10.6 Facade Access and Maintenance

The current strategy for the building has been developed considering the
specific nature of the site and primarily:
- The size and bulk of the buildings
- The geometry and detail of the facades
- The types of occupancy
- Site location, boundaries and contraints
- Safety of operatives

Access has been considered for the following types of maintenance:
- Facade cleaning
- Glass replacement

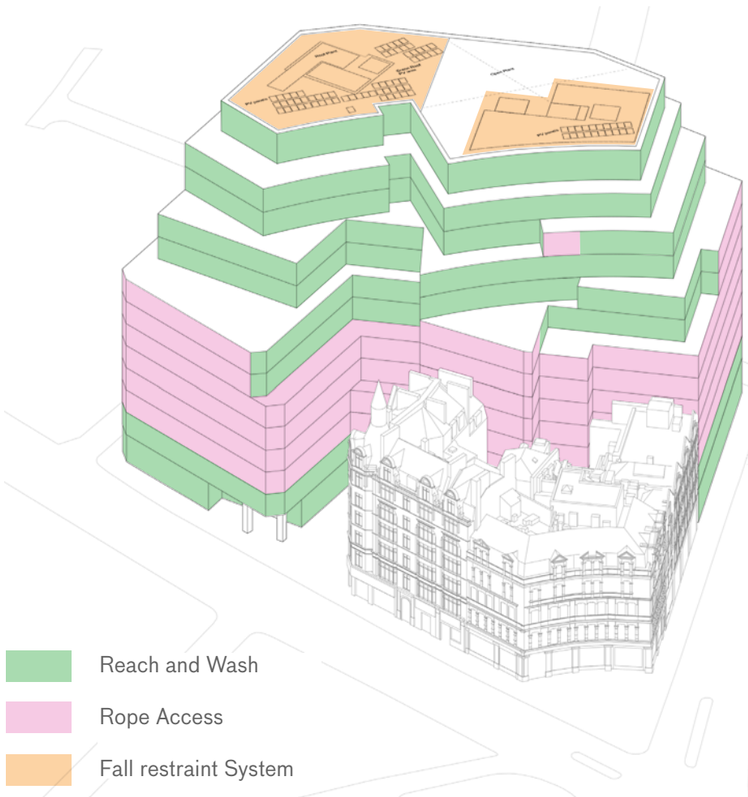
The proposed development utilises two main approaches:
- Reach and wash from ground, balcony or terrace
- Rope access from removable davit arms

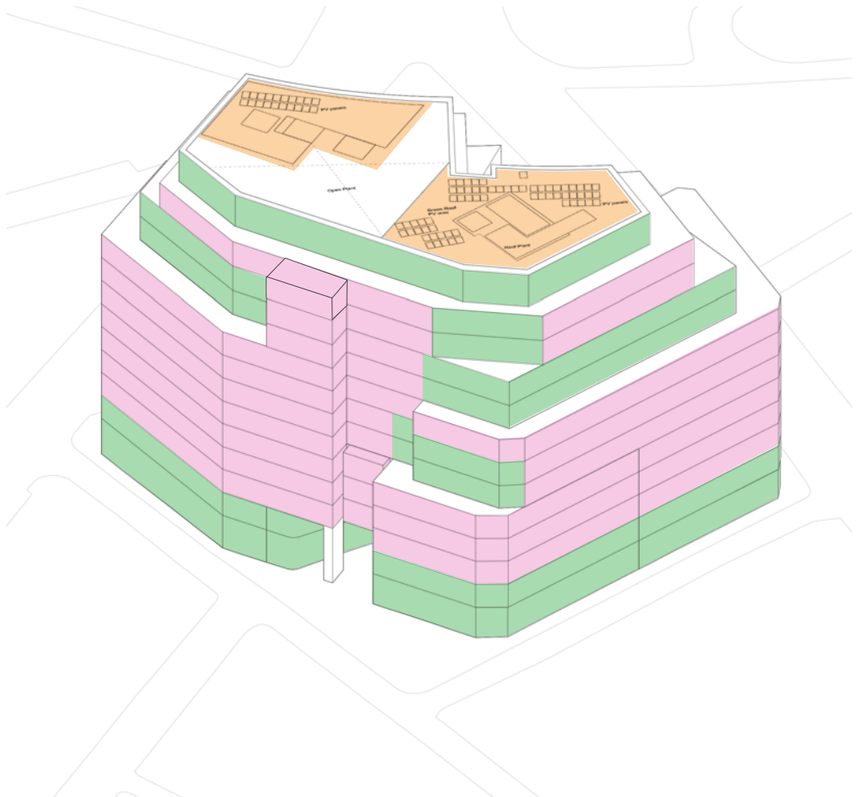
A reach and wash system can be employed at ground level externally to complete all façade cleaning requirements across all elevations of the building from ground to level 3, and direct access for cleaning can be achieved from balconies and terraces which equates to 50% coverage.

