

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 17 November 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> West End	
<b>Subject of Report</b>	<b>Fenton House, 55-57 Great Marlborough Street, London, W1F 7JX</b>		
<b>Proposal</b>	Demolition and redevelopment behind retained street facades at 54 and 55-57 Great Marlborough Street to provide a new building comprising basement, ground and first to seventh floor levels. Use of the part basement and ground floor levels as two retail units (Class A1) and one dual/alternative retail or restaurant (Class A1/A3) unit at part basement and ground floor levels. Use of part basement and ground and the entire first to seventh floor levels as residential accommodation comprising 27 units with associated terraces at rear first floor and balconies at fifth and sixth floor levels. Excavation at basement level, the provision of a green roof at main roof level and installation of plant in the basement and at seventh floor level. (Site includes 54 Great Marlborough Street)		
<b>Agent</b>	Turley		
<b>On behalf of</b>	Marlborough House Ltd		
<b>Registered Number</b>	15/03432/FULL	<b>TP / PP No</b>	TP/10098/8908/ 12038
<b>Date of Application</b>	20.04.2015	<b>Date amended/ completed</b>	20.04.2015
<b>Category of Application</b>	Major		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Soho		
<b>Development Plan Context</b> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone  Within Central Activities Zone		
<b>Stress Area</b>	Within Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

**1. RECOMMENDATION**

Refuse permission - affordable housing grounds.





**FENTON HOUSE, 55-57 GREAT MARLBOROUGH STREET, W1  
(includes 54 GREAT MARLBOROUGH STREET)**

## 2. SUMMARY

Permission is sought to demolish Nos. 54-57 Great Marlborough Street behind their retained facades and for the erection of a new eight storey building (with single basement) for use as retail, restaurant and residential accommodation. In 2012 permission was granted for the demolition of these buildings and the erection of a seven storey building for office, retail and restaurant purposes. That scheme also involved buildings at the rear on Poland Street but these buildings no longer form part of the current proposals.

The key issues are:

- The scale, massing and detailed design of the new buildings;
- The acceptability of the proposal in land use terms.
- The introduction of a new restaurant within the West End Stress Area;
- The impact on neighbours in terms of daylight, overlooking and sense of enclosure.

Objections have been received on land use (specifically the loss of showroom, light industrial and retail uses, the lack of on-site affordable housing and the introduction of a new restaurant use), design and amenity grounds.

The proposed development provides a mixed use development of good architectural quality that will contribute to the character and function of the area. However, the proposed financial contribution in lieu of affordable housing on site is inadequate, and is not supported by the City Council's independent viability consultants. The application is therefore recommended for refusal on these grounds.

## 3. CONSULTATIONS

### HISTORIC ENGLAND

Do not wish to offer any comments.

### HISTORIC ENGLAND (ARCHAEOLOGY)

No objections raised.

### SOHO SOCIETY

Objection - loss of office space and changing policy position noted. Development provides no on-site affordable housing despite retaining two building cores. Object also to a large new A3 use in the West End Stress Area because of the threat to residential amenity, including the prospective residents of the proposed development.

### CROSSRAIL

No objections raised.

### TRANSPORT FOR LONDON

Requests that consultation is carried out with TfL if the Cycle Hire station on Great Marlborough Street is to be affected during construction.

### ENVIRONMENTAL HEALTH

No objection subject to conditions relating to plant operation and noise levels within the new flats, including a requirement for supplementary noise reports.

Separate objection to the creation of remote rooms.

### HIGHWAYS PLANNING MANAGER

Recommends refusal on the grounds of lack of car parking.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS**

No. Consulted: 227; Total No. of Replies: 6 (from three respondents)

Objections received on the following grounds:

**Design**

- Proposal seeks the demolition of unlisted buildings of merit.
- The Council's emerging office policy cannot justify or support the demolition of the buildings for a residential use.
- The previous permission was considered to bring a number of economic benefits to justify the harm caused by the demolition of the buildings.
- The additional two storeys to 55-57 and the additional storey to 54 is out of keeping with the scale and massing, character and scale of buildings within the vicinity.

**Land Use**

- Loss of offices and light industrial uses and impact on the Creative Industries Special Policy Area.
- The redevelopment of the Poland Street buildings at the rear of the site do not form part of this application and should not be used to off-set the loss of office space on this site.
- The application should be refused in accordance with paragraph 14 of the NPPF because the harm arising from the loss of office space demonstrably outweighs any benefit of granting planning permission.

**Amenity**

- Daylight report is not based on figures previously agreed for neighbouring developments; no layout drawings and NSL contours for rooms assessed and not possible to ascertain whether results are based on correct details.
- Daylight report only assesses the impacts of loss of light on residential buildings and not neighbouring commercial buildings.
- Loss of light to adjoining terraces and recording studios.
- Loss of rights to light.
- Proposal should not take into account any future increase in height of the Poland Street flank wall (Site 2) as no details have been submitted for this part of the site.
- Noise impact during construction on neighbouring recording studios.
- The Addendum Noise Report identifies that the construction of the proposed development would have a significant adverse impact on the use of the adjoining sound recording studios.
- Noise levels during construction should accord with the levels agreed during construction of Crossrail

**Other Issues**

- Insufficient detail has been submitted to assess the impact of the height of boundary walls/screens on the adjoining building. Details of this should be reserved by condition.
- The developer should adopt 'Considerate Contractor' guidelines.

**ADVERTISEMENT/SITE NOTICE: Yes**

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

The application site comprises two buildings, Nos. 54 and 55-57 Great Marlborough Street which are located on the south side of Great Marlborough Street close to the junction with Poland Street. Both buildings are identified as unlisted buildings of merit within the Soho Conservation Area. No. 54, known as Europa House, is seven storeys in height, with a recessed plant room whilst 55-57 (Fenton House) is six storeys in height, also with a recessed plant room. Both buildings are currently vacant. No.54 was formerly in use as showroom accommodation at basement and ground floor levels and office accommodation above and No. 55-57 was in retail use at basement and ground floor levels with office and light industrial (sound recording and post-production studio uses) on the upper levels.

The surrounding area has a mixture of mainly commercial uses, although the rear of the site lies close to the recently redeveloped Soho car park, now known as the Marshall Street development, a residential redevelopment scheme. There are also other residential properties at 1, 2 and 58-59 Great Marlborough Street and 9 Poland Street. In 2014 permission was granted for four flats at 3-4 Great Marlborough Street and permission has also recently been granted, subject to the completion of a S106 legal agreement, for the residential conversion of 52-53 Poland Street.

Immediately to the rear of the site lies 49-50 Poland Street, a six storey office building, and an application has recently been submitted for the demolition of this building for hotel use.

The site is within the Core Central Activities Zone. It is also located within the Creative Industries Special Policy Area (SPA) as defined in the Unitary Development Plan (UDP). This SPA designation is not included within the City Plan.

### 4.2 Relevant History

#### 54 Great Marlborough Street

4.06.1951 – planning permission granted for the erection of a new building for use as shop, workrooms and offices.

#### 55-57 Great Marlborough Street

03.09.1980 – planning permission granted for the use of ground floor as shop, showrooms, storage and ancillary offices.

14.10.1983 – planning permission granted for the use of basement and ground floors as emergency medical and dental clinic.

2.10.1987 – planning permission granted for the use of first floor as sound recording studio (subject to a condition limiting the use to sound recording studio purposes only and to a personal condition for the Bridge Facilities Company).

30.03.1988 – planning permission granted for the use of fifth floor as office accommodation (Class B1).

#### 54-57 Great Marlborough Street, 47 and 49-50 Poland Street

In February 2012 permission was granted for the demolition and redevelopment of 54 and 55-57 Great Marlborough Street to provide a seven storey building for offices, retail and restaurant purposes at rear ground floor level; new facade to upper floors of 49-50 Poland Street and use of first to fourth floors for offices, fifth floor as residential and erection of new

sixth floor for residential purposes and use of rear ground floor for studio/workshop use; refurbishment of 47 Poland Street for use as retail at basement and ground floor level and residential on the upper floors.

That permission was subject to a legal challenge, subsequently dismissed, and as a result remains extant until February 2016.

## 5. THE PROPOSAL

The proposals seek the demolition of the existing buildings on Great Marlborough Street, behind their retained facades, and the erection of a new eight storey building (with single basement) for use as retail, restaurant and residential accommodation. Two retail units are proposed at ground and basement floors with a single restaurant also at these levels. A mix of 27 one, two, three and four-bedroom flats is proposed over the upper floors with rear terraces at first floor and balconies at fifth and sixth floors.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

The existing and proposed land uses can be summarised as follows:

Use	Existing (m2)	Proposed (m2)	Change (+ or - m2)
<b>Class B1</b>	<b>2,975</b>	<b>0</b>	<b>-2,975</b>
<b>Nil use</b>	<b>344</b>	<b>0</b>	<b>-344</b>
<b>Showroom</b>	<b>466</b>	<b>0</b>	<b>-466</b>
<b>Residential</b>	<b>0</b>	<b>3,762</b>	<b>+3,762</b>
<b>Retail (Class A1)</b>	<b>713</b>	<b>586</b> (if the A3 use is implemented)	<b>-127</b>
		<b>1,085</b> (if all 3 units are occupied for A1 retail purposes)	<b>+372</b>
<b>Restaurant (Class A3)</b>	<b>0</b>	<b>499</b>	<b>+499</b>
<b>Total (m2 gross)</b>	<b>4,498</b>	<b>4,847</b>	<b>+349</b>

#### 6.1.1 Loss of Offices

Policy S47 of the City Plan advises that 'when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework... to secure development that improves the economic, social and environmental conditions in the area.'

Paragraph 51 of the NPPF advises that local planning authorities should normally approve planning applications for change of use to residential and any associated development from commercial buildings (currently in the B use class) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

There are no policies within the UDP or City Plan which safeguard the existing office use. However, the City Council recognises that adopted development plan policies relating to office and mixed use policies are out of date and that, given recent pressures to convert office buildings to residential use, there is now an under-supply of office accommodation within the borough, eroding the character of commercial areas and resulting in a need to protect existing

office floorspace. However, this objective still needs to be balanced against the requirement to provide new homes. Consequently, interim measures, (set out in an initial statement dated 1 March 2015), have been drawn up in relation to the consideration of applications involving the replacement of offices with new residential floorspace, (and applications for the provision of new office floorspace). From 1 September 2015, any such applications will be determined under a 'presumption in favour of sustainable development' in line with national policy. This means that within the Core CAZ (and in other specified locations) housing is no longer acceptable in principle where it results in the loss of office floorspace. A further statement (dated 22 July 2015) confirmed that the loss of offices will be acceptable where they are to other commercial uses, or outside of the Core CAZ or other specified locations.

Objections have been raised on the grounds that the application should be considered in light of the emerging policies, however as the current application was submitted in April 2015, it is not subject to consideration under the interim measures or emerging policies, but should be considered in the light of adopted development policies which do not protect existing office uses.

### **6.1.2 Retail Use**

Three retail units are proposed at basement and ground floor levels onto Great Marlborough Street. If all three units were to be occupied for Class A1 retail purposes the proposals would provide a net increase of 372m<sup>2</sup> of retail floorspace. This is welcomed. However, the applicant has applied for the dual/alternative use of the one of these units for restaurant purposes and therefore potentially only two of the units would be occupied for retail purposes. In this scenario, only 586m<sup>2</sup> of retail floorspace would be provided representing a reduction of 127m<sup>2</sup> compared to that existing.

Both the UDP and City Plan seek to protect the retail role and function of CAZ. Policy SS4 states that 'development schemes should provide at least the same amount of retail floorspace as was there before, and should provide for at least the same amount of A1 use as was there before. The size and type of units must be appropriate to the character and function of the street.'

Whilst the loss of retail floorspace would be strictly contrary to Policy SS4 the new retail floorspace would be better configured than the existing retail unit on the site. The existing accommodation is a relatively long linear ground floor retail space which contains a large amount of storage at basement level. The newly configured units would, however, be superior in qualitative terms consisting of more open floorplates. In addition, there will be an increase to the amount of retail frontage to Great Marlborough Street and an overall net increase of two retail units (as currently only one retail unit exists at 55-57 Great Marlborough Street exists).

