

# W O L F F A R C H I T E C T S

16 Lambton place notting hill london w11 2sh

tel: 02072293125 fax: 02072293257 e-mail: info@wolffarchitects.co.uk

STATUTORY APPLICATION DOCUMENTS		0601-PL-SAD-B
Project:	0601 41 Queens Grove	
Date:	5 <sup>th</sup> April 2009	
Subject:	Statutory Application Documents	
Notes:	To be read in conjunction with Planning Drawings	

## CONTENTS

1	Site Location Plan
2	Photographic Report
3	Architectural Design Statement
4	Inclusive Access Statement
5	Sustainability Statement
6	Appendix A - Drawing Issue Sheet



Wolff Architects Limited trading as: W O L F F A R C H I T E C T S  
Directors: Mr D P Wolff BArch(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA  
Registered in England: No. 5113405 Registered Office: 16 Lambton Place London W11 2SH



## 2.1. Existing Elevations



Original front elevation



Demolition of original building underway



Wolff Architects Limited trading as: **W O L F F A R C H I T E C T S**  
Directors: Mr D P Wolff BA(arch)(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA  
Registered in England: No. 5113405 Registered Office: 20 Artesian Road London W2 5AR





Substantive works underway for existing building



Artistic impression of existing building



Wolff Architects Limited trading as: **W O L F F A R C H I T E C T S**  
 Directors: Mr D P Wolff BArch(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA  
 Registered in England: No. 5113405 Registered Office: 20 Artesian Road London W2 5AR



## 2.2. Existing Details & Features



Existing bay window



Existing entrance portico



Wolff Architects Limited trading as: **w o l f f** ARCHITECTS  
Directors: Mr D P Wolff BArch(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA  
Registered in England: No. 5113405 Registered Office: 20 Artesian Road London W2 5AR







Existing quoin and parapet detail

### 2.3. Neighbouring properties



Number 39 Queens Gove rear elevation



Wolff Architects Limited trading as: **W O L F F ARCHITECTS**  
 Directors: Mr D P Wolff BArch(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA  
 Registered in England: No. 5113405 Registered Office: 20 Artesian Road London W2 5AR





Number 42 Queens Gove rear elevation



Number 42 & 43 Queens Gove front elevation



Wolff Architects Limited trading as: **W O L F F** ARCHITECTS  
 Directors: Mr D P Wolff BArch(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA  
 Registered in England: No. 5113405 Registered Office: 20 Artesian Road London W2 5AR





43 Queens Grove front elevation with entrance porch



Wolff Architects Limited trading as: **W O L F F** ARCHITECTS  
 Directors: Mr D P Wolff BArch(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA  
 Registered in England: No. 5113405 Registered Office: 20 Artesian Road London W2 5AR



### 3.1. Background

41 Queens Grove is located to northern side of Queens Grove on the boundary between Westminster City Council and the London Borough of Camden. The property is located opposite the junction with Woronzow Road and lies within the St. John's Wood Conservation Area. Previous permissions have been granted to demolish and rebuild the original building on the site Ref: 2006/3619/P, Ref: 2006/3620/C and Ref: 2007/3397/P. The most relevant of these to the proposals is the latter, with permission being granted on 22.11.07 to demolish the original building and build a new single dwelling. Conservation Area Consent was also gained for this development.

Substantive works have been underway based on the latest planning permission. Therefore for the purposes of this application the existing building is the scheme granted planning permission on 22.11.07.

A numbering of planning permissions to neighbouring properties are also relevant to the proposals. 40 Queens Grove received planning permission, subject to a Section 106 legal agreement, to demolish and build a new single dwelling on 07.08.08, reference: 2008/0679/P. 40 Queens Grove also received planning permission for a full width extension to the rear garden on 26.08.05, reference: 2005/2482/P. 42 Queens Grove planning permission for extensive redevelopment to the rear garden on 30.05.07, Reference: 2007/1850/P.

### 3.2. Existing Site Parameters

The site has a total area of 737m<sup>2</sup> with an overall depth of is just over 45.7m. The front boundary to Queens Grove is 16m in length and the ground level of the site slopes down from west to east by approximately 500mm. There are a number of trees along the rear boundary of the site which will remain unaffected by this application.

