

<b>CITY OF WESTMINSTER</b>			
<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> Vincent Square	
<b>Subject of Report</b>	<b>33 Greycoat Street, London, SW1P 2QF</b>		
<b>Proposal</b>	Extensions at rear lower ground to fourth floor levels and a fifth floor roof extension with terraces, introduction of plant at roof level and alterations to the building facade in association with the use of the building as 23 residential flats.		
<b>Agent</b>	DP9		
<b>On behalf of</b>	Greycoat Property Investments Ltd		
<b>Registered Number</b>	15/04306/FULL	<b>TP / PP No</b>	TP/9227
<b>Date of Application</b>	07.05.2015	<b>Date amended/ completed</b>	15.05.2015
<b>Category of Application</b>	Major - Smallscale		
<b>Historic Building Grade</b>	Unlisted		
<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	Within London Plan Central Activities Zone Outside Central Activities Zone		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

1. Grant conditional permission subject to a S106 legal agreement to secure:
  - a) A financial contribution towards affordable housing of £1,000,000 (index linked and payable on commencement of the development);
  - b) The provision of lifetime car club membership for all residents;
  - c) The costs of monitoring the S106 agreement.
2. If the legal agreement has not been completed within six weeks of the date of the Committee's resolution then:
  - a) The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate the Strategic Director is authorised to determine and issue such a decision under Delegated Powers.
  - b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; the Strategic Director is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.



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**33 GREYCOAT STREET, SW1**

## 2. SUMMARY

33 Greycoat Street is a corner property at the junction with Rochester Row. The purpose-built office building comprises of basement, ground and four upper floor levels including rooftop plant. The building is not listed nor does it lie within a conservation area. Permission is sought for the conversion of the existing building to provide 23 residential flats. The proposals include alterations to the facades including re-cladding, rear extensions and a new roof extension at fifth floor level with terraces/plant at roof level.

The key issues in this case are:

- The design of the mansard and its impact on the character and appearance of the building and the conservation area;
- The impact of the proposal on the amenity of neighbouring occupiers;
- The impact of the proposal on the surrounding highway network.

The Council's viability consultants have confirmed that the scheme could support a financial contribution of £1,000,000 towards affordable housing. The applicant has agreed to pay this level of contribution. The change of use, alterations and extension are acceptable in design and conservation area terms as well as is its impact on neighbouring residential amenity. The proposed development is considered to comply with relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan).

## 3. CONSULTATIONS

### WESTMINSTER SOCIETY

No objection

### THORNEY ISLAND

Object on the grounds of loss of small office units.

### ENVIRONMENT AGENCY

The development is at low risk of flooding.

### ENVIRONMENTAL HEALTH

No objection subject to standard conditions.

### HIGHWAYS PLANNING

No objection.

### HOUSING MANAGER

The commuted payment is acceptable in this instance.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 235; Total No. of Replies: 16

Letters from neighbouring residents have been received raising the following:

#### DESIGN

- Negative impact of the proposed facades.
- Lack of details about the cladding, the plant room, and the treatment of existing steps.
- Sub-station louvered doors are visually detrimental.
- Plant room and fifth floor extension should be set back.
- Presence of rooflights at fourth floor queried.

#### AMENITY

- Loss of light to neighbouring flats affecting and to the detriment of the pedestrian safety.
- Overlooking and loss of privacy in the evenings and weekends.

- Disturbance, noise, pollution and traffic during construction works, exacerbated by simultaneous development.
- Unit 22 does not require an outdoor space at 4th floor as it benefits from a terrace at 5th floor level.

#### HIGHWAYS

- Lack of car parking provision.
- The development will worsen the existing parking problems for local residents with additional pressure.

#### OTHER

- There is a need to provide additional local services such as doctors and schools.
- Query potential presence of commercial use and introduction of public art.

ADVERTISEMENT AND SITE NOTICE - Yes

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

33 Greycoat Street is a corner property at the junction with Rochester Row. The property is located within Pimlico, it is not listed nor does it lie within a conservation area but it is in close proximity to the Vincent Square Conservation Area and the Grade II Star listed Church of St Stephen and St John. The purpose-built office building comprises basement, ground, and four upper floor levels, plus rooftop plant. It has only a very modest degree of architectural merit, mitigated in its impacts on the area by its modest scale and bulk.

The rear of the site faces Stockton Court (Nos.17-19 Rochester Row and Nos.29-31 Greycoat Street) which contains both residential and office uses. The residential flats within Stockton Court are immediately adjoining the application site with the offices directly behind. The surrounding area is characterised by a mixture of commercial uses on the lower floors with office or residential uses above.

### 4.2 Relevant History

In 1197 applications were granted for alterations and refurbishment including renewing existing glazing system, re-cladding, new louvre grilles and entrance canopy/fascia and formation of doors to rear of the 4<sup>th</sup> floor terrace.

## 5. THE PROPOSAL

Planning permission is sought for the conversion of the office building with associated extensions and external alterations to provide 23 flats (7x1 bedroom, 8x2 bedrooms, 8x3 bedrooms). The works include:

- Partial extension to the rear of the building at lower ground the fourth floor levels;
- Erection of a roof extension to create a fifth floor level;
- Creation of residential terraces on fourth floor facing of Stockton Court and on fifth floor facing Rochester Row;
- New facade with railings at ground floor level;
- Relocation of sub-station at ground floor level;
- Provision of new plant at roof level.

The application has been revised to set back the fifth roof extension and make changes to the proposed facade.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

The table below provides a breakdown of existing and proposed floorspace

Use	Existing (m2)	Proposed (m2)	Change (+ or – m2)
Office (Class B1)	2,085	0	-2,085
Residential	0	2,676	+2,676
<b>Total</b>	<b>2,085</b>	<b>2,676</b>	<b>+613</b>

#### 6.1.1 Loss of office use

The lawful use of the building is office use (Class B1). The proposal would result in the loss office floorspace. An objection has been received from the Thorney Island amenity society on the grounds of loss of small office units.

In recent statements the Council has acknowledged the need to safeguard Westminster's role as an economic generator of high value creative employment with the need to meet the borough's considerable housing needs. To this end, the implementation of office policies is currently being reviewed. As announced (in a statement made by the Deputy Leader of the Council on 18 March 2015), no loss of office floorspace will be considered acceptable unless a developer can demonstrate that the benefits of a proposal, taken as a whole, outweigh the loss of the office floorspace. However, this change will not be introduced, for the purpose of determining planning applications, until 1 September 2015. The September date was chosen to take account of development proposals which had been prepared and submitted prior to the aforementioned policy announcement, as in this case. To apply this policy in advance of the adopted date would be to apply it retrospectively, contrary to the terms of the Council's statement. Consequently, the application must be tested against current development plan policies.

In these circumstances, as there are currently no UDP or City Plan policies which protect existing office uses, the loss of the existing office accommodation cannot reasonably be resisted.

#### 6.1.2 New residential accommodation

The creation of 2676m<sup>2</sup> (GEA) of new residential floorspace is considered acceptable in land use terms, and complies with both Policy H3 of the UDP and S14 of the City Plan which seek to increase the residential floorspace within Westminster.

UDP Policy H3 seeks to maximise the amount of land or buildings in housing use on sites outside the CAZ. Policy S14 states that housing is a priority across the borough. The introduction of 23 residential units on the site would make an important contribution of the new housing provision helping the Council meet its target.

The mix of the residential units is summarised below:

Unit Type	Number	%
1 bed	7	30.4%
2 bed	8	34.8%
3 bed	8	34.8%

The City Council wants to encourage more families to move into and stay in Westminster by providing more family sized housing. Policy H5 of the UDP requires that 33% of housing units

be family sized (being three or more bedrooms). This proposal provides 34.7% family sized accommodation which accords with Policy H5.

### 6.1.3 Standard of accommodation

The proposed residential units have been designed to meet the Mayor's dwelling space standards set out in London Plan Policy 3.5 with 2 of the 23 units benefiting from private amenity space in the form of terraces. It is acknowledged that the constraints of the site would make it difficult to provide sufficient amenity space for all units. The new flats would provide a good standard of accommodation in terms of unit size in accordance with the requirements of Policy H3 and the London Plan space standards. One neighbour commented on the need for Unit 22 to have two terraces, but the provision of two outdoor spaces for one family residential unit is welcomed.

