at all times.

Item No.
4

6.5 Equalities and Diversities

Not relevant in the determination of this application.

6.6 Economic Considerations

Not relevant in the determination of this application.

6.7 Other Westminster Policy Considerations

This application raises no other issues.

6.8 London Plan

This application raises no strategic issues.

6.9 Central Government Advice

Advice has been had to the detailed advice set out in the National Planning Policy Framework (NPPF).

6.10 Planning Obligations

Not relevant in the determination of this application.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

Trees

There is an attractive Holm Oak tree (approximately 10 years old) in a planter at the front of this house which is considered to be a visual amenity value.

The previous proposal for a basement under part of the front garden of this house was refused earlier this year on the basis that the basement excavation was too close to the root protection area of this tree. The proposal was considered to cause harm to this tree and this part of the St John's Wood Conservation Area.

The proposed footprint of the basement remains the same, albeit further information has been submitted to demonstrate that given the existing masonry planter, the proposed excavation will not result in the loss of any significant roots, and the additional free draining area will allow the tree to grow through newly formed root ducts through the planter walls.

Although the Arboricultural Manager is satisfied with the crating area for the tree roots and subject to confirmation of no underpinning to the front boundary wall, there remains an objection to the lack of soil depth above the new basement and there is not enough soil to allow future planting. The applicant has submitted an amended tree report confirming no underpinning.

The reason for refusal related to the proximity of the proposed basement and its potential impact on the root protection area of the Holm Oak. The applicant has demonstrated that the tree will not adversely be affected. The reason for refusal did not relate to the lack of soil depth above the new basement.

Whilst it is recognised that the adopted SPD on basements states that in the majority of

cases, a minimum of 1.0m soil plus a 200mm drainage will provide sufficient soil volumes to support tree growth and health to maturity, it is considered that there are exceptional circumstances in this case. The City Council has already granted permission for this ramped access leading down to the garage to be infilled and levelled off to create an off street parking area for two cars which has reduced the amount of planting that could be provided. In addition, to reduce the depth of the proposed front basement further to accommodate 1.2m soil depth will result in a basement much deeper than the existing lower ground floor of the house. Given that the revised scheme has addressed the reason for refusal, it is recommended to grant conditional permission.

6.12 Other Matters

Basement Excavation

In terms of the progression of our policy towards basements, the City Council recently adopted its Supplementary Planning Document (SPD) 'Basement Development in Westminster' on 24 October 2014. The SPD provides detailed advice and clarification on how current policy is implemented in relation to basement development. It does not introduce any additional restrictions on basement development above and beyond the precautionary approach that the City Council had already adopted in response to such development.

The Draft Basements Policy remains the subject of consultation and has not yet been adopted. It is this document which will provide a specific basement policy and it will form part of the local plan (replacing the UDP) in due course. It has some, but only very limited, legal weight (known as material weight or a material consideration). It will not gain more legal weight until after consultation and amendment and will need to be tested at an independent examination before formal legal adoption.

The new basements policy may introduce restrictions on basement excavations provided there is a valid planning reason for doing so, but, as explained above, it has to go through a formal process including an examination in public by an independent Inspector and then legal adoption and it is not, therefore, likely to be formally adopted until early 2016.

In this case concern has been raised by residential occupiers of neighbouring properties over the potential impact of the basement excavation on the structure and foundations on adjoining Grade II listed properties in this terrace. 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 (NPPF) 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.

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 endeavor 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 NPPF 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, particularly where the buildings in question are heritage assets, as is the case with this site. To seek 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.

Objections have been received that the excavation of the basement will adversely affect the water table and this in turn will cause more flooding to the underground car park at No. 45.

The applicant's structural method statement has assessed the existence of ground water, including underground rivers, and the likelihood of local flooding or adverse impacts on the water table and Building Control is satisfied with the approach.

Objections have been raised holding the City Council and the planning officer responsible for any damage to the adjacent block of flats. This is not a ground to refuse planning permission, and many of the issues raised are private matters.

6.13 Conclusion

Despite the objections received, this latest planning application is considered to overcome the earlier reason for refusal.

BACKGROUND PAPERS

1. Application form.
2. Email from the Environment Agency dated 21.7.2015.
3. Email from Building Control dated 22.7.2015.
4. Email from Highways Planning Manager dated 21.7.2015.
5. Email from Thames Water dated 15.7.2015.
6. Memorandum from Arboricultural Manager dated 6.8.2015.
7. Letter from 45 Marlborough Place (Management Company Ltd) c/o 45 Poplar Close, Leighton Buzzard, Beds LU7 3BS dated July 2015.
8. On line comment from Flat 6 45 Marlborough Place London NW8 dated 3.8.2015.

9. On line comment from Flat 37 45 Marlborough Place London NW8 dated 3.8.2015.
10. Letter from Flat 1 45 Marlborough Place London NW8 dated 28.7.2015.
11. On line response from Flat 32 45 Marlborough Place London NW8 dated 3.8.2015.
12. Refusal of permission dated 3.6.2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA COULSON ON 020 7641 2875 OR BY E-MAIL – acoulson@westminster.gov.uk

DRAFT DECISION LETTER

Address: 51 Marlborough Place, London, NW8 0PS

Proposal: Excavation of basement under part of front garden, alterations to front elevation and alterations at rear including landscaping, changes to garden levels and balcony.

Plan Nos: Design and Access Statement Revision A , Report on the impact on trees of proposals for development dated 10 August 2015 ,Geotechnical interpretative report (for information) , Structural Methodology Statement (for information)
Construction Management Plan Revision A dated 20.2.2015
P_01, 02, 04 Rev A, 05, 06, 07,

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 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 **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 shall provide the following details:
- (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.

- 4 **Pre Commencement Condition.** You must apply to us for approval of the ways in which you will protect the trees which you are keeping, as shown on drawing. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2005. You must then carry out the work according to the approved details. (C31AC)

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 5 **Pre Commencement Condition.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 6 You must apply for our approval of the specification of the soil crating system, the growing medium which is proposed to fill the crating system and the method by which you will infill the system, . You must not start any work on the excavation of the basement until we have approved what you have sent us .The installation of the crating system and the growing medium must be carried out in accordance with the approved details.

Reason:

To protect the trees and the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 7 The two car parking spaces hereby permitted and shown on drawing P-02 shall be retained and used for the purpose of parking cars associated with the house for the lifetime of this development.