### 3.3. Existing Building

There existing four storey single family dwelling on the site commenced construction in early 2008. The existing dwelling is 13.7m wide by 11.2m deep and is set back 7.4m from the pavement. The overall height of the building from lower ground floor level to the roof ridge is approximately 13.1m, although this varies depending on which level in the basement the measurement is taken from. The ridge height is 450mm lower than the original building on the site.

---

<sup>1</sup> Victor Belcher, No. 41 Queen's Grove, London NW8, History and architectural assessment, February 2007, p. 4





The previous planning permission took its detailing and massing from the original building on the site. Features on the existing were therefore based on the original building. This was subject to many changes since it was built in the 1930s. In support of the previous planning permission a History and Architectural Assessment report was conducted by an Architectural historian, Mr Victor Belcher. Several key features on this building were highlighted as being not original or of low architectural merit. The bay window and entrance porticos at ground floor level were a later addition of modern design<sup>1</sup>. The relationship between all three buildings was also considered to be imbalanced and the subsequent development has only partially improved this situation.<sup>2</sup> Few of the neo-Georgian houses which were built on the Eyre Estate at the time were of significant architectural merit.<sup>3</sup> Indeed, The officers' report to committee in December 2006 says of No. 41 Queen's Grove that 'The existing house is not considered to be a typical or particularly high quality example of neo-Georgian architecture.'<sup>4</sup>

However, these factors did not prevent the previous planning permission requiring the building, as now existing, to incorporate many features of the original. Consequently, the existing building is based on an amalgamation of various elements from numerous previous developments. It therefore can not be considered as a coherent, quality piece of architecture in its own right.

#### 3.4. Adjoining Properties

To the east of the site lies No. 40 Queens Grove which is constructed in a similar brown stock brick to No. 41. The style of the property is considerably different to that of No. 41 with pared-down neo-Georgian characteristics. The roof construction is similar to No. 41 in that it is finished in brown clay tiles however the front façade has a parapet at roof level which returns down the side of the building. The fenestration of the building is also very different to that of No. 41 Queens Grove having larger openings with Georgian style sash windows.

This property has two relevant planning permissions associate to it. The first is for a full width extension to the rear elevation. The height of this extension is almost to the sill level of the first floor windows. This is almost the same level as the rear extension to 41 Queens Grove, despite the property being at a lower level. The second permission is for complete demolition of the dwelling and construction of new. This proposal is based on its relationship with 39 Queens grove which is of an earlier construction. The massing to this property and others like it on the road is for a three story main house with rendered walls and traditional but ornate detailing. This contrasts to the more modest detailing of the Neo-Georgian developments of the 1930s, of which 40-42 Queens Grove are part. The permission for 40 Queens Grove is some 2000mm higher than number 41 Queens Grove and has a rendered finish, albeit with more contemporary detailing.

---

<sup>2</sup> Belcher, p. 5

<sup>3</sup> Belcher, p. 5

<sup>4</sup> Belcher, p. 6



No. 42 Queens Grove was demolished and re-built in an extended form in the years 2000-2001. The new property was built using similar red/ brown stock brick and follows the style of No. 40 Queens Grove in that it displays similar pared-down neo-Georgian characteristics. The front façade of the building also has a parapet at roof level which is returned down the sides of the property in the same fashion as No. 40. To the rear of No. 42 there is an existing raised ground floor extension which projects 5m out from the main rear wall line of the building into the rear garden. Permission was granted in 2007 to extend the basement and raise the rear garden level.

### 3.5. Surrounding area

It should be noted that several key features of the locality are relevant to the application. The changes in level to the road create a difference in massing along the street. By 45 Queens Grove the street level is OS datum 48.4m while by 40 Queens Grove it is at 46.9m. Consequently the massing of the elevations steps down along the street. This is also reinforced by another key characteristic to the locality- the proximity between the original buildings of the area and later developments. The former were mainly constructed around the 1840s in a traditional Georgian villa style with rendered walls and slate tile roof. The latter were mainly constructed in the inter war period in a neo-georgian style with fair faced brickwork and clay tiled roofs. The relationship between the two is often abrupt with noticeable differences in height and style.

