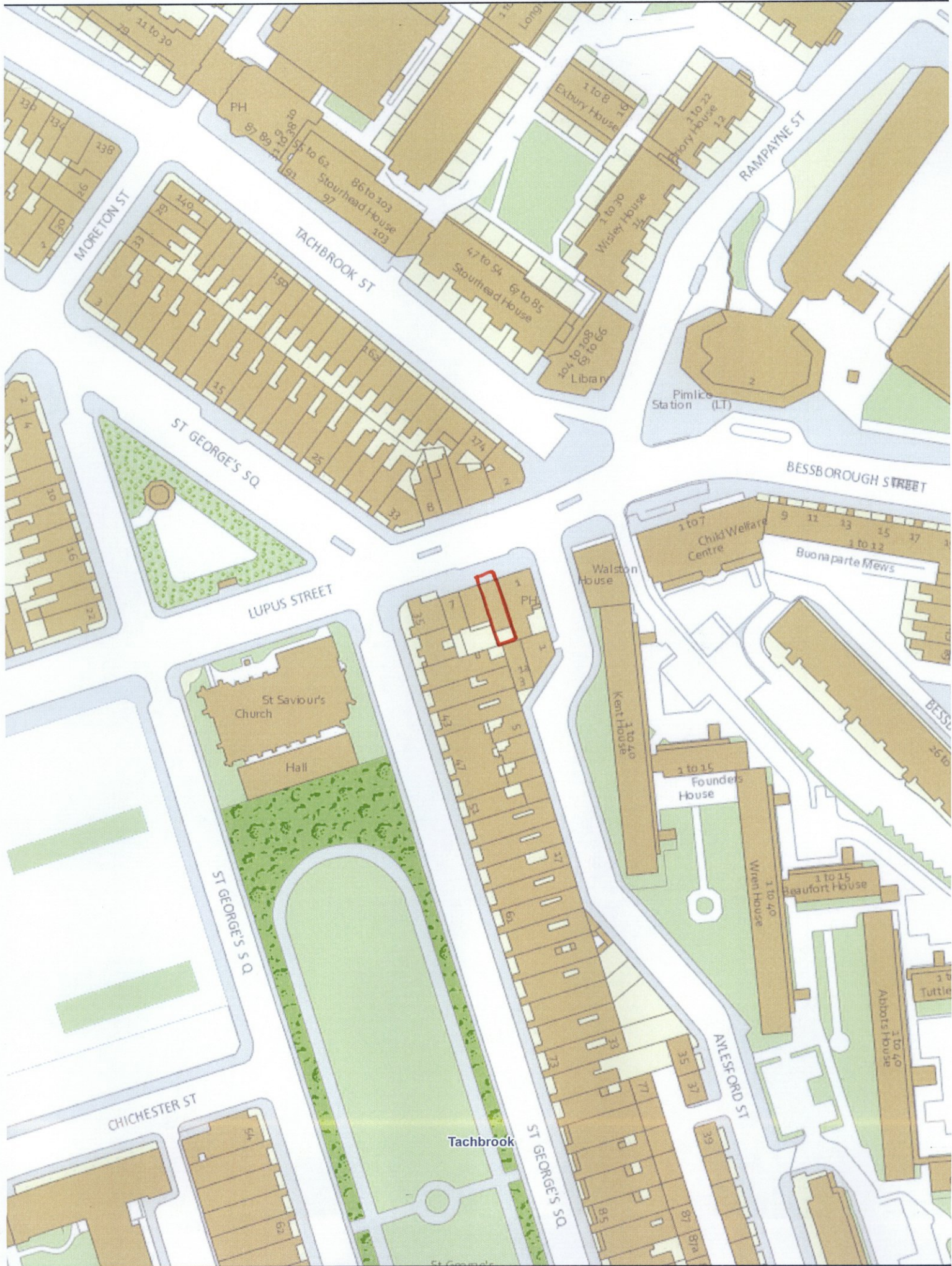


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 20 October 2015	Classification For General Release	
Report of Director of Planning		Wards involved Tachbrook	
Subject of Report	3 Lupus Street, London, SW1V 3AS		
Proposal	External alterations including the demolition and enlargement of the existing rear closet wing, use of the existing rear first floor flat roof as a terrace, installation of rooflight to existing rear ground floor extension, installation of air conditioning units and acoustic enclosure to rear of site, installation of a replacement shopfront and doorway at front ground floor level, new access ramp to front entrance. Use of the first to fourth floors as a single dwelling (Class C3) and the use of the ground and lower ground floors for Class A2 (financial and professional services) purposes.		
Agent	Savills		
On behalf of	Mr Jason Leech		
Registered Number	15/04280/FULL 15/04281/LBC	TP / PP No	TP/5595
Date of Application	14.05.2015	Date amended/ completed	14.05.2015
Category of Application	Minor		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Pimlico		
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 Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

1. Refuse permission - land use and design.
2. Refuse listed building consent.





3 LUPUS STREET, SW1

2. SUMMARY

No. 3 Lupus Street is a Grade II listed mid-terrace building within the Pimlico Conservation Area. The building comprises lower ground, ground and four upper storeys and is in use as a House in Multiple Occupation (HMO) at first to fourth floor levels (sui generis) and restaurant at ground and lower ground floor levels (Class A3).

Applications have been submitted seeking planning permission and listed building consent for external alterations in connection with the change of use of the first to fourth floors from HMO (sui generis) to a single family dwelling (Class C3) and the change of use of the ground and lower ground floors from restaurant (Class A3) to financial/ professional services (Class A2).

The key issues for consideration are:

- The loss of a HMO.
- The impact of the proposals on the appearance of the building and the character of the surrounding Pimlico Conservation Area.

The proposals are contrary to the City Council's planning policy to protect Houses in Multiple Occupation. The closet wing extension and the ramp to the front are not appropriate in terms of their impact on the listed building and conservation area. The applications are recommended for refusal on land use and design grounds.

3. CONSULTATIONS

LONDON AND MIDDLESEX ARCHAEOLOGICAL SOCIETY (COUNCIL FOR BRITISH ARCHAEOLOGY)

No objection, subject to details of the shopfront.

WESTMINSTER SOCIETY

No objection.

HIGHWAYS PLANNING MANAGER

No details of cycle parking for the commercial unit. No details of waste storage.

ENVIRONMENTAL HEALTH

Objection to loss of affordable HMO letting units. No objection to plant, subject to standard conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 80; Total No. of Replies: 5.

Five letters of support for the proposals have been received.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

No. 3 Lupus Street is a Grade II listed mid-terrace building within the Pimlico Conservation Area. The building comprises lower ground, ground and four upper storeys and is in use as a House in Multiple Occupation (HMO) at first to fourth floor levels (sui generis) and restaurant at ground and lower ground floor levels (Class A3).

4.2 Relevant History

Planning permission and listed building consent were granted in September 2015 for external alterations including the installation of air conditioning units to the rear of the site, a replacement shopfront and installation of pavement lights to the front of the building, in conjunction with the change of use of the ground and lower ground floors from restaurant (Class A3) to professional services (Class A2).

A number of other decisions exist on the planning register which are not directly relevant, including the refusal of a mansard roof extension in 1997.

5. THE PROPOSALS

Planning permission and listed building consent are sought for external alterations including the demolition and enlargement of the existing rear closet wing, use of the existing rear first floor flat roof as a terrace, installation of a rooflight to the existing rear ground floor extension, installation of air conditioning units and acoustic enclosure to the rear of the site, installation of a replacement shopfront and doorway at front ground floor level, new access ramp to front entrance and installation of pavement lights to the front of the building, all in connection with the change of use of the first to fourth floors from HMO (sui generis) to a single dwelling (Class C3) and the change of use of the ground and lower ground floors from restaurant (Class A3) to financial/ professional services (Class A2). Minor internal alterations to partitions are also proposed.

6. DETAILED CONSIDERATIONS

6.1 Land Use

In terms of land use, Environmental Health has advised that the property at first to fourth floor level is a licenced House in Multiple Occupation (HMO) and has been licenced as such since the introduction of the Housing Act 2004. Before that it was registered under a local scheme documenting Houses in Multiple Occupation.

The property consists of ten rooms, two of which were served "Suspended Prohibition Orders" against them in September 2010, which essentially prevents their on-going use as bedsits due to the fact they do not provide adequate space. However, Environmental Health officers consider that these two rooms could be combined into a single letting.

"Hazard Awareness Notices" have been served on five of the remaining rooms. These state that the rooms are below the ideal size of 11m², however, Environmental Health officers consider that they still provide acceptable living accommodation, as they are not so small as to justify Prohibition Orders.

The City Council's adopted planning policy is not to support applications that result in the loss of affordable HMO letting units, which provide a form of low cost living accommodation (affordable relative to the area). In land use terms, the loss of the HMO is therefore contrary to Policy S15 of the City Plan and H7 of the UDP, which seek to protect Houses in Multiple Occupation.

Although included in the proposals, the change of use from restaurant (Class A3) to professional services (Class A2) at lower ground and ground floors does not require planning permission.

6.2 Townscape and Design

Located on the south side of Lupus Street, No. 3 is a Grade II listed terraced building comprising lower ground, ground and four upper storeys, with a modest architectural character and appearance. The property is located within and makes a positive contribution to the Pimlico Conservation Area.

The proposals involve the demolition and enlargement of the existing rear closet wing, installation of a rooflight to existing rear ground floor extension, installation of air conditioning units and acoustic enclosure to the rear of the site, installation of a replacement shopfront and doorway at front ground floor level, new access ramp to front entrance and installation of pavement lights to the front of the building. From a design and listed building perspective the elements of contention are the enlargement of the closet wing and the new entrance ramp.

