COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL **ITEM NO. 12**
PLANNING APPLICATIONS COMMITTEE: 10th October 2018

Ward: Abbey
Application No.: 181296/FUL & 181297/LBC
Address: 17-27 Queen Victoria Street Reading
Proposal:
181296/FUL - Proposed change of use of first, second and third floor from office use (B1a) to serviced apartment use (use class C1) comprising 15 x 1 bed units and 4 x 2 bed units
181297/LBC - Minor internal and external alterations associated with the proposed change of use of first, second and third floor from office to serviced apartment use (use class C1) comprising 15 x 1 bed units and 4 x 2 bed units
Date received: 25th July 2018
Application target decision date: 24th October 2018

RECOMMENDATION

181296/FUL – Full Planning Permission
Grant Full Planning Permission subject to satisfactory completion of a Section 106 legal agreement by 24 October 2018 and the following conditions:

If the Section 106 legal agreement is not completed by 24 October 2018, delegate to the HPDRS to refuse the above application unless the HPDRS approves an extension of time.

Legal Agreement to secure the following:

1. Refuse Disposal Management Plan

A plan to be submitted to the Council for Approval setting out measures and/or procedures for the management of the disposal of refuse by residents of all the apartments in the Development in accordance with the following principles:

(a) all refuse from the apartments to be deposited in refuse bins located or to be located in "the Disposal Area"
(b) no refuse bins refuse bags or other receptacles or containers containing refuse and no loose refuse from the apartments to be deposited on the highway known as Queen Victoria Street at any time
(c) a contract to be entered into with a registered private disposal refuse collector for the regular collection of all refuse from the Disposal Area and such a contract thereafter to be in place at all times for the lifetime of the Development unless otherwise agree in writing by the Council
(d) appropriate enforcement measures to ensure compliance by all residents of the apartments with these principles

The Owner agrees with the Council that it shall -
1) prior to Occupation of any part of the Development submit to the Council for Approval the Refuse Disposal Management Plan;
2) no apartment in the Development shall be Occupied until the Refuse Disposal Management Plan has been Approved by the Council; and
3) from first Occupation of the first apartment in the Development to be

Occupied comply with or procure the compliance with the terms of the Refuse Disposal Management Plan as Approved by the Council

2. Serviced Apartments Use only (Use Class C1):

- no Apartment shall be used for any use other than as a C1 Use
- no Apartment shall be used or occupied as a residential dwelling or dwelling-house (C3 Use)
- not to let or licence for occupation or permit or suffer occupation of any of the Apartments for a continuous period of more than 3 months to the same occupier or occupiers
- other than those Customers staying in accordance with the above, not to let or licence for occupation or permit or suffer occupation of any Apartment for a continuous period for more than 3 months to the same Customer or Customers
- not to require Customers of any Apartment to agree to any minimum period of occupation (of whatever duration)
- to provide to the Council within 14 days of written request evidence regarding the use or occupation of the Apartments or any of them

Conditions:

1. Time Limit
2. Approved drawings
3. Implementation of approved glazing and ventilation specification
4. Plant equipment noise assessment
5. Submission and approval of a bin store management plan
6. Submission and approval of a construction management statement
7. Implementation of approved energy efficiency report

Informatives:

1. Section 59 of the Highways Act 1980
2. Construction and demolition nuisance law
3. Building Regulations required
4. Terms and conditions of this permission
5. Positively and proactive working
6. Listed Building Consent ref. 181297 is related to this permission
7. Condition 6 is a pre-commencement condition

181297/LBC – Listed Building Consent

Grant Listed Building Consent subject to the following conditions:

1. Time limit
2. Detailed plans of window and doors details
3. Details of external plant and services
4. External brickwork to match existing in colour, size, mortar colour, pointing and bonding
5. Retention of all other features of historic and architectural interest unless referred to on approved plans

1. INTRODUCTION

1.1 The site is located on the western side of Queen Victoria Street, which is a pedestrianised street connecting Station Road with Broad Street and located within the Reading Central Area.

1.2 The application site comprises the 1st, 2nd and 3rd floors of a three storey building with access to upper floors and rear yard area from street level. The entire street is made up of two terraces of Grade II listed 19th Century buildings. Queen Victoria Street is dominated by retail uses at ground floor, with a mixture of office and residential uses on upper floors. The majority of the upper floors of the building are vacant.

1.3 Members of the Planning Applications Committee undertook a site visit on 4th October 2018.

2. PLANNING HISTORY

2.1 06/00511/FUL - Change of use from office to residential on 1st, 2nd and 3rd floors.13 no flats to include one studio, 4no two bed and 8no one bed. - Approved

2.2 06/00512/LBC - Alteration of internal partitions, addition of kitchens and bathrooms and removal of a staircase - Approved

2.3 10/01362/PREAPP - Pre-application advice for proposed change of use from office to residential – Observations sent.

2.4 11/00568/FUL **-** Change of use of first, second and third floors from office use to 9 x 1 bed flats and 4 x 2 bed flats – Approved

2.5 11/00570/LBC: Internal alterations for change of use of first, second and third floors from office to residential – Approved

2.6 170650/FUL: Proposed change of use of first, second and third floor from office to residential use comprising 15 x 1 bed flats and 4 x 2 bed flats – Approved at PAC in December 2018 subject to S106 (S106 still awaiting completion)

2.7 170651/LBC: Internal and external alterations associated with proposed change of use of first, second and third floor from office to residential use comprising 15 x 1 bed flats and 4 x 2 bed flats - Approved at PAC in December 2018 subject to S106 (S106 still awaiting completion)

3. PROPOSALS

3.1 The application seeks planning permission for the proposed change of use of the first, second and third floors from office use (B1a) to serviced apartment use (use class C1) comprising 15 x 1 bed units and 4 x 2 bed units.

3.2 Listed building consent is also sought for the minor internal and external alterations associated with the proposed conversion.

3.3 The proposed internal and external alterations to the building are largely identical to those approved under applications ref. 170650FUL & 170651LBC for change of use of the building to C3 residential flats (this planning permission has not been formally issued yet as the S106 is still awaiting completion).

3.3 The proposed units would be accessed from two existing ground floor entrance points from Queen Victoria Street. Bin and cycle store facilities would be located in the rear ground floor yard area.

3.4 Externally the works proposed are minor with replacement of the two non-original front entrance doors the only alteration to the Queen Victoria Street frontage. To the rear all windows are to be made good and upgraded to double glazed. It is also proposed to reinstate a previously blocked up first floor rear window to the rear of no. 27 and an existing window is to be enlarged to create a doorway at the rear of no. 25.

3.5 Internally the proposed works mainly involve removal of modern stud partition walls to the first, second and third floors and replacement with new acoustically-insulated stud partitions. Existing secondary glazing to the front windows of the building is to be replaced with new upgraded secondary glazing.

3.5 The main internal alteration proposed is removal of one stair case from first to third floor, which is currently located to the northern end of the building. A single set of steps, which is entirely at first floor level at the rear of no. 27, is also to be repositioned. Four small new door openings are proposed to the central spine walls of the three buildings at both first and second floor level whilst a small door opening is proposed on the party wall between no. 17-19 and no. 21-25 at first floor level only to allow internal access between the two parts of the larger building. At third floor level two existing openings previously created to the central spine walls of the building will be blocked up and two new openings will be created.

3.6 The main difference between the this application and the previous one for conversion to C3 is the creation of a raised floor level (by two steps) at first floor level while keeping the existing first floor level intact below. This would allow for services to be distributed in this gap without harming the fabric of the existing building. The existing dimensions of the building allows for this raised floor level to occur without unduly impacting upon ceiling height.

3.6 The application also proposes to protect all decorative fireplaces, mouldings and ceiling decorations. Lowered ceilings are proposed to allow for new services to

the apartments, these will incorporate reproducing decorative mouldings to match those hidden and protected by the lowered ceilings. Original stairs will be restored where necessary with replacement spindles.