The proposal includes the installation of railings at ground floor level, they aim to improve the privacy of the habitable rooms facing Rochester Row and Greycoat Street. Whilst it is considered regrettable that 2 of the flats will have all their windows facing both streets, the proposed mitigation measure is considered to provide some privacy for the future residents.

The application is supported by an acoustic report which assesses the potential impact on noise levels within the new flats. The report indicates how the glazing systems as a whole including the frames will ensure that internal noise levels within the flats are protected. Mechanical plant is provided to allow for cooling and ventilation so that future residents have the option to keep windows closed. Subject to standard conditions relating to internal noise and vibration, it is considered that the new flats would provide an acceptable standard of accommodation for future occupants.

The Council's Environmental Health officer pointed out that in some cases the exit route from bedrooms is via an open plan living space, incorporating a kitchen, creating a remote room with an exit route via a potential fire hazard. However, the applicant has confirmed that the development has been reviewed by their fire consultant and the proposed layouts will comply with the requirements of the Building Regulations.

Subject to appropriate conditions, the scheme is generally considered to provide a good standard of accommodation for future occupiers.

### 6.1.4 Affordable housing

#### Policy context

There is a policy expectation that the affordable housing should be provided on site.

Policy S16 relates to affordable housing. It requires that proposals of 10 or more new residential units, or over 1000m<sup>2</sup> of additional residential floorspace will be expected to provide a proportion of the floorspace as affordable housing.

The expectation of the London Plan, the UDP and the City Plan is that affordable housing should be provided on site. S16 states "Where the Council considers that this is not practical or viable, the affordable housing should be provided off-site in the vicinity. Off-site provision beyond the vicinity of the development will only be acceptable where the Council considers that the affordable housing provision is greater and of a higher quality than would be possible on or off site in the vicinity, and where it would not add to an existing localised concentration of social housing..."

The interim guidelines expect that a development of the size proposed should provide 674m<sup>2</sup> of affordable housing.

The applicant has submitted a viability report in support of their proposals. This report has been assessed by GVA who consultants acting on behalf of the Council.

### **Assessment of Viability**

The applicant has produced a viability report in line with the guidance contained in the London Plan to support the argument that on-site and off-site provision would be unviable. The Council's independent consultants have reviewed the findings and consider that only one unit of on-site affordable housing could be provided. The Council's Housing Manager has advised that this would not be a practical solution.

Regarding the off-site provision, the applicant has advised that they do not own other sites in the immediate or wider vicinity that could provide affordable housing. In these circumstances, it is accepted that a contribution to the City Council's affordable housing fund would be the most appropriate means of addressing the affordable housing policy.

The current scheme would generate a requirement for a financial contribution of £3,007,760 in lieu of on-site provision.

The applicant's viability report concludes that the scheme is unable to support any financial contribution to the Council's affordable housing fund. However, the Council's consultant has assessed the applicant's viability case and considers that the scheme can support a £1,000,000 affordable housing contribution whilst remaining viable. Although this is short of the full affordable housing contribution, this is considered to be the maximum reasonable amount of affordable housing contribution that the development can support. The applicant has since confirmed that they are willing to pay this sum.

Subject to a S106 legal agreement to secure the affordable housing contribution, the application is considered acceptable in land use terms.

## **6.2 Townscape and Design**

The proposals seek to carry out a heavy refurbishment of the building, including re-cladding, as part of its conversion to flats, and to add an additional fifth storey plus rooftop plant in place of the current rooftop plant

A number of listed buildings exist nearby, with the most relevant being the Church of St Stephen and St John (Grade II\*) nearby and which is (and must remain) the most visually dominant element in the immediate area.

### **6.2.1 Facade**

The existing building is modern but exhibits a limited degree of architectural quality in its own right. It however generally sits comfortably in the surrounding area due to its modest character and scale. The existing facade is of a comparatively poor quality, including poorly detailed render. The remodelling of the facade is therefore an opportunity for improving the character and quality of the area, which national and local policy gives significant weight to, even outside of conservation areas and for unlisted buildings such as this.

The new facade would be based on a high quality artificial stone framework, infilled with a combination of red brick and new aluminium windows. This would be mounted onto the existing structural frame, which limits the freedom of architectural expression to some degree.

Two letters of objection reported their dislike for the proposed facade described as bland, soulless, depressing and ugly. One letter of objection raised concerns about the presence of the sub-station at ground floor level which is not appropriate for a residential street.

The proposals have been amended during the course of the application to respond to officer concerns which partly shared the concerns of those objections. The amended proposals have adequately addressed those concerns and now demonstrate a notable improvement upon the existing facade. The new facade and windows would add visual interest to the building and locality, whilst retaining a sense of modesty which would not detract from the setting of the



nearby conservation area or listed church. The infill brick panels would not only positively reflect the solidity of the local architecture, but would also provide additional privacy for the new flats.

### **6.2.2 Roof extension**

An additional fifth floor is proposed, split into two pavilions set back from the front building line, and separated from each other by their roof terraces. On top of the larger of these pavilions and set back from its wall line, a large plant enclosure is proposed.

During the course of consideration of the application the extension has been set back and additional drawings show the relationship of the proposed extension within the surrounding context.

It is now considered that the extensions' scale and bulk, and their relationship with the existing building and surrounding area is acceptable. The scale and bulk are adequately mitigated by the proposed set-backs, and by the design of the extensions in a darker tone consistent with the surrounding roofscape.

### **6.2.3 Rear extension**

It is proposed to bring forward parts of the rear building line and to clad the rear elevation with new red facing brickwork. However, some of the facade at ground floor level will remain on its current alignment meaning that the upper floors will have a substantial overhang, creating an architecturally awkward design to the rear. The underside of the overhang will be finished in the same material as the street facade. Whilst this is not a positive design feature, its impacts are limited to a rear, insignificant elevation and, in comparison with the existing elevation, are considered to be acceptable.

In summary the works are considered acceptable in design terms, subject to the conditions suggested above.

## **6.3 Amenity**

Policy ENV13 of the UDP states that the Council will resist proposals that would result in a material loss of daylight/sunlight, particularly to residential dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 of the City Plan aims to protect the amenity of residents from the effects of development.

The site is located in an area that is characterised by a mix of commercial and residential uses, however there are a number of residential properties within close proximity. Objections have been received from residents within Greycoat Gardens and Emmanuel House on grounds including loss of light, increased overlooking and noise.

The proposal includes additional bulk. A daylight and sunlight report has been submitted as part of the planning application.

### **6.3.1 Daylight and sunlight**

#### **Methodology**

Policy ENV 13 seeks to ensure good lighting levels for habitable rooms in existing premises. Recommended standards for daylight and sunlight in residential accommodation are set out in the Building Research Establishment (BRE) publication 'Site layout planning for daylight and sunlight' (second edition 2011). The applicant has undertaken a daylight and sunlight assessment in accordance with the BRE guidelines.

With regard to daylight, Vertical Sky Component (VSC) is the most commonly used method for calculating daylight levels and is a measure of the amount of sky visible from the centre point of a window on its outside face. This method does not need to rely on internal calculations, which means it is not necessary to gain access to all the affected properties. If the VSC achieves 27% or more, then the BRE guide advises that the windows have the potential to provide good levels of daylight. If, however, the light received by an affected window, with the new development in place, is both less than 27% and would be reduced by 20% or more as a result of the proposed development, then the loss would be noticeable.

The 'no sky line' (NSL) method has also been used, which measures the daylight distribution within a room, calculating the area of working plane inside the room that has a view of the sky. The BRE advises that a room may be adversely affected if the area of the room beyond the NSL is less than 80% of its former value.

In terms of sunlight, the BRE guidelines state that if any window receives more than 25% of the Annual Probable Sunlight Hours (APSH) including at least 5% during the winter months (21 September to 21 March) then the room should receive enough sunlight. The BRE guide suggests that any reduction in sunlight below this level should be kept to a minimum. If the proposed sunlight is below 25% (and 5% in winter) and the loss is greater than 20% of the original sunlight hours either over the whole year or just the winter months, then the occupants of the existing building will notice the loss of sunlight. Windows are tested if they face within 90 degrees of due south.

### **Assessment**

Objections have been received from the occupants of two flats at 1-12 Greycoat Place and three flats at 13-48 Greycoat Gardens, on the grounds the proposals would result in a loss of daylight to windows facing Greycoat Street which is described as a narrow street.

