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Planning Committee

25 July 2018



Application Nos.	18/00529/FUL		
Site Address	Benwell House, Green Street Sunbury On Thames TW16 6QS		
Proposal	Removal of roof structure and erection of an extension comprising two and part three storeys to provide 24 units and associated works.		
Applicant	Spelthorne Borough Council		
Ward	Ashford North And Stanwell South		
Call in details	N/A		
Case Officer	Russ Mounty		
Application Dates	Valid: 30.04.2018	Expiry: 30.07.2018	Target: Under 13 weeks
Executive Summary	<p>This planning application seeks to remove the existing tile roof structure, refenestrate the existing third floor and construct an extension comprising two, and part three, additional floors.</p> <p>The resultant building would be six floors at the south of the building and 5 floors at the north with the extension element providing 24 additional residential units.</p> <p>The proposal is considered to be an acceptable form of development which would provide residential units with a good level of amenity for the future occupiers in a sustainable location.</p> <p>It is considered to be appropriate in design terms and have an acceptable relationship with the neighbouring properties. Parking levels meet the Council's requirements and the residential use is less intensive in terms of traffic generation than the original office use.</p>		
Recommended Decision	This application is recommended for approval.		

MAIN REPORT

1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- SP2 (Housing provision)
- HO1 (Providing for New Housing Development)
- HO4 (Housing Size and type)
- HO5 (Density of Housing Development) EM1 (Employment Development) EN1 (Design of New Development)
- EN3 (Air Quality)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

2. Relevant Planning History

SUN/FUL/84/712	Erection of a three-storey office building of 30,000 sq ft. (2,787 sq m) gross floorspace, together with 93 car parking spaces and a modified access; (b) the erection of a day centre for aged persons, with 20 car parking spaces; and (c) the erection of three-storey residential accommodation, comprising 25 No. 1-bed flats and 25 No. 2-bed maisonettes, with 75 car parking spaces.	Approved 21.11.1984
SPE/FUL/85/102	Erection of a three-storey office building with gross floorspace of 30,640 sq ft. (2,846 sq m) excluding roof plant, together with 95 car parking spaces, a modified vehicular access and landscaping; and (B) a day centre with gross floorspace of 6,552 sq ft. (609 sq m) excluding roof plant, together with 11 car parking spaces, a block of 10 garages with gross floorspace of 2,092 sq ft. (194 sq m) and landscaping.	Approved 13.03.1985
17/01847/PDO	Prior Approval for the Change of Use from Office to Residential.	Prior Notification Approved 15.01.2018

18/00123/FUL

Conversion of existing third floor roof space to provide six x 1 bed units, erection of dormers and other associated works.

Approved
09.03.2018

3. Description of Current Proposal

- 3.1 The application site comprises 1.98 acres (0.8 ha) on the east side of Green Street, approximately 0.2 miles from Junction 1 of the M3 motorway. It contains a purpose built office building constructed in the mid-1980s and comprises 2,371 square metres (25,587 square feet) of office floor space over three floors. It is constructed of red brick on a yellow brick plinth under a false pitched roof of Roman half roll tiles.
- 3.2 The building has been vacant since June 2017. A Prior Approval application (17/01847/PDO) for the change of use from B1 office to C3 residential comprising 33 units (13 by one bedroom; 20 by two bedroom), was approved in January 2018.
- 3.3 An application was also approved in March 2018 (18/00123/FUL) for the conversion of the roof space to provide 6 one bedroom units.
- 3.4 This application is seeking a two and part three storey extension on top of the existing footprint following the removal of the existing roof structure. This would provide fourteen 2 bed 4 person units, two 2 bed 3 person unit and eight 2 bed 2 person units resulting in an additional 24 units.
- 3.5 The total number of units on the site would be 57. The applicant has indicated that two units from the Prior Approval application are also due to be removed to provide some communal living space on the ground floor, which would reduce the number of units on site to 55. However this is not being considered in this application.
- 3.6 The application is compliant with the Affordable Housing policy and it is intended to provide 50% of the units as affordable units.
- 3.7 The proposal seeks to use matching red brick and a metal cladding for the façade, together with the replacement of the existing windows with aluminium units.
- 3.8 Car parking spaces would meet the Council's requirements and the existing access would be maintained.
- 3.9 Since this application has been made by Spelthorne Borough Council it is made under regulation 3 of the Town and Country Planning General Regulations 1992 (as amended)

4. Consultations

4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection
Lead Local Flood Authority	No objection
SCAN	The flats are not shown to be adaptable or wheelchair accessible. Plans do not show how access to the lifts are achieved.
Street Scene	No objection
Tree Officer	No objection

5. Public Consultation

5.1 68 neighbour letters were sent to surrounding properties and 9 letters of representation has been received that raised objection on the following issues:

- Sunbury is already overcrowded
- Increased density
- Lack of services
- Traffic
- Inappropriate parking provision
- 24/7 activity
- Out of keeping
- Overlooking
- Overbearing
- Loss of light
- Loss of trees

6. Planning Issues

- Principle
- Need for Housing
- Affordable Housing
- Housing Type, Size and Density
- Design and Amenity
- Impact on Existing Residential Dwellings
- Highways Issues and Parking

- Waste & Recycling
- Arboricultural Impact

7. Planning Considerations

Principle

- 7.1 Prior Approval for the change of use of this office building to residential was granted on 15th January 2018, because the proposal met the criteria for permitted development under Class O of the General Permitted Development Order 2015 (as amended). A subsequent application for the conversion of the existing third floor roof space plus the erection of dormers to provide six units was subsequently approved
- 7.2 The principle of residential development on the site has therefore been accepted and optimising land for housing accords with Government guidance.