In terms of accessibility, the rebuilt rear closet wing extension will allow the lift to be located where it can serve both the commercial unit and the dwelling. The applicant contends that it would improve access with minimal impact on the historic fabric of the building. The applicant justifies the bulk and height of the proposed closet wing by referring to a similar size addition to the rear of 35-37 St George's Square. Although a single storey addition could be accommodated, the proposed projection of the rebuilt closet wing to match the wing of Nos. 35-37 St George's Square is considered to be excessive.

The closet wing to Nos. 35-37 St George's Square relates to the scale and rear building line of that particular terrace, as opposed to Nos. 1-7 Lupus Street, which are a defined group. When combined with the additional height proposed the resulting bulk would be harmful to the host building as well as at odds with the appearance of the terrace as a whole.

In terms of accessibility, the addition of the ramp at the front entrance would allow wheelchair access into the building and the applicant contends that this is necessary to improve access throughout the building. However, owing to its location and design the ramp is considered to be an item of excessive bulk which would be harmful to the appearance of the listed building. It is understood that incorporating the ramp internally is not possible owing to listed building constraints where the level change between inside and outside would need to be addressed.

Whilst it is acknowledged that the proposals seek to enhance the front of the building with a new shopfront and internally the historic plan form is being preserved and interior details reinstated, these are not significant public benefits but rather policy requirements, and are not considered sufficient to outweigh the less than substantial harm to the building which would result from the proposed enlarged closet wing and new entrance ramp.

The proposals are therefore considered unacceptable in design and listed building terms, contrary to Policies S25 and S28 of the City Plan and Policies DES1, DES5 and DES10 of the UDP.

6.3 Amenity

In terms of residential amenity, the nearest neighbouring residential properties are the flats within the adjoining building at No. 5 Lupus Street and the property to the rear at No. 3 Aylesford Street, which has a party wall forming the rear boundary of the site.

To the rear the proposals involve an enlarged closet wing, the use of the existing first floor flat roof as a terrace, the installation of a rooflight to the existing rear ground floor extension and the installation of air conditioning units and acoustic enclosure to the rear of the site.

The enlarged closet wing will project approximately an additional 1m from the rear building line and will be around one and a half storeys higher than that which currently exists. The impact of the enlarged closet wing on the amenity of adjoining residents at No. 5 Lupus Street is considered minimal and is not considered to lead to an unacceptable level of sense of enclosure. It is understood that the neighbours' windows closest to the enlarged closet wing extension at No. 5 serve non-habitable spaces, including circulation areas and bathrooms. A letter submitted by the applicant confirms that no further daylight or sunlight testing is required in this regard and that the proposals will meet the BRE requirements.

Given its location adjoining the neighbouring public house at No. 1 Lupus Street, part-separated from No. 5 by the proposed enlarged closet wing and bounded by the party wall with No. 3 Aylesford Street, the walk-on rooflight and use of the existing first floor flat roof as a terrace are not considered to lead to an unacceptable level of overlooking, loss of privacy or an increase in noise and disturbance so as to compromise the amenity of neighbouring residents. In terms of the proposed air conditioning units, an acoustic report was submitted with the application which has been assessed by Environmental Health who have raised no objection, subject to standard conditions.

To the front of the property the proposals involve the installation of a replacement shopfront and doorway at front ground floor level, new access ramp to front entrance and installation of pavements lights to the front of the building. Given the location and nature of these aspects of the proposal, they are not considered to raise any issues in terms of amenity.

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

6.4 Transportation/Parking

The Highways Planning Manager has raised no objection to the work to the pavement vaults providing that the existing minimum vertical depth between the ceiling and the highway is not changing nor is the horizontal encroachment under the highway increasing over the maximum extent which already exists. As the works affect a structure supporting the highway, technical approval would also be required.

No cycle parking provision is included within the application. The London Plan requires this type of A2 use to provide two spaces for the first 100m² and then one additional space per 175m² thereafter. Cycle parking will encourage staff away from less sustainable transport modes. Cycle parking should be secure, accessible, weatherproof and within the development site. A condition could be recommended to secure the provision of cycle parking spaces were the application acceptable in other regards.

No internal waste store is shown on the proposed drawing. Waste stored on the public highway creates an obstruction to pedestrians and other highway users. It would also have an adverse impact on the public realm. A condition could be recommended to secure the provision of waste storage were the application acceptable in other regards.

In terms of the disabled access ramp, the Highways Planning Manager raises no objection to this aspect of the proposals given that the proposed ramp is on private forecourt clear of the public highway.

6.5 Economic Considerations

Not applicable.

6.6 Other UDP/Westminster Policy Considerations

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

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

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

6.7 London Plan

The proposals do not raise strategic issues.

6.8 Planning Obligations

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

6.9 Environmental Assessment including Sustainability and Biodiversity Issues

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

6.10 Other Issues

Not applicable.

6.11 Conclusion

The applications are considered unacceptable in land use and design and listed building terms, contrary to Policies S15, S25 and S28 of Westminster's City Plan: Strategic Policies and Policies H7, ENV6, ENV13, DES1, DES5 and DES 10 of our UDP.

BACKGROUND PAPERS

1. Application forms.
2. Letter from London and Middlesex Archaeological Society dated 3 July 2015.
3. Letter from the Westminster Society dated 30 June 2015.
4. Memorandum from Highways Planning Manager dated 16 June 2015.

5. Memorandum from Environmental Health Consultation Team dated 23 June 2015.
6. Email from Environmental Health Public Protection and Licensing dated 13 July 2015.
7. Letter from owner/occupier of 43a St George's Square dated 24 June 2015.
8. Letter from owner/occupier of 43a St George's Square dated 24 June 2015.
9. Letter from owner/occupier of 22/9 Kean Street dated 27 June 2015.
10. Letter from owner/occupier of 66 Eccleston Square dated 29 June 2015.
11. Letter from owner/occupier of 5 Cranleigh Court 4-5 Leinster Gardens dated 1 July 2015.
12. Letter from the applicant dated 22 July 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT LOUISE FRANCIS ON 020 7641 2488 OR BY E-MAIL – lfrancis@westminster.gov.uk

DRAFT DECISION LETTER

Address: 3 Lupus Street, London, SW1V 3AS

Proposal: External alterations including the demolition and enlargement of the existing rear closet wing, use of the existing rear first floor flat roof as a terrace, installation of rooflight to existing rear ground floor extension, installation of air conditioning units and acoustic enclosure to rear of site, installation of a replacement shopfront and doorway at front ground floor level, new access ramp to front entrance. Use of the first to fourth floors as a single dwelling (Class C3) and the use of the ground and lower ground floors for Class A2 (financial and professional services) purposes.

Plan Nos: P000 Rev A; P001 Rev A; P002 Rev A; P005 Rev A; P006 Rev A; P007 Rev A; P101 Rev F; P102 Rev G; P105 Rev F; P106 Rev F; P107 Rev B; SK150717-01; SK150722-01; Planning and Design Statement; Heritage Statement; Access Statement and Summary of Proposed Access Improvements; House in Multiple Occupation (HMO) Statement and Annexures; Noise Impact Assessment dated 5 May 2015, prepared by Clement Acoustics; BRE Daylight and Sunlight letter dated 28 April 2015, prepared by Right of Light Consulting.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

Recommended Reason(s) for Refusal:

Reason:

- 1 The proposal will result in a loss of a House in Multiple Occupation, this would not meet policy S15 of Westminster's City Plan: Strategic Policies adopted November 2013 and policy H7 in our Unitary Development Plan that we adopted in January 2007.

Reason:

- 2 Because of its projection, bulk, detailed design and townscape impact the rear closet wing would harm the special interest of this grade II listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Pimlico Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 5, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (X17AC)

The proposals are also contrary to the NPPF, notably policy 134.

Reason:

- 3 Because of its bulk, location and design the new access ramp to the front entrance would harm the special interest of this grade II listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Pimlico Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 5, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (X17AC)

The proposals are also contrary to the NPPF, notably policy 134.

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. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

DRAFT DECISION LETTER

Address: 3 Lupus Street, London, SW1V 3AS

Proposal: External alterations including the demolition and enlargement of the existing rear closet wing, use of the existing rear first floor flat roof as a terrace, installation of rooflight to existing rear ground floor extension, installation of AC units and acoustic enclosure to rear of site, installation of a replacement shopfront and doorway at front ground floor level, new access ramp to front entrance, installation of pavements lights to the front of the building, all in conjunction with the change of use of the first to fourth floors to a single dwelling (Class C3) and the change of use of the ground and lower ground floors from restaurant (Class A3) to professional services (Class A2). Associated internal alterations to partitions.

Plan Nos: P000 Rev A; P001 Rev A; P002 Rev A; P005 Rev A; P006 Rev A; P007 Rev A; P101 Rev F; P102 Rev G; P105 Rev F; P106 Rev F; P107 Rev B; SK150717-01; SK150722-01; Planning and Design Statement; Heritage Statement; Access Statement and Summary of Proposed Access Improvements.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

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

- 1 Because of its projection, bulk, detailed design and townscape impact the rear closet wing would harm the special interest of this grade Pimlico listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Pimlico Conservation Area. This would not meet 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. (X17CB)

The proposals are also contrary to the NPPF, notably policy 134.