3.7 Pre application advice was sought prior to the previous application for conversion to C3 residential flats and the extent of both internal and external alterations proposed has been significantly reduced from pre application stage to the current application for C1 serviced apartments.

4. CONSULTATIONS

Historic England

4.1 Does not wish to comment.

RBC Heritage Consultant

4.2 No objection, conditions recommended.

RBC Transport

4.2 No objection, conditions recommended.

RBC Environmental Protection

4.4 No objection, conditions recommended.

Public Consultation

4.3 No.s 35 – 39 Broad Street, 145-148 Friar Street and no.s 1 – 31 Queen Victoria Street have been notified of the application by letter and two site notices were displayed outside the building on Queen Victoria Street. The proposals were also advertised in the local newspaper.

4.4 No comments have been received.

5. LEGAL AND PLANNING POLICY CONTEXT

5.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special interest which it possesses.

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

5.3 In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

5.4 Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough LDF Core Strategy (Adopted January 2008 – amended 2015)

CS1 Sustainable Construction and Design
CS2 Waste Minimisation
CS5 Inclusive Access
CS7 Design and the Public Realm
CS9 Infrastructure, Services, Resources and Amenities
CS11 Use of Employment Land for Alternative Uses
CS18 Residential Conversions
CS20 Implementation of the Reading Transport Strategy (Local Transport Plan 2006-2011)
CS24 Car/Cycle Parking
CS33 Protection and Enhancement of the Historic Environment
CS34 Pollution and Water Resources

Sites and Detailed Policies Document – (Adopted October 2012, – amended 2015)

SD1 Presumption in Favour of Sustainable Development
DM1 Adaption to Climate Change
DM3 Infrastructure Planning
DM4 Safeguarding Amenity
DM10 Private and Communal Outdoor Space
DM12 Access, Traffic and Highway-Related Matters
DM19 Air Quality

Reading Central Area Action Plan (Adopted January 2009)

RC5 Design in the Centre
RC6 Definition of the Centre
RC9 Living in the Centre

Supplementary Planning Document: Affordable Housing (July 2013)
Supplementary Planning Document: S106 Planning Obligations (March 2014)
Supplementary Planning Document: Parking Standards and Design (October 2011)
Supplementary Planning Document: Sustainable Design and Construction (July 2011)

6. APPRAISAL

The main issues to consider in assessing these applications are:

- Principle
- Character and Appearance of the Listed Building
- Unit Mix
- Amenity of Neighbouring Occupiers
- Standard of Accommodation
- Sustainability
- Transport
- Refuse Storage and Collection

Principle

6.1 Very similar schemes covering units 17-23 and conversion to C3 residential flats were approved in 2006 under references 06/00511/FUL and 06/00512/LBC and

2011 under references 2011/00568/FUL and 2011/00570/LBC and as mentioned in the proposals section of this report above applications 170650/FUL and 170651/LBC for conversion no.s 17-27 to C3 residential flats were approved at Planning Applications Committee in December 2017 (decision notices not yet formally issued as S106 still awaiting completion). These previous decisions are material considerations in the determination of the current applications.

6.2 The principle of change of use of the upper floors from offices to residential has been established within Queen Victoria Street with the 2006, 2011 and 2017 approvals on this application site, but also at 10 Queen Victoria Street (05/00130/FUL) and 12-14 Queen Victoria Street (04/00431/FUL). Whilst the current proposal is for C1 serviced apartments the nature of the use is not considered to be materially different in nature and there is no planning policy objection to such a use within the town centre.

6.3 Policy RC9 states that C1 serviced apartments are considered an appropriate use within the Reading Central Core area. This is subject that the duration of occupation of residents is restricted, to ensure the units are used on a short stay basis and not as residential flats. This is to be secured by way of a section 106 legal agreement containing the following requirements:

- no Apartment shall be used for any use other than as a C1 Use
- no Apartment shall be used or occupied as a residential dwelling or dwelling-house (C3 Use)
- not to let or licence for occupation or permit or suffer occupation of any of the Apartments for a continuous period of more than 3 months to the same occupier or occupiers
- other than those Customers staying in accordance with the above, not to let or licence for occupation or permit or suffer occupation of any Apartment for a continuous period for more than 3 months to the same Customer or Customers
- not to require Customers of any Apartment to agree to any minimum period of occupation (of whatever duration)
- to provide to the Council within 14 days of written request evidence regarding the use or occupation of the Apartments or any of them

6.4 In terms of the loss of the existing office accommodation this was considered acceptable when the most recent applications at the site were considered in 2011 and 2017 in the context of Policy CS11 (Use of Employment Land for Alternative Uses) given the availability of vacant office space elsewhere in the Borough. There is not considered to have been any material change in availability of office accommodation in this respect. In addition to this the majority of the office accommodation within the building has remained vacant for some time, whilst the shape and size of the accommodation is not considered readily compatible with a modern office environment.

Character and Appearance of the Listed Building

6.5 The proposed works to the listed building are very similar to those approved under reference 06/00512/LBC, 11/00570/LBC and 170651LBC. The existing building retains much of its original layout and retains the majority of original architrave, skirting and cornice detailing. The majority of windows are original timber and are to be either retained or made good/replaced with like for like. The majority of original internal doors have been removed in the past and replaced with modern fire doors.

6.6 The proposed external changes to the building are very limited in extent. The two rear windows (original) that are to be altered would utilise materials to match existing whilst making good of all rear windows would utilise timber framework and detailing also to reflect existing.

6.7 Internally, the works largely consist of internal re-configuration of modern partitions to form the serviced apartment units. It is considered that the proposals have been arranged such that alterations to original walls, ceilings, doorways and windows have been kept to a minimum such that the overall character of internal spaces within the building would be maintained.

6.8 The proposed removal of one of the five existing staircases within the building is considered to be acceptable in the context of the overall scheme and is considered to be a reasonable compromise to secure the future use of the building and avoid it falling into disrepair. The staircase to be removed in number 17 and its removal was not resisted under the previous approvals ref. 06/00512/LBC, 11/00570/LBC and 170651/LBC.

6.9 The Council's Conservation Consultant has carried out a site visit to the buildings and is satisfied that whilst the removal of staircases, together with their adjacent walls and internal lights/windows would result in a small loss of original fabric, this is considered to be less than substantial harm given the extent of the Listed Building. The proposal would facilitate re-use of the building which has been vacant for some time and in a use which is considered compatible with the building's original function and would prevent the building falling into further decay.

6.10 On the basis of the above and subject to conditions to require submission and approval of further details regarding proposed partitions, window and doors and plant/service runs as well as conditions to require replacement brickwork to match existing and retention of all other feature of historic and architectural details other than those details on the approved plans it is considered that the proposals would preserve the character of the listed building in accordance with Policy CS33 of the Core Strategy (2008, 2015) and the NPPF.

Amenity of Neighbouring Occupiers

6.14 The proposed development adjoins retail and office uses. It is considered that the proposed serviced apartment use will not impact upon the use of these neighbouring uses in terms of disturbance or loss of privacy. The proposals would not impact upon other residential uses within the area in terms of overlooking, loss of light or overbearing impact and are considered to accord with Policy DM4 of the Sites and Detailed Policies Document 2012, 2015.

Standard of Residential Accommodation

6.15 The unit and room sizes proposed are considered adequate and to provide a reasonable living space for future occupants, on a temporary basis. In addition it is considered that the proposed layout and assignment of rooms to windows would allow for adequate outlook and daylighting for each serviced apartment. The windows towards the rear of the building, at first floor level would face the large WH Smith building which runs along the rear boundary of the site. The applicant has submitted daylight and sunlight models for the first floor rear apartments which it is considered show that the units would receive adequate levels of lighting. This relationship is the same as that approved under applications ref. 06/00511/FUL, 11/00568/FUL and 170650/FUL for conversion

of the upper floors of the building to flats. Given the listed nature of the property the creation of additional window openings to further enhance outlook/daylighting is not considered appropriate and given the use, unnecessary.

