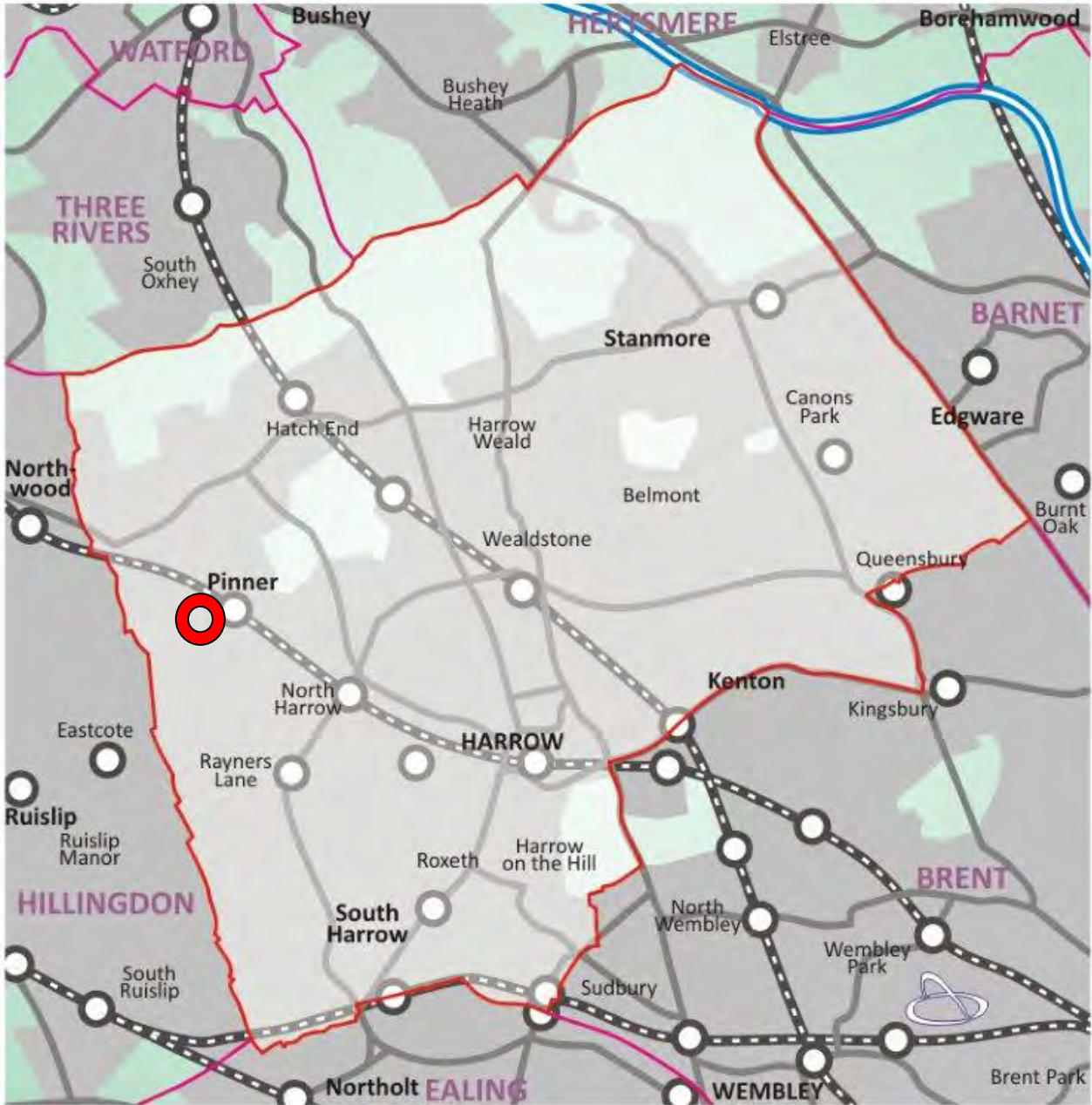
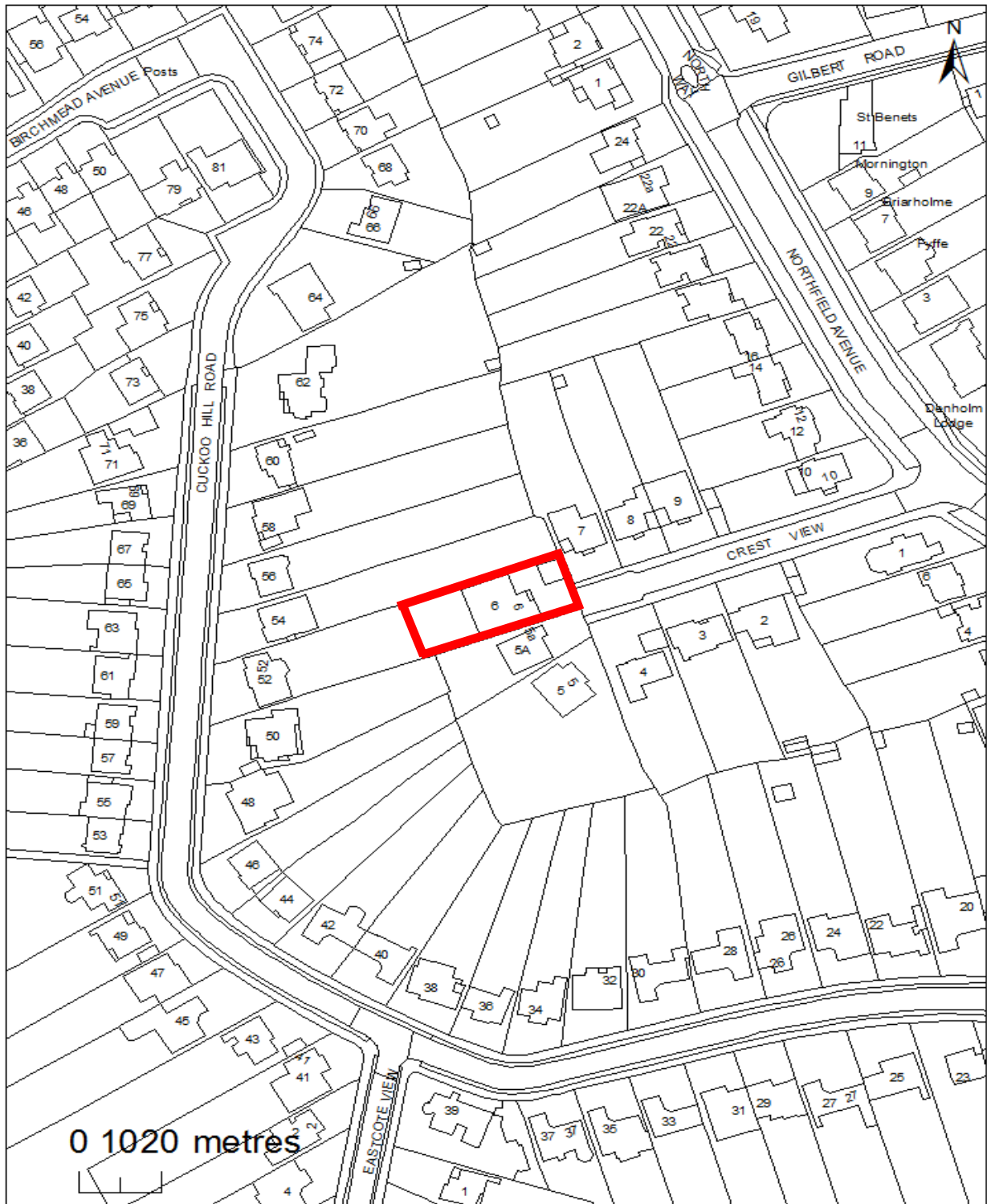