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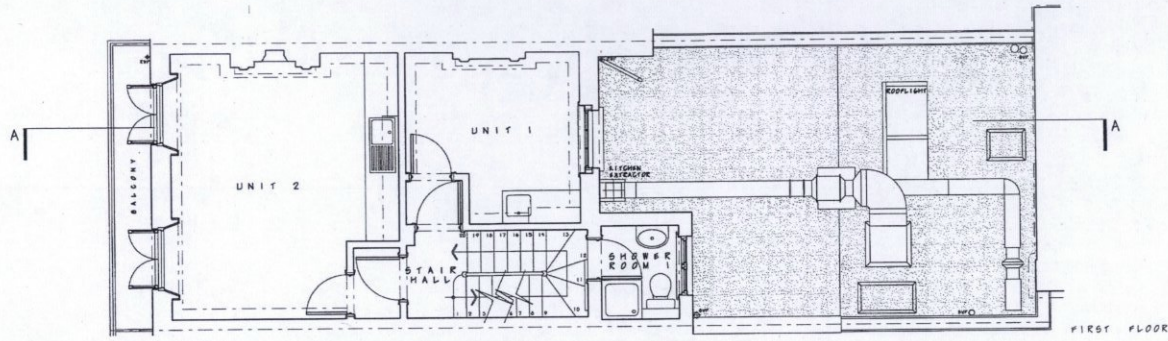
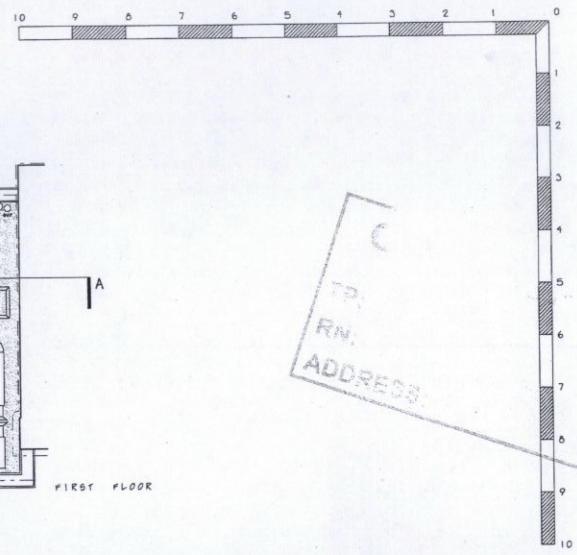
- 2 Because of its bulk, location, design and townscape impact the new access ramp to the front entrance would harm the special interest of this grade II listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Pimlico Conservation Area. This would not meet 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. (X17CB)

The proposals are also contrary to the NPPF, notably policy 134.

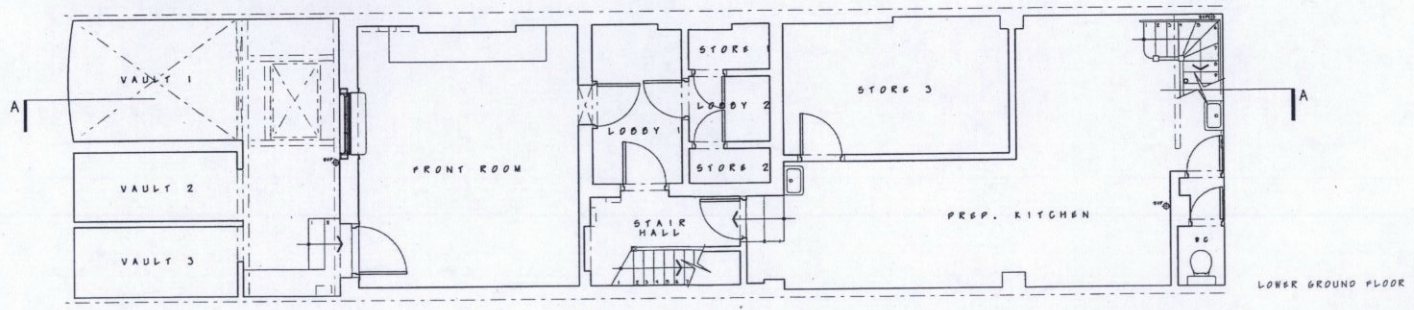
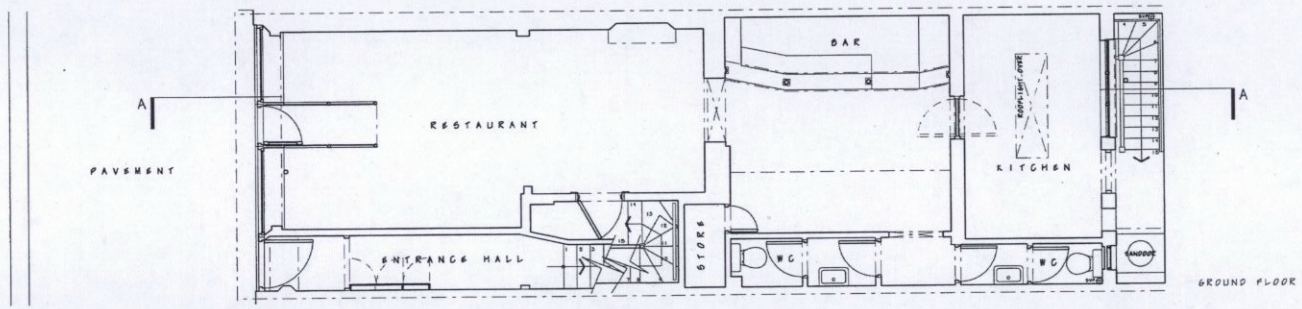
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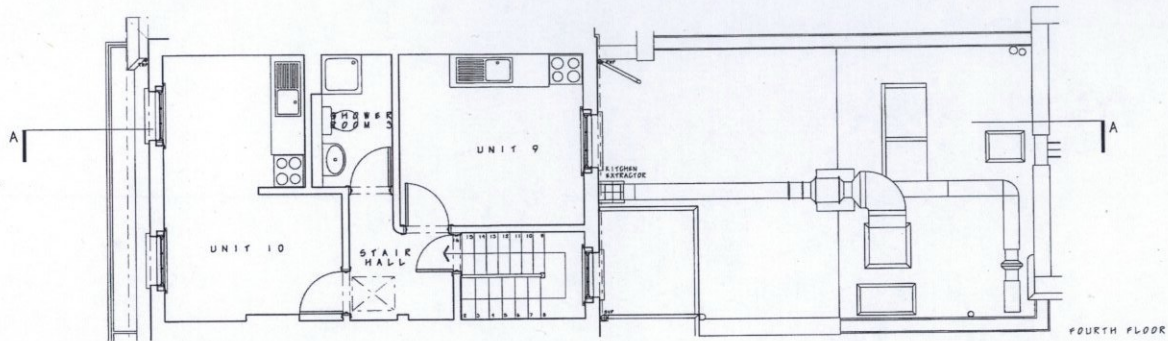
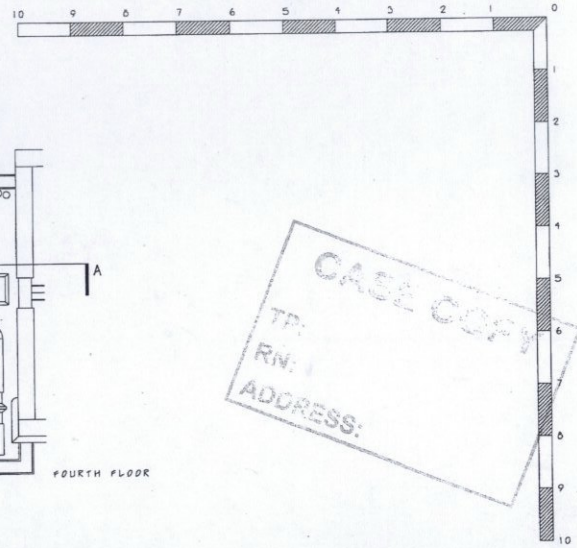


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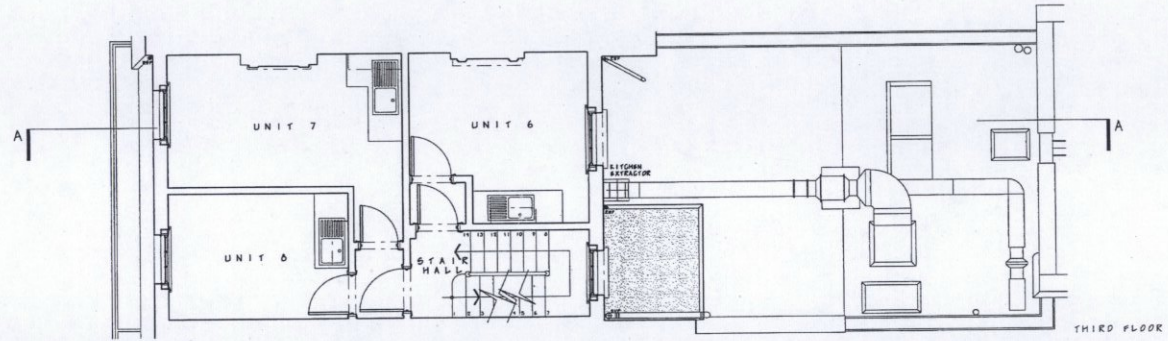
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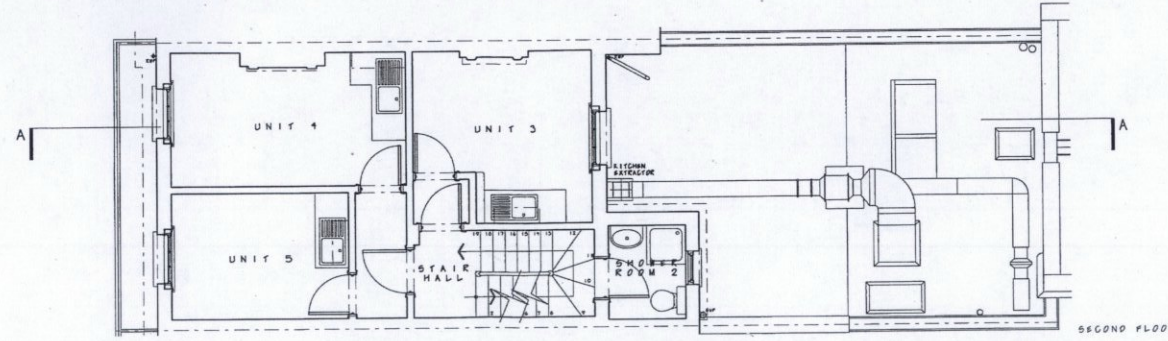


