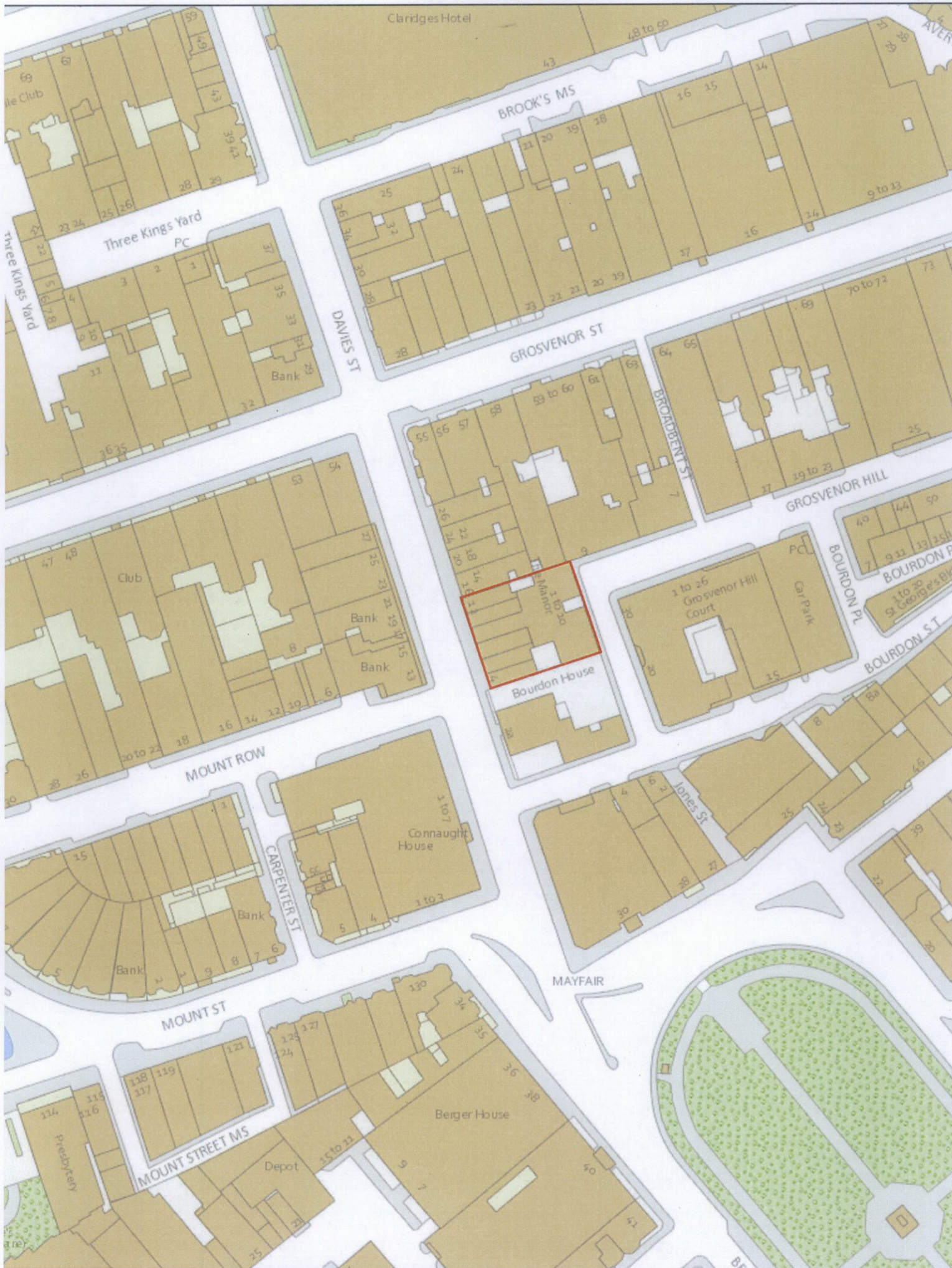


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 15 December 2015	Classification For General Release	
Report of Director of Planning		Wards involved West End	
Subject of Report	The Manor, 4 - 12 Davies Street, London, W1K 3DW		
Proposal	Erection of a single storey roof extension for use as a residential flat (Class C3) and associated works, including the installation of plant within an enclosure on the new main roof level.		
Agent	Montagu Evans LLP		
On behalf of	RENSLADE (THE MANOR) LIMITED		
Registered Number	15/04630/FULL	TP / PP No	TP/4978 : PP-03976590
Date of Application	26.05.2015	Date amended/ completed	01.06.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area			
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Refuse permission - impact on the appearance of the building, character and appearance of the Mayfair Conservation Area and the setting of the adjacent Grade II* listed building.



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Data Source:

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0 5 10 20 Metres



THE MANOR, 4-12 DAVIES STREET, W1

2. SUMMARY

The Manor is an unlisted building located on the east side of Davies Street within the Mayfair Conservation Area and the Core Central Activities Zone. The building comprises commercial units at lower ground and ground floor levels with twelve residential apartments on the five upper floors and a porters flat in the basement.

Permission is sought for the erection of a single storey extension to the main roof to provide an additional flat and the installation of plant within an enclosure on the roof of the proposed extension.

The key issues in this case are:

- The impact of the proposed roof extension and plant enclosure on the design of the property, the setting of the neighbouring listed building and the character and function of the Mayfair Conservation Area.
- The impact of the extension on the amenity of neighbours.
- The impact of the proposal on car parking availability in the vicinity.

For the reasons set out in the main report, the proposal is considered acceptable in amenity terms. However, in design terms the proposed extension is considered unacceptable due to the detrimental impact of the additional height and bulk, the upon the setting of the neighbouring listed building and as it would fail to maintain or improve the character and appearance of the Mayfair Conservation Area contrary to the relevant policies of the City Plan, Unitary Development Plan (UDP) and Supplementary Planning Guidance. The application is therefore considered unacceptable in design terms and recommended for refusal accordingly.

3. CONSULTATIONS

COUNCILLOR ROBERTS

Requested that application is determined at Planning Committee.

RESIDENTS' SOCIETY OF MAYFAIR AND ST. JAMES'S

Objections:

Inappropriate design and massing; increased sense of enclosure and loss of light to surrounding properties.

ENVIRONMENTAL HEALTH

No objection subject to conditions.

HIGHWAYS

Objection:

Lack of car and cycle parking associated with the proposed residential unit.

ADJOINING OWNERS AND OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 142; Total No. of Replies: 11

Eight objections on the following grounds:

Design:

- Impact on the setting of the neighbouring Grade II* listed Bourdon House.
- Detrimental impact on the Mayfair Conservation Area and the appearance of the building.

- A Heritage Statement should have been submitted as part of the application.

