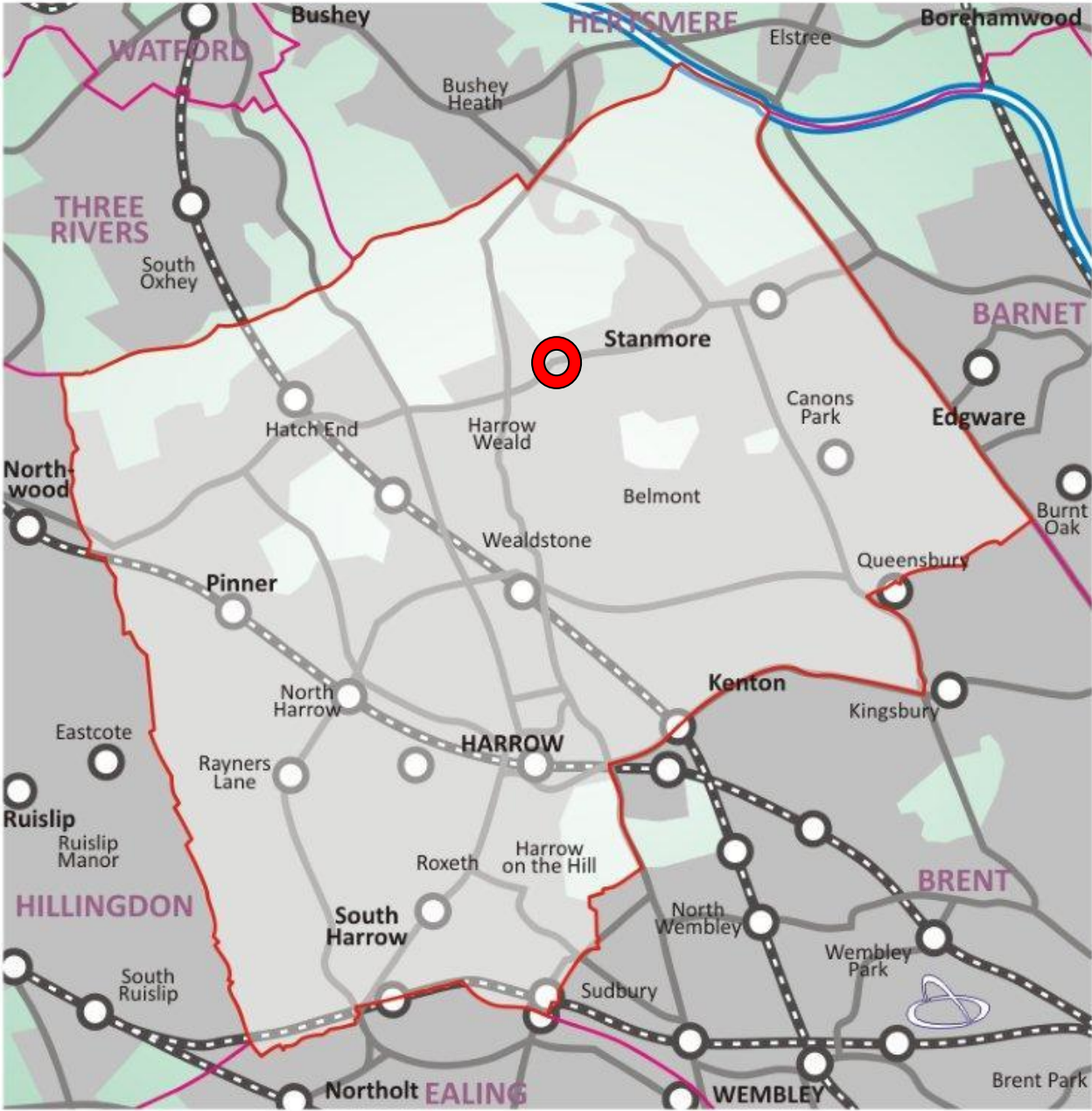


 = application site



<b>Buckingham House East, Buckingham Parade The Broadway, Stanmore, HA7 4EB</b>	<b>P/4904/17</b>
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# Buckingham House East



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# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

21<sup>ST</sup> March 2018

**APPLICATION NUMBER:** P/4904/17  
**VALIDATE DATE:** 13/11/2017  
**LOCATION:** BUCKINGHAM HOUSE EAST BUCKINGHAM PARADE  
THE BROADWAY STANMORE  
**WARD:** STANMORE  
**POSTCODE:** HA7 4EB  
**APPLICANT:** BUCKINGHAM HOUSE LTD  
**AGENT:** RPS CGMS  
**CASE OFFICER:** ZAKERA MATIN  
**EXPIRY DATE:** 30/03/2018

### 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.

Creation of additional third floor to existing building to provide an additional 9 self contained flats (Use Class C3).

### RECOMMENDATION A

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 authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:
  - i) Ensure that procedures are in place to restrict prospective owners, residents, occupiers or tenants of the Units of the Development from acquiring Resident Parking Permit or Visitors Parking Permit to park a motor vehicle where a CPZ has been implemented unless they hold a Disabled Person's Badge.
  - ii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.
  - iii) Planning Administration Fee: Payment of £500 administration fee for the monitoring and compliance of the legal agreement

## RECOMMENDATION B

That if the Section 106 Agreement is not completed by 21st of June 2018, or as such extended period as may be agreed by the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to **REFUSE** planning permission to the Divisional Director of Regeneration, Enterprise and Planning on the grounds that:

The proposed development, in the absence of a legal agreement to provide restriction of resident parking permits, would fail to comply with the requirements of policies 7.4.B and 7.5 of The London Plan 2016 and policy CS1.J of the Harrow Core Strategy 2012 and Policies DM1 and DM42 of the Harrow Development Management Policies Local Plan 2013 and would therefore be unacceptable.

## REASON FOR THE RECOMMENDATIONS

The proposed development of the site would provide a quality development comprising of a satisfactory level of residential accommodation, thereby contributing to the Borough's housing stock. The housing development would be appropriate in terms of material presence, attractive streetscape, and good routes, access and make a contribution to the local area, in terms of quality and character.

The decision to **GRANT** planning permission has been taken having regard to the National Planning Policy Framework 2012, the policies and proposals in The Draft London Plan 2017, The London Plan 2016, the Harrow Core Strategy 2012 and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and consultation.

## INFORMATION

This application is reported to Planning Committee because the development would be for 9 new residential units and therefore falls outside Schedule 1(b) of the Scheme of Delegation.

