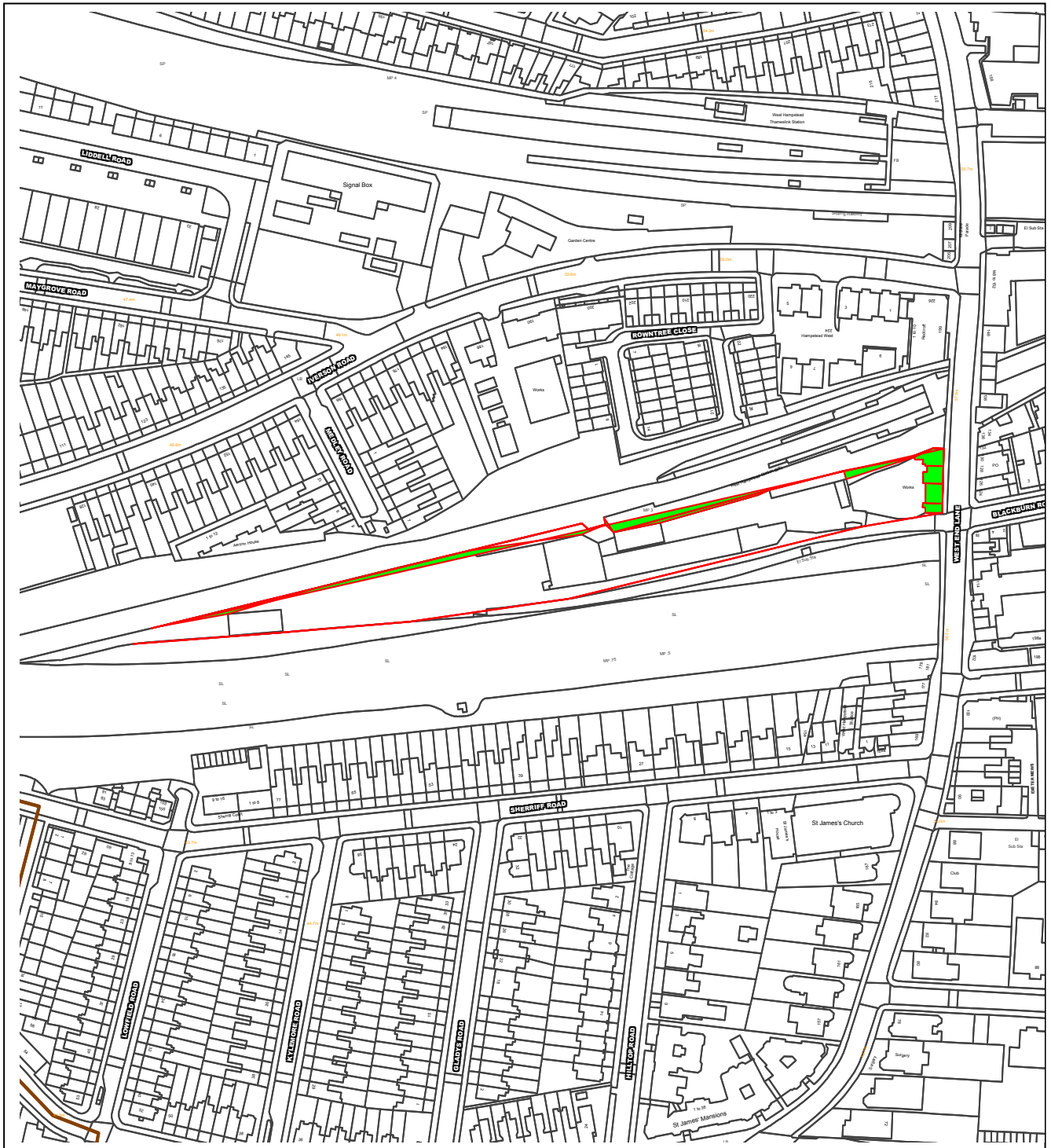


2013/1942/P -187-199 West End Lane Site Location Plan



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Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	15/07/2013
		N/A		Consultation Expiry Date:	13/06/2013
Officer			Application Number(s)		
Jenna Litherland			2013/1924/P		
Application Address			Drawing Numbers		
Site at 187-199 West End Lane West Hampstead London NW6 2LJ			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Variation of condition 11 (approved drawings) of planning permission 2011/6129/P dated 30/03/2012 (Redevelopment of site to create seven new buildings between five and twelve storeys in height to provide 198 residential units (Class C3), retail, financial and professional services and food and drink floorspace (Class A1, A2, A3 and A4), flexible employment/healthcare floorspace (Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished).(Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished)) namely alterations to approved elevations including window layout.					
Recommendation(s):		Grant conditional permission subject to a deed of variation			
Application Type:		Variation or Removal of Condition(s)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	501	No. of responses	26	No. of objections	12
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from 03/05/2013 until 24/05/2013 and a press notice was placed in the Ham and High on 23/05/2013 (expired 13/06/2013).					
	12 letter of objection have been received and 8 letters have been received commenting on the application.					
	Objections and comments are as follows:					
	Process <ul style="list-style-type: none">Worried that this application will set a precedent for further amendments to the application which will reduce the quality of the scheme.					
	Height, bulk and massing <ul style="list-style-type: none">Blocks D and E could be much taller say 30 storeys being in the middle of railway tracks.Concerned that the proposal result in an increase in height.Concerned that the revised window layout will result in loss of privacy for the surrounding residential properties.The development is too tall and too dense.The 12 storey block is too tall for the area, 7 storeys is tall enough.					
	Detailed design <ul style="list-style-type: none">The proposed amendments will reduce the quality of the appearance of the buildings.The design is brutal and undignified.The reduction in windows is unacceptable.The detailing is inadequate.What colour will the elevations be?The amendments dumb down the original design, they now resemble off the shelf tower blocks with little or no connection to the surrounding architecture and a bland façade.Visible from every direction for some distance. Although it is difficult to make out the new fenestration arrangements from the drawings, they represent a loss rather than a gain in terms of local coherence..					
	Transport <ul style="list-style-type: none">Need a parking bay for north bound buses at a new bus stop.Expensive high quality parking so as to deter more vehicles as this is a transport hub.Developer should fund wider platforms on the Overground station.The development will put pressure on local parking					
	Open Space <ul style="list-style-type: none">Provide open space, a square/garden, next to West End Lane.					

	<p>Other</p> <ul style="list-style-type: none">• An additional 198 households will put unsustainable pressure on local amenities• Don't need anymore large retail units in the area <p><i>The case officer sought revisions to the proposal during the course of the application. The revised proposal is considered to address a number of issues raised above.</i></p> <p><i>Please see the main body of the report for the officers response</i></p>