1-12 Greycoat Place directly faces the application site. The submitted daylight assessment shows that of the 47 windows tested 11 would see no reduction in VSC and 36 would experience reductions of below 8%. The NSL assessment of this property shows that most rooms would see no reduction or the maximum loss will be 8.1%. The most affected rooms serve a flat at third floor level would see a reduction of 15.6% and 22.3%. However, these windows would still retain reasonable VSC values. In relation to sunlight two windows experience losses of between 22.2% and 33.3% in the APSH in winter months. But both windows serve rooms which benefit from additional windows

Two of the objectors mentioned that the internal layout of their flat was not taken into consideration and that the main daylight was from Greycoat Street. Following a site visit and with regard to the daylight and sunlight the results show a VSC loss of 7.51% and 7.69% and the NSL loss of only 0.9% for the windows serving the objectors' flat. The losses are minimal and comply with the BRE guidelines.

The flats at Nos. 13-48 Greycoat Gardens have also been tested. The VSC analysis shows a maximum reduction of 6.27% for all windows of the property. The NSL assessment of this building shows that of 35 rooms only 6 would see losses between 0.4% and 2.8%. The losses comply with the BRE guidelines.

At 10 Rochester Row, the NSL assessment shows that the most affected room would see a reduction of 21.1% only marginally over the BRE guidelines. With regards to VSC, out of 97 windows, 3 would experience loss between 20.87% and 47.12%. Two of those windows would see a reduction of 33.3% and 50% of their APSH and the third see a 33.3% loss in APSH in winter months. All those three windows are located below projecting balconies.

The BRE guidelines states that care must be taken in applying the guidelines, if for example a building has a balcony or overhang above the window, then greater reduction in sunlight may be unavoidable. In these circumstances even a modest obstruction opposite may result in a large relative impact on sunlight received. Notwithstanding this loss in percentage terms, the

actual losses to light would be marginal and would not be sufficient to justify refusing the application.

The submitted reports show that most reductions in VSC and NSL to neighbouring habitable rooms would meet the tests set down in the BRE guidelines and that the surrounding residential occupiers will continue to receive reasonable levels of natural light for this dense urban environment. In these circumstances, it is not considered that the scheme could reasonably be recommended for refusal on the grounds that there would be a material loss of daylight or sunlight to neighbouring properties.

### **6.3.2 Overlooking**

Three objections have been received on the grounds of overlooking and loss of privacy. The existing office building does not particularly present much opportunity for overlooking due to the limited hours of occupation during the working day. The introduction of a residential use would inevitably lead to a degree of mutual overlooking between units.

A terrace is proposed at rear fourth floor level, two at fifth floor level and one at sixth floor level. Given the orientation of the terrace to the rear it will not result in a loss of privacy to neighbouring residential occupiers. The terraces at roof level are set back from the roof edge and are located more than a street width from neighbouring residential windows.

Given the level of separation, the level of overlooking would be no more than one would reasonably expect in such a dense urban environment and similar relationships are found throughout the City.

### **6.3.3 Noise**

UDP Policies ENV6 and ENV7 deal with the subject of noise pollution and vibration both from new uses, internal activity and the operation of plant. The policies require the potential for any disturbance to be mitigated through operational controls and/or attenuation measures. The application is supported by an acoustic report.

At this stage, the services plant design is conceptual and a detailed assessment of the plant noise level emissions will need to be undertaken at a later date when selections have been made. Environmental Health has reviewed the report and raises no objection to the proposals subject to standard conditions including the requirement for a supplementary acoustic report to be submitted to demonstrate that the selected equipment will operate in accordance with the standard noise conditions. Subject to these conditions the proposals are considered acceptable.

### **6.3.4 Construction works**

Objection on the grounds of noise and disruption during construction works do not in themselves form a sustainable reason to refuse permission. The Council's standard hours of building works condition is recommended as is the requirement for the applicant to submit a construction management plan to help mitigate noise and disruption during construction.

## **6.4 Transportation/Parking**

Parking is at the heart of the concerns expressed by objectors. Eleven objection letters raise concern about the lack of off-street parking and the impact for the local residents due to additional parking pressure. Some letters suggested that the applicant should provide off-street parking as part of the scheme. The proposal seeks the refurbishment of an existing building and as such it is acknowledged that providing off-street parking as part of the scheme is not possible.

Policy TRANS23 relates to off-street parking for residential development and states that the Council will normally consider there to be a serious deficiency where additional demand would result in 80% or more of available legal on-street parking spaces.

The evidence of the Council's most recent night time parking survey in 2011 indicates that parking occupancy of ResPark bays within a 200 metre radius of the site is 77%. However, TRANS23 includes all legal parking spaces (e.g. Single Yellow Lines, Metered Bays, P&D, and Shared Use). As such, with the addition of these spaces at night, the stress level reduces to 33%.

The most recent daytime parking survey in 2011 indicates that parking occupancy of ResPark bays within a 200 metre radius of the site is 74%. TRANS23 includes all legal parking spaces. During the daytime within the area, the only legal on-street spaces for permit holders are Residential and Shared Use Bays.

It is acknowledged that the site has a high level of public transport accessibility, though it is important to note that households within the Vincent Square ward with one or more cars is 36% (2011 Census figures). The figure indicates that residents in the area do own cars, along with the fact that during the day residential bays have a high level of occupancy.

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

The proposal includes the provision of 34 secure cycle parking spaces within the basement which is considered acceptable.

## **6.5 Economic Considerations**

The economic benefits generated are welcome.

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

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

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. The City Plan 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.

## **6.7 London Plan**

The proposal does not raise strategic issues.

## 6.8 Planning Obligations

Policy S33 of the City Plan details the Council's aim to secure planning obligations and related benefits to mitigate the impact of all types of development. Formulas for the calculation of contributions towards related public realm improvements etc are detailed in the Council's Supplementary Planning Guidance on Planning Obligations.

On 6 April 2010 the Community Infrastructure Levy (CIL) Regulations came into force which makes it unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development, or any part of a development, if the obligation does not meet all of the following three tests:

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

The applicant has agreed to make a contribution to the City Council's affordable housing fund of £1,000,000 in lieu of on-site provision (index lined and payable upon commencement of development). It is accepted that this is the maximum sum that the scheme can deliver and is therefore considered acceptable.

In order to mitigate the impact of the development on parking demand, the applicant proposes to provide lifetime car club membership (minimum 25 years) for occupants of the new flats. This aspect of the proposals is considered acceptable.

The proposed planning obligations are considered to meet the tests outlined above and would be secured by a S106 legal agreement

## 6.9 Environmental Assessment including Sustainability and Biodiversity Issues

The application is supported by an Energy strategy. This statement sets out passive design measures (high specification glazing, thermal insulation) and the use of energy efficient building services (mechanical ventilation with heat recovery, energy efficient heating, cooling, lighting and water systems) to improve the building's performance and to reduce carbon dioxide emissions. Two areas for photovoltaic panels have been identified. It is estimated that these measures would achieve a reduction in carbon dioxide emissions of 18-19%. It is anticipated that the development would achieve a Domestic Refurbishment Rating of "Excellent" and a condition has been recommended to secure this.

## 6.10 Other Issues

Two objectors express concerns over the need for additional facilities and services. The scale of the development does not trigger a requirement for the provision of community facilities.

A neighbour has commented on the reference made to provision of public art. Originally the applicant intended to secure this through a legal agreement to fund an artist to design the railings of the ground floor level. It is considered that the affordable housing is the priority and a condition securing details of the railings is adequate to ensure appropriate design quality.

One objection relates to the sub-station in particular its ownership, the opening of the doors, its height and the risk to attract vagrants. The sub-station is not recessed and the opening of the doors inwards will be controlled via condition. The other matters are not material consideration.

One letter queried the presence of commercial use at ground floor but the proposal is for residential use only.

## 6.11 Conclusion

The alterations to the existing building include re-cladding and extension will complement the character and appearance of the area. The principle of new residential units in this location is acceptable and the scheme is considered acceptable in terms of its impact on the amenity of surrounding occupiers. In all other respects the proposals are considered acceptable and planning permission is recommended for approval.

