

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 25 August 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> St James's	
<b>Subject of Report</b>	<b>15 Buckingham Gate, London, SW1E 6LB</b>		
<b>Proposal</b>	Use as a single family dwelling (Class C3). Erection of two storey garden building and single storey link structure.		
<b>Agent</b>	Firstplan		
<b>On behalf of</b>	Petros Development Company Limited		
<b>Registered Number</b>	15/02130/FULL 15/02131/LBC	<b>TP / PP No</b>	TP/7865
<b>Date of Application</b>	10.03.2015	<b>Date amended/ completed</b>	19.03.2015
<b>Category of Application</b>	Other		
<b>Historic Building Grade</b>	Grade II Listed Building		
<b>Conservation Area</b>	Birdcage Walk		
<b>Development Plan Context</b> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone  Within Central Activities Zone		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.





Front elevation

**15 BUCKINGHAM GATE, SW1**



Rear garden

15 BUCKINGHAM GATE, SW1

## 2. SUMMARY

### SITE:

15 Buckingham Gate is a Grade II listed building located within the Birdcage Walk Conservation Area. The building is currently in office use set over basement, ground and three upper levels. The property benefits from a relatively large rear garden, which features a single storey side link to a garden room at the end of the plot.

### HISTORY:

Permission and listed building consent were refused on 24 July 2001 for the erection of a rear extension at ground floor level and excavation and an extension at rear basement level to provide additional office accommodation (Class B1). The applications were refused on design and conservation grounds.

### PROPOSAL:

These applications seek to replace the existing single storey structure at the rear of the garden with a two storey building and for internal alterations in connection with the conversion of the building to a single family dwelling.

### DESIGN:

Whilst the erection of a two storey building within the garden is unusual, the existing situation and context of the site lends itself to the proposals, surrounded by three storey walls on two sides. In this case and on balance the works are therefore considered acceptable in design terms, subject to conditions regarding detailing. Furthermore, the existing link between the extension and the main building is to be replaced with a lightweight structure, which is considered an improvement, again subject to the detailed design which is also to be secured by way of condition.

Internally, works are proposed in association with the change of use, including lowering of the basement floor level by 400mm, alterations to partitions and doors. These works are also considered acceptable in design and heritage terms, with minimal intervention proposed.

### AMENITY:

The two storey garden extension requires approximately two thirds of the existing wall between Nos. 15 and 16 Buckingham Gate to be built up by 1.8m at the highest point. The wall is to be pitched to match the profile of the new garden extension. An objection has been received from the occupiers of No. 16 on the grounds of loss of light to their offices, which has windows looking towards No. 15.

While the occupiers of No. 16 will experience some loss of light and increased sense of enclosure as a result of the build up, as the affected windows are in office use and as only part of the wall is to be built up, it is not considered that refusal on these grounds could be sustained. The hipping of the wall will also provide some relief to these windows.

### HIGHWAYS:

Two cycle spaces are provided, a condition is recommended to secure this provision in accordance with Policy TACE10. No off-street car parking has been provided, however, the Highways Planning Manager has confirmed that parking can be absorbed into the surrounding network, considered with Policy TRANS23.

### CONCLUSION:

The proposals are considered acceptable in land use, highways, amenity, conservation and design terms and accord with the relevant UDP and City Plan policies. The applications are therefore recommended for conditional approval.

### 3. CONSULTATIONS

#### WESTMINSTER SOCIETY

No objection.

#### ENVIRONMENT AGENCY

Any response to be reported verbally.

#### HIGHWAYS PLANNING MANAGER

No objection.

#### ENVIRONMENTAL HEALTH

No objection.

#### BUILDING CONTROL

No objection raised in relation to the minor excavation works at basement level.

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 26; Total No. of Replies: 1.

One letter of objection on the grounds of loss of light to an adjacent office as a result of the two storey garden extension.

ADVERTISEMENT/SITE NOTICE: Yes.

### BACKGROUND PAPERS

1. Application forms.
2. Letter from The Westminster Society dated 14 April 2015.
3. Email from Building Control dated 27 July 2015.
4. Memorandum from Highways Planning Manager dated 21 April 2015.
5. Online representation from Environmental Health dated 22 April 2015.
6. Letter from the occupiers of 16 Buckingham Gate dated 28 April 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT VINCENT NALLY ON 020 7641 5947 OR BY E-MAIL – [vnally@westminster.gov.uk](mailto:vnally@westminster.gov.uk)

**DRAFT DECISION LETTER**

- Address:** 15 Buckingham Gate, London, SW1E 6LB
- Proposal:** Use as a single family dwelling (Class C3). Erection of two storey garden building and single storey link structure.
- Plan Nos:** 13.007.00(P)001; 13.007.00(P)002; 13.007.00(P)010; 13.007.00(P)011; 13.007.00(P)012; 13.007.00(P)013; 13.007.00(P)014; 13.007.00(P)015; 13.007.00(P)016; 13.007.00(P)017; 13.007.00(P)020 A; 13.007.00(P)021 A; 13.007.00(P)022 A; 13.007.00(P)023; 13.007.00(P)024; 13.007.00(P)025; 13.007.00(P)026; Planning, Design and Heritage Statement; Flood Risk Assessment. For information only: Structural Assessment by CSG dated 30 June 2015.

**Case Officer:** Rupert Handley

**Direct Tel. No.** 020 7641 2497

**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 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)
- Reason:**  
To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Birdcage Walk Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)
- 4 You must submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:
- i) Rear Extension
  - ii) Glazed link

You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the works according to the approved details.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Birdcage Walk Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 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 protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Birdcage Walk Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 6 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

To provide cycle parking spaces for people using the development as set out in TRANS 10 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 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 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.



Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team  
Environmental Health Service  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP

Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

- 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 sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (I58AA)
- 6 Under Section 25 of the Greater London Council (General Powers) Act 1973 you need planning permission to use residential premises as temporary sleeping accommodation. To make sure that the property is used for permanent residential purposes, it must not be used as sleeping accommodation by the same person for less than 90 nights in a row. This applies to both new and existing residential accommodation.

Also, under Section 5 of the Greater London Council (General Powers) Act 1984 you cannot use the property for any period as a time-share (that is, where any person is given a right to occupy all or part of a flat or house for a specified week, or other period, each year). (I38AB)

- 7 You are advised that planning permission would be required for the use of any part of the site as a separate residential dwelling.

**DRAFT DECISION LETTER**

- Address:** 15 Buckingham Gate, London, SW1E 6LB
- Proposal:** Use as a single family dwelling (Class C3). Erection of two storey garden building and single storey link structure. Associated internal alterations including removal and addition of partitions.
- Plan Nos:** 13.007.00(P)001; 13.007.00(P)002; 13.007.00(P)010; 13.007.00(P)011; 13.007.00(P)012; 13.007.00(P)013; 13.007.00(P)014; 13.007.00(P)015; 13.007.00(P)016; 13.007.00(P)017; 13.007.00(P)020 A; 13.007.00(P)021 A; 13.007.00(P)022 A; 13.007.00(P)023; 13.007.00(P)024; 13.007.00(P)025; 13.007.00(P)026; Planning, Design and Heritage Statement; Flood Risk Assessment. For information only: Structural Assessment by CSG dated 30 June 2015.
- Case Officer:** Rupert Handley **Direct Tel. No.** 020 7641 2497

**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 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)  
**Reason:**  
To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Birdcage Walk 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)
- 3 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)  
**Reason:**  
To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)
- 4 You must submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:
  - i) Rear Extension
  - ii) Glazed link

You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the works according to the approved details.

- 4 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Birdcage Walk 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

#### **Informative(s):**

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**  
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

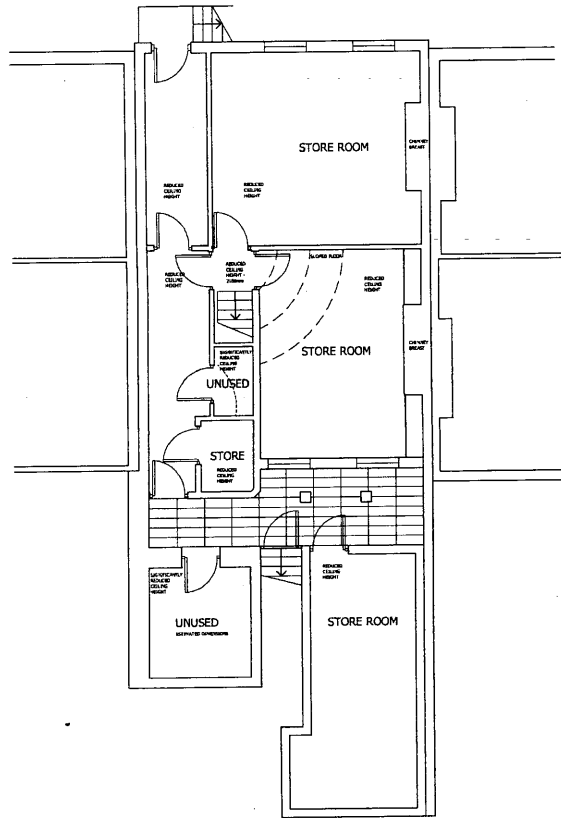
- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- \* any extra work which is necessary after further assessments of the building's condition;
- \* stripping out or structural investigations; and
- \* any work needed to meet the building regulations or other forms of statutory control.

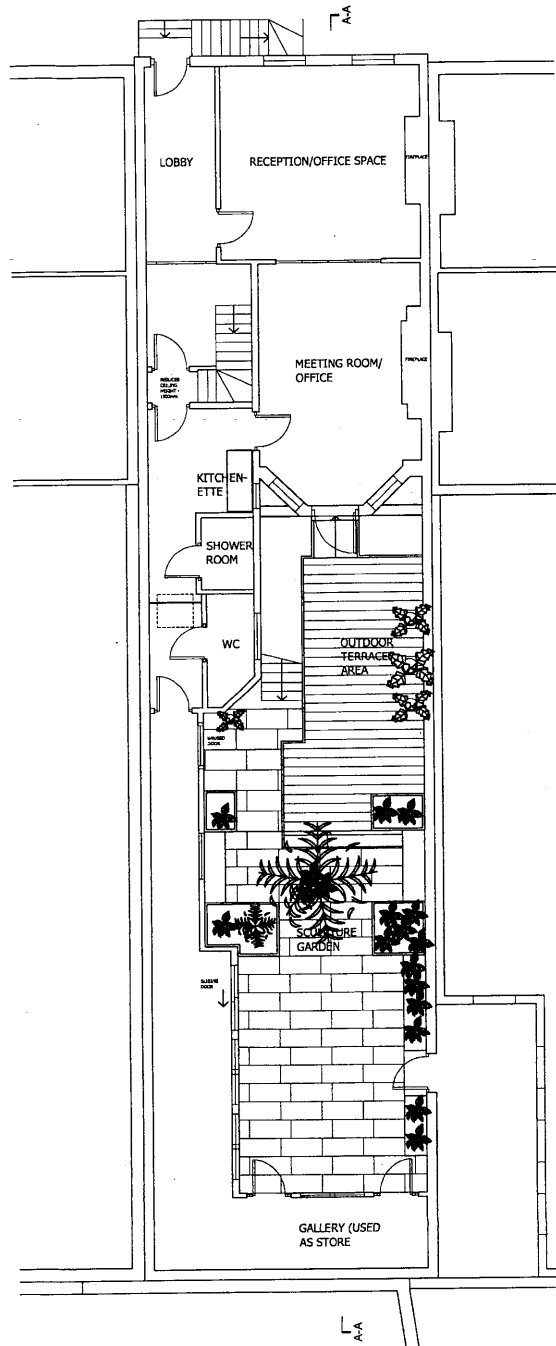
Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