 = application site



<b>6 Crest View, Harrow</b>	<b>P/2583/17</b>
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**6 Crest View, Harrow** **P/2583/17**

# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

6<sup>th</sup> September 2017

**APPLICATION NUMBER:** P/2583/17  
**VALIDATE DATE:** 22/06/2017  
**LOCATION:** 6 CREST VIEW  
**WARD:** PINNER  
**POSTCODE:** HA5 1AN  
**APPLICANT:** MR DAVID KANN  
**AGENT:** N/A  
**CASE OFFICER:** KATIE PARKINS  
**EXPIRY DATE:** 31<sup>ST</sup> JULY 2017

### **PURPOSE OF REPORT/PROPOSAL**

The purpose of this report is to set out the Officer recommendations to the Planning Committee regarding an application for planning permission relating to the following proposal:

Erection of a first floor rear extension with Juliette balcony to create part two storey dwelling; four rooflights in front and two rooflights in front roofslopes; enclosure of front porch.

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report, and;
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of this report.

### **REASON FOR THE RECOMMENDATIONS**

The proposed development would accord with relevant policy and the proposed development would have a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers.

For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation, this application is recommended for grant.

## **INFORMATION**

This application is reported to Planning Committee as the application involves land development on land in which a member has an interest and therefore falls outside Part 1 (C.iii) of the Scheme of Delegation.

Statutory Return Type:	E21: Householder Development
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£3,850.00
Local CIL requirement:	£12,100.00

## **HUMAN RIGHTS ACT**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

## **EQUALITIES**

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

## **S17 CRIME & DISORDER ACT**

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985** **BACKGROUND PAPERS USED IN PREPARING THIS REPORT:**

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- Nation Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

**LIST OF ENCLOSURES / APPENDICES:**

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

## OFFICER REPORT

### PART 1 : PLANNING APPLICATION FACT SHEET

<b>The Site</b>	
Address	6 Crest View, Pinner, HA5 1AN
Applicant	Mr John Hinkley
Ward	Pinner
Local Plan allocation	No
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	Critical Drainage Area.

## **PART 2 : ASSESSMENT**

### **1.0 SITE DESCRIPTION**

- 1.1 The application property is a bungalow located at the western end of Crest View in Pinner.
- 1.2 The dwellinghouse has an existing rear extensions and a detached garage located to the front of the property.
- 1.3 The property includes a raised patio area beyond the rear elevation wall and a rear garden which has a slight gradient down towards the rear boundary. The rear elevation of the dwellinghouse is located approximately 14.46m away from the rear boundary. There is a change in ground level of approximately 1m from the patio to the garden.
- 1.4 The north flank wall of No.5A Crest View is angled away from the boundary with No.6 Crest View with a separation distance of approximately 2m.
- 1.5 The southern boundary of the site is shared with No.54 Cuckoo Hill Drive, with its garden space located towards the south of the site. No.52 Cuckoo Hill Drive is located towards the rear of the site.
- 1.6 There is a thick vegetation cover along the rear and side boundaries of the garden.

### **2.0 PROPOSAL**

- 2.1 It is proposed to build a first floor rear extension with Juliette balcony to create a part two-storey dwelling; four rooflights in front and two rooflights in rear roofslopes; enclosure of front porch.
- 2.2 The first floor rear extension would extend the whole width of the dwellinghouse (approximately 13.4m) and would have a maximum height of approximately 7.2m. The profile of the existing roof slope would be retained and would extend up to a ridge height of 7.2m with a cat-slide roof and a gable-end feature on the rear elevation.
- 2.3 The rear elevation would contain windows and a Juliette balcony and rooflights in the rear roofslope. Windows would be installed in the side elevations at first floor level.
- 2.4 The first floor extension would provide two bedrooms, a shower room and eaves storage.
- 2.5 The existing front porch would be enclosed and would be 1.24m deep and 2.6m wide. It would not project any further beyond the front building line of the existing dwellinghouse.

### 3.0 **RELEVANT PLANNING HISTORY**

3.1 A summary of the relevant planning application history is set out in the table below:

<b>Ref no.</b>	<b>Description</b>	<b>Status and date of decision</b>
HAR/9100	Erection of house	Granted (10/05/1954)
HAR/9100/A	Erection of bungalow and garage	Granted (25/03/1955)
HAR/9100/B	Erection of bungalow and garage	Granted (10/02/1956)
LBH/291	Erection of detached bungalow/garage	Withdrawn
LBH/291/1	Erection of detached bungalow garage	Granted (09/02/1966)
LBH/291/2	Extension to lounge	Granted (18/05/1970)
LBH/16730	Erection of single storey extension to rear of bungalow	Granted (11/04/1980)
P/0471/12	Detached outbuilding in rear garden	Withdrawn
P/0945/12	Detached outbuilding in rear garden	Granted (16/06/2012)

### 4.0 **CONSULTATION**

4.1 A total of 5 consultation letters were sent to neighbouring properties regarding this application.

4.2 The overall public consultation period expired on 13/06/2017.



4.3 Adjoining Properties

Number of letters Sent	5
Number of Responses Received	2
Number in Support	0
Number of Objections	2
Number of other Representations (neither objecting or supporting)	0

4.4 2 objections were received from an adjoining resident.

