

CITY OF WESTMINSTER			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 15 December 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> Westbourne	
<b>Subject of Report</b>	St Mary Magdalene Church, Rowington Close, London, W2 5TF		
<b>Proposal</b>	Three storey extension to west side of church into public open space to create cafe, education room and associated facilities. (Hours proposed 0900-2400).		
<b>Agent</b>	Dow Jones Architects		
<b>On behalf of</b>	Paddington Development Trust & the Vicar and PCC of St Magdalene Church		
<b>Registered Number</b>	15/07195/FULL	<b>TP / PP No</b>	TP/25793 : PP-04388402
<b>Date of Application</b>	06.08.2015	<b>Date amended/ completed</b>	23.09.2015
<b>Category of Application</b>	Minor		
<b>Historic Building Grade</b>	Grade I Listed Building		
<b>Conservation Area</b>			
<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

Grant conditional permission.



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**ST MARY MAGDALINE CHURCH, ROWINGTON CLOSE, W2**

## 2. SUMMARY

The application relates to the St Mary Magdalene Church which is a Grade I Listed Building adjacent to the Regent's canal in the Maida Vale Conservation Area. Permission is sought for a three-storey extension to the west side of the church projecting into public open space to create a cafe, education room and associated facilities. The proposed hours of use are 0900-2400.

The key issues in this case are:

- The impact on the architectural and historical interest of the listed building and the impact on the character and appearance of the Maida Vale Conservation Area
- The impact on the amenity of neighbouring residents.
- The loss of the public open space

The public benefits and heritage benefits of the scheme are considered to outweigh any harm. The proposal would therefore comply with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan). It is therefore recommended for approval.

## 3. CONSULTATIONS

### HISTORIC ENGLAND:

Although some harm would be caused to the Grade I Listed Building by the design of the new extension, the current overall scheme has sufficient benefits to outweigh that harm.

As the acceptability of this scheme in heritage terms is finely balanced, it is requested that if minded to approve the application the City Council addresses the following issues;

- The heritage benefits comprise two elements; the resulting use of and income for the building and its ongoing viability and the affordability of the repairs and the package of restoration directly associated with the new extension scheme. The City Council should be content that the conservation benefits of the wider scheme will be carried out, if possible controlling this by condition.
- The new building requires plant to service the kitchen in the café. The restricted level of harm of the extension design relies in part on its clean roofline with two clearly defined and carefully positioned projecting lanterns. Additional raised elements to the flat roof could clutter it with functional insertions and detract from the design. Plant should therefore not be positioned on the roof. However, if this is unavoidable, its positioning, scale and screening should be carefully considered.

### COUNCIL FOR BRITISH ARCHAEOLOGY:

No objections.

### LONDON VICTORIAN SOCIETY:

No objections.

### ANCIENT MONUMENT SOCIETY:

No response received to date.

### THE GEORGIAN GROUP:

No response received to date.

### SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS:

No response received to date.

**TWENTIETH CENTURY SOCIETY:**

No comments received to date.

**LONDON DIOCESAN ADVISORY COMMITTEE:**

Support the proposal, which will responds intelligently to the architecture of G E Street, contributes to the regeneration of this much deprived area of Westminster and will facilitate a clear and sustainable future for this historic church building.

**CANAL AND RIVER TRUST:**

No objections. There is, however, potential for this project to link with and promote other Heritage Lottery Fund canal based projects, to improve the interface between the towpath and the site with new signage and possibly act as a 'welcome station' for the canal.

**INLAND WATERWAYS ASSOCIATION:**

St Mary Magdalene is a major landmark on the canal route into little Venice and consider that the implementation of the living heritage centre will be a significant scheme in ensuring the long term maintenance of the church fabric. The proposals will also improve the safety of the canal side for both local residents and visiting boats on the canal.

**NATURAL ENGLAND:**

No comments to make.

**ARBORICULTURAL OFFICER:**

The proposal does not directly affect any trees. However, trees on the Westbourne Green Open Space could be affected by construction works. Further details of tree protection measure should be sought by condition.

**HIGHWAYS PLANNING MANAGER:**

The level of car trips associated with the site raises a concern. It is therefore recommended that the operator prepares a Travel Plan to promote sustainable journeys to and from the site. For events which attract people from outside the local area, this will help ensure public transport options are promoted.

The scheme should incorporate both staff cycle parking and visitor cycle parking. Further detail is also required in respect of the relocation of the school cycle parking.

Given the limited on-street space for servicing to occur from and the potential impact of intensified use of the church, A Servicing Management Plan, which takes into account the school keep clear restrictions, should be secured by condition.

Details of waste storage should also be sought by condition.

**ENVIRONMENTAL HEALTH OFFICER:**

No objections on noise grounds subject to implementation of the suggested mitigation measures. There would be no odour nuisances provided the point of extract discharge is at least 1 metre above roof ridge level of any building within 20 metres.

**CRIME PREVENTION DESIGN:**

No response received to date.

**PROPERTY - RESOURCES:**

No response received to date.

**PARKS AND GARDENS:**

No response received to date.

**SPORT AND LEISURE:**

No response received to date.

**LIBRARIES AND CULTURE:**

This scheme is a result of a long partnership between the church, the City Council and Paddington Development Trust to bring about extensive, lasting change not just for the church but for the local community. The plans will bring opportunities for local children and adults to engage in arts and culture, with well-equipped facilities in an accessible environment.

**WARD COUNCILLORS:**

Councillor Boothroyd notes that the ward councillors want to support this application. The scheme will provide a way of restoring the church and make it beneficial to the wider community. The design of the extension is a good way of responding to the surroundings which have changed substantially since the church was built. The café, education room and other community facilities will make the church a valuable community use. There is some concern about the proposed hours however, it is important to allow long hours in order to make the scheme viable. There is no great danger of noise nuisance to residents as the new block mostly faces the canal bank (as the canal water level is higher than the church). On the other side, the nearest residential property is the vicarage. The rear of Dartington House is quite some distance away.

Any other responses to be reported verbally.

**CITYWEST HOMES:**

Support the proposal as it will provide a significant resource to benefit the wider community and increase the usage of the space alongside the canal. The opportunities for community learning, valuing and increasing involvement in local heritage and for recreational and social enterprise will clearly be of benefit for the local community. It is acknowledged that their local residents have been consulted at each stage of the development process through community events and local communication.

**NORTH PADDINGTON SOCIETY:**

The contemporary approach is appropriate. It will also serve to bring more life and use to the canal side space that is currently underused and sometimes prone to antisocial behaviour. It will help to restore the existing Church building which is an important part of Paddington's heritage and make it fit for purpose for worship, for visitors, tourists and for students and children. Strongly support the proposal, albeit some members have concerns about the extensive opening hours.

**PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY:**

Support the application in principle for the security and future of the Grade I Listed Building. However, compromise is evident in the proposed elevations. The lanterns do not sit comfortably and to the south, interrupt the view of the church. The extension should either match the existing façade of the Church or be deliberately contrasting to the Church and school. The fenestrations could also relate more appropriately to the rhythm of the Church.

The café will enliven this stretch of the canal and provide employment. The premises should be secured without any visible external security fittings.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS**

No. Consulted: 121; Total No. of Replies: (95 x support, 4 x objection and 1 x comment)

In summary, the letters of support make reference to the following;

#### Regeneration of Paddington

- Full use should be made of the available HLF funding which will improve opportunities in Paddington, an area in need of investment;
- Project will bring new life and energy to both immediate vicinity and wider neighbourhood;
- It will bring visitors and tourists to the area and increase the overall safety and security of the area;
- A certain level of disruption is inevitable to allow the local community to progress and flourish.

#### Design of Extension

- Extension is sympathetic to its context;
- Sensitive to history and architecture of the church;
- Proposals have made use of a difficult space;
- Creation of an ingenious and harmonious link between the school and the church.

#### Impact on Church

- Return a Grade I Listed Building, which is an important heritage asset in Paddington, back into beneficial use by improving access and facilities;
- The Church is a landmark but is currently rundown and in need of care and attention;
- Preserve an important part of Paddington's rich history;
- Protect the church as an important place of worship.

#### Impact on Canal

- Regeneration of wider canal area.

#### Community Benefits

- Opportunities for creative work, educational activities, cultural activities, language learning, history studies, apprenticeships, employment, volunteering and work placements;
- Opportunities for children and adults, residents and visitors;
- Space for community groups to meet;
- Enable the church to have a pivotal role in the community once again;
- Enhancement of cohesion and sense of civic pride, uniting people of different ages, backgrounds, languages and faiths;
- Can be used for multiple purposes.

#### Community Involvement

- The applicant has involved the local community and voluntary organisations in extensive consultation during the development of the current scheme.

#### Wider Support for Scheme

- Support from Diocesan Advisory Committee of the Diocese of London, Historic England, The Victorian Society, The Church Buildings Council and Westminster City Council

The letters of objection raise the following concerns;

- Appearance of the extension and its impact on the open space and Church;
- Impact of construction works on the school including noise and disturbance, dust, health and safety, access and loss of football pitch for duration;
- Siting of the street entrance adjacent to an already congested school entrance;
- Increase in number of people who would 'loiter' around the school;
- General disregard for the impact on the school, which is the closest neighbour;
- Work should be environmentally sensitive and supportive as possible;
- Unacceptable noise and disturbance as a result of the extensive opening hours;

- Inadequate consultation with neighbours
- The description relates solely to an extension to the church which is inaccurate as the extension also adjoins the school.

ADVERTISEMENT / SITE NOTICE: Yes.

#### **4. BACKGROUND INFORMATION**

##### **4.1 The Application Site**

The application relates to the St Mary Magdalene Church which is a Grade I Listed building adjacent to the Regent's canal in the Maida Vale Conservation Area.

##### **4.2 Relevant History**

There is no relevant planning history on this site.

#### **5. THE PROPOSAL**

Permission is sought for a three-storey extension to the west side of the church projecting into public open space to create a cafe, education room and associated facilities. The proposed hours of use are 0900-2400.

The proposed extension would be built on a constrained site between the church and St Mary Magdalene Primary School. It has been the subject of much pre-application discussion and has greatly evolved since the City Council first had sight of the plans.

The proposed extension would be built using Heritage Lottery Funding and would provide much needed facilities to allow the use of the church to reach its full potential.

Works are also proposed to the church itself, which is on the Historic England Heritage at Risk Register. However, these works would benefit from ecclesiastical exemption and therefore do not form part of this application. It is anticipated that ongoing maintenance to the church would be funded by the revenue brought in by the new heritage wing and its associated facilities.

