

<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> Regent's Park	
<b>Subject of Report</b>	<b>4-6 St Edmund's Terrace, London, NW8 7QP</b>		
<b>Proposal</b>	Demolition of the existing buildings at Nos.4-6 St Edmund's Terrace and redevelopment of the site to provide a new building comprising two basement floors, a lower ground floor, ground floor and five upper storeys to provide nine residential units, with associated car and cycle parking, refuse and recycling storage, plant, roof level photovoltaic panels and brown roofs.		
<b>Agent</b>	Savills		
<b>On behalf of</b>	4-6 St Edmund's Terrace Ltd		
<b>Registered Number</b>	15/04351/FULL	<b>TP / PP No</b>	TP/11235
<b>Date of Application</b>	15.05.2015	<b>Date amended/ completed</b>	14.07.2015
<b>Category of Application</b>	Minor		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Outside Conservation Area		
<b>Development Plan Context</b> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

Refuse permission - amenity, tree impact and design/landscaping grounds.







St Edmund's Terrace elevation (top) and Wells Rise elevation (bottom)

**4-6 ST EDMUND'S TERRACE, NW8**

## 2. SUMMARY

Permission is sought for the redevelopment of the site to provide a new building comprising two basement floors, a lower ground floor, ground floor and five upper storeys to provide nine residential units with off-street car parking at basement level.

The key issues in this case are:

- \* The acceptability of the proposed residential accommodation.
- \* The impact of the proposed building on the character and appearance of this part of the City.
- \* The impact on the amenity of neighbouring residents.
- \* The impact of the proposal in transportation terms.

The proposed development would have an adverse impact on the street tree in St. Edmund's Terrace, would provide inadequate landscaping to the rear at lower ground floor level and provide insufficient soil depth over the basement floors, and would have an adverse impact on the amenity of neighbouring residents in Wells Rise and Danes Court in terms of overlooking and increased sense of enclosure. As such, in these regards the redevelopment scheme would fail to accord with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan) and as such, it is recommended for refusal for the reasons set out in the draft decision letter appended to this report.

## 3. CONSULTATIONS

### WARD COUNCILLORS - REGENT'S PARK WARD

Any response to be reported verbally.

### ST JOHN'S WOOD SOCIETY

Objection. Proposal is overdevelopment, object to double level basement, loss of light to Danes Court and no tree report submitted.

### HIGHWAYS PLANNING MANAGER

No objection, subject to S106 legal agreement to secure the following: (a) maintenance and management plan for the car lift and stackers; (b) highway works immediately surrounding the site required for the development to occur, consisting of reinstatement of pavement in place of redundant vehicle crossovers; and (c) provision of car parking spaces on an unallocated basis.

### ARBORICULTURAL MANAGER

Regrets the removal of the unprotected Cotoneaster tree in the rear garden of No.4 St Edmund's Terrace, the loss of garden and soil for replacement planting, and objects to the adverse impact the development would have on the roots and canopy of the Lime street tree in St. Edmund's Terrace.

### BUILDING CONTROL

No objection.

### ENVIRONMENTAL HEALTH

Means of escape appears to be inadequate. Recommends conditions including in respect of mechanical plant.

### LONDON BOROUGH OF CAMDEN

Any response to be reported verbally.

**ROYAL PARKS**

Any response to be reported verbally.

**THAMES WATER**

Any response to be reported verbally.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS**

No. of Consulted: 82; Total No of Replies: 24

Twenty four respondents raising objection on all or some of the following grounds:

**Land Use**

- No affordable housing proposed.

**Design**

- Scale of development is too large in relation to existing building and neighbouring buildings.

**Amenity**

- Basement units experience sense of enclosure and daylight/sunlight deficiencies.
- Loss of daylight/sunlight to neighbouring properties.
- Sense of enclosure to Wells Rise and Danes Court properties.
- No cut away to the massing where it meets neighbouring Wells Terrace as is present across the road.
- Loss of tree in the rear garden of 4 St Edmund's Terrace which provides greening and privacy for occupiers of Wells Rise.
- Impact of rear roof terraces upon the privacy of neighbouring properties in particular in Danes Court and Wells Rise, in terms of overlooking and potential noise disturbances.

**Transportation/Parking**

- Even though development has underground parking, development will lead to congestion and pressure on parking in vicinity.
- Streets are already congested and development will add to that.

**Construction Impact**

- Recently completed development across the road in Camden caused a disturbance to residents and unfair to subject residents to disturbances again, in terms of noise, dust and traffic.
- Ground assessment identifies toxins in ground that would be detrimental to health if inhaled.
- Transport statement does not take into account additional vehicular traffic generated by 50 St Edmund's Terrace.
- Weight pressure from construction vehicles is likely to cause damage to street.
- Basement excavation could disturb underground water table.

**ADVERTISEMENT/SITE NOTICE**

Yes.

**4. BACKGROUND INFORMATION****4.1 The Application Site**

The application site comprises three, four storey mid 20<sup>th</sup> century, dwellinghouses located at Nos.4-6 St. Edmund's Terrace. The site is located on the south eastern corner of the junction between St. Edmund's Terrace and Wells Rise. These buildings are not listed and are not located within a conservation area.

## 4.2 Relevant History

22 May 2012 - Two planning applications for the erection of roof extensions to Nos.4 and 5 St. Edmund's Terrace were withdrawn following officer advice regarding concerns that they would result in a loss of light and privacy for the occupiers of flats in Danes Court (12/02167/FULL and 12/02186/FULL).

## 5. THE PROPOSAL

Planning permission is sought for the demolition of the existing buildings at Nos.4-6 St Edmund's Terrace and redevelopment of the site to provide a new building comprising two basement floors, a lower ground floor, ground floor and five upper storeys to provide nine residential units, with associated car and cycle parking, refuse and recycling storage, mechanical plant, roof level photovoltaic panels and brown roofs.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

Policy S14 of the City Plan and Policy H3 of the UDP seek to encourage the provision of more residential floorspace, including the creation of new residential units. Accordingly, the proposed uplift in residential floorspace and the number of units on the site is supported in land use terms.

The density of the proposed development (calculated using habitable rooms per hectare – hr/ha) would exceed the upper limit for this part of the City. The density rating for this location is low (PTAL 1B) due to the distance from London Underground stations and limited bus routes in the immediate vicinity. The London Plan (2015) uses PTAL ratings to define density ranges. As a consequence the density range in the London Plan for this site is between 150 and 250hr/ha. In the UDP Policy H11 sets out that in density Zone 4, in which the site is located along with most of St. John's Wood, the target density range is 120-350hr/ha.

If the open plan kitchen, dining room and living rooms are considered as one habitable room the density of the proposed development would be 878hr/ha. If these large open plan living spaces are considered as two habitable rooms (i.e. separate living rooms and kitchen/dining rooms), the density of the proposed development would be 1059hr/ha. This is well above the low density levels set out in Policy 3.4 of the London Plan and Policy H11 in the UDP. However, it is important to note that both the London Plan and UDP policies identify that the housing density figures they provide are only a starting point and should not be applied rigidly. The density figures are not a definitive measure of whether development amounts to overdevelopment of a site. Policy H11 in the UDP explains that:

*'Proposals for new housing developments that are above the density ranges shown on the Proposals Map may be granted permission if they are close to public transport facilities and open space and meet complementary policies, particularly: (1) townscape and design policies; (2) residential amenity, including daylighting and sunlighting controls, for existing residents and new residents in the proposed housing, (3) off street parking spaces, the mix of housing units, including family housing and affordable housing and garden space; and (4) the desirability of maintaining any special feature of the urban fabric in any area.'*

In this context it is not considered that the density of the development in terms of the number of units/habitable rooms per hectare is unacceptable, given that the development is in an area of townscape of varying scale and density, which is typically much higher in density than more



suburban parts of St. John's Wood to the north west that are also within the same density zone. As set out in Policy H11 of the UDP, the impact of the bulk and form of the building that delivers this density of residential floorspace must be assessed in terms of its design, amenity and other material planning impacts. These impacts of the development are assessed later in this report.

The existing three single family houses would be replaced with nine residential units comprising of 1 x 2 bed units, 7 x 3 bed units and 1 x 4 bed units. The mix of unit sizes comprising predominantly family sized units accords with Policy H5 of the UDP and S15 of our City Plan.

The proposed flats exceed the space requirements set out in the Government's new technical housing standards dated March 2015, are dual or triple aspect, will receive adequate daylight and sunlight and amenity space is provided to all but one of the units with associated car and cycle storage and refuse and recycling storage within the basement. Overall, the quality of residential accommodation proposed is acceptable and accords with Policy ENV13 and H10 of the UDP and S29 of the City Plan. Objections raised to the quality of accommodation proposed including levels of daylight are therefore not supported.

As initially submitted there was uncertainty as to whether the development would generate a requirement for affordable housing provision. The applicant has clarified the Gross External Floorspace (GEA) of the existing and proposed buildings during the course of the application and officers are now satisfied that these updated figures are correct and have been calculated in accordance with the definition of 'Gross Floorspace' in the UDP. The existing buildings on the site have a floorspace of 939.7m<sup>2</sup> GEA floorspace and the proposed development contains 1848.8m<sup>2</sup> of GEA floorspace. The uplift in residential GEA floorspace would therefore be 909.1m<sup>2</sup>. The scheme includes nine residential units and there are already three units on the site, as such the uplift in residential units would be limited to six units. Whilst these are large in size, they are not considered to be excessively large and are consistent with the prevailing size of properties in this part of the City. Therefore, given that the scheme would generate an uplift in residential floorspace of less than 1,000m<sup>2</sup> and less than 10 new residential units, the development does not trigger a requirement to provide affordable housing under Policy H4 in the UDP, Policy S16 in the City Plan and the guidance set out in the Interim Guidance Note on Affordable Housing Policy (November 2013).

## **6.2 Townscape and Design**

The existing buildings are not of notable townscape value and are located outside of the St. John's Wood Conservation Area. Accordingly, their demolition and replacement is considered to be acceptable, subject to the quality of the proposed replacement building.

In terms of overall height, bulk and massing, the character of this part of St. John's Wood is comprised largely of blocks of flats with the exception of the site and the three storey dwellings on Wells Rise. Danes Court to the east is a nine storey block of flats, the newly completed development opposite, No.50 St. Edmund's Terrace is sixstoreys high and Nos.7-8 St. Edmund's Terrace is a five to six storey block of flats.

The proposal is for a new building, comprising double basement, lower ground floor and ground floor, with three to five upper storeys. A perimeter approach is taken to the massing, concentrating the fourth and fifth storey elements on the corner of St. Edmund's Terrace and Wells Rise, broadly within the plots of Nos.5 and 6 St Edmund's Terrace, with the remainder of the building being three storeys. In design terms, this approach to the massing negotiates the difference in scale between St. Edmund's Terrace and Wells Rise reasonably well, concentrating the taller elements away from the more sensitive boundaries adjoining Danes Court and 10 Wells Rise.

The front elevation of the proposed building would sit forward of the existing building line, however, the building line along St. Edmund's Terrace is variable and not entirely consistent and therefore the building line proposed, which would align with the front building line of Nos.7-8 St. Edmund's Terrace, is considered to be acceptable.

The building envelope and site coverage, particularly at basement level, are extensive in comparison to the existing buildings. Whilst this is largely handled successfully in design terms, as set out in the preceding paragraphs, the impact this has on the appearance of the site to the rear at lower ground floor level is not acceptable.

In design terms the principle of provision of a double basement below the site is not considered contentious, subject to its external manifestations. In this case the front lightwell proposed would not be untypical of a residential block of this scale and the true depth of the lightwell would not be appreciable given the grille proposed within the lightwell below lower ground floor level.

To the rear, the existing buildings on the application site have gardens, which are typical of the private garden areas found to the rear of the properties in Wells Rise and St. Edmund's Terrace and generally across St. John's Wood. As referenced in the preceding paragraph, the proposed development includes a double basement below the whole site and the lower ground floor level would extend out across almost the whole of the site to the rear leaving no garden area that would appear free from development at either lower ground or ground floor level. The absence of a garden area to the rear and the lack of a suitable soil depth over the basement to support mature soft landscaping and planting is considered to harm the appearance of the site and would fail to maintain the appearance of the site or this part of the City. This would be contrary to Policies DES1, ENV4, ENV15 and ENV16 in the UDP and would also fail to accord with the guidance set out in our Supplementary Planning Document 'Basement Development in Westminster' (2014), which sets out that 1.0m of top soil, plus a 200mm drainage layer should be provided over basements to ensure adequate landscaping can be provided in future.

In terms of the architectural treatment and facing materials proposed, the proposed building would be a predominantly brick-faced building and this is considered appropriate and responsive to the prevailing townscape context. In terms of the distribution of window openings, there is no objection to the offset/staggered arrangement proposed, with window openings framed with Portland stone window surrounds. Following advice from officers during the course of the application, the number of balconies on the front elevation has been reduced to reduce the level of clutter on the street faces. The metalwork proposed to balconies would be bronze in colour and this is considered to complement the other predominant facing materials. Had the application been recommended favourably, samples of facing materials would have been secured by condition.

In summary, whilst the proposed development is largely acceptable in design terms and in accordance with Policy DES1 in the UDP and Policy S28 in the City Plan, the excessive footprint of the building to the rear and the lack of a landscaped garden area are not considered to be acceptable for the reasons set out earlier in this section.

### **6.3 Amenity**

#### **6.3.1 Daylight and Sunlight**

The application is supported by a Daylight and Sunlight Report that analyses the impact of the development on the amount of natural light available to neighbouring buildings (Danes Court,



10 Wells Rise, 1 and 3 Wells Rise and 7 St. Edmund's Terrace). The study has been undertaken in accordance with the BRE Daylight and Sunlight Guidelines (2011). The submitted report has been rigorously assessed and officers are satisfied that the report's findings, that the scheme would not result in a material loss of daylight or sunlight, are correct. In this context, despite the additional height and bulk proposed at the north west corner of the site, it would accord with Policy ENV13 in the UDP and Policy S29 in the City Plan in terms of daylight and sunlight loss.