4.5 A summary of the responses received along with the Officer comments are set out below:

Details of Representation	Summary of Comments	Officer Comments
Mr Derek Hewins 54 Cuckoo Hill Drive	<p>Objects to the application due to:</p> <ul style="list-style-type: none"> <li>• No impartiality.</li> <li>• Significant loss of Privacy. The property is already in an elevated position looking down over the gardens and houses on Cuckoo Hill Drive.</li> <li>• Overdevelopment of the site. The scale of this development is out of keeping and will result in a substantial expanse of visible brick, glass and roof with overbearing impact resulting in loss of amenity and value.</li> <li>• Inconsistent with the character of the area.</li> <li>• Unnecessary development, and no justification for this development.</li> </ul>	<p>The scheme of delegation requires the application to be determined by the Planning Committee as the applicants are both members.</p> <p>Issues relating to impact to residential amenities are addressed in Section 6.3 of this report.</p> <p>Issues relating to impact to character and appearance are addressed in Section 6.2 of this report.</p> <p>Issues relating to property value are not a material planning consideration.</p> <p>Issues relating to necessity are not a</p>

		material planning consideration.
Mrs A Harkness 5a Crest View.	Objects to the application due to: <ul style="list-style-type: none"> <li>• Significant loss of Privacy to 5a Crest View and to the neighbours at the end of the plot.</li> </ul>	Issues relating to impact to residential amenities are addressed in Section 6.3 of this report.

#### 4.6 Statutory and Non Statutory Consultation

4.7 No statutory and non-statutory consultations were required for this scheme.

#### 4.8 External Consultation

4.9 The Pinner Association was consulted who did not raise any objection to the proposal.

### 5.0 **POLICIES**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2015 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

### 6.0 **ASSESSMENT**

6.1 The main issues are;

Character and Appearance of the Area  
Residential Amenity - Neighbouring Occupiers  
Development and Flood Risk

6.2 Character and Appearance of the Area

6.2.1 Paragraph 6.64 of the adopted SPD states *“All roofs should be designed to reflect the character of the dwellinghouse and those adjoining to provide a satisfactory appearance. The height of any first floor or two storey extension should not exceed the height of the highest part of the roof of the existing dwellinghouse”*.

6.2.2 The proposed first floor rear extension with a cat-slide roof would respect the profile of the existing roofslope. The height of the proposed first floor rear extension would exceed the height of the highest of the roof of the existing dwellinghouse. However, the existing bungalow is located in an area characterised by two-storey dwellinghouses. The proposed enclosure to the existing front porch would not project beyond the front building line of the existing dwellinghouse and is of a modest size and design. It is considered that the proposed extensions due to their size, scale design and massing would not result in the dwellinghouse appearing incongruous given the sites context, nor result in a detrimental impact to the character and appearance of the original dwellinghouse.

6.2.3 In summary, the proposal is considered to be acceptable in terms of character and appearance, in accordance to policies 7.4B and 7.6.B of the London Plan (2016), policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 of the Harrow Development Management Policies (2013) and the adopted SPD: Residential Design Guide (2010).

6.3 Residential Amenity - Neighbouring Occupiers

6.3.1 Policy DM1 seeks to “ensure that the amenity and privacy of occupiers of existing and proposed dwellings are safeguarded.”

6.3.2 Due to the siting of the proposed enclosure to the front porch, along with its modest size, it would not result in a loss of amenity to neighbouring occupiers.

6.3.3 The southern flank of the proposed first floor extension would front No.5a Crest View, and would be set-back from the southern boundary by approximately 0.9m. It is considered that due to the size and design of the proposed extension with the cat-slide roof, the proposed extension would not appear overly dominant to No.5a Crest View.

6.3.4 The southern flank includes a ground floor window and three first floor windows. The proposed first floor windows are indicated to have obscured glazing. It is considered, that the proposal would not result in a detrimental impact to the amenities of No.5a due to loss of privacy, subject to the first floor

windows being obscured glazed and no further windows to be installed at first floor level.

- 6.3.5 The proposed rear elevation of the first floor extension includes windows and a Juliette balcony. It is considered that this would not result in a detrimental impact to the privacy or result in unacceptable overlooking to No.5a Crest View or Nos 52 and 54 Cuckoo Hill Road, as first floor windows on rear elevations are typical in a suburban setting and due to the depth of the rear gardens at Nos 52 and 54 Cuckoo Hill Drive.
- 6.3.6 The northern boundary of the site is adjacent to the rear garden of No.54 Cuckoo Hill Road. The northern flank of the proposed first floor extension includes three fixed, opaque windows. It is considered, that the proposed windows on the north elevation would not result in a detrimental impact to the amenities of No.54 Cuckoo Hill Drive due to loss of privacy, subject to the first floor windows being obscured glazed and no further windows to be installed at ground or first floor level. Furthermore, it is considered that the proposal would not appear overly dominant to the neighbouring properties to the detriment of their amenities.
- 6.3.7 In summary, the proposal is considered to be acceptable in terms of neighbouring amenity, in accordance to policy 7.6.B of the London Plan (2016), policy DM1 of the Harrow Development Management Policies (2013) and the adopted SPD: Residential Design Guide (2010), subject to conditions to prevent the installation of any further windows in the north, south and west elevations at ground and first floor levels, and a condition requiring the first floor windows in the north and south elevations to have obscured glazing and to be non-opening below 1.7m from floor level.

#### 6.4 Development and Flood Risk

- 6.4.1 The site is located within a Critical Drainage Area, which means that where there is a net increase in development footprint, there is the potential for surface water run-off rates to increase, but is not in a higher risk flood zone.
- 6.4.2 The response from the Engineering Drainage Section has stated that they have no objection to the proposal. However, they have requested a drawing with a drainage plan indicate surface water and foul water connections and their outfall details.
- 6.4.3 An informative has been attached to remind the applicant of their responsibilities in regard to surface water drainage.

### 7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposal to extend the dwellinghouse with a single storey front, side and rear extension would accord with relevant policy and the proposed development would have a satisfactory impact on the character of the area,

the amenities of existing neighbouring occupiers and in terms of flooding issues.

- 7.2 For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant

## **APPENDIX 1: CONDITIONS AND INFORMATIVES**

### **Conditions**

#### 1 Timing

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

#### 2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: LAM/CV/01 REV:A; LAM/CV/02 REV:A; Design and Access Statement.

