

# LATCHFORDS YARD

DESIGN & ACCESS STATEMENT  
Revision P02 - 30th September 2021

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**Checked:** LM

# CONTACTS

## SITE ADDRESS

5 Ventana Court  
Latchfords Yard  
61a Endell Street  
London  
WC2H 9AJ

## CONTACTS

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# 1.0 INTRODUCTION

This Design and Access Statement has been produced by Coffey Architects on behalf of the client in support of the planning application for the proposals as listed below at 5 Latchfords Yard, 61a Endell Street, London, WC2H 9AJ.

In summary the proposals involve:

- Single storey extension to turn existing second floor roof terrace into a habitable room
- Relocation of existing second floor roof terrace to third floor



## **2.0 EXISTING SITE**

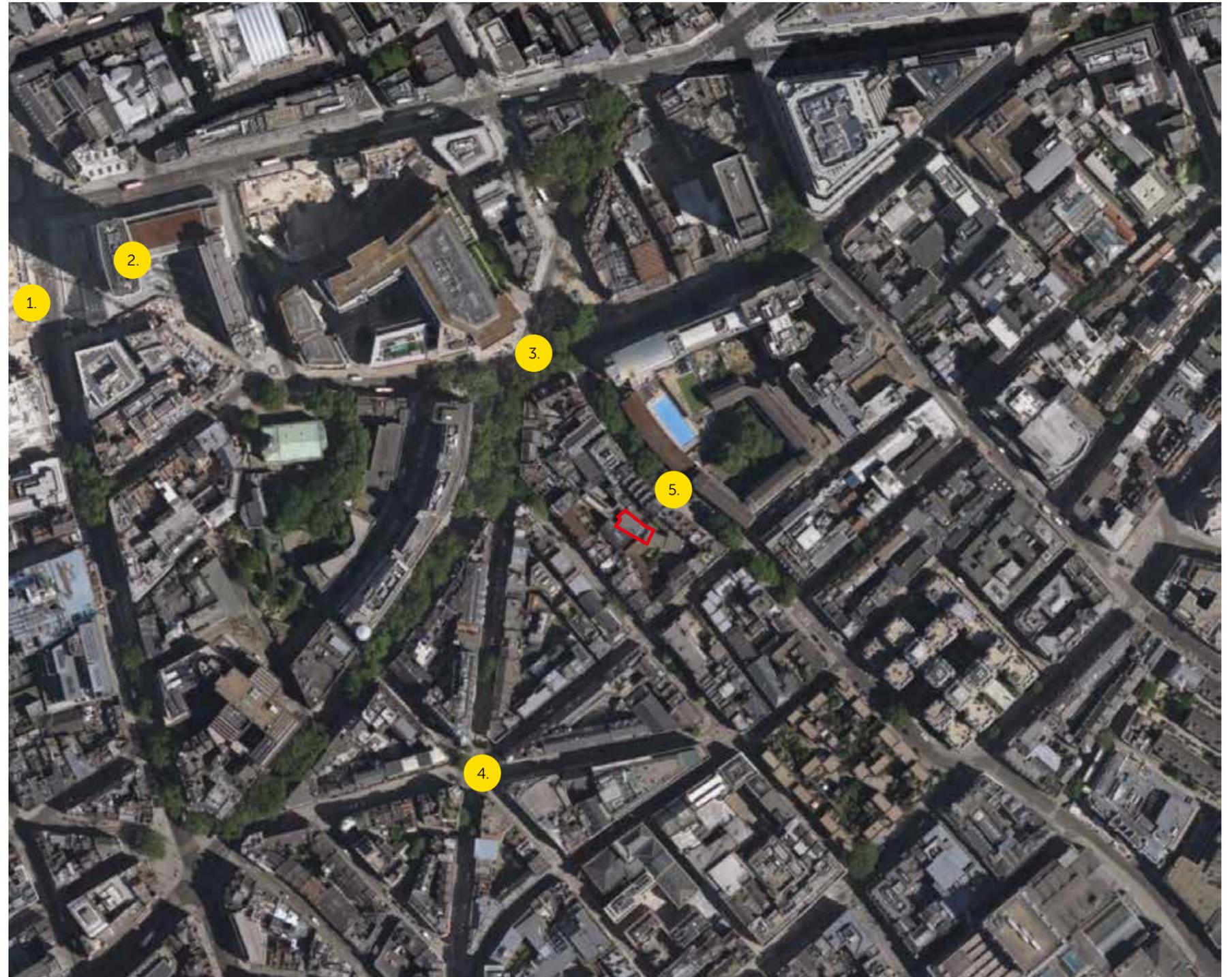
# EXISTING SITE

## 2.1 SITE LOCATION

The site is located in central London, near to Central St. Giles, and Seven Dials. It is locked within an urban block formed by Endell Street, Shorts Gardens, Neal Street, and Shaftesbury Avenue, accessed by a gated undercroft from Endell street.

Key:

-  Site Boundary
- 1. Tottenham Court Road Underground Station
- 2. Centre Point
- 3. Central St. Giles
- 4. Seven Dials
- 5. 61a Endell St. and access to site



Site Location. Source: Bing Maps



# EXISTING SITE

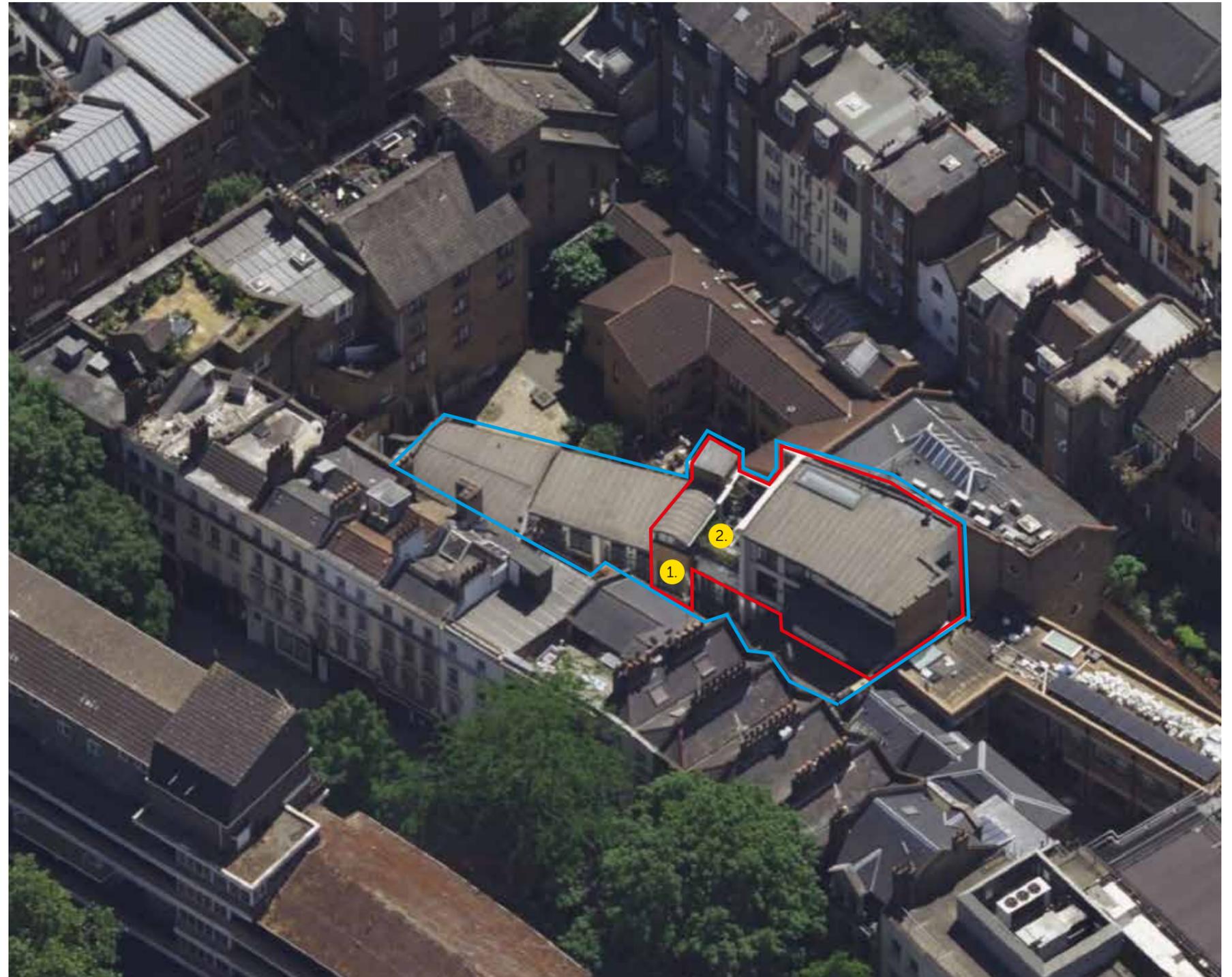
## 2.2 EXISTING PROPERTY

A late 1990s residential building in-fills diagonally across the courtyard of the urban block. The massing steps up from two storeys at the southern end, to 4 storeys at the northern end. It is characterised by its eclectic use of materials; yellow brick, white render, glass balustrades, warehouse style windows, and seamed metal roofs.

Within this residential building lies the application site, No. 5 Ventana Court: A three bedroom dwelling set predominantly across the second and third floor. The property is accessed from Endell street via a gated undercroft and courtyard. A private stairwell leads to an external second floor terrace, and the main apartment entrance.

Key:

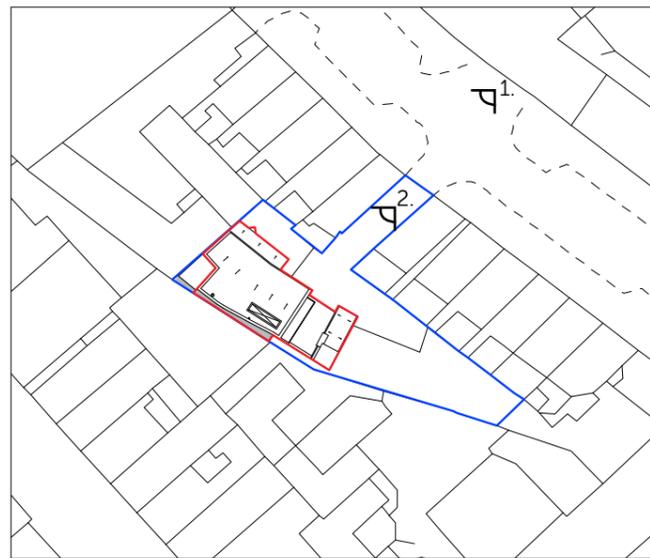
- Ventana Court, Latchfords Yard, 61a Endell Street, existing residential building
- No. 5 Ventana Court, application boundary
- 1. Private stairwell
- 2. Second floor entrance terrace



Aerial View, North East. Source: Bing Maps

# EXISTING SITE

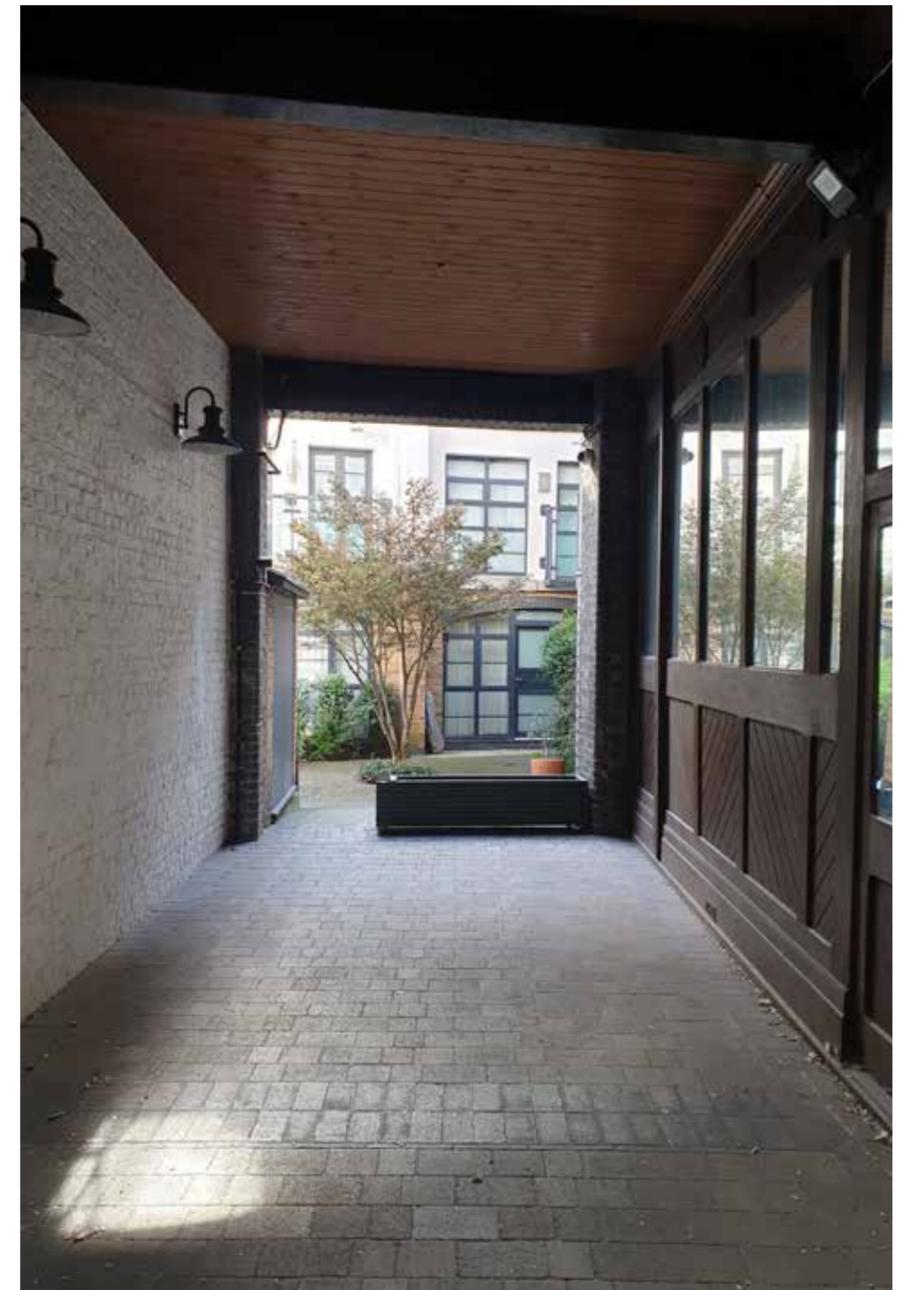
## 2.2 EXISTING PROPERTY



- 61A BOUNDARY INCLUDING ENTRYWAY FROM ENDELL STREET, AND VENTANA COURT
- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY



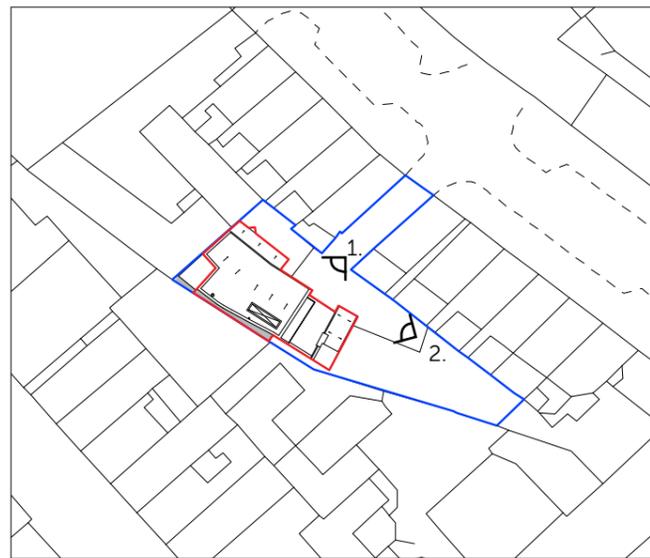
1. View of gated entry to Latchfords Yard from Endell Street. 21.09.2021



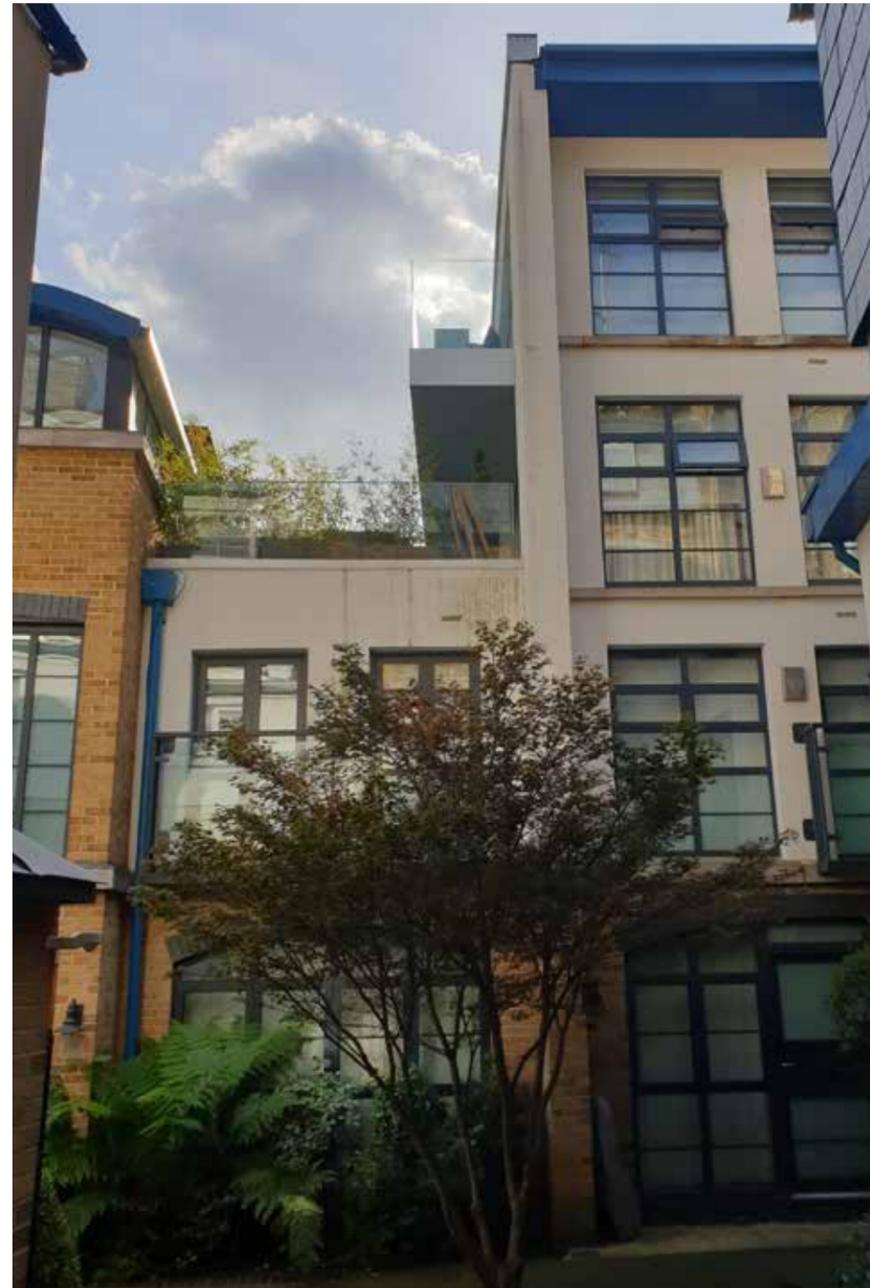
2. Undercroft entry to Latchfords Yard. 21.09.2021

# EXISTING SITE

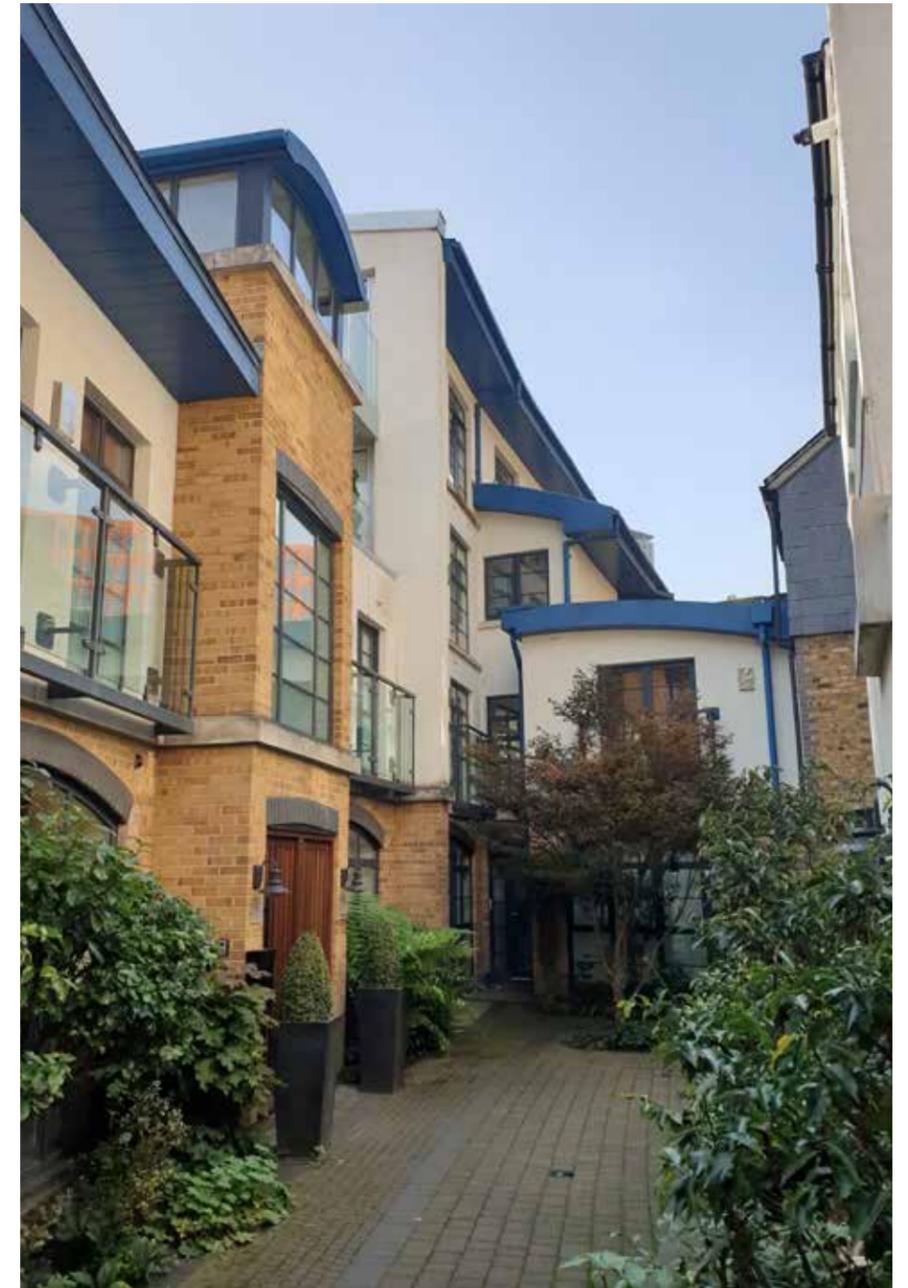
## 2.2 EXISTING PROPERTY



- 61A BOUNDARY INCLUDING ENTRYWAY FROM ENDELL STREET, AND VENTANA COURT
- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY



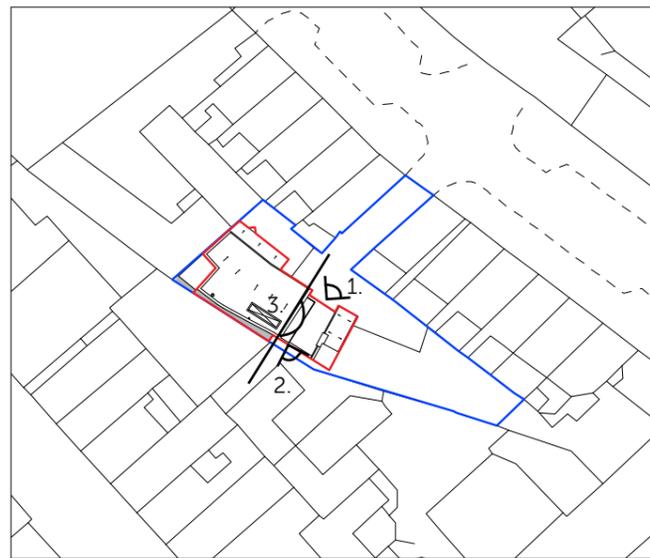
1. View of Ventana Court from undercroft. 21.09.2021



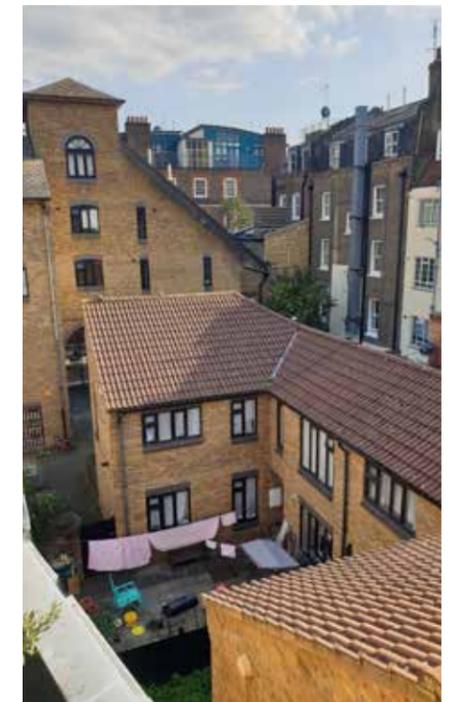
2. View of Ventana Court, Latchfords Yard. 21.09.2021

# EXISTING SITE

## 2.2 EXISTING PROPERTY



- 61A BOUNDARY INCLUDING ENTRYWAY FROM ENDELL STREET, AND VENTANA COURT
- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY



Views of perimeter urban block from existing second floor terrace and third floor balcony. 21.09.2021.