6.16 The layout of the building and existing windows to the rear at first floor level is such that there are a number of side-facing windows at close proximity to each other from the projecting wings of the building which are at ground and first floor level only. The layout of the apartments has been designed such that where there are facing windows with little off-set in position these are, in the main, secondary windows and as such are to be obscurely glazed up to a height of 1.7m. Where clear glazed side-facing windows are proposed the layout is such that the closest facing window is obscurely glazed and additional small vertical wooden privacy panels are proposed to the edge of the some windows to reduce any acute viewing angles. The relationships between the windows are again the same as that considered acceptable under applications ref. 06/00511/FUL, 11/00568/FUL and 170650/FUL. Infilling or bricking up of windows is not considered appropriate given the listed nature of the building. A small terrace area is proposed to the rear of apartment no.11 which would be enclosed on three sides by the existing building with a 1.8m high obscure balustrade proposed such that no undue overlooking would result.

6.17 A noise survey and mitigation scheme has been submitted with the application. Environmental Protection Officers are satisfied that the windows and ventilation specification proposed would achieve an acceptable noise level within each of the apartments. This can be secured by way of a suitably worded condition. A further condition is recommended to require that a further noise assessment is submitted to and approved by the Local Planning Authority prior to the installation of any additional mechanical plant.

6.18 An air quality assessment has been submitted as part of the application. Given the pedestrianised location of the site and the distance from nearest traffic sources air quality for the proposed apartments is considered to be acceptable and no additional air quality mitigation is considered necessary.

6.19 The proposal is considered to accord with Policy DM4 of the Sites and Detailed Policies Document, Policy CS34 of the Core Strategy and Policy RC9 of the Reading Central Area Action Plan.

Sustainability

6.20 The applicant has submitted an Energy Analysis report as part of the application which, taking into account the listed nature of the building, demonstrates suitable energy efficient measures to be incorporated as part of the proposed including lighting fitting, heating controls and insulation. The report demonstrates that that these measures would accord with the requirements for energy efficient requirements for listed buildings with regard to building regulations and the proposal is considered to accord with Policy CS1 of the Core Strategy 2008, 2015 and can be secured by way of suitably worded condition.

Transport

6.21 The site is located within the Reading Central Area and within Reading's primary shopping area. The site is located within Zone 1 of the adopted Parking Standards and Design SPD which is an area at the very heart of Reading Borough,

consisting primarily of retail and commercial office developments, with limited residential.

6.22 In accordance with the adopted SPD, the development would be required to provide a parking provision of 0.5 spaces per 1-2 bedroom apartment; however as the site is situated within the town centre area and is well served by rail and bus links and also contains the largest proportion of public car parking spaces, the non-provision of car parking spaces for a hotel type use, as detailed in the Design and Access Statement is considered acceptable in this instance.

6.25 Given the restricted town centre location the development will require a construction management statement to be submitted and approved prior to commencement of development which can be secured by way of a suitably worded condition.

6.26 There is no transport objection to the proposal subject to the conditions and informatives referred to above and the proposal is considered to accord with Policies CS20 and CS24 of the Core Strategy 2008, 2015 and Policy DM12 of the Sites and Detailed Policies Document 2012, 2015.

Refuse Collection and Storage

6.26 The applicant proposes to store domestic refuse arising from use of the serviced apartments within a store within the existing rear yard. This yard is connected to Queen Victoria Street by a narrow 20 metre long passageway. The Council's Waste Operations section advises that bins would need to be left on the highway for collection as the distance between the store and collection point exceeds their maximum carrying distance. However there are significant concerns that bins left on the public highway for collection would cause an obstruction to highway users. It is considered that these concerns should be afforded considerable weight. Furthermore, in addition to highway safety concerns, it is considered that the stationing of bins on the highway for collection would appear obtrusive within the street-scene and result in harm to the setting of the adjacent listed buildings. There are also practical implications for ground floor premises as bins left outside would obstruct access doors and display windows.

6.27 As such and following discussions with the applicant it is proposed that a "Refuse Disposal Management Plan" be sought by way of a section 106 legal agreement. The terms of this agreement would require the plan to be submitted before the first serviced apartment is occupied and complied with for the lifetime of the development. The terms of the agreement require the plan to ensure that:

(a) All refuse from the serviced apartments is to be deposited in refuse bins located within a 'disposal area' at the rear of the site.
(b) No refuse bins refuse bags or other receptacles or containers containing refuse and no loose refuse from the serviced apartments is to be deposited on the highway in Queen Victoria Street at any time.
(c) A contract is to be entered into with a registered private disposal refuse collector for the regular collection of all refuse from the disposal area for the lifetime of the Development unless otherwise agreed in writing by the Council.
(d) Appropriate enforcement measures are in place to ensure compliance by all residents of the serviced apartments with these terms.

6.7 A condition is also recommended to require a detailed bin store layout and management plan for the proposed bin store area to the rear yard area of the apartments to ensure this area is maintained to an appropriate standard relative

to the setting of the listed building and the amenity of occupiers of the apartments.

6.28 It is considered that this approach would overcome all concerns relating to the storage and collection of waste generated by the proposed serviced apartments and as such the proposals would comply with the requirements of Policy CS18 of the Core Strategy 2008, 2015 and Policies DM4 and DM8 of the Sites and Detailed Policies Document 2012, 2015 in respect of the "treatment of bin storage areas".

Other Issues

Amenity Space

6.29 The units would not be served by any communal or private amenity space. Given the nature of the accommodation proposed which would be akin to a hotel and central location close to a large number of leisure and recreation facilities this is not considered unacceptable and would accord with Policy DM10.

Affordable Housing

6.30 As a scheme for C1 serviced apartments the proposal would not be required to provide or contribute towards affordable housing in accordance with Policy DM6.

Community Infrastructure Levy

6.31 The proposal seeks to utilise the existing floor space only which has been in use within the last three years and therefore, the liable floor space would technically be 0m2 and no levy is chargeable.

7. Equality

7.1 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current application) that the protected groups would have different needs, experiences, issues and priorities in relation to this particular planning application.

7. CONCLUSION

The proposed development, requiring Planning Permission, and works to the listed building, requiring Listed Building Consent, are considered to be acceptable in the context of national and local planning policy and other material considerations as set out in this report. As such the applications are recommended for approval, subject conditions and a section 106 to secure occupancy controls to ensure these do not become C3 dwellings and appropriate refuse management arrangements.

Drawings Submitted:

LO-A0.01_Location Plan
LO-A0.02_Block Plan
EX-A1.01_Existing Basement Floor Plan

EX-A1.02_Existing Ground Floor Plan
EX-A1.03_Existing First Floor Plan
EX-A1.04_Existing Second floor Plan
EX-A1.05_Existing Third Floor Plan
EX-A1.06_Existing Roof Plan
EX-A2.01_Existing Front Elevation
EX-A2.02_Existing Rear Elevation
EX-A3.01_Existing Section A
EX-A3.02_Existing Section B
EX-A4.01_Existing 3D Perspectives
EX-A5.01 to EX-A5.05_Existing stairs 1-5
EX-A5.06_Existing Windows

