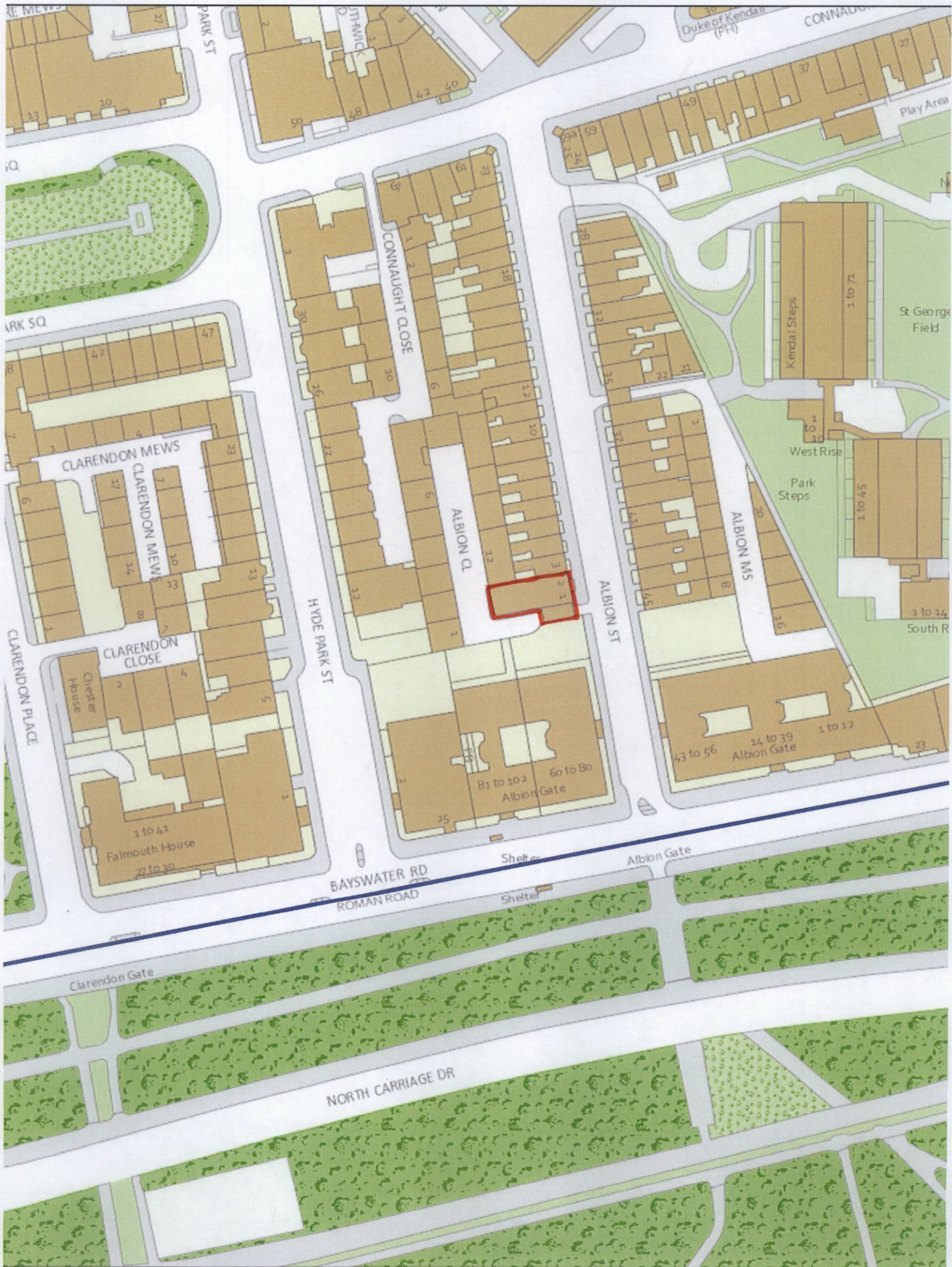


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 8 September 2015	Classification For General Release	
Report of Director of Planning		Wards involved Hyde Park	
Subject of Report	1 - 2 Albion Street, London, W2 2AS		
Proposal	Partial demolition of mews property and associated internal alterations; erection of mansard roof extension to rear mews property; installation of lift to first floor level; installation of replacement timber front door and sash windows to rear elevation; installation of timber door to ground floor side elevation and two new first floor timber sash windows; and installation of rooflights, incorporating glazed skylight at second floor level.		
Agent	Weightman & Bullen		
On behalf of	CR London Ltd		
Registered Number	15/04801/FULL 15/04802/LBC	TP / PP No	TP/3450
Date of Application	29.05.2015	Date amended/ completed	10.06.2015
Category of Application	Other		
Historic Building Grade	Grade II Listed Building		
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

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.





1-2 ALBION STREET, W2

2. SUMMARY

The buildings at Nos.1 and 2 Albion Street form a single dwellinghouse located on the west side of the street. The property is a Grade II listed building and is located within the Bayswater Conservation Area.

The current proposal has been amended during the course of the application and now includes the introduction of a lift within part of the former No.2 Albion Street, which runs between lower ground floor and first floor (originally it had been proposed to rise to third floor with an overrun above), and the rebuilding of much of the interior of the rear wing, including the removal of the current mansard roof to increase its height and create an additional storey. A number of internal alterations are also proposed.

The key issues for consideration are:

- The impact of the works on the special interest (significance) of the listed building.
- The impact on the character and appearance of the Bayswater Conservation Area.
- The impact on the amenity of neighbouring residents.

The proposals are considered to comply with the Council's policies in relation to design, conservation and amenity as set out in Westminster's City Plan: Strategic Policies (the City Plan) and the Unitary Development Plan (UDP) and the applications for planning permission and listed building consent are recommended for approval.

3. CONSULTATIONS

HYDE PARK ESTATE ASSOCIATION

Any response to be reported verbally.

HISTORIC ENGLAND

Expressed some concerns with the original proposals, but having reviewed amended scheme have provided authorisation to determine the listed building consent application as we see fit.

NATIONAL AMENITY SOCIETIES

Received response from Council for British Archaeology who felt the original proposals appeared ill-considered and that the Council should seek a revised and improved scheme.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 75; Total No. of Replies: 8.

Eight letters received raising objection on all or some of the following grounds:

- Overlooking/loss of privacy.
- Construction Management Plan should be provided due to constrained mews location.
- Noise and vibration from lift.
- The need for a Waste Management Plan.
- Noise and disturbance from construction works.

ADVERTISEMENT/ SITE NOTICE: Yes.

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site comprises Nos.1 and 2 Albion Street, which form a single dwellinghouse located on the west side of the street. The property is a Grade II listed building and is located within the Bayswater Conservation Area. Originally two houses, dating from the 1830s, the

building comprises lower ground floor, ground floor and three upper storeys. An arched carriageway entrance runs through No.1 Albion Street and provides access into Albion Close (formerly Albion Mews West), which is a private mews road, running to the rear of Albion Street. A three storey rear wing extends into Albion Close.

Although originally two separate houses, each with its own rear wing extending back onto the mews, the properties have been merged, probably in the 1950s/60s and as a consequence a number of internal alterations have taken place, which have eroded the historic and architectural interest of these buildings. Some of the alterations that have taken place include the removal of the front entrance door to No.2, the removal of the main staircase from No.2 and the formation of numerous openings in the party wall between the two properties. The rear wing onto Albion Close has also been modified, initially in the 1970s and then again with the addition of a mansard roof extension in the 1990s.

4.2 Relevant History

3 August 1989 – Planning permission and listed building consent were granted for 'Construction of a rear extension at first floor level for residential purposes' (88/06173 & 88/06174).

25 March 1993 – Planning permission and listed building consent were granted for 'Construction of mansard roof extension at first floor level to rear' (93/0154A & 93/0155A).

5. THE PROPOSAL

The current proposal has been amended during the course of the application and following amendment proposes the introduction of a lift within part of the former No.2 Albion Street, which runs between lower ground floor and first floor (originally it had been proposed to rise to third floor with an overrun above), and the rebuilding of much of the interior of the rear wing, including the removal of the current mansard roof to increase its height and create an additional storey. A number of internal alterations are also proposed.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The building is currently in use as a single residential dwelling and there are no proposals to alter this use and as such the application does not raise any land use issues.

6.2 Townscape and Design

While the original lift proposal was considered harmful, as revised the lift will largely be contained within the existing building envelope and will run up through a part of No.2 Albion Street that has been heavily altered. As such, in its revised form, the lift would have no harmful impact on the significance of the listed building or upon the wider conservation area.

The main external alteration will be the enlargement of the rear wing. The proposals will remove the internal floor structure and the existing mansard roof and raise the brick parapet slightly and then add a new mansard storey. The alterations will increase the size of the rear wing so that it matches most of the other buildings in Albion Close. The only difference will be that as a corner building the mansard will return onto the side elevation. As part of the works, new windows will be installed in the brickwork. The new mansard will be pitched to both front and rear and will feature one dormer window in the rear. An existing conservatory roofed structure at the back of No.2 and on the party wall with No.3 Albion Street will be rebuilt. The rear wing which faces onto Albion Close has been much altered both externally and internally and as such there is minimal historic fabric of significance that remains. In these

circumstances the key issue is the impact of the proposals on the character and appearance of the area and upon the amenity of neighbours. In townscape terms the proposal would bring the scale of the wing to a consistent height and form as other buildings immediately adjacent and as such is considered acceptable.

The internal alterations have been modified and now ensure that the historic floor plan and fabric that survives is largely retained.

Overall, the proposals are considered acceptable in design terms and would accord with Policies S25 and S28 of the City Plan, and DES 1, DES 5, DES 6, DES 9 and DES 10 of the UDP.

6.3 Amenity

The alterations to the rear wing, bringing its height up to that of the other buildings in Albion Close, will introduce greater height and bulk to this part of the site and this would be most appreciable to the properties directly opposite the site in Albion Close, notably Nos.1, 2 and 3 Albion Close; as well as the property immediately to the north, No.3 Albion Street. There would be an increase in height of the mansard roof of approximately 1.2m.

The proposed mansard will breach the 25 degree angle of obstruction when measured 2.0m above ground level in respect of the mews houses opposite in Albion Close. Whilst there will be loss of daylight and an increase in sense of enclosure to the ground floor level windows and to a lesser extent the first floor windows of these properties, given the distance that separates these properties and the presence of similar mansards in the mews immediately to the north of the application site, it is not considered that this impact is so significant so as to warrant refusal of permission.

The worst affected property is No.3 Albion Street. The proposal will result in loss of sunlight and increased sense of enclosure to the existing windows in the rear elevation. Whilst it has not been possible to gain access inside this property, the impact of the proposed roof extension has been assessed on site.

The proposed mansard where it turns the corner is hipped at the rear, in order to reduce its impact. Given the rear windows of No.3 are shallow projecting bays and therefore will receive light from more than one of the sides of the bays, it is not considered the proposal will result in a material loss of sunlight. The proposal will result in an increased sense of enclosure, but the amendment of the scheme to incorporate a hipped roof slope to the rear is considered to be sufficient to ensure that the proposed mansard roof extension to the mews facing element of the building is acceptable on balance in amenity terms.

There is a dormer window which is proposed to be located in the rear roof pitch of the new mansard and while there will be limited overlooking from this into the rear windows of No.3 Albion Street, it is proposed to require the glass in this window to be obscure to prevent any overlooking.

Overall, the proposals are considered to be acceptable with respect to impact on amenity and would accord with S29 in the City Plan and ENV13 in the UDP.

6.4 Transportation/Parking

There are no transportation issues which arise from the proposal.

6.5 Economic Considerations

There are no economic considerations which arise from the proposal.

6.6 Equalities and Diversities (including Access)

The scheme does not alter the existing means of access to this private dwellinghouse.

6.7 Other UDP/Westminster Policy Considerations

There are no other policy considerations which arise from the proposal.

6.8 London Plan

The proposals do not raise strategic issues.