1.	2.
3.	

# EXISTING SITE

## 2.3 CONSERVATION AREA & LISTED BUILDING CONTEXT

The site is located within the Seven Dials (Covent Garden) Conservation Area. The Conservation Area Statement defines the character of the area as being “found in the range and mix of building types and uses and the street layout. The character is not dominated by one particular period or style of building but rather it is their combination that is of special interest.”

The site sits behind a terrace of Grade II listed buildings.

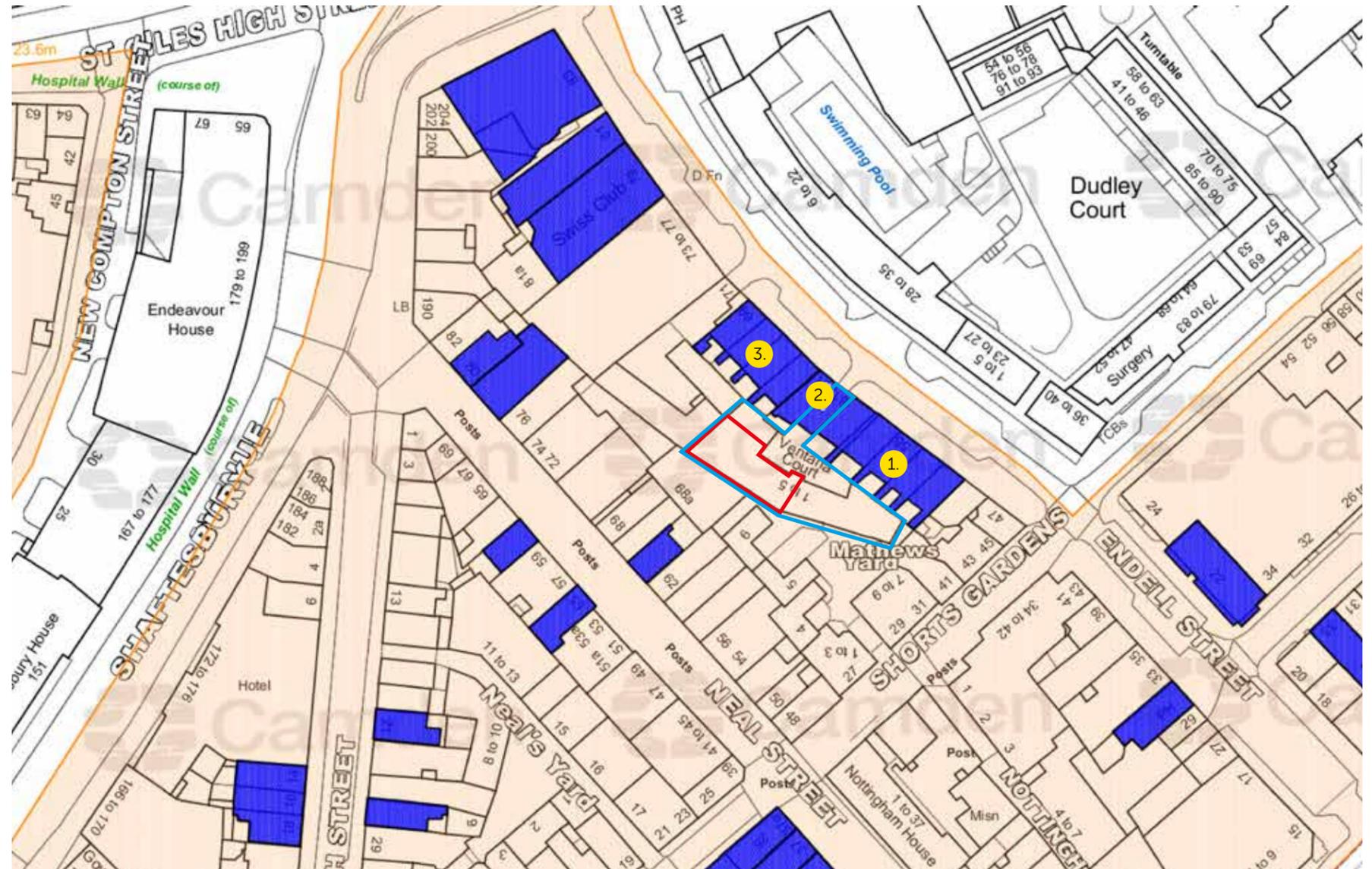
There are three separate listings:

1. Nos. 51-59 (5 terraced houses with later shops)
2. No. 61 (Commercial premises)
3. Nos. 63-69 (4 terraced houses with later shops)

This application and the proposed works are confined to No. 5 Ventana Court, Latchfords Yard, which is not included within any of the above listings, therefore listed building consent is not required.

Key:

- 61a Endell Street, including entry to Latchfords Yard, and Ventana Court
- No. 5, Ventana Court, application boundary
- Grade II Listed Buildings
- Second floor entrance terrace



Map of Conservation Areas and Listed Buildings. Source: Camden Council

# EXISTING SITE

## 2.4 PLANNING HISTORY & POLICY CONTEXT

The application is made with reference to current planning policy and the planning history of the application site.

### THE FOLLOWING PREVIOUS PLANNING APPLICATIONS ARE RELEVANT TO THE SITE:

#### ADJACENT SITES

Latchfords Yard

Application Ref: 8501784 & 8570337

05/03/1986 - Permission and Listed Building Consent granted for redevelopment and refurbishment of the existing timber yard including the demolition of existing timber yard and erection of a new steel framed structure and provision of mess room and associated WCs and storage area. APPROVED.

61-61a Endell Street

Application Ref: PS9804332

23/06/1998 - Permission granted subject to a S106 for the Change of use of the ground floor and basement of no.61 from offices to retail use and the conversion of the office use on the first floor to a two bedroom flat and a two bedroom maisonette on the second and third floors. Redevelopment of the yard at the rear to provide a building on part two, part three and part four floors providing 5 self-contained flats. APPROVED

#### APPLICATION SITE

No. 5 Ventana Court, Latchfords Yard, 61a Endell Street

Application Ref: 2012/4792/P

12/11/2012 - Removal of part of existing second floor corridor across roof terrace. Removal of external spiral stair between third floor and second floor roof terrace. Amendments to third floor balconies. Amendments to glazing to elevations. Installation of rooflights.

Application made by Coffey Architects in 2012, work completed in 2014.

### THE FOLLOWING PLANNING POLICY IS RELEVANT TO THE SITE AND PROPOSAL

Camden Local Plan 2017

- Policy A1 - Managing the impact of development
- Policy CC1 - Climate change mitigation
- Policy D1 - Design
- Policy D2 - Heritage

Seven Dials (Covent Garden) Conservation Area Statement 1998

London Plan 2021

National Planning Policy Framework 2021

# 3.0 DESIGN PROPOSAL

# DESIGN PROPOSAL

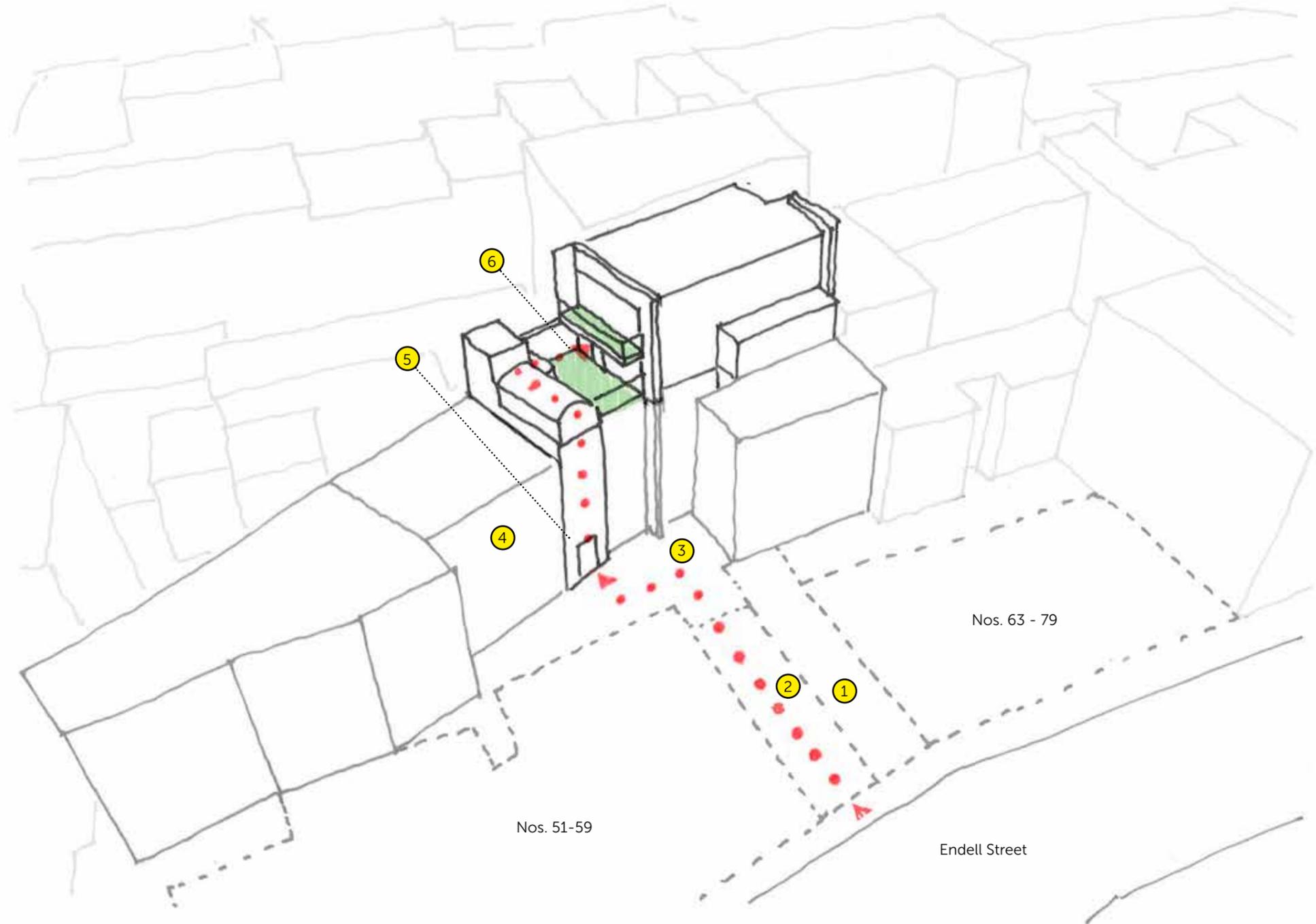
## 3.1 CLIENT BRIEF

### CLIENT BRIEF

The existing entrance sequence to No. 5 is convoluted. There are multiple thresholds; public street, gated undercroft, communal courtyard, private internal stairwell, private external terrace, and apartment entrance. The ambition is to simplify this sequence, and provide additional internal living space, whilst enhancing the outdoor amenity space.

Key:

- External amenity; terrace and balcony
- Access route
- 1. 61 Endell Street
- 2. Gated Undercroft to 61a Endell Street
- 3. Latchfords Yard
- 4. Ventana Court
- 5. Stairwell to No. 5 (Application Site)
- 6. Second entry to apartment



Aerial perspective diagram of existing condition and staggered entry sequence

# DESIGN PROPOSAL

## 3.2 PROPOSAL SUMMARY

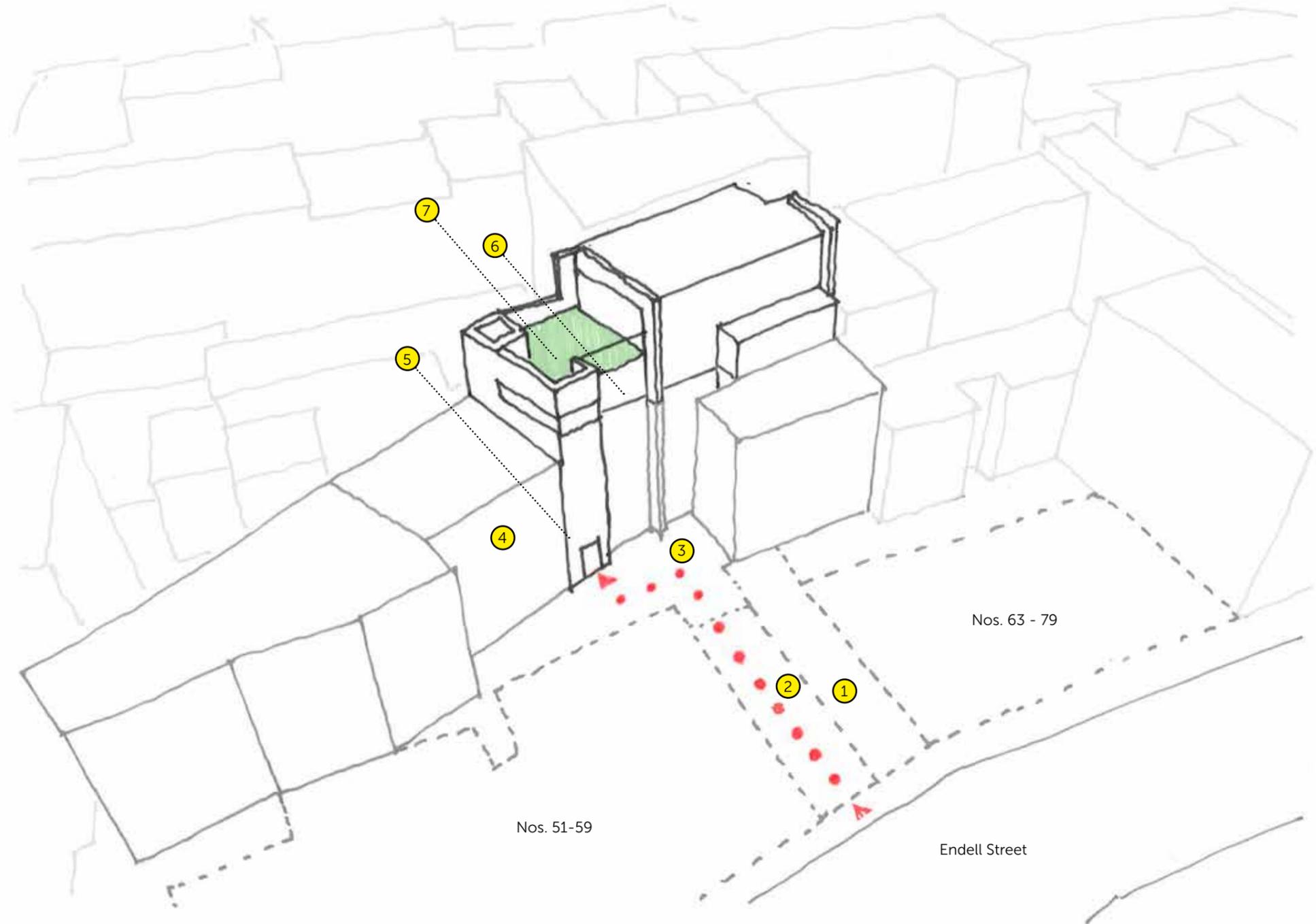
### PROPOSAL

The proposal is for the following external and internal works:

- ⑥ The enclosure of the existing second floor terrace to create a new living space and link the existing stairwell to the apartment.
- ⑦ The removal of the existing third floor balcony, stairwell glazing, and stairwell roof, for installation of higher performing glazing, and the relocation of the existing second floor roof terrace to the third floor.

### Key:

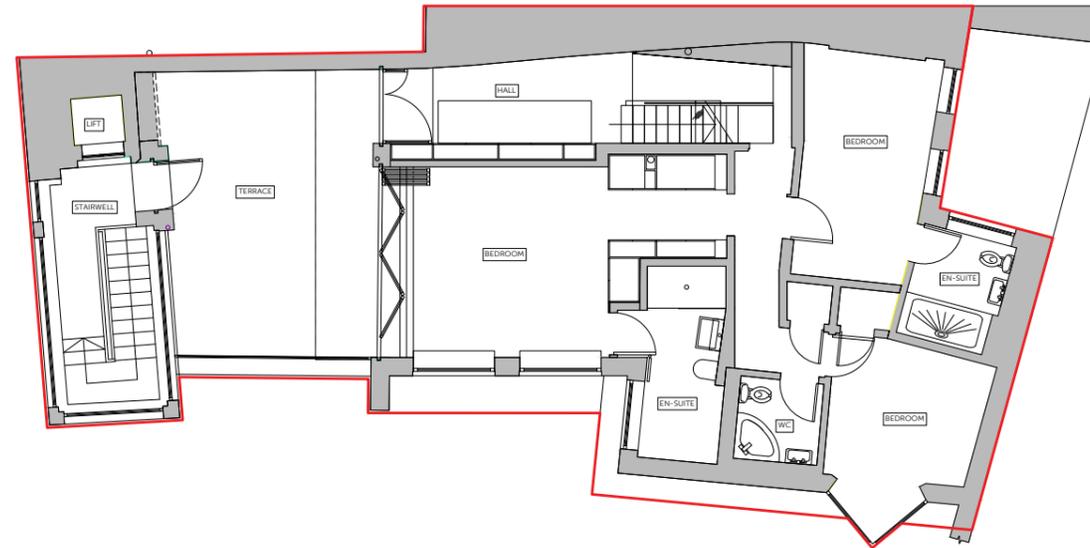
- External amenity; terrace and balcony
- Access route
- 1. 61 Endell Street
- 2. Gated Undercroft to 61a Endell Street
- 3. Latchfords Yard
- 4. Ventana Court
- 5. Front door to No. 5 (Application Site)
- 6. Enclosure to create new living space
- 7. New glazing and parapet, relocated roof terrace



Aerial perspective diagram of proposal, with improved entry sequence

# DESIGN PROPOSAL

## 3.3 EXISTING AND PROPOSED SECOND FLOOR PLAN

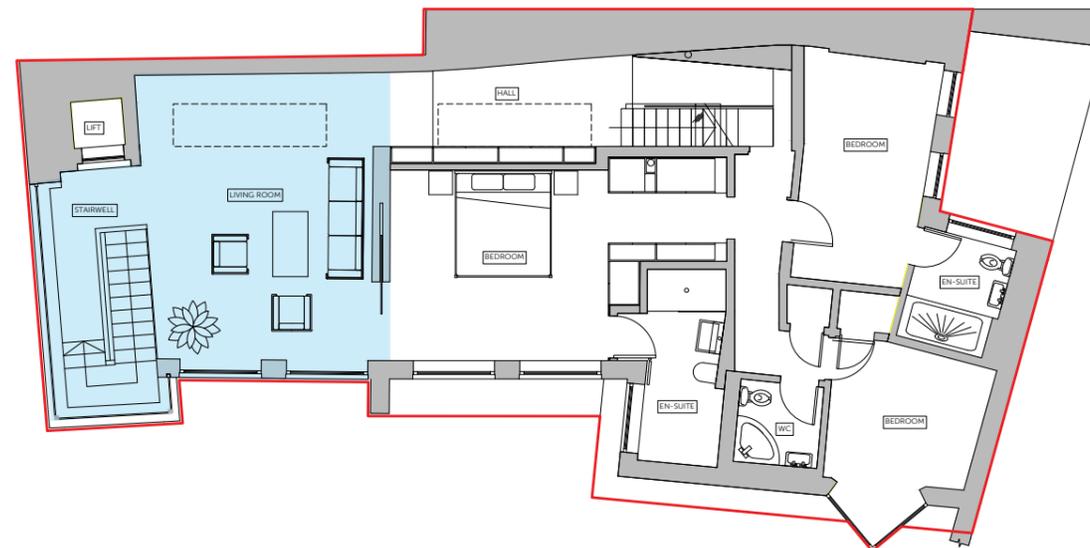


Existing second floor plan

### PROPOSED SECOND FLOOR

At second floor, the existing terrace is enclosed to create a new living room. The living room connects the existing stairwell to the existing hall and bedroom.