#### **6. DETAILED CONSIDERATIONS**

##### **6.1 Land Use**

The church is located in one of the most deprived wards of the Borough in the North Westminster Economic Development Area (NWEDA). Policy S12 of the Westminster City Plan refers to the NWEDA and states that:

Development should contribute to increasing economic activity within the area, or providing local services, or improving the quality and tenure mix of housing, and contribute to the following policies: deliver improved and appropriate local services including support opportunities to provide facilities for local community groups, including faith groups; providing training, skills and employment opportunities for local people.

Strategic policy S12 of the City Plan therefore seeks amongst other issues to improve local services and facilities for community groups.

Policy S22 of the City Plan seeks to encourage and promote new arts and cultural uses within the North Westminster Economic Development Area, in order to contribute to local opportunities to experience arts and culture, without detriment to residential amenity.



The site is also located in the North West Westminster Special Policy Area (NWWSPA) in which opportunities for the regeneration of the area and additional social and community facilities; such as for education or play, together with meeting places will be encouraged. Policy SOC1 of the Westminster Unitary Development Plan deals specifically with community facilities and states that:

B) Community facilities will be required to:

1. be located as near as possible to the residential areas they serve
2. not harm the amenity of the surrounding area, including the effect of any traffic generated by the proposal
3. be safe and easy to reach on foot, by cycle and by public transport.

The proposed scheme therefore meets the wider strategic objectives for the regeneration of the North Westminster Economic Development Area and the North West Westminster Special Policy Area, and is acceptable in principle in land use terms, subject to the proposal complying with other relevant policies.

## 6.2 Townscape and Design

In considering whether to grant planning permission for development which affects a listed building or its setting, Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses. Grade I buildings are considered to be of exceptional interest; in this instance the special interest of St Mary Magdalene derives, not exhaustively, from G E Street's conscious design of the high Victorian Gothic Church, misorientated and unusual in plan form, highly decorated both internally and externally and its setting within an urban townscape.

Permission is sought for a Heritage wing extension located to the west of the Church. The site is heavily constrained due to the relationship between the Church and the neighbouring school and the topography of the land. On the south side the extension will appear as a 3 storey addition, whilst on the north it will be 2 storeys and will project forward of the built line of the church. In response to Streets rich decoration and the construction of the Church the façade will introduce patterned elements in the form of ornamented terracotta tiles, with pigmented concrete forming the lintels and columns, reflecting the dressings and banding found on the host building.

The Heritage wing extension will be visible in key views of the church when approached from the east and west; through its design the scheme has reinforced the vertical emphasis present on the host building, which will be appreciated in these oblique views as the visual dominance of the extension will be reduced. Whilst it is noted that the footprint of the extension is at its minimum for the reaching the requirements of the scheme and will not be so high as to obscure the fenestration on the west elevation it is considered that the scale and mass of the extension is not so subservient as to prevent it from detracting from the listed building. In terms of detailed design, the proposed contemporary approach is considered to be the most sympathetic to the interpretation of the heritage asset and its setting. Through the proposed materials Street's approach has been reference; however the subtle yet distinctive architectural characteristics, proportions and rhythms of the Church are compared with the harsh and robust concrete framing around the fenestration and large amounts of glazing. Consequently the scale, form and detailed design of the extension is considered to cause harm to the heritage asset and its setting.

The National Planning Policy Framework (NPPF) requires great weight to be given to a heritage assets conservation when considering the impact of a proposed development on its significance; the more important the asset, the greater the weight should be given to its conservation. In this instance the proposed extension is considered to cause less than substantial harm to the significance of the heritage asset. Paragraph 134 of the NPPF states that where a proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

St Mary Magdalene Church is currently on Historic England's Heritage at Risk register, it has a reduced congregation and no visitor facilities, restricting its ability to attract or support additional uses. This scheme aims to provide essential facilities on the site, offer a space and cater for a diverse range of activities which will generate an additional source of income, create inclusive access to all levels of the church and consequently allow the community greater access to the heritage asset. Additionally repair and restoration works to the Church are included in the proposals which seek to remove it from the Heritage at Risk register. These aims are in accordance with the objectives set out in paragraph 131 of the NPPF, namely to keep heritage assets in use, create sustainable communities and to make a positive contribution to local character and distinctiveness.

In accordance with paragraph 134 of the NPPF, in weighing the harm on the special interest of the heritage asset against the public benefits of the scheme, in this instance the public and heritage benefits are considered to outweigh the harm.

The proposal would preserve the character and appearance of the Maida Vale Conservation Area.

### **6.3 Loss of Public Open Space**

The proposed extension would encroach onto an area of protected public open space to the north of the church, which policy DES12 of the adopted Unitary Development Plan seeks to resist. However, in this instance it is considered that the public benefit of the scheme would outweigh any harm. Furthermore, the new community facility would create an active frontage onto the currently dark and underutilised space, thereby increasing the attractiveness of the remaining public open space.

The plans show an area of tables and chairs which would further encroach into the public open space. However, as this area is not included within the site boundary and was not referred to in the description of the proposal, the applicant should be advised that this should be subject of a separate planning application.

### **6.4 Amenity**

City Plan Policy S29 aims to improve the residential environment whilst UDP Policy ENV13 seeks to protect and improve residential amenity, including sun lighting and day lighting to existing properties.

Given the separation between the proposed extension and the nearest residential properties, it is considered that there would be no impact on residential amenity in terms of loss of light, loss of outlook or loss of privacy. The proposed extension would be immediately adjacent to St Mary Magdalene School, and would project beyond its building line to the north. However, it is considered that the impact on the school in terms and light and outlook would not be so harmful as to warrant a refusal.

An acoustic report has been provided by the applicant in respect of the proposed plant located at roof level. The City Council's Environmental Health Officer has confirmed that subject to compliance with mitigation measures, it would not cause undue noise and disturbance and

would therefore comply with policy ENV7 of the adopted Unitary Development Plan and policy S32 of the adopted City Plan.

The extract ducting from the new kitchen has the potential to create odour issues. However, as it would terminate at least 1 metre above the roof ridge level of all buildings within 20 metres, it is considered to be acceptable in accordance with policy ENV5 of the adopted Unitary Development Plan and policy S31 of the adopted City Plan.

Concerns have been raised in respect of the proposed hours of use. There are currently no restrictions on the use of the church and whilst the new extension would enable the church to be used more intensively, it is considered that given the separation between the extension and the closest neighbouring occupiers, any impact on the amenities of neighbouring occupiers would be minor and therefore these objections cannot be supported.

### **6.5 Highways/Parking Issues**

The level of car trips associated with the site has caused some concern for the both the Highways Planning Manager and some local residents, in particular those with children that attend the adjoining school. It is therefore recommended that the operator prepares a Travel Plan to promote sustainable journeys to and from the site. For events which attract people from outside the local area, this will help ensure public transport options are promoted.

Given the limited on-street space for servicing to occur from and the potential impact of intensified use of the church, A Servicing Management Plan, which takes into account the school keep clear restrictions, should be secured by condition.

Furthermore, the details of staff cycle parking, visitor cycle parking, relocated school cycle parking and waste storage should be sought by conditions.

Subject to the above conditions, the proposal is considered to be acceptable in accordance with the City Council's adopted policies.

### **6.6 Trees and Landscaping**

The proposal would not harm any of the nearby trees and would therefore comply with policy ENV16 in the adopted Unitary Development Plan. However, trees on the Westbourne Green Open Space could be affected by construction works and as such, it is recommended that further details of tree protection measures should be sought by condition.

### **6.7 Equalities and Diversities**

Not relevant in the determination of this application.

### **6.8 Economic Considerations**

Not relevant in the determination of this application.

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

Not relevant in the determination of this application.

### **6.10 London Plan**

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

## **6.11 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. 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.

## **6.12 Planning Obligations**

Not relevant in the determination of this application.

## **6.13 Other Issues**

### **6.13.1 Other Neighbour Objections**

One local resident was concerned that the City Council did not undertake adequate consultation with neighbouring occupiers. The City Council met its statutory obligations by displaying a site notice, advertising the application in the press and sending individual letters to 121 neighbouring occupiers, including to each flat in Dartington House and many of the flats in Barnwood Close and Aldsworth Close on the opposite side of the canal. Furthermore, as documented in many of the letters of support, the developers have consulted with the local community on several occasions. As such, no prejudice is considered to have been caused to any party.

Another resident noted that the description of the proposal was inaccurate as it did not make reference to the school. The proposal relates to an extension to the church and whilst it adjoins the school and is on land previously used by the school, it will not form part of the school and therefore did not need to be included in the description. Given that the new heritage wing and the school would be accessed, managed and operated separately, the concerns regarding unauthorised access to the school cannot be substantiated either.

Concerns have been raised in respect of the impact construction works would have on the school. However, it is noted that the Head Teacher of the school fully supports the proposal. Nevertheless, it would therefore be appropriate to attach a condition to secure a construction management plan, which would enable the disruption to be kept to a minimum.

With regard to the siting of the extension, it is considered that the school would retain adequate outdoor play space.

## **6.14 Conclusion**

The public benefits and heritage benefits of the scheme are considered to outweigh any harm. The proposal would therefore comply with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan). It is therefore recommended for approval.