Amenity:

- Loss of daylight / sunlight to surrounding residential flats.
- Overlooking of existing residential flats.
- Increase sense of enclosure.

Other:

- Increased difficulty in accessing plant.
- Notices served incorrectly.
- Disruption to residents during the course of construction.
- Impact of construction works on traffic and parking availability.

Three letters of support on the following grounds:

The proposal will enable refurbishment of the property to the benefit of other occupiers and the wider street scene.

Proposed sixth floor will improve the overall design of the building.

ADVERTISEMENT/SITE AND PRESS NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site is located on the east side of Davies Street adjacent to the Grade II* listed Bourdon House. The rear of the building fronts Grosvenor Hill. The property is located within the Mayfair Conservation Area and the Core Central Activities Zone. The lower ground and ground floors of the building are occupied for retail purposes with the upper floors being utilised as residential flats.

4.2 Relevant History

Planning permission was granted on the 12 August 2015 for the 'installation of two condenser units at main roof level.'

A planning application was submitted on the 4 February 2014 for the 'erection of roof extension to provide 1x3 bedroom residential apartment (Class C3) with lift overrun and condenser units above.' This application was withdrawn on the 3 April 2014 as a result of officers' concerns regarding the design of the scheme and its impact on levels of daylight and sunlight to surrounding properties.

Planning permission was granted on the 20 November 1986 for 'amendments to mansard roof profile and windows and position and size of plantroom'.

Planning permission was granted on the 26 June 1985 for the 'construction of additional fifth floor for use as two residential flats'.

5. THE PROPOSAL

Permission is sought for the creation of a single storey roof extension at main roof level (sixth floor) to provide a three bedroom flat (Class C3) and for the installation of plant within an enclosure on the roof of the proposed extension. The scheme originally proposed terraces at sixth floor level, in association with the new flat. However, as a result of officers' concerns

about potential overlooking, particularly to windows within lightwells on the floors below, these terraces have now been omitted from the proposal.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The increase in residential floorspace and the creation of an additional residential unit is welcomed in land use terms and would comply with Policies H3 of the UDP and S14 of the City Plan, which seek to maximise the amount of land or buildings in residential use.

The proposed flat measures approximately 339m² and would provide a good standard of accommodation. Given the size of the unit, the proposal does not trigger the Council's affordable housing policies.

6.2 Townscape and Design

The existing building was designed by Edmund Wimperis and built in the early twentieth century. Drawings in the City Council's archives show that it originally had a flat roof, and this can be seen in aerial photographs taken in the 1930's. A mansard roof was added in the late twentieth century and the building has changed little since then.

It is a completed composition that has reached the maximum height possible in terms of what would be suitable for both it, and the surrounding conservation area. The existing roof extension was carefully designed to appear as if it were always part of the building and respects the hierarchy and proportions of the facades and the setting of Bourdon House. The presence of incongruously taller and unattractive buildings to the south and east does not justify increasing the height of The Manor, contrary to UDP Policy DES 6 which specifically seeks to resist such alterations.

As proposed, the roof would become a dominant feature when seen from the rear. The set back and asymmetrical nature of the roof, and its awkward footprint towards Davies Street, would be apparent in views from the upper floors of surrounding properties where it would look incongruous and would be detrimental to the appearance of the building. Furthermore, it is intended to install plant within an enclosure on top of the proposed roof extension which would add additional, unacceptable, height to the building.

The proposal would be to the detriment of the building's appearance and harmful to the character and appearance of the surrounding conservation area. The extension would also detract from the setting of Bourdon House. This is contrary to UDP Policies DES 6, DES 9, and DES 10, and the City Council's 'Development and Demolition in Conservation Areas' SPG and 'Roofs: A Guide to Alterations and Extensions on Domestic Buildings' SPG.

Objections have been received on the grounds that a Heritage Statement should have been submitted as part of the application. This is not a requirement for this proposal as the building is not listed.

6.3 Amenity

Council policies ENV13 and S29 seek to protect the amenities of existing residents from development from development proposals with regard to daylight and sunlight, overlooking and increased sense of enclosure.

6.3.1 Daylight/Sunlight

A daylight and sunlight report has been submitted with the application which assesses the impact of the development with regard to BRE guidelines for daylight and sunlight to existing sensitive properties. Paragraph 2.2.2 of the BRE guidelines states that they 'may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices.'

The submitted report considers the impacts of the proposals on residential properties at 9 Grosvenor Hill, 11 Grosvenor Hill, Grosvenor Hill Court, 2 Davies Street, 21 Davies Street and the flats on the lower floors of The Manor itself. The report has also included an assessment of 12-26 Grosvenor Street, the adjoining building immediately to the north of the application site and 58 Grosvenor Street. However, the upper floors of these properties would appear to be in commercial and therefore would not be protected by the policies detailed above.

6.3.1.1 Daylight

Under the BRE guidelines the level of daylight received by a property may be assessed by the Vertical Sky Component which is a measure of the amount of sky visible from the centre point of a window on its outside face. If this achieves 27% or more, the window will have the potential to provide good levels of daylight. The guidelines also suggest that reductions from existing values of more than 20% should be avoided as occupiers are likely to notice the change.

With regard to situations where the existing daylight levels are below the BRE recommendations, Policy ENV13 states that 'where principal habitable rooms such as bedsits, living rooms, studies or kitchens are affected, the City Council may find any loss of light unacceptable.' The BRE guidelines state that daylight to living rooms, kitchens, and bedrooms should be assessed but 'windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed'.

Objections have been received to the loss of daylight from the occupiers of Flats 3, 4, 10, 11 and 12, within The Manor and from a residential occupier within Grosvenor Hill Court.

A number of windows serving flats in The Manor are materially affected. There are VSC losses in excess of the BRE Guidance to three windows at second, third and fourth floor levels. However, these windows serve bedrooms within the flats and are each served by two other windows where the losses to VSC accord with the BRE Guidance as does the room overall. The report includes an assessment of the bedrooms, taking into account all of the windows serving the room, and overall, losses to VSC to the bedrooms at second and third floor level would be in accordance with the BRE guidelines.

Reviewing VSC losses to the room as a whole (taking the mean of the VSC losses where there is more than one window serving the room) there are five rooms which would experience losses in excess of the BRE Guidance and these losses are detailed in the table below:

Window	%VSC		
	Existing	Proposed	Loss
Fourth Floor (Bedroom)	19.89	16.75	23.51%
Fifth Floor (Dining Room 1)	25.57	19.78	21.58%
Fifth Floor (Bedroom 2)	26.74	19.81	25.90%
Fifth Floor (Dining Room 2)	28.35	19.81	30.14%

Fifth Floor (Bedroom 5)	18.14	13.61	24.69%
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These losses exceed the 20% threshold stipulated within the BRE guidance.