Rope access from temporary davit arms, would be utilised to achieve coverage of the remaining areas for both window cleaning and other maintenance tasks. This also may possibly be utilized for glazing replacement in combination with a robotic glazed panel manipulator from within the building to assist.

The close proximity of existing large trees along the Shaftesbury Avenue and Charing Cross Road elevations prevent the use of a permanent BMU to be used. Extensive terraces of the building's massing would require excessive telescopic arms which are more prone to breakdown. This often leads to an additional means of access to be installed after the building completion.

These strategies shall be developed, tested and verified during the ongoing design stages to ensure they remain appropriate to the design progress of the building.





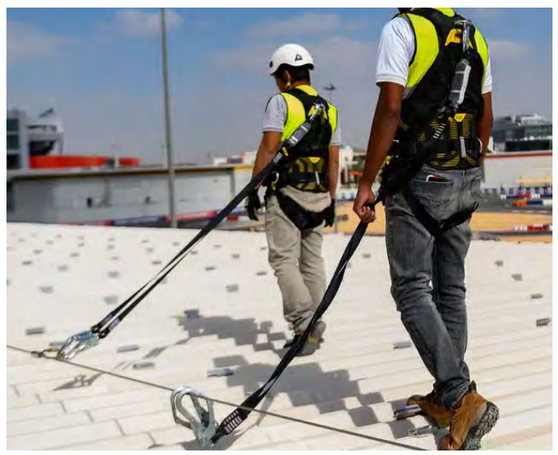
Reach and Wash

Rope Access

Fall restraint System

Reach and wash

Davit arm and rope access



Fall restraint system

10.7 Crime Prevention

Strategy

The high-level aims of the security design is to provide appropriate and proportionate security risk mitigation measures that allow users of the development to feel 'safe and secure'.

A formal Security Needs Assessment (SNA) has been undertaken in order to establish the security requirement needs for the development. This approach provides a robust, auditable methodology to identify security risks posed to the development and subsequent treatment measures.

Throughout this process there has been engagement (or attempts at engagement) with key internal and external development stakeholders including not only members of the Professional Team, but also the Metropolitan (MET) Police Designing Out Crime Officer (DOCO), and local authority planning department.

This engagement would continue and include further liaison as the design develops, to ensure that any security risks are suitably managed, and within agreed risk tolerance levels agreed with the varying stakeholder groups. Where elements cannot be achieved then an associated dispensation shall be obtained and formally recorded.

A combination of active and passive surveillance would be of paramount importance; a network of CCTV cameras would be installed which would be monitored 24/7, as well as a permanent onsite security presence. Gates at pedestrian walkway are proposed to close at night. Loading bay gates would be closed after hours and during the day when loading bay is not in operation.

Lighting would be designed to ensure a safe and pleasant experience is maintained throughout the evening.

Access and egress to and from the buildings would be carefully considered through a 'defence in depth' layered approach. A defined series of security zones which follow a logical hierarchy would be enforced through a collective mixture of electronic access control, mechanical locks or clear delineation of areas.

For further information please refer to QCIC's Security statement for a detailed assessment.