**BACKGROUND PAPERS**

1. Application form
2. Response from Natural England, dated 7 October 2015
3. Response from Historic England (Listed Builds/Con Areas), dated 14 October 2015
4. Response from Canal and River Trust, dated 14 October 2015
5. Response from The Victorian Society, dated 19 October 2015
6. Response from London Diocesan Advisory Committee, dated 2 November 2015
7. Response from London and Middlesex Archaeological Society, dated 3 November 2015
8. Response from CityWest Homes, dated 4 November 2015
9. Response from Inland Waterways Association, dated 22 November 2015
10. Response from Libraries and Culture, dated 6 October 2015
11. Response from Highways Planning Manager, dated 16 October 2015
12. Response from Arboricultural Officer, dated 29 October 2015
13. Response from Environmental Health Officer, dated 16 November 2015
14. Response from Paddington Waterways and Maida Vale Society, dated 7 October 2015
15. Response from North Paddington Society, dated 7 October 2015, 9 October 2015 and 2 November 2015
16. Letter from occupier of 40A Grove Park Rd, London, dated 1 October 2015
17. Letter from occupier of 4 Douglas House, 6 Maida Avenue, dated 1 October 2015
18. Letter from occupier of 116 Fifth Avenue, London, dated 2 October 2015
19. Letter from occupier of Flat 70 Kimble House 1 Lilestone Street, London, dated 2 October 2015
20. Letter from occupier of 65 Third Avenue, London, dated 2 October 2015
21. Letter from occupier of 32 Castellain Road, London, dated 3 October 2015
22. Letter from occupier of 31B Marylands Road, London, dated 3 October 2015
23. Letter from occupier of 27 Newton Road, Paddington, dated 4 October 2015
24. Letter from occupier of 2 Marne Street, London, dated 4 October 2015
25. Letter from occupier of 113 Clarence Gate Gardens, Glentworth Street, dated 4 October 2015
26. Letter from occupier of 35a Shirland Road, London, dated 5 October 2015
27. Letter from occupier of 24 Hitcham Road, London, dated 5 October 2015
28. Letter from occupier of 19 Caird Street, London, dated 5 October 2015
29. Letter from occupier of 26B Blomfield Villas, London, dated 5 October 2015
30. Letter from The Westminster Society, dated 5 October 2015
31. Letter from teacher at Westminster Academy, 255 Harrow Road, dated 5 October 2015
32. Letter from teacher at Westminster Academy, 255 Harrow Road, dated 6 October 2015
33. Letter from occupier of 16 Cleveland Mansions, Widley Road, dated 6 October 2015
34. Letter from occupier of Lockton Street, London, dated 6 October 2015
35. Letter from occupier of 43 Chepstow Road, London, dated 6 October 2015
36. Letter from occupier of Flat 2 Dawkins Court 2 Garlan Close, London, dated 7 October 2015
37. Letter from occupier of APT. C, The Piano Works, dated 7 October 2015
38. Letter from occupier of 96 Shirland Road, London, dated 7 October 2015
39. Letter from occupier of 73 Miles Buildings, Penfold Place, dated 7 October 2015
40. Letter from occupier of 13C Woodland Road, London, dated 8 October 2015
41. Letter from occupier of 48 Lambourn House, 100 Broadley Street, dated 8 October 2015
42. Letter from occupier of 43, Atherstone Court, Delamere Terrace, dated 8 October 2015
43. Letter from occupier of Farrells, 7 Hatton Street, dated 8 October 2015
44. Letter from occupier of 66 Burlington Close, Elgin Avenue, dated 8 October 2015
45. Letter from occupier of 57A Saint Michael's Street, Paddington, dated 9 October 2015
46. Letter from occupier of 47 Aldsworth Close, London, dated 10 October 2015
47. Letter from occupier of 1 Shirland Mews, London, dated 10 October 2015
48. Letter from occupier of 23 Croft House, 68 Third Avenue, dated 10 October 2015
49. Letter from occupier of 47 Aldsworth Close, London, dated 11 October 2015
50. Letter from occupier of Flat 2, Wytham House, dated 11 October 2015
51. Letter from occupier of 62 Randolph Avenue, London, dated 12 October 2015

52. Letter from occupier of 49 Dartington House, Senior Street, dated 12 October 2015
53. Letter from occupier of 32 Aberdeen Place, London, dated 12 October 2015
54. Letter from occupier of 19 Chepstow Road, London, dated 12 October 2015
55. Letter from occupier of Flat 18, 160 Croydon Road, dated 12 October 2015
56. Letter from occupier of Flat 5, 1A Blyth Road, dated 12 October 2015
57. Letter from occupier of 94 Bell Street, London, dated 12 October 2015
58. Letter from occupier of 14 Warlock Road, London, dated 12 October 2015
59. Letter from occupier of 22 Kildare Terrace, London, dated 13 October 2015
60. Letter from occupier of 11a Thorngate Road,, Maida Vale, dated 13 October 2015
61. Letter from occupier of 115 Tivoli Road London SE27 0EE, dated 13 October 2015
62. Letter from occupier of 147 Shirland Road, London, dated 13 October 2015
63. Letter from occupier of 53 Saltram Crescent, London, dated 13 October 2015
64. Letter from occupier of 26B Blomfield Villas, dated 13 October 2015
65. Letter from occupier of 26B Blomfield Villas, dated 13 October 2015
66. Letter from occupier of Flat 4, 136 Randolph Avenue, dated 13 October 2015
67. Letter from occupier of 6 College Mansions, Winchester Avenue, dated 15 October 2015
68. Letter from occupier of 1C Chippenham Mews, London, dated 15 October 2015
69. Letter from director of Westbourne Park Family Centre, Westbourne Park Baptist Church, dated 16 October 2015
70. Letter from occupier of 2 Clovelly, London, dated 16 October 2015
71. Letter from occupier of 15 Caird Street, London, dated 16 October 2015
72. Letter from occupier of 53 Dartington House, dated 17 October 2015
73. Letter from occupier of 35 Hormead Road, Maida Hill, dated 17 October 2015
75. Letter from occupier of 30 Hethpool House, Hall Place, dated 18 October 2015
76. Letter from occupier of 2 Westbourne Park Villas, Westminster, dated 19 October 2015
77. Letter from occupier of 62 Wilmcote House, Woodchester Square, dated 19 October 2015
78. Letter from occupier of 226c Gloucester Terrace, London, dated 21 October 2015
79. Letter from occupier of 24 Blomfield Road, London, dated 22 October 2015
80. Letter from occupier of 106c, Elgin avenue, dated 22 October 2015
81. Letter from occupier of Westminster Reference Library, London, dated 22 October 2015
82. Letter from occupier of 114 Ashmore Road, London, dated 23 October 2015
83. Letter from occupier of 37 Marne Street, London, dated 23 October 2015
84. Letter from occupier of 54 Droop Street, London, dated 26 October 2015
85. Letter from occupier of 1 Waveney Close, London, dated 27 October 2015
86. Letter from occupier of 61A Warwick Avenue, London, dated 27 October 2015
87. Letter from occupier of Flat 5, 87 Great Titchfield Street, dated 27 October 2015
88. Letter from occupier of 155 Westbourne Terrace, London, dated 28 October 2015
89. Letter from occupier of 19 Chepstow Road, London, dated 29 October 2015
90. Letter from occupier of 32 Westbourne Park Road, London, dated 2 November 2015
91. Letter from occupier of 25 Warwick Crescent, London, dated 30 October 2015
92. Letter from occupier of 147 Shirland Road, London, dated 30 October 2015
93. Letter from occupier of 133 Shirland Road, London, dated 30 October 2015
94. Letter from occupier of 43 Atherstone Court, Delamere Terrace, dated 31 October 2015
95. Letter from occupier of 18 Golborne Gardens, Hazlewood Crescent, dated 2 November 2015
96. Letter from occupier of 4 Senior Street, London, dated 2 November 2015
97. Letter from occupier of Open Age, St Charles Centre for Health and Wellbeing, dated 2 November 2015
98. Letter from occupier of 121 Princethorpe House, Woodchester Square, dated 2 November 2015
99. Letter from occupier of 18 Golborne Gardens, Hazlewood Crescent, dated 2 November 2015
100. Letter from occupier of 67 Charfield Court, 2 Shirland Road, dated 2 November 2015
101. Letter from occupier of 92 Gaydon House, Bourne Terrace, dated 3 November 2015
102. Letter from occupier of First Floor, London Diocesan House, dated 3 November 2015
103. Letter from occupier of 43 Aberdeen Road, Highbury, dated 3 November 2015
104. Letter from occupier of 53B Sussex Way, London, dated 3 November 2015
105. Letter from occupier of 416 Harrow Road, London, dated 4 November 2015

106. Letter from occupier of 23 Rainham Road, Kensal Green, dated 4 November 2015
107. Letter from chair of governors at St Mary Magdalene's Primary School, Rowington Close, dated 4 November 2015
108. Letter from occupier of 54 Oversley House, Alfred Road, dated 4 November 2015
109. Letter from occupier of 17c Gaisford Street, London, dated 4 November 2015
110. Letter from occupier of 31 Kildare Terrace, London, dated 4 November 2015
111. Letter from occupier of 104 Gaydon House, Bourne Terrace London , dated 4 November 2015
112. Letter from vicar of St Stephen's Church, dated 5 November 2015
113. Letter from headteacher at St Mary Magdalene School, Rowington Close, dated 5 November 2015
114. Letter from occupier of 2nd Floor, 7 Great Western Road, dated 6 November 2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT NATHAN BARRETT ON 020 7641 5943 OR BY E-MAIL – NBARRETT @westminster.gov.uk

**DRAFT DECISION LETTER**

- Address:** St Mary Magdalene Church, Rowington Close, London, W2 5TF
- Proposal:** 3 storey extension to west side of church into public open space to create cafe, education room and associated facilities. (Hours proposed 0900-2400).
- Plan Nos:** 155/EX/002 E, 155/EX/005 E, 155/EX/006, 155/EX/091 E, 155/EX/101 E, 155/EX/200 E, 155/EX/202 B, 155/EX/210 E, 155/EX/212 B, 155/EX/220 B, 155/EX/230 E, 155/EX/320 E, 155/EX/330 E, 155/EX/331 A, 155/EX/332 A, 155/EX/334, 155/EX/340 E, 155/EX/360 B, 155/EX/361 B, 155/EX/500 B, 155/EX/501 B, 155/00/090 G, 155/00/091 G, 155/00/100 G, 155/00/101 G, 155/00/105 E, 155/00/106 E, 155/00/110 G, 155/00/111 B, 155/00/120 G, 155/00/121 B, 155/00/130 F, 155/00/131 C, 155/00/200 E, 155/00/201 E, 155/00/202 B, 155/00/210 E, 155/00/211 E, 155/00/212 B, 155/00/220 E, 155/00/230 E, 155/00/240 B, 155/00/300 E, 155/00/301 A, 155/00/302 A, 155/00/310 E, 155/00/311, 155/00/330 E, 155/00/400 B, U(10)001 B, U(10)002 B, U(--)-003 A, Design and Access Statement, Project Need, Delivery and Benefits, Conservation of the Church, Consideration of the Proposed Building, Heritage Impact Assessment, Conservation Management Plan, Sustainability Statement, Noise Survey Report, Inclusive Access Statement, Ecological Appraisal, Archaeology Desk Report, Transport Statement, Heritage Lottery Fund Activity Plan and Arboricultural Report.

**Case Officer:** Claire Berry

**Direct Tel. No.** 020 7641 4203

**Recommended Condition(s) and Reason(s):**

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:
- \* between 08.00 and 18.00 Monday to Friday;
  - \* between 08.00 and 13.00 on Saturday; and
  - \* not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Maida Vale Conservation Area. This is as set out



in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must provide further details, including samples, of the terracotta tiles and roofing material. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

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

- 5 You must apply to us for approval of details of secure cycle storage for the heritage wing use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in TRANS 10 of our Unitary Development Plan that we adopted in January 2007.