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<p>Statutory Consultees and Local Groups:</p>	<p>London Underground Limited: No objection</p> <p>TFL: No objection.</p> <p>Thames Water Utilities: No response.</p> <p>Environment Agency: No response.</p> <p>Natural England: No objection.</p> <p>Metropolitan Police: No objection</p> <p>West Hampstead Gardens and Residents Association: Objection</p> <ol style="list-style-type: none"> 1. The detailing on the accompanying drawings is inadequate to understand what exactly is being proposed. In addition, the single coloured drawing shows mud brown colouring for the concrete parts of the side elevation of each block. But what colour is actually going to be there? The relationship of colour and design detail is critical since these are quite ugly, dominating blocks to start off with. 2. There is just one elevation drawing (called Streetscapes Comparison) – the only one in colour - showing the proposed changes overall, looking at all the 5 blocks. This is, I believe, the south elevation (dominating the residential area of WHGARA's membership). There ought to be a similar drawing at least for the entire north elevation facing Iverson Road. The changes are quite dramatic, so far as I can judge, to the South elevation. No doubt they are equally different for the north elevation, but there is no similar drawing at all for this elevation. The same should apply to the other two elevations. (I believe that this omission is quite deliberate since the North elevation is not well designed at all.) 3. There are uncoloured drawings for each separate block, showing the new proposed elevations, but omitting any showing of the previous elevations so that one cannot judge what the differences are. 4. Given that the changes to the South elevation are quite radical, one may assume that the changes to the North elevation and the East and West are equally radical. 5. The changes to the South elevation are an improvement, but blocks A and E still look fairly 'dumpy'. 6. I feel sure that the South elevations can be better improved if Camden puts its foot down. 7. The separate elevation drawings for the North elevation on each separate drawing show that the blocks are to be quite horrendous and ugly, looking a bit like Soviet architecture of the 1950s. 8. The colour 'mud brown' pervades the drawings of each block at present. If this is the intended colour, why such a dark, gloomy and obtrusive colour? The worst aspect will be on the North elevation of each block (with its masses of concrete facing, all coloured brown), but all the elevations need to be scrutinised with great care by the planners before they should agree to any of this. 9. Much greater precision is required in terms of the proposed design details before the planning authority ought to give any go ahead to the variations applied for. <p><i>The case officer sought revisions to the proposal during the course of the application. The revised proposal is considered to address a number of issues</i></p>
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	<p><i>raised above.</i></p> <p><i>Please see the main body of the report for the officers response</i></p>
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Site Description

The application site comprises a 0.9 hectare wedge of land bounded by a London Overground railway line to the north, the Metropolitan and Jubilee lines to the south and West End Lane to the east. The site was previously occupied by a number of commercial uses including a vehicle recovery company, a car wash and a motorbike sales and repair centre (falling within use classes B1 and B2). There are also six retail units fronting onto West End Lane. The buildings on the site were limited to single storey functional commercial structures of no architectural or historical interest. The site has now been largely cleared to make way for the development. The far western tip of the site is undeveloped and is designated as a Site of Nature Conservation Importance (SNCI).