10.7 Crime Prevention

Executive Summary

This section of the Design Access Statement (DAS) has been developed to inform and disseminate the security design principles and concepts for 125 Shaftesbury Avenue, herein referred to as 'the development'.
It specifically demonstrates how the development would, in addition to aligning to security best practice, include specific measures to 'design out crime' that - in proportion to the risks identified - would aim to deter terrorism, assist in the early indication and detection of terrorist / criminal activity, and help mitigate the associate effects of such.

In addition this report also intends to satisfy specific requirements outlined within the London Borough of Camden (LBoC) local authority planning conditions and any other applicable regulative authority governance frameworks, policy plans, or validation checklists by:-
'doing all it reasonably can to prevent crime and disorder under the Crime and Disorder Act 1998, and the public-sector equality duty, as set out in Section 149 of the Equality Act 2012, covering race, disability, sex, age, sexual orientation, religion or belief, pregnancy and maternity, and gender reassignment'.

Strategy

The high-level aims of the security design is to provide appropriate and proportionate security risk mitigation measures that allow users of the development to feel 'safe and secure'. A formal Security Needs Assessment (SNA) has been undertaken in order to establish the security requirement needs for the development. This approach provides a robust, auditable methodology to identify security risks posed to the development and subsequent treatment measures.

Throughout this process there has been engagement (or attempts at engagement) with key internal and external development stakeholders including not only members of the Professional Team, but also the local authority planning department. QCIC have also attempted to contact the MET Designing Out Crime Officer (DOCO) to discuss the development, but to date have bene unsuccessful in arranging a meeting.

Engagement would continue and include further liaison as the design develops, to ensure that any security risks are suitably managed, and within agreed risk tolerance levels agreed with the varying stakeholder groups. Where elements cannot be achieved then an associated dispensation shall be obtained and formally recorded.

Access and Connectivity

A 'defence in depth', layered approach would be used to create a defined series of security zones which would follow a clear logical hierarchy, and would be enforced through a collective mixture of electronic access control, mechanical access control (key locks), or through clear delineation of areas. This approach shall be underpinned through the use of 'active' (electronic) and 'passive (natural) surveillance opportunities, and alarm status reporting.

Access into the defined security zones would be based around the concept of permissible use (identified within the table right) in that users would only be allowed to access should that have appropriate permissions to do so.

The layering of security also supports adaptability for a more robust security posture to be adopted should threat levels increase through the life of the development or ownership change.

Structure and Spatial Arrangements

The security zoning has been applied to the architectural design and would provide the basis for design development. Where security zones abut an adjacent zone greater than one higher (i.e. public abuts semi-private) then this provides an additional focus for security measures. The high-level conceptual zoning layout is shown in the table to the right:-

Control method used to open the door:
- Free egress – exit button, lever or push bar release
Key – mechanical lock / thumb turn / latched bolts
- AACS – access control managed; door would be monitored for status

Door security Rating (not fire performance rating):
- Nominal – door or turnstile is not security rated beyond façade rating
- PAS24 – reinforced door and frame to meet attack testing
- SR(X) – Security Rated door to LPS1172 attack resistance testing

Surveillance:
- VSSS ID – door is monitored by a camera to identify the target
- VSSS REC – door is monitored by a camera to recognize the target
- VSSS MON – area is monitored by a camera to track a target

AREA	COLOUR	DESCRIPTION
Public	1	Accessible to everyone at all times.
Semi-Public	2	Privately owned and managed, but readily accessible to the general public during designated operating hours.
Semi-Private	3	Accessible to authorised users, but some form of physical, electronic or stewarded access control to prevent unrestricted access during normal operating conditions.
Private	4	Predominantly for the use of limited, authorised sub-groups of users.
Restricted	5	Typically contains sensitive or critical assets, or areas reserved for very limited numbers of users.