- 6 Prior to commencement of development, details of a scheme to ensure the existing cycle parking for the adjoining school is relocated shall be submitted and agreed in writing. The replacement cycle parking must be installed prior to occupation of the new development.

Reason:

To replace the cycle parking spaces for both children and teachers at the school as set out in TRANS 10 of our Unitary Development Plan that we adopted in January 2007.

- 7 You must apply to us for approval of details of how waste is going to be stored on the site. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the waste store in line with the approved details, and clearly mark it and make it available at all times to everyone using the new heritage wing. You must not use the waste store for any other purpose. (C14CD)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 8 Prior to commencement of the use, the applicant shall submit an updated Travel Plan for the approval of the Local Planning Authority. The Travel Plan for the site needs to be updated to include measures to reduce car travel to the site and management of arrivals and departures of large events.

Reason:

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

- 9 A Servicing Management Plan is required prior to occupation and must be followed/maintained for the lifetime of the development, unless a revised strategy is approved (in writing) by the Local Planning Authority. The plan should identify process, internal storage locations, scheduling of deliveries and staffing.

Reason:

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

- 10 You must not start work on the site until we have approved appropriate arrangements to secure the following.

- All highway works immediately surrounding the site required for the development to occur and proposed improvement works, including changes to on-street restrictions and replacement of redundant vehicle crossovers.

In the case of the above benefit, you must include in the arrangements details of how this can be achieved, and how you will guarantee this. You must only carry out the development according to the approved arrangements.

Reason:

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

- 11 **Pre Commencement Condition.** Notwithstanding the details in the submitted tree report, you must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 12 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest,

shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing LA90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 13 (1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm,, and shall be representative of the activity operating at its noisiest.

(2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the \*\*\*\* use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms

of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.

(3) Following completion of the development, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) The location of most affected noise sensitive receptor location and the most affected window of it;
- (b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (d) The lowest existing LA90, 15 mins measurement recorded under (c) above;
- (e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;
- (f) The proposed maximum noise level to be emitted by the activity.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 14 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 15 You must not use the roof of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 16 Customers shall not be permitted within the heritage wing premises before 0900 or after 2400 each day. (C12AD)

**Reason:**

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 17 Details to including plans and elevations of any acoustic housing and other mitigation measures required, shall be submitted and approved by the Local Planning Authority prior to installation and use of the associated rooftop plant.

**Reason:**

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

- 18 You must not start work on the site until we have approved appropriate arrangements to secure the following.

- The completion of the package of restoration works to the church

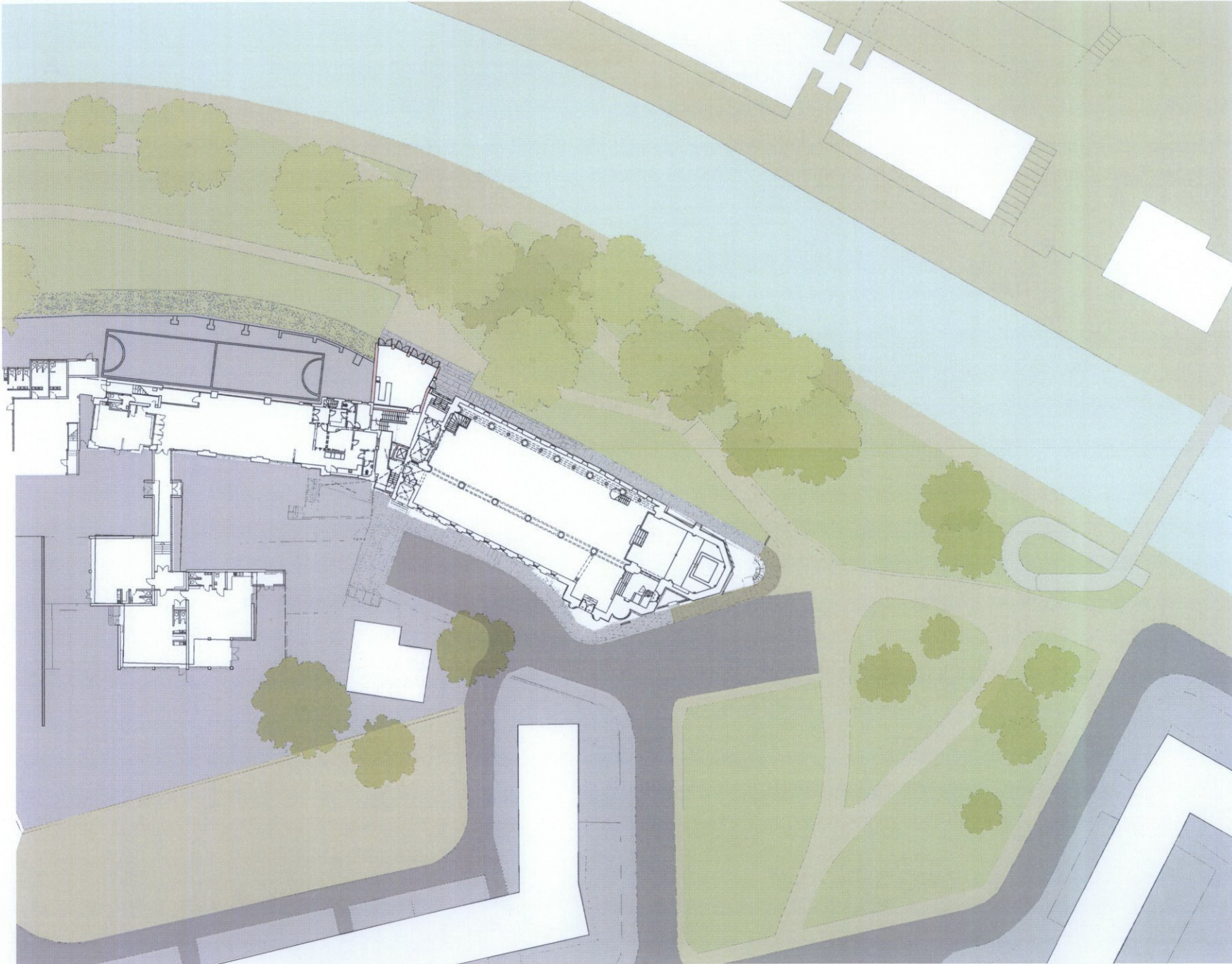
In the case of the above benefit, you must include in the arrangements details of how this can be achieved, and how you will guarantee this. You must only carry out the development according to the approved arrangements.

**Reason:**

To make sure that the scheme delivers both heritage benefits, namely the resulting use of and income for the church and its ongoing viability and affordability of repairs, and the package of restoration directly associated with the new extension scheme.

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 In respect of Conditions 10 and 18 you are advised that arrangements will need to be made for an agreement to be made with the City Council under Section 106 of the Town and Country Planning Act.
- 3 The applicant is advised that any security measures required should be located inside the building.
- 4 This decision does not confer permission for any tables and chairs located outside of the cafe as this area was not included within the site boundary. You are therefore advised that these tables and chairs should be the subject of a separate planning application.



Notes

**PLANNING**  
**31/07/15**

A	Revision for Consultation	07.11.14
B	Revision for Pre Planning	05.12.14
C	Revision for Stage C VE	09.01.15
D	Revision for 2nd Pre Planning	25.04.15
E	Revision for Planning	31.07.15

**DOW JONES ARCHITECTS**

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 www.dowjonesarchitects.com

**ST MARY MAGDALENE**

Location Plan  
 1:250 @ A1  
 10.06.14  
 STATUS: PLANNING

155/00/106 E

**PLANNING**  
**31/07/15**

A	Revision for Consultation	07.11.14
B	Revision for Pre Planning	06.12.14
C	Revision for Stage C VE	09.01.15
D	Revision for 2nd Pre Planning	25.04.15
E	Revision for Planning	31.07.15

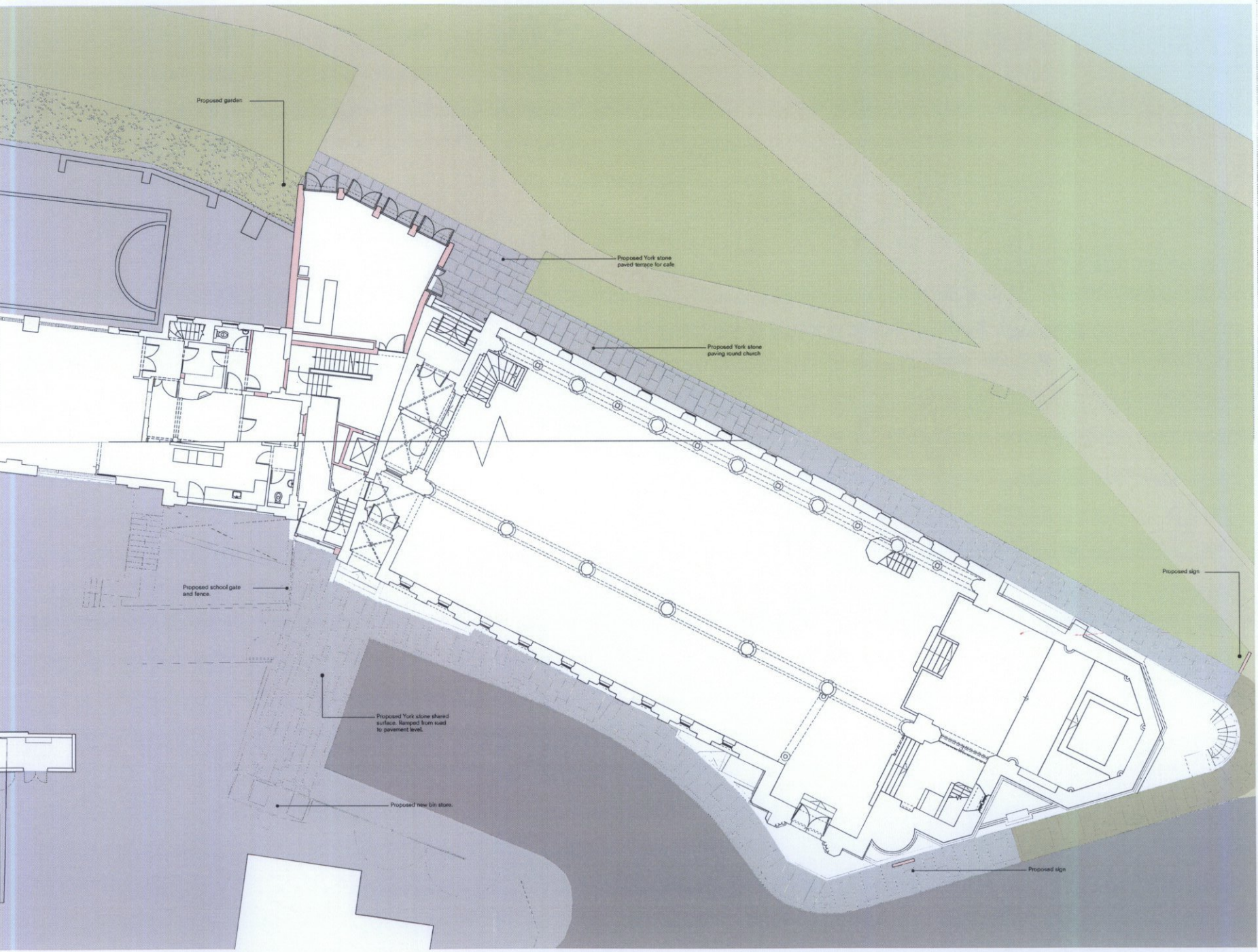
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mjd@dowjonesarchitects.com  
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**ST MARY MAGDALENE**