The site is within a wider 'Area of Intensification' in the London Plan 2011 and a Growth Area in Camden's Core Strategy. The retail units at the eastern edge of the site are within the West Hampstead Town Centre, as defined by Camden's Local Development Framework. The site has a Public Transport Accessibility Level of 6A (Excellent), being in close proximity to three stations providing access to the London Underground, Overground and Thameslink, and bus services on West End Lane.

Relevant History

2011/6129/P: Redevelopment of site to create seven new buildings between five and twelve storeys in height to provide 198 residential units (Class C3), retail, financial and professional services and food and drink floorspace (Class A1, A2, A3 and A4), flexible employment/healthcare floorspace (Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished). **Granted subject to a S106 agreement on 30/03/2012**

2006/4851/P: Temporary use of the site for the storage and maintenance of vehicles in connection with the removal services, chauffer car hire, and self-drive van hire within the boundaries of the site (for a period of three years). **Granted 19/04/2007.**

8400196: Change of use for the purpose of the storage and repair of motor vehicles. **Granted 27/03/1984.**

Relevant policies

LDF Core Strategy and Development Policies 2011

CS1 – Distribution of growth
CS2 – Growth Areas
CS5 – Managing the impact of growth and development
CS6 – Providing quality homes
CS7 - Promoting Camden's centres and shops
CS8 – Promoting a successful and inclusive Camden economy
CS10 – Supporting community facilities and services
CS11 – Promoting sustainable and efficient travel
CS13 – Tackling climate change through providing higher environmental standards
CS14 – Promoting high quality places and conserving our heritage
CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity.
CS16 – Improving Camden's health and well-being.
CS17 – Making Camden a safer place.
CS18 – Dealing with waste and encouraging recycling.
CS19 – Delivering and monitoring the Core Strategy

DP1 – Mixed use development
DP2 – Making full use of Camden's capacity for housing
DP3 – Contributions to the supply of affordable housing
DP5 – Homes of different sizes

DP6 – Lifetime homes and wheelchair homes
DP10 – Helping and promoting small and independent shops.
DP11 - Markets
DP12 – Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses.
DP13 – Employment sites and premises
DP15 – Community and leisure uses
DP16 – The transport implications of development
DP17 – Walking, cycling and public transport
DP18 – Parking standards and the availability of parking
DP19 – Managing the impact of parking
DP20 – Movement of goods and materials
DP21 – Development connecting to the highway network
DP22 – Promoting sustainable design and construction.
DP23 – Water
DP24 – Securing high quality design
DP26 – Managing the impact of development on occupiers and neighbours
DP28 – Noise and vibration
DP29 – Improving access
DP30 – Shopfronts
DP31 – Provision of, and improvements to, public open space and outdoor sport and recreation facilities.
DP32 – Air quality and Camden's Clear Zone

LDF Site Allocations Development Plan Document (draft). Submitted for public examination.

Camden Replacement Unitary Development Plan 2006

Saved policy LU1 "Land Use Proposals".

Camden Planning Guidance 2011

CPG1 – Design
CPG2 – Housing
CPG3 – Sustainability
CPG4 – Basements and lightwells
CPG5 – Town Centres, Retail and Employment
CPG6 - Amenity
CPG7 – Transport
CPG8 – Planning Obligations

Strategic and Regional Policy

The London Plan 2011.

National Planning Policy Framework 2012

Assessment

This application seeks minor amendments to the scheme granted planning permission in 2011 for redevelopment of site to create seven new buildings between five and twelve storeys in height to provide 198 residential units (Class C3), retail, financial and professional services and food and drink floorspace (Class A1, A2, A3 and A4), flexible employment/healthcare floorspace. The amendments proposal as part of this application include:

- Amendments to the elevational treatment and fenestration pattern of blocks A, B, C, D, E and F
- Amendments to the internal layouts of blocks A, B, C, D, E and F.

