

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 20 October 2015	Classification For General Release	
Report of Director of Planning		Wards involved St James's	
Subject of Report	7-14 Coventry Street, London, W1D 6DG		
Proposal	Use of lower ground, ground and mezzanine levels as a museum (Class D1) with ancillary retail and cafe floorspace at ground floor level, installation of replacement shopfront to Coventry Street elevation and alterations to entrances on Rupert Street elevation, and associated external alterations.		
Agent	DP9 Ltd		
On behalf of	Cipher Corp Ltd		
Registered Number	15/05483/FULL 15/05484/LBC	TP / PP No	TP/1959
Date of Application	05.06.2015	Date amended/ completed	08.06.2015
Category of Application	Major		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Soho		
Development Plan Context - 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		
Stress Area	Within Stress Area		
Current Licensing Position	No licence applied for		

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.





7 - 14 COVENTRY STREET, W1

2. SUMMARY

The application site comprises part of the basement, ground and mezzanine floors of the Trocadero which is located within the Central Activities Zone (Core CAZ), the West End Stress Area, the West End Special Retail Policy Area, the West End Strategic Cultural Area and the Soho Conservation Area. Part of the site is Grade II listed (Nos. 7-14 Coventry Street). The floorspace to which this application relates is 5,021m².

Permission is sought to convert the site into a paying museum (Class D1) with ancillary retail and café floorspace fronting onto Coventry Street. The proposed museum is proposed to form the headquarters for 'Spyscape'; a contemporary museum based on the theme of intelligence and cyber security. In addition, permission and listed building consent are sought to use the museum for private functions until 03:00 hours for no more than 20 Friday or Saturday nights per annum. In addition, it is proposed to install a replacement shopfront and new canopy to the Coventry Street elevation, alter the existing entrances on the Rupert Street elevation and to undertake internal alterations.

The key issues for consideration are:

- The impact of the proposed shopfronts on the special interest of this listed building and the character and appearance of the Soho Conservation Area.
- The impact of the museum on residential amenity and upon the character and function of the West End Stress Area, and
- The impact of the loss of retail floorspace on the unique status and offer of the West End Special Retail Policy Area.

The proposal is considered acceptable in land use, amenity, design and conservation grounds and complies with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan) and is therefore recommended for approval.

3. CONSULTATIONS

SOHO SOCIETY

Objection to the proposed hours of operation for what is effectively a bar until 01.30 and 03.00 contributes to the saturation of drinking premises in the West End Stress Area.

No objection would be made if the permission was restricted to Westminster core hours.

CROSS LONDON RAIL LINKS

No comment.

HISTORIC ENGLAND

Authorisation provided for the City Council to determine the application as it sees fit.

HIGHWAYS PLANNING MANAGER

No objection to the proposed museum in terms of trip generation, servicing and refuse collection.

Concern that only four cycle parking spaces are proposed which is well short of the 45 spaces required in the London Plan (2015).

Requests that a condition be imposed preventing doors and gates from opening out over the public highway.

ENVIRONMENTAL HEALTH

Concern expressed regarding the proposed operating hours extending beyond core hours within the Westminster Stress Area.

LONDON UNDERGROUND LIMITED

No comment.

METROPOLITAN POLICE

No reservations subject to the applicant employing measures to minimise the risk and damage caused by terrorist attack (e.g. the fitting of laminate glass).

ANCIENT MONUMENTS SOCIETY

Any response to be made verbally.

COUNCIL FOR BRITISH ARCHAEOLOGY

The proposed alteration would have a very limited impact on the significance of these heritage assets although signage, elevation treatment and making good should all be conditioned.

THE GEORGIAN GROUP

Any response to be made verbally.

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Any response to be made verbally.

TWENTIETH CENTURY SOCIETY

Any response to be made verbally.

THE VICTORIAN SOCIETY

Any response to be made verbally.

ADJOINING OWNERS/OCCUPIERS AND ANY OTHER REPRESENTATIONS

No. Consulted: 238; Total No. of Replies: 94.

92 responses supporting the proposal on the following grounds:

Land Use:

- The uses making up the Coventry Street frontage will be improved by the proposal.
- The museum will attract tourists to the area.
- The proposed museum generally accords with the vision of the Trocadero as re-establishing its historic role as a focus for leisure and entertainment uses.

Design and Conservation:

- The alterations improve the front facade.
- Opening up the ground floor facade is welcome as a way of suggesting that the building is permeable and that there are things to see and do inside.
- The proposed cast bronze screens that will enclose the shopfront at night reflect the generous nature of the design.

Other:

- The new museum will boost the area.
- Spyscape will be the first destination of its kind in the world - providing an educational and entertaining concept and a focal point for public discussions around important contemporary issues.

Two responses objecting to the proposal on the following grounds:

Amenity:

- The proposed operation will lead to further noise pollution in an area that already has too many early-hour noise and anti-social issues.
- Questions why a museum needs to open until 03.00 for up to 20 days per annum.

- Requests that the museum closes at 22.00.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

The Trocadero comprises a large street block made up of a number of buildings bounded by Shaftesbury Avenue, Rupert Street, Coventry Street and Great Windmill Street. Three of the buildings within the Trocadero are Grade II (Nos. 18-20 Coventry Street, Nos. 7-14 Coventry Street and Nos. 20-24 Shaftesbury Avenue).

The site is located within the Core CAZ, the West End Stress Area, the West End Special Retail Policy Area, the West End Strategic Cultural Area and the Soho Conservation Area. The site is located outside of a Primary Shopping Frontage.

At ground floor level the site is made up of a large retail (Class A1) unit fronting onto Coventry Street, 10 smaller retail (Class A1) units and associated shopping arcade accessed from Coventry Street, part of the Trocadero's central atrium and a small bureau de change (Class A2) on Coventry Street. At basement level, the site comprises a large unit last in use as an interactive walk-through horror attraction (Class D2), a vacant cinema (Class D2), a vacant nightclub (*sui generis*) and circulation space that provides a pedestrian link to Piccadilly Underground Station via the London Pavilion.

The nearest residential properties are located within Coventry House, 35 Haymarket, the upper floors of which comprise 18 flats. This is directly opposite the application site on the south side of Coventry Street. The eight flats approved in the hotel-led scheme within the Trocadero (in the process of being implemented) are located at first floor level on the Rupert Street frontage and at first floor mezzanine level at the corner of Rupert Street and Coventry Street. These eight flats must be completed prior to the commencement of the use of the new hotel.

4.2 Relevant History

The Trocadero

The Trocadero was created in the early 1980s under a Greater London Authority permission issued on 22 January 1980.

Following this, a major scheme of refurbishment works was approved by the City Council on 24 November 1989 which permitted, *inter alia*, alterations and extensions to allow for an expanded mixed use complex incorporating retail, restaurant, entertainment, cinema and office uses. The scheme was substantially completed by the end of 1992.

Planning permission and listed building consent were granted on 8 November 2012 for the erection of a two storey roof extension and use of part basement, sub-basement, part ground to ninth floor levels as a hotel (Class C1) comprising of 527 bedrooms and 56 aparthotel rooms with a rooftop bar and associated terraces at eighth and ninth floor levels; use of part ground, first and first floor mezzanine levels (Rupert Street frontage) as eight flats (Class C3); use of part ground and first floor levels as a retail unit (Class A1); reconfiguration of the loading bay on Rupert Street and alterations to the shopfronts on Shaftesbury Avenue. The enabling works for this development are currently taking place and it is expected that the hotel will be open in 2018.

Basement Cinema

The 1980 permission for extensions and alterations to the Trocadero included the re-provision of a live theatre within the basement. Whilst the shell was provided, it is understood that a theatre never operated from this space. Subsequently, a planning application was granted on 6 December 1984 to use this empty shell (with ground floor kiosk on Rupert Street) as a public cinema containing two auditoria. The sole condition made this permission personal to 'The Other Cinema Ltd'. Given that this occupier vacated this space in 2006, the lawful use of this part of the Trocadero has reverted to a 'nil use'.

Whilst a hotel-led scheme granted permission on 8 October 2008 provided for a community arts space (at peppercorn rent) in place of the existing cinema, this permission was never implemented and has long since lapsed.

Planning permission was refused on 14 July 2011 for the use of the former cinema space as a restaurant (Class A3) as it would have resulted in loss of a cinema which contributed to the character and function of this part of the Core CAZ. An appeal against this decision was dismissed on 1 December 2011, with the Inspector agreeing that, "...the loss of the Class D2 use would have an adverse effect on the character and function of this part of the city centre as an arts and cultural venue...".

Planning permission was refused on 4 September 2012 for the use of the ground floor lobby on Rupert Street to the basement cinema as a mini cab booking office on the ground that it would have resulted in the loss of part of the cinema which contributes to the character and function of this part of the Core CAZ.

Front central unit on Coventry Street part of building at basement level

Planning permission was granted on 2 December 2004 to use this unit for either / or: (i) Reproductive health and sexuality museum purposes (Class D1) with ancillary café and corporate entertainment facilities; (ii) A restaurant (Class A3); and / or (iii) Simulation cinema (Class D2).

Various subsequent applications to vary or delete conditions were permitted or allowed at appeal. The result is that:

- Alcohol is now allowed to be served to both visitors of the museum and during corporate hospitality functions.
- The museum's terminal hour was extended from 21.00 (00.00 for corporate hospitality functions) to 00.00 daily for a trial period of 18 months on 19 January 2006.
- An application to extend the permissible Class D2 (Assembly and Leisure) uses was permitted. This allowed other Class D2 uses beyond a 'simulation cinema' (excluding its use as a concert hall, bingo hall or dance hall).

This part of the basement of the Trocadero was last used by 'Pasaje Del Terror', an interactive walk-through horror attraction. Such a use would fall within Class D2 (Assembly and Leisure). Given that ten years has passed since the original permission, this is now the unit's lawful use. There is no condition controlling the hours of operation of this use.

5. THE PROPOSAL

Permission is sought to convert the large ground floor retail unit, 10 smaller retail units and associated shopping arcade; part of the Trocadero's central atrium; the basement cinema; a small bureau de change at ground floor level; the former 'Pasaje Del Terror' unit at basement level; the basement circulation space and the restaurant for the approved hotel (lawfully a nightclub) into a paying museum (Class D1) with ancillary retail and café floorspace fronting

onto Coventry Street. In total, 5,021m² of floorspace is proposed to be converted into the museum.

The museum is proposed to form the headquarters for 'Spyscape'; a contemporary museum based on the theme of intelligence and cyber security, using large-scale fully immersive interactives as well as original artefacts and mixed-media storytelling techniques.

The proposed operating hours of the museum are: 06:00 to 00:30 (Sunday to Thursday) and 06:00 to 01:30 (Fridays and Saturday). In addition, the applicant seeks permission to use the museum for private functions until 03:00 hours for no more than 20 Friday and Saturday nights per annum.

In addition to the above change of use, permission and listed building consent are sought to install a replacement shopfront and canopy to the Coventry Street elevation, alter the existing entrances on the Rupert Street elevation and to undertake internal alterations.

The application has been amended to widen the proposed canopy so that it now spans the entire width of the western shopfront bay.

