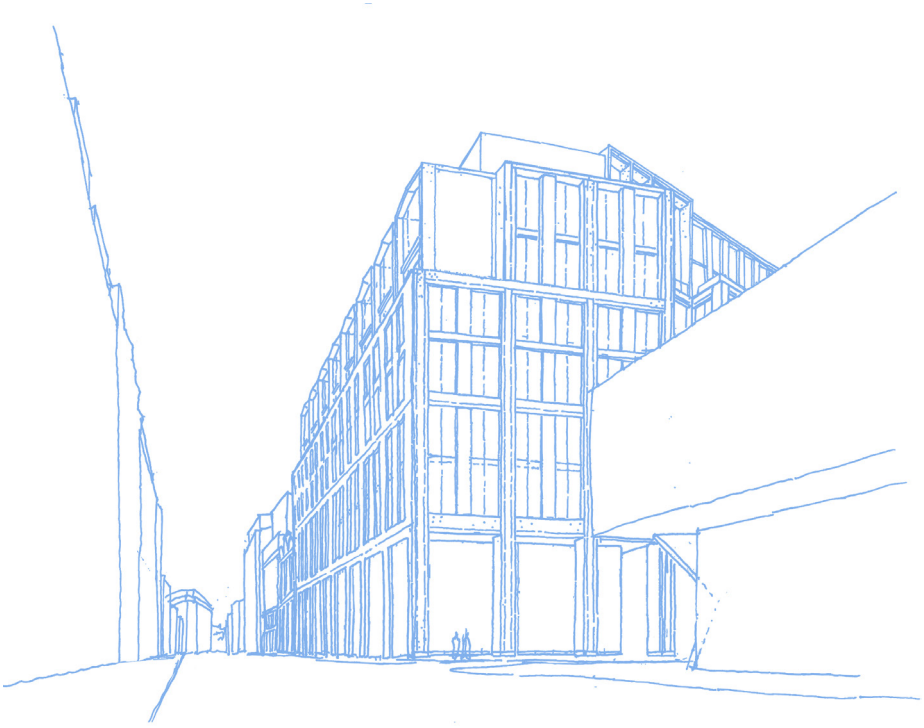
Prepared by Basecology
On behalf of Royal London Mutual Insurance Society

Preliminary Roost Assessment

Castlewood House & Medius House, WC1A



January 2017

Preliminary Roost Assessment

Castlewood W1A, New Oxford Street,

Camden, London

CBRE:UK

ISSUE

January 2017

CONTENTS

LIST OF ABBREVIATIONS

BAP	Biodiversity Action Plan
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	The Countryside and Rights of Way Act 2000
EPSL	European Protected Species Licence
GiGL	Greenspace Information for Greater London
JNCC	Joint Nature Conservation Committee
LBAP	London Biodiversity Action Plan
NERC	The Natural Environment and Rural Communities Act 2006
NPPF	National Planning Policy Framework 2012
PRA	Preliminary Roost Assessment
PRF	Potential Roost Feature
WCA	The Wildlife and Countryside Act 1981 (as amended)

EXECUTIVE SUMMARY

Introduction	BASEcology was commissioned by CBRE:UK on behalf of Royal London Mutual Insurance Society to undertake a Preliminary Bat Roost Assessment (PRA) of two adjacent sites (Castlewood House and Medius House) to support a mixed use commercial and residential planning application in Camden, Greater London.
Methodology	Desk Study: A desk study was undertaken to obtain and review records of bat activity and roosts within 2 km of the site. The respective search radius was considered suitable for obtaining background information on bat species diversity and the occurrence of recorded roosts within the wider environs of the site, although the zone of influence is considered much smaller in context of the scheme proposals and developed surrounds. Preliminary Roost Assessment (PRA): A licensed ecologist undertook an internal and external inspection of the buildings, searching for actual roosting bats and signs of past usage. The structural design and condition of the buildings was also noted within the PRA to assess the structural potential for different sorts of roosts.
Results	Desk Study: GiGL released details of 239 records within the search area; 212 of these have been identified down to species level (five species were recorded in total), eight down to genus (i.e. unidentified *Myotis* and *Nyctalus* spp.), and 19 as unidentified *Vespertilionidae* spp. No roosts were highlighted within the search area. PRA: No signs of bats and only a limited number of PRFs were recorded during the course of the PRA. The likelihood of any bat roosts within either building is considered negligible in context of the following factors: 1) the architectural design and overall favourable structural condition (no PRFs were discovered that are likely to be used by roosting bats); 2) the site location within a highly developed area of central London; and 3) the poor surrounding green infrastructure which limits connectivity to more suitable areas such as Hyde Park or Regents Park in the wider area.
Recommendations	No further survey work or mitigation is required as the PRA ascertained the likely absence of roosting bats from Castlewood House and Medius House. The results also revealed there is no potential for disturbance to bat activity as the poor surrounding green infrastructure indicates there is no commuting and/or foraging activity within the zone of influence.

