

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 6 October 2015	Classification For General Release	
Report of Director of Planning		Wards involved Knightsbridge And Belgravia	
Subject of Report	12 Rutland Gate, London, SW7 1BB		
Proposal	Removal of ground floor extension and construction of replacement extension and alterations and extensions at lower ground floor level including new lightwell (Flat 1).		
Agent	Rala Ltd		
On behalf of	Rothschild Trust Guernsey Limited		
Registered Number	15/03092/FULL	TP / PP No	TP/14367
Date of Application	09.04.2015	Date amended/ completed	14.07.2015
Category of Application	Other		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Knightsbridge		
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.



Prince of Wales Gate

to 76 House East

to 76 House East

Kingston House South

Kingston House South



12 RUTLAND GATE, SW7

2. SUMMARY

No. 12 Rutland Gate is a Grade II listed mid-terrace house within the Knightsbridge Conservation Area. The building comprises lower ground, ground and four upper storeys and is divided into flats.

Planning permission and listed building consent are sought for the removal of the existing ground floor extension and construction of a replacement extension and alterations and extensions at lower ground floor level including a new light-well in connection with Flat 1. *Minor internal works are also proposed.*

The key issues for consideration are:

- The impact of the proposals on the special interest of the listed building and on the character and appearance of the Knightsbridge Conservation Area.
- The impact of the proposals 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 (City Plan) and the Unitary Development Plan (UDP) and the applications are recommended for approval.

3. CONSULTATIONS

KNIGHTSBRIDGE ASSOCIATION

Objection. Crittall-style windows and doors are out of keeping with the Grade II listed building and conservation area.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 13; Total No. of Replies: 3.

Three letters of objection have been received from two residents of flats in 12 Rutland Gate, raising the following concerns:

Amenity

- Loss of light.
- Loss of privacy.
- Partial loss of view over garden.

Design

- Detrimental effect of replacement extension on appearance of conservation area and listed building.

Other

- Structural concerns over removal of major wall at ground floor level and potential for damage to neighbouring flats through cracks to remaining walls.
- *Major disruption during works.
- *Ownership and usage of front vaults.
- *Leaseholder permission required.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

No. 12 Rutland Gate is a Grade II listed mid-terrace house on its western side, and lies within the Knightsbridge Conservation Area. The building comprises lower ground, ground and four upper storeys and is divided into flats. The application relates to Flat 1 situated at ground and lower ground floor level.

4.2 Relevant History

Listed building consent was granted in 2013 for repairs to the roof including replacement of existing artificial slates with natural Welsh slates. There is limited further planning history on file. The existing lower ground floor extension appears historic.

5. THE PROPOSALS

Planning permission and listed building consent are sought for the removal of the ground floor extension and construction of a replacement extension, and alterations and extensions at lower ground floor level including a new light-well. Minor internal alterations are also proposed.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposal will extend an existing flat which is acceptable in land use terms.

6.2 Townscape and Design

The property sits within a terrace of seven properties, all with varying rear elevations and historic extensions. In this instance it is not considered that there is an established pattern of rear extensions that set a precedent for No. 12 Rutland Gate to follow.

The Knightsbridge Association strongly objected to the original proposals, which were for a larger extension which exceeded the width of the existing extension, and have subsequently objected to the revised proposals on the grounds that the crittel-style windows and doors are out of keeping with the Grade II listed building and conservation area. An objection has also been raised by an occupier within the same building on the grounds that it will have a detrimental impact on the appearance of the conservation area and listed building owing to its scale and design.

The removal of the later poor quality rear extension to the closet wing is not opposed in design terms. It is to be replaced with a half width addition which will retain the traditional form and building line of the property. It is predominantly glazed and of a contemporary design which is considered acceptable in design and listed building terms.

The extension and alterations to the lower ground floor extension seek the modest reconfiguration of the existing light-well located within the rear garden. These works will not significantly alter the setting of the building and will relate exclusively to non-historic fabric.

Internally the building retains its traditional plan form at ground floor level, which is to be retained. More extensive alterations are proposed at lower ground floor level, however, this

area has been heavily altered and retains little of its historic plan form. One part of the former stores is currently blocked up and therefore a condition is recommended to secure the retention of any historic details if discovered during the works.

The proposals are considered acceptable in listed building terms and are in accordance with DES1, DES5, DES10, S25 and S28.

6.3 Amenity

In terms of residential amenity, the nearest neighbouring residential properties are the flats within the same building and the adjoining Nos. 10 and 14 Rutland Gate. An objection has been raised to the application from the owners of a flat within the same building that the proposals will lead to loss of light, loss of privacy and partial loss of view over garden. The proposals were subsequently revised and re-consulted on following the receipt of this objection.

Given the reduced scale of the extension from that originally proposed, that the extensions are at lower ground and ground floor level and that it will replace an existing, albeit smaller, extension in the same location, it is not considered that the proposals will result in any significant loss of amenity to the flats above.

The rear courtyard area is enclosed at ground level by high garden walls. The impact of an extension at this level on the amenity of adjoining residents at Nos. 10 and 14 is considered minimal as a result and is not considered to lead to an unacceptable level of overlooking, loss of privacy or an increase in noise and disturbance so as to compromise the amenity of neighbouring residents.

As such, the proposals are considered acceptable in amenity terms compliant with Policies S29 of the City Plan and ENV13 of the UDP.

6.4 Transportation/Parking

Not applicable.

6.5 Economic Considerations

Not applicable.

6.6 Other UDP/Westminster Policy Considerations

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

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

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

6.7 London Plan

The proposals do not raise strategic issues.

6.8 Planning Obligations

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

6.9 Environmental Assessment including Sustainability and Biodiversity Issues

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

6.10 Other Issues

With regard to the disruption faced by residents during construction work, the Council's standard condition controlling hours of building works is recommended.

With regard to the ownership and usage of the vaults and the need for the freeholder's permission for the works, these are private matters. Permission could not reasonably be withheld on the basis of these objections.

6.11 Conclusion

The applications are considered acceptable in design, listed building and amenity terms, in accordance with Policies S25, S28 and S29 of Westminster's City Plan: Strategic Policies and Policies ENV6, ENV13, DES1, DES5, DES9, DES 10 and TRANS23 of our UDP, subject to the conditions set out in the draft decision letters.

BACKGROUND PAPERS

1. Application form.
2. Memorandum and letter from Knightsbridge Association dated 26 June 2015 and 26 July 2015.
3. Letters from owner/occupier of Flat 3, 12 Rutland Gate dated 20 May 2015 and 30 June 2015.
4. Letter from owner/occupier of Flat 2, 12 Rutland Gate dated 29 June 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT JULIA ASGHAR ON 020 7641 2518 OR BY E-MAIL – jasghar@westminster.gov.uk

DRAFT DECISION LETTER

Address: 12 Rutland Gate, London, SW7 1BB

Proposal: Removal of ground floor extension and construction of replacement extension and alterations and extensions at lower ground floor level including new lightwell (Flat 1).