Reason:

To provide parking spaces for people using the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22AB)

- 8 The surfacing treatment for the enlarged hard standing shall be York Stone 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 St John's Wood 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 The metal railings and staircase hereby permitted shall be painted black 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 St John's Wood 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)

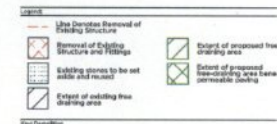
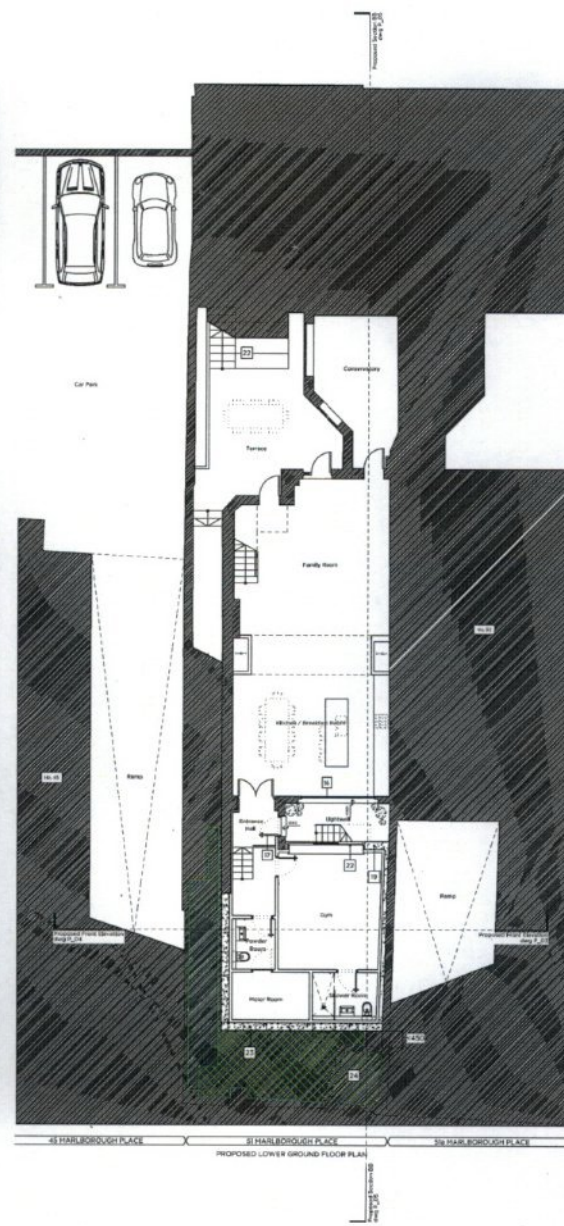
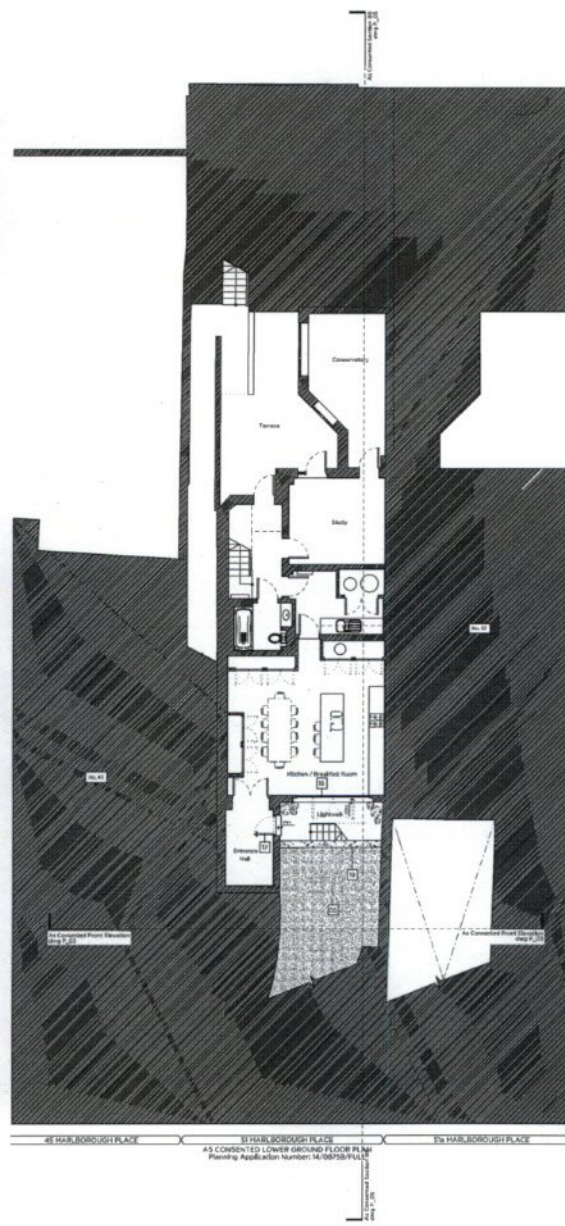
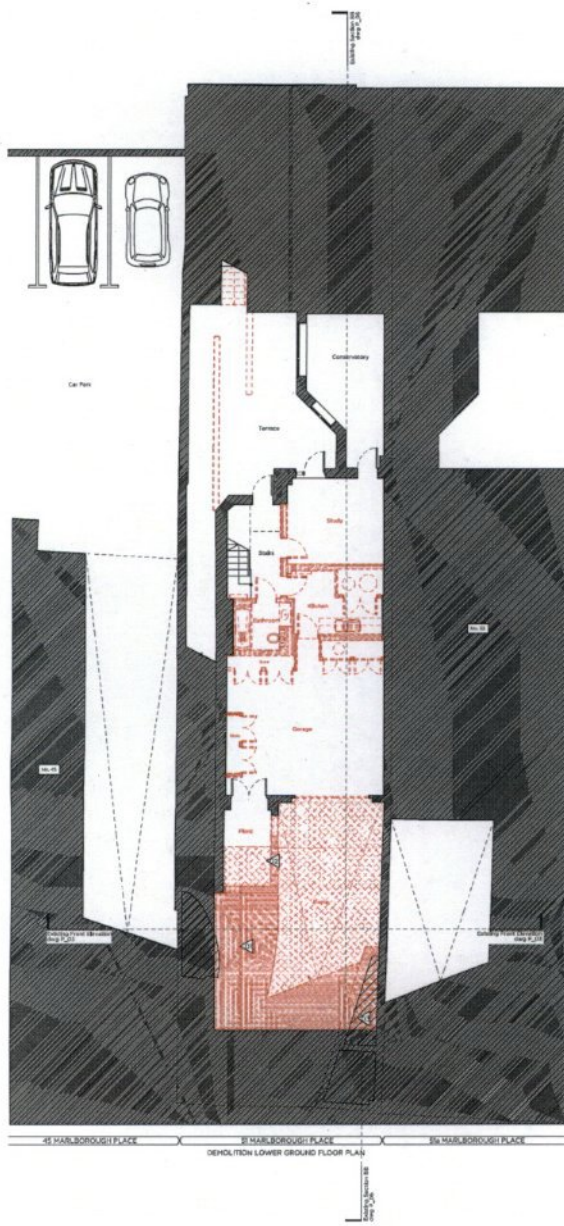
Informative(s):

- 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 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)
- 3 You are advised that Thames Water recommend that you incorporate a non-return valve or other suitable device to avoid the risk of back flow at a later date, on the assumption that the

sewerage network may surcharge to ground level during storm conditions Water also recommend that you undertake measures to minimise ground water discharges into the public sewer . A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into the public sewer .Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991 .Permit enquiries should be made to Thames Water Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk .Application forms can be completed on line via www.thameswater.co.uk/wastewaterquality.

