

LATCHFORDS YARD

DESIGN & ACCESS STATEMENT
Revision P02 - 30th September 2021

DOCUMENT CONTROL

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CONTACTS

SITE ADDRESS

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

CONTACTS

Applicant

Name	Mark Middleton & Andrew Dutson
Address	5 Ventana Court, Latchfords Yard 61a Endell Street London WC2H 9AJ

Agent

Name Contacts	Coffey Architects Kit Smithson Lee Marsden
Address	11-12 Great Sutton Street London EC1V 0BX
Tel	020 7549 2141
E-mails	kit@coffeyarchitects.com Lee@coffeyarchitects.com

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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