Plan Nos: 01; 02; 03; 04; 05; 06; 07; 08; 10; 11; 12 Rev. P2; 13; 14; 15; 16; R; Design and Access Statement.

Case Officer: Sebastian Knox **Direct Tel. No.** 020 7641 4208

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 detailed drawings at 1:10 scale of the following parts of the development - rear extension, including glazing. 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 details. (C26DB)

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 Knightsbridge 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 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. 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)

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 The Council considers that the amount of daylight into and the view that is likely from the lower ground floor bedroom (3) and dressing room would not be enough for the use of these rooms as main living areas. (You are recommended to refer to the Housing Health and Safety Rating System - Housing Act 2004 guidance to obtain full details about the requirement for natural lighting and reasonable view.) The proposals have been accepted because the flat as a whole has enough main rooms with adequate daylight and reasonable views, and on the basis that the flat will be used as a single self-contained unit by one household. If any occupier in the future was to consider using the flat in a different way - for example, with those rooms referred to above (as having limited daylight and views) being used as living rooms or as living/bedrooms e.g. for staff accommodation, the flat is likely to be considered for action under the Housing Act 2004 by our Residential Environmental Health team; in those circumstances, that team would have the power to require works to improve daylight to the affected rooms or alternatively, where this is not practicable, to prohibit their use.

DRAFT DECISION LETTER

Address: 12 Rutland Gate, London, SW7 1BB

Proposal: Removal of ground floor extension and construction of replacement extension to serve Flat 1. Alterations to the lower ground floor extension and lightwell. Minor internal alterations.

Plan Nos: 01; 02; 03; 04; 05; 06; 07; 08; 10; 11; 12 Rev. P2; 13; 14; 15; 16; R; Design and Access Statement.

Case Officer: Sebastian Knox **Direct Tel. No.** 020 7641 4208

Recommended Condition(s) and Reason(s):

- 1 The works 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 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 and to make sure the development contributes to the character and appearance of the Knightsbridge 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)

- 3 You must apply to us for approval of detailed drawings at 1:10 scale of the following parts of the development - rear extension, including glazing. 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 details. (C26DB)

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 Knightsbridge 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 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

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)

- 5 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 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 6 You must not disturb any surviving details (such as shelves) within the currently blocked off area of the central stores at lower ground floor level unless changes are shown on the approved drawings. (C27MA)

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)

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 2.4 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.

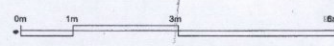
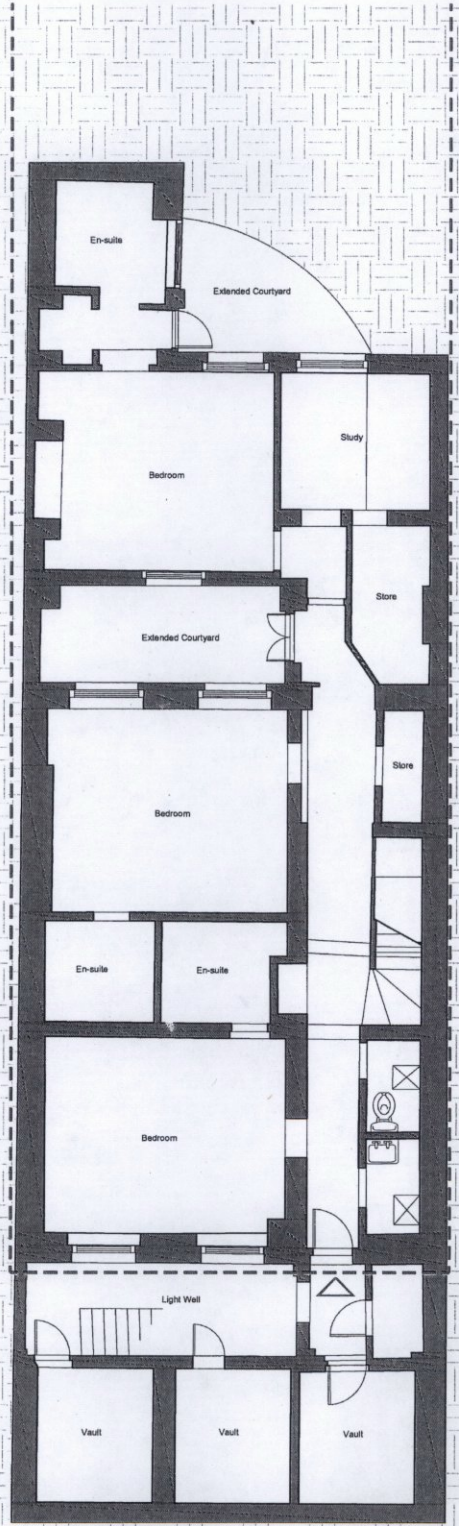
Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

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)

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Notes:

--- Site Boundary



IP: _____
 RM: _____
 ADDRESS: _____
CASE COPY

PO	REV	DATE	NO	DRAWN	Setting Out	DESCRIPTION

RALA
 Studio 1203
 100 Clements Road
 London, SE16 4QG
www.rala.uk.com

Project: 12 Rutland Gate, London

Title: Existing Lower Ground Floor Plan

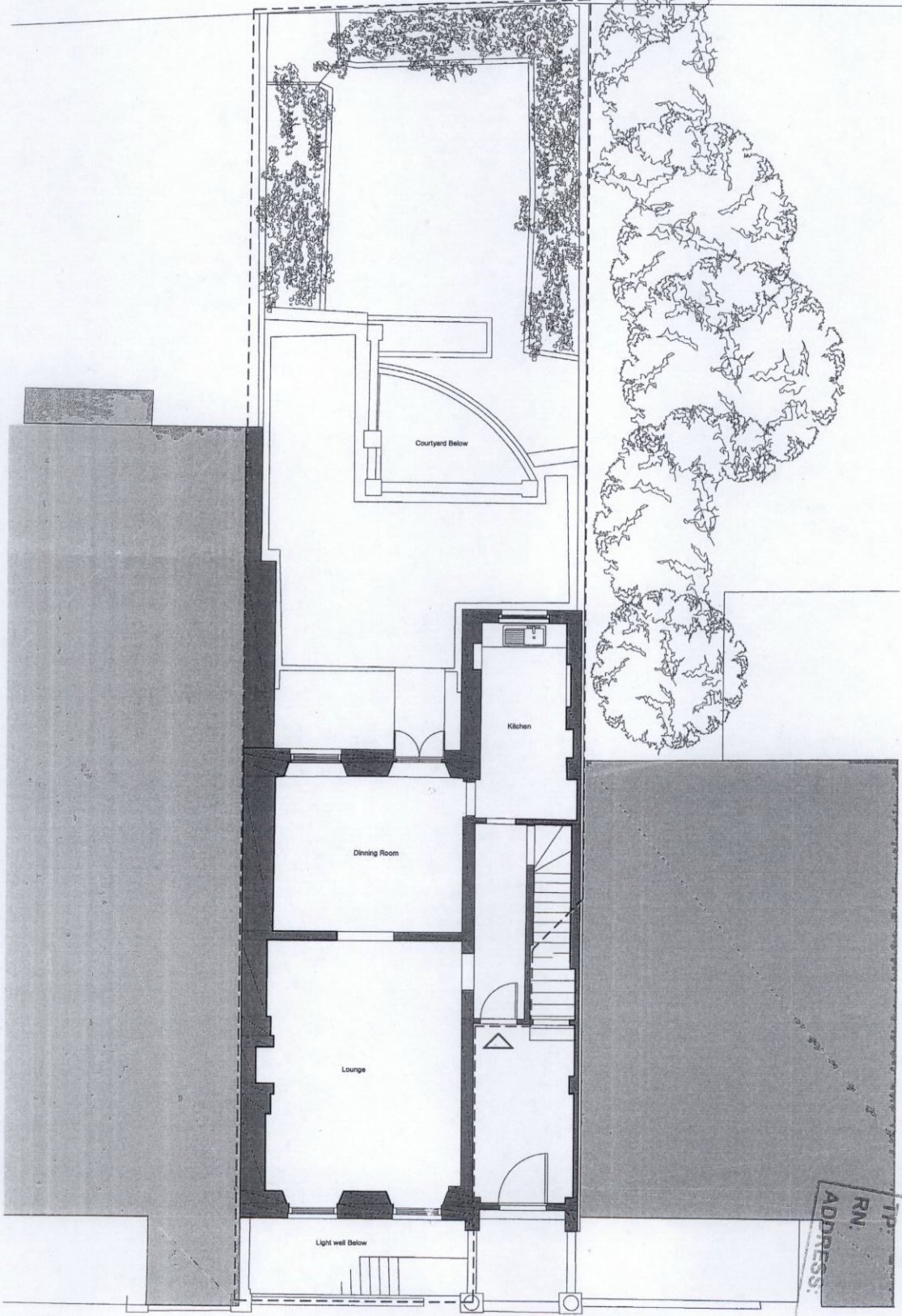
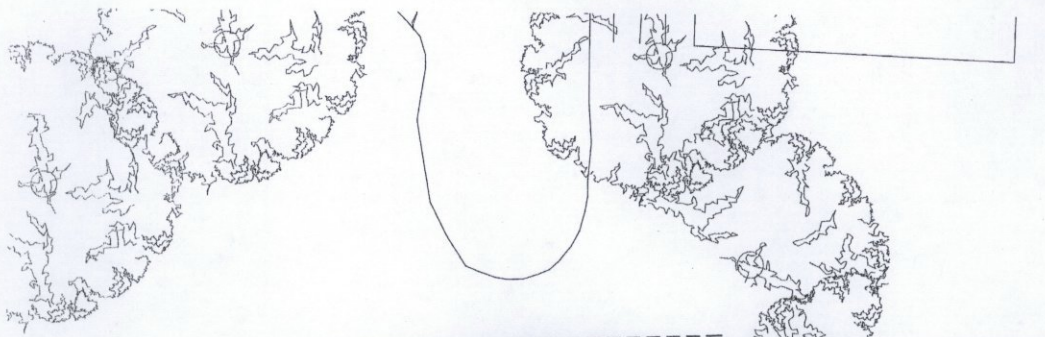
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Job	Document Type	Issue	Number	Revision
1503	DR	02	03	P0

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Notes:

--- Site Boundary



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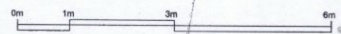
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1503	DR	02	04