Amendments – During the course of the application amendments were made to the design of the proposals as the applicant was advised that the proposal originally submitted did not represent high quality design and was not in line with the original design concepts. Full details of the amended proposals are detailed below.

A number of objections have been raised in relation to height, bulk and massing, such objections were raised as part of the previous application and were addressed through that application. However, specifically relating to this proposal there have been objections to the proposed increase in height of the buildings. It should be noted that this amendment would not increase the height of the proposed buildings.

The matters materials to the consideration of these amendments are as follows:

- Detailed design;
- Standard of accommodation;
- Mix of units; and
- Neighbour amenity.

The proposed amendments are not considered to impact on other materials consideration which were taken into account in the assessment of the original proposal. For a full understanding of the assessment of the application please see the Committee Report for the previous scheme which is appended to this report.

Detailed Design

In terms of the visual characteristics of the architectural design, the original elevational detailing was been developed around the concept of responding to the existing historical context of the locality and also to future change resulting from the West Hampstead Area of intensification designation. The architectural detailing is premised on the built form having a contextual face in views from the east and a contemporary face in views from the west. The contextual face draws on stylistic elements of the design of the mansion block, a form which typifies the character of many buildings in the locality e.g. through the use of red brick, white banding and a formal arrangement of elements. The contemporary face of the building design results from the use of white techrete and an informal arrangement of elements. In creating the two faces care has been taken to integrate both by using common elements in the form of double height groupings, opening widths, balcony forms and the use of white elements of detail on the brick facades.

The proposed amendments to the design are as follows:

Block A

- South Elevation: Horizontal slot windows have been replaced with vertical slot windows and additional of juliette balconies to the central windows.
- East Elevation: Minor amendment to the division of windows at 3rd and 4th floor level.
- North Elevation: 4 banks of vertical slot windows have replaced 2 banks of full sized windows over 3

storeys. A single bank of vertical slot windows through the middle of the elevation have been removed. An additional windows at set back penthouse level.

- West Elevation: Removal of 1 window at penthouse level.
- Other changes: Minor changes to the roof level plant layout and location.

Block B

- South Elevation: Addition of juliette balconies. The box frame on the east side has been reduced by 1 storey to cover floors 3-5 rather than floors 2-5. The central horizontal windows have been replaced with vertical slot windows.
- Eastern Elevation: Correspondingly the bow frame visible on the north side has been reduced by 1 storey in height. Juliette balconies have been added to 2 banks of windows on the south side.
- North Elevation: Juliette balconies added to the eastern and eastern most banks of windows, single central bank of vertical windows have been replaced with two vertical banks of windows. Increased width of window opening at penthouse level.
- West Elevation: Mis-match alignment of windows has been replaced with a regular alignment of windows. A window has been removed from the penthouse flat.
- Other changes: Minor changes to the roof level servicing and plant layout and location.

Block C

- South Elevation : Horizontal slot windows have been replaced with vertical slot windows. Juliette balconies have been added to central double windows.
- East Elevation: Juliette balconies have been added to the double bank of double windows towards the southern side and the single bank of double windows to the northern side.
- North Elevation : Juliette balconies added to the eastern and eastern most banks of windows, single central bank of vertical windows have been replaced with two vertical banks of windows. Additional window at penthouse level.
- West Elevation: Mis-match alignment of windows has been replaced with a regular alignment of windows. A window has been removed from the penthouse flat. Northern most windows/doors to balconies have been reduced to include 3 panels instead of 4 at 2nd, 3rd, 4th, and 7th and 8th floor levels.
- Other changes: Minor changes to the roof level servicing and plant layout and location.

Block D

- South Elevation : Horizontal slot windows have been replaced with vertical slot windows. Juliette balconies have been added to central double windows.
- East Elevation : Slight changes to the alignment of windows and window widths.
- North Elevation: Single central bank of vertical windows has been replaced with two vertical banks of windows. Increase width of window opening at penthouse level. Bank of windows on the westerns most side have been related more centrally.
- West Elevation : Mis-match alignment of windows has been replaced with a regular alignment of windows. A window has been removed from the penthouse flat. Northern most windows/doors to balconies have been reduced to include 3 panels instead of 4 at all upper floor levels.
- Other changes: Minor changes to the roof level servicing and plant layout and location.

Block E

- South Elevation : Horizontal slot windows have been replaced with vertical slot windows. Central double window bank replaced with a single window bank with clad panel and relocated further eastwards.
- East Elevation : Slight changes window size on the north side and addition of juliette balconies to the centres banks.
- North Elevation : Single central bank of vertical windows have been replaced with two vertical banks of windows. An additional window opening at penthouse level. Removal of vertical slot windows at ground

floor level.

