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17/00353/FUL
HSBC, 47-49 Church Road, Ashford, TW15 2UA

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Planning Committee

28 June 2017



Application Nos.	17/00353FUL		
Site Address	47-49 Church Road, Ashford, TW15 2UA		
Proposal	Planning application for the erection of mansard roof on top of existing to form a new third floor to provide 4 residential flats, alterations of existing second floor to convert existing 2 flats to 4 flats and other internal and external alteration to facilitate this.		
Applicant	Mr Leo Kauffman		
Ward	Ashford Town		
Call in details	N/A		
Case Officer	Kelly Walker		
Application Dates	Valid: 03/03/2017	Expiry: 15/06/2017	Target: Extension of Time Agreed
Executive Summary	<p>This planning application seeks the erection of a third floor on top of the existing property to provide 4 flats, conversion of existing second floor from 2 to 4 falls and associated alterations.</p> <p>The scheme is considered to be an acceptable form of development which will provide residential units in a sustainable location. It is considered to be in character with the surrounding area and is acceptable on design grounds. It is considered to have an acceptable relationship with neighbouring properties and accords with policies on highway issues.</p>		
Recommended Decisions	This planning 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:

- SP1 (Location of Development)
- LO1 (Flooding)
- SP2 (Housing Provision)
- HO4 (Housing Size and Type)
- HO5 (Housing Density)
- CO2 (Provision of Infrastructure for New Development)
- SP6 (Maintaining and Improving the Environment)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- SP7 (Climate Change and Transport)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

1.3 Also relevant are the following Supplementary Planning Documents/Guidance:

- SPD on Design of Residential Extensions and New Residential development
- SPG on Parking Standards

2. **Relevant Planning History**

15/00371/FUL	Installation of replacement ATM machine Grant Conditional 12.05.2015
06/01018/FUL	Installation of condenser unit at rear. Grant Conditional 20.12.2006
06/00759/FUL	Installation of new shopfront including replacement of existing ATM's and installation of new business ATM. Grant Conditional 11.10.2006
06/00768/ADV	Erection of internally illuminated fascia sign Grant Conditional 05.10.2006

3. Description of Current Proposal

- 3.1 The site is located on the southern side of Church Road, set back from the main street frontage in an access road. It is a 3 storey building which has most recently been used by HSBC bank, although the ground floor is currently vacant. To the west and east are other buildings of a similar height, with commercial uses at ground floor level. Opposite the site is the library and the former Brooklands college site to the north and east.
- 3.2 The proposal is for the new floor on top of the existing creating a fourth storey for the use as 4 flats comprising 1 bed units. The proposal also involves the conversion of the existing second floor from the existing 2 no. 2 bed flats to 4 no. 1 bed flats, along with associated alterations to facilitate this including having a front and rear access through the existing ground floor of the building rear to access the flats. The commercial retail use on the first and ground floors will be retained. Therefore the proposal will result in 8 no. 1 bed flats at the site, a net increase of 6 units.
- 3.3 Parking is to be provided at ground level to the rear of the site along the access road via Dudley Road, providing 10 parking spaces for the whole site. The proposal also includes cycle parking and refuse storage facilities.
- 3.4 The site is located within the town centre in a sustainable location and as such is an area where residential use is normally considered to be acceptable provided other policy requirements are met. This is provided a commercial use is maintained on the ground floor with an active frontage onto Church Road

4 Consultations

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

Consultee	Comment
County Highway Authority	No objection
Head of Street Scene (refuse)	No objection
Sustainability Officer	No objection, recommend condition.
Environmental Health	No objection

5. Public Consultation

26 neighbouring properties were notified of the planning application. Letters of objection have been received from 3 properties. Reasons for objecting include:-

- loss of privacy to houses on Clarendon Road
- oppressive and intrusive -. loss of enjoyment of garden

- overlooking and loss of privacy
- change of use from office to residential use will be more intense
- noise and disturbance during construction
- loss of light to properties behind
- additional activity in car park leading to noise and disturbance
- too much development in Ashford - lack of parking in Ashford
- extra pressure on infrastructure including doctors, schools etc.
- lack of publicity and letters sent to neighbours – (Officer note- publicity of this application has been carried out in the correct manner).

6. Planning Issues

- Principle of the development
- Housing density
- Design and appearance.
- Residential amenity
- Highway issues
- Parking provision
- Renewable energy
- Dwelling mix

7. Planning Considerations

Principle of the development

- 7.1 In terms of the principle of development it is relevant to have regard to paragraph 47 of the National Planning Policy Framework (NPPF) which states:

“ 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.

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).

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). On the basis of its objectively assessed housing need the Council is unable to demonstrate a five-year supply of deliverable sites.

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. “

- 7.2 Having regard to the proposed development and taking into account the above and adopted policy HO1 which encourages new development, it is considered that particular weight would need to be attributed to the urban location of the site which contains existing dwellings in an accessible town centre location, where the principle of new housing development would be regarded as acceptable.
- 7.3 Policy HO1 of the Local Plan is concerned with new housing development in the Borough. HO1 (c) encourages housing development on all sustainable sites, taking into account policy objectives and HO1 (g) states that this should be done by:

“...ensuring effective use is made of urban land for housing by applying Policy HO5 on density of development and opposing proposals that would impede development of suitable sites for housing.”

- 7.4 The site lies within the urban area and is currently has some residential use above the ground and first floor commercial use. There are also residential uses above other uses in the town centre and family houses to the rear along Clarendon Road. The principle of residential is considered to be acceptable given the town centre is in a sustainable location, provided a commercial use is maintained on the ground floor with an active frontage onto Church Road. Therefore residential development is acceptable provided other policy requirements are met as discussed further below.

Housing density

- 7.5 Policy HO5 in the Core Strategy Policies DPD 2009 (CS & P DPD) sets out density ranges for particular context but prefaces this at paragraph 6:25 by stating:

“Making efficient use of potential housing land is an important aspect in ensuring housing delivery. Higher densities mean more units can be provided on housing land but a balance needs to be struck to ensure the character of areas is not damaged by over-development.”