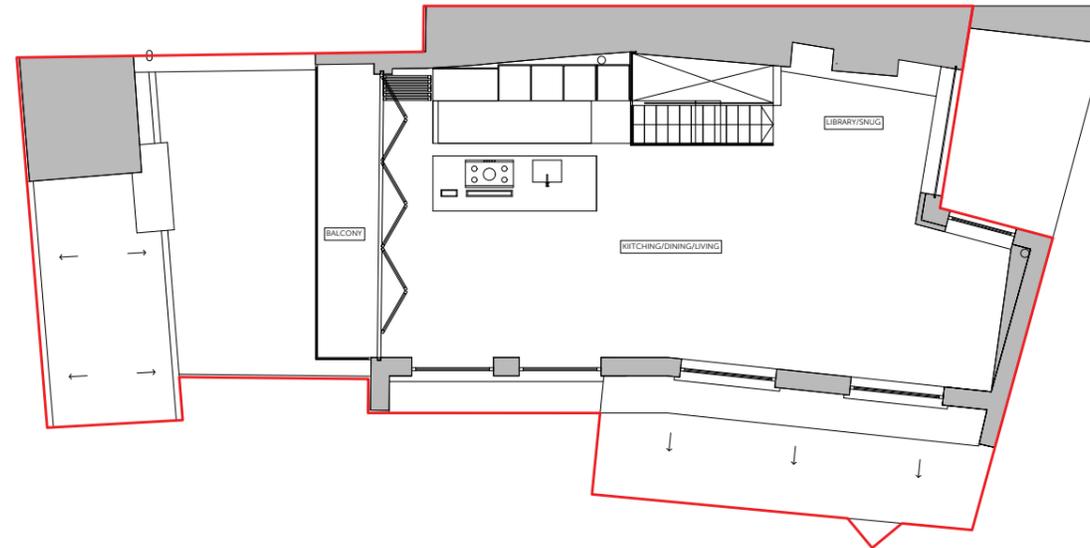
The extent of the works is shaded blue in the proposed plan (bottom right)



Proposed second floor plan

# DESIGN PROPOSALS

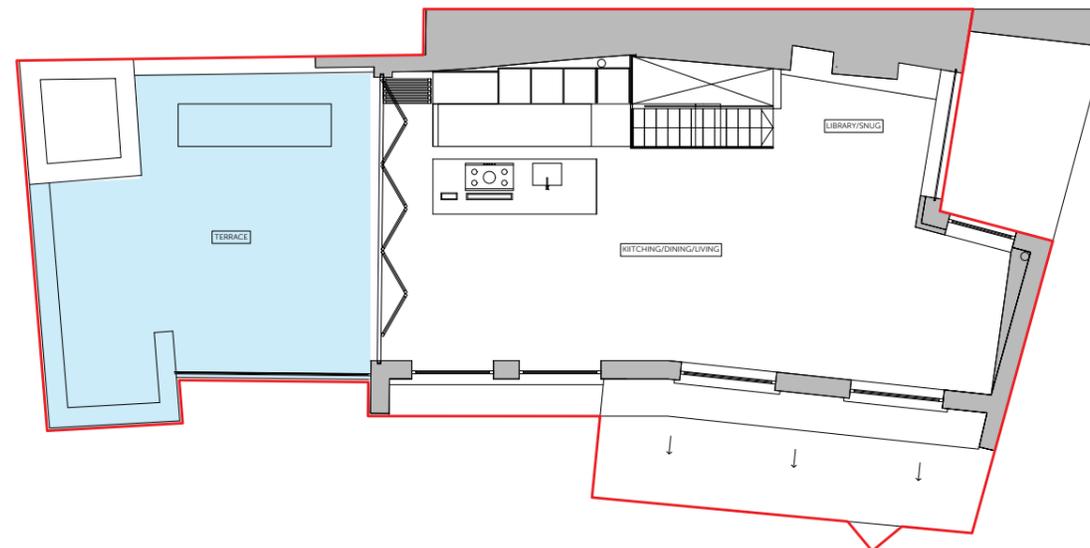
## 3.3 EXISTING AND PROPOSED THIRD FLOOR PLAN



Existing third floor plan

### PROPOSED THIRD FLOOR

At third floor, the existing balcony is removed to allow for the relocation of the second floor terrace. It provides high quality external amenity space for the residents.



Proposed third floor plan

# DESIGN PROPOSALS

## 3.4 USE, AMOUNT, & ACCESS

### USE

The proposal retains the existing C3 residential use.

### AMOUNT

#### EXISTING

Ground:	9.3 sqm
First:	7.9 sqm
Second:	87.3 sqm
Third:	64 sqm
Total gross internal area:	168.5 sqm
Total external amenity area:	28.3 sqm

#### PROPOSED

Ground:	9.3 sqm
First:	7.9 sqm
Second:	109.1 sqm
Third:	64 sqm
Total gross internal area:	190.3 sqm
Total external amenity area:	32 sqm

Increase in gross internal area: 21.8 sqm

Increase in external amenity: 3.7 sqm

### ACCESS

Access will remain as existing from Endell street up to the ground floor stairwell entrance. The existing stairwell and lift will remain as existing, with minor works to the second floor balustrade. The proposed new living room will improve access by removing the need to cross an external terrace from the stairwell to the apartment.

# 4.0 ADDRESSING KEY PLANNING CONSIDERATIONS

# ADDRESSING KEY PLANNING CONSIDERATIONS

## 4.1 HERITAGE

### SEVEN DIALS CONSERVATION AREA

Given that the application site is located to the rear of Endell Street and is therefore not visible from the street, the works would not harm the character and appearance of the Seven Dials Conservation Area.

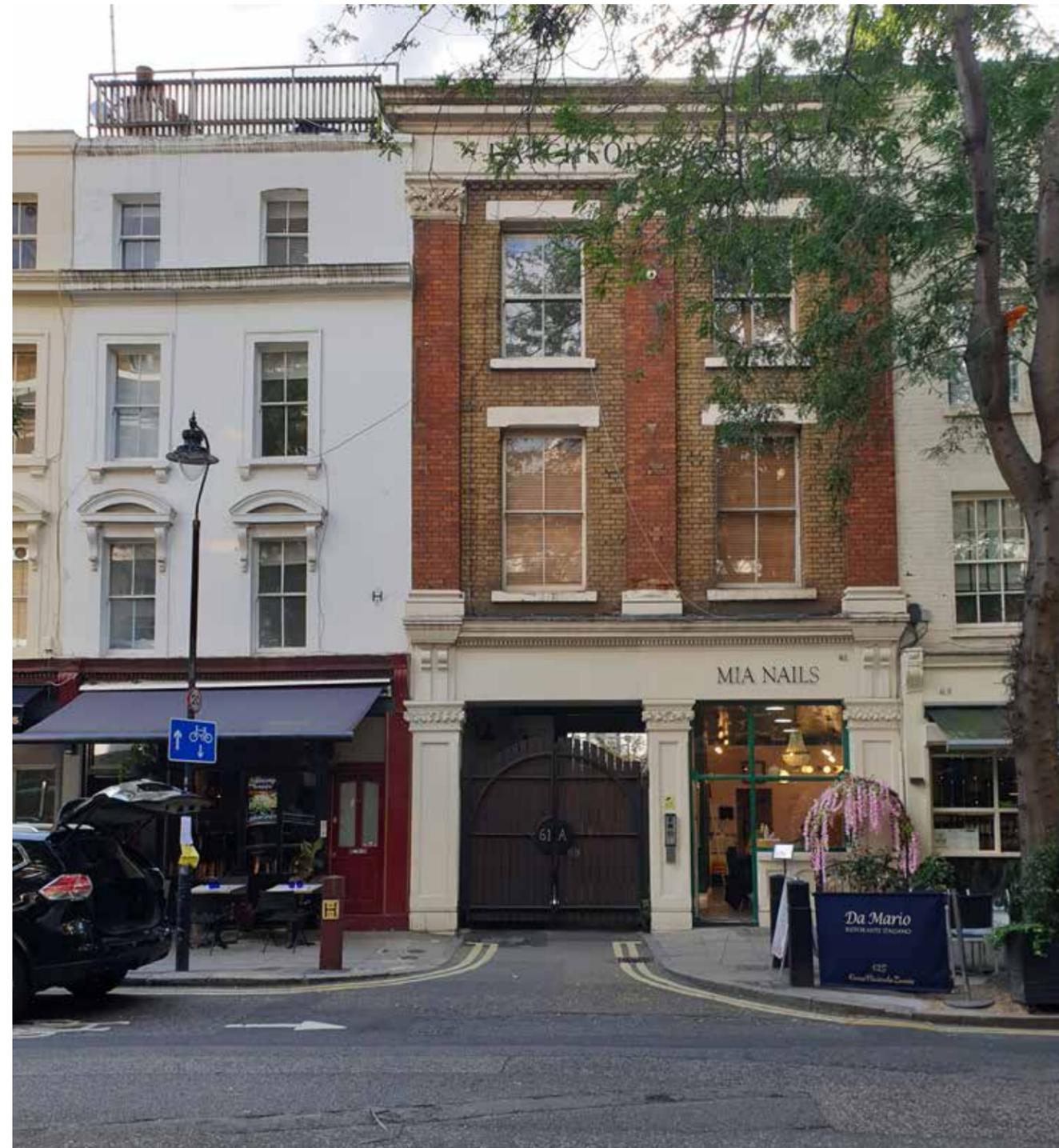
### 61 ENDELL STREET (GRADE II LISTED)

Although the application site is not within the listing of 61 Endell Street, the proposal should be considered for its impact on the setting of this listing and the adjacent listings along Endell Street.

The listing of 61 Endell Street is defined as: "Commercial premises and former timber yard. Late C19. Red brick with stucco dressings at ground floor. Roof not visible. 3 storeys and cellar. 2 Windows. Ground floor with pilasters, having enriched capitals, carrying entablature with dentil cornice and flanked by paired, modified consoles. Left hand forms the entrance to the yard."

The proposal would not harm the setting of the listed building at 61 Endell St, or those located along Endell St given:

- The application site is not visible from the street (the principle public addresses to the listings).
- The host building is of modern construction, and; the proposed works are of modern construction, and do not harm the architectural composition of the host building.



Grade II Listed 61 Endell Street. 21.09.2021

# ADDRESSING KEY PLANNING CONSIDERATIONS

## 4.2 DESIGN

### EXCELLENCE IN DESIGN

Coffey Architects expect excellence in architecture. We have a track record of delivering high quality contextual design.

Our previous work on the application site (Application Ref: 2012/4792/P) remodelled the existing dark internal layout to create a light, airy, sophisticated dwelling. A rich palette of high quality materials; basalt flooring, glass, and walnut define the interior.

The project won the 2014 Retrofit Award for Best House Under £300k.



Application site, as remodelled in 2004.

# ADDRESSING KEY PLANNING CONSIDERATIONS

## 4.2 DESIGN

### EXISTING ELEVATION AND RELEVANT POLICY

The key relevant points from Camden Local Plan Policy D1 (Design) are:

- a. Respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;

Key:

- Site boundary
- 1. Brick
- 2. Painted Render, White
- 3. Glass Balustrade
- 4. Glazing with metal roof



Existing brickwork lift shaft



Existing white render, and frameless glazed balustrade



Existing north elevation to application site and host building. Not to scale, refer to appendix for scaled drawings.

# ADDRESSING KEY PLANNING CONSIDERATIONS

## 4.2 DESIGN

### RESPECTING THE HOST BUILDING

The proposed architectural detailing is carefully integrated into the existing building. The alterations are carried out in materials that match the original building: brick to match existing, painted render to match existing, frameless glazed balustrade to match existing.

The windows to the proposed new living room (5.) are proportioned and detailed to match the existing Crittall style windows on the floor below.

The existing architectural feature of the brick lift shaft is retained and extended to form the parapet of the proposed third floor terrace (1.).

The minimal frames to the new stairwell glazing (4.) complement the existing frameless glass balustrade.

Key:

- Site boundary
- 1. Brick
- 2. Painted render, white
- 3. Glass balustrade
- 4. New glazing
- 5. Windows to match existing
- 6. Metal fascia, white



Proposed north elevation to application site and host building. Not to scale, refer to appendix for scaled drawings.

# ADDRESSING KEY PLANNING CONSIDERATIONS

## 4.3 SUSTAINABILITY

### SUSTAINABLE DESIGN AND CONSTRUCTION

The key relevant points from Camden Local Plan Policy D1 (Design) and CC1 Climate Change Mitigation are:

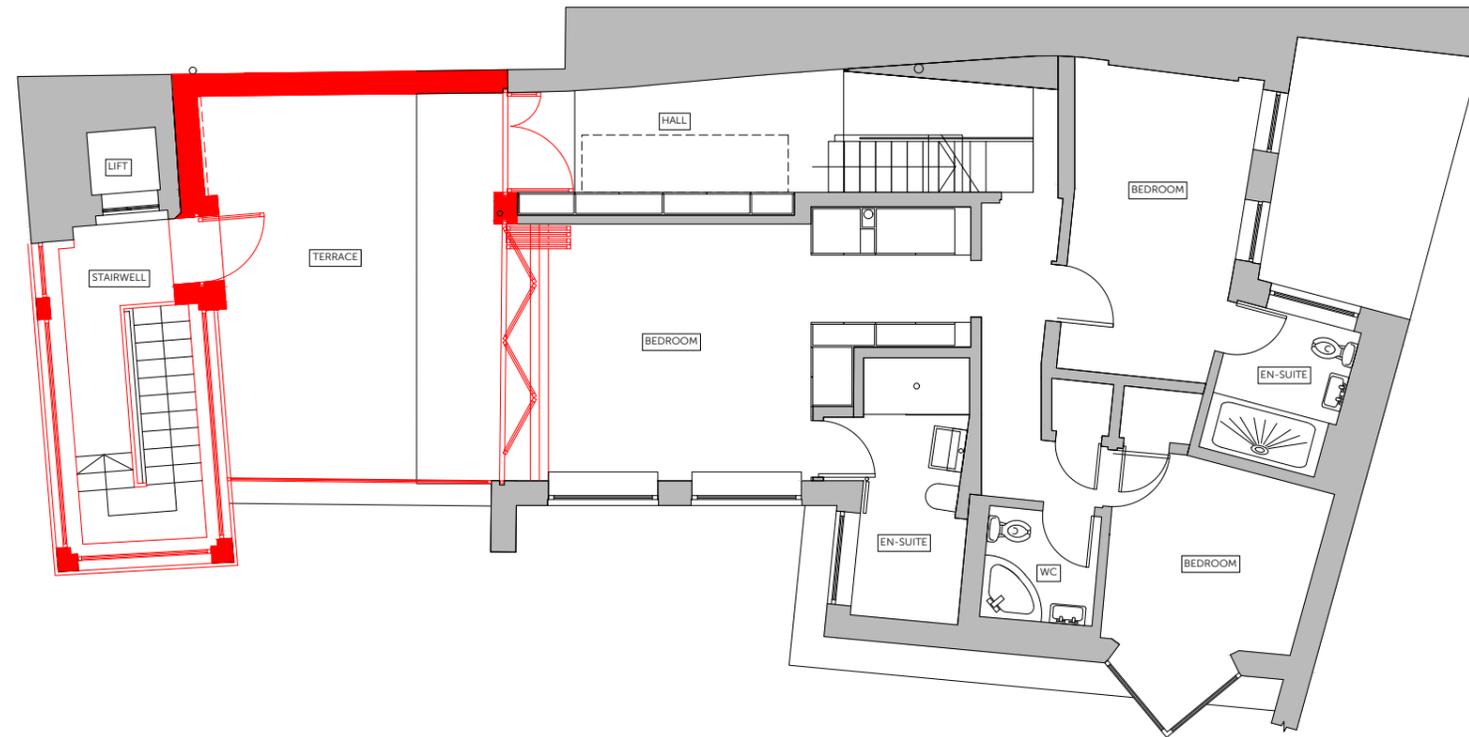
- D1, c. is sustainable in design and construction;
- CC1, a. promote zero carbon development and require all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy;
- CC1, d. support and encourage sensitive energy efficiency improvements to existing buildings

A fabric first approach is adopted, in-line with Camden's Lean, Clean, Green hierarchy. Demolition is limited to areas that are necessary to enable construction or to improve the thermal performance of the building envelope to meet current building regulations.

Energy efficiency improvements will be made by replacing the existing stairwell glazing, stairwell roof, and existing terrace south wall.

The south wall will be retained if found to be feasible following intrusive investigations and further technical design.

The existing bricks and terrace balustrade will be reused at third floor if feasible.



Demolition Second Floor Plan. Extent of demolition in red. Scale 1:100 at A3. Refer to appendix for 1:50 scaled drawings.

# ADDRESSING KEY PLANNING CONSIDERATIONS

## 4.4 MANAGING THE IMPACT OF DEVELOPMENT

### PROTECTING THE AMENITY OF NEIGHBOURS

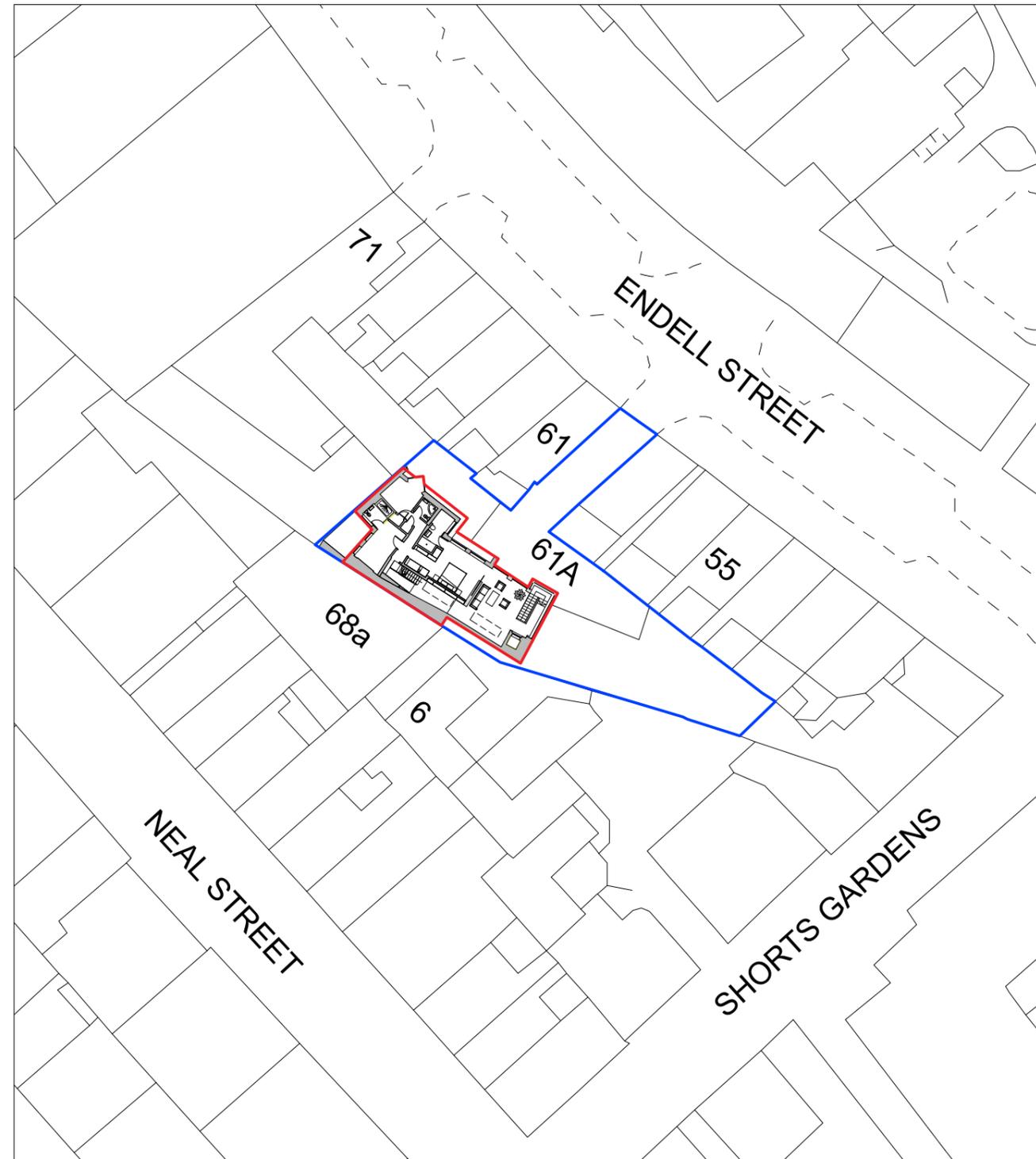
Given the enclosed nature of the site, a key Local Plan policy to consider is Policy A1 Managing the impact of development. The relevant point is:

- a. seek to ensure that the amenity of communities, occupiers and neighbours is protected.

The factors to consider are visual privacy to neighbours, artificial lighting levels, and the impact on sunlight, daylight, and overshadowing.

### VISUAL PRIVACY

The proposed enclosure and windows at second floor replace the existing external terrace. The existing terrace is currently occupied as an external amenity space therefore there would be no significant increase in overlooking over and above that which is currently experienced.



Proposed Site Plan. Scale 1:500 at A3.