- 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 or visit www.ccscheme.org.uk.

- 5 You are advised that Thames Water advises that the design of the proposed basement should incorporate a non-return valve or other suitable device to avoid the risk of back flow in the future, and measures to minimise groundwater discharges into the public sewer.



- For an external staircase
- Improve existing garage doors in preparation for new windows and convert formal garage into a habitable room
 - Demolish existing 1st store (to be relocated)
 - Demolish existing metal stairs
 - Demolish existing door wall and railings to allow retention of 2nd landing space
 - 1st/2nd existing ramp to create level driveway. Retain with York stone paving, retaining 2nd parking spaces
 - Proposed concrete steps with rendered flank walls and metal railings paint finish
 - Proposed metal railings to perimeter of newly formed 1st/2nd
 - Painted metal access stairs to newly formed light well
 - 1st store relocated as shown, clad in cedar slats
 - New hedging (tree-chaining)
 - Proposed metal railings painted
 - Proposed hardwood door to newly formed entrance
 - No modifications to flank or rear elevations are proposed under this application
 - Proposed traditionally detailed timber framed French doors with four pane windows
 - New Traditionally detailed timber door paint finish
 - Break-out hard standing to create new tree-chaining wall
 - Concrete retaining wall
 - Dressed stone coping
 - Render painted
- For an external staircase
- Triple sliding PVC aluminium window
 - Concrete retaining wall
 - Existing planter retained to accommodate existing tree (as detailed by Arden's Bushes report submitted with application)
 - Existing tree retained
 - Revised Planter
 - White render to match 51a Harborborough Place (as pitched)
 - Stone window surrounds to match 51a Harborborough Place
 - Reconfigured external slab to existing garden at raised level