External Works Plan  
1:10 @ A1  
10.06.14  
STATUS: PLANNING

155/00/105 E



01 PLAN ROAD & CANAL LEVEL  
Scale 1:100



Notes

A	Revision for Construction	07.11.14
B	Revision for Pre Planning	06.12.14
C	Revision for Stage C VE	08.01.15
D	Revision for 2nd Pre Planning	23.04.15
E	Revision for Planning	31.07.15
F	Revision for Stage D	03.08.15
O	Planning	09.08.15

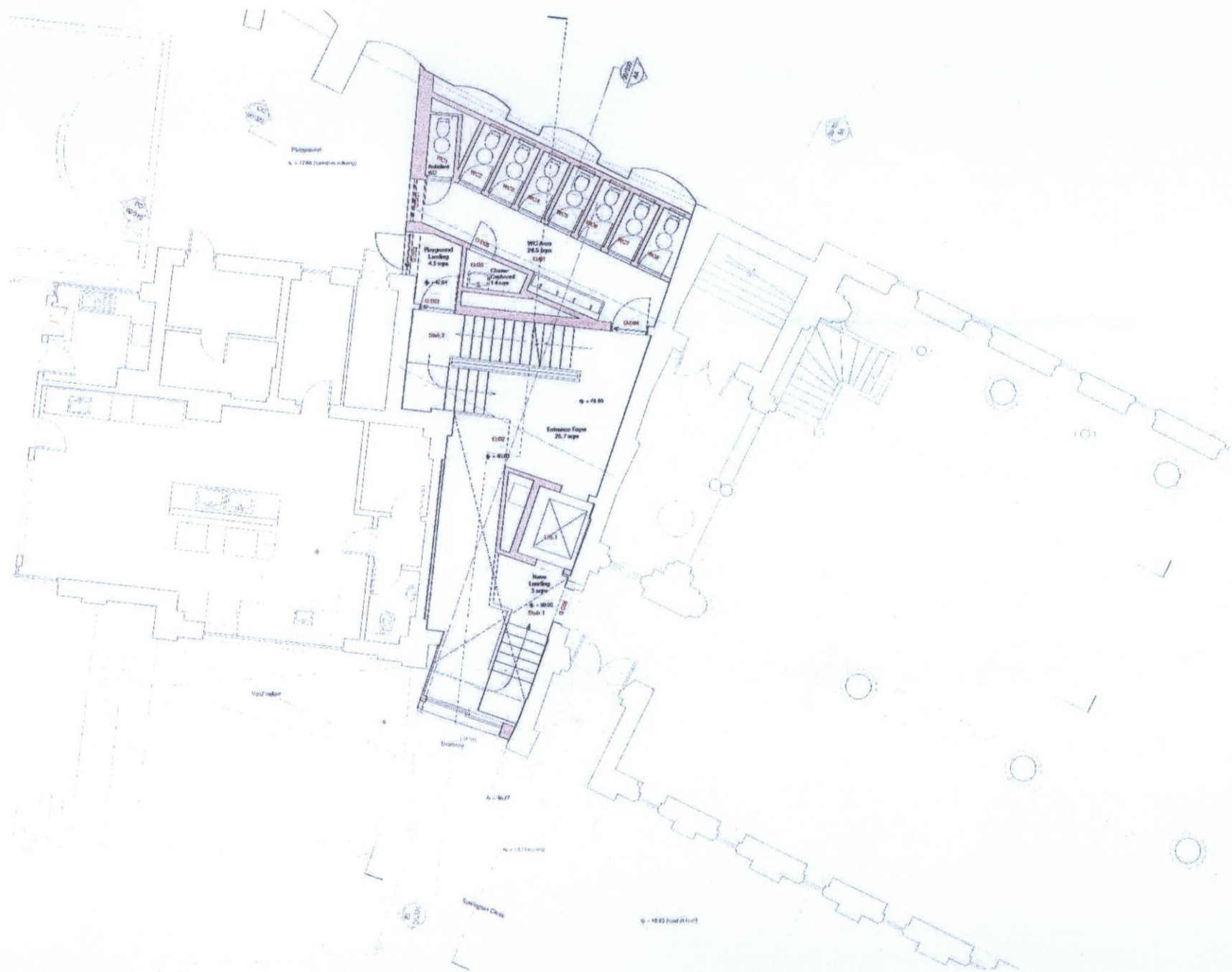
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 T 020 8075 2544  
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**ST MARY MAGDALENE**  
 Proposed Lower Ground Plan  
 1:50 @ A1  
 30.06.14  
 STATUS: PLANNING

155/00/090 G



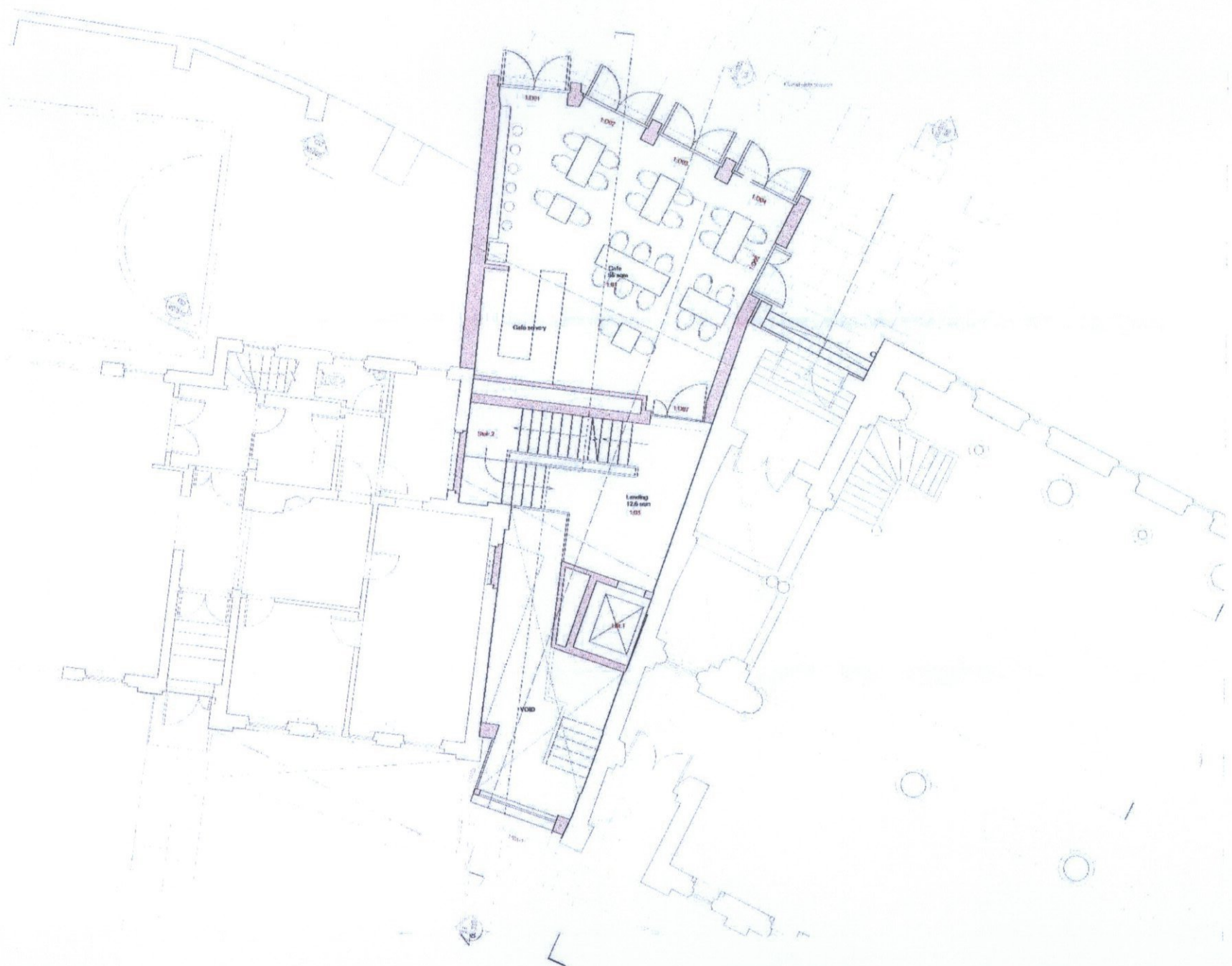


A	Revisions for Construction	07.11.14
B	Revisions for Planning	05.12.14
C	Revisions for Stage C VE	09.01.15
D	Revisions for Final Pre Planning	25.04.15
E	Revisions for Planning	21.07.15
F	Revisions for Stage D	01.08.15
G	Planning	03.09.15

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**ST MARY MAGDALENE**  
 Proposed Closed Floor Plan  
 1:50 @ A1  
 10.06.14  
 STATUS: PLANNING

155/00/100 G



Revision	Date
A	07.11.14
B	05.12.14
C	09.01.15
D	26.04.15
E	27.05.15
F	05.07.15
G	09.08.15

**DOW JONES ARCHITECTS**

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 www.downjonesarchitects.com