# ADDRESSING KEY PLANNING CONSIDERATIONS

## 4.4 MANAGING THE IMPACT OF DEVELOPMENT

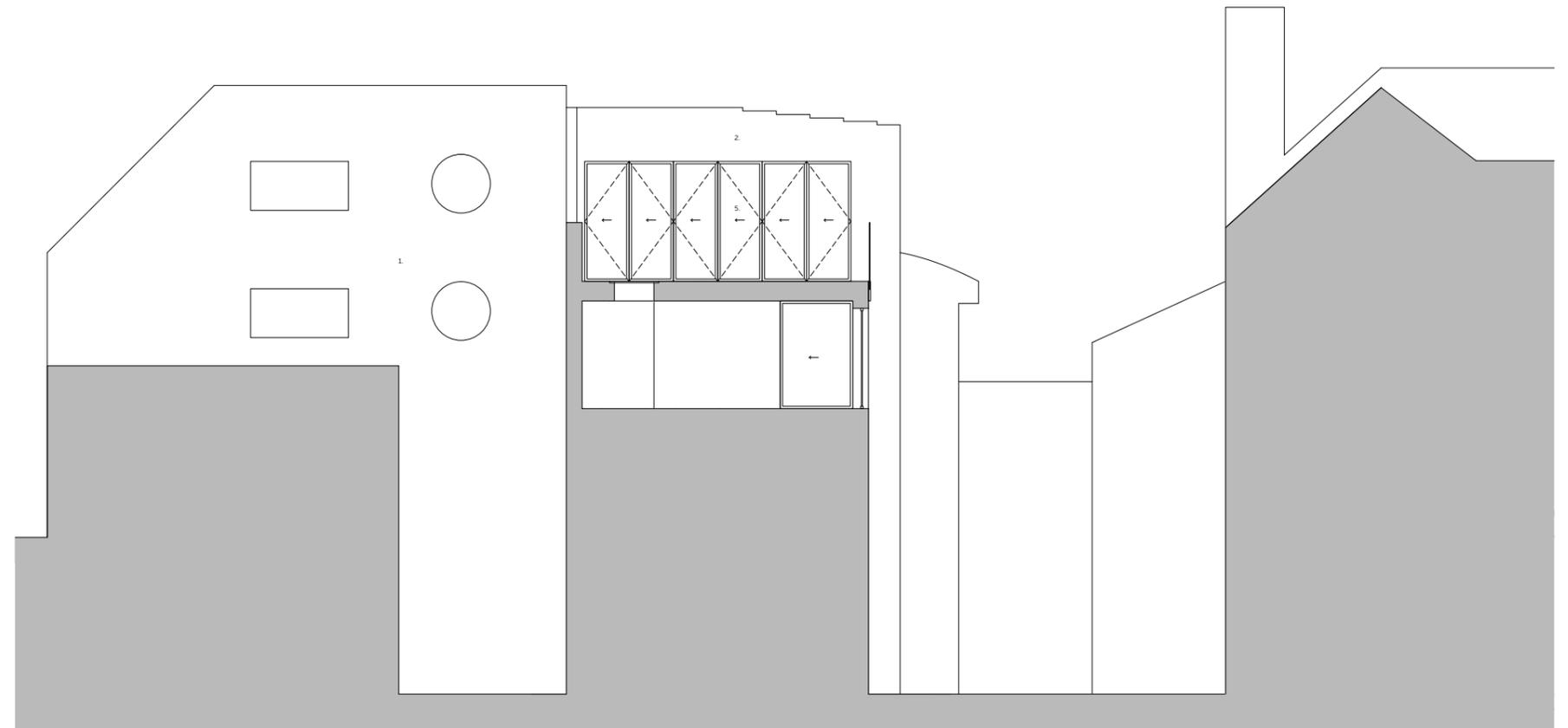
### VISUAL PRIVACY

The proposed terrace at third floor replaces an existing balcony. The existing balcony provides outlook from the south-west, around through the south, to the north-east. Although the proposed terrace is larger than the existing balcony, this radius of outlook will not be significantly increased. The scale and outlook of the proposed terrace is similar to the existing roof terrace at second floor, and similar to the existing terraces located in the neighbouring properties.

These factors ensure that there would not be a significant increase in overlooking above that which would be expected in the city centre context.

### ARTIFICIAL LIGHTING LEVELS

Although the proposal creates an additional habitable room, the total amount of external glazing will be reduced. The two proposed windows to the north elevation are narrower than the existing full height full width glazing currently on the south-east elevation. No undue additional light pollution would be expected other than that which is normally associated with a dwelling house use.



Proposed Site Section CC. Not to scale, refer to appendix for scaled drawings.



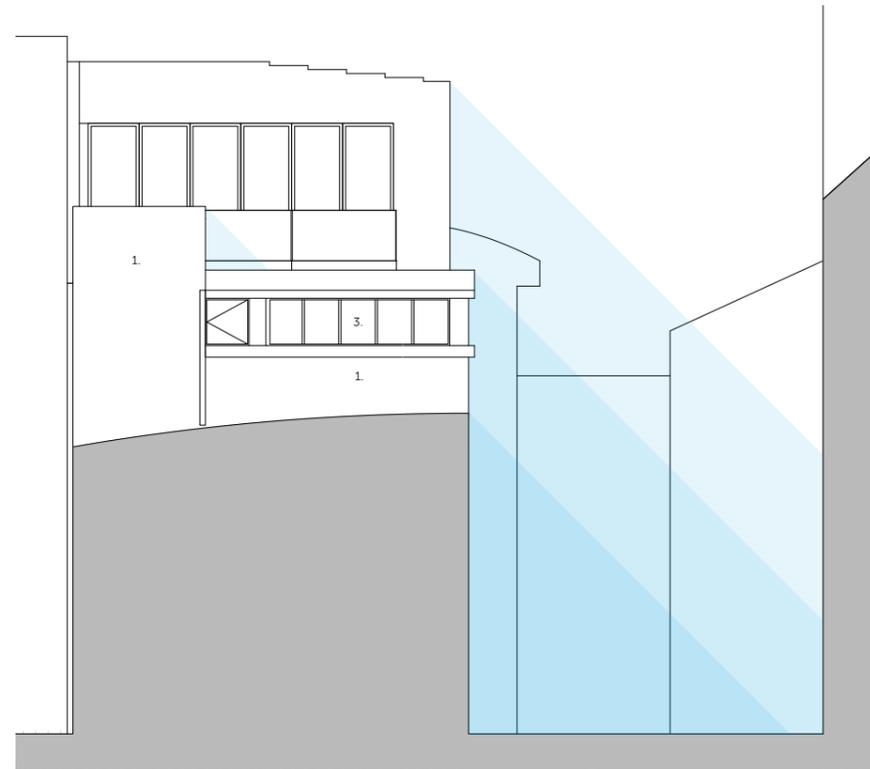
Outlook from existing third floor balcony. 21.09.2021.

# ADDRESSING KEY PLANNING CONSIDERATIONS

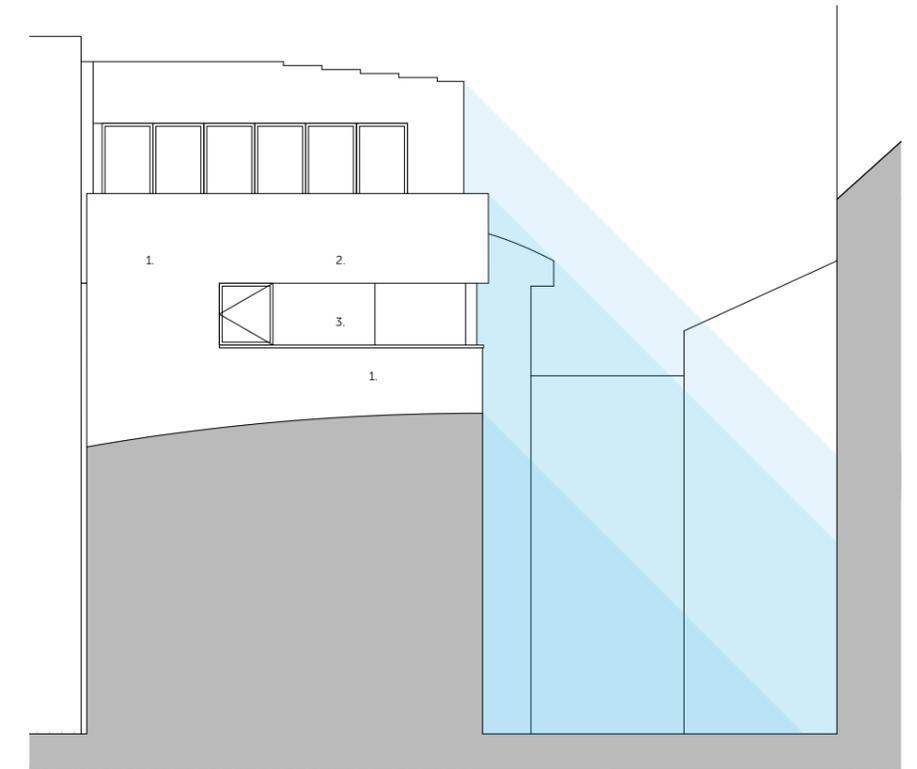
## 4.4 MANAGING THE IMPACT OF DEVELOPMENT

### SUNLIGHT, DAYLIGHT, AND OVERSHADOWING

The key neighbouring properties to consider in respect to sunlight, daylight, and overshadowing are the three properties immediately north of the application site (Nos. 59, 61, 63 Endell St.). The ground floor to these properties is already shaded by the existing three storey stairwell and existing four storey main body of the application site and host building. The proposal would increase the height of the stairwell to create a parapet balustrade, however this would be below the mass of the existing four storey element. Given the above, and the fact that the boundary wall at ground level does not have any windows (see photo below right), the impact is considered to be low.



Existing East Elevation. Not to scale. Refer to appendix for scale drawings.



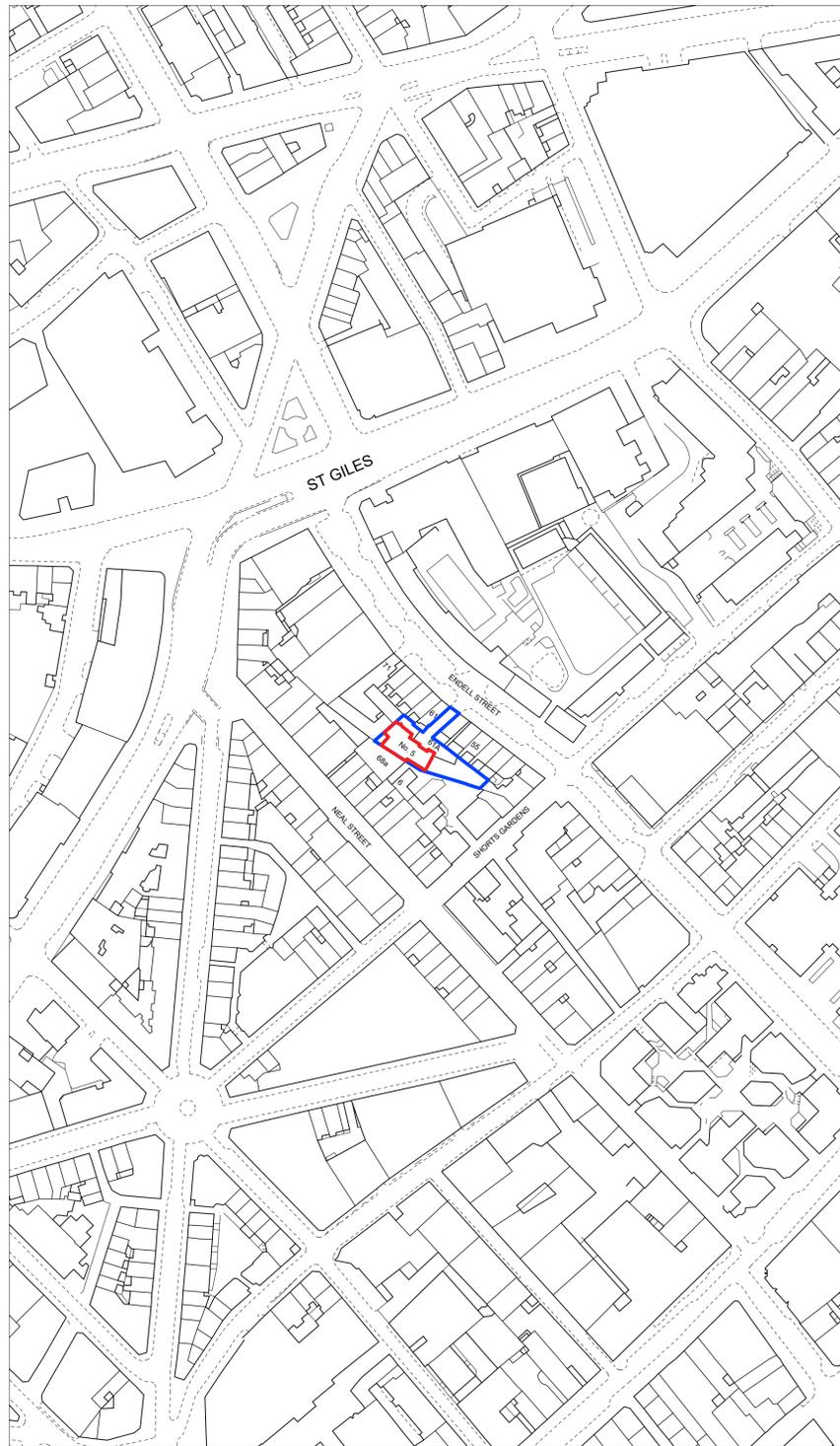
Proposed East Elevation. Not to scale. Refer to appendix for scale drawings.



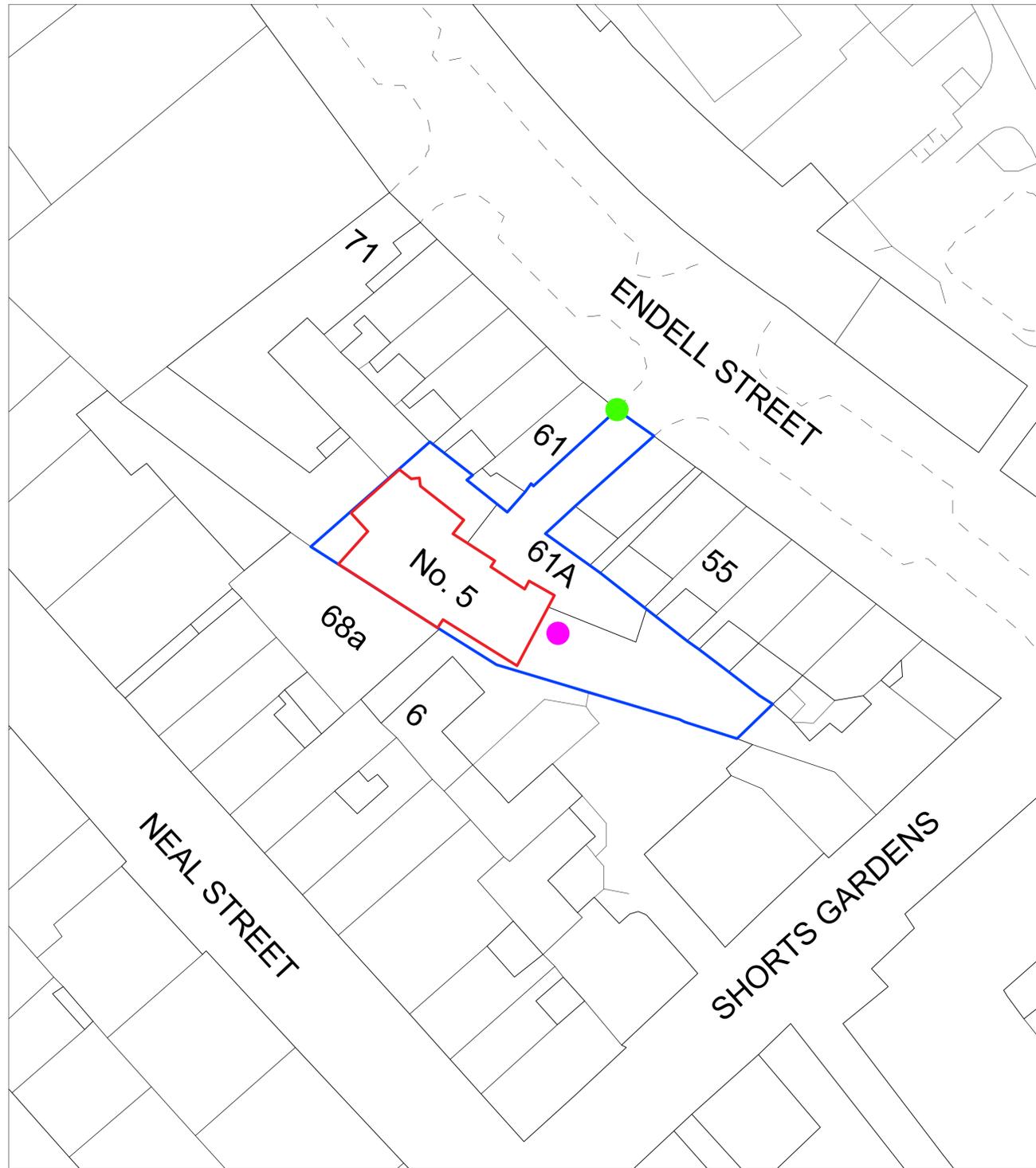
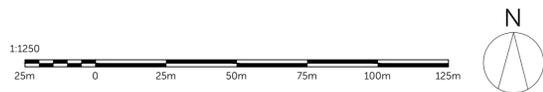
View of neighbouring properties immediately north of Ventana Court.

# APPENDIX

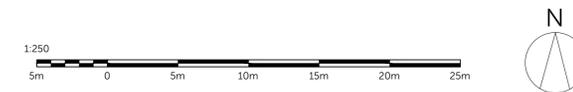
# ARCHITECTURAL DRAWINGS



01 LOCATION PLAN  
1:1250 @ A1



02 EXISTING SITE PLAN  
1:250 @ A1



Disclaimer

1. Do not scale. Use figured dimensions only. When a scale bar is provided it is for use by the local planning authority solely for the purposes of the planning application to which it relates.
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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

Notes

KEY (PRINT IN COLOUR)

- 61A BOUNDARY INCLUDING ENTRYWAY FROM ENDELL STREET, AND VENTANA COURT
- NUMBER 5, VENTANA COURT, LATCHFORDS YARD, 61A ENDELL STREET, SITE BOUNDARY
- 61 ENDELL STREET, GRADE 2 LISTED. LATE C19. RED BRICK WITH STUCCO DRESSINGS AT GROUND FLOOR. GROUND FLOOR ENTRYWAY WITH GATE TO ACCESS 61A ENDELL STREET. ENTRY NUMBER 1078292.
- VENTANA COURT, LATCHFORDS YARD, 61A ENDELL STREET. EXISTING 5 FLAT RESIDENTIAL DEVELOPMENT, CIRCA 1998, REPLACING FORMER LISTED TIMBER SHEDS TO 61 ENDELL STREET.

**COFFEY / ARCHITECTS**

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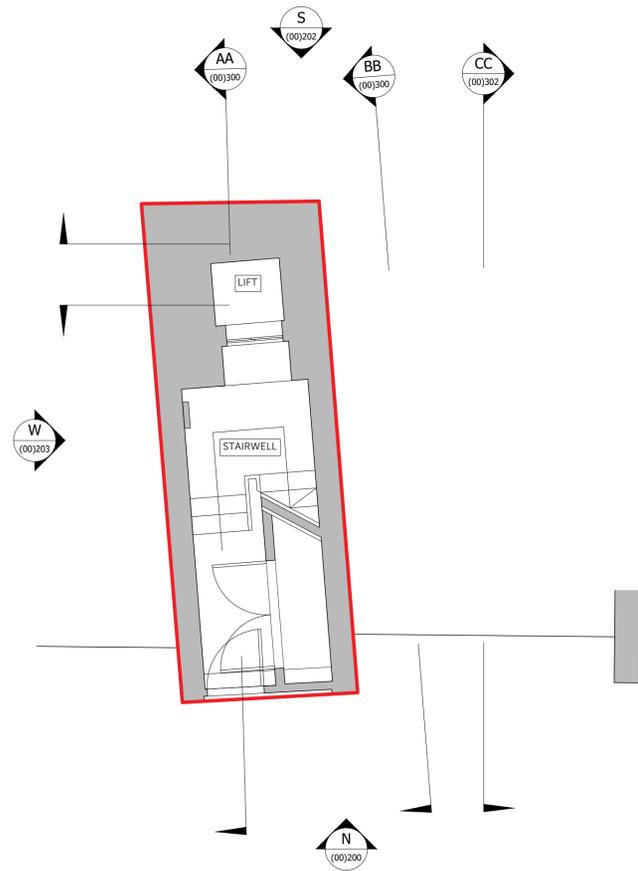
Project Name LATCHFORDS YARD 61A ENDELL STREET	Project No. 1176
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Drawing Name  
SITE LOCATION PLAN

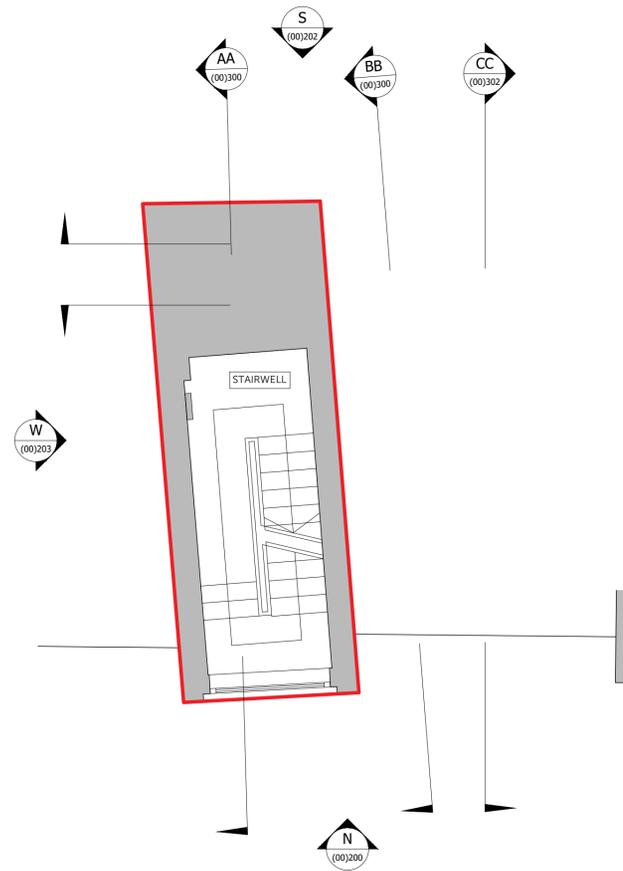
Status  
S2 - INFORMATION

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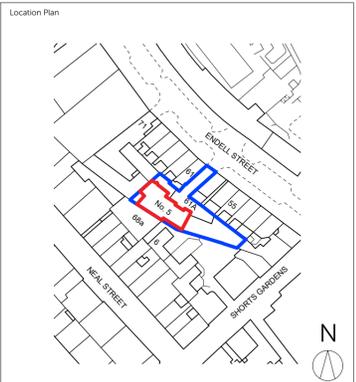
Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	- CoA	00	00	DR-A	(00)001	P02	



01 EXISTING GROUND FLOOR PLAN  
1:50 @ A1



02 EXISTING FIRST FLOOR PLAN  
1:50 @ A1



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

**Notes**

**KEY (PRINT IN COLOUR)**

— NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY

**COFFEY / ARCHITECTS**  
11-12 Great Sutton Street, London, EC1V 0BX / +44 (0)20 7549 2141  
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Project Name: LATCHFORDS YARD  
61A ENDELL STREET