### **6.1.3 Loss of Showroom Use**

The proposals also involve the loss of 466m<sup>2</sup> of showroom accommodation (located at basement and ground floor levels at 54 Great Marlborough Street). Policy COM12 of the UDP states that, outside the East Marylebone Special Policy Area the loss of wholesale showrooms at ground floor will not normally be granted where the showroom contributes to the character and function of the area. The Policy further states that 'in other cases, planning permission will be granted where the proposed use is as a retail shop, or a use appropriate for a street level location, generating passing trade and providing a direct service to customers, if the proposed use is within an area which would benefit from its introduction.' Whilst some 240m<sup>2</sup> of showroom use is being lost at ground floor level, the area is not one that is characterised by other showroom uses, and the former occupiers of the showroom, Steilmann, have now vacated No.54 and are now understood to operate from a property in Bolsover Street. Given that the proposals relate to an isolated unit, it is not considered that the showroom use makes a significant contribution to the character and function of the area.



In these circumstances, and given that the entire ground floor of No.54 is to be replaced with an 'active' retail frontage, it is considered that the loss of the former showroom use is acceptable in this instance.

#### 6.1.4 Restaurant Use

The proposal also involves the potential introduction of a new restaurant providing 499m<sup>2</sup> of entertainment floorspace.

UDP Policy TACE 9 states that within Stress Areas permission will only be granted for restaurant uses (between 150m<sup>2</sup> and 500m<sup>2</sup>) where the City Council is satisfied that the proposed development has:

1. No adverse effect, (nor, taking into account the number and distribution of entertainment uses in the vicinity, any cumulatively adverse effect) upon residential amenity or local environmental quality as a result of:
  - a) noise
  - b) vibration
  - c) smells
  - d) increased late night activity, or
  - e) increased parking and traffic; and
2. No adverse effect on the character or function of its area.

Policy S24 is similarly worded.

The site is within a predominantly commercial location close to Oxford Circus and the major shopping areas of Regent Street and Oxford Street. There is some residential accommodation in the vicinity, the nearest being on the upper floors of the adjacent building at 58-59 Great Marlborough Street and opposite the site at 1 and 2 Great Marlborough Street. Permission has been granted for the use of 3-4 Great Marlborough Street as four residential flats, and this permission is currently being implemented.

The Soho Society has objected to the new restaurant floorspace commenting that a large entertainment space within the West End Stress Area would have an adverse impact on residential amenity.

The restaurant proposals are speculative with no end-user identified, and therefore it is not possible at this time to consider the likely impact by assessing the track record of the intended occupier. However, had the application been considered acceptable, conditions would have been used to control the opening times and activity to limit the impact. Conditions could have been imposed to ensure that the use would essentially be a sit-down restaurant (limited to 125 covers) with any ancillary bar limited to a small part of the premises (i.e. 15%) and these bars could be used only by diners before and after meals. The hours of opening would also have been restricted to the terminal hour of midnight with breakfast opening at 08.00hrs. The main entrance doors at ground floor level would also have been required to be self-closing within an enclosed lobby to minimise noise escape.

Notwithstanding the size of the premises, the number of covers is relatively modest and in this location, and given the proposed hours of use, it is not considered that the proposals would have a material impact on the living conditions of neighbouring residents nor local environmental quality. In these circumstances, the objection from the Soho Society cannot be supported.

A full height duct is proposed to service the kitchen area, which would be routed through the building, which Environmental Health consider acceptable, and is discussed in further detail below.

It is accepted that the proposed restaurant use will help to enliven the street frontage which, along this part of Great Marlborough Street, which is characterised by a number of non-public uses. In addition, the introduction of a new restaurant facility on the fringes of London's prime shopping streets, would serve to support the wider retail function of the area as set out in Policy S7 of the City Plan. Although there are other restaurants in the vicinity, it is not considered that the proposal will create an adverse cumulative impact, given the dispersed nature of these premises along the street

#### **6.1.5 Mixed Use Policy**

Given that there would be an overall net reduction in commercial floorspace on this site, the Council's mixed use policies do not apply in this instance. However, the applicant has requested that the increase of residential floorspace on this site (3,762m<sup>2</sup>) is used as a 'credit' for the recent hotel application submitted on the rear part of the site (47-50 Poland Street).

However, there is no policy basis to accept this and had the application been considered acceptable Committee's views would have been sought on this issue.

#### **6.1.6 Light Industrial Use**

Concerns have been raised on the grounds of loss of Soho's traditional light industries, including sound recording and post-production studios, a number of which previously operated from the Great Marlborough Street buildings.

The site lies within the Creative Industries Special Policy Area (CISPA) within the UDP wherein light industrial uses are protected. Policy COM8 states that 'proposals for redevelopment, rehabilitation or other development affecting premises containing light industrial floorspace will not be granted planning permission where:

1. the site is located within the Creative Industries Special Policy Area
2. this would result in the loss of industrial activities which contribute to the character and function of the area.

Although the site is located within the CISPA as defined in the UDP, this SPA designation has not been included within the City Plan. The City Plan recognises that protecting and enhancing the Creative Industries is a priority, however, it also acknowledges that such uses do not fall within a specific use class and they therefore require a customised approach. Further, the City Plan defines Creative Industries as both light industrial (Class B1(c)) and Creative Services (architects, advertising agencies, graphic design and media design) (Class B1) and recognises that a significant amount (63%) of Creative Industries operate from B1 use class units. The relevant office policy (Policy S20) states that new office development will be directed to the Core Central Activities Zone and refers to, where appropriate, the provision of a range of business floorspace including workshops and studios, however, it does not specifically protect light industrial uses.

The buildings are now vacant. However, there were a number of sound recording and production uses within 55-57 Great Marlborough Street, but only the first floor of this building was subject to a restrictive condition that protected those former uses (some 344m<sup>2</sup>). This floor is subject to a personal planning permission to a sound recording studio use, The Bridge, but they have vacated the premises. As such, the first floor is considered to have a 'nil' planning use and again no protected light industrial use would be lost from this building. As such there is no protected light industrial floorspace on the site to which Policy COM 8 would apply. In these circumstances, objections to the loss of the light industrial use/floorspace cannot be supported.

### **6.1.7 Proposed Residential**

The residential element of the scheme is contained within the upper floors of the buildings accessed from two entrances from Great Marlborough Street. In total 27 flats are provided (nine x 1-bedroom, nine x 2-bedroom flats, seven x 3-bedroom and two x 4-bedroom flats), resulting in a mix of unit sizes complying with the 33% threshold of the UDP. The proposed flats are, with the exception of the four bed duplex apartments, relatively modest in size and it is considered that the application is in accordance with Policy S14 City Plan which seeks to optimise the number of residential units on development sites.

The new flats would generally provide a good standard of accommodation in terms of unit size and layout and some would benefit from private amenity space in the form of balconies or larger terraces. All the units meet the space standards set out within the London Plan. The majority of the flats (18) are dual aspect however all the 1-bedroom flats are single aspect. These flats are however south-east facing and would benefit from good levels of lighting. Each flat would also be provided with a heat recovery unit to provide fresh air and ensure that each apartment would not become overheated.

All residential units are compliant to lifetime homes standards in line with London Plan policy, and all are wheelchair accessible, provided through a level entrance into the residential building with lift access to all floors. This exceeds the 10% of units policy requirement.

Policy ENV 6 of the UDP states that the City Council will require residential developments to provide adequate protection from existing background noise. The need to insulate the new residential properties from existing background noise to the daytime and night time levels required by ENV 6 has been identified in the submitted Noise Assessment report. Environmental Health officers recommend that the City Council's standard internal noise conditions are imposed to ensure an adequate protection against external noise. The report also proposes mitigation measures including the upgrading of windows, installation of secondary glazing, and other measures in order to provide an acceptable residential environment. The applicant intends to provide an alternative source of ventilation to enable residents to close windows if they so chose. There is no objection to their provision, but had the application been recommended for approval, a condition would have been recommended requiring the residential windows to remain openable. Residents would then be able to decide for themselves whether to rely on the acoustic ventilation or to open their windows for ventilation.

Environmental Health officers also raise concerns relating to 'remote rooms' however this is a matter for the Building Regulations and the remote room escape issue can be addressed at the detailed design stage of the Building Regulations submission.

### **6.1.8 Affordable Housing**

Policy S16 relates to affordable housing. It requires that proposals of 10 or more new residential units, or over 1000m<sup>2</sup> of additional residential floorspace will be expected to provide a proportion of the floorspace as affordable housing. The proportion required will be determined by the City Management Plan which is unlikely to be adopted for some time and the draft is not sufficiently advanced to use for development management purposes. In the meantime we have published an Interim Guidance Note, originally for the purposes of the public inquiry into the Core Strategy.

The expectation of the London Plan, the UDP and the City Plan is that affordable housing should be provided on site. Policy S16 states "Where the Council considers that this is not practical or viable, the affordable housing should be provided off-site in the vicinity. Off site provision beyond the vicinity of the development will only be acceptable where the Council

considers that the affordable housing provision is greater and of a higher quality than would be possible on or off site in the vicinity, and where it would not add to an existing localised concentration of social housing..."

The scheme results in an increase in residential floorspace of 3,762m<sup>2</sup> (GEA). Applying the Interim Guidance, a scheme of this size is expected to provide 25% of its floorspace as affordable housing, which equates to 941m<sup>2</sup>. If this were to be met by a financial payment in lieu, this would generate a requirement for £4,498,516.

The applicant has submitted a viability report in support of their proposals and initially argued that the scheme could not viably provide either on or off-site affordable housing or a payment in lieu. This report has been assessed by Cluttons, the consultants acting on behalf of the City Council. They agree that it would not be practical or viable to provide the affordable housing units on site, however, they conclude that the scheme can support the full PIL contribution of £4.49m whilst remaining viable. In this regard, the comments made by the Soho Society are not supported.

There has been considerable discussion between the two consultants and there remains a significant difference in opinion between the two parties most notably on values and fit-out costs. The applicant is convinced that the advice put forward by Cluttons is not supported by sufficient evidence, that the comparable scheme that Cluttons refer to has only been based on brochure photographs and that they have taken an unrealistic position on fit-out costs.

The applicant also believes that if the permission given to the DCLG to appeal against the High Court's decision on Vacant Building Credit (VBC) is successful and the VBC is reinstated, given that the buildings have been vacant for a number of years, it is unlikely that the uplift in floorspace would trigger any substantial payment in lieu. However, the VBC did not apply (as in this case) to buildings made vacant for the sole purpose of redevelopment and to buildings covered by an extant or recently expired planning permission for the same or substantially the same development. Whilst it is not clear at this stage whether the VBC will be re-introduced, there is no reason to believe that the previous exclusions would not apply.

The applicant is of the view that if the full payment in lieu is applicable, that the site may not be redeveloped and the benefits of their restoration will not be seen. They argue that they are able to offer a payment of £1.5m towards affordable housing, and this is made on the basis that they would not seek to review this offer under a Section 106 appeal procedure. They have also asked that a second opinion on Cluttons work is sought.

In defence of their advice, Cluttons have argued that their opinion is robust and their judgement is fair and based on current evidence and values. It is not considered that a review of their work is considered necessary.

Given the advice from the Council's valuation consultants, the applicant's offer of £1.5 million which is £2.99 million short of the full PIL contribution is not considered to be compliant with policy and therefore the application is recommended for refusal on affordable housing grounds.

## **6.2 Design and Conservation**

The proposal retains the existing street facades, which make a positive contribution to the character and appearance of this part of the Soho Conservation Area. Although planning permission has been granted for the replacement of these buildings with a high quality modern building, the retention of the facades is welcomed and acceptable. Their retention will preserve and enhance the character and appearance of the conservation area. The existing windows will be replaced and the detailed design of the new windows should be controlled by condition.

The key issue is the proposed roof level extensions. Objections have been received with respect to the proposed height and bulk. At no. 54 it is proposed to replace the existing roof level plant areas with a new floor of accommodation, with only a slight increase in height and bulk. This is considered acceptable.