6. DETAILED CONSIDERATIONS

6.1 Land Use and Amenity

The Trocadero

Historically, the Trocadero had a central atrium with escalators providing access between the upper floors and two shopping arcades at ground floor level that linked through to Coventry Street and Shaftesbury Avenue. Access to this atrium was also possible via a route at basement level that runs from Piccadilly Underground Station, beneath the London Pavilion and Great Windmill Street, and then into the Trocadero. A large number of small retail units fronted onto these central arcades and atrium, as well as entertainment uses.

The Proposal

Over time, the nature of the access to the Trocadero has changed. The arcade linking the central atrium and Shaftesbury Avenue has been lost and the recently opened Picturehouse Cinema (formerly Cineworld) is now accessed from Great Windmill Street rather than from the central atrium at first floor level.

The proposed conversion of the basement circulation space and the remaining ground floor arcade on Coventry Street will form the last step in converting the Trocadero from an attraction partly accessed via the central atrium and shopping arcades to a collection of uses that are solely accessed from the street frontages.

	Circulation	Class D2 (Assembly and Leisure)	Nightclub (<i>Sui Generis</i>)	Retail	Bureau De Change (Class A2)	
Basement and sub- basement	903m ²	573m ² (cinema) + 853m ² (Pasaje Del Terror).	401m ²	0m ² .	0m ²	2,730m ²
Ground and mezzanine	635m ²	24m ² (lobby for cinema)	0m ²	1,623m ²	9m ²	2,291m ²
Total	1,538m ²	1,450m ²	401m ²	1,623m ²	9m ²	5,021m²

Table 1: Existing land uses.

As Table 1 shows, the proposed museum will see the loss of: (i) A large (1,623m²) amount of retail floorspace comprising one large store and ten smaller stores accessed from the ground floor arcade; (ii) 401m² of nightclub floorspace at basement level for which planning permission has been granted to be converted into the restaurant for the proposed 527 bedroom and 56 aparthotel room hotel accessed from Shaftesbury Avenue; (iii) The former Pasaje Del Terror attraction within the central large unit at basement level; (iv) The basement cinema and ground floor lobby; (v) A large amount of circulation space at both basement and ground floor levels; and (vi) A small bureau de change on Coventry Street.

Loss of retail

City Plan Policy S7 seeks to maintain and enhance the unique status and offer of the West End Special Retail Policy Area. City Plan Policy S21 states that existing A1 retail will be protected throughout Westminster except where the council considers that the unit is not viable, as demonstrated by long-term vacancy despite reasonable attempts to let. Finally, UDP Policy SS5(C) states that proposals for non-A1 uses must not lead to, or add to, a concentration of three or more consecutive non-A1 uses.

None of the retail units are vacant and the loss of such a large quantum of retail floorspace would clearly fail to maintain and enhance the unique status and offer of the West End Special Retail Policy Area. Furthermore, the proposal will result in four non A1shop-type units in a row (even when discounting the ancillary gift shop and ancillary espresso bar). The argument made by the applicant that the existing retail is of poor quality is not accepted. Given the site's high footfall and enviable central location, it is considered that the retail floorspace could be reconfigured to provide good quality retail accommodation. As such, the loss of the retail floorspace is undoubtedly contrary to City Plan Policies S7 and S21 and UDP Policy SS5.

There are, however, a number of benefits to the proposal. The proposed museum will bring a high profile tourist attraction to the heart of the West End which will maintain and strengthen Westminster's strategic role within the London tourist industry and enhance the cultural offer within the West End Strategic Cultural Area. The proposed museum will also generate significant economic spinoffs through attracting increased visitors to the West End who are likely to utilise other services within the locality.

Furthermore, City Plan Policies S6 and S22 and UDP Policies TACE 5 and TACE 7 all direct new cultural uses to the Core CAZ and the West End Strategic Cultural Area provided they are compatible with the character and function of the area and that they raise no adverse

amenity, environment or traffic effects. Whilst the scale of the proposed museum is large, its location in the heart of the West End means that it is acceptable in principle.

In addition to the above benefits, the proposed museum will retain an active frontage onto Coventry Street in the form of a large gift shop and an entrance / café. The retention of these active uses is proposed to be secured by condition.

For the reasons set out above, there are considered to be exceptional circumstances to justify departing from policy and accepting the loss of retail floorspace. This is subject to the imposition of a condition preventing the use of the floorspace for any other use within Class D1 other than as a museum (e.g. a clinic, school or place of worship). This condition is required in order to ensure that the benefits of the scheme (as set out above) are delivered and maintained and that an unsuitable use does not occupy the floorspace in the future.

Loss of cinema

As set out with Section 4.2 of this report, the City Council has twice refused permission for proposals resulting in the loss of the basement cinema within the Trocadero; once to a restaurant and once to a mini-cab booking office. In the case of the restaurant, this decision was defended at appeal.

City Plan Policy S22 and UDP Policy TACE 5 both protect existing tourist attractions and arts and cultural uses. 'Arts and cultural uses' are defined with the glossary of the City Plan as including, "*D1 Non-residential institutions museums and galleries, D2 Assembly and Leisure uses, cinemas and concert halls, and sui generis uses theatres...*". As the cinema is being replaced by another 'arts and cultural use' (i.e. a museum), there is no policy objection to the loss of the cinema.

Loss of other floorspace

There is no objection to the loss of the small bureau de change, the basement nightclub, the circulation space or the interactive walk-through horror attraction at basement level. Should permission be granted for the new museum, it will mean that that the approved ancillary hotel restaurant will not be built out. Given the site's central location and the multitude of other premises that offer breakfast, the loss of the approved hotel restaurant is considered to be acceptable.

Stress Area and Residential Amenity

The site is located within the West End Stress Area. Whilst the proposed museum would not normally be considered an 'entertainment use', part of the proposal includes carrying out private functions until 03.00 for no more than 20 Friday or Saturday nights per annum. These private functions are capable to accommodating 850 people so there is clearly a need to assess the impact of the proposal on the character and function of this part of the West End Stress Area and the impact upon residential amenity. The nearest residential properties are located directly opposite on the south side of Coventry Street and, once implemented, will be at first floor mezzanine level at the corner of Coventry Street and Rupert Street.

City Plan Policy S6 set out how, within the West End Stress Area, new entertainment uses will only be allowed where the council considers that they are small-scale, low-impact and they will not result in an increased concentration of late-night uses. City Plan Policy S24 adds that new entertainment uses will need to demonstrate that they are appropriate in terms of the type and size of use, scale of activity, relationship to any existing concentrations of entertainment uses and any cumulative impacts and that they do not adversely impact on residential amenity, health and safety, local environmental quality and the character and function of the area. There is also a presumption within City Plan Policy S24 and UDP Policy TACE 10 against new large-scale late-night entertainment uses of over 500m² floorspace, with such uses only being permissible in exceptional circumstances.

Two objections have been received from local residents to the terminal hour for the proposed museum (00.30 on Sunday to Thursday and 01.30 on Fridays and Saturday). It is argued that 22.00 is more appropriate. The objectors also question why a museum needs to open until 03.00 for up to 20 days per annum and argue that such a use will lead to further noise pollution in an area that already has too many early-hour noise and antisocial issues.

The proposed museum is flanked on either side at basement level by 'Platinum Lace' bar and gentleman's club (terminal hour 06.00) and Dstrkt restaurant and bar (terminal hour 03.00). These uses are accessed from Coventry Street and the corner of Rupert Street and Coventry. The museum would also see the loss of an existing nightclub within the basement of the Trocadero accessed from Shaftesbury Avenue.

In the context of these existing late night uses and in a busy location that is not characterised by large numbers of residential units, the proposed museum's and private function opening hours are not considered to cause an unacceptable impact on the character and character and function of this part of the West End Stress Area or harm residential amenity.

The fact that the private functions will only take place up to 20 times per annum and only on Fridays and Saturday nights, the site's location and the close proximity of other entertainment uses, are considered to represent exceptional circumstances to justify departure from the City Council's usual presumption against entertainment premises over 500m² in size.

A condition is recommended to be imposed requiring the shopfront doors (as amended by Condition 3) to the museum on Coventry Street to be closed after 23.00 in order to prevent the break out of noise.

6.2 Townscape and Design

The white faience Coventry Street façade of the former Lyons Corner House (Grade II listed) is an excellent example of its type and it is a grand extension to the first part of the site occupied by Lyons on the corner of Rupert Street. Internally, there is almost nothing of interest and there is no objection to the internal alterations proposed by this application. However, the shopfront alterations are not acceptable.

While there is no objection to installing new shopfronts, the proposed fully openable screens are unacceptable in design and heritage asset terms. A building of this type is supposed to have glazed shopfronts and they are important to the appearance and significance of this structure as a Grade II listed commercial building. The shopfronts are also important in terms of their contribution to the character and appearance of the street and surrounding Soho Conservation Area.

During operating hours the open screens would leave a void at ground floor level and, while closed, their perforated design would be alien to the historic character of the building. These screens would be visually incongruous and harmful to the appearance and special architectural interest of the building and detrimental to the character and appearance of the Soho Conservation Area which is not characterised by such features.

The proposed fixed canopy is placed without regard to the architecture of the building because it is off-centre and its crude, boxy, design lacks the finesse required to suit the appearance of the building. If a fixed canopy is to be proposed, it should be in the central bay of the building and either span the full width of that bay or be centred within it. Glazed shopfronts should be provided within suitable frames. There is no objection to the alterations proposed to the Rupert Street façade.

For these reasons, an 'amending condition' is proposed requiring the applicant to submit for the City Council's approval a redesigned shopfront / canopy scheme to the Coventry Street frontage that includes more traditional shopfronts and a redesigned central canopy.

6.3 Amenity

No plant forms part of this application and therefore the proposed museum raises no amenity issues that are not discussed within Section 6.1 of this report.

No details of extract arrangement for the ancillary café have been provided and therefore a condition is recommended to be imposed preventing any primary cooking on site.

6.4 Transportation

Link to Piccadilly Circus Underground concourse

The proposal will see the removal of the ability of general members of the public to enter the Trocadero from the basement link to the Piccadilly Circus Underground concourse. Visitors to the museum will still be able to enter the building using this route.

The legal agreement associated with the 1980 permission for the creation of the Trocadero gives a right in perpetuity to, "... pass and repass from the Piccadilly Circus Underground concourse to the said Trocadero Site and vice versa through the links and underground shopping mall... PROVIDED that the foregoing shall not be deemed to create any public right of way or imply a dedication to the public" (Clause 5(i)).

Advice from the City Solicitors given on 8 April 1999 was that that this obligation is only to maintain a pedestrian link to and from, and not through the basement of the Trocadero. The City Council therefore has no control over the route at basement level through the Trocadero, only that access to the building from the Underground Station is maintained during the opening hours of the concourse (soon to be 24 hours on Friday and Saturday). The proposed museum will not affect this access arrangement. For these reasons, there is no objection to the removal of the circulation space within the Trocadero at basement level.

Trip Generation, Servicing, Refuse Collection and Cycle Parking

The site's excellent public transport accessibility means that most patrons will arrive using public transport. No car parking is proposed and servicing will take place in the existing off-street loading bay on Rupert Street. For these reasons, the Highways Planning Manager has raised no objection to the proposed museum other than to raise concerns about the quantum of cycle parking provision.

The London Plan (2015) requires one cycle parking space per eight staff which equates to five spaces. Details of this parking provision are proposed to be secured by condition. It is not practical for short stay cycle parking for patrons to be provided on site. On-street short term cycle parking provision will be made by the City Council in the surrounding area as and when opportunities arise.