Need for housing

- 7.3 When considering planning applications for housing local planning authorities should have regard to the government's requirement that they boost significantly the supply of housing and meet the full objectively assessed need for market and affordable housing in their housing area so far as is consistent with policies set out in the National Planning Policy Framework (NPPF) para 47.
- 7.4 The government also requires housing applications to be considered in the context of the presumption of sustainable development. Relevant policies for the supply of housing cannot be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable site (para 49 of NPPF).
- 7.5 The Council has embarked on a review of its Local Plan and accepts that the housing target in its Core Strategy and Policies DPD-Feb 2009 of 166 dwellings per annum is significantly short of its latest objectively assessed need of 552-757 dwellings per annum (Para 10.42 – Strategic Housing Market Assessment – Runnymede and Spelthorne – Nov 2015). In September 2017, the government produced a consultation paper on planning for the right homes in the right places which included proposals for a standard method for calculating local authorities' housing need. A figure of 590 dwellings per annum for Spelthorne was proposed by the application of this new approach. The draft methodology has yet to be formally adopted by the Government and therefore the figure is still provisional. Nevertheless it provides the most recent calculation of objectively assessed housing need in the Borough and is therefore the most appropriate for the Council to use in the assessment of the Council's five-year supply of deliverable sites.
- 7.6 In using the new objectively assessed need figure of 590 as the starting point for its calculation of its five year supply it must be borne in mind that this does not represent a target as it is based on unconstrained need. Through the Local

Plan review the Borough's housing supply will be assessed in light of the Borough's constraints which will be used to consider options for meeting need. The Council has now published its Strategic Land Availability Assessment (SLAA) which identifies potential sites for future housing development over the plan period.

- 7.7 The sites identified in the SLAA as being deliverable within the first five years have been used as the basis for a revised 5-year housing land supply figure. Using the draft Objectively Assessed Need figure of 590 for the five year period from 1 April 2019 to 31 March 2024 the Council is satisfied that it can demonstrate a five year supply of deliverable housing sites.
- 7.8 Para 14 of the NPPF stresses the presumption in favour of sustainable development and that proposals which accord with a development plan should be approved without delay. When the development plan is absent, silent or relevant policies are out of date, permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework taken as a whole or specific policies in this Framework indicate development should be restricted.' This application must be considered having regard to the above requirements of Para 14 of the NPPF.
- 7.9 In March of this year, the Government launched the draft revised NPPF, consultation proposals. This reaffirms the presumption in favour of sustainable development for plan making and decision taking (with some amended wording) and focuses on delivering housing through a plan led system.
- 7.10 Taking into account the above and adopted policy HO1, which encourages new housing development in urban sites for additional housing to meet our Borough's needs, it is considered that particular weight should be given to the use of this urban site for additional housing to meet our Borough's needs.

Housing type, size and density

- 7.11 Policy H04 of the CS&P DPD and the Council's Supplementary Planning Document (SPD) on Housing Size and Type seeks 80% of dwellings in development of 4 or more units to be 1 or 2 bed in size. This is to ensure the overall dwelling stock meets the demand that exist within the Borough, including the greater demand for smaller dwellings.
- 7.12 The provision of an additional twenty two 2 bed units (92%) to the thirty three 1 and 2 bed units already proposed would help to meet this need and therefore the proposed dwelling mix is considered to be acceptable.
- 7.13 The government's technical Housing Standards indicate minimum internal floor space standards for different sizes of dwelling. All of the twenty four units proposed exceed these standards and would therefore provide a suitable level and form of accommodation.

- 7.14 Policy HO5 of the CS&P DPD sets out guidance on density of housing developments. It recognises that higher densities may be appropriate in suitable areas where non-car based modes of travel are accessible. In this case, the density for the whole development once complete would be 71 units per hectare and this is considered to be appropriate, given the site's location close to the railway station and services.
- 7.15 The adjoining Mitchison Court was constructed at 183 units per hectare having received planning approval in 2008.

Affordable Housing

- 7.16 Policy HO3 of the CS&P DPD requires up to 50% of housing to be affordable where the development comprises 15 or more dwellings. The Council seeks to maximise the contribution of affordable housing from each site having regard to the individual circumstances and viability, with negotiation conducted on an 'open book' basis.
- 7.17 The policy also states that the provision within any one scheme may include both social rented and intermediate units, subject to the proportion of intermediate units not exceeding 35% of the total affordable housing component.
- 7.18 The applicant has proposed that 12 units be provided for rent at 20% below the market rate. This would address the defined need within the Borough and would be policy compliant.
- 7.19 As the applicant is the Council, a condition has been added to require a s106 Legal Agreement to be entered into prior to the occupation of the 24 units to ensure that the affordable housing is secured.

Design, Height and Appearance

- 7.20 Policy EN1 of the CS&P DPD, which is supported by the Supplementary Planning Document on the 'Design of Residential Extensions and New Residential Development', requires a high standard of design. Sub point (a) requires new development to demonstrate that it will:
- "create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated"*
- 7.21 Policy EN1 (b) requires that new development "achieves a satisfactory relationship to adjoining properties avoiding significant harmful impacts in terms of loss of privacy, daylight, sunlight, or overbearing effect due to bulk, proximity or outlook".
- 7.22 The applicant has indicated that their design approach is sympathetic to and respect of the surroundings, yet contemporary in its execution.