REASON: For the avoidance of doubt and in the interests of proper planning.

#### 3 Materials to Match

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To match the appearance of the original dwelling and to safeguard the appearance of the locality.

#### 4 Glazing - Future

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plans shall be installed in the north, south and west elevations of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

#### 5 Glazing – Obscured

The first floor windows in the north and south elevations of the proposed development shall: (a) be of purpose-made obscure glass, (b) be permanently fixed closed below a height of 1.7m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

## Informatives

### 1 Policies

The following policies are relevant to this decision:

#### **The National Planning Policy Framework (2012)**

#### **The London Plan 2016:**

7.4B, 7.6B

#### **The Harrow Core Strategy 2012:**

CS1.B

#### **Harrow Development Management Policies Local Plan 2013:**

DM1 Achieving a High Standard of Development

DM10 On Site Water Management and Surface Water Management

### 2 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

### 3 Party Wall Act

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
  2. building on the boundary with a neighbouring property;
  3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB. Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

### 4 Protection of Highway



The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to [nrswa@harrow.gov.uk](mailto:nrswa@harrow.gov.uk) or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

## 5 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:

0800-1800 hours Monday - Friday (not including Bank Holidays)

0800-1300 hours Saturday

## 6 Surface Water Drainage Management

SUDS Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soakaways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

## 7 Mayor of London CIL

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL

The CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £35/sqm £3,850.00

This amount however does not include indexation, which will be included when a formal Liability Notice is issued. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

You are advised to visit the [planningportal](http://planningportal.co.uk) website where you can download the appropriate document templates.

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_1\\_assumption\\_of\\_liability.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf)

[https://ecab.planningportal.co.uk/uploads/1app/forms/cil\\_questions.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf)

If you have a Commencement Date please also complete CIL Form 6:

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

The above forms should be emailed to [HarrowCIL@Harrow.gov.uk](mailto:HarrowCIL@Harrow.gov.uk)

Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties.

## 8 Harrow Community Infrastructure Levy

Harrow has a Community Infrastructure Levy which applies Borough wide for certain developments of over 100sqm gross internal floor space.

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis) - £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Harrow CIL Liability for this development is: £12,100.00. This figure excludes indexation, which will be included when a formal Liability Notice is issued. The CIL Liability is payable upon the commencement of development.

You are advised to visit the [planningportal](http://planningportal.co.uk) website where you can download

the relevant CIL Forms.

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_1\\_assumption\\_of\\_liability.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf)

[https://ecab.planningportal.co.uk/uploads/1app/forms/cil\\_questions.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf)

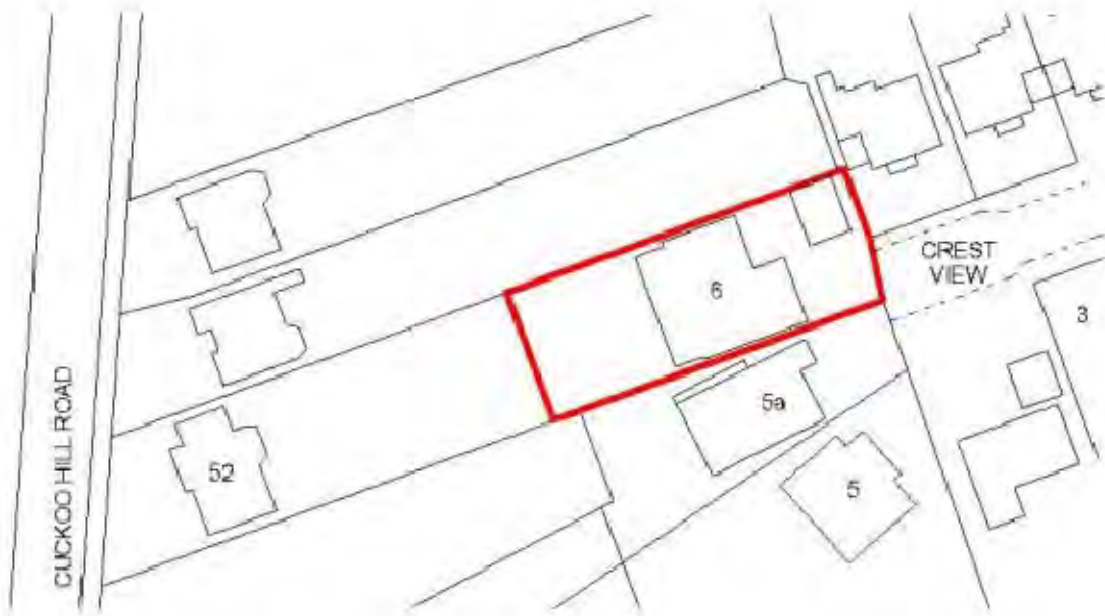
If you have a Commencement Date please also complete CIL Form 6:

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

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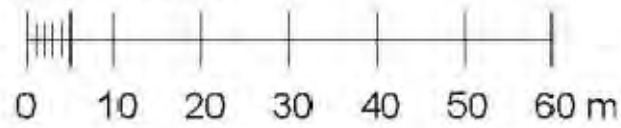
**APPENDIX 2: SITE PLAN**



**Site Location Plan**

1 : 1250

Scale 1:1250



**APPENDIX 3: SITE PHOTOGRAPHS**



Existing front elevation of the subject property.



Existing front elevation of the subject property and the neighbouring property No.5a Crest View located to the left.



Existing rear elevation of the subject property.