Defined security zones vs access

TO FROM	Public	Semi-Public	Semi-private	Private	Restricted
Public		Key Nominal VSSS ID	AACS PAS24 VSSS ID	AACS PAS24 VSSS ID	AACS SR(X) VSSS ID
Semi-public	Free egress		AACS Nominal VSSS REC	AACS Nominal VSSS REC	AACS SR(X) VSSS REC
Semi-private	Free egress	Free egress		AACS Nominal VSSS MON	AACS Nominal VSSS MON
Private	AACS	Free egress	Free egress		AACS Nominal
Restricted	AACS	AACS	Free egress	Free egress	

High level conceptual zoning layout

10.7 Crime Prevention

Landscape

The landscape design would aim to balance the use of 'passive' natural surveillance, with 'active' electronic security system deployment opportunities. In addition, the public realm would be designed and constructed with longevity, robustness and ease of maintenance in mind, which would be reinforced by an operator-driven management and maintenance regime.

The management regime shall ensure that the surrounding landscape (inclusive of planting and street furniture) are constantly maintained and repaired as necessary, helping to sustain an attractive, 'safe and secure' environment', promote a 'clear sense of ownership, and ensure that erroneous planting growth does not impede or hinder 'active (electronic)' or 'passive (natural)' surveillance attempts.

The simplified landscaping and surrounding street pattern (alongside associated cut-throughs) design also supports Crime Prevention Through Environmental Design (CPTED) 'territorial reinforcement', 'natural surveillance' and 'sensory wayfinding' guidelines and principles, specifically by:-
- Providing legible, clearly defined access routes, and linear unimpeded visibility
- Providing activated elevations, via grade level glazed façade systems, to increase 'passive' (natural) surveillance opportunities
- Being devoid of recesses that could potentially increase opportunities for anti-social behaviour and vagrancy.

Physical Enhancements

Physical protection of elements within the proposed development have been outlined within the Security Needs Assessment (SNA).

Security of the surrounding public realm would also benefit from physical security enhancements to manage accessibility through pedestrian cut-throughs (i.e. Charing Cross Road and Old Compton Street) and into the Loading Bay.

Surveillance

Appropriate levels of surveillance sensitive to the users and intended development function would be applied to the development. This shall be achieved through a balance of 'passive' (natural) and 'active' (electronic) surveillance. The optimisation of natural surveillance – where space is naturally overlooked by users, bystanders and occupiers has the increased benefit of reducing the need for active measures whilst remaining an excellent deterrent to crime. Clear sight lines have been consider, further enhanced by façade activation.

Active surveillance would reinforce the natural surveillance as well as provide mitigation for vulnerable areas outlined within the Security Needs Assessment (SNA) that are less able to benefit from natural surveillance. It can also be used to enhance surveillance in those areas, where natural surveillance is limited to certain times of the day (i.e. retail operating hours).

The lighting scheme (complete with suitable photometry and photo-electric cells) shall underpin, compliment, and support 'active (electronic)' and 'passive (natural)' surveillance needs, to create a space that feels 'safe and secure', both during normal business operating hours, and during periods of darkness.

To discharge client responsibilities under the Data Protection Act 2018 and General Data Protection Regulations (GDPR), legible, informative, and effective VSS signage systems shall be deployed at key access points surrounding the development to advise development bystanders that a privately-managed video surveillance system is in operation.

Operational Management

The development would be managed and controlled by an experienced security management team, who would have a permanent, onsite 24-7 presence and dedicated basis of operations. This security monitoring position shall enable management to monitor the access control alarms, video surveillance systems, and communicate with individuals at external control points.

In addition, the development shall accommodate a 'dynamic lockdown' function to quickly restrict access through physical and electronic measures in response to an external threat or elevated risk.

The aim of dynamic lockdown principle would be to prevent people moving into danger areas, and preventing or frustrate any attackers accessing the development (or part of the development).

10.8 Fire Strategy

Summary

The principal fire safety guidance document is BS 9999: 2017 for this development. The fire strategy for the proposal has been developed by The Fire Surgery - for further information please refer to the Fire Statement for a detailed assessment.

A safe means of escape has been identified throughout the proposal. Sufficient stair capacity is available for all occupants to escape via the available escape routes according to a phased evacuation strategy.

The means of escape for mobility impaired occupants would be available through the use of evacuation lifts (one for each escape core).

Passive and active systems have been identified for the building, including compartmentation to separate fire risks and protect escape routes, sprinkler protection throughout, and systems to support means of escape and firefighting.

The access and facilities for the fire service has been established including vehicle access to the building and access directly into firefighting shafts from outside.

