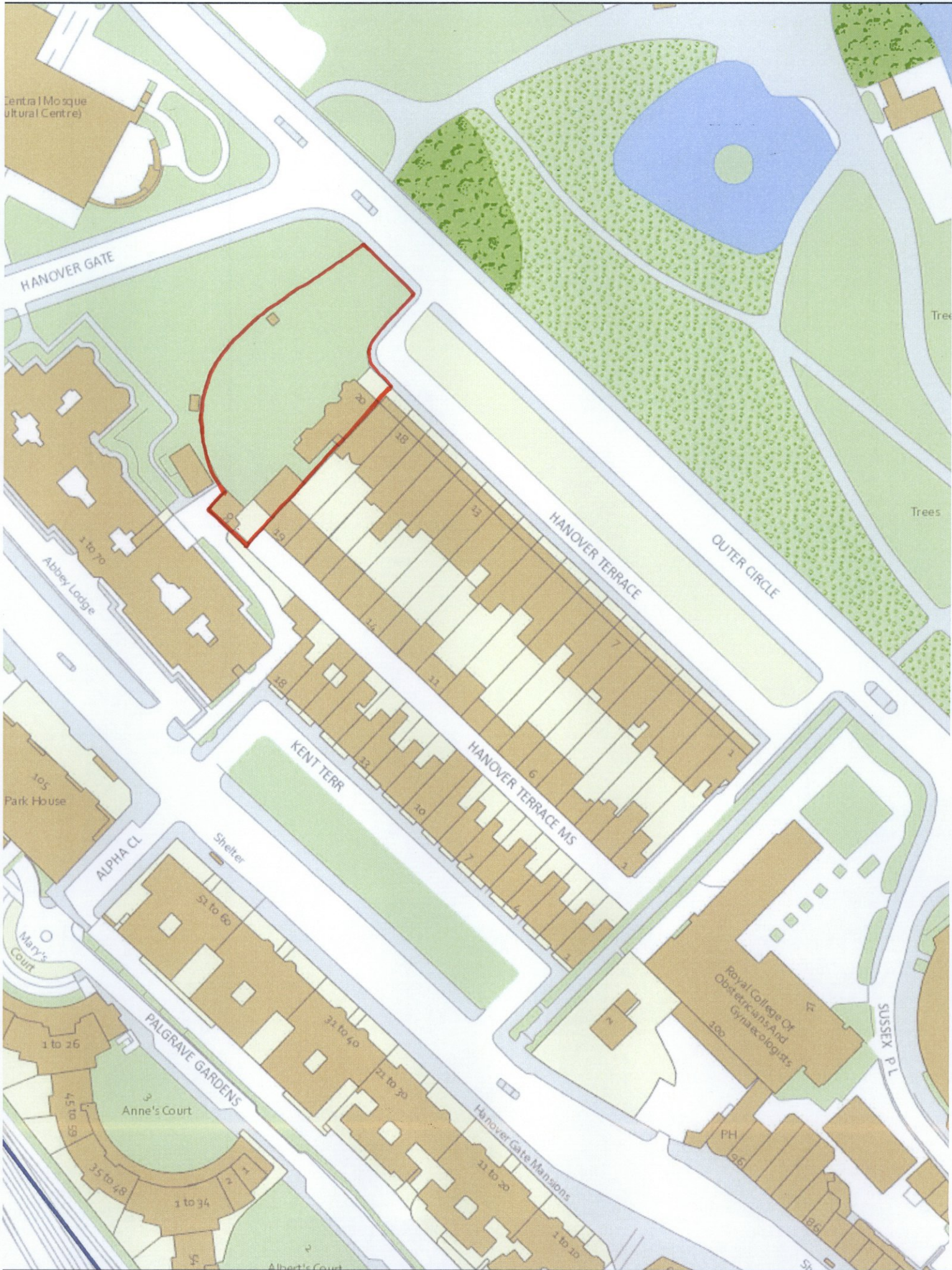


<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 20 October 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> Regent's Park	
<b>Subject of Report</b>	<b>20 Hanover Terrace, London, NW1 4RJ</b>		
<b>Proposal</b>	Excavation of basement extension below garden and former stable block, internal and external alterations to existing buildings, demolition of former gardener's house to rear of site and replacement with building containing lift to basement level and utilities, erection of glazed link structure between main house and former stable block, demolition and replacement of bay window extensions to garden elevation of main house and infill extension at ground floor level between main house and boundary wall with No.19. Alterations and extensions to enlarge existing dwellinghouse.		
<b>Agent</b>	Purcell		
<b>On behalf of</b>	Hanover Terrace Limited		
<b>Registered Number</b>	15/06788/FULL 15/06789/LBC	<b>TP / PP No</b>	TP/15335
<b>Date of Application</b>	24.07.2015	<b>Date amended/ completed</b>	24.07.2015
<b>Category of Application</b>	Other		
<b>Historic Building Grade</b>	Grade I Listed Building		
<b>Conservation Area</b>	Regent's Park		
<b>Development Plan Context</b> - 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		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

1. Refuse permission - tree impact and landscaping grounds.
2. Subject to authorisation by Historic England that has been endorsed by the Secretary of State, grant conditional listed building consent.
3. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.





20 HANOVER TERRACE, NW1

## 2. SUMMARY

The application site comprises a six storey grade I listed end of terrace dwellinghouse dating from the early 1820's. The building also has two outbuildings to the rear and a large garden to the side (north west) elevation of the house. The site is located within the Regent's Park Conservation Area and is visible in views from Regent's Park across the Outer Circle.

Permission and listed building consent are sought for the excavation of a double height basement extension below the garden and the former stable block, internal and external alterations to existing buildings, demolition of the former gardener's house to rear of site and its replacement with building containing lift to basement level and utilities, erection of glazed link structure between main house and former stable block, demolition and replacement of bay window extensions to garden elevation of main house and erection of an infill extension at ground floor level between main house and boundary wall with No.19 Hanover Terrace.

The key issues in this case are:

- The impact on the significance of the Grade I listed building.
- The impact on the character and appearance of the building and the Regent's Park Conservation Area.
- The impact on trees on and adjacent to the application site.
- The impact on the amenity of neighbouring residents.

The proposed development is considered to be broadly acceptable and in accordance with relevant Policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan). However, given its size and proximity to existing trees the proposed basement is considered to be unacceptable in arboricultural and landscaping terms. Accordingly, it is recommended that conditional listed building consent is granted, as the works to the listed building itself are acceptable and would not adversely affect its significance. However, it is recommended that planning permission is refused on grounds that, (i) the proposed basement would result in an excessive loss of existing trees of value to the character and appearance of the conservation area; (ii) the impacts on trees to be retained during construction would be likely to lead to additional tree losses; and (iii) in the absence of sufficient details of replacement landscaping and tree planting the development would fail to preserve or enhance the setting of the Regent's Park Conservation Area or the setting of the grade I listed building. These adverse impacts would be contrary to Policies ENV16, DES1 and DES9 in the UDP and Policy S25 and S38 in the City Plan.

## 3. CONSULTATIONS

### ST. MARYLEBONE SOCIETY

Welcome refurbishment of listed villa and support conservation officer in respect of restoration of historic fabric and preservation of original features/ plan form. Subterranean gallery is very exciting, but raise the following issues: (i) query how the size and depth of the proposed basement accords with the revised basement policy; (ii) question how long it will take to construct and concerned about noise and nuisance to neighbours and traffic disruption as a result of spoil removal; (iii) note that 11 trees out of 29 currently on site are to be removed and consider that tree loss needs to be minimised and tree replacement generous given the park setting. Would welcome the proposed gallery being open to the public for one day a year, as per The Holme, another of the villas in Regent's Park.

### ARBORICULTURAL MANAGER

Objection. 17 of the existing 30 trees on site are definitely proposed to be removed. 10 of the trees to be removed are classed as 'C' grade trees. There is also a further two trees that are shown to be retained that are 'U' grade trees and their loss may be difficult to resist in addition to the 17 identified as definitely proposed to be removed. The loss of 10 'C' grade trees is

considered to be acceptable and has not been adequately justified. Potentially only 11 of the existing trees would remain on the site. In addition to the identified tree losses there is a significant likelihood of loss of or damage to other trees in order to accommodate the basement and associated works to construct it. The Arboricultural Manager is sceptical that the scheme could be implemented with the proposed protective fencing in the positions indicated on the plan and consider it likely that most, if not almost all, of the trees on the site would be lost as a result of this proposal. It is apparent that the proposal will result in a considerable change in the character of the site as a result of tree loss and not satisfied that the proposed landscaping plan or replacement tree planting are adequate to satisfactorily mitigate the impact on the character and appearance of the conservation area and the setting of the listed building. Considers that the proposed 1.2m soil depth over the basement is insufficient given its large size and that a deeper soil depth over the basement should be required in accordance with the guidance set out in the 'Basement Development in Westminster' SPD (2014). Note also that the tree protection details do not relate to the construction management plan and therefore difficult to have confidence in the proposed protection measures, particularly as the working space on the site will be limited.

#### BUILDING CONTROL

Any response to be reported verbally.

#### ENVIRONMENTAL HEALTH

Any response to be reported verbally.

#### HIGHWAYS PLANNING MANAGER

No objection. Conditions and Informatives recommended.

#### HISTORIC ENGLAND

Concerned that the proposed rooflights within the garden would harm the setting of the listed building. The rooflights and their geometric arrangement would draw attention to the development below and appear as an incongruous feature. Recommend that the application is amended to address the concerns raised regarding the rooflights.

#### HISTORIC ENGLAND (ARCHEOLOGY)

Concern that the applicant has not provided a full exploration of the archaeological potential of the site and consider that more site specific research could have been submitted. Recommend that the site requires field evaluation to determine appropriate archaeological mitigation. To achieve this a pre-commencement condition is recommended requiring on-site archaeological assessment. A further condition is recommended requiring a written scheme of historic building investigation.

#### ROYAL PARKS

Any response to be reported verbally.

#### ANCIENT MONUMENTS SOCIETY

Any response to be reported verbally.

#### COUNCIL FOR BRITISH ARCHEOLOGY

Any response to be reported verbally.

#### THE GEORGIAN SOCIETY

Any response to be reported verbally.

#### THE VICTORIAN SOCIETY

Any response to be reported verbally.

TWENTIETH CENTURY SOCIETY  
Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS  
No. Consulted: 138; Total No. of Replies: 0.

ADVERTISEMENTS/SITE NOTICE: Yes.

#### 4. BACKGROUND INFORMATION

##### 4.1 The Application Site

The application site forms part of a Grade I listed terrace, dating from the early 1820s. It is located within the Regent's Park Conservation Area. There are two detached outbuildings to the rear of the site, which in part are contemporary with the original house. The main house and outbuildings have been altered and extended, with perhaps the most significant intervention occurring in c.1911/12 when a remodelling of the interior occurred and a large two storey extension was added to the rear. The rear double-height stable block was also altered at this time. The rear 'caretaker's cottage' (20 Hanover Terrace Mews) was altered and extended in the late 1940s. The wall and gate entrance at the northern end of Hanover Terrace Mews provides access into the rear service buildings and while likely to contain some original 1820s fabric has been modified to accommodate larger entrance openings.

There are no other listed buildings in the immediate vicinity of the development proposal, with the Grade II\* listed Kent Terrace approximately 50 metres to the south and the Grade II\* listed Hanover Gate Lodge over 100 metres away to the north east.

Hanover Terrace forms part of John Nash's Crown Estate development of Regent's Park. The scheme which was developed during the second decade of the nineteenth century comprised stuccoed terraces of houses, each a grand composition in classical style, ringing the Park, with a highly contrived 'natural' landscape within which were set several villas. Hanover Terrace was one of the finer and more expensive of the developments and was constructed between 1822-23 to Nash's design. It comprises twenty houses contained in a palace front, with a pedimented central bay and end wings. The terrace lies on the west side of Regent's Park and there are very attractive views of the terrace from the within the park. Unlike the other buildings in the terrace, No.20 was associated with a large garden to the north-west and originally it would appear that the driveway and the main entrance to the house was through this area of landscaping, with the entrance to the house contained within the north-west, garden facing, facade.

##### 4.2 Relevant History

18 July 1989 – Permission and listed building consent granted for the erection of a conservatory extension at No.20 Hanover Terrace Mews (89/02644/FULL and 89/02849/LBC).

12 August 1996 – Permission granted for alteration of rear boundary wall by raising height by 2 metres to regain former height and arch detailing at No.20 Hanover Terrace Mews (96/01740/FULL and 96/01741/LBC).

5 July 1996 – Listed building consent granted for insertion of roller shutter and side hung gates into existing arched entrance opening (96/07822/FULL and 96/04496/LBC).

20 March 2015 – Listed building consent was granted for opening up of floorboards, marble floor-tiles, suspended ceilings and high-level boxing to allow for removal of asbestos-related contamination. Removal of asbestos contaminated linings and details (15/00807/LBC).

## 5. THE PROPOSAL

The current application for planning permission and listed building consent seeks approval to undertake internal and external alterations to all of the buildings on the application site, including demolition of some parts of these buildings and erection of extensions to them. The various components of the proposed development are described as follows:

### Basement Extension

The scheme proposes a substantial double-height basement, which would occupy a substantial part of the garden, would have a connecting link under the main house; and would also extend under the garage and under the site of the caretaker's cottage (the current cottage building is proposed to be demolished and rebuilt). Initially the proposed basement included rooflights within the garden area, but these have been omitted in response to officer concerns regarding their impact on the setting of the listed building.

### Link Structure

A single storey glazed link is proposed between the 1912 rear wing and the stable/ garage block. This aspect of the scheme will involve the creation of single-width doors to both the 1912 wing and the stable block.

### Demolition and Replacement of the Caretaker's Cottage

It is proposed to entirely demolish this building and replace it with a building of comparable scale and character, but which will include a large 'art handling lift' to connect with the basement as well as utilities space. The building will be detailed to complement the stable block and will respect the character and appearance of the original cottage, constructed in brick, with Georgian arch details and slate pitched roofs.

### Alterations to the Stable Block

It is proposed to remove all internal walls and the first floor structure to this building to create one large volume space, with the timber roof trusses exposed. A new steel frame will be installed internally to provide restraint and this will be overclad by a ply and plasterboard wall finish. The internal floor level will be amended to align with the main house. Modifications to some windows are also proposed, mainly removing later installations and re-introducing the original pattern and detailing. New modern glass doors are proposed in place of the current garage doors.

### Facade Alterations to the Main House

A number of facade works and alterations to the main house are proposed and these almost entirely occur to the garden-facing north-west facade. The works include the introduction of some new windows into the 1820s facade; the introduction of a parapet blocking course to the 1912 wing; the demolition and rebuilding of the 1912 bay window which was added to the 1820s house. Originally an external lift shaft was also proposed, which would rise on the rear façade of the main house, rising to full height. Concerns were expressed about this element of the scheme by officers and as a result this has now been omitted from the application. Minor external alterations are also proposed to the rear.

### Internal Alterations

Some alterations to floor plan layout are proposed, mainly including the removal of some partitions, also there will be refurbishment of the interior and the introduction of new services.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

The enlargement of the existing dwellinghouse would accord with Policy H3 in the UDP and as such the proposals are considered acceptable in land use terms. The proposed basement includes a large gallery space, but this would be a private gallery and would be ancillary to the lawful use of the existing building as a single dwellinghouse.

### 6.2 Townscape and Design

#### 6.2.1 Relevant Legislation and Policy

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 indicates that *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Section 72 of the same Act indicates that *"In the exercise, with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

In terms of the NPPF the key considerations are addressed in Chapter 12 with paragraphs 133 and 134 specifically addressing the issues of harm to designated heritage assets, which in the case of this application, the designated heritage assets would comprise the building itself and the Regent's Park Conservation Area.

The main development plan policies of relevance are S25 and S28 in the City Plan and DES 1, DES 5, DES 9 and DES 10 in the UDP.

Also of particular relevance to this application is the City Council's Supplementary Planning Document 'Basement Development in Westminster' (2014). The Council is also currently formulating a new policy in relation to Basement Development and while this is now at a mature stage of evolution and ultimate adoption, at present no weight is being given to this policy (see also Section 6.12.1 of this report).

#### 6.2.2 Significance of Affected Heritage Assets

The application includes a detailed heritage impact assessment. This rightly attributes the very highest significance to the original 1822-23 Nash house, which is a fine example of Regency architecture and forms a key component of the Crown Estate Regent's Park development. The relationship and close proximity to Regent's Park is also a significant contributor to the character and appearance of the conservation area.

The service buildings/structures to the rear of the site are also of significance as they are contemporary with the main house, however, their contribution varies according to their level of alteration, with the stable block/ garage considered to make a more important contribution because it has undergone less alteration, whereas the caretaker's cottage has undergone substantial alteration and as such its significance is of a lesser degree.

A major phase of works took place to the property in 1912 and these works do contribute to the special interest of the building and reflect an important phase in the building's history,



including a re-ordering of the layout to move the main entrance to the front façade, rather than the garden-facing façade.

The landscape setting within which no.20 sits is also considered to make a very positive contribution towards the building's significance. It would seem clear from historic maps that the gardens to the north side of the site were once of considerable size and included much of the land now occupied by the neighbouring Abbey Lodge. In the nineteenth century the grounds appear to have served two properties: 20 Hanover Terrace and a detached villa called 'Abbey Lodge' (the latter no longer survives and is now occupied by the far larger building of the same name). The grounds associated with no.20 appear to have included an access drive from the outer circle, and a series of pathways, including a circular path (or turning circle) directly in front of the house. The First Edition of the Ordnance Survey clearly indicates tree planting within this garden and the garden design appears to be relatively naturalistic, as opposed to a formal geometric arrangement. With the re-ordering of 1912 it is likely that the driveway through the gardens from the Outer Circle was dispensed with and the garden was transformed from the front garden to a private 'rear' garden, which was accessed through the main house. Despite these changes this large garden still survives and is connected with the main house. The garden forms a key component to the setting of the listed building and to its significance. The garden and its landscaping also make a very positive contribution to the character and appearance of the conservation area, where these fine Regency buildings are set amongst a parkland landscape.

It should be noted that the contribution of the existing trees and the landscaping of the site to the character and appearance of the Regent's Park Conservation Area and the setting of the listed building is considered in Section 6.11 of this report.

### **6.2.3 Proposed Development**

The principle of a basement extension is considered acceptable. Albeit a dramatic intervention in term of its scale, the extension would not be positioned under the main house and thus there would be minimal impact on historic fabric and no impact on the plan form and hierarchy of spaces within the house. The link between the extension and the original house is positioned in a discreet part of the building and would be in the form of a lift which largely rises within the 1912 part of the building. A further link between the new basement and the main house, runs from a heavily modified area at the rear of the main house, under the yard area (adjacent to No.19 Hanover Terrace) and then underneath the stable/ garage block. This will feature a new glass floor structure to the narrow yard, but will again be discreet and have minimal impact on historic fabric. The glass floor will allow light into this staircase, but is positioned so as to have minimal visual impact. A further set of connecting links to the basement are proposed to the replacement caretaker's cottage building and in the context where the replacement building is considered acceptable, the connections to the basement will be well integrated into new build elements.