Statutory Return Type:	E: Minor Development
Council Interest:	None
Additional Floor Area:	11.5 sqm
Floor Area:	992
GLA Community Infrastructure Levy (CIL) Contribution (based on a £35 contribution per square metre of additional floorspace):	£34,720
Local CIL requirement (based on a £110 contribution per square metre of additional floorspace):	£109,120

## 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
- National 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

The Site	
Address	Buckingham House East Buckingham Parade The Broadway Stanmore HA7 4EB
Applicant	Buckingham House Ltd
Ward	Stanmore
Local Plan allocation	No
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Critical drainage area	Yes
Other	Within town centre boundary. Eastern side is within Primary Shopping frontage, western side within Secondary Shopping Frontage

Transportation		
Car parking	No. Existing Car Parking spaces	9
	No. Proposed Car Parking spaces	0
	No. Proposed Disabled Parking Spaces	1
Cycle Parking	No. Existing Cycle Parking spaces	19
	No. Proposed Cycle Parking spaces	19
	Cycle Parking Ratio	2.1 (with proposed units)
Public Transport	PTAL Rating	3
	Closest Rail Station / Distance (m)	Stanmore, 500m
	Bus Routes	Accessible by bus
Parking Controls	Controlled Parking Zone?	Yes
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	Yes
Parking Stress	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
	Summary of results of	N/A

	survey	
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	communal refuse bins integral to building

## **PART 2: Assessment**

### **1.0 SITE DESCRIPTION**

- 1.1 The application site consists of Buckingham House East, a three storey building located at the Junction of Stanmore Hill and the Broadway, served by a service road Buckingham Parade.
- 1.2 The building has a ground floor commercial use and residential/office use on the upper floors.
- 1.3 The site levels fall from the north-west to the south-east.
- 1.4 Adjoining the application site to the north-west is Burnell House, a three storey building with a public library on the ground floor and office space on the upper floors. To the south-east of the application site is a three-storey terraced block with commercial uses on the ground floor and residential uses on the upper floors.
- 1.5 The rear of the application site is used as a service yard and contains a car park. The application site includes existing nine car parking space and cycle storage.
- 1.6 The application site is within the Stanmore Town Centre and lies within the Primary Shopping Area boundaries.
- 1.7 The site is in a critical drainage area.

### **2.0 PROPOSED DETAILS**

- 2.1 The proposal is for the addition of a third floor to provide nine self-contained residential units together with external alterations including demolition of external staircase and relocation of plant room.
- 2.2 The flats would be accessed from the front along Buckingham Parade, which is the existing residential entrance. There are separate entrances for the cycle store and refuse store for the flats at the rear.
- 2.3 19 Cycle parking and 1 disabled car parking space are proposed at the rear.
- 2.4 The refuse storage area would consist of 14 communal bins and would be at the rear of the building.

### 3.0 **HISTORY**

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

<b>Ref no.</b>	<b>Description</b>	<b>Status and date of decision</b>
P/3689/17/PREAPP	Single storey roof extension to existing building and the provision of 9 additional units.	31/08/2017 The proposal is acceptable in principle

### 4.0 **CONSULTATION**

4.1 A total of 48 consultation letters were sent to neighbouring properties regarding this application. The overall public consultation period expired on 04/12/2017.

#### 4.2 Adjoining Properties

Number of Letters Sent	48
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

#### 4.3 Statutory and Non Statutory Consultation

4.4 The following consultations have been undertaken:

- Drainage Team Leader
- Waste Management Officers
- Design Officer
- Traffic and Highways

4.5 External Consultation : N/A

4.6 Internal Consultation :

Drainage Engineer, Drainage Team Leader, Design Officer, Waste Management Officer, Environmental Health Officer

4.7 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

<b>Consultee</b>	<b>Summary of Comments</b>	<b>Officer Comments</b>
Drainage Team Leader	No objections.	Comments noted and are addressed in the relevant section of the



		report below.
Design Officer	No objection to the proposal in principle, subject to condition regarding material and window details.	Comments noted and are addressed in the relevant section of the report below. A suitable planning condition is recommended in relation to the proposed materials, listed in appendix 1.
Waste Management Officers	No objections.	Comments noted and are addressed in the relevant section of the report below.
Traffic and Highways	No objections subject to S 106 agreement	Comments noted and are addressed in the relevant section of the report below.
Environmental Health Officer	No objections subject to condition	Comments noted and are addressed in the relevant section of the report below.

## 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 2016 [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 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2015) when adopted and forms part of the development plan for the Borough.

5.5 The document has been published in draft form in December 2017. Currently, the Mayor of London is seeking representations from interested parties/stakeholders, before the draft Plan is sent to the Secretary of State for Examination in Public,

which is not expected to take place until the summer of 2019. Given that that the draft Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications.

## **6.0 APPRAISAL**

6.1 The main issues are;

- Principle of the Development
- Regeneration
- Character and Appearance
- Amenity of Neighbouring Occupiers
- Amenity of Future Occupiers
- Traffic, Parking, Servicing and Construction Issues
- Development and Flood Risk
- Secure by Design Issues
- Sustainable Development/Development and Flood Risk

### 6.2. Principle of Development

The NPPF seeks to significantly boost the supply of housing. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 supports the delivery of a wide choice of high quality homes, widening opportunities for home ownership and the creation of sustainable, inclusive and mixed communities.

6.2.1 The application site is located within Stanmore Town Centre. Core policy CS1.A of the Core Strategy undertakes to manage growth in accordance with the spatial strategy. The spatial strategy directs residential and other development to the Harrow and Wealdstone Intensification (Opportunity) Area, town centres and, in suburban areas, to strategic previously developed sites. Having regard to The National Planning Policy Framework, The London Plan (Policy 3.8) and Policy CS1 of the Harrow Core Strategy , it is considered that the proposed flats would provide an increase in smaller housing stock within the Borough, thereby complying with the housing growth objectives and policies of the, NPPF (2012), Core Strategy and The London Plan. While the scheme will result in more intensive use of the site, the new residential units would have separate resident entrances and refuse storage areas and so would not impair the existing retail unit.

### Residential Accommodation Mix

6.2.2 Policy DM24 of the Harrow DM Policies requires an appropriate mix of residential unit sizes. The proposal would comprise total of 9 new units, 2 of which would be 3 bed and 7 of which would be 2 bed units. In this type of town centre environment, this would be considered an appropriate housing mix and so would accord with policy DM24.

6.2.3 Overall, in principle the proposal is considered acceptable, subject to the other main relevant material planning considerations.

### 6.3 Regeneration

Harrow Regeneration Strategy 2014-26 provides broad regeneration strategy for Harrow. The objective is to provide homes, schools and other infrastructure needed to meet the demands of growing population and business with high quality town and district centre. The proposed residential units would enable the town centre to be more of mixed use and would improve the vitality and vibrancy of the town centre. The presence of the residential units in the town centre would add to natural vigilance. The construction work would create new jobs, thus benefiting the local economy. This would contribute towards housing delivery in Harrow.

### 6.4 Character and Appearance of the Area

- 6.4.1 The National Planning Policy Framework (NPPF) was published by the Government on March 27th 2012. The NPPF does not change the law in relation to planning (as the Localism Act 2012 does), but rather sets out the Government's planning policies for England and how these are expected to be applied. It remains the case that the Council is required to make decisions in accordance with the development plan for an area, unless other material considerations indicate otherwise (S.38 (6) of the Planning Act). The development plan for Harrow comprises The London Plan 2016 [LP] and the Local Development Framework [LDF].
- 6.4.2 The NPPF states (paragraph 64) that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. The NPPF continues to advocate the importance of good design though it is notable that the idea of 'design-led' development has not been carried through from previous national policy guidance to the National Planning Policy Framework.
- 6.4.3 The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. Core Strategy policy CS1.B states that 'all development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design'. Policy D1 of the Draft London Plan 2017 also emphasise on form and character and D2 emphasise on Good Design.
- 6.4.4 Policy DM1 of the DMP seeks to ensure that "proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted".