This sheet is intended as a summary only

SECTION 1

INTRODUCTION

1 INTRODUCTION

1.1 Overview and Site Context

1.1.1 BASEcology was commissioned by CBRE:UK on behalf of Royal London Mutual Insurance Society to undertake a Preliminary Bat Roost Assessment (PRA) to support a mixed use commercial and residential planning application in Camden, Greater London.

1.1.2 The site is made up of two distinct buildings (Medius House, 63-69 New Oxford Street; and Castlewood House, 77 - 91 New Oxford Street) in the London Borough of Camden. Castlewood House is an existing office (Class B1) building providing 13,099 sqm GEA of commercial floorspace over nine storeys. The existing post-war building is predominantly a brown brick facade above a single storey stone plinth. It is solely office use, from lower ground floor (looking out into the sunken courtyards to the rear of the building) to level 08, with the main entrance accessed from New Oxford Street.

1.1.3 Medius House comprises 652 sqm GEA of retail (Class A1) at ground floor level and 1,610 sqm GEA of office (Class B1) floorspace over five upper floors. The existing interwar building of five storeys, stepping up to six storeys at the junction with Dyott Street. Although of a plainer and heavier architectural style, it shares the rusticated brickwork of its neighbour.

1.1.4 The immediate site environs are dominated by commercial development and associated infrastructure, with Tottenham Court Road underground station approximately 200 m west and the River Thames c. 1 km south. The quantity and quality of the local green infrastructure surrounding the site is considered poor in context of the site location in central London.

1.2 Proposed Development

1.2.1 The proposal incudes the demolition of the existing building, at Castlewood House, and construction of a replacement ten storey mixed use building, plus ground and two basement levels, including the provision of retail (Class A1 and/or A3) and office (Class B1) floor space. External alterations to Medius House including partial demolition, retention of the existing façade and two floor extension to provide 20 affordable housing units (Class C3), together with associated highway improvements, public realm, landscaping, vehicular and cycle parking, bin storage and other associated works.

1.3 Survey Aim

1.3.1 The overall aim is to ensure the proposed demolition and subsequent development does not adversely impact the local bat population. A desk-based study was performed to check for any records of bat roosts and bat activity within the wider site surrounds. A Preliminary Roost Assessment (PRA) was then undertaken to collate the following information:

- Identify the presence of any roosts or signs of previous bat activity;
- Assess the likelihood of the buildings on-site supporting a potential roost (based on the respective architecture and structural condition); and

- Determine whether further survey work is required to ascertain the presence / likely absence, size, status and seasonal usage of bat roosts (conforming to best practice survey guidelines[1] and legislative protection).

1.4 Legislation and Policy Context

1.4.1 All native UK bat species are fully protected by UK law under Schedule 5 (in respect of section 9(4)(b) and (c) and (5) only) and Schedule 6 of the Wildlife and Countryside Act (1981, as amended), and under Schedule 2 of the Conservation of Habitats and Species Regulations 2010. It is illegal to deliberately capture, injure or kill a bat or to intentionally or recklessly disturb bats. It is also illegal to damage, destroy or intentionally or recklessly obstruct access to a breeding or resting place used by a bat.

1.4.2 Any activity that would result in a contravention of the above legislation would likely require a European Protected Species Licence (EPSL) from the relevant statutory body (Natural England). Works or mitigation activities involving interference with bats or bat shelters must be carried out by a licensed bat worker.

1.4.3 Additional details relating to the context and applicability of legislation are presented in Appendix A.

[1] Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London. ISBN-13 978-1-872745-96-1

SECTION 2

METHODOLOGY

2 METHODOLOGY

2.1 Desk Study

2.1.1 A desk study was undertaken to obtain and review records of bat activity and roosts within 2 km of the site. The respective search radius was considered suitable for obtaining background information on bat species diversity and the occurrence of recorded roosts within the wider environs of the site[2]. The zone of influence is, however, considered much smaller (c.250 m - 500 m) in context of the scheme proposals, developed surrounds (within and beyond the search radius), and poor surrounding green infrastructure.

2.1.2 The following data sources were used, contacted and/or reviewed:

- Greenspace Information for Greater London (GiGL);
- Species and habitats of principal importance in England, Section 41 of the Natural Environment and Rural Communities Act 2006[3];
- UKBAP[4]; and
- LBAP[5].

2.2 Preliminary Roost Assessment (PRA)

2.2.1 A licensed bat ecologist (2015-11313-CLS-CLS) undertook a PRA on 31st May 2016 in accordance with best practice guidance[1]. The objectives of the survey were to:

- Determine the presence or likely absence of bats;
- Locate any bat roosts and determine the species (where possible);
- Estimate the size of the roost (i.e. small / moderate / large);
- Identify access / egress points to and from potential / confirmed roosts;
- Assess potential flight paths to and from potential / confirmed roosts in terms of the arrangement of current vegetation and lighting layout; and
- Determine the status and seasonal usage of any bat roosts present.

2.2.2 **External inspection**: The survey comprises a systematic search of the exterior to locate confirmed and/or identify potential roosts and access points, and to locate any evidence of bats such as live or dead specimens, droppings, urine splashes, fur-oil staining and/or squeaking noises.