### **6.3.2 Sense of Enclosure**

In sense of enclosure terms the additional bulk and height proposed is of concern. Whilst the additional bulk and height does not result in a material loss of daylight or sunlight, given its proximity to neighbouring windows, particularly to the rear of the site, it would lead to a materially increased sense of enclosure to the rear windows and garden area of No.10 Wells Rise and the windows to the southern half of the west facing side elevation of Danes Court, principally between ground and fourth floor levels.

The additional bulk and height proposed, coupled with the projecting balconies on the rear elevation would mean that the proposed building would 'loom' over the much smaller form of No.10 Wells Rise to a much greater extent than is the case with the existing smaller buildings on this site. The effect would be oppressive in views from the rear windows and the rear garden, despite the retained outlook to the east beyond Danes Court.

The windows in Danes Court in the southern half of the west facing elevation currently enjoy views across the rear of the site, albeit with the existing buildings on the site visible to the north and the low terrace of properties along the east side of Wells Rise to the south west, with a break between the two groups between No.10 Wells Rise and the application site. The consequence of the proposed development would be to enclose the outlook from these windows to the north west to a significant and material degree due to the increased height of the development at the corner of Wells Rise and St. Edmund's Terrace and the provision of a three storey 'link' block in the existing gap between the buildings on the site and the northern elevation of No.10 Wells Rise.

In summary, the effect of the development on these neighbouring properties in sense of enclosure terms would be material and would fail to accord with Policy ENV13 in the UDP and Policy S29 in the City Plan. Despite the objections raised, other neighbouring residential windows in Wells Rise and St. Edmund's Terrace are either already enclosed to a similar degree as is proposed (west facing windows at the northern end of the west facing elevation of Danes Court) or are sufficiently distant and/or orientated such that they would not suffer a materially increased sense of enclosure.

### **6.3.3 Loss of Privacy/Overlooking**

With regard to overlooking and privacy, objections from occupiers of properties in Wells Rise have been received on grounds that the balconies will infringe upon their privacy. It is acknowledged that there are already several balconies on the rear facades of Nos. 4, 5 and 6 St Edmund's Terrace, on the first, second and third floors. These are, however, relatively small, by comparison to those proposed as part of the development that are much larger and closer to affected properties. In this context the concerns of neighbours in Wells Rise are considered to be well founded as, whilst the terraces proposed to the rear would be set back from the boundary of the site with the rear garden of No.10 Wells Rise, given their number and size, they would give rise to a significant increase in overlooking to the rear windows and rear garden of No.10 Wells Rise and to a lesser extent the rear gardens beyond. The

applicant has not proposed to screen the terraces/balconies on their southern elevations and the simple introduction of screens would raise concerns in design terms, hence this issue cannot be overcome by condition.

Concerns regarding overlooking have also been received from occupiers of Danes Court. However, views from the proposed balconies towards the windows in the west elevation of Danes Court would be screened at all levels by timber privacy screens on the eastern end elevations of all of the balconies and terraces. As such, the balconies and terraces would not overlook neighbouring windows in Danes Court.

Other balconies on the front elevation would be significantly separated from neighbouring windows and would not result in a significant increase in overlooking. Windows are not proposed on the east facing flank elevation at the boundary with Danes Court or at ground and first floor level adjacent to the front elevation of No.10 Wells Rise so as to prevent overlooking occurring from windows to these neighbouring residential properties.

In summary, the proposed development would result in a significant loss of privacy for the occupiers of No.10 Wells Rise as a result of the overlooking that would occur to the rear windows and garden of this property from the proposed balconies and terraces to the rear of the proposed development. This effect on the amenity of this neighbouring occupier would be contrary to Policy ENV13 in the UDP and Policy S29 in the City Plan.

#### **6.3.4 Mechanical Plant**

A dedicated area is proposed in the basement for plant with a grille to the front lightwell. Environmental Health are content that the existing background noise level has been correctly assessed, but note that the mechanical plant to be installed has yet to be specified. As such, noise and vibration conditions, as well as a condition to secure full details of the mechanical plant and a supplementary acoustic report showing compliance with Policies ENV6 and ENV7 in the UDP and Policy S32 in the City Plan would have been recommended had the application been recommended favourably.

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

The proposed scheme includes a single car lift from Wells Rise to access 10 car parking spaces in the two basement levels. This off street provision adheres with Policy TRANS23 in the UDP in terms of the number of spaces proposed, although had the application been recommended favourably a condition would have been recommended to secure appropriate arrangements to ensure that the car parking spaces are provided on an unallocated basis to maximise their use by occupiers of the development, thereby reducing pressure on local on-street parking. Necessary alterations to the public highway to remove existing vehicular crossovers in St. Edmund's Terrace and to modify the access to the car lift from Wells Rise would also have been secured via a similar condition had the scheme been recommended for approval.

With regard to the operation of the lift and underground parking, the Highways Planning Manager has commented that the spaces are accessible and adequate vehicle visibility splays are provided for a vehicle leaving the site. It has also been pointed out that the car lift arrangement may lead to extra vehicle movements or waiting in Wells Rise, as vehicles wait for a car lift. The applicant indicated that two vehicles can wait off the carriageway, however, this is partly across the footway which could obstruct pedestrian movement. Whilst this arrangement is not an ideal design, given the low trip rates for the proposed development and the constraints of the site, the Highways Planning Manager does not object to the car lift design or its location in this instance. A management and maintenance plan for the car lift would have been secured had the application been recommended favourably.

Waste and recycling storage and cycle storage is proposed within the upper basement floor. The waste and recycling storage accords with the guidance set out in the 'Westminster Recycling and Waste Storage Requirements' guidance booklet. The cycle storage proposed is consistent with the requirements of the London Plan (2015).

#### **6.5 Equalities and Diversities**

The proposed development would provide level access to all floors from the residential entrance located on Wells Rise. Only one unit accessed separately from St. Edmund's Terrace would have stepped access owing to the level changes across the site. All units within the development have been designed to be Lifetime Homes compliant. As such, the accessibility of the development is considered to be acceptable and consistent with Policy DES1 in the UDP.

#### **6.6 Economic Considerations**

Not applicable.

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

None relevant.

#### **6.8 London Plan**

The proposed development does not raise strategic issues. Where relevant, London Plan (2015) policies are referred to in other sections of this report.

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

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

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

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

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

#### **6.10 Planning Obligations**

As set out in Section 6.1 of this report, the scheme does not deliver an uplift in residential floorspace or units sufficient to require affordable housing provision as it is below the



thresholds set out in Policy H4 in the UDP, Policy S16 in the City Plan and the guidance set out in the Interim Guidance Note on Affordable Housing Policy (November 2013).

As set out in the Highways section of this report, had the application been recommended favourably, appropriate arrangements to secure the following planning obligations would have been sought by Grampian condition:

- a) A maintenance and management plan for the car lift.
- b) Highway works immediately surrounding the site required for the development to occur, including reinstatement of pavement in place of redundant vehicle crossovers.
- c) Provision of car parking on an unallocated basis.

The development does not trigger requirements for any other planning obligations, but is liable to pay the Mayor's CIL.

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

The Arboricultural Manager objects to the removal of the Cotoneaster tree to the rear of the site (within the rear curtilage of No.4 St Edmund's Terrace), the loss of garden and soil depth over the new basement for replacement planting, and the impact upon the roots and canopy of the Lime street tree in St. Edmund's Terrace.

Given the location of the site outside of a conservation area and absence of a Tree Preservation Order (TPO), the Cotoneaster in the rear garden of No.4 St. Edmund's Terrace cannot be afforded protection. However, as identified in Section 6.1 of this report, the lack of soil depth over the basement and the provision of decked terraces and a service zone to the rear at lower ground floor removes all opportunity for soft landscaping, including planting of a replacement tree, to the rear of the site. Given the full site coverage of the proposed basement and lack of topsoil over any part of it, no part of the site would be capable of being landscaped in future. The provision of brown roofs, although welcome in their own right in sustainability terms, does not overcome this fundamental shortfall of the proposal. As set out earlier in the report, this aspect of the scheme fails to accord with Policies DES1, ENV4, ENV15 and ENV16 in the UDP and would also fail to accord with the guidance set out in our Supplementary Planning Document 'Basement Development in Westminster' (2014).

With regard to the impact of the proposed development upon the Lime street tree, the Arboricultural Manager identifies that there is significant risk of damage occurring to its roots which could lead to the loss of this tree which makes a significant contribution to the visual amenity given its prominent junction location. The impact of the proposed basement on the roots of this Lime tree is therefore considered to be unacceptable and contrary to Policy DES 1(A), ENV 16 and ENV 17 in the UDP and Policy S38 in the City Plan.

In terms of the impact on the canopy of the Lime street tree, the impact that would be caused is not considered to be so significant as to warrant withholding permission. It is clear from on-site inspection that the tree is already regularly pruned and the proposed building, although higher at the north west corner of the site, would not be significantly closer to the existing crown of the tree.

In terms of environmental performance and sustainability, Policy S28 in the City Plan seeks to maximise sustainable construction and design that reduces energy use and emissions and reduces waste. The submitted sustainability and energy report demonstrates that the proposed building would be resource efficient through a combination of 'lean and green'

measures, consisting of a highly efficient building envelope and provision of photovoltaic panels to provide some on site renewable energy provision. The proposed building would achieve a 19.36% improvement on current Building Regulations. Given the development falls below the size threshold for major development, the energy performance and sustainability of the scheme, which equates to Code Level 4 of the now withdrawn Code for Sustainable Homes, is considered to be acceptable.

The provision of brown roofs is welcomed in biodiversity terms and had the scheme been recommended favourably, the provision of the brown roofs and the aforementioned photovoltaic panels would have been secured by condition.

## **6.12 Other Issues**

### **6.12.1 Basement Excavation**

Objections have been raised from adjoining occupiers at Wells Rise who are concerned about the potential impact of the development and particularly the proposed double basement upon the structural integrity of their properties.

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

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

The Draft Basements Revision to the City Plan ('the Draft Basements Policy') has been the subject of consultation between 16 July and 9 September 2015. Following this pre-submission consultation exercise, the Draft Basements Policy, which has now reached an advanced stage, is likely to be submitted to the Secretary of State for public examination by an independent Inspector following minor modification. In view of its advanced stage of adoption and the limited number of unresolved objections, the Cabinet Member Statement dated 23 October 2015 sets out that the Draft Basements Policy will be applied, where there are no unresolved objections, to all new planning applications received from 1 November 2015 onwards. However, given this application was submitted well in advance of that date, in accordance with the Cabinet Member Statement, it has not been assessed against the Draft Basements Policy.

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

While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the National Planning

Policy Framework March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

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

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

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

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

Building Control have assessed the reports provided and consider that, notwithstanding concerns raised by neighbouring occupiers in respect of alleged inappropriate methods of construction and the lack of faith they have in the inaccurate surveys submitted by the applicant, the proposed construction methodology appears satisfactory. Should permission be granted, these statements will not be approved, nor will conditions be imposed requiring the works to be carried out in accordance with them. The purpose of the reports is to show that there is no foreseeable impediment to the scheme satisfying the Building Regulations in due course. It is considered that this is as far as this matter can reasonably be taken as part of the consideration of the planning application. Detailed matters of engineering techniques, and whether these secure the structural integrity of the development and neighbouring buildings during the course of construction, are controlled through other statutory codes and regulations cited above. To go further would be to act beyond the bounds of planning control.

#### **6.12.2 Construction Management**

Concerns have been raised by neighbours regarding the potential disruption during demolition and construction works. Residents are concerned having already experienced disruptions during the construction of the development at No.50 St Edmund's Terrace opposite the application site, which is located within the London Borough of Camden.

A Construction Management Plan (CMP) has been submitted with the application. This is a comprehensive document detailing vehicular arrangements during construction, including suspended bays on St. Edmund's Terrace for loading/unloading; routing of vehicles consisting of arrivals from Prince Albert Road and departures through Ormonde Road; scheduling of deliveries in designated slots; provision of a two year construction programme; installation of a 2.4m high hoarding around the site; provision of a 24 hour emergency contact telephone number; and provision of dust suppression measures. The CMP also sets out that an



application for the closure of the footpath will be made to cover the period for demolition and the substructure construction phase.

The submitted CMP is considered to sufficiently demonstrate that measures have been considered to minimise the impact of construction works on neighbouring residents and on the local highway network and therefore, had the application been recommended favourably, a condition would have been recommended requiring compliance with the submitted CMP.

## **7. CONCLUSION**

The proposed development would have an adverse impact on the street tree in St. Edmund's Terrace, would provide inadequate landscaping to the rear at lower ground floor level and provide insufficient soil depth over the basement floors, and would have an adverse impact on the amenity of neighbouring residents in Wells Rise and Danes Court in terms of overlooking and increased sense of enclosure. As such, in these regards, the redevelopment scheme would fail to accord with the relevant policies in the UDP and the City Plan and as such, it is recommended for refusal for the reasons set out in the draft decision letter appended to this report.

## **BACKGROUND PAPERS**

1. Application form.
2. Email from the St. John's Wood Society dated 3 July 2015.
3. Memos from Environmental Health dated 11 June 2015 and 23 June 2015
4. Memos from Highways Planning Manager dated 23 June 2015 and 20 July 2015
5. Memo from the Arboricultural Manager dated 3 August 2015.
6. Memo from Building Control dated 18 August 2015.
7. Email from 1st occupier of Flat 16, Danes Court, 1-3 St Edmunds Terrace dated 4 June 2015.
8. Email from 2nd occupier of Flat 16, Danes Court, 1-3 St Edmunds Terrace dated 5 June 2015 and 7 October 2015.
9. Letter from occupier of Flat 27, Danes Court, 1-3 St Edmunds Terrace dated 9 June 2015.
10. Email from occupier of Flat 14, Danes Court, 1-3 St Edmunds Terrace dated 9 June 2015.
11. Emails (x3) from occupier of 3 Wells Rise dated 9 June 2015, 23 July 2015 and 30 July 2015.
12. Email from occupier of Flat 11, Danes Court, 1-3 St Edmunds Terrace dated 9 June 2015.
13. Letter from occupier of Flat 19/20, Danes Court, 1-3 St Edmunds Terrace dated 10 June 2015.
14. Letter from occupier of Flat 15, Danes Court, 1-3 St Edmunds Terrace dated 16 June 2015.
15. Letter from Coyne & Co Chartered Surveyors on behalf of occupier of Flat 2, Danes Court, 1-3 St Edmunds Terrace dated 15 June 2015.
16. Emails (x3) from 1st occupier of Flat 2, 7-8 St Edmunds Terrace dated 17 June 2015, 24 June 2015 and 29 July 2015.
17. Letter from occupier of Flat 17, Danes Court, 1-3 St Edmunds Terrace dated 17 June 2015.
18. Emails (x3) from occupier of 10 Wells Rise dated 19 June 2015, 22 June 2015 and 22 August 2015.
19. Emails (x3) from occupier of 1 Wells Rise dated 22 June 2015, 17 July 2015 and 24 July 2015.
20. Emails (x2) from occupier of 1 Ormonde Court dated 23 June 2015 and 19 July 2015.
21. Email from occupier of 6 Wells Rise dated 24 June 2015.
22. Email from occupier of Flat 11, 7-8 St Edmunds Terrace dated 24 June 2015.
23. Email from occupier of Flat 10, Oak Hill Lodge, Oak Hill Park, London, NW3 dated 25 June 2015.
24. Email from occupier of 2 Ormonde Court dated 25 June 2015.