At No. 57 two extra floors are proposed. This is a significant increase in height and bulk but the floors are set back progressively from the street frontage to reduce their visual impact. The total height will be very similar to that proposed at No. 54, and slightly lower than the building to the west, No. 51-53.

The buildings to the east, at the junction with Poland Street, are lower and there is a longer view along Great Marlborough Street from the east where the proposed top floor of No. 57 will be visible above the roof line of these buildings. However, the visual impact is relatively small and not considered to be harmful to the conservation area. The new floors are design in a style compatible with the existing facades, which is appropriate and compliant with Policies DES 5 and DES 6.

The buildings lie within the London View Management Framework (LVMF) Protected Vista from Primrose Hill to the Palace of Westminster. However, the proposed extensions lie just below the level of the development plane of the strategic view (LVMF View 4 A.2). Therefore there is no impact on this view.

It is considered that given the above, the proposals are acceptable in terms of the impact on the appearance of the retained facades of the buildings, and on the character and appearance of the Soho Conservation Area. The proposals will not harm that character and appearance. They comply with the urban design and conservation policies set out in the Unitary Development Plan, including DES 1, DES 5, DES 6, DES 9 and DES 14.

### **6.3 Amenity**

The closest affected residential properties are within the Marshall Street development to the immediate south of the site. There are also residential flats on the upper floors of 1 and 58-59 Great Marlborough Street. New flats are also under construction at 3-4 Great Marlborough Street.

#### **6.3.1 Daylighting/Sunlighting**

A daylight and sunlight report has been commissioned by Point 2 Surveyors which examines the impact on daylight and sunlight conditions to the adjacent residential properties. An addendum sunlight/daylight report has also been submitted which identifies the room layouts and windows within the neighbouring property.

##### **6.3.1.i Daylighting**

The report considers the Vertical Sky Component (VSC) and No Sky Line (NSL) in accordance with the BRE guidance. VSC is a measure of the amount of sky visible from the centre point of a window on its outside face. If this achieves 27% or more, the BRE advise that the window will have the potential to provide good levels of daylight. It also suggests that reductions from existing values of more than 20% should be avoided as occupiers are likely to notice the change. The NSL assesses daylight distribution by measuring the area of the room from which there is visible sky. If there are reductions from existing NSL values of more than 20% then the change is likely to be noticeable.

The sunlight/daylight assessment submitted with the application demonstrates that five windows would be adversely affected by more than the 20% recommended in the BRE

guidelines. These are all windows at fourth floor level within the Marshall Street development. These windows would experience NSL losses of between 40.6% and 65.1%. They would however retain good levels of VSC of between 22.78 and 27.46%. Whilst these losses would be over 20%, the windows affected serve bedroom accommodation which the BRE guidelines state as being less important in relation to daylighting distribution than main living rooms. These are also north facing windows which are particularly small compared to the size of the rooms and as a result this does impact on light penetration and partially explains why it is only NSL that is adversely affected to these rooms. Larger windows would have allowed light to penetrate more deeply than the windows that have been installed. The losses would be similar to those deemed acceptable under the extant scheme for this site.

It is considered that within this urban built-up location, the levels of daylighting retained are acceptable and the impact is not considered sufficient to justify a refusal. Given this, it is considered unreasonable to refuse this scheme given the losses involved.

The residential accommodation at 1, 3-4 and 58-59 Great Marlborough Street all retain satisfactory daylighting levels.

### **6.3.1.ii Sunlighting**

With regard to impact on levels of sunlight, the BRE guidance state that rooms will appear reasonably sunlit provided that they receive 25% of annual probable sunlight hours (APSH), including at least 5% of annual winter sunlight hours. A room will be adversely affected if this is less than the recommended standards and reduced by more than 20% of its former value. The habitable windows to the flats within the Marshall Street development facing the application site do not face within 90 degrees of due south and therefore are not required to be analysed for the purposes of loss of sunlight under the BRE guidelines.

With regard to the residential flats at 1, 3-4 and 58-59 Great Marlborough Street, one kitchen/living/dining area at first floor within 3-4 Great Marlborough Street would experience a 25% loss of winter sunlight hours (from 4% to 3%). This room would however retain excellent overall annual probable sunlight hours of 55% and it is not considered that the loss of winter hours would adversely impact on the quality of sunlight to this property to warrant refusal. All other windows within these properties will retain satisfactory values in terms of annual sunlight hours.

### **6.3.1.iii Other Adjoining Properties**

The adjoining sound recording studios at 51-53 58-59 Great Marlborough Street has raised a number of concerns including the fact that the report fails to address the impacts on their property, the reduction in sunlight and daylight to their terraces and on the grounds that the proposal would impact on Rights to Light. Whilst the report has not addressed the impact of light issues on 51-53 Great Marlborough Street, the City Council's policy for protecting daylight and sunlight is primarily aimed at protecting the living standards of residents, and it is not considered that a reason for refusal could be sustained on the grounds of loss of light or increased sense of enclosure to existing commercial windows. The concerns raised on the grounds of loss of established Rights to Light is a private matter between the two parties.

### **6.3.2 Sense of Enclosure/Overlooking**

Policy ENV13(F) states that where developments result in an unacceptable increase in the sense of enclosure, planning permission will be refused. Policy S29 states that the Council will resist proposals that result in an unacceptable loss of residential amenity.

The proposed new building where it fronts Great Marlborough Street will be approximately the same height as the existing plant room at 54 Great Marlborough Street but the new building

will project further at the rear than the existing buildings. Whilst the proposed new building would clearly be of a greater bulk than that existing, it is not considered that given the relationship with adjoining and adjacent residential flats that there would be any adverse increased sense of enclosure or increased overlooking.

### **6.3.3 Roof Terraces**

Roof terraces are proposed at first floor and balconies at fifth and sixth floor levels. It is not considered that in these locations that use of these terraces and balconies by residents would result in unacceptable noise, disturbance or overlooking.

An adjoining office occupier at 51 Great Marlborough Street has raised concerns on the grounds that details of the boundary screens have not been provided and that this information is required to determine the impact on their property. The office occupier has windows at first floor level which currently face the rear wing of 54 Great Marlborough Street. These windows would face onto the terrace areas of the first floor flats and whilst no details of the boundary treatment have been submitted, it is not considered that the relationship with the adjoining office building would be materially different to the existing situation. Details of the boundary treatment would have been reserved by condition had the application been acceptable.

### **6.3.4 Noise**

UDP Policies ENV6 and ENV7 deal with the subject of noise pollution and vibration both from new uses, internal activity and the operation of plant. The policies require the potential for any disturbance to be ameliorated through operational controls and/or attenuation measures. Policy S32 requires disturbance from noise and vibration to be contained.

Under Policy ENV6, new developments are expected to incorporate design features and operational measures to minimise and contain noise levels in order to protect noise sensitive properties. Where developments adjoin other buildings, the applicant is required to demonstrate that, as far as reasonably practicable, schemes will be designed and operated to prevent the transmission of audible noise or vibration through the fabric of the building. The application is supported by an acoustic report.

#### **6.3.4.1 Noise from the development**

##### **6.3.4.1 Plant noise**

Plant is proposed at basement level and within existing vaults for the new ground and basement floor commercial uses. To ventilate the restaurant at ground and basement floor level a full height duct is proposed rising internally through the building. The detailed design of the precise plant required and details of the duct have yet to be finalised. An acoustic report has been submitted as part of the application which includes background noise surveys around the site and, from this are set targets for the operation of the new plant which must be below existing background noise levels.

The Environmental Health officer has assessed the submitted acoustic report and raises no objection to the proposals subject to conditions relating to plant noise and vibration. On this basis, it is not considered that the plant operation would adversely affect the amenities of existing, or future, residents.

##### **6.3.4.2 Noise disturbance during the course of construction**

An objection has been received on behalf of the operators of the post-production sound studios in 51-53 Great Marlborough Street on noise grounds, primarily on the basis that the extent of demolition and construction works would result in significant disturbance in respect

of noise, vibration and dust generation affecting the objectors' ability to carry out their business. The objector refers to a policy requirement to reduce noise generated, so far as it is practical, to the Lowest Observed Adverse Effect Level (LOAEL) and notes that this requirement also applies during the construction phase.

National Planning Policy Guidance on Noise (6 March 2014), to which the objector refers, requires local planning authorities to take account of the acoustic environment and, in doing so, to consider whether or not a significant adverse effect, or an adverse effect, is likely to occur and whether or not a good standard of amenity can be achieved. The guidance refers to the Explanatory Note of the Noise Policy Statement for England, which states that the assessment of noise disturbance would include identifying whether the overall effect of the noise exposure (including the impact during the construction phase wherever applicable) is, or would be, above or below the Significant Observed Adverse Effect Level (SOAEL – the level above which significant adverse effects on health and quality of life occur) and the Lowest Observed Adverse Effect Level (LOAEL – the level above which adverse effects on health and quality of life can be detected) for the given situation. The Explanatory Note acknowledges that it is not possible to establish a single objective noise-based measure that defines SOAEL, as this is likely to be different for different noise sources, for different receptors and at different times.

The objector contends that, due to the nature of their business, LOAEL is the level at which they can operate without any material effect on their business, and that SOAEL is the level at which they could no longer use their studios. In the absence of any assessment of the construction or operational impacts in relation to LOAEL or SOAEL, the objector contends that it is not possible to ascertain whether or not the proposal complies with national planning policy. Furthermore, even if it can be demonstrated that the impact of the development process, or the completed development, falls between LOAEL and SOAEL, unless it has been shown that all possible mitigation will be employed to reduce the noise impact to the LOAEL, the development is contrary to national noise policy and should be refused.

However, the stated vision set down in the Explanatory Note is to “promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development”, with the aim to “avoid significant adverse effects on health and quality of life”, to “mitigate and minimise adverse impacts on health and quality of life” (and to, “where possible, contribute to the improvement on health and quality of life”). The Note addresses the impact of “neighbour noise” including construction noise, and human reactions to it including sleep deprivation etc. It is primarily weighted towards the consideration of the impact of noise upon residential amenity rather than with the impact of noise upon commercial activity.

Nevertheless, the application building is adjacent to a flat at sixth floor at 58-59 Great Marlborough Street and in close proximity to flats in Marshall Street. The Note sets out a requirement for developers to avoid significant adverse impact on health and quality of life and, where the impact lies somewhere between LOAEL and SOAEL, “to take all reasonable steps to mitigate and minimise adverse effects on health and quality of life whilst also taking into account the guiding principles of sustainable development”. However, the Note is clear that “this does not mean that such adverse effects cannot occur”. It also sets out the “need to integrate consideration of the economic and social benefit of the activity or policy under examination with proper consideration of the adverse environmental effects, including the impact of noise on health and quality of life. This should avoid noise being treated in isolation in any particular situation i.e. not focussing entirely on the noise impact without taking into account other related factors”.

The applicant's Acoustic Consultants have submitted an updated report dealing with the issue of construction noise. This report has been assessed by officers from the Council's



Environmental Sciences Team. The report refers to the noise impact in relation to the relevant British Standard, which is the code of practice for noise and vibration from open sites.

Limits have been suggested, in relation to noise from demolition and construction activities in accordance with British Standard Guidance. As these limits would be applicable to the flats immediately adjacent to the site, it is considered likely that the received noise level at the sound studio, which is likely to be soundproofed to protect the use from external noise sources, would be significantly lower. In addition, the applicant has confirmed that a commitment has been made to enter into a S61 agreement (Control of Pollution Act), ensuring that the quietest machinery is used, with silencers, and that acoustic screening is employed wherever possible. Noise and vibration monitoring will also take place continuously. The Environmental Sciences Officer has advised that whilst the proposed vibration levels are not appropriate for a noise sensitive business, lower levels will be imposed through the SEMP. The SEMP will also need to show how impacts on the studio are being reduced. The Council also expects the developer to do everything possible to engage and liaise with the neighbouring residents and businesses. Had the application been recommended for approval, a Site Environmental Management Plan (SEMP) would have been required which would have required the applicant to provide details of noise and vibration (including predictions, managing risks and reducing impacts) and details of monitoring (including details of receptors, threshold values and analysis methods, procedures for recording and reporting monitoring results and remedial action in the event of any non-compliance). In addition, the applicant has also agreed to an annual contribution of £33,000 towards the Council's Code of Construction Practice and towards monitoring of the SEMP. In these circumstances, it is considered that the issue of construction noise has been satisfactorily addressed.