6.9 National Policy/Guidance Considerations

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

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

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

6.10 Planning Obligations

The proposals are of insufficient scale to generate a requirement for any planning obligations.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The proposals are of insufficient scale to require an environmental assessment.

6.12 Other Issues

A number of objectors have raised concerns regarding the impact of the construction works on the access to and from the private mews to the rear of the site and ask that a Construction Management Plan (CMP) is sought. However, the works proposed are not of a scale that would necessitate a CMP and typically these are only imposed on basement development or other development requiring a high volume of vehicle movements and/or long periods of noise excavation works. The works proposed would be located on the existing building and should not have any significant impact on the highway during construction. Furthermore, as Albion Close is a private mews, the effects of construction work on this mews is beyond the City

Council's control and is rather a matter for agreement between the applicant and the owner(s) of Albion Close.

7. CONCLUSION

The proposal is considered acceptable in terms of townscape and design, and in terms of impact upon residential amenity and would accord with Policies DES 1, DES 5, DES 6, DES 9, DES 10 and ENV 13 in the UDP, and S25, S28 and S29 in the City Plan.

BACKGROUND PAPERS

1. Application forms.
2. Letter from Historic England dated 7 July 2015.
3. Authorisation letter from Historic England dated 7 July 2015.
4. Email from the Council for British Archaeology dated 10 July 2015.
5. Email from the owner/occupier of 6 Albion Close dated 26 June 2015.
6. Email from the owner/occupier of 2 Albion Close dated 4 July 2015.
7. Email from the owner/occupier of 12 Albion Close dated 4 July 2015.
8. Email from the owner/occupier of 44 Albion Street dated 5 July 2015.
9. Email from the owner/occupier of 6 Albion Close dated 15 July 2015.
10. Email from the owner/occupier of 11 Albion Close dated 15 July 2015.
11. Email from the owner/occupier of 11 Albion Close dated 15 July 2015.
12. Email from the owner/occupier of 7 Albion Close dated 16 July 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT OLIVER GIBSON ON 020 7641 2680 OR BY E-MAIL – ogibson@westminster.gov.uk

DRAFT DECISION LETTER

Address: 1 - 2 Albion Street, London, W2 2AS

Proposal: Partial demolition of mews property and associated internal alterations; erection of mansard roof extension to rear mews property; installation of lift to first floor level; installation of replacement timber front door and sash windows to rear elevation; installation of timber door to ground floor side elevation and two new first floor timber sash windows; and installation of rooflights, incorporating glazed skylight at second floor level.

Plan Nos: 5807-01 (site location plan); 5807-100/P; 5807-101/P; 5807-102/P1; 5807-103/P2; 5807-104/P2; 5807-105/P1; 5807-106/P; 5807-107/P1; 5807-108/P2; 5807-109/P2; 5807-200/P1; 5807-201/P; 5807-202/P2; 5807-203/P3; 5807-204/P3; 5807-205/P3; 5807-206/P3; 5807-207/P3; 5807-208/P2; 5807-209/P3.

Case Officer: Tom Burke

Direct Tel. No. 020 7641 2357

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

Reason:

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

- 4 You must apply to us for approval of a sample panel (1m²) of the following parts of the proposal:

i) the new brickwork to the Albion Close facades, including the toned finish.

You must not start work on the new brickwork to this part of the scheme until we have approved the sample area. You must then carry out the work according to the approved sample.

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 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 5 You must apply to us for approval of detailed drawings of the following parts of the development:

- i) all new windows, showing reveal details and in case of new window openings showing details of brick arch and reveal finish;
- ii) the new conservatory structure;
- iii) new rooflights;
- iv) new entrance doors;
- v) ventilation and other services terminations at facade and roof level.

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

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 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 6 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 building and to make sure the development contributes to the character and appearance 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 7 The glass that you put in the dormer window in the en-suite bathroom serving bedroom No.13 on the second floor must not be clear glass. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

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.

DRAFT DECISION LETTER

Address: 1 - 2 Albion Street, London, W2 2AS

Proposal: Partial demolition of mews property and associated internal alterations; erection of mansard roof extension to rear mews property; installation of lift to first floor level; installation of replacement timber front door and sash windows to rear elevation; installation of timber door to ground floor side elevation and two new first floor timber sash windows; and installation of rooflights, incorporating glazed skylight at second floor level.

Plan Nos: 5807-01 (site location plan); 5807-100/P; 5807-101/P; 5807-102/P1; 5807-103/P2; 5807-104/P2; 5807-105/P1; 5807-106/P; 5807-107/P1; 5807-108/P2; 5807-109/P2; 5807-200/P1; 5807-201/P; 5807-202/P2; 5807-203/P3; 5807-204/P3; 5807-205/P3; 5807-206/P3; 5807-207/P3; 5807-208/P2; 5807-209/P3.

Case Officer: Tom Burke

Direct Tel. No. 020 7641 2357

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

Reason:

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

- 3 You must apply to us for approval of a sample panel (1m²) of the following parts of the proposal:

- i) the new brickwork to the Albion Close facades, including the toned finish.

You must not start work on the new brickwork to this part of the scheme until we have approved the sample area. You must then carry out the work according to the approved sample.

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 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 4 You must apply to us for approval of detailed drawings of the following parts of the development:
- i) all new windows, showing reveal details and in case of new window openings showing details of brick arch and reveal finish;
 - ii) the new conservatory structure;
 - iii) new rooflights;
 - iv) new entrance doors;
 - v) ventilation and other services terminations at facade and roof level;
 - vi) new internal doors and joinery including architraves and skirting boards;
 - vii) modifications to cornices and any proposed new cornices.

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

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 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 5 You must apply to us for approval of full details of the following parts of the development:
- repair works and external cleaning to the facades.

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

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 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 6 You must not disturb existing historic fabric including chimney pieces, plasterwork (including plain ceilings and walls), architraves, panelling, doors, other joinery, floorboards 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.

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 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 7 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 building and to make sure the

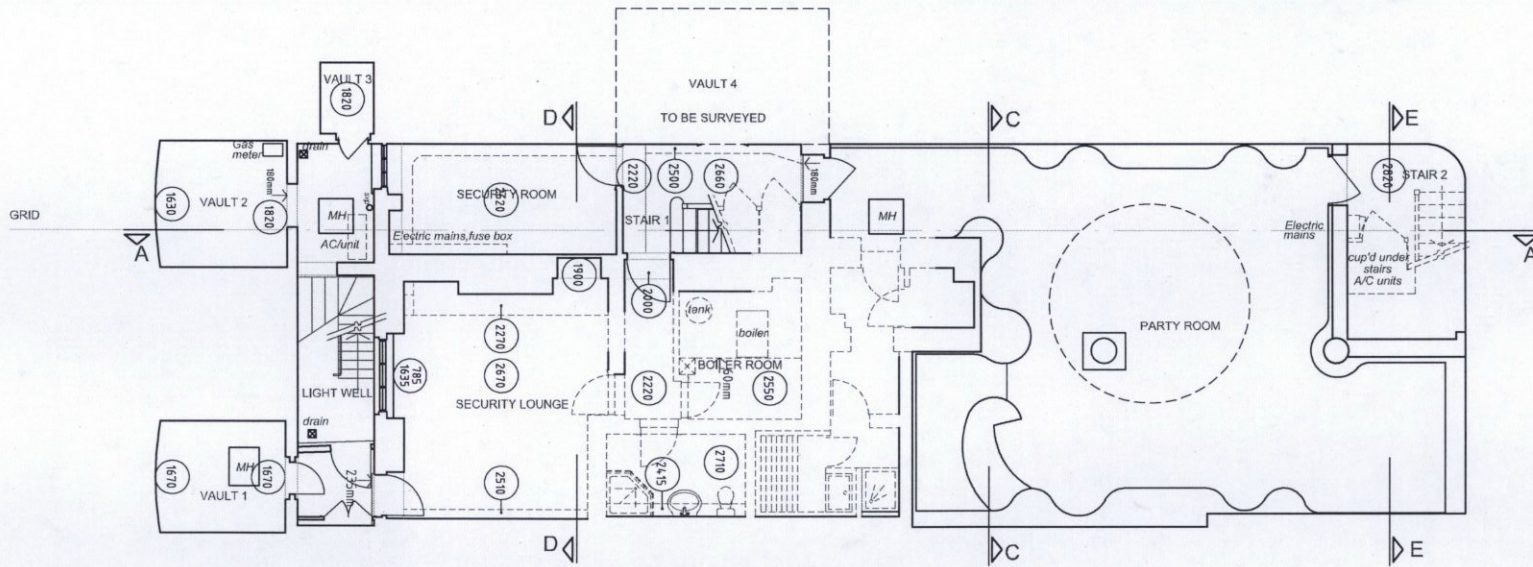
development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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.

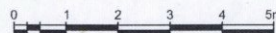
The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

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 our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.



EXISTING LOWER GROUND FLOOR PLAN

----- EXTENT OF DEMOLITION WORKS

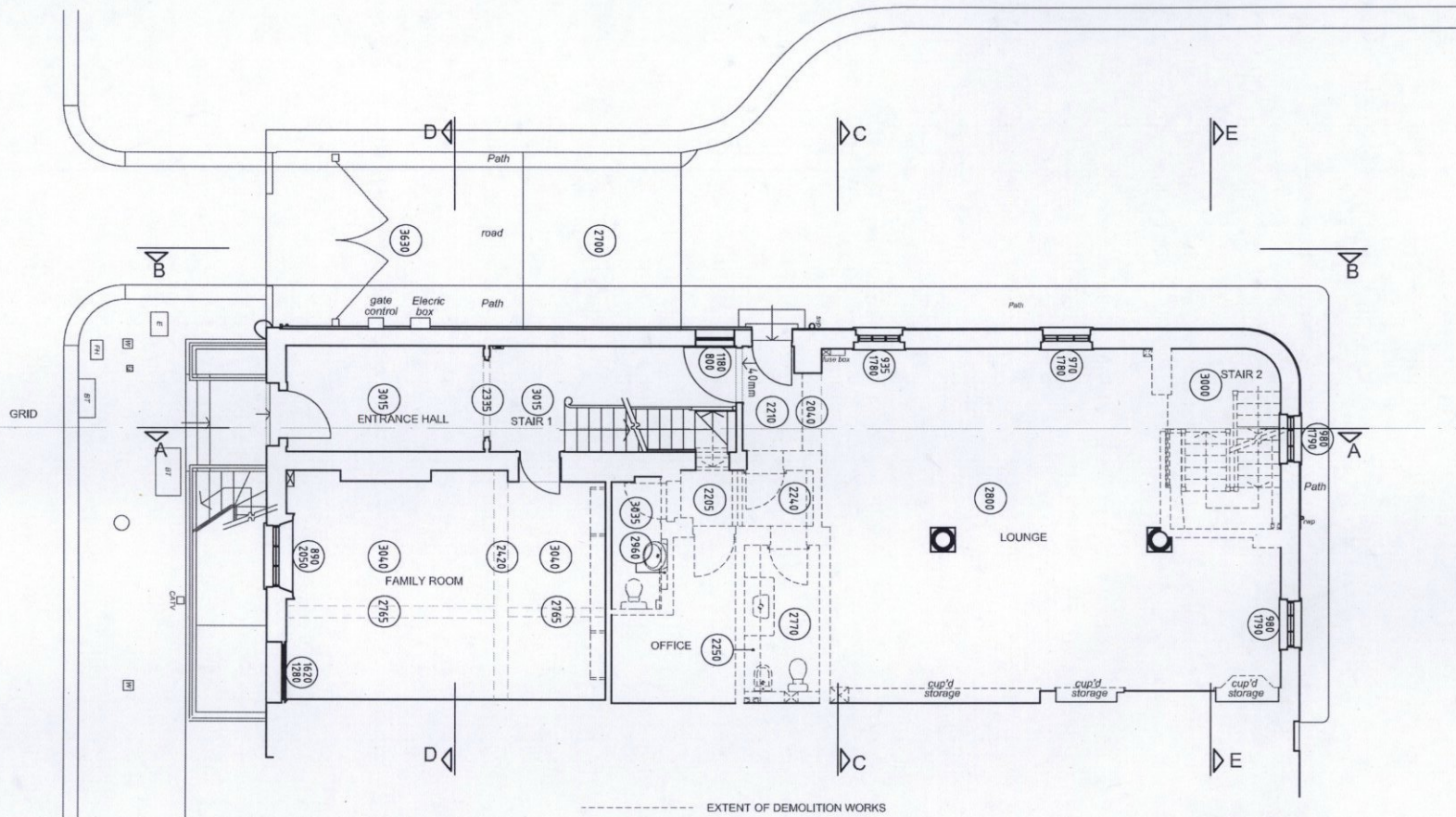


P	Planning application.	29/05/15	PC
Revision:	Description:	Date:	By:

WEIGHTMAN & BULLEN
ARCHITECTS
 tel: 020 7242 7600
 e-mail: wb@wb-london.com

Project:	1 & 2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
Dwg. Name:	EXISTING BASEMENT PLAN	Scale:	1:100@A3
Dwg. No.	5807-100	Rev.	P
		Checked:	PB

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. WHERE APPLICABLE, CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

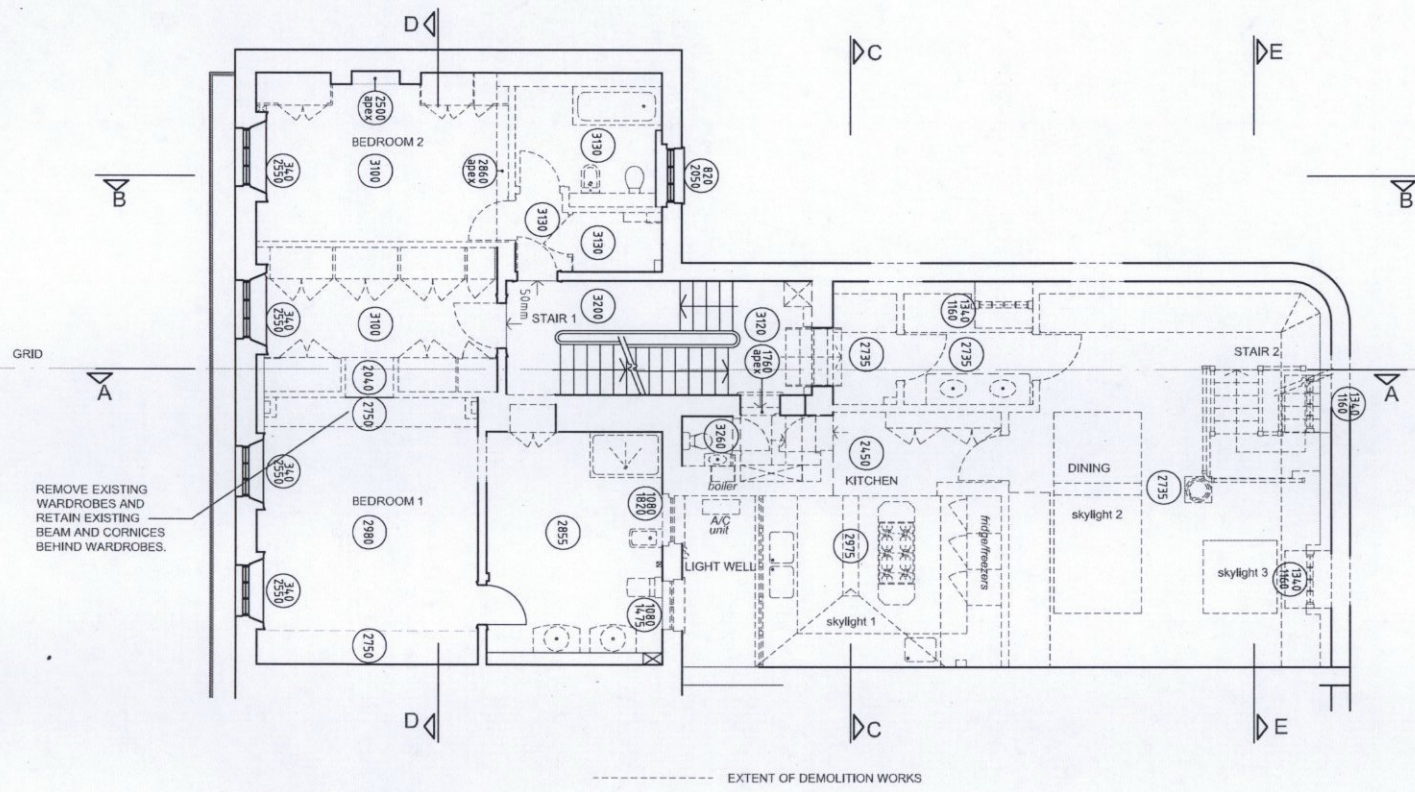


EXISTING GROUND FLOOR PLAN

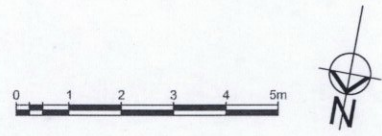
Revison:	Description:	Date:	By:
P	Planning application.	29/05/15	PC
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. WHERE APPLICABLE. CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.			

WEIGHTMAN & BULLEN
ARCHITECTS
 tel: 020 7242 7600
 e-mail: wb@wb-london.com

Project:	1 & 2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
Dwg. Name:	EXISTING GROUND FLOOR PLAN	Scale:	1:100@A3
Dwg. No.	5807-101	Rev.	P
Checked:	PB	Drawn:	PL



EXISTING FIRST FLOOR PLAN

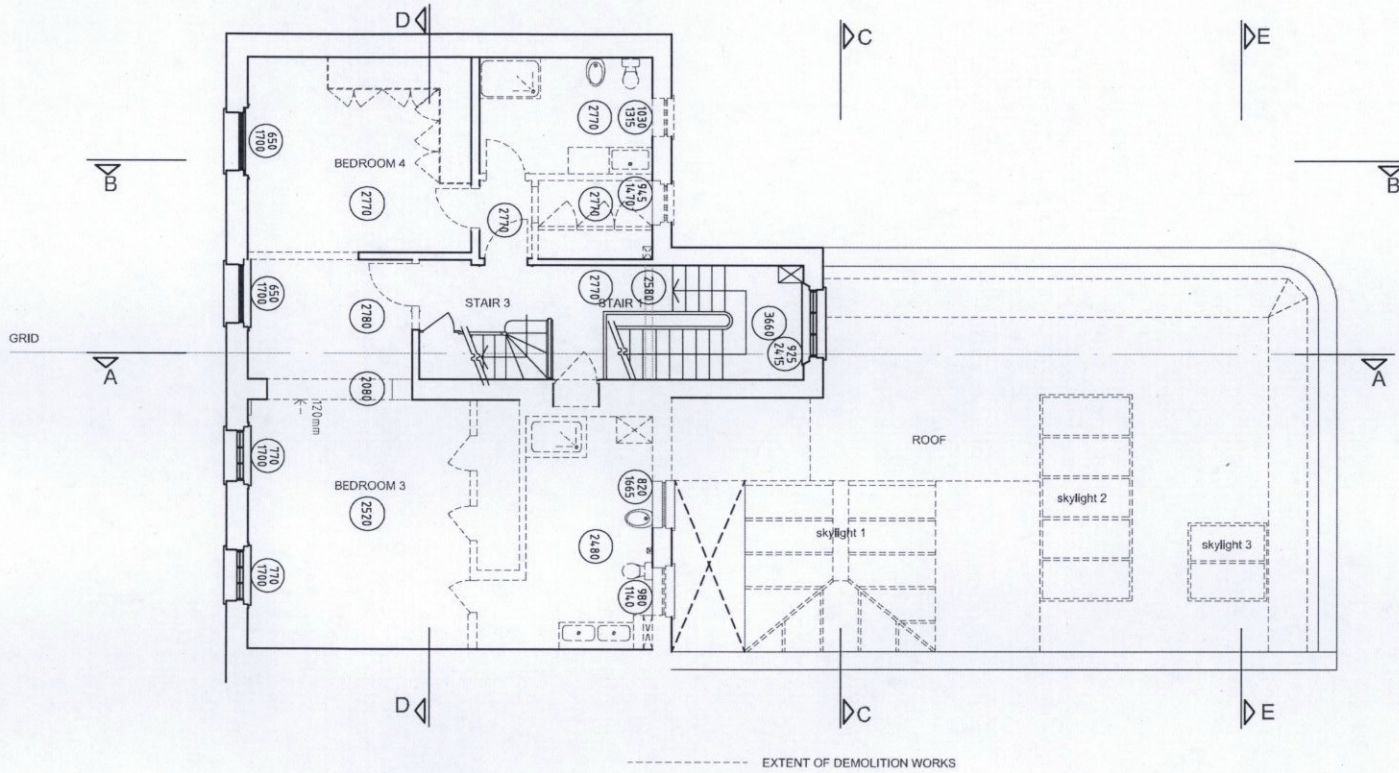


Revision:	Description:	Date:	By:
P1	Existing beam and cornices behind wardrobes to Bedroom 1 to be retained.	23/07/15	PC
P	Planning application.	29/05/15	PC

WEIGHTMAN & BULLEN
ARCHITECTS
 tel: 020 7242 7600
 e-mail: wb@wb-london.com

Project:	1 & 2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
Dwg. Name:	EXISTING FIRST FLOOR PLAN	Scale:	1:100@A3
Dwg. No.	5807-102	Rev.	P1
		Checked:	PB

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. WHERE APPLICABLE. CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.



EXISTING SECOND FLOOR PLAN

P2	Some internal partitions and door openings retained.
P1	Stair 3 retained.
P	Planning application.
Revision:	Description:

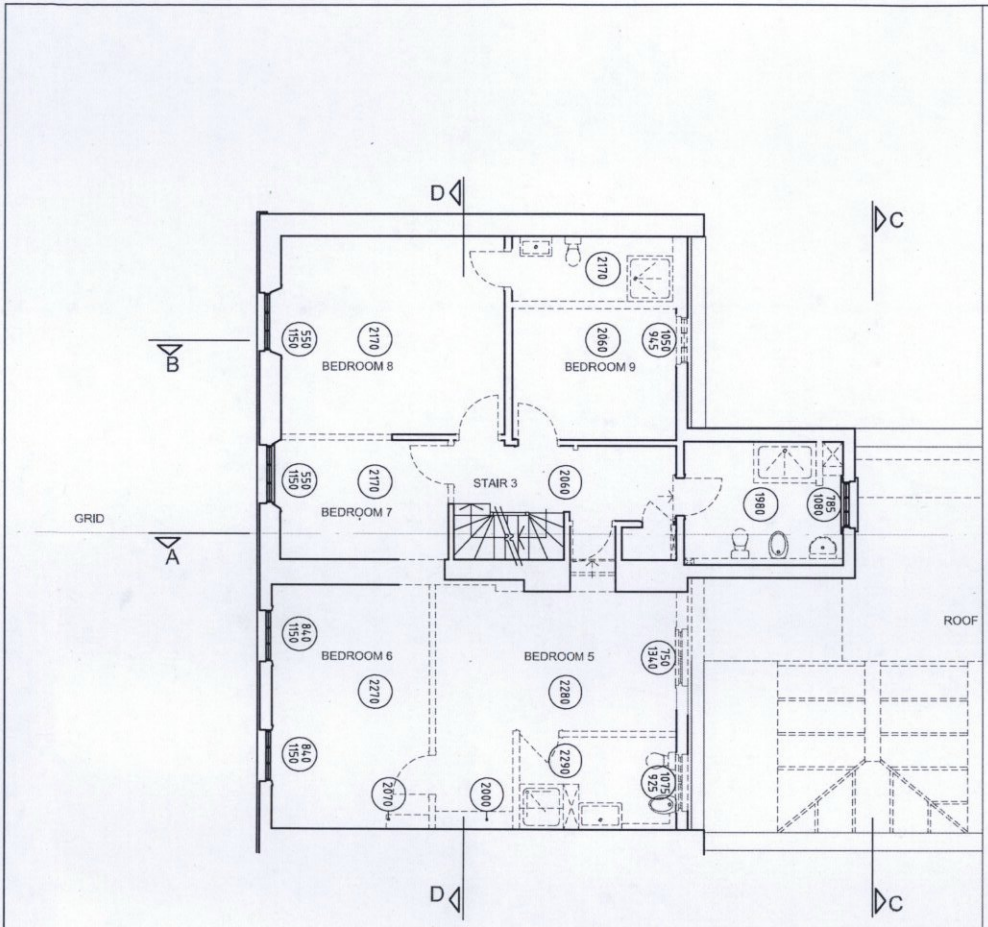
30/07/15	PL
23/07/15	PC
29/05/15	PC
Date:	By:

WEIGHTMAN & BULLEN
ARCHITECTS
 tel: 020 7242 7600
 e-mail: wb@wb-london.com

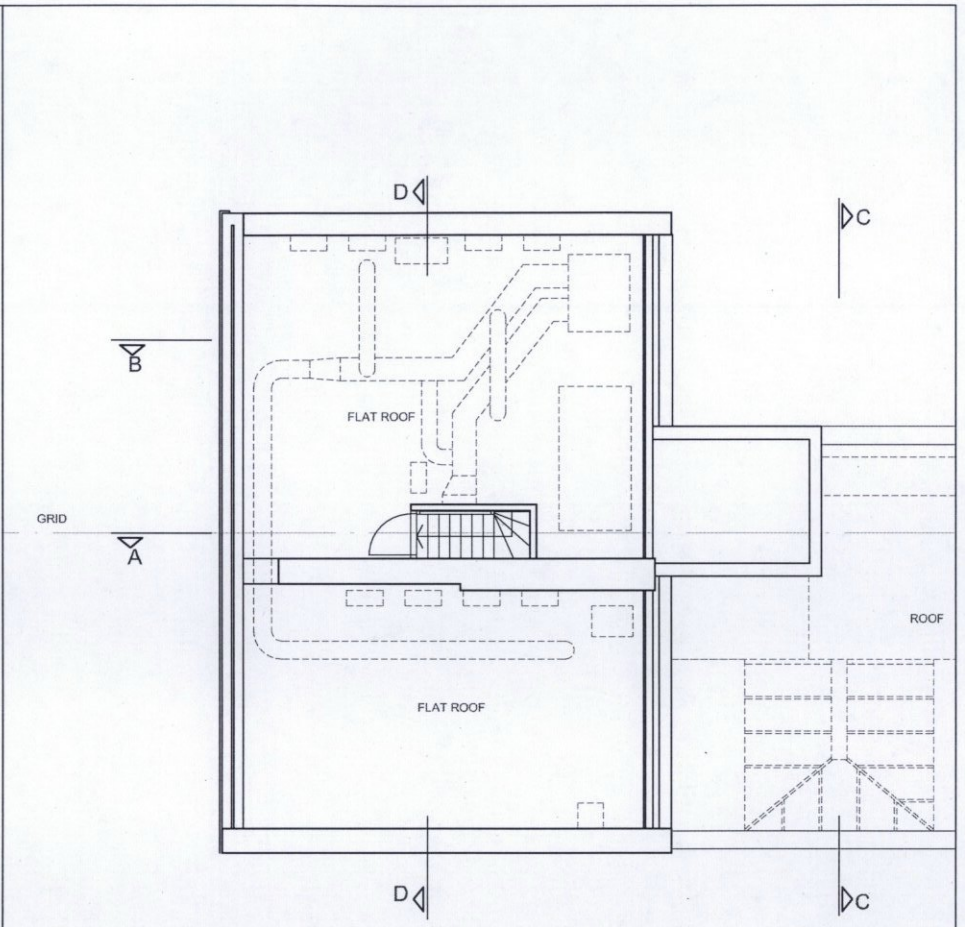
Project:	1 & 2 ALBION STREET LONDON W2 2AS
Dwg. Name:	EXISTING SECOND FLOOR PLAN
Dwg. No.	5807-103
Rev.	P2

Date:	JUNE 2015
Scale:	1:100@A3
Drawn:	PL
Checked:	PB

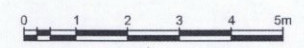
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY, WHERE APPLICABLE. CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.



EXISTING THIRD FLOOR PLAN



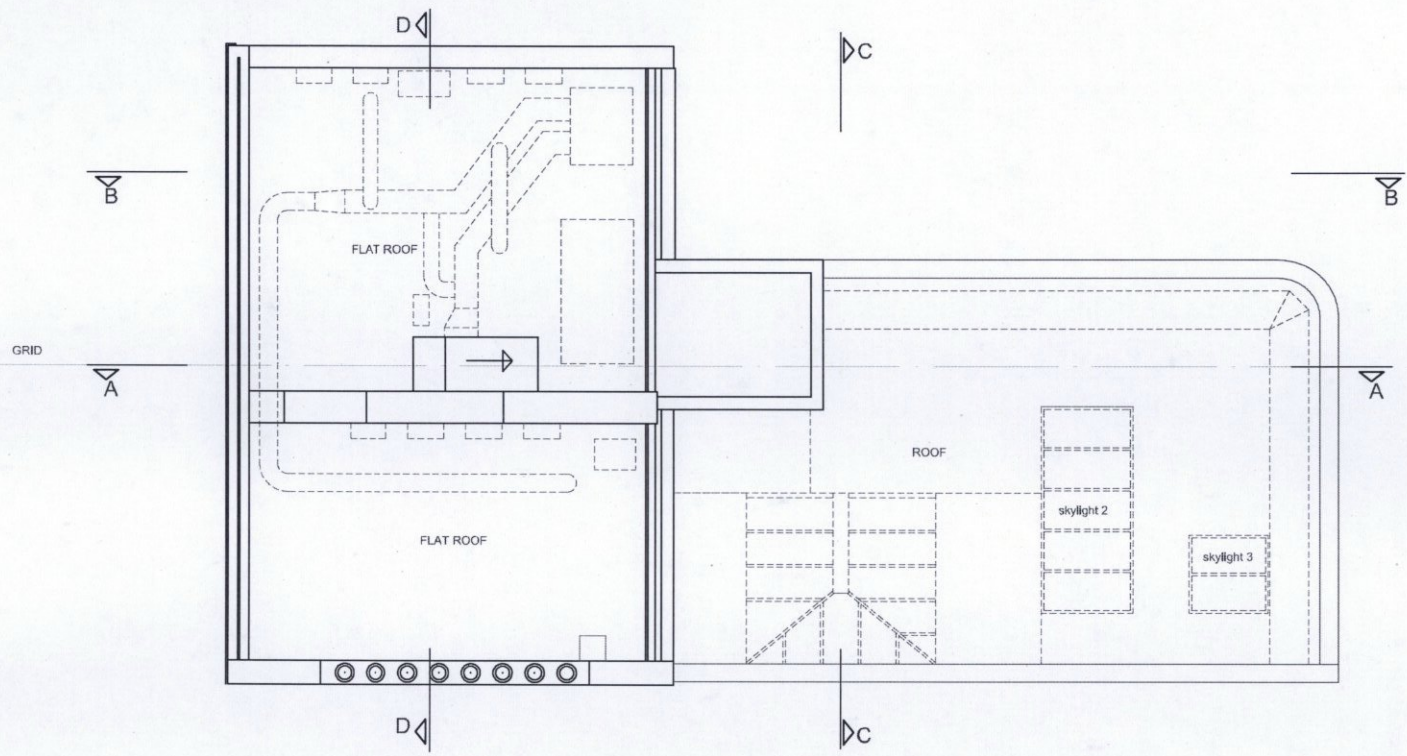
EXISTING ROOF LEVEL PLAN



P2	Some internal partitions and door openings retained.	30/07/15	PL
P1	Stair 3 retained; railing at roof level to rear retained.	23/07/15	PC
P	Planning application.	29/05/15	PC
Revision:	Description:	Date:	By:
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. WHERE APPLICABLE. CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.			

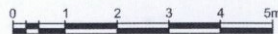
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 tel: 020 7242 7600
 e-mail: wb@wb-london.com

Project:	1 & 2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
Dwg. Name:	EXISTING THIRD FLOOR AND ROOF LEVEL	Scale:	1:100@A3
Dwg. No.	5807-104	Rev.	P2
		Checked:	PB



EXISTING ROOF PLAN

----- EXTENT OF DEMOLITION WORKS

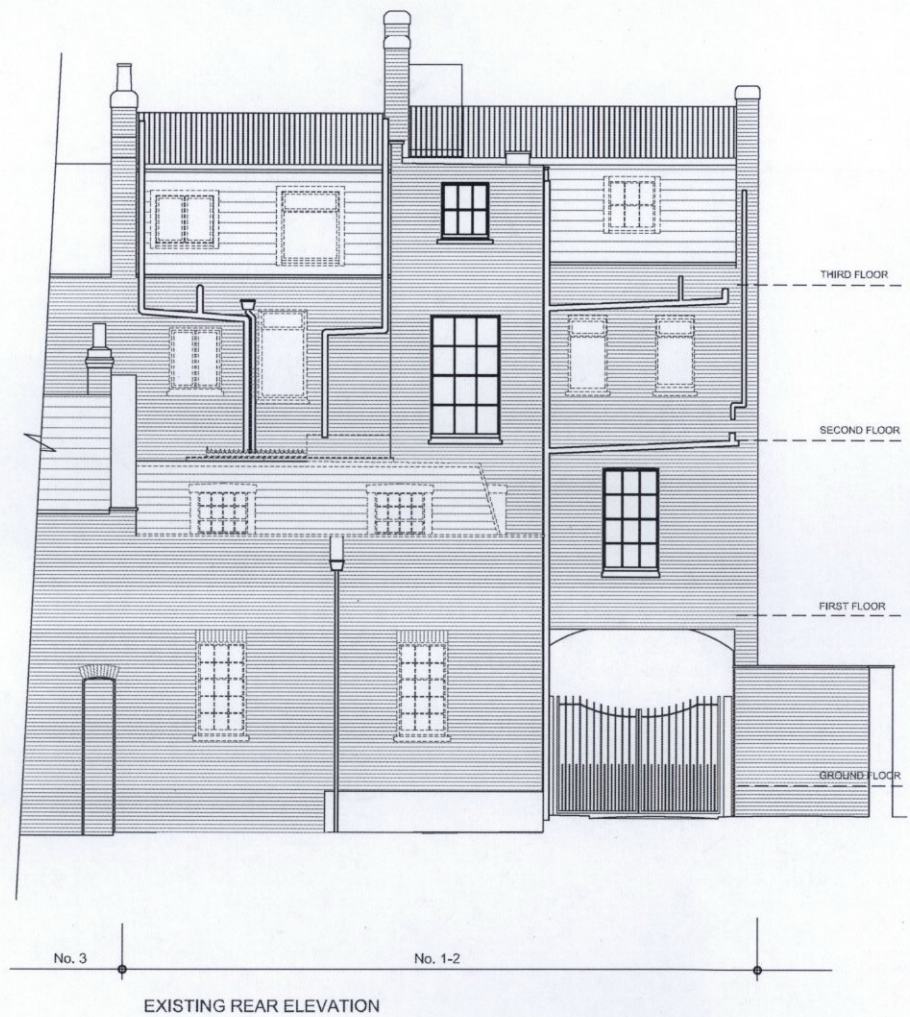
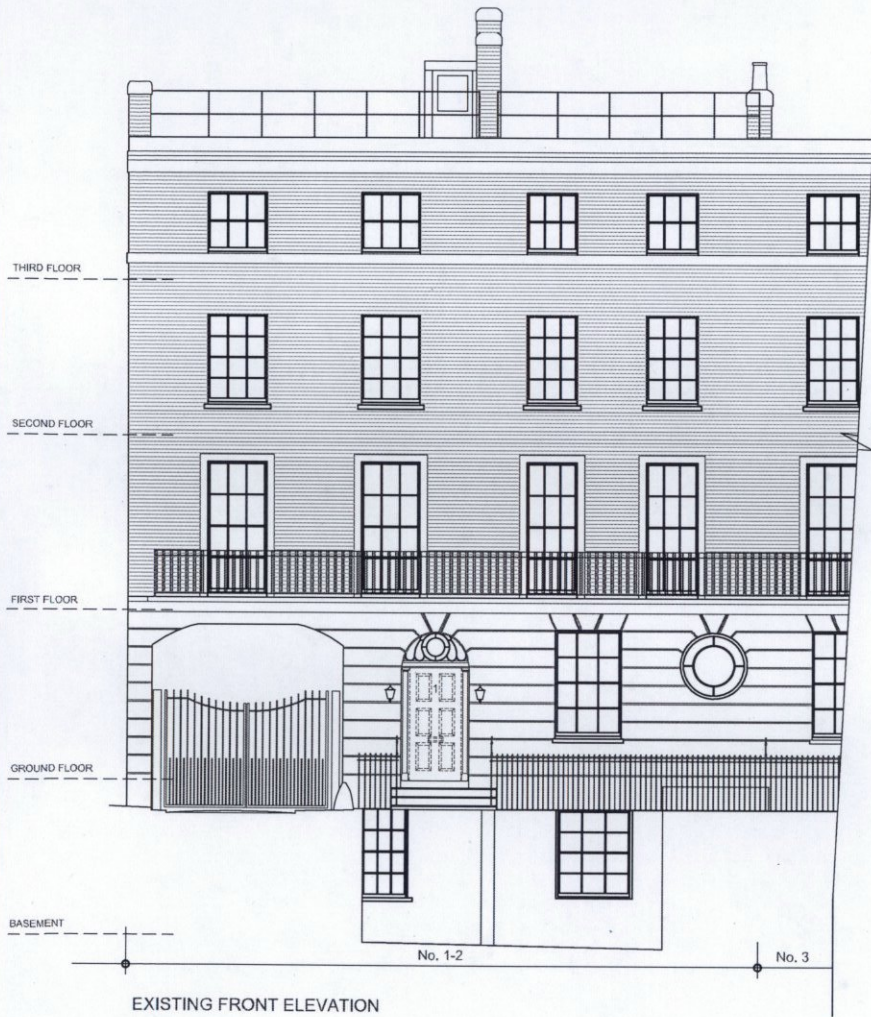