PLANNING

Project No. 13082

Client: Marek Wojciechowski

Date: March 2015

Scale: 1:50 @ A1 / 1:100 @ A3

Project: 51 Harborborough Place, NWB

Drawing Title: Existing, Consented and Proposed Lower Ground Floor Plan

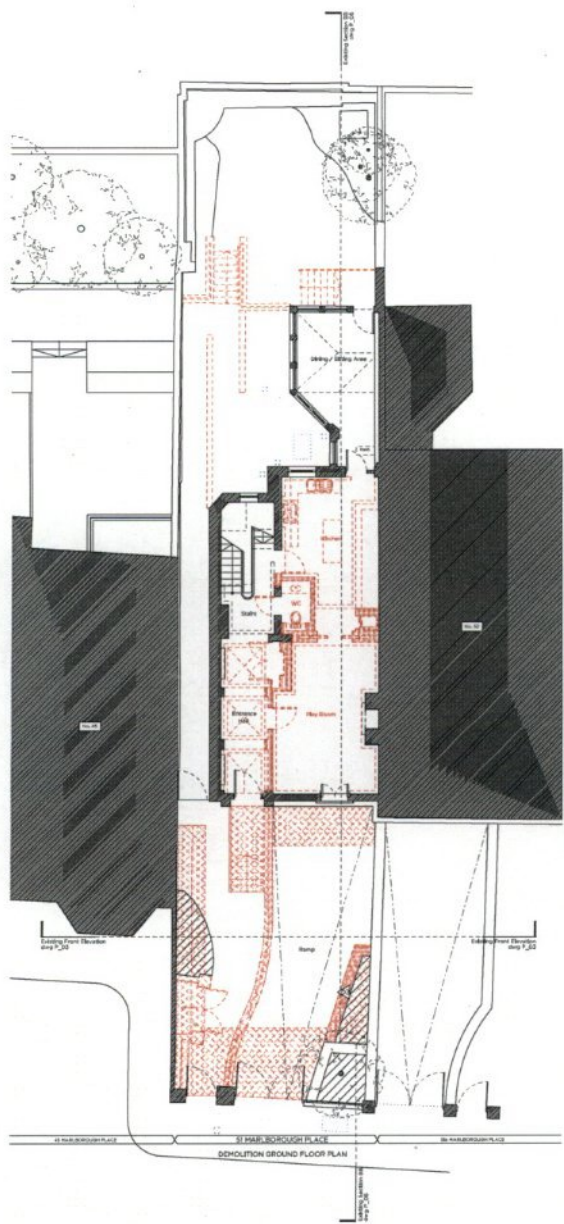
Drawing No. P_01

Drawn: PB Approved: MW

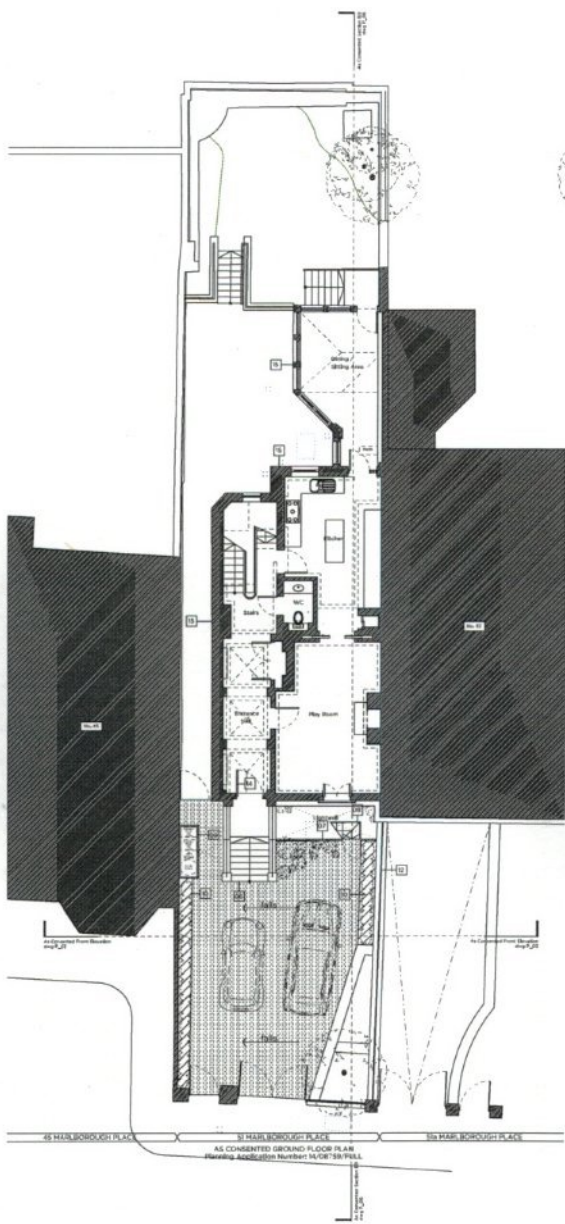
Marek Wojciechowski Architects

38 Princes Street NWB 011 550 7880 9330 www.mwa.co.uk

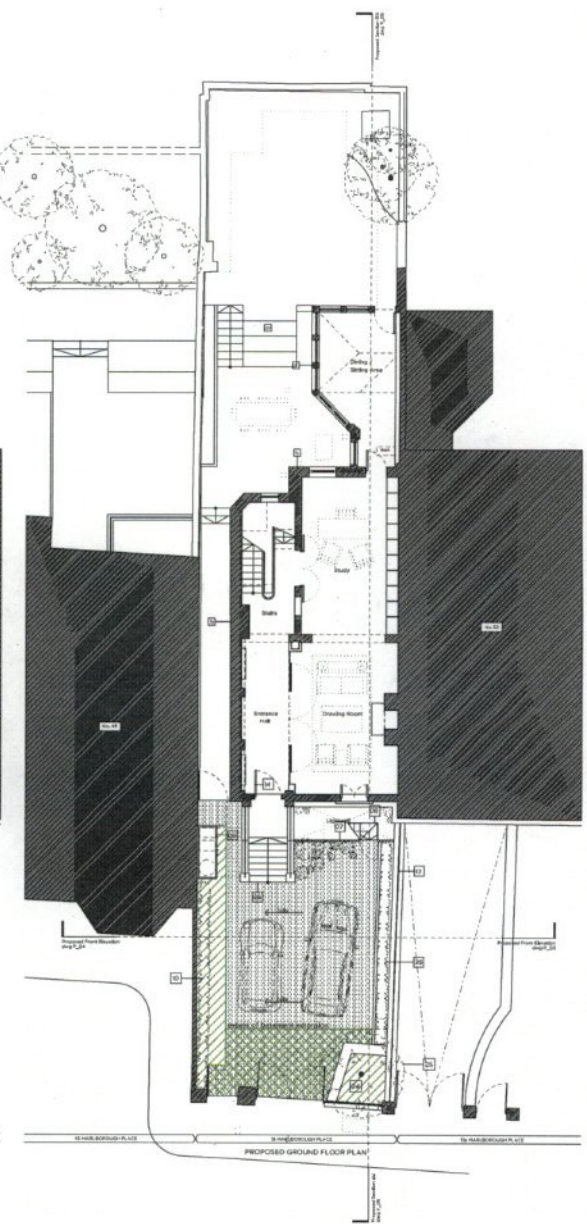
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51 MARLBOROUGH PLACE
EXISTING GROUND FLOOR PLAN



51 MARLBOROUGH PLACE
AS CONSSENTED GROUND FLOOR PLAN
Planning Application Number: 14/0138/PILL



51 MARLBOROUGH PLACE
PROPOSED GROUND FLOOR PLAN



Site Location Plan NTS

- Legend**
- User Design Removal of Existing Structure
 - Removal of Existing Structure and Footing
 - Existing stones to be set aside and reused
 - Extent of adding free parking area
 - Extent of proposed free parking area
 - Extent of proposed free parking area beneath permeable paving

- Site Condition**
- Excavation to form basement extension
 - Existing concrete wall removed
 - Plaster partially removed & tree planter retained
 - Floor lowered by approx 400mm to improve access

- Key to consented scheme**
- Remove existing garage doors in preparation for new windows and convert internal garage into a habitable room
 - Demolish existing bin store (to be relocated)
 - Demolish existing metal stairs
 - Demolish existing door wall and railings to allow retention of 2nd parking spaces
 - Lift existing ramp to create level driveway finished with York stone paving, retaining 2nd parking spaces
 - Proposed stone steps with rendered flank walls and metal railings paint finish
 - Proposed metal railings to perimeter of newly formed light well
 - Painted metal access stairs to newly formed light well
 - Bin store relocated as shown, clad in cedar slats
 - Van heighting (tree-drainage)
 - Proposed metal railings painted
 - Proposed hardwood door to newly formed entrance
 - No modifications to flint or rear elevations are proposed under this application
 - Proposed traditionally detailed French fronted French doors with flint side windows
 - New Traditionally detailed timber door paint finish
 - Break-out hard standing to create new tree-drainage planter
 - Concrete retaining wall
 - Grassed stone capping
 - Render painted

- Key Proposed Scheme**
- Triple sliding PVC aluminium window
 - Concrete retaining wall
 - Existing plaster retained to accommodate existing tree and flint wall. A structural report submitted with application
 - Existing tree retained
 - Hardwood planter
 - White render to match 51a Marlborough Place (in hatchback)
 - Stone window surrounds to match 51a Marlborough Place
 - Reconfigured external stair to existing garden at raised level

PLANNING

13082

Client: **Marek Wojciechowski**

Date: **March 2015**

Scale: **1:50 @ A1 / 1:100 @ A3**

Project: **51 Marlborough Place, NWB**

Drawing Title: **Existing, Consented and Proposed Ground Floor Plan**

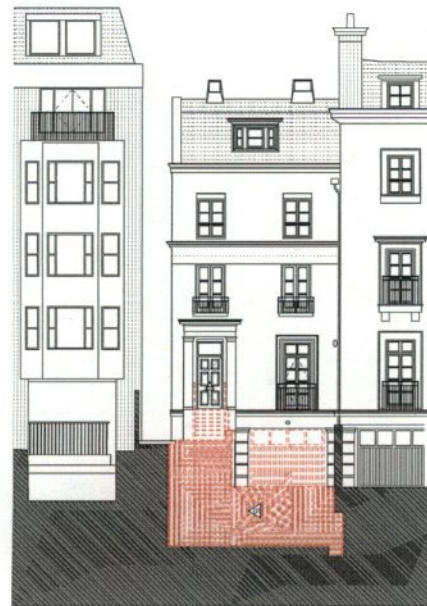
Drawing No. **P_02** Rev. **01**

Drawn: **PB** Approved: **MW**

Marek Wojciechowski Architects

38 Hogarth Street, W1W 8JZ 0 203 7580 833 www.mw-architects.com

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51 MARLBOROUGH PLACE 51 MARLBOROUGH PLACE 51 MARLBOROUGH PLACE
DEMOLITION FRONT ELEVATION



51 MARLBOROUGH PLACE 51 MARLBOROUGH PLACE 51 MARLBOROUGH PLACE
AS CONSENTED FRONT ELEVATION
Planning Application Number: 16/08755-FULL