- 6.4.5 Paragraph 4.4 of the adopted Residential Design Guide SPD states that: “The pattern of development refers to the arrangement of plots, buildings and spaces around the building which, repeated over an area, forms part of that area's character and identity.” Paragraph 4.5 states that the pattern of development plays a vital role in defining the character of the street and influencing the perception of spaciousness and landscape capacity.

#### Scale and Bulk

- 6.4.6 Buckingham House is a three storey flat roof building which follows the bend in the junction where Stanmore Hill meets The Broadway. The levels of the site fall from north-west to south-east. The adjoining three-storey building to the north west (Burnell House) has a higher finished height than the existing subject building and the adjoining three-storey building to the south-east has a smaller ridge height. The surrounding area is predominantly characterised by two/three storey buildings. However, Stanmore Towers (to the south) has an eight storey tower and various buildings to the south side of Church Road are four storeys in height.

The application site is located on a prominent corner plot and its massing and roof form make it appear even more dominant within the streetscene. In the context of the surrounding pattern of development and building height, it is considered that the principle of a fourth storey could be acceptable in this instance. The proposed fourth storey would consist of a recessed mansard roof profile. The maximum height (at its highest point within the site) would be 12m and therefore would still be below the maximum ridge height of Burnell House which adjoins the application site to the north-west. The transition in scale of the three storey building to the south east to the subject building is also considered to be acceptable in relation to the surrounding context. The proposed fourth floor would also follow the stepped appearance of the existing building. Overall, proposal could be supported by officers in terms of scale and bulk.

- 6.4.7 Design and Materials

The proposed fenestration would match existing, while the mansard roof has not been specified, this would be secured by condition to be of a colour and material that would be appropriate for the nearby street scene. In terms of design, some of the nearby properties on the south side of Church Road feature mansard roofs and the proposed mansard will reduce the bulk of the roof. The Council's urban design officer has advised that the proposed fourth floor would be acceptable in design and appearance terms, subject to conditioning of materials and window detailing.

- 6.4.8 It is considered that the proposed siting, design and bulk and scale of the proposed development would not result in an unacceptable impact on the character and appearance of the existing site, streetscene, or wider area. Subject to planning conditions, the proposal is considered acceptable.

## Access

- 6.4.9 In terms of access, the building would have two entrances at the front of the building adjacent to the retail unit, which is the existing entrance to the upper floor flats. This existing arrangement is in keeping with the area and this continued arrangement is considered acceptable. A new lift core would be added to the south- east side entrance, which is considered acceptable.
- 6.4.10 London Plan policy 3.8 which addresses housing choice, requires 90% of new housing to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and 10% of new housing to meet Building Regulation requirement M4 (3) 'wheelchair user dwellings, i.e., is design to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. The application site does not have any ground floor residential units proposed and it would not be considered reasonable to make M4 (3) a requirement, especially with the limited number of new units. However, DM2 requires all new development to be accessible and this will be secured via a planning condition.
- 6.4.11 Parking, other traffic related matters and waste management are to be assessed under the relevant section of this appraisal.
- 6.4.12 Protected Views and Vistas

Policy DM 3 states that, the protected views identified in Shedule 3 will be safeguarded in accordance with the Harrow View Assessment and London Views Management Framework. It further states that, where there is protected view: Development within a landmark viewing corridor should not exceed the specified threshold height unless it would comprise world class architecture or display outstanding qualities either of which would result in an enhancement to the protected view. It further states that, development proposals in the foreground and middle ground of a protected view should not be overly intrusive or unsightly to the detriment of the view or detract from the prominence of the landmark.

The site falls within the wider setting consultation area for the protected view from the Country Park at Wood Farm, Identified within The Harrow Views Assessment (2012).The applicant demonstrated in the submitted Visual Impact Assessment Report that the location of the viewing point is on a much higher level than the level of the application site. Because of the distance and the obscuring effect of the grassland in front of the viewing point, the proposal would not have any material impact within the wider setting consultation area and would not affect the viewer's ability to recognise and appreciate the landmark. Even from vantage point downhill of the designated protected viewpoint, the development would marginally project above the canopy of trees in the foreground of the site and would appear significantly lower than the existing 9 storey tower in Church Road.

Furthermore planning permission has been granted under P/0412/14 on the neighbouring site to the north east for 3 to 8 storey building with maximum height of 25m. The maximum height of the proposed development would be only 13m. The report is accompanied by long view sections which demonstrates that, the prosed development would not be discernible from the protected view location at Wood Farm and will not breach the skyline and will preserve the viewer's ability to

recognise and to appreciate the relevant landmarks such as St Mary Church and Harrow on the Hill.

## Conclusion

6.4.13 Subject to the conditions mentioned above, it is considered that the external appearance and design of the development is consistent with the principles of good design as required by the National Planning Policy Framework (2012). The resultant development would be appropriate in its context and would comply with policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1 B and C of the Harrow Core Strategy, policies DM1 and DM3 of the Council's Development Management Policies Local Plan and the Council's adopted Supplementary Planning Document – Residential Design Guide (2010), which require a high standard of design and layout in all development proposals.

## 6.4 **Amenity of Neighbouring Occupiers**

6.4.1 Core Strategy Policy CS1 B requires development to respond positively to the local context in terms of design, siting, density and spacing. Policy DM1 Achieving a High Standard of Development sets out a number of privacy and amenity criteria for the assessment of the impact of development upon neighbouring occupiers. Harrow has also produced a Residential Design Guide SPD. Policy 7.6 of The London Plan (2016), states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. Policy D1 of the Draft London Plan 2017 emphasises on appropriate outlook, privacy and amenity of development.

### 6.4.2 Neighbouring Occupiers

6.4.3 Given the siting of the proposed residential block, it is considered that the proposal would not have a detrimental impact on the residential amenities of adjoining occupiers. Furthermore, it is considered that the intensification of the building would also not be of a degree which would give rise to undue noise and disturbances by reason of the increased activity (coming/going) of residents from the site, having regard to the sites location in a busy town centre environment

## 6.5 **Future Occupier Amenity**

6.5.1 London Plan Policy 3.5 Quality and Design of Housing Developments sets out a range of criteria for achieving good quality residential development. Part B of the policy deals with residential development at the neighbourhood scale; Part C addresses quality issues at the level of the individual dwelling.

6.5.2 Implementation of the policy is amplified by provisions within the Mayor's Housing SPG (2016). The amplification is extremely comprehensive and overlaps significantly with matters that are dealt with separately elsewhere in this report, particularly Lifetime Neighbourhoods. In response to a request for clarification about the detail internal arrangements of the proposed flats the applicant has advised that the development has been designed to accord with the London Housing Design Guide. Furthermore, the Housing Standards Minor Alterations to

the London Plan have now been adopted as at March 2016. Where relevant these are addressed in the appraisal below.

6.5.3 Core Strategy Policy CS1 K requires a high standard of residential design and layout consistent with the London Plan and associated guidance. Policies DM1 Achieving a High Standard of Development and DM27 Amenity Space set out a number of privacy and amenity criteria for the assessment of proposals for residential development.