A component of the basement proposal which has proved more challenging to resolve is the desire by the applicant to bring natural light into the main part of the basement extension. The original application included a series of 11 rooflights set out in a formal and linear arrangement within the garden. The rooflights each measured 2 metres in length and approximately 1.2 metres wide and at their furthest point were set some 13 metres from the house. Although the design intention was to incorporate these into a landscaped garden design, there was concern, including concern expressed by Historic England, that the rooflights were too numerous, geometric in their layout and effectively defined the size of the basement below, all of which compromised the garden character and the setting to the listed building. As a consequence of these concerns the scheme has been amended to remove these rooflights from the scheme.

The proposed demolition of the caretaker's cottage and its replacement building are considered acceptable. The existing building, while retaining fragments of its original 1820s fabric, has been substantially altered and as such its contribution to the group has been severely diminished. The replacement building will complement the original architecture and restore a greater degree of integrity to this part of the site. Subject to design details and materials which can be secured by condition, this element of the proposal is not considered to have an adverse impact on the listed building; and arguably will enhance its setting. It will similarly have no adverse impact on the conservation area.

The proposed link structure between the 1912 wing and the stable / garage block is considered acceptable. The lightweight design will ensure that the spatial separation between the two structures is maintained, while the modest width of the link ensures that that the connection points can be integrated successfully into the existing architecture.

The alterations to the stable/ garage block, while creating a very different interior space, do so without removing historic fabric of any significance. The primary interest of this building lies in its external appearance and in the surviving roof structure and these elements are to be retained. In the case of the external appearance, the replacement of some later windows and re-instatement of original detailing will enhance the appearance of the building. The introduction of the modern glass doors, will introduce a contemporary design element; however, it is considered that this is done in a complimentary fashion, reflecting a former void space in the façade, which will not have an adverse impact on the special interest of the structure.

With the omission of the external lift shaft from the current scheme, the external facade changes proposed are considered acceptable. The main interventions are the demolition and rebuilding of the 1912 ground floor bay and the installation of several new windows into the Nash facade. The new windows, which include new openings at first and second floor level, relate to blind openings shown on a set of 1911 plans of the building. While it is likely that there were not originally windows in this location there would appear to have been a clear design intent for a more ordered and relieved façade than currently exists. The alterations are considered to be true to the architectural intent for this facade and are not considered to result in an adverse impact on the listed building, particularly as this facade is seen in isolation from the rest of the terrace. The 1912 bay does contribute to the significance of the listed building, but is quite clearly a later addition and the proposal is to dismantle this in order to address structural issues and to allow easier construction of the basement extension. The intention is for this to be reconstructed using the same materials and it is considered, subject to appropriate conditions to secure methodology of these works, that this element of the proposal would ultimately not have an adverse impact on the listed building.

Finally with respect to the internal alterations, in general the historic floor plan is respected and in some cases such as at first floor level, the original plan is better revealed with the removal of later partitions. There are numerous issues relating to the interior, in terms of method of refurbishment, detailing of finishes and impact of services, which will require further information, but it is considered that these matters can be successfully addressed by condition.

#### **6.2.4 Design/ Listed Building Summary**

No.20 Hanover Terrace is a grade I listed building which is of high historic and architectural significance and it is set within the Regent's Park Conservation Area, to which it makes a very positive contribution. The current proposals represent a significant intervention to this building and aside from the building's original construction in the 1820s, would represent the most substantial change to the building since 1912. Nevertheless it is considered that the application has demonstrated careful consideration to the elements that contribute to the special interest (significance) of this building and the contribution it makes to the conservation

area, and that as modified the scheme would ensure that the special interest of the building, its setting and the setting of the remainder of the listed terrace are maintained; and the character or appearance of the conservation area are preserved. The proposed alterations and extensions to the listed building are considered to meet the statutory requirements and to accord with our policies: S25 and S28 of our City Plan; and DES 1, DES 5, DES 9 and DES 10 of our City Plan; as well as the NPPF guidance; and our own planning guidance, notable that relating to listed buildings and to basement development.

### **6.3 Amenity**

Given the subterranean location of the proposed basement extension, it would not cause any loss of light, increased sense of enclosure or overlooking to neighbouring windows, despite its large size.

The proposed rear extension to the main building and glazed link structure would be below the level of the existing boundary wall with No.19 and set back from the boundary wall respectively. In the positions proposed it is not considered that these modest additions would cause a loss of light or increased sense of enclosure to neighbouring windows in the rear elevation of No.19. Given the position of the glazed link, set between the main house and the stable block and its purpose as a corridor and not a habitable room, it is not considered that it would cause significant overlooking towards the rear windows of No.19.

The replacement building located to the rear boundary of the site in the location of the existing Caretaker's Cottage would have a larger footprint than the existing cottage. However, notwithstanding the increase in footprint and bulk of the replacement building, given the significant degree of separation between it and neighbouring properties, it would not have an adverse impact on the amenity of neighbouring residents in terms of sense of enclosure or loss of light. The new structure contains a utilities building and lift to basement level and would contain any windows. Accordingly no additional overlooking would be caused.

Other alterations to the main listed building and stable block would not cause a significant loss of amenity with the alterations and extensions largely facing the north west garden elevation.

Accordingly, in terms of overlooking, sense of enclosure and loss of light, the proposed development is acceptable and would accord with Policy ENV13 in the UDP and Policy S29 in the City Plan.

The proposed development includes the introduction of new mechanical plant and services and the comments of Environmental Health on this aspect of the scheme and its compliance with Policies ENV6 and ENV7 in the UDP and Policy S32 in the City Plan will be reported verbally to the Committee.

### **6.4 Transportation/Parking**

The Highways Planning Manager is satisfied that the proposed development is acceptable in transportation terms. The scheme would provide two car parking spaces within a car stacker accessed from Hanover Terrace Mews, with further parking possible above the car stacker. Whilst cycle storage is not shown, there is ample space within the development to accommodate sufficient storage. A waste store is shown and this is sufficient to serve the single dwellinghouse on this site.

It is proposed to use the vehicular access to the site from Hanover Terrace Mews to accept infrequent art deliveries to the private art gallery within the proposed basement. The Highways Planning Manager does not find this objectionable given that it has been demonstrated in the

vehicles required to carry out such deliveries can manoeuvre satisfactorily in and out of the site and along Hanover Terrace Mews.

### **6.5 Equalities and Diversities**

The proposed alterations and extensions would not alter the existing access to this private dwellinghouse. Given the building is grade I listed there is limited scope for external alteration to provide improved access, particularly to the front of the site. However, the proposed lift between basement and first floor level would improve step free access within the dwellinghouse.

### **6.6 Economic Considerations**

Not applicable.

### **6.7 Other UDP/ Westminster Policy Considerations**

None relevant.

### **6.8 London Plan**

The proposed development does not raise strategic issues.

### **6.9 National Policy/Guidance Considerations**

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

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

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

Parts of the NPPF that are of particular relevance to the determination of this application are referenced in Section 6.2 of this report.

### **6.10 Planning Obligations**

The proposed development would not create more than 1,000m<sup>2</sup> of additional floorspace and therefore it is of insufficient scale to generate planning obligations. The development is though liable to pay the Mayor's CIL.

### **6.11 Environmental Assessment including Sustainability and Biodiversity Issues**

The proposed development would result in the definite loss of the 17 of the existing 30 trees on the site (Trees 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 24, 28, 32, 33, 34, 35 as shown on drawing 1-

38-3484/2/P2 appended to this report). In addition to the 17 trees identified for removal, two further trees (Trees 10 and 18) are categorised as 'U' grade and it would therefore be difficult to resist their loss in addition. Therefore, there is the potential for 19 of the 30 trees on the site to be lost as a result of the proposed development.

Of the trees identified for removal to facilitate the development (mainly to allow for the proposed basement), 10 are classed as 'C' grade trees. This degree of tree loss, of trees that make a positive contribution to the character and appearance of the Regent's Park Conservation Area and the setting of the listed building, is considered to be excessive and would have a harmful effect on these heritage assets. A detailed landscaping plan has not been submitted with the application and whilst the location of replacement trees has been identified in the submitted arboricultural report, details of the trees proposed have not been specified. In this context, it is difficult to give any significant weight to the replacement landscaping and tree planting measures that may be proposed.

A further concern of the Arboricultural Manager is the significant likelihood of loss of or damage to other trees in order to accommodate the basement and during its construction. Whilst the submitted arboricultural report includes tree protection measures; however, the relationship between the proposed tree protective fencing and the basement would be very tight, giving only 1 metre of working space around the main basement excavation area. An additional concern is that the Construction Management Plan (CMP) also submitted with the application states that a temporary access point, requiring level changes will be created, but this is not mentioned or assessed in the arboricultural report. The CMP also states that welfare facilities and all materials will be located within the garden and moved around to accommodate different phases of work, but the space within the garden would be very restricted and it not clear how these facilities will be accommodated.

The Arboricultural Manager considers that a greater soil depth should be required over the proposed basement than the 1.2 metres proposed. However, given that the that the basement, although large, would not extend completely under the garden area and would retain relatively large areas of unaffected garden area around the edge of the garden, it is not considered that a requirement for greater soil depth than 1.2 metres can be justified in this case, despite the exceptions set out in the 'Basement Development in Westminster' SPD (2014).

In summary, the loss of 19 of the 30 existing trees is considered to be excessive and would have an unacceptable impact on the character and appearance of the Regent's Park Conservation Area, which is characterised by mature tree planting, and would harm the setting of the grade I listed building. Insufficient information has been provided of replacement landscaping and tree planting to understand to what extent the tree losses would be mitigated. It also of concern that the construction methodology does not appear to be practical and the tree protection measures do not reflect the more invasive construction techniques set out in the submitted CMP. As a result, it is likely that the construction works related to the proposed basement would result in the loss or harm of additional trees on the site. For these reason the proposed development is considered to be contrary to Policies ENV16, DES1 and DES9 in the UDP and Policy S25 and S38 in the City Plan.

## **6.12 Other Issues**

### **6.12.1 Structural Considerations**

This issue is at the heart of concerns expressed by residents across many central London Boroughs, heightened by well publicised accidents occurring during basement constructions. Generally residents are concerned that the excavation of new basements is a risky construction process with potential harm to adjoining buildings/ structures and occupiers.

Many also cite potential effects on the water table and the potential increase in the risk of flooding.

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

The Draft Basements Policy has been the subject of consultation between 16 July and 9 September 2015. Following this pre-submission consultation exercise it is intended that the Draft Basement Policy will be submitted to the Secretary of State for public examination by an independent inspector. However, at this stage it remains the case that the Draft Basement Policy has not been adopted and it has not yet attained sufficient weight to be used for development management purposes when determining planning applications.

Studies have been undertaken which advise that subterranean development in a dense urban environment, especially basements built under existing vulnerable structures is a challenging engineering endeavour and that in particular it carries a potential risk of damage to both the existing and neighbouring structures and infrastructure if the subterranean development is ill-planned, poorly constructed and does not properly consider geology and hydrology.

While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the National Planning Policy Framework March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

The NPPF advises that planning decisions should ensure that a site is suitable for its new use taking account of ground conditions and land instability and any proposals for mitigation, and that adequate site investigation information, prepared by a competent person, is presented.

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures. To address this, the applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

The submitted structural methodology statement has been referred to Building Control, who are in the process of assessing whether the construction methodology proposed is appropriate

for this site. Should Building Control confirm that the construction methodology proposed is satisfactory and should permission and consent be granted, this statement will not be approved, nor will conditions be imposed requiring the works to be carried out in accordance with it. The purpose of the report is to show that there is no foreseeable impediment to the scheme satisfying the Building Regulations in due course or causing harm to the fabric of the listed building, where it is proposed to be retained. It is considered that this is as far as this matter can reasonably be taken as part of the consideration of the planning and listed building consent application.

### **6.12.2 Construction Management**

A Construction Management Plan that seeks to minimise the impact of the development on neighbouring residents and the local highway network has been submitted with the application and given the location of the site at the end of Hanover Terrace and immediately adjacent to the Outer Circle, the construction works could be carried out on this site with less disturbance to neighbours and the highway network than is typically the case in Central London. However, whilst the CMP is generally in accordance with the guidance provided in Appendix 2 of the 'Basement Development in Westminster' SPD (2014), in light of the concerns raised by the Arboricultural Manager in respect of the consistency of the CMP with the tree protection measures set out in the submitted Arboricultural Statement, it is considered that had the planning application been recommended favourably, it would be appropriate to impose a condition requiring the submission of a revised CMP prior to the commencement of development that is consistent with tree protection measures that are to the Arboricultural Manager's satisfaction.

### **6.12.3 Archaeology**

Historic England have requested that on-site archaeological investigation and a written scheme of historic building investigation are secured by condition. Had the application been recommended favourably, these conditions would have been imposed.

## **7. CONCLUSION**

The proposed development is considered to be broadly acceptable and in accordance with relevant Policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan), as set out in this report. However, given its size and proximity to existing trees the proposed basement is considered to be unacceptable in arboricultural and landscaping terms. Accordingly, it is recommended that conditional listed building consent is granted, as the works to the listed building itself are acceptable and would not adversely affect its significance. However, it is recommended that planning permission is refused on grounds that, (i) the proposed basement would result in an excessive loss of existing trees of value to the character and appearance of the conservation area; (ii) the impacts on trees to be retained during construction would be likely to lead to additional tree losses; and (iii) in the absence of sufficient details of replacement landscaping and tree planting the development would fail to preserve or enhance the setting of the Regent's Park Conservation Area or the setting of the grade I listed building. These adverse impacts of the development would be contrary to Policies ENV16, DES1 and DES9 in the UDP and Policy S25 and S38 in the City Plan.

## **BACKGROUND PAPERS**

1. Application form.
2. Email from the St. Marylebone Society dated 19 September 2015.
3. Memo from the Highways Planning Manager dated 23 September 2015.

4. Letter from Historic England (Greater London Archaeological Advisory Service) dated 23 September 2015.
5. Letter from Historic England dated 24 September 2015.
6. Memo from the Arboricultural Manager dated 6 October 2015.

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



**DRAFT DECISION LETTER**

**Address:** 20 Hanover Terrace, London, NW1 4RJ

**Proposal:** Excavation of basement extension below garden and former stable block, internal and external alterations to existing buildings, demolition of former gardener's house to rear of site and replacement with building containing lift to basement level and utilities, erection of glazed link structure between main house and former stable block, demolition and replacement of bay window extensions to garden elevation of main house and infill extension at ground floor level between main house and boundary wall with No.19. Alterations and extensions to enlarge existing dwellinghouse.

**Plan Nos:** 001A, 100, 101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 112A, 113A, 150B, 151B, 152B, 153B, 154B 155B, 156B, 157B, 158B, 159B, 161B, 162B, 163B, 300A, 305, P201A, P202A, P203, P204A, P205A, P206A, P207A, P208A, P209A, P210A, P211A, P212, P213, P214, P215, P216A, P217A, P218A, Planning Statement dated 24 July 2015, Design and Access Statement dated July 2015, Arboricultural Report dated 17 July 2015, Energy Assessment dated 27 July 2015 (Rev.3.0), Noise Survey Report dated 19 June 2015, Party Wall Report dated 17 July 2015 (for information only), Statement of Community Involvement dated July 2015, Transport Statement dated July 2015, Addendum to Jessop's Archaeological Statement dated July 2015 (Issue 1), Archaeological Statement dated August 2014, Construction Management Plan dated 15 July 2015 (Revision 1), Preliminary Ecological Appraisal Report (Ref: 15196/E1), Flood Risk Assessment and Drainage Strategy dated July 2015, Heritage Impact Assessment dated July 2015 (Issue 2) and Structural Engineering Notes Including Construction Method Statement dated July 2015.

**Case Officer:** Oliver Gibson

**Direct Tel. No.** 020 7641 2680

**Recommended Reason(s) for Refusal:**

- Reason:**
- 1 Because of the loss of trees, and damage caused to those trees to be retained as a result of the proposed basement construction methodology, the proposed development would harm the setting of this grade II listed building and the character and appearance of the Regent's Park Conservation Area. Furthermore, insufficient details of replacement landscaping and tree planting have been provided to mitigate the arboricultural impacts of the development. Accordingly, the proposed development would be contrary to Policies S25 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES1(A), DES9, DES10, ENV16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007.

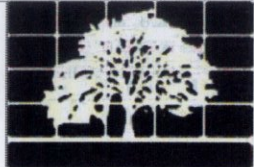
**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. 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 the applicant has

been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered by the case officer to the applicant during the processing of the application to identify amendments to address those elements of the scheme considered unacceptable. However, the necessary amendments to make the application acceptable are substantial and would materially change the development proposal. They would require further consultations to be undertaken prior to determination, which could not take place within the statutory determination period specified by the Department of Communities and Local Government. You are therefore encouraged to consider submission of a fresh application incorporating the material amendments set out below which are necessary to make the scheme acceptable.

Required amendments:

- Reduction in the extend of tree removal proposed by modification of the position and/ or extend of the basement.
- Modification of the tree protection measures during construction works to adequately safeguard trees that are to be retained on site.
- Revise proposed landscaping scheme and replacement tree planting so that it more appropriately mitigates the impact of the proposed basement on the setting of the listed building and the character and appearance of the Regent's Park Conservation Area.