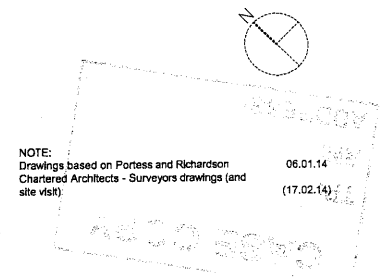
Basement Floor



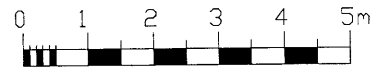
Ground Floor



do not scale from this drawing.  
contractor to take and check all dimensions on site before commences. discrepancies to be reported to architect.  
subcontractor to verify all dimensions on site before making shop drawings or commencing manufacture.  
this drawing is copyright.



NOTE:  
Drawings based on Portess and Richardson  
Chartered Architects - Surveyors drawings (and site visit)  
06.01.14  
(17.02.14)



rev	description	drawn	date

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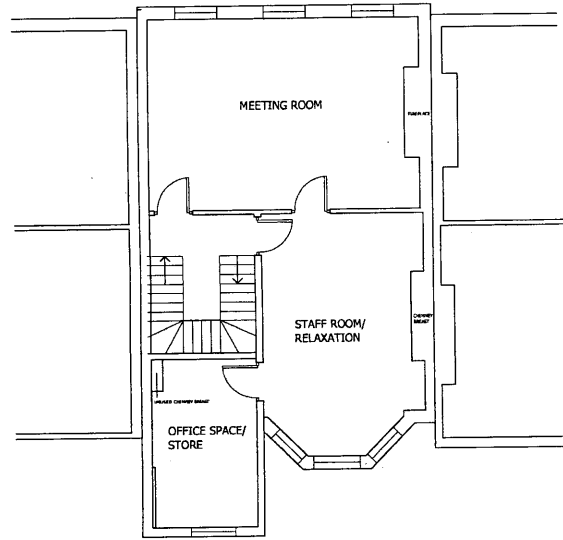
client Petros Development Company Limited

project 15 Buckingham Gate

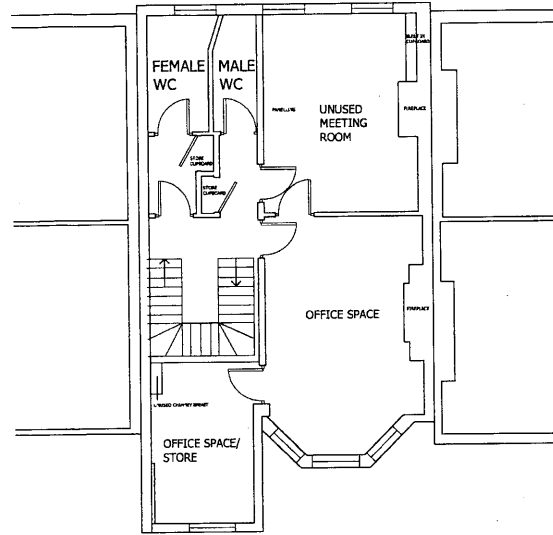
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Plan

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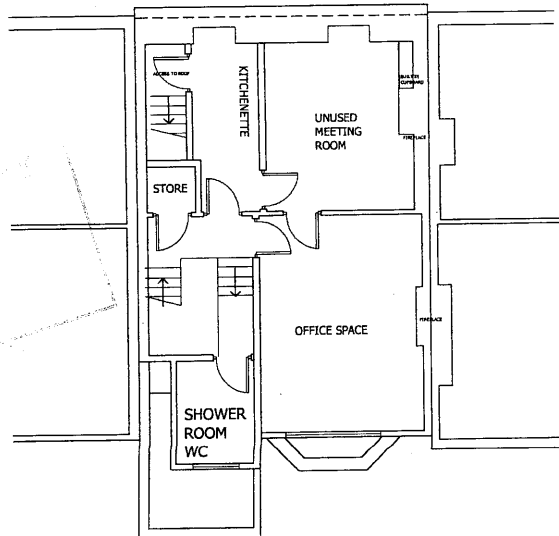
First Floor