- 7.6 Policy HO5 (a) states that within Ashford, Shepperton and Sunbury Cross centres new development should generally be in the range of 40 to 75 dwellings per hectare.
- 7.7 The policy also states that, *'Higher density developments may be acceptable where it is demonstrated that the development complies with Policy EN1 on design particularly in terms of its compatibility with the character of the area and is in a location that is accessible by non car based modes of travel.'* It is

important to note that any mathematical density figure is in part a product of the mix of units proposed. In this case they are all 1 bed units and accordingly it is possible to accommodate many more small units within a given floor space and an acceptable numerical density can be higher.

- 7.8 The principle of a high density development is consistent with the Government's core planning principles are set out in paragraph 17 of the National Planning Policy Framework 2012 (NPPF). There are 12 core planning principles, which the NPPF states should underpin both plan making and decision-making. One of these principles (8th bullet point) is:

"Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value"

- 7.9 The scheme involves the erection of an additional 6 flats, making 8 in total. The site area is some 0.06 ha, equating to 113 dwellings per hectare (dph). The development will not include family households and as noted above it is possible for smaller units to be accommodated on the same size site. However it is considered given the sustainable location in the town centre and the fact that it is compatible with the character of the area. The density is considered to be acceptable in this location.

Design and appearance

- 7.10 Policy EN1a of the CS & P DPD states that *"...the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they 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, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land."*
- 7.11 This area of Ashford Town Centre provides a varied mix of types, styles and character of buildings. The proposed additional floor would consist of a mansard roof, increasing the height of the building by 2.4m. It will be set back from the main elevation of the existing building, which helps to reduce its overall impact and prominence when viewed from Church Road. Its design, scale and materials are considered to pay due regard to the character of the existing building as set out in the Supplementary Planning Document (SPD) and Policy EN1 on design.
- 7.12 The existing building is located alongside other commercial uses including the multi-storey car park. Neighbouring properties adjacent to the site are also currently at 3 storey level, although the adjoining building at no. 51-52 Church Road is currently marginally lower than the application building. However, planning permission was previously granted for a similarly designed scheme, proposing a new floor at the adjoining property to the east. No.51-52 Church Road This permission (ref 10/00438/FUL) which has now expired, was for the erection of an additional storey on top of existing building, external alterations including new glazing and coloured glass and internal alterations to include a

new lift and toilet facilities There are other taller buildings along Church Road and as such it is considered to be in keeping with the character of the area.

- 7.13 The design is considered to be acceptable and will pay due regard to the surrounding area. As such, the proposal would make a positive contribution to the street scene and conforms to policy EN1.

Impact on the Ashford Town Centre Shopping and Employment Area

- 7.14 Policy EM1 of the Councils Core Strategy and Policies Development Plan Document (CS&P DPD) supports in principle proposals within Ashford Town Centre for employment development and also encourages extensions that make effective use of available employment land. This proposal satisfies these requirements and as such, there would be no negative impact upon the employment area and the development is considered acceptable in principle.
- 7.15 The ground and first floor elements of the building remain unchanged in terms of their appearance and use and as such, there would be no adverse impacts upon the shopping area.

Impact on neighbouring residential properties

- 7.16 Policy EN1b of the CS & P DPD states that:

“New development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.”

- 7.17 The Council's Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011 (SPD) sets out policies requirements in order to ensure this is the case.
- 7.18 The SPD in para 3.6 acknowledges that *‘most developments will have some impact on neighbours, the aim should be to ensure that the amenity of adjoining occupiers is not significantly harmed.’* It sets out minimum separation distances for development to ensure that proposals do not create unacceptable levels of loss of light, be overbearing or cause loss of privacy or outlook.
- 7.19 There are no minimum back to back and back to boundary distances for four storey buildings in the SPD. However, the SPD provides a figure of 15m for back to boundary and 30m for back to back for three storey development. It also sets out a 25 degree line rule, to ensure an acceptable relationship with neighbouring properties. The rear elevation is staggered with the stair well extending further back, as it does at present, however the rear boundary is also staggered. The minimum distance from the back of the proposed fourth floor will be 17m at its closest point, to the rear boundary with the property at 84 Clarendon Road and its back to back distance is some 33m This is in excess of the three storey separation distance set out in the SPD and does not infringe the 25 degree line when taken from a point at 2m from ground level from the rear facing windows of the properties on Clarendon Road. The

subject building also lies to the north east of the dwellings in Clarendon Road. In view of the separation distances and the siting to the north east it is not considered that there would be any significant adverse impacts upon the amenity enjoyed by the surrounding residential properties in terms of any loss of light, being overbearing or causing overlooking.

- 7.20 The proposal is considered to have an acceptable relationship with and therefore impact on the amenity of existing neighbouring residential properties, conforming to the SPD and Policy EN1.

Amenity Space and proposed dwelling sizes

- 7.21 The Council's SPD on Residential Extension and New Residential Development 2011 provides general guidance on minimum garden sizes (In the case of flats it requires 35 sqm per unit for the first 5 units, 10 sqm for the next 5 units, and 5 sqm per unit thereafter. However it sites within the town centre and those above commercial uses in particular are unlikely to have the provision of private amenity space. This is considered to be acceptable in this location.
- 7.22 The SPD on the Design of Residential Extensions and New Residential Development 2011 sets out minimum floorspace standards for new dwellings. These standards relate to single storey dwellings including flats, as well as to 2 and 3 storey houses. For example, the minimum standard for a 1-bedroom flat for 2 people is 50 sq. m.
- 7.23 The Government has since published national minimum dwelling size standards in their "*Technical housing Standards – nationally described space standard*" document dated March 2015. These largely reflect the London Housing Design Guide on which the Spelthorne standards are also based. The standards are arranged in a similar manner to those in the SPD. This national document must be given substantial weight in consideration of the current application in that it adds this additional category of small dwellings not included in the Council's Standards.
- 7.24 All of the proposed 1 bed flats comply with the internal space standards as set out in the National Technical housing standards for a 1 bed 1 person unit. Therefore I consider their standard of amenity overall to be acceptable.

Highway Issues and parking

- 7.25 Strategic Policy SP7 of the CS & P DPD states that:

"The Council will reduce the impact of development in contributing to climate change by ensuring development is located in a way that reduced the need to travel and encourages alternatives to car use. It will also support initiatives, including travel plans, to encourage non car-based travel."