RALA
 Studio J203
 100 Clements Road
 London, SE16 4DG
 www.rala.co.uk

Project: 12 Rutland Gate, London

Title: Existing Ground Level Plan

Scale: 1:100 @ A3

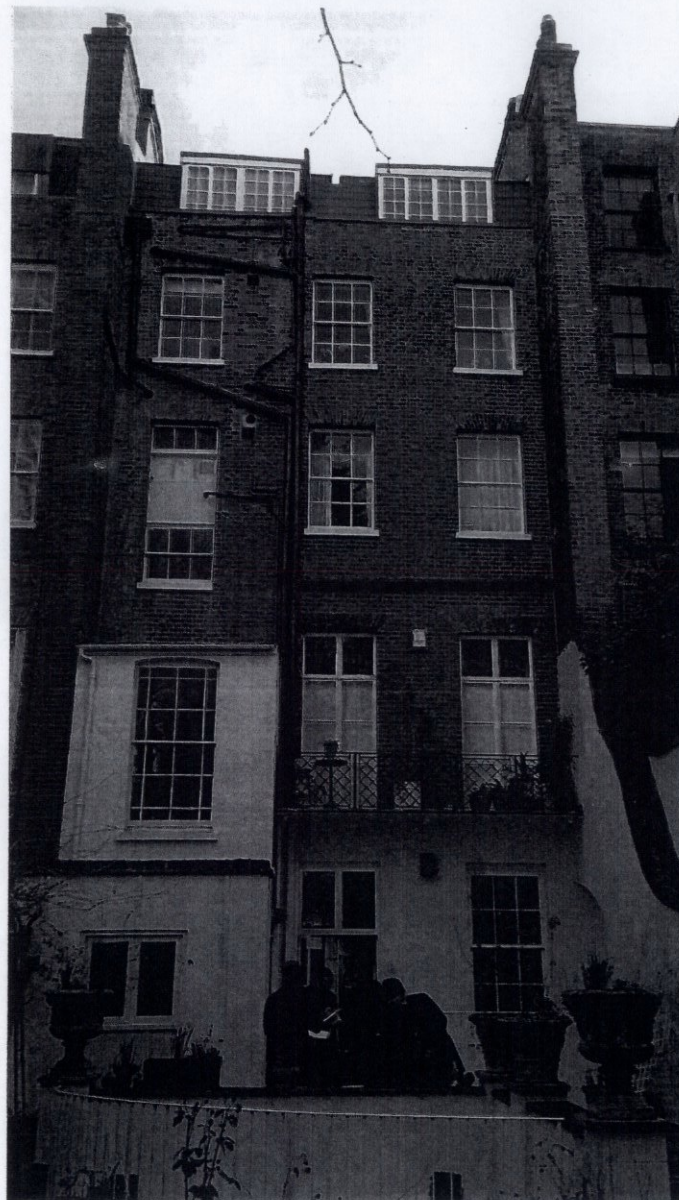
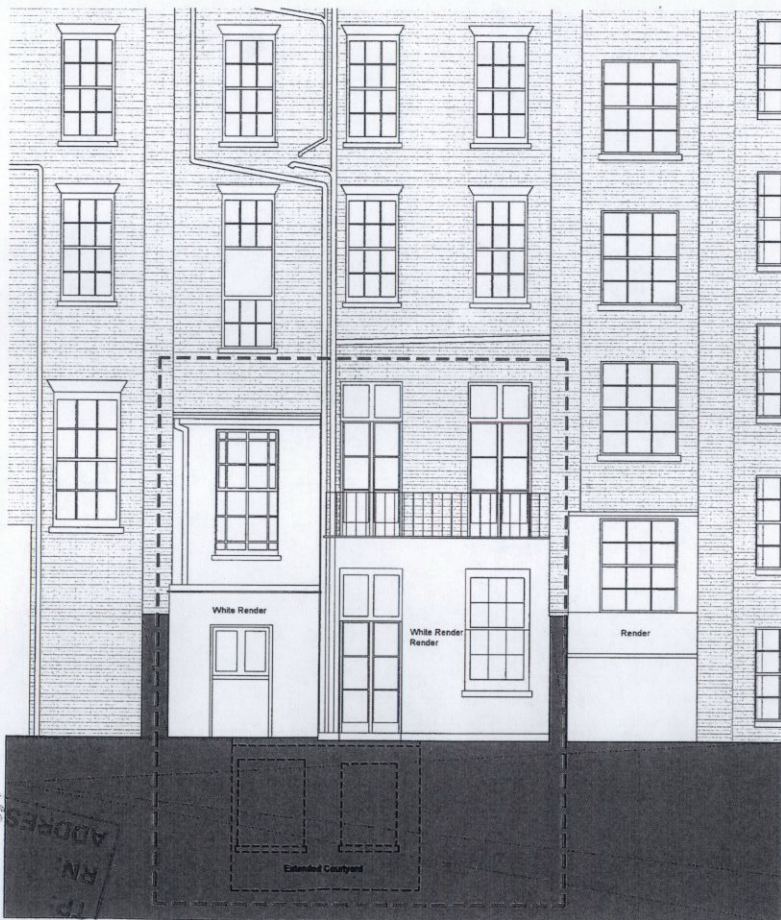


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Notes:

----- Site Boundary



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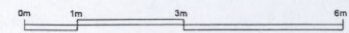
RALA
 Studio J203
 100 Clements Road
 London, SE16 4DG
 studio@rala.com www.rala.com

Project
 12 Rutland Gate, London

Title
 Existing Rear Elevation

Scale 1:100 @ A3

JOB	DOCUMENT TYPE	SERIES	NUMBER	REVISION
1503	DR	02	06	P0



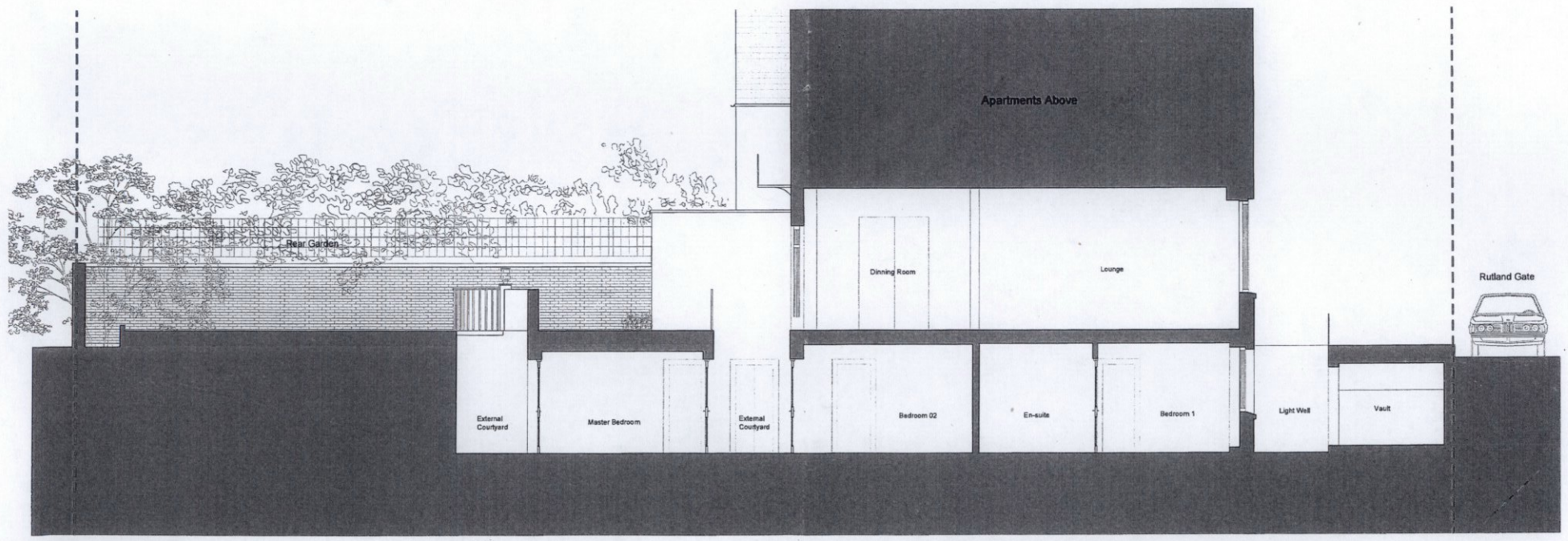
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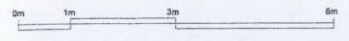
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CASE NO. 1503
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RN: _____
ADDRESS: _____