Second Floor



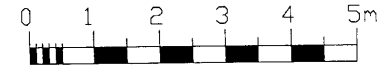
Third Floor



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contractor to take and check all dimensions on site before commences. discrepancies to be reported to architect.  
subcontractor to verify all dimensions on site before making shop drawings or commencing manufacture.  
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Chartered Architects - Surveyors drawings (and site visit)  
06.01.14  
(17.02.14)



rev	description	drawn	date

CASE COPY  
10/1/2014

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client Petros Development Company Limited

project 15 Buckingham Gate

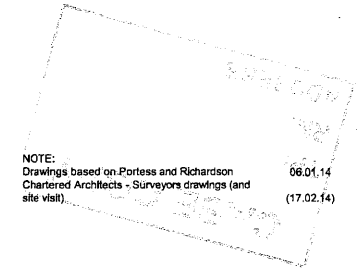
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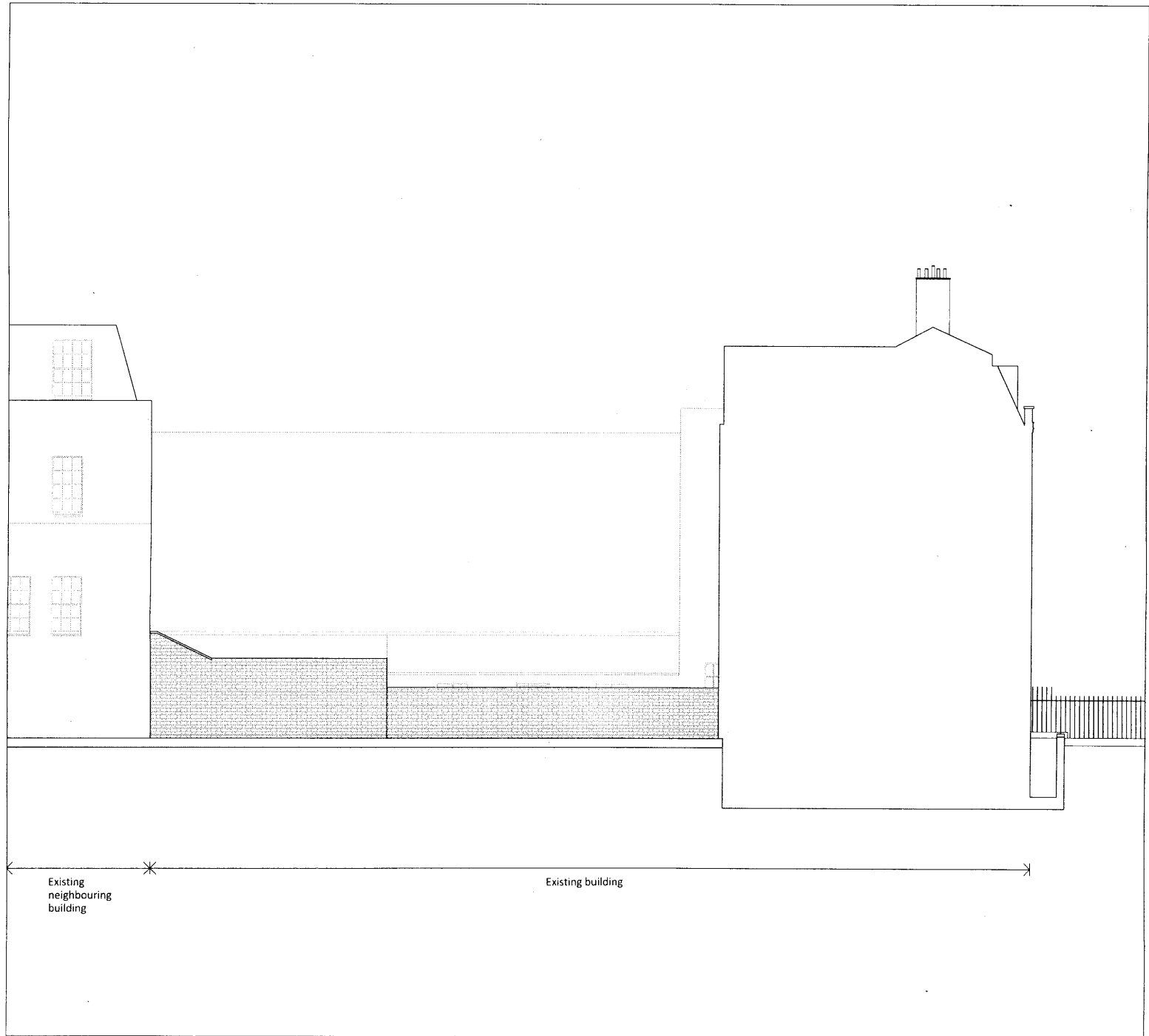
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client Petros Development Company Limited

project 15 Buckingham Gate

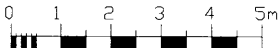
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rev	description	drawn	date

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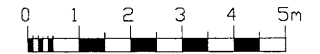
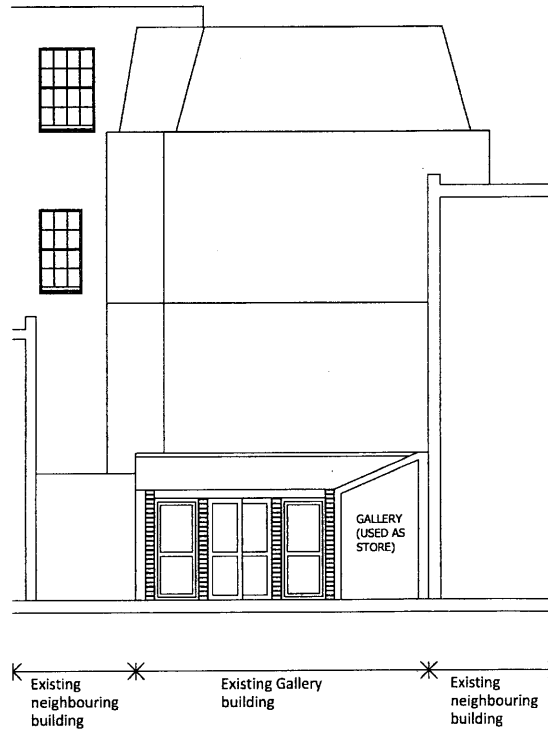
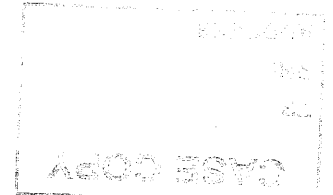
client Petros Development Company Limited