- 7.26 Policy CC2 of the CS & P DPD states that:

“The Council will seek to secure more sustainable travel patterns by: ... (d) only permitting traffic generating development where it is or can be made compatible with the transport infrastructure in the area taking into account: (i) number and nature of additional traffic movements, including servicing needs; (ii) capacity of the local transport network; (iii) cumulative impact including other proposed development; (iv) access and egress to the public highway; and (v) highway safety.

- 7.27 Policy CC3 (Parking Provision) of the CS & P DPD states that the Council will require appropriate provision to be made for off-street parking in development proposals in accordance with its maximum parking standards.
- 7.28 On 20 September 2011 the Council's Cabinet agreed a 'Position Statement' on how Policy CC3 should now be interpreted in the light of the Government's recent parking policy changes. The effect of this is that the Council will give little weight to the word 'maximum' in relation to residential development when applying Policy CC3 and its residential parking standards will generally be applied as minimum (maximum parking standards continue to be applicable in relation to commercial development). The supporting text to the Parking Standards stipulates a number of important exceptional situations where a reduction in parking will only be allowed. One of these situations includes town centre locations where the reduction in parking will be assessed against, amongst other considerations, the range and quality of facilities within reasonable walking distance and where there is good access to public transport.
- 7.29 The proposed parking provision is for 10 spaces, whilst the minimum parking standard for a 1 bed flat is 1.25 spaces as such the scheme would require a minimum of 10 spaces along with a provision for the existing retail space. The site is in an accessible location, within the town centre, close to facilities and also transport connections. As such the parking provision is acceptable and conforms to the parking SPD and also Policy CC3. The CHA have been consulted and note that, *‘...the proposed development seeks to utilise an existing vehicular access to serve the proposed development. The vehicular visibility from the access site into Dudley Road and the vehicular visibility from Dudley into Church Road are adequate therefore the development is not likely to lead to a highway safety issue. In addition, the proposed development is unlikely to lead to an increase in vehicular movements associated with the site. The parking provision within the site does not change and falls within the maximum standards set out by Spelthorne Borough Council. To prevent dangerous parking in the vicinity of the site double and single yellow lines parking restrictions are set out along Church Road. Furthermore, the application site is located on a highly accessible high street with a wide range of land uses and alternative modes of travel available (buses and trains). Ashford Railway Station is located approximately 450 metres from the development site. Users of the site will have the opportunity to travel by alternative modes of transport to the car towards London and other locations in Surrey. The proposal does not pose any highway safety implications and therefore the County Highway Authority has no requirements.’*

- 7.30 The CHA have raised no objection to the proposed scheme on highway safety grounds or parking provision. As such it is considered that the scheme is acceptable in terms of policies CC2 and CC3 on highway and parking issues.

Renewable Energy

- 7.31 Policy CC1 of the CS & P DPD states that the Council will require residential development of one or more dwellings and other development involving new building or extensions exceeding 100 sqm to include measures to provide at least 10% of the development's energy demand from on-site renewable energy sources unless it can be shown that it would seriously threaten the viability of the development.
- 7.32 The Council's Sustainability Officer has been consulted and raises no objection to the scheme subject to the imposition of a condition.

Dwelling mix

- 7.33 Policy HO4 of the CS & P DPD (Housing Size and Type) states that the Council will ensure that the size and type of housing reflects the needs of the community by requiring developments that propose four or more dwellings to include at least 80% of their total as one or two bedroom units.
- 7.34 The proposal complies with the requirements of Policy HO4 as 100% of the proposed units are 1 bed.

Refuse Storage and Collection

- 7.35 The proposal includes a refuse storage area to the rear of the site. The Council's Head of Street Scene has been consulted and raises no objection to the arrangement now proposed. Furthermore, the County Highway Authority has raised no objection on this particular issue. Accordingly, the proposed refuse storage and collection facilities are considered acceptable.

Local Finance Considerations

- 7.36 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.
- 7.37 In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development and will generate CIL Payments based on a rate of £120 per sq. metres of new net additional gross floor space. This is a material consideration in the determination of this planning application. The

proposal will also generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal

Conclusion

- 7.38 The proposal. Is considered to make an effective use of urban land in a sustainable location, and meet a need for housing. The proposal will be in keeping with the character of the area will have an acceptable impact on the visual amenities of the area and the amenity of the surrounding residential properties. The application is recommended for approval.

8. Recommendation

8.1 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. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:
3983 GA101 P1, 501 P1, 502 P2, 012 P, 301 P1, 302 P1, 303 P1, 304 P1, 305 P1, 401 P1, 402 P1, 503 P1, 001 P, 002 P, 102 P1, 003 P, 004 P, 005 P, 006 P, 007 P, 008 P, 009 P, 010 P received on 03.05.2017 and amended plan no. GA102 P3 rec on 12.06.2017

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

3. Before any work on the development hereby permitted is first commenced details of the materials and detailing to be used for the external surfaces of the building and other external surfaces of the development be submitted to and approved by the Local Planning Authority.

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.

4. No construction on the buildings shall commence until a report has been submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy,

passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each building and thereafter retained and maintained to the satisfaction of the Local Planning Authority unless otherwise agreed in writing.

Reason: - To ensure that the development is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

- 5 That within 3 months of the commencement of any part of the development permitted, or such longer period as may be approved by the Local Planning Authority, facilities shall be provided within the curtilage of the site for the storage of refuse and waste materials in accordance with the approved plans, and thereafter the approved facilities shall be maintained as approved.

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.

- 6 That the parking spaces shown on the submitted plan be constructed and the spaces shall be completed prior to the completion of the dwellings to which they relate, and thereafter the approved facilities together with the means of access thereto shall be maintained as approved, and be reserved for the benefit of the development hereby permitted.