Discussion with Picturehouse Cinema reveal that, once the work associated with the hotel scheme are complete, a communal refuse store at sub-basement level will be provided which will allow deliveries and refuse to be taken through the Trocadero from the loading bay on Rupert Street to the cinema. As such, the proposed removal of the circulation space at basement level will not have a negative impact on other units' ability to be serviced.

Queuing

The proposed museum has a large foyer that is capable of accommodating a large number of people whilst tickets are being processed. As such, there should be no need to queue on

Coventry Street. A Management Plan is recommended to be secured by condition that details how the operator will prevent queuing on the public highway.

6.5 Access

The provision of internal lifts and level access will mean that the museum will be fully wheelchair accessible.

6.6 Economic Considerations

The economic benefits of this large visitor attraction are discussed within Section 6.1 of this report.

6.7 Other UDP/Westminster Policy Considerations

None.

6.8 London Plan

The proposal raises no 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 proposal gives rise to no planning obligations.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The proposal is of insufficient scale to require an Environmental Assessment.

6.12 Other Issues

The proposed museum will block access from the main lift shaft to the approved hotel luggage store. The managing agent for the owner of the Trocadero advises that another route exists that will give access to this luggage store. For this reason, the proposed museum will not prejudice the delivery of the hotel scheme.

The Metropolitan Police Service has advised that the site's location in a crowded place means that it could be an attractive target for a terrorist attack with the intention of causing mass casualties. A number of suggestions are made to minimise the impact of such an attack. This includes the provision of laminated glass within the proposed shopfront. A condition is recommended to be imposed securing the suggested anti-crime / terrorist measures.

7. CONCLUSION

The proposal is considered acceptable in land use, amenity and design grounds and is therefore recommended for approval.

BACKGROUND PAPERS

1. Application forms.
2. Online response from the Soho Society dated 10 July 2015.
3. Letter from London Underground dated 2 July 2015.
4. Letter from Transport for London dated 3 July 2015.
5. Letter from Historic England dated 8 July 2015.
6. Memorandum from Environmental Health dated 17 July 2015.
7. E-mail from the Council for British Archaeology dated 4 August 2015.
8. Letter from the Metropolitan Police dated 20 August 2015.
9. E-mail from Highways Planning Manager dated 27 August 2015.
10. Online response from the occupant of Flat 5, Coventry House, 35 Haymarket dated 17 July 2015.
11. Online response from the occupant of 4 Coventry House, 35 Haymarket dated 17 July 2015.
12. Letter from the occupant of 2 Gillet Place N16 dated 7 July 2015.
13. Letter from the occupant of 20 Gordan Road, Richmond dated 10 July 2015.
14. Letter from the occupant of 76 Ilbert Street W10 dated 10 July 2015.
15. Letter from the occupant of 62 Kleine Wharf, Orsman Road N1 dated 10 July 2015.
16. Letter from the occupant of 76 Ilbert Street W10 dated 10 July 2015.
17. Letter from the occupant of 94 Pinehurst Court, Colville Gardens W11 dated 10 July 2015.
18. Letter from the occupant of 201 Sellincourt Road SW17 dated 10 July 2015.
19. Letter from the occupant of 85 River Court SE1 dated 10 July 2015.
20. Letter from the occupant of 37 Wakeman Road NW10 dated 10 July 2015.
21. Letter from the occupant of Flat 4 Ullswater, 53 Putney Hill SW15 dated 10 July 2015.
22. Letter from the occupant of 37 Wakeman Road NW10 dated 10 July 2015.
23. Letter from the occupant of 111 Purves Road NW10 dated 10 July 2015.
24. Letter from the occupant of Flat 4 Ullswater, 53 Putney Hill SW15 dated 10 July 2015.
25. Letter from the occupant of 115 Malvern Road NW6 dated 10 July 2015.
26. Letter from the occupant of Thorpewood House, South Drive, Littleton dated 12 July 2015.
27. Letter from the occupant of Flat 23, 316 Camberwell New Road SE5 dated 13 July 2015.
28. Letter from the occupant of 3 Edith Terrace SW10 dated 13 July 2015.
29. Letter from the occupant of 25 Jameson Street W8 dated 13 July 2015.
30. Letter from the occupant of 439 Manhattan Building, 60 Fairfield Road E3 dated 13 July 2015.
31. Letter from the occupant of 8 Summerhouse Drive, Bexley dated 13 July 2015.
32. Letter from the occupant of 3B Fulbourne Street E1 dated 13 July 2015.
33. Letter from the occupant of 11 Tolchurch, Dartmouth Close W11 dated 13 July 2015.
34. Letter from the occupant of 72 Buckland Court, St. James Court N1 dated 13 July 2015.
35. Letter from the occupant of 113B Northchurch Road N1 dated 13 July 2015.
36. Letter from the occupant of 21 Redwald Road E5 dated 13 July 2015.
37. Letter from the occupant of Flat 130, Globe Wharf, 205 Rotherhithe Street SE16 dated 13 July 2015.
38. Letter from the occupant of 27 Eaton House, Vicarage Crescent SW11 dated 13 July 2015.
39. Letter from the occupant of Flat 2, 62 Dennington Park Road NW6 dated 13 July 2015.
40. Letter from the occupant of 6a Dashwood Road N8 dated 13 July 2015.
41. Letter from the occupant of Flat 2, 35 Emperor's Gated SW7 dated 13 July 2015.

42. Letter from the occupant of 65 Amberley Gardens, Epsom dated 13 July 2015.
43. Letter from the occupant of 4 Heathstan Road W12 dated 13 July 2015.
44. Letter from the occupant of 51 Chadworth House, Lever Street EC1V dated 13 July 2015.
45. Letter from the occupant of 35 Victoria Road, Colchester dated 13 July 2015.
46. Letter from the occupant of 18b Barry Road SE22 dated 13 July 2015.
47. Letter from the occupant of 44 Champion Hill SE5 dated 13 July 2015.
48. Letter from the occupant of Chiltern Farm, Morebath dated 13 July 2015.
49. Letter from the occupant of 10 Danby Street SE15 dated 13 July 2015.
50. Letter from the occupant of 62a Stamford Hill N16 dated 13 July 2015.
51. Letter from the occupant of 7 Frobisher Court, 60 Lime Grove W12 dated 13 July 2015.
52. Letter from the occupant of Flat 5, 124 Grove Park SE5 dated 13 July 2015.
53. Letter from the occupant of 16 Matthews Walk, Cirencester dated 13 July 2015.
54. Letter from the occupant of 31 Mill Lane, Portslade dated 13 July 2015.
55. Letter from the occupant of 3B Fulbourne Street E1 dated 13 July 2015.
56. Letter from the occupant of 46 Cambridge Road, Charshalton dated 13 July 2015.
57. Letter from the occupant of 192 Dunmow Road, Bishop's Stortford dated 13 July 2015.
58. Letter from the occupant of 117A Braemar Avenue NW10 dated 13 July 2015.
59. Letter from the occupant of Flat 2, Beatty Road N16 dated 13 July 2015.
60. Letter from the occupant of Flat 9, Kenninstoun House, Leighton Road NW5 dated 13 July 2015.
61. Letter from the occupant of 22a Farleigh Road N16 dated 13 July 2015.
62. Letter from the occupant of 66 City Mills Apartment, Lee Street E8 dated 13 July 2015.
63. Letter from the occupant of 1 Pekin Close E14 dated 13 July 2015.
64. Letter from the occupant of Flat 8, 20 Beaufort Gardens SW3 dated 13 July 2015.
65. Letter from the occupant of 193 Sirdar Road N22 dated 13 July 2015.
66. Letter from the occupant of Flat 5, 123 Ladbrooke Grove W11 dated 14 July 2015.
67. Letter from the occupant of 14 Addey House SE8 dated 14 July 2015.
68. Letter from the occupant of 106 Windermere Road W5 dated 14 July 2015.
69. Letter from the occupant of Flat 62, Kleine Wharf, 14 Orsman Road N1 dated 14 July 2015.
70. Letter from the occupant of 29 Sutherland Place W2 dated 15 July 2015.
71. Letter from the occupant of 12 Quebec Wharf, 315 Kingsland Road E8 dated 15 July 2015.
72. Letter from the occupant of 35 High Holborn EC1N dated 15 July 2015.
73. Letter from the occupant of Flat 2, 7 Barkson Gardens SW5 dated 15 July 2015.
74. Letter from the occupant of 5 Aston House, Portobello Court W11 dated 15 July 2015.
75. Letter from the occupant of 10 Colville Mews W11 dated 16 July 2015.
76. Letter from the occupant of 18 Thornbury Court, 36-38 Chepstow Villas W11 dated 16 July 2015.
77. Letter from the occupant of 21 Carnaby Street W1F dated 16 July 2015.
78. Letter from the occupant of 21 Carnaby Street W1F dated 16 July 2015.
79. Letter from the occupant of 21 Carnaby Street W1F dated 16 July 2015.
80. Letter from the occupant of 21 Carnaby Street W1F dated 16 July 2015.
81. Letter from the occupant of 21 Carnaby Street W1F dated 16 July 2015.
82. Letter from the occupant of 10 South End Row W8 dated 16 July 2015.
83. Letter from the occupant of Unit 212c Curtain House, 136-142 Curtain Road EC2A dated 16 July 2015.
84. Letter from the occupant of Unit 212c Curtain House, 136-142 Curtain Road EC2A dated 16 July 2015.
85. Letter from the occupant of The Hermitage, Jenkins Lane. St. Leonards dated 17 July 2015.
86. Letter from the Director of Serpentine Galleries, Kensington Gardens W2 dated 17 July 2015.
87. Online response from the occupant of 9 Leicester Villas, Hove dated 17 July 2015.
88. Letter from the occupant of 6 New Street Square EC4A dated 17 July 2015.
89. Letter received on 20 July 2015 (no address provided).
90. Letter from the occupant of Pine Hill, Granville Road, Weybridge dated 20 July 2015.
91. Letter from the occupant of 13b Lordship Park N16 received on 22 July 2015.
92. Letter from the Rector and Vice-Provost of the Royal College of Art, Kensington Gore SW7 dated 21 July 2015.
93. Letter from the occupant of 82B Rolt Street SE8 dated 24 July 2015.
94. Letter from the occupant of 1A Modbury Gardens NW5 dated 24 July 2015.

95. Letter from the Design Museum, Shad Thames SE1 received on 27 July 2015.
96. Letter from the occupant of 103 Mount Street W1K dated 30 July 2015.
97. Letter from Criterion Capital Limited, 13 Coventry Street W1D dated 9 September 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT HELEN MACKENZIE ON 020 7641 2921 OR BY E-MAIL – hmackenzie@westminster.gov.uk

DRAFT DECISION LETTER

Address: 7-14 Coventry Street, London, W1D 6DG

Proposal: Use of lower ground, ground and mezzanine levels as a museum (Class D1) with ancillary retail and cafe floor space at ground floor level, installation of replacement shopfront to Coventry Street elevation and alterations to entrances on Rupert Street elevation, and associated external alterations.

Plan Nos: SST-PL-DE-00, 01, 02, 03, 04 and 05; and SST-PL-PP-00-A, 01-A, 02, 03, 04-A Rev. A, 04-B Rev. A and 05.