project 15 Buckingham Gate

title Existing Gallery East Elevation

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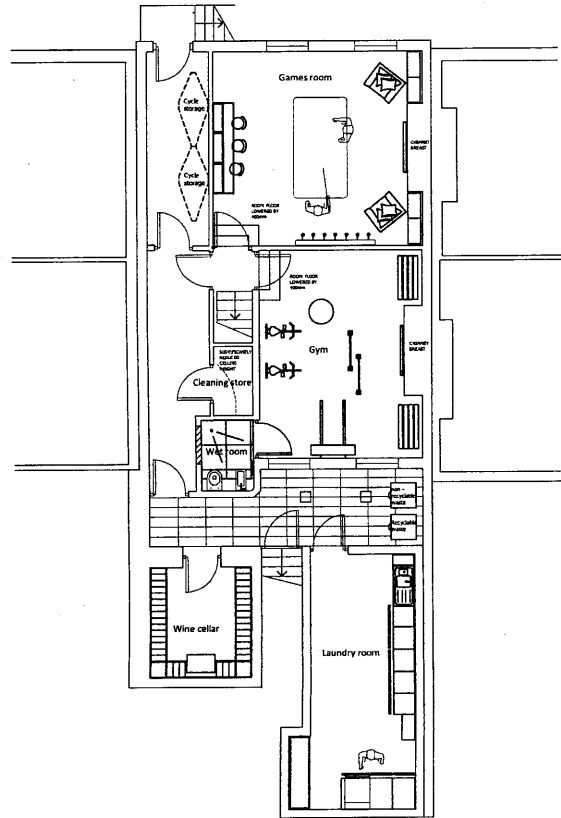
project 15 Buckingham Gate

title Existing Gallery Elevation

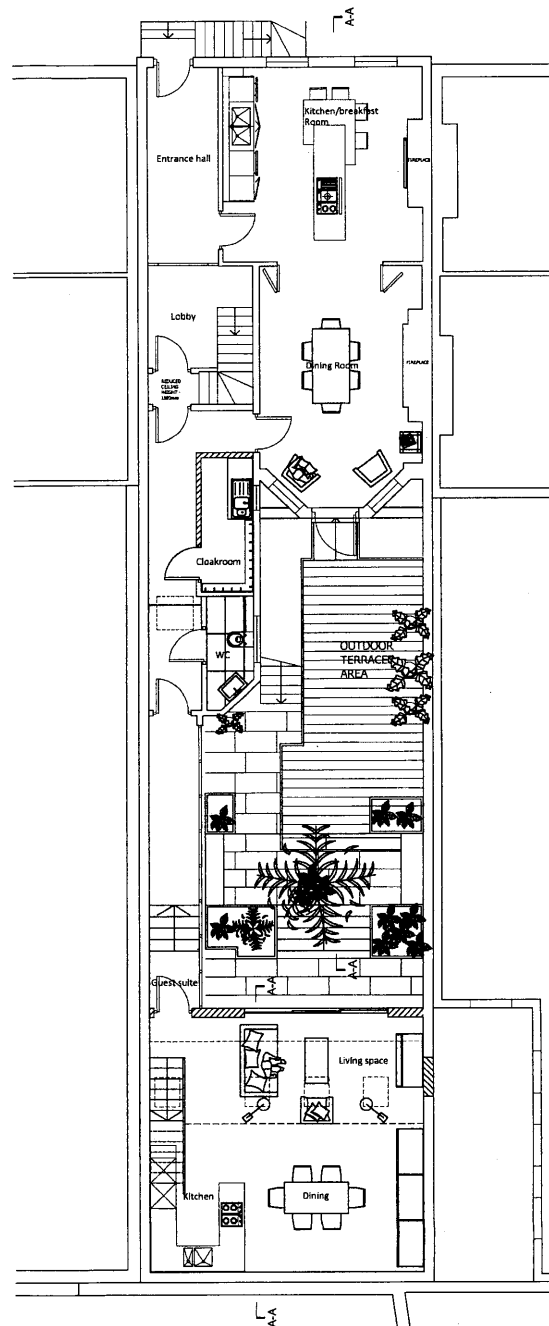
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Basement Floor

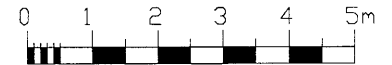
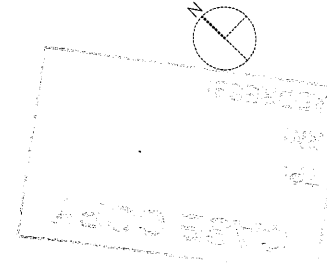


Ground Floor



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rev	description	drawn	date
A	- Corridor line changed to frameless glazing - Guest suite lowered by 750mm, stairs introduced in link corridor and externally - Roof set further back and reduced in height - Staff set back - Bike and Bin Store added - Traditional zinc standing seam cladding introduced	hp	21.10.14