## BACKGROUND PAPERS

1. Application form.
2. Letter from Environment Agency dated 20 May 2015.
3. Letter from Westminster Society dated 09 June 2015.
4. Letter from Thorney Island Society dated 09 June 2015.
5. Memo from Highways Planning dated 26 May 2015.
6. Memo from Environmental Health dated 05 June 2015.
7. Email from the Housing Manager dated 27 November 2015.
8. Email from owner/occupier at No 67 Emmanuel House 18 Rochester Row dated 31 May 2015.
9. Email from owner/occupier at No 30a Greycoat Gardens Greycoat Street dated 04 June 2015.
10. Email from owner/occupier at No 20a Greycoat Gardens Greycoat Street dated 06 June 2015.
11. Email from owner/occupier at No 2 Emmanuel House 18 Rochester Row dated 07 June 2015.
12. Email from owner/occupier at No 46a Greycoat Gardens Greycoat Street dated 08 June 2015.
13. Email from owner/occupier at No 10a Greycoat Gardens Greycoat Street dated 09 June 2015.
14. Email from owner/occupier at No 46 Greycoat Gardens Greycoat Street dated 09 June 2015.
15. Email from owner/occupier at No 10a Greycoat Gardens Greycoat Street dated 09 June 2015.
16. Email from owner/occupier at No 46a Greycoat Gardens Greycoat Street dated 09 June 2015.
17. Email from owner/occupier at No 38 Greycoat Gardens Greycoat Street dated 12 June 2015.
18. Email from owner/occupier at No 42 Emmanuel House 18 Rochester Row dated 15 June 2015.
19. Email from owner/occupier at No 42 Emmanuel House 18 Rochester Row dated 18 June 2015.
20. Email from owner/occupier at No 14a Greycoat Gardens Greycoat Street dated 06 July 2015.
21. Email from owner/occupier at No 30a Greycoat Gardens Greycoat Street dated 18 July 2015.
22. Email from owner/occupier at No 10 Greycoat Gardens Greycoat Street dated 10 August 2015.
23. Email from owner/occupier at No 42 Emmanuel House 18 Rochester Row dated 20 August 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT VINCENT NALLY ON 020 7641 5947 OR BY E-MAIL – [vnally@westminster.gov.uk](mailto:vnally@westminster.gov.uk)

**DRAFT DECISION LETTER**

- Address:** 33 Greycoat Street, London, SW1P 2QF
- Proposal:** Extensions at rear lower ground to fourth floor levels and a fifth floor roof extension with terraces, introduction of plant at roof level and alterations to the building facade in association with the use of the building as 23 residential flats.
- Plan Nos:** 140359-A-P-Si-D 100; 140359-A-P-B1-D 001; 140359-A-P-00-D 002; 140359-A-P-01-D 003; 140359-A-P-02-D 004; 140359-A-P-03-D 005; 140359-A-P-04-D 006; 140359-A-P-R1-D 007; 140359-A-X-AA-D 052; 140359-A-X-EE-D 155; 140359-A-E-VA-D 051; 140359-A-P-B1-D 101B; 140359-A-P-00-D 102B; 140359-A-P-01-D 103B; 140359-A-P-02-D 104B; 140359-A-P-03-D 105B; 140359-A-P-04-D 106B; 140359-A-P-05-D 107C; 140359-A-P-R1-D 108B; 140359-A-E-VA-D 151B; 140359-A-X-AA-D 152B; 140359-A-X-BB-D 153B; 140359-A-X-EE-D 156; 140359-A-E-NW-D 154A; Planning statement dated May 2015; Daylight and sunlight dated 6 May 2015; Daylight and sunlight addendum note dated 9 July 2015; Energy strategy dated 1 May 2015; BREEAM 2014 Domestic refurbishment pre-assessment report dated 1 May 2015; Noise survey report for 33 Greycoat Street.

For information only - Design and access statement dated May 2015; Parking strategy report dated August 2015; Flood risk assessment dated April 2015.

**Case Officer:** Aurore Manceau

**Direct Tel. No.** 020 7641 7013

**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 the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 You must apply to us for approval of all of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. 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 the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 5 You must apply to us for approval of details of the following parts of the development:

- a) new windows and doors (scale 1:5)
- b) new railings/balustrades (scale 1:5)
- c) photovoltaics panels (scale 1:5)

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 according to these details. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 6 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building facing the street unless they are shown on drawings we have approved. (C26MA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 7 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terraces. (C26NA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 8 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the balconies. (C26OA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan:



Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 9 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 10 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road 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. (R24AC)

- 11 You must provide each cycle parking space shown on the approved drawings prior to occupation of the residential units. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

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.

- 12 You must provide the waste store shown on drawing 140359-A-P-B1-D 101 B before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the building. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling 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. (R14CC)

- 13 The railings at ground floor level as shown on drawing 140359-A-E-VA-D 151 B a must be installed prior to the occupation of the residential flats. You must then retain and maintain these attenuation measures for as long as the building remain in residential use.

Reason:

To protect the environment of the people in the residential part of the development. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R21CC)

- 14 (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.

- 15 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.

- 16 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 14 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

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.

- 17 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.

- 18 The development shall achieve a rating of at least 'excellent' under the BREEAM (or any such national measure of sustainability for house design that replaces that scheme of the same standard). You must not occupy any of the residential units until a copy of a Building Research Establishment (or equivalent independent assessment) issued Final Post Construction Stage Assessment and Certification, confirming that each residential unit built has achieved a this standard has been submitted and approved by us.

Reason:

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44BC)

- 19 You must provide the following environmental sustainability features (environmentally friendly features) before you start to use any part of the residential development, as set out in your application.

photovoltaic (PV) panels at fourth and fifth floor levels.

You must not remove any of these features. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44AC)

- 20 **Pre Commencement Condition.** No development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:

- (i) a construction programme including a 24 hour emergency contact number;
- (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during

construction);

(iii) locations for loading/unloading and storage of plant and materials used in constructing the development;

(iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);

(v) – wheel washing facilities and measures to control the emission of dust and dirt during construction; and

(vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

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)

### 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 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.  
If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>  
Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>.  
**You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.**
- 3 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to affordable housing contribution and lifetime car club membership.
- 4 Conditions 14 and 15 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 5 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)

- 6 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 7 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team  
Environmental Health Service  
Westminster City Hall  
64 Victoria Street  
London SW1E 6QP

Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

- 8 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 9 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (I58AA)
- 10 The design and structure of the development shall be of such a standard that the dwelling is free from the 29 hazards listed under the Housing Health Safety Rating System (HHSRS). However, any works that affect the external appearance may require a further planning permission. For more information concerning the requirements of HHSRS contact:

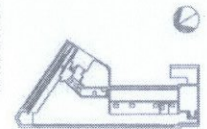
Residential Environmental Health Team  
4th Floor East, Westminster City Hall

64 Victoria Street  
London SW1E 6QP  
[www.westminster.gov.uk](http://www.westminster.gov.uk)  
Email: [res@westminster.gov.uk](mailto:res@westminster.gov.uk)  
Tel: 020 7641 3003 Fax: 020 7641 8504.