Case Officer: Mark Hollington

Direct Tel. No. 020 7641 2523

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 showing the following alterations to the scheme:

- (i) Omission of all bronze metalwork security gates at ground floor level on Coventry Street frontage.
- (ii) Omission of the fixed bronze metal canopy over the museum entrance.
- (iii) Installation of fixed glazing framed in bronze in place of the bronze metalwork security gates to match the fixed clear glazing and bronze frames shown around the museum entrance.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the

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

- 4 You must use the floorspace only as a museum. You must not use it for any other purpose, including any within Class D1 (Non-Residential Institutions) of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any equivalent class in any order that may replace it). (C05AB)

Reason:

To ensure that the benefits of the proposal that justified the loss of retail floorspace are delivered and maintained in perpetuity and to prevent the occupation of the floorspace by an unsuitable use, in accordance with Policies SS5, TRANS 1, TACE 5, TACE 7 of our Unitary Development Plan that we adopted in January 2007 and Policies S6, S7, S21, S22 and S41 of our City Plan that we adopted in November 2013.

- 5 You must not cook raw or fresh food on the premises. (C05DA)

Reason:

We do not have enough information to decide whether it would be possible to provide extractor equipment that would deal properly with cooking smells and look suitable. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05DC)

- 6 The shopfront (as amended by Condition 3 of this permission) must remain fixed shut except between 06.00 - 23.00 daily.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13FB)

- 7 You must apply to us for approval of detailed drawings showing the location for the secure and undercover storage of at least five bicycles for staff use. You must not commence operating the museum hereby approved until we have approved what you have sent us and you have provided the bicycle storage in line with the approved details. You must make the bicycle storage available at all times to all staff working in the museum. You must not use the cycle storage for any other purpose.

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.

- 8 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS

3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 9 No goods delivered or refuse collected by vehicles arriving at or departing from the building shall be accepted or despatched if unloaded or loaded on the public highway. You may accept or despatch such goods / refuse only if they are unloaded or loaded within the loading bay on Rupert Street. (C23BA)

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 10 Customers shall not be permitted within the museum premises before 06.00 or after 00.30 (Sunday to Thursday) and between 06.00 or after 01.30 (Friday and Saturday) with the exception when the museum is used for private functions. Patrons of private functions may only be permitted within the museum premises between 06.00 on Fridays and Saturday and 03.00 on Saturday and Sunday mornings.

The museum must not be used for private functions for more than 20 times per annum and these private functions may only take place on Friday night / Saturday mornings and Saturday nights / Sunday mornings.

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)

- 11 You must apply to us for approval of a Queuing Management Strategy demonstrating how visitors to the museum will be prevented from queuing on the public highway. You must not commence the museum use hereby approved until we have approved a Queuing Management Strategy. You must thereafter adhere to the approved Queuing Management Strategy.

Reason:

In the interests of public safety as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24BC)

- 12 The cafe shown on approved drawing SST-PL-PP-01-A shall be retained to the area shown and, with the exception of the stand-alone espresso bar on Coventry Street, shall be used only in an ancillary capacity to the museum hereby approved.

Reason:

To ensure that the benefits of the proposal that justified the loss of retail floorspace are delivered and maintained in perpetuity, to maintain an active street frontage, to prevent the expansion of the cafe and to prevent its use in an unrelated to the approved museum, in accordance with Policies SS5, TACE 5, TACE 7 and TACE 8 or TACE 9 or TACE 10 of our Unitary Development Plan that we adopted in January 2007 and Policies S6, S7, S21, S22, S24 of our City Plan that we adopted in November 2013.

- 13 The ancillary retail gift shop and espresso bar shown on approved drawing SST-PL-PP-01-A shall be used only as an ancillary gift shop and espresso bar and for no other purpose.

Reason:

To ensure that an active retail frontage is delivered in these parts of the site, in accordance with Policy SS5 of our Unitary Development Plan that we adopted in January 2007 and Policies S6, S7 and S21 of our City Plan that we adopted in November 2013.

- 14 You must not allow more than 850 customers into the museum at any one time. (C05HA)

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13FB)

- 15 You must apply to us for approval of a Crime and Terrorism Management Plan setting out the measures required in order to minimise crime and the impact of a terrorist attack. You must not commence the museum use until we have approved what you have sent us. You must then implement in full the measures set out the approved Crime and Terrorism Management Plan prior to the commencement of the museum use and retain the measures thereafter.

Reason:

In order to minimise opportunities and reduce the impact of crime (including terrorism), as required by Policy S29 of our City Plan that we adopted in November 2013.

- 16 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Please be advised that, for the purpose of Condition 15, the Crime and Terrorism Management Plan should include the following details:

- An Integrated Access Control System installed throughout the building using vandal resistant proximity readers.
- Audio/visual CCTV to be located around all communal, staff access points and the proposed VIP entrance to the Piccadilly line.
- The goods delivery area must be certified to a minimum of LPS1175 issue 7 SR2 or STS202 Burglary Resistance 2 or Sold Secure Gold.
- All ground floor and accessible glass panels to be fitted with laminate glass tested to BS EN 356:2000 class P1A.
- Communal Door/Staff locker/Office door sets must be tested and certified to PAS 24 :2012 or the following standards: (i) STS 201 Issue 4:2012; or (ii) STS 202 Issue 3:2011 BR 2; or (iii) LPS 1175 Issue 7:2010 SR 2.
- Any Electro magnetic locks used on communal/maintenance doors should be fitted to the top and bottom of the door with a minimum force lb setting of 1200 lbs per individual lock. The locking plates should be incorporated into the frame.
- An Operational Requirement (O.R.) should be undertaken with regards to the location of any new CCTV camera or system.
- Consideration should be given with regards to the location of any proposed Security Control Room. Ideally, it should be sited internally and not facing/adjoining any public thoroughfare.

DRAFT DECISION LETTER

Address: 7-14 Coventry Street, London, W1D 6DG

Proposal: Installation of replacement shopfront and association alterations to Coventry Street elevation, alterations to entrances on Rupert Street elevation and internal alterations.

Plan Nos: SST-PL-DE-00, 01, 02, 03, 04 and 05; and SST-PL-PP-00-A, 01-A, 02, 03, 04-A Rev. A, 04-B Rev. A and 05.

Case Officer: Mark Hollington

Direct Tel. No. 020 7641 2523

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 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 Soho 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 detailed drawings showing the following alterations to the scheme:

- (i) Omission of all bronze metalwork security gates at ground floor level on Coventry Street frontage.
- (ii) Omission of the fixed bronze metal canopy over the museum entrance.
- (iii) Installation of fixed glazing framed in bronze in place of the bronze metalwork security gates to match the fixed clear glazing and bronze frames shown around the museum entrance.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

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 Soho 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):

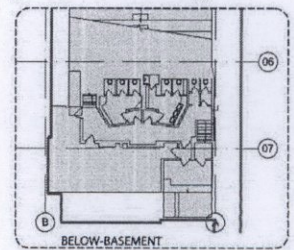
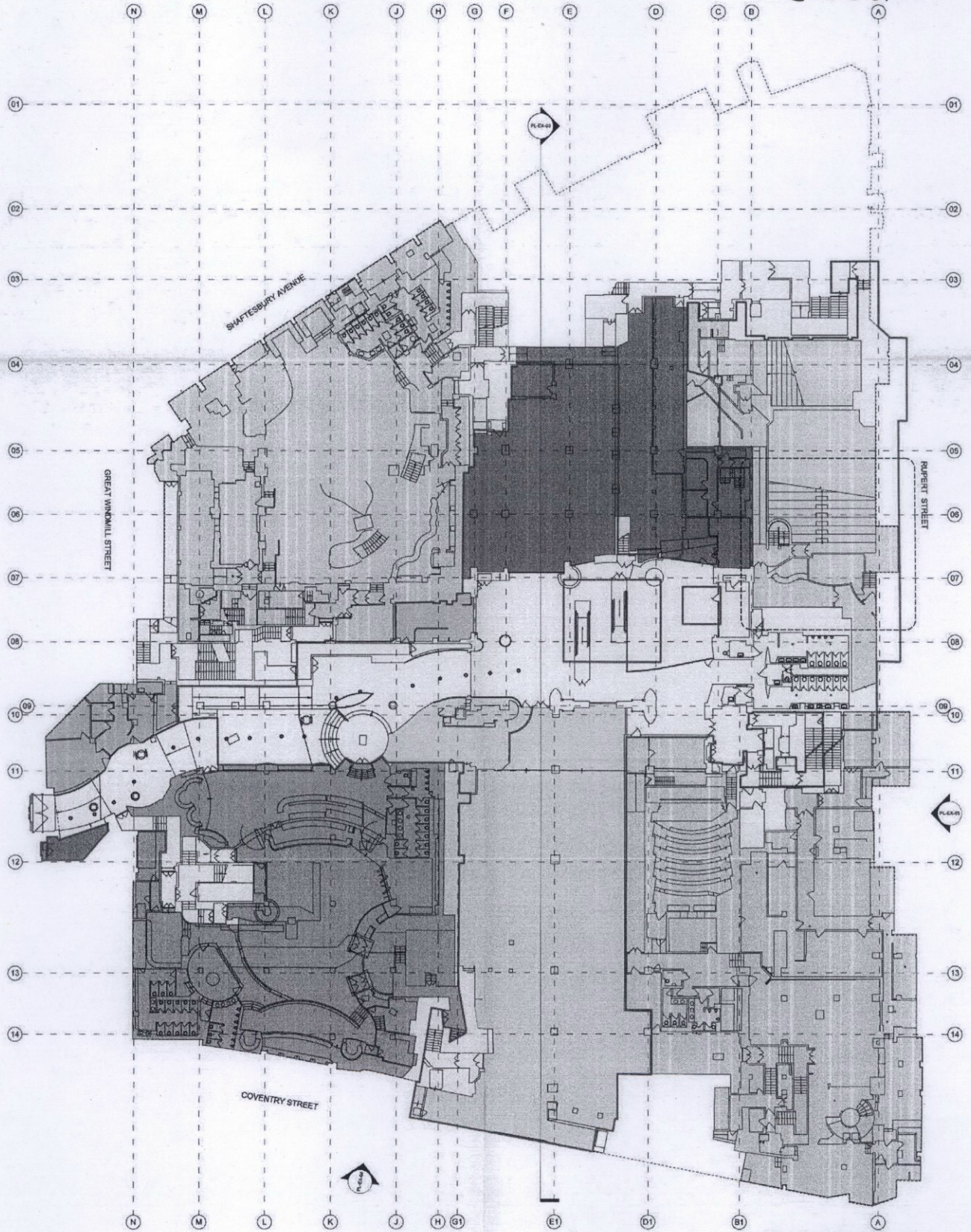
- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's 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 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

Existing Basement



REV	DATE	COMMENTS	KEY:	
			A1 RETAIL	C1 HOTEL
			A2 FINANCIAL SERVICES	C3 RESIDENTIAL
			A3 RESTAURANT & CAFE	D1 PASAJE DEL TERROR
			B1 OFFICE	D2 CINEMA
			WESTMINSTER	SUJ GENERIS (STRESS) NIGHTCLUB
			SUJ GENERIS (STRESS) BAR/RUMA	SUJ GENERIS (STRESS) CASINO
			VACANT UNIT	SUJ GENERIS (STRESS) FUNLAND
			COMMON AREAS/PLANT	APPLICATION SITE