MARLBOROUGH PLACE 51 MARLBOROUGH PLACE 51 MARLBOROUGH PLACE
PROPOSED FRONT ELEVATION



Site Location Plan NTS

Legend	
	Proposed Removal of Existing Structure
	Removal of Existing Structure and FES/PS
	Existing spaces to be set aside and reserved
	Extent of existing free-draining area
	Extent of proposed free-draining area
	Extent of proposed free-draining, cost-bearing, permeable paving

Work Schedule	
	Excavation to form basement extension
	Existing concrete wall removed
	Plaster partially removed & free plaster retained
	Floor lowered by approx 400mm to improve access

Proposed Schedule	
01	Approve existing garage doors in preparation for new windows and convert internal garage into a habitable room (demolish existing bin store to be reinstated)
02	Demolish existing metal stairs
03	Demolish existing sheet wall and railings to allow retention of two parking spaces
04	Install existing ramp to create level driveway front with York Stone paving, retaining the parking spaces
05	Proposed stone steps with rendered block walls and metal railings with steel
06	Proposed metal railings to perimeter of newly formed light well
07	Painted metal access stairs to newly formed light well
08	Bin store reinstated as shown, clad in cedar clats
09	Year heighting (free-draining)
10	Proposed metal railings painted
11	Proposed hardwood door to newly formed entrance
12	No modifications to brick or rear elevations are proposed under this application
13	Proposed traditionally detailed timber framed French doors with fixed side windows
14	New traditionally detailed timber door pairs (skin)
15	Break-out hard standing to create new free-draining planter
16	Concrete retaining wall
17	Grassed stone coping
18	Render paintwork
Proposed Schedule	
19	Install sliding PVC aluminium window
20	Concrete retaining wall
21	Existing planter retained to accommodate existing tree (see Schedule 5 Architectural report submitted with application)
22	Existing tree retained
23	Reinstated Planter
24	White render to match 51a Marlborough Place (as hatched)
25	Stone window surrounds to match 51a Marlborough Place
26	Reconfigure external steps to existing garden at raised level

PLANNING

Project No. 13082

Client: Marek Wojciechowski

Date: March 2015

Scale: 1:50 @ A1 / 1:100 @ A3

Project: 51 Marlborough Place, NWB

Drawing Title: Existing, Consented and Proposed Front Elevation

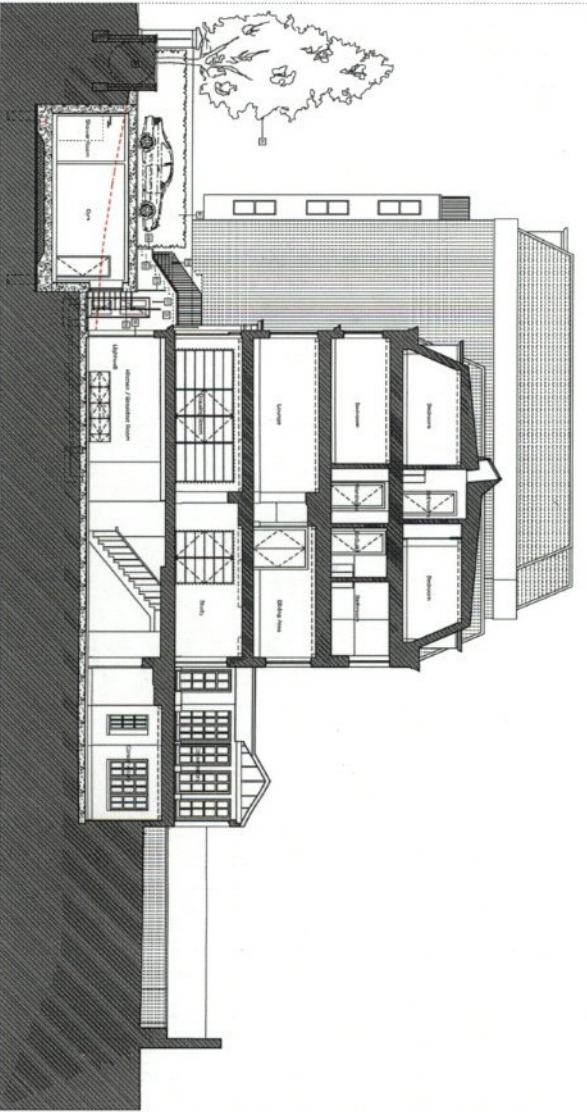
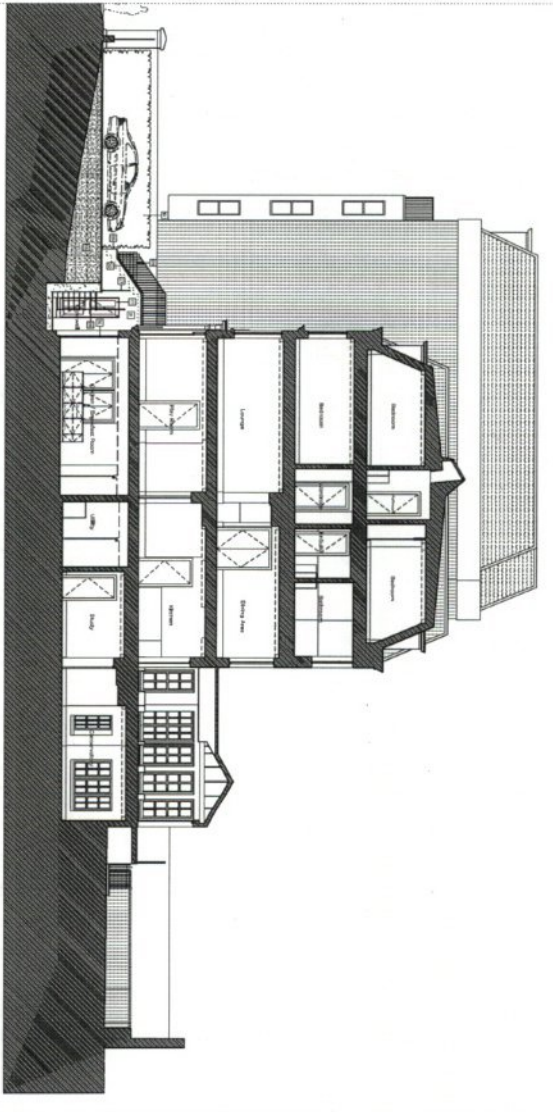
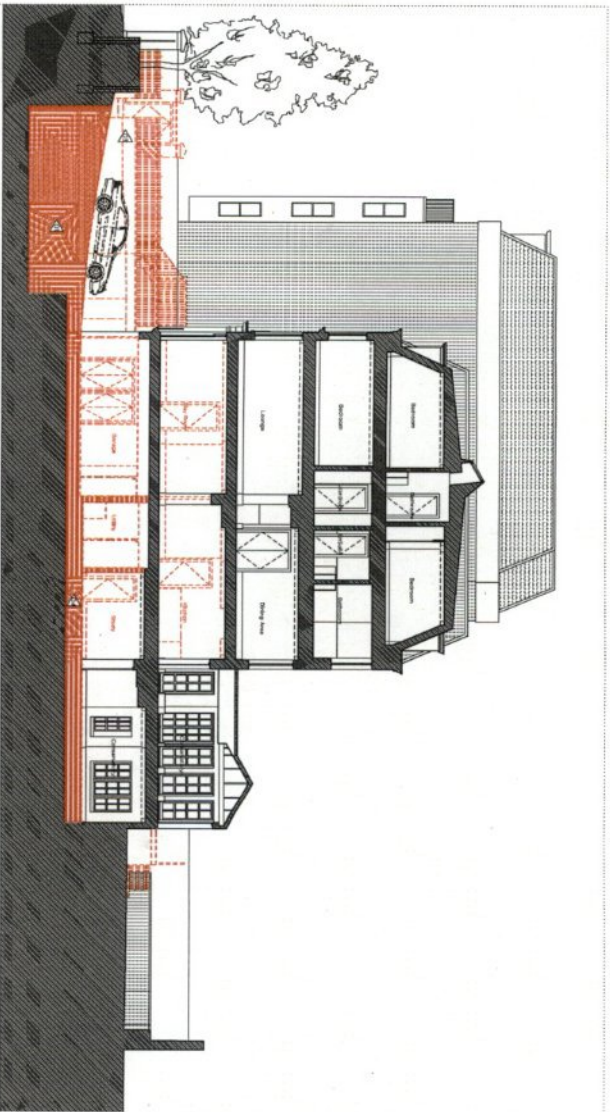
Drawing No. P_03