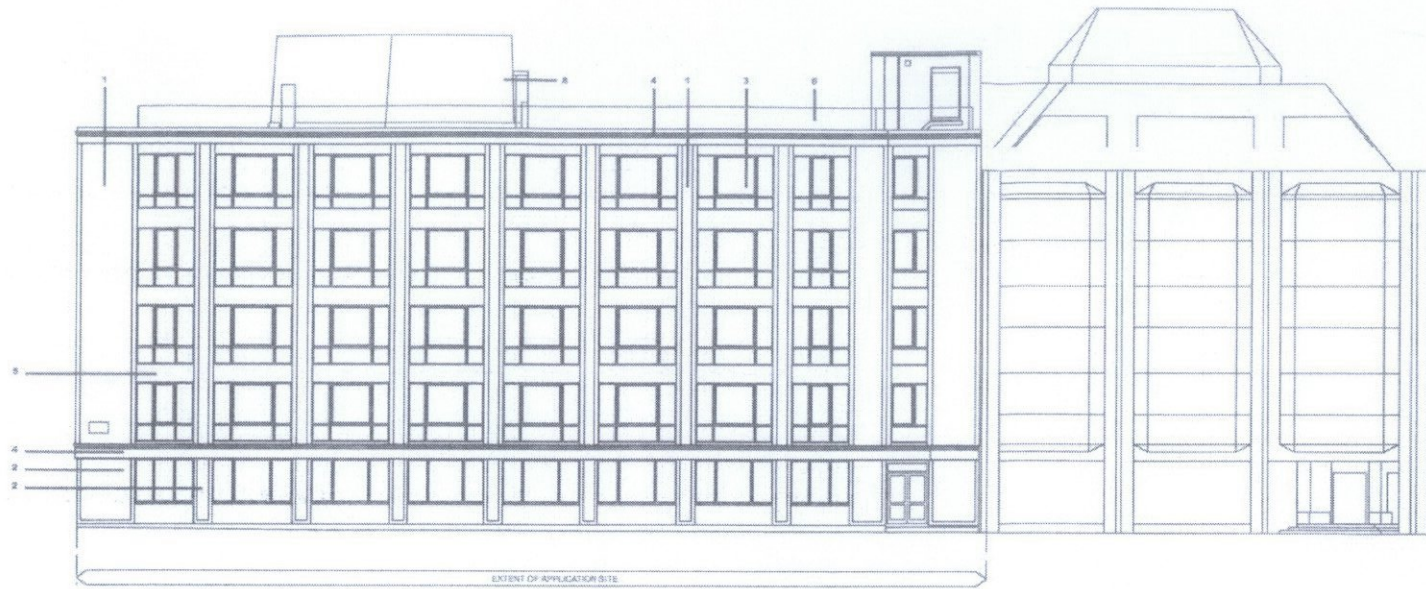
- 11 Under Section 25 of the Greater London Council (General Powers) Act 1973 you need planning permission to use residential premises as temporary sleeping accommodation. To make sure that the property is used for permanent residential purposes, it must not be used as sleeping accommodation by the same person for less than 90 nights in a row. This applies to both new and existing residential accommodation.

Also, under Section 5 of the Greater London Council (General Powers) Act 1984 you cannot use the property for any period as a time-share (that is, where any person is given a right to occupy all or part of a flat or house for a specified week, or other period, each year). (I38AB)

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 QUOTE FOR REMOVAL



- 1 Render
- 2 Stone
- 3 Existing Glazed Windows
- 4 Metal Clad Corncice
- 5 Metal Spandrel Panel
- 6 Metal Railing
- 7 Zinc Roofing
- 8 Cortensteel Metal



North West Elevation



North East Elevation



South Elevation

REVISIONS	SCALE	DATE	ISSUED BY	CHECKED BY
	1:100	07/04/15	MB	JW

PROJECT  
 33 Greycoat Street  
 London SW1P 2GF

ISSUES  
 Existing Elevations

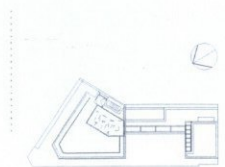
3D Reid  
 West End House  
 London W1F 7BB  
 T +44 (0)207 497 9800  
 F +44 (0)207 497 9801  
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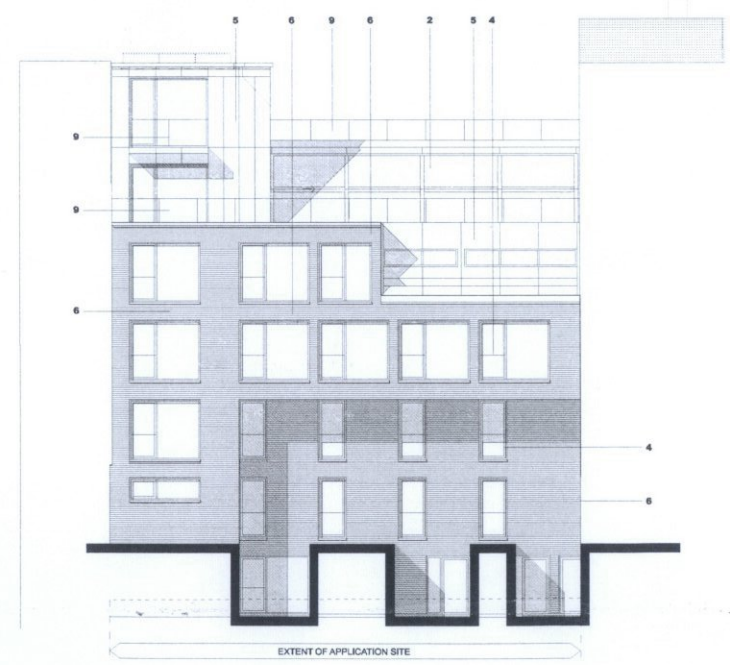
- 1 Reconstituted Stone
- 2 Glazed Windows
- 3 Opaque Windows
- 4 Glazed Windows and Juliette Balconies
- 5 Zinc Cladding / Roofing
- 6 Brickwork
- 7 Louvered Doors
- 8 Louvered Plant Enclosure
- 9 Glazed balustrade
- 10 Metal railing



North West Elevation



North East Elevation



South Elevation

REVISIONS	SCALE	DATE	DRAWN	CHECKED
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PROJECT  
33 Greycoat Street  
London SW1P 2QF

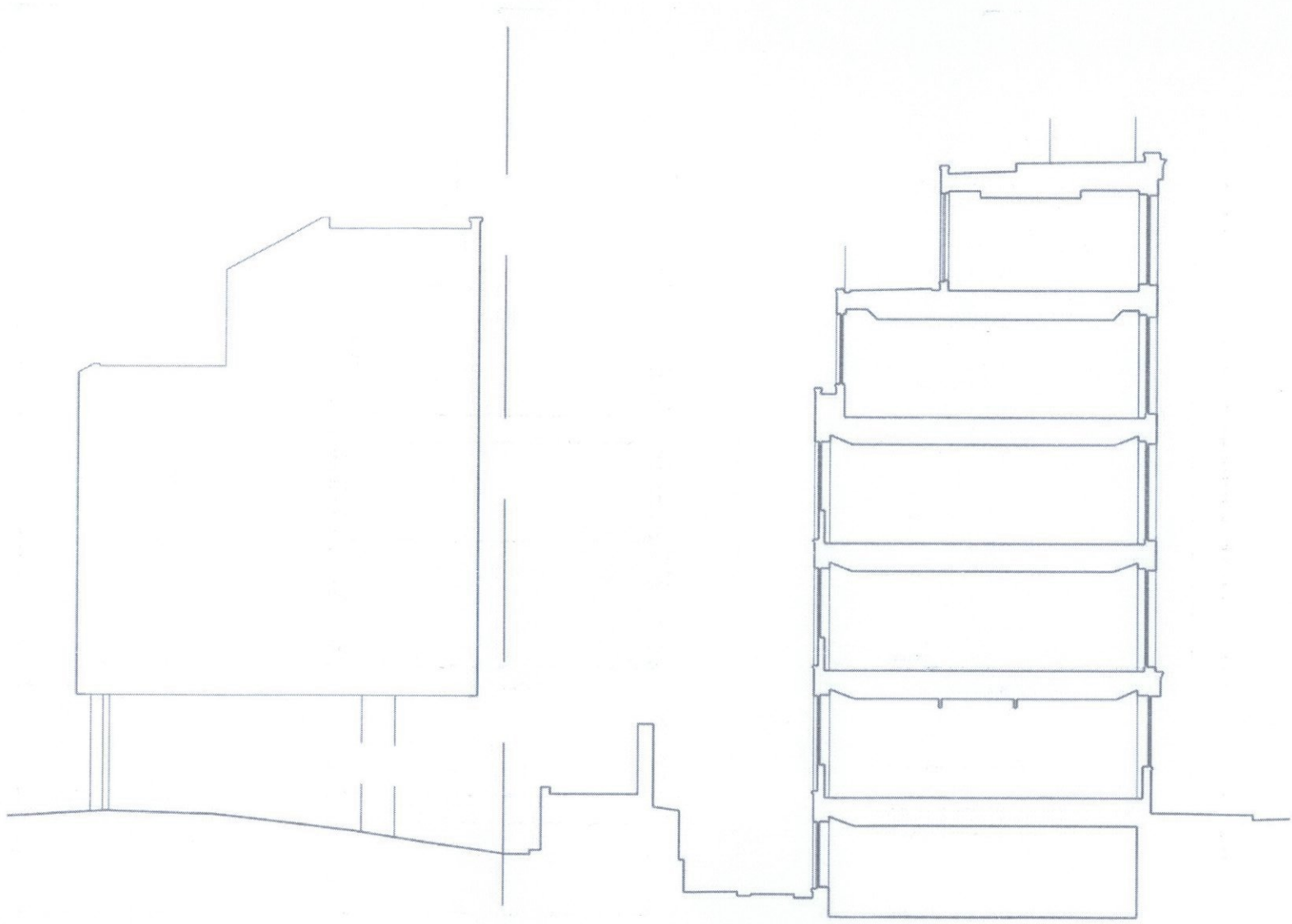
DRAWING  
Proposed Elevations

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West End House  
London W1F 7SE  
T +44 (0)207 297 5800  
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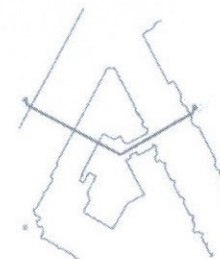