Whilst the impact on these windows will be material, it is noted that these are large flats, some of which are triple aspect and are served by a large number of windows. Internal alterations have recently taken place in one of the flats at fifth floor level which means 'Dining Room 1' referenced above is now open plan and incorporates the living room to the front of the property served by four windows on two elevations with an adjoining conservatory. It is therefore considered the overall impact on light received by this room would now be acceptable. The flats would continue to receive reasonable levels of light, the impact is not considered sufficient to justify a refusal.

The proposal would comply with the BRE guidance in relation to other neighbouring residential windows, including to Grosvenor Hill Court. The objection from the resident in this block is not therefore considered sustainable.

6.3.1.2 Sunlight

In terms of sunlight, the BRE guidance states that if any window receives more than 25% of the Annual Probable Sunlight Hours (APSH where the total APSH is 1486 hours in London), including at least 5% during 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% either over the whole year or just during winter months, then the occupants of the existing building are likely to notice the loss of sunlight.

Objections have been received to the loss of sunlight from the occupiers of Flats 3, 4, 10, 11 and 12, within The Manor and from a residential occupier within Grosvenor Hill Court. The sunlight assessment identifies two windows (both serving the existing fifth floor flat in The Manor) which would experience losses in excess of the BRE recommendations, these both serve a dining area and the reductions would be from 12 to 9 (25%) and from 11 to 8 (27.27%). However, the reductions are based on existing values that are relatively low and the actual losses appear as large percentages. It is considered that within this urban, built-up location, the levels of sunlight retained are acceptable. This is a, large, triple aspect flat, served by numerous windows, and would retain good levels of sunlight overall.

6.3.2 Overlooking / Sense of Enclosure

Initially, the application included the creation of two terrace areas at sixth floor level to be used in association with the proposed flat. These terraces would have afforded direct views into residential windows in the lightwell on lower floors. Given officers' concerns about the degree of overlooking, the terraces were removed from the scheme, addressing the objections received.

It is not considered that there would be significant overlooking from the windows of the proposed sixth floor flat. Nor would there be a significant increase in the sense of enclosure to neighbouring windows to justify a recommendation for refusal on these grounds.

6.3.3 Plant Noise

The application has been considered in the context of Policies ENV6 and ENV7 of the UDP and S32 of the City Plan. These policies seek to protect nearby occupiers of noise sensitive properties and the area generally from excessive noise and disturbance.

There is existing plant on the main roof level. The application states that some of the existing plant is to be retained within a new enclosure at main roof level, together with new plant to serve the proposed flat. An acoustic report has been submitted in support of the application which includes a background noise survey and identifies the design criteria for the plant. It does not include the full manufacturer's specification for the plant installation. It is not yet certain which plant items will be retained or the what new plant would be installed. If the application had been recommended for approval, this issue could have been resolved through the use of conditions _____ levels and vibration and requiring the submission of a supplementary acoustic report. The Environmental Health Officer has raised no objection to the application subject to these conditions.

6.3.4 Internal noise levels and overheating

An acoustic report has been submitted to assess the impact of existing noise levels in the vicinity upon the proposed residential unit. The area has high levels of noise both during the day and night and, to accord with the City Council standard noise criteria in relation to internal noise levels in the new flat, the windows would need to be closed, which could result in overheating. However, climate control condensers are proposed for the residential accommodation, is sufficient to address the overheating issue.

It is proposed to install glazing of a high acoustic specification to ensure that internal noise levels are satisfactory. If the application had been considered acceptable relevant conditions would have been attached to require this to control internal noise standards.

6.3.5 Construction Noise

Objections have been received regarding the potential for disturbance during construction works. If the application had been recommended for approval the standard condition with regard building hours would have been attached to the approval. It would not be considered reasonable to further restrict the hours of building works.

Further comments have been made regarding the number of large building developments that have been permitted in the vicinity, and the impact this has on residential amenity. However, permission could not reasonably be withheld on these grounds.

6.4 Transportation / Parking

Where appropriate and practical UDP Policy TRANS23 requires one car parking space to be provided for each residential unit. Policy TRANS23 details an 80% on-street car park occupancy threshold above which the provision of additional vehicles to the on-street parking environment would result in an unacceptable level of deficiency. The City Councils' recent survey of parking availability in the vicinity indicated that there was an 82% daytime occupancy rate. Night-time parking occupancy levels reduce to 74%. Whilst the daytime occupancy levels exceed the threshold, the area has excellent public transport facilities with Oxford Circus and Bond Street underground stations a short walk away. Extensive bus services are within easy reach. Part D of Policy TRANS 23 states that exceptions may be made to providing on-site parking where the site is extremely well served by public transport and where the provision of on-site parking is physically impossible, both of which apply in this instance. Taking this into account it is not considered the application could be refused due to the lack of off-street parking provision.

The Highways Planning Manager has asked for the residential unit to be provided with lifelong membership of a car-club, however, as only one additional flat would be created, this is not considered to be a reasonable requirement.

Although FALP requires the provision of two cycle parking spaces the unit will be located at sixth floor level. As the proposal does not include works to other parts of the property, it is not therefore considered appropriate to require the provision of cycle parking within the building.

One objection in relation to the impact of the construction works upon traffic in the vicinity and parking availability. Any suspension of parking bays would have to be permitted by the City Council, as would closing of streets. This would be carefully managed to minimise disruption. If the scheme was recommended for approval, a condition could have been attached requiring the submission of a Construction Management Plan to ensure the impact of the construction was minimised. It is not therefore considered that refusal of the application could be sustained on these grounds.

6.5 Economic Considerations

Any economic benefits generated are welcomed.

6.6 Access

The existing lift at the property would be extended upwards to service the proposed flat.

6.7 Other UDP/Westminster Policy Considerations

The provision of storage facilities for waste and recycling is not shown on the drawings. It is considered this could be provided within the kitchen of the new residential unit and, had the application otherwise been considered acceptable, a condition would have been proposed requiring further details of these facilities.

6.8 London Plan

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

6.9 National Policy/Guidance Considerations

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

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

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

6.10 Planning Obligations

The application does not raise a requirement for planning obligations.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The scale of the proposed development does not require the submission of an Environmental Impact Assessment.

6.12 Other Issues

An objector has commented that notice of the application was not served correctly by the freeholder of the site (applicant) upon those with leasehold interests (owners of flats on the upper floors). However, the applicant has correctly completed the application form and has provided a list of addresses where notice was served with regard the application, which appears to accord with the relevant requirements. The City Council also displayed a site notice, advertised the application in the press and sent letters to all affected parties. It is therefore considered all relevant parties would have been aware of the application and the objection on these grounds is not therefore considered sustainable.

An objector has also commented that the proposal would make it difficult to access plant at roof level and that the proposed access ladder represents a safety risk. However, this is a common arrangement, would provide an acceptable means of access for the maintenance of any new plant.