Existing fire hydrants are available on the surrounding streets, including the nearest hydrant adjacent to the building along Stacey Street. Dry fire mains to be provided serve all levels of the building, providing adequate hose coverage to all areas of the floor plan.

10.9 Flood Risk Assessment

The Environment Agency's Indicative Floodplain Map (shown to the right) shows that the site lies in Zone 1 – an area with a low probability of flooding. As the site is also less than 1 ha in area, there would be no requirement for a Flood Risk Assessment in accordance with the National Planning Policy Framework and, as there is no increase in the hardstanding area on site, there is no increase in flood risk from the site to other properties. However, the site is located in a critical drainage area and therefore, a FRA was requested as part of planning deliverables.

A site specific flood risk assessment has been undertaken by AKT II for the redevelopment and the main findings of this assessment are summarised below:

- In accordance with the National Planning Policy Framework, the site is categorised as lying entirely within Flood Zone 1 - an area assessed as having a less than 1 in 1000 annual probability of river or sea and river flooding (<0.1%).

- In accordance with the NPPF, all proposed land uses are acceptable within Flood Zone 1 and therefore the site passes the Sequential Test.

- The site has been assessed as being at very low risk of flooding from rivers or tidal sources.

- The site has been assessed as being at low risk from surcharging sewers, groundwater sources, artificial sources and surface water flooding sources.

- The proposed redevelopment has an acceptable flood risk within the terms and requirements of the National Planning Policy Framework.

For further detail, please refer to the Flood Risk Assessment prepared by AKT II.

10.10 Attenuation Strategy

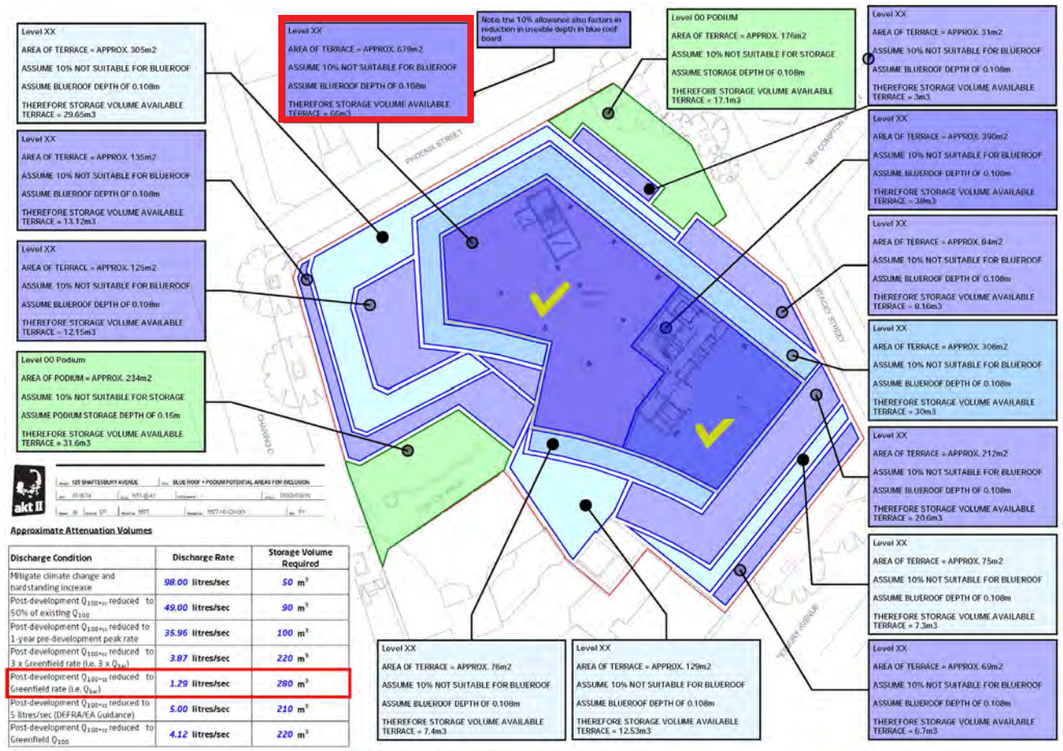
An extensive attenuation study was carried out during the design process across multiple options.