**NOTES**

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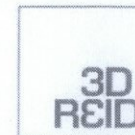


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PROJECT  
**Greycoat Street**  
 London SW1P 2QF

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**Existing Section AA**

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 London W1F 7SE  
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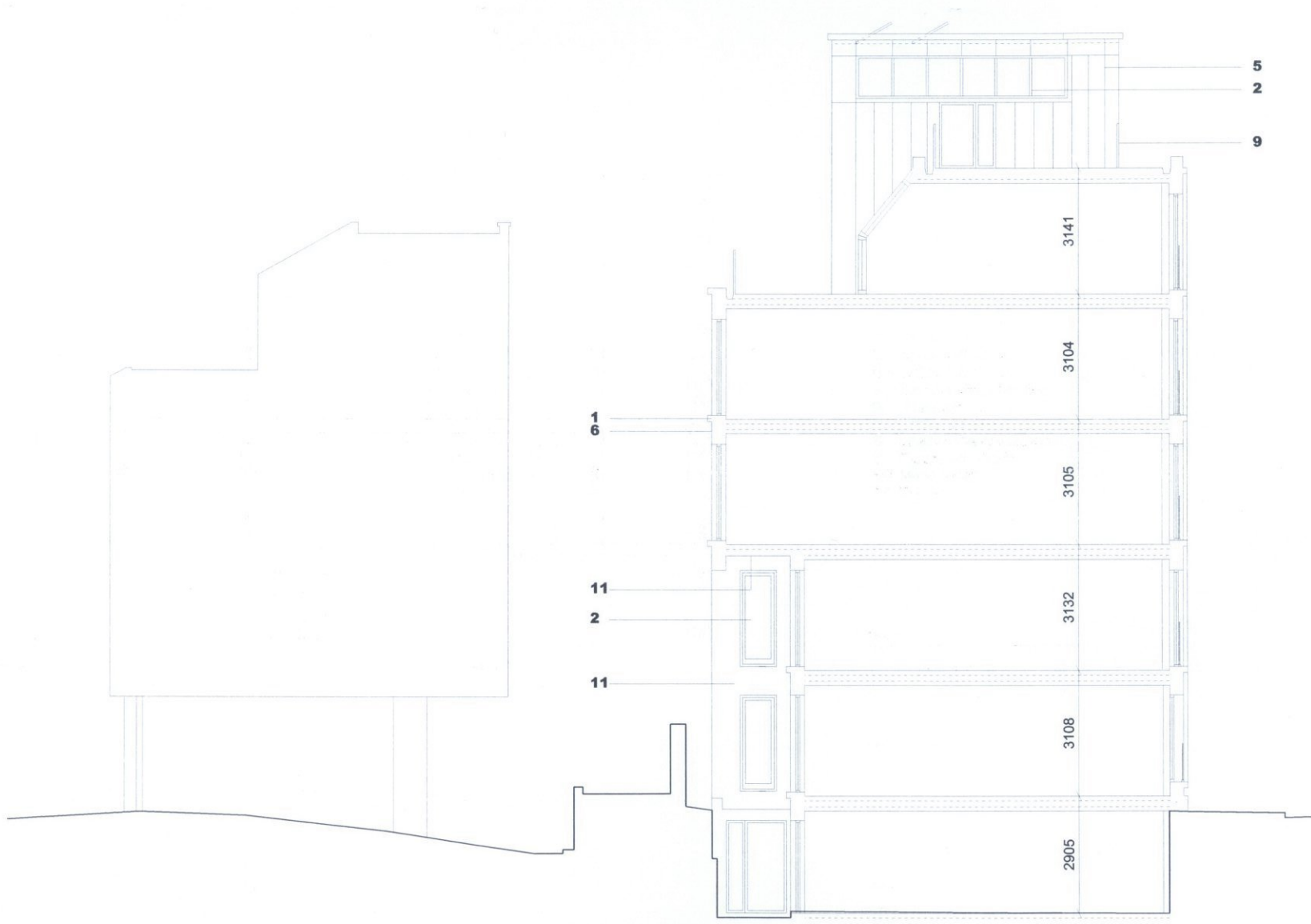
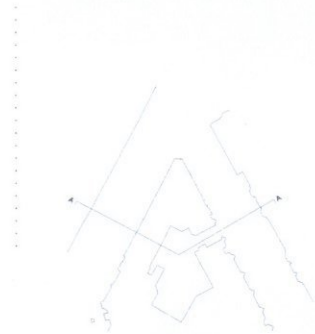
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- 1** Reconstituted Stone
- 2** Glazed Windows
- 3** Opaque Windows
- 4** Glazed Windows and Juliette Balconies
- 5** Zinc Cladding / Roofing
- 6** Brickwork
- 7** Louvred Doors
- 8** Louvred Plant Enclosure
- 9** Glazed balustrade
- 10** Metal railing
- 11** Render

REVISIONS

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PROJECT

Greycoat Street  
London SW1P 2QF

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Proposed Section AA

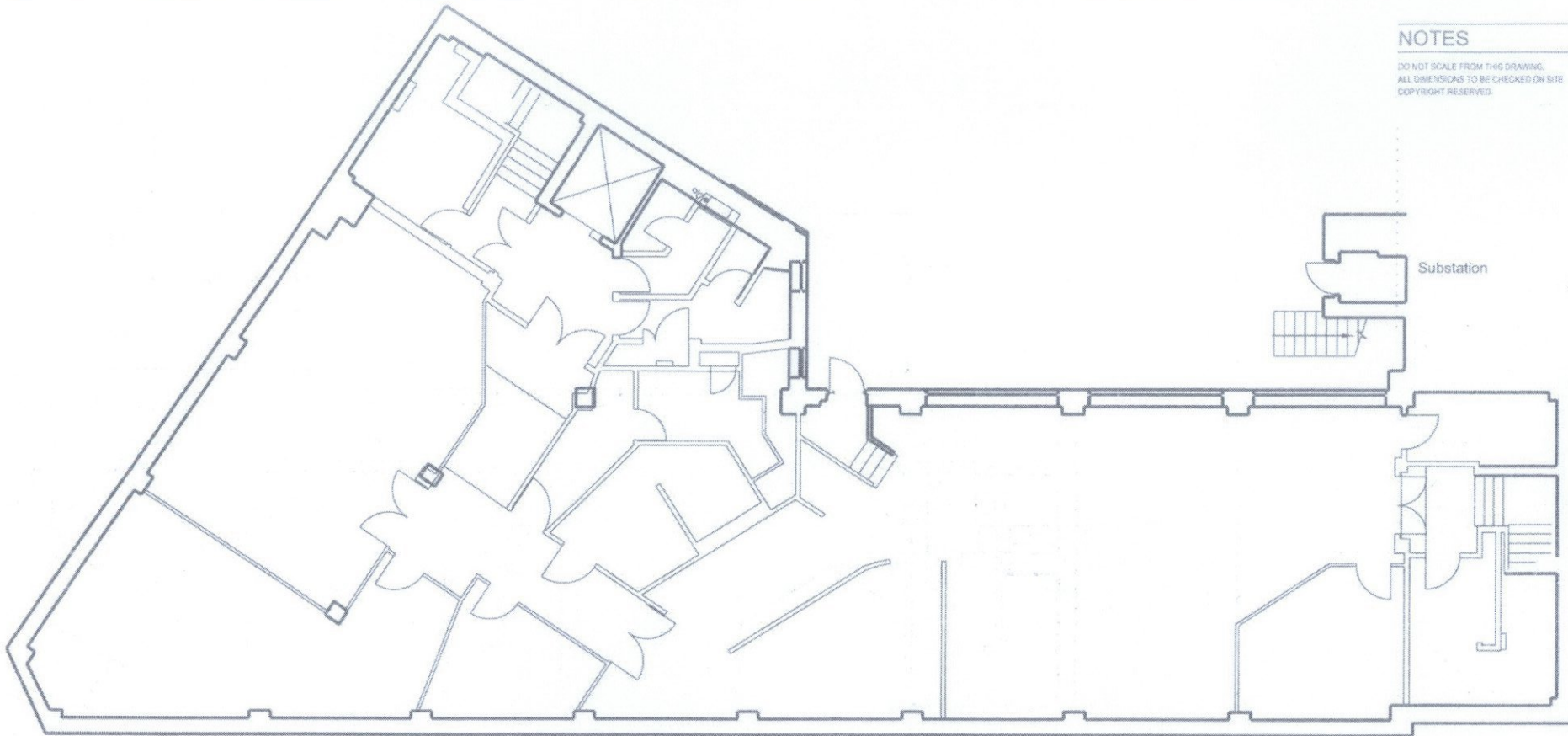
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West End House  
London W1F 7SE  
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F +44 (0)207 297 5801  
W www.3DReid.com