P1	Railing at roof level to rear of main house retained.	23/07/15	PC
P	Planning application.	29/05/15	PC
Revision:	Description:	Date:	By:

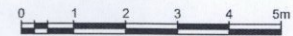
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. WHERE APPLICABLE, CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

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Project:	1 & 2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
Dwg. Name:	EXISTING ROOF PLAN	Scale:	1:100@A3
Dwg. No.	5807-105	Rev:	P1
		Checked:	PB



KEY:
 [Hatched pattern] EXISTING WALLS TO BE DEMOLISHED
 [Cross-hatched pattern] EXISTING FLOORS/ROOFS TO BE DEMOLISHED
 [Dashed line] EXISTING FIXTURES/ELEMENTS TO BE DEMOLISHED

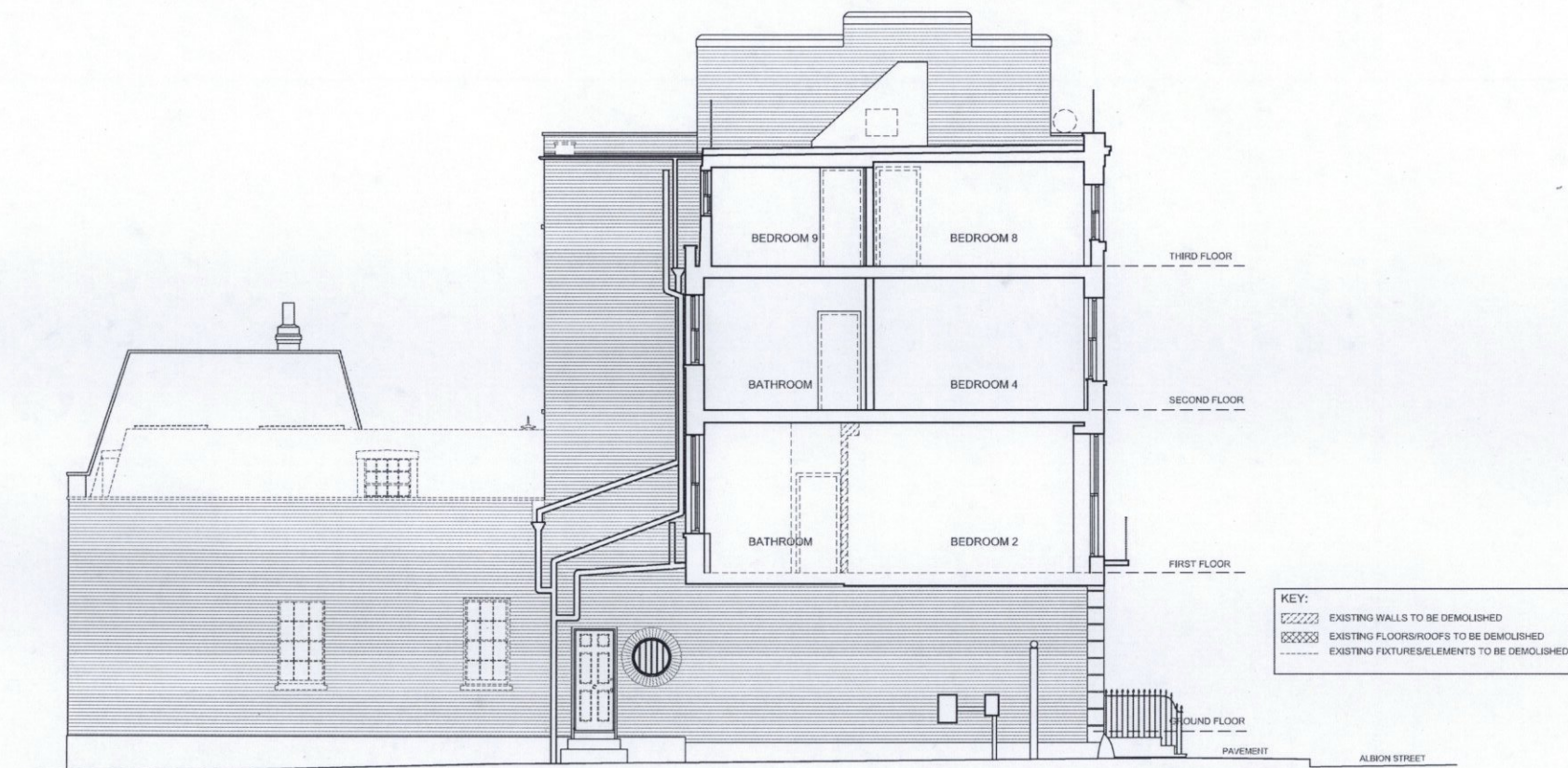


P	Planning application	29/05/2015	PL
A	Minor revisions to windows	21/05/2015	PL
Revision:	Description:	Date:	By:

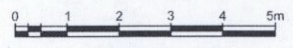
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. WHERE APPLICABLE, CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

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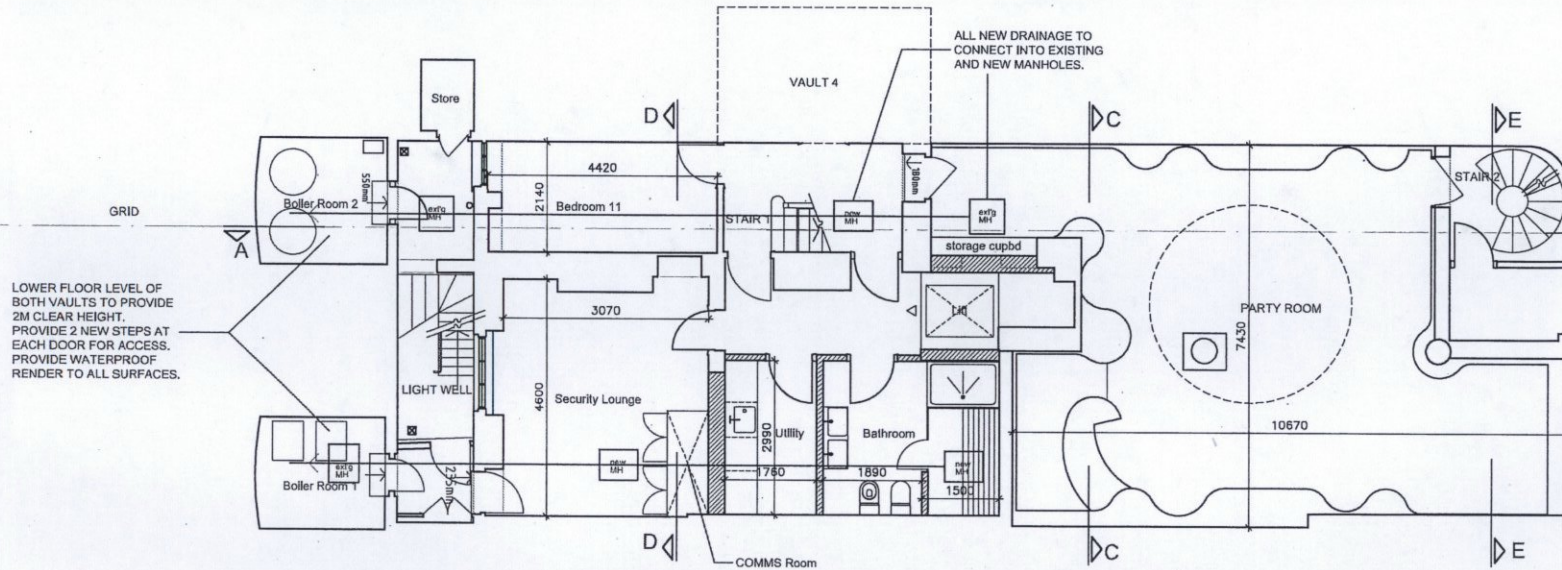
Project:	1-2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
Dwg. Name:	EXISTING FRONT & REAR ELEVATIONS	Scale:	1:100@A3
Dwg. No.	5807-106	Drawn:	PL
		Checked:	PB



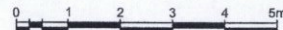
EXISTING SECTION B-B / SIDE ELEVATION



P2	Partition walls and door openings on second and third floors retained	30/07/2015	PL	WEIGHTMAN & BULLEN ARCHITECTS tel: 020 7242 7600 e-mail: wb@wb-london.com	Project:	1-2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
P1	Floor level on third floor and stair 3 retained.	23/07/2015	PL		Dwg. Name:	EXISTING SECTION B-B/ SIDE ELEVATION	Scale:	1:100@A3
P	Planning application	29/05/2015	PL		Dwg. No.:	5807-108	Drawn:	PL
Revision:	Description:	Date:	By:		Rev:	P2	Checked:	PB
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY, WHERE APPLICABLE. CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.								