### 3.6. Proposals

It is proposed to undertake the following works to the existing building:

- Amend the proposed detailing to suit a revised treatment of the elevation to create a more elegant development.
- Raise the parapet level to the second floor 385mm to enhance the elevation.
- Replace the existing stepped terrace access to the rear garden light-well with a single flight of stairs.
- Reduce the size of the front light-well to suit the revised fenestration to the front.
- Replace the existing front portico with new to suit the revised front elevation. Front door to be amended to include proposed side lights.
- Create a new chimney stack to the flank elevation with 40 Queens Grove.
- Replace the 2 no. existing ground floor bay windows with 4 no. timber framed sash windows.
- Revised fenestration to all facades to suit the proposed changes in detailing.
- Enlargement and repositioning of existing inclusive access door.
- Create an additional roof-light to the rear terrace and reduce the size of the existing roof-light.
- Revised dormer design to the second floor dormers to suit the proposed revised fenestration.
- Omission of two windows at first floor level flank elevation with 40 Queens Grove.



Wolff Architects Limited trading as: **W O L F F A R C H I T E C T S**  
Directors: Mr D P Wolff BArch(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA  
Registered in England: No. 5113405 Registered Office: 20 Artesian Road London W2 5AR



### 3.7. Scale and Bulk

There are 5 changes to the scale and bulk varying is scale.

1. The front light-well is reduced in scale to suit the proposed revised fenestration to the front elevation. The lower ground floor window is centred on the ground floor windows and the light-well is centred on the window.
2. The rear light-well is amended to be reduced in scale over-all with access through a discreet access stair as opposed to stepped terrace.
3. The second floor dormer windows are to be increased in height to suit the proposed redesign of the front elevation. The existing dormers are more suited to the existing building which will have less individual architectural merit than the proposed.
4. The parapet level to the second floor will be increased by 385mm for two reasons. Firstly, the proposed revised detailing to the elevations requires a more weighty termination over the first floor windows including banded details. Secondly, the planning permission to 40 Queens Grove means that 41 Queens Grove will be at a significantly lower level than 41 Queens Grove. It is therefore proposed to maintain a step in parapet level from 42 Queens Grove to 41 Queens Grove. This is to ensure the height of number 41 is maximised to reduce the difference in levels of any proposed development at number 41. Should no development take place, the change in levels will still be in keeping with the change in levels due to the fall in the road level. It is worth noting that the original buildings to 40, 41 & 42 Queens Grove all had varied elevations with pronounced differences in height. This feature is also common in the area where buildings of different periods are in close proximity.

### 3.8. Amenity Space

The proposals do not have any affect on the amenity space to the property.

### 3.9. Parking

The proposals do not have any affect on the parking arrangement to the property.

### 3.10. Proposed Detailing- Generally

The detailing to the original building on the site used a poorly applied faux-eastern palette of details to embellish the original box. This included the bay windows and a non-original entrance portico. The existing building was forced to use these details, despite being of no architectural merit, when the most recent planning permission was granted.

The proposed change is massing results in a more formal neo-Georgian basic form. This is in keeping with other similar buildings in St John's Wood and like these properties we intend to use neo-Georgian details. Consequently, it is no longer appropriate to use poor quality details such as the portico and bay windows and instead a more classical approach is adopted.

The detailing of the lower ground floor is such as to create a plinth on which the ground



Wolff Architects Limited trading as: **W O L F F A R C H I T E C T S**  
Directors: Mr D P Wolff BArch(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA  
Registered in England: No. 5113405 Registered Office: 20 Artesian Road London W2 5AR



and first floors sit. The parapet has been embellished to give more weight to the terminus of the elevation and the corners of the main building likewise have quoins. The detailing of the fenestration is such as to create larger more prominent windows to the principle ground floor.

The proposals also follow classical lines with regard to the prominence of elevations. The most intricate detailing is provided to the front elevations and the rear is also well detailed. In comparison the flank elevations are relatively plain except for features that are also integral to the front or rear elevations, such as the quoins.

### 3.11. **Proposed Detailing- Walls**

It is proposed to use fair faced brickwork in Flemish bond to all walls of the building. The colour and mix of the brickwork will be to match the existing to the satisfaction of the local authority. The detailing of the walls will be carefully considered so as to enhance the overall proportion of the elevations.

The stone coping stone to the parapet will be embellished and below there will be a slightly protruding brick band in line with the quoins. This will give weight to the upper portion of the elevations.

The quoins will be embellished in the form of alternative lines of protruding brickwork. This will provide a terminus to the elevations in keeping with the proposed style.

The lower ground floor will be treated with a subtly different brickwork mix in order to create a basic plinth effect to the elevations as a whole, in keeping with the existing. This will be further enhanced by the use of a soldier course at key locations to further emphasise this affect.