Project No: 1176

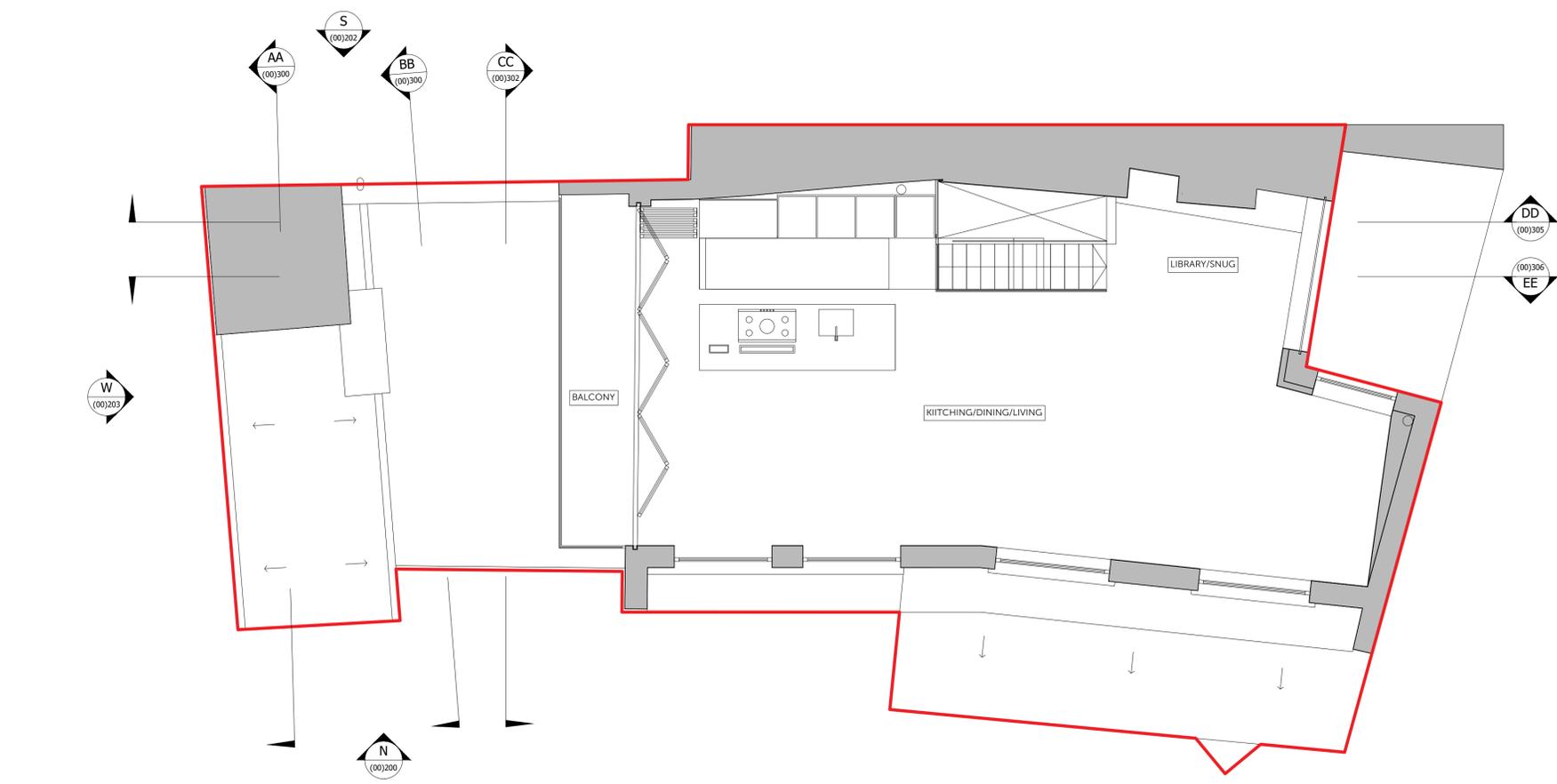
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Status: S2 - INFORMATION

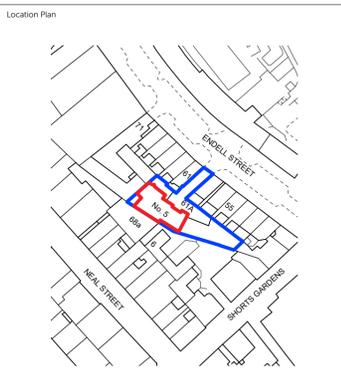
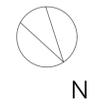
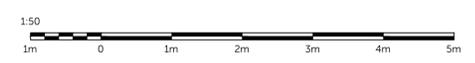
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KS	LM	1:50	A1

Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	- CoA	00	00	DR	A	(00)100	P02





01 EXISTING THIRD FLOOR PLAN  
1:50 @ A1



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

**Notes**

**KEY (PRINT IN COLOUR)**

— NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY

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Project Name: LATCHFORDS YARD  
61A ENDELL STREET

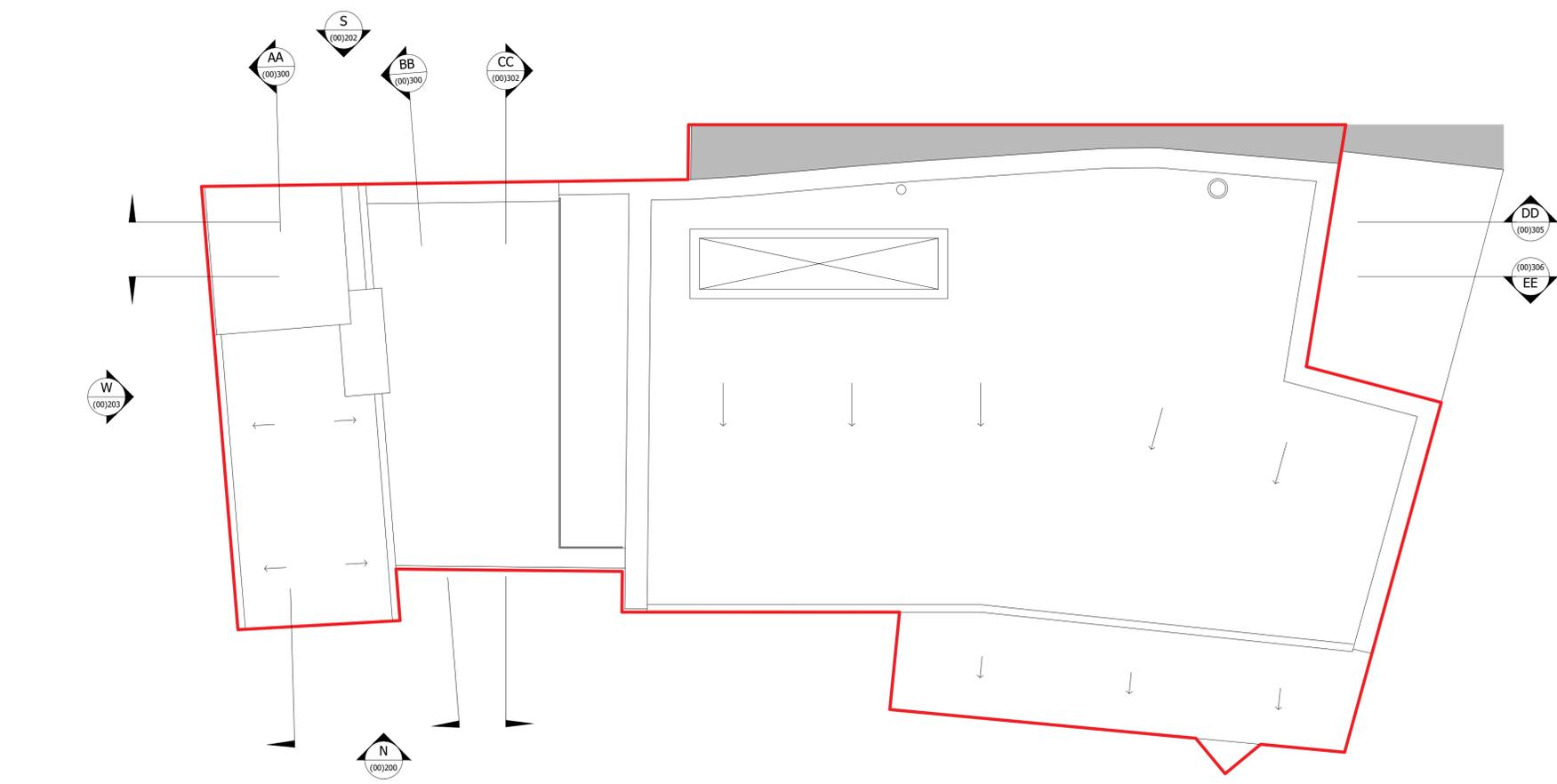
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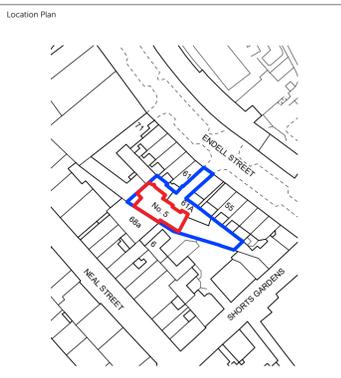
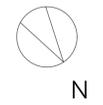
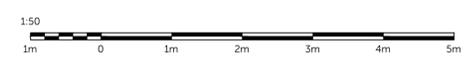
Status: S2 - INFORMATION

Drawn	Checked	Scale	Sheet
KS	LM	1:50	A1

Code	Origin	Vol.	Lvl.	Typ.	RI	Identifier	Revision
LTY	- CoA	00-03-DR-A-	(00)103	P02			



01 EXISTING ROOF PLAN  
1:50 @ A1



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

**Notes**

**KEY (PRINT IN COLOUR)**

— NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY

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Project Name: LATCHFORDS YARD  
61A ENDELL STREET

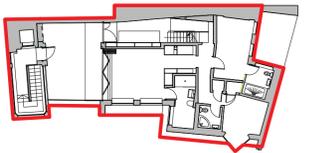
Project No: 1176

Drawing Name: EXISTING ROOF PLAN

Status: S2 - INFORMATION

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LTY	- CoA	00-04-DR-A-	(00)104	P02			



01



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

Notes

KEY (PRINT IN COLOUR)

- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY
- 1. BRICK
- 2. PAINTED RENDER, WHITE
- 3. GLASS BALUSTRADE
- 4. GLAZING WITH METAL ROOF

+52800  
3RD FFL

2600

+50200  
2ND FFL

2960

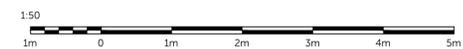
+47240  
1ST FFL

2870

+44370  
G FFL



01 EXISTING NORTH ELEVATION  
1:50 @ A1



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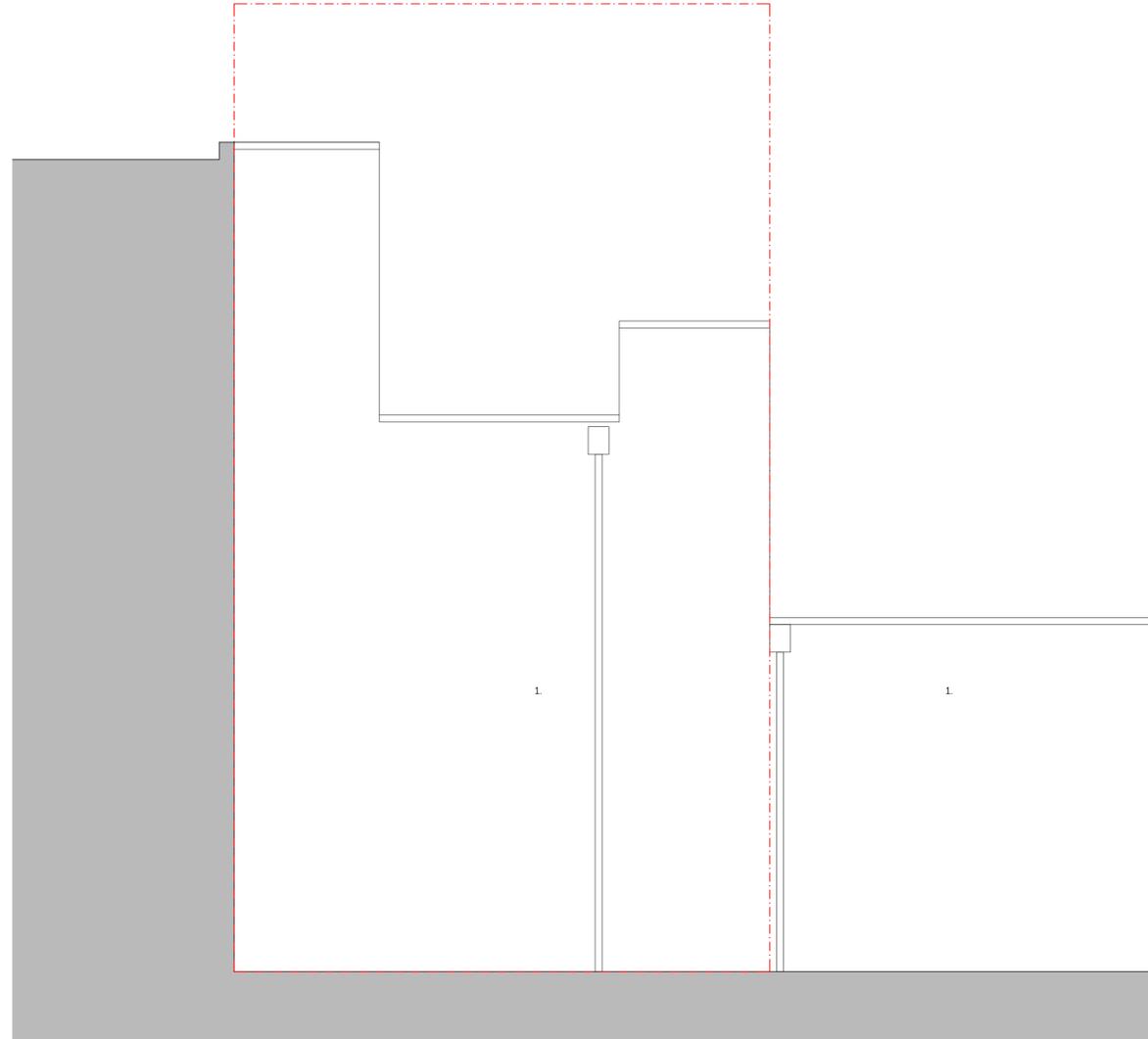
Project Name  
LATCHFORDS YARD  
61A ENDELL STREET

Project No  
1176

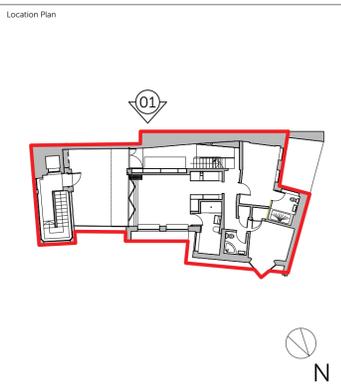
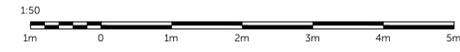
Drawing Name  
EXISTING NORTH ELEVATION

Status  
S2 - INFORMATION

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Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	- CoA	00	-XX	-DR	-A	-(00)200	P02



01 EXISTING SOUTH ELEVATION  
1:50 @ A1



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

- Notes**
- KEY (PRINT IN COLOUR)**
- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY
  - 1. BRICK
  - 2. PAINTED RENDER, WHITE
  - 3. GLASS BALUSTRADE
  - 4. GLAZING WITH METAL ROOF



Project Name: LATCHFORDS YARD  
61A ENDELL STREET

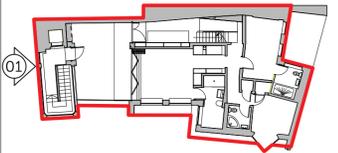
Project No: 1176

Drawing Name: EXISTING SOUTH ELEVATION

Status: S2 - INFORMATION

Drawn	Checked	Scale	Sheet
KS	LM	1:50	A1

Code Origin Vol. Lvl. Typ. RI. Identifier Revision  
 LTY - CoA 00-XX-DR-A-(00)202 P02



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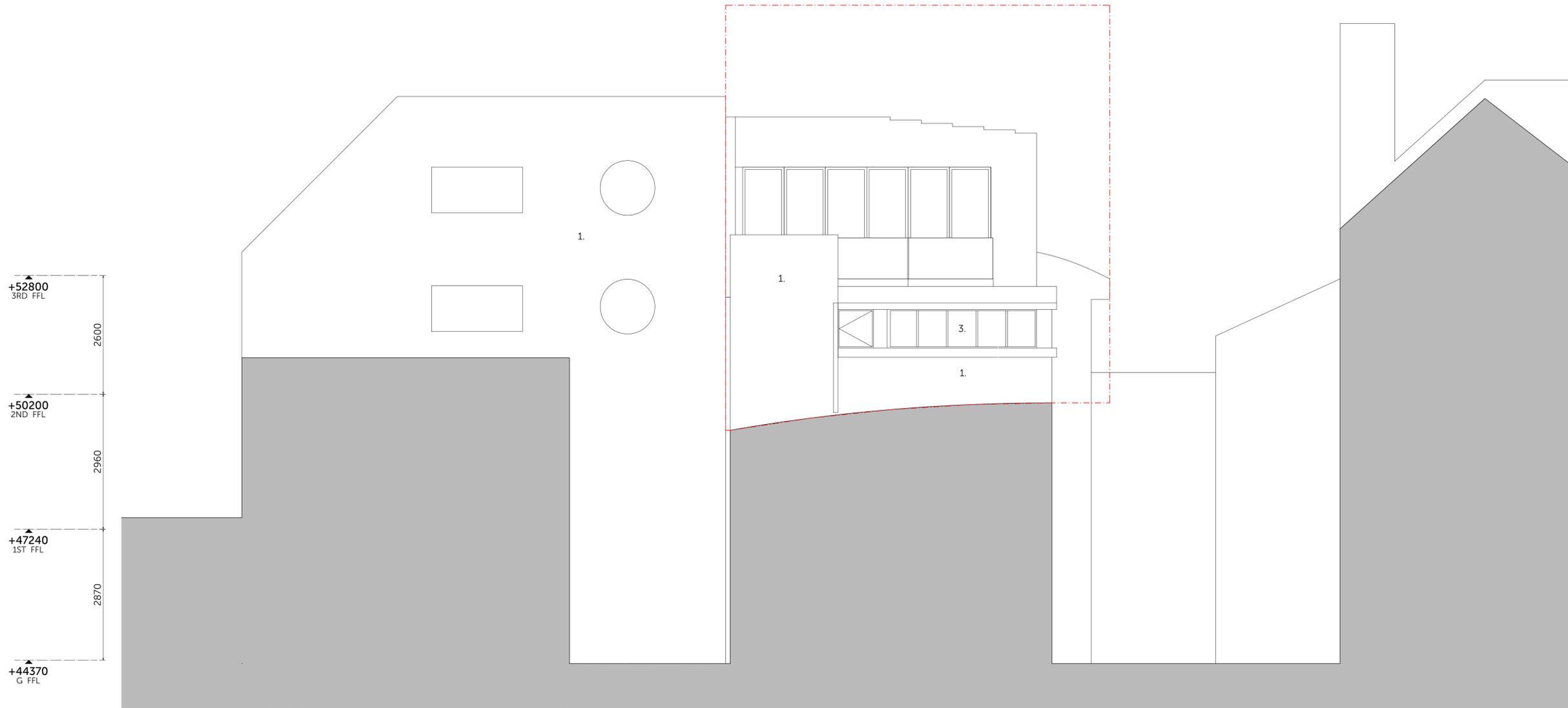
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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

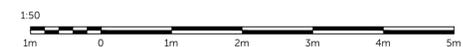
Notes

KEY (PRINT IN COLOUR)

- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY
- 1. BRICK
- 2. PAINTED RENDER, WHITE
- 3. GLASS BALUSTRADE
- 4. GLAZING WITH METAL ROOF



01 EXISTING EAST ELEVATION  
1:50 @ A1



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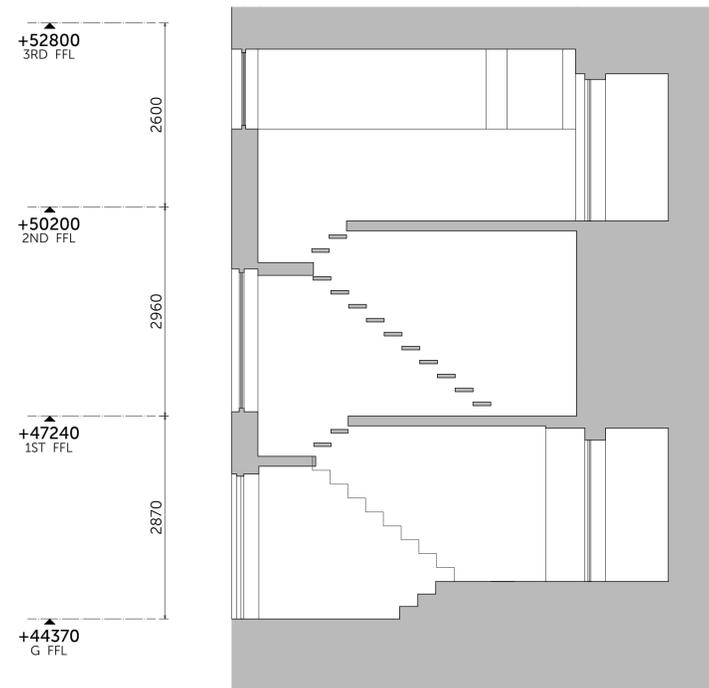
Project Name LATCHFORDS YARD 61A ENDELL STREET	Project No. 1176
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Drawing Name  
EXISTING EAST ELEVATION

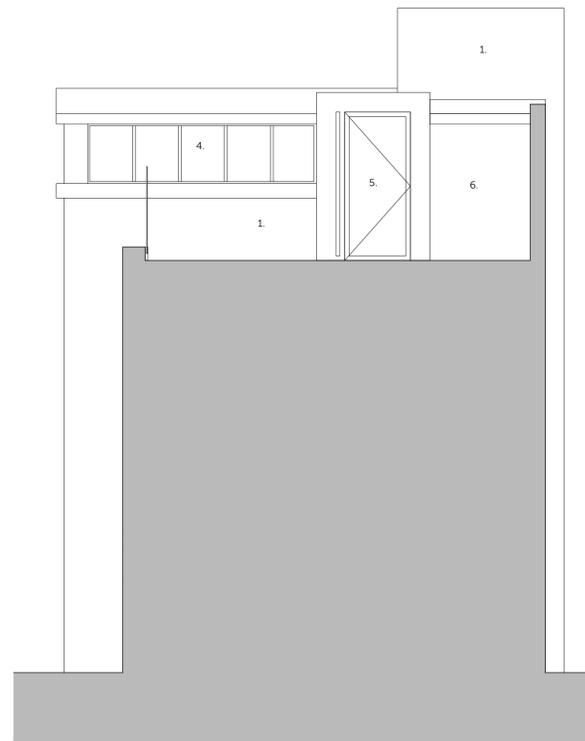
Status  
S2 - INFORMATION

Drawn KS	Checked LM	Scale 1:50	Sheet A1
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Code	Origin	Vol.	Lvl.	Typ.	RI	Identifier	Revision
LTY	- CoA	00	-XX	-DR-A-	(00)203	P02	



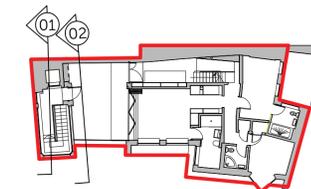
01 EXISTING SECTION A-A  
1:50 @ A1



02 EXISTING SECTION B-B  
1:50 @ A1



Location Plan



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

Notes

KEY (PRINT IN COLOUR)

- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY
- 1. BRICK
- 2. PAINTED RENDER, WHITE
- 3. GLASS BALUSTRADE
- 4. GLAZING WITH METAL ROOF
- 5. GLAZED DOOR
- 6. ALUMINIUM