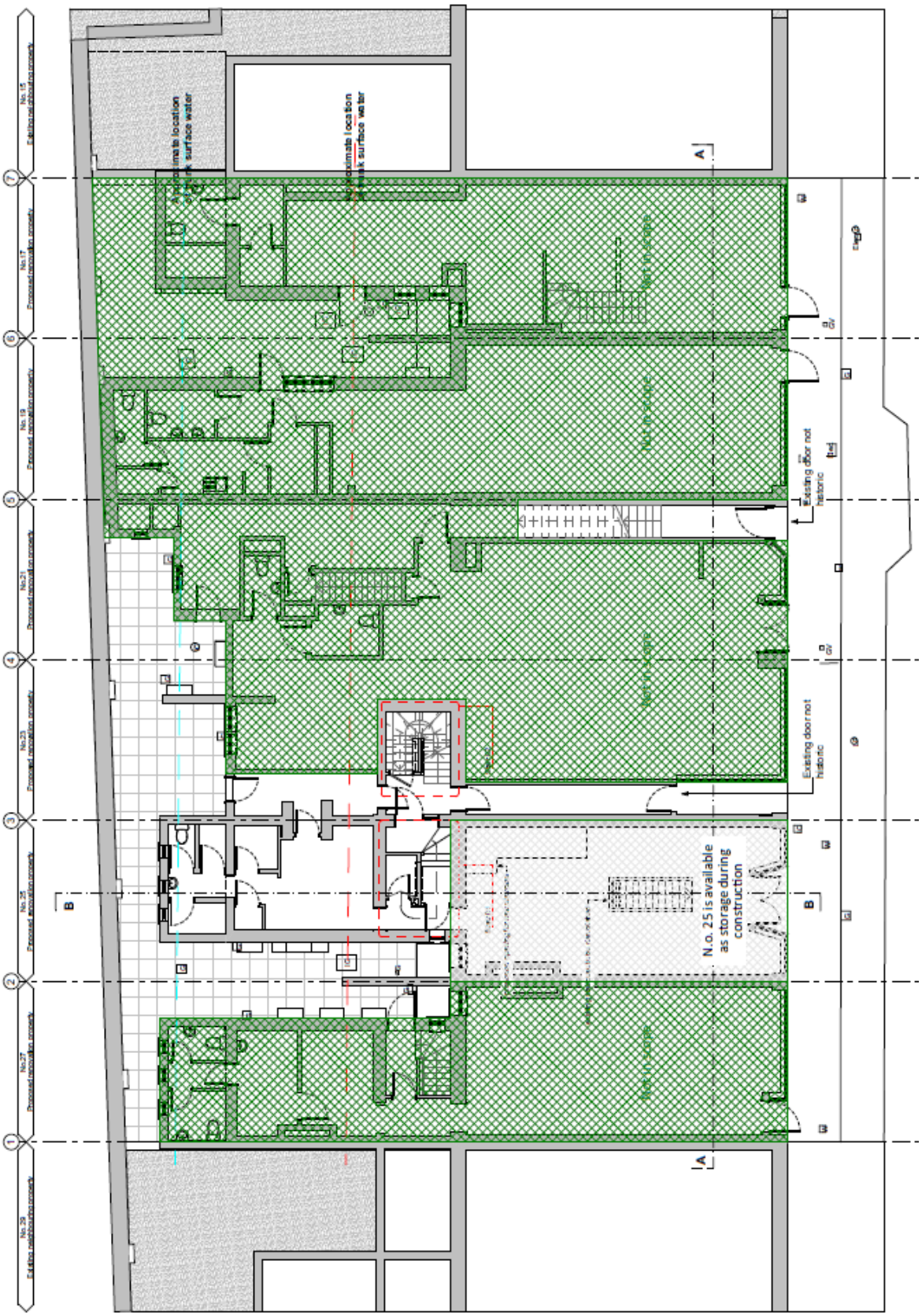
PR-A1.01_Proposed Basement Floor Plan
PR-A1.02_Proposed Ground Floor Plan
PR-A1.03_Proposed First Floor Plan
PR-A1.04_Proposed Second Floor Plan
PR-A1.05_Proposed Third Floor Plan
PR-A1.06_Proposed Site/Roof Plan
PR-A2.01_Proposed Front Elevation
PR-A2.02_Proposed Rear Elevation
PR-A3.01_Proposed Section A
PR-A3.02_Proposed Section B
PR-A4.01_Proposed 3D Views
PR-A4.02_Entrance Façade Views
PR-A5.01 Proposed stair 3 treatment
PR-A5.02_Proposed Rear Window

DE-A1 to DE-A13
DETAILS01 to DETAILS05
PR-A1.07.1 to PR-A1.07.4
Received by the Local Planning Authority on 26th July 2018