**ST MARY MAGDALENE**  
 Proposed Flat Floor Plan  
 1:50 @ A1  
 10.08.14  
 STATUS: PLANNING  
 155/00/110 G

D1 PLAN AT CANAL LEVEL  
 Scale 1:50



01 PLAN AT UPPER LEVEL  
Scale: 1:50

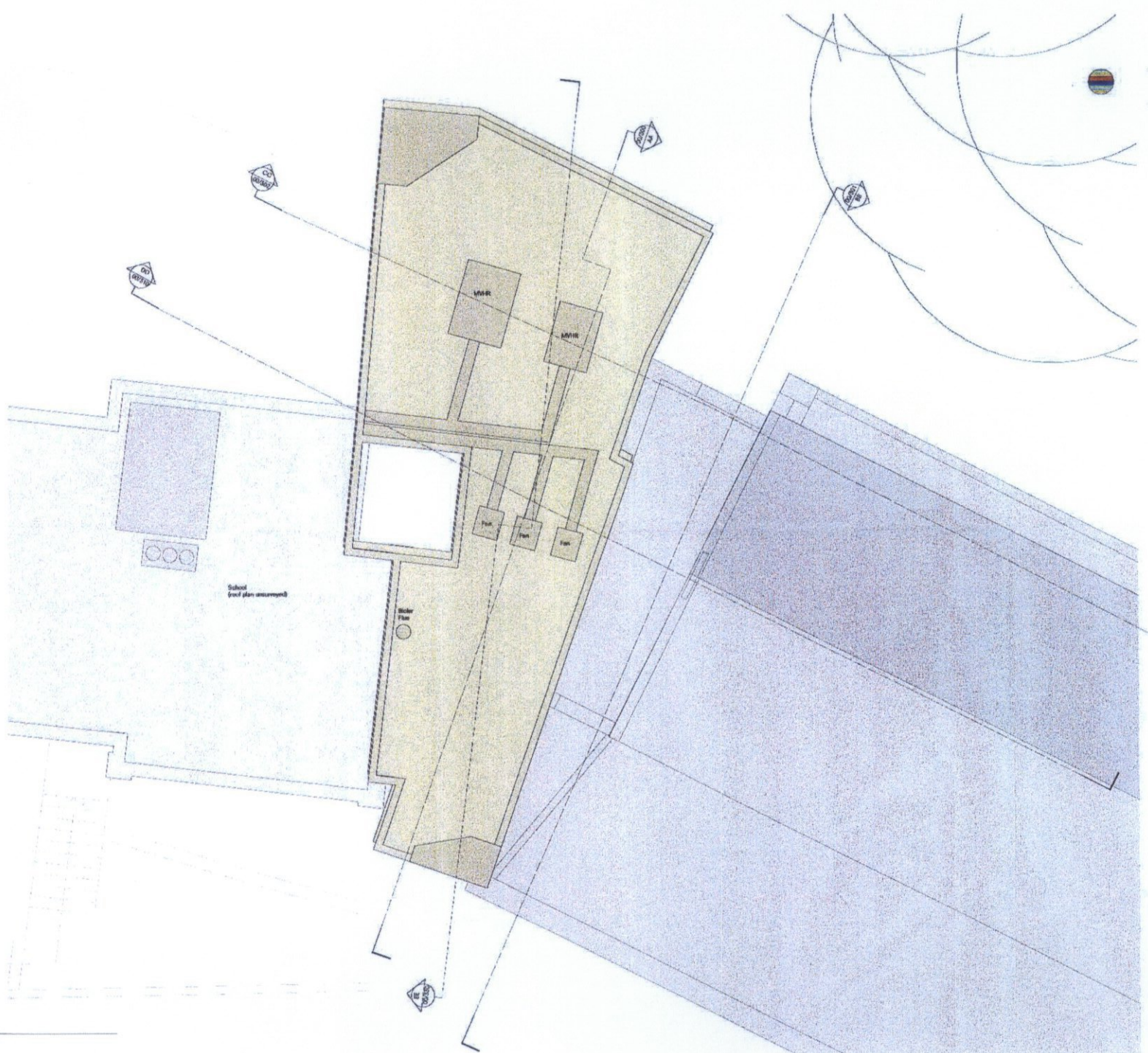
A	Revision for Construction	07.11.14
B	Revision for Pre Planning	06.12.14
C	Revision for Stage C VE	03.01.15
D	Revision for 2nd Pre Planning	26.04.15
E	Revision for Planning	20.05.15
F	Revision for Stage D	03.09.15
G	Planning	09.09.15

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 www.dowjones-architects.com

**ST MARY MAGDALENE**  
 Proposed Second Floor Plan  
 1500 of A1  
 10.06.14  
 STATUS: PLANNING

155/00/120 G



Notes

<b>PLANNING</b> <b>31/07/15</b>	
A Revision for Construction	07.11.14
B Revision for Pre Planning	06.12.14
C Revision for Stage C1 VE	08.01.15
D Revision for 2nd Pre Planning	25.04.15
E Revision for Planning	31.07.15
F Revision for Planning	17.09.15

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**ST MARY MAGDALENE**  
 Proposed Roof Plan  
 1:50 @ A1  
 19.06.14  
 STATUS: PLANNING

155/00/130 F



Notes

**PLANNING**  
31/07/15

A	Revision for Consultation	07.11.14
B	Revision for Pre Planning	05.12.14
C	Revision for Stage C VE	09.01.15
D	Revision for 2nd Pre Planning	25.04.15
E	Revision for Planning	31.07.15

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**ST MARY MAGDALENE**

Proposed North Elevation  
1:100 @ A1  
28.07.14  
STATUS: PLANNING

155/00/201 E



Notes

**PLANNING**  
31/07/15

A	Revision for Consultation	07.11.14
B	Revision for Pre Planning	05.12.14
C	Revision for Stage C VE	00.01.15
D	Revision for 2nd Pre Planning	25.04.15
E	Revision for Planning	31.07.15

**DOW JONES ARCHITECTS**

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**ST MARY MAGDALENE**

Proposed South Elevation  
 1:100 @ A1  
 28.07.14  
 STATUS: PLANNING

155/00/211 E



Notes

<b>PLANNING</b> 31/07/15		
A	Revision for Consultation	07.11.14
B	Revision for Pre Planning	05.12.14
C	Revision for Stage C VE	09.01.15
D	Revision for 2nd Pre Planning	25.04.15
E	Revision for Planning	31.07.15

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**ST MARY MAGDALENE**  
 Prepared North Elevation  
 1:50 @ A1  
 28.07.14  
 STATUS: PLANNING  
 155/00/200 E



Notes

**PLANNING**  
31/07/15

A	Revision for Consultation	07.11.14
B	Revision for Pre Planning	05.12.14
C	Revision for Stage C VE	09.01.15
D	Revision for 2nd Pre Planning	25.04.15
E	Revision for Planning	31.07.15

**DOW JONES ARCHITECTS**

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 www.dowjonesarchitects.com

**ST MARY MAGDALENE**

Proposed South Elevation  
 1:50 @ A1  
 28.07.14  
 STATUS: PLANNING

155/00/210 E





Notes

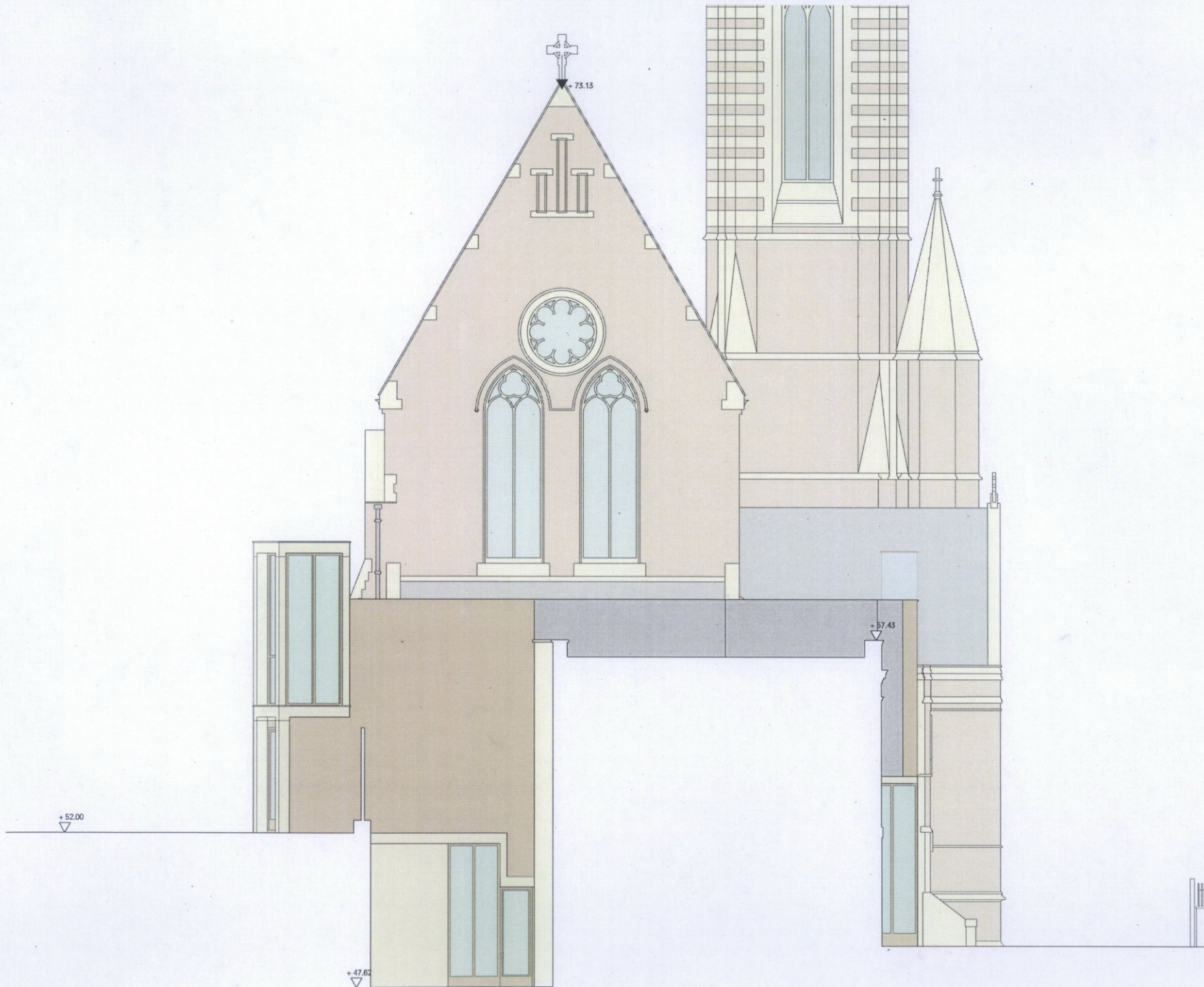
**PLANNING**  
31/07/15

A Planning 31.07.15

**DOW JONES ARCHITECTS**  
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**ST MARY MAGDALENE**  
Proposed South Elevation  
1:25 @ A1  
28.07.14  
STATUS: PRE-PLANNING