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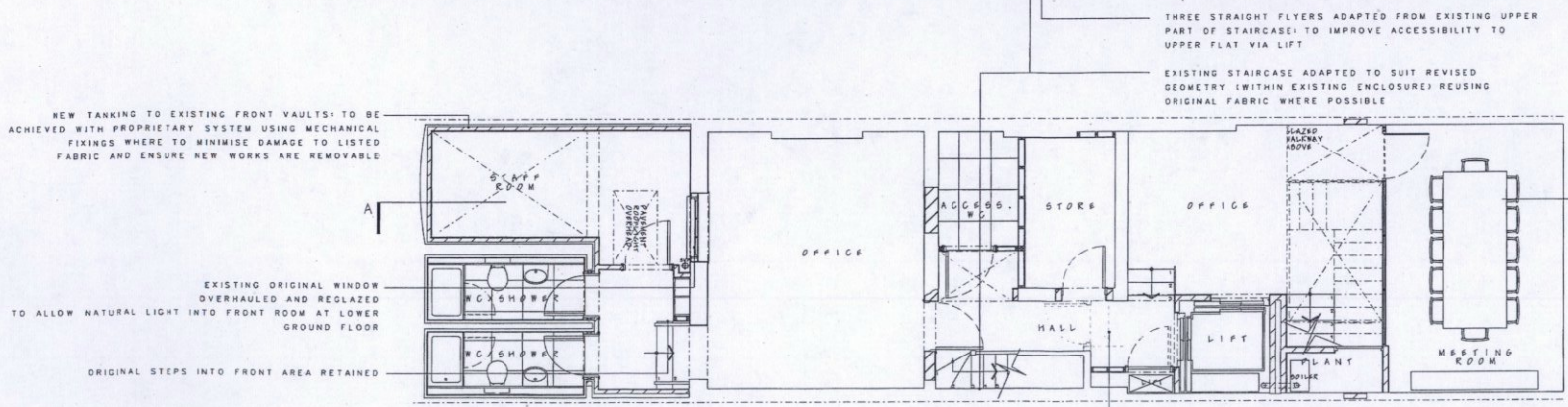
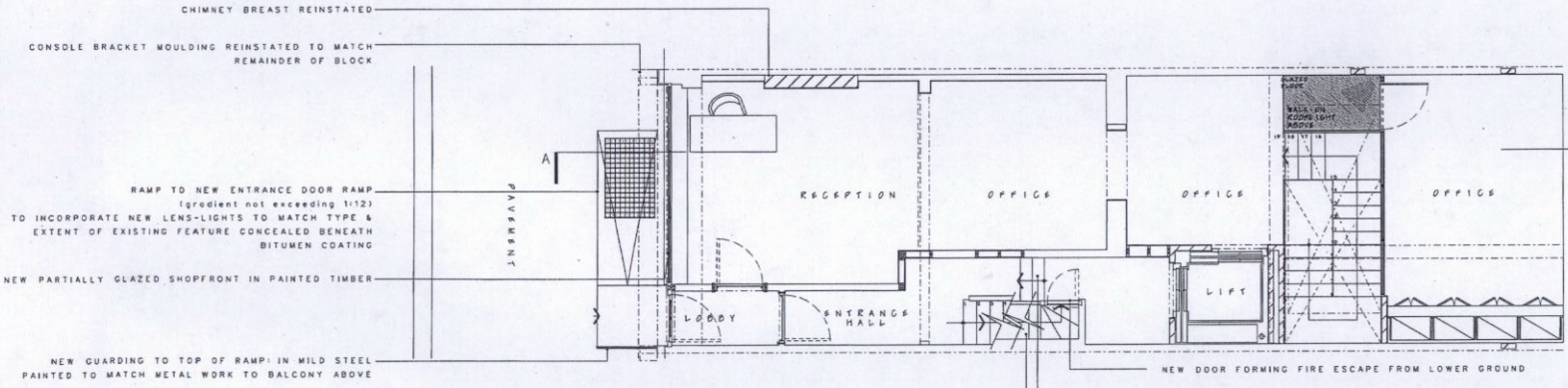
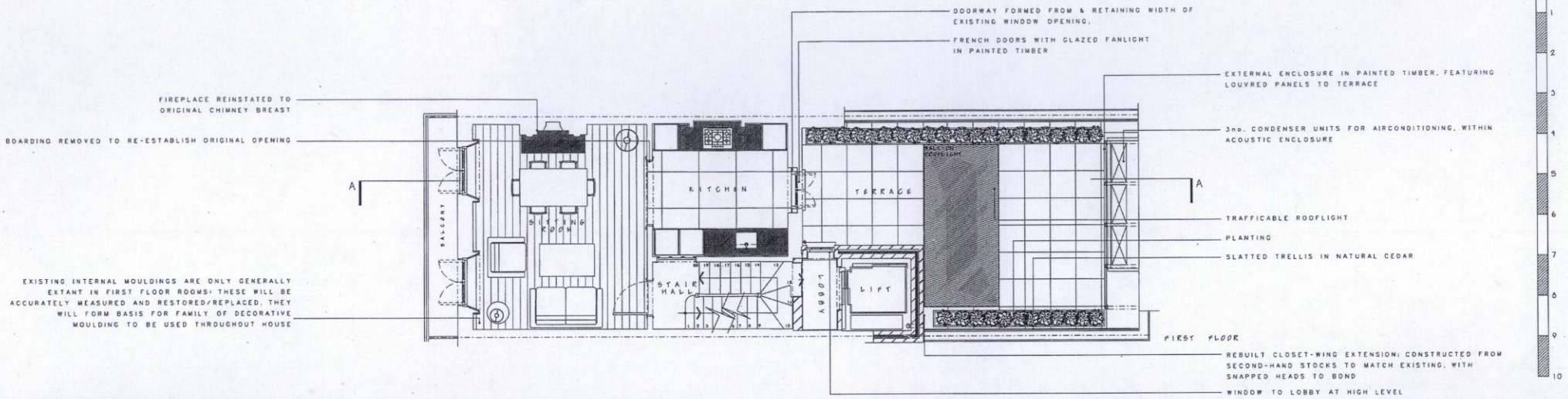
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- D 26.03.15: COMMENTS INCORPORATED
- C 12.03.15: COMMENTS INCORPORATED
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CLIENT: MR J. LEECH