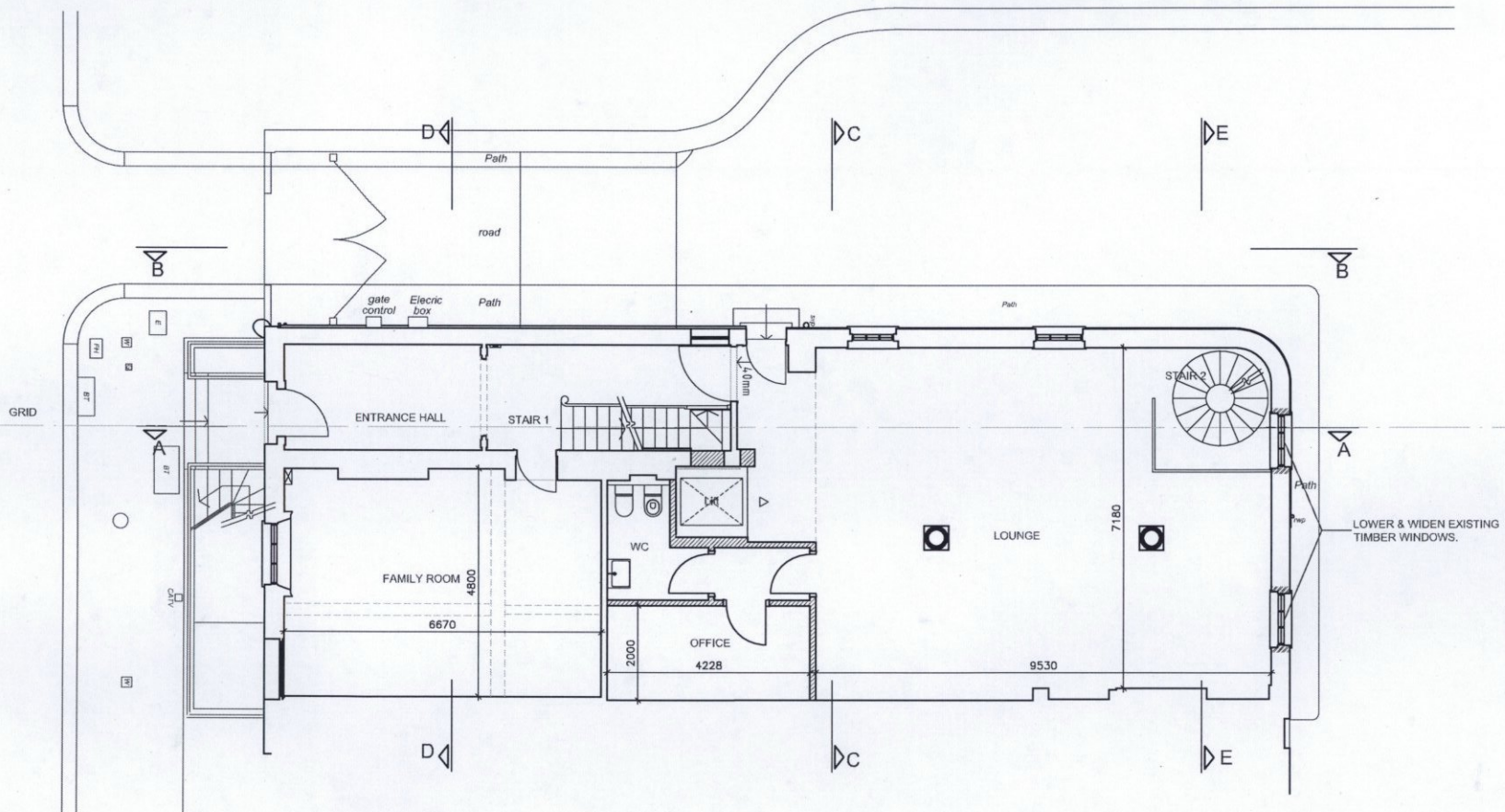
PROPOSED LOWER GROUND FLOOR PLAN



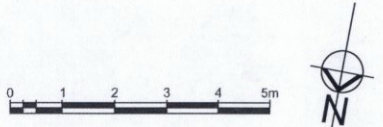
P1	VENTILATION PLANT IN STAIR 2 DELETED	10/06/15	PC
P	Planning application	29/05/15	PC
Revision:	Description:	Date:	By:
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. WHERE APPLICABLE, CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.			

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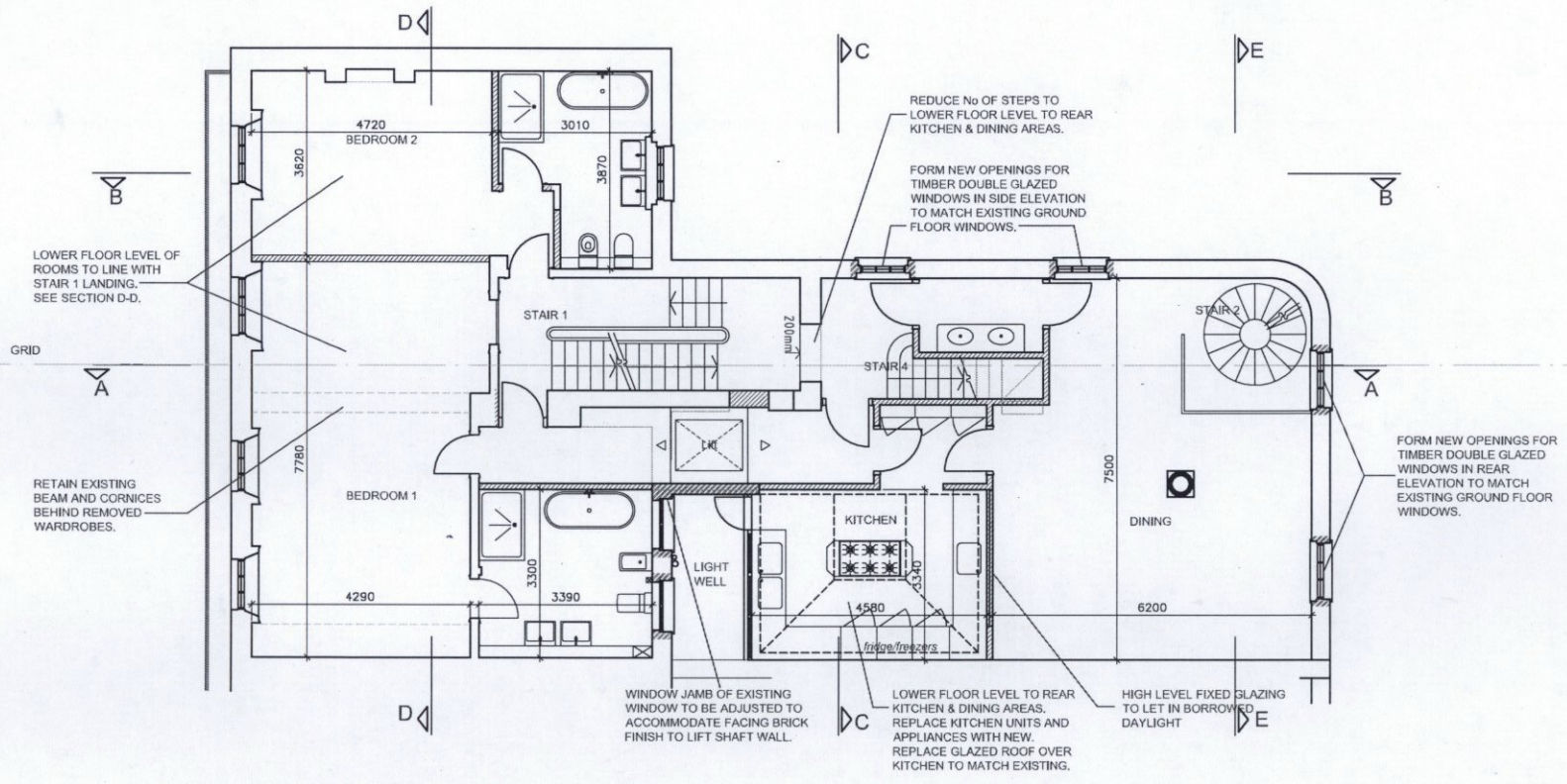
Project:	1 & 2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
Dwg. Name:	PROPOSED BASEMENT PLAN	Scale:	1:100@A3
Dwg. No.	5807-200	Drawn:	PL
		Checked:	PB
		Rev	P1



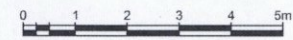
PROPOSED GROUND FLOOR PLAN



P		Planning application.	29/05/15	PC	WEIGHTMAN & BULLEN ARCHITECTS tel: 020 7242 7600 e-mail: wb@wb-london.com	Project:	1 & 2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
Revision:	Description:		Date:	By:		Dwg. Name:	PROPOSED GROUND FLOOR PLAN	Drawn:	PL
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. WHERE APPLICABLE. CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.						Dwg. No.	5807-201	Rev.	P
								Checked:	PB



PROPOSED FIRST FLOOR PLAN

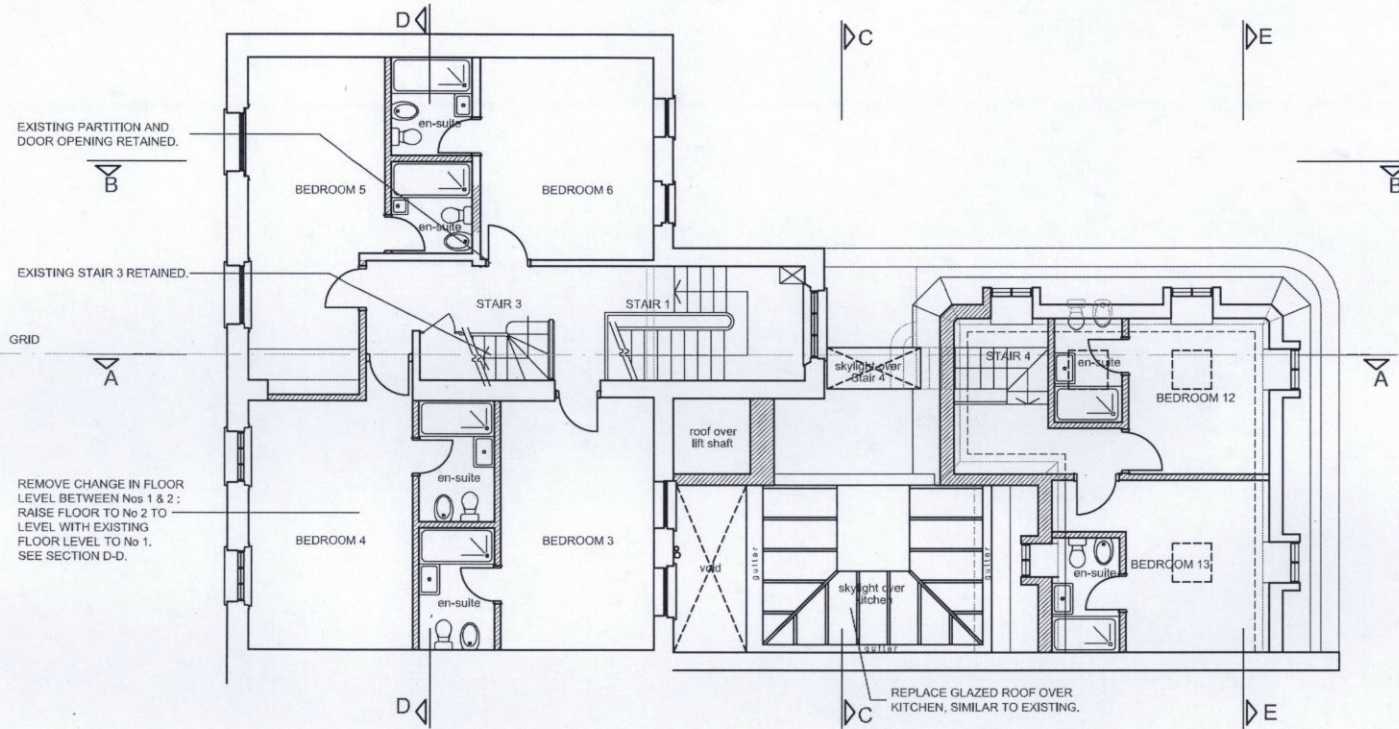


P2	Retain existing beam and cornices to Bedroom 1.	23/07/15	PC
P1	KITCHEN EXTRACT DUCT DELETED	10/06/15	PL
P	Planning application.	29/05/15	PL
Revision:	Description:	Date:	By:

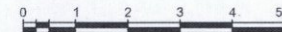
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Project:	1 & 2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
Dwg. Name:	PROPOSED FIRST FLOOR PLAN	Scale:	1:100@A3
Dwg. No.	5807-202	Drawn:	PL
Rev.	P2	Checked:	PB

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. WHERE APPLICABLE, CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.