- 7.23 The existing building has a strong masonry aesthetic with the horizontal third floor window layout and deep eaves overhang balancing the vertical emphasis of the lower floor window openings.
- 7.24 The applicant suggests that the massing of the proposal takes advantage of its secluded location and the mature landscaped perimeter to the site, as well as other neighbouring developments to the north.
- 7.25 The former commercial use of the existing building has dictated the storey heights of the lower sections, however to reduce the massing, the storey heights for the new extension levels have been reduced to residential proportions.
- 7.26 The applicant suggests that the result of this design decision is that the existing taller storey heights remain at a lower level to give the building a base, while the upper storeys separated by a soldier course, would have a reduced storey height to lighten the upper sections and roofscape.
- 7.27 The primary material proposed for the extension would be brick, with the secondary material comprising a dark grey aluminium for the windows and metal cladding for the top storeys.
- 7.28 Red brick would be used for the majority of the facade and feature some existing and new brickwork decorative detailing including brickwork sills, soldier coursing, plinths and banding.
- 7.29 The new aluminium double glazed windows will transform the aesthetic of the apertures and move away from the classical multiple panes fixed windows to larger pane windows with opening vents.
- 7.30 A Metallic rain screen will form the roofscape of the proposals and offer two distinct elements within the roof formation. The most prominent of these will be the portal frames around the windows, both single and doubles which demonstrate a dormer-type approach to the roof make-up. The secondary element would be the vertical facade of the upper levels under a flat.

Impact on Existing Residential Dwellings

- 7.31 Policy EN1 (b) requires that new development “achieves a satisfactory relationship to adjoining properties avoiding significant harmful impacts in terms of loss of privacy, daylight, sunlight, or overbearing effect due to bulk, proximity or outlook”.
- 7.32 The Supplementary Planning Document on the ‘Design of Residential Extensions and New Residential Development’, sets out various distance criteria and the use of the 45° guide to assess the impact on privacy and daylight of surrounding residential properties.
- 7.33 Notwithstanding that the distances this guide relates to is capped at 3 storeys, they would meet the requirements and therefore it is considered that the proposal would have no material impact on privacy or daylight to the surrounding properties.

- 7.34 The closest property to the east is over 34 metres away and to west, over 47 metres away. To the south the closest property is over 49m away and Mitchison Court to the north is 11m away. However the impact on Mitchison Court is existing and would relate to secondary windows for a residents lounge, an office and stores on the ground floor. Due to the distances involved and the landscape screening, it is considered that the proposal would have no material detrimental impact in respect of overlooking or loss of privacy to the surrounding properties.

Highway Issues and Parking

- 7.35 A Transport Statement has been prepared and is submitted as part of this application to assess any impacts on highways as a result of the development
- 7.36 The site is accessible by non-car modes, being within walking and cycling distance of day to day facilities and being in close proximity to numerous bus services and a railway station. The transport assessment concludes that the proposed additional 24 units would not result in an unacceptable impact on levels of service, potentially with fewer overall trips through the day associated with the cumulative residential use when compared to the former office use.
- 7.37 The potential number of trips associated with the former, proposed and cumulative schemes have been estimated based on trip rates from the TRICS database.
- 7.38 TRICS is the national system of trip generation analysis, containing over 7150 directional transport surveys at over 110 types of development and is used to quantify the trip generation for new developments.
- 7.39 The results indicate that in office use the site would generate 381 vehicle trips and 540 person trips between 7:00am and 7:00pm. During the same time period the proposed residential development, incorporating the prior approval and the extension, would generate 176 vehicle trips and 324 person trips. The residential proposal therefore demonstrates a reduction in trip generation over the office use.
- 7.40 In respect of the parking, the site currently has 91 spaces on site with access taken from Green Street. The applicant anticipates a demand for between 41 and 54 spaces for the cumulative development, although the Council's parking standards would indicate a minimum of 79 spaces.
- 7.41 Therefore, even when applying the Council's parking standards, it can be demonstrated that the site has an over provision of parking available for the total number of residential units proposed.
- 7.42 The applicant has indicated that covered and secure cycle parking for an additional 24 bicycles will also be provided, increasing the overall number to 55.

- 7.43 There would not be any noticeable increase in the number of deliveries associated with the 24 additional units. On average, 3 additional deliveries per day based on 10 – 12 deliveries per 100 units would provide a cumulative average number of 6 - 7 deliveries per day, which would be handled within the site.
- 7.44 The County Highway Authority has reviewed the application and concluded that the estimated number of both daily and peak vehicular movements associated with the proposal is comfortably below the estimate of the potential trip generation of the existing office space.
- 7.45 The level of parking proposed is in excess of the requirements set out in both Spelthorne Borough Council's Parking Standards, and Surrey County Council's Parking Guidance, and should comfortably facilitate the parking demand.
- 7.46 The character of trips associated with the residential development is considered to provide a greater number of short, regular trips. Therefore local pedestrian accessibility and bus infrastructure is considered relevant despite the reduction in overall movements.
- 7.47 The pedestrian and bus facilities in the vicinity of the site have been evaluated, and are considered suitable to provide future residents of the development with viable alternatives to the private car.
- 7.48 The parking levels are appropriate and the traffic generation would be reduced from the original office use. The application is therefore considered acceptable on traffic and parking grounds.

Waste & Recycling

- 7.49 The applicant submitted a revised Waste Management Report during the application process to address the comments made by the Head of Street Scene.
- 7.50 The proposal consists of the provision of screened waste and recycling area, providing twenty four 1,100 litre containers and ten 140litre recycling containers.
- 7.51 The Council's Group Head Neighbourhood Services has been consulted and raises no objection. Furthermore, the County Highway Authority has raised no objection on this particular issue. Accordingly, this is considered acceptable.