AKT assessed the available roof areas and determined that as the development is a refurbishment project with a small plan area, it does not appear to be practical to install a rainwater harvesting system. Trying to provide a secondary route for non-potable water through the existing structure would be problematic and disruptive and the actual roof area available would not generate sufficient water yield to offset the cost, maintenance and disruption caused by the installation of the network. The only reasonable space to provide the blue roof would be at upper most top of the building, but that area would be reduced by multiple plant room footing and fixings, achieving only approx 20% of required volume needed for the site (66m^3).

Increasing the areas at all roof levels would significantly raise the height of the building, affecting the massing, daylighting and sunlighting impacting neighbours.

Based upon the London Plan requirements, it is proposed to provide a storage volume of 300 m3 (Greenfield rate) in order to achieve a maximum permissble discharge rate from the development of 1.30 litres/sec.

It is proposed to provide storage volume in a free-standing attenuation tank in the basement at the existing sewer outfall position at Stacey Street with Shaftesbury Avenue. The raised tank would achieve a gravity discharge via existing building outfall - without the need of a pumped surface water system, which is more sustainable and economic.



AKT Roof Plan with Blue Roof Stroage calculations

Appendix


SHACK
FUYU
SWIFT
eat TOKYO
020 7439 9887
BODEGA
NEGRA
eyemazy

Appendix

Area Schedule Existing

Level	GEA (sqm) existing	GIA (sqm) existing
Basement Floor Commercial Retail	3,096.8	3,096.8 1,582.6 1,514.2
Basement Mezzanine Retail	132.8	128.3
Ground Floor Retail	2,837.7	2761.8
Ground Floor Mezzanine Retail	345.7	345.7
First Floor Commercial	2,440.2	2,276.0
Second Floor Commercial	2,436.6	2,273.5
Third Floor Commercial	2,316.4	2,316.4
Fourth Floor Commercial	2,316.4	2,138.0
Fifth Floor Commercial	2,402.0	2,330.6
Sixth Floor Commercial	2,008.0	1,849.9
Seventh Floor Commercial	1,158.2	1,072.7
Eighth Floor Commercial	983.2	907.3
Ninth Floor Commercial	875.1	809.7
Tenth Floor Plant	619.4	556.1
Total Area: Retail Retail (Restaurant) Commercial	**23,968.5**	**22,863** 3,189 1,561 18,113

Area Schedule Proposed

Level	GEA (sqm) proposed	GIA (sqm) proposed
Basement Floor	3,282.6	3,141.1
Ground Floor Commercial Retail	2,838.9	 1,008.4 862
First Floor Commercial	2,943.8	2,563.9
Second Floor Commercial	2,997.1	2,866.3
Third Floor Commercial	3,047.5	2,910.1
Fourth Floor Commercial	3,028.3	2,889.0
Fifth Floor Commercial	2,992.6	2,846.7
Sixth Floor Commercial	2,921.9	2,773.4
Seventh Floor Commercial	2,841.0	2,700.7
Eighth Floor Commercial	2,323.9	2,238.7
Ninth Floor Commercial	2,095.9	2,029.8
Tenth Floor Commercial	1,781.3	1,692.9
Eleventh Floor Commercial	1,708.0	1,621.8
Twelfth Floor Commercial	1,161.4	360.4
Total Area: Retail Restaurant Commercial	**35,964.2**	**33,297.2** 862.0 32,435.0