WORK AT: 3 LUPUS STREET LONDON SW1V 3AS

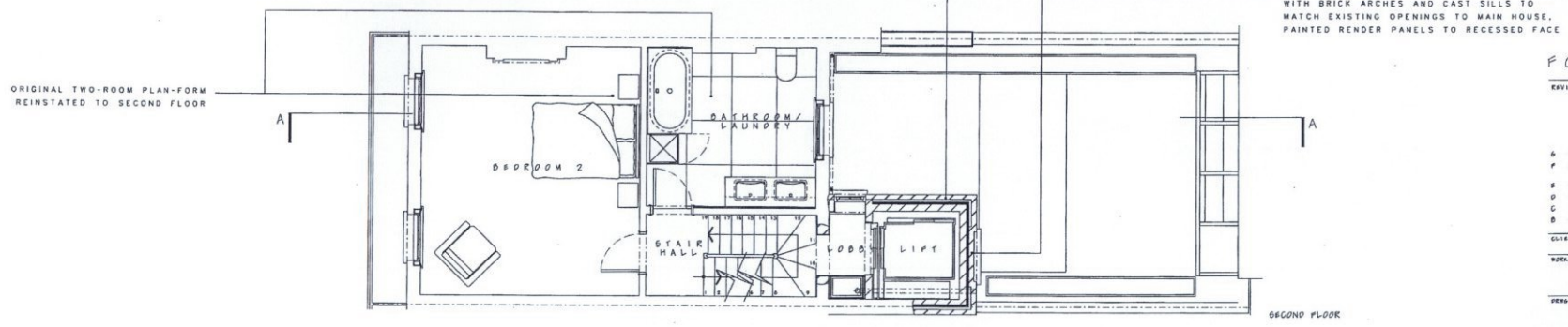
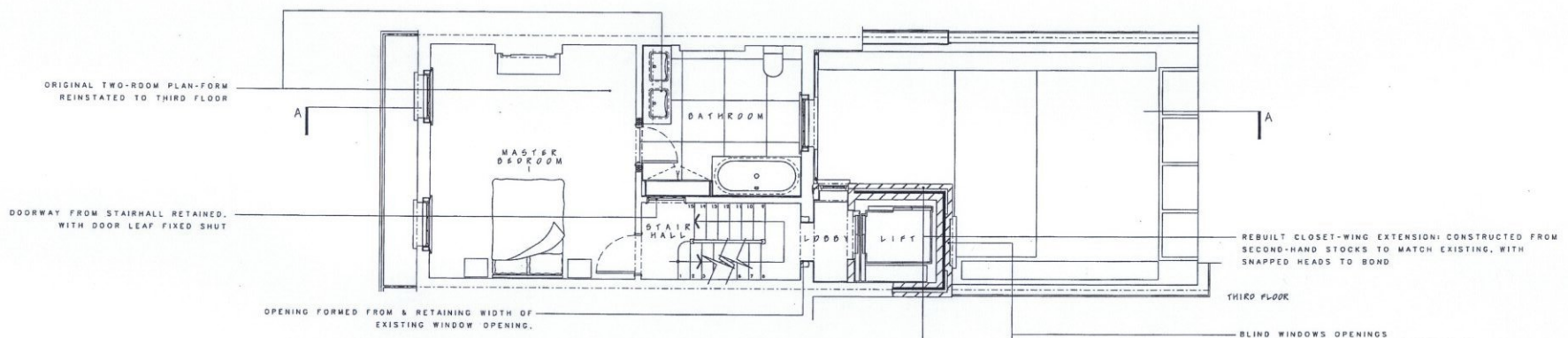
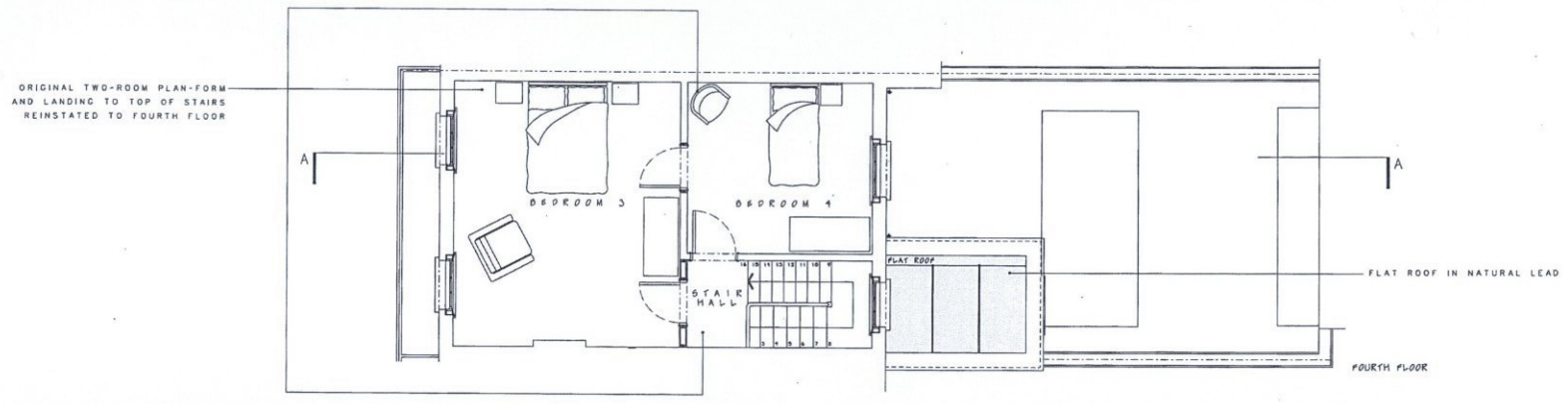
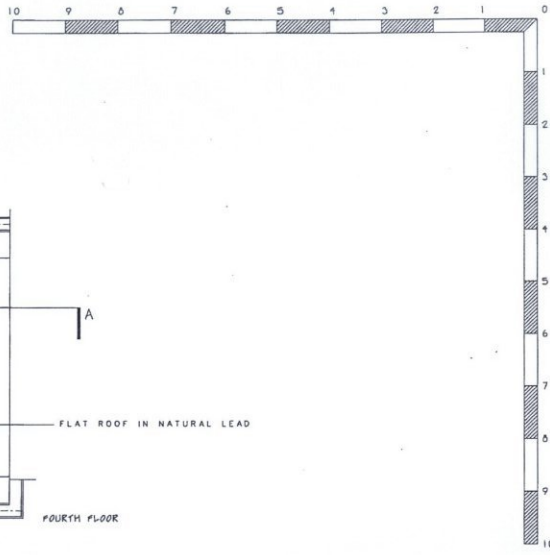
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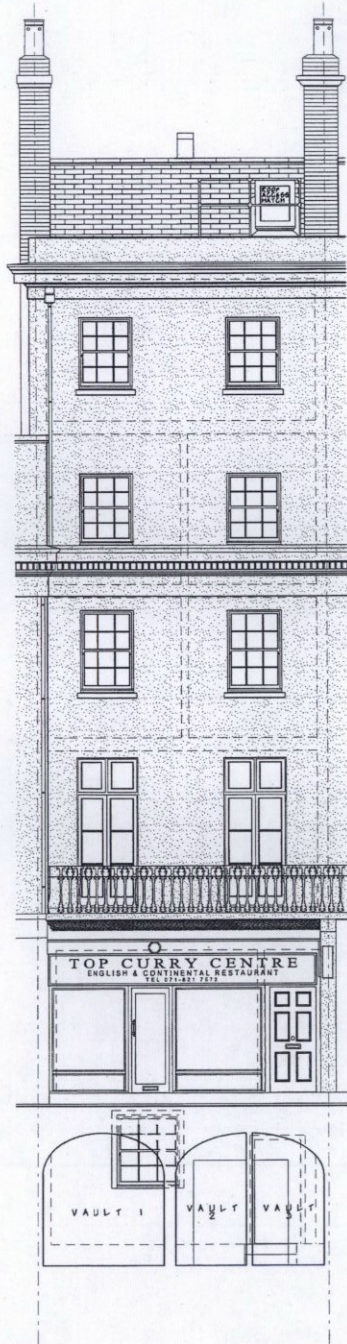
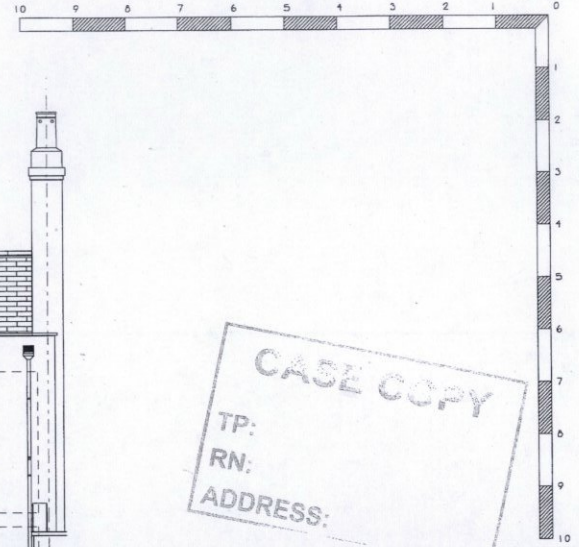
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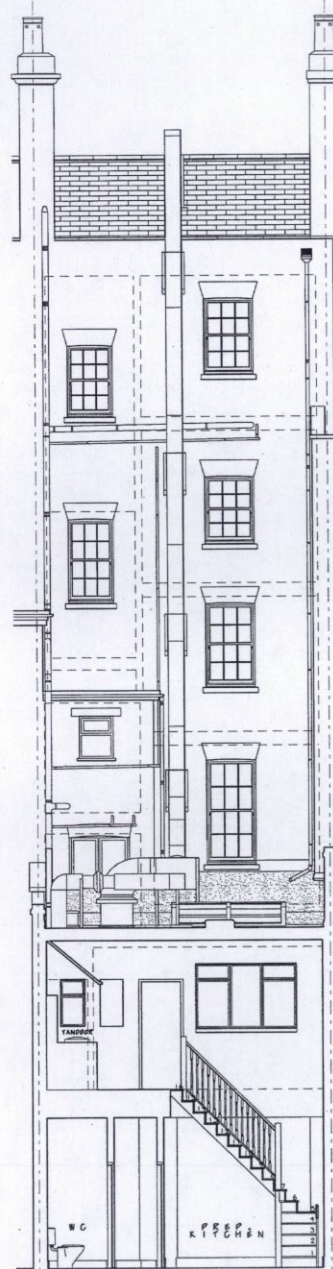
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C	12.03.15	COMMENTS INCORPORATED
B	03.03.15	ISSUED TO CONSULTANTS