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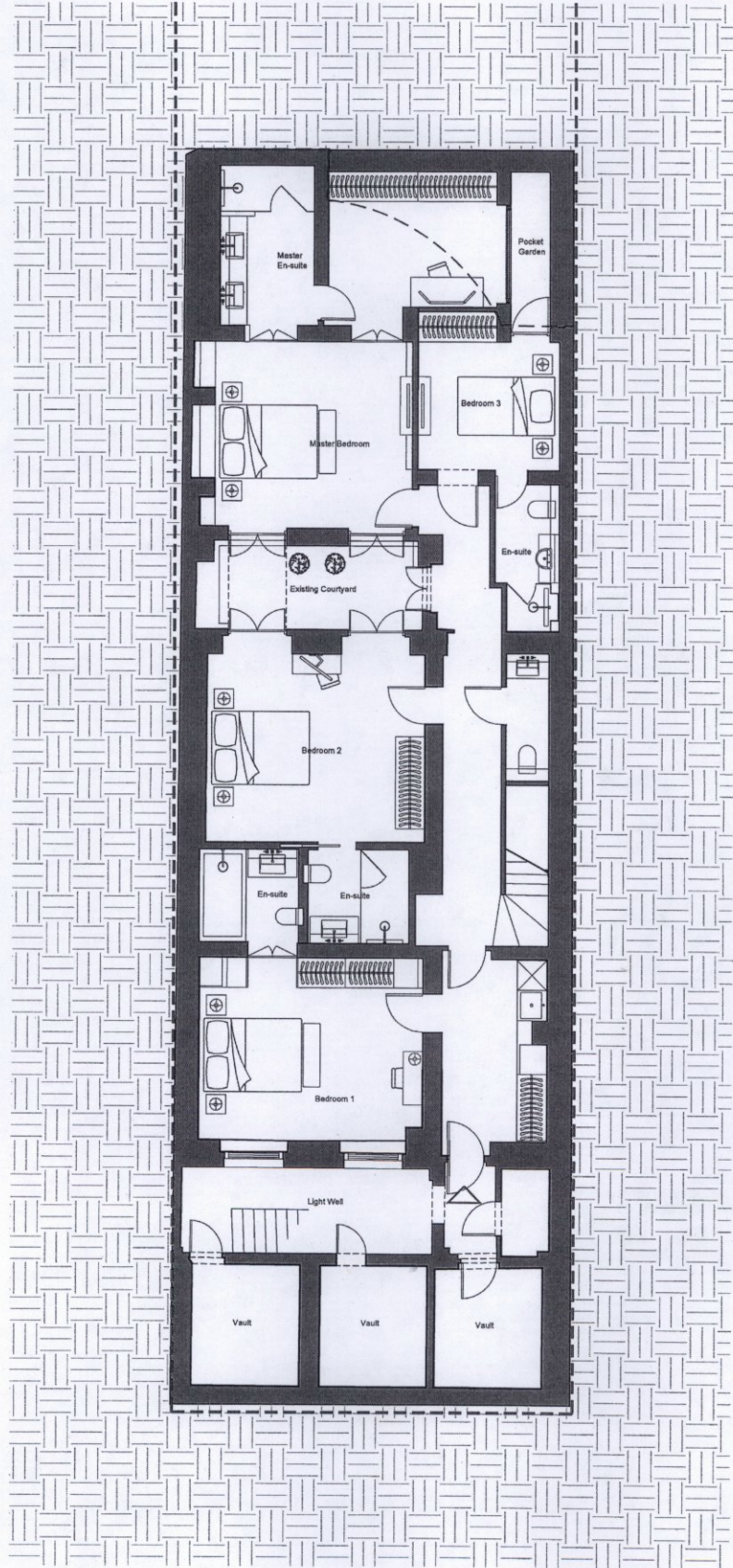


PO REV	DATE	NO DRAWN	Setting Out DESCRIPTION
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Project 12 Rutland Gate, London			
Title Existing Section A			
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Job 1503	Development Type DR	Scale 02	Number 07
			Revision P0

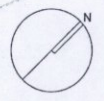
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Notes:

- Site Boundary
- Existing Lower Ground footprint.



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 ADDRESS: *Revised 14-07-15*
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REV	DATE	NO DRAWN	Setting Out DESCRIPTION
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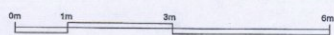
RALA
 Studio J203
 100 Clements Road
 London, SE16 4DG
info@rala.co.uk www.rala.co.uk

Project: 12 Rutland Gate, London

Title: Proposed Lower Ground Floor Plan

Scale: 1:100 @ A3

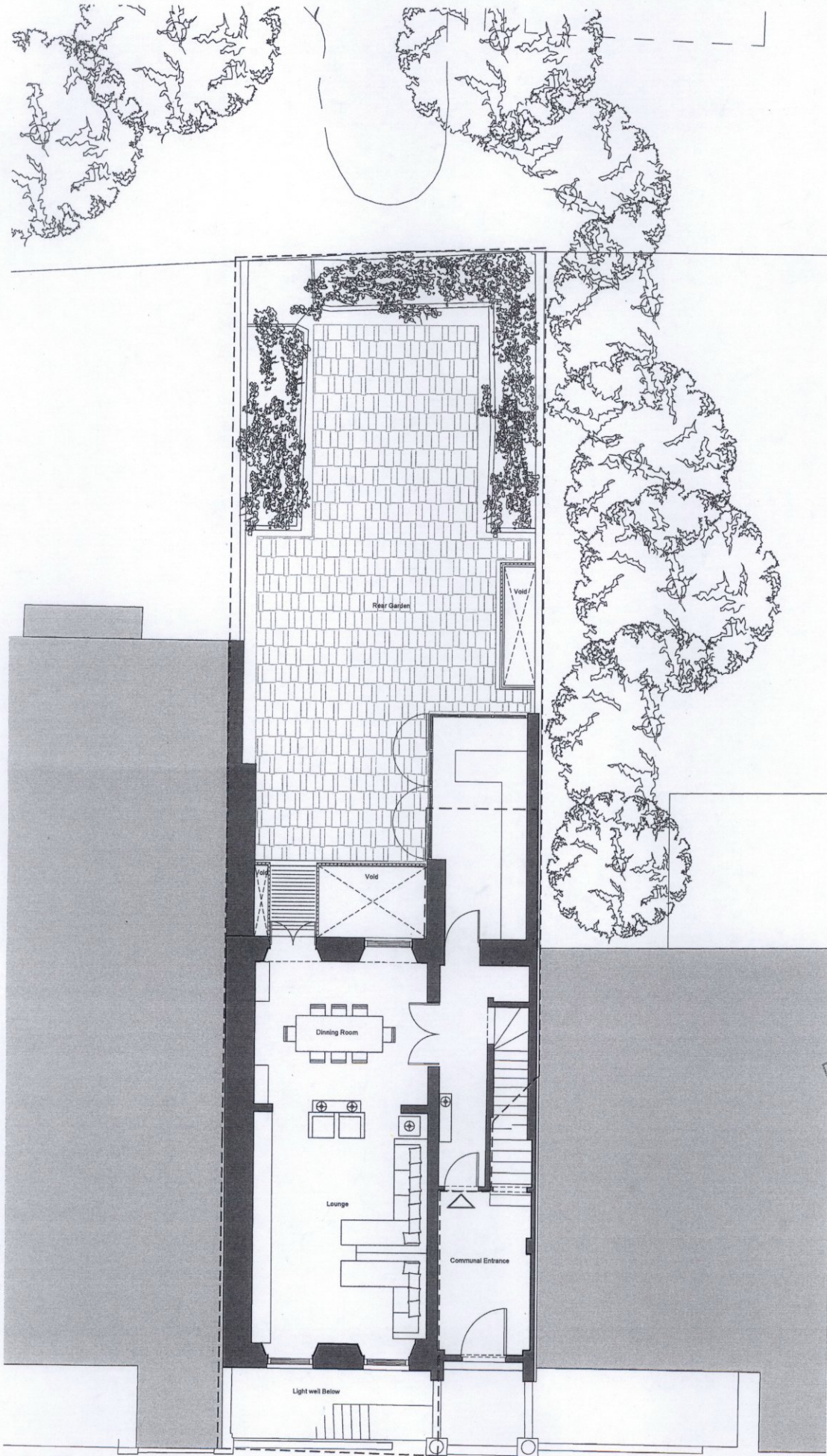
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1503	DR	02	11	PO	