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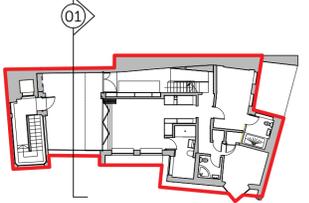
Project Name  
LATCHFORDS YARD  
61A ENDELL STREET

Project No.  
1176

Drawing Name  
EXISTING SECTION AA & BB

Status  
S2 - INFORMATION

Drawn	Checked	Scale	Sheet				
KS	LM	1:50	A1				
Code	Origin	Vol.	Lvl.	Typ	RI	Identifier	Revision
LTY	- CoA	00-XX-DR-A-	(00)300				P02



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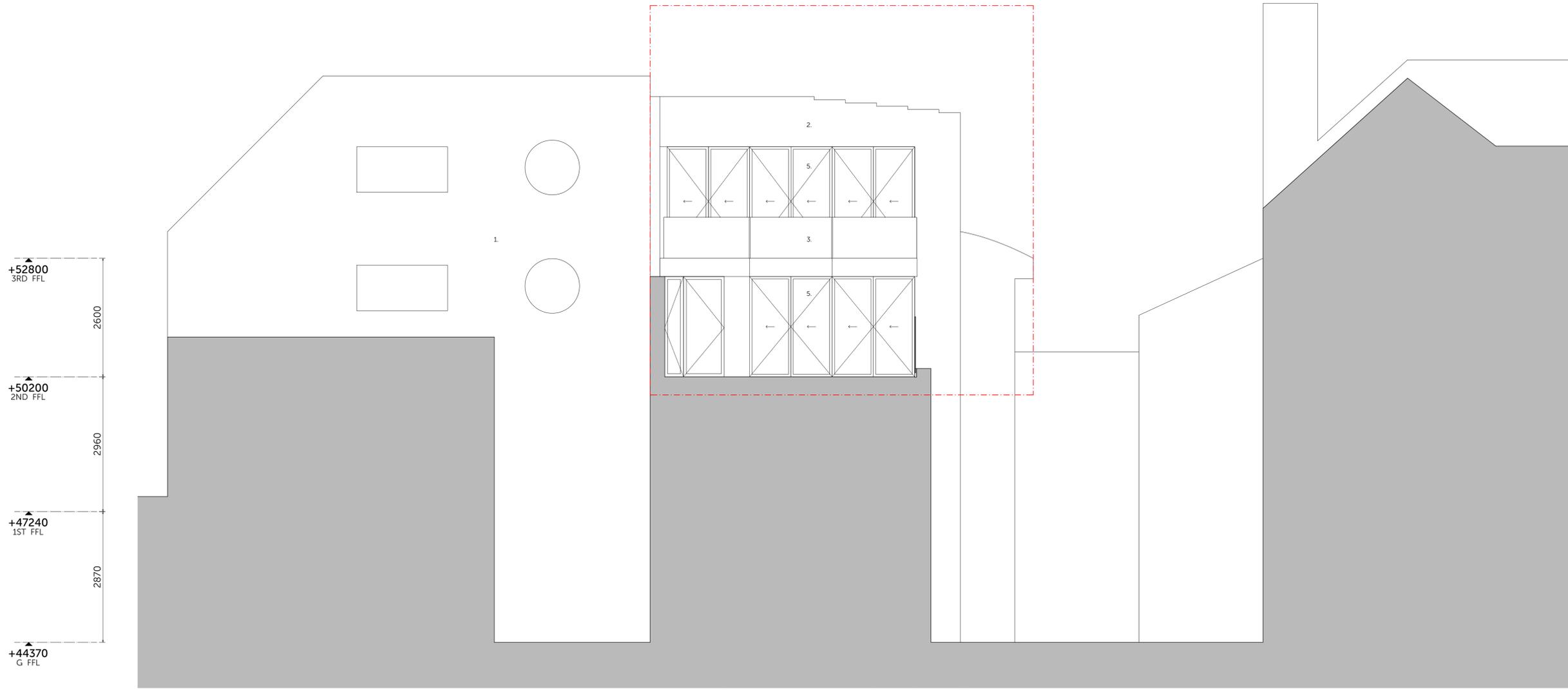
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Revision	DATE	DESCRIPTION
REV		
P01	23/09/21	PRE-PLANNING REVIEW
P02	30/09/21	PLANNING APPLICATION

Notes

KEY (PRINT IN COLOUR)

- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY
- 1. BRICK
- 2. PAINTED RENDER, WHITE
- 3. GLASS BALUSTRADE
- 4. GLAZING WITH METAL ROOF
- 5. GLAZED DOOR
- 6. ALUMINIUM



+52800  
3RD FFL

2600

+50200  
2ND FFL

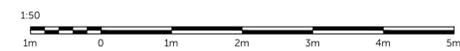
2960

+47240  
1ST FFL

2870

+44370  
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01 EXISTING SECTION C-C  
1:50 @ A1



Project Name  
LATCHFORDS YARD  
61A ENDELL STREET

Project No.  
1176

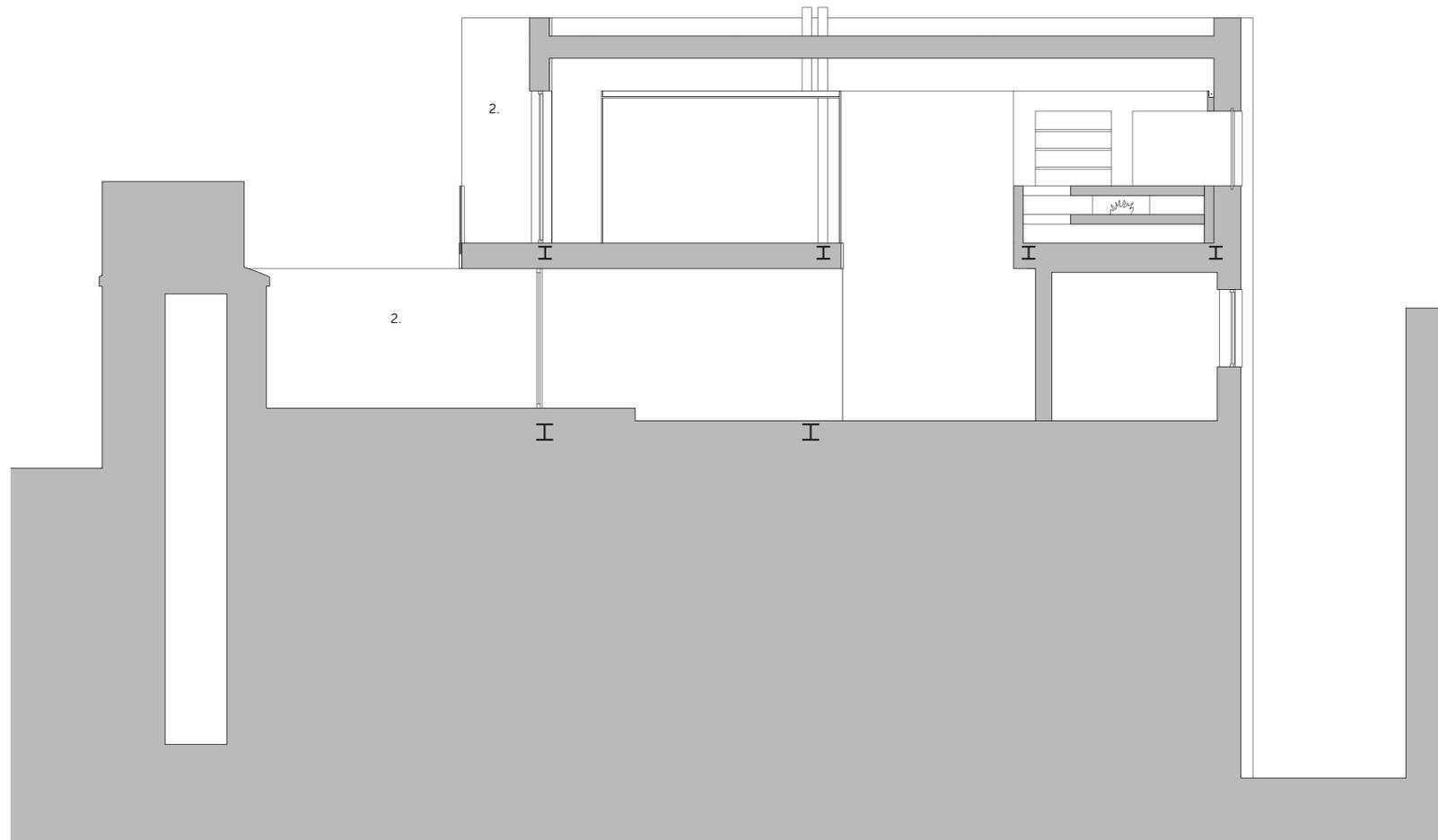
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S2 - INFORMATION

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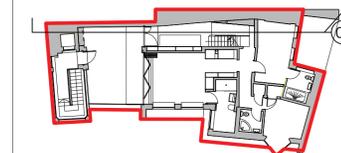
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 3560  
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 3RD FFL  
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 2ND FFL  
 2960  
 ▲ +47240  
 1ST FFL  
 2870  
 ▲ +44370  
 G FFL



01 EXISTING SECTION D-D  
 1:50 @ A1



Location Plan



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

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KEY (PRINT IN COLOUR)

- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY
- 1. BRICK
- 2. PAINTED RENDER, WHITE

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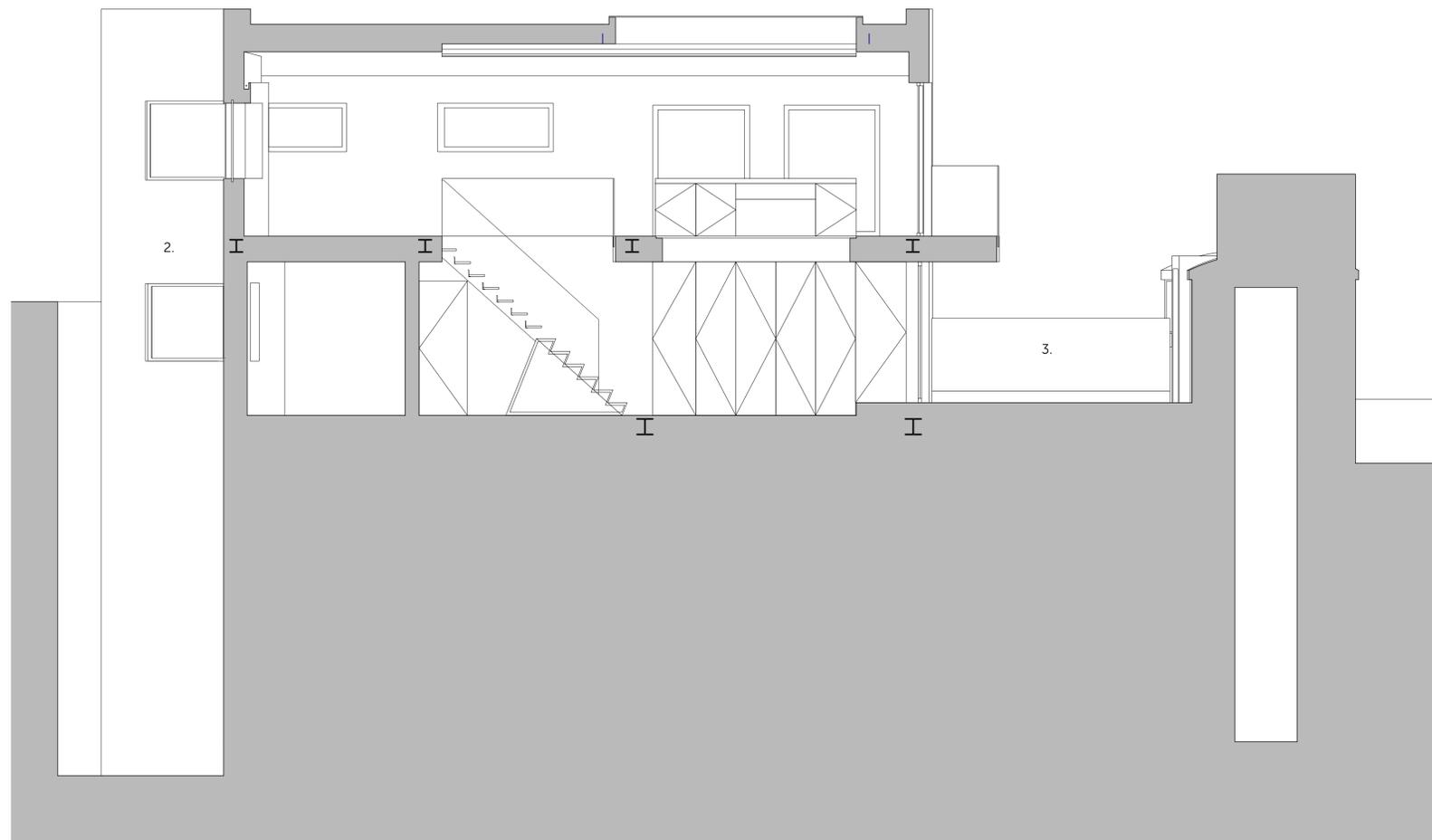
Project Name: LATCHFORDS YARD  
 61A ENDELL STREET  
 Project No: 1176

Drawing Name:  
 EXISTING SECTION DD

Status: S2 - INFORMATION

Drawn	Checked	Scale	Sheet				
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Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	- CoA	00-XX-DR-A-	(00)305	P02			

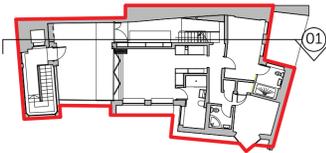
▲ +56360  
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 3RD FFL  
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 2ND FFL  
 2960  
 ▲ +47240  
 1ST FFL  
 2870  
 ▲ +44370  
 G FFL



01 EXISTING SECTION E-E  
 1:50 @ A1



Location Plan



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	P02	30/09/21	PLANNING APPLICATION

Notes

KEY (PRINT IN COLOUR)

- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY
- 1. BRICK
- 2. PAINTED RENDER, WHITE
- 3. GLASS BALUSTRADE
- 4. GLAZING WITH METAL ROOF

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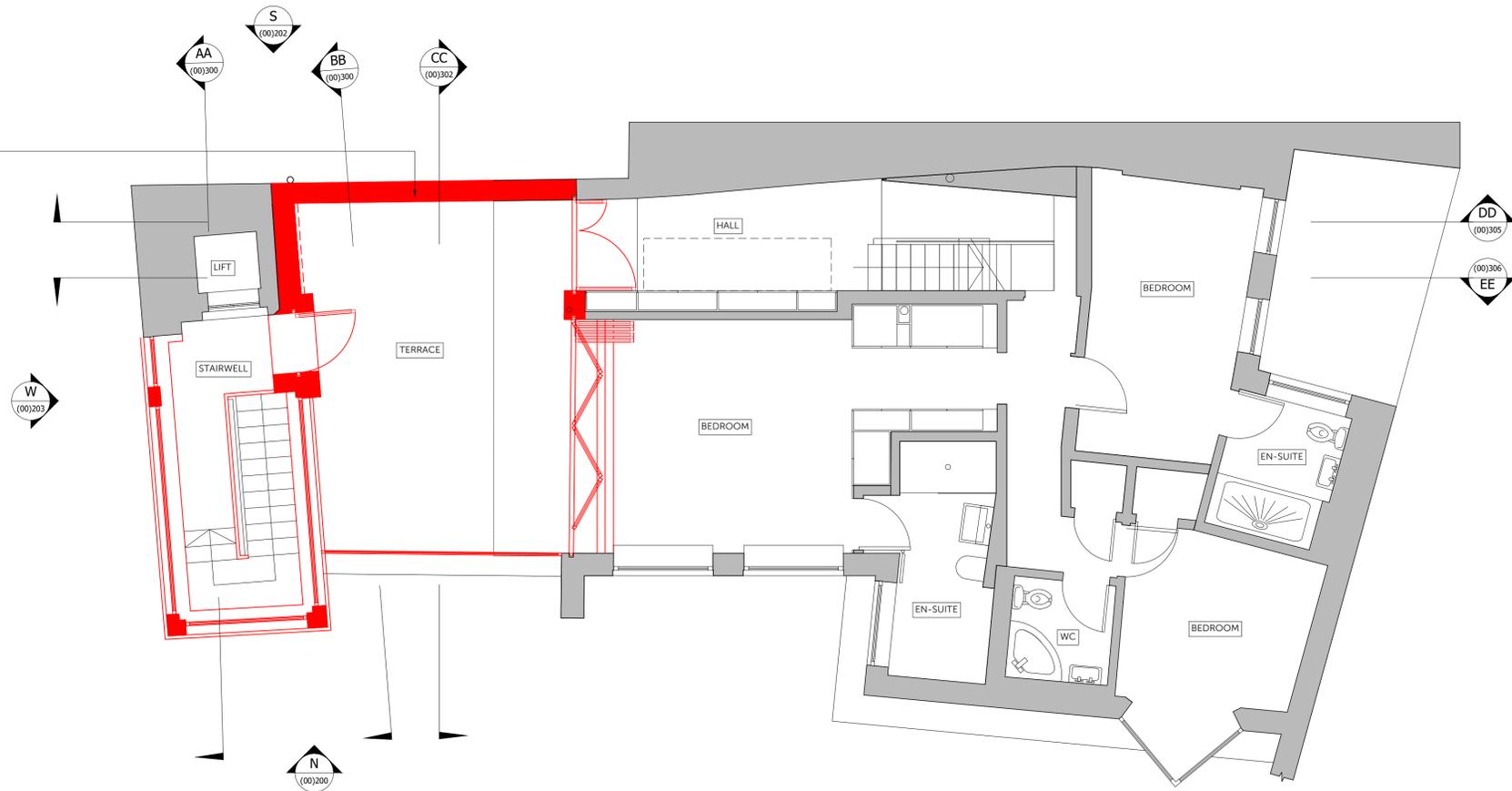
11-12 Great Sutton Street, London, EC1V 0BX / +44 (0)20 7549 2141  
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Project Name: LATCHFORDS YARD  
 61A ENDELL STREET  
 Project No: 1176

Drawing Name: EXISTING SECTION EE  
 Status: S2 - INFORMATION

Drawn	Checked	Scale	Sheet				
KS	LM	1:50	A1				
Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	- CoA	00-XX-DR-A-	(00)306	P02			

DEMOLITION ONLY AS REQUIRED TO IMPROVE BUILDING FABRIC TO MEET BUILDING REGULATIONS. FULL EXTENT OF DEMOLITION TO BE CONFIRMED ON SITE FOLLOWING INTRUSIVE INVESTIGATIONS



01 DEMOLITION SECOND FLOOR PLAN  
1:50 @ A1



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Revision	REV	DATE	DESCRIPTION
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**KEY**

■ PROPOSED DEMOLITION

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Project Name: LATCHFORDS YARD  
61A ENDELL STREET

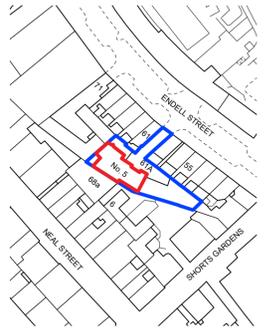
Project No: 1176

Drawing Name: DEMOLITION SECOND FLOOR PLAN

Status: S2 - INFORMATION

Drawn	Checked	Scale	Sheet				
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Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	- CoA	00-02-DR-A-	(01)102				P02

Location Plan



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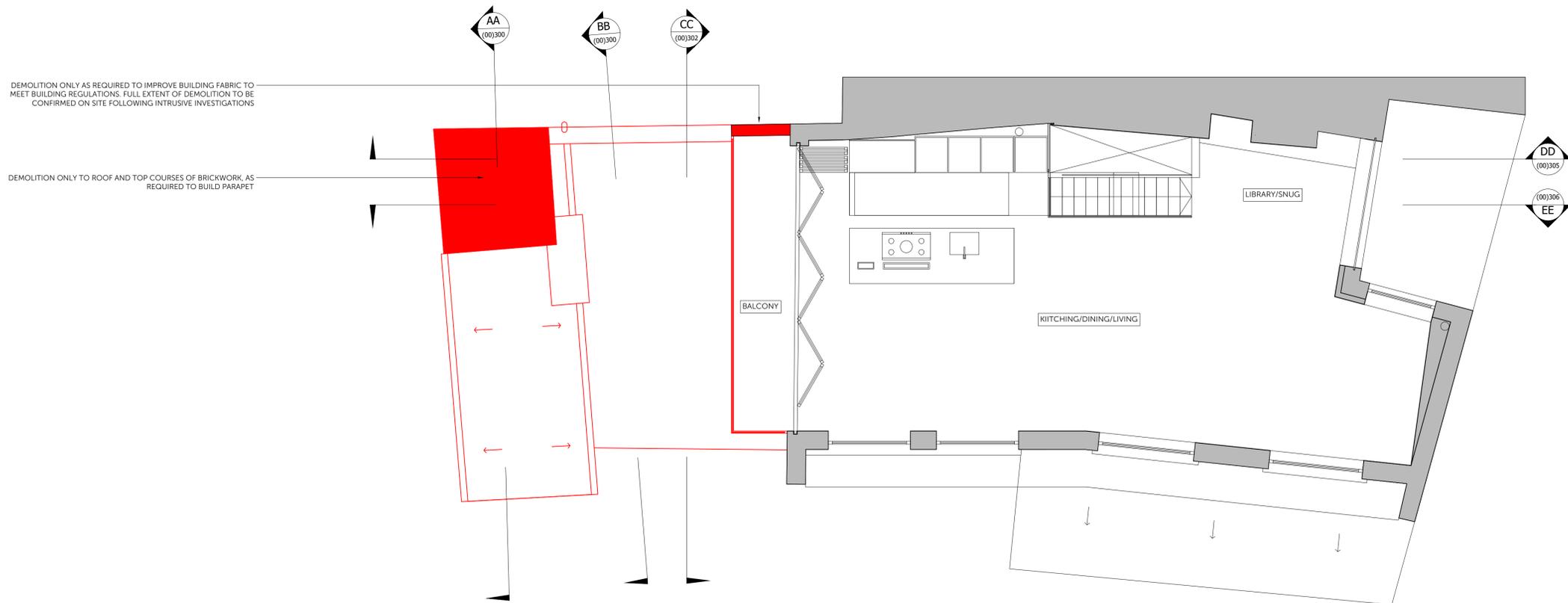
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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

Notes

KEY

■ PROPOSED DEMOLITION



01 DEMOLITION THIRD FLOOR PLAN  
1:50 @ A1

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Project Name: LATCHFORDS YARD  
61A ENDELL STREET