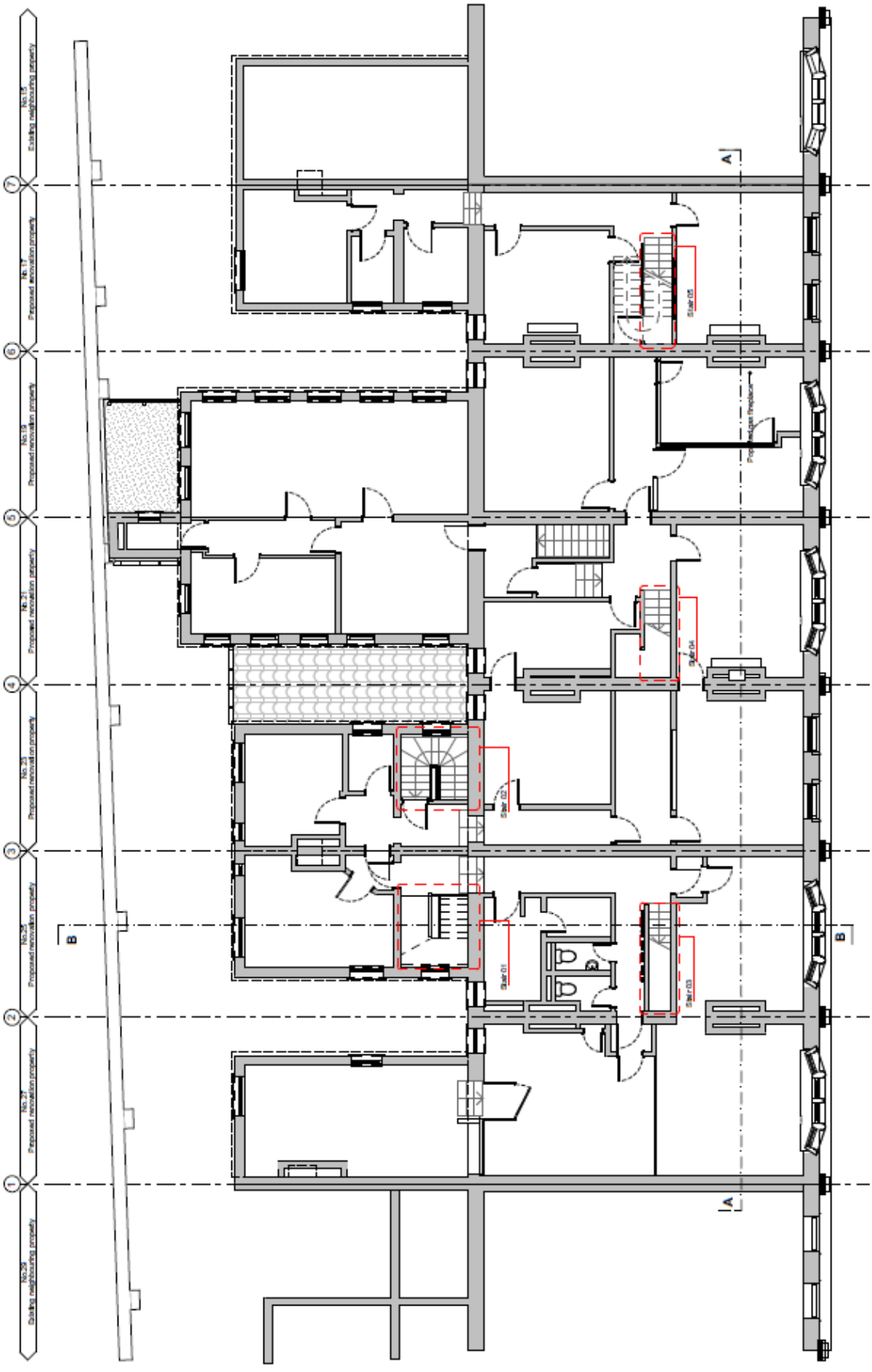
Case Officer: Matt Burns

Site Plan

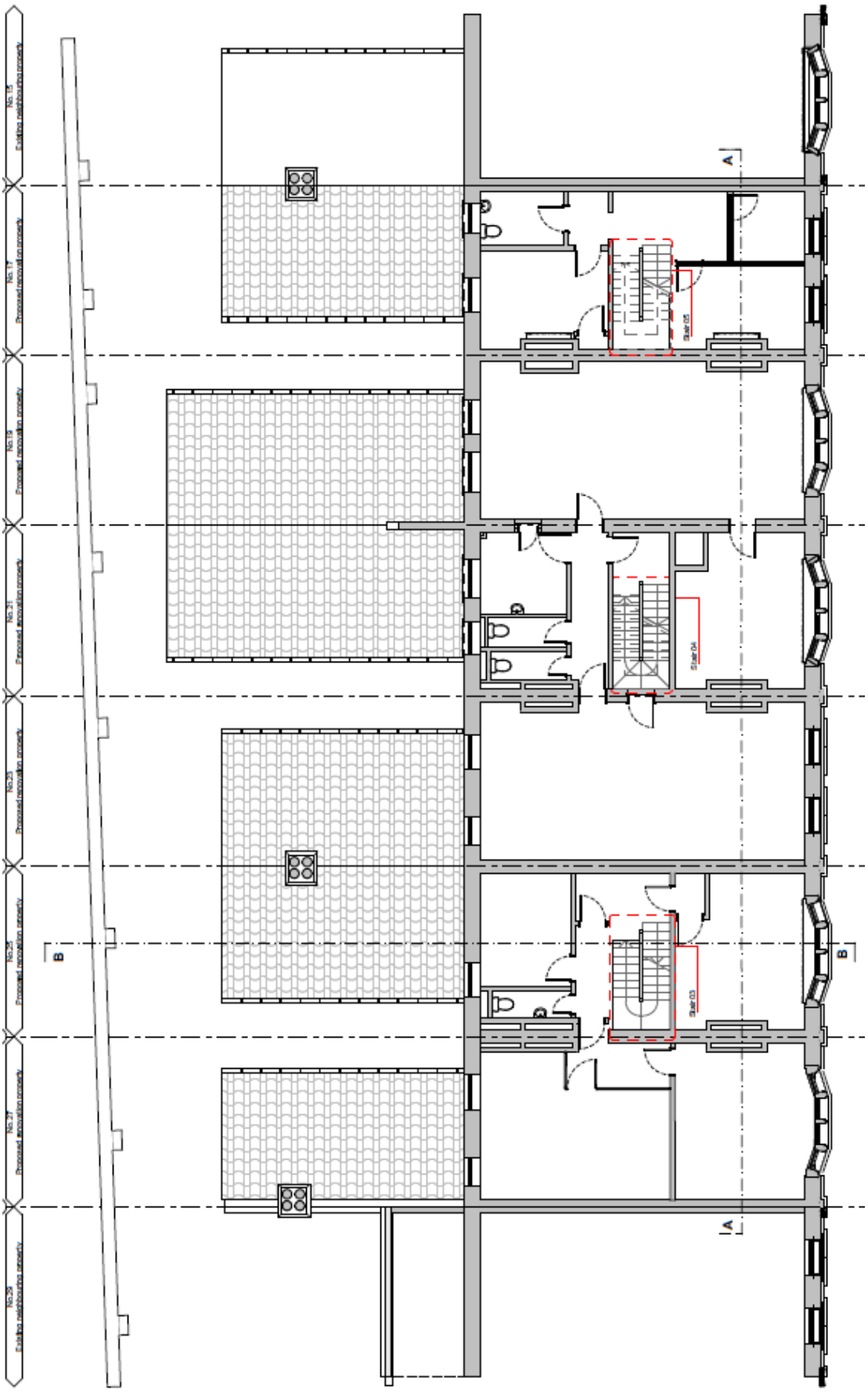
Existing Plans



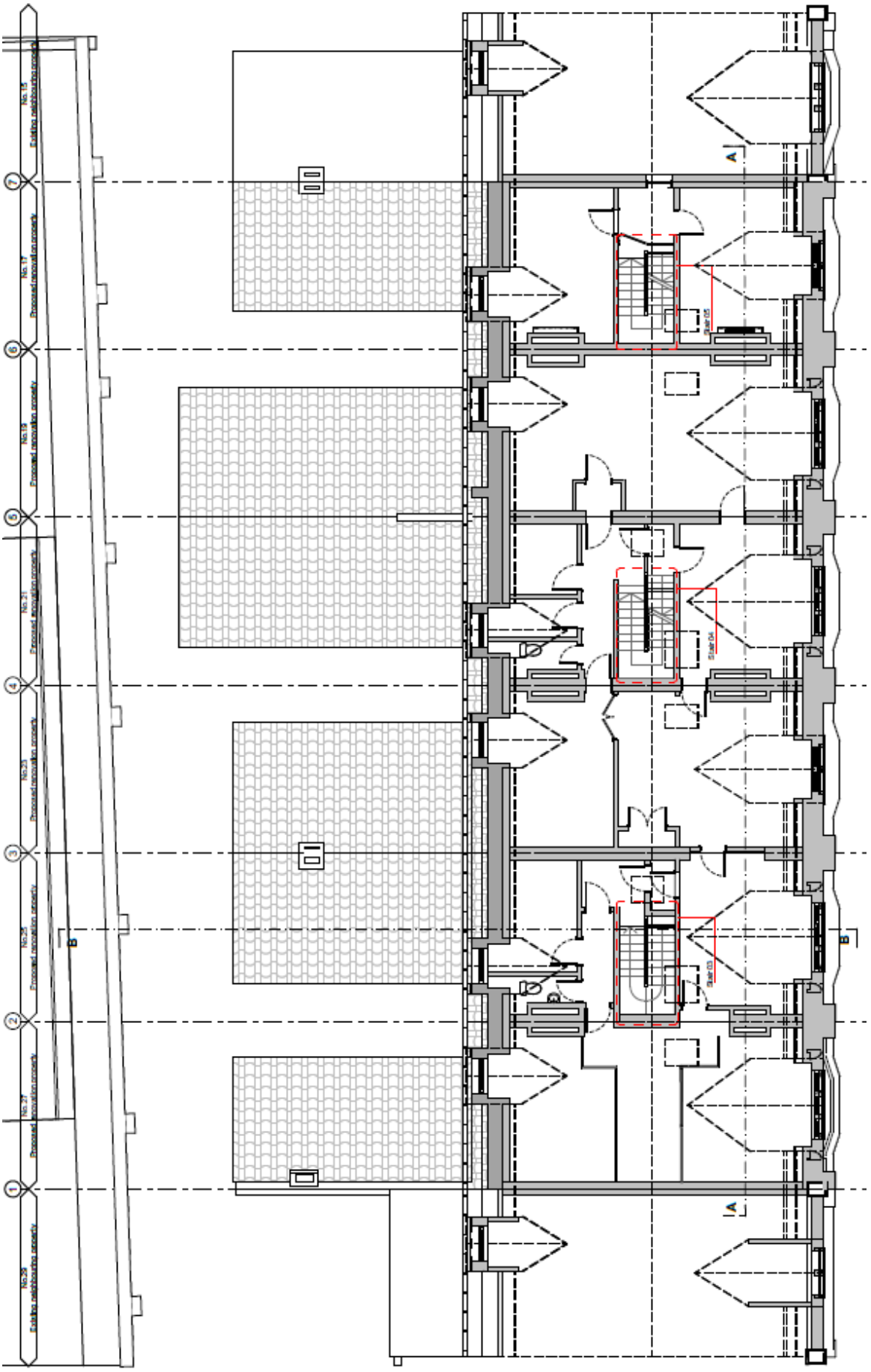
Ground Floor


No.15
Existing neighbouring property
No.17
Proposed renovation property
No.19
Proposed renovation property
No.21
Proposed renovation property
No.23
Proposed renovation property
No.25
Proposed renovation property
No.27
Proposed renovation property
No.29
Existing neighbouring property
A
A
B
B
Stair 01
Stair 02
Stair 03
Stair 04
Stair 05
Proposed open fireplace