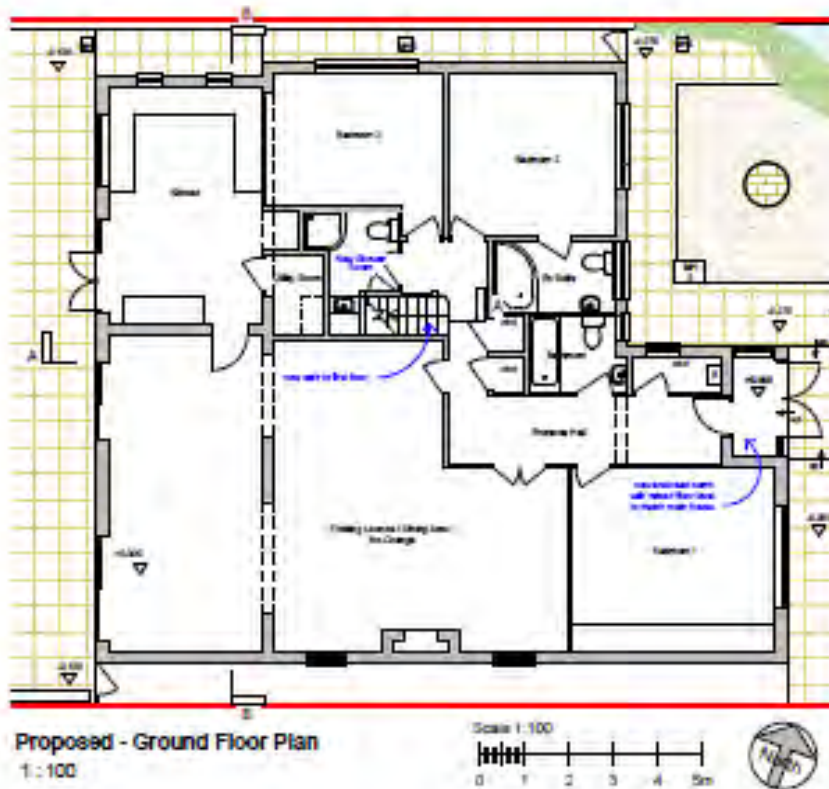
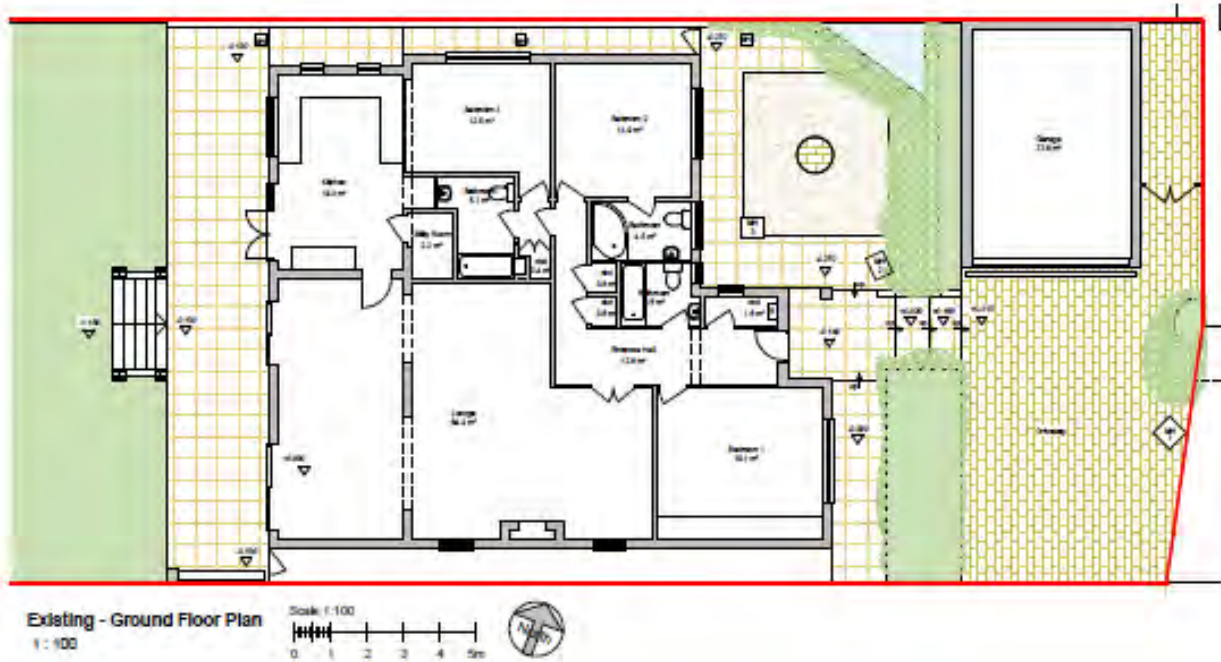


Existing rear elevation of the subject property facing towards the northern boundary of the site.

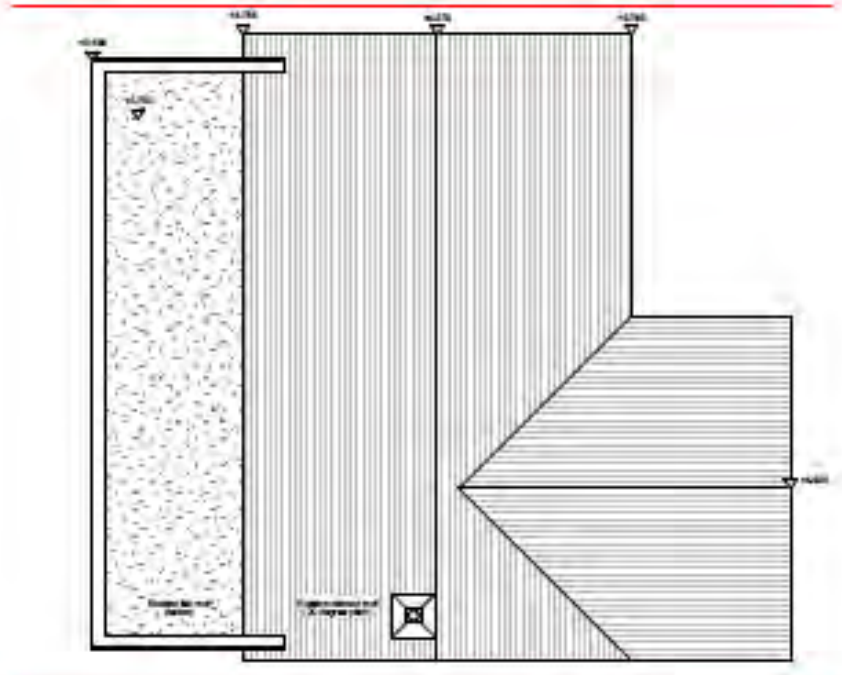


Existing rear elevation of the subject property and the side/rear elevation of the neighbouring property No.5a Crest View.