### 3.12. **Proposed Detailing- Roof**

The existing roof is in a traditional brown clay tile. As the elevations as a whole maintain their neo-Georgian 1930s look, it is proposed to retain this proposed material to the pitched roof behind the parapet.

### 3.13. **Proposed Detailing- Dormer Windows & Roof-Lights**

The dormers will remain in a traditional manner with timber windows and lead covered roofs and cheeks. The increase in size of the dormers is to suit the proposed raising of the parapet and change in proportion of the elevations into a more classical arrangement.

The proposed additional roof-light to the lower ground floor under the terrace will be a structural glazed roof-light to match existing. The 2 no. proposed roof-lights to the area are smaller than the existing single roof-light. This has been proposed as it is considered to be a better proposal for the terrace to have two smaller roof-lights than a single large one.

### 3.14. **Proposed Detailing- Windows & Doors**

The proposed windows to all elevations will be timber frames sash windows to match the older buildings on the street.

Prominence will be given to the principle entry and first floor level windows to the front and rear elevations. This will be in the form of different coloured bricks to the jamb and



Wolff Architects Limited trading as: **W O L F F ARCHITECTS**  
Directors: Mr D P Wolff BArch(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA  
Registered in England: No. 5113405 Registered Office: 20 Artesian Road London W2 5AR





head details. Many examples of this can be seen in the locality. The flank elevation windows will be similar but planer.

Certain windows, such as the central windows to the rear elevation, will be highlighted further through a greater width or height.

The proposed external double doors will be in a style to match the proposed windows with the same detailing.

The front door will be traditional, solid timber, panelled and with side lights, the lower of which will be in-filled with timber.

### 3.15. **Proposed Detailing- Features**

The most prominent feature of the building is the stone portico to the front entrance. This will not only be a key feature of the building itself, but also to Queens Grove and Woronzow Road as it sits on top of an entrance platform above street level. The detailing of has therefore been carefully considered to be both in keeping with the proposed elevation and the street as a whole. The form is essentially a modern reinterpretation of a classical portico. It was not considered appropriate to introduce a porch as the massing would be too heavy for the location. It is proposed to use Portland stone for this feature as this would work well with the remaining elevation. The most similar precedent in the area is to be found at number 40 Queens Grove, however this is less ornate. The overall affect is to create an unique focal point to the elevation, a feature which is common to many similar properties in the conservation area.

### 3.16. **Refuse Storage**

The proposals do not have any affect on the refuse storage to the property.

### 3.17. **Conclusion**

The proposed amendments to the scale and bulk of the existing property have been carefully considered to suit the surrounding area and planning permissions granted to them. The proposed amendments to the light-wells are minor in nature. The small increase in scale of the dormer windows is appropriate for a building which has been designed to create impressive and coherent elevations to the surrounding area. The increased parapet level suits both the existing street scene and the proposed developments to it. It also enhances the proposed redesign to the detailing and fenestration to the front elevation.

The alterations to the detailing of the elevations have been proposed to be in keeping with similar Neo-Georgian buildings in the locality. The redesign that this enables allows the elevation to create a worthy architectural statement in its own right rather than reinterpretation of the original building on the site, which was of low architectural merit.

The revised fenestration and detailing generally has been proposed to create a coherent whole which responds to the details used in the immediate area. The sensitive and traditional way in which they are combined with the massing create a harmonious whole.



Wolff Architects Limited trading as: **W O L F F A R C H I T E C T S**  
Directors: Mr D P Wolff BArch(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA  
Registered in England: No. 5113405 Registered Office: 20 Artesian Road London W2 5AR



The development does not include any amendments to any services, amenities or access requirements.

The requirement to maintain original features and massing of the original building on the site in the permission granted on 07.05.08 was based on 41 Queens Grove being the central building in a series of three similar developments. Since that date, permission has been granted to demolish number 40 Queens Grove and replace with new based in part on a very different typology, namely 39 Queens Grove. As the original building to number 41 Queens Grove was generally agreed to be of low individual architectural merit, the requirement to follow the original massing and features is less relevant to this application than to the previous.

In summary, the proposed changes to the existing building at number 41 Queens Grove are minor in nature. They therefore represent a good opportunity to create a high quality development in keeping with the locality.