Reason: - To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway(s) and to ensure that the facilities provided are reserved for the benefit of the development for which they are specifically required, in accordance with policy CC3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

Informatives to be attached to the planning permission

1. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see

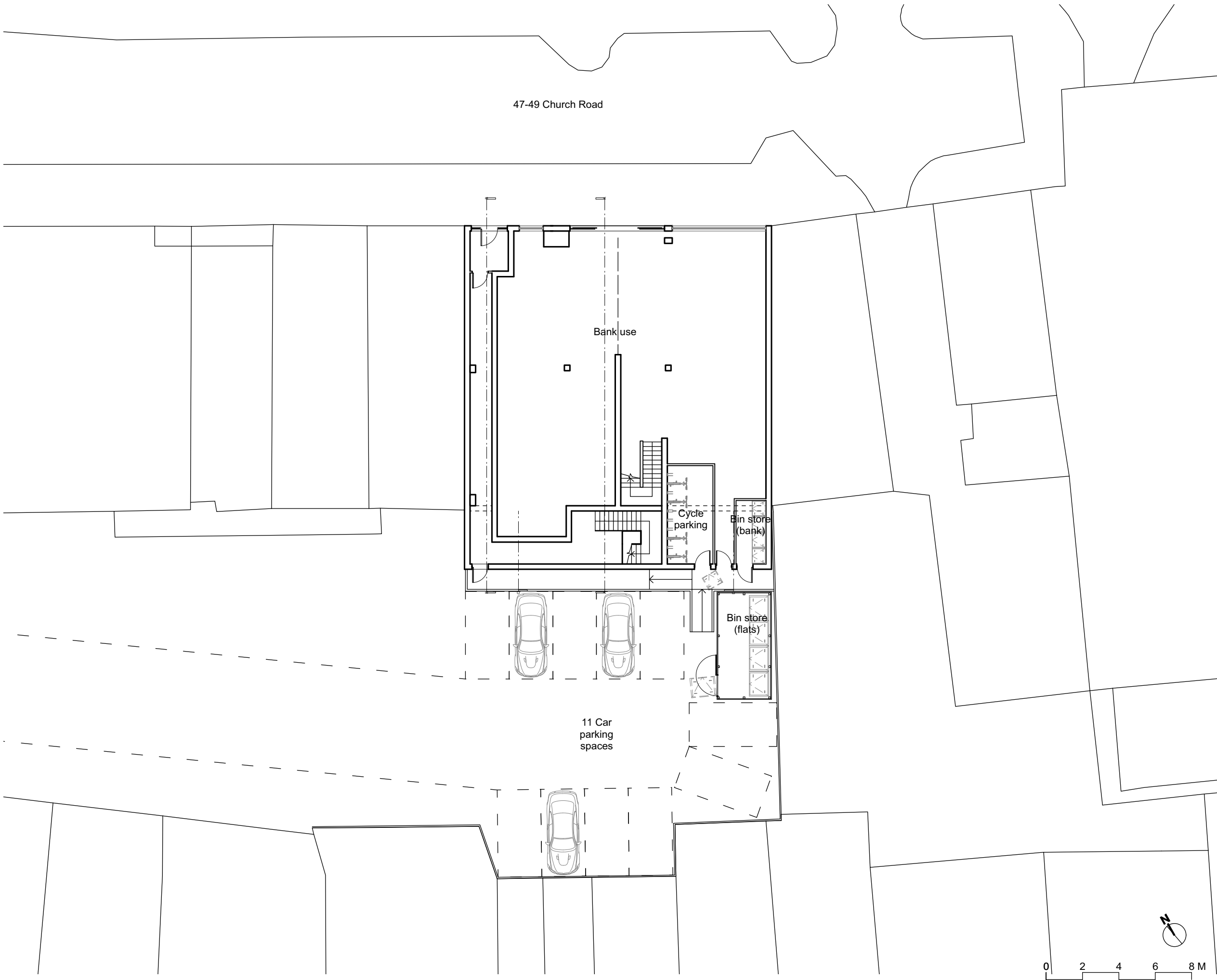
<http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

2. 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. Further information on CIL and the stages which need to be followed is available on the Council's website. www.spelthorne.go.uk/CIL

Decision Making: Working in a Positive and 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 that the application was correct and could be registered;
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.



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DRAWING ISSUE STATUS

ISSUE	STATUS	COMMENT
SK	SKETCH	
P	PRELIMINARY	For comment and review
PL	PLANNING	Planning/Listed Building Application
T	TENDER	For pricing purposes only
C	CONSTRUCTION	For procurement & construction
AB	AS-BUILT	Record drawings on completion
L	LEGAL	Conveyancing or other legal purposes

REVISIONS

REV	DATE	NOTES
1	14/2/17	Internal layout revised
2	2/6/17	Bank refuse store added and external refuse store enlarged
3	12/6/17	Flats refuse store enlarged

**HAINES
PHILLIPS**
ARCHITECTS

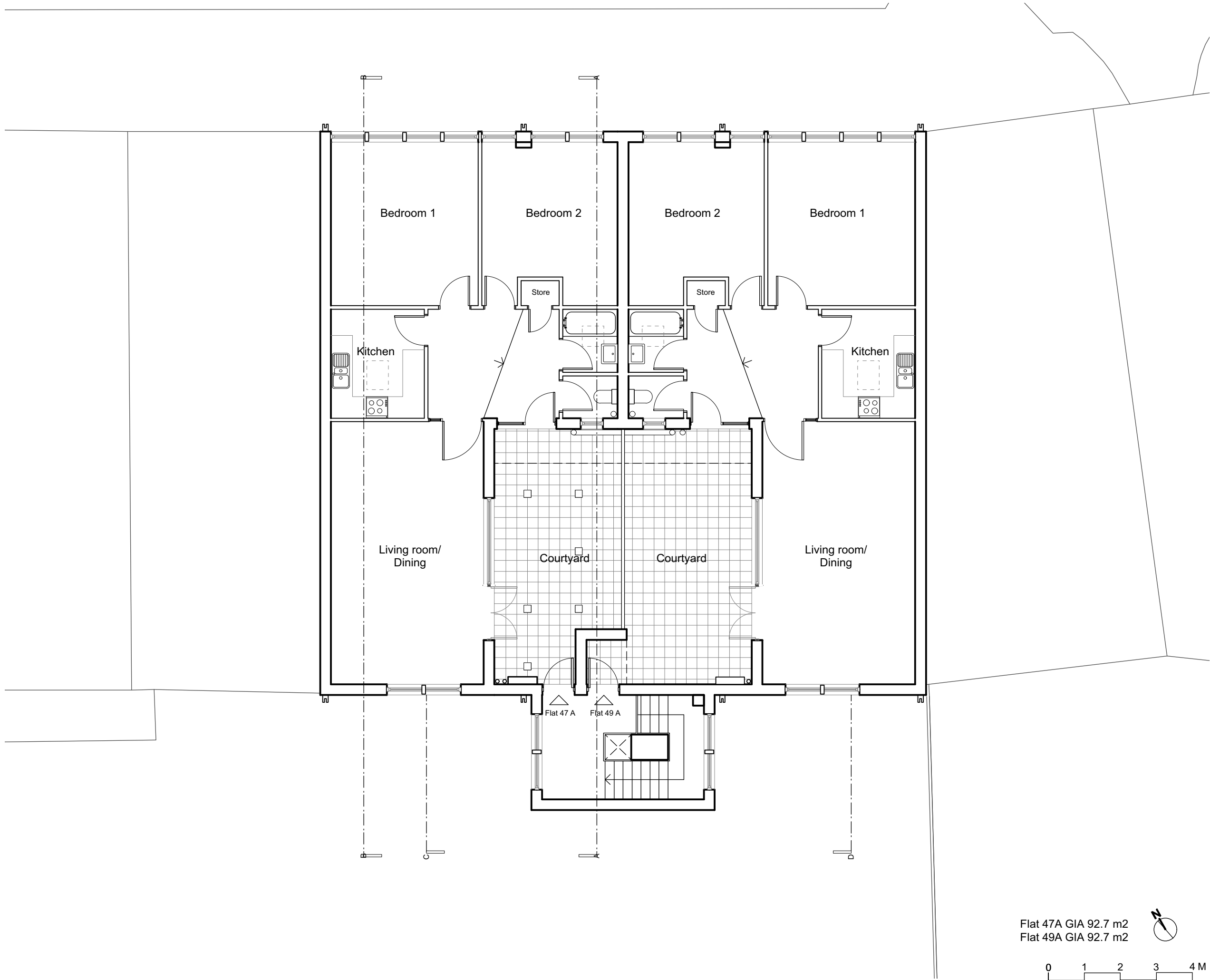
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f 020 7837 2864
e office@hainesphillips.co.uk