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Notes:

- Site Boundary
- - - - - Existing extension to be demolished.



TP: CASE COPY
 RN:
 ADDRESS: *Rutland*
 14.07.15

P2	06.07.15	RL	Revised post planning feedback.
P1	06.07.15	RL	Revised post planning meeting.
PO	25.05.15	NC	Setting Out
REV	DATE	DRAWN	DESCRIPTION

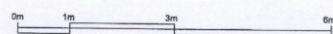
RALA
 Studio J203
 100 Clements Road
 London, SE16 4JG
 studio@rala.co.uk www.rala.co.uk

Project: 12 Rutland Gate, London

Title: Proposed Ground Level Plan

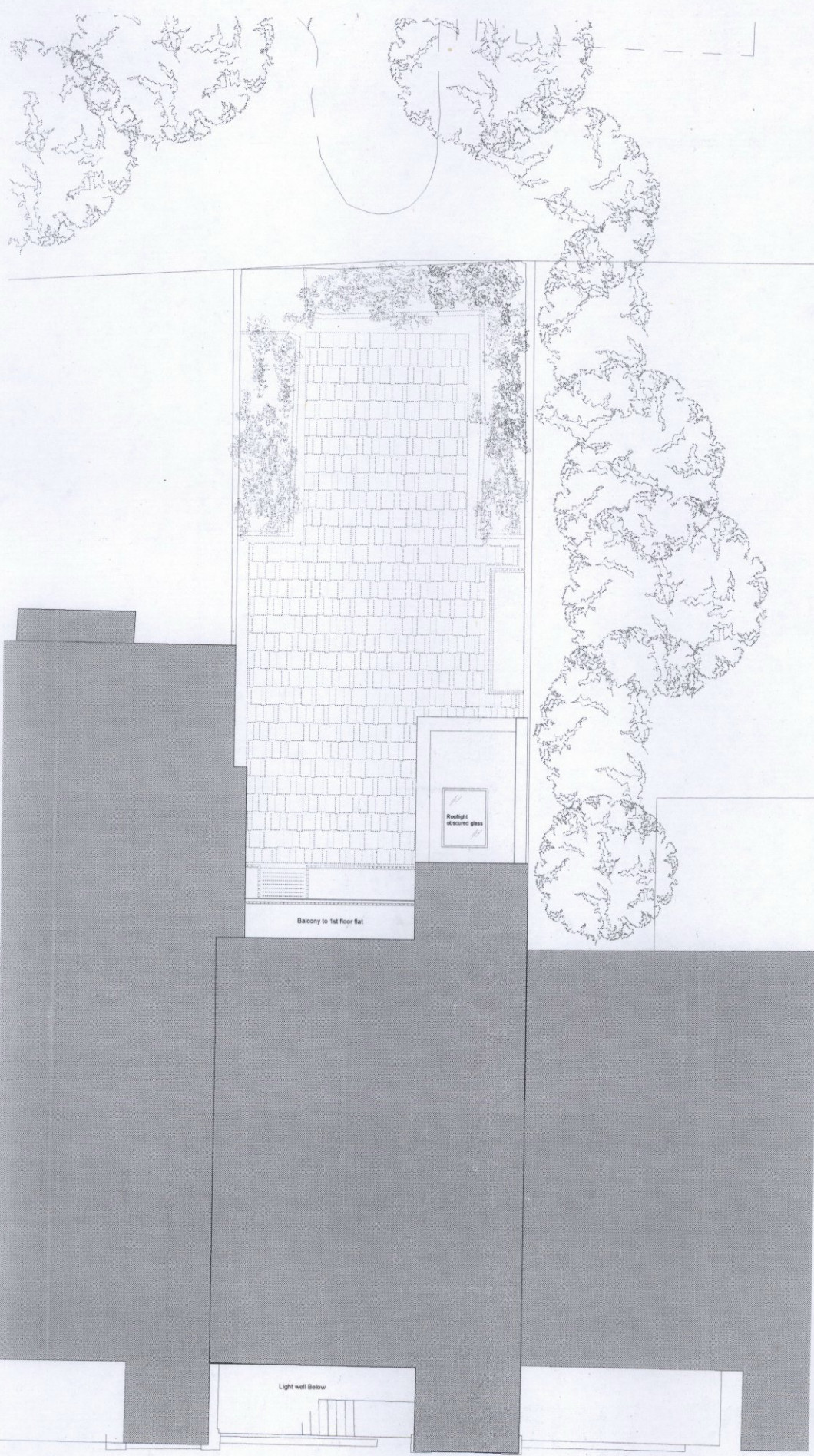
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Job	Document Type	Issue	Number	Revision
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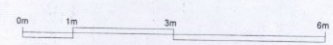
Notes:



PG	18.09.15	SL	Setting Out
REV	DATE	DRAWN	DESCRIPTION
RALA			
Studio J203 100 Clements Road London, SE16 4DG stud@rala.co.uk www.rala.co.uk			
Project 12 Rutland Gate, London			