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**architects**  
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client Petros Development Company Limited

project 15 Buckingham Gate

title Proposed Basement and Ground Floor

Guest suite

date 18.02.2014 plot date 09.02.2015

drawn hp cad file

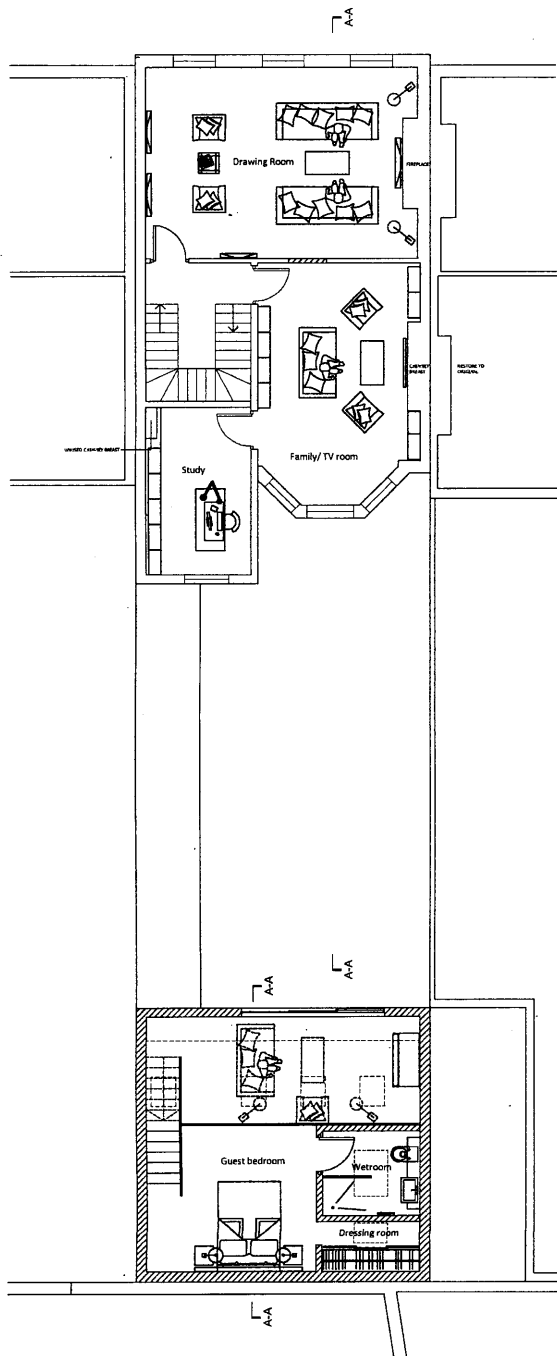
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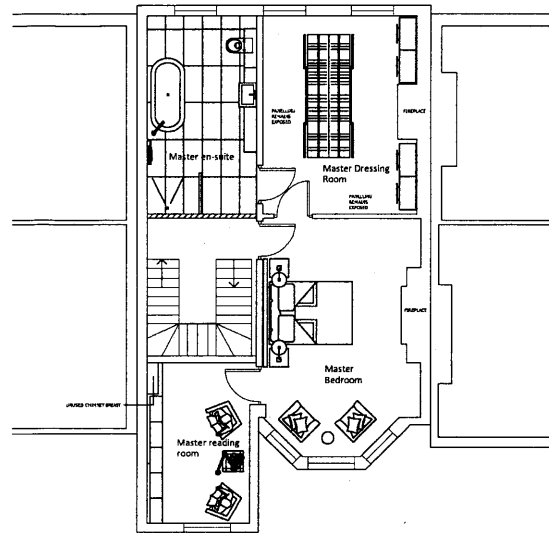
dwg no 13.007.00(P) 020 rev. A

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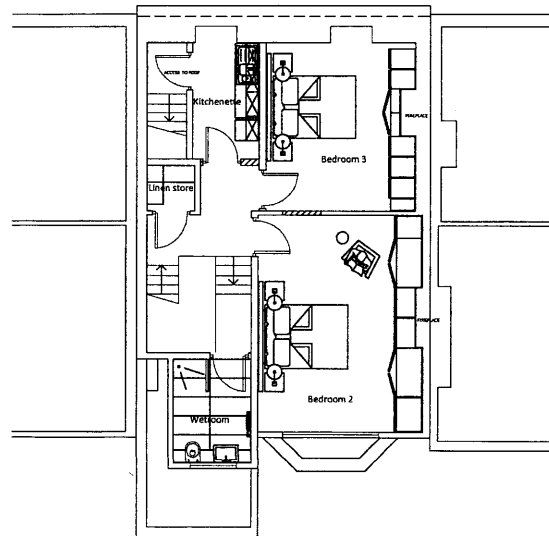
First Floor



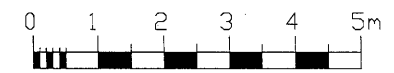
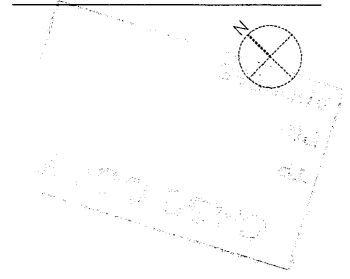
Second Floor



Third Floor



do not scale from this drawing.  
contractor to take and check all dimensions on site before commences. discrepancies to be reported to architect.  
subcontractor to verify all dimensions on site before making shop drawings or commencing manufacture.  
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rev	description	drawn	date
A	- Guest suite lowered by 750mm, stairs introduced in link corridor and externally - Roof set back further and reduced in height - Stair set back - Traditional zinc standing seam cladding introduced	hp	21.10.14