Letters of support have been received in relation to the application from occupiers of the building itself and nearby occupiers. They consider the proposal will facilitate a full refurbishment of the property which will benefit the existing residents and improve the wider streetscene. However, this application only relates to the extension at roof level. It is not considered additional works (which do not form part of this application) can be used as justification for the development.

6.13 Conclusion

The application is considered unacceptable in terms of its impact on the appearance of the existing building, the Mayfair Conservation Area and the setting of the adjacent listed building, contrary to the adopted UDP and City Plan policies. It is therefore recommended that planning permission is refused.

BACKGROUND PAPERS

1. Application forms.
2. Email from Councillor Roberts dated 7 September 2015.
3. Memorandum from the Highways Planning Manger dated 16 June 2015.
4. Representation from the Residents' Society of Mayfair and St. James's dated 28 June 2015.
5. Memorandum from Environmental Health dated 3 July 2015.
6. Email from the commercial occupier of 8 Davies Street dated 12 June 2015.
7. Email from the residential occupier of 12A, Grosvenor Hill dated 12 June 2015.
8. Letter from the residential owner of 5, Grosvenor Hill Court dated 21 June 2015.
9. Letter on behalf of the residential occupier of Flat 10, The Manor dated 25 June 2015.
10. Letter from the residential owner of Flat 3, The Manor dated 1 July 2015.
11. Letter from Springcrown Limited, 30 City Road, London dated 2 July 2015.
12. Letter from the residential owner of Flat 7, The Manor dated 6 July 2015.
13. Letter on behalf of the residential occupier of Flats 11 and 12, The Manor dated 8 July 2015.
14. Letter from the residential owner of Flat 4, The Manor dated 20 July 2015.
15. Letter from the residential owner of Flat 1, The Manor dated 23 July 2015.
16. Letter on behalf of The Manor (Davies Street) Management Company dated 24 July 2015.

Item No.

11

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SARA SPURRIER ON 020 7641 3934 OR BY E-MAIL – sspurrier@westminster.gov.uk

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07/12/2015

DRAFT DECISION LETTER

Address: The Manor, 4 - 12 Davies Street, London, W1K 3DW

Proposal: Erection of a single storey roof extension for use as a residential flat (Class C3) and associated works, including the installation of plant within an enclosure on the new main roof level.

Plan Nos: D2106 Rev02, D2107 Rev04, D2501 Rev02, D2502 Rev02, D2503 Rev02, D2701 Rev04, D2702 Rev04, D2703 Rev04, D2704 Rev04.

Case Officer: Matthew Giles

Direct Tel. No. 020 7641 5942

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

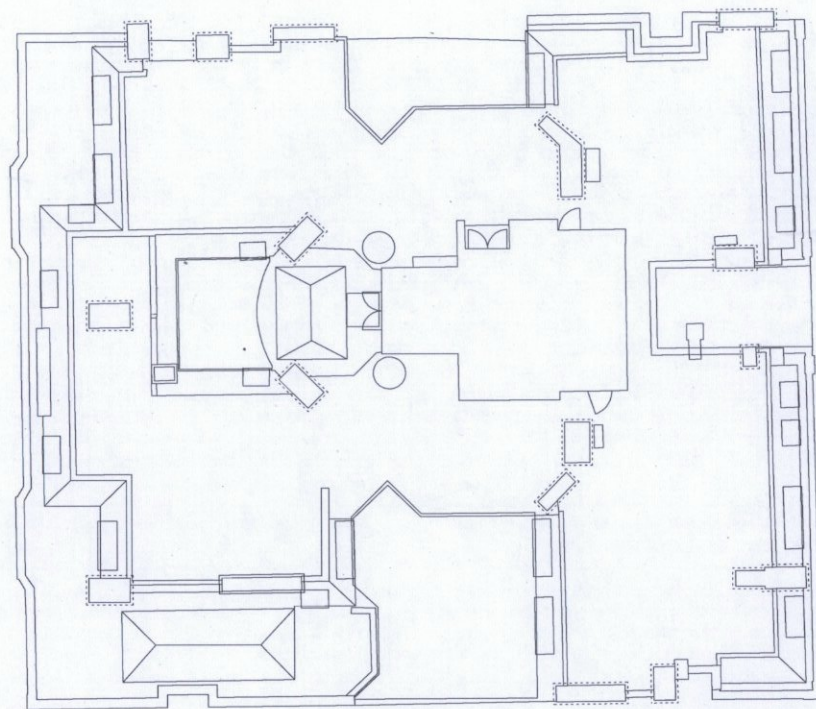
- 1 Because of its height, bulk and detailed design the roof extension would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the Mayfair Conservation Area. It would also harm the setting of the neighbouring grade II-star listed building at Bourdon House. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 6, DES 9, DES 10 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Do not scale this drawing. Contractor to confirm all dimensions on site. Notify architect immediately of any discrepancies.

Revisions:
00 SB 30.03.15 Initial Issue



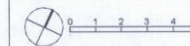
PLANNING

Formation Architects

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F 020 7251 9204

formationarchitects.co.uk

Key plan:



Project: The Manor

Client: Renslade Development

Drawing Title: Roof Plan
Existing

Drawn by: SB

Checked by: MT

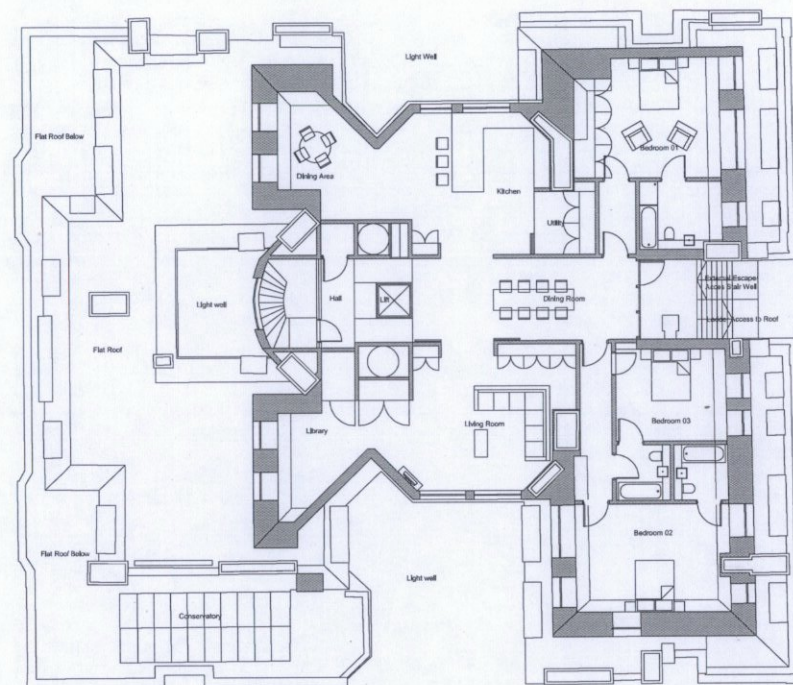
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Rev: 00