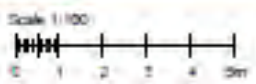
# APPENDIX 4: PLANS AND ELEVATIONS

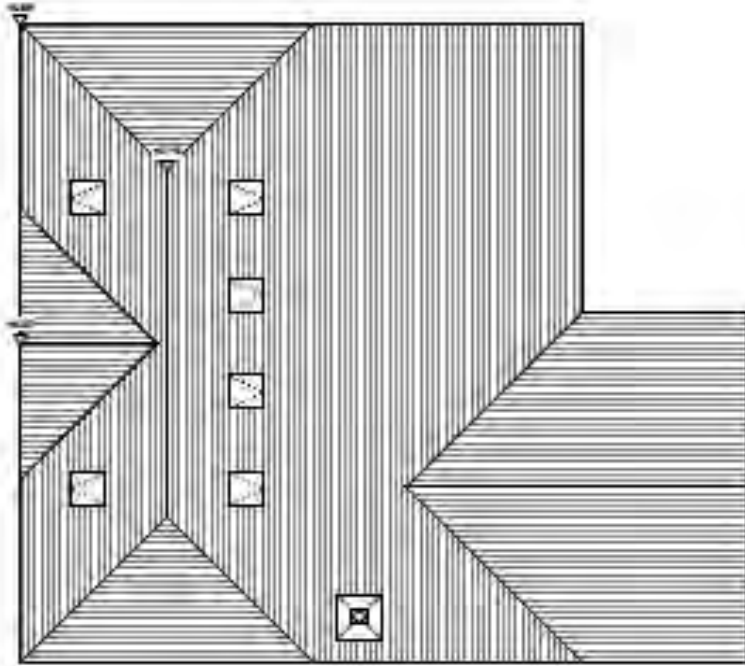






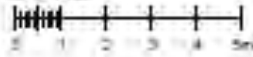
Existing - Roof Plan  
1:100

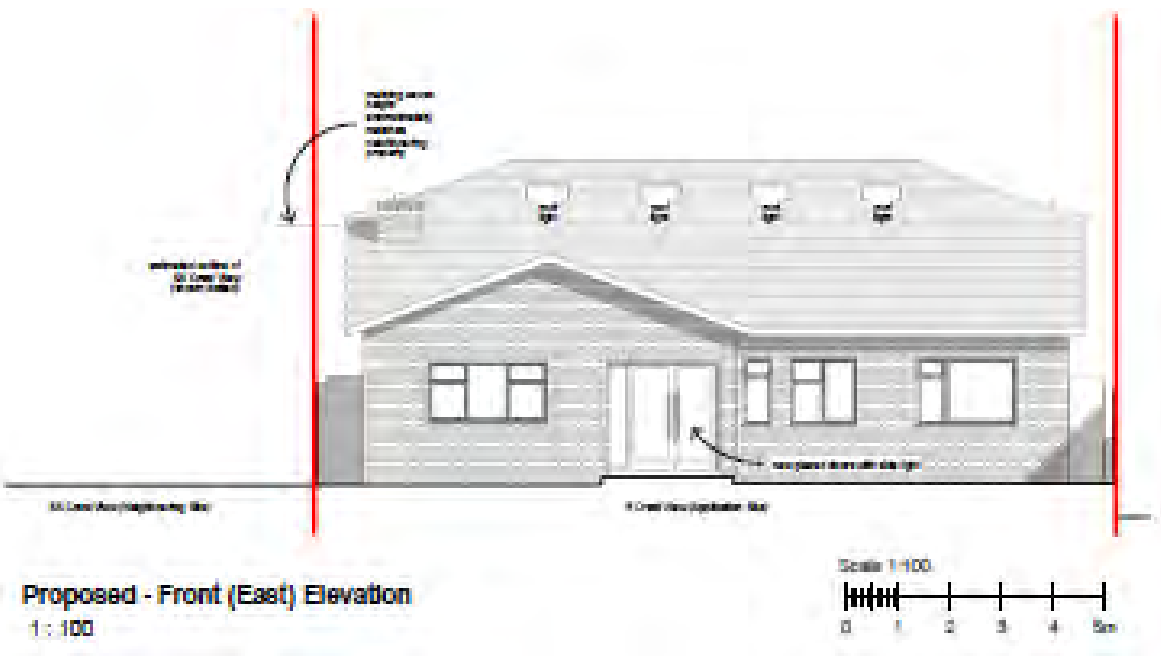
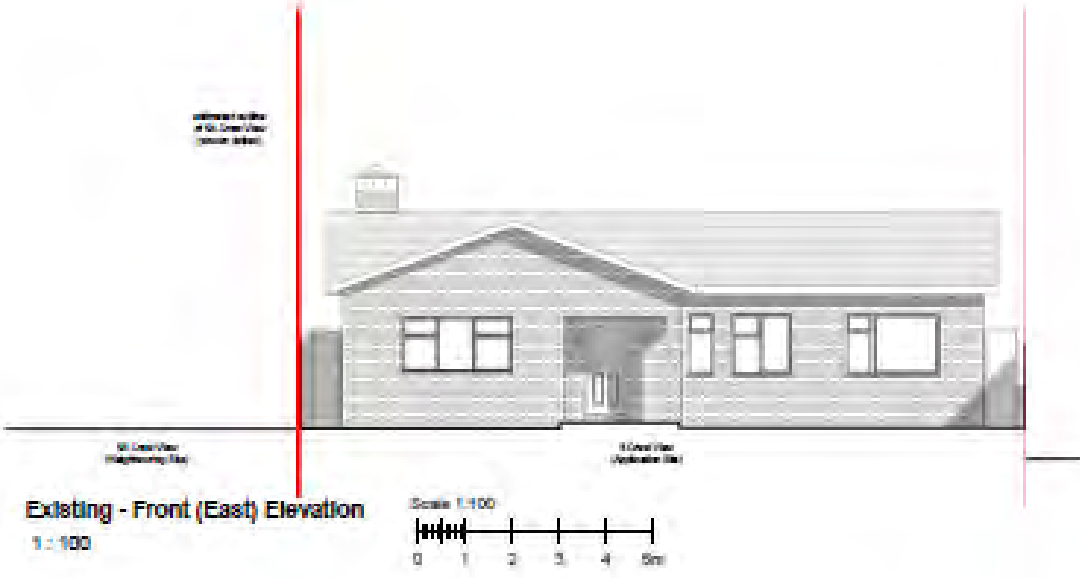