#### **6.4 Transportation/Parking**

In terms of servicing, Policy TRANS 20 states that the City Council will require convenient access to premises for service vehicles and will normally require that "vehicular servicing needs of developments are fully accommodated on-site and off-street ... sufficient to cater for the size, type and frequency of arrival of the vehicles likely to be servicing the development". Policy CS41 is similarly worded.

The applicant has submitted a Transport Statement in support of the application. The applicant estimates that the proposed retail and restaurant elements of the development will be serviced on average by 10 service vehicles daily. The Highways Planning Manager believes these figures to be robust and considers that the impact of servicing from Great Marlborough Street will not be significantly worse than the existing situation. In order to ensure that servicing of the development is effectively managed, had approval been recommended a Servicing Management Plan would have been secured. The plan should identify process, storage locations, scheduling of deliveries and staffing arrangements, as well as how delivery vehicle size will be managed and how the time the delivered items spend on the highway will be minimised. The plan would clearly outline how servicing will occur on a day to day basis, almost as an instruction manual or good practice guide for the occupants.

The Highways Planning Manager is concerned that the proposed shopping floorspace could be used as a foodstore or supermarket since such uses have particular servicing requirements dependent on deliveries by very large articulated vehicles which would be difficult to accommodate on street. These uses could be precluded by planning condition.

#### **Parking/Cycle Storage**

No off-street parking is provided on site. Policy TRANS23 (B) states that for new residential developments the City Council may take into account the additional demand for on-street parking arising from the development and will normally consider there to be a serious deficiency where additional demand would result in 80% or more of available legal on-street parking places being occupied during the day. In these circumstances the City Council would

normally seek to resist the proposal unless the potential impact of the additional cars being parked on the street in the vicinity can be mitigated.

The evidence of the Council's most recent daytime parking survey (Buchanan's 2006) indicates that the parking occupancy of Resident's Bays and Shared Use Bays within a 200m radius of the main site is 78%. Overnight the pressure reduces to 26%.

It is acknowledged that the site has a high level of public transport accessibility, though it is important to note that households within the West End ward with one or more cars is 29% (2011 Census figures). Whilst this is lower than the city average, the above figures indicate that residents in the area do own cars, along with the fact that during the day residential bays have a high level of occupancy.

Overall, parking pressures in this location remain below stress levels but it is likely that the parking situation will deteriorate as a result of the proposed development and parking mitigation measures would therefore be necessary if approval had been recommended. The applicant has agreed to provide lifetime car club membership (25 years) for each of the proposed flats. These measures are considered acceptable and could be secured by legal agreement.

Cycle parking is provided in two separate areas at basement level providing a total of 33 spaces. The Highways Planning Manager calculates that the proposed residential flats would require a total of 45 cycle parking spaces and considers that, if there were some alteration to the two cycle stores, these spaces could be provided at basement level. An additional 6 cycle spaces are required for the retail and restaurant uses, and these could be provided within the basement vaults.

## **6.5 Economic Considerations**

The economic benefits generated are welcomed.

## **6.6 Access**

Level access from street level is restricted as the existing entrances have steps above pavement level, the steps are original and form part of the original fabric of the building. The applicant had addressed this through the provision of a platform lift. These measures comply with Document M of the Building Regulations. There is full level access within the building and in all other respects the residential units will meet Lifetime Homes Standards. Accessible wc facilities will be provided within the new restaurant.

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

Waste and recycling storage areas are located at basement floor level. These arrangements are considered to be acceptable in principle under UDP Policy ENV11.

## **6.8 London Plan**

The proposal does not raise strategic issues and does not have significant implications for the London Plan.

## **6.9 Planning Obligations**

The City Council's approach to and priorities for planning obligations are set out in our Supplementary Planning Guidance (SPG) on Planning Obligations adopted January 2008. Planning obligations can serve to mitigate the land use impacts arising from a development either on the development site, in the wider locality, or where the development will increase

local demands for facilities and services or where it is important to integrate the new development into the new community and environment so that it is more sustainable.

On 6 April 2010 the Community Infrastructure Levy (CIL) Regulations came into force which make it unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development, or any part of a development, whether there is a local CIL in operation or not, if the obligation does not meet all of the three following tests set out in Regulation 122(2):

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development;
- c) fairly and reasonably related in scale and kind to the development.

Policy S33 of the City Plan relates to planning obligations. It states that the Council will require mitigation of the directly related impacts of the development; ensure the development complies with policy requirements within the development plan; and if appropriate, seek contributions for supporting infrastructure. Planning obligations and any Community Infrastructure Levy contributions will be sought at a level that ensures that the overall delivery of appropriate development is not compromised.

From 6 April 2015, the Community Infrastructure Levy Regulations (2010 as amended) impose restrictions on the use of planning obligations requiring the funding or provision of a type of infrastructure or a particular infrastructure project. Where five or more obligations relating to planning permissions granted by the City Council have been entered into since 6 April 2010 which provide for the funding or provision of the same infrastructure types or projects, it is unlawful to take further obligations for their funding or provision into account as a reason for granting planning permission. These restrictions do not apply to funding or provision of non-infrastructure items (such as affordable housing) or to requirements for developers to enter into agreements under section 278 of the Highways Act 1980 dealing with highway works. The recommendations and detailed considerations underpinning them in this report have taken these restrictions into account.

The City Council has consulted on the setting of its own Community Infrastructure Levy, which is likely to be introduced in 2016. In the interim period, the City Council has issued interim guidance on how to ensure its policies continue to be implemented and undue delay to development avoided. This includes using the full range of statutory powers available to the council and working pro-actively with applicants to continue to secure infrastructure projects by other means, such as through incorporating infrastructure into the design of schemes and co-ordinating joint approaches with developers.

In this case, the principal 'Heads of Terms' of the legal agreement would, if approval had been recommended, have sought to secure the following:

- i) a financial contribution towards the City Council's affordable housing fund (index linked and payable upon commencement of development)
- ii) compliance with the City Council's Code of Construction Practice and submission of a SEMP (Site Environmental Management Plan) with an annual cap of £33,000.
- iii) Lifetime car club membership (25 years) for the occupants of each new dwelling.
- iv) monitoring costs

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

Policy S28 of the City Plan requires developments to incorporate exemplary standards of sustainable and inclusive urban design and architecture. Policy S40 considers renewable energy and states that all major development throughout Westminster should maximise on-site renewable energy generation to achieve at least 20% reduction of carbon dioxide

emissions, and where feasible, towards zero carbon emissions, except where the Council considers that it is not appropriate or practicable due to the local historic environment, air quality and/or site constraints. The NPPF establishes a presumption in favour of sustainable development. London Plan Policy 5.3 also requires developments to achieve the highest standards of sustainable design, with Policy 5.2 seeking to minimise carbon emissions through a 'Be Lean, Be Clean and Be Green' energy hierarchy.

A BREEAM pre-assessment has been carried out on the proposed flats in the building and it is predicted that, if enhancement measures are introduced, the proposed flats could achieve a BREEAM Excellent rating.

The energy efficiency and sustainability initiatives of the site have been optimised to address the Mayor's Energy Hierarchy and to address the requirements of policies in Chapter 5 of the London Plan and Westminster's City Plan Policy S28. The applicant's Energy Statement states that with the installation of a CHP engine, passive design measures and energy efficiency measures that the building's total CO2 emissions are predicted to show a reduction of 23% over Building Regulations Part L 2013 baseline emissions, which is welcomed. It is also proposed to introduce PV panels on the roof.

To encourage biodiversity a green roof is proposed which would be in accordance with Policy S38 of the City Plan and UDP Policy ENV 17.

#### **6.11 Other Issues**

TfL advise that it may be problematic to construct the development without impacting on the cycle hire station on Great Marlborough Street in front of the site. This is dealt with by informative.

One of the objectors also raises concerns on the grounds that the proposal should not take into account of any future increase in height of the Poland Street flank wall (Site2). Site 2 however does not form part of these proposals.

#### **6.12 Conclusion**

The proposed development provides a mixed use development of good architectural quality that will contribute to the character and function of the area. However, the proposed financial contribution in lieu of affordable housing on site is inadequate, and is not supported by the City Council's independent viability consultants. The application is therefore recommended for refusal on these grounds.

### **BACKGROUND PAPERS**

1. Application form
2. Letter from Historic England dated 21 May 2015
3. Email from Historic England (Archaeology) dated 1 June 2015
4. Email from Transport for London dated 7 May 2015
5. Email from Crossrail dated 18 May 2015
6. Email from the Soho Society dated 12 May 2015
7. Memorandum from Highways Planning Manager dated 22 May 2015

8. Memoranda from Environmental Health dated 1 June 2015 and email dated 2 November 2015
9. Letters on behalf of the occupiers of 51-53 Great Marlborough Street dated 26 May, 8 and 30 September and 22 October 2015
10. Letter from Marshall Street Regeneration Ltd, 18 Marshall Street dated 19 June 2015
11. Letter on behalf of the occupier of 51 Great Marlborough Street dated 3 June 2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT PAUL QUAYLE ON 020 7641 2547 OR BY E-MAIL [pquayle@westminster.gov.uk](mailto:pquayle@westminster.gov.uk)

**DRAFT DECISION LETTER**

**Address:** Fenton House, 55-57 Great Marlborough Street, London, W1F 7JX

**Proposal:** Demolition and redevelopment behind retained street facades at 54 and 55-57 Great Marlborough Street to provide a new building comprising basement, ground and first to seventh floor levels. Use of the part basement and ground floor levels as two retail units (Class A1) and one dual / alternative retail or restaurant (Class A1 / A3) unit at part basement and ground floor levels. Use of part basement and ground and the entire first to seventh floor levels as residential accommodation comprising 27 units with associated terraces at rear first floor and balconies at fifth and sixth floor levels. Excavation at basement level, the provision of a green roof at main roof level and installation of plant in the basement and at seventh floor level. (SITE INCLUDES 54 GREAT MARLBOROUGH STREET)

**Plan Nos:** DM.001, 002, 003, 004, 005, 006, 007, 008, 009, 201, 202, 203; PR.001, GA.100, PR.002, 003, 004, 005, 006, 007, 008, 009, 010 Rev B, 011 Rev B, 201.1 Rev A, 201.2, 202.1, 202.2, 203, 204, 205.1, 300.1, 300.2, 301.1, 301.2

**Case Officer:** Josephine Palmer

**Direct Tel. No.** 020 7641 2723

**Recommended Reason for Refusal:****Reason:**

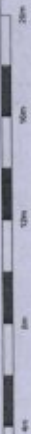
- 1 The proposal fails to make adequate provision for affordable housing which would not meet S16 of Westminster's City Plan: Strategic Policies adopted November 2013 which seeks a proportion of new residential floorspace as affordable housing, and policy H4 of our Unitary Development Plan that we adopted in January 2007. We do not consider that the circumstances of your case justify an exception to our policy.