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Revisions:
00 SB 20.03.15 Initial Issue
01 MT 03.05.15 roof terraces reduced in size
02 MT 10.08.15 roof terraces removed



PLANNING

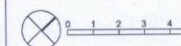
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Key plan:



Project: The Manor

Client: Renslade Development

Drawing Title: Sixth Floor Plan
Proposed

Drawn by: SB

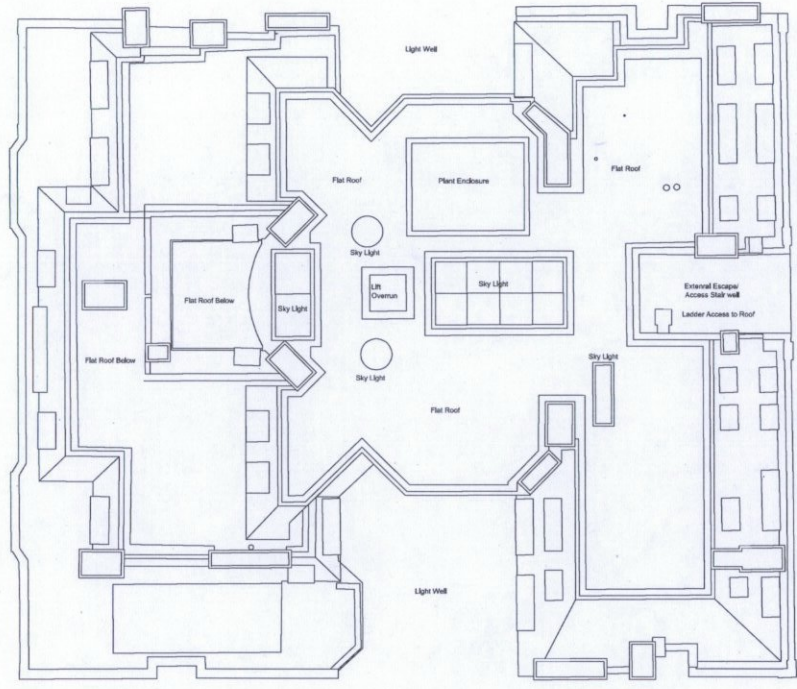
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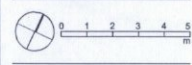
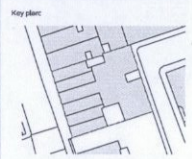
Revisions:
00 SB 30.03.15 Initial Issue
01 MT 22.08.15 roof terraces reduced in size
02 MT 02.08.15 roof terraces removed
03 AP 01.12.15 Reopened Plant Room
04 MT 01.12.15 minor amendments



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Project: Manor House

Client: Renslade Development

Drawing Title: Roof Plan Proposed

Drawn by: SB
Checked by: MT
Scale: 1:100@A1

Drawing no: 6488 D2107 Rev: 04

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Revisions:
00 SB 30.03.15 Initial Issue



14-16 Davies Street

The Manor

Bourdon House

PLANNING

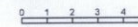
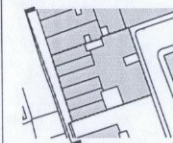
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Key plan:



Project: The Manor

Client: Renslade Development

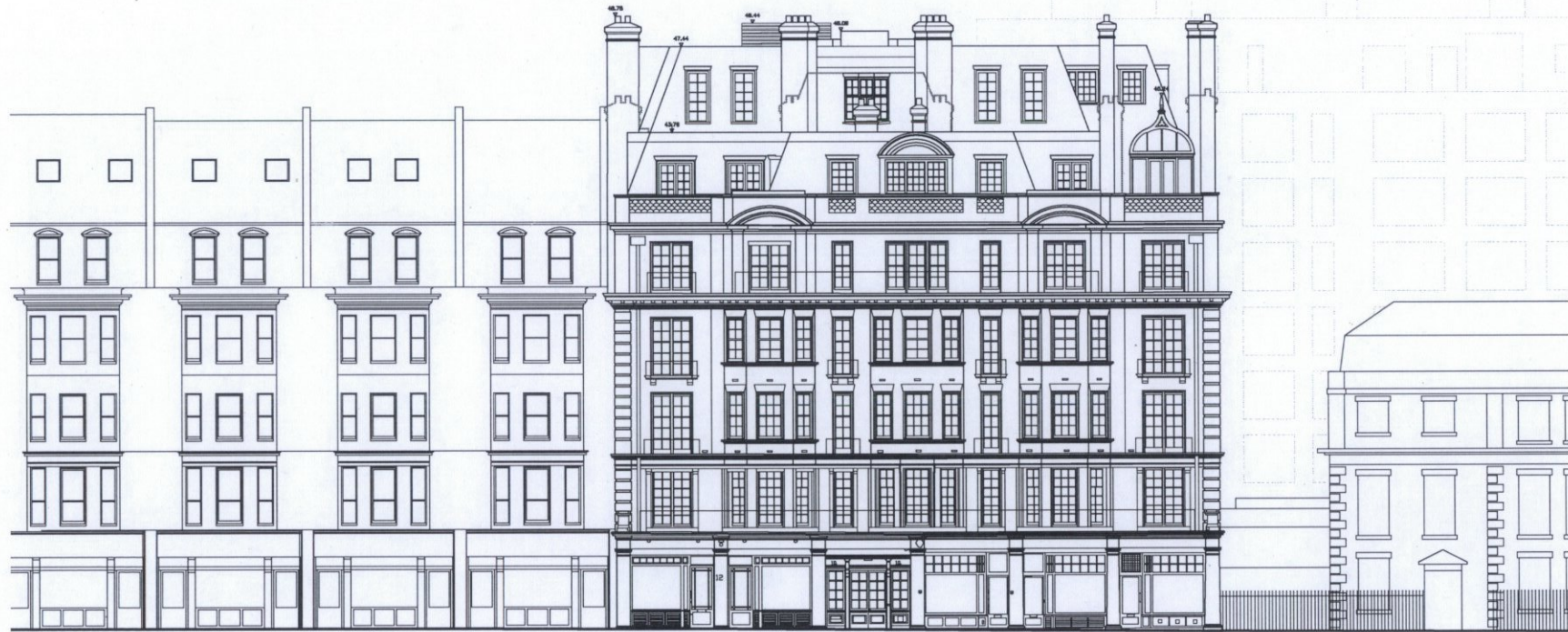
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Existing

Drawn by: SB
Checked by: MT
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Drawing no: 6488 D1701 Rev: 00

Do not scale this drawing. Contractor to confirm all dimensions on site. Notify architect immediately of any discrepancies.