**JOHN CROMAR'S  
ARBORICULTURAL  
COMPANY  
LIMITED**

THE OLD SCHOOL,  
TITILEY, KINGTON,  
HR5 3RN  
at Jericho, Oxford  
Harpden, Herts.  
TEL 01582 808020  
FAX 01544 231006  
MOB 07860 453072

[admin@treescan.co.uk](mailto:admin@treescan.co.uk)  
[www.treescan.co.uk](http://www.treescan.co.uk)

**TREE RETENTION  
and  
TREE PROTECTION  
MEASURES  
(Demolition Phase)**

for fuller details of  
protection measures  
see report reference  
- - /

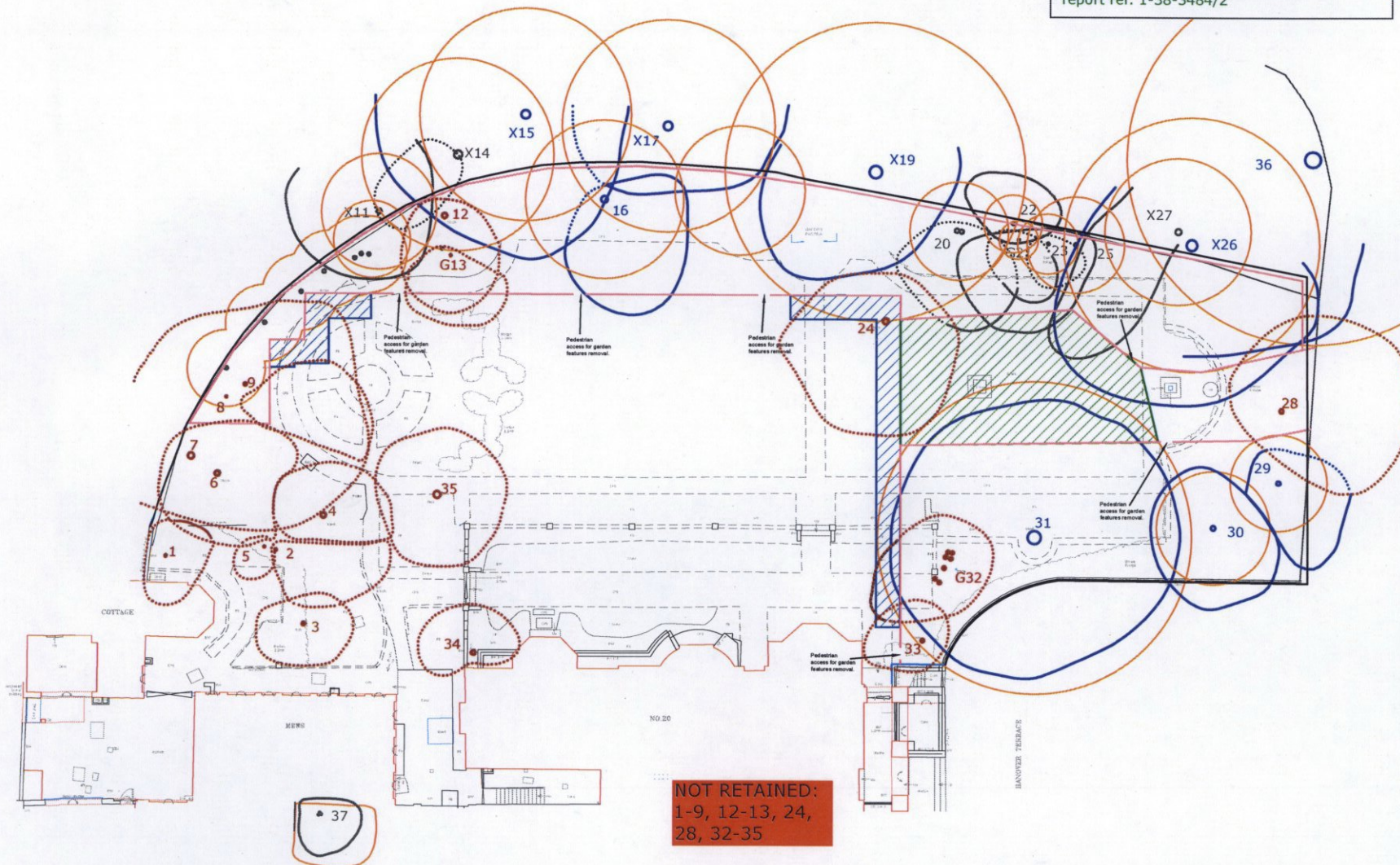
20 Hanover Terrace,  
London, NW1 4RJ

based on Purcell  
topographical survey drg  
236167 217 supplied

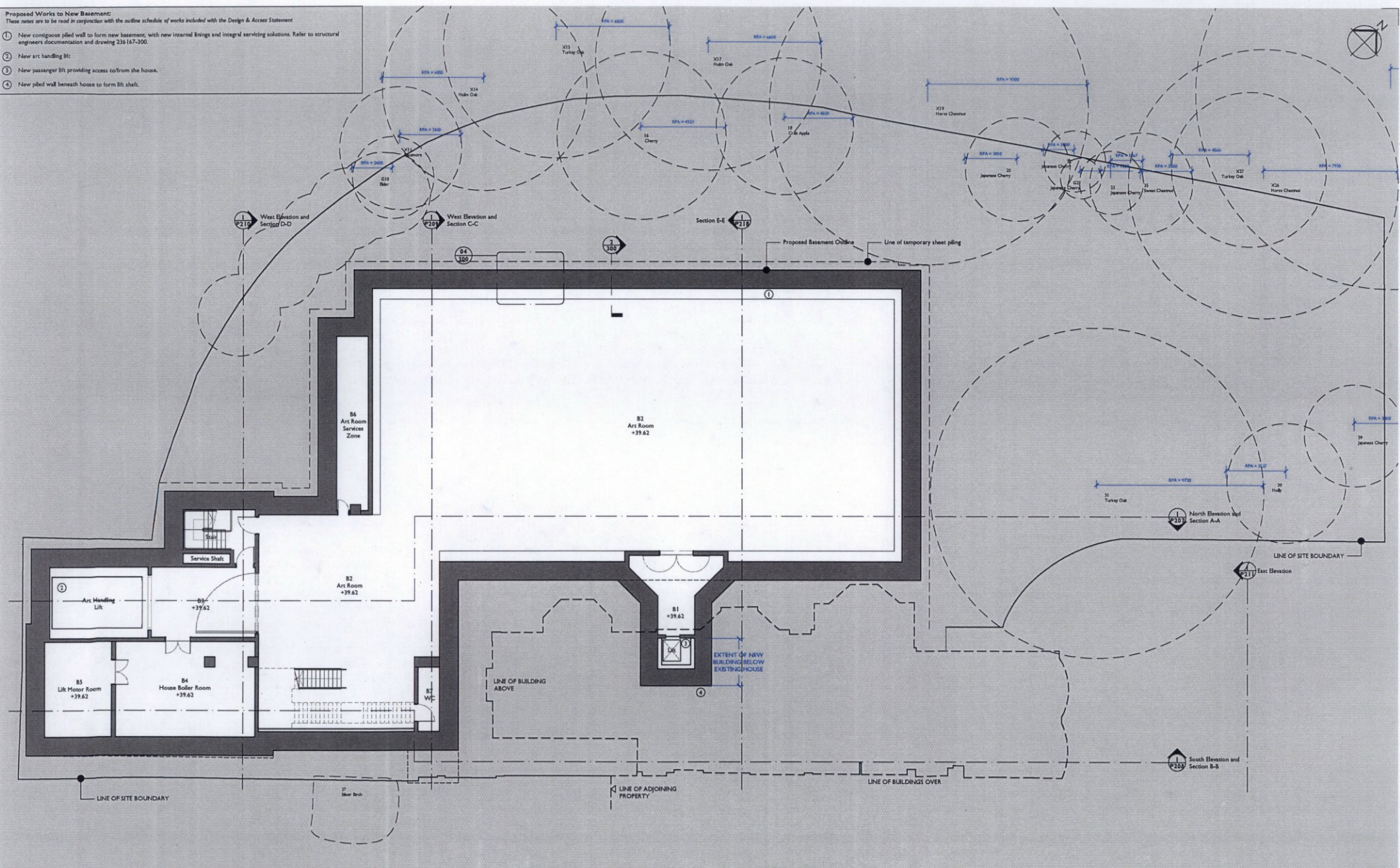
ref: 1-38-3484/2/P2  
rev. 17.07.15  
1:250 @ A3 scale

**KEY TO PLAN SYMBOLS**

PINK LINES: Tree Protection Fencing  
ORANGE CIRCLES: Root Protection Areas  
DARK BLUE HATCH: 'temporary ground  
protection' method - see report ref.  
1-38-3484/2  
GREEN HATCH: Ground protection - see  
report ref. 1-38-3484/2



- Proposed Works to New Basement:**  
 These notes are to be read in conjunction with the outline schedule of works included with the Design & Access Statement
- ① New contiguous piled wall to form new basement, with new internal brigs and integral servicing solutions. Refer to structural engineers documentation and drawing 236 167-300.
  - ② New art handling lift.
  - ③ New passenger lift providing access to/from the house.
  - ④ New piled wall beneath house to form lift shaft.



**Notes:**  
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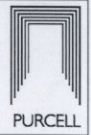
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 +xx.xx Proposed floor levels

ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
First Issue	24 Jul 2015	JD	AH	

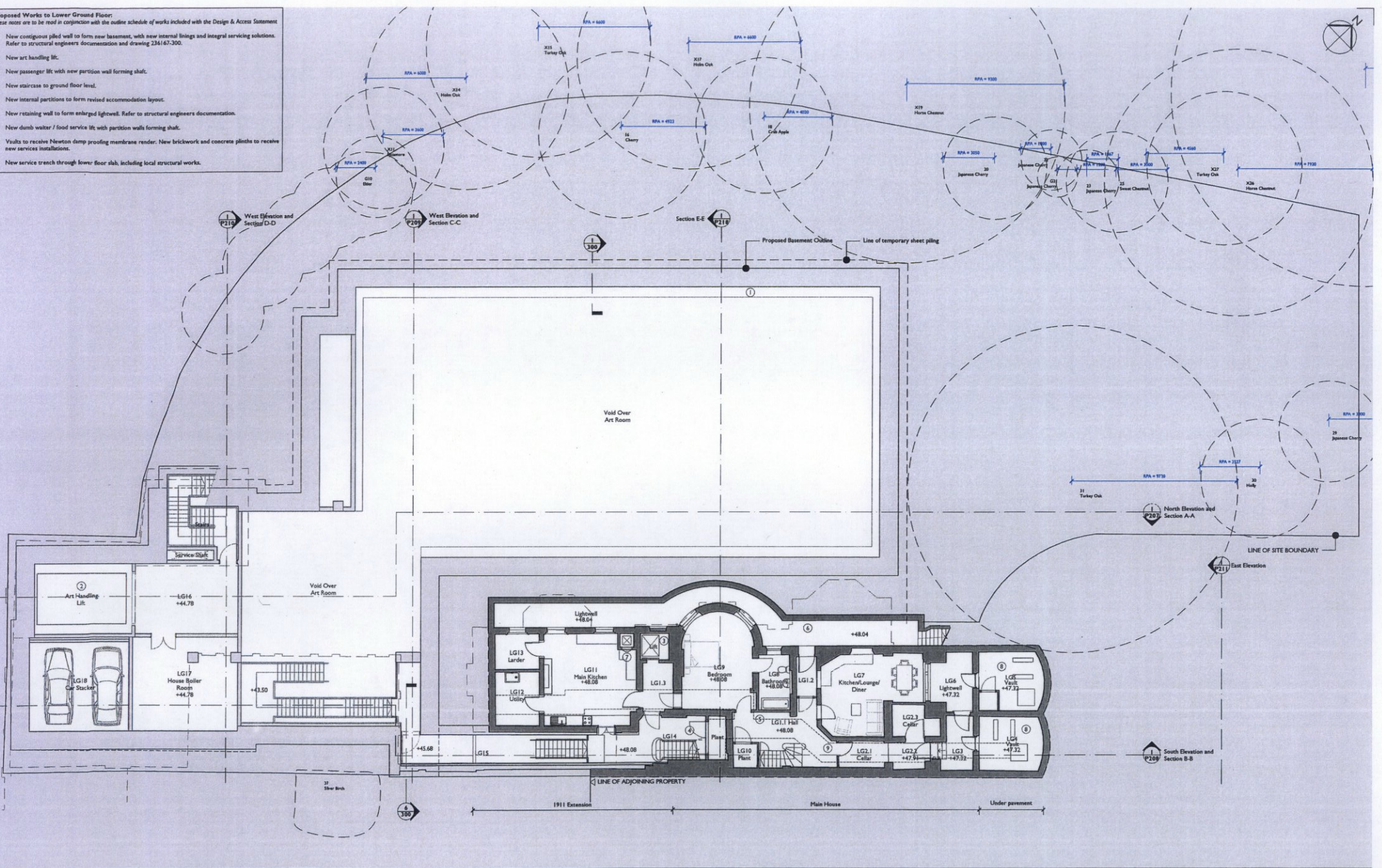
<b>CLIENT</b>	Hanover Terrace Ltd
<b>PROJECT</b>	20 Hanover Terrace

<b>DRAWING TITLE</b>	Proposed Basement Plan
<b>SIZE &amp; SCALE</b>	A1L 1:100
<b>DRAWING STATUS</b>	ISSUED FOR PLANNING & LBC

<b>JOB NUMBER</b>	236167
<b>DRAWING NO.</b>	P200
<b>REVISION</b>	-



- Proposed Works to Lower Ground Floor:**  
These notes are to be read in conjunction with the outline schedule of works included with the Design & Access Statement. Refer to structural engineers documentation and drawing 2361 67-300.
- 1 New contiguous piled wall to form new basement, with new internal linings and integral servicing solutions. Refer to structural engineers documentation and drawing 2361 67-300.
  - 2 New art handling lift.
  - 3 New passenger lift with new partition wall forming shaft.
  - 4 New staircase to ground floor level.
  - 5 New internal partitions to form revised accommodation layout.
  - 6 New retaining wall to form enlarged lightwell. Refer to structural engineers documentation.
  - 7 New dumb waiter / food service lift with partition walls forming shaft.
  - 8 Vaults to receive Newton damp proofing membrane render. New brickwork and concrete plinths to receive new services installations.
  - 9 New service trench through lower floor slab, including local structural works.



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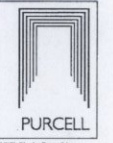
**Key:**  
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ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
First Issue	30 Apr 2015	JD		

CLIENT	Hanover Terrace Ltd
PROJECT	30 Hanover Terrace

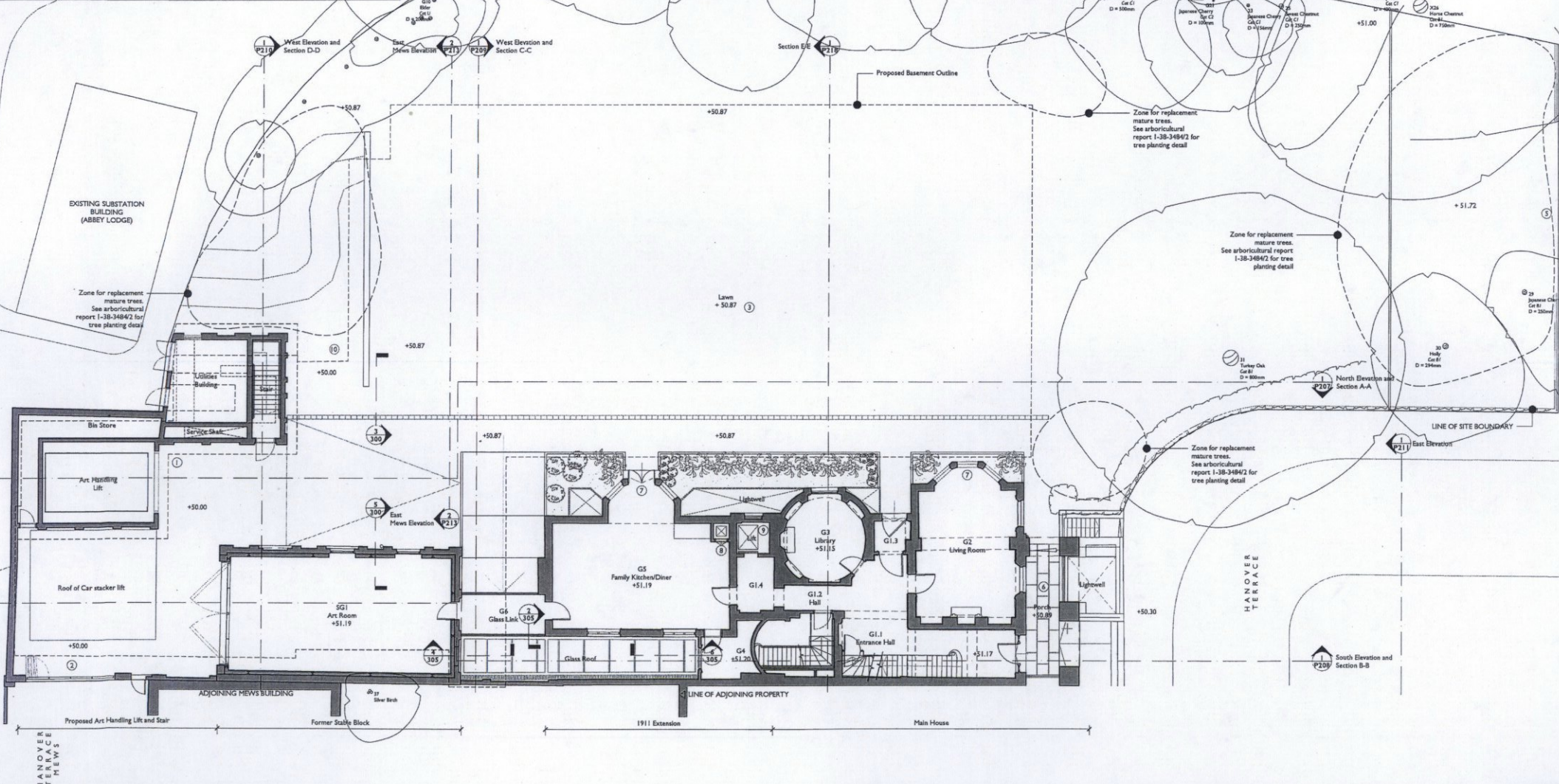
DRAWING TITLE	Proposed Lower Ground Floor Plan
SIZE & SCALE	A11 1:100
DRAWING STATUS	Issued For Planning & LBC

JOB NUMBER	236167
DRAWING NO.	P201
REVISION	A





- Proposed Works at Ground Floor**  
 These notes are to be read in conjunction with the outline schedule of works included with the Design & Access Statement
- 1 New buildings constructed against new brick built site boundary wall, to enclose art handling lift and stair to art rooms.
  - 2 New boundary wall and gate. Refer to drawing 236167-P212.
  - 3 Garden fully re-laid.
  - 4 New timber fence installed to the site boundary to match existing adjacent.
  - 5 Existing railings to be repaired and redecorated. Section of railings to be removed to enable site access for construction traffic and later reinstated.
  - 6 New Portland stone paving to steps.
  - 7 Existing poor condition/damaged bays to be carefully dismantled and rebuilt.
  - 8 New dumb water / food service lift with partition walls forming shaft.
  - 9 New passenger lift within new partition wall forming shaft.
  - 10 New hard landscaping incorporating vents from art rooms services installations below.