PROPOSED SECOND FLOOR PLAN

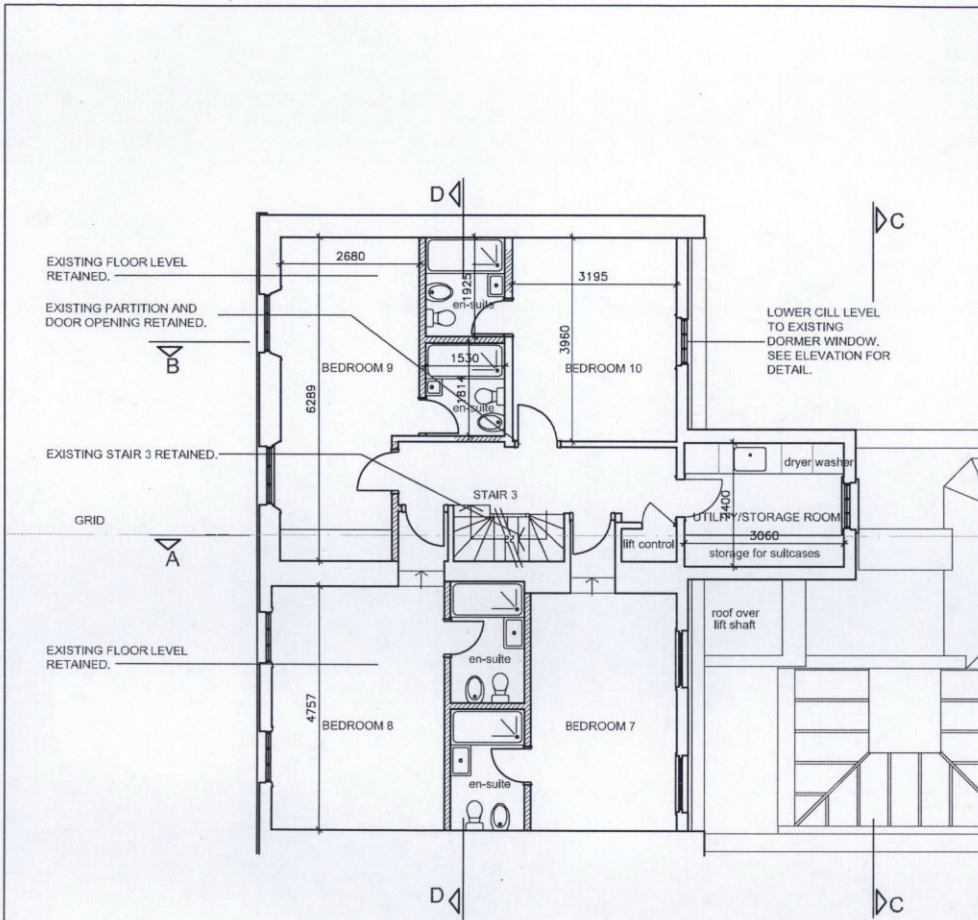


P3	Lift to terminate at first floor. Windows in Bedroom 3 to remain in original positions. Mansard to rear of Bedroom 13 to be pitched to match rest of terrace	30/07/15	PL
P2	Removed link corridor between rear extension and main front area of house; existing Stair 3 to third floor retained.	23/07/15	PC
P1	KITCHEN EXTRACT DUCT DELETED	10/06/15	PC
Revision:	Description:	Date:	By:

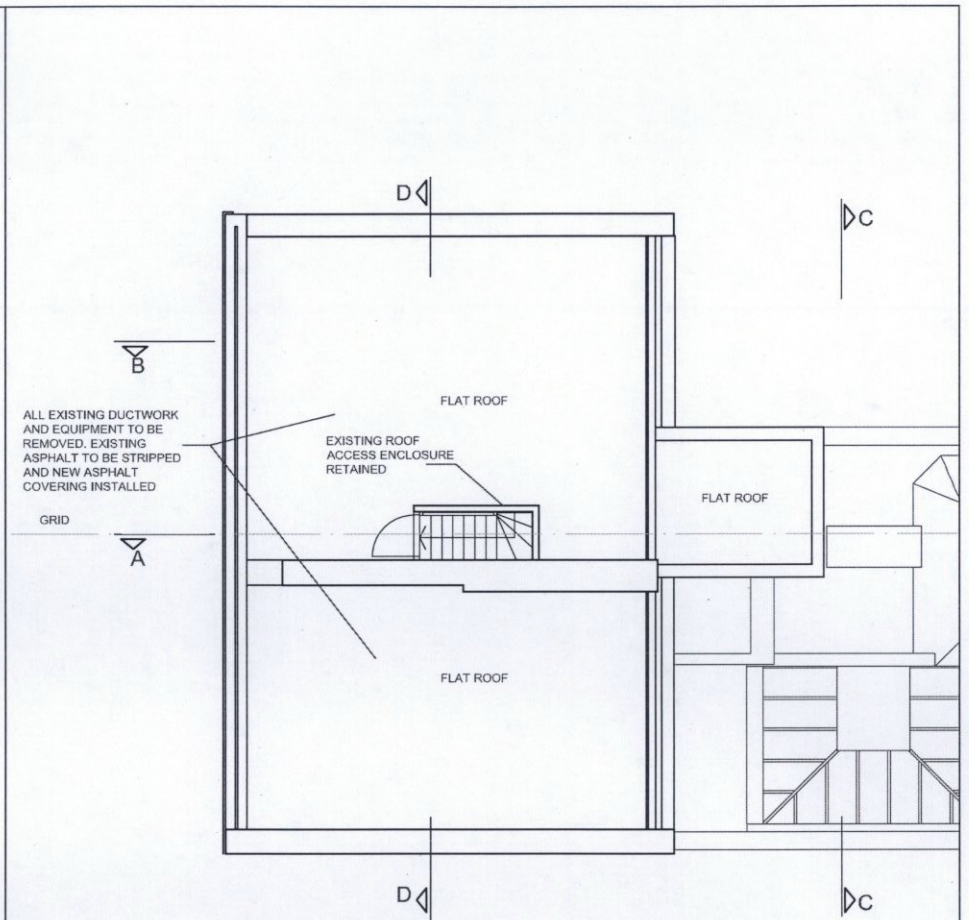
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY, WHERE APPLICABLE. CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

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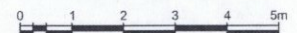
Project:	1 & 2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
Dwg. Name:	PROPOSED SECOND FLOOR PLAN	Scale:	1:100@A3
Dwg. No.	5807-203	Drawn:	PL
	Rev. P3	Checked:	PB



PROPOSED THIRD FLOOR PLAN



PROPOSED ROOF LEVEL PLAN



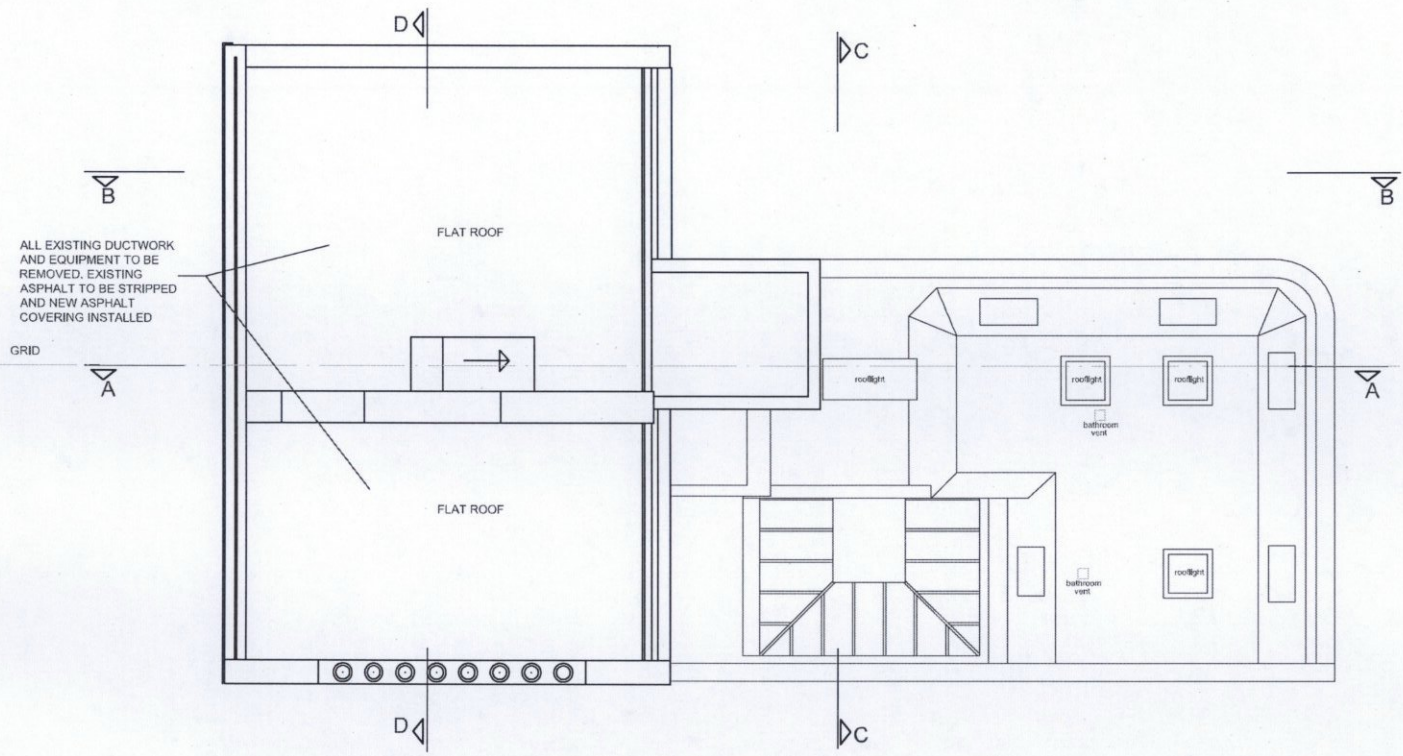
P3	Some existing partitions and door openings retained. Lift shaft reduced to first floor. Slope to mansard to rear revised.	30/07/15	PC
P2	Lift & shaft removed & terminated at 2nd floor below; existing Stair 3 and existing floor levels to bedrooms retained.	23/07/15	PC
P1	KITCHEN EXTRACT DUCT DELETED	10/06/15	PC
Revision:	Description:	Date:	By:

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. WHERE APPLICABLE. CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

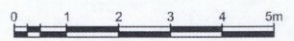
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Project:	1 & 2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
Dwg. Name:	PROPOSED THIRD FLOOR AND ROOF LEVEL	Scale:	1:100@A3
Dwg. No.	5807-204	Rev:	P3
		Drawn:	PL
		Checked:	PB