Revisions:
00 SB 30.03.15 Initial Issue
01 SB 20.04.15 Detailed Issue
02 MT 04.08.15 Roof terraces amended
03 MT 10.08.15 Roof terraces removed
04 AV 01.12.15 Recessed Plant Room



14-16 Davies Street

The Manor

Bourdon House

PLANNING

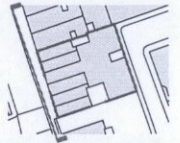
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formationarchitects.co.uk

Key plan:



0 1 2 3 4 5
m

Project: The Manor

Client: Renslade Development

Drawing Title: South West Elevation
Proposed

Drawn by: SB

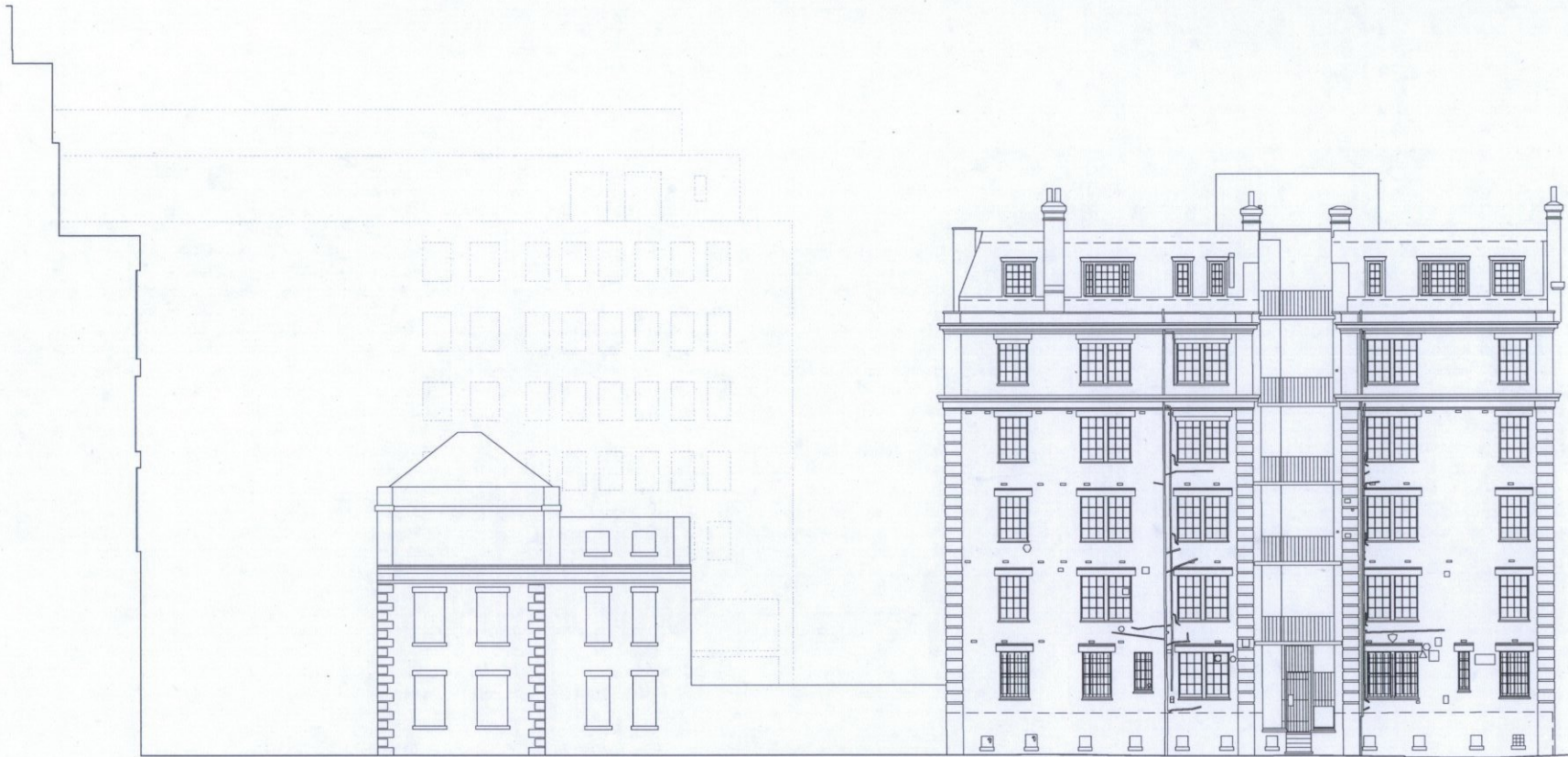
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Drawing no: 6488 D2701

Rev: 04

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Released:
00 58 30 03 15 Initial Issue



Bourdon Street

Bourdon Street

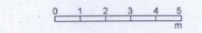
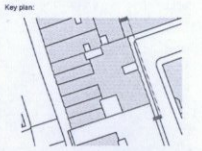
The Manor

PLANNING

Formation Architects

The Royle Studios
41 Wenlock Road
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T 020 7251 0781
F 020 7251 9204

formationarchitects.co.uk



Project: The Manor
Address Line 1
Address Line 2
POSTCODE
Client: Renslade Development
Client's Name 2

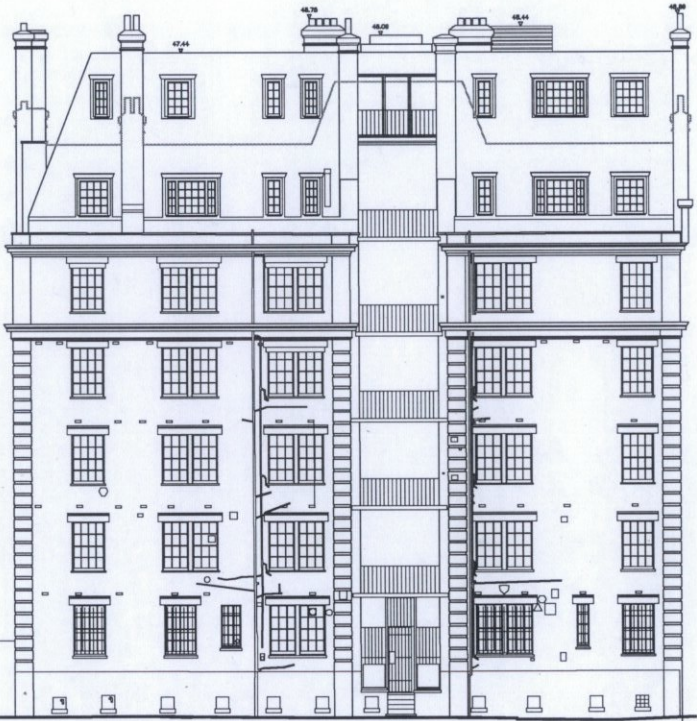
Drawing Title: South West Elevation
Existing

Drawn by: SB
Checked by: MT
Scale: 1:100@A1

Drawing no: 6488 D1703 Rev: 00

Do not scale this drawing. Contractor to confirm all dimensions on site. Notify architect immediately of any discrepancies.