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**Key:**  
 +xx.xx Proposed floor levels

ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
First Issue	24 Jul 2015	JD	AM	

CLIENT	Hanover Terrace Ltd
PROJECT	20 Hanover Terrace

DRAWING TITLE	Proposed Ground Floor Plan
SIZE & SCALE	A1L 1:100
DRAWING STATUS	Issued For Planning & LBC

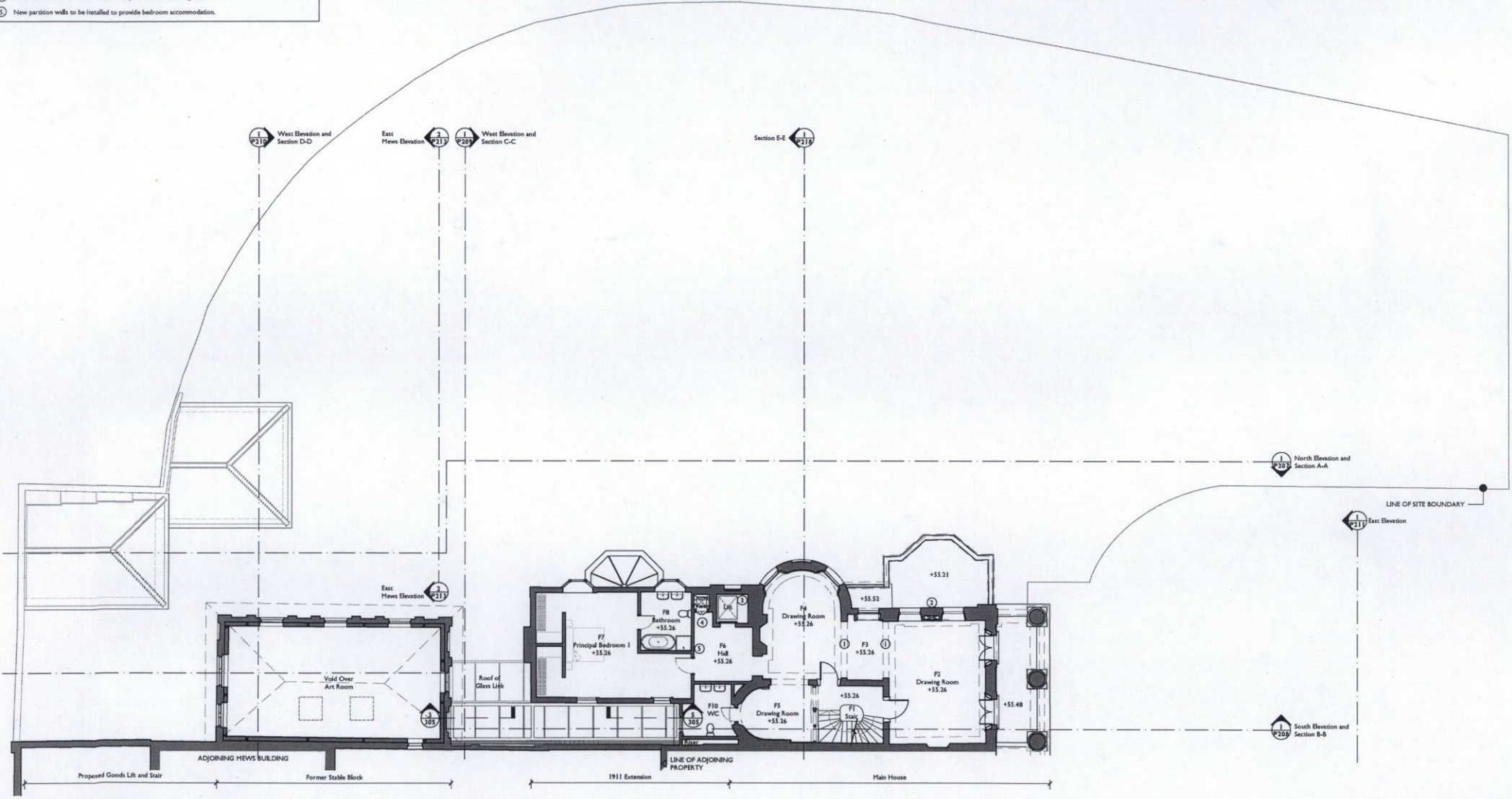
JOB NUMBER	236167
DRAWING NO.	P202
REVISION	A



OUTER CIRCLE



- Proposed Works to First Floor:**
- 1 Walls to be removed to create tripartite open plan drawing room in historic configuration. Refer drawing 236167-P215 for details.
  - 2 20th Century alterations to F2 North wall to be removed and historic configuration of room reinstated, including forming two new windows with glazed sashes and joinery architraves/shutters to match existing adjacent (in room F3). Refer drawing 236167-P215 for details.
  - 3 New passenger lift in new partition walls forming shaft.
  - 4 New dumb waiter / food service lift with partition walls forming shaft.
  - 5 New partition walls to be installed to provide bedroom accommodation.



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**Key:**  
 +xx.xx Proposed floor levels

First Issue 30 Apr 2015	JD			
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION

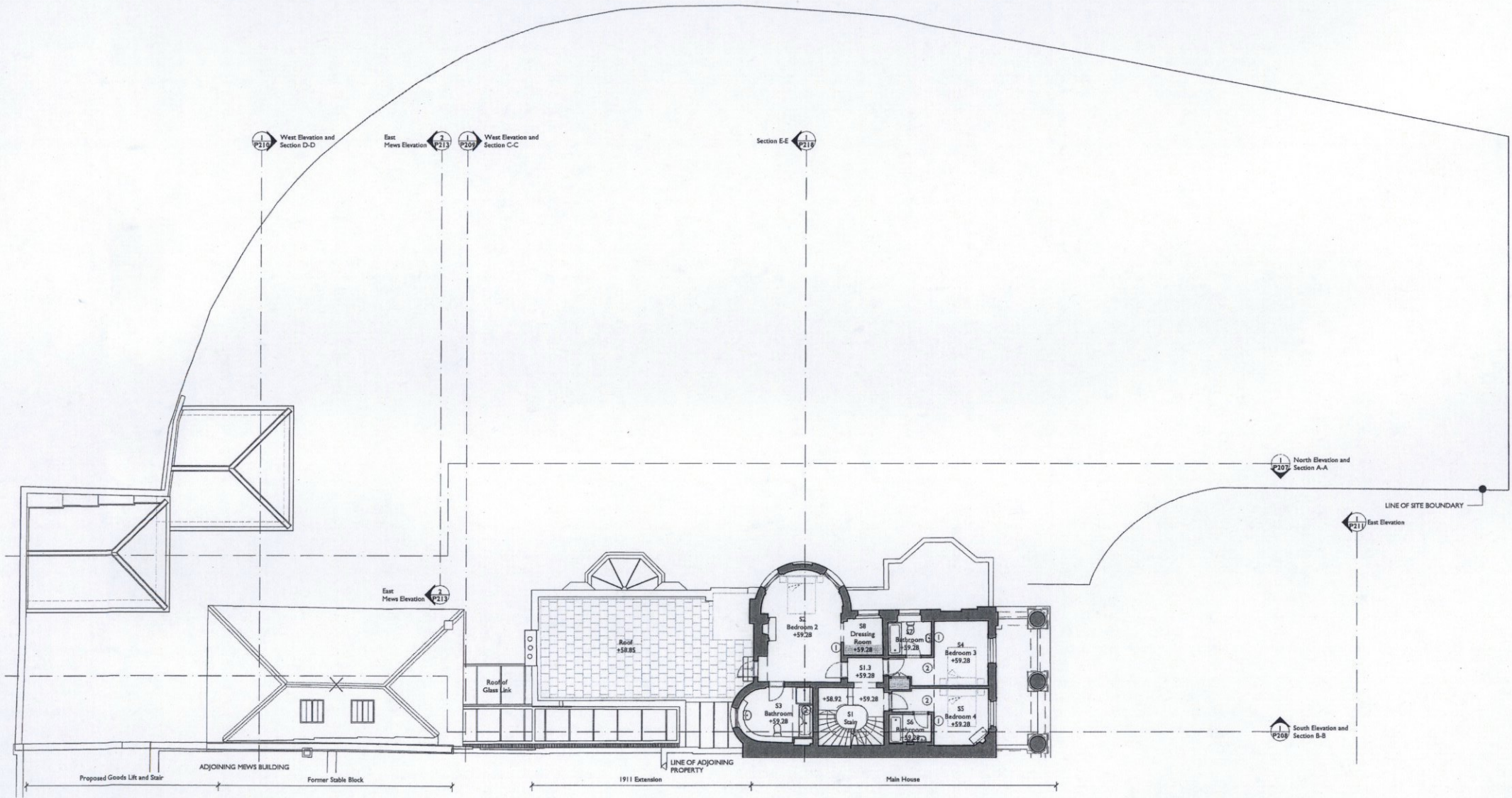
CLIENT	Hanover Terrace Ltd
PROJECT	20 Hanover Terrace

DRAWING TITLE	Proposed First Floor
SIZE & SCALE	A1L 1:100
DRAWING STATUS	ISSUED FOR PLANNING & LBC

JOB NUMBER	236167
DRAWING NO.	P203
REVISION	



- Proposed Works to Second Floor:**
- ① New stud partitions installed to provide new bedroom accommodation.
  - ② Suspended ceilings / bulkheads to be introduced in the bathrooms / lobbies to accommodate cooling units.



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<b>Key:</b>	+xxx.xx Proposed floor levels
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First Issue	08 Jul 2015	NR
ISSUE	DATE	DRAWN CHECKED DESCRIPTION

CLIENT	Hanover Terrace Ltd
PROJECT	20 Hanover Terrace

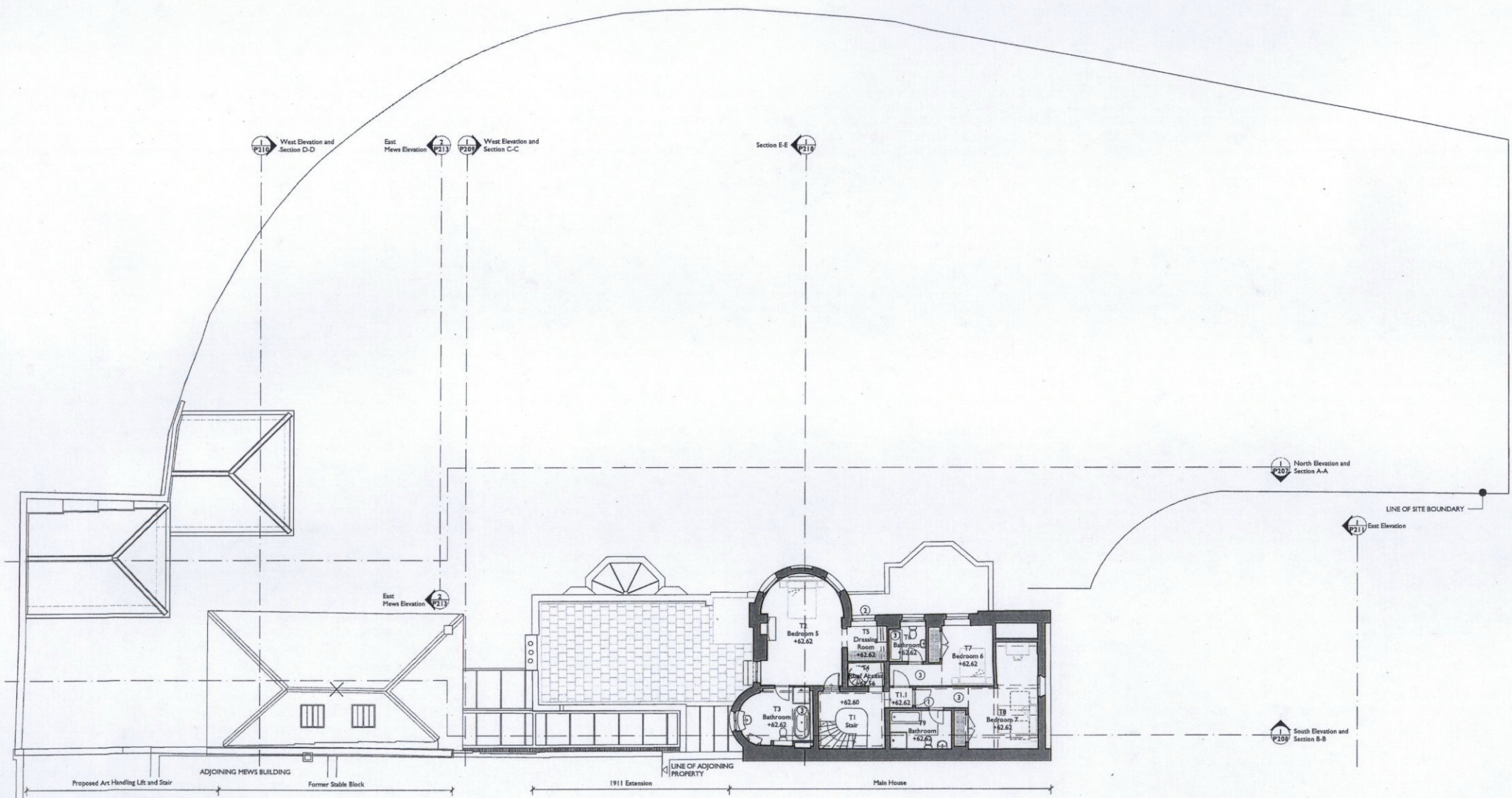
DRAWING TITLE	Proposed Second Floor Plan
SIZE & SCALE	A1/L 1:100
DRAWING STATUS	Issued For Planning & LBC

JOB NUMBER	236167
DRAWING NO.	P204
REVISION	A





- Proposed Works to Third Floor:**
- 1 New stud partitions installed to provide new bedroom accommodation.
  - 2 New window opening to north elevation with new glazed sash window to match existing adjacent.
  - 3 New suspended ceilings / bulkheads to be introduced in the bathrooms / lobbies to accommodate cooling units.



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**Key:**  
 +xxx Proposed floor levels

ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
First Issue	08 Jul 2015	RR		

<b>CLIENT</b>	Hanover Terrace Ltd
<b>PROJECT</b>	20 Hanover Terrace

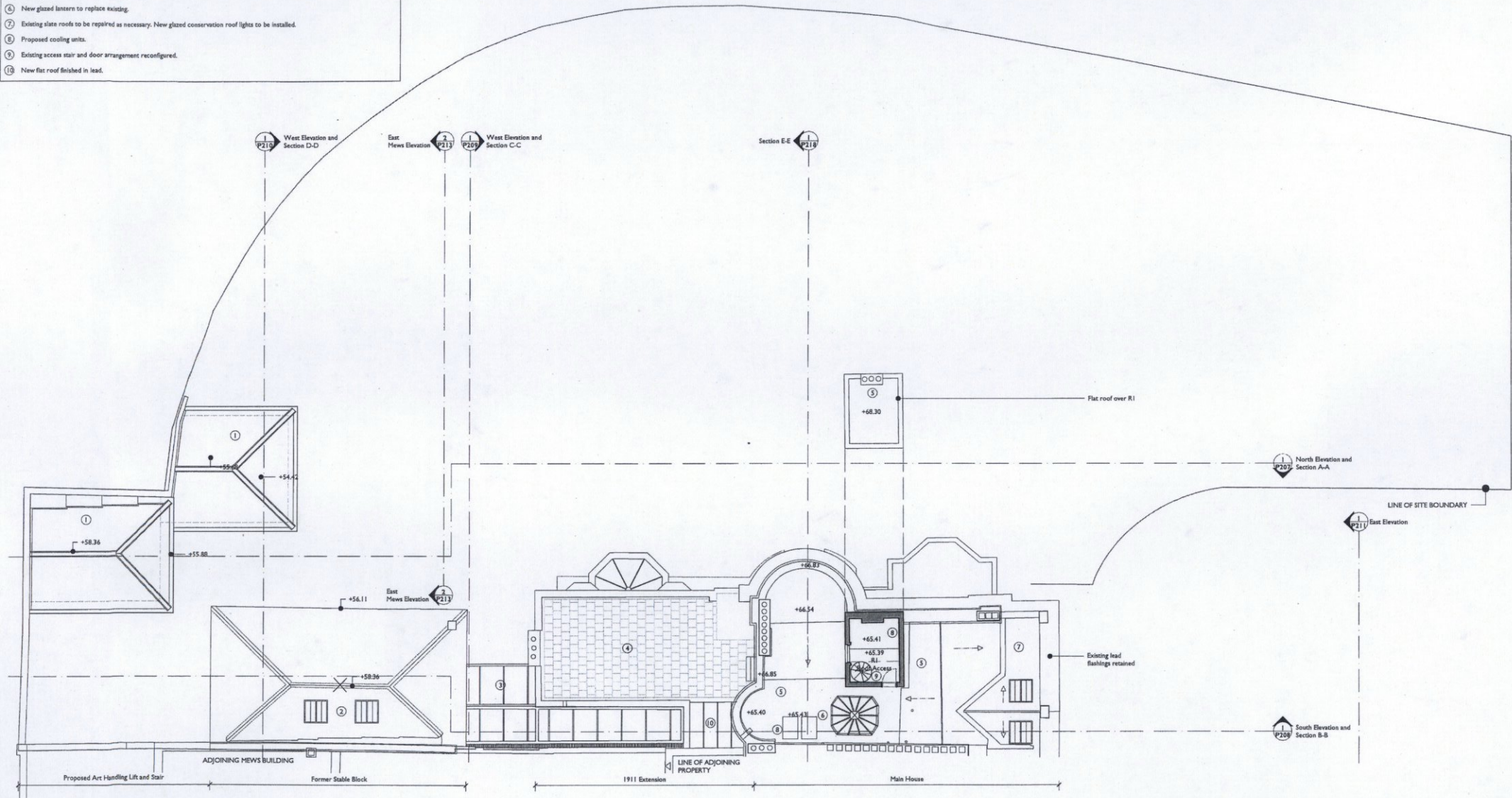
<b>DRAWING TITLE</b>	Proposed Third Floor Plan
<b>SIZE &amp; SCALE</b>	A1L 1:100
<b>DRAWING STATUS</b>	Issued For Planning & LBC

<b>JOB NUMBER</b>	236167
<b>DRAWING NO.</b>	P205
<b>REVISION</b>	A





- Proposed Works to Roofs:**
- 1 New slate roofs to new buildings housing art handling lift and stair.
  - 2 Existing slate roof to former stable building repaired. New glazed conservation rooflight to be installed.
  - 3 New glazed link building (refer to drawing 301 for detail.)
  - 4 New stone slab surface to flat roof. Parapet height raised around existing roof.
  - 5 Existing felt roof slopes to be renewed in lead.
  - 6 New glazed lantern to replace existing.
  - 7 Existing slate roofs to be repaired as necessary. New glazed conservation roof lights to be installed.
  - 8 Proposed cooling units.
  - 9 Existing access stair and door arrangement reconfigured.
  - 10 New flat roof finished in lead.