2.2.3 The external survey focuses upon the ground surrounding Potential Roost Features (PRFs), particularly beneath potential access points, and structural

[2] The search area is also set at 2 km in case an EPSL is later required to support the scheme proposal, i.e. if the presence of a bat roost is discovered on-site / within the immediate zone of influence. In such instance, a 2 km desk study is required as specified in Section C1 of the EPSL method statement for bats - https://www.gov.uk/government/publications/bats-apply-for-a-mitigation-licence).

[3] http://webarchive.nationalarchives.gov.uk/20140605090108/http:/www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx accessed 08/06/16

[4] http://jncc.defra.gov.uk/page-5717 accessed 08/06/16

[5] http://www.lbp.org.uk/index.htm accessed 08/06/16

features of interest such as: windowsills, window panes, walls, behind peeling paintwork or lifted rendering, hanging tiles, weatherboarding, eaves, soffit boxes, fascias, lead flashing, gaps under felt, under tiles / slates and in any existing bat boxes. Any gaps in brickwork or stonework are also identified and searched to check for potential access points to cavity or rubble filled walls behind.

2.2.4 **Internal survey**: The survey comprises a systematic search of the interior to locate confirmed and/or identify potential roosts and access points, and to locate any evidence of bats such as live or dead specimens, droppings, urine splashes, fur-oil staining, feeding remains (moth wings), squeaking noises, bat-fly (*Nycteribiid*) pupal cases and/or odour.

2.2.5 The main focus of the internal survey is the roof space, with particular attention paid to the attic floor, water tank(s), stored materials and/or other surfaces beneath PRFs to look for signs of presence. PRFs within the roof include: the top of gable-end or dividing walls; the top of chimney breasts; ridge and hip beams and other beams; mortise and tenon joints; all beams (free-hanging bats); the junction of roof timbers, especially where ridge and hip beams meet; behind purlins; between tiles and the roof lining; and under flat felt roofs.

2.2.6 Where necessary (i.e. within dilapidated and/or unoccupied buildings), an internal search may also extend to include the rooms below. Structural features of interest inspected in these areas include: the floor and surfaces of any furniture or other objects; behind wooden panelling; in lintels above doors and windows; behind shutters and curtains; behind pictures, posters, furniture, peeling paintwork, lifted plaster, and boarded up windows; inside cupboards, and in chimneys accessible from fireplaces.

2.2.7 The internal and eternal surveys were aided via the use of binoculars, 1,000,000 candle-power torch, head torch, telescopic ladder, LED pen torch and EM Touch detector where necessary.

2.2.8 Following completion of the external and internal surveys, each building / structure is classified in one of the following categories:

- **Confirmed bat roost:** Presence determined from evidence of bats;
- **High potential**: A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size shelter, protection, conditions and surrounding habitat;
- **Moderate potential**: A structure with one or more potential roost sites that could be used by bats due their size, shelter, protection, conditions and surrounding habitat but is unlikely to support a roost of high conservation status;
- **Low potential**: A structure with one or more potential roost sites that could be used by individual bats opportunistically. These sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger number of bats (i.e. unlikely to be suitable for maternity or hibernation); or
- **Negligible potential**: No habitat features likely to be used by roosting bats.

2.3 Caveats & Limitations

Desk Study

2.3.1 An absence of desk study records does not necessarily convey an absence of such species in that area, but is often a facet of under-recording. The desk study is designed to give an overview of the species already recorded in the local area, and merely provides indicative data prior to more detailed Phase 2 surveys.

Preliminary Roost Assessment (PRA)

2.3.2 The PRA is a detailed inspection of the exterior and interior of a structure to look for features that bats could use for roosts and/or access and egress, and to search for signs of bats. The aim of the survey is to confirm or determine the potential presence or likely absence of bats, and the subsequent need for further survey and/or mitigation. In many situations it is not feasible to inspect all locations where bats may be present and, therefore, an absence of field signs does not equate to confirmed bat absence.

SECTION 3

RESULTS

3 RESULTS

3.1 Desk Study

3.1.1 GiGL released details of 239 records within the search area; 212 of these have been identified down to species level (five species were recorded in total), eight down to genus (i.e. unidentified *Myotis* and *Nyctalus* spp.), and 19 as unidentified *Vespertilionidae* spp. No roosts were highlighted within the search area. Details of the most recent records and distance to the site are detailed in Table 3.1 below.