Arboricultural Impact

- 7.52 An Arboricultural Survey has been submitted in support of the application.
- 7.53 A total of 92 trees and two groups were surveyed which identified that eight (8) trees warranted an A grade and thirty (30) trees warranted a B grade. The remaining trees and groups are considered to be category C or U and are of low value from a planning perspective.

- 7.54 In order to facilitate the proposed development it is proposed to remove, one C grade (T27) tree and one C (G34) grade group would need to be removed. In both instances these trees are not considered significant or outstanding and due to their size and locations their removal would not have a significant impact on the wider public landscape.
- 7.55 The Arboricultural Survey also provides details of mitigation measures and recommendations during the construction phase such as tree protection fencing, ground protection and dedicated areas for site compounds, storage and mixing.
- 7.56 The Council's Arboricultural Officer has reviewed the Survey and inspected the site and has raised no objection to the proposed tree removal. The proposed development is considered to accord with Policy EN7 of the CS & P DPD

Finance Considerations

- 7.57 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not.
- 7.58 In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development and would also generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal.

Other Matters

- 7.59 A Flood Risk Assessment (FRA) has been undertaken and submitted in with the application. The site is in Flood Zone 1 and the report concludes that the risk from fluvial, coastal, groundwater, surface water and sewer water has been identified as negligible and therefore the principle of the proposed development is deemed acceptable on flood risk grounds.
- 7.60 A separate SUDS Statement has also been prepared to support the application for an additional 24 units. The statement concludes that since the application seeks to extend the building upwards with no changes proposed for the landscaping or access road, there will be no increase in the footprint of the building and no change to the impermeable areas on site. Consequently, the development will have a negligible impact on the surface water runoff generated on site and it is therefore considered that the inclusion of SUDS would be unnecessary. The Lead Flood Authority has raised no objection to the proposal.

- 7.61 A Renewable Energy Report has been provided to support the application which indicates that combined heat and power (CHP) was considered the most feasible against other low carbon technologies which were considered.
- 7.62 The proposal would comply with Policy CC1 of the CS & P DPD which requires residential development to provide at least 10% of the development's energy demand from on-site renewable energy sources.
- 7.63 The comments from SCAN are noted. However, Part M of the Building Regulations: Access to and use of buildings, would apply to this proposal. Those responsible for the building work must ensure that the work complies with all applicable requirements for the building regulations.
- 7.64 Notwithstanding the applicant's desire to provide flexible accommodation, there is no legislative requirement for the applicant to provide adaptable units or show how this might be achieved.
- 7.65 The access to the lift core was shown on Drawing 1294/PL/03 in connection with 17/01847/PDO and identified adequate dimensions in accordance with part M of the Building Regulations.
- 7.66 The applicant has submitted a letter responding to the concerns expressed through the neighbour consultations.
- 7.67 The applicant has provided a 'ghost' plan and notes that the majority of the height increase would be 1.67m at the 'fifth floor level'. The tallest part of the proposal at a height increase of 6.4m relate to a small part of the building at the southern end, where there is 45m to the closest neighbour to the west and 35m to the east.
- 7.68 The applicant states that the proposal has been carefully designed to minimise impact on the surrounding neighbours with tallest part located in the least sensitive location. Supporting technical reports have verified that there will be no highway impacts, there is minimal impact to existing trees and no material harm caused in respect of sun or shadow on surrounding properties.

8. Conclusions

- 8.1 On balance, the proposal is considered acceptable because it makes effective use of urban land in a sustainable location, meets the Borough's recognised need for housing and provides units with a good standard of amenity.

The proposal would have an acceptable impact on the amenity of the adjoining properties and the parking provision meets the Council's requirements. Therefore, the application is recommended for approval.

9. Recommendation

- 9.1 GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:-.This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Details of the materials and detailing to be used for the external surfaces of the building shall be submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved materials and detailing.

Reason:-.To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

3. The refuse, waste and recycling facilities hereby approved shall be provided prior to the occupation of the development hereby approved and retained thereafter.

Reason:-.To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Site Plan 1294/PL/32 Rev E 15/06/2018, Proposed Third Floor Plan 1294/PL/36 06/04/2018, Proposed Fourth Floor Plan 1294/PL/37 06/04/2018, Proposed Fifth Floor Plan 1294/PL/38 06/04/2018, Proposed Roof Plan 1294/PL/39 06/04/2018, Proposed West Elevation 1294/PL/45 06/04/2018, Proposed North & South Elevation 1294/PL/46 06/04/2018 & Proposed East Elevation 1294/PL/47 06/04/2018.

Reason:-.For the avoidance of doubt and in the interest of proper planning.

5. Prior to the occupation of any of the residential units hereby approved in respect of this planning application, the applicant shall enter into a s106 Legal Agreement to provide a minimum of 12 residential units which will be made available to persons who have a housing need or are on a low income insufficient to meet their housing needs which shall be rented at no more than 80% of the market rent and occupied by persons nominated by the Council pursuant to the Nomination Agreement.