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Substation

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PROJECT

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Lower Ground Floor Existing

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W www.3DReid.com



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A	29/05/15	Bike Lockers Added	MB
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PROJECT  
33 Greycoat Street  
London SW1P 2QF

DRAWING  
Lower Ground Floor Proposed

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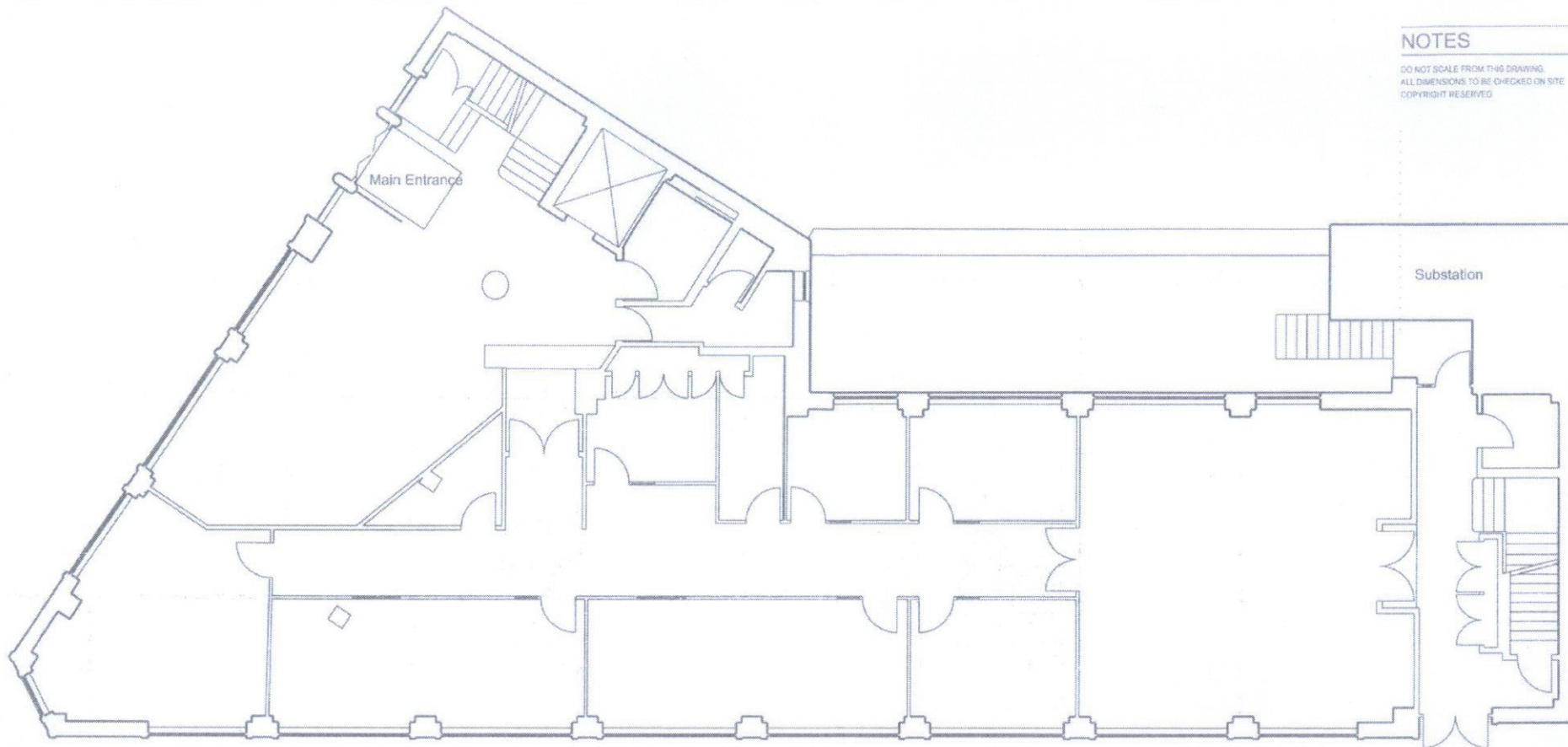
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Ground Floor Existing

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Glasgow London Manchester



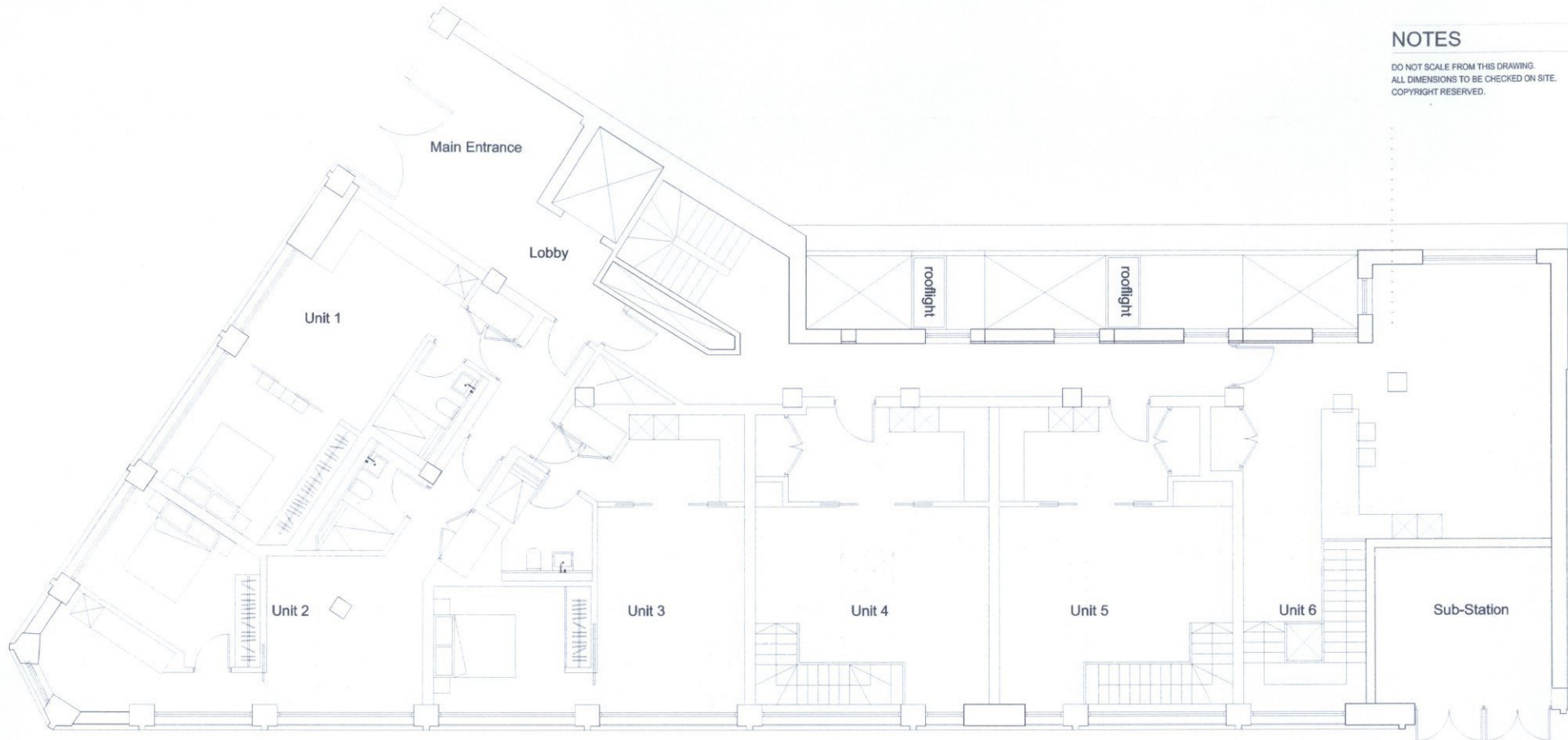
DRAWING No.