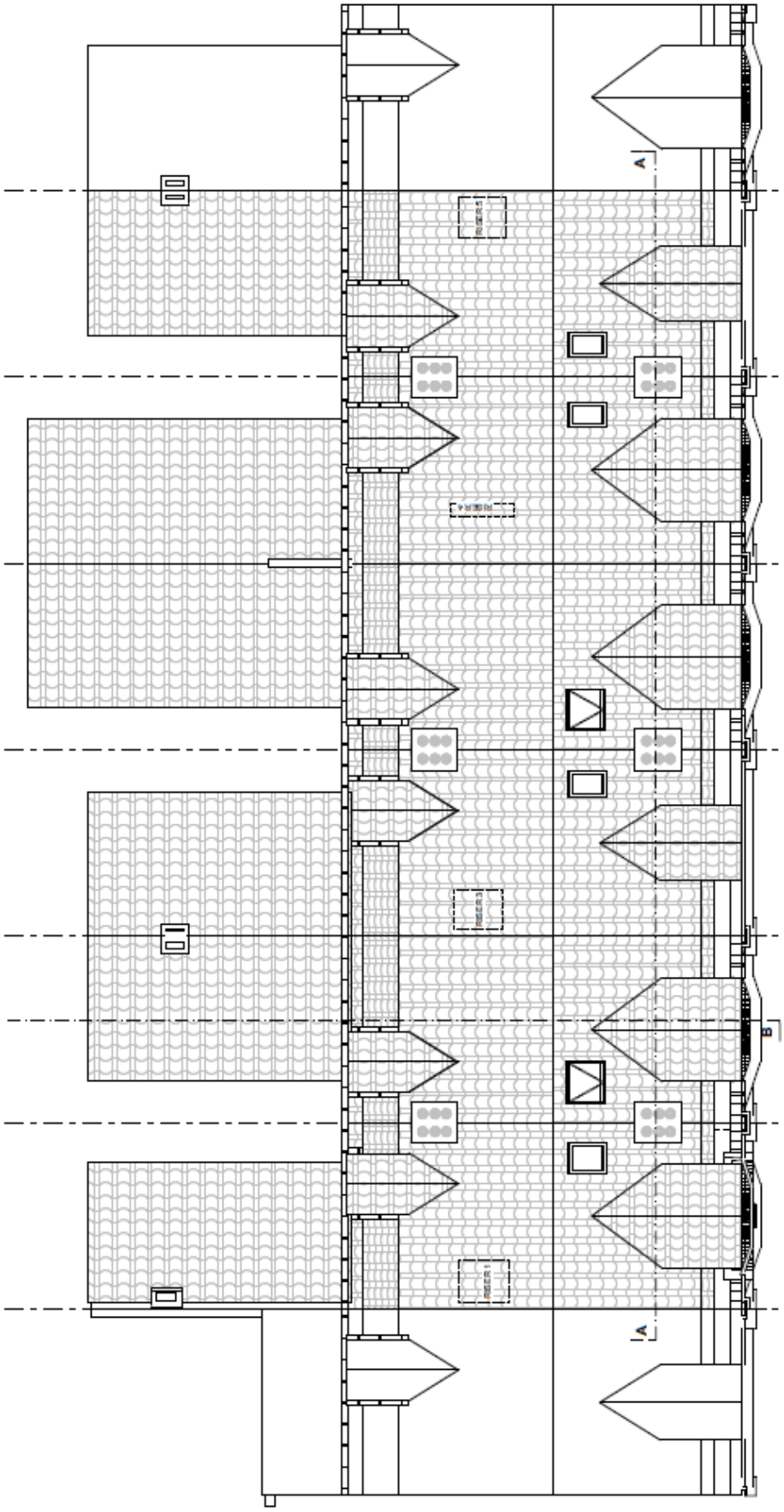
First Floor



Second Floor



Third Floor

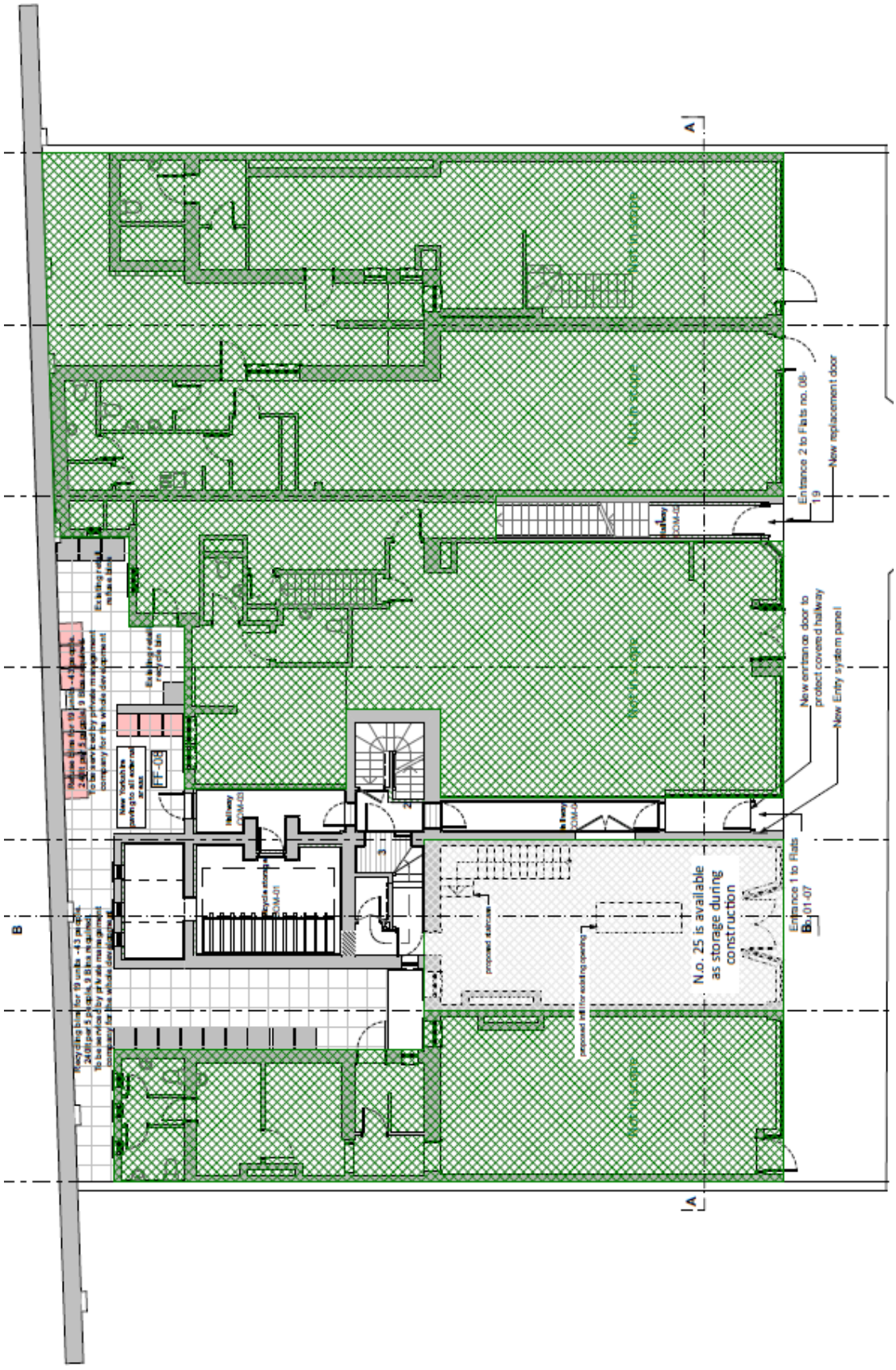


Roof Plan

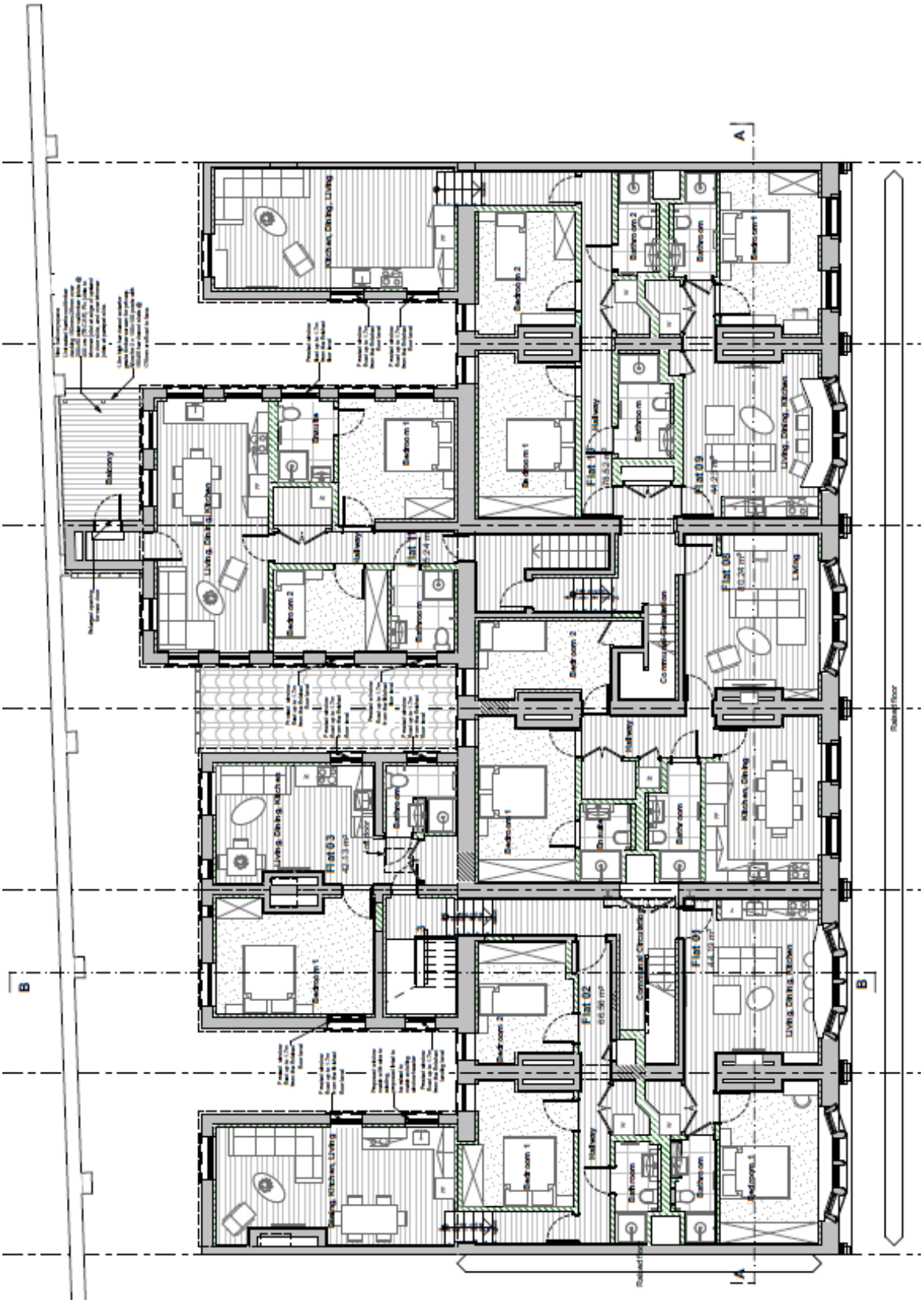