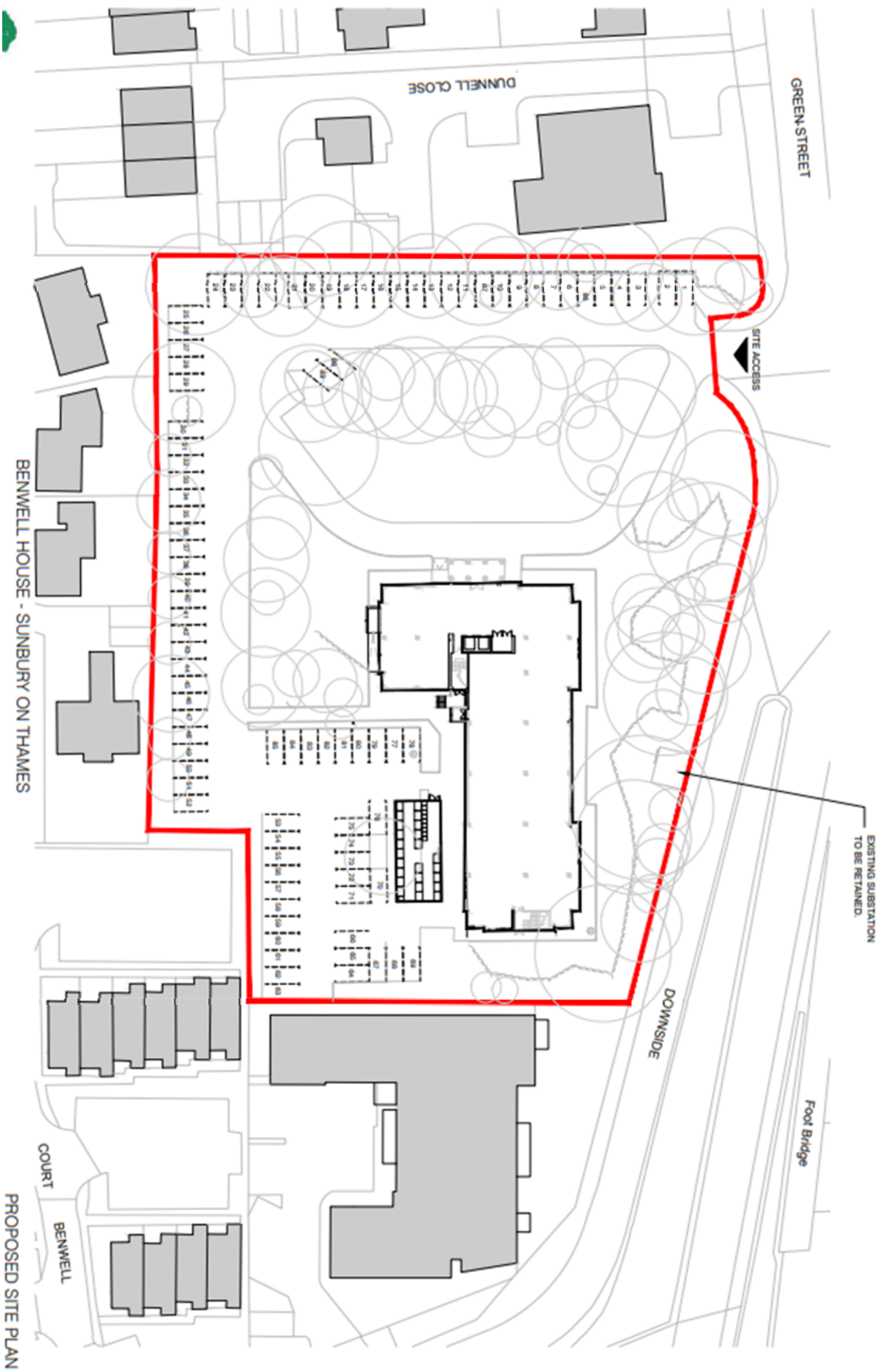
INFORMATIVES TO APPLICANT

- 1 The Town and Country Planning (Development Management Procedure) (England) Order 2015
Working in a positive/proactive manner
In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-
 - a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
 - b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure
 - c) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

- 2 A minimum of 12 of the residential units should be constructed to the Homes England Design and Quality Standards applicable to Affordable Housing at the date of the commencement of the construction of this planning permission.

- 3 Access by the Fire Brigade
Notice of the provisions of Section 20 of the Surrey County Council Act 1985 is hereby endorsed on this planning permission. Copies of the Section may be obtained from the Council Offices or from County Hall. Section 20 of this Act requires that when a building is erected or extended, proper provision must be made for the Fire Brigade to have means of access to the building or to any neighbouring buildings. There are also requirements relating to access and facilities for the fire service contained in Part B of the Building Regulations 2000 (as amended).

- 4 Please note that this application is subject to the payment of Community Infrastructure Levy (CIL). Full details of the charge, how it has been calculated and what happens next are set out in the CIL Liability Notice which will be sent separately.
If you have not already done so an Assumption of Liability notice should be sent to the Council as soon as possible and before the commencement of development.