PROPOSED ROOF PLAN

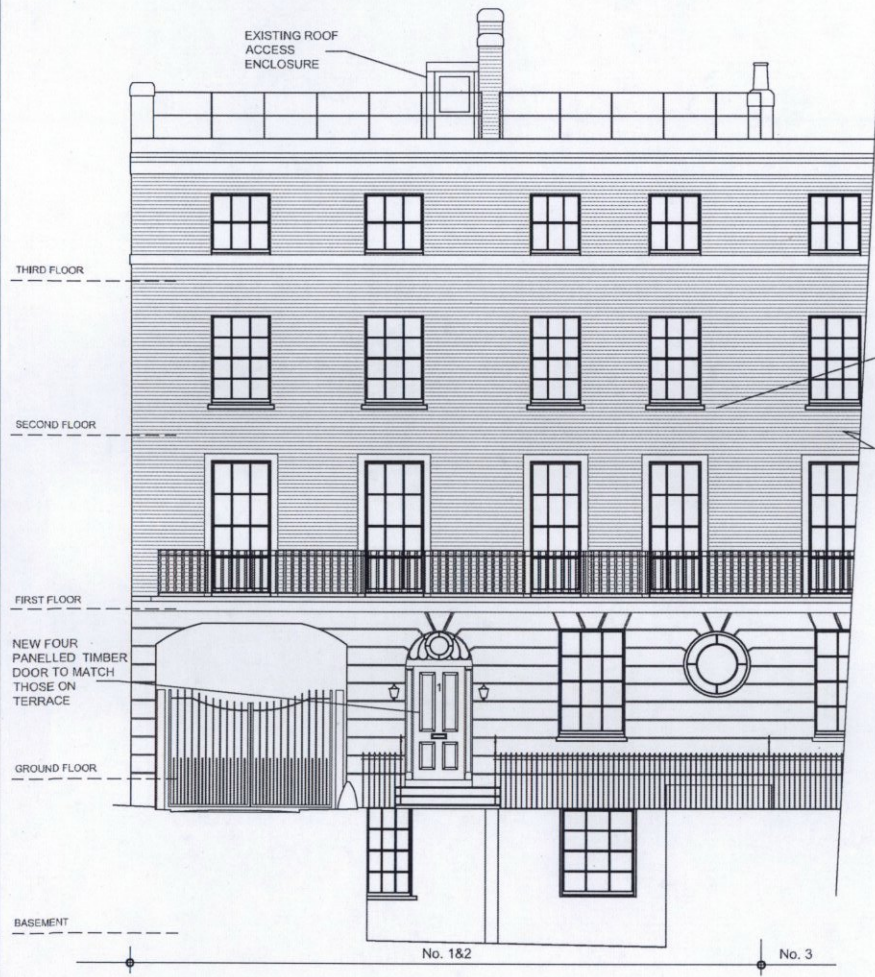


P3	Lift shaft reduced to first floor. Pitch to mansard to rear revised.	30/07/15	PC
P2	Lift shaft reduced to second floor. Link between front and rear of house deleted.	23/07/15	PC
P1	KITCHEN EXTRACT DUCT DELETED	10/06/15	PC
Revision:	Description:	Date:	By:

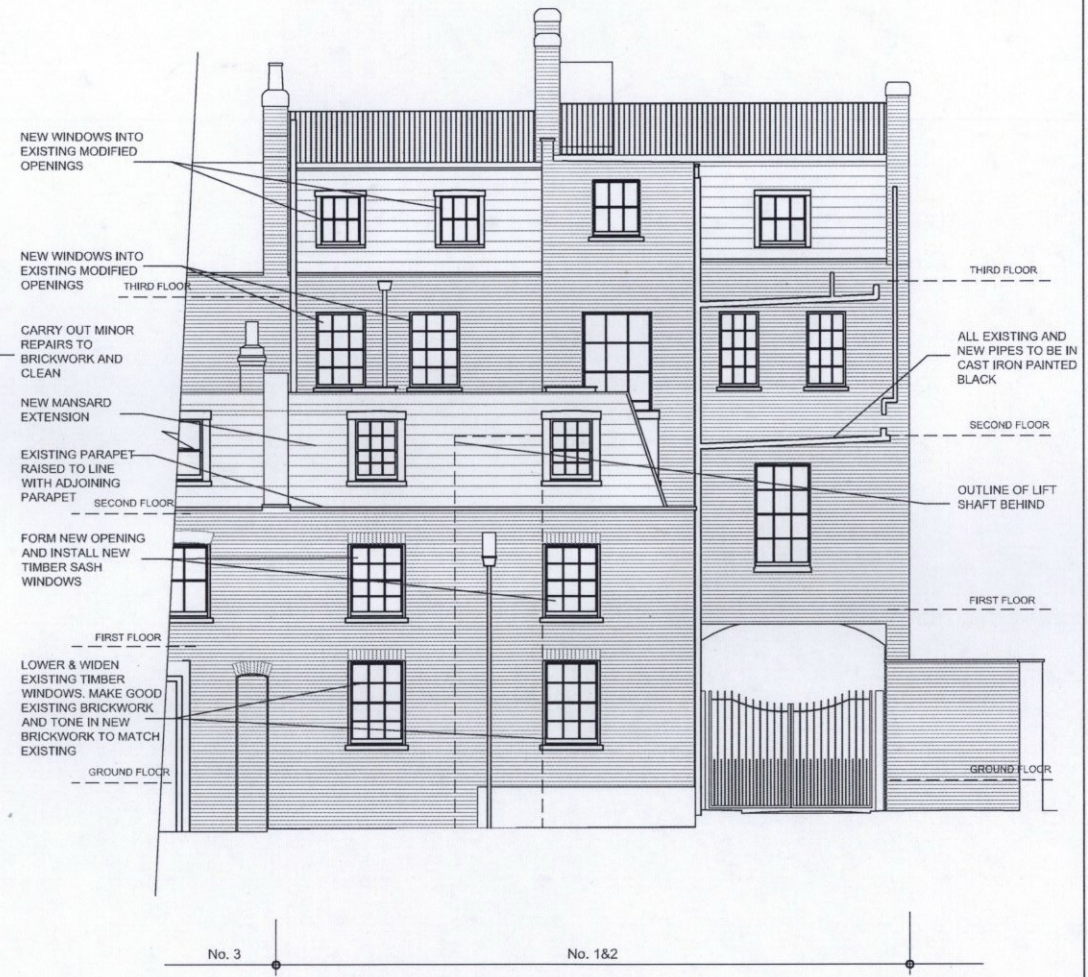
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 e-mail: wb@wb-london.com

Project:	1 & 2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
Dwg. Name:	PROPOSED ROOF PLAN	Scale:	1:100@A3
Dwg. No.	5807-205	Drawn:	PL
		Rev.	P3
		Checked:	PB

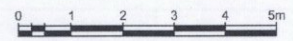
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. WHERE APPLICABLE. CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.



PROPOSED FRONT ELEVATION

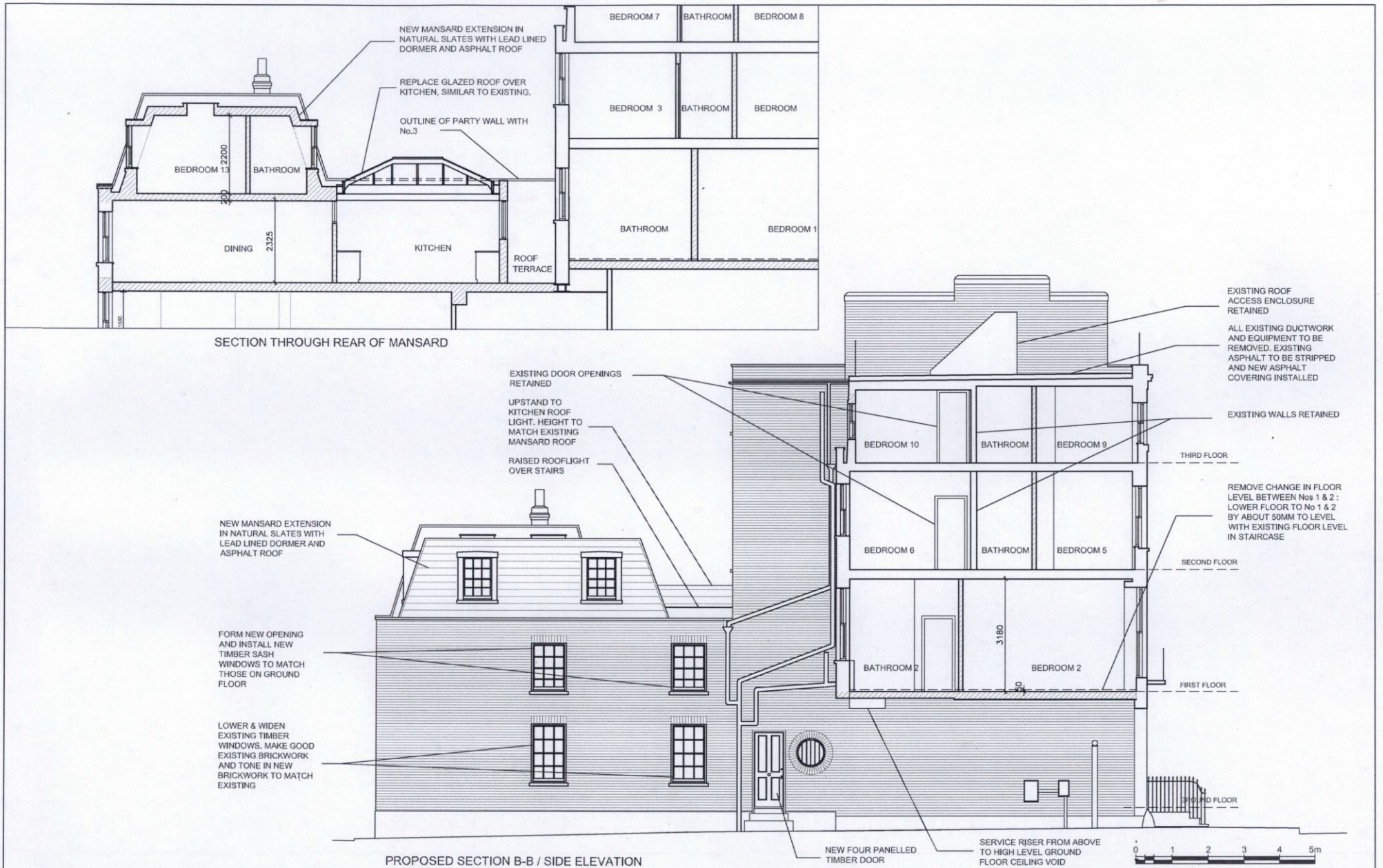


PROPOSED REAR ELEVATION



P3	LIFT SHAFT HEIGHT REDUCED TO SERVE UP TO FIRST FLOOR, ROOF AND PARAPET LEVELS TO MANSARD REDUCED, REAR WINDOWS REVISED.	30/07/2015	PL	WEIGHTMAN & BULLEN ARCHITECTS tel: 020 7242 7600 e-mail: wb@wb-london.com	Project:	1&2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
P2	LIFT SHAFT HEIGHT REDUCED TO SERVE UP TO SECOND FLOOR, PAINTING TO REAR BRICKWORK DELETED, LINK REMOVED.	23/07/2015	PL		Dwg. Name:	PROPOSED FRONT & REAR ELEVATIONS	Scale:	1:100@A3
P1	LOUVERED GRILLES TO REAR AND NOTES RELATING TO KITCHEN EXTRACT DELETED	10/06/2015	PL		Dwg. No.:	5807-206	Drawn:	PL
Revision:	Description:	Date:	By:		Rev:	P3	Checked:	PB

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P2	LIFT SHAFT HEIGHT REDUCED TO SERVE UP TO FIRST FLOOR. ROOF AND PARAPET LEVELS TO MANSARD REDUCED. REAR WINDOWS REVISED. SECTION THROUGH REAR MANSARD ADDED.	30/07/2015	PL
P1	LINK DELETED. FLOOR LEVELS ON THIRD FLOOR AND STAIRS 3 RETAINED. HEIGHT OF LIFT SHAFT REDUCED.	23/07/2015	PL
P	PLANNING APPLICATION	29/05/2015	PL
Revision:	Description:	Date:	By:

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Project:	1&2 ALBION STREET LONDON W2 2AS	Date:	JUNE 2015
Dwg. Name:	PROPOSED SECTION B-B/ SIDE ELEVATION	Scale:	1:100@A3
Dwg. No.	5807-208	Rev:	P2
		Checked:	PB