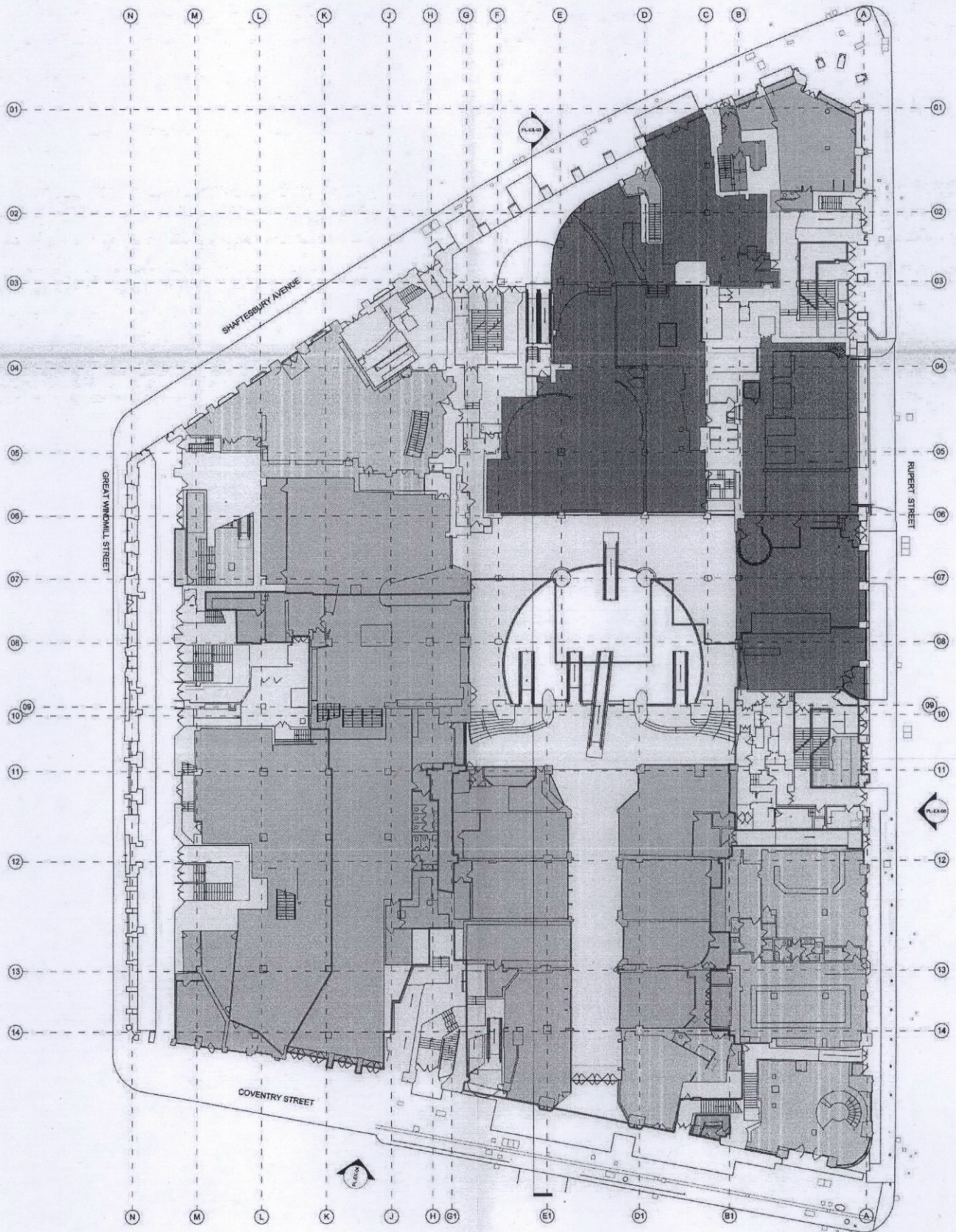
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT
 STATUTORY INSTRUMENTS, ORDINANCES AND OTHER REGULATIONS
 AS MAY APPLY FROM TIME TO TIME.
 ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, REFER TO THE UNOBTAINED
 AND UNEXPOSED SURFACE OF THE WORK.
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 AND UNEXPOSED SURFACE OF THE WORK.
 ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, REFER TO THE UNOBTAINED
 AND UNEXPOSED SURFACE OF THE WORK.

Cipher Corp
PLANNING

Project: SSST - Bayside London
 Drawing: Existing - Basement Floor Plan
 Date: 12/06/14 Issue: May 2015
 Drawn by: MP Checked by: AW
 Drawing No: SSST-PL-EX-00

A&A Group Architects
 10001-102 Bayside Road, London E16 2JF, UK
 Tel: +44 (0)20 7464 2000 Fax: +44 (0)20 7464 2001

Existing Ground



REV	DATE	COMMENTS

KEY:	
	A1 RETAIL
	A2 FINANCIAL SERVICES
	A3 RESTAURANT & CAFE
	B1 OFFICE
	C1 HOTEL
	C3 RESIDENTIAL
	D1 PASAJE DEL TERROR
	D2 CINEMA
	WESTMINSTER
	SLU GENSER (STRESS) NIGHTCLUB
	SLU GENSER (STRESS) CASINO
	SLU GENSER (STRESS) FUNLAND
	SLU GENSER (STRESS) BAR FLUMBA
	VACANT UNIT
	COMMON AREAS/PLANT
	APPLICATION SITE

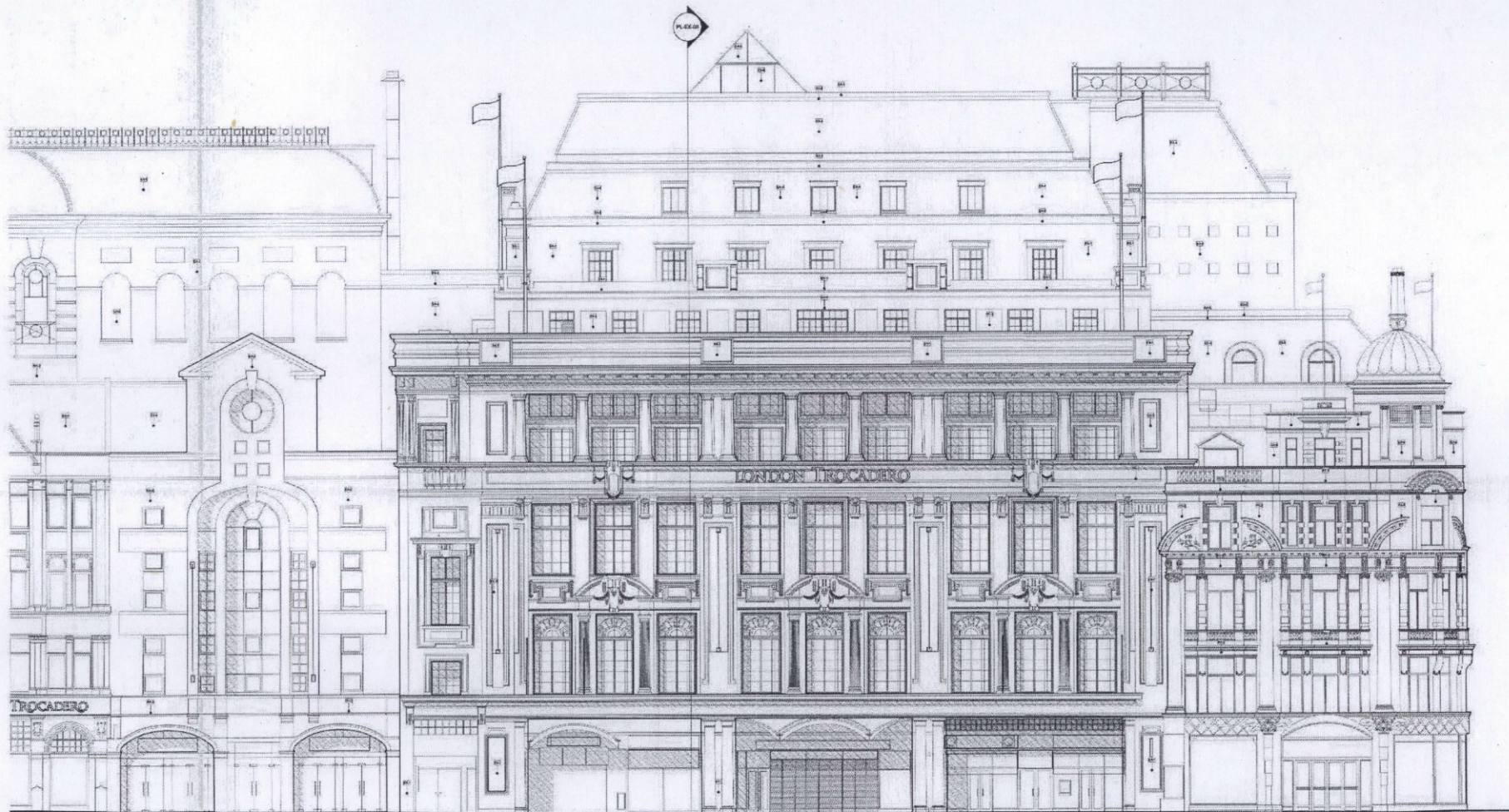
<small>OWNERS TO BE HELD IN CONSULTATION WITH RELATIVE TO ANY CHANGES, MODIFICATIONS AND IMPROVEMENTS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS INCLUDING ANY CHANGES OR IMPROVEMENTS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL UTILITIES AND SERVICES TO BE INDICATED AS PER TABLE.</small>	
Project: SSI- Spycase London Drawing: 1200BA1 Date: May 2015 Client: MIP Designer: SSI-PL-EX-01 Architect: Adjaye Associates	CIPHER CORP PLANNING

TOP OF ROOF
FRL+52.94m

TOP OF PARAPET
+42.58m

LEVEL OF
FRL+4.75m

GROUND
FRL+10.80m



- ▲ CROWN GFT SHOP
- ▲ CROWN GFT SHOP
- ▲ CROWN GFT SHOP
- ▲ FIRE EXIT REVISION
- ▲ CODE BOSTON SHOP
- ▲ TROCADERO 10 WORLD MAN ENTRANCE
- ▲ STARBUCKS COFFEE SHOP
- ▲ HUSHBOX
- ▲ BUREAU DE CHANGE

Existing
Covenemy
Street.