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client Petros Development Company Limited

project 15 Buckingham Gate

title Proposed First, Second and Third Floor

Plan  
Guest suite

date 18.02.2014 plot date 09.02.2015

drawn hp cad file

scale 1:125@A3

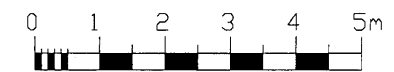
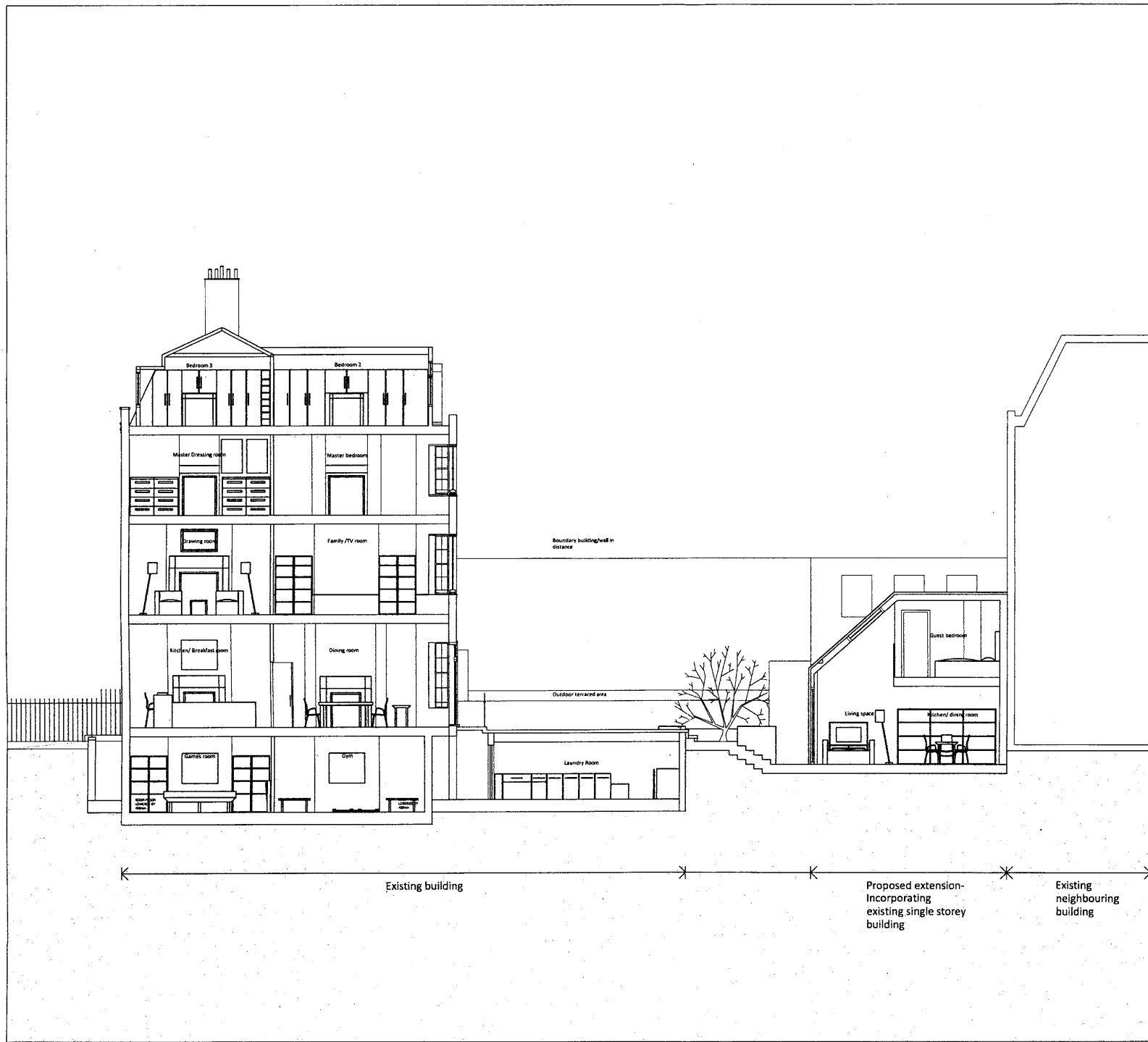
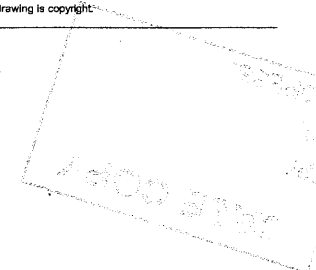
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rev	description	drawn	date
A	- Guest suite lowered by 750mm, stairs introduced in link corridor and externally - Roof set back further and reduced in height - Annotation added - Traditional zinc standing seam cladding introduced	hp	21.10.14