- West Elevation : Mis-match alignment of windows has been replaced with a regular alignment of windows. Single bank of windows has been removed as well as a window from the penthouse flat. Northern most windows/doors to balconies have been reduced to include 3 panels instead of 4 at all upper floor levels.
- Other changes: Minor changes to the roof level servicing and plant layout and location.

Block F

- South Elevation: Horizontal slot windows have been replaced with vertical slot windows.
- East Elevation: No changes.
- North Elevation: Juliette balconies have been added to eastern and western window banks.
- West Elevation: Mis-match alignment of windows has been replaced with a regular alignment of windows.

The main change to the elevational design proposed is the realignment of the mis-matched windows on the west elevation. This change is in some senses regrettable but it does not reduce the overall design quality of the elevations. All other alterations are considered to be of limited significance and are in keeping with the original concept of the design as detailed above. The addition of feature such as the juliette balconies and the banks of vertical slot windows adds visual interest to the proposal. Minor amendments are sought to the plant areas at roof level. The plant area will be set back from the building line and will not be visible from ground level. Objection have been raised in relation to materials, the proposed materials are the same as in the previous scheme, however in order to ensure the selected materials are high quality there is a condition on the original permission which requires full details of all facing materials to be submitted to the Council for approval. On the whole it is considered that the proposed amendments will make a positive contribution to the character and appearance of the area. The proposed design amendments ensure the proposal would have a consistent language across all block which is beneficial in ensuring the development continues to appear tenure blind (not possible the distinguish the affordable units/blocks from the market units/block). This is welcomed.

Standard of Accommodation

Size of accommodation: The proposal includes minor changes to the overall floor area of the individual units which has arisen from the changes to elevations. Some units have increased in size whilst others have decreased. All units would comply with the residential development standards set out in CPG 2 - Housing as well as the stricter space standards set out in the London Plan. Main and secondary bedrooms would also comply with minimum sizes as set out in the CPG.

Natural light and outlook: The proposed amendments are minor in nature and would not significantly change the standard of accommodation in terms of daylight and sunlight level or outlook.

Noise and disturbance: The site is adjoined by railway lines to the north and the south and a main road to the east, all of which are significant sources of noise. As states in the previous approval a range of noise mitigation measures are proposed, including a 'whole house ventilation system' ensuring air is circulated without the need to open windows, high performance glazing, sprung foundations to reduce vibration and acoustic screening immediately along the railway lines. It is considered that subject to conditions requiring detailed specification of the noise mitigation measures, acceptable internal noise standards could be achieved in accordance with Camden's guidance and policy DP28. This assessment is not affected by the design amendments.

Lifetime Homes and Wheelchair accessible housing – In the previous application it was demonstrated that the residential units meet the necessary Lifetime Homes criteria, the proposed design amendments would not impact on the units meeting these criteria. 10% of the units should be wheelchair accessible in line with policy DP6. In the original application the submitted drawings did not demonstrate that the allocated wheelchair units would fully meeting the Wheelchair Homes standards, however it was secured through the S106 units that 3

intermediate units and 4 social rented units would be designed and fitted out to Camden Wheelchair Housing Brief 2010. In the current application the drawings has not fully demonstrated that the unit meet the Wheelchair Homes standards, however the Access Officer has advised that the allocated units appear to be generally suitable for wheelchair housing, therefore, it is reasonable to secure full details through the S106 agreement as was agreed previously.

Mix of Units

The proposed residential mix would remains the same as that approved so this will not be re-assessed as part if this application.

	Market	Affordable social rented	Affordable Intermediate	Total
Studio/1 bed	50	1	10	61
2 bedroom	87	8	10	105
3 bedroom	8	20	0	28
4 bedroom	0	4	0	4
Total	145	33	20	198

Policy DP5 of Camden's LDF seeks 2 bedroom units as a very high priority, with 3 bedroom units of medium priority and 1 bed ones of lesser importance on developments for private housing. Whilst the mix of units complies with and exceeds Camden's target for having 40% of market units as two bedroom units. The large number of family sized social rented units to be provided would also comply with policy DP5, whilst the one and two bedroom intermediate units are regarded as being of medium and high priority.

Neighbour amenity

Daylight/Sunlight and overshadowing: As the height, bulk and massing of the building remains the same as the previous scheme impact on neighbouring properties in terms of light and overshadowing will not be readdressed as part of the current application. A daylight and sunlight assessment was submitted with the original proposal which demonstrated that the design complies with the BRE guidelines.