REV. DATE COMMENT

EXISTING FACADE MATERIALS

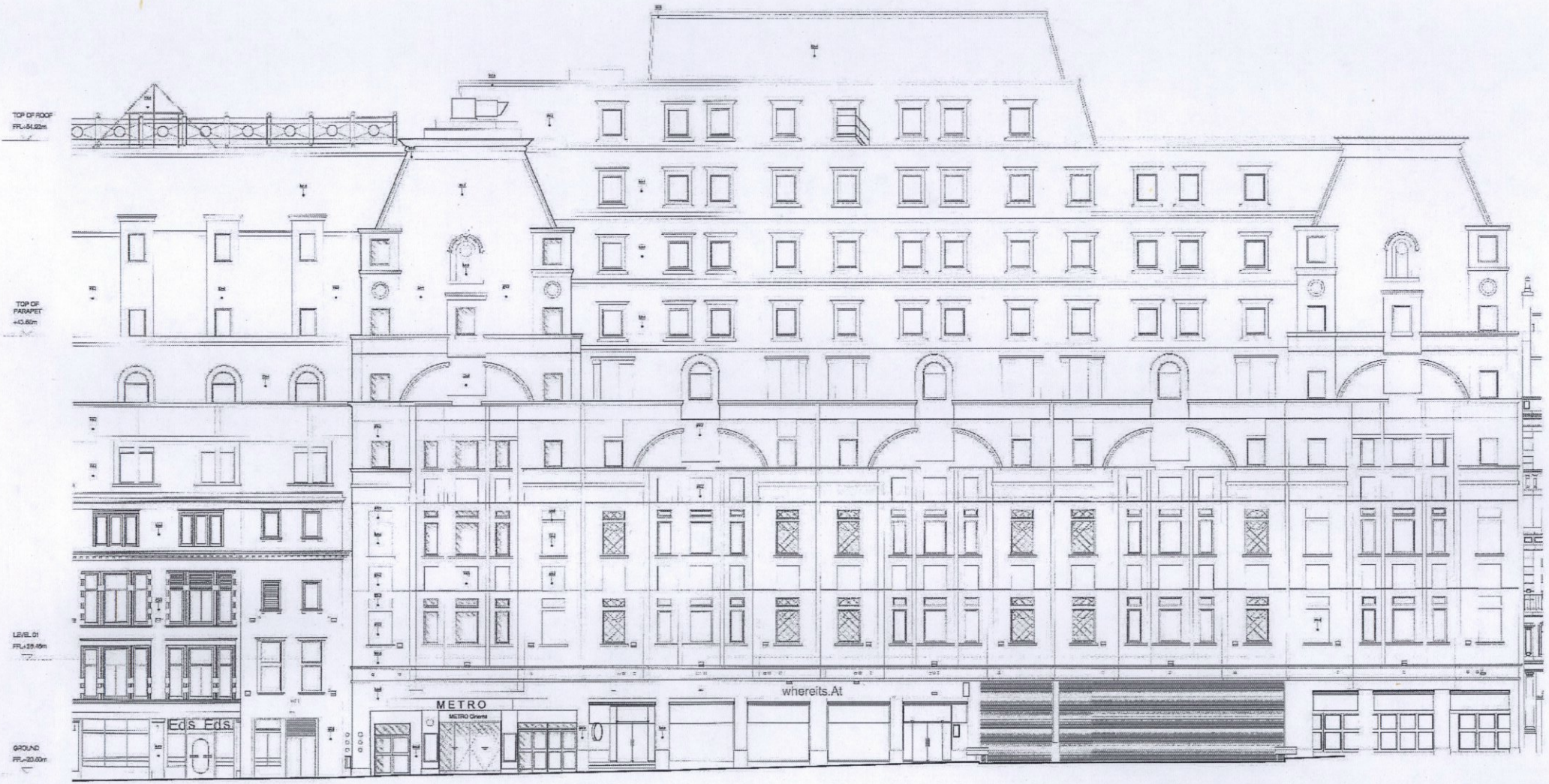
EX-1 Glazed Stone	EX-5 Lead
EX-2 Render	EX-6 Glass
EX-3 Stone	
EX-4 Slate	

DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT
PLANNING PERMISSION AND SPECIFICATIONS
LOVELL SCALE TAKEN FOR DIMENSIONS AND PROPORTIONS
NOT BEING TRANSFERRED TO THE ARCHITECT
RENDERED BY THE ARCHITECT AND ALL DIMENSIONS ARE IN METERS
ALL LETTERING SHALL BE IN CAPITALS
ALL INTERNAL DIMENSIONS ARE INDICATED

Project: SST - Skyscape London
Location: Existing Elevation Coventry Street
Scale: 1:100 @ A1 Date: May 2018
Drawn by: MP Checked by: AW
Based on: SST-PL-EX-04 Issues: -

Adaptive Architecture
65-67 THE WARRIOR WAY, LONDON NW10 7HT UNITED KINGDOM
TEL: 020 899 6000 FAX: 020 899 6001

PLANNING



TOP OF ROOF
FFL+54.02m

TOP OF PARAPET
+43.65m

LEVEL 01
FFL+29.40m

GROUND
FFL+00.00m

▲
ENTRANCE

▲
CINEMA
ENTRANCE

▲
FIRE EXIT

▲
LOADING BAY

▲
FIRE EXIT

*EXHIBIT
Rupert Street
Street*

REV	DATE	COMMENT
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EXISTING FACADE MATERIALS

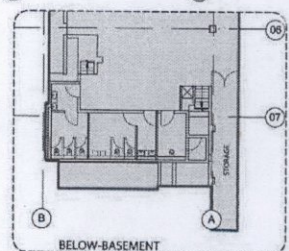
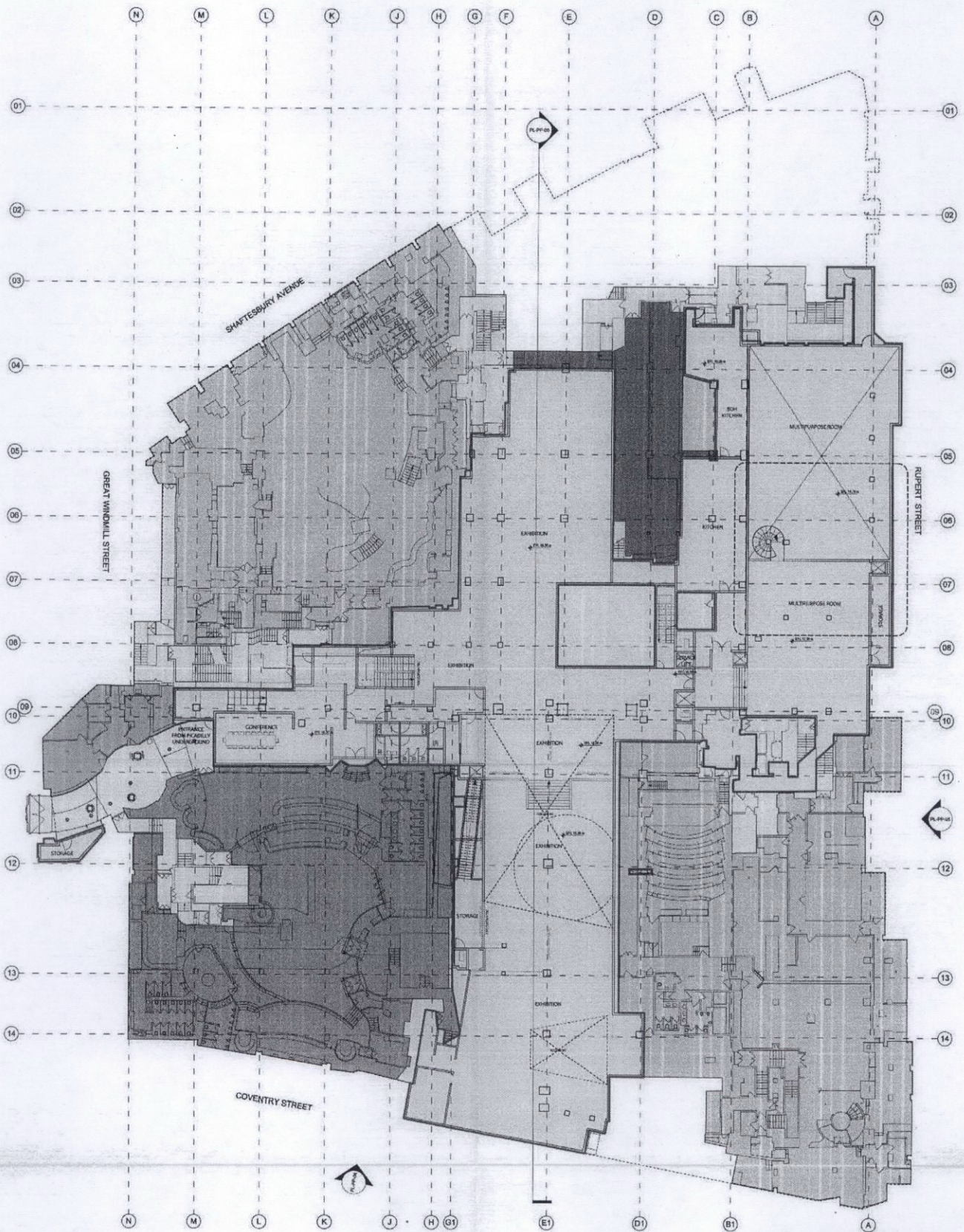
- | | | | |
|------|--------------|------|-------|
| EX-1 | Glazed Stone | EX-7 | Lead |
| EX-2 | Render | EX-8 | Glass |
| EX-3 | Stone | | |
| EX-4 | Tile | | |

DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT
DRAWING PACKAGES. REVISIONS TO BE REPORTED TO THE ARCHITECT
AND ENGINEERS IMMEDIATELY. ALL EXISTING CONDITIONS AND MEASUREMENTS
SHOWN ARE TO BE TAKEN AS SHOWN UNLESS OTHERWISE SPECIFIED.
THESE DRAWINGS AND INFORMATION ARE THE PROPERTY OF ALIJEY ASSOCIATES
AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Client
Cliphar Corp
PLANNING

Project
BST - Guyana London
Drawing the Existing Elevation Rupert Street
Date: 11/06/11 Date: May 2015
Sheet: MP Drawn by: AW
Project: BST-PL-EX-06
Alijey Associates
11, The Quadrant, London W1R 4EH
Tel: +44 (0)20 7594 3333

Proposed Basement



A - IN THE CONTEXT OF THE EXISTING USES

REV. DATE. COMMENTS

KEY

- | | | | |
|-----------------------|----------------|--------------------------------|---------------------------------|
| A1 RETAIL | C1 HOTEL | WESTMINSTER | SU1 GENEVIE (STRESS) BAR PLUMBA |
| A2 FINANCIAL SERVICES | C2 RESIDENTIAL | SU1 GENEVIE (STRESS) NIGHTCLUB | VACANT UNIT |
| A3 RESTAURANT & CAFE | D1 MUSEUM | SU1 GENEVIE (STRESS) CASINO | COMMON AREA/PLANT |
| B1 OFFICE | D2 CINEMA | SU1 GENEVIE (STRESS) FUNLAND | APPLICATION SITE |