155/20/210 A



Notes

**PLANNING**  
31/07/15

A	Revision for Consultation	07.11.14
B	Revision for Pre Planning	05.12.14
C	Revision for Stage C VE	09.01.15
D	Revision for 2nd Pre Planning	25.04.15
E	Revision for Planning	31.07.15

**DOW JONES ARCHITECTS**

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 m: 07734 090000  
 www.dowjonesarchitects.com

**ST MARY MAGDALENE**

Proposed West Elevation  
 1:50 @ A1  
 28.07.14  
 STATUS: PLANNING

155/00/220 E



Notes

**PLANNING**  
31/07/15

A	Revision for Consultation	07.11.14
B	Revision for Pre Planning	05.12.14
C	Revision for Stage C VE	09.01.15
D	Revision for 2nd Pre Planning	25.04.15
E	Revision for Planning	31.07.15

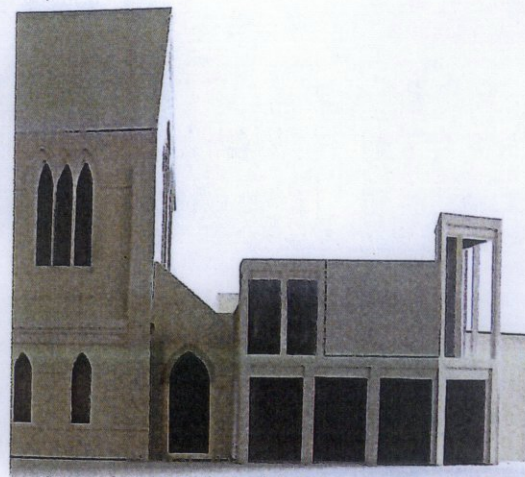
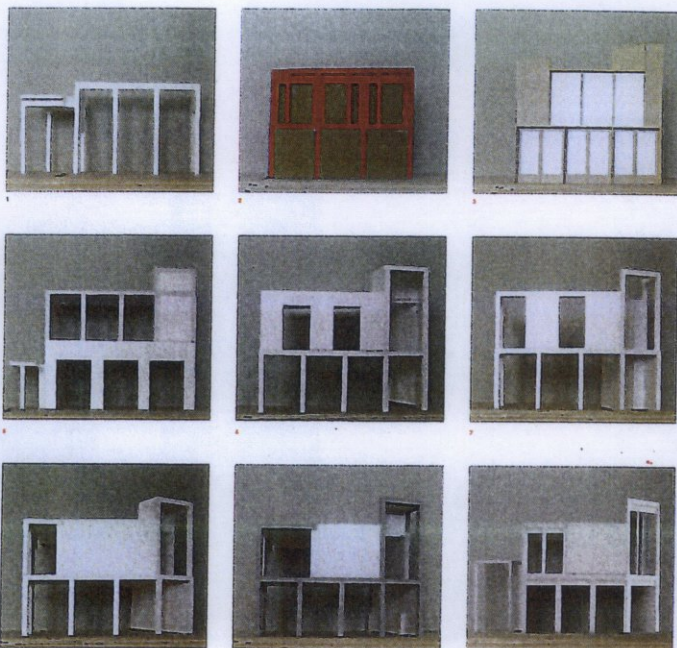
**DOW JONES ARCHITECTS**

10 Station Parade, Balham High Road, London, SW12 9AZ  
 T 020 8615 2644  
 mjd@dowjonesarchitects.com  
 www.dowjonesarchitects.com

**ST MARY MAGDALENE**

Proposed East Elevation  
 1:50 @ A1  
 15.09.14  
 STATUS: PLANNING

155/00/230 E



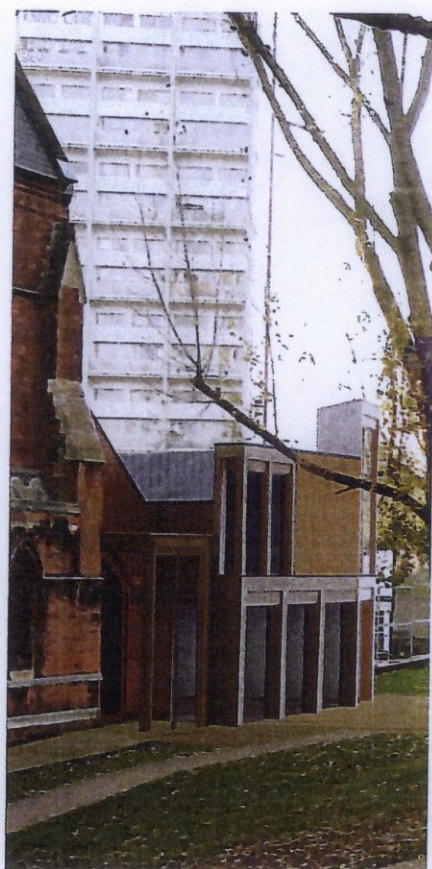
**DESIGN EVOLUTION**

North facade study models from August 2014 - June 2015.



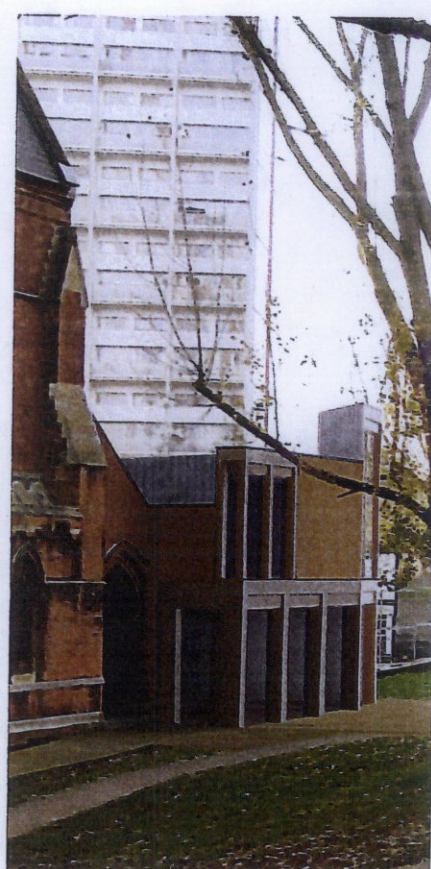
**JAN 2015**

footprint reduced by Porch omitted. Building glaze tiles with window mullions and lintels in concrete. Responding to the two materials church: brick and stone. Introduced on the north to increase perspective.



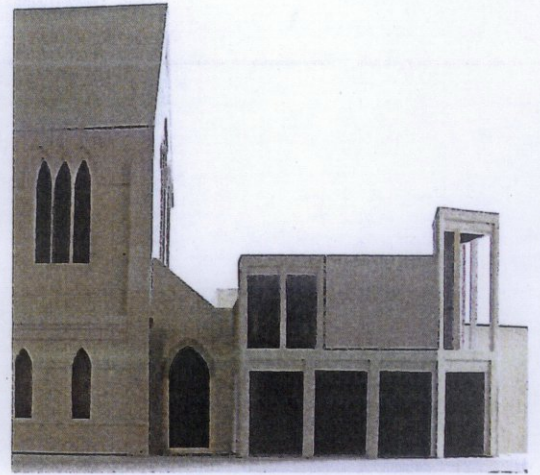
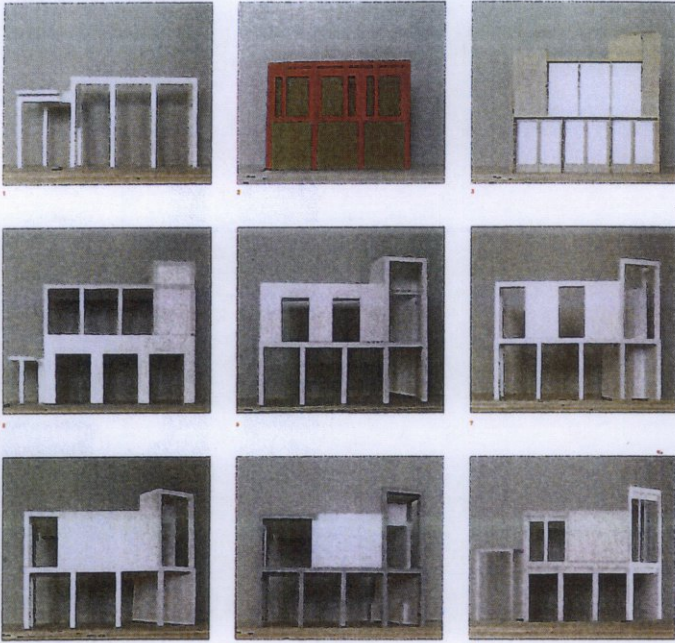
**MAY 2015**

Proposed that porch added following discussion. Window sizes, mullions & lintels slimmed in proportional relation to the church. Zinc roof set back to align with church parapet. Lantern chamfered & much slimmer. Proportional analysis of church defines window openings and heights.



**JUNE 2015**

Porch omitted following discussion. Glazed moulded tiles replaced with matt moulded terracotta tiles.



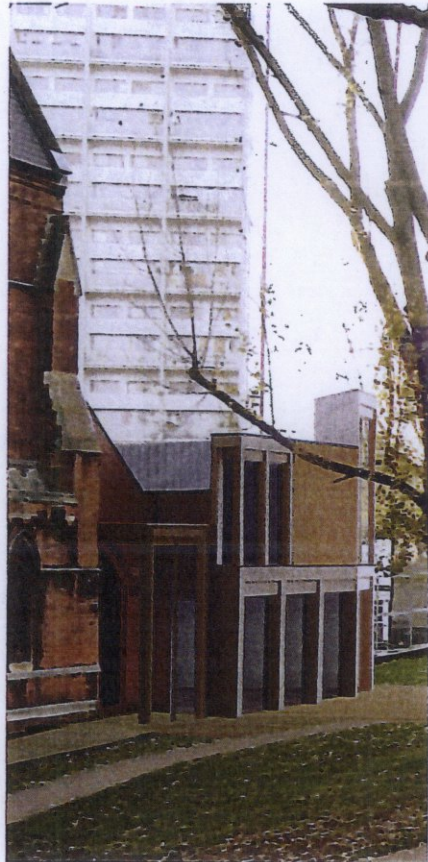
**DESIGN EVOLUTION**

North facade study models from August 2014 - June 2015.