JOB TITLE
47-49 Church Road
Ashford TW15 2UA

DRAWING TITLE

Site Layout
Proposed

DRAWN	DATE		
IG	Oct 2016		
SCALE	1:200		
JOB NR	DRAWING NR	ISSUE	REV
3983	GA 102	P	3



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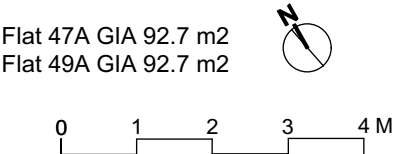
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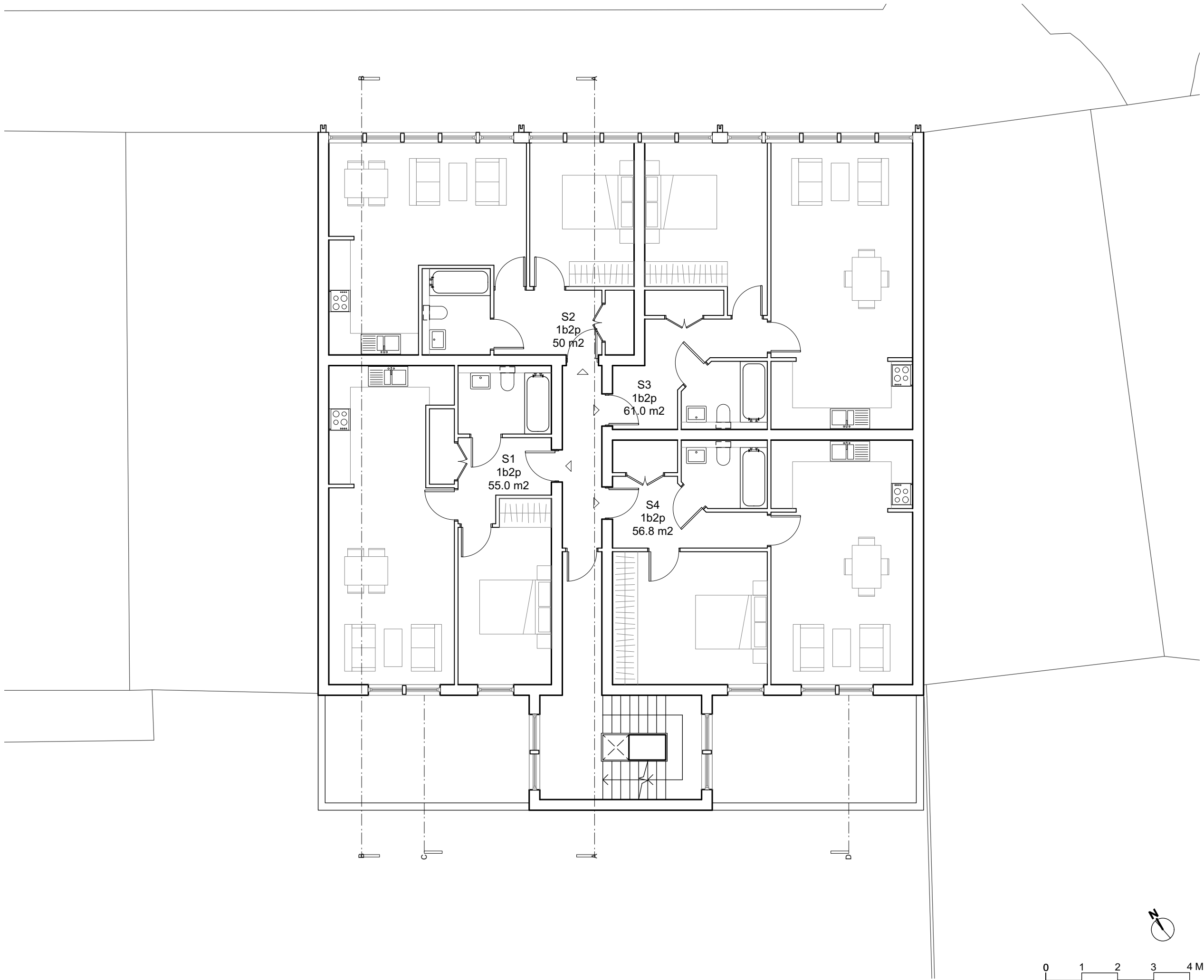
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JOB TITLE
47-49 Church Road
Ashford TW15 2UA