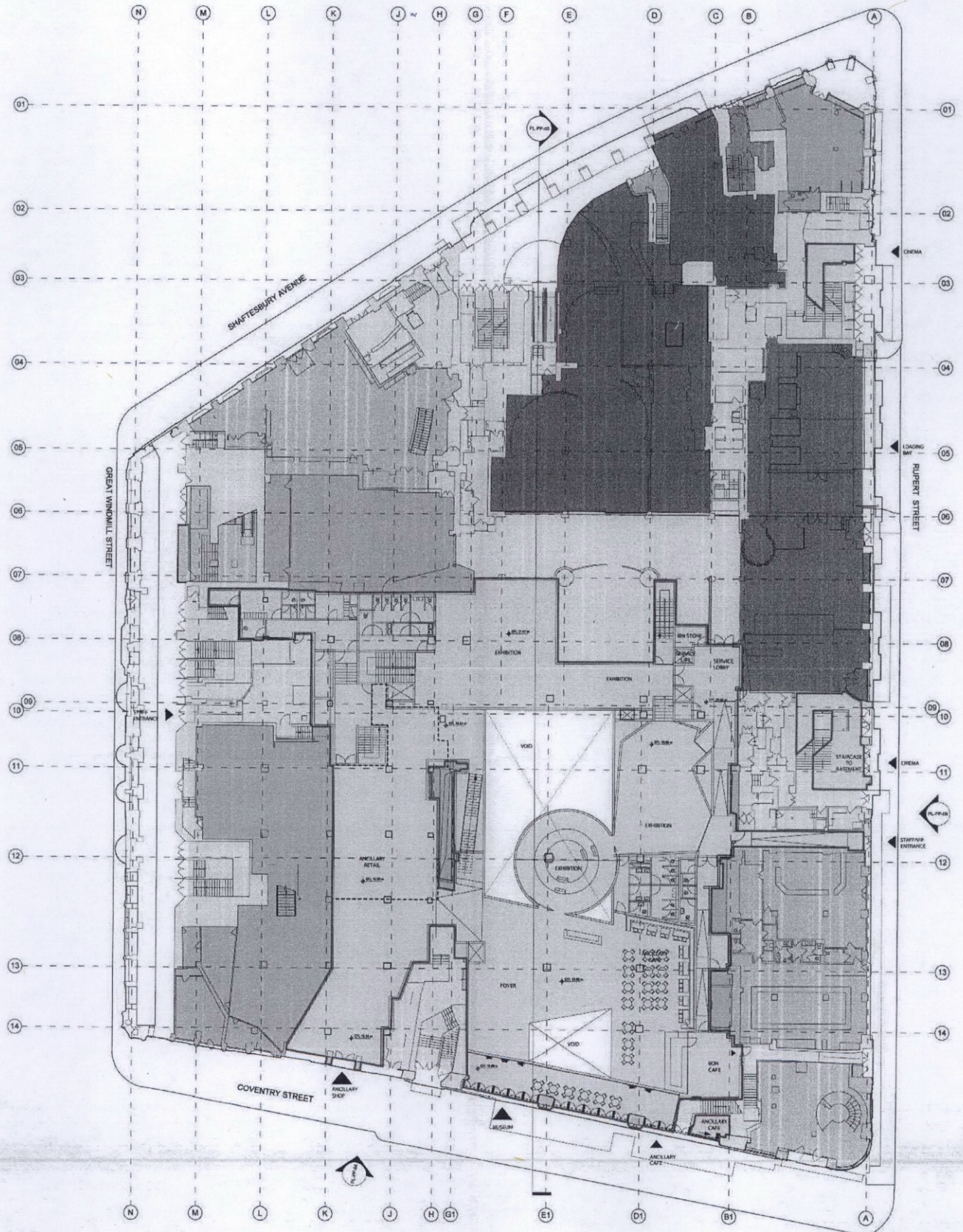
DRAWING TO BE USED IN CONNECTION WITH RELIABLE DOCUMENTS, PARTICULARLY THE DEVELOPMENT PLAN AND THE LOCAL DEVELOPMENT PLAN. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER USES OF THE BUILDING.

Clither Corp
PLANNING

Project: SBT - Spysage London
 Drawing: Proposed - Basement Floor Plan - A
 Date: 1.2008A1
 Date: May 2015
 Drawing: JMP
 Checked by: JPP
 Drawing: SBT-PL-PP-00-A

Architects: Associates
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

Proposed Ground



REV	DATE	COMMENTS

KEY:	
	A1 RETAIL
	A2 FINANCIAL SERVICES
	A3 RESTAURANT & CAFE
	B1 OFFICE
	C1 HOTEL
	C2 RESIDENTIAL
	D1 MUSEUM
	D2 CINEMA
	WESTMINSTER
	SIX GENERIS (STRESS) NIGHTCLUB
	SIX GENERIS (STRESS) CASINO
	SIX GENERIS (STRESS) PARKLAND
	SIX GENERIS (STRESS) BAR/RUNGA
	VACANT UNIT
	COMMON AREA/PLANT
	APPLICATION SITE

Drawn to be read in conjunction with relevant drawings and specifications. DO NOT SCALE FROM THIS DRAWING. ANY DIMENSIONS TO BE REFERRED TO THE ARCHITECT. ALL DISTANCES ARE TO FACE UNLESS SPECIFIED. ALL INTERNAL FINISHES ARE INDICATIVE. USE OF OTHER APPLICATIONS ARE INDICATED AS PER EXISTING USES BY 1:2000.	
Cipher Corp	PLANNING

Project: SST - Skyescape London	Drawn: MP	Checked: PP
Issue: 1:2000/01	Date: May 2018	Scale: 1:2000
A - IN THE CONTEXT OF THE EXISTING USES		



▲
SECONDARY
ENTRANCE

▲ CINEMA MULTIFUNCTION
ENTRANCE

▲ CINEMA MULTIFUNCTION

▲
LOOKING SW

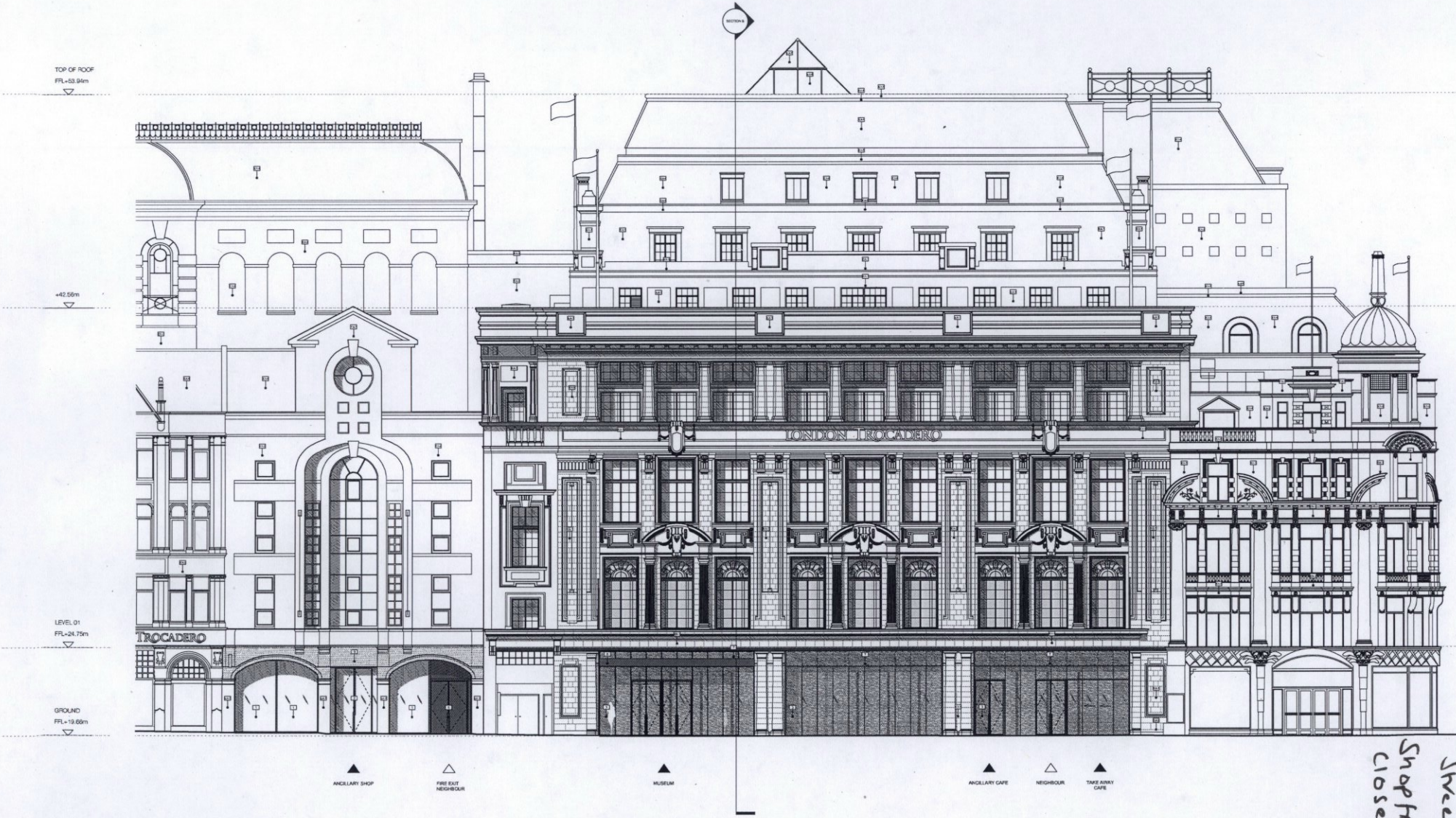
▲
CINEMA
MULTIFUNCTION

*Proposed
Rupert
Street
SMEAD*

REV	DATE	COMMENT

EXISTING FACADE MATERIALS		PROPOSED FACADE MATERIALS	
EX-1	Glazed Stone	1	Fixed Glazing
EX-2	Render	2	Bronzed Framed Glazed Door
EX-3	Stone	3	Bronzed Metalwork Security Gate
EX-4	Slate	4	Back Painted Glazing
EX-5	Lead	5	Bronzed Solid Door
EX-6	Glass	6	Decorative Bronzed Metalwork over Glazing
		7	Decorative Bronzed Metalwork
		8	Bronzed Canopy

<small> DRAWING TO BE USED IN CONNECTION WITH RELEVANT PLANNING PERMISSIONS. RELEVANT PLANNING PERMISSIONS ARE PROVIDED TO BE REFERRED TO THE ARCHITECT FOR FURTHER INFORMATION. THIS DRAWING INFORMATION HAS BEEN PREPARED FROM PUBLIC DOCUMENTS. ALL RIGHTS RESERVED. </small>		<small> Project: SST - Spycscape London Drawing: Proposed Elevation Rupert Street Ref: 1.1900A1 Date: May 2015 Drawn by: MW Checked by: AW Design: SST_PL_PP-05 Author: Adjaye Associates 80 COLINDALE AVENUE, LONDON NW9 1JQ, UK TEL: +44 (0)20 7713 7000 FAX: +44 (0)20 7713 7001 </small>
Cipher Corp PLANNING		PLANNING



REV	DATE	COMMENTS
A	05.18.15	Complete elevation to set length of the facade to fit integral canopy. Black and bronze to match colour of existing stone on adjacent shopfront. Black bronze close match to site survey data.