**AUGUST 2015**

Footprint reduced by porch omitted. Building glaze tiles with window sills and lintels in concrete. Bonding to the two materials church: brick and stone. Introduced on the north to increase perspective.



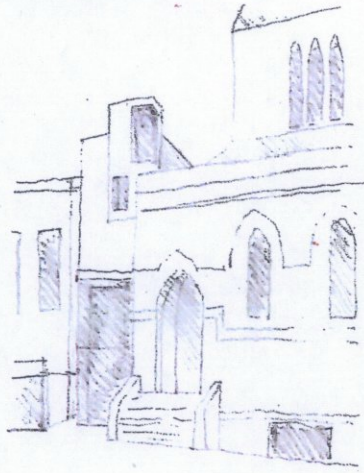
**MAY 2015**

Proposed that porch added following discussion. Window sizes, mullions & lintels slimmed in proportional relation to the church. Zinc roof set back to align with church parapet. Lantern chamfered & much slimmer. Proportional analysis of church defines window openings and heights.

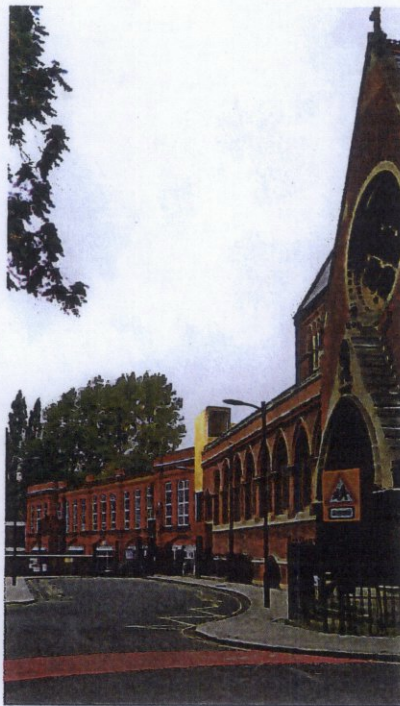


**JUNE 2015**

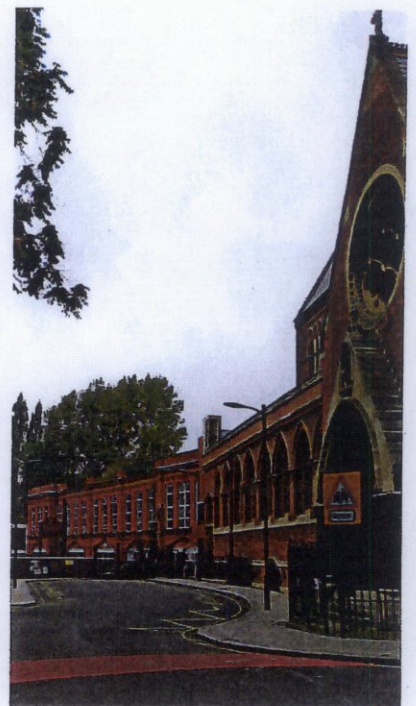
Porch omitted following discussion. Glazed moulded tiles replaced with matt moulded terracotta tiles.



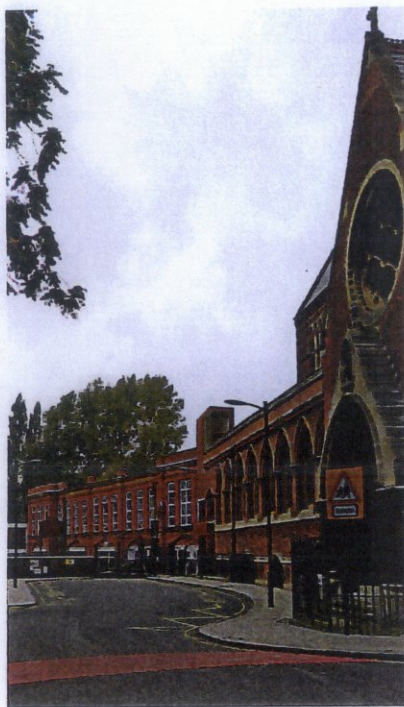
**NOVEMBER 2014**  
 Red pigmented concrete facade.  
 Window mullions & lintels red pigmented concrete.



**MARCH 2015**  
 Gold terracotta faience tiles. Window mullions & lintels in concrete relating to stone window mullions and lintels the church.



**MAY/ JUNE 2015**  
 Elevation pulled away from school, reducing the profile and visual impact. Lantern on Rowington Close chamfered and reduced and read as a turret. Gold glazed tiles replaced with moulded terracotta tiles.



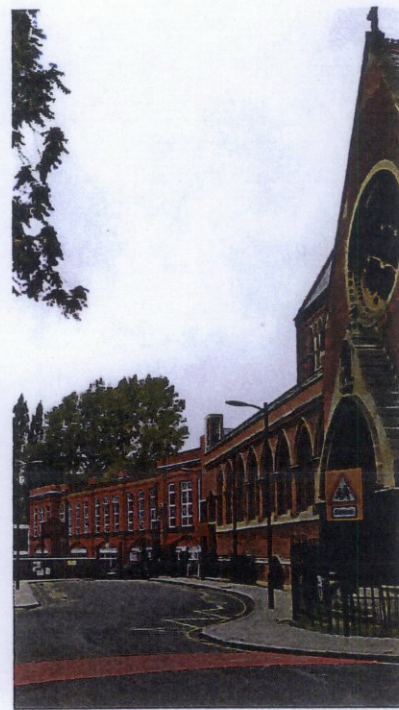
**NOVEMBER 2014**

Red pigmented concrete facade. Window mullions & lintels red pigmented concrete.



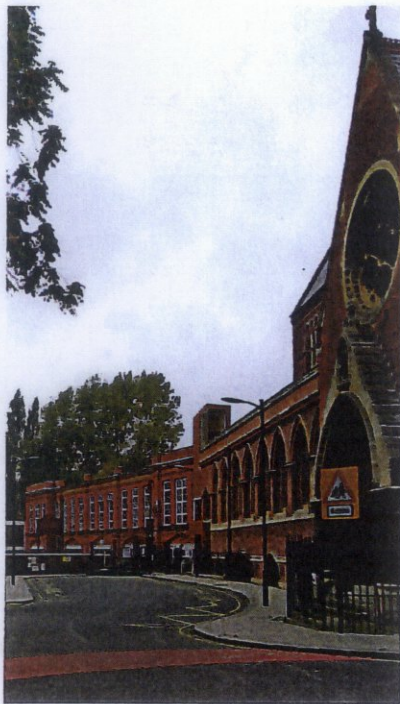
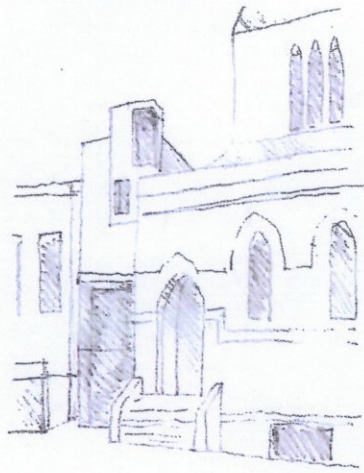
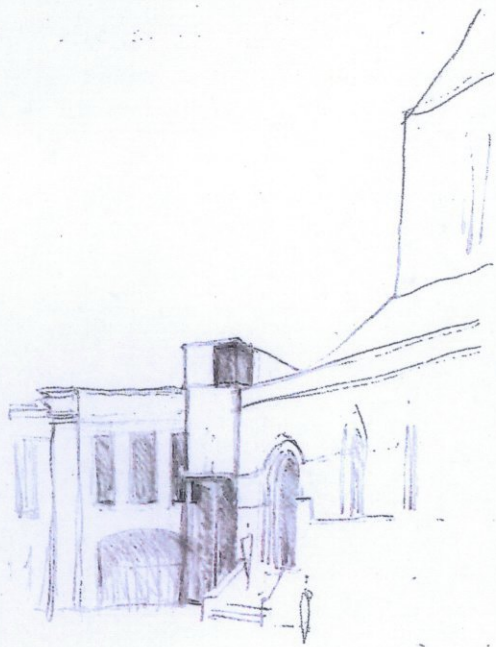
**MARCH 2015**

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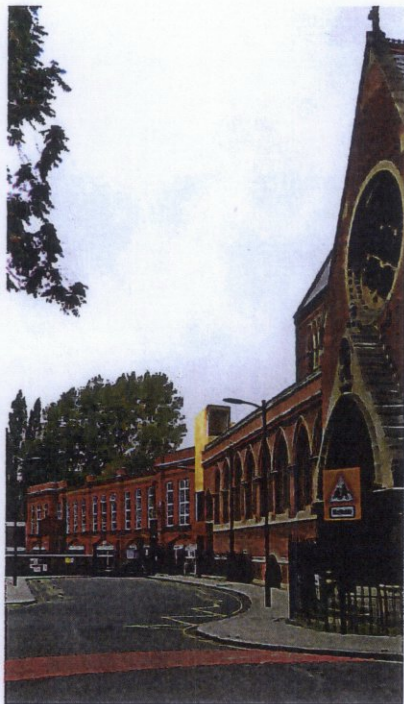
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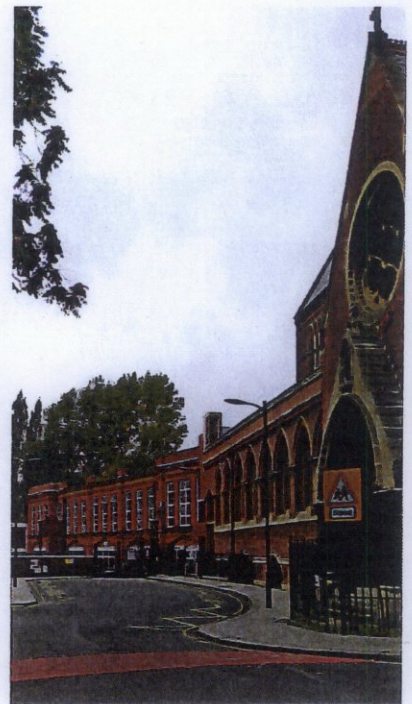
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