Appendix

Planning Drawing Schedule

DRAWING TITLE	Scale	Size	Dwg no.
Site			
Site Location Plan	1:1250	A1	125SA-DSD-ZZ-00-DR-A-10020
Site Plan	1:500	A1	125SA-DSD-ZZ-00-DR-A-10021
Existing			
Existing Plans			
Existing Level B1 GA Plan	1:200	A1	125SA-DSD-ZZ-B1-DR-A-10099
Existing Level B1 Mezzanine GA Plan	1:200	A1	125SA-DSD-ZZ-B1-DR-A-10099M
Existing Level 00 GA Plan	1:200	A1	125SA-DSD-ZZ-00-DR-A-10000
Existing Level 00 Mezzanine GA Plan	1:200	A1	125SA-DSD-ZZ-00-DR-A-10000M
Existing Level 01 GA Plan	1:200	A1	125SA-DSD-ZZ-01-DR-A-10001
Existing Level 02 GA Plan	1:200	A1	125SA-DSD-ZZ-02-DR-A-10002
Existing Level 03 GA Plan	1:200	A1	125SA-DSD-ZZ-03-DR-A-10003
Existing Level 04 GA Plan	1:200	A1	125SA-DSD-ZZ-04-DR-A-10004
Existing Level 05 GA Plan	1:200	A1	125SA-DSD-ZZ-05-DR-A-10005
Existing Level 06 GA Plan	1:200	A1	125SA-DSD-ZZ-06-DR-A-10006
Existing Level 07 GA Plan	1:200	A1	125SA-DSD-ZZ-07-DR-A-10007
Existing Level 08 GA Plan	1:200	A1	125SA-DSD-ZZ-08-DR-A-10008
Existing Level 09 GA Plan	1:200	A1	125SA-DSD-ZZ-09-DR-A-10009
Existing Level 10 GA Plan	1:200	A1	125SA-DSD-ZZ-10-DR-A-10010
Existing Roof Plan	1:200	A1	125SA-DSD-ZZ-RF-DR-A-10011
Existing Sections			
Existing Section AA	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-23001
Existing Section BB	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-23002
Existing Section CC	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-23003
Existing Elevations			
Existing Charing Cross Road Elevation	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-24001
Existing Shaftesbury Avenue Elevation	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-24002
Existing Stacey Street Elevation	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-24003
Existing Phoenix Street Elevation	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-24004

DRAWING TITLE	Scale	Size	Dwg no.
Demolition			
Demolition Plans			
Demolition Level B1 GA Plan	1:200	A1	125SA-DSD-ZZ-B1-DR-A-11099
Demolition Level B1 Mezzanine GA Plan	1:200	A1	125SA-DSD-ZZ-B1-DR-A-11099M
Demolition Level 00 GA Plan	1:200	A1	125SA-DSD-ZZ-00-DR-A-11000
Demolition Level 00 Mezzanine GA Plan	1:200	A1	125SA-DSD-ZZ-00-DR-A-11000M
Demolition Level 01 GA Plan	1:200	A1	125SA-DSD-ZZ-01-DR-A-11001
Demolition Level 02 GA Plan	1:200	A1	125SA-DSD-ZZ-02-DR-A-11002
Demolition Level 03 GA Plan	1:200	A1	125SA-DSD-ZZ-03-DR-A-11003
Demolition Level 04 GA Plan	1:200	A1	125SA-DSD-ZZ-04-DR-A-11004
Demolition Level 05 GA Plan	1:200	A1	125SA-DSD-ZZ-05-DR-A-11005
Demolition Level 06 GA Plan	1:200	A1	125SA-DSD-ZZ-06-DR-A-11006
Demolition Level 07 GA Plan	1:200	A1	125SA-DSD-ZZ-07-DR-A-11007
Demolition Level 08 GA Plan	1:200	A1	125SA-DSD-ZZ-08-DR-A-11008
Demolition Level 09 GA Plan	1:200	A1	125SA-DSD-ZZ-09-DR-A-11009
Demolition Level 10 GA Plan	1:200	A1	125SA-DSD-ZZ-10-DR-A-11010
Demolition Roof Plan	1:200	A1	125SA-DSD-ZZ-RF-DR-A-11011
Demolition Sections			
Demolition Section Caxton Walk	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-23101
Demolition Section BB	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-23102
Demolition Section CC	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-23103
Demolition Elevations			
Demolition Charing Cross Road Elevation	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-24101
Demolition Shaftesbury Avenue Elevation	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-24102
Demolition Stacey Street Elevation	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-24103
Demolition Phoenix Street Elevation	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-24104