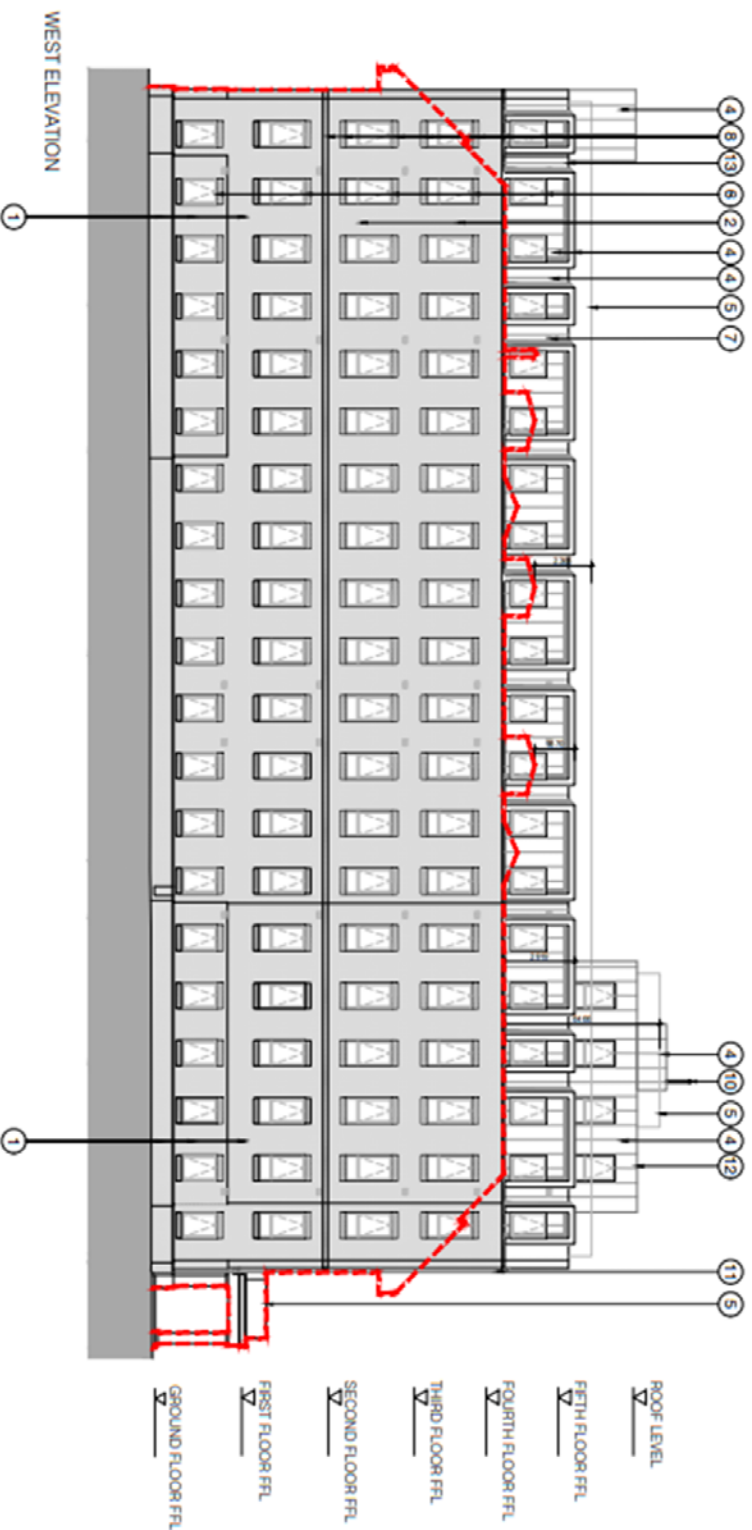
PROPOSED SITE PLAN

KEY MATERIALS:

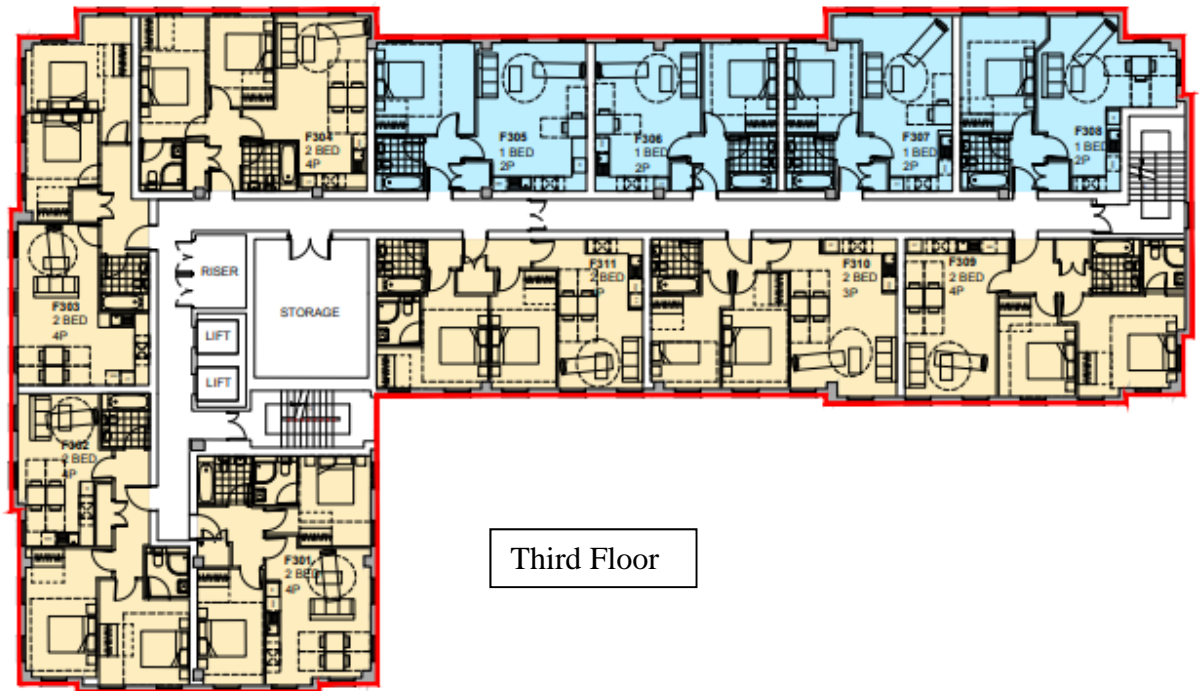
1. EXISTING BRICK EXTERNAL WORK
2. NEW BRICK EXTERNAL WORK TO MATCH EXISTING, RANGE: WEINBERGER BLEND ORANGE GLT
3. NEW ALUMINIUM FRAME GLAZED FRENCH DOOR
4. NEW HIGH QUALITY METAL CLADDING SYSTEM WITH PORTAL FRAME
5. METAL BALUSTRADE, COLOUR GREY
6. NEW OPENING WINDOW
7. NEW KITCHEN VENT GRILL
8. NEW BRICK SOLDIER COURSE
9. NEW LOUVER DOUBLE DOOR TO PLANT ROOM
10. NEW ROOF FLEE
11. EXTERNAL SQUARE RAIN WATER PIPE
12. SINGLE PLY ROOF