EXISTING FACADE MATERIALS

- EX-1 Glazed Stone
- EX-2 Render
- EX-3 Stone
- EX-4 Slate
- EX-5 Lead
- EX-6 Glass
- EX-7 Black Glazed Tiles

PROPOSED FACADE MATERIALS

- 1 Fixed Glazing
- 2 Bronze Framed Glazed Door
- 3 Bronze Metalwork Security Gate
- 4 Back Painted Glazing
- 5 Bronze Solid Door
- 6 Decorative Bronze Metalwork over Glazing
- 7 Decorative Bronze Metalwork Frieze
- 8 Bronze Canopy
- 9 Black Exterior Paint

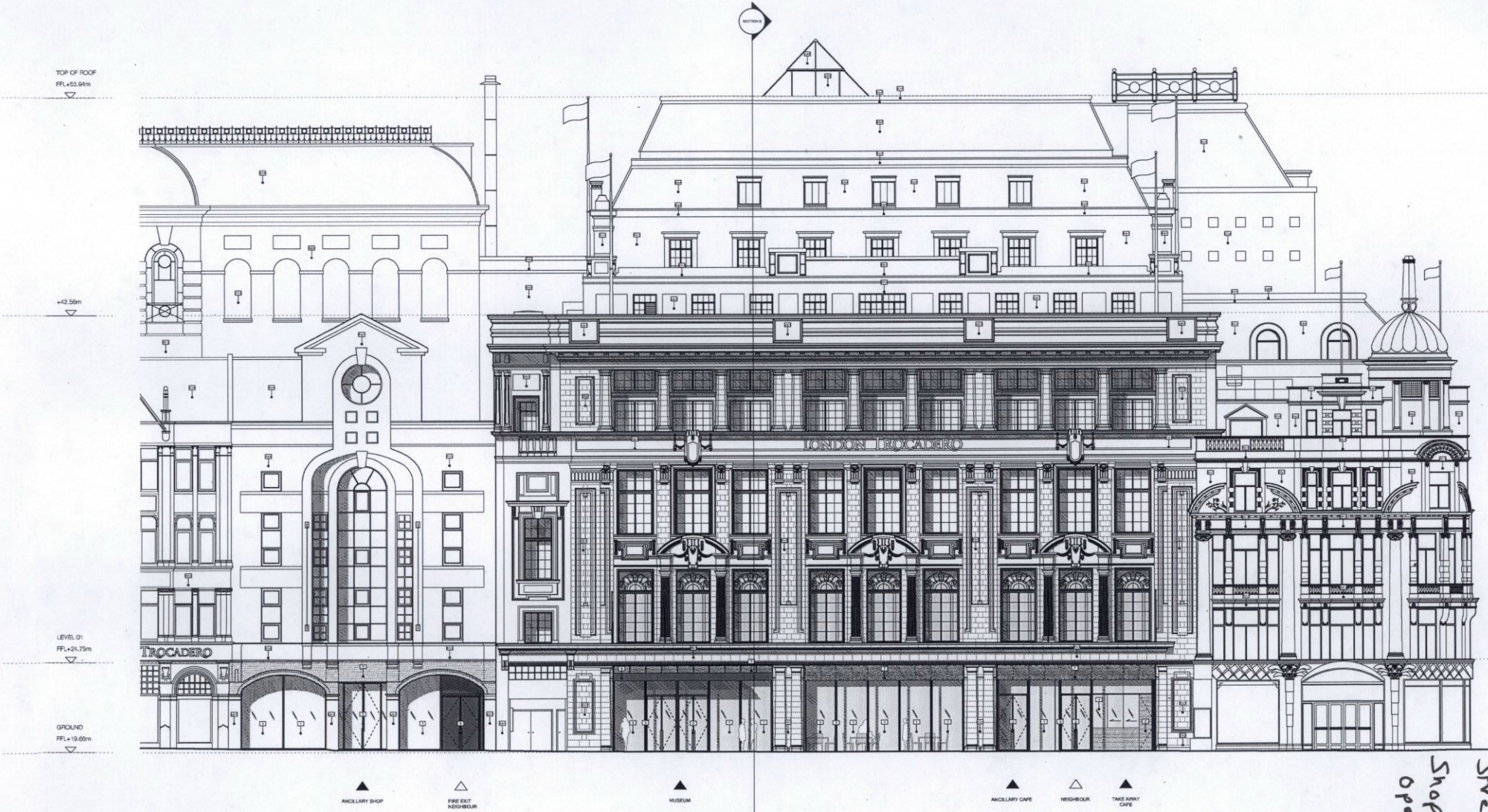
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONTRACT DOCUMENTS, SPECIFICATIONS AND PROPOSALS. ALL EXISTING SITE, TREE AND BUILDING INFORMATION HAS BEEN OBTAINED FROM ARCHITECTURAL RECORDS. ANY EXISTING SITE, TREE AND BUILDING INFORMATION HAS BEEN OBTAINED FROM ARCHITECTURAL RECORDS. ANY EXISTING SITE, TREE AND BUILDING INFORMATION HAS BEEN OBTAINED FROM ARCHITECTURAL RECORDS.

Project: SST - Spyscape London
 Drawing Title: Proposed Elevation Coventry Street
 Date: 1:1009A1
 Drawn by: MW
 Checked by: PP
 Project No: SST-PL-PP-04-B
 Planner: A
 Client: CIPHER CORP
 Designer: Adgeye Associates
 100 BELL LANE, LONDON W14 8LH, UK
 TEL: +44 (0)20 7599 1000 FAX: +44 (0)20 7599 1001

PLANNING

Proposed
 Coventry Street
 Shopfront
 Closed

NIGHT TIME ELEVATION - GATE CLOSED



Proposed
 Cover my
 Shoptfront
 open.

DAY TIME ELEVATION - GATE OPEN

REV	DATE	COMMENTS
A	05.05.15	Concept elevation (at length of the facade line is located within). Show construction to street level of facade line in ground section. Solid finished door added to take away cafe.

EXISTING FACADE MATERIALS

- EX-1 Glazed Stone
- EX-2 Render
- EX-3 Stone
- EX-4 Slate
- EX-5 Lead
- EX-6 Glass
- EX-7 Black Glazed Tiles

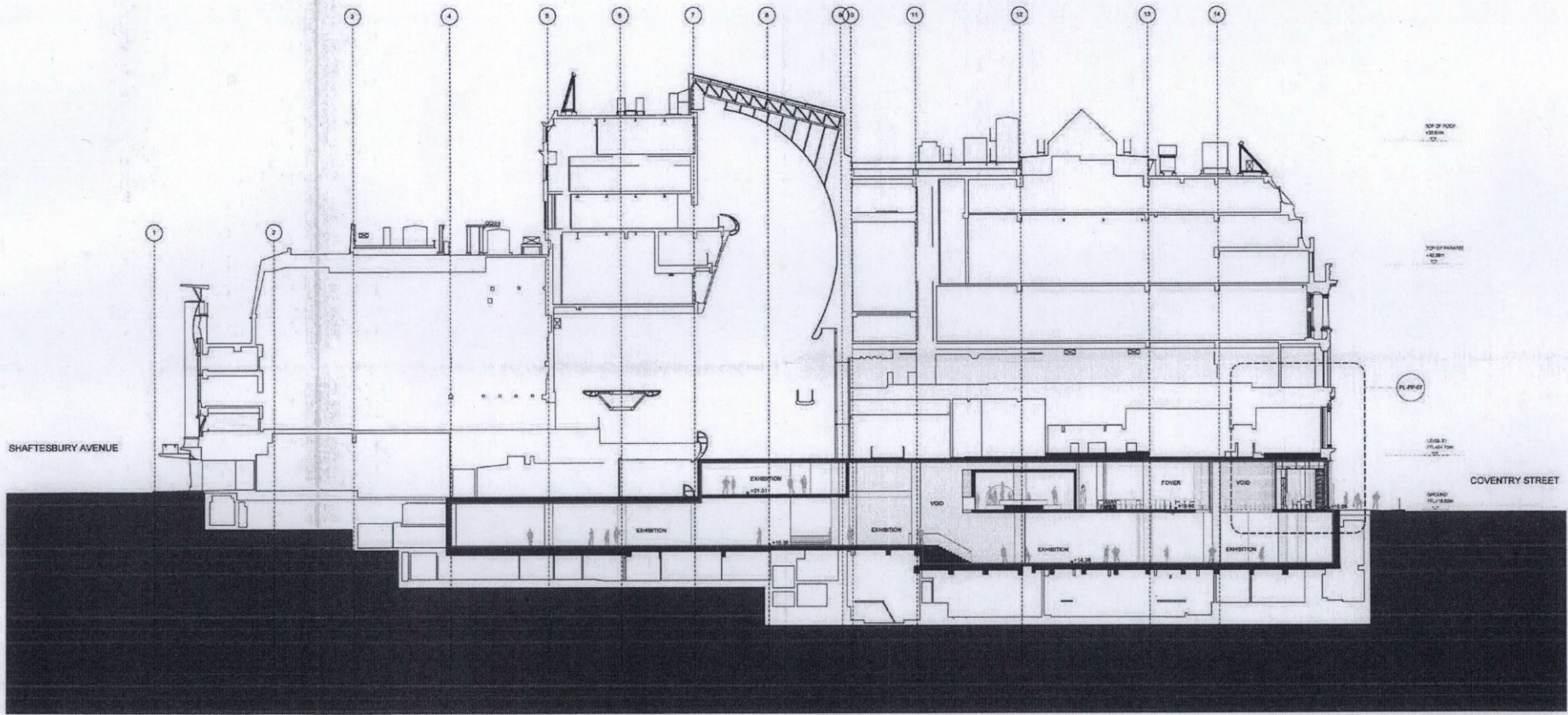
PROPOSED FACADE MATERIALS

- 1 Fixed Glazing
- 2 Bronzed Framed Glazed Door
- 3 Bronzed Metalwork Security Gate
- 4 Back Painted Glazing
- 5 Bronzed Solid Door
- 6 Decorative Bronzed Metalwork over Glazing
- 7 Decorative Bronzed Metalwork Frieze
- 8 Bronzed Canopy
- 9 Black Exterior Paint

DRAWING TO BE READ IN CONJUNCTION WITH THE RELEVANT DRAWING EXPLANATION, SPECIFICATIONS AND SPECIFICATIONS TO THE WORK. ANY CHANGES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS AND ALL OTHER INFORMATION HAS BEEN OBTAINED FROM VARIOUS SOURCES. ALL DIMENSIONS, UNLESS OTHERWISE INDICATED.

Project: S&T - Spyscape London
 Drawing title: Proposed Elevation Coventry Street
 Scale: 1:100 @ A1 Date: May 2015
 Drawn by: MW Checked by: PP
 Drawing No.: S&T-PL-PP-04-A Revision: A
 Client: Cipher Corp
 Adjaye Associates
 25/26 OLD BROADWAY ROAD, LONDON EC4A 3DF
 TEL: +44 (0)20 7375 3700 FAX: +44 (0)20 7375 3701 WWW: www.adjaye.com

PLANNING



Proposed Section

<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	COMMENTS				<p>NOTES</p> <p>APPLICATION SITE</p>	<p>DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS PREVIOUSLY SUBMITTED SPECIFICATIONS AND NOT TO BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. ESPECIALLY ALL EXISTING AND NEW BUILDING APPROXIMATION HAS BEEN CHECKED FOR CORRELATION. ALL INTERNAL LAYOUTS ARE PROVISIONAL.</p> <p>Cipher Corp PLANNING</p>	<table border="1"> <tr> <td>Project</td> <td>SST - Spyscape London</td> </tr> <tr> <td>Drawing</td> <td>Proposed Section A-A</td> </tr> <tr> <td>Date</td> <td>1.2015 @ A1</td> </tr> <tr> <td>Scale</td> <td>1:500 @ A1</td> </tr> <tr> <td>Drawn by</td> <td>MP</td> </tr> <tr> <td>Checked by</td> <td>AW</td> </tr> <tr> <td>Drawn by</td> <td>SST-PL-PP-03</td> </tr> <tr> <td>Scale</td> <td>As shown</td> </tr> <tr> <td>Author</td> <td>As shown</td> </tr> </table>	Project	SST - Spyscape London	Drawing	Proposed Section A-A	Date	1.2015 @ A1	Scale	1:500 @ A1	Drawn by	MP	Checked by	AW	Drawn by	SST-PL-PP-03	Scale	As shown	Author	As shown
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