- Revisions:
- 00 SB 30.03.15 Initial Issue
 - 01 SB 26.04.15 Updated Issue
 - 02 MT 04.05.15 Roof terraces amended
 - 03 MT 10.05.15 Roof terraces removed
 - 04 AV 01.12.15 Recessed Plant Room



Bourdon Street

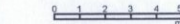
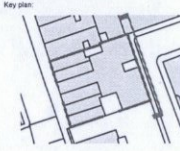
Bourdon Street

The Manor

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Project: The Manor

Client: Renslade Development

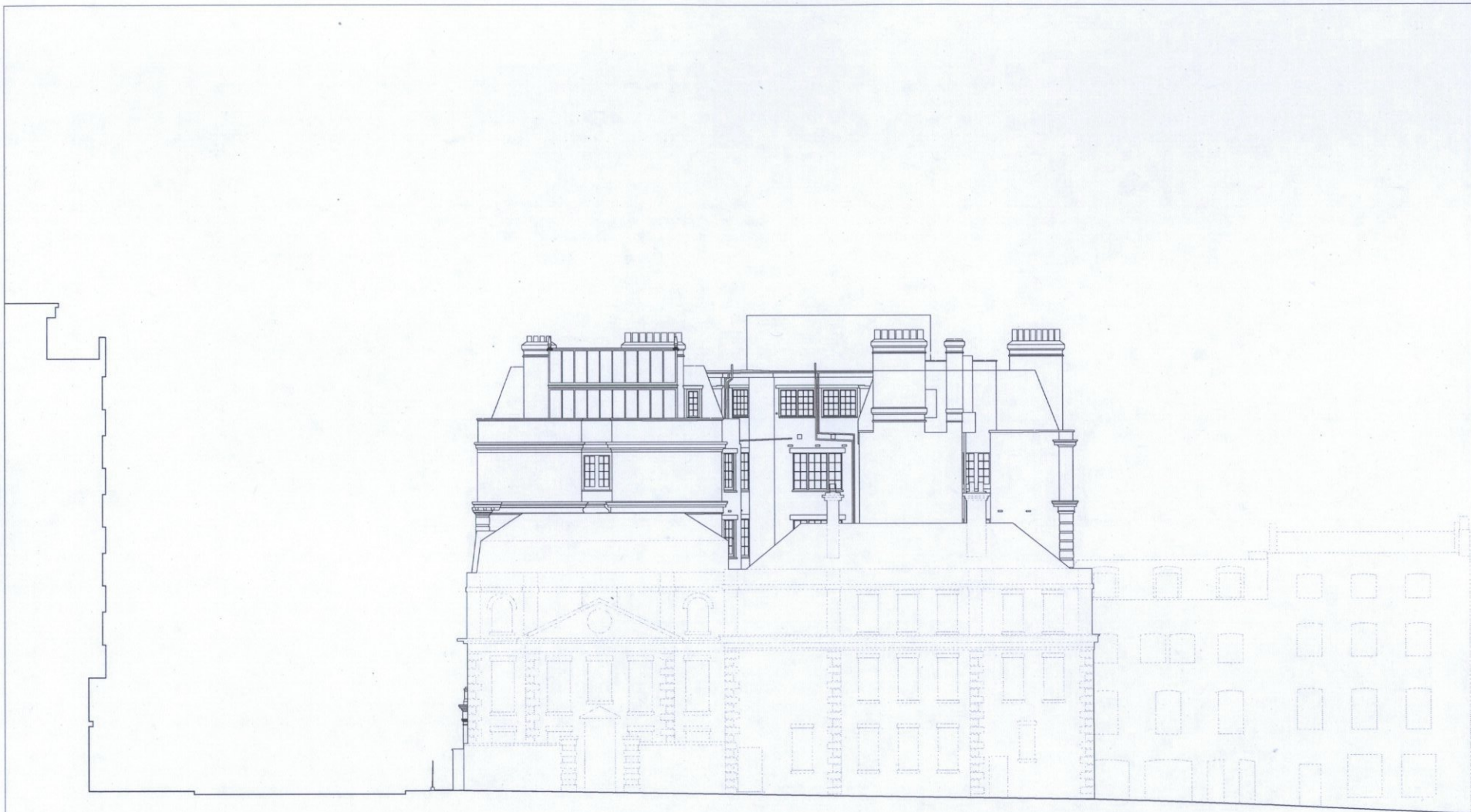
Drawing Title: North East Elevation Proposed

Drawn by: SB
 Checked by: MT
 Scale: 1:100@A1

Drawing no: 6486 D2703 Rev: 04

Do not scale this drawing. Contractor to confirm all dimensions on site. Notify architect immediately of any discrepancies.

Revision:
00 SB 30.03.15 Initial Issue



Davies Street

The Manor/ Boudon House

Grosvenor Hill

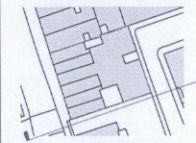
PLANNING

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Key plan:



0 1 2 3 4 5
m

Project: The Manor

Client: Renslade Development

Drawing Title: North West Elevation
Existing

Drawn by: SB

Checked by: MT

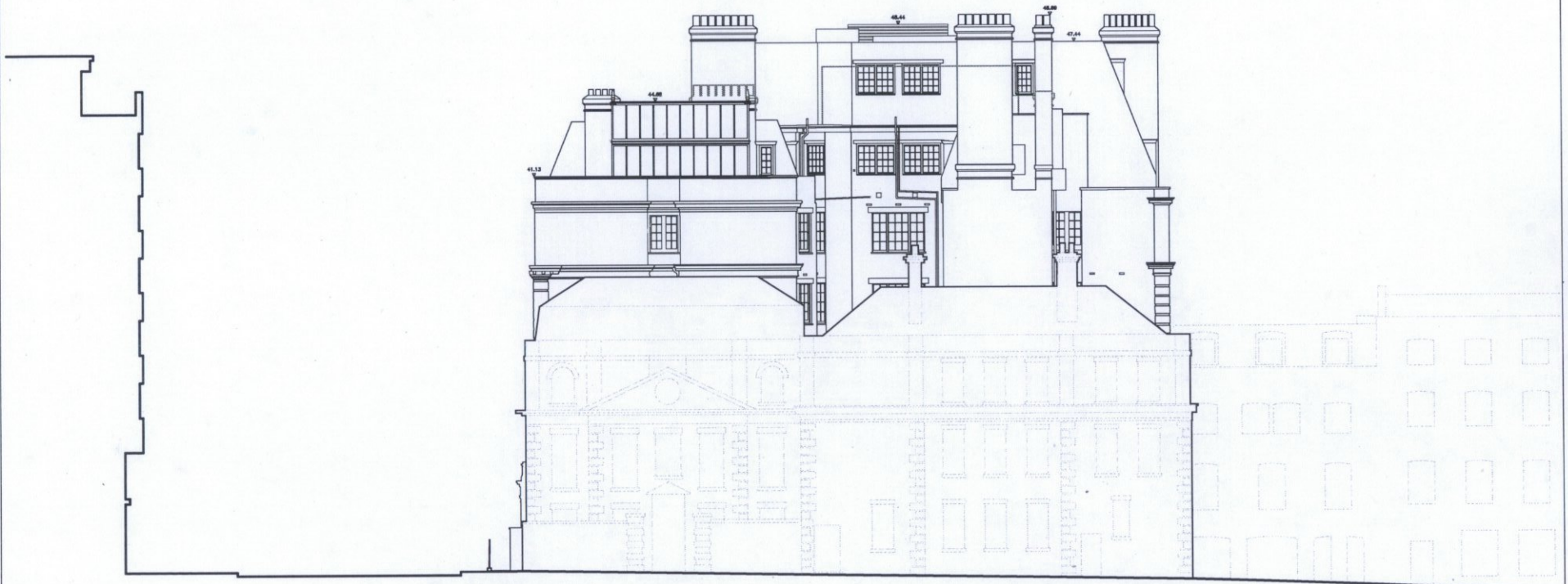
Scale: 1:100@A1

Drawing no: 6488 D1702

Rev: 00

Do not scale this drawing. Contractor to confirm all dimensions on site. Notify architect immediately of any discrepancies.

Revisions:
00 SB 30.03.15 Initial Issue
01 SB 29.04.15 Updated Issue
02 MT 04.08.15 Roof terraces amended
03 MT 10.08.15 Roof terraces removed
04 AV 01.12.15 Recessed Plant Room



Davies Street

The Manor/ Boudon House

Grosvenor Hill

PLANNING

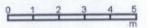
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Key plan:



Project: The Manor

Client: Renslade Development

Drawing Title: South East Elevation
Proposed

Drawn by: SB

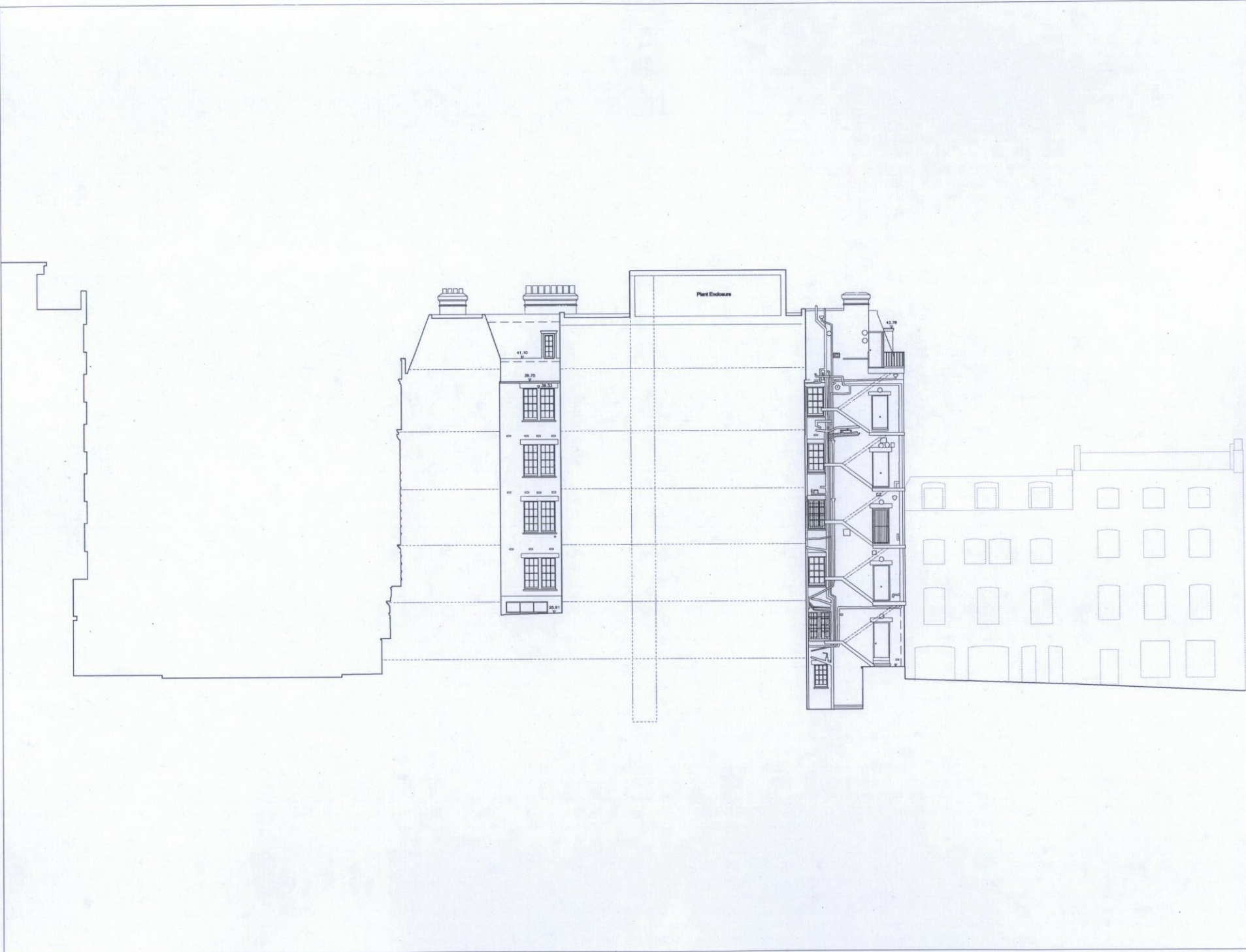
Checked by: MT

Scale: 1:100@A1

Drawing no: 6488 D2702 Rev: 04

Do not scale this drawing. Contractor to confirm all dimensions on site. Notify architect immediately of any discrepancies.

Revisions
00 SB 30.03.15 Initial Issue



PLANNING

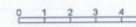
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Key plan:



Project: The Manor

Client: Renslade Development

Drawing Title: North West Section
Existing

Drawn by: SB

Checked by: MT

Scale: 1:100@A1

Drawing no: 6488 D1502 Rev: 00