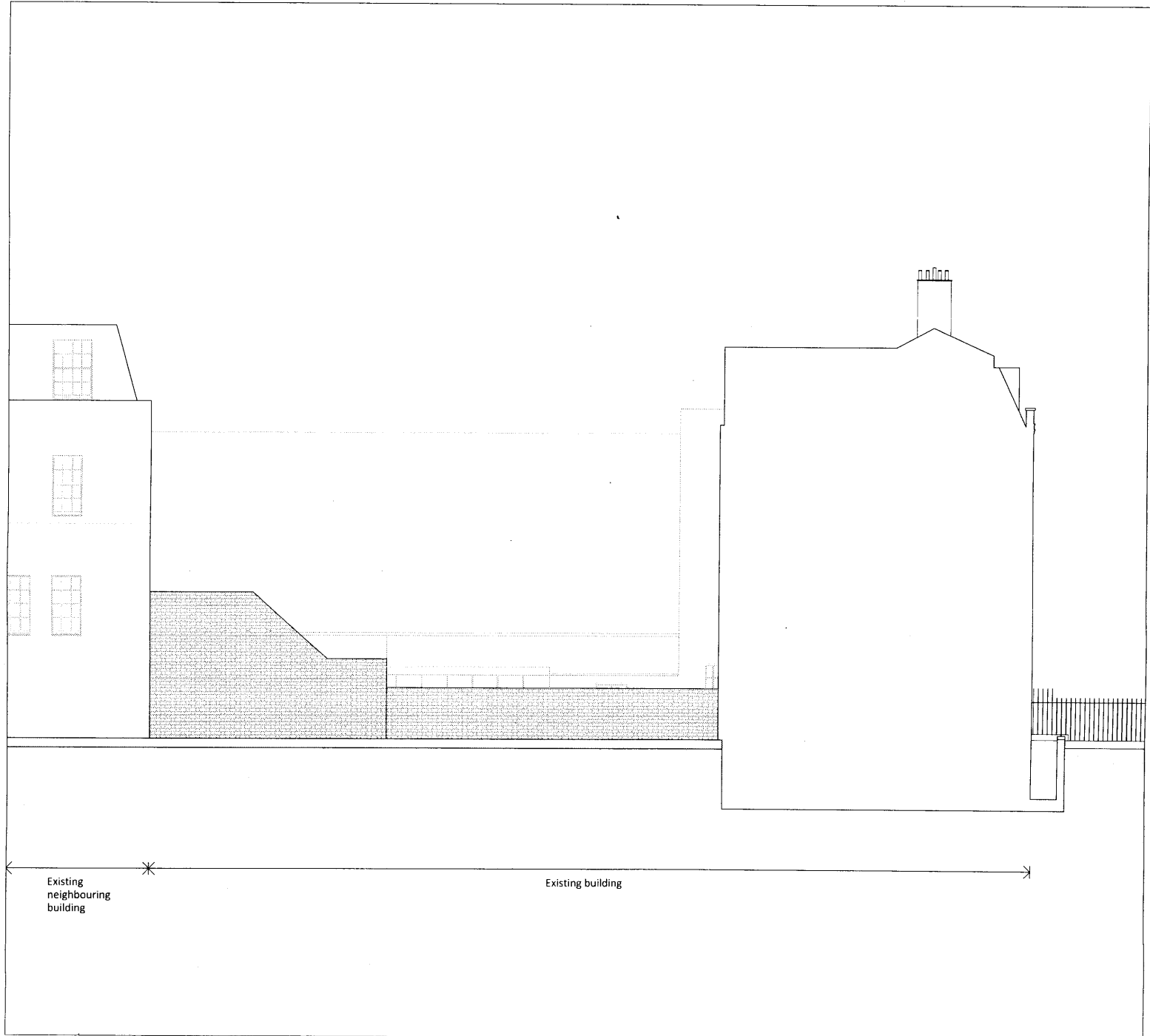
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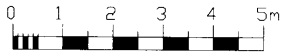
title Proposed Section A-A  
 Guest Suite

date	25.02.2014	plot date	08.02.2015
drawn	hp	cad file	
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checked			
dwg no	13.007.00(P) 022	rev.	A



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rev	description	drawn	date

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title Proposed Guest Suite East Elevation

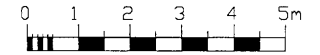
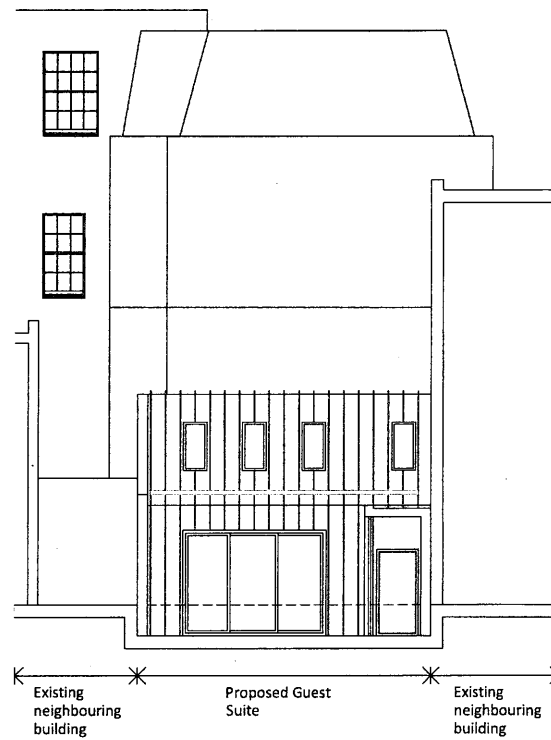
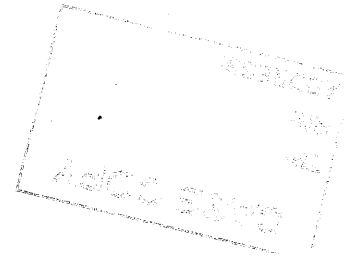
(Gallery)

date	26.01.2015	plot date	09.02.2015
drawn	fp	cad file	
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checked			
dwg no	13.007.00(P) 026	rev.	-

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rev	description	drawn	date

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client Petros Development Company Limited

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title Proposed Guest Suite Elevation  
 (Gallery)

date 26.01.2015 plot date 09.02.2015

drawn hp cad file

scale 1:125@A3

checked

dwg no 13.007.00(P) 024 rev. -