Table 3.1: Bat records within 2 km search radius

Scientific name	Common name	Date	Designation summary*	Location
Nyctalus spp.		2010	Bern2, CMS_A2, CMS_EUROBATS-A1, FEP7/2, HabRegs2, HSD4, WCA5/9.4b, WCA5/9.4c, WCA5/9.5a, WCA5/9.5b	1.4 km NW
Nyctalus noctula	Noctule bat	2011	Bern2, CMS_A2, CMS_EUROBATS-A1, FEP7/2, HabRegs2, HSD4, Sect.41, UKBAP, WCA5/9.4b, WCA5/9.4c, WCA5/9.5a, WCA5/9.5b	1.7 km N
Pipistrellus kuhlii	Kuhl's pipistrelle	2006	Bern2, Bern3, CMS_A2, CMS_EUROBATS-A1, FEP7/2, HabRegs2, HSD2p, WCA5/9.4b, WCA5/9.4c, WCA5/9.5a, WCA5/9.5b	1.7 km N
Pipistrellus pipistrellus	Common pipistrelle	2013	Bern2, Bern3, CMS_A2, CMS_EUROBATS-A1, FEP7/2, HabRegs2, HSD4, WCA5/9.4b, WCA5/9.4c, WCA5/9.5a, WCA5/9.5b	1 km N
Pipistrellus nathusii	Nathusius' pipistrelle	2011	Bern2, CMS_A2, CMS_EUROBATS-A1, HabRegs2, HSD4, WCA5/9.4b, WCA5/9.4c, WCA5/9.5a, WCA5/9.5b	150 m N
Pipistrellus pygmaeus	Soprano pipistrelle	2013	Bern2, CMS_A2, CMS_EUROBATS-A1, HabRegs2, HSD4, Sect.41, UKBAP, WCA5/9.4b, WCA5/9.4c, WCA5/9.5a, WCA5/9.5b	150 m N
Plecotus spp.		2008	Bern2, CMS_A2, CMS_EUROBATS-A1, FEP7/2, HabRegs2, HSD4, Sect.41, UKBAP, WCA5/9.4b, WCA5/9.4c, WCA5/9.5a, WCA5/9.5b	1.9 km N
Vespertilionidae spp		2014	Bern2, CMS_A2, CMS_EUROBATS-A1, HabRegs2, HSD4,	1.7 km N

		Sect.41, UKBAP, WCA5/9.4b, WCA5/9.4c, WCA5/9.5a, WCA5/9.5b	

*****Bern2 = Bern Convention Appendix 2, CMS_A2 = Convention on Migratory Species, Appendix 2, CMS_EUROBATS-A1 = Convention on Migratory Species, EUROBATS - Annex I, FEP7/2 = Farm Environment Plan Guidance 007- Table 2, HabRegs2 =, The Conservation (Natural Habitats, &c.) Regulations 2010 (Schedule 2), HSD2p = Habitats Directive Annex 2 - priority species, HSD4 = Habitats Directive Annex 4, RLGLB.NT = IUCN (1994) - Lower risk - near threatened, Sect.41, UKBAP = Priority Species, WCA5/9.4b = Wildlife and Countryside Act 1981 (Schedule 5 Section 9.4b), WCA5/9.4c = Wildlife and Countryside Act 1981 (Schedule 5), WCA5/9.5a = Wildlife and Countryside Act 1981 (Schedule 5 Section 9.5a), WCA5/9.5b = Wildlife and Countryside Act 1981 (Schedule 5 Section 9.5b)

3.2 Preliminary Roost Assessment (PRA)

Castlewood House

3.2.1 **External inspection**: The nine-storey commercial building is constructed from Flemish bond brickwork (an alternating pattern of a stretchers and headers laid side-by-side) with a decorative ground floor façade along New Oxford Street and Earnshaw Street). The building also features a flat roof that cascades, on the front and western side, down towards the eight floor eaves in a terraced fashion. The footprint of the building measures approximately 1267 sqm and is a 'T' shaped design (with the front running parallel along New Oxford Street and the perpendicular rear extending towards Bucknall Street).

Fig.01: Building frontage (north-western corner

Fig.02: Building rear extending towards Bucknall Street

3.2.2 The building is currently used for commercial purposes on all nine floors – unlike most other buildings along New Oxford Street the ground floor is not used for retail. Overall, It is considered of very good structural condition with no signs of structural deterioration / damage that could otherwise form Potential Roost Features (PRFs) for bats.

3.2.3 **Internal inspection**: Castlewood House features a boiler room in the basement that was carefully searched for signs of presence although no evidence such as live or dead specimens, droppings, urine splashes, fur-oil staining and/or squeaking noises were noted. The noise and vibrations in this area arising from the machinery are, furthermore, considered a likely deterrent for roosting purposes.

Medius House

3.2.4 **External inspection**: The façade of the six-storey commercial building features a stone brick base on the bottom two storeys, with English bond brickwork (alternating brick courses of headers and stretchers laid on top of one another) and decorative stone brick arches between the third and sixth storey. The building features a flat concrete roof, with steeply pitched slate edges and dormer windows overlooking New Oxford Street and Dyott Street. The footprint of the building measures approximately 360 sqm.

Fig.03: Building frontage (north-eastern corner

Fig.04: Roof edge overlooking New Oxford Street

3.2.5 The building is currently used for retail on the ground floor (Morrison's), and commercial purposes on the five floors above. It is considered in good structural condition with few signs of structural deterioration / damage around the exterior, except for minor damage to the brickwork on Dyott Street, and raised sections of lead flashing around the rooftop.