- 25 Letter from occupier of Flat 5, Danes Court, 1-3 St Edmunds Terrace dated 25 June 2015.  
Email from occupier of Flat 6, 7-8 St Edmunds Terrace dated 22 July 2015.
25. Letter from Radcliffes LeBrasseur on behalf of owners of 1, 4, 6, 8, 10 Wells Rise dated 3 August 2015.
26. Email and letter from 2nd occupier of Flat 2, 7-8 St Edmunds Terrace dated 6 August 2015.
27. Email from occupier of Flat 82, 33 Prince Albert Court dated 10 August 2015.
28. Email from occupier of 8 Wells Rise dated 18 August 2015.

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

**DRAFT DECISION LETTER****Address:** 4-6 St Edmund's Terrace, London, NW8 7QP**Proposal:** Demolition of the existing buildings at Nos.4-6 St Edmund's Terrace and redevelopment of the site to provide a new building comprising two basement floors, a lower ground floor, ground floor and 5 upper storeys to provide 9 residential units, with associated car and cycle parking, refuse and recycling storage, plant, roof level photovoltaic panels and brown roofs.**Plan Nos:** 250\_001 P1, 250\_010 P1, 250\_020 P1, 250\_011 P1, 250\_012 P1, 250\_301 P1, 250\_302 P1, 250\_303 P1, 250\_100 P1, 250\_107 P1, 250\_108 P1, 250\_109 P1, 250\_110 P2, 250\_111 P2, 250\_112 P2, 250\_113 P2, 250\_114 P2, 250\_115 P2, 250\_116 P2, 250\_210 P2, 250\_211 P1, 250\_212 P2, 250\_213 P1, 250\_309 P2, 250\_310 P2, 250\_311 P2, 250\_312 P1, 250\_313 P2, email dated 5 October 2015 and attached Gross Floorspace Schedule (supersedes floorspace figures in other documents), Design & Access Statement dated October 2015 (250\_Doc 002\_rev P2), Planning Statement dated May 2015, Transport Statement by ttp consulting dated May 2015, Daylight and Sunlight Report by ed7 dated 13 May 2015, Sustainability and Energy Report dated 15 May 2015, Trees and Construction Report (ref: 15017/A2\_AIA) dated July 2015, Environmental Noise Survey External Building Fabric and Plant Noise Assessment Report (21092/ENS1) dated 4 March 2015, Construction Management Plan for 4-6 St. Edmunds Terrace NW8 7QP prepared by BH, Desk Study and Ground Investigation Report dated April 2015 (for information only) and Structural Statement Report by Fluid Structures dated May 2015 (for information only).**Case Officer:** Samuel Gerstein**Direct Tel. No.** 020 7641 4273**Recommended Reason(s) for Refusal:**

- Reason:**
- 1 The proposed development would result in harm to the Lime tree located in public highway that is likely to lead to its loss. This would harm the character and appearance of this part of the City. As such, the development would fail to accord with Policy S38 in Westminster's City Plan: Strategic Policies adopted November 2013 and Policies DES 1 (A), ENV 16 and ENV 17 in our Unitary Development Plan that we adopted in January 2007.
- Reason:**
- 2 Because of its excessive footprint, bulk and detailed design at lower ground floor level to the rear elevation and lack of top soil and drainage layer over the basement floors, the proposed development would fail to provide a suitable landscaped setting to the rear that maintains the appearance of the site and this part of the City. This would be contrary to Policies DES1, ENV4, ENV15 and ENV16 in the Unitary Development Plan that we adopted in 2007. It would also fail to accord with the guidance set out in our Supplementary Planning Document 'Basement Development in Westminster' (2014).
- Reason:**
- 3 The roof terraces and balconies to the rear elevations at ground, first, second and third floor levels would lead to an unacceptable loss of privacy (in terms of overlooking of windows and gardens) for people in neighbouring properties in Wells Rise. This would not meet S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (X13AB)



**Reason:**

- 4 The proposed development would make the people living in 10 Wells Rise and flats in Danes Court between ground and third floor levels with windows facing the application site feel too shut in. This is because of its bulk and height and how close it is to windows in those properties. This would not meet S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (X14BB)

**Informative(s):**

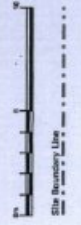
- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's 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 pre application stage to identify amendments to address those elements of the scheme considered unacceptable. However, the necessary amendments to make the application acceptable are substantial and would materially change the development proposal. 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:**

- (i) Reduction in the extent of the basement to the north west corner of the site to reduce the impact of the development on the roots of the Lime street tree.
- (ii) Omit the single storey extension element to the rear at lower ground floor level and provide top soil and a drainage layer over the basement to the rear of the site Modification of the lower ground floor and ground floor external space to omit decked terraces and service area and introduce planted gardens at lower ground floor level.
- (iii) Remove/ alter the design of terraces to the rear to prevent increased overlooking to neighbouring windows and gardens in Wells Rise.
- (iv) Modify and reduce the bulk of the development to the rear/ facing Wells Rise to address the reason for refusal relating to increased sense of enclosure.

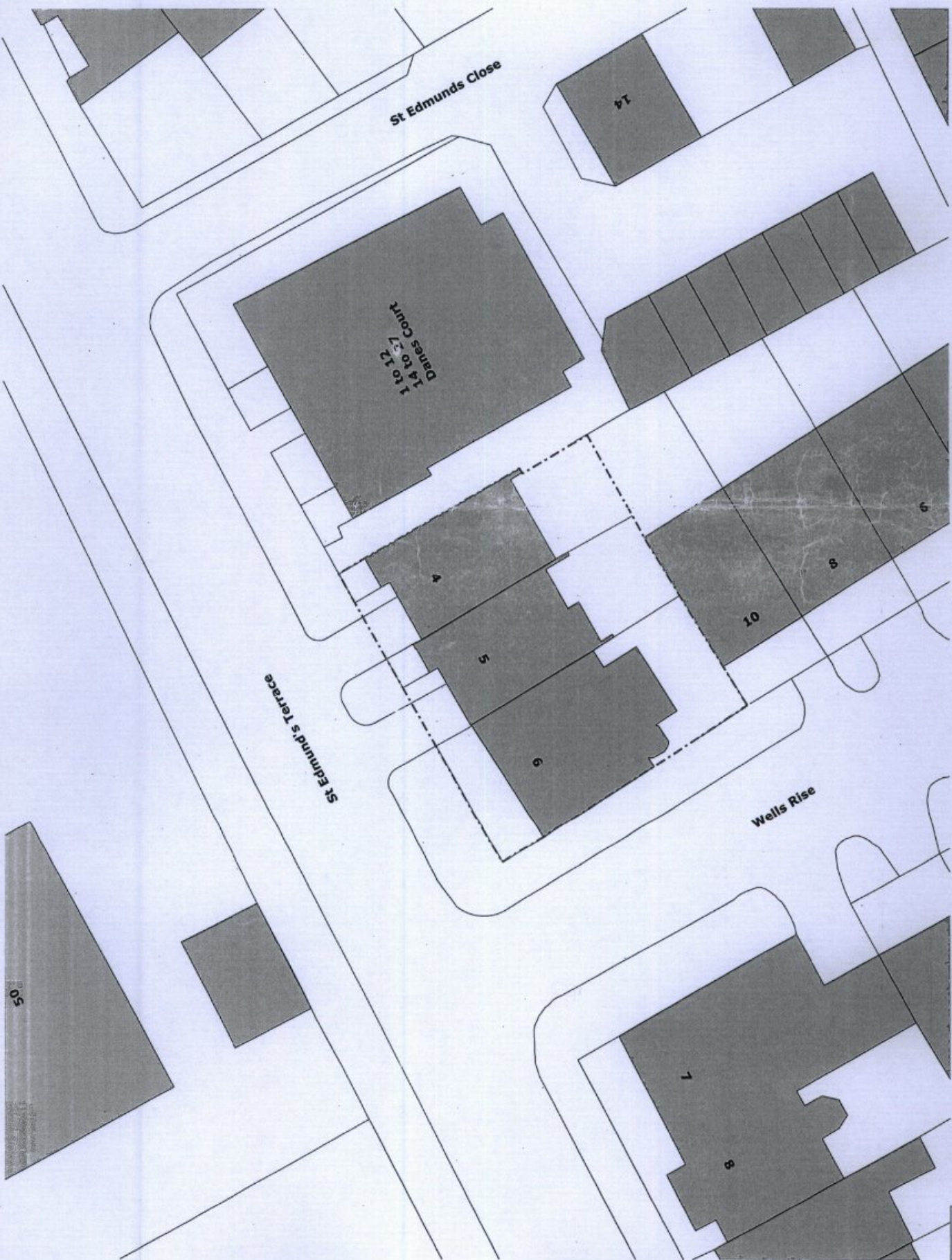
All drawings to be read in conjunction with structural engineers and services engineer's information

A3



PI	08.05.15	Issued for planning
Date		Notes
Client	Linton Property Developments Ltd	
Project title	St Edmund's Terrace 1 to 14, St Edmund's Terrace	
Drawing title	Existing Site Plan	
Scale	1:250	
Sheet # of #	1 of 1	
Project No.	250	Revision
Drawing no.	010	P1
Scheme	Planning	Date of Issue
		08.05.15