**Informative(s):**

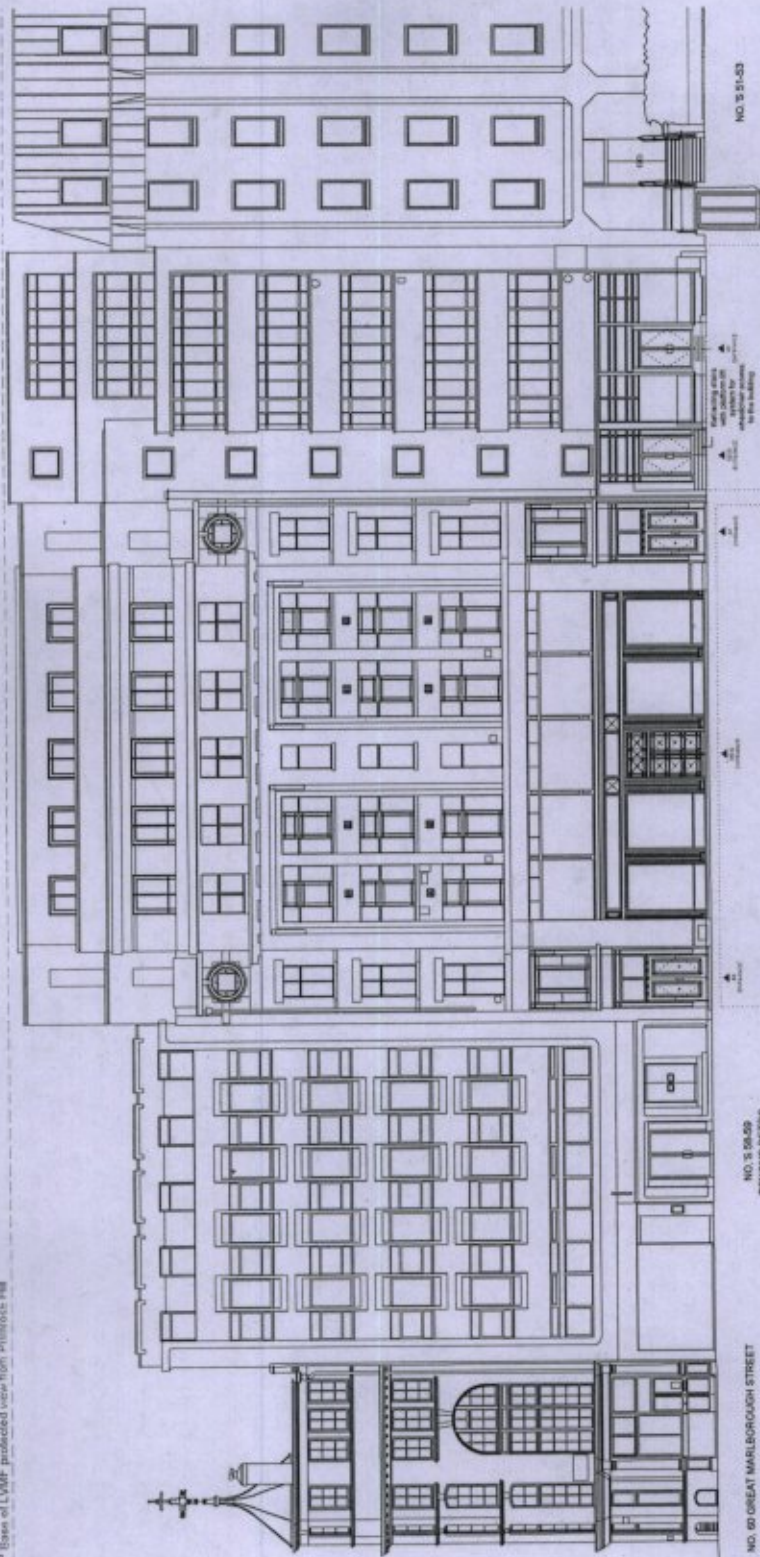
- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's 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 to the applicant at the validation stage and 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. 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:** A revised affordable housing offer

- 2 In the event that you resubmit a revised application for this site, you are advised to contact Richard McEllistrum (Transport for London) on 0203 054 8966 to discuss whether construction works require the suspension of the Cycle Hire Station on Great Marlborough Street. You will need the consent of Transport for London for such a suspension



52.38 East of LVMF produced view from Plumrose Hill



20.00 Above Ordnance Datum

NOTES:  
 DO NOT SCALE FROM THIS DRAWING.  
 ALL DIMENSIONS TO BE CHECKED ON SITE.  
 ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY

**TF ARCHITECTURE**

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 LONDON W1C 2AB

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E. info@tfarchitecture.com

CLIENT

PROJECT

DRAWING TITLE

DATE

MARLBOROUGH HOUSE LTD

NOS. 54 & 55-57 GREAT MARLBOROUGH ST

FRONT ELEVATION\_PROPOSED

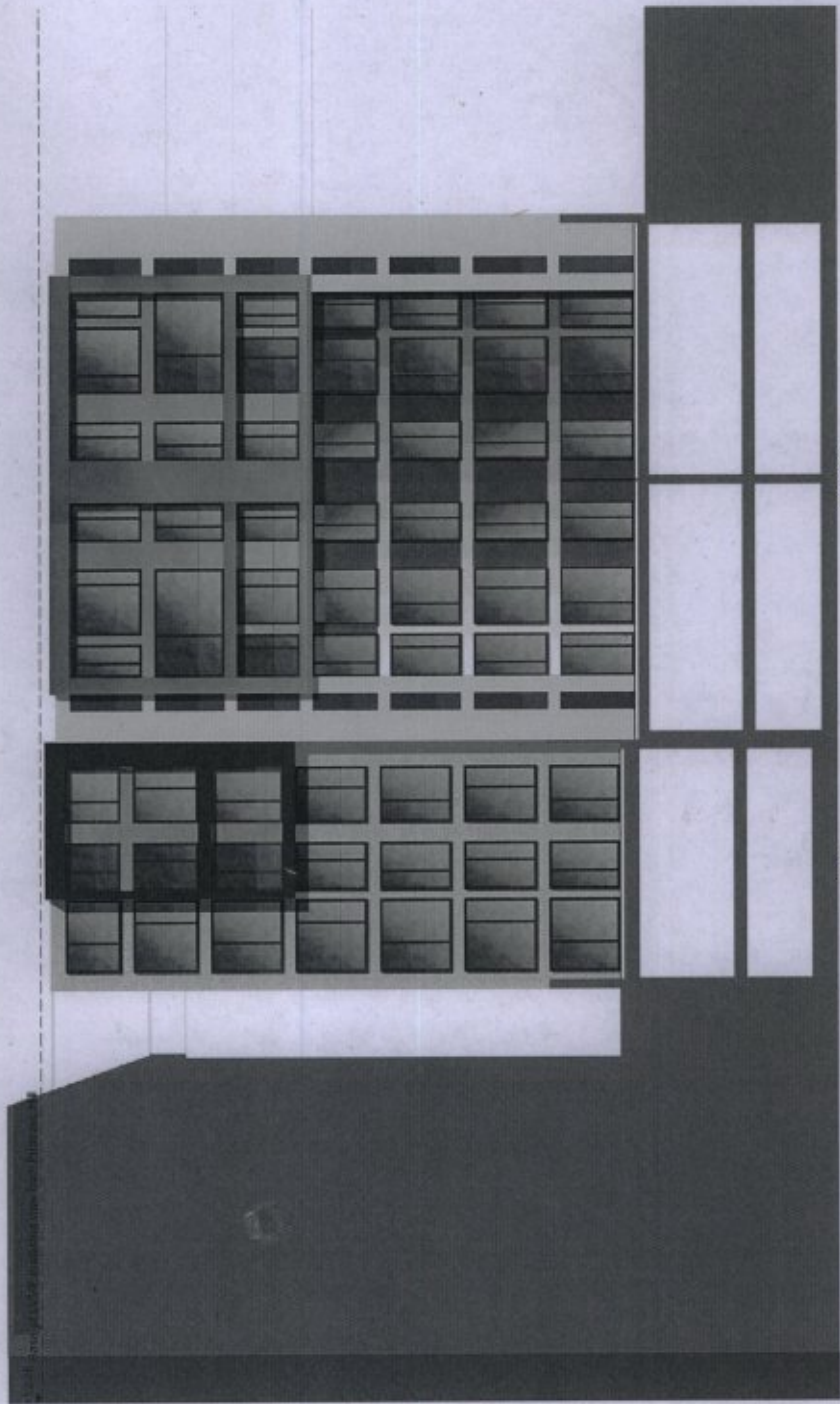
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JOB NO. 452

DRWG NO. PR.201.1

REV. A



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DATE	01.2015
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JOB NO.	452
DRWG NO.	PR.202.2
REV.	

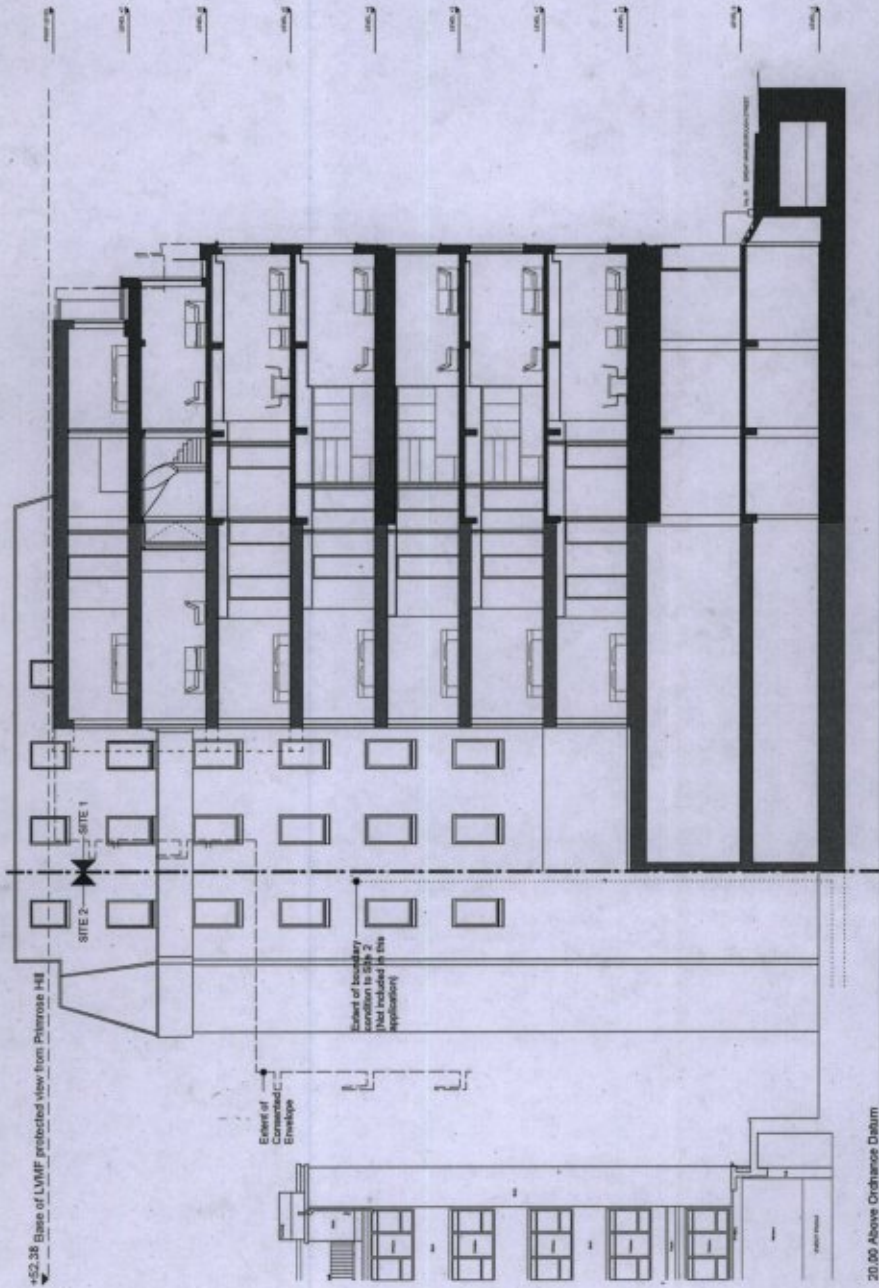
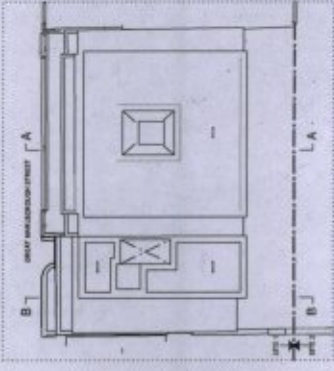
**TF ARCHITECTURE**  
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SITE PLAN