Appendix

Planning Drawing Schedule

DRAWING TITLE	Scale	Size	Dwg no.
Proposed			
Proposed Plans			
Proposed Level B1 GA Plan	1:200	A1	125SA-DSD-ZZ-B1-DR-A-20118
Proposed Level 00 GA Plan	1:200	A1	125SA-DSD-ZZ-00-DR-A-20120
Proposed Level 01 GA Plan	1:200	A1	125SA-DSD-ZZ-01-DR-A-20121
Proposed Level 02 GA Plan	1:200	A1	125SA-DSD-ZZ-02-DR-A-20122
Proposed Level 03 GA Plan	1:200	A1	125SA-DSD-ZZ-03-DR-A-20123
Proposed Level 04 GA Plan	1:200	A1	125SA-DSD-ZZ-04-DR-A-20124
Proposed Level 05 GA Plan	1:200	A1	125SA-DSD-ZZ-05-DR-A-20125
Proposed Level 06 GA Plan	1:200	A1	125SA-DSD-ZZ-06-DR-A-20126
Proposed Level 07 GA Plan	1:200	A1	125SA-DSD-ZZ-07-DR-A-20127
Proposed Level 08 GA Plan	1:200	A1	125SA-DSD-ZZ-08-DR-A-20128
Proposed Level 09 GA Plan	1:200	A1	125SA-DSD-ZZ-09-DR-A-20129
Proposed Level 10 GA Plan	1:200	A1	125SA-DSD-ZZ-10-DR-A-20130
Proposed Level 11 GA Plan	1:200	A1	125SA-DSD-ZZ-11-DR-A-20131
Proposed Level 12 GA Plan	1:200	A1	125SA-DSD-ZZ-12-DR-A-20132
Proposed Roof Plan	1:200	A1	125SA-DSD-ZZ-RF-DR-A-20133
Proposed Landscape Plans			
Proposed Level 00 GA Plan--Landscape Plan	1:200	A1	125SA-DSD-ZZ-00-DR-A-20143
Proposed Level 02 GA Plan--Landscape Plan	1:200	A1	125SA-DSD-ZZ-02-DR-A-20145
Proposed Level 03 GA Plan--Landscape Plan	1:200	A1	125SA-DSD-ZZ-03-DR-A-20146
Proposed Level 04 GA Plan--Landscape Plan	1:200	A1	125SA-DSD-ZZ-04-DR-A-20147
Proposed Level 05 GA Plan--Landscape Plan	1:200	A1	125SA-DSD-ZZ-05-DR-A-20148
Proposed Level 06 GA Plan--Landscape Plan	1:200	A1	125SA-DSD-ZZ-06-DR-A-20149
Proposed Level 07 GA Plan--Landscape Plan	1:200	A1	125SA-DSD-ZZ-07-DR-A-20150
Proposed Level 08 GA Plan--Landscape Plan	1:200	A1	125SA-DSD-ZZ-08-DR-A-20151
Proposed Level 09 GA Plan--Landscape Plan	1:200	A1	125SA-DSD-ZZ-09-DR-A-20152
Proposed Level 10 GA Plan-- Landscape Plan	1:200	A1	125SA-DSD-ZZ-10-DR-A-20153
Proposed Level 11 GA Plan--Landscape Plan	1:200	A1	125SA-DSD-ZZ-11-DR-A-20154
Proposed Level 12 GA Plan--Landscape Plan	1:200	A1	125SA-DSD-ZZ-12-DR-A-20155
Proposed Roof Plan--Landscape Plan	1:200	A1	125SA-DSD-ZZ-RF-DR-A-20156
Proposed Sections			
Proposed Section AA	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-23101
Proposed Elevations			
Proposed Charing Cross Road Elevation	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-24101
Proposed Shaftesbury Avenue Elevation	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-24102
Proposed Stacey Street Elevation	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-24103
Proposed Phoenix Street Elevation	1:200	A1	125SA-DSD-ZZ-ZZ-DR-A-24104

DSDHA

357 Kennington Lane
London, SE11 5QY

T 020 7703 3555
F 020 7703 3890
E info@dsdha.co.uk
W www.dsdha.co.uk