**CSA**  
Clive Sall Architecture Ltd.  
100, The Quadrant, York  
YO1 1QD, UK  
www.clivesall.com  
01904 474444

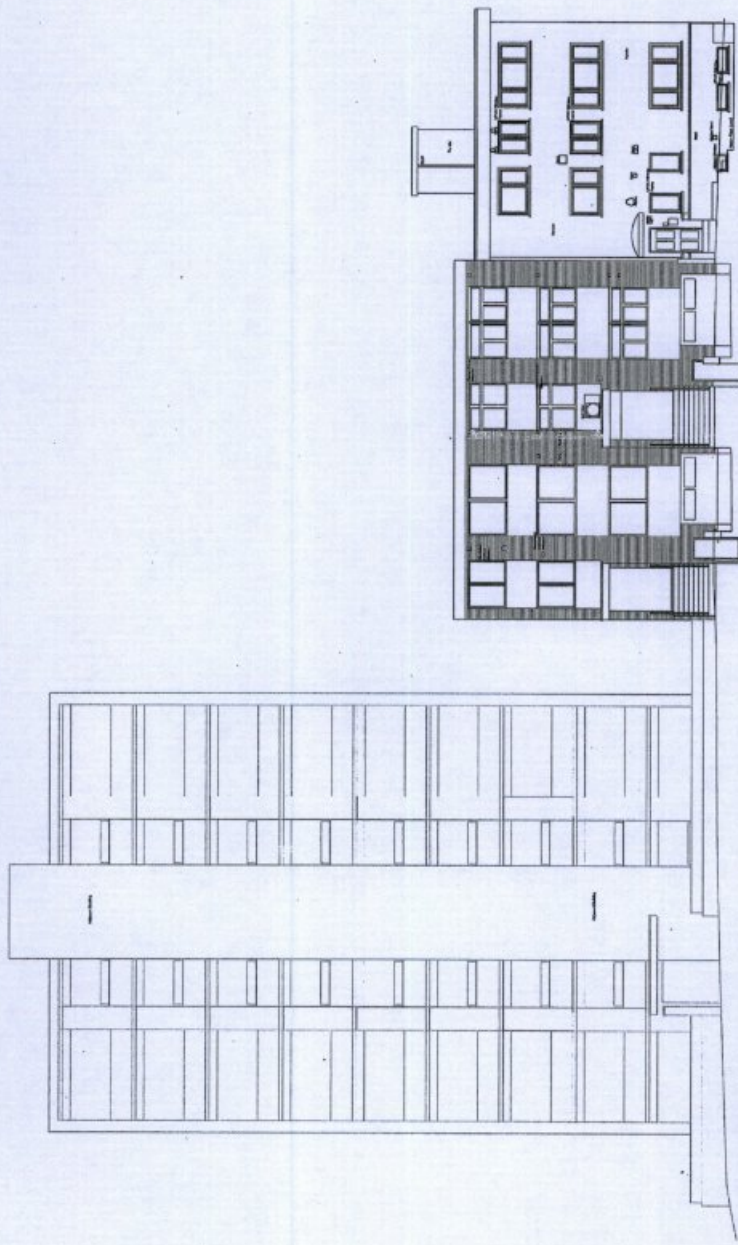


1 Existing Site Plan  
250\_010  
Scale 1:250 @ A3









Northwest Elevation

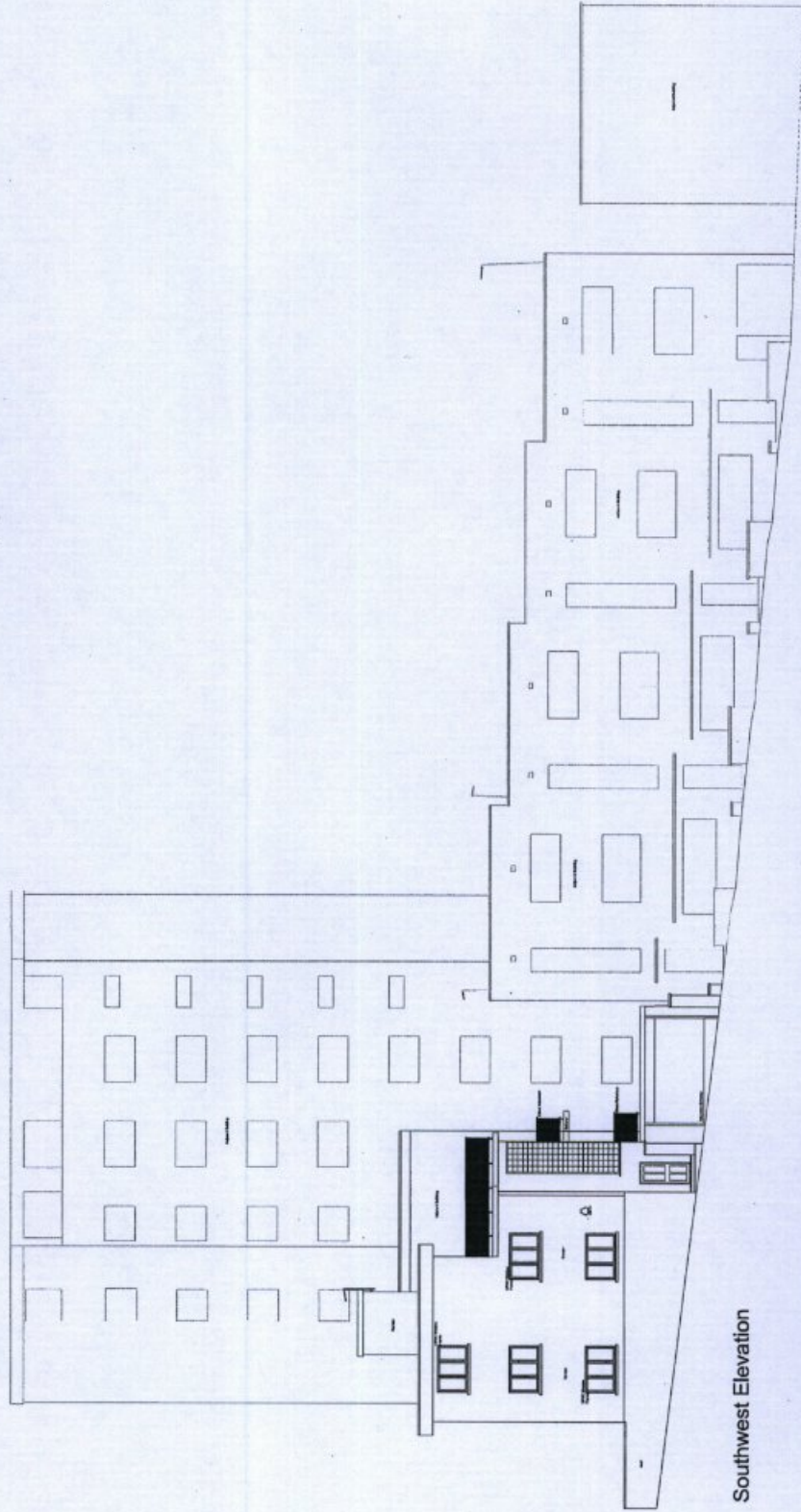
1 Existing Site Elevation - North West

Scale 1:200 @ A3

250\_301

PL	DATE	ISSUED FOR	REVISION
1	08.05.15	Issued for planning	P1
Client: Union Property Developments Ltd			
Project title: <b>St Edmund's Terrace</b>			
Drawing title: <b>Existing Site Elevation - North West</b>			
Drawing No: 250_301			
Revision: P1			
Date of Issue: 08.05.15			
Clive Sall Architecture Ltd. 2 Providence Way London E17 7DZ 020 7033 7892 0203 0000 0000 0203 0000 0000			





Southwest Elevation

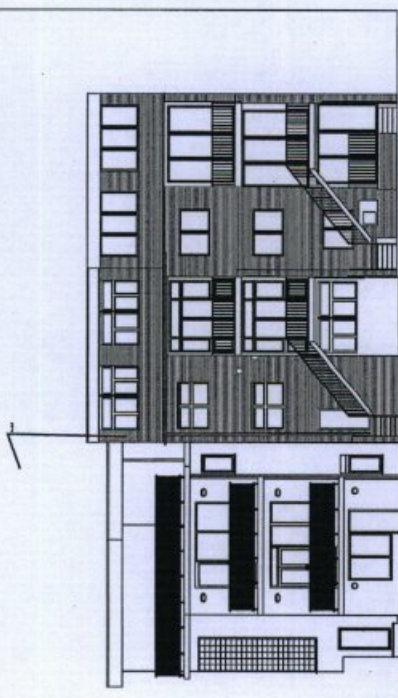


Project No.	250	Revision	P1
Drawing no.	302	Date of Issue	08.05.15
Status	Planning	Scale	1:200 @ A3
Client	Linton Property Developments Ltd		
Project Title	St Edmund's Terrace		
Drawing Title	Existing Site Elevation - South West		

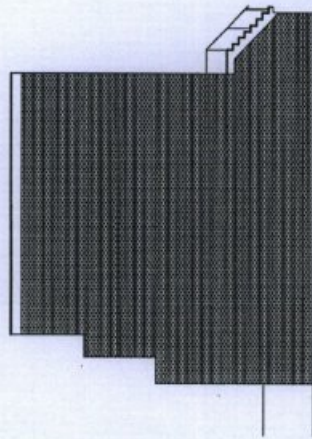


Clive Sall Architecture Ltd.  
 2 Providence Park  
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Existing South East Elevation



Existing North East Elevation

PL	08.05.15	Issued for planning
Rev		Notes
Client: Linton Property Developments Ltd		
Project title: <b>St Edmund's Terrace</b>		
Drawings Title: <b>Existing Site Elevations - South East &amp; North East</b>		
Scale @ A3: 1:200 @ A3		
Project No.	250	Revision
Drawing no.	303	P1
Issue		Date of Issue
	<b>Planning</b>	<b>08.05.15</b>

**CSA**

Clive Sall Architecture Ltd.  
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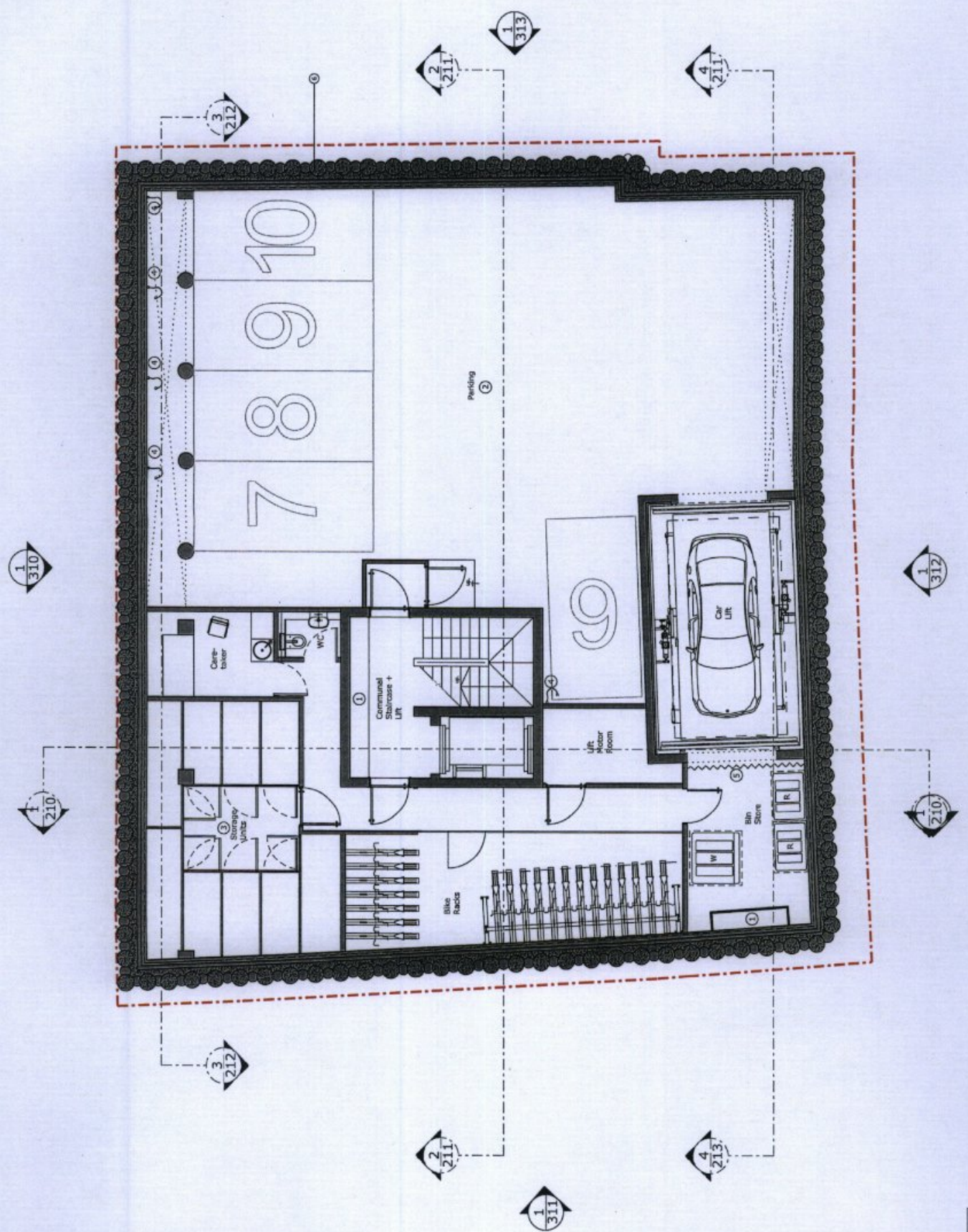


- Site Boundary Lines**
- ① Services Riser
  - ② 5 No Parking Spaces (10 total)
  - ③ 9 No Storage Spaces
  - ④ Electric Car Chargers
  - ⑤ Fire Curtain
  - ⑥ Secant Piles

Rev: 08.05.15 Issued for planning  
 Date: None  
 Client: Linton Property Developments Ltd  
 Project Title: St Edmund's Terrace  
 4-2 St Edmund Terrace  
 Drawing Title: Proposed Basement 2  
 Scale @ A3: 1:100 @ A3  
 Project No: 250  
 Drawing no: 107  
 Revision: P1  
 Status: Planning  
 Date of Issue: 08.05.15



Clive Sall Architecture Ltd.  
 25 Broad Street  
 London E14 7JL  
 www.clivesallarchitecture.co.uk  
 0203 6291 444



**1** Proposed Lower Basement  
 Scale 1:100 @ A3



Proposed Boundary Line

- ① Services Riser
- ② 5 two Parking Spaces (10 total)
- ③ Comms. Room
- ④ Electric Car Chargers
- ⑤ Fire Curtain
- ⑥ Fire Curtain

PI No. 08.05.15 Issued for planning

Client: Linton Property Developments Ltd

Project title: St Edmund's Terrace  
4-6 St Edmund's Terrace

Drawing Title: Proposed Basement 1

Scale: @ A3 1:100 @ A3

Project No. 250

Drawing no. 108

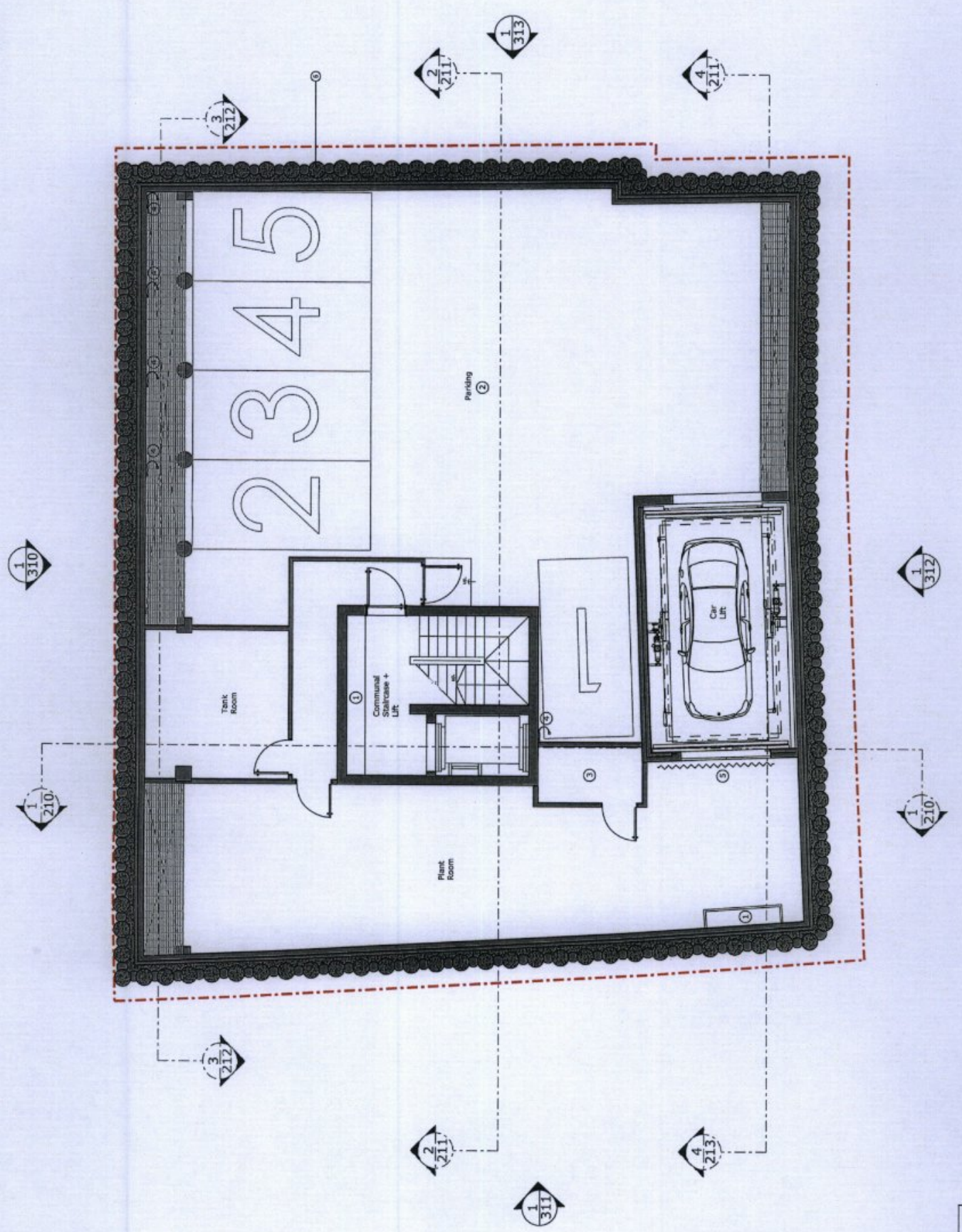
Revision: P1

Status: Planning

Date of Issue: 08.05.15



Clive Sall Architecture Ltd.  
27 Parkside Park  
Luton, Bedfordshire  
LU1 3JH  
www.clivesallarchitecture.co.uk  
01525 61111