Privacy, noise and disturbance: As the site is separated from neighbouring residential properties by the width of railway tracks and West End Lane, ample privacy distances would be maintained in all directions, despite the height of the largest blocks. These separation distances would also prevent significant noise or disturbance from the site affecting neighbours and minimise the effects of light overspill.

Other Matters

The original approval was subject to a S106 agreement. This application, if approved, will be subject to a Deed of Variation to the Original S106 agreement to ensure all matters secured by the original S106 are complied with.

Recommendation: Grant conditional permission subject to a Deed of Variation to the S106 agreement.

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th July 2013. For further information please go to www.camden.gov.uk and search for 'members briefing'

WCEC Architects
Carrwood Court
Carrwood Road
Sheepbridge
CHESTERFIELD
Derbyshire
S41 9QB

Application Ref: **2013/1924/P**

11 July 2013

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION

Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**Site at 187-199 West End Lane
West Hampstead
London
NW6 2LJ**

Proposal:

Variation of condition 11 (approved drawings) of planning permission 2011/6129/P dated 30/03/2012 (Redevelopment of site to create seven new buildings between five and twelve storeys in height to provide 198 residential units (Class C3), retail, financial and professional services and food and drink floorspace (Class A1, A2, A3 and A4), flexible employment/healthcare floorspace (Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished).(Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished)) namely alterations to approved elevations including window layout.

Drawing Nos: Site location Plan; (Prefix-12-316) PL-01 -A, PL-02 -A, PL-03 -A, PL-04 -A, PL-05 -A, PL06, PL-10 -A, PL-11 -A, PL-12 -A, PL-13 -A, PL-14-A, PL-15; Statement in support of Section 73 Application undated; letter from Ian Lowson dated 28 May and revised 03 June; Accommodation schedule by WCEC Architects.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

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

Site location Plan; (Prefix-12-316) PL-01 -A, PL-02 -A, PL-03 -A, PL-04 -A, PL-05 -A, PL06, PL-10 -A, PL-11 -A, PL-12 -A, PL-13 -A, PL-14-A, PL-15, MP_01, MP_02, MP_03 A, MP_04 A, MP_05 A, MP_06 A, MP08, ELE_07 B, ELE_08, SS_04, BG01 A, RET01; Statement in support of Section 73 Application undated; letter from Ian Lowson dated 28 May and revised 03 June; Accommodation schedule by WCEC Architects; Landscape and Public Realm Strategy November 2011; Design and Access Statement dated November 2011 by John Thompson and Partners.

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

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Culture and Environment Directorate

2013/1924/P - 187-199 West End Lane

Proposed and approved drawings
comparisons and site photos

Approved Block A elevations

BLOCK A



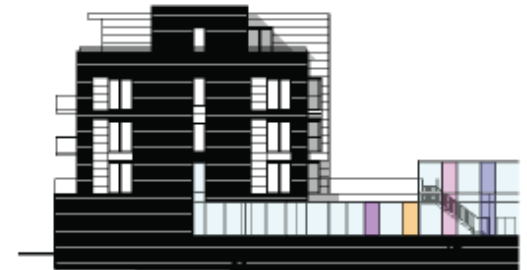
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