6.5.4 Internal space

6.5.5 The proposed dwellings have been designed to meet the London Plan's minimum space standards as set out in The Nationally described space standards, policy 3.5 C of The London Plan (2016) and the Mayor of London Housing SPG (March 2016). The submitted drawings show that the proposed layouts would make acceptable provision for the accommodation of furniture and flexibility in the arrangement of bedroom furniture. The bedrooms would comply with the minimum standards. The flats would provide adequate storage space.

Table showing GIA

	Proposed Floor area sqm	Minimum floor area Required(sqm)
Flat 1- 2B 4P	83	70
Flat 2- 3B 6P	153	95
Flat- 3-2B 4P	91	70
Flat 4 -2B 3 P	73	61
Flat 5-2B 4P	83	70
Flat 6-2B 4P	98	70
Flat 7- 2B 4P	87	70
Flat 8-2B 4P	74	70
Flat 9-2B 4P	110	95

6.5.6 The proposed units are therefore considered to provide an adequate level of accommodation for future occupiers that would not be cramped or contrived.

6.5.7 Privacy

6.5.8 The SPG seeks an adequate level of privacy to habitable rooms in relation to neighbouring property, the street and other public spaces. Policy DM1 Achieving a High Standard of Development in relation to privacy has regard to:

- the prevailing character of privacy in the area and the need to make effective use of land;
- the overlooking relationship between windows and outdoor spaces;
- the distances between facing windows to habitable rooms and kitchens; and;
- the relationship between buildings and site boundaries.

The proposed site is situated within a town centre, an urban location of medium rise buildings. The proposed habitable windows would be located on the north, south, east and west elevations, facing Buckingham Parade on the south, car

parking at the rear, Burnell House on the west and rear of no.14 on the east. The proposed additional floor would have a minimum distance of 3 metres from the flank wall of Burnell House and 26m across High Street. These distances are considered to be a sufficient distance to maintain privacy of future occupiers in the context highlighted above. There would be no side window directly facing no.14.

#### 6.5.9 Dual Aspect

6.5.10 The SPG seeks to avoid single aspect dwellings where: the dwelling is north facing (defined as being within 45 degrees of north); the dwelling would be exposed to harmful levels of external noise; or the dwelling would contain three or more bedrooms. Policy DM1 Achieving a High Standard of Development undertakes to assess amenity having regard to the adequacy of the internal layout in relation to the needs of future occupiers.

6.5.11 Flat 4, 5, 6 and 7 would be single aspect. However they are not overly deep. Furthermore they are 2 bedroom only units, rather than family sized units. Flat 4 and 7 would be oriented south and flat 5 and 6 would be oriented east and north east.

6.5.12 On this basis, it is considered that the proposal would provide an adequate level of light for future occupiers.

#### 6.5.13 Internal Noise

6.5.14 The SPG seeks to limit the transmission of noise from lifts and communal spaces to sensitive rooms through careful attention to the layout of dwellings and the location of lifts. The SPG also recognises the importance of layout in achieving acoustic privacy. Both of these points are picked up by Policy DM1 Achieving a High Standard of Development which undertakes to assess amenity having regard to the adequacy of the internal layout in relation to the needs of future occupiers and, at paragraph 2.15 of the reasoned justification, echoes the SPG position on noise and internal layout.

6.5.15 It is noted that the proposed floor plans generally provide horizontal arrangement that is considered to be satisfactory, there are instances where living room/bed rooms of flats are arranged adjacent to each other for example between flat 1 and 2 and flat 3 and flat 5. While this is not encouraged, this can be addressed through building control regulations to control noise transfer. Aside from a few exceptions, the horizontal arrangement is uniform with like for like rooms adjacent to each other, this would be considered acceptable on balance.

#### 6.5.16 Floor to Ceiling Heights

The London Plan Housing Standards (March 2016) calls for a minimum floor to ceiling height of 2.3 metres across 75% of the GIA of a dwelling. The proposed plans (Sections) indicate that the proposal would achieve a floor to ceiling height of over 2.5m throughout the building, aside from within small areas of the mansard roof, but they would still meet the requirements highlighted above. The proposed layouts are functional and would continue to provide a satisfactory level of



accommodation for future occupiers. As such, the floors to ceiling heights are considered acceptable in this instance.

#### 6.5.17 Outdoor Amenity space

Policy DM27 Amenity Space of the Development Management Policies Local Plan document states that the appropriate form and amount of amenity space should be informed by the Mayor's Housing Design Guide (i.e. the SPG) and criteria set out in the policy.

6.5.18 In terms of private outdoor amenity space, the SPG requires a minimum of 5m<sup>2</sup> per 1-2 person dwelling and an extra 1m<sup>2</sup> for each additional occupant, and for balconies the SPG specifies minimum dimensions of 1.5m x 1.5m. Outdoor terrace space is proposed for Flat 1, 2, 3, 5, 6 and 9. Flats 4, 7 and 8 would have no outdoor amenity space provided. However, the policy states that amenity space should have regard to the likely needs of future occupiers and the character and appearance of existing development in the area. . Terraces and balconies are not present on the adjoining neighbouring buildings and as such are not part of the existing pattern of development. Having regard to the town centre environment and the size of the flats proposed, the lack of amenity space for these flats is not considered to be sufficient to warrant a refusal of the application when balanced against the other planning merits of the scheme, including the desire to make effective use of this previously developed land and highly accessible site. On this basis, it is considered that outdoor amenity space is not required and on this basis, it is considered that the proposed arrangement would be considered acceptable in accordance with policy DM27.

#### 6.5.19 Odour and Noise impact

There are three operational kitchen extracts exhaust mounted at the rear of the building which serves ground floor restaurants. The applicant has submitted Odour impact assessment. The report demonstrates that, the existing extracts are above the current roof height and one of them is redundant and not in use. The proposed development changed the location and the height of the extracts, so that they would discharge 1m above the height of the mansard roof and would be set away from any amenity area. The proposal would comply with the Defra guidance. It is considered that the odour risk would be low. Harrow Environmental Health Officer has no objection.

The applicant has supported a noise impact assessment which indicates that, the proposed flat, in conjunction with the proposed attenuation should be capable of achieving the requirements of the Local Authority. Harrow Environmental Health Officer advises that the report is satisfactory and recommended a condition requiring a scheme for insulation, isolation and attenuation of the kitchen extract ventilation plant, and associate flues, as per the noise report and to the council's satisfaction before the residential accommodation is occupied. Furthermore a follow-up noise report should be required once plant is installed, but before being put into routine operation, to demonstrate that the specifications in the noise report have been complied with.