1 Proposed Upper Basement  
250\_108  
Scale 1:100 @ A3

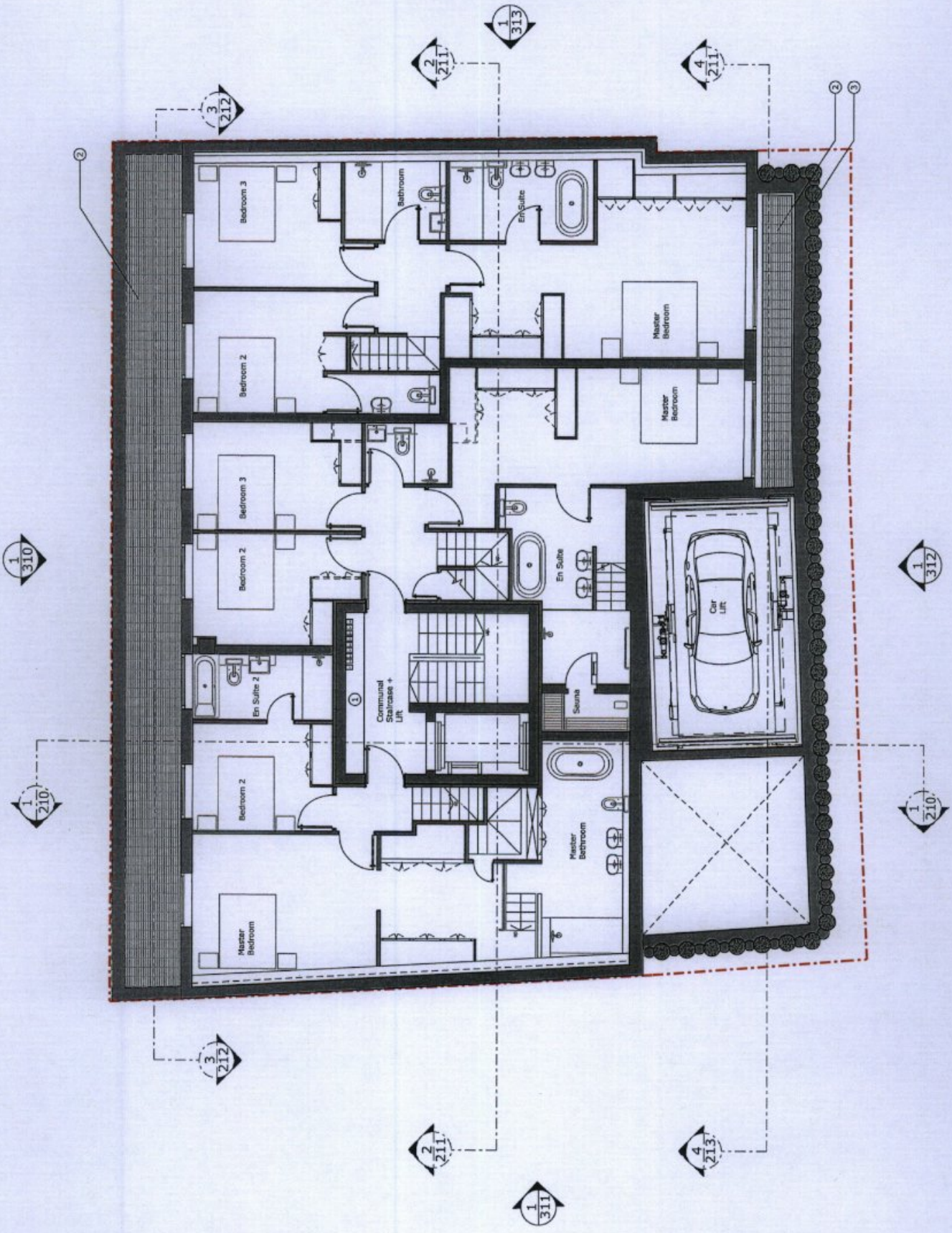


- Site Boundary Line
- ① Services Rise
  - ② Metal Grill
  - ③ Secant Piles

PI	08.05.15	Issued for planning
Client	Jinton Property Developments Ltd	
Project title	St Edmund's Terrace	
Drawing title	Proposed Lower Ground Floor	
Scale @ A3	1:100 @ A3	Revision
Project No.	250	109
Drawing no.	P1	
Date of Issue	08.05.15	
Status	Planning	

**CSA**

Clive Sall Architecture Ltd.  
 2 Providence Yard  
 London E2 7JG  
 www.csasall.com  
 02031 61611



1 Proposed Lower Ground Floor  
 Scale 1:100 @ A3



- 1 Services Riser
- 2 Balustrade
- 3 Maintenance Area
- 4 Vertical Planting
- 5 Planter + Balustrade
- 6 Terrace Decking

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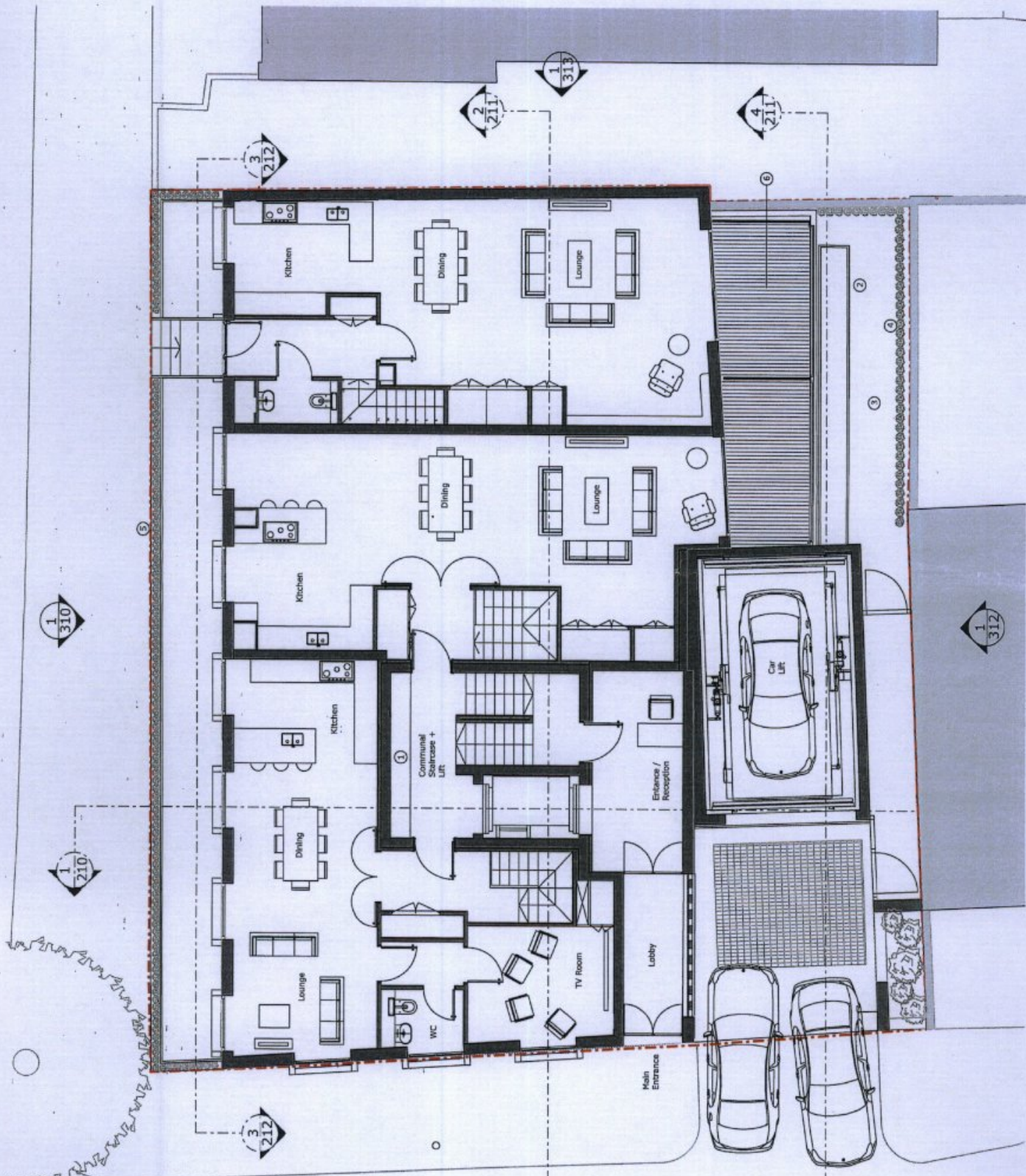
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**1** Proposed Ground Floor  
 250\_110  
 Scale 1:100 @ A3

Project title  
**St Edmund's Terrace**  
 4-6 St. Edmund's Terrace  
 Drawing Title  
**Proposed Ground Floor**

Client  
 Linton Property Development Ltd  
 Project No.  
**250**  
 Drawing No.  
**110**  
 Revision  
**P2**

Scale @ A3 1:100 @ A3  
 Date of Issue  
**02.10.15**

2 Provisions Ltd  
 100-102 St. Edmund's Terrace  
 London E1 3JL  
 020 7550 4400  
 www.provisions.co.uk  
 CLIVE SAIL ARCHITECTURE LTD



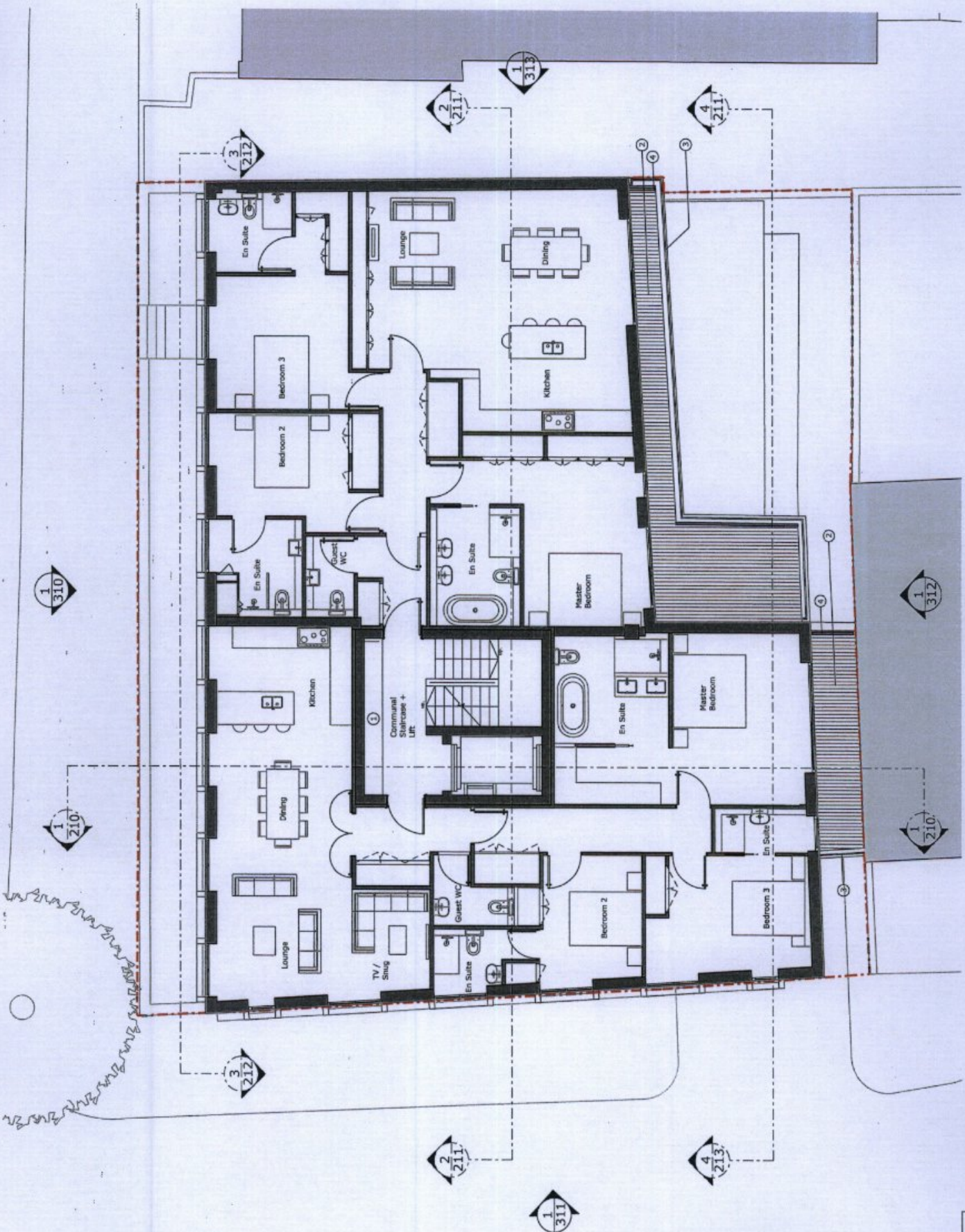
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- ① Services Riser
- ② Roof Deck
- ③ Balustrade
- ④ Privacy Screen