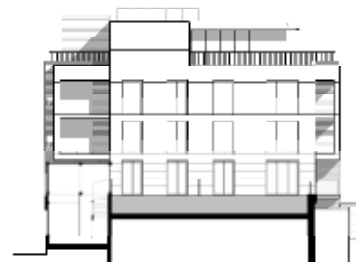
Proposed Block A elevations



EAST ELEVATION
SCALE: 1/200



SOUTH ELEVATION
SCALE: 1/200



WEST ELEVATION
SCALE: 1/200



NORTH ELEVATION
SCALE: 1/200

Approved Block B elevations



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Proposed Block B elevations



SOUTH ELEVATION
SCALE: 1-200



EAST ELEVATION
SCALE: 1-200



NORTH ELEVATION
SCALE: 1-200



WEST ELEVATION
SCALE: 1-200

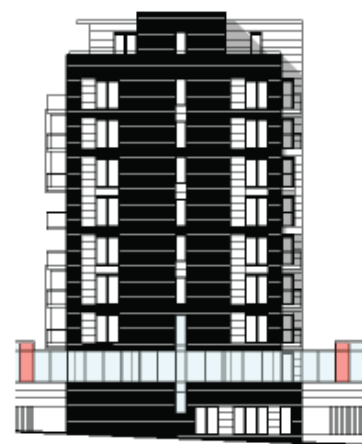
Approved Block C elevations



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

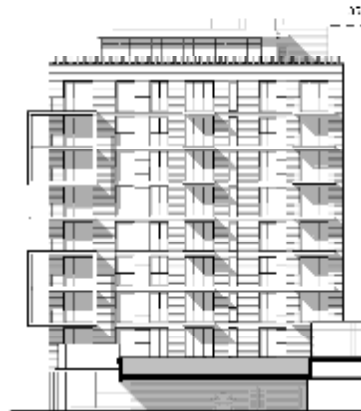


WEST ELEVATION

Proposed Block C elevations



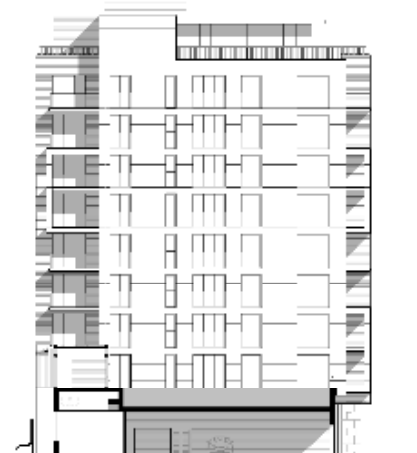
SOUTH ELEVATION
SCALE: 1:200



EAST ELEVATION
SCALE: 1:200



NORTH ELEVATION
SCALE: 1:200



WEST ELEVATION
SCALE: 1:200

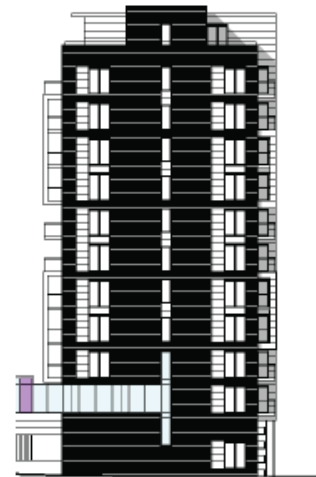
Approved Block D elevations



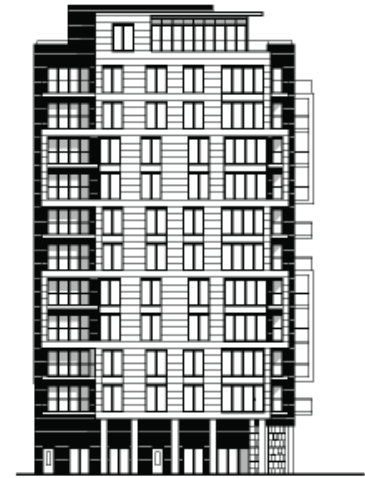
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

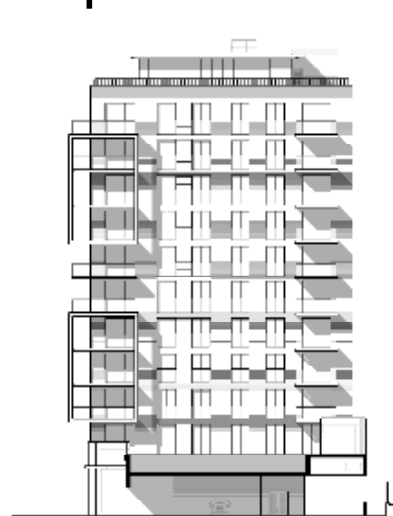


WEST ELEVATION

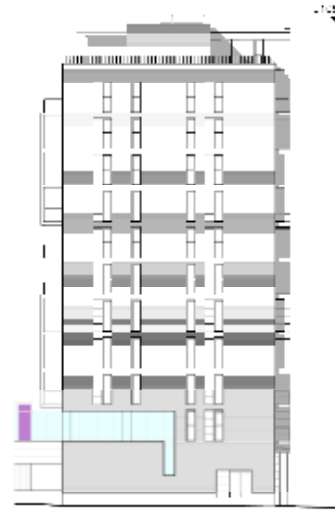
Proposed Block D elevations



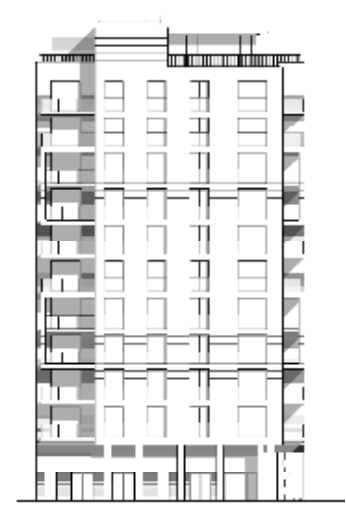
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