## 6.6 Traffic, Parking, Access, Servicing and Sustainable Transport

- 6.7 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability and health objectives. It further recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. London Plan policy 6.3 states that 'development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed'. Policies 6.9 and 6.10 relate to the provision of cycle and pedestrian friendly environments, whilst policy 6.13 relates to parking standards. Core Strategy policy CS1.Q seeks to 'secure enhancements to the capacity, accessibility and environmental quality of the transport network', whilst policy CS1.R reinforces the aims of London Plan policy 6.13, which aims to contribute to modal shift through the application of parking standards.
- 6.8 The application site is located in an area with a PTAL of 3 which is fairly accessible by public transport and the distance to Stanmore Station is roughly 500 metres. In this case, policy DM 42 outlines that zero parking provision can be acceptable, subject to sufficient transport capacity within the surrounding area, there would be adequate safeguards against parking on the surrounding highway network and that the needs of blue badge holders would be met by the disable parking space provided. The Council's Highways Officer has no objection to the proposal.
- 6.9 The development does not propose any car parking spaces within the site for use by the proposed residential units. It is considered that a car free development in this location is acceptable due to the Town Centre location. In order to ensure no adverse impact on the controlled parking areas in the locality, a S106 agreement is attached to ensure no residents are eligible for on-street parking permits unless registered disabled. Subject to a S106 agreement, it is considered that the development would not result in any unreasonable impacts on highway safety and convenience and subject to safeguarding conditions would therefore accord with policies DM26 and DM42 of the DMP (2013).
- 6.10 Highways authority has no objection to the car free residential units subject to S 106 agreement and condition requiring detail of cycle storage.
- 6.11 Refuse, Servicing and Emergency Services Access
- 6.12 Refuse storage is proposed to be located within the ground floor of the development and would include 14 bins which would meet the requirements of the Councils Code of Practice for Refuse Storage. Access will be from the rear. While occupants would be required to carry refuse approximately 40m from their front entrance, no objection has been raised by refuse officers in this regard. The existing entrance at the front of the site from High Street and refuse storage at the rear is an acceptable arrangement as it would allow safe access for occupiers and a less prominent location for refuse storage. Due to the large wheeled bins, occupiers would have a weekly refuse collection service.

6.13 This location ensures that the refuse lorry would be within a 10m distance for the operators to collect the waste, and to do so in a safe and efficient manner. Highways Officer and Refuse Officers have not objected to the proposed arrangement. The proposed arrangement would meet policy requirements in terms of refuse provision and servicing. The principle of the servicing from the rear is considered acceptable.

#### 6.14 Walking and Cycling

6.15 The proposal includes 19 cycle parking spaces which would be located to the rear of the site. The Highways Authority has no objection regarding the arrangement. This meets the London Plan in terms of the new units.

6.16 In terms of walking, there are many facilities within a reasonable walking distance including schools, supermarkets, a pharmacy and retail parks.

6.17 It is considered that the proposed development would therefore accord with the relevant policies listed above with regard to walking and cycling and would accord with the aims of Lifetime Neighbourhoods as set out under policy DM 2 of the local plan..

#### 6.18 Construction Logistics Plan

6.19 Construction logistics has been addressed through a planning condition. Subject to securing details, it is considered that the proposed development would not result in any detrimental impact on the surrounding highway network in terms of highway safety.

#### 6.20 Flood Risk and Development

6.21 The application site is located in a critical drainage area of Harrow. Policy DM10 was introduced to address surface water runoff and flood risk from developments. However the proposed development would be located at 4<sup>th</sup> floor level and would therefore not result in additional built development or hardstanding with the exception of the bin and bike store. As such, it is unlikely the development would result in additional impacts with regard to surface water drainage. Nevertheless, in order to address this issue an informative is added regarding SUDS.

### 7. CONCLUSION AND REASONS FOR APPROVAL

7.1 The principle of providing additional residential accommodation at the application site has been considered as acceptable. The proposed housing development would bring forward housing provision of a satisfactory mix to provide housing choice to the borough and of an adequate level to ensure suitable accommodation for future occupiers. It is considered that the proposed extension would have an acceptable design and external appearance and would not have an undue impact on the character and appearance of the area or the residential amenity of neighbouring occupiers. The proposal would provide appropriate living conditions for the future occupiers of the development. In addition to this, the details submitted in relation to refuse and cycle parking is considered to be acceptable.

7.2 For all the reasons considered above, and 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 Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

JM052\_PL\_1100 REV A , JM052\_PL\_1101, JM052\_PL\_1102, JM052\_PL\_1103 REV C, JM052\_PL\_1104 REV B, JM052\_PL\_1201 REV B, JM052\_PL\_1301 REV B, JM052\_PL\_0301, 294033 Fig.1 Sheet 1of 1,40-04 Rev P1, JM 052 PL 0001, JM 052 \_PL 0002, JM 052\_ PL\_ 0100, JM 052\_ PL\_ 0101, JM 052\_ PL\_ 0102, JM 052\_ PL\_ 0103, JM 052\_ PL\_ 0201, JM 052\_ PL\_ 0301 REV A, Un- numbered Drainage plan, Environmental Noise Survey and Plant Noise Assessment Report (25202/PNA1, 2March 2018 by Hann Tucker Associates), Odour Appraisal (2 March 2018 by ARUP), Visual Impact Assessment (February 2018), 3D Images.

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

#### 3 Materials to Match Existing

Notwithstanding the submitted details and approved plans, the development hereby permitted shall not commence, until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- a) Facing materials and roof
- b) Windows and doors;
- c) Rainwater goods

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality and to ensure a satisfactory form of development Details are required PRIOR TO THE COMMENCEMENT OF DEVELOPMENT.

#### 4 Construction Logistics Statement

No development shall take place until a Construction Logistics Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. measures to control the emission of dust and dirt during construction
- v. a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON: To ensure that the construction of the development does not unduly impact on highway safety and the amenities of the existing occupiers of the properties adjacent to the site. This is a PRE-COMMENCEMENT condition.

5 Refuse Storage

The refuse and waste bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on the approved plans. The refuse storage area shown on the approved plans shall be used for the residential units only and shall not be used for the storage of refuse from other sources, including the ground floor retail unit.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area.

6 Cycle Storage

The development hereby permitted shall not be commenced (other than works of demolition) until details of the cycle parking spaces on the site and their phased delivery alongside the development has been submitted to the Local Planning Authority in writing to be agreed. The cycle parking shall be implemented on site for the sole use of the development in accordance with the phasing details and shall be retained for the lifetime of the development.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport. To ensure that cycle parking facilities would be available for all users of the site on immediate occupation of any of the buildings. This is a PRE-COMMENCEMENT condition.

8. M4 (2) Accessibility

The development hereby permitted shall be constructed to the specifications of: "Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings" of the Building Regulations 2013 as far as possible and thereafter retained in that form.

REASON: To ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards.

## 9. Insulation of Buildings

Before the use commences, sound insulation between the flats should be installed in accordance with a scheme agreed with the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate precaution are taken to avoid noise nuisance and to safeguard the amenity of residents. This is a PRE-COMMENCEMENT condition.

The development hereby approved shall not be occupied until details of privacy screens and landscape treatment for the ducts to be installed to the balconies/terraces and their locations across the development have first been submitted to the local planning authority in writing to be agreed. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development achieves a high standard of amenity for future occupiers of this development and the neighbouring occupiers.

- 10 The development hereby approved shall not be occupied until a scheme for insulation, isolation and attenuation of the kitchen extract ventilation plant, and associated flues, as per the noise report have been submitted to the local planning authority in writing to be agreed. Furthermore a follow-up noise report should be required once plant is installed, but before being put into routine operation, to demonstrate that the specifications in the noise report have been complied with. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development achieves a high standard of amenity for future occupiers of this development and the neighbouring occupiers.