13. BROWN ROOF
14. NEW GLAZING CLADDING TO STAIRCASE
15. NEW GLAZED DOUBLE DOOR
16. NEW STAIRS AND METAL HANDRAILS (IF REQUIRED TO GROUND FLOOR LEVEL)

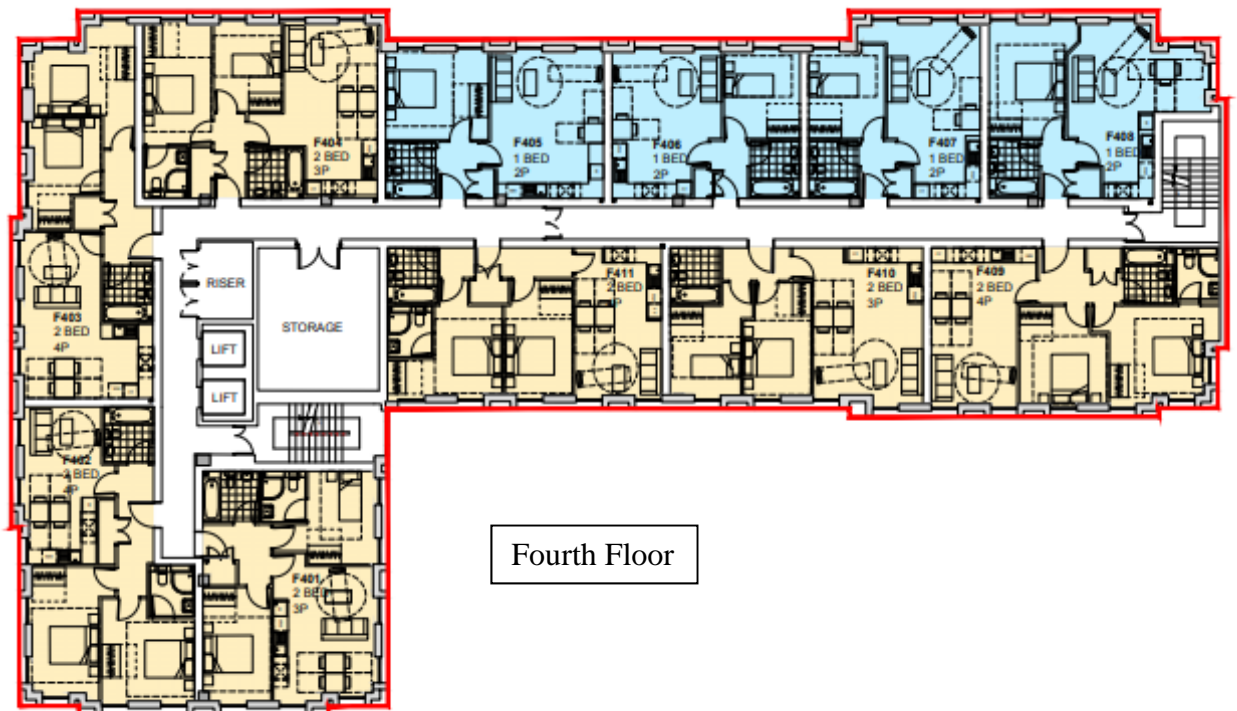
— PROPOSED NEW EXTERNAL WALL



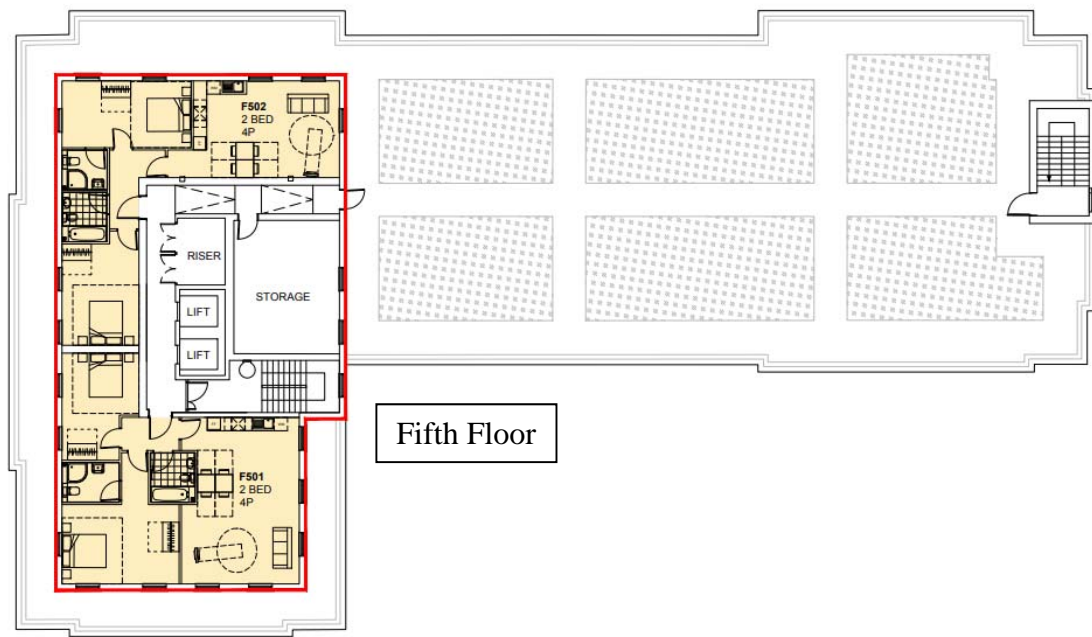
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Third Floor