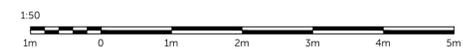
Project No: 1176

Drawing Name: DEMOLITION THIRD FLOOR PLAN

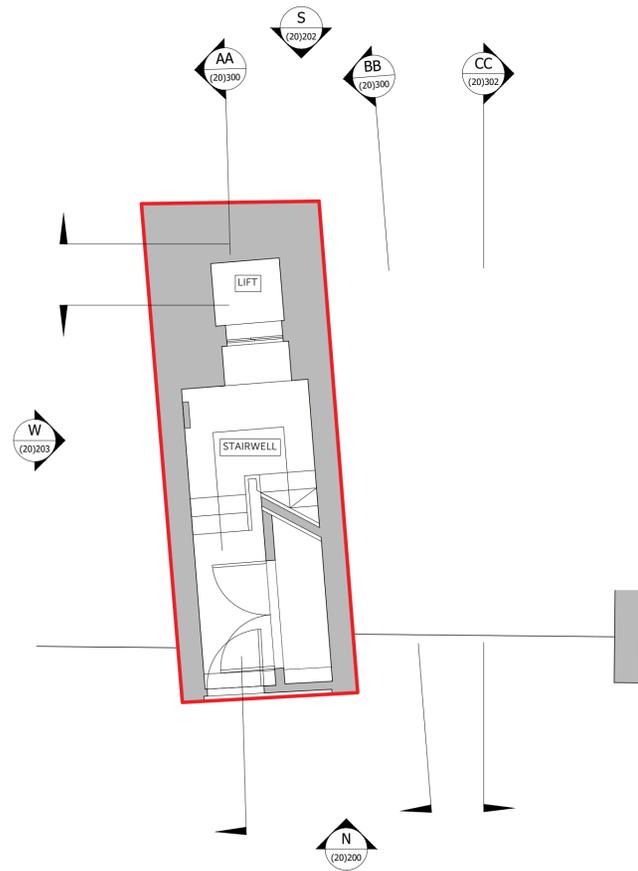
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Drawn	Checked	Scale	Sheet
KS	LM	1:50	A1

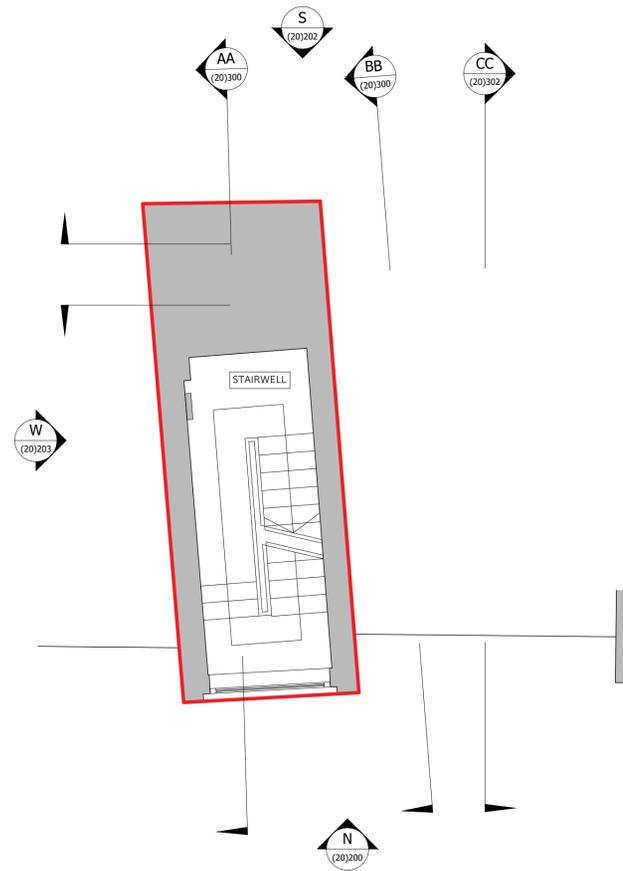
Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	- CoA	00	-03	-DR-A	(-01)	103	P02



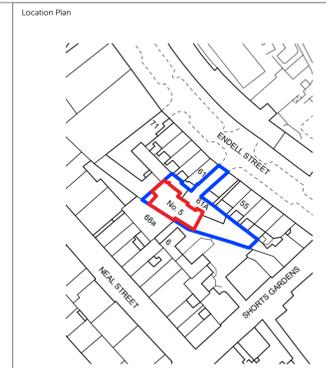
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01 PROPOSED GROUND FLOOR PLAN  
1:50 @ A1



02 PROPOSED FIRST FLOOR PLAN  
1:50 @ A1



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

Notes  
 KEY (PRINT IN COLOUR)  
 — NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY

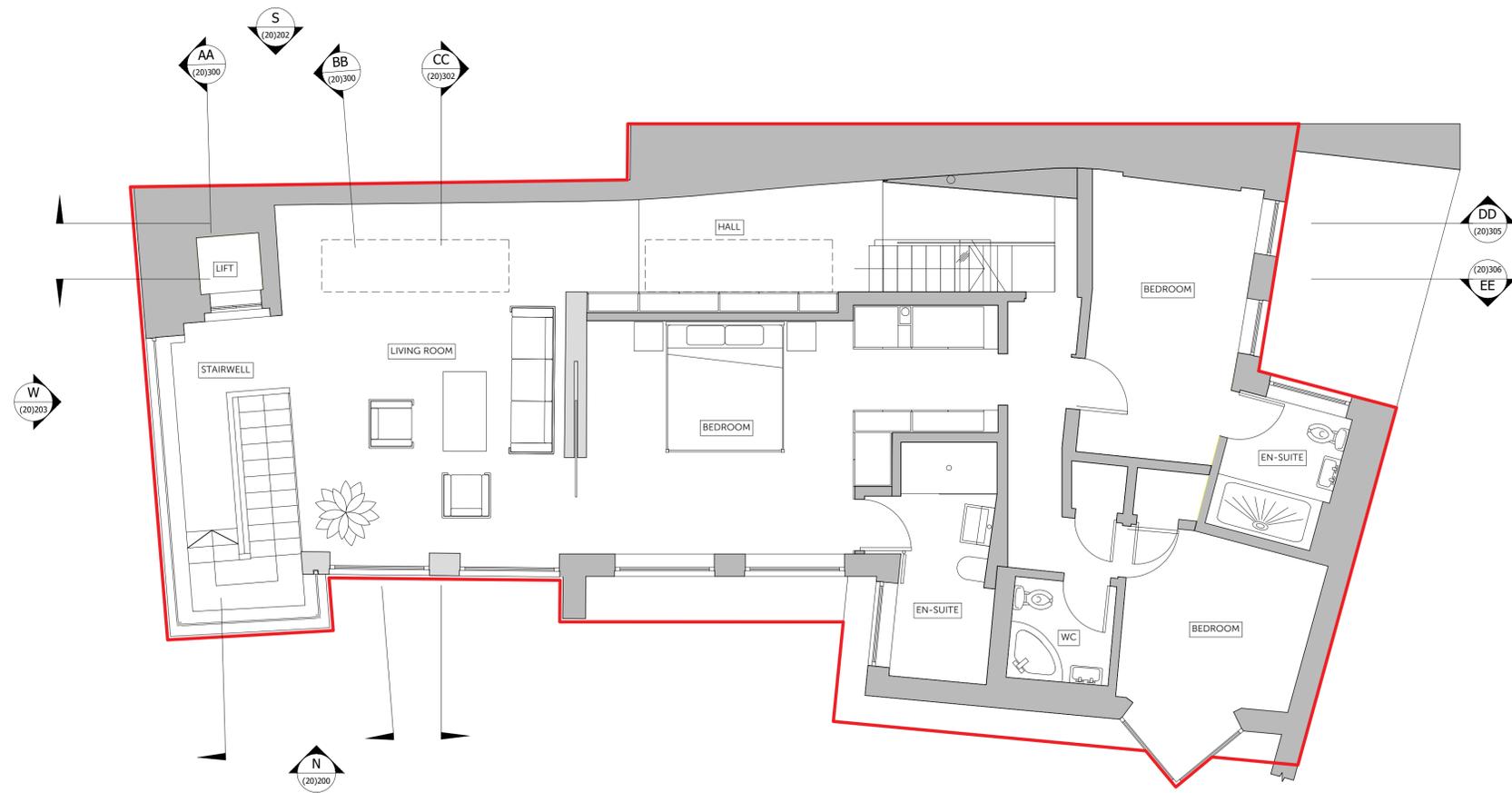
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 11-12 Great Sutton Street, London, EC1V 0BX / +44 (0)20 7549 2141  
 www.coffeyarchitects.com

Project Name: LATCHFORDS YARD, 61A ENDELL STREET  
 Project No: 1176

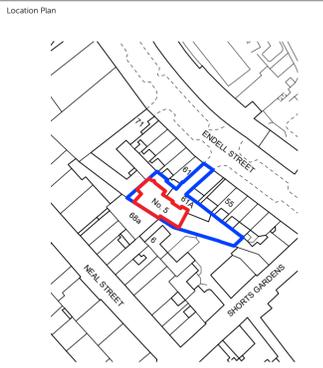
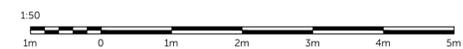
Drawing Name: PROPOSED GROUND & FIRST FLOOR PLANS

Status: S2 - INFORMATION

Drawn	Checked	Scale	Sheet				
KS	LM	1:50	A1				
Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	- CoA	00	00	DR	A	(20)100	P02



01 PROPOSED SECOND FLOOR PLAN  
1:50 @ A1



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

**Notes**

**KEY (PRINT IN COLOUR)**

— NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY

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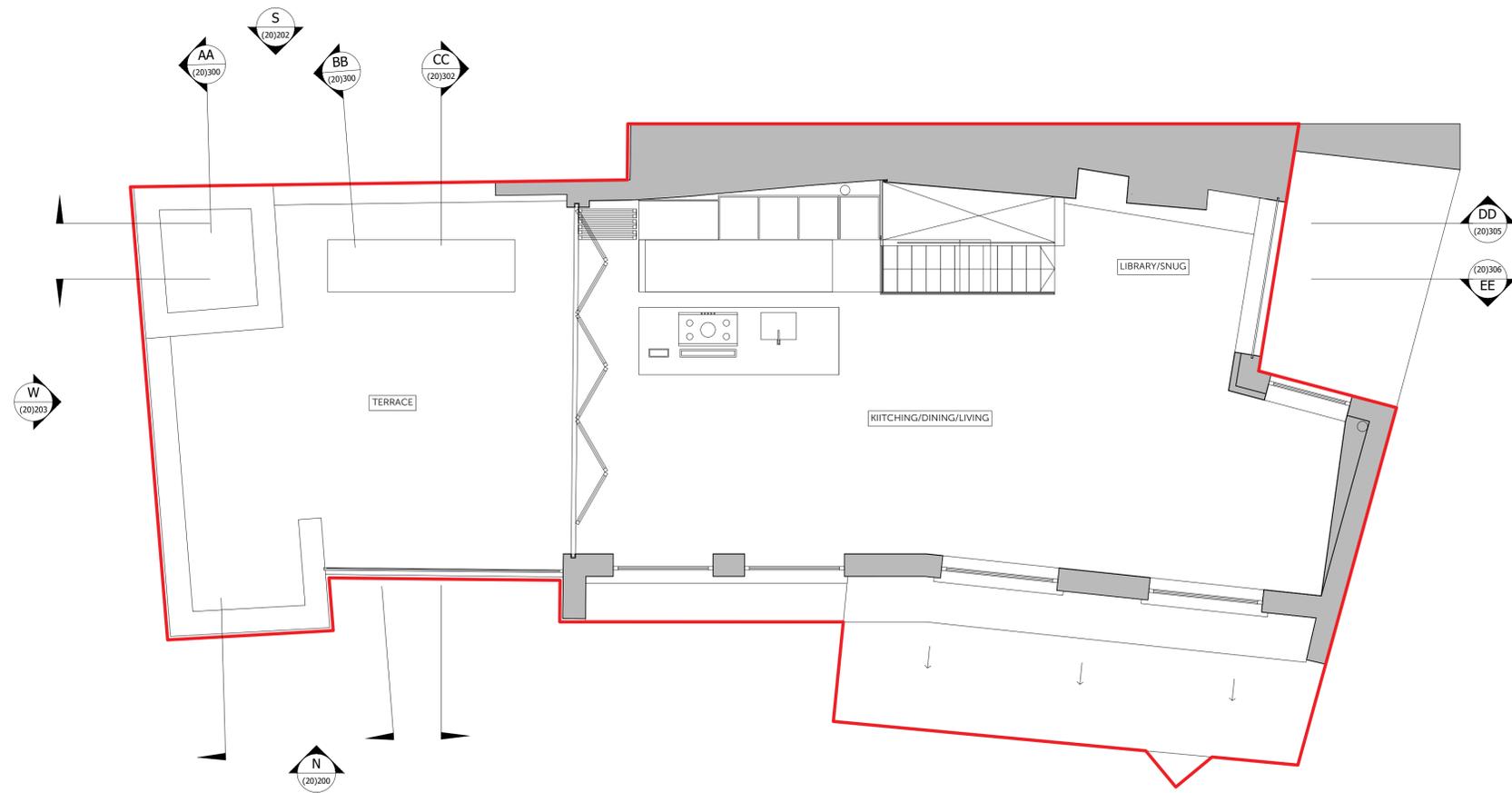
Project Name: LATCHFORDS YARD  
61A ENDELL STREET

Project No: 1176

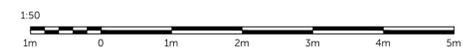
Drawing Name: PROPOSED SECOND FLOOR PLAN

Status: S2 - INFORMATION

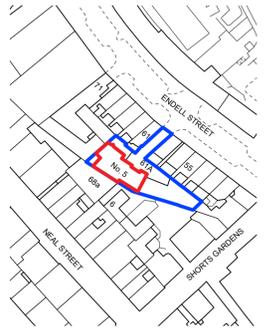
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KS	LM	1:50	A1				
Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	- CoA	00-02-DR-A-	(20)102				P02



01 PROPOSED THIRD FLOOR PLAN  
1:50 @ A1



Location Plan



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

Notes

KEY (PRINT IN COLOUR)

- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY

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Project Name  
LATCHFORDS YARD  
61A ENDELL STREET

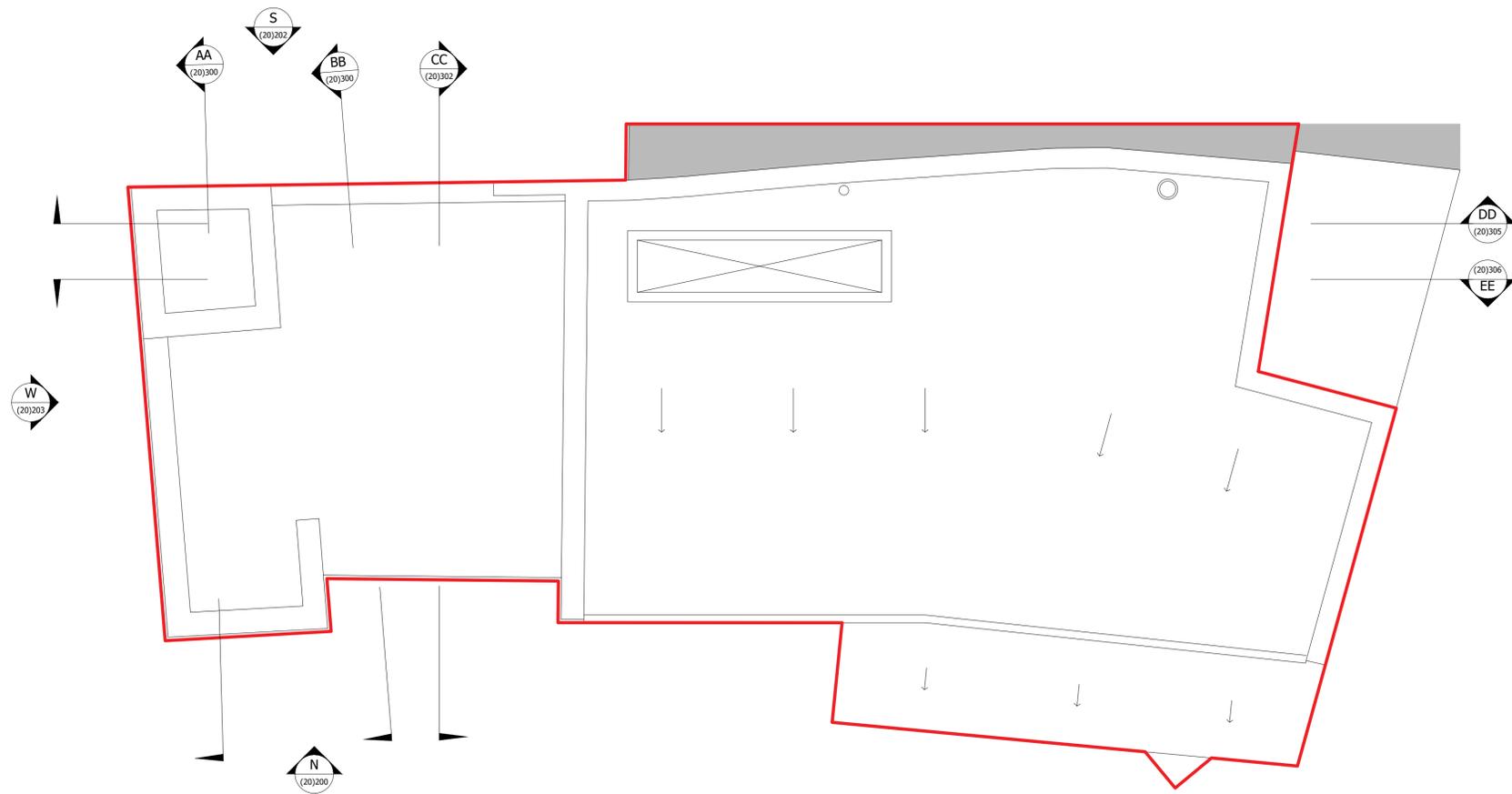
Project No.  
1176

Drawing Name  
PROPOSED THIRD FLOOR PLAN

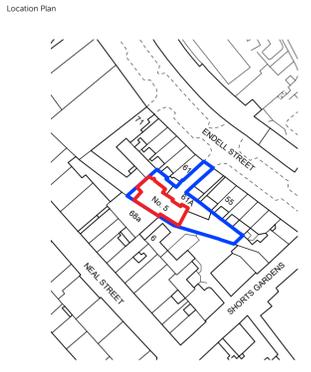
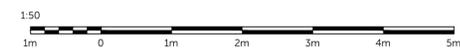
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S2 - INFORMATION

Drawn	Checked	Scale	Sheet
KS	LM	1:50	A1

Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	CoA	00-03-DR-A	(20)103	P02			



01 PROPOSED ROOF PLAN  
1:50 @ A1



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

**Notes**

**KEY (PRINT IN COLOUR)**

— NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY

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Project Name: LATCHFORDS YARD  
61A ENDELL STREET

Project No: 1176

Drawing Name: PROPOSED ROOF PLAN

Status: S2 - INFORMATION

Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	CoA	00	04	DR	A	(20)104	P02



01



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

Notes

KEY (PRINT IN COLOUR)

- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY
- 1. BRICK
- 2. PAINTED RENDER, WHITE
- 3. GLASS BALUSTRADE
- 4. GLAZING
- 5. CRITTALL WINDOWS TO MATCH EXISTING
- 6. ALUMINIUM FASCIA, WHITE

+52800  
3RD FFL

2600

+50200  
2ND FFL

2960

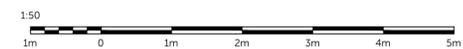
+47240  
1ST FFL

2870

+44370  
G FFL



01 PROPOSED NORTH ELEVATION  
1:50 @ A1



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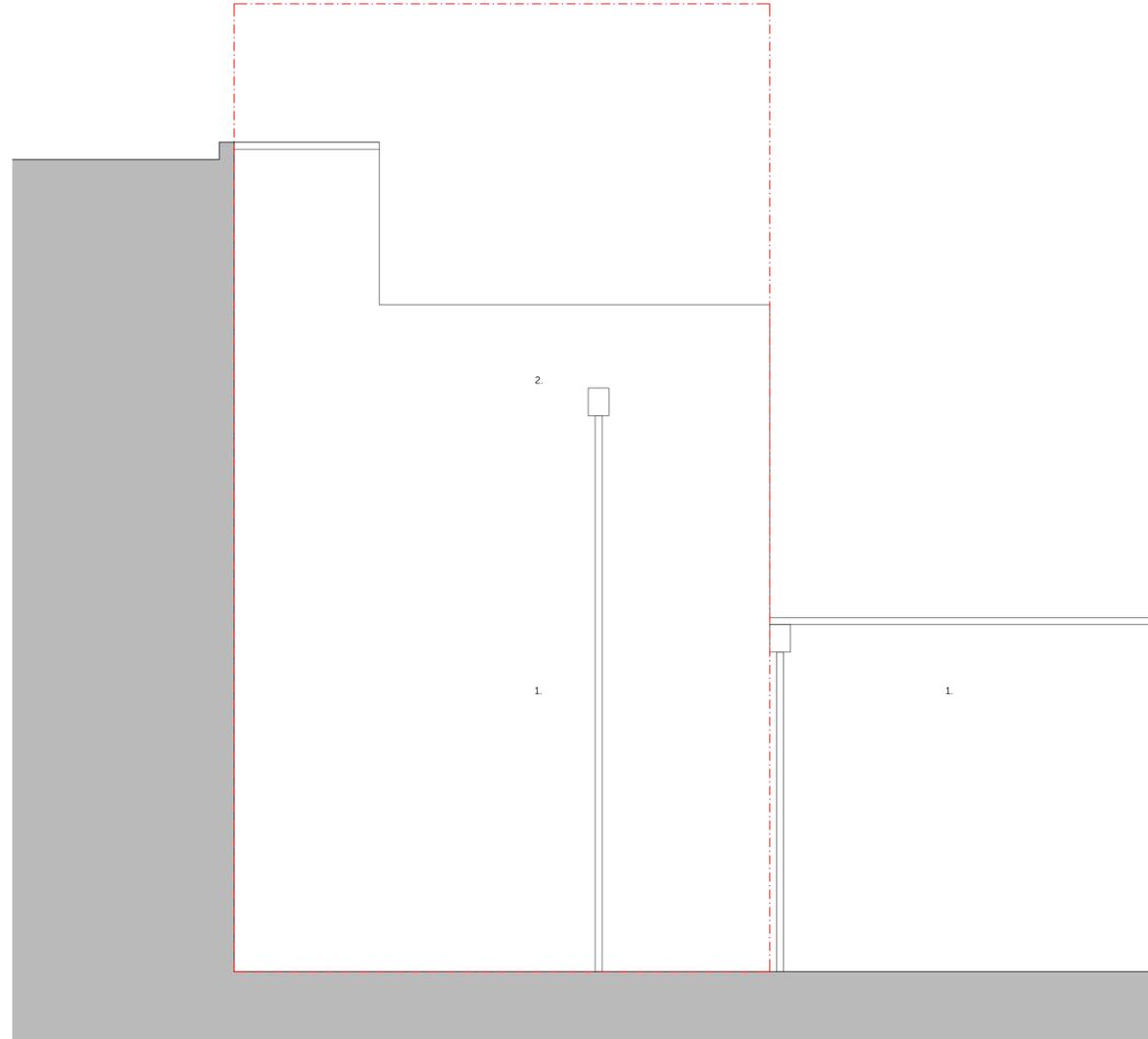
Project Name: LATCHFORDS YARD, 61A ENDELL STREET  
Project No: 1176