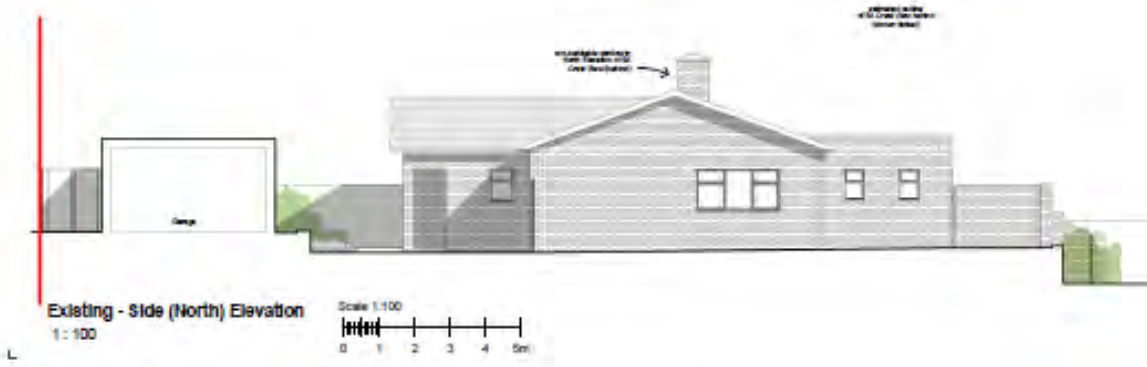
Proposed - Roof Plan  
1:100

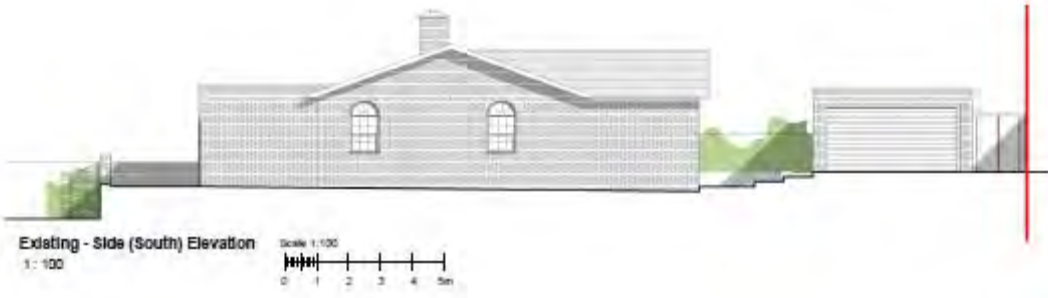
Scale 1:100











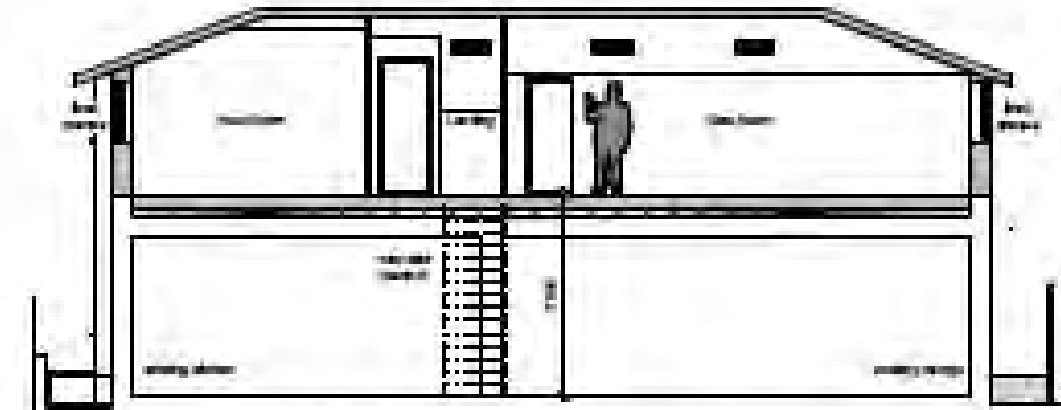
Existing - Side (South) Elevation  
1:100

Scale 1:100  
0 1 2 3 4 5m



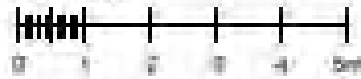
Proposed - Side (South) Elevation  
1:100