Wolff Architects Limited trading as: **W O L F F A R C H I T E C T S**  
Directors: Mr D P Wolff BArch(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA  
Registered in England: No. 5113405 Registered Office: 20 Artesian Road London W2 SAR



**4.1. Existing Pedestrian, Vehicular and Public Transport links**

Pedestrian access is gained through the entrance gate or driveway from the public footpath. Vehicular access is provided from the street to the driveway which is sloped towards the lower ground floor. Public transport links are provided via pedestrian routes to local bus and underground stops, the nearest being St Johns Wood. The location can be considered to be close to a public transport 'hub'.

**4.2. Existing Access to The Building**

A passage way links the front and rear gardens either side of the building. Due to the nature of the site it is not possible for fully inclusive access through the main entrance. Instead the side passage by 42 Queens Grove doubles an access ramp to the rear reception room. This provides access through a small door which is uninviting. The kitchen terrace is not fully accessible as there is a step down threshold from the kitchen area.

**4.3. Proposed Pedestrian, Vehicular and Public Transport links**

Pedestrian access will not be altered by the proposed development. Vehicular access will remain unchanged. Public transport links will remain unchanged.

**4.4. Proposed Access to The Building**

It is proposed to enlarge the inclusive access entrance to the reception room from a single solid leaf to glazed double doors. This will have the dual effect of creating easier access to the building to the mobility impaired as well as making the entrance more inviting. By making the appearance of the entrance in keeping with the remainder of the elevation it makes an important statement about the inclusion of all users of the building within the design. This is an improvement on the existing door which is incongruous with the remainder of the elevation. Overlooking issues are not a concern as the doors face onto the blank wall of the neighbouring property.

**4.5. Proposed Inclusive Access Design Standards**

The proposals do not include for any significant internal alterations and will follow the design standards of the previous planning permission. The extension to the rear kitchen will include for DDA compliant doors with 300mm spaces to the leading edges of all doors. The ground floor WC is to be enlarged on the previous size so that it can be converted for use by a person in a wheelchair. Block-work walls will be used to allow for the fixing of handles and other equipment for the task.



#### 4.6. Conclusion

In conclusion the proposed development of this property has been designed to provide for fully inclusive access arrangement and would enhance the existing arrangement. This was in turn to modern standards as the existing building was based on proposals granted permission in 2008.



Wolff Architects Limited trading as: **W O L F F** ARCHITECTS  
Directors: Mr D P Wolff BArch(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA  
Registered in England: No. 5113405 Registered Office: 20 Artesian Road London W2 5AR





**5.1. Existing Building Environmental Performance**

The existing building was built in 2008. The building was built to the latest relevant codes of the time.

**5.2. Proposed impact on Air Quality**

There will be no adverse affect on air quality. The proposals do not include for any additional plant.

**5.3. Proposed impact on Water Quality**

There will be no adverse affect on water quality. The proposals do not include for any additional water consumption.

**5.4. Proposed use of energy and resources**

The proposed extension will conform to current building regulations.

The new external walls to the property will be constructed as cavity walls with cavity wall insulation. The roof will be well insulated with double glazed roof-lights.

All the proposed external windows and glazed doors to the property will be double glazed units and all will have draft proofing installed to them.

The proposals will not require any significant increase in the consumption of energy. The extension is small in comparison the overall size of the house. The existing heating services, which are modern and conform to the latest energy standards, will be able to accommodate the small increase in heat usage.

**5.5. Conclusion**

In conclusion the proposed development of this property will have a minimal impact on energy consumption. There are no requirements for any additional services and so no impact on air or water quality. The proposed extension will be well insulated and comply with the latest building regulations.

The development will take place at the same time as the completion of the existing building. There will therefore be no major additional impact on the environment as a result of the building process.





Wolff Architects Limited trading as: **W O L F F A R C H I T E C T S**  
Directors: Mr D P Wolff BArch(Rand) RIBA, Mr A C Goodchild BSc(Hons) MArch RIBA  
Registered in England: No. 5113405 Registered Office: 20 Artesian Road London W2 5AR