3.2.6 The brickwork was carefully inspected from ground level and the raised sections of lead flashing from the rooftop using binoculars. No evidence of bats, such as live or dead specimens, droppings, urine splashes, fur-oil staining and/or squeaking noises were noted.

3.2.7 **Internal inspection**: Medius House features a small basement and a single flat-roofed room on-top of the roof that are both used as boiler rooms. Both of these areas were carefully searched for signs of presence, although no evidence was found. The noise and vibrations in these respective areas are, furthermore, considered a likely deterrent for roosting purposes.

SECTION 4

DISCUSSION AND RECOMMENDATIONS

4 DISCUSSION AND RECOMMENDATIONS

4.1 Discussion

4.1.1 No signs of bats and only a limited number of PRFs were recorded during the course of the PRA. The likelihood of any bat roosts within either building is considered negligible in context of the following factors: 1) the architectural design and overall favourable structural condition (no PRFs were discovered that are likely to be used by roosting bats); 2) the site location within a highly developed area of central London; and 3) the poor surrounding green infrastructure which limits connectivity to more suitable areas such as Hyde Park or Regents Park in the wider area.

4.1.2 The cumulative information above indicates bats are absent from the immediate site surrounds, as there is no foraging or roosting opportunity in the zone of influence. There are also no clear flight paths (e.g. tree lines, vegetated railway embankments or water courses) to otherwise indicate potential bat activity in the immediate surrounding area beyond. No further survey work and/or mitigation measures are, therefore, required for the proposed development in respect of bats.

4.2 Potential Impacts

Roosting Bats – Habitat Loss / Disturbance

4.2.1 The survey results indicate the proposed development would not result in any direct or indirect impacts on roosting bats as no signs of presence and few PRFs were noted throughout.

Bat Activity – Habitat Loss

4.2.2 The proposed development would result in minor habitat loss (scattered broadleaved trees and ornamental planting) during the construction phase. This is not considered to have any negative impact upon local bat activity levels as the lack of roosting and foraging opportunities and poor surrounding green infrastructure indicates the likely absence of bats from the immediate site environs.

Bat Activity - Disturbance

4.2.3 The proposed demolition would result in an increase in human activity, dust, noise, vibration and light during the construction phase. This is not considered to have any negative impact upon local bat activity levels due to the likely absence of bats from the immediate site surrounds.

4.3 Recommendations

4.3.1 No further survey work or mitigation is required as the PRA ascertained the likely absence of roosting bats from Castlewood House and Medius House. The results also revealed there no potential for disturbance to bat activity as the poor surrounding green infrastructure indicates there is no commuting and/or foraging activity within the developmental zone of influence.

4.3.2 Whilst the likely absence of roosting bats has been determined in accordance with best practice guidance[1], it is important to note this reflects the level risk,

which in this instance indicates the improbable likelihood for bat roost activity on-site; the survey results do not represent a guarantee of absence. In the very unlikely event bats are found during the course of the proposed development, all works must stop immediately and advice sought from a licensed ecologist. In such instance, further survey work and a European Protected Species Licence (EPSL) may be required.

APPENDIX A

LEGISLATION AND POLICY CONTEXT

LEGISLATION AND POLICY CONTEXT

Introduction

The following Appendix sets out details of legislation within the UK and how this legislation applies to particular species groups such as bats. The key pieces of international and national legislation are detailed beneath.

International and national legislation

EC Habitats Directive

In 1992 the then European Community adopted Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, known as the Habitats Directive. The main aim of the Habitats Directive is to promote the maintenance of biodiversity by requiring member states to introduce protection for these habitats and species of European importance. The mechanism for protection is through the designation of Special Areas of Conservation (SACs), both for habitats and for certain species listed within Annex II. There are a number of species listed within Annex II of the Habitats Directive that are present within the UK; these include four lower plant species, nine higher plant species, six species of molluscs, six species of arthropods, eight species of fish, two species of amphibian, and nine species of mammal.

The Bern Convention

The Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) came into force in 1982. The principal aims of the Convention are to ensure the conservation and protection of wild plant and animal species and their natural habitats (listed in Appendices I and II of the Convention), to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species) listed in Appendix 3. To this end the Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1000 wild animal species.

Bonn Convention

The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention or CMS) was adopted in Bonn, Germany in 1979 and came into force in 1985. Contracting Parties work together to conserve migratory species and their habitats by providing strict protection for endangered migratory species (listed in Appendix 1 of the Convention), concluding multilateral agreements for the conservation and management of migratory species which require or would benefit from international cooperation (listed in Appendix 2 of the Convention), and by undertaking co-operative research activities.

Convention on Biological Diversity

The Convention on Biological Diversity (Biodiversity Convention or CBD) was adopted at the Earth Summit in Rio de Janeiro, and entered into force in December 1993. It was the first treaty to provide a legal framework for biodiversity conservation. Contracting Parties are required to create and enforce national strategies and action plans to conserve, protect and enhance biological diversity.

Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) is the principle mechanism for the legislative protection of wildlife in Great Britain. However it does not extend to Northern Ireland, the Channel Islands or the Isle of Man. This legislation is the means by which the Convention on the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds (79/409/EEC) and Natural Habitats and Wild Fauna and Flora (92/43/FFC) are implemented in Great Britain.