Project No.	02.10.15	Project Name	St Edmund's Terrace
Client	Linton Property Development Ltd	Project Title	Proposed First Floor
Scale	① 1:100 @ A3	Project No.	250
Drawing No.	111	Revision	P2
Date	02.10.15	Date of Issue	02.10.15

**CSA**  
 Clive Sall Architecture Ltd.  
 11, The Square  
 100, The Arcade  
 100, The Arcade  
 100, The Arcade  
 100, The Arcade  
 100, The Arcade



1 Proposed First Floor  
 250\_111 Scale 1:100 @ A3



- ① Services Riser
- ② Roof Deck
- ③ Balustrade
- ④ Privacy Screen
- ⑤ Balcony

P2 28.09.15 Material specified including necessary floor covering etc. See notes.  
 P1 06.05.15 Date  
 Client Linton Property Development Ltd

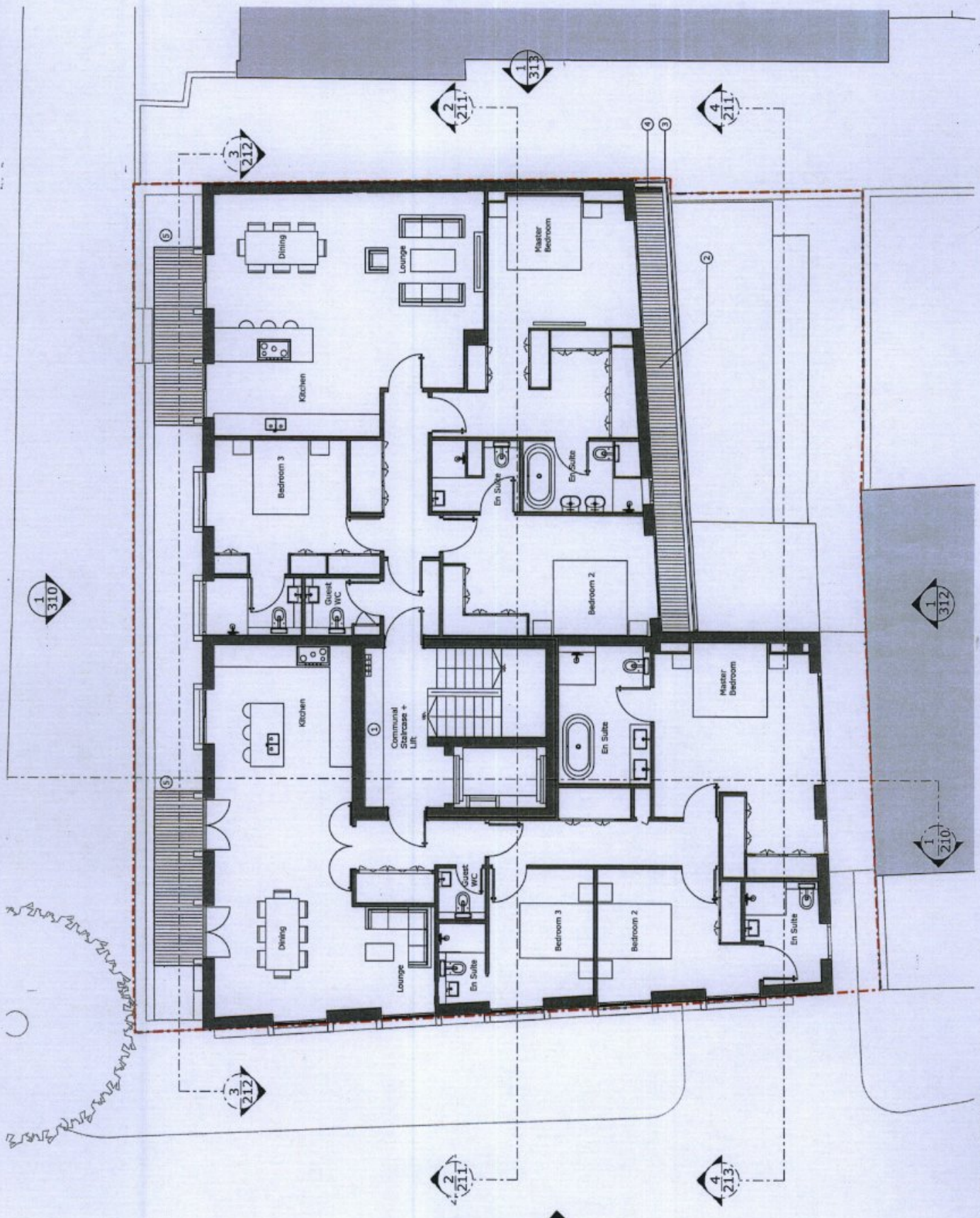
Project Title  
**St Edmund's Terrace**  
 Drawing Title  
**Proposed Second Floor**

Scale @ A3 1:100 @ A3

Project No. 250  
 Drawing No. 112  
 Revision. P2  
 Status Planning  
 Date of Issue 25.09.15



Clive Sall Architecture Ltd.  
 2 Phoenix Way  
 Lutterworth LE17 7JG  
 UK  
 www.clivesallarchitecture.co.uk  
 0203 612 612



1 Proposed Second Floor  
 Scale 1:100 @ A3



- 1 Services Riser
- 2 Balustrade
- 3 Roof Deck
- 4 Privacy Screen
- 5 Brown Roof
- 6 Photovoltaic Panels
- 7 Balcony

Project No. 02.10.15  
 Date 08.04.15  
 Includes structural loading information from previous drawings  
 Drawing Title: Planning

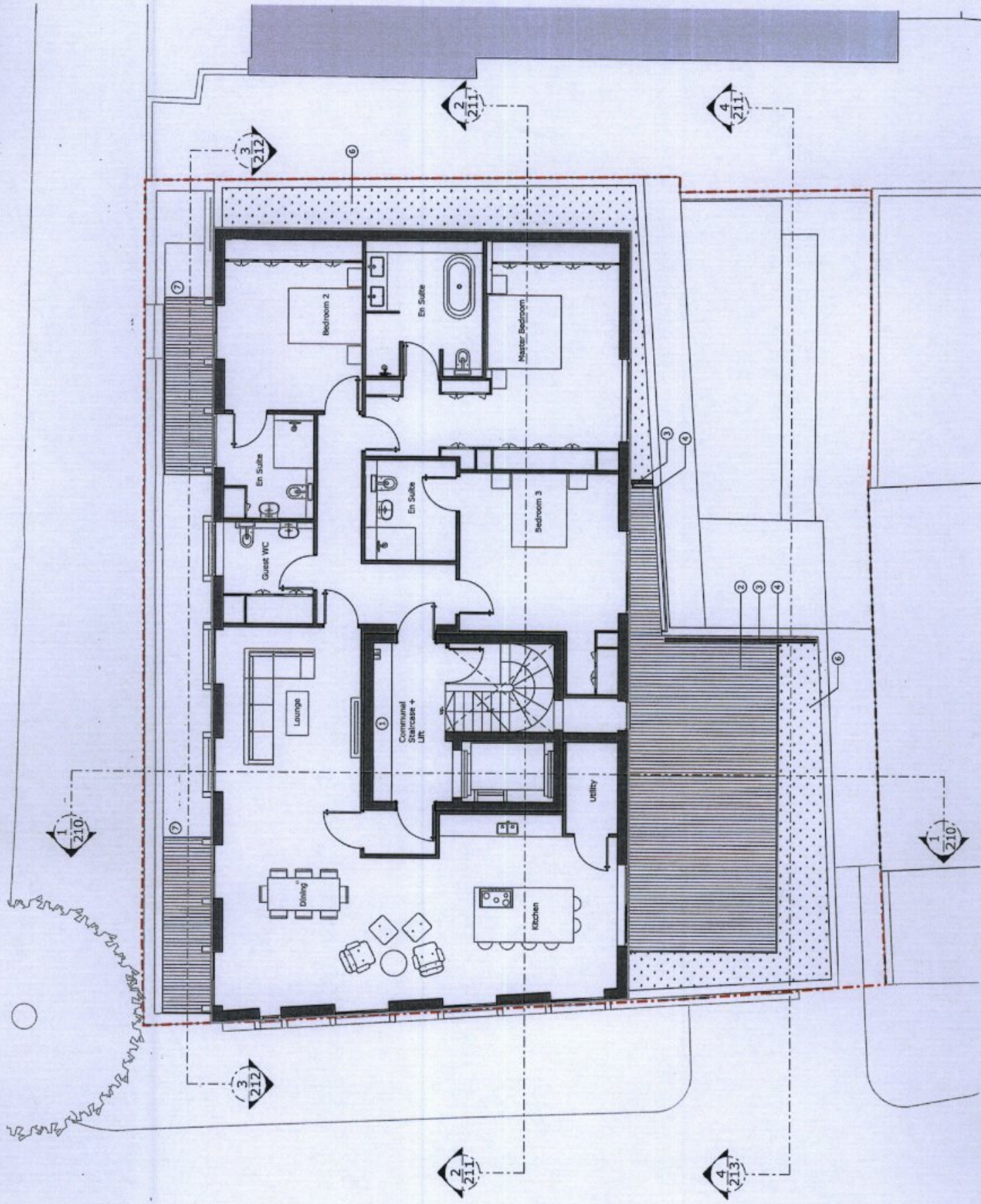
Client: Linton Property Development Ltd  
 Project Title: St Edmund's Terrace  
 Drawing Title: Proposed Third Floor

Scale: A3 1:100 @ A3  
 Project No. 250  
 Drawing No. 113  
 Revision: P2

Sheet: Planning  
 Date of Issue: 02.10.15



Clive Sall Architecture Ltd.  
 2 Frodoham Way  
 100 West Hill  
 Oxford OX4 1JG  
 01865 763133  
 info@clivesall.com  
 www.clivesall.com



1 Proposed Third Floor  
 Scale 1:100 @ A3



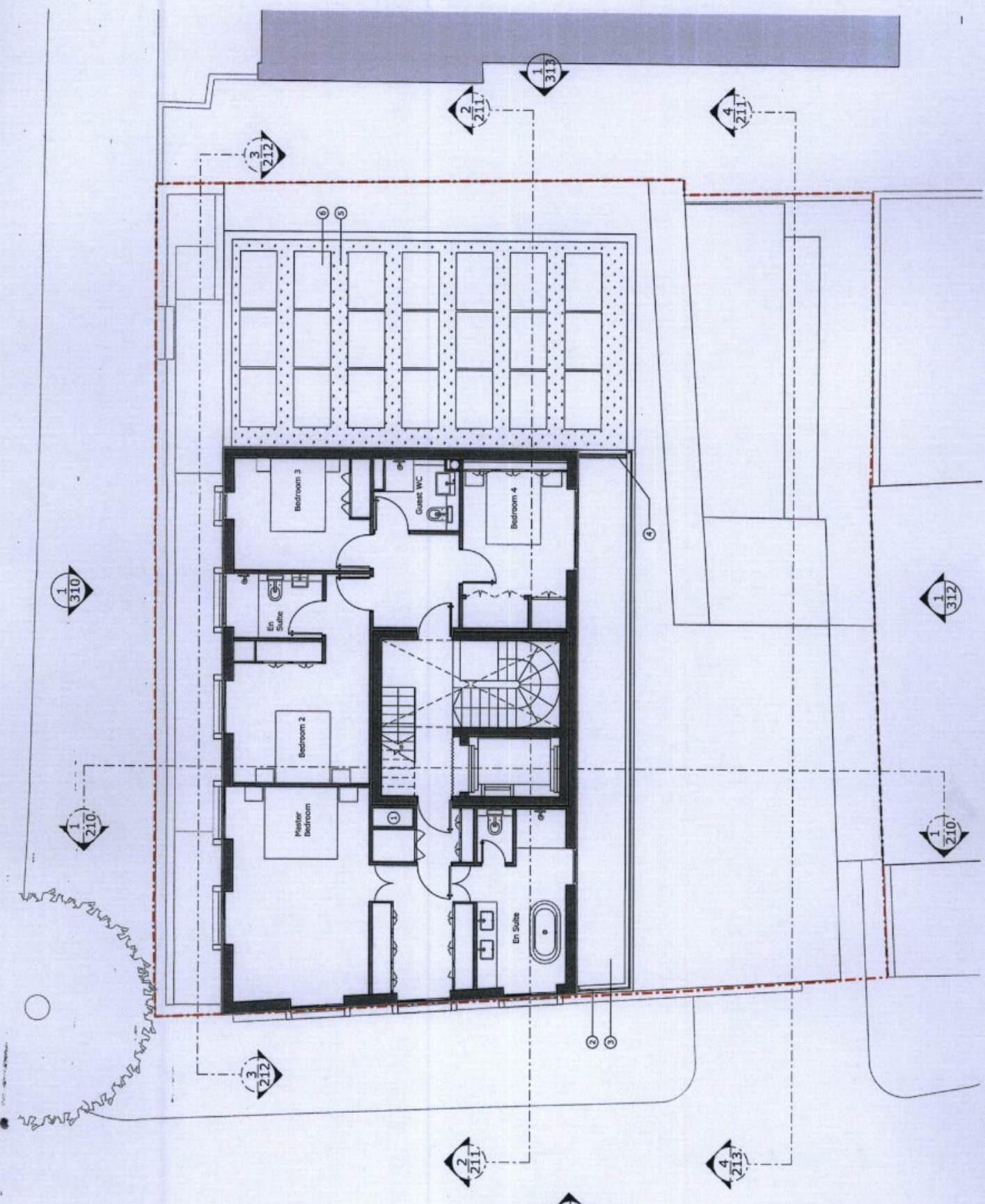
- 1 Services Rise
- 2 Balustrade
- 3 Roof Deck
- 4 Privacy Screen
- 5 Brown Roof
- 6 Photovoltaic Panels

Project No. 250  
 Drawing No. 114  
 Revision P2  
 Date 02.10.15  
 Scale 1:100 @ A3  
 Project Name Planning  
 Date of Issue 02.10.15

Client: Linton Property Development Ltd  
 Project title: St Edmund's Terrace  
 4-6 St. Edmund's Terrace  
 Drawing Title: Proposed Fourth Floor