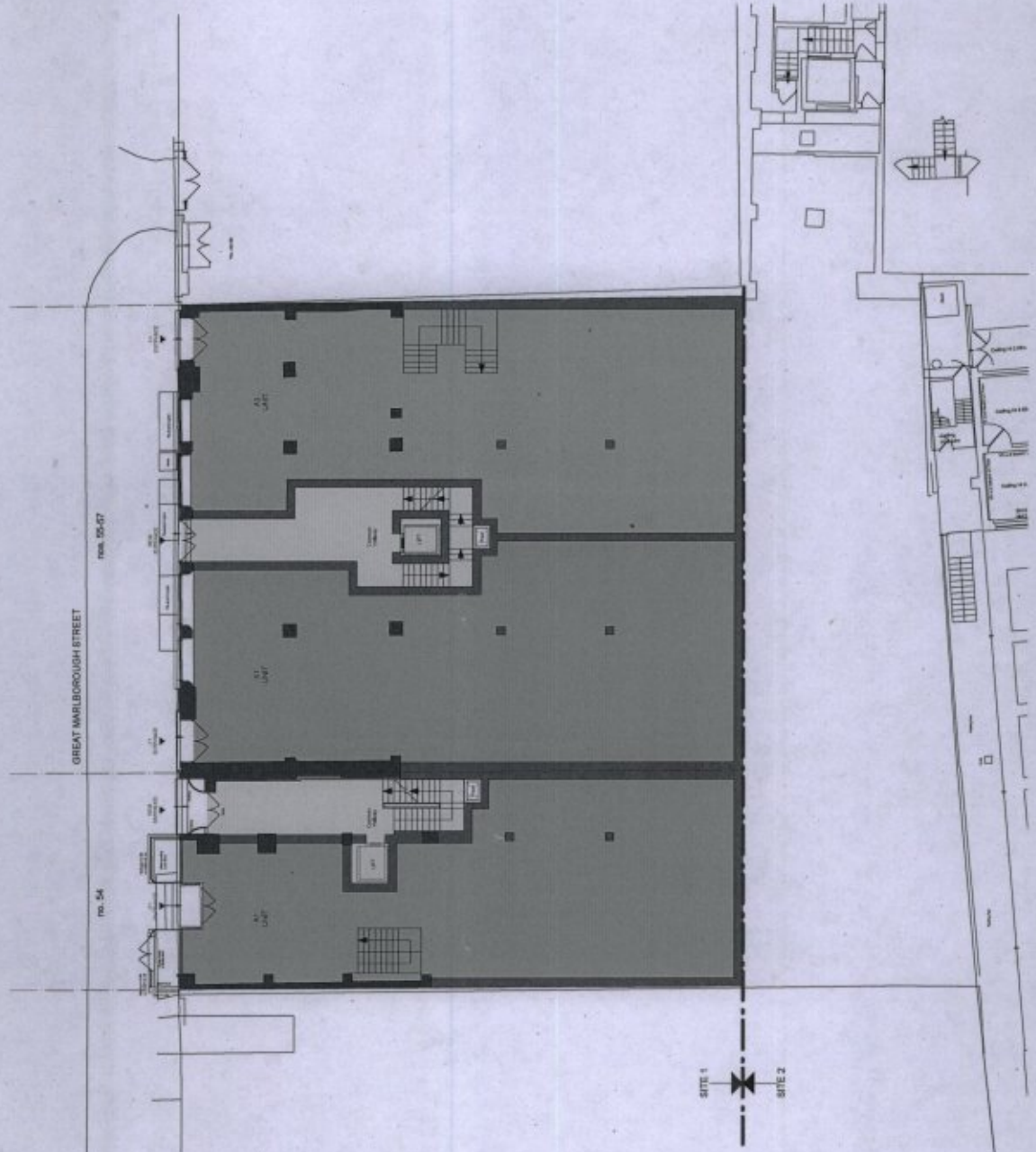
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CLIENT  
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 DATE 01.2015  
 SCALE 1:200 @ A3

MARLBOROUGH HOUSE LTD  
 NOS. 54 & 55-57 GREAT MARLBOROUGH ST  
 SECTION BB\_PROPOSED  
 PLANNING: 150410  
 JOB NO. 452  
 DRAWING NO. PR.204  
 REV.



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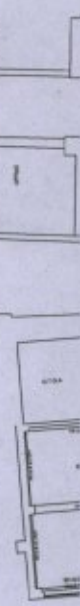
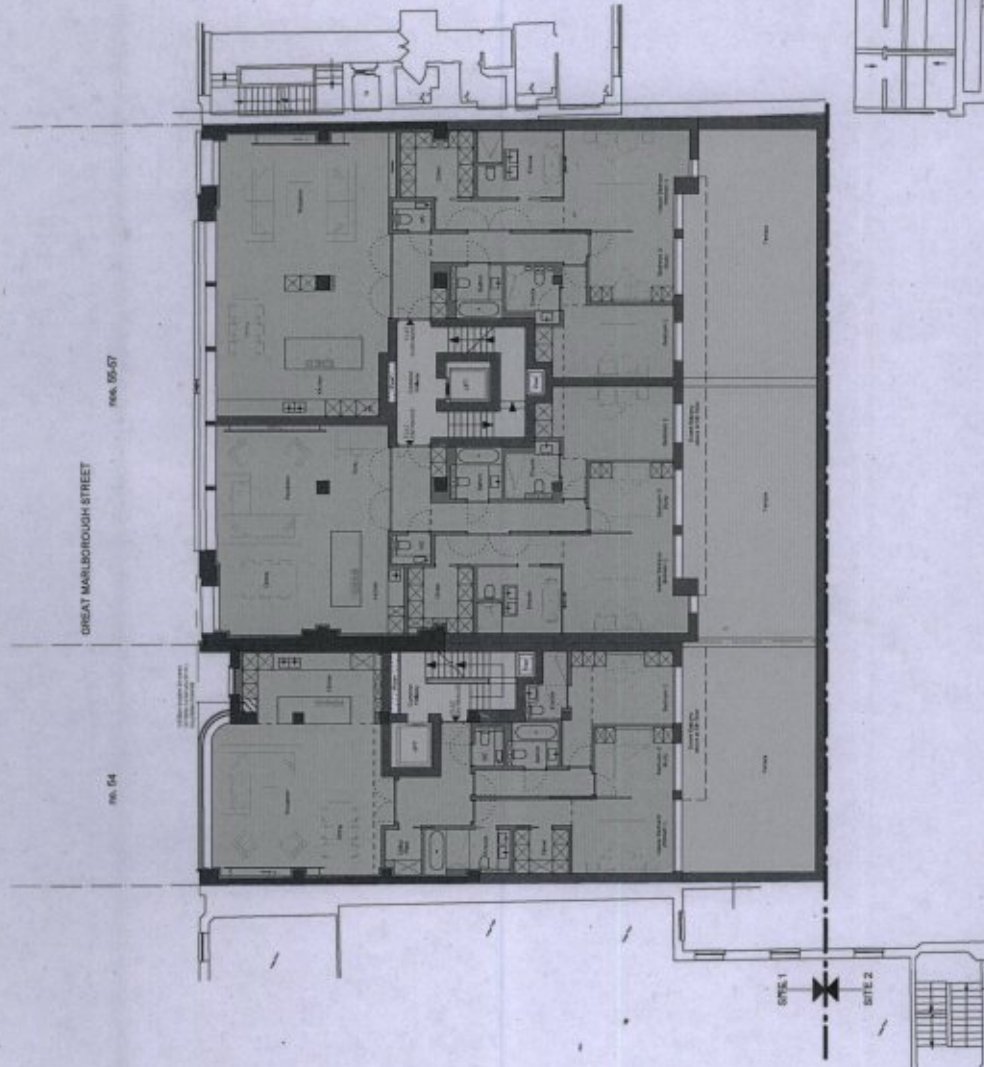


NORTH POINT

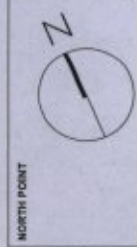


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CLIENT	MARLBOROUGH HOUSE LTD
PROJECT	NOS. 54 & 55-57 GREAT MARLBOROUGH ST
DRAWING TITLE	PLANNING: 150410 LEVEL 0, PROPOSED
DATE	01.2015
SCALE	1:200 @ A3
JOB NO.	452
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REV.	

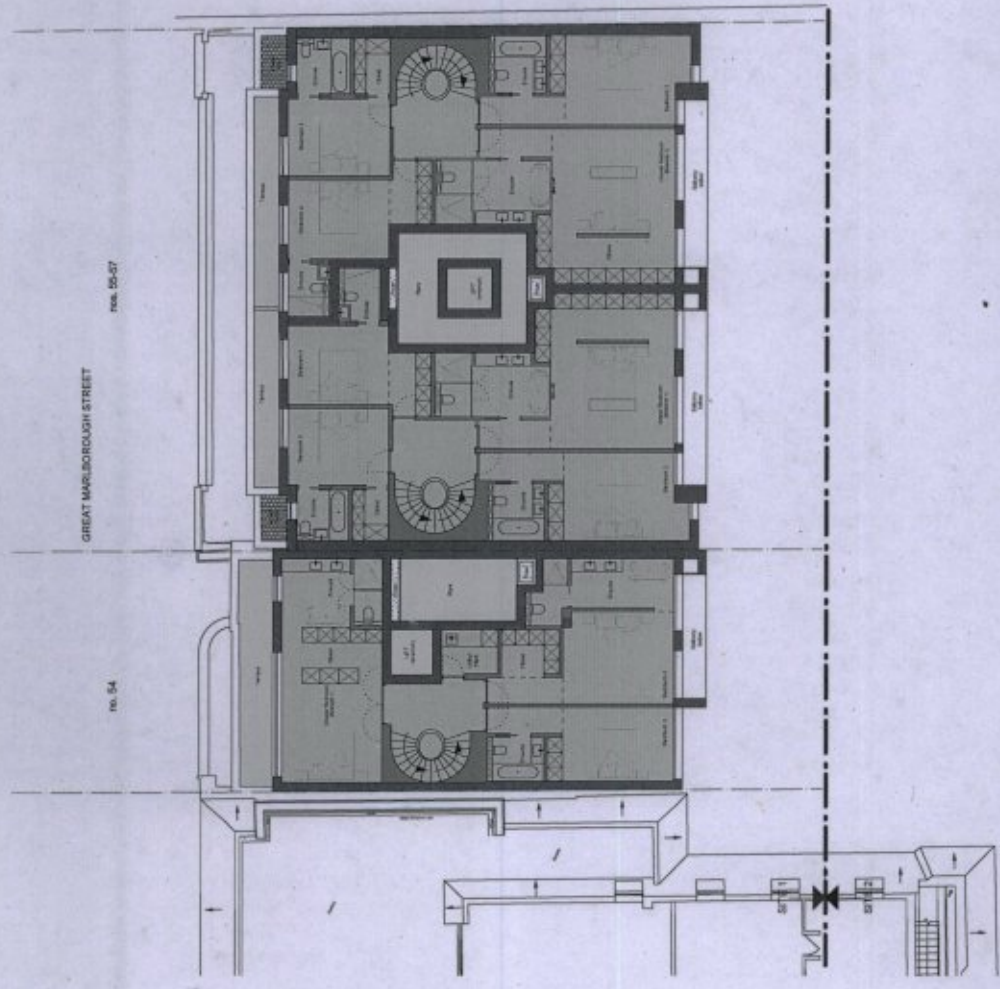
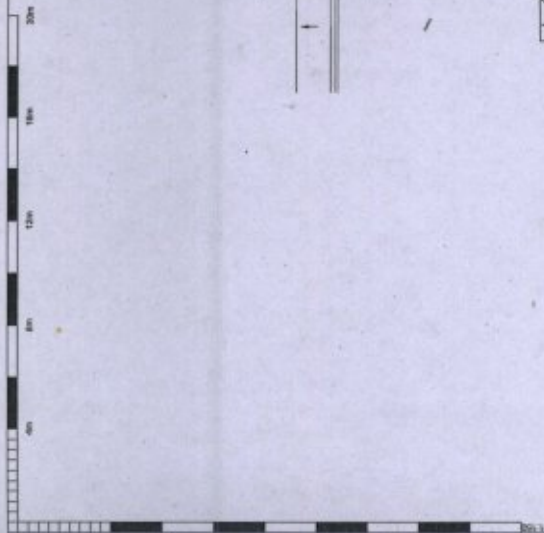


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CLIENT	MARLBOROUGH HOUSE LTD
PROJECT	NOS. 54 & 55-57 GREAT MARLBOROUGH ST
DRAWING TITLE	PLANNING: 150410 LEVEL +1, PROPOSED
DATE	01.2015
SCALE	1:200 @ A3
JOB NO.	452
DRWG NO.	PR.004
REV.	