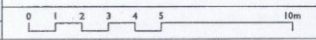


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**Key:**  
 \*xxx.xx Proposed floor levels

ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
First Issue	30 Apr 2015	JD		

**CLIENT** Hanover Terraces Ltd  
**PROJECT** 20 Hanover Terrace

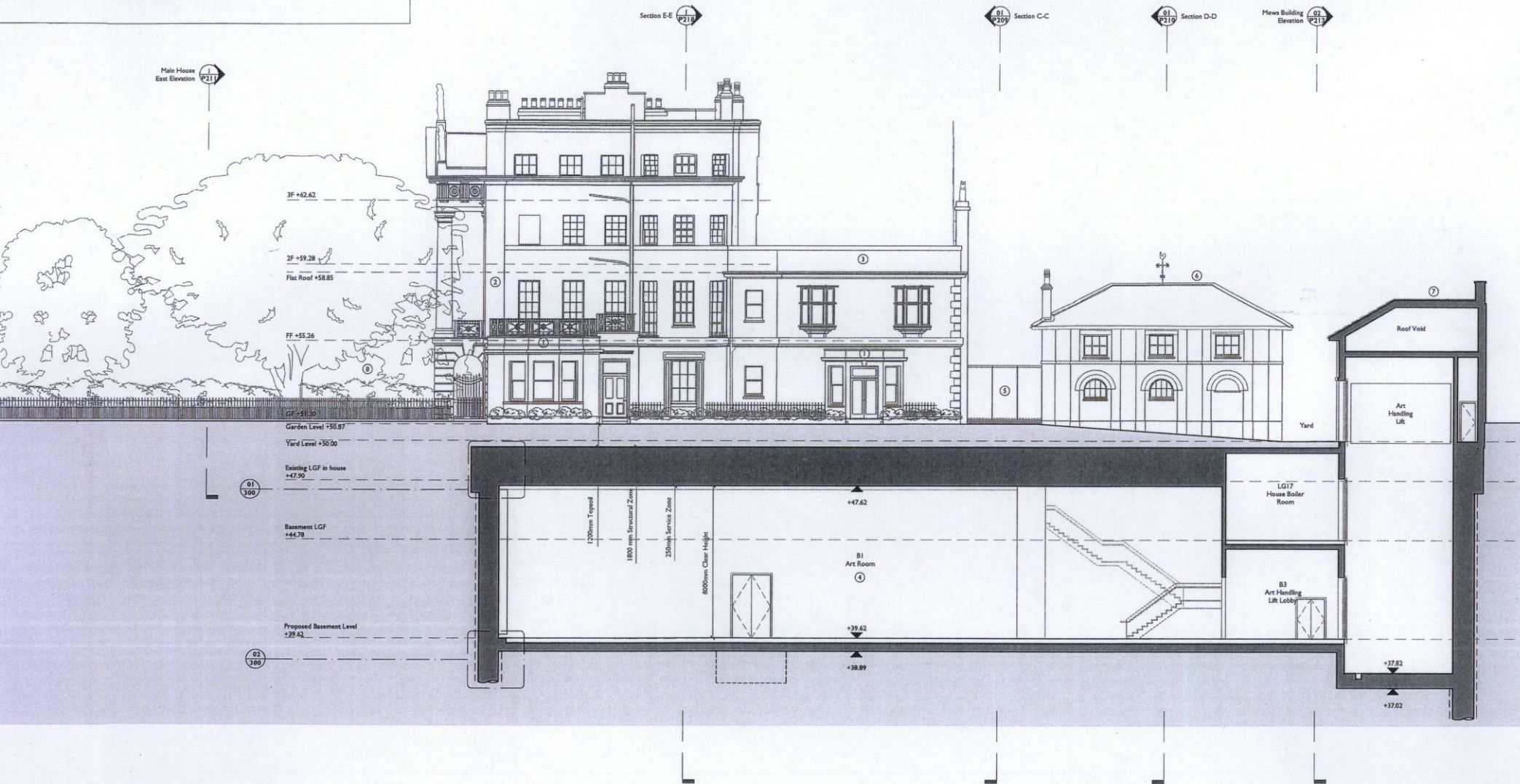


**DRAWING TITLE** Proposed Fourth Floor Plan  
**SIZE & SCALE** A1L 1:100  
**DRAWING STATUS** Issued For Planning and LBC

**JOB NUMBER** 236167  
**DRAWING NO.** P206  
**REVISION** A



- Proposed Alteration Works:**  
 These notes are to be read in conjunction with the outline schedule of works included with the Design & Access Statement
- ① Existing poor condition/damaged bays to be carefully dismantled and reconstructed.
  - ② Various improvements proposed to north elevation including 3no. new glazed ash windows within new openings.
  - ③ Various improvements proposed to 1912 extension including increasing height of existing parapet.
  - ④ Proposed new subterranean extension.
  - ⑤ Proposed new glazed link. Refer drawing Z36167-305 for details.
  - ⑥ Existing Georgian former stable block to be restored, including brickwork repairs and new timber framed windows in modified openings.
  - ⑦ New building to accommodate art handling lift. Refer drawing Z36167-P213 for details.
  - ⑧ Mature trees proposed to be added. Refer drawing Z36167-P217 for details.



**Notes:**  
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**Key:**  
 +xx.xx Proposed floor levels

First Issue	24 Jul 2015	JD	AH
ISSUE	DATE	DRAWN	CHECKED
DESCRIPTION			

CLIENT	Hanover Terrace Ltd
PROJECT	20 Hanover Terrace
0 1 2 3 4 5 10m	

DRAWING TITLE	Proposed North Elevation & Section A-A
SIZE & SCALE	A1L 1:100
DRAWING STATUS	Issued For Planning & LBC

JOB NUMBER	236167
DRAWING NO.	P207
REVISION	A



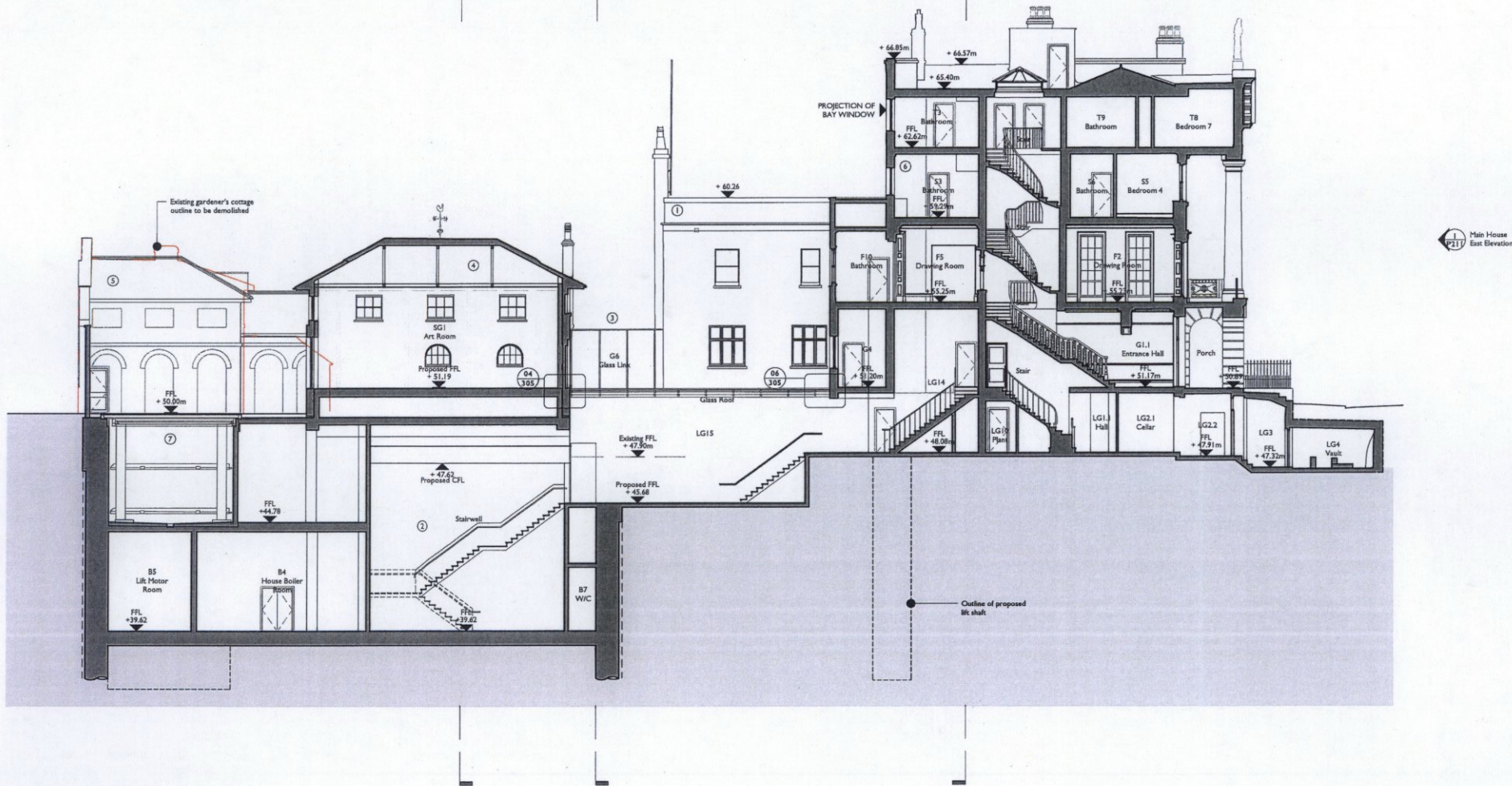
**Proposed Alteration Works**  
 These notes are to be read in conjunction with the outline schedule of works included with the Design & Access Statement

- 1 Various improvements proposed to 1912 extension, including increasing height of existing parapet.
- 2 Proposed new subterranean extension.
- 3 Proposed new glazed link. Refer drawing 236167-305 for details.
- 4 Existing Georgian former stable block to be restored, including brickwork repairs and new timber framed windows in modified openings.
- 5 New building to accommodate arc handling lift. Refer drawing 236167-P213 for details.
- 6 Proposed extension to rear of house, replacing 1980's alterations. To be constructed in masonry and finished in render to match main house with new sash windows.
- 7 New proposed subterranean car stacker.

Section D-D  
 P210

Section C-C  
 P209

Section E-E  
 P211



**Notes:**  
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**Key:**  
 +xxx Proposed floor levels

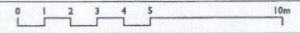
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
First Issue	24 Jul 2015	JD	AH	

**CLIENT** Hanover Terrace Ltd  
**PROJECT** 20 Hanover Terrace

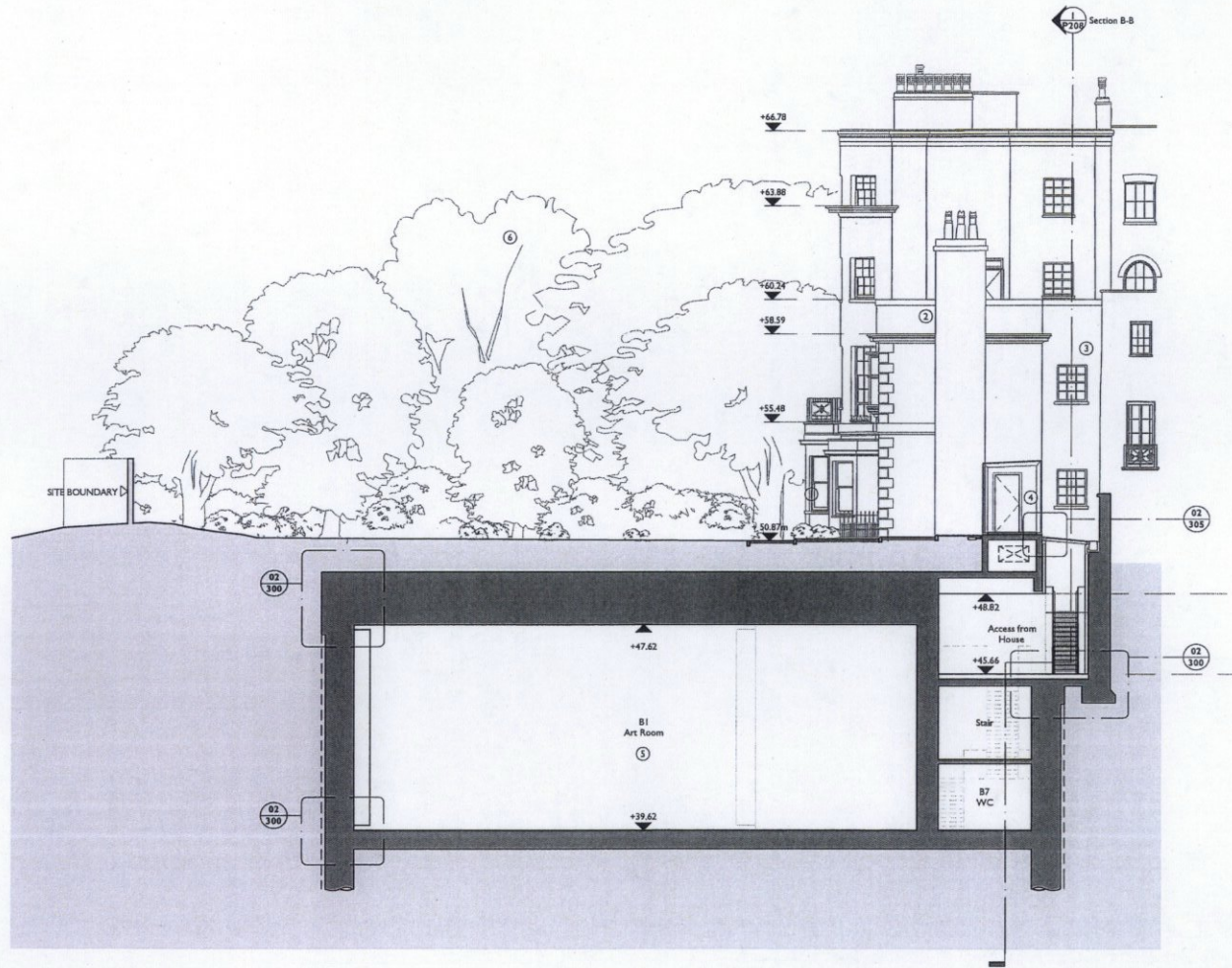
**DRAWING TITLE** Proposed South Elevation & Section B-B  
**SIZE & SCALE** A1/L 1:100


**JOB NUMBER** 236167  
**DRAWING NO.** P208  
**REVISION** A

**DRAWING STATUS** Issued For Planning & LBC

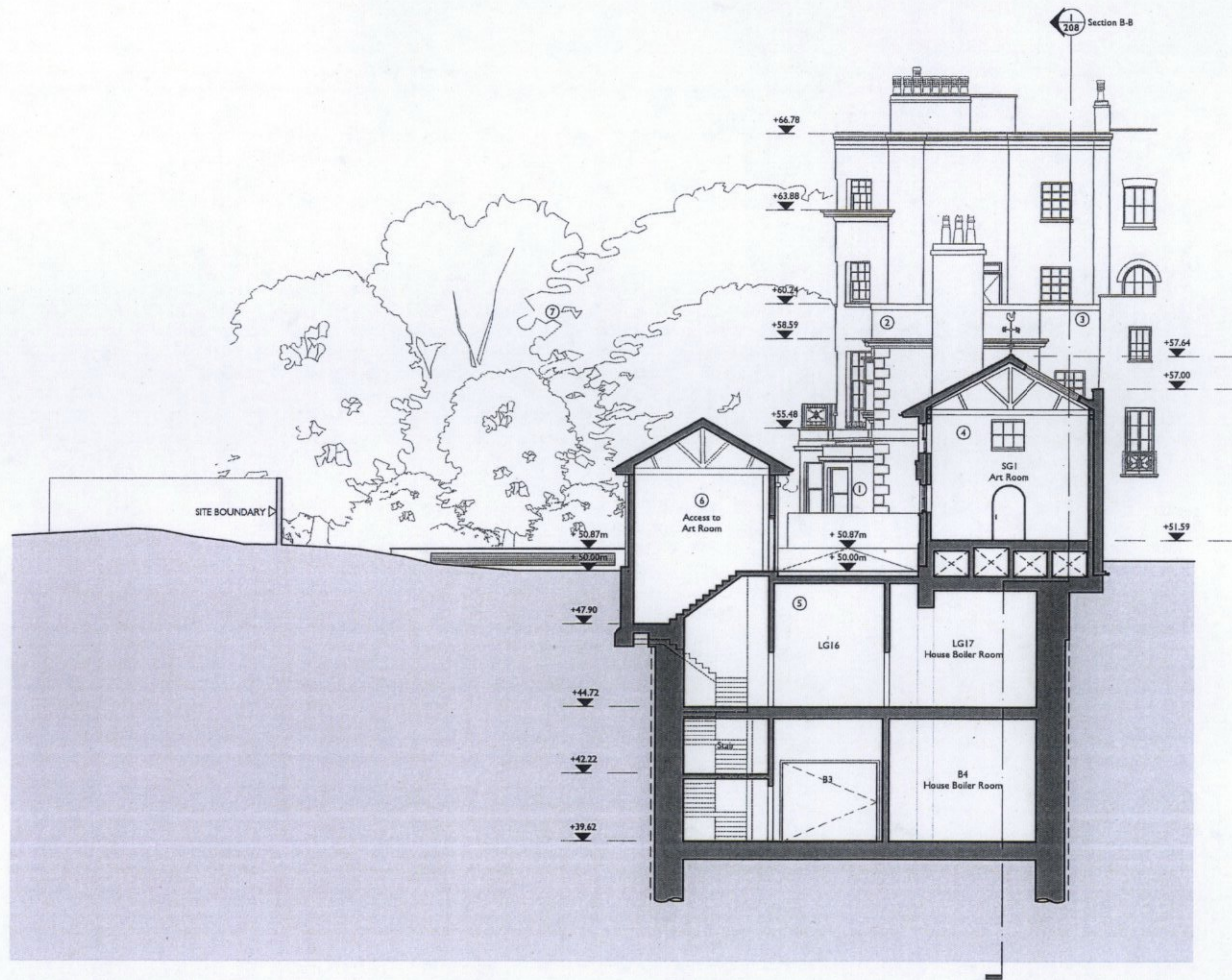


- Proposed Alteration Works**  
 These notes are to be read in conjunction with the outline schedule of works included with the Design & Access Statement.
- ① Existing poor condition / damaged bays to be carefully dismantled and reconstructed.
  - ② Various improvements proposed to north elevation and 1912 extension, including increasing height of existing parapet. Refer to drawing 236167-P207 for details.
  - ③ Proposed extension to rear of house to replace existing 1980's alterations.
  - ④ Proposed new glazed link, refer to drawing 236167-305 for details.
  - ⑤ Proposed new subterranean extension.
  - ⑥ Mature trees proposed to be added. Refer drawing 236167-P217 for details.



<b>Notes:</b> Drawings are based on survey data and may not accurately represent what is physically present. Do not scale from this drawing for construction. All dimensions are to be verified on site before proceeding with the work. All dimensions are in millimeters unless noted otherwise. Purcell shall be notified in writing of any discrepancies.	<b>Key:</b> +xx.xx Proposed floor levels	CLIENT Hanover Terrace Ltd	DRAWING TITLE Proposed West Elevation & Section C-C	JOB NUMBER 236167
		PROJECT 20 Hanover Terrace	SIZE & SCALE A1/L 1:100	DRAWING NO. P209
First Issue 24 Jul 2015 JD AH		0 1 2 3 4 5 10m	DRAWING STATUS Issued For Planning & LBC	REVISION A
ISSUE DATE DRAWN CHECKED DESCRIPTION				

- Proposed Alteration Works:**  
 These notes are to be read in conjunction with the outline schedule of works included with the Design & Access Statement
- ① Existing poor condition / damaged bays to be carefully dismantled and reconstructed.
  - ② Various improvements proposed to the 1912 extension, including increasing height of existing parapet.
  - ③ Proposed extension to rear of house to replace existing 1980's alterations to be constructed in masonry and finished in render to match main house, with new sash window.
  - ④ Former stable block to be restored including removal of internal floor, partitions and new wall lining / structure.
  - ⑤ Proposed new subterranean extension.
  - ⑥ New building to accommodate stair. Refer to drawing 236167-P213
  - ⑦ Mature trees proposed to be added. Refer drawing 236167-P217 for details.