Sheet: PB Approved MW

Marek Wojciechowski Architects

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- LEGEND**
- | | | | |
|--|---|--|--|
| | Listed Building or Historic Structure of Importance | | Schedule of Proposed New Structure or Proposed Extension of Existing Structure |
| | Building Proposed to be demolished | | Proposed New Structure or Proposed Extension of Existing Structure |
| | Boundary of Existing Plot | | Boundary of Proposed Plot |
- EXPLANATIONS TO THIS DOCUMENT**
- 1. Building proposed to be demolished
 - 2. Building proposed to be demolished
 - 3. Building proposed to be demolished
 - 4. Building proposed to be demolished
 - 5. Building proposed to be demolished
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 - 98. Building proposed to be demolished
 - 99. Building proposed to be demolished
 - 100. Building proposed to be demolished

PLANNING

13082

Project No. _____

Client: Marek Wojciechowski

Date: March 2015

Site: ESO @ A1 / ESO @ A3

Project Title: ESO @ A1 / ESO @ A3

Building: ESO @ A1 / ESO @ A3

Section: Section BB

Scale: P.05

Author: PW

Checked: HW

Marek Wojciechowski Architects

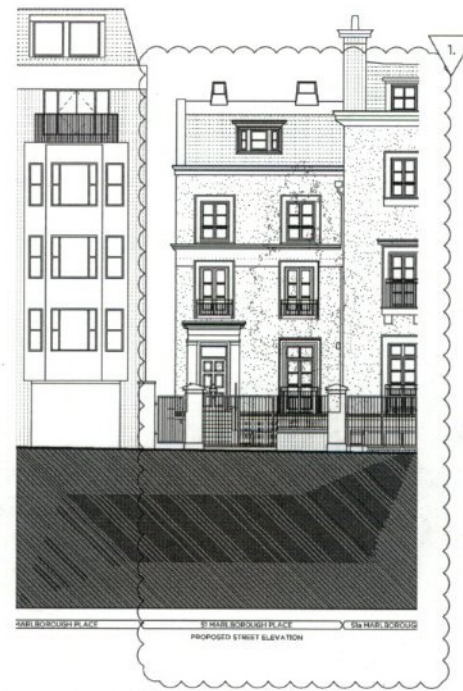
28 Praga-Forum Street, 01-954 Warszawa, Poland
 Phone: +48 22 638 88 88
 Fax: +48 22 638 88 89
 Email: biuro@mw-architects.pl
 Website: www.mw-architects.pl



51 MARLBOROUGH PLACE
51 MARLBOROUGH PLACE
51 MARLBOROUGH PLACE
DEMOLITION STREET ELEVATION



51 MARLBOROUGH PLACE
51 MARLBOROUGH PLACE
51 MARLBOROUGH PLACE
AS CONSENTED STREET ELEVATION
Planning application number 14/01767/11



51 MARLBOROUGH PLACE
51 MARLBOROUGH PLACE
51 MARLBOROUGH PLACE
PROPOSED STREET ELEVATION



Site Location Plan NTS

Legend

	Line Denotes Removal of existing structure		Extent of proposed free-standing area beneath permeable paving
	Removal of existing structure and fittings		Extent of proposed free-standing area beneath permeable paving
	Building stones to be set ash & re-used		Extent of proposed free-standing area beneath permeable paving
	Extent of existing free-standing area		Extent of proposed free-standing area beneath permeable paving

- Site Location
- Excavation to form basement extension
 - Existing concrete wall removed
 - Plaster partially removed & free planter retained
 - Floor lowered by approx 400mm to improve access

- Site Construction
- Remove existing garage doors in preparation for rear windows and convert internal garage into a habitable room
 - Demolish existing tin store (to be relocated)
 - Demolish existing metal stairs
 - Demolish existing parapet wall and railings to allow installation of new parapet to space
 - Install existing ramp to create level driveway finished with York stone paving, retaining two parking spaces
 - Proposed stone steps with rendered stone walls and metal railings para finish
 - Proposed metal railings to perimeter of newly formed light well
 - Painted metal access stairs to newly formed light well
 - tin store relocated as shown, clad in cedar slats
 - Van hooking (free-draining)
 - Proposed metal railings pathway
 - Proposed hardwood door to newly formed entrance
 - tin modifications to Baner or rear elevations are proposed under this application
 - Proposed traditionally detailed timber framed French doors with brass side entrance
 - New traditionally detailed timber door para finish
 - Break-out hard standing to create new free-standing planter
 - Concrete retaining wall
 - Dressed stone coping
 - Render polished

- Site Materials
- Triple glazing PVC aluminium windows
 - Concrete retaining wall
 - Existing planter retained to accommodate existing tree (to be retained in accordance with relevant regulations)
 - Existing tree retention
 - Reused Planter
 - White render to match 51a Marlborough Place (as detailed)
 - Stone window surrounds to match 51a Marlborough Place
 - Reconfigured external stair to existing garden at raised level