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 8 CHELSEA WHARF 15 LOTS ROAD LONDON SW10 0QJ
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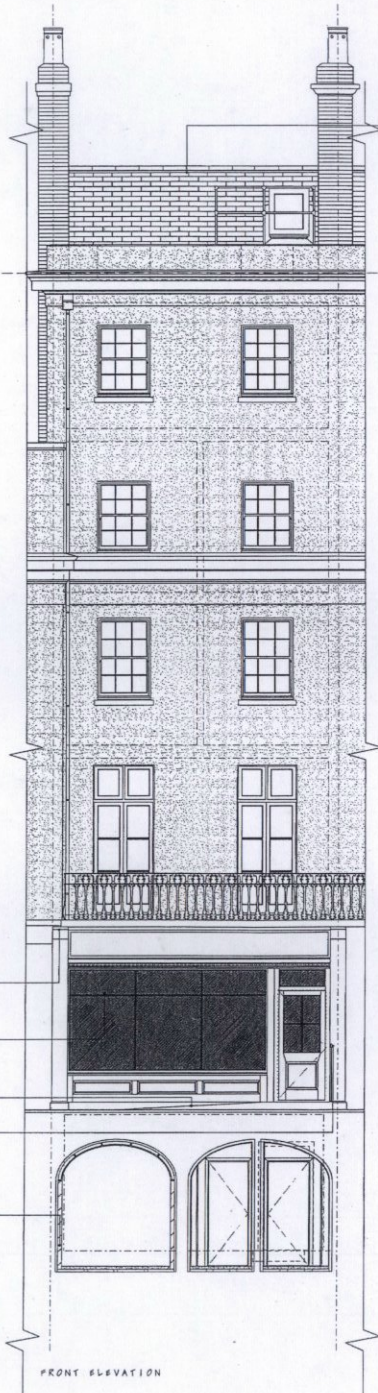
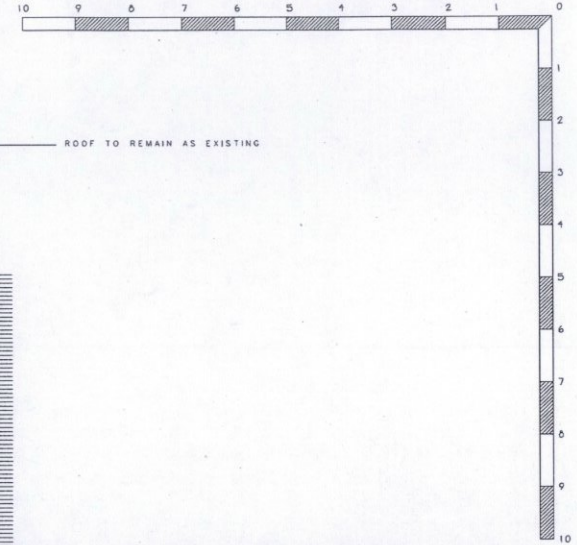
REVISIONS:

CLIENT:	MR J. LEBGH		
NO. AT:	3 LUPUS STREET LONDON SW1V 3AS		
NO. TITLE:	AS EXISTING FRONT & REAR ELEVATIONS		
SCALE:	1:100 @A3	DATE:	05-11-14
	1:150 @A1		
NO. NO.:	36/562/P005	REV.:	A

OLIVER MORGAN
 ARCHITECTS
 8 CHELSEA WHARF 10 LOTS ROAD LONDON SW1E 8JL
 TEL: 020 7352 8010 FAX: 020 7352 9007

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 BY MR. S. GILL

SCALE SHOWING TRUE SIZE IN METRES
WHEN DRAWING PRINTED AT A3



FRONT ELEVATION

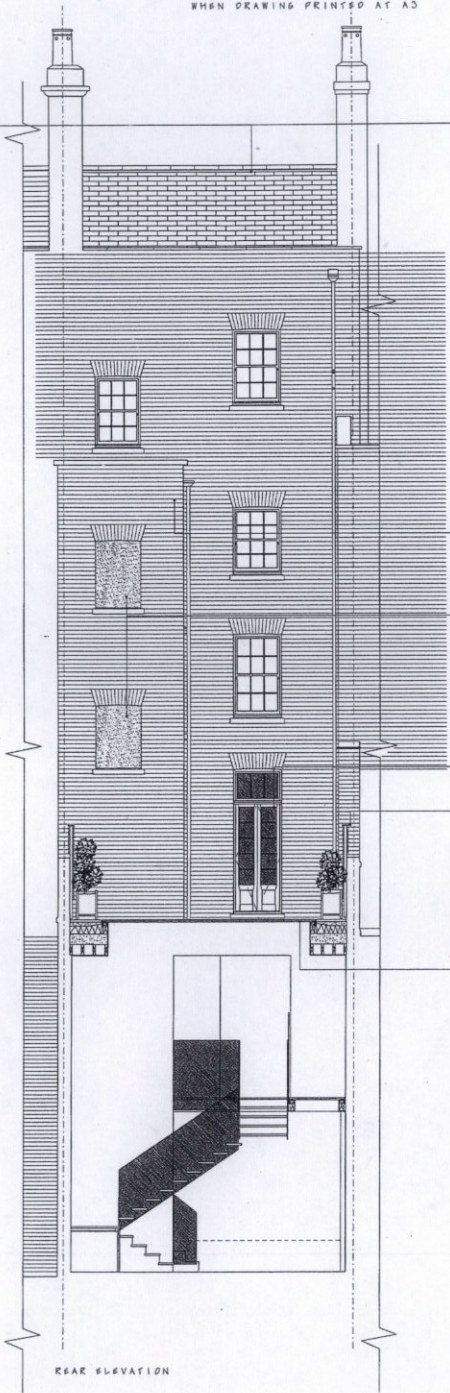
CONSOLE BRACKET MOULDING REINSTATED TO MATCH REMAINDER OF BLOCK

NEW PARTIALLY GLAZED SHOPFRONT IN PAINTED TIMBER

RAMP TO NEW ENTRANCE DOOR
gradient not exceeding 1:12

NEW GUARDING TO TOP OF RAMP IN MILD STEEL PAINTED TO MATCH METAL WORK TO BALCONY ABOVE

NEW TANKING TO EXISTING FRONT VAULTS TO BE ACHIEVED WITH PROPRIETARY SYSTEM USING MECHANICAL FIXINGS WHERE POSSIBLE TO MINIMISE DAMAGE TO LISTED FABRIC AND ENSURE NEW WORKS ARE REMOVABLE



REAR ELEVATION

ROOF TO REMAIN AS EXISTING

REBUILT CLOSET-WING EXTENSION: RAISED ONE FLOOR, CONSTRUCTED FROM SECOND-HAND STOCKS TO MATCH EXISTING, WITH SNAPPED HEADS TO BOND

BLIND WINDOWS OPENINGS WITH BRICK ARCHES AND CAST SILLS TO MATCH EXISTING OPENINGS TO MAIN HOUSE. PAINTED RENDER PANELS TO RECESSED FACE

FRENCH DOORS WITH GLAZED FANLIGHT IN PAINTED TIMBER

TRELLIS IN RAW CEDAR

TRAFFICABLE ROOFLIGHT TO TERRACE

CASE COPY

TP: _____

RN: *Received 08.07.15*

ADDRESS: _____

FOR PLANNING

REVISIONS:

- # 06.07.15 FIRST FLOOR INFILL EXTENSION DRAFTED
- # 01.04.15 COMMENTS INCORPORATED
- # 26.03.15 COMMENTS INCORPORATED
- # 12.03.15 COMMENTS INCORPORATED
- # 03.03.15 ISSUED TO CONSULTANTS

CLIENT: MR J. LEBECH

NO. AT: 3 LUPUS STREET LONDON SW1V 3AS

DESG. TITLE: AS PROPOSED FRONT & REAR ELEVATIONS

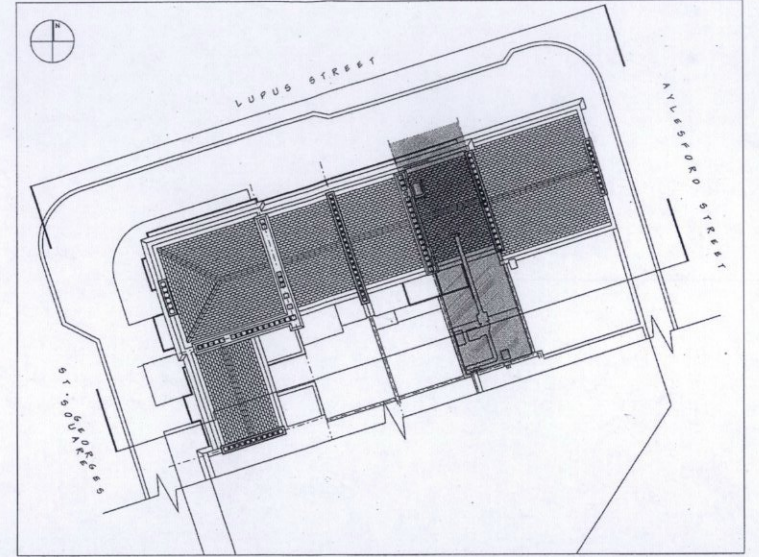
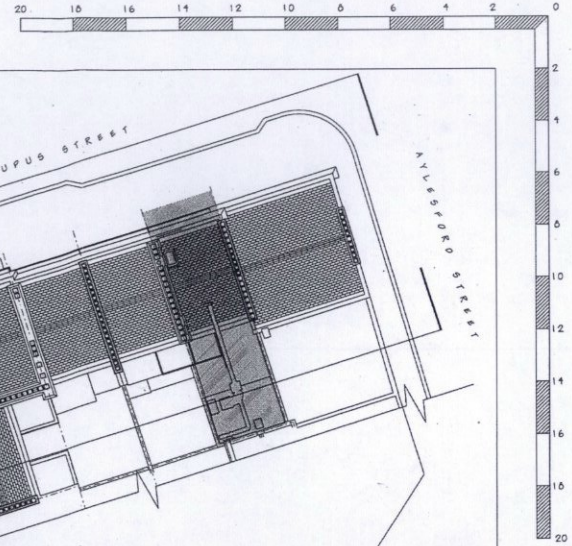
SCALE: 1:100 #A3 1:50 #A1 DATE: 05-11-14

OLIVER MORGAN ARCHITECTS
8 CHELSEA WHARF 15 LOTS ROAD LONDON SW10 0JL
TEL 020 7352 9512 FAX 020 7352 9907

DRAWING NO: 316/562/P105 REV: F

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SCALE SHOWING TRUE SIZE IN METRES
WHEN DRAWING PRINTED AT A3



ROOF PLAN

SCALE 1:200 @A1

CAST COPY
Received 03/09/15
RN:
ADDRESS



FOR PLANNING

REVISIONS:

A 02.09.15 - EXTENT OF PROPERTY ON ROOF PLAN
REVISED TO INCLUDE FRONT AREA

CLIENT: ME J. LEIGH

WORK AT: 3 LUPUS STREET
LONDON SW1V 3AG

DESS. TITLE: AS EXISTING
BLOCK ELEVATIONS

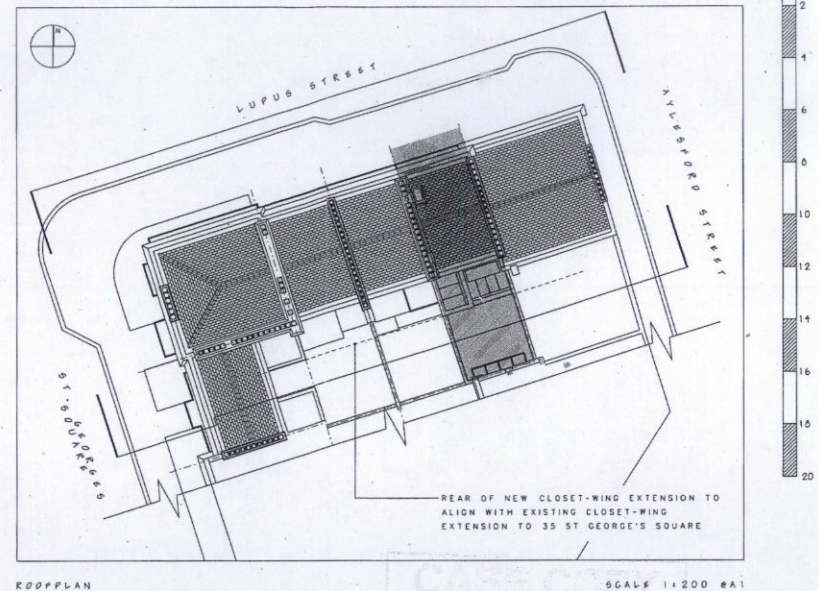
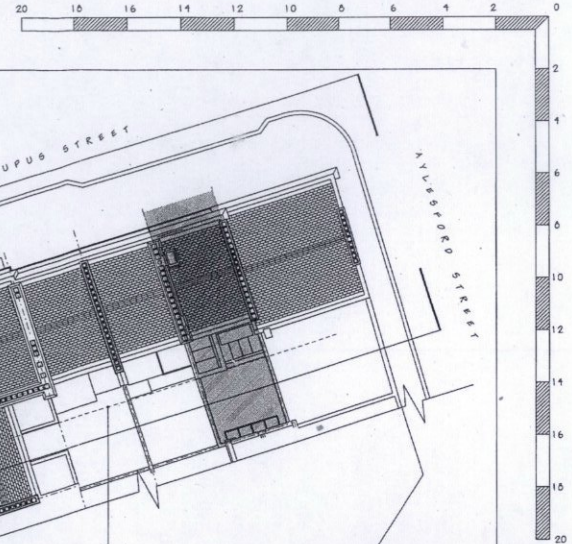
SCALE: 1:200 @A3 DATE: 19-03-15
1:100 @A1

OLIVER MORGAN
ARCHITECTS
8 CHELSEA WHARF 15 LOTS ROAD LONDON SW1E 8JL
TEL 020 7352 9512 FAX 020 7352 9907

DESS. NO. 365/562/007 REV. A

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NO. 001 0004

SCALE SHOWING TRUE SIZE IN METRES
WHEN DRAWING PRINTED AT A3



TP
Received 03/09/15
 ADDRESS:

FOR PLANNING

REVISIONS:

B 02.09.15- EXTENT OF PROPERTY ON ROOFPLAN
 REVISED TO INCLUDE FRONT AREA
 A 30.07.15- FIRST FLOOR INFILL EXTENSION
 OMITTED

CLIENT: MR J. LEECH

WORK AT: 3 LUPUS STREET
 LONDON SW1V 3AS

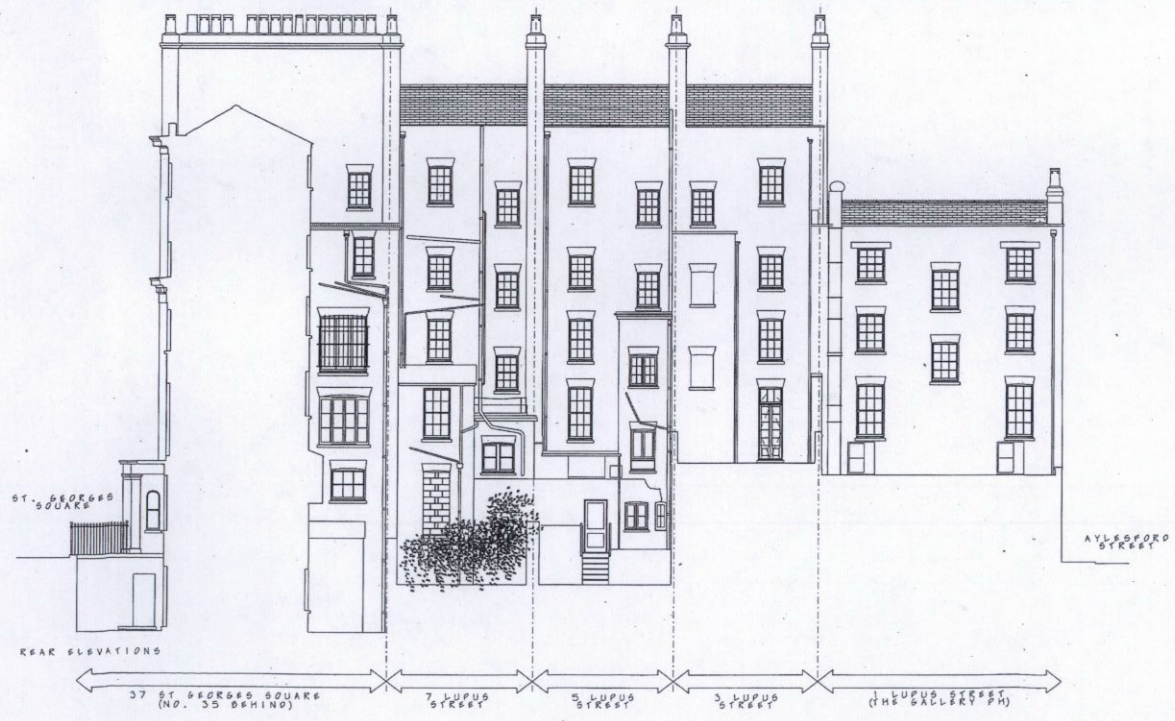
PROJ. TITLE: AS PROPOSED
 BLOCK ELEVATIONS

SCALE: 1:200 @A3 DATE: 19-03-15
 1:100 @A1

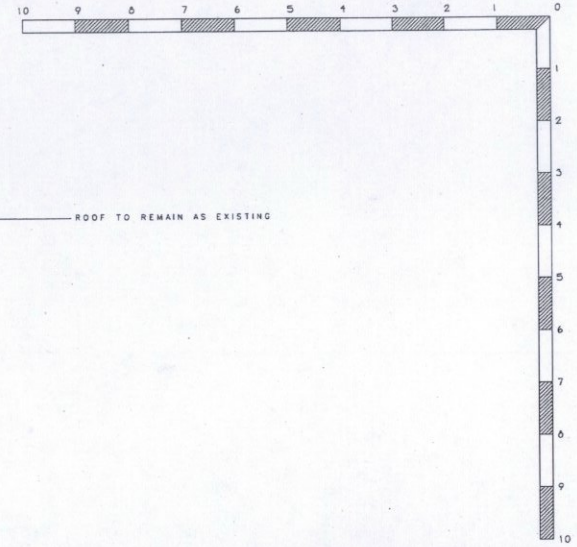
OLIVER MORGAN
 ARCHITECTS
 8 CHELSEA WHARF 15 LOTS ROAD LONDON SW10 0JL
 TEL 020 7352 9512 FAX 020 7352 9907

PROP. NO. 315/562/P107 REV. 0

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 OF THE TITLE



SCALE SHOWING TRUE SIZE IN METRES
WHEN DRAWING PRINTED AT A3



REAR OF NEW CLOSET-WING EXTENSION TO ALIGN WITH EXISTING CLOSET-WING EXTENSION TO 35 ST GEORGE'S SQUARE

ROOF TO REMAIN AS EXISTING

RESULT CLOSET-WING EXTENSION: RAISED ONE FLOOR, CONSTRUCTED FROM STOCKS TO MATCH EXISTING, WITH SNAPPED HEADS TO BOND

NEW WINDOWS IN RETURN TO CLOSET WING IN PAINTED TIMBER TO PATTERN OF EXISTING ADJACENT

TRELLIS IN RAW CEDAR

TRAFFICABLE ROOFLIGHT TO TERRACE

EXTERNAL ENCLOSURE IN PAINTED TIMBER, FEATURING LOUVRED PANELS TO TERRACE

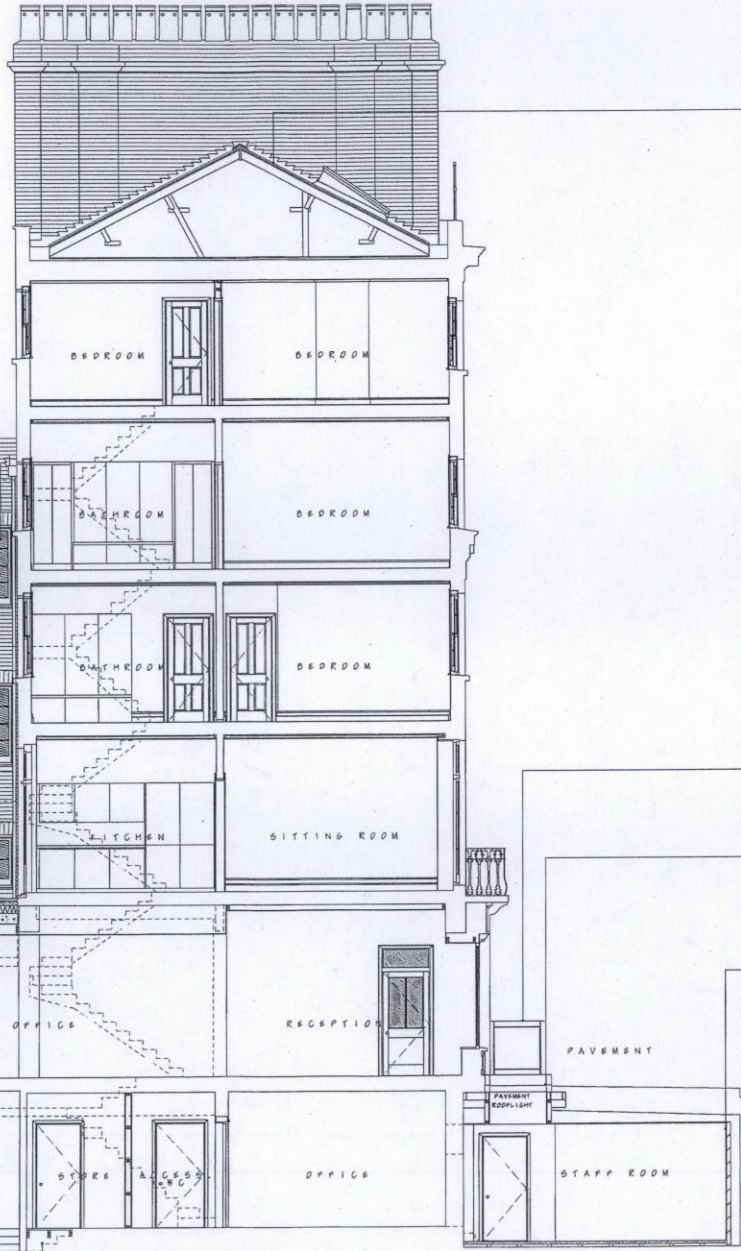
3 no. CONDENSER UNITS FOR AIRCONDITIONING, WITHIN ACOUSTIC ENCLOSURE

TERRACE

OFFICES

MEETING ROOM

EXISTING STEPS DOWN TO ORIGINAL REAR YARD RETAINED BENEATH NEW FLOOR IN REVERSIBLE TIMBER CONSTRUCTION



NEW GUARDING TO TOP OF RAMP: IN MILD STEEL PAINTED TO MATCH METAL WORK TO BALCONY ABOVE

RAMP TO NEW ENTRANCE DOOR (gradient not exceeding 1:12)
RAMP TO INCORPORATE NEW LENS-LIGHTS TO MATCH TYPE AND EXTENT OF EXISTING FEATURE CONCEALED BENEATH BITUMEN COATING

NEW TANKING TO EXISTING FRONT VAULTS: TO BE ACHIEVED WITH PROPRIETARY SYSTEM USING MECHANICAL FIXINGS WHERE POSSIBLE TO MINIMISE DAMAGE TO LISTED FABRIC AND ENSURE NEW WORKS ARE REMOVABLE

CASE COPY
Received 08.07.15
RN:
ADDRESS:

FOR PLANNING

REVISIONS:

- F 06.07.15- FIRST FLOOR INFILL EXTENSION OMITTED
- G 01.04.15- COMMENTS INCORPORATED
- D 26.03.15- COMMENTS INCORPORATED
- C 12.03.15- COMMENTS INCORPORATED
- B 03.03.15- ISSUED TO CONSULTANTS

CLIENT: MR J. LEECH

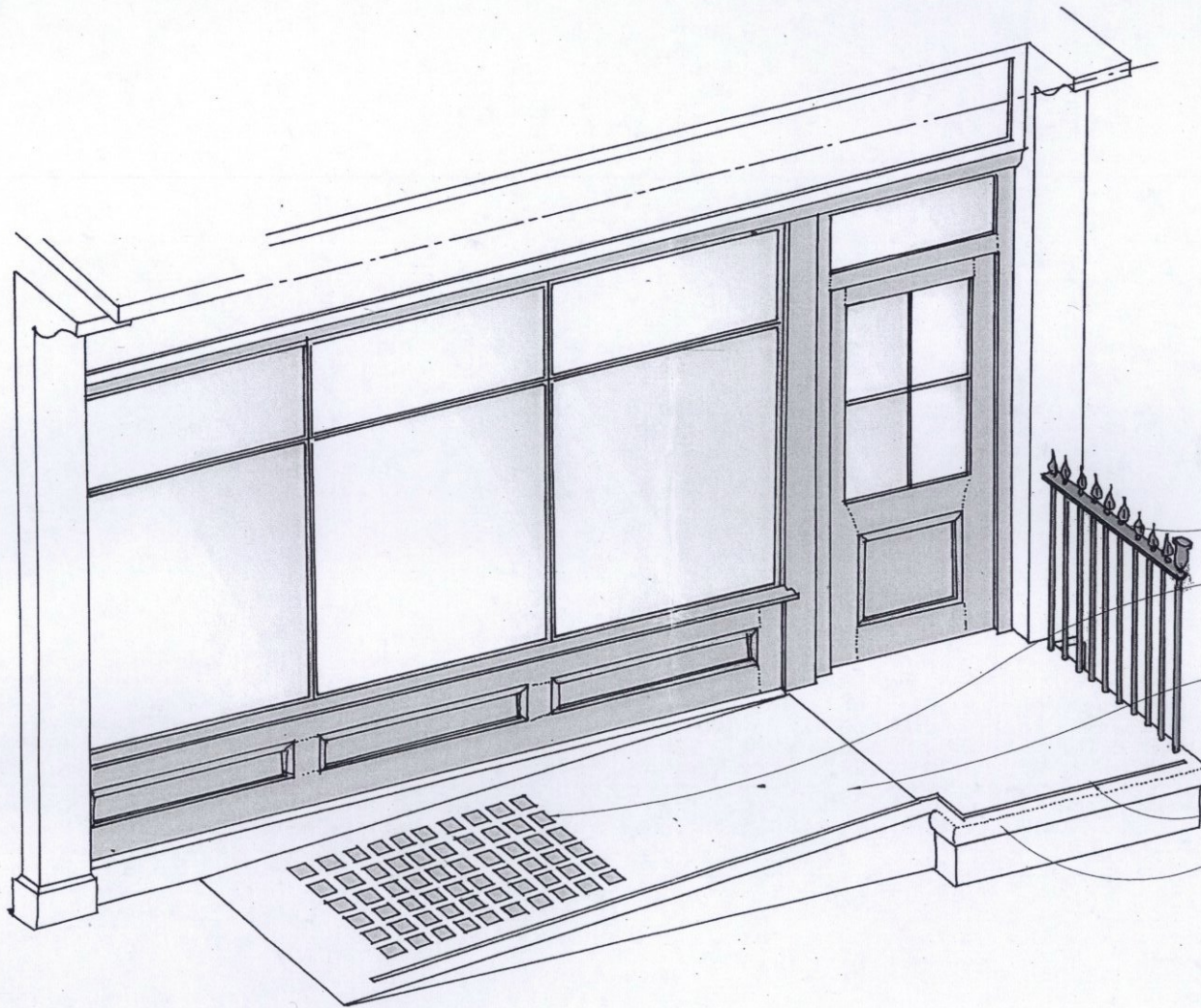
WORK AT: 3 LUPUS STREET LONDON SW1V 3AG

DESK TITLE: A5 PROPOSED SECTION AA

SCALE: 1:100 @A3
1:50 @A1 DATE: 05-11-14

OLIVER MORGAN ARCHITECTS
8 CHELSEA WHARF 15 LOTS ROAD LONDON SW10 0JZ
TEL 020 7362 9512 FAX 020 7362 9907

DESK NO: 31-57562/P106 REV: F
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CASE COPY
 TP:
 RN: Received 24.07.15
 ADDRESS:

- RAILING TO MATCH GROUND FLOOR PATTERN TO NEIGHBOURING HOUSES
- LENS LIGHTS (TO MATCH EXTENT OF EXISTING ITEMS CONCEALED BELOW BITUMEN SURFACE) WITHIN SLOPE OF RAMP
- RAMP SURFACE IN YORK STONE FINISHED/TREATED TO PROVIDE NON-SLIP SURFACE OR NON-SLIP AGGREGATE FINISH TO MATCH
- POLISHED STAINLESS STEEL STRIP TO PROVIDE VISUAL CONTRAST TO EDGE
- FRONT STEP IN YORK STONE WITH BULL-NOSE DETAIL

Received 24.07.15.

WORK AT:
 3 LUPUS STREET
 LONDON SW1V 3AS

DRWG. TITLE:
 PROPOSED EXTERNAL RAMP
 ISOMETRIC SKETCH:
 INDICATIVE DETAILS

SCALE: 1 TO 50 @ A3 DATE:

OLIVER MORGAN
 ARCHITECTS
 8 CHELSEA WHARF 15 LOTS ROAD LONDON SW10 0QJ
 TEL 020 7352 9512 FAX 020 7352 9907

DRWG. NO.
 365/562/0K150722-01

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