## **Informatives**

### 1 **Policies**

The following policies and guidance are relevant to this decision:

#### **National Planning Policy and Guidance:**

National Planning Policy Framework (2012)

#### **Draft London Plan 2017**

GG1 Building strong and inclusive communities

GG4 Delivering the homes Londoners need

D1 London's form and character

D2 Delivering good design

D4 Housing quality and standards

D5 Accessible Housing

H1 Increasing housing supply

H12 Housing Size mix

S1 13 Sustainable Drainage

T3 Transport Capacity, Connectivity and Safeguarding

T4 Assessing and mitigating Transport Impacts

T5 Cycling

T6 Car Parking

#### **The London Plan (2016):**

3.3 Increasing Housing Supply

3.4 Optimising Housing Potential

3.5 Quality and Design of Housing Developments

3.9 Mixed and balanced communities

5.13 Sustainable Drainage

6.9 Cycling

6.10 Walking

6.13 Parking

7.1 Building London's Neighbourhoods and Communities

7.2 An Inclusive Environment

7.3 Designing Out Crime

7.4 Local Character

7.6 Architecture

#### **Local Development Framework**

**Harrow Core Strategy 2012**

CS1 B, C Local Character

CS 1 U Flooding

**Development Management Policies Local Plan 2013**

DM1 Achieving a High Standard of Development

DM2 Achieving Lifetime Neighbourhoods

DM3 Protected Views and Vistas

DM10 On Site Water Management and Surface Water Attenuation

DM12 Sustainable Design and Layout

DM23 Streetside Greenness and Forecourt Greenery

DM24 Housing Mix



DM27 Amenity Space  
DM37 Secondary Shopping Frontage  
DM42 Parking Standards  
DM44 Servicing  
DM45 Waste Management

Supplementary Planning Documents

Mayor of London Housing Supplementary Planning Guidance (2012)  
Residential Design Guide Supplementary Planning Document (2010)  
Accessible Homes Supplementary Planning Document (2010)  
Building Regulations 2010 M4 (2) Category 2: Accessible and Adaptable Dwellings  
Code Of Practice For The Storage And Collection Of Refuse And Materials For Recycling In Domestic Properties 2016

2 Grant with pre-application advice

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)  
This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

3 Mayor CIL

Please be advised that approval of this application by Harrow Council will attract a liability payment £ 11, 620 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL).

Your proposal is subject to a CIL Liability Notice indicating a levy of £34,720 for the application, based on the levy rate for Harrow of £35/sq m and the stated increase in floorspace of 992 sq m.

You are advised to visit the planning portal website where you can download the appropriate document templates.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

4 Harrow CIL

Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly.

Harrow's Charges are: £109,120

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: £109,120

## 5 CONSIDERATE CONTRACTOR CODE OF PRACTICE

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

## 6 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 CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

## 7 COMPLIANCE WITH PLANNING CONDITIONS

**IMPORTANT:** Compliance With Planning Conditions Requiring Submission and Approval

of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a

scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable

## 8 SUDS

The applicant is advised that 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 soak ways 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.

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 applicant's expense. Failure to report any damage could result in a charge being levied against the property.

**Plan Numbers:** JM052\_PL\_1100 REV A , JM052\_PL\_1101, JM052\_PL\_1102, JM052\_PL\_1103 REV C, JM052\_PL\_1104 REV B, JM052\_PL\_1201 REV B, JM052\_PL\_1301 REV B, JM052\_PL\_0301, 294033 Fig.1 Sheet 1of 1,40-04 Rev P1, JM 052 PL 0001, JM 052 \_PL 0002, JM 052\_ PL\_ 0100, JM 052\_ PL\_ 0101, JM 052\_ PL\_ 0102, JM 052\_ PL\_ 0103, JM 052\_ PL\_ 0201, JM 052\_ PL\_ 0301 REV A, Un- numbered Drainage plan, Environmental Noise Survey and Plant Noise Assessment Report (25202/PNA1, 2March 2018 by Hann Tucker Associates), Odour Appraisal (2 March 2018 by ARUP), Visual Impact Assessment (February 2018), 3D Images.

# APPENDIX 2: SITE PLAN



**1** EXISTING BLOCK PLAN  
1:500 @ A1

JAGGA  
 24, 25 & 26  
 19, 20 & 21 Road  
 Walsley  
 Walsley, CV35 9EF  
 T: 01924 854 0314  
 F: 01924 854 0319  
 E: info@jagga.co.uk

No.	Description	Type
All dimensions are in metres unless otherwise stated. All dimensions are to the centre of the line unless otherwise stated. All dimensions are to the centre of the line unless otherwise stated. All dimensions are to the centre of the line unless otherwise stated.		
<b>PROJECT</b> Buckingham House, The Broadway, Birmmham B15 2BB		
<b>CLIENT</b> Existing Block Plan		
<b>DRAWN</b> JAG	<b>CHECKED</b> JAG	<b>DATE</b> 15/03/18
<b>SCALE</b> 1:500		<b>STATUS</b> 1:500
<b>FILE NAME</b> BUNNINGHAM_PARADE		

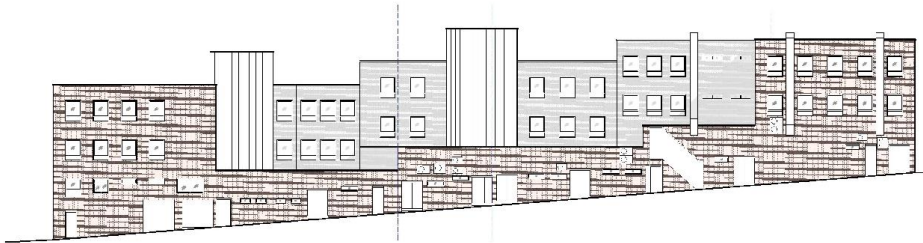
**APPENDIX 3: SITE PHOTOGRAPHS**



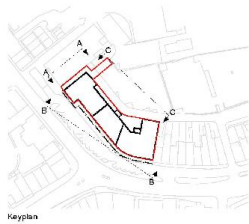
# APPENDIX 4: PLANS AND ELEVATIONS



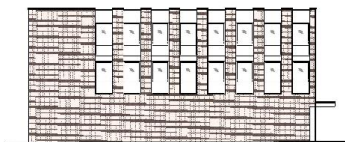
Elevation BB (South West Elevation)



Elevation CC (West Elevation)



Keyplan



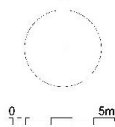
Elevation AA (North Elevation)

**1** EXISTING ELEVATIONS  
1:100 @ A1



2nd Floor  
Stanmore House  
15 - 19 Church Road  
Stanmore  
Middlesex HA7 4AR

T: 020 8954 5731  
F: 020 8954 9279  
E: info@aspargroup.co.uk



PROJECT:  
Buckingham House,  
The Broadway,  
Stanmore,  
HA7 4EB

DRAWING:  
Existing Elevations

Rev	Description	Date

All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. Do not scale from this drawing or reproduce without consent.  
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This drawing is to be read in conjunction with all relevant consultants and/or specialist's drawings/specifications and any discrepancies or variations are to be notified to Jasper Group before the affected work commences.