PLANNING

Project No. 13082

Client: Marek Wojciechowski

Date: March 2015

Scale: 1:50 @ A1 / 1:100 @ A3

Project: 51 Marlborough Place, NWB

Drawing Title: Existing, Consented and Proposed Street Elevation

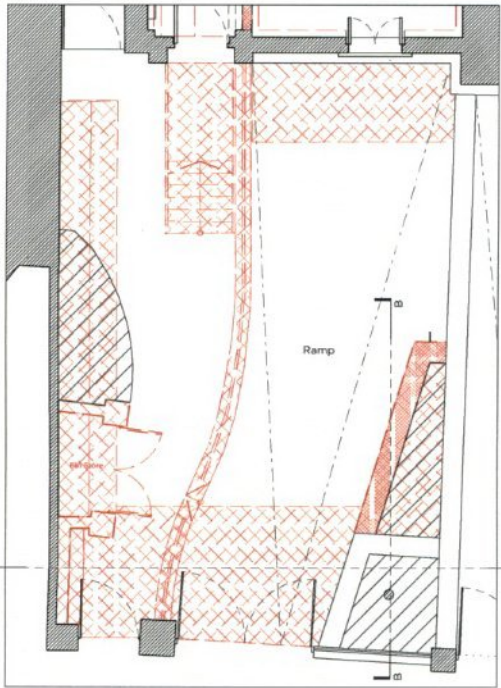
Drawing No. P_04 Rev A

Drawn: pg	Approved: MW	Issue:
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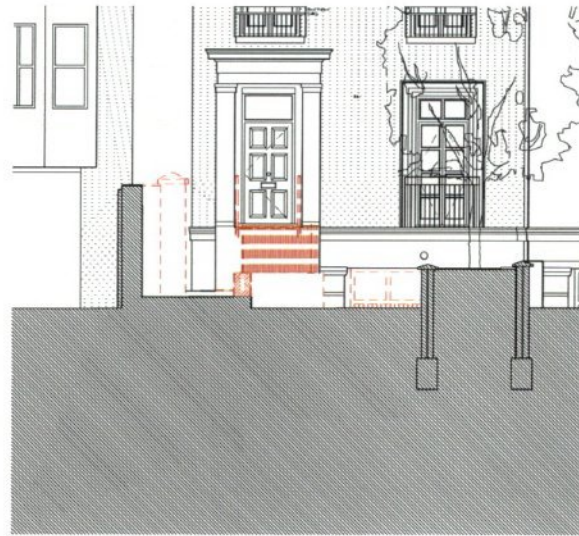
Marek Wojciechowski Architects

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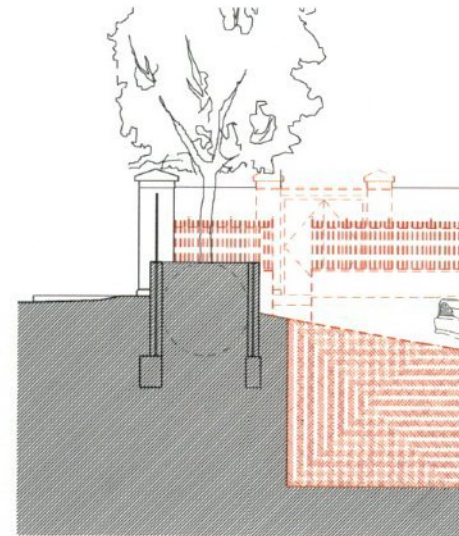
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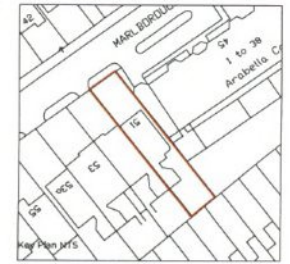
Existing Driveway & Planter Plan 1:100



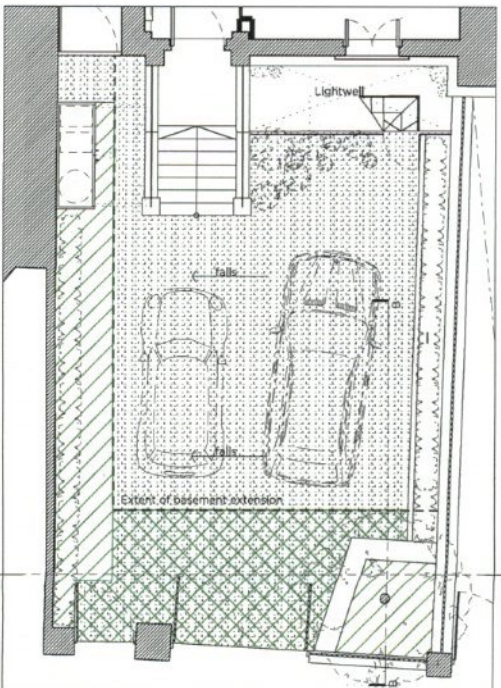
Existing Tree Pit Section A-A 1:100



Existing Tree Pit Section B-B 1:100



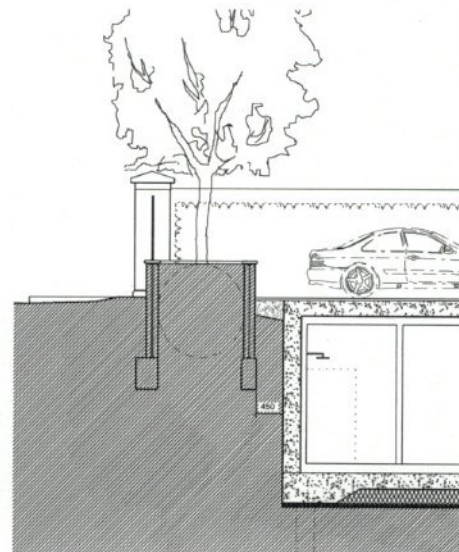
- Legend
- Line Demos Removed of Existing Structure
 - Removal of Existing Structure and Filling
 - Collecting stones to be set into and reused
 - Extent of existing tree planting area
 - Extent of proposed tree planting area
 - Extent of proposed paving area beneath permeable paving



Proposed drive way & Planter Plan 1:100



Proposed Tree Pit Section A-A 1:100



Proposed Tree Pit Section B-B 1:100

PLANNING

Project No. 13082

Client: Marek Wojciechowski

Date: March 2015

Scale: 1:100 @ A3

Project: 51 Marlborough Place, N/W

Drawing Title: Existing & Proposed Tree Pit Sections

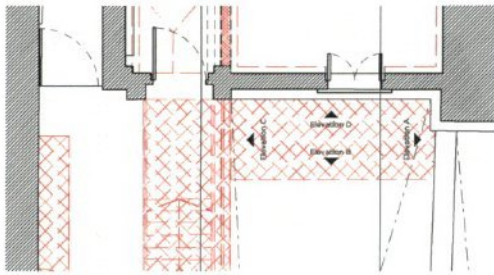
Drawing No. P_D7 Rev.