Scale: 1:100 @ A3  
 Project No. 250  
 Drawing No. 114  
 Revision P2  
 Date 02.10.15  
 Scale 1:100 @ A3  
 Project Name Planning  
 Date of Issue 02.10.15

**CSA**  
 Clive Sall Architecture Ltd.  
 2 Princes Street  
 Edinburgh, Scotland  
 EH1 1AA  
 Tel: 0131 225 1788  
 Email: info@csa-arch.co.uk  
 www.csa-arch.co.uk



1 Proposed Fourth Floor  
 Scale 1:100 @ A3



- ① Services Riser
- ② Photovoltaic Panel
- ③ Brown Roof
- ④ Privacy Screen
- ⑤ Roof Deck
- ⑥ Substrate
- ⑦ Walk on Glass floor

14 02.10.15  
15 04.05.15  
16  
17  
18

Includes structural drawing  
submitted for planning authority  
Planning Issue  
Date

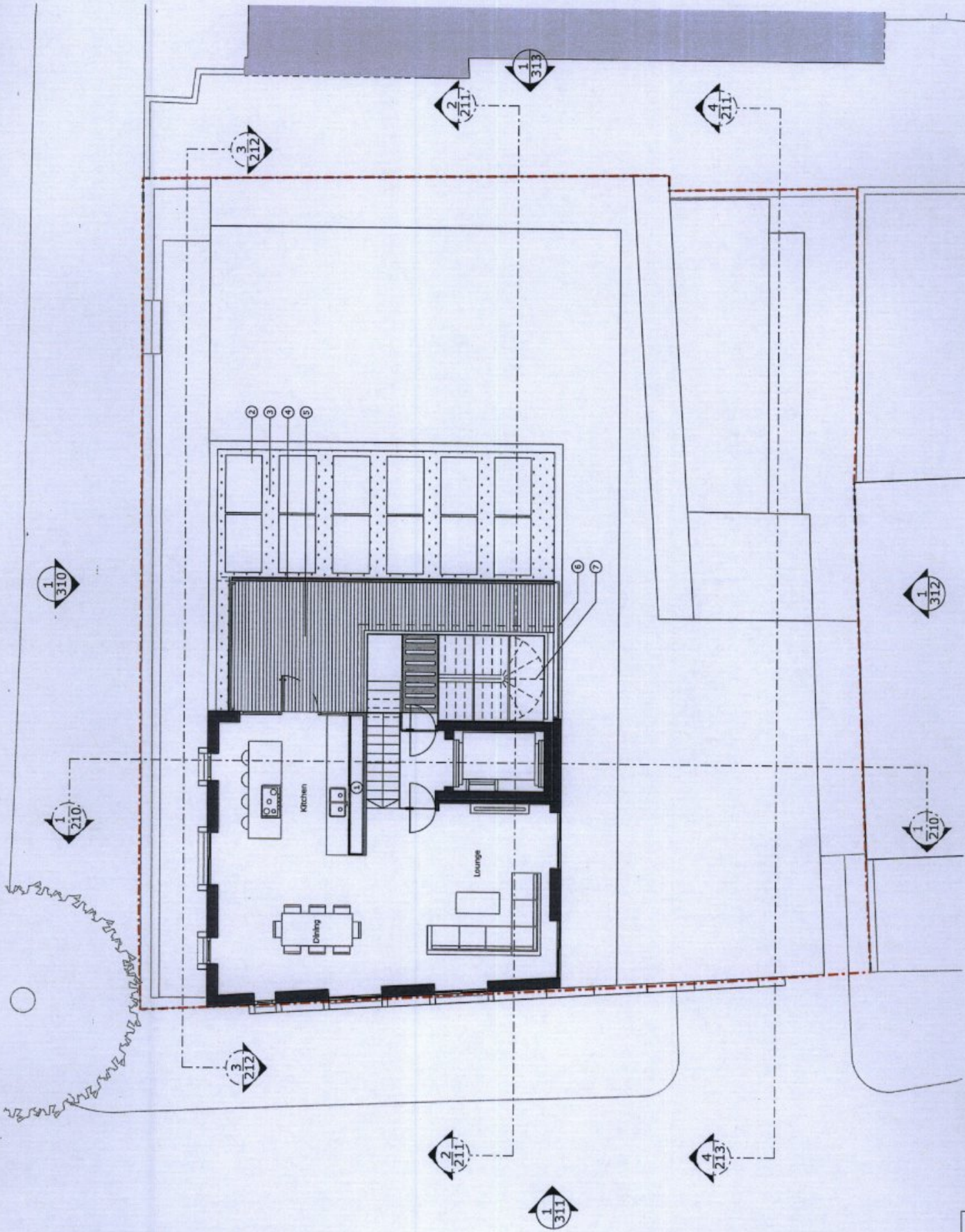
Client: Linton Property Development Ltd  
Project title: **St Edmund's Terrace**  
4-5 St Edmund's Terrace  
Dwelling 180a

**Proposed Fifth Floor**

Scale @ A3 1:100 @ A3  
Project No. 250  
Drawing No. 115  
Revision P2  
Date of Issue 02.10.15



Clive Sall Architecture Ltd.  
2 Hawthorn Way  
Eastleigh, Hampshire, UK  
SO50 7A9  
01329 411111  
01329 411111



1 Proposed Fifth Floor  
Scale 1:100 @ A3



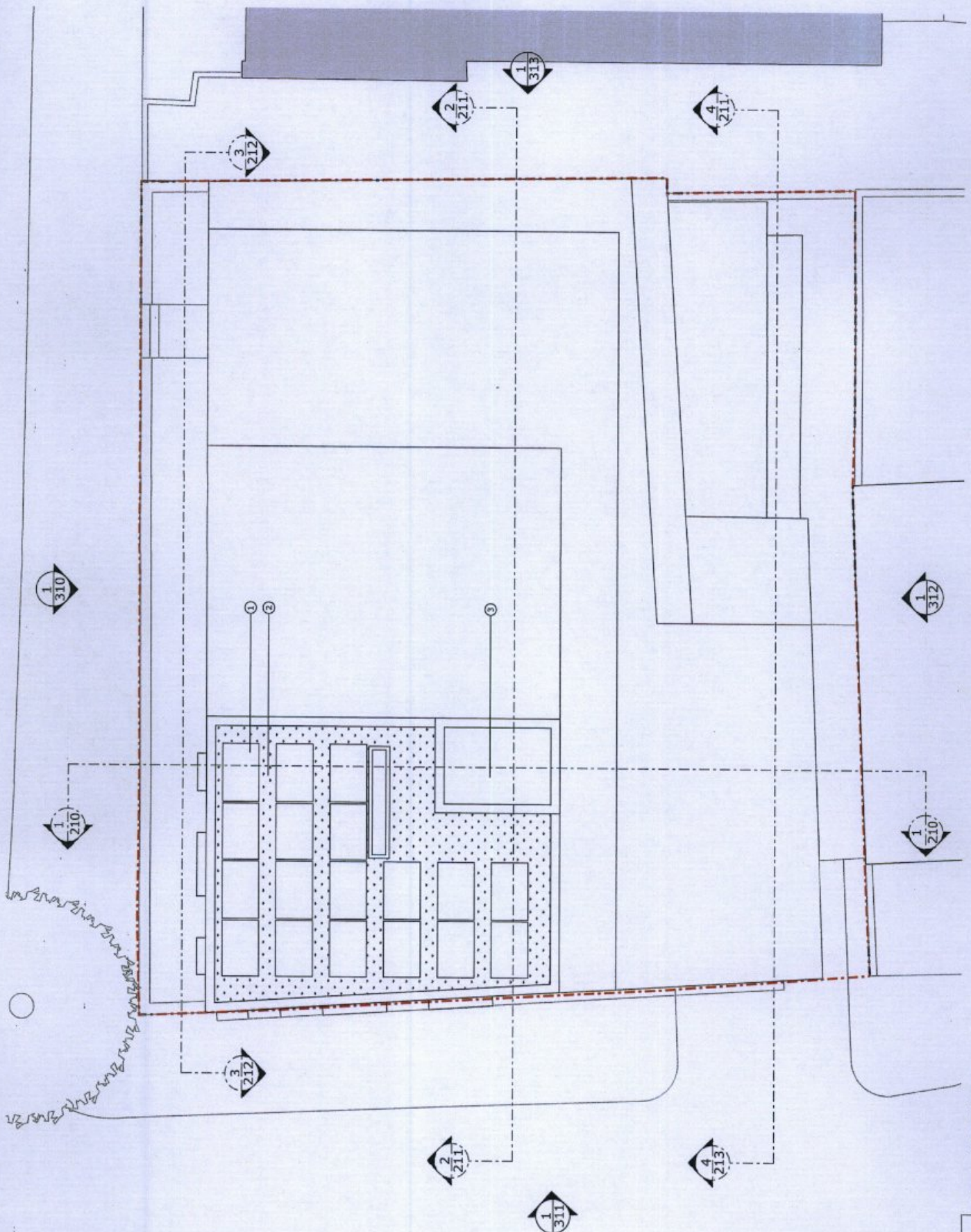
- ① Photovoltaic Panel
- ② Brown Roof
- ③ Lift Overrun

PR	02.10.15	Initials (Structural/Service)	Approved for printing/submit
PL	06.02.15	Heading Issue	Date
Rev			
Client	Linton Property Development Ltd		
Project title	St Edmund's Terrace		
Drawing title	Proposed Roof Plan		

Scale	A3 1:100 @ A3		
Project No.	250	Revision	P2
Drawing No.	116	Date of Issue	02.10.15
Status	Planning		



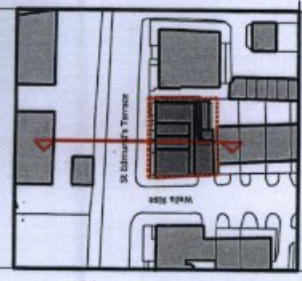
**Clive Sall Architecture Ltd.**  
 100, The Quadrant, York  
 YO1 1QJ  
 Tel: 01904 611111  
 Fax: 01904 611112  
 Email: info@csa-arch.co.uk  
 www.csa-arch.co.uk



**1** Proposed Roof Plan  
 Scale 1:100 @ A3



All drawings to be read in conjunction with structural engineer's and service engineer's information



A3

PS	02.10.15	Initial Structural Drawing
PS	02.10.15	Structural Engineer's Approval
Rev		Revising Name
		Date
		Note

Client  
Linton Property Development Ltd

Project Title  
**St Edmund's Terrace**  
4-6 St. Edmund's Terrace

Drawing Title  
**Proposed Section AA**

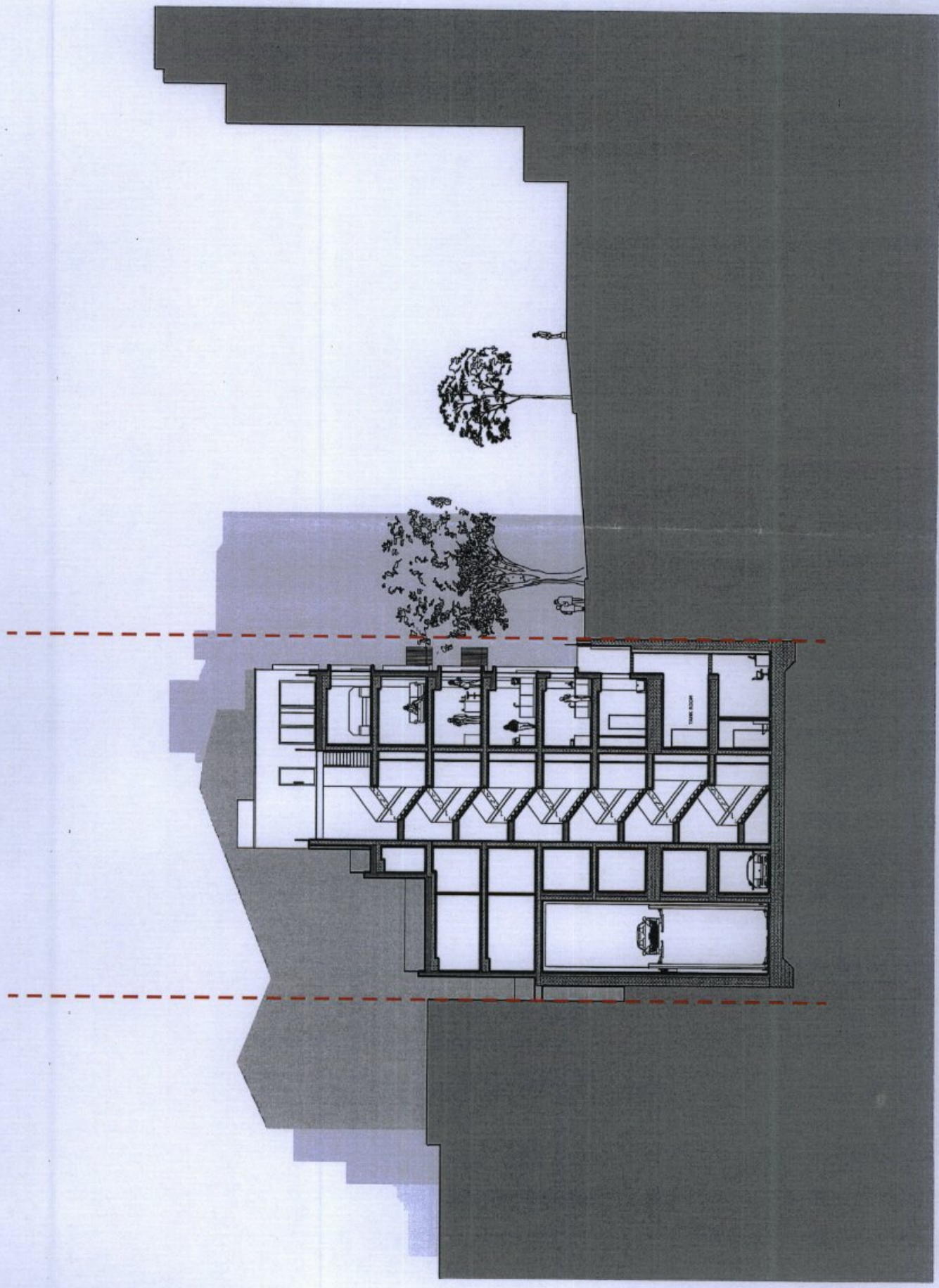
Scale  
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Project No.	250	Drawing no.	210	Revision	P2
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Sheet  
**Planning**