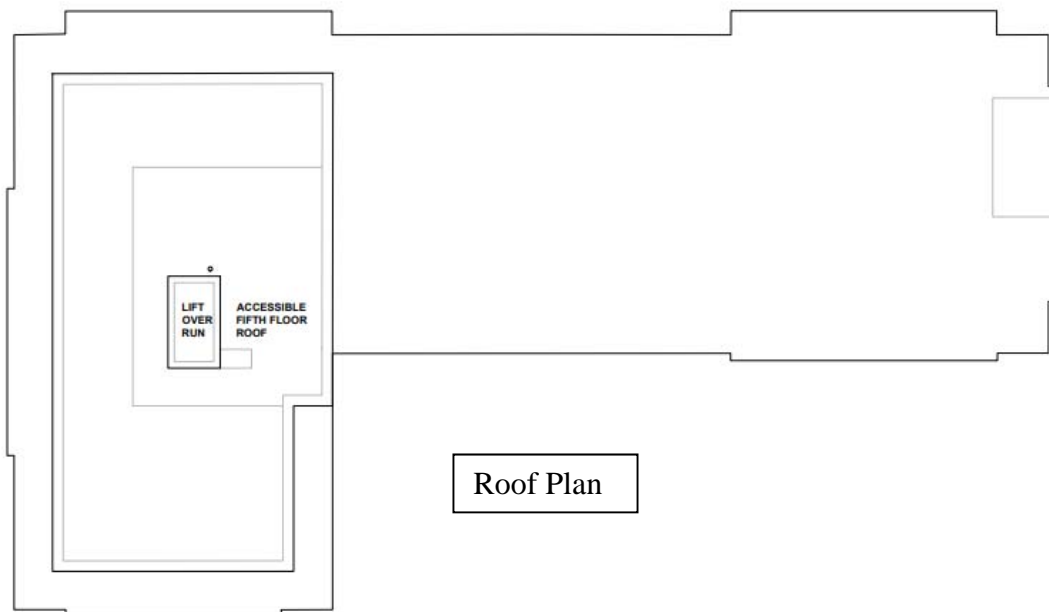


Fourth Floor



Fifth Floor

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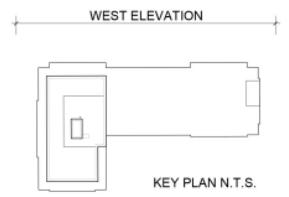
Roof Plan

KEY MATERIALS:

1. EXISTING BRICK EXTERNAL WORK
2. NEW BRICK EXTERNAL WORK TO MATCH EXISTING. RANGE: WIENERBERGER BLENDED ORANGE GLT
3. NEW ALUMINUM FRAME GLAZED FRENCH DOOR
4. NEW HIGH QUALITY METAL CLADDING SYSTEM WITH PORTAL FRAME
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8. NEW BRICK SOLDIER COURSE
9. NEW LOUVRE DOUBLE DOOR TO PLANT ROOM
10. NEW ROOF FLUE
11. EXTERNAL SQUARE RAIN WATER PIPE
12. SINGLE PLY ROOF

13. BROWN ROOF
14. NEW GLAZING CLADDING TO STAIRCASE
15. NEW GLAZED DOUBLE DOOR
16. NEW STAIRS AND METAL HANDRAILS (IF REQUIRED) TO GROUND FLOOR LEVEL

PROPOSED NEW EXTERNAL WALL

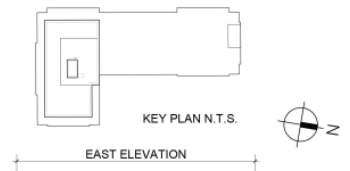


KEY MATERIALS:

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12. SINGLE PLY ROOF

13. BROWN ROOF
14. NEW GLAZING CLADDING TO STAIRCASE
15. NEW GLAZED DOUBLE DOOR
16. NEW STAIRS AND METAL HANDRAILS (IF REQUIRED) TO GROUND FLOOR LEVEL

ALTERATION TO EXISTING FACADE AND PROPOSED NEW EXTERNAL WALL



KEY MATERIALS:

1. EXISTING BRICK EXTERNAL WORK
2. NEW BRICK EXTERNAL WORK TO MATCH EXISTING. RANGE: WIENERBERGER
3. NEW ALUMINUM FRAME GLAZED FRENCH DOOR.
4. NEW HIGH QUALITY METAL CLADDING SYSTEM WITH PORTAL FRAME.
5. METAL BALUSTRADE, COLOUR GREY.
6. NEW OPENING WINDOW.
7. NEW KITCHEN VENT GRILL.
8. NEW BRICK SOLDIER COURSE.
9. NEW LOUIRE DOUBLE DOOR TO PLANT ROOM
10. NEW ROOF FLUE.
11. EXTERNAL SQUARE RAIN WATER PIPE.
12. SINGLE PLY ROOF

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