140359 - A - P - 00 - D 002

# NOTES

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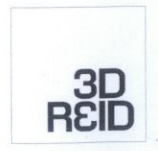
### PROJECT

33 Greycoat Street  
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### DRAWING

Ground Floor Proposed

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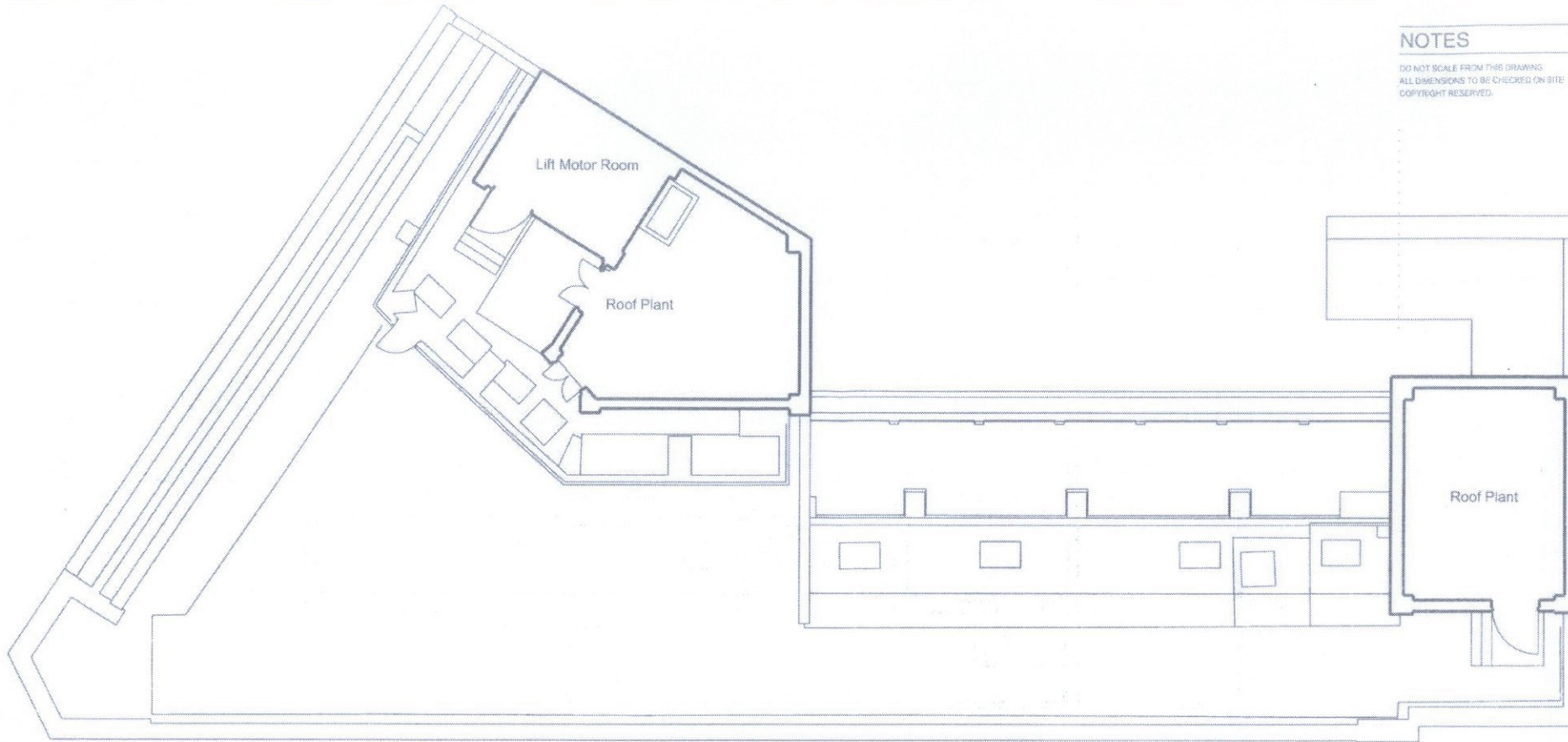
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PROJECT  
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DRAWING  
Roof Plan Existing

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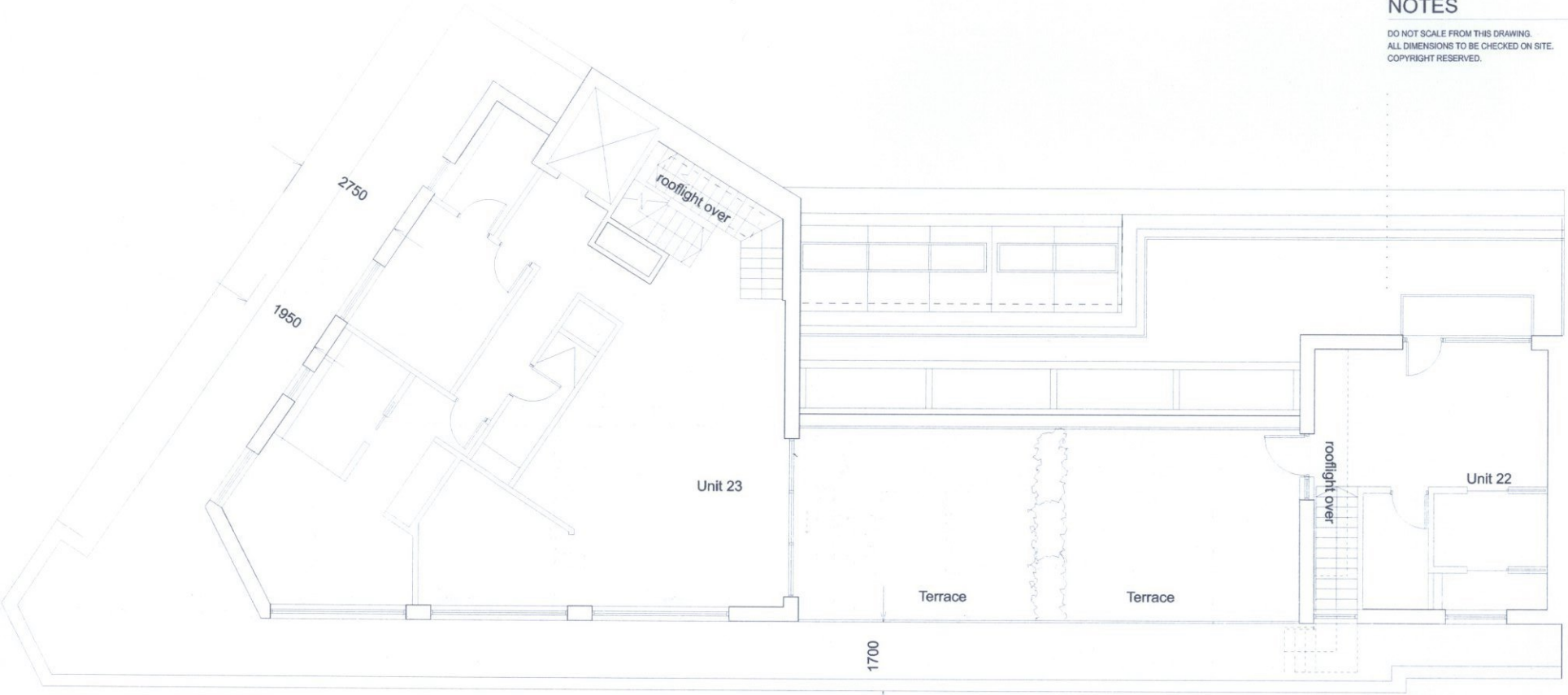
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NOTES

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PROJECT  
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DRAWING  
 Fifth Floor Proposed

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