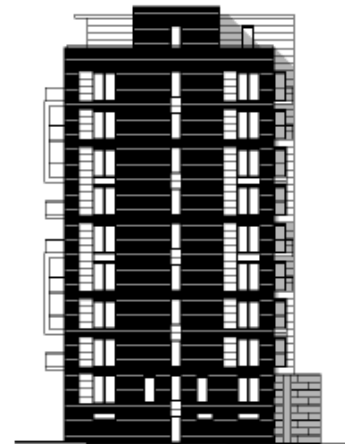
Approved Block E elevations



SOUTH ELEVATION



EAST ELEVATION

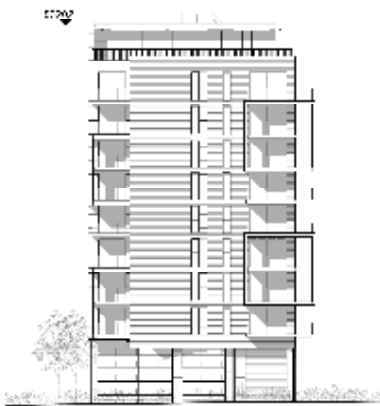


NORTH ELEVATION

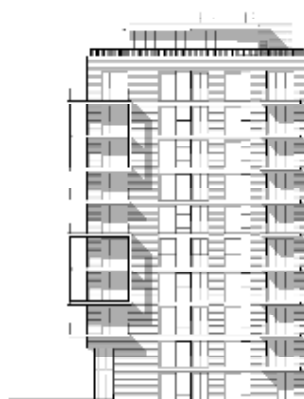


WEST ELEVATION

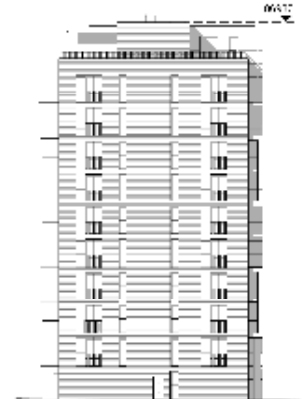
Proposed Block E elevations



SOUTH ELEVATION
SCALE: 1/200



EAST ELEVATION
SCALE: 1/200



NORTH ELEVATION
SCALE: 1/200

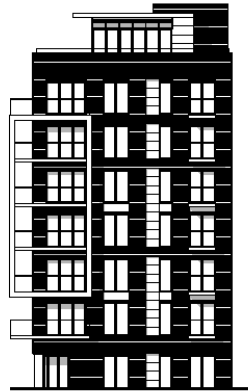


WEST ELEVATION
SCALE: 1/200

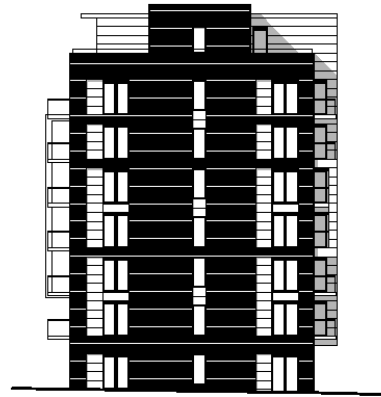
Approved Block F elevations



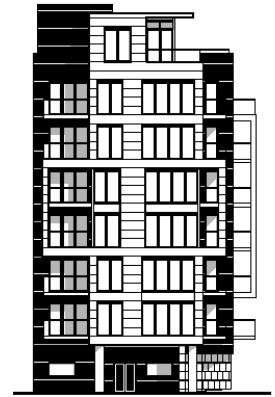
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Proposed Block F elevations

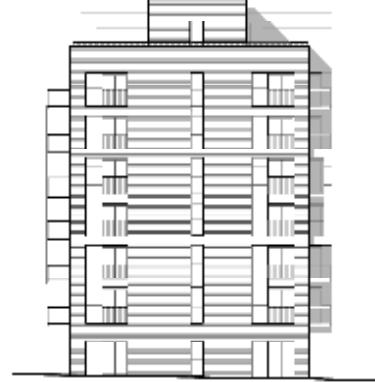
77950



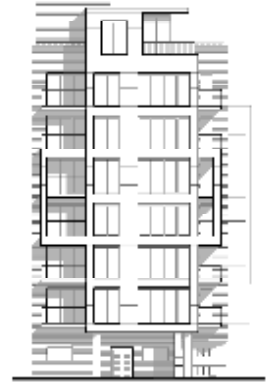
SOUTH ELEVATION
SCALE: 1/200



EAST ELEVATION
SCALE: 1/200



NORTH ELEVATION
SCALE: 1/200



WEST ELEVATION
SCALE: 1/200

Photos from West End Lane



Photos from West End Lane



Photos from West End Lane



Photos from West End Lane