**Notes:**  
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 Do not scale from this drawing for construction. All dimensions are to be verified on site before proceeding with the work.  
 All dimensions are in millimeters unless noted otherwise.  
 Purcell shall be notified in writing of any discrepancies.

**Key:**  
 \*xx.xx Proposed floor levels

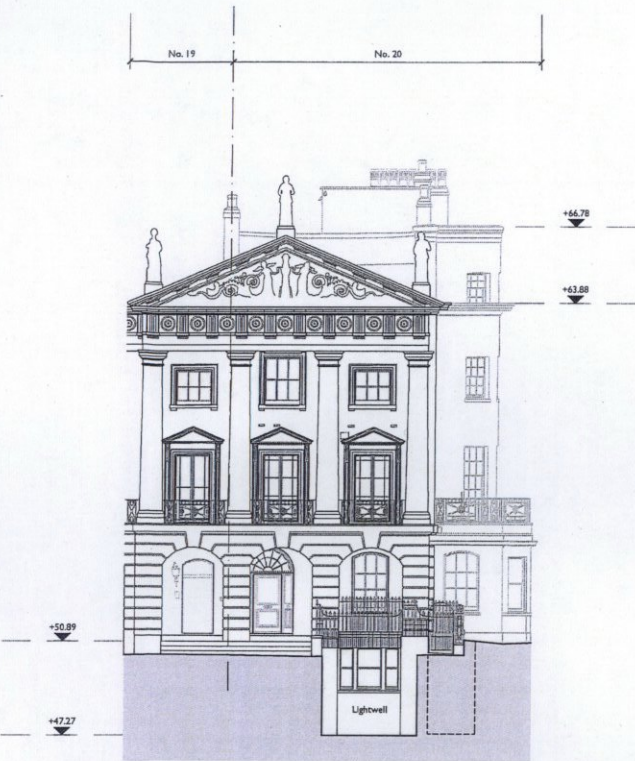
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
	24 Jul 2015	JD	AH	

CLIENT	Hanover Terrace Ltd
PROJECT	20 Hanover Terrace

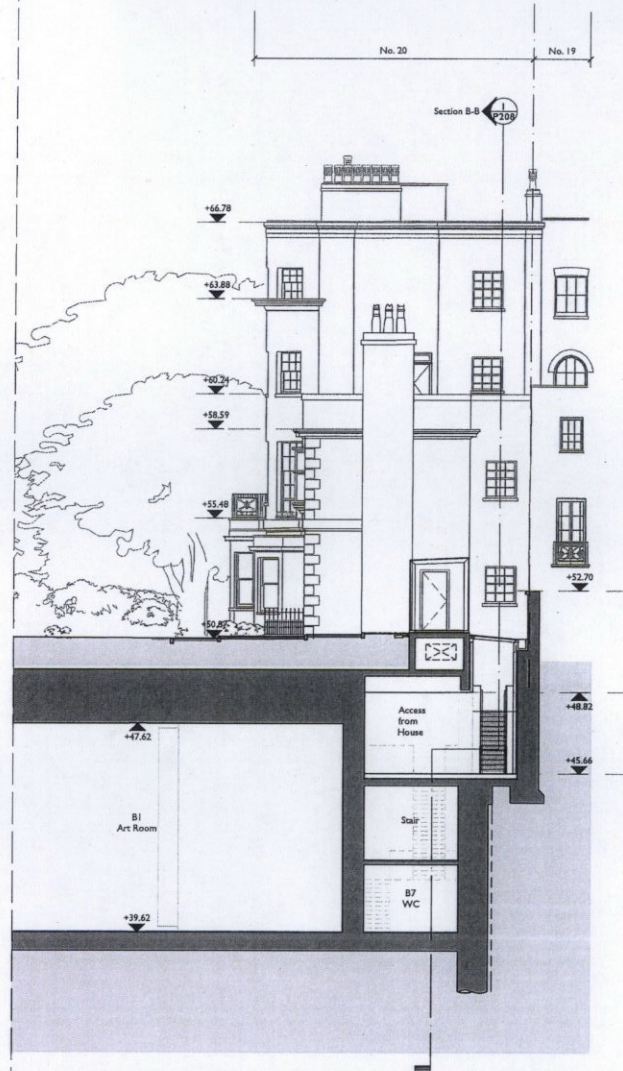
DRAWING TITLE	Proposed West Elevation & Section D-D
SIZE & SCALE	A1L 1:100
DRAWING STATUS	Issued For Planning & LBC

JOB NUMBER	236167
DRAWING NO.	P210
REVISION	A

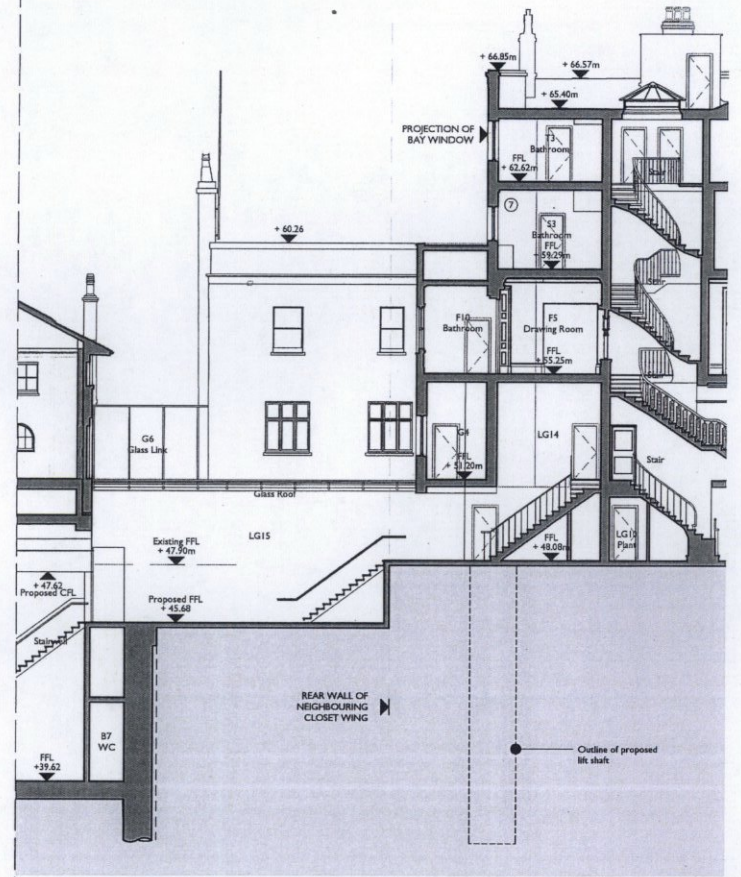
15 Rosebery Square, Tower Bridge Road, London, SE1 2DF. T: +44(0)20 7797 7777. Email: info@purcell.com  
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**1** East Elevation  
**211** 1:100



**2** West Elevation  
**211** 1:100



**3** South Elevation  
**211** 1:100

**Notes:**  
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All dimensions are in millimeters unless noted otherwise.  
Purcell shall be notified in writing of any discrepancies.

**Key:**  
+xxxx Proposed floor levels

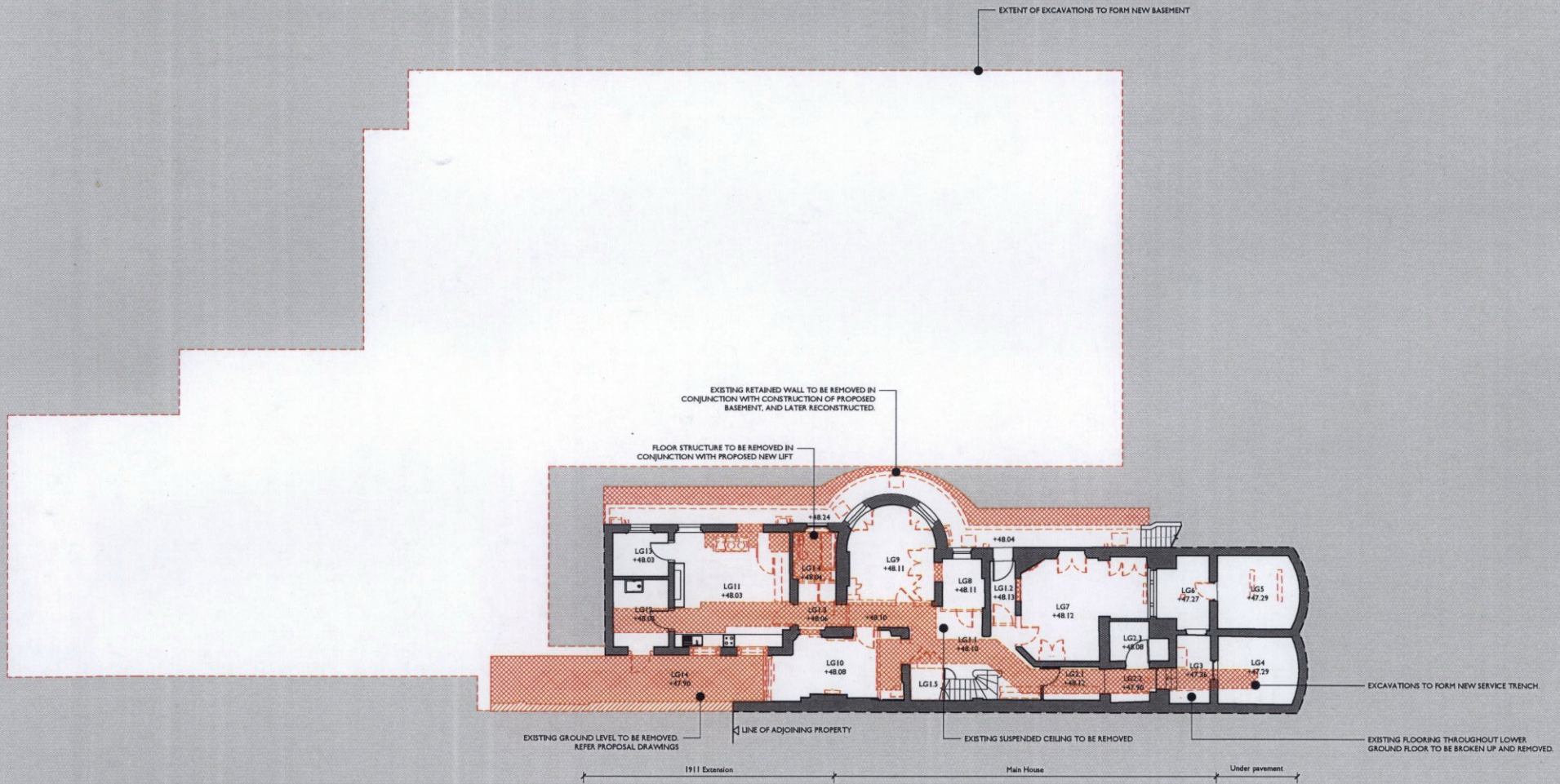
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
	24 Jul 2013	MR	AH	

<b>CLIENT</b>	Hanover Terrace Ltd
<b>PROJECT</b>	20 Hanover Terrace

<b>DRAWING TITLE</b>	Main House Elevations
<b>SIZE &amp; SCALE</b>	A1L 1:100
<b>DRAWING STATUS</b>	Issued for Planning & LBC

<b>JOB NUMBER</b>	236167
<b>DRAWING NO.</b>	P211
<b>REVISION</b>	A





**Notes:**  
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**Notes:**  
 --- All items described in red dotted line are proposed to be removed from the building / site.  
 [Red hatched box] Area to be demolished  
 [Red hatched box with diagonal lines] Area to be demolished and rebuilt  
 [Grey hatched box] Existing building fabric to be retained  
 +xx.xx Existing floor levels

B	24 Jul 2015	RR	AH	
A	25 Jun 2015	RR	AH	
First Issue 25 Jun 2015 MW AH				
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION

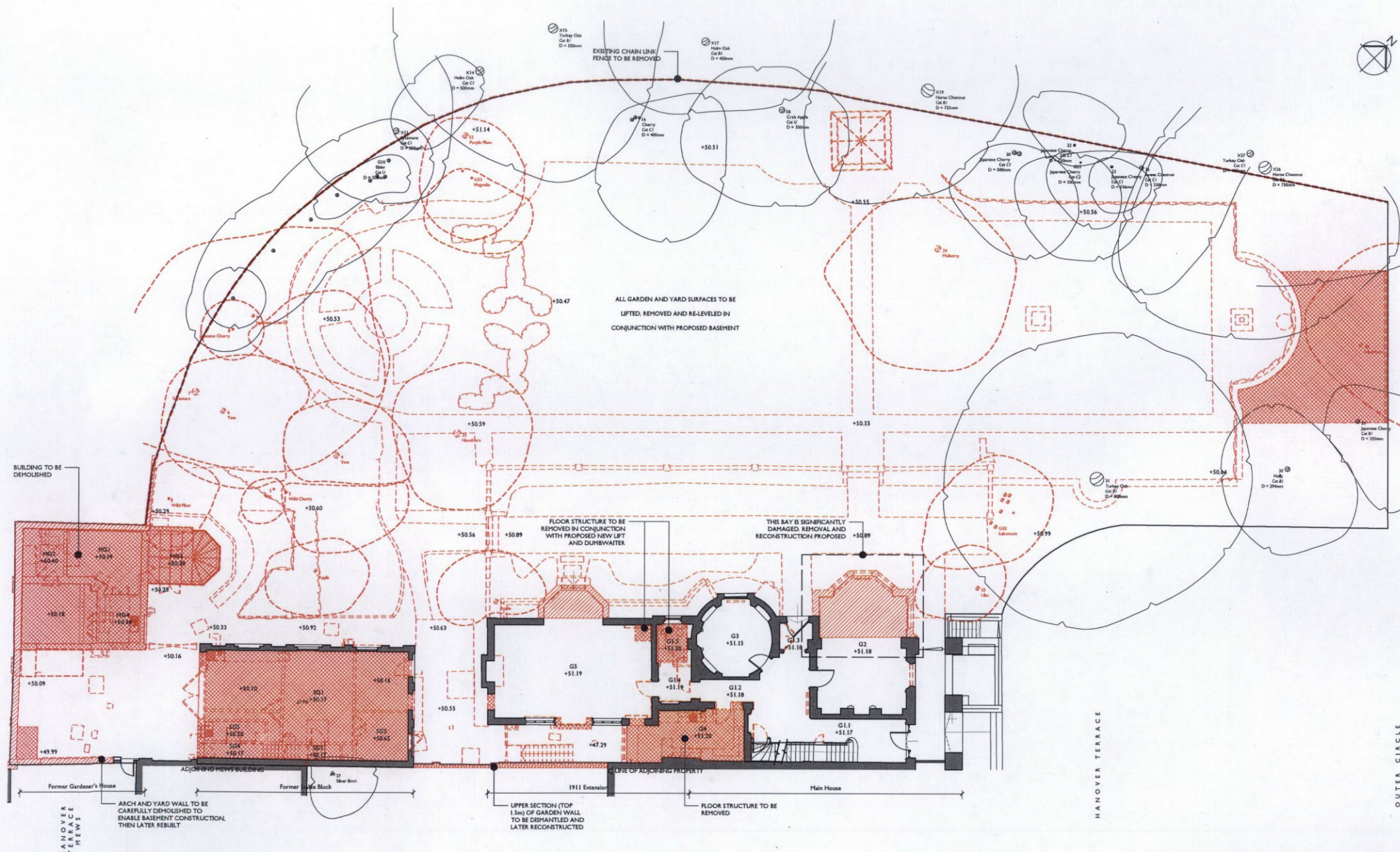
CLIENT	Hanover Terrace Ltd
PROJECT	20 Hanover Terrace

DRAWING TITLE	Lower Ground Floor Plan Removals & Demolitions
SIZE & SCALE	A1 L 1:100
DRAWING STATUS	ISSUED FOR PLANNING & LBC

JOB NUMBER	236167
DRAWING NO.	151
REVISION	B







**Notes:**  
 Drawings are based on survey data and may not accurately represent what is physically present.  
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.  
 All dimensions are in millimeters unless noted otherwise.  
 Purcell shall be notified in writing of any discrepancies.

**Notes:**  
 All items described in red dotted line are proposed to be removed from the building / site.  
 Area to be demolished  
 Area to be demolished and rebuilt  
 Existing building fabric to be retained  
 Existing floor levels  
 Refer to schedule of trees to be removed for further details of tree falling.