Existing Front Elevation

Existing Rear Elevation

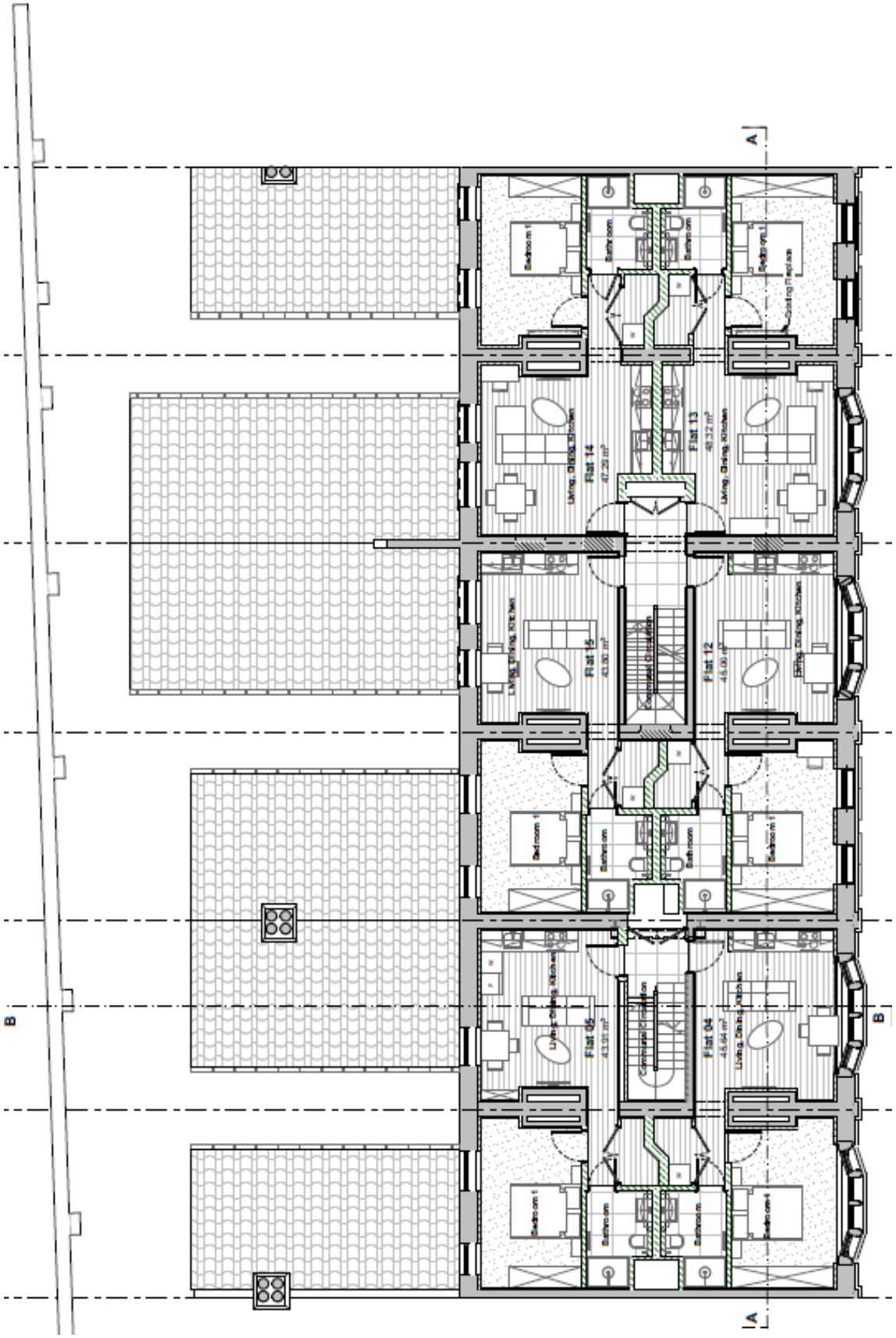
Proposed Plans



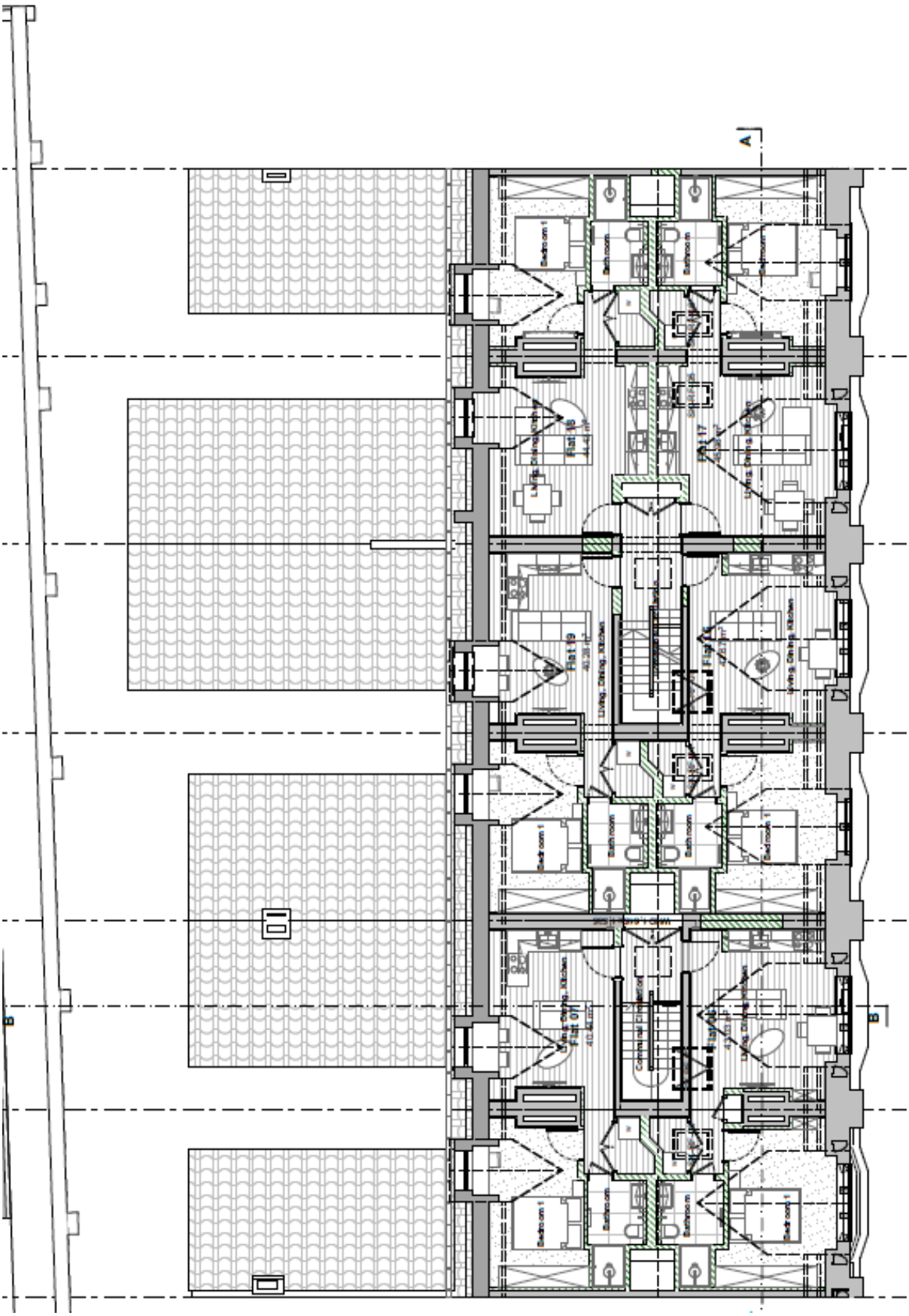
Proposed Ground Floor