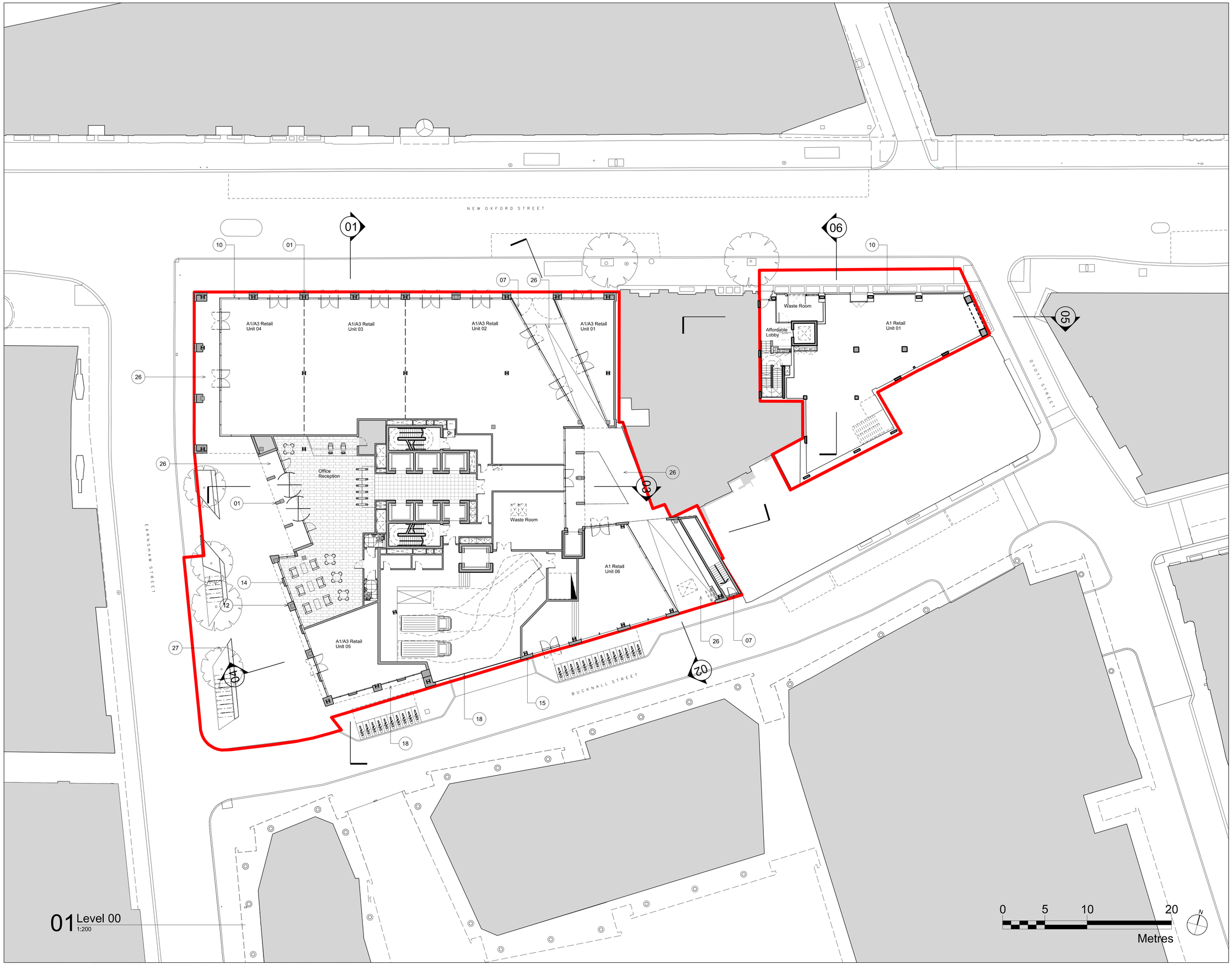
Conservation of Habitats and Species Regulations 2010, as amended

In the UK the Council Directive 92/43/EEC has been transposed into national laws by means of the Conservation (Natural Habitats, & c.) Regulations 1994 (as amended), and the Regulations (Northern Ireland) 1995 (as amended). The Regulations came into force on 30 October 1994, and have been amended several times. Subsequently the Conservation of Habitats and Species Regulations 2010 was created which consolidates all the various amendments made to the 1994 Regulations in respect of England and Wales and is commonly known as the 'the Habitats Regulations'. In Scotland the Habitats Directive is transposed through a combination of the Habitats Regulations 2010 (in relation to reserved matters) and the 1994 Regulations. The Conservation (Natural Habitats, &c) Regulations (Northern Ireland) 1995 (as amended) transpose the Habitats Directive in relation to Northern Ireland.

The Regulations contain five Parts and four Schedules, and provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.

APPENDIX B

PROPOSED SITE PLAN - Drawing A_PL_P_100



01 Level 00
1:200

Disclaimer

Do not scale from this drawing.
Check all dimensions on site before fabrication or setting out.