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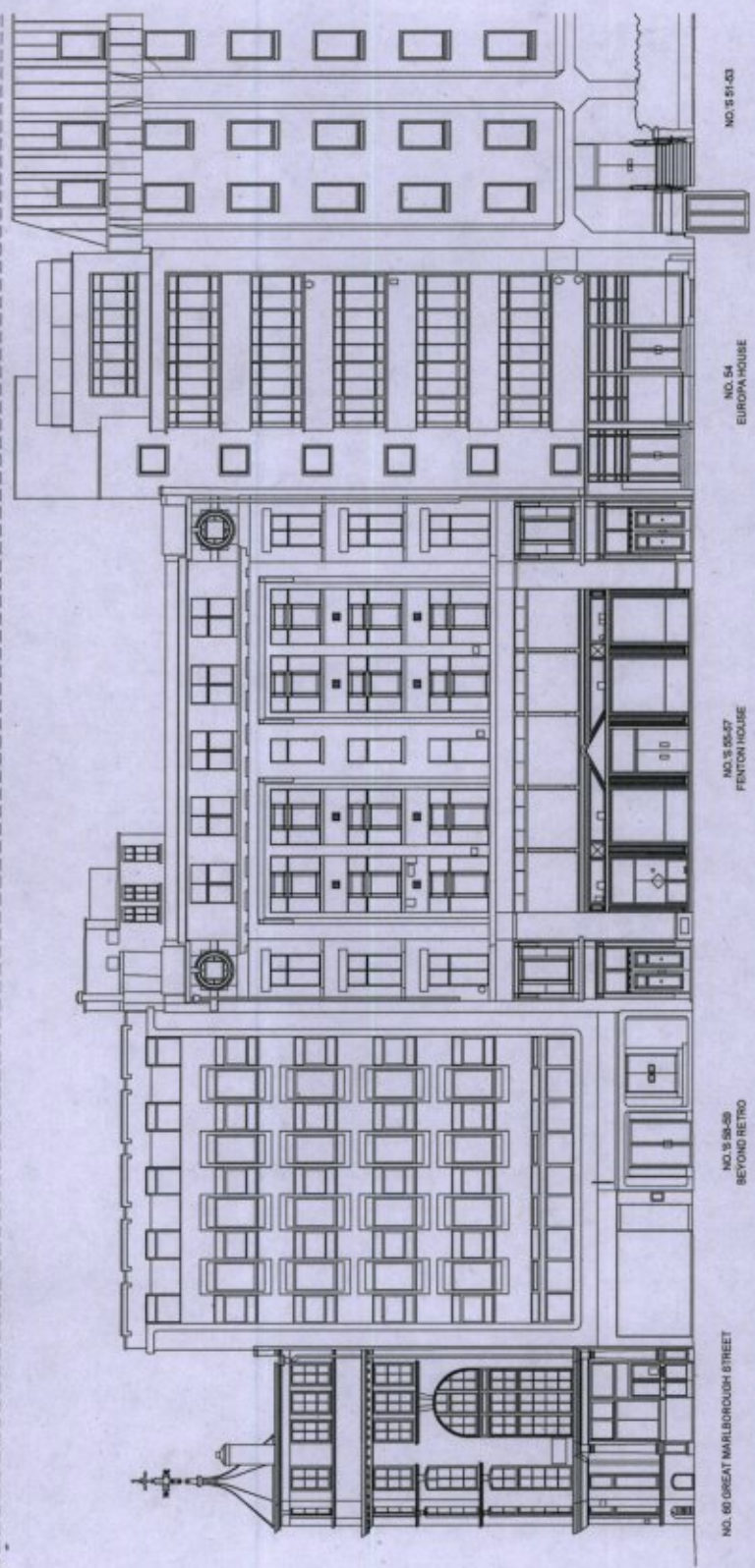


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CLIENT	MARLBOROUGH HOUSE LTD
PROJECT	NOS. 54 & 55-57 GREAT MARLBOROUGH ST
DRAWING TITLE	PLANNING: 150410
DATE	01.2015
SCALE	1:200 @ A3
JOB NO.	452
DRWG NO.	PR.010
REV.	LEVEL +7_PROPOSED



1:50 2/8 Base of LVMF protected view from Princess Hill



NO. 15 81-83

NO. 54  
EUROPA HOUSE

NO. 15 85-87  
FENTON HOUSE

NO. 15 88-90  
BEYOND RETRO

NO. 60 GREAT MARLBOROUGH STREET

20.00 Above Ordnance Datum

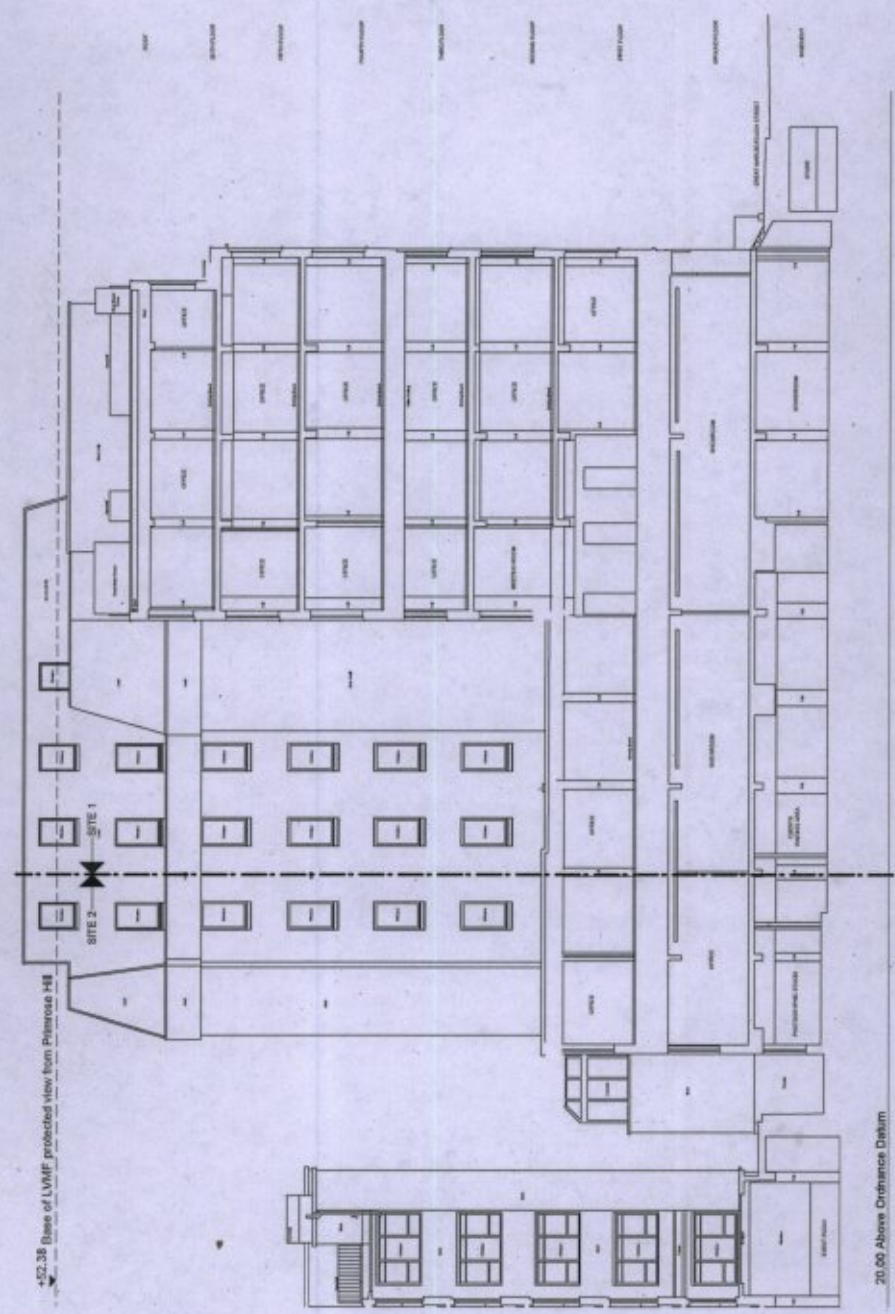
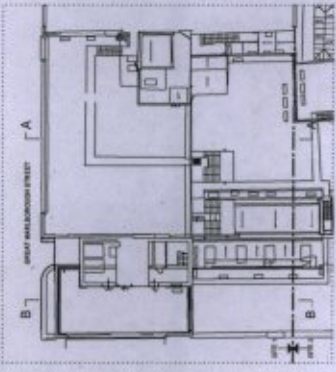
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 - JUST SCALE FROM THIS DRAWING.  
 - ALL DIMENSIONS TO BE CHECKED ON SITE.  
 - ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY



**TF ARCHITECTURE**  
 2-3 WOODSTOCK STREET  
 LONDON W1C 2AB  
 T. 020 7052 0756  
 F. 020 7052 0757  
 E. info@tfarchitecture.com

CLIENT	MARLBOROUGH HOUSE LTD
PROJECT	NOS. 54 & 55-57 GREAT MARLBOROUGH ST
DRAWING TITLE	FRONT ELEVATION_EXISTING
DATE	01.2015
SCALE	1:200 @ A3
JOB NO.	452
DRWG NO.	EX.201.1
REV.	

SITE PLAN



<p><b>TF ARCHITECTURE</b>                  2-3 WOODSTOCK STREET                  LONDON W1C 2AB                  T. 020 7052 0756                  F. 020 7052 0757                  E. info@tfarchitecture.com</p>	CLIENT	MARLBOROUGH HOUSE LTD
	PROJECT	NOS. 54 & 55-57 GREAT MARLBOROUGH ST
	DRAWING TITLE	PLANNING: 150410
	DATE	01.2015
	SCALE	1:200 @ A3
	JOB NO.	452
	DRWG NO.	EX.203
	REV.	SECTION BB_EXISTING