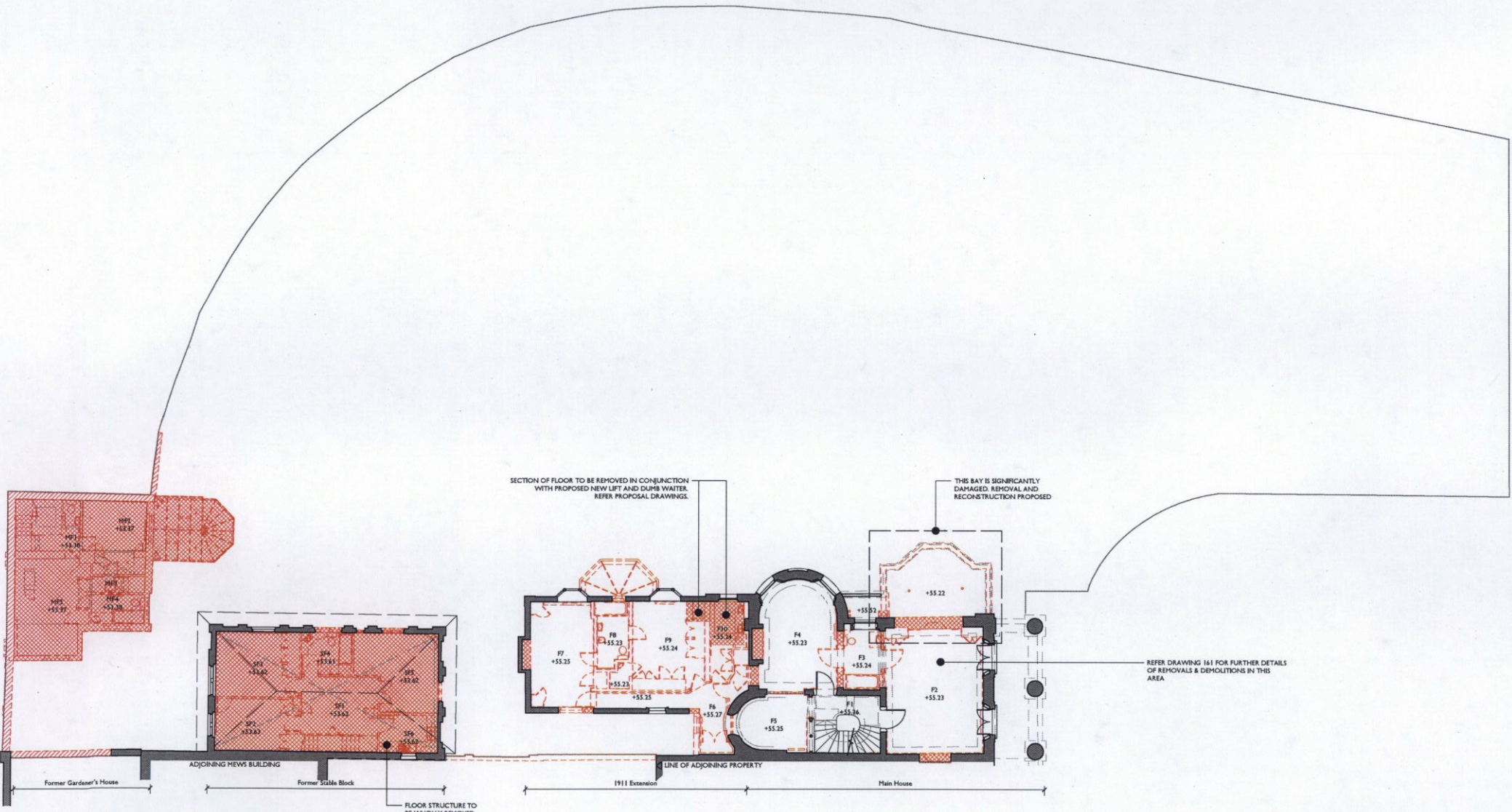
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
B	24 Jul 2015	RR	AH	
A	25 Jun 2015	RR	AH	
	First Issue: 25 Jun 2015	MW	AH	

<b>CLIENT</b>	Hanover Terrace Ltd
<b>PROJECT</b>	20 Hanover Terrace

<b>DRAWING TITLE</b>	Ground Floor Plan Removals & Demolitions
<b>SIZE &amp; SCALE</b>	A1L 1:100
<b>DRAWING STATUS</b>	ISSUED FOR PLANNING & LBC

<b>JOB NUMBER</b>	236167
<b>DRAWING NO.</b>	152
<b>REVISION</b>	B





**Notes:**  
 Drawings are based on survey data and may not accurately represent what is physically present.  
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.  
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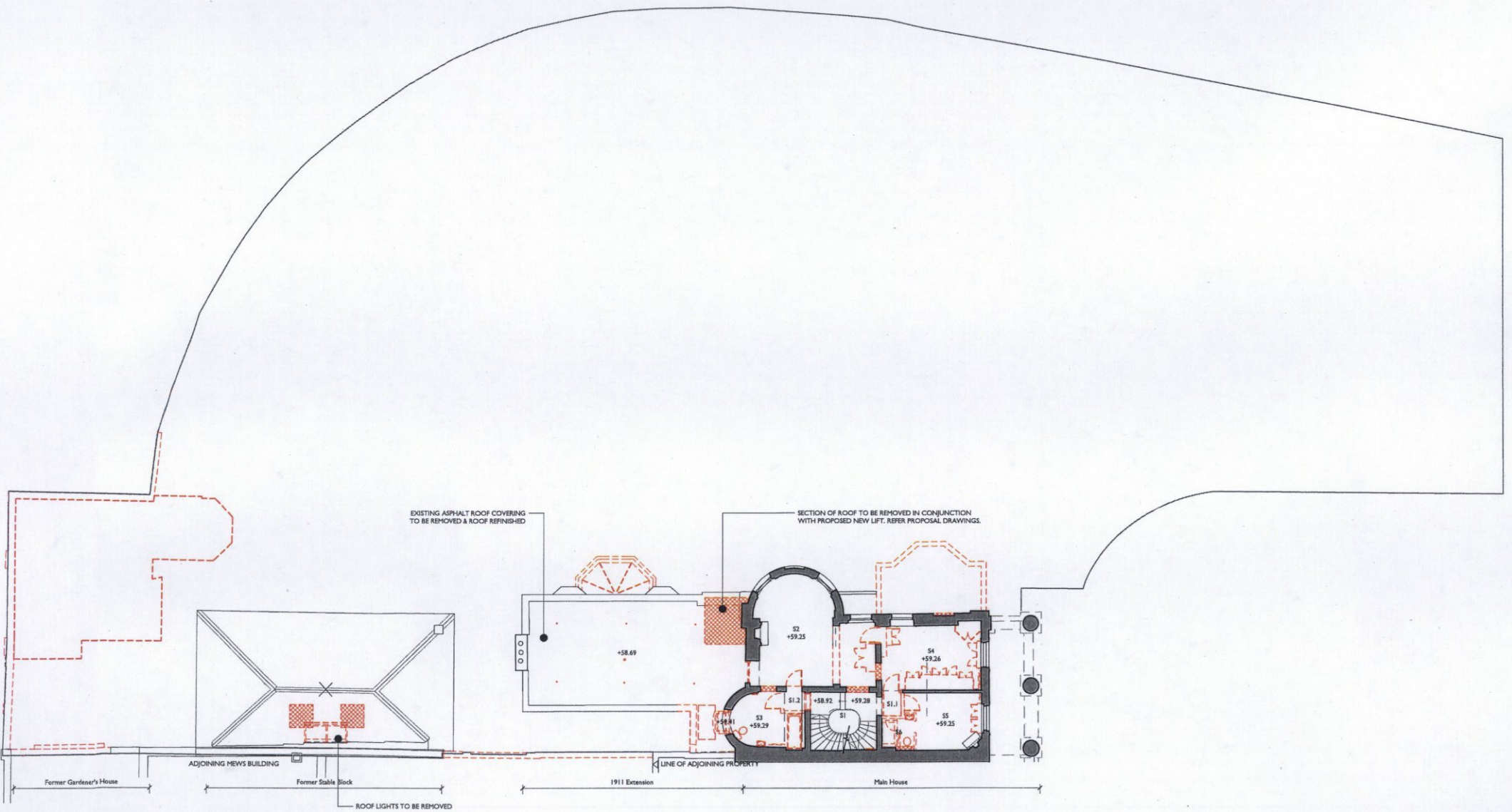
**Notes:**  
 All items described in red dotted line are proposed to be removed from the building / site.  
 Area to be demolished  
 Area to be demolished and rebuilt  
 Existing building fabric to be retained  
 Existing floor levels

B	24 Jul 2015	RR	AH
A	25 Jun 2015	RR	AH
First Issue: 25 Jun 2015			
ISSUE	DATE	DRAWN	CHECKED
		MW	AH
DESCRIPTION			

CLIENT	Hanover Terrace Ltd
PROJECT	20 Hanover Terrace

DRAWING TITLE	First Floor Plan Removals & Demolitions
SIZE & SCALE	A1L 1:100
DRAWING STATUS	ISSUED FOR PLANNING & LBC

JOB NUMBER	236167
DRAWING NO.	153
REVISION	B



**Notes:**  
 Drawings are based on survey data and may not accurately represent what is physically present.  
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.  
 All dimensions are in millimeters unless noted otherwise.  
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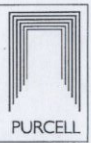
**Notes:**  
 - - - All items described in red dotted line are proposed to be removed from the building / site.  
 [Red dashed box symbol] Area to be demolished  
 [Grey box symbol] Existing building fabric to be retained  
 \*xx.xx Existing floor levels

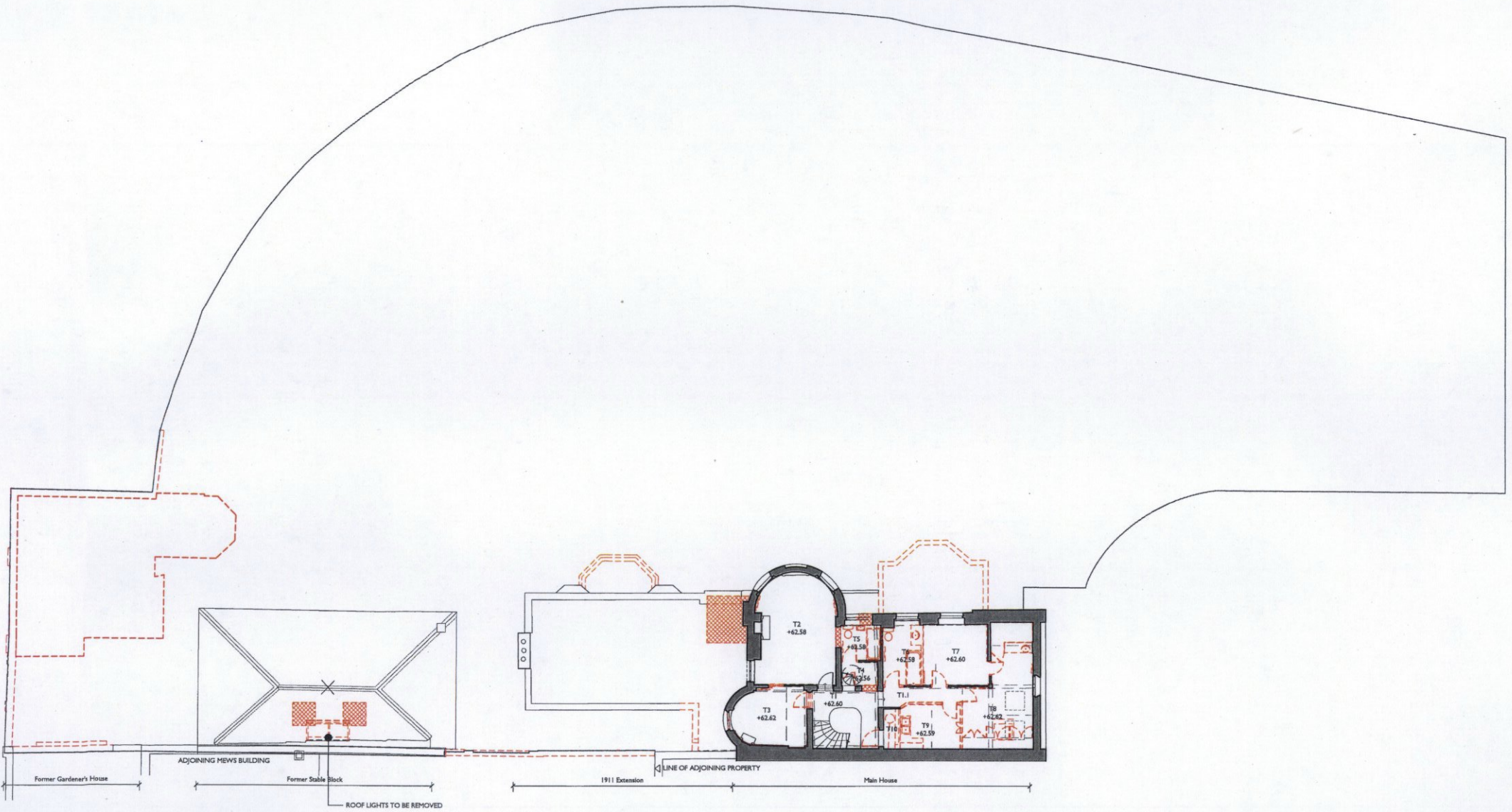
B	24 Jul 2015	RR	AH
A	23 Jun 2015	RR	AH
First Issue 23 Jun 2015			
ISSUE	DATE	DRAWN	CHECKED
		HW	AH

CLIENT	Hanover Terrace Ltd
PROJECT	20 Hanover Terrace

DRAWING TITLE	Second Floor Plan Removals & Demolitions
SIZE & SCALE	A1L 1:100
DRAWING STATUS	Issued For Planning & LBC

JOB NUMBER	236167
DRAWING NO.	154
REVISION	C





**Notes:**  
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 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.  
 All dimensions are in millimeters unless noted otherwise.  
 Purcell shall be notified in writing of any discrepancies.

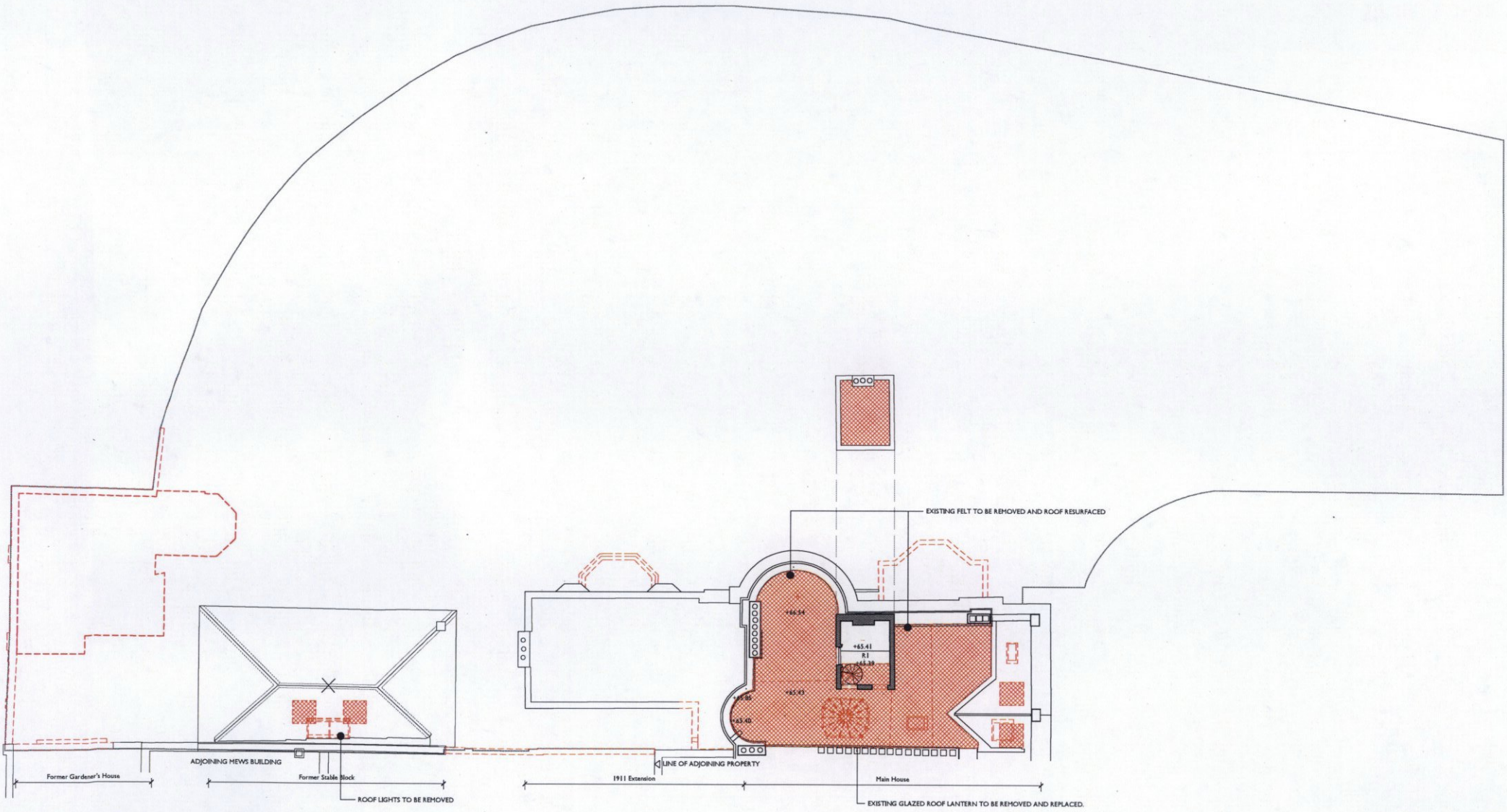
<b>Notes:</b>	All items described in red dotted line are proposed to be removed from the building / site.
	Area to be demolished
	Existing building fabric to be retained
	Existing floor levels

B	24 Jul 2015	RR	AH
A	25 Jun 2015	RR	AH
First Issue 25 Jun 2015 MW AH			
ISSUE	DATE	DRAWN	CHECKED
			DESCRIPTION

CLIENT	Hanover Terrace Ltd
PROJECT	20 Hanover Terrace

DRAWING TITLE	Third Floor Plan Removals & Demolitions
SIZE & SCALE	A1L 1:100
DRAWING STATUS	Issued For Planning & LBC

JOB NUMBER	236167
DRAWING NO.	155
REVISION	C



**Notes:**  
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**Notes:**  
 - - - All items described in red dotted line are proposed to be removed from the building / site.  
 - - - Area to be demolished  
 Existing building fabric to be retained  
 +xx.xx Existing floor levels

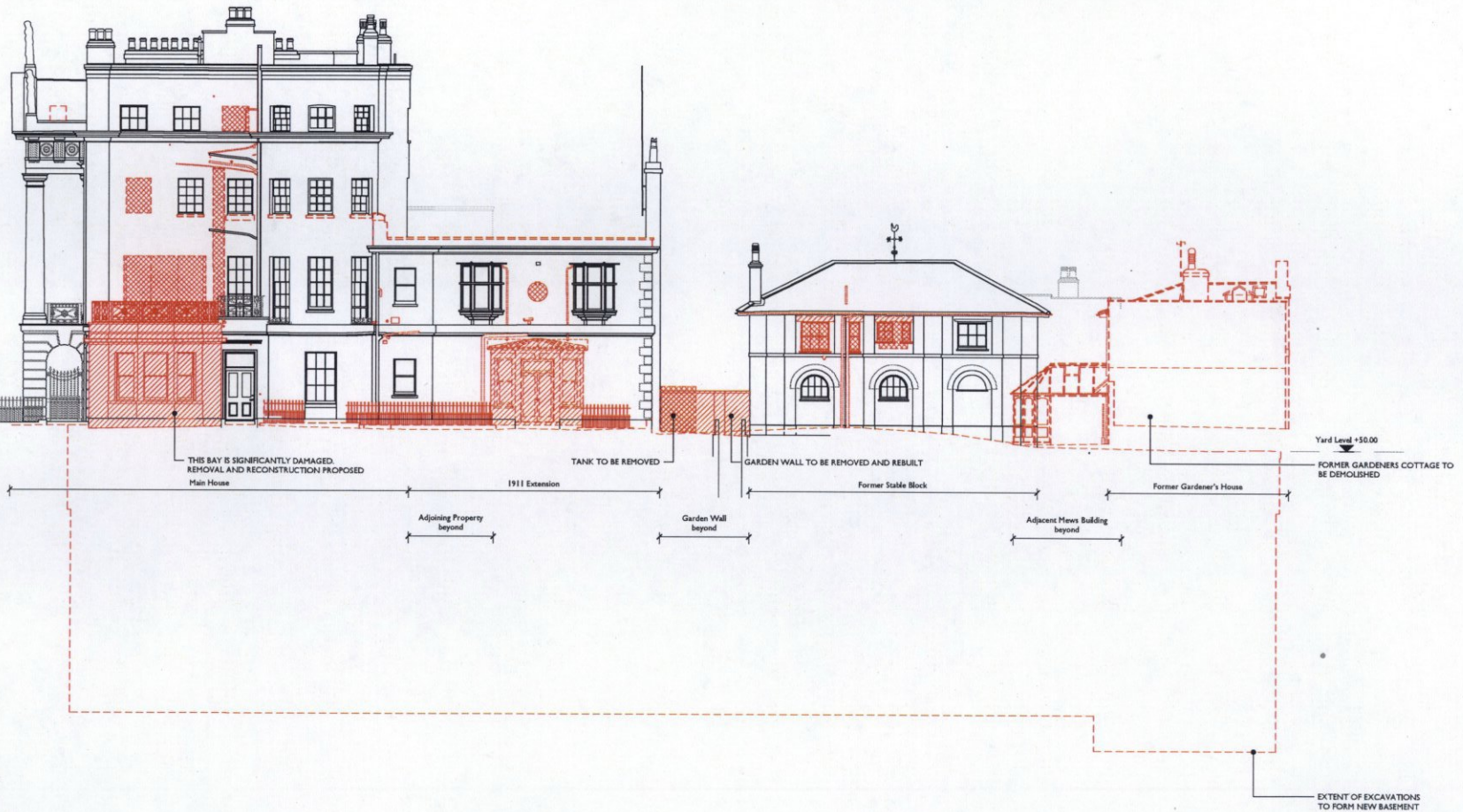
B	24 Jul 2015	RR	AH	
A	25 Jun 2015	RR	AH	
First Issue 25 Jun 2015 RR AH				
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION

CLIENT	Hanover Terrace Ltd
PROJECT	30 Hanover Terrace

DRAWING TITLE	Fourth Floor Plan Removals & Demolitions
SIZE & SCALE	A1L 1:100
DRAWING STATUS	ISSUED FOR PLANNING & LBC

JOB NUMBER	236167
DRAWING NO.	156
REVISION	B



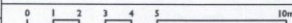


Notes:  
 Drawings are based on survey data and may not accurately represent what is physically present.  
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 All dimensions are in millimeters unless noted otherwise.  
 Purcell shall be notified in writing of any discrepancies.