Title
Proposed Roof Plan

Scale 1:100 @ A3



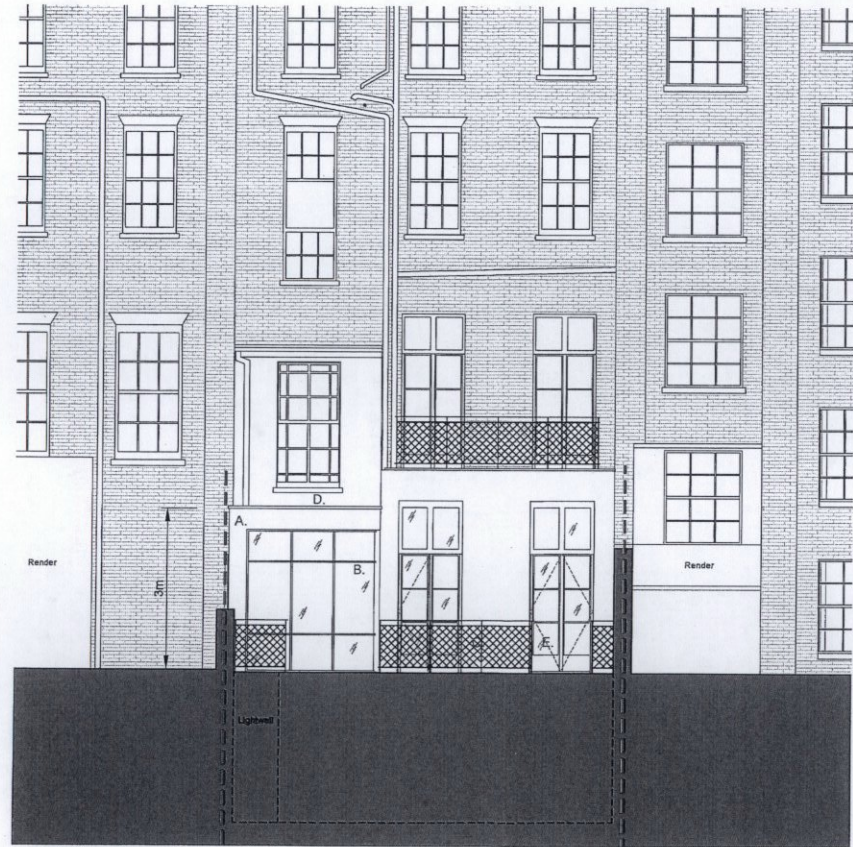
1503	Document Type DR	Form 02	Number 17	Revision P0
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Disclaimer:
 While this drawing can be used as a base drawing for construction and quantity programs, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

Notes:

----- Site Boundary

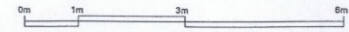
- A. Rear extension to same width as closet wing. Rendered white to match existing.
- B. Metal Crittall style windows.
- C. Black metal balustrading, cast heritage style..
- D. Parapet of existing extension raised to improve waterproofing detail. All new flashing will be traditionally detailed Lead.
- E. New glazed doors to match adjacent existing glazed doors from dining room.



Proposed Rear Elevation

CASE COPY
 TP:
 RN:
 ADDRESS:
Received 14.07.15

PO REV	25.03.15 DATE	NO DRAWN	Setting Out DESCRIPTION
RALA Studio J203 100 Clements Road London, SE19 4DG <small>rala@rala.uk.com www.rala.uk.com</small>			
Project 12 Rutland Gate, London			
Proposed Rear Elevation			
Title			
Scale 1:100 @ A3			
1503	Document Type DR	Issue 02	Number 14 Revision P0



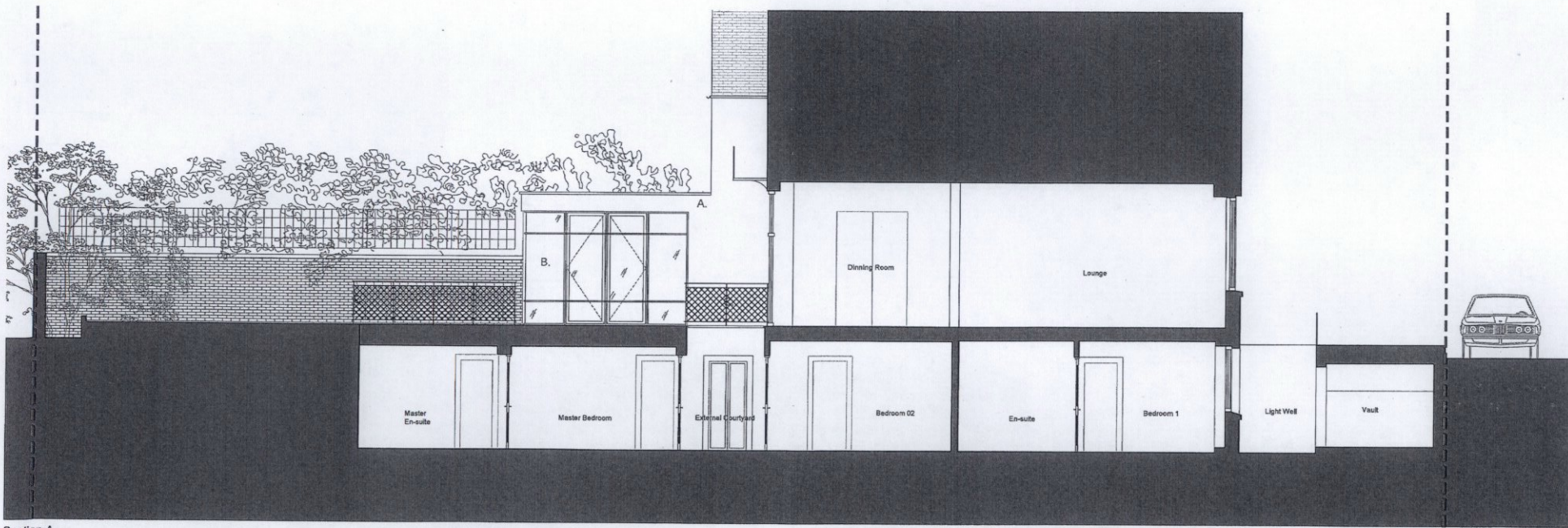
Disclaimer:
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Notes:

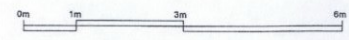
--- Site Boundary

- A. Rear extension to same width as closet wing. Rendered white to match existing.
- B. Metal Crittall style windows.
- C. Black metal balustrading, cast heritage style..