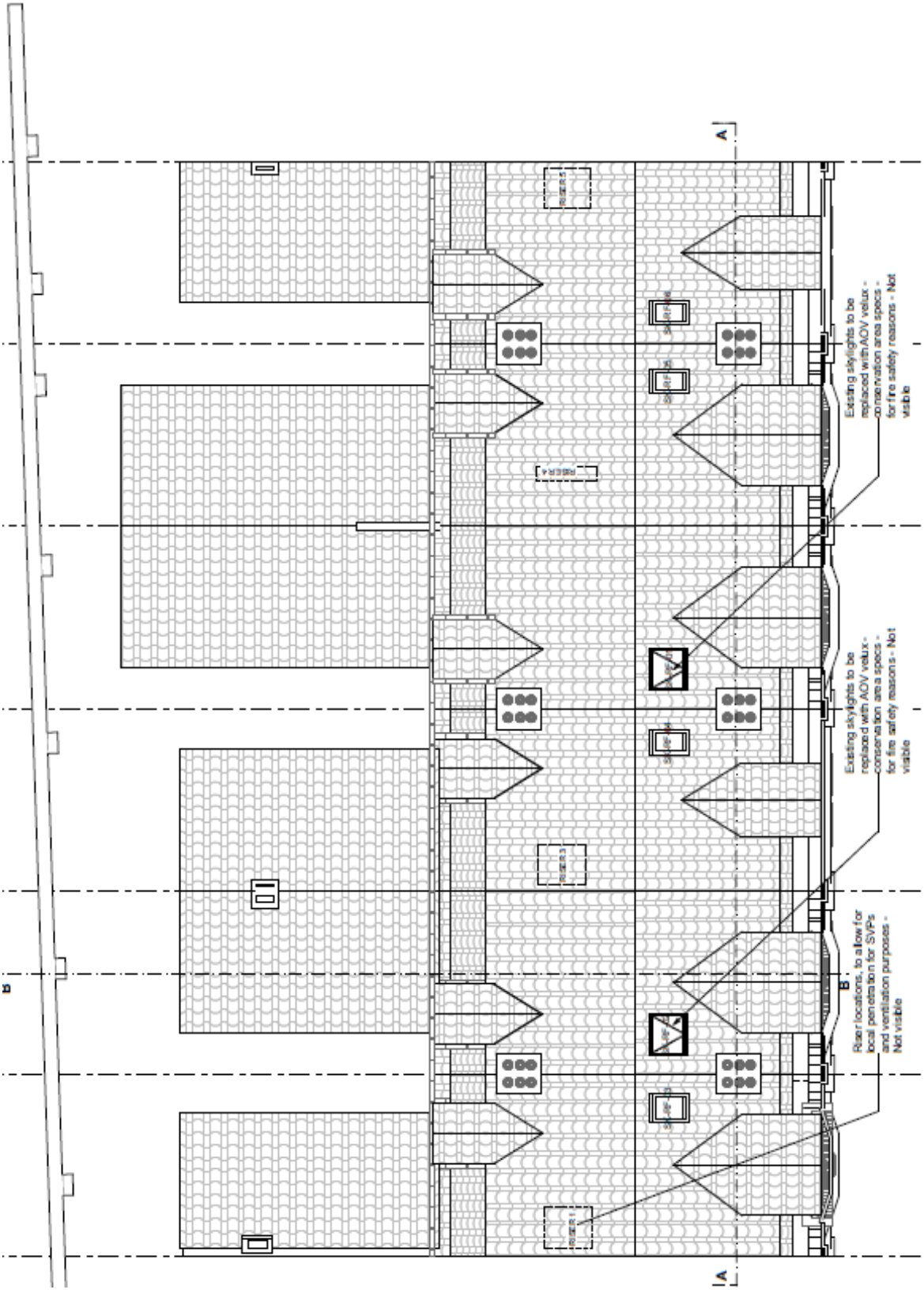
Proposed First Floor



Proposed Second Floor



Proposed Third Floor



Proposed Roof Plan

Proposed Front Elevation

Proposed Rear Elevation