DWN:	CKD:	DATE:	STATUS:
DS	AM	13/08/17	PLANNING
SCALE:	DWG NO:	REV:	
1:100 @ A1	JM002_P1_0201		





1 PROPOSED GROUND FLOOR PLAN  
1:100 @ A0

2nd Floor  
Buckingham House  
15 - 19 Church Road  
Stanmore  
Middlesex HA7 6AS  
T: 020 8954 5731  
F: 020 8954 0279  
E: info@jaspargroup.co.uk



**KEY**

	BIN STORE
	NEW LIFT (RETRO-FIT)
	1 NO. DISABLED SPACE
	BIKE STORE

Rev	Description	Date
A	Relocation Bike store	05.01.18

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The drawings to be used in construction shall be issued by consultants and/or specialist subcontractors and, if appropriate, or suppliers are to refer back to Jaspargroup before the affected work commences.

PROJECT: Buckingham House  
The Broadway,  
Stanmore,  
HA7 6EB

DRAWING: Proposed Ground Floor Plan

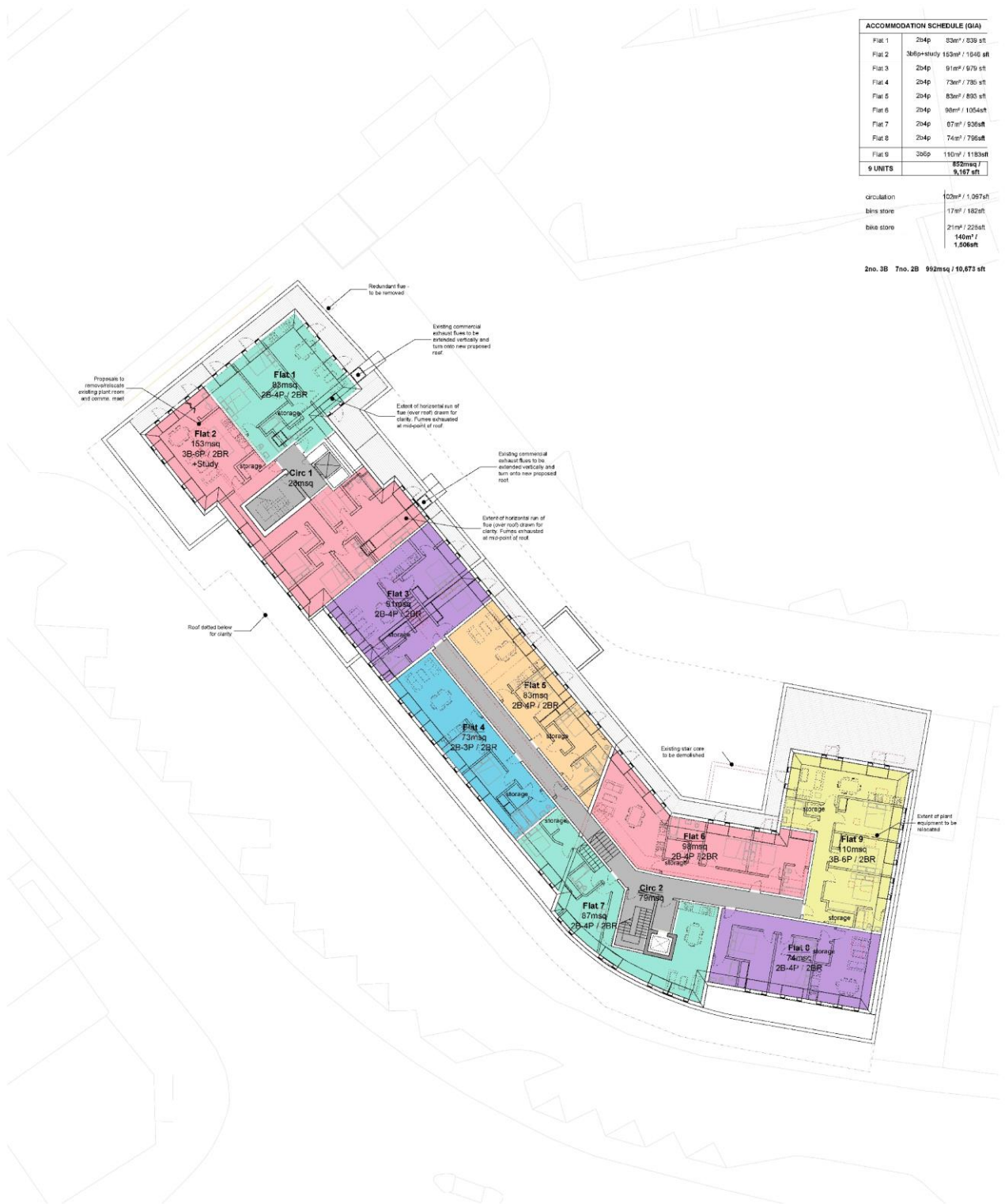
DWN	CHKD	DATE	STATUS
DS	-	12/10/17	PLANNING

SCALE	DWG NO.	REV
1:100 @ A0	JM02_PL_100	A

ACCOMMODATION SCHEDULE (GIA)		
Flat 1	2b4p	53m <sup>2</sup> / 570 sq ft
Flat 2	3bfp+study	153m <sup>2</sup> / 1648 sq ft
Flat 3	2b4p	91m <sup>2</sup> / 979 sq ft
Flat 4	2b4p	73m <sup>2</sup> / 785 sq ft
Flat 5	2b4p	83m <sup>2</sup> / 893 sq ft
Flat 6	2b4p	98m <sup>2</sup> / 1054 sq ft
Flat 7	2b4p	87m <sup>2</sup> / 936 sq ft
Flat 8	2b4p	74m <sup>2</sup> / 795 sq ft
Flat 9	3bfp	110m <sup>2</sup> / 1183 sq ft
<b>9 UNITS</b>		<b>852m<sup>2</sup> / 9,137 sq ft</b>

circulation	100m <sup>2</sup> / 1,077 sq ft
bike store	17m <sup>2</sup> / 182 sq ft
bike store	21m <sup>2</sup> / 225 sq ft
	140m <sup>2</sup> / 1,506 sq ft

**2no. 3B 7no. 2B 992m<sup>2</sup> / 10,673 sq ft**



**1 PROPOSED THIRD FLOOR PLAN**  
1:100 @ A0



2nd Floor  
Stamens House  
10 - 19 Church Road  
Stamens  
Middlesex HA7 4AR  
T: 020 8854 5731  
F: 020 8554 9278  
E: info@jaspangroup.co.uk



KEY	
	EXTENT OF ROOFTOP PLANT EQUIPMENT TO BE EITHER REMOVED OR RELOCATED SUBJECT TO FULL SURVEY AND DEMISE APPORTIONMENT.
	PROPOSED UNITS (VARIOUS COLOURS)
	OUTDOOR TERRACE