Notes

Key

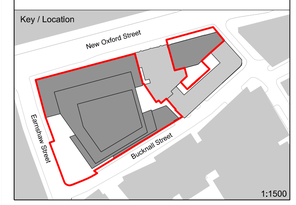
01 Precast masonry element. Pale colour
02 Double glazed unit with aluminium frame
03 Bronze coloured aluminium window frame
04 Bronze coloured aluminium spandrel
05 Precast masonry panel with cast in relief. Pale colour
06 Granite plinth
07 Decorative metalwork screening panel
08 Decorative metalwork balustrade
09 Decorative metalwork panel
10 Retail glazing
11 Retail signage zone
12 Handcut Brick. Dark Grey colour
13 Precast lintel
14 Handcut Brick textured panel. Dark grey colour
15 Handcut Brick. Varied warm colour pallette
16 Vaulted soffit
17 Dark grey aluminium vertical louvres with concealed framing and close spacing for ventilation.
18 Loading bay door. Bronze colour aluminium vertical louvres
19 Red brick to match existing
20 Buff brick to match existing
21 Double glazed windows to match existing style
22 Precast masonry element. Colour to match existing
23 Glass balustrade
24 Metal spandrel. Dark grey colour
25 Concrete pavlors
26 Fine grain landscape finish (TBC)
27 Large grain landscape finish (TBC)

Rev	Notes	Date	Dwn	Iss

Consultants

Structural Engineer:	Davies Maguire & Whitby
M&E Engineer:	GDM Partnership
Cost Consultant:	Currie & Brown
Planning Consultant:	Gerald Eve

Key / Location



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Client
Royal London Asset Management

Project
Castlewood House, London, W1A

Drawing Title
General Arrangement
Proposed Plan
Ground Level

Scale	Drawn By	Issued By
1:200 @ A1	RPP	RPP

PLANNING

Project No.	Drawing No.	Revision
15023	A_PL_P_100	00

Date Last Saved: Friday, January 13, 2017

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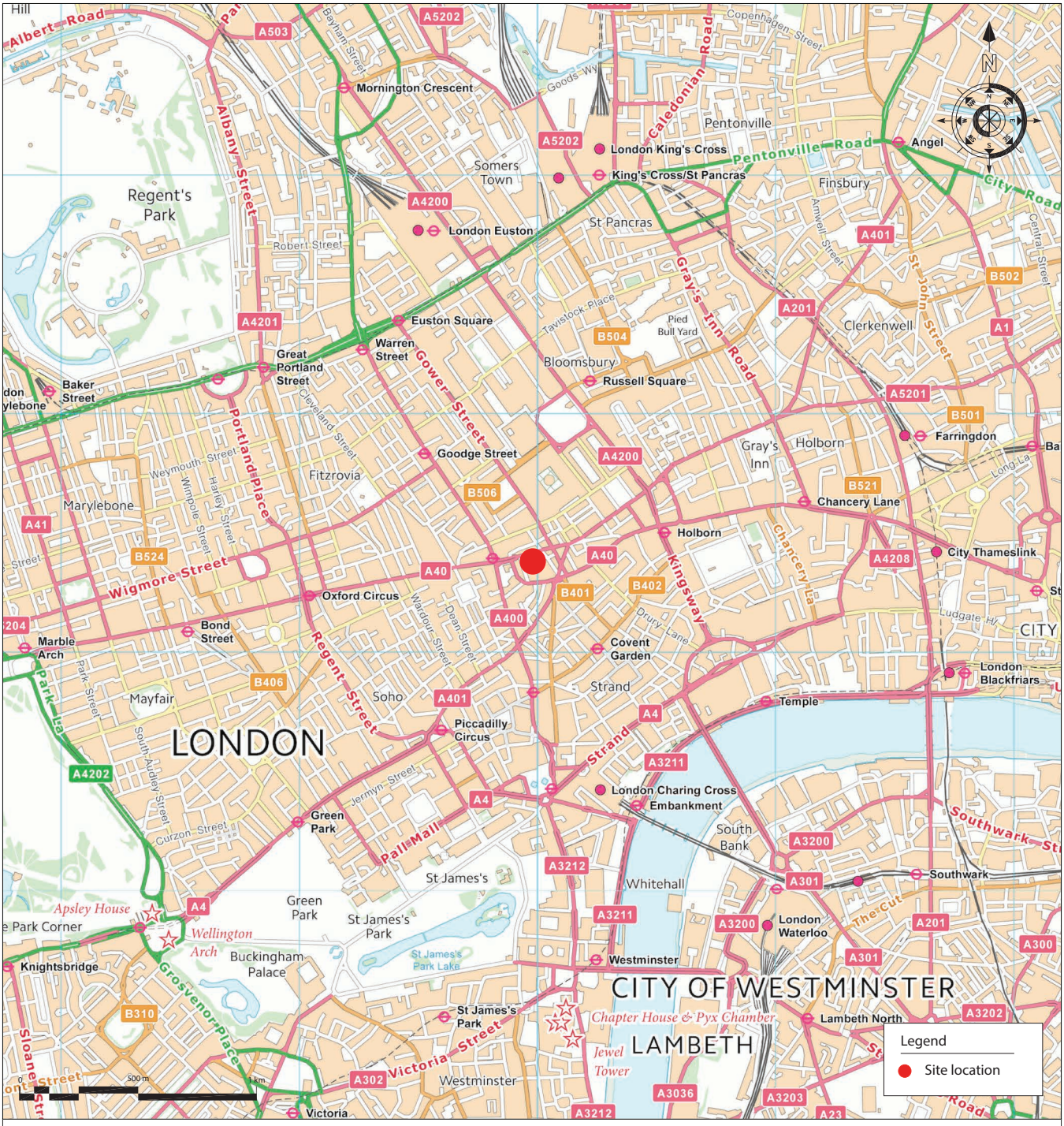
Date Last Saved: Friday, January 13, 2017