Drawn: MW Signed:

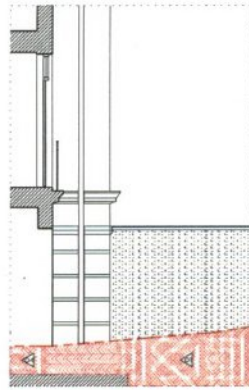


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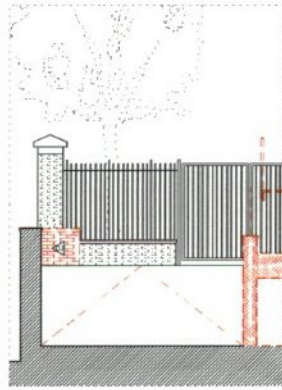
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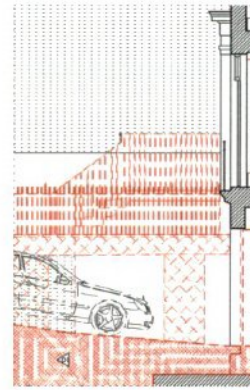
Key Plan (Existing Ground Floor Plan)



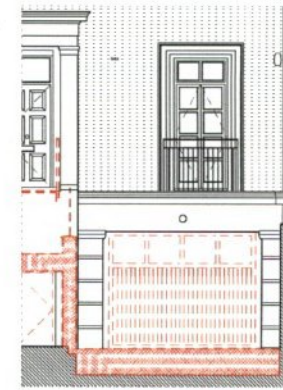
A As Existing Lightwell Elevations



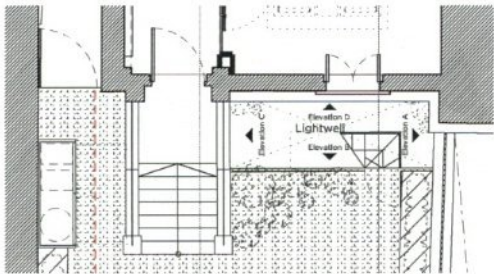
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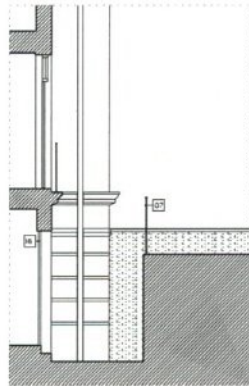
C



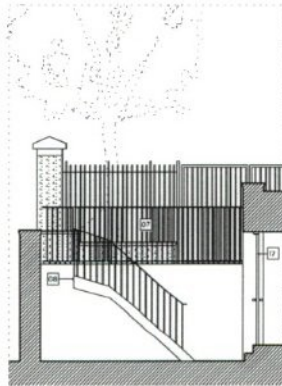
D



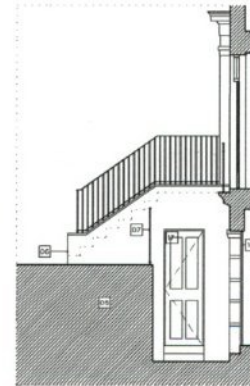
Key Plan (As Consented Ground Floor Plan)



A As Consented Lightwell Elevations



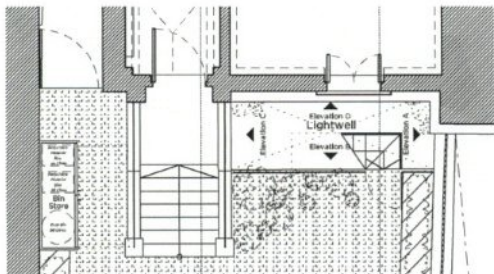
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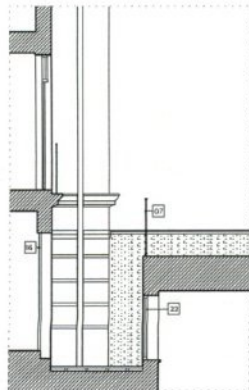
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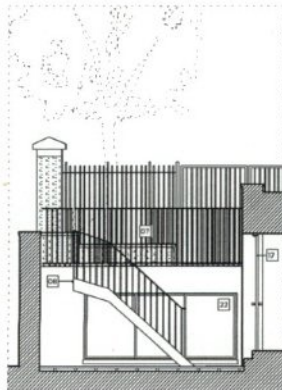
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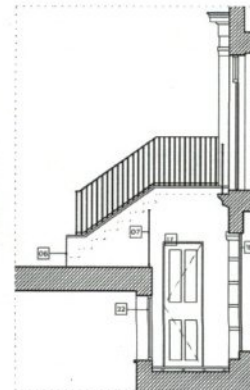
Key Plan (Proposed Ground Floor Plan)



A Proposed Lightwell Elevations



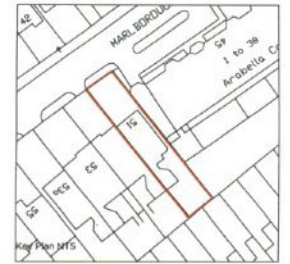
B



C



D



- Line Denotes Removal of Existing Structure
- Dash Denotes Removal of Existing Structure and Fixings
- Hatch denotes existing stones to be set aside and reused
- Hatch denotes free-draining area

- Excavation to form basement as tender
- Existing concrete wall removed
- Plaster partially removed & tree planter retained
- Floor lowered by approx. 400mm to improve access

- Remove existing garage doors in preparation for new windows and convert internal garage into a habitable room
- Demolish existing lift store (to be relocated)
- Demolish existing metal stairs
- Demolish existing dwarf wall and fittings to allow retention of 2nd parking spaces
- Install existing ramp to create level driveway finished with York stone paving, retaining and curbing spaces
- Proposed stone steps with rendered stone walls and metal railings with floor
- Proposed metal railings to perimeter of newly formed light well
- Painted metal access stairs to newly formed light well
- Bin store relocated as shown, clad in cedar clats
- View hedging (free-draining)
- Proposed metal railings painted
- Proposed hardwood door to newly formed entrance
- No modifications to brick or rear elevations are proposed under this application
- Proposed traditionally styled timber framed French doors with fixed side windows
- New Traditionally styled timber door pale finish
- Reinforced hard standing to create new free-draining planter
- Concrete retaining wall
- Dressed stone coping
- Render painted
- Triple sliding PVC aluminium window
- Concrete retaining wall
- Existing stone retained to accommodate existing tree (as outlined in Arboriculturist's report submitted with application)
- Existing tree retained
- Free draining area / Permeable Paving
- White render to match 51a Marlborough Place
- Stone window surrounds to match 51a Marlborough Place

PLANNING

Project No. **13082**

Client: **Marek Wojciechowski**
100 St. AS

Date: **March 2015**

Site: **51 Marlborough Place, NW9**

Drawing Title: **Existing, As Consented and Proposed Lightwell Elevations**

Drawing No. **P_06**

Drawn: **HW** Checked: **HW**



Marek Wojciechowski Architects

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