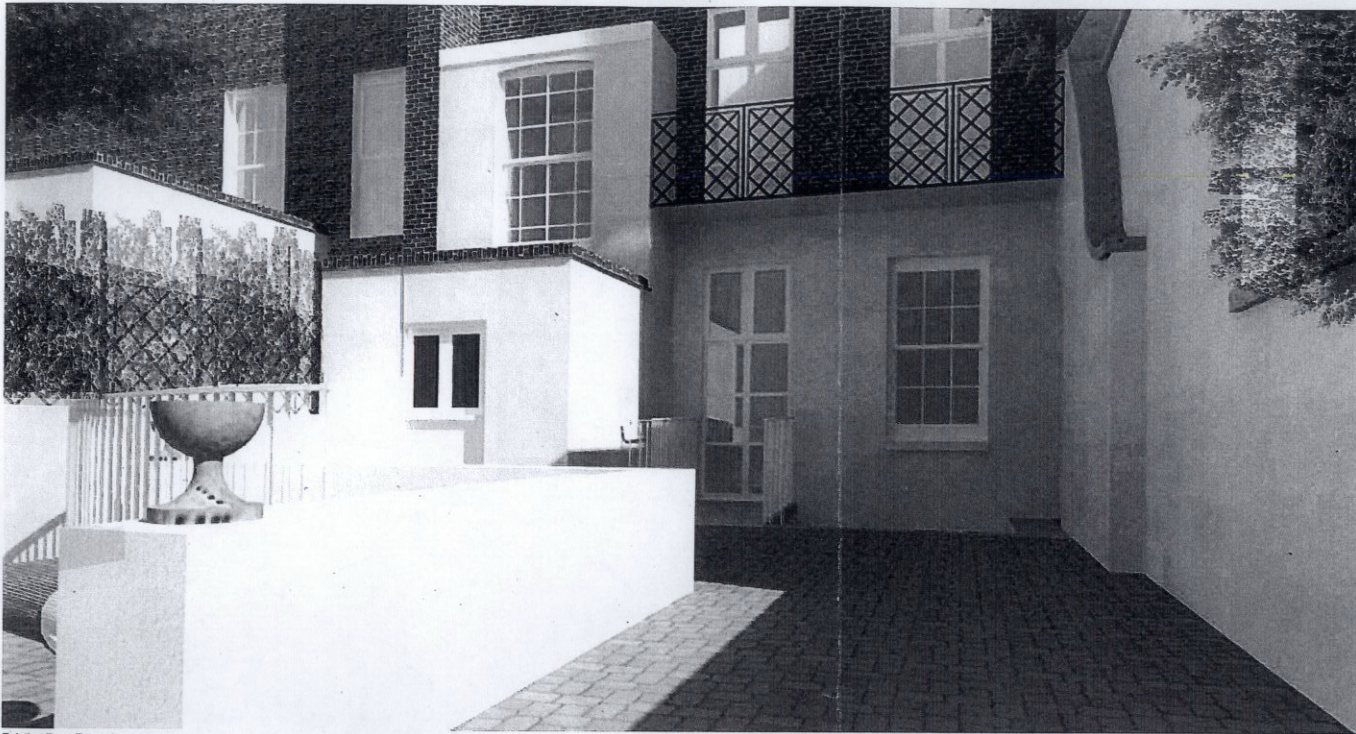
CASE COPY
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Revised 14.07.15



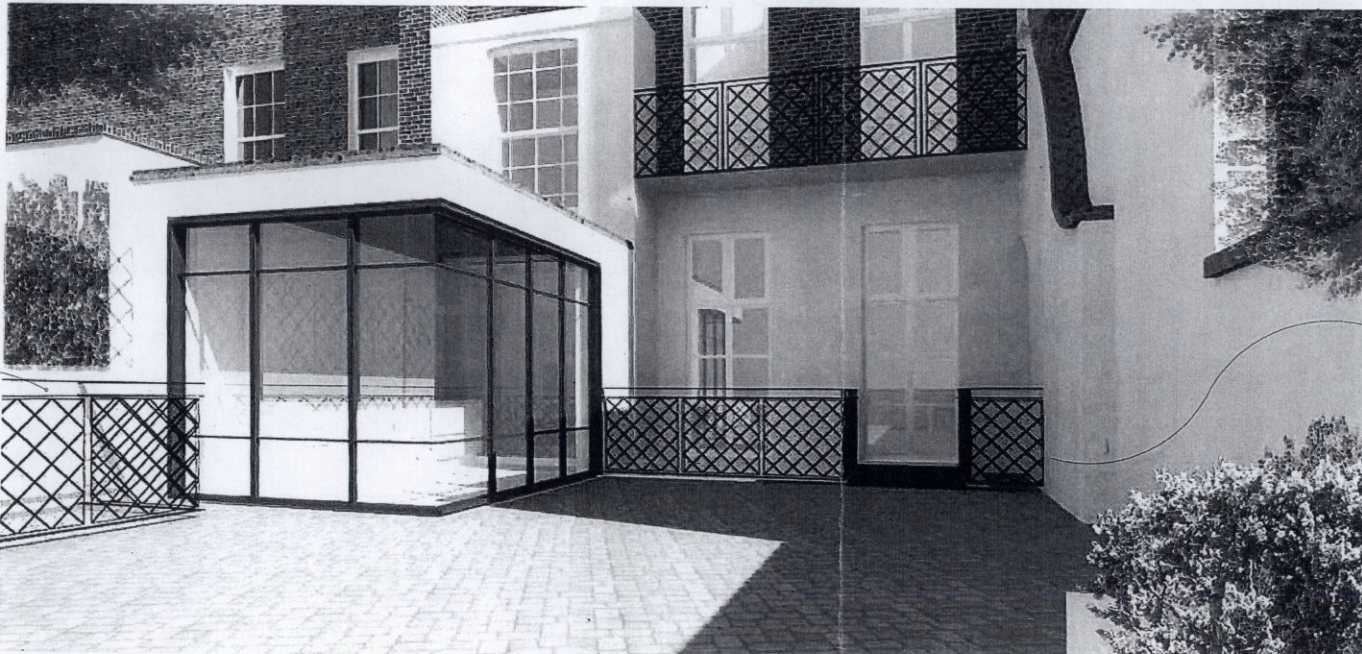
Section A



PO REV	25.03.15 DATE	NO DRAWN	Selling Out DESCRIPTION
RALA			
Studio 203 100 Clements Road London, SE16 4DG <small>studio@rala.uk.com www.rala.uk.com</small>			
Project			
12 Rutland Gate, London			
Proposed Section A			
Title			
Scale 1:100 @ A3			
1503	DR	02	15 P0



Existing Rear Extension



Proposed Rear Extension

Crittall style glazed doors.
White render of extension
to match existing.

Black metal balustrading
to match balcony above.

Existing lightwell retained.
Black metal balustrading and decorative cast iron
foot plate to bridge.

Disclaimer:
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specification purposes, due to the nature of the measurements on which it is
based, it is VERY IMPORTANT that all dimensions are checked carefully
before any work commences or any materials are ordered.

Notes:

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<p>RALA Studio J203 100 Clements Road London, SE16 4DG studio@rala.co.uk www.rala.co.uk</p>			
<p>Project 12 Rutland Gate, London</p>			
<p>Title Rear Extension Visualisation</p>			
<p>Scale nts</p>			
Job 1503	Document Type DR	Issue 02	Revised R PO