Notes:  
 - - - All items described in red dotted line are proposed to be removed from the building / site.  
 [Red hatched box] Area to be demolished  
 [Red dashed box] Area to be demolished and rebuilt  
 \*Elev. Existing floor levels

B	24 Jul 2015	RR	AH
A	25 Jun 2015	RR	AH
First Issue	25 Jun 2015	RR	AH
ISSUE	DATE	DRAWN	CHECKED
DESCRIPTION			

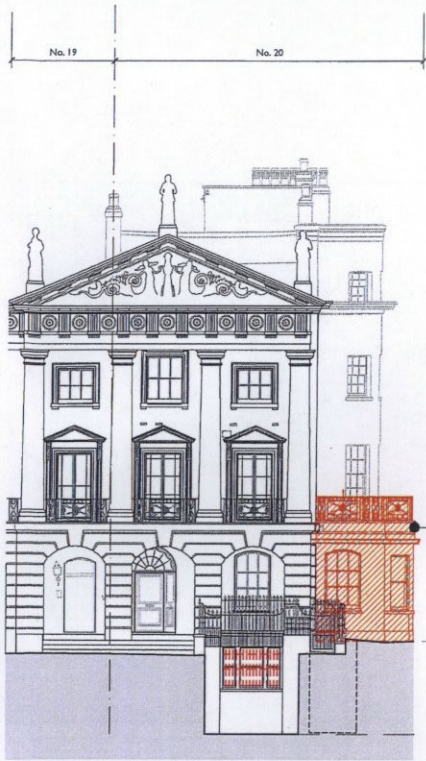
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 PROJECT 20 Hanover Terrace



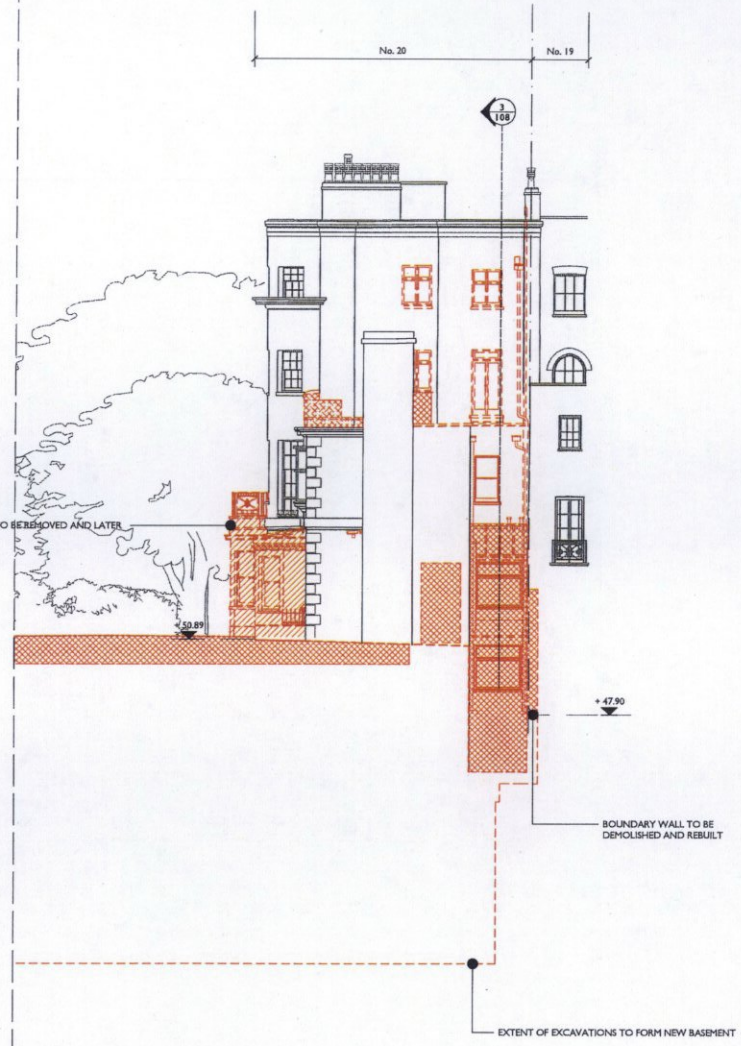
DRAWING TITLE North  
 Removals & Demolitions - Elevation  
 SIZE & SCALE A1 L 1:100  
 DRAWING STATUS ISSUED FOR PLANNING & LBC

JOB NUMBER 234167  
 DRAWING NO. 157  
 REVISION B

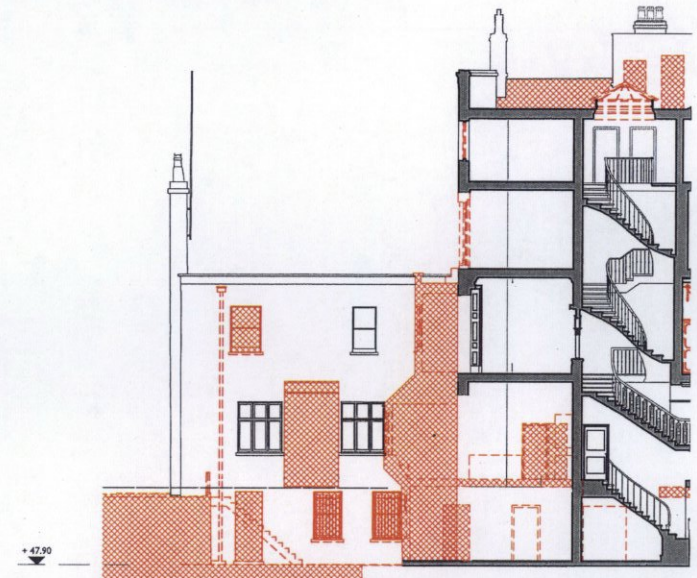




**1** East Elevation  
158 1:100



**2** West Elevation  
158 1:100



**3** South Elevation  
158 1:100

**Notes:**  
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**Notes:**  
 --- All items described in red dotted line are proposed to be removed from the building/ site.  
 [Red hatched box] Area to be demolished  
 [Red dotted hatched box] Area to be demolished and rebuilt  
 [Inverted triangle symbol] Existing floor levels

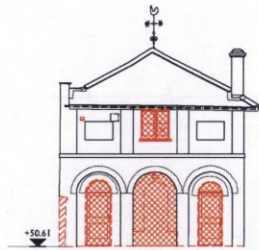
B	24 Jul 2015	RR	AH
A	25 Jun 2015	RR	AH
First Issue 25 Jun 2015 RR AH			
ISSUE	DATE	DRAWN	CHECKED

CLIENT	Hanover Terrace Ltd
PROJECT	20 Hanover Terrace

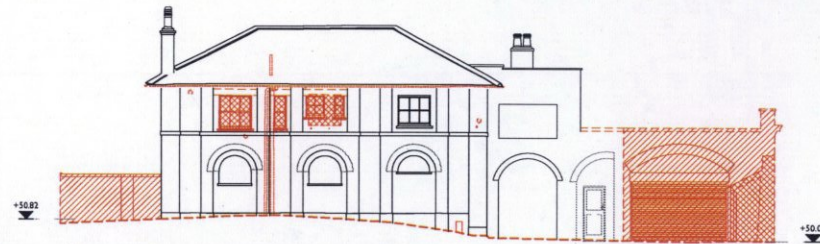
DRAWING TITLE	Main House - East, West & South Removals & Demolitions - Elevations
SIZE & SCALE	A1/L 1:100
DRAWING STATUS	Issued For Planning & LBC

JOB NUMBER	236167
DRAWING NO.	158
REVISION	C

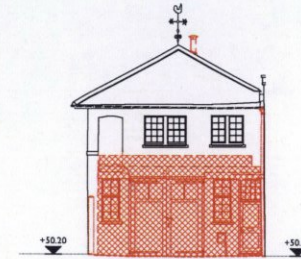




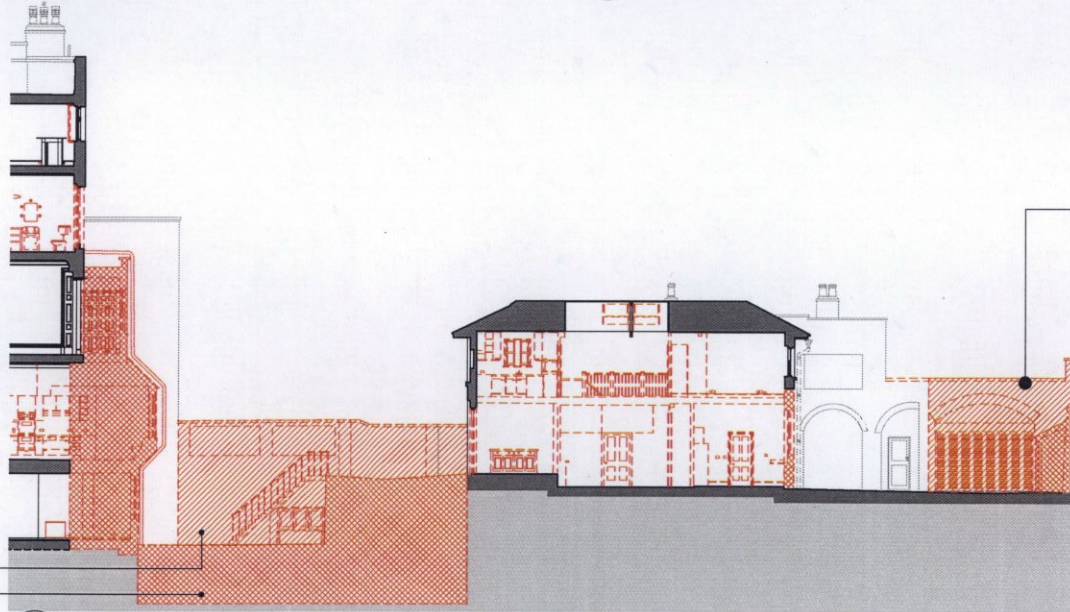
**1 East Elevation**  
159 1:100 at A1



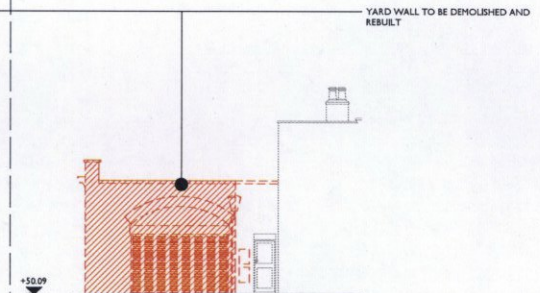
**2 North Elevation**  
159 1:100 at A1



**3 West Elevation**  
159 1:100 at A1



**4 Long Section, Garden Wall Elevation and Yard Wall Elevation**  
159 1:100 at A1



**5 Yard Wall South Elevation**  
159 1:100 at A1

**Notes:**  
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All dimensions are in millimeters unless noted otherwise.  
Purcell shall be notified in writing of any discrepancies.

**Key:**  
--- All items described in red dotted line are proposed to be removed from the building / site.  
[Red hatched box] Area to be demolished  
[Red hatched box with dots] Area to be demolished and rebuilt  
+xx.xx Existing floor levels

B	24 Jul 2015	RR	AH	
A	25 Jun 2015	RR	AH	
First Issue 25 Jun 2015 RR AH				
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION

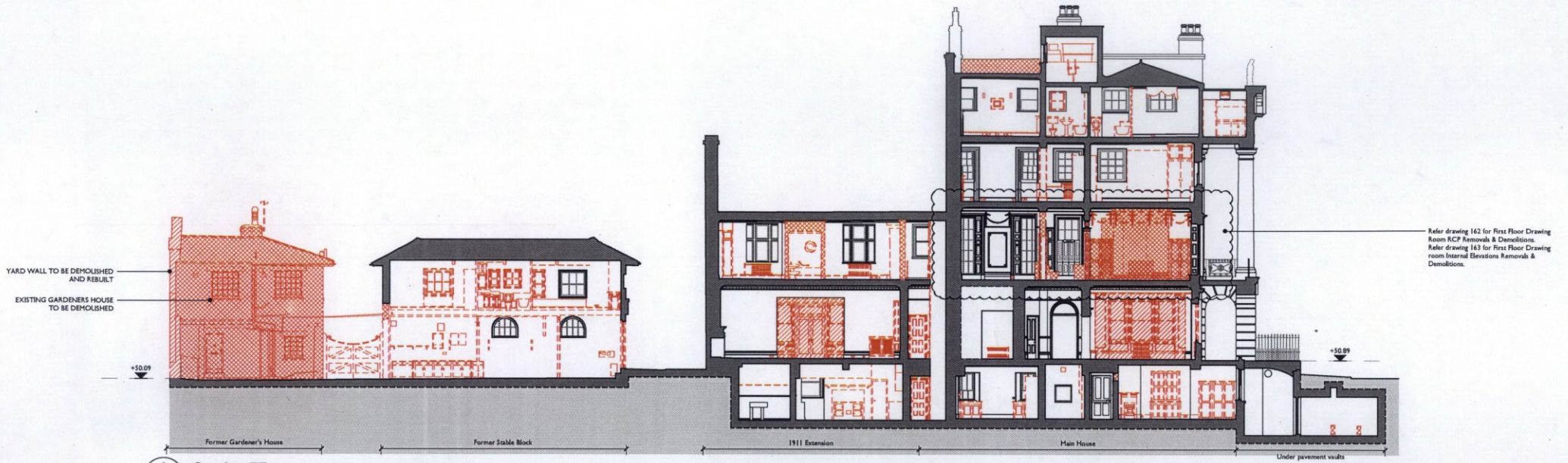
CLIENT	Hanover Terrace Ltd
PROJECT	20 Hanover Terrace

DRAWING TITLE	Stable Block and Yard Removals & Demolitions - Elevations
SIZE & SCALE	A1 L 1:100
DRAWING STATUS	ISSUED FOR PLANNING & LBC

JOB NUMBER	236167
DRAWING NO.	159
REVISION	B

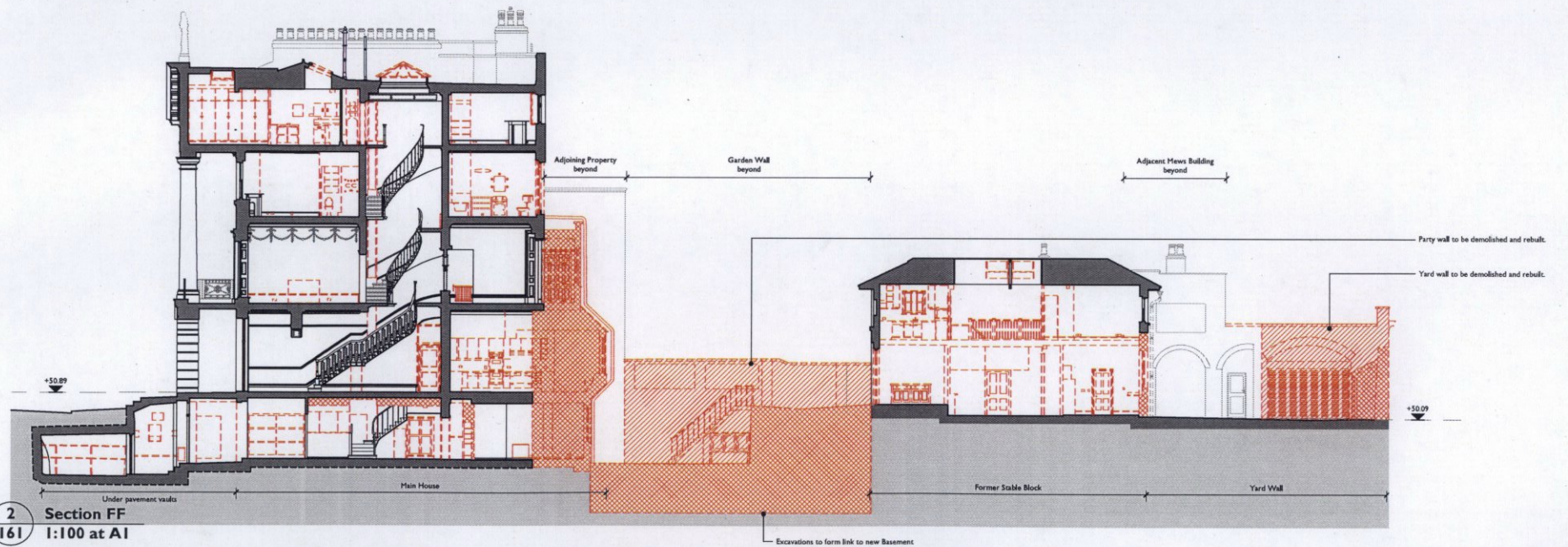






Refer drawing 162 for First Floor Drawing Room RCP Removals & Demolitions.  
Refer drawing 163 for First Floor Drawing room Internal Elevations Removals & Demolitions.

1 Section EE  
161 I:100 at A1



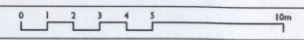
2 Section FF  
161 I:100 at A1

**Notes:**  
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**Key:**  
 - - All items described in red dotted line are proposed to be removed from the building / site.  
 [Red dotted line symbol] Area to be demolished  
 [Red hatched symbol] Area to be demolished and rebuilt  
 \*xx.xx Existing floor levels

B	24 Jul 2015	RR	AH
A	25 Jun 2015	RR	AH
First Issue	25 Jun 2015	MW	AH
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CLIENT Hanover Terrace Ltd  
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DRAWING TITLE Main House & Stable Block Removals & Demolitions - Sections  
SIZE & SCALE A1 L 1:100  
DRAWING STATUS ISSUED FOR PLANNING & LBC

JOB NUMBER 236167  
DRAWING NO. 161  
REVISION B