DRAWING TITLE
Second Floor Plan
Existing

DRAWN	DATE		
IG	Oct 2016		
SCALE	1:100		
JOB NR	DRAWING NR	ISSUE	REV
3983	GA 006	P	





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REVISIONS

REV	DATE	NOTES
1	14/2/17	Internal layout revised

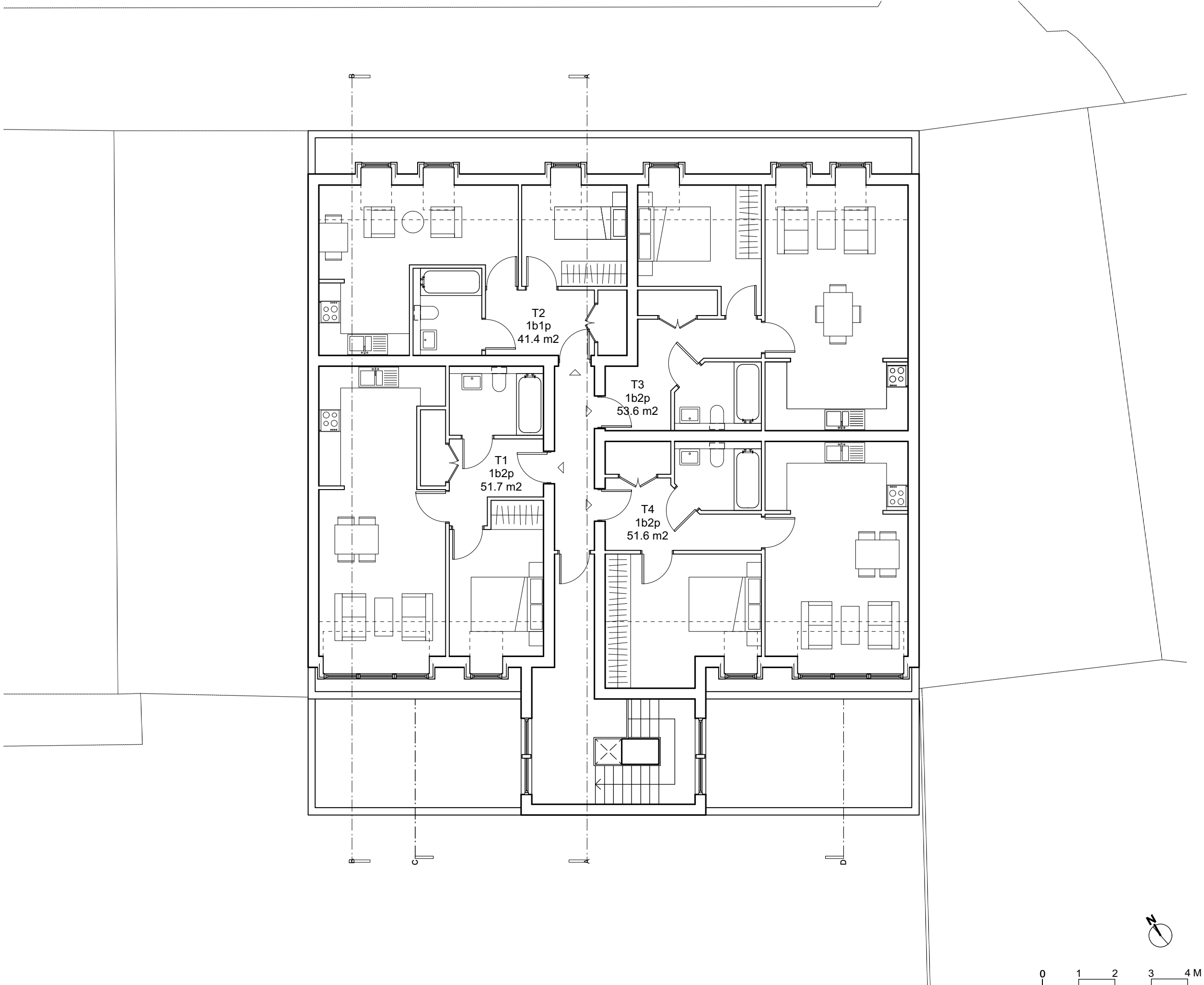
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JOB TITLE
47-49 Church Road
Ashford TW15 2UA

DRAWING TITLE
Second Floor Plan
Proposed

DRAWN	DATE		
IG	Oct 2016		
SCALE	1:100		
JOB NR	DRAWING NR	ISSUE	REV
3983	GA 303	P	1



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DRAWING ISSUE STATUS

ISSUE	STATUS	COMMENT
SK	SKETCH	
P	PRELIMINARY	For comment and review
PL	PLANNING	Planning/Listed Building Application
T	TENDER	For pricing purposes only
C	CONSTRUCTION	For procurement & construction
AB	AS-BUILT	Record drawings on completion
L	LEGAL	Conveyancing or other legal purposes

REVISIONS

REV	DATE	NOTES
1	14/2/17	Internal layout revised

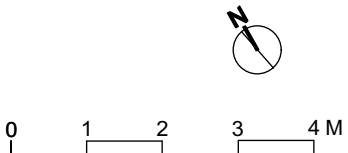
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e office@hainesphillips.co.uk

JOB TITLE
47-49 Church Road
Ashford TW15 2UA

DRAWING TITLE
Third Floor Plan
Proposed

DRAWN	DATE		
IG	Oct 2016		
SCALE	1:100		
JOB NR	DRAWING NR	ISSUE	REV
3983	GA 304	P	1



HPA FILE REFERENCE:



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REVISIONS

REV	DATE	NOTES

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JOB TITLE

47-49 Church Road

Ashford TW15 2UA

DRAWING TITLE

Front elevation

Existing

DRAWN

IG

DATE

Oct 2016

SCALE

1:100

JOB NR

3983

DRAWING NR

GA 010

ISSUE

P

REV

0

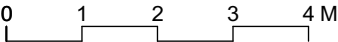
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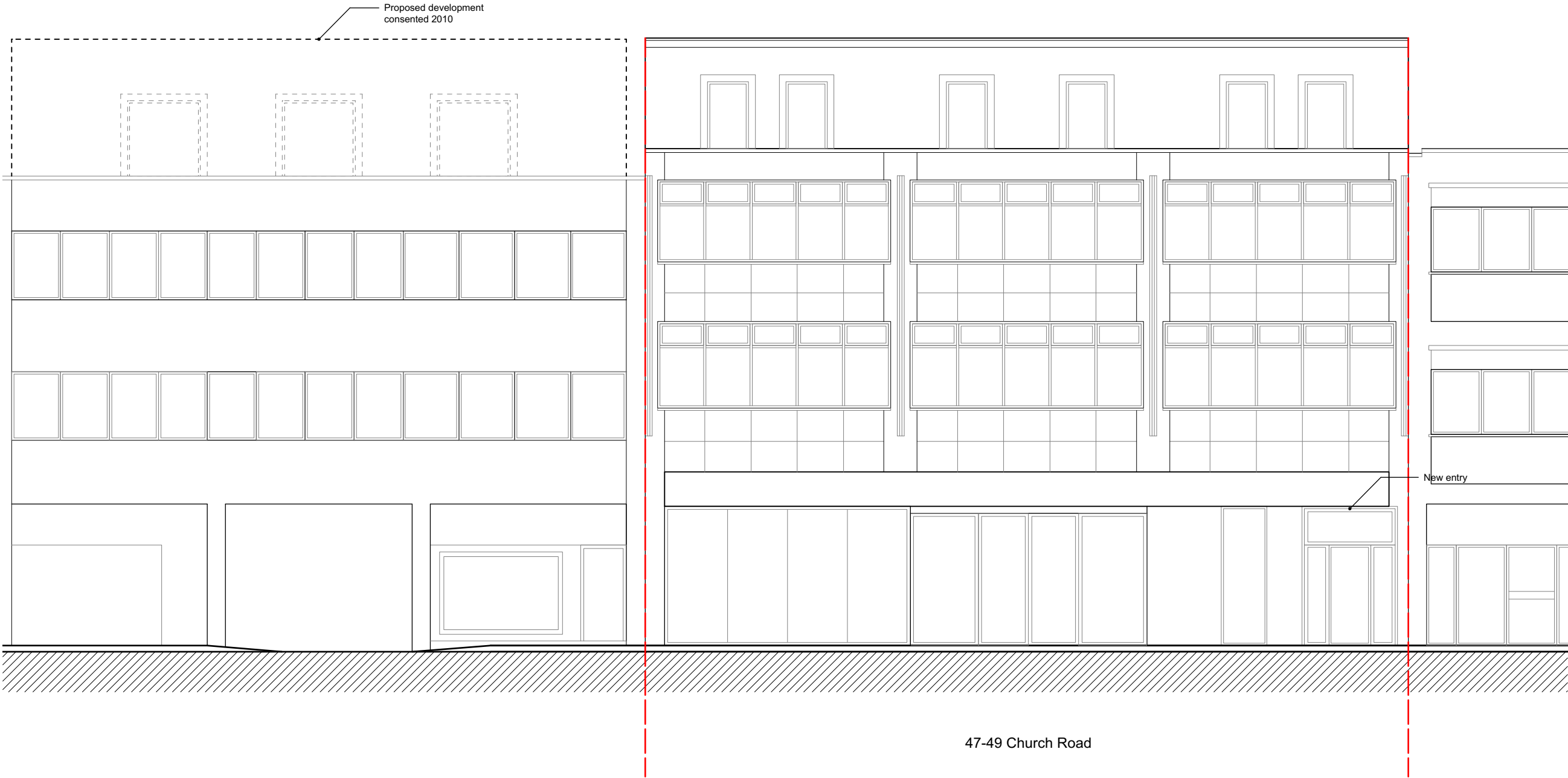
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3

4 M

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AB	AS-BUILT	Record drawings on completion
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REVISIONS

REV	DATE	NOTES
1	15/2/17	Dormer positions revised

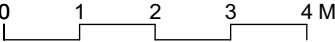
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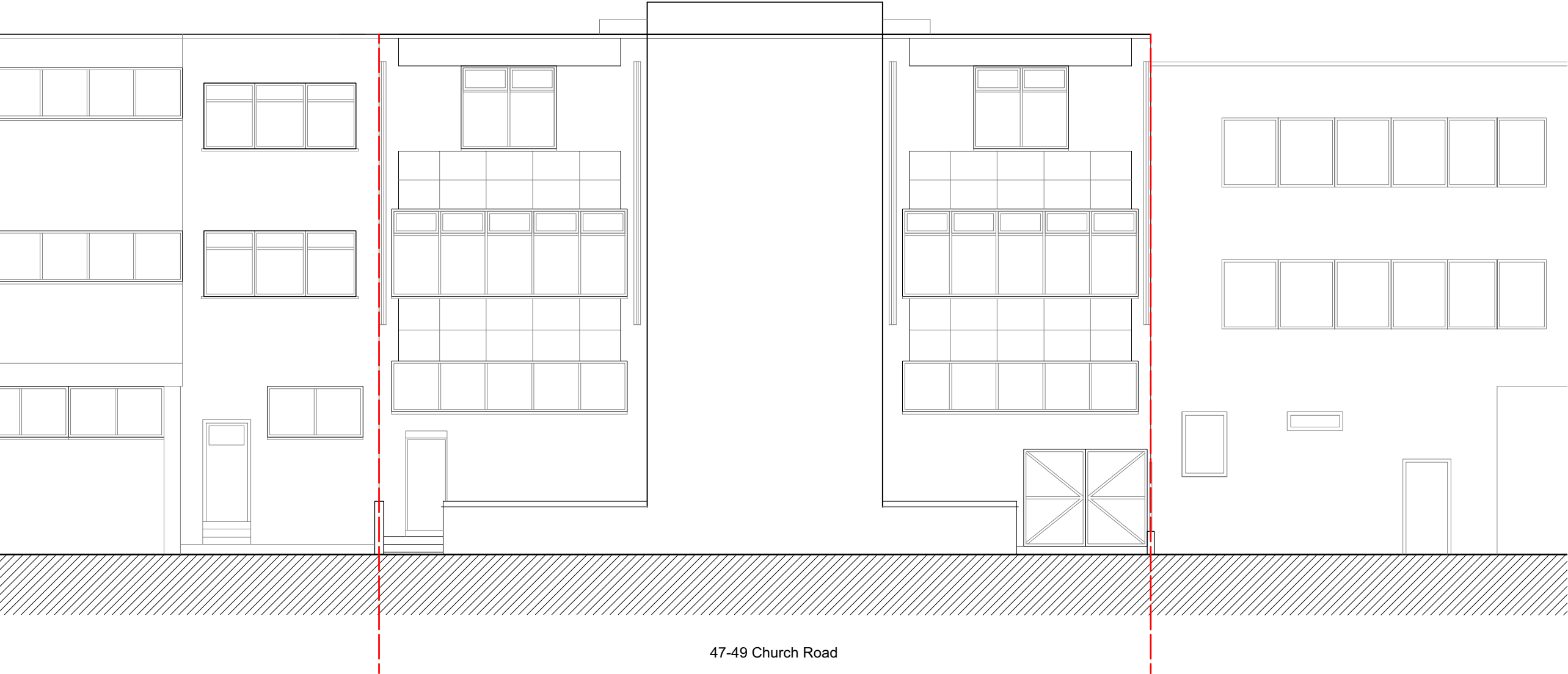
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JOB TITLE
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Ashford TW15 2UA