Date of Issue  
**02.10.15**

  
Clive Sall Architecture Ltd.  
17, The Quadrant, York  
YO1 1QW  
www.clivesallarchitecture.co.uk  
01904 731373  
01904 731374  
01904 731375



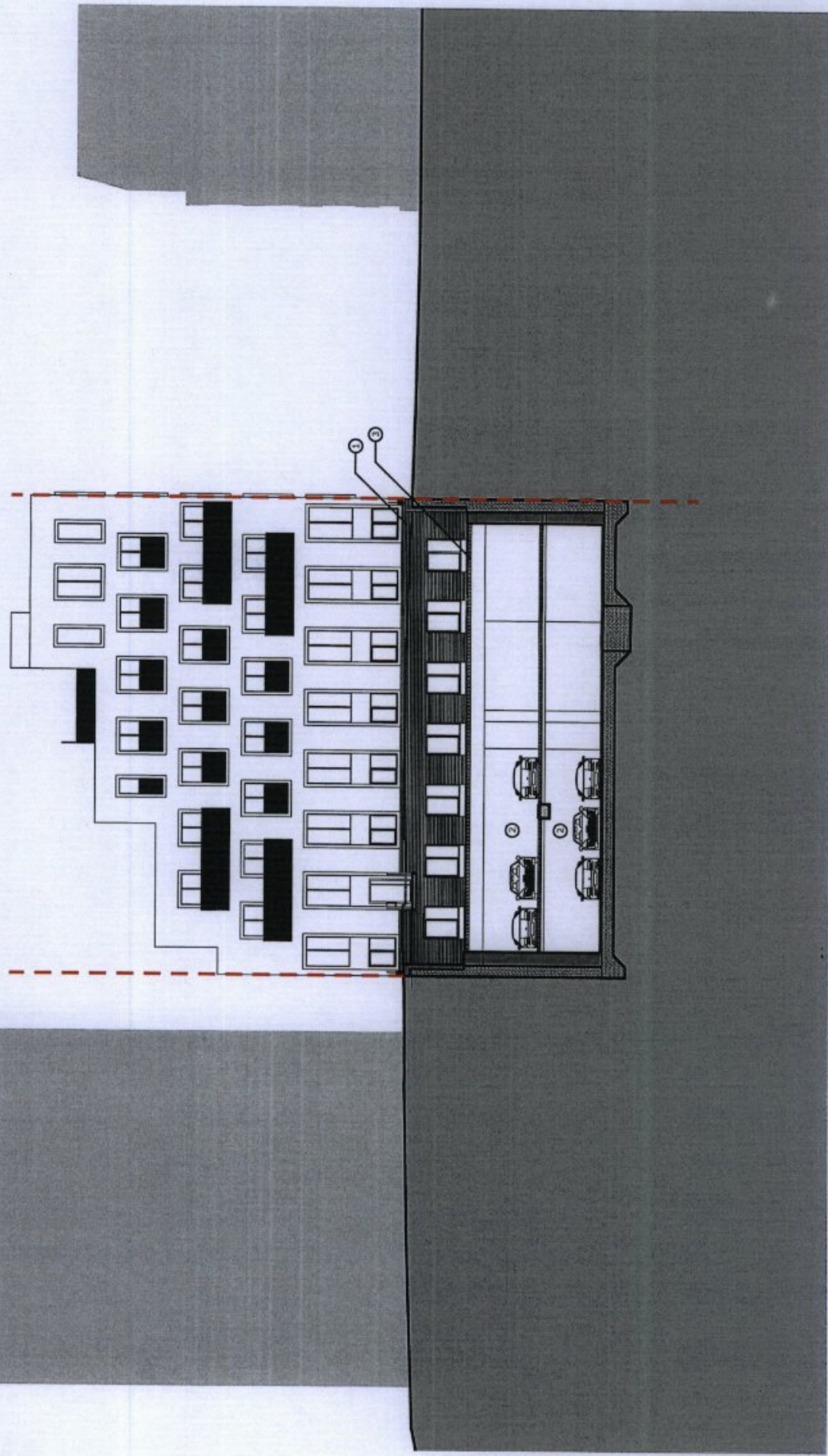


All drawings to be read in conjunction with structural engineer's and service engineer's information

A3



- ① Heavens Kolumba Brick Facade (center color below ground floor level)
- ② Car parking
- ③ Stainless steel grill to hide car park levels



PI 01.10.13  
 PI 06.05.13  
 Rev  
 Date  
 Rev  
 Date

Client  
 Linton Property Development Ltd

Project title  
 St Edmund's Terrace  
 1-2, St Edmund's Terrace

Proposed Section CC

Scale 1:200  
 Drawing Title  
 Drawing No. 212  
 Revision P2

Project No. 250  
 Drawing No. 212  
 Revision P2

Date of Issue  
 Planning 02.10.15

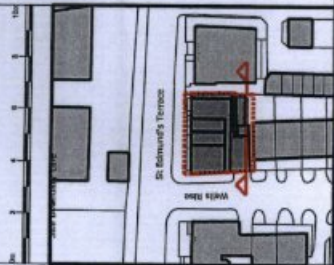


Clive Sill Architecture Ltd.  
 100, The Quadrant, London, W1R 0AS  
 Tel: 020 7431 2000  
 www.clivesillarchitecture.co.uk  
 020 7431 2000  
 020 7431 2000



All drawings to be read in conjunction with structural engineer's and service engineer's specifications

A3



PI 08.05.15 Date  
PI 08.05.15 Date  
PI 08.05.15 Date

Client  
Linton Property Developments Ltd

Project title  
St Edmund's Terrace  
4-7 St Edmund's Terrace

Drawing title  
Proposed Section DD

Scale  
1:200

Project No.  
250

Drawing no.  
213

Revision  
P1

Status  
Planning

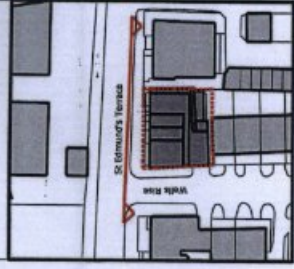
Date of Issue  
08.05.15



Clive Sall Architecture Ltd.  
1, The Square  
Barnsley, South Yorkshire  
S10 2JX

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0114 202 2027  
0114 202 2028  
0114 202 2029  
0114 202 2030





**KEY**

1. Redwood Columbia brick facade
2. Portland stone balconies
3. Portland stone window surrounds
4. Stone grey powder coated aluminium glazed doors
5. Painted metal balustrade
6. 1.8m high timber screen

PG 02.10.15 Indicate structural elements from existing structure  
 PL 08.08.13 Planning Issue  
 Rev 003

Client: Linton Property Development Ltd  
 Project Site: St Edmund's Terrace  
 Drawing Title: NORTH WEST ELEVATION  
 Scale: @ A3

Project No. 250  
 Drawing no. 310  
 Revision P2

Status: Planning  
 Date of Issue: 02.10.15



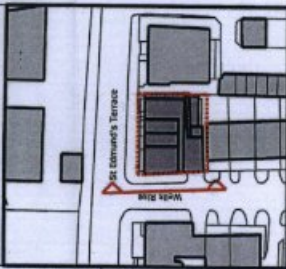
Clive Sall Architecture Ltd  
 2 Parkside, York  
 YO1 1JL  
 01904 7032 7035  
 01904 7032 7036  
 01904 7032 7037



All drawings to be read in conjunction with structural engineer's and service engineer's information



A3



- KEY**
1. Peterson Kolumbe Brick facade
  2. Portland stone balconies
  3. Portland stone window surrounds
  4. Slate grey powder coated metal cladding on sliding glass doors
  5. Painted metal balustrade
  6. 1.8m high timber screen
  7. Perforated metal panels

PR 25.09.15 Working under planning permission  
 PL 08.02.15 Planning Notice  
 Rev Date Issue

Client Linton Property Development Ltd

Project Title **St Edmund's Terrace**  
 1-5 St Edmund's Terrace

**SOUTH WEST ELEVATION**  
 1:200  
 Scale @ A3

Project No.	250	Drawing no.	311	Revision	P2
Status	Planning	Date of Issue	25.09.15		

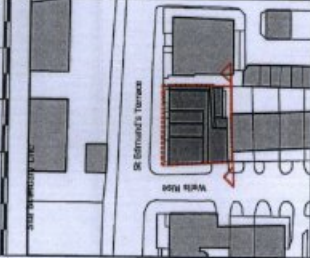
**Clive Sall Architecture Ltd.**  
 2, Elm Grove  
 100, 7013 7th Ave  
 10000, 10000  
 010 7013 7060  
 010 7013 7060  
 000115 CLIVE SALL ARCHITECTURE LTD





All drawings to be used in conjunction with structural engineer's and service engineer's information

A3



KEY

1. Peterson Columbia Brick Facade
2. Portland stone balconies
3. Portland stone window surrounds
4. Stone grey powder coated aluminium along glazed doors
5. Painted metal balustrade
6. 1.8m high timber screen
7. Back boxes

P1 08.05.15 Issued for planning

Date Note

Client: Linton Property Developments Ltd

Project title: St Edmund's Terrace

Drawing title: SOUTH EAST ELEVATION

Scale: 1:200

Sheet: 03 A3

Project No.	Drawing no.	Revision
250	312	P1

Status	08.05.15
Planning	08.05.15

City of Issue



Clive Sall Architecture Ltd.

100, The Quadrant, London, W1R 0AS  
 Tel: 020 7493 8888  
 www.clivesallarchitecture.co.uk







**KEY**

1. Peaseon Kolumbla brick facade
2. Portland stone balconies
3. Portland stone window surrounds
4. Slate grey powder coated aluminium sliding glazed doors
5. Painted metal balustrade
6. 1.8m high timber screen

P2	25.09.15	Revisions checked following comments from planning authority
P1	08.05.15	Final drawing issue
Rev	Date	Notes

Client: Linton Property Development Ltd

Project title: St Edmund's Terrace  
4-6 St. Edmund's Terrace

Drawing Title: NORTH EAST ELEVATION  
Scale: @ A3

Project No.: 250  
Revision: P2

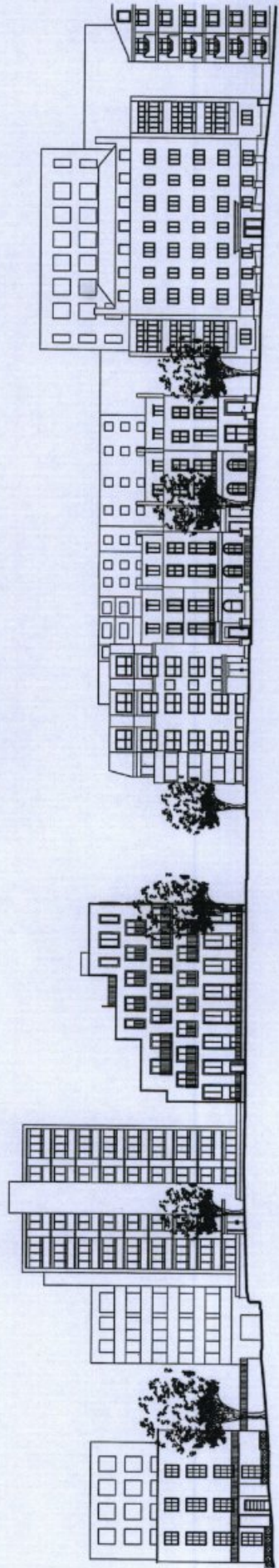
Date of Issue: 25.09.15  
Drawing: Planning



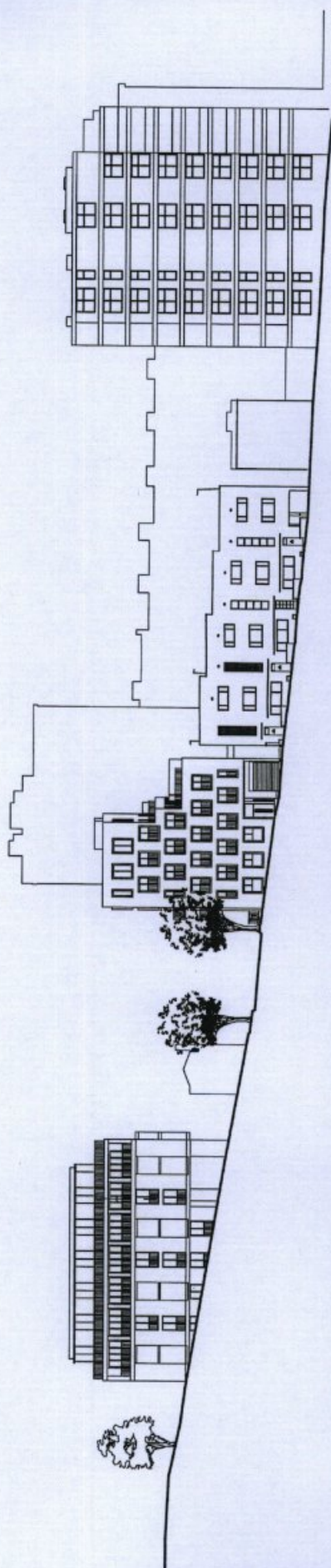
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2 Providence Way  
Luton LU1 3JZ  
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1 St Edmund's Terrace Elevation  
Scale 1:500 @ A3



2 Wells Rise Elevation  
Scale 1:500 @ A3

Project No. 02.10.15  
Revision No. 06.24.15  
Drawing Title: Planning Issue  
Date: 06.24.15

Client: Uinton Property Development Ltd  
Project Title: St Edmund's Terrace  
Drawing Title: Proposed Street Elevations  
Scale: 1:500  
Scale: A3

Project No. 250\_309  
Revision: P2  
Drawing No. 309  
Revision: P2

Scale of Issue: 02.10.15  
Drawing Title: Planning

Clive Sall Architecture Ltd.  
2, Parkside, York  
YO1 1AA  
01904 204211  
www.clivesall.co.uk  
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