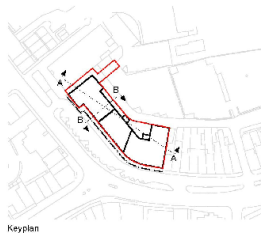
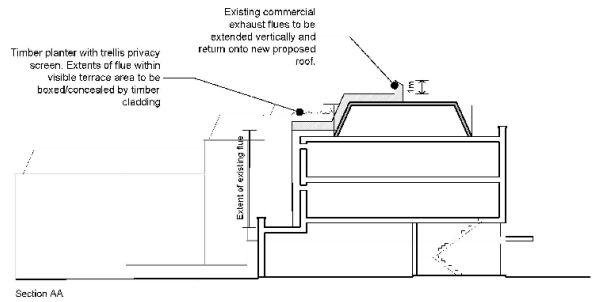
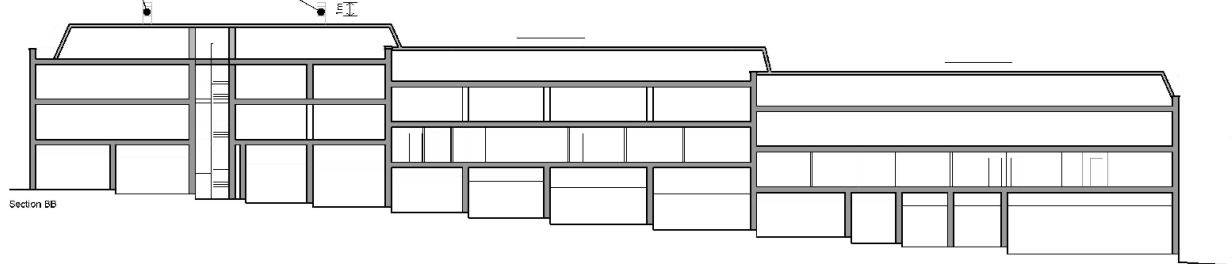
Rev	Description	Date
C	Flue heights amended	27.02.18
B	Flue extensions added	21.02.18
A	Internal reorganisation to space standards	12.01.18
Rev	Description	Date

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PROJECT: Buckingham House, The Broadway, Stamens, HA7 4EB			
DRAWING: Proposed Third Floor Plan			
DWG NO:	CHD:	DATE:	STATUS:
1:100 @ A0	DS	12/10/17	PLANNING
SCALE:	DWG NO:	DATE:	REV:
1:100 @ A0	J8802_PL_1103		G



Extent of horizontal run of flue in elevation. Fumes exhausted at mid-point of roof.

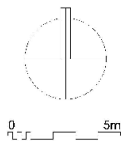


**1** PROPOSED SECTIONS  
1:100 @ A1



2nd Floor  
Stanmore House  
15 - 19 Church Road  
Stanmore  
Middlesex HA7 4AR

T: 020 8954 5731  
F: 020 8954 9279  
E: info@jaspargroup.co.uk



PROJECT:  
Buckingham House,  
The Broadway,  
Stanmore,  
HA7 4EB

DRAWING:  
Proposed Sections

Rev	Description	Date
B	Flue length amended	27.02.18
A	Flue extension added	21.02.18

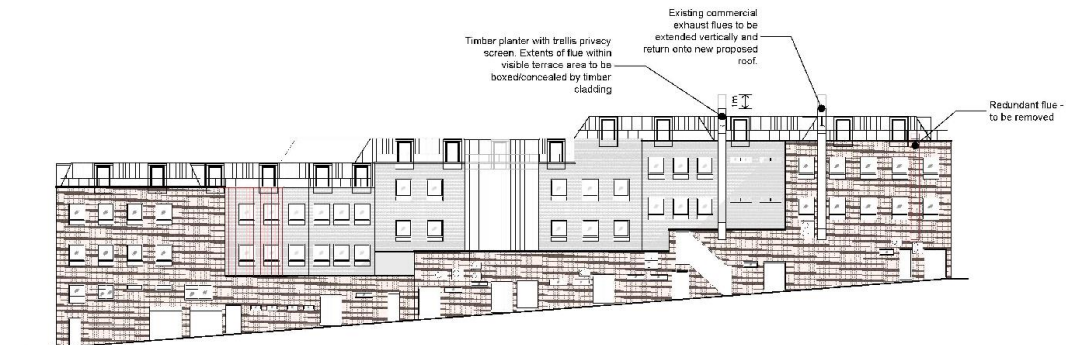
All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. Do not scale from this drawing or reproduce without consent.  
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This drawing is to be read in conjunction with all relevant consultants and/or specialist's drawings/documents and any discrepancies or variations are to be notified to Jaspas Group before the affected work commences.

DWN:	CKD:	DATE:	STATUS:
DS	AM	18/08/17	PLANNING
SCALE:	DWG NO:		REV:
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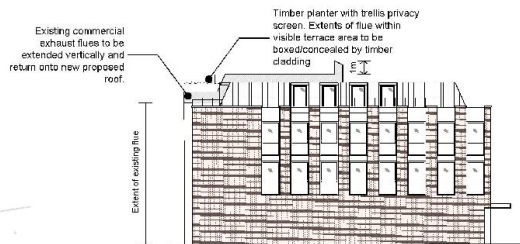
Extent of horizontal run of flue in elevation. Fumes exhausted at mid-point of roof.



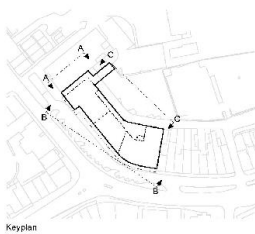
Elevation BB (South West Elevation)



Elevation OC (West Elevation)



Elevation AA (North Elevation)



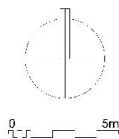
Keyplan

**1** PROPOSED ELEVATIONS  
1:100 @ A1

**KEY**  
EXTENT OF ROOFTOP PLANT EQUIPMENT TO BE EITHER REMOVED OR RELOCATED. SUBJECT TO FULL SURVEY AND DEMISE APPORTIONMENT.



2nd Floor  
Stanmore House  
15 - 19 Church Road  
Stanmore  
Middlesex HA7 4AR  
T: 020 8954 5731  
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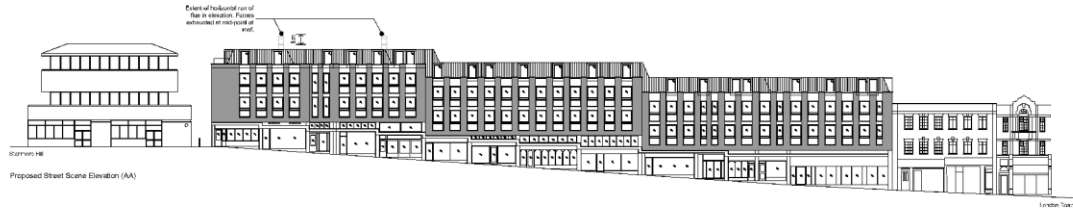
PROJECT:  
Buckingham House,  
The Broadway,  
Stanmore,  
HA7 4EB

DRAWING:  
Proposed Elevations

Rev	Description	Date
B	Flue length amended	27.02.18
A	Flue extensions added	21.02.18

All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. Do not scale from this drawing or reproduce without consent.  
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DWN	CKD	DATE	STATUS
DS	AM	18/02/17	PLANNING
SCALE:	DWG NO:	REV:	
1:100 @ A1	JN002_FL_1201	B	




**PROPOSED STREETSCENE ELEVATION**  
 120 G-01

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 VI. The architect is not responsible for the performance of the project.

**PROJECT**  
 Burlington House  
 The Broadway  
 Downtown  
 V6Y 4E8

**DRAWINGS**  
 Proposed Streetscene Elevation (AA)

DATE	BY	DATE	BY
2018.03.15	JAS	2018.03.15	JAS
2018.03.15	JAS	2018.03.15	JAS