DRAWING TITLE
Front elevation
Proposed

DRAWN	DATE		
IG	Nov 2016		
SCALE			
1:100			
JOB NR	DRAWING NR	ISSUE	REV
3983	GA 501	P	1





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DRAWING ISSUE STATUS

ISSUE	STATUS	COMMENT
SK	SKETCH	
P	PRELIMINARY	For comment and review
PL	PLANNING	Planning/Listed Building Application
T	TENDER	For pricing purposes only
C	CONSTRUCTION	For procurement & construction
AB	AS-BUILT	Record drawings on completion
L	LEGAL	Conveyancing or other legal purposes

REVISIONS

REV	DATE	NOTES
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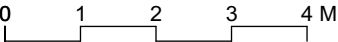
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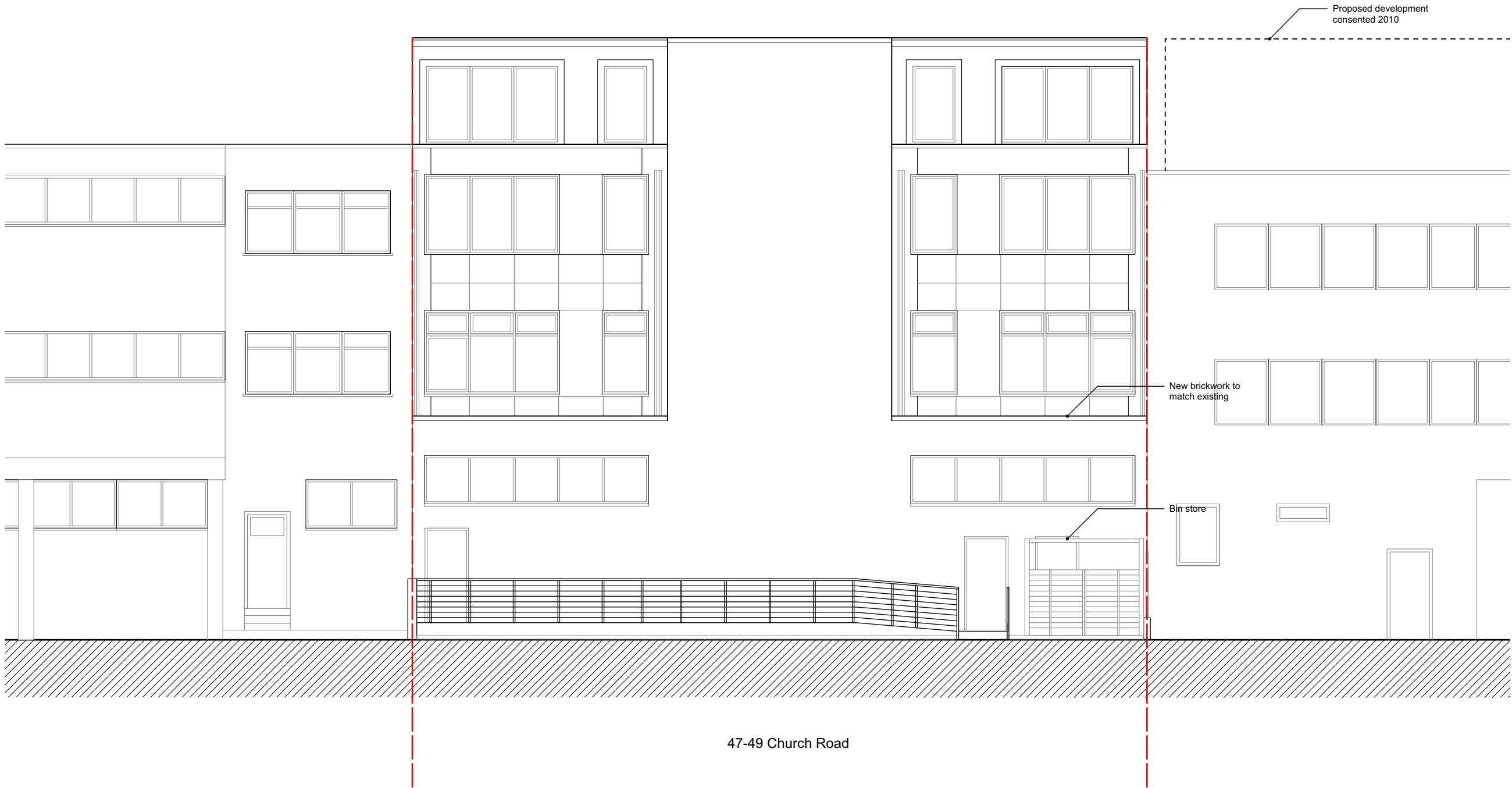
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JOB TITLE
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DRAWING TITLE
Rear elevation
Existing

DRAWN	DATE		
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JOB NR	DRAWING NR	ISSUE	REV
3983	GA 011	P	





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AB	AS-BUILT	Record drawings on completion
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REVISIONS

REV	DATE	NOTES
1	15/2/17	Terraces removed

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DRAWING TITLE
Rear elevation
Proposed

DRAWN	DATE	JOB NR	DRAWING NR	ISSUE	REV
IG	Nov 2016	3983	GA 502	P	1

0 1 2 3 4 M