Drawing Name: PROPOSED NORTH ELEVATION

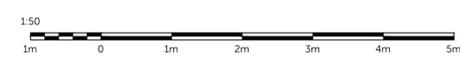
Status: S2 - INFORMATION

Drawn	Checked	Scale	Sheet
KS	LM	1:50	A1

Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	- CoA	00	-XX	-DR	-A	-(20)200	P02



01 PROPOSED SOUTH ELEVATION  
1:50 @ A1



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

- Notes**
- KEY (PRINT IN COLOUR)**
- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY
  - 1. BRICK
  - 2. BRICK INFILL TO MATCH EXISTING



Project Name: LATCHFORDS YARD  
61A ENDELL STREET

Project No: 1176

Drawing Name: PROPOSED SOUTH ELEVATION

Status: S2 - INFORMATION

Drawn	Checked	Scale	Sheet
KS	LM	1:50	A1

Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	- CoA	00	-XX	-DR	-A	-(20)202	P02



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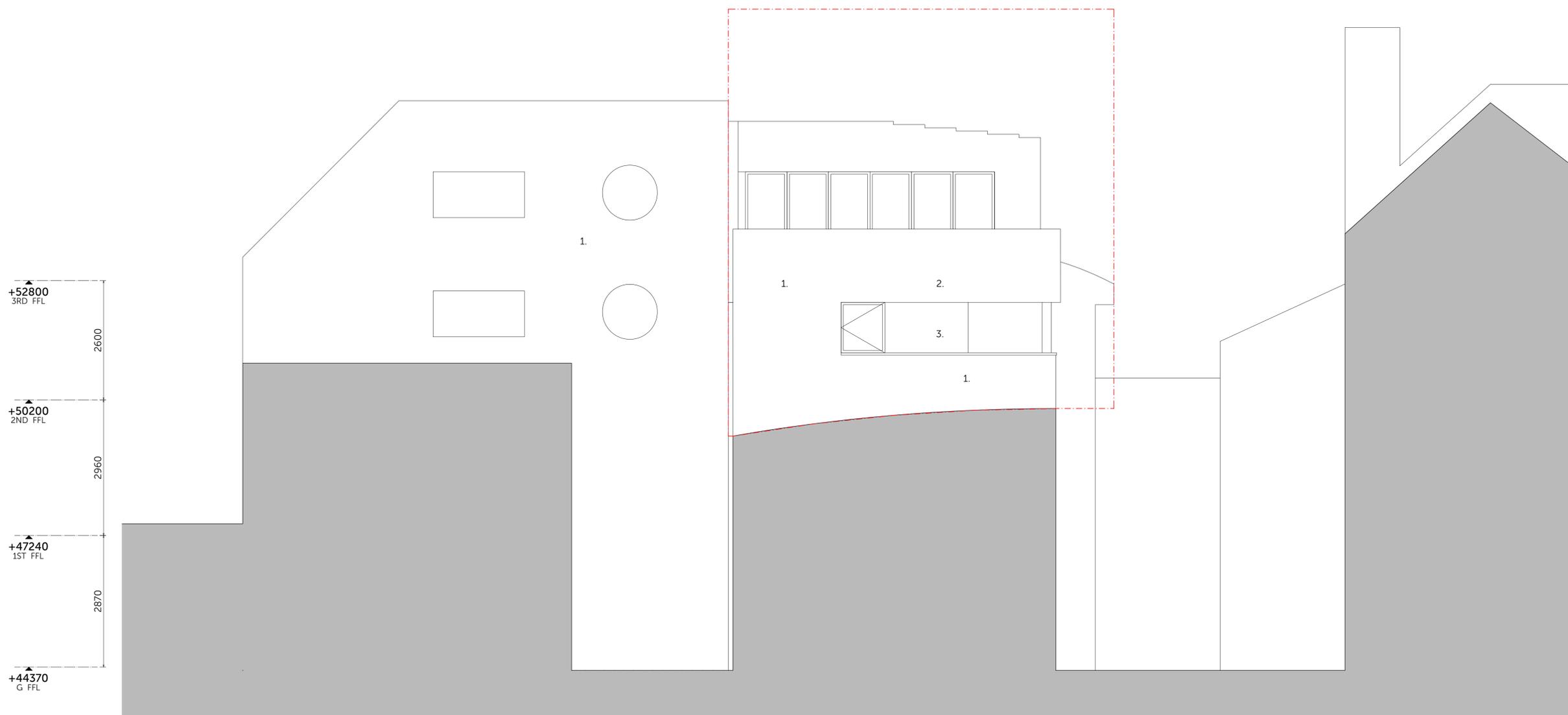
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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

Notes

KEY (PRINT IN COLOUR)

- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY
- 1. BRICK
- 2. BRICK TO MATCH EXISTING
- 3. GLASS BALUSTRADE
- 4. GLAZING WITH METAL ROOF



01 PROPOSED EAST ELEVATION  
1:50 @ A1



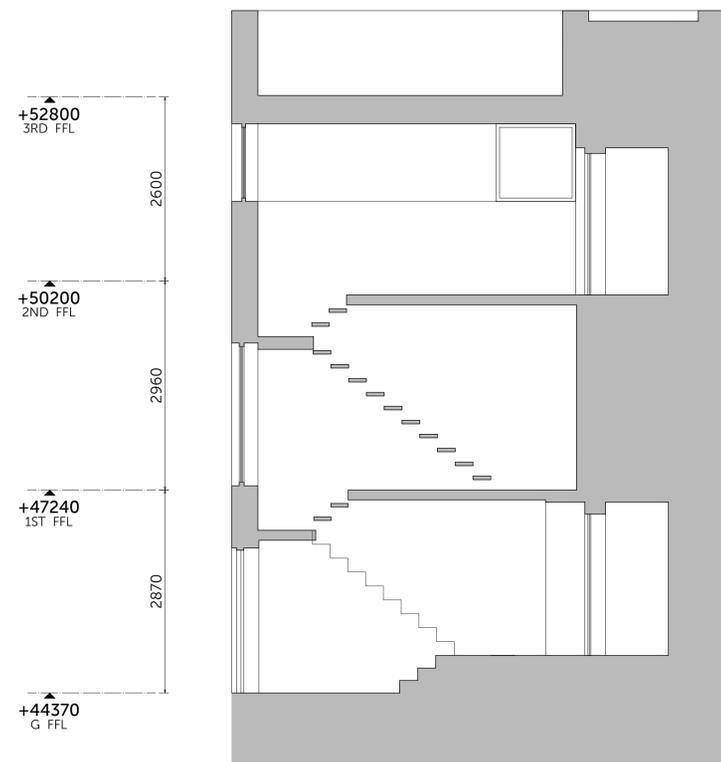
Project Name  
LATCHFORDS YARD  
61A ENDELL STREET

Project No.  
1176

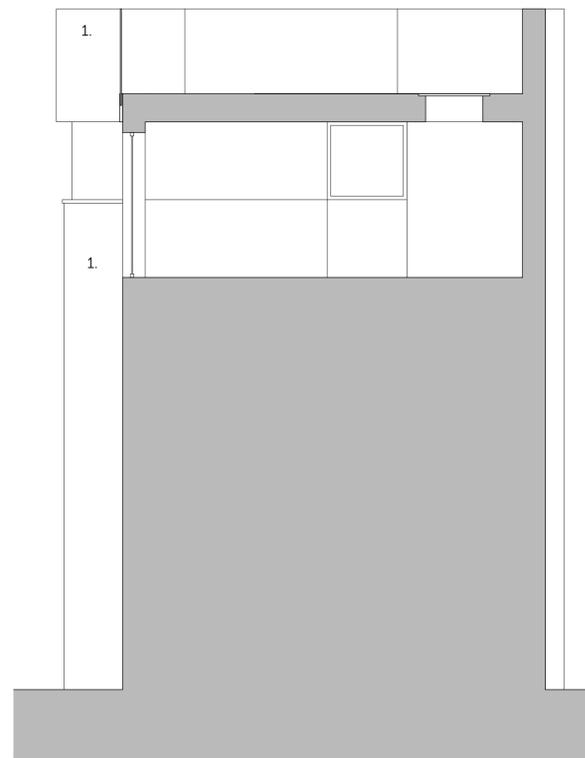
Drawing Name  
PROPOSED EAST ELEVATION

Status  
S2 - INFORMATION

Drawn	Checked	Scale	Sheet				
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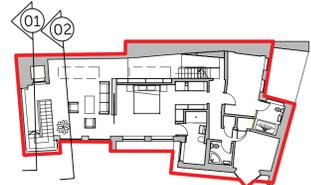
01 PROPOSED SECTION A-A  
1:50 @ A1



02 PROPOSED SECTION B-B  
1:50 @ A1



Location Plan



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

Notes

KEY (PRINT IN COLOUR)

- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY
- 1. BRICK

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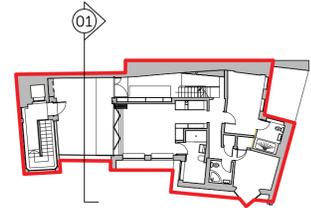
Project Name  
LATCHFORDS YARD  
61A ENDELL STREET

Project No  
1176

Drawing Name  
PROPOSED SECTION AA & BB

Status  
S2 - INFORMATION

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Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	- CoA	00-XX-DR-A-	(20)300	P02			



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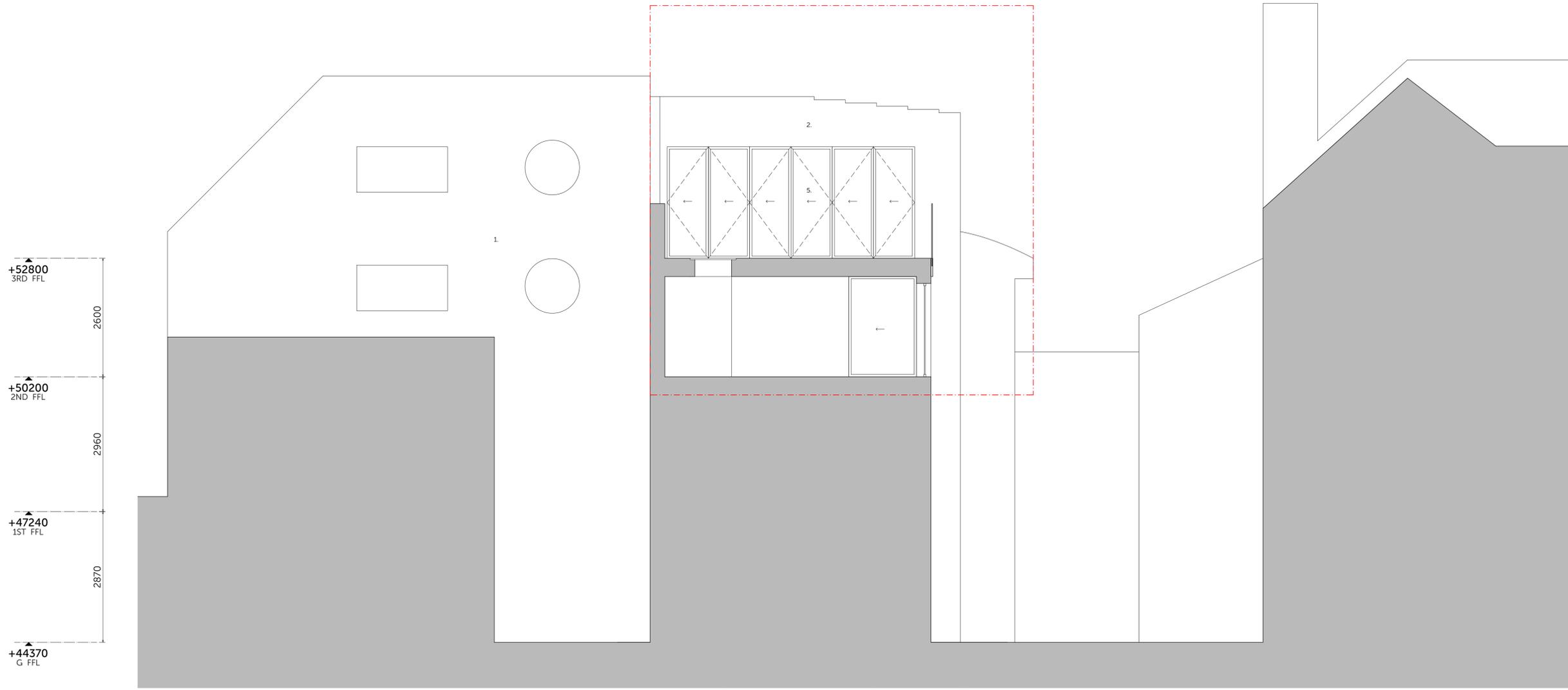
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Revision	DATE	DESCRIPTION
REV		
P01	23/09/21	PRE-PLANNING REVIEW
P02	30/09/21	PLANNING APPLICATION

Notes

KEY (PRINT IN COLOUR)

- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY
- 1. BRICK
- 2. PAINTED RENDER, WHITE
- 3. GLASS BALUSTRADE
- 4. GLAZING WITH METAL ROOF
- 5. GLAZED DOOR
- 6. ALUMINIUM



01 PROPOSED SECTION C-C  
1:50 @ A1



Project Name: LATCHFORDS YARD, 61A ENDELL STREET | Project No: 1176

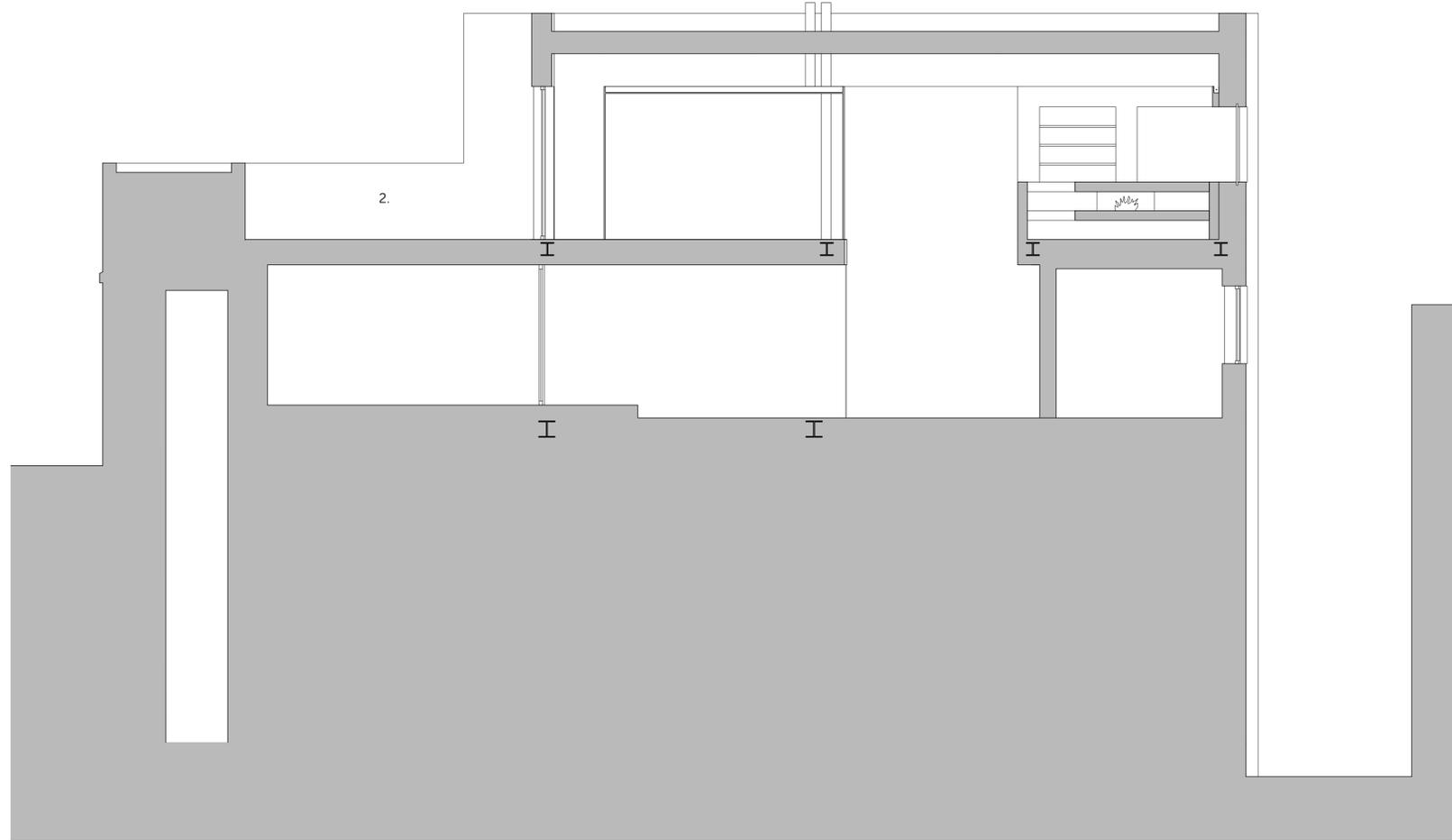
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Status: S2 - INFORMATION

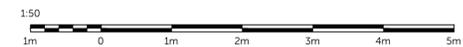
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KS	LM	1:50	A1

Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	- CoA	00	-XX	-DR	-A	(20)302	P02

+56360  
 PARAPET  
 3560  
 +52800  
 3RD FFL  
 2600  
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 2ND FFL  
 2960  
 +47240  
 1ST FFL  
 2870  
 +44370  
 G FFL



01 PROPOSED SECTION D-D  
 1:50 @ A1



Location Plan



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

Notes

- KEY (PRINT IN COLOUR)**
- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY
  - 1. BRICK
  - 2. PAINTED RENDER, WHITE

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Project Name  
 LATCHFORDS YARD  
 61A ENDELL STREET

Project No.  
 1176

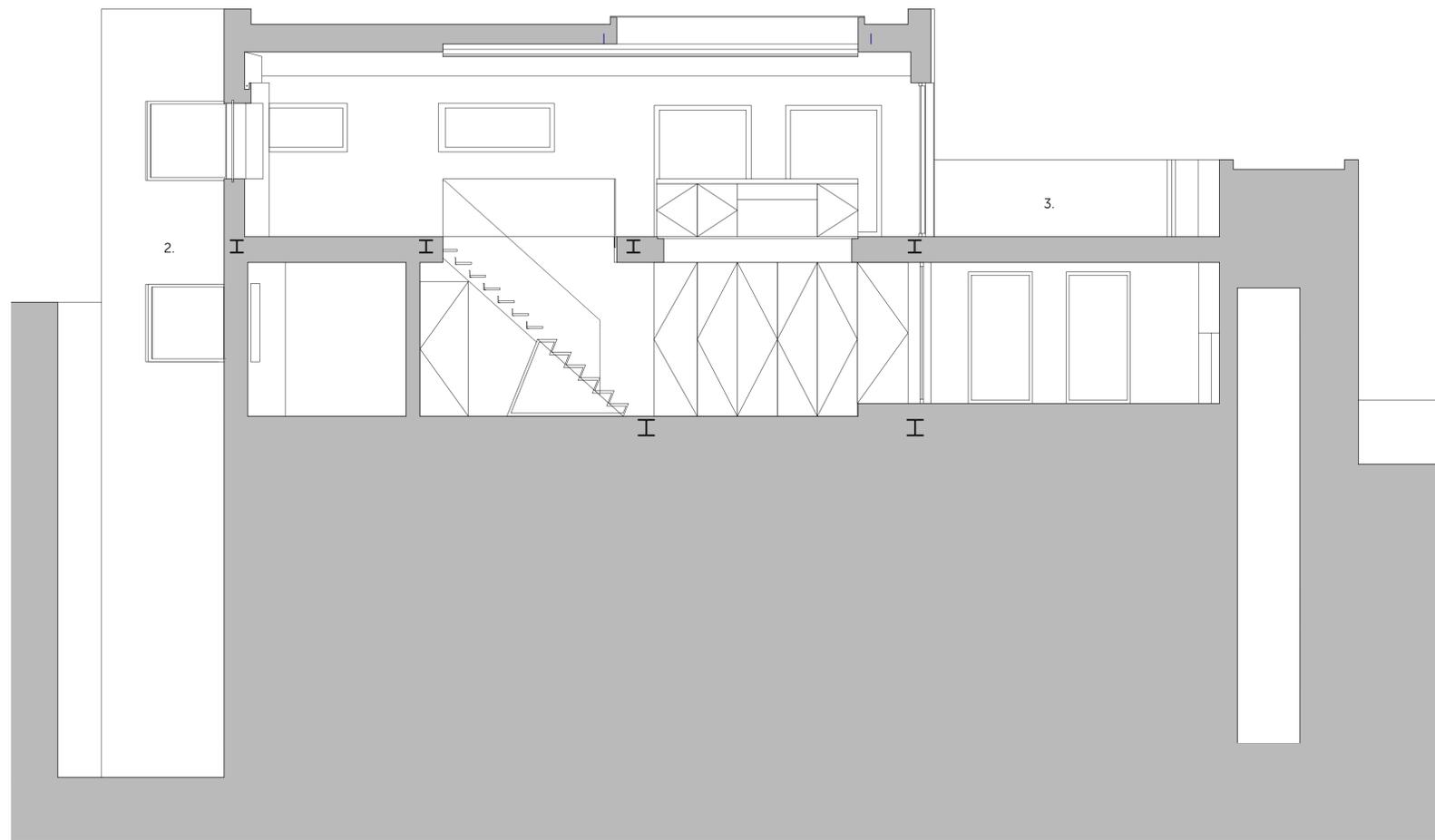
Drawing Name  
 PROPOSED SECTION DD

Status  
 S2 - INFORMATION

Drawn	Checked	Scale	Sheet
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LTY	- CoA	00	-XX	-DR	-A	-(20)305	P02

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 PARAPET  
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 3RD FFL  
 2600  
 ▲ +50200  
 2ND FFL  
 2960  
 ▲ +47240  
 1ST FFL  
 2870  
 ▲ +44370  
 G FFL



01 PROPOSED SECTION E-E  
 1:50 @ A1



Location Plan



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Revision	REV	DATE	DESCRIPTION
	P01	23/09/21	PRE-PLANNING REVIEW
	P02	30/09/21	PLANNING APPLICATION

Notes

KEY (PRINT IN COLOUR)

- NUMBER 5, 61A ENDELL STREET, SITE BOUNDARY
- 1. BRICK
- 2. PAINTED RENDER, WHITE
- 3. GLASS BALUSTRADE
- 4. GLAZING WITH METAL ROOF

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Project Name: LATCHFORDS YARD  
 61A ENDELL STREET  
 Project No: 1176

Drawing Name:  
 PROPOSED SECTION EE

Status: S2 - INFORMATION

Drawn	Checked	Scale	Sheet				
KS	LM	1:50	A1				
Code	Origin	Vol	Lvl	Typ	RI	Identifier	Revision
LTY	- CoA	00-XX-DR-A-	(20)306	P02			