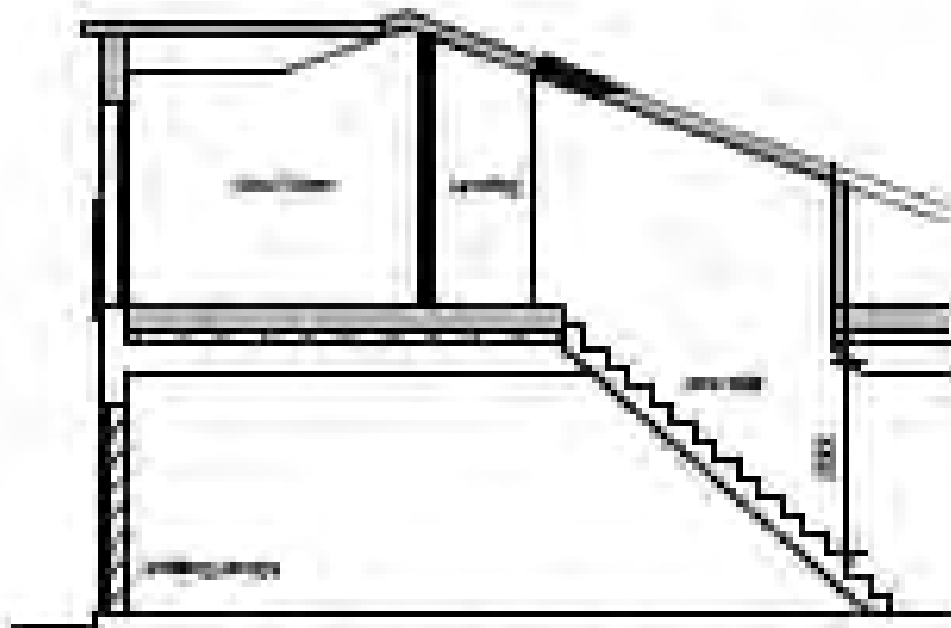
Scale 1:100  
0 1 2 3 4 5m



**Proposed Section B - North-South**  
1:100

Scale 1:100





**Proposed Section A - East-West**

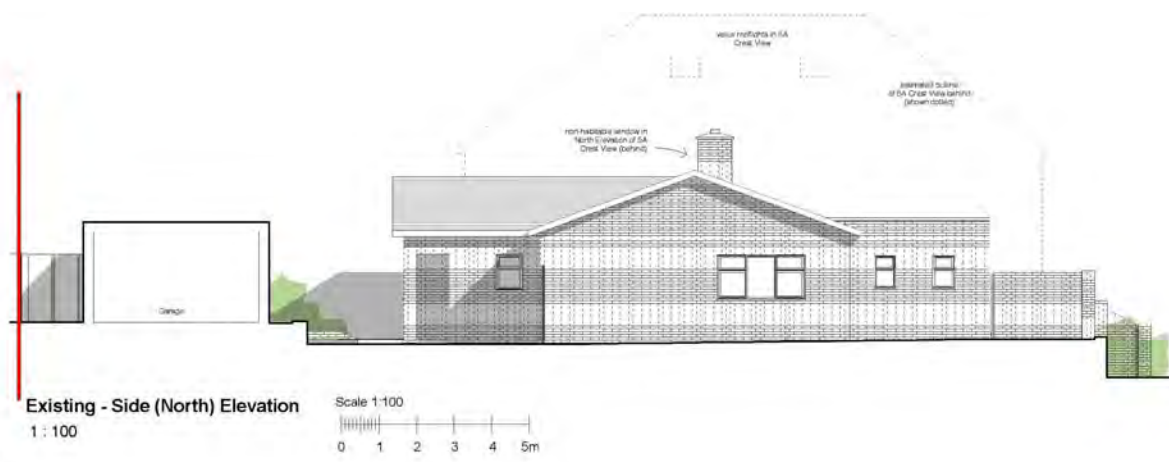
1:100

Scale 1:100





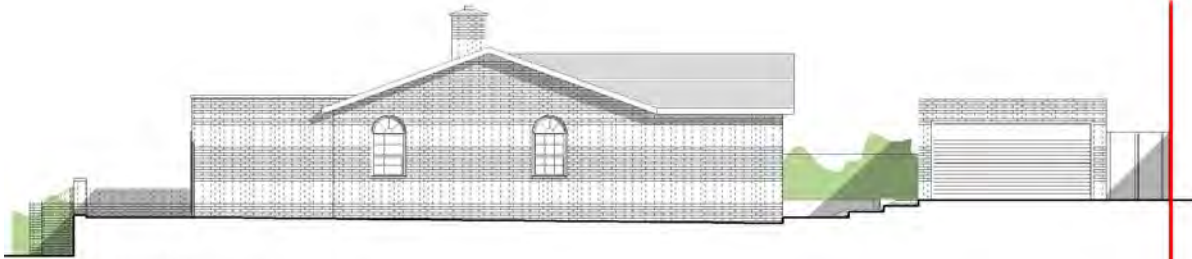




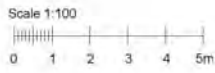
Existing - Side (North) Elevation  
1 : 100



Proposed - Side (North) Elevation  
1 : 100

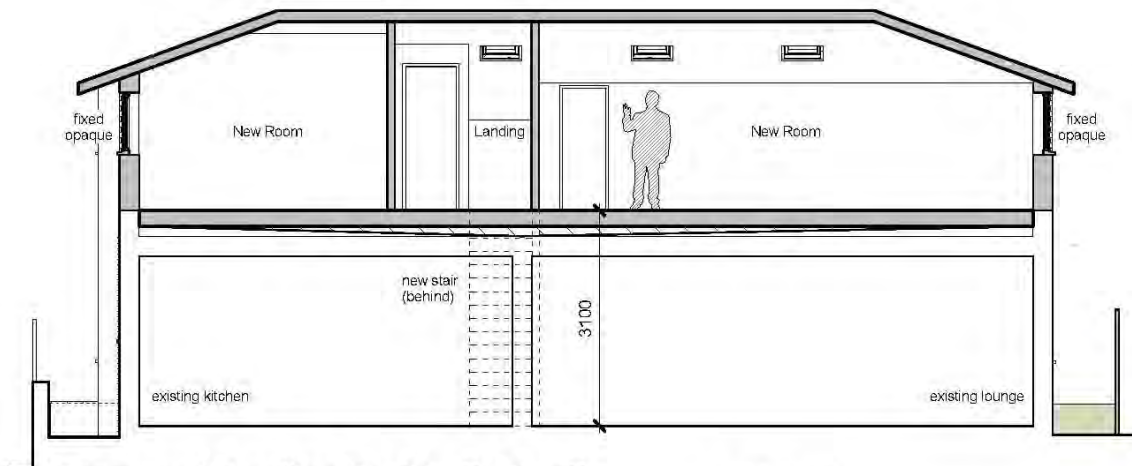


Existing - Side (South) Elevation  
1:100



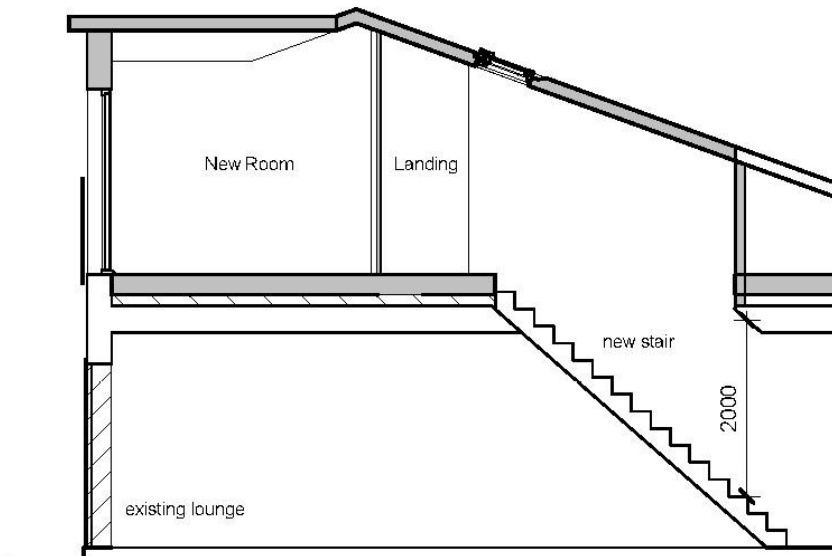
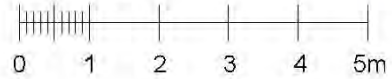
Proposed - Side (South) Elevation  
1:100





**Proposed Section B - North-South**  
1 : 100

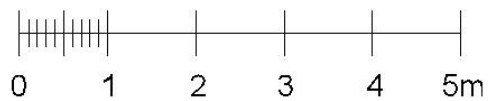
Scale 1:100



**Proposed Section A - East-West**

1 : 100

Scale 1:100



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