JOB NAME: 0601 41 Queens Grove, London, NW8 6HH													
Drawing Title	Drawing Number	Scale	Date of Issue and Revision										
			Paper Size	18.11.08	15.12.08	14.01.08	14.01.08	30.01.09	17.03.09	17.03.09	05.05.09	05.05.09	
<b>Specifications</b>													
Statutory Consent Documents	0601-PL-SAD	-							A	A	B	B	
<b>Existing Plans</b>													
Existing Plans: Site Layout	0601-PL-025	1:100	A1			0	0				0	0	
Existing Plans: Lower Ground Floor Layout	0601-PL-026	1:50	A1			0	0				0	0	
Existing Plans: Ground Floor Layout	0601-PL-027	1:50	A1			0	0				0	0	
Existing Plans: First Floor Layout	0601-PL-028	1:50	A1			0	0				0	0	
Existing Plans: Second Floor & Roof Layout	0601-PL-029	1:50	A1			0	0				0	0	
<b>Existing Elevations</b>													
Existing Elevations: Elevation to Queen's Grove	0601-PL-031	1:50	A1			0	0				0	0	
Existing Elevations: Elevation to 40 Queen's Grove	0601-PL-032	1:50	A1			0	0				0	0	
Existing Elevations: Elevation to Rear Garden	0601-PL-033	1:50	A1			0	0				0	0	
Existing Elevations: Elevation to 42 Queen's Grove	0601-PL-034	1:50	A1			0	0				0	0	
<b>Existing Sections</b>													
Existing Sections: A-A	0601-PL-035	1:50	A1			0	0				0	0	
<b>Approved Plans</b>													
Approved Plans: Site Layout	0601-PL-125	1:100	A1	0	0	A	A				A	A	
Approved Plans: Lower Ground Floor Layout	0601-PL-126	1:50	A1	0	0	A	A				A	A	
Approved Plans: Ground Floor Layout	0601-PL-127	1:50	A1	0	0	A	A				A	A	
Approved Plans: First Floor Layout	0601-PL-128	1:50	A1	0	0	A	A				A	A	
Approved Plans: Second Floor & Roof Layout	0601-PL-129	1:50	A1	0	0	A	A				A	A	
<b>Approved Elevations</b>													
Approved Elevations: Elevation to Queen's Grove	0601-PL-131	1:50	A1	0	0	A	A				A	A	
Approved Elevations: Elevation to 40 Queen's Grove	0601-PL-132	1:50	A1	0	0	A	A				A	A	
Approved Elevations: Elevation to Rear Garden	0601-PL-133	1:50	A1	0	0	A	A				A	A	
Approved Elevations: Elevation to 42 Queen's Grove	0601-PL-134	1:50	A1	0	0	A	A				A	A	
<b>Approved Sections</b>													
Approved Sections: A-A	0601-PL-135	1:50	A1	0	0	A	A				A	A	
<b>Proposed Plans</b>													
Proposed Plans: Site Layout	0601-PL-175	1:100	A1	0	0			0	A	A	B	B	
Proposed Plans: Lower Ground Floor Layout	0601-PL-176	1:50	A1	0	0			0	A	A	B	B	
Proposed Plans: Ground Floor Layout	0601-PL-177	1:50	A1	0	0			0	A	A	B	B	
Proposed Plans: First Floor Layout	0601-PL-178	1:50	A1	0	0			0	A	A	B	B	
Proposed Plans: Second Floor & Roof Layout	0601-PL-179	1:50	A1	0	0			0	A	A	B	B	
<b>Proposed Elevations</b>													
Proposed Elevations: Elevation to Queen's Grove	0601-PL-181	1:50	A1	0	0			0	A	A	B	B	
Proposed Elevations: Elevation to 40 Queen's Grove	0601-PL-182	1:50	A1	0	0			0	A	A	B	B	
Proposed Elevations: Elevation to Rear Garden	0601-PL-183	1:50	A1	0	0			0	A	A	B	B	
Proposed Elevations: Elevation to 42 Queen's Grove	0601-PL-184	1:50	A1	0	0			0	A	A	B	B	
<b>Proposed Sections</b>													
Proposed Sections: A-A	0601-PL-185	1:50	A1	0	0				A	A	B	B	
Our File Reference- 0601 41 Quees Grove/Export/02 Planning				O1	O1	O2	O2	O3	O8	O8	O9	O9	
Issue Format (HC= Hard Copy, EC= Electronic Copy-PDF & AutoCAD File):				HC	EC	HC	EC	EC	HC	EC	HC	EC	
Planning Authority				4		4	I				4		
Project Manager					I							I	
CDM Coordinator													
Building Control Inspector													
Quantity Surveyor													
Structural Engineer													
Building Services Consultant													
Drainage Consultant													
Interior Designer								I					
Client													