APPENDIX C

FIGURES



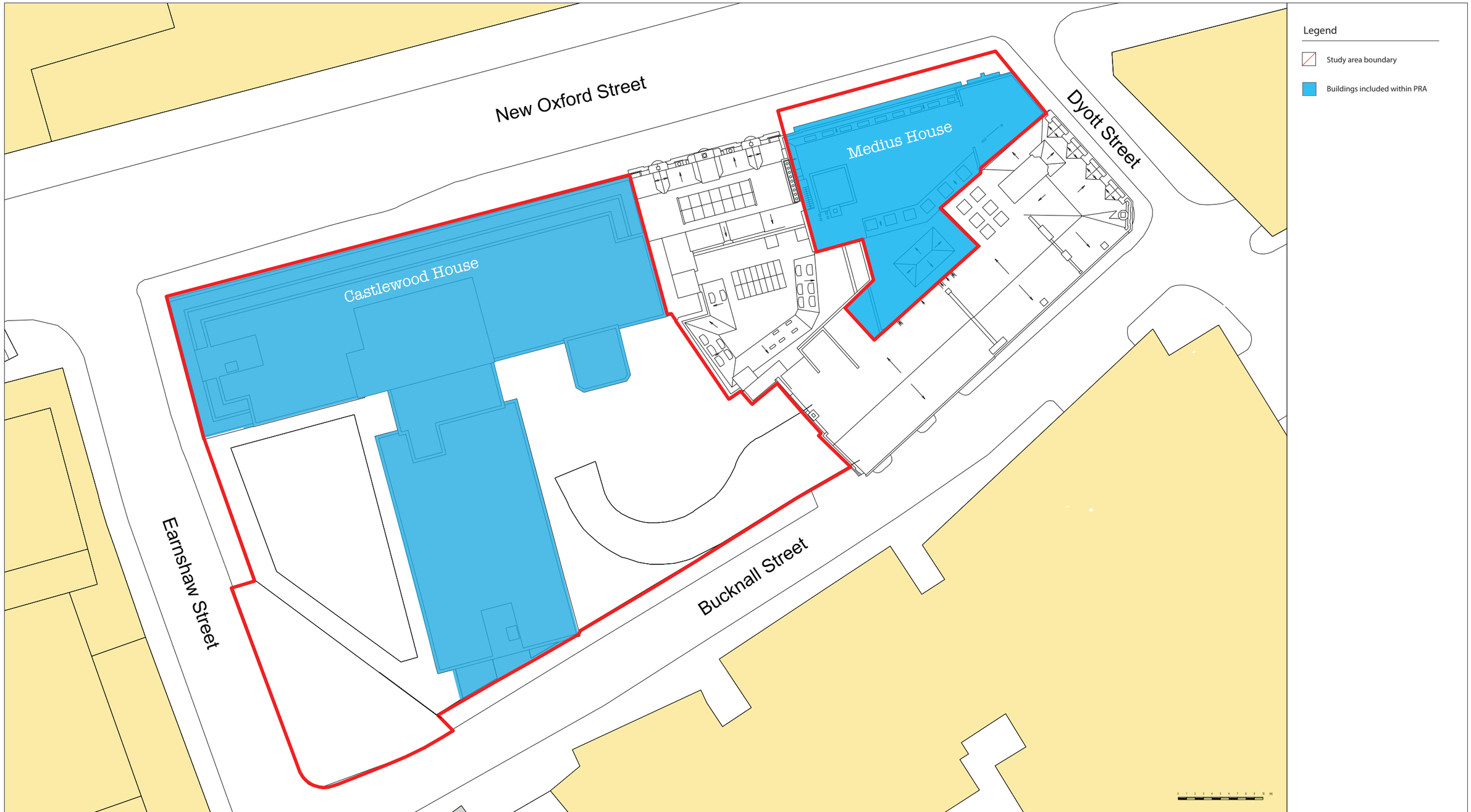
201614 Castlewood W1A

Location Plan

January 2017

1:250000@A4

basecology



basecology

201614 Castlewood W1A

PRA Building Location

January 2017

1:500 @A3