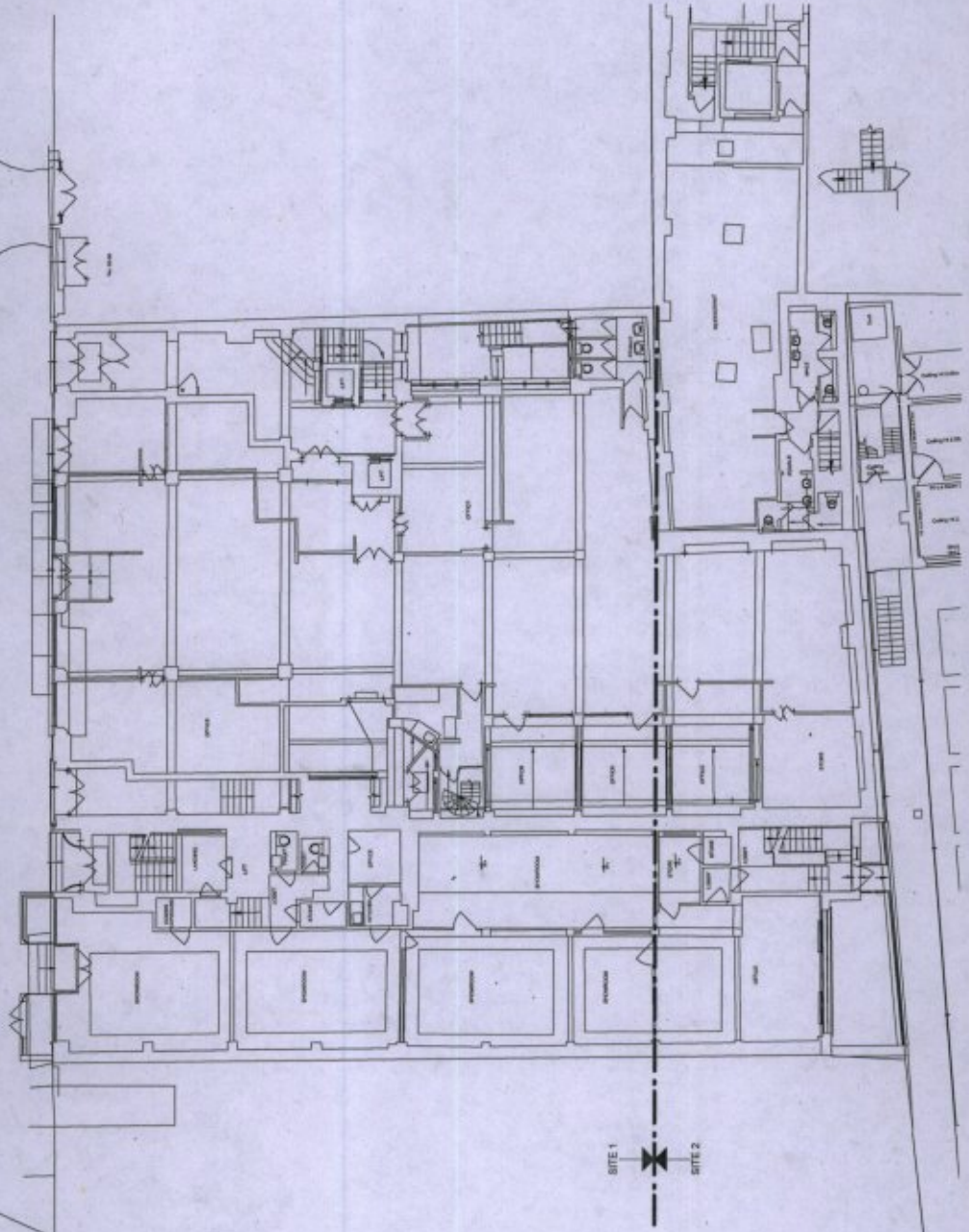
NOTES:  
 1. DO NOT SCALE FROM THIS DRAWING.  
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GREAT MARLBOROUGH STREET

no. 54

nos. 55-57



NOTES:  
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NORTH POINT



**TF ARCHITECTURE**

2-3 WOODSTOCK STREET  
 LONDON W1C 2AB  
 T. 020 7052 0766  
 F. 020 7052 0757  
 E. info@tfarchitecture.com

CLIENT

PROJECT

DRAWING TITLE

DATE

MARLBOROUGH HOUSE LTD

NOS. 54 & 55-57 GREAT MARLBOROUGH ST

PLANNING: 150410

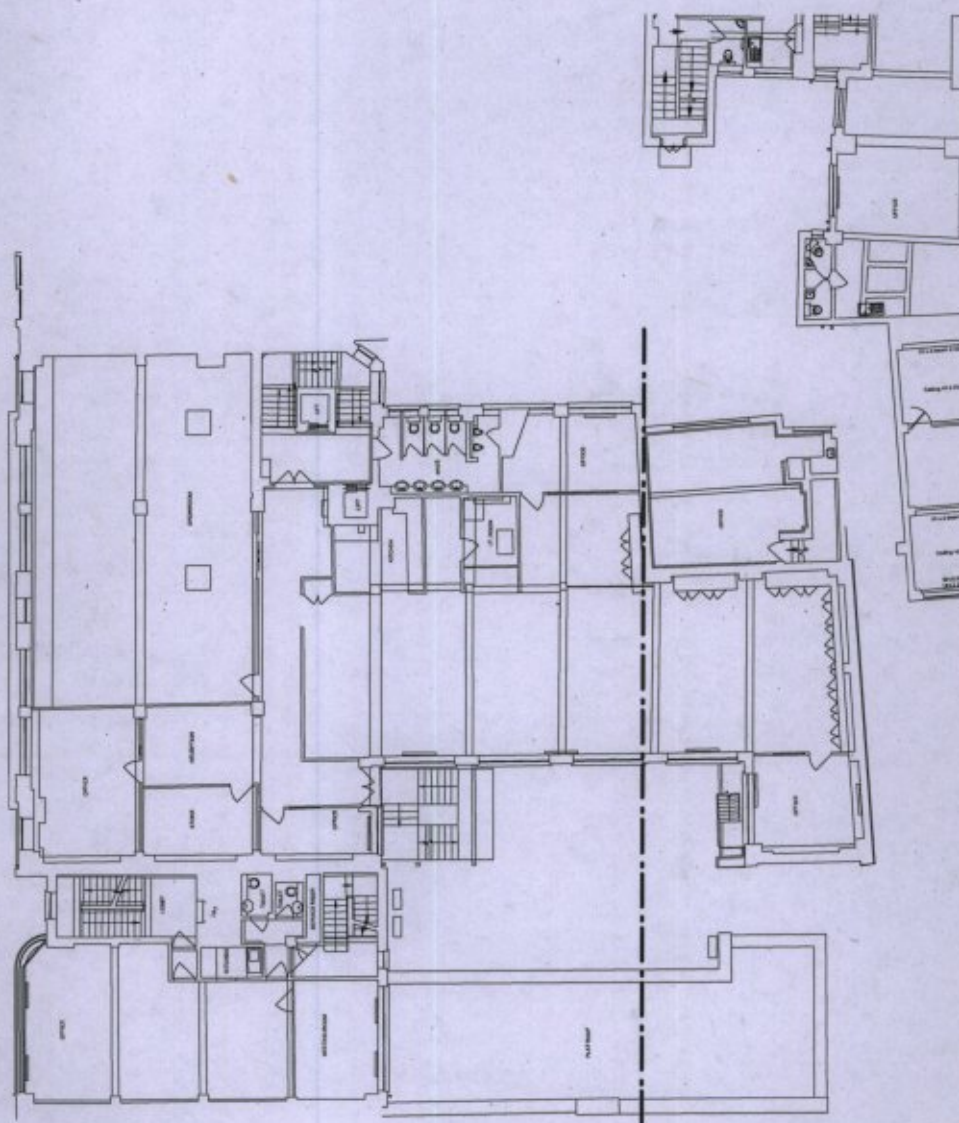
SCALE 1:200 @ A3

JOB NO. 452

DRWG NO. EX.003

LEVEL 0\_EXISTING

REV.



GREAT MARLBOROUGH STREET

nos. 54-57

nos. 54



NOTES:  
 1. JUST SCALE FROM THIS DRAWING.  
 2. ALL DIMENSIONS TO BE CHECKED ON SITE.  
 3. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

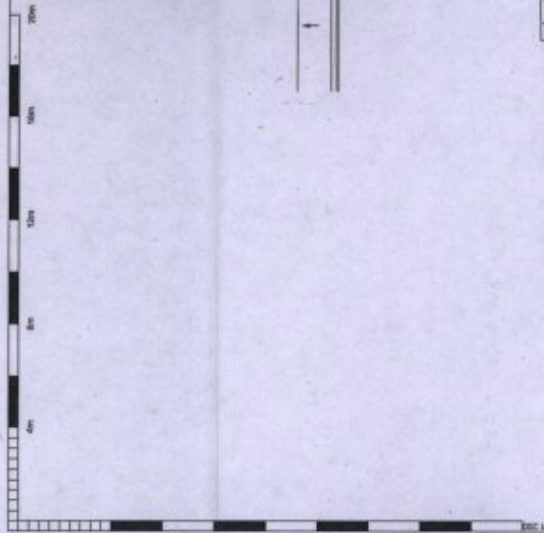
NORTH POINT



**TF ARCHITECTURE**  
 2-3 WOODSTOCK STREET  
 LONDON W1C 2AB  
 T. 020 7052 0756  
 F. 020 7052 0757  
 E. info@tfarchitecture.com

CLIENT	MARLBOROUGH HOUSE LTD
PROJECT	NOS. 54 & 55-57 GREAT MARLBOROUGH ST
DRAWING TITLE	PLANNING: 150410
DATE	01.2015
SCALE	1:200 @ A3
JOB NO.	452
DRWG NO.	EX.005
REV.	LEVEL +2_EXISTING

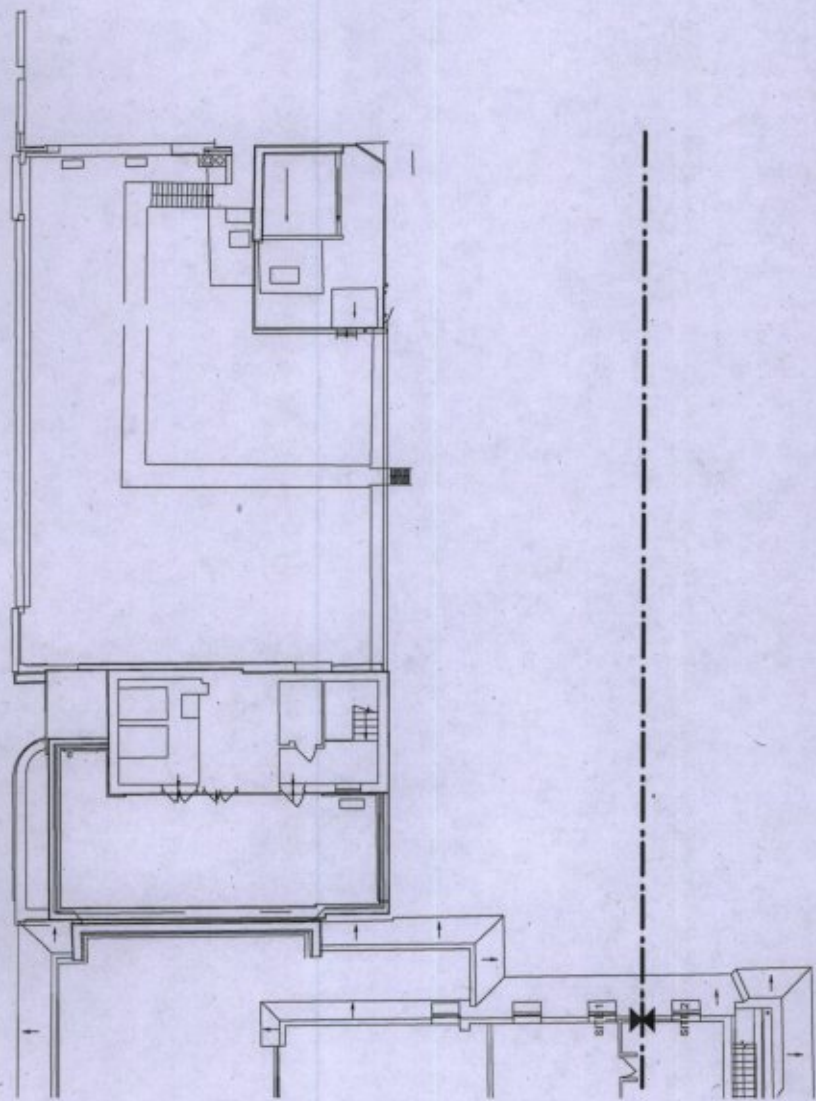




GREAT MARLBOROUGH STREET

nos. 54

nos. 55-57



NOTES:  
 DO NOT SCALE FROM THIS DRAWING.  
 ALL DIMENSIONS TO BE CHECKED ON SITE.  
 ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

NORTH POINT



**TF ARCHITECTURE**  
 2-3 WOODSTOCK STREET  
 LONDON W1C 2AB  
 T. 020 7052 0756  
 F. 020 7052 0757  
 E. info@tfarchitecture.com

CLIENT	MARLBOROUGH HOUSE LTD
PROJECT	NOS. 54 & 55-57 GREAT MARLBOROUGH ST
DRAWING TITLE	PLANNING: 150410
DATE	01.2015
SCALE	1:200 @ A3
JOB NO.	452
DRWG NO.	EX.010
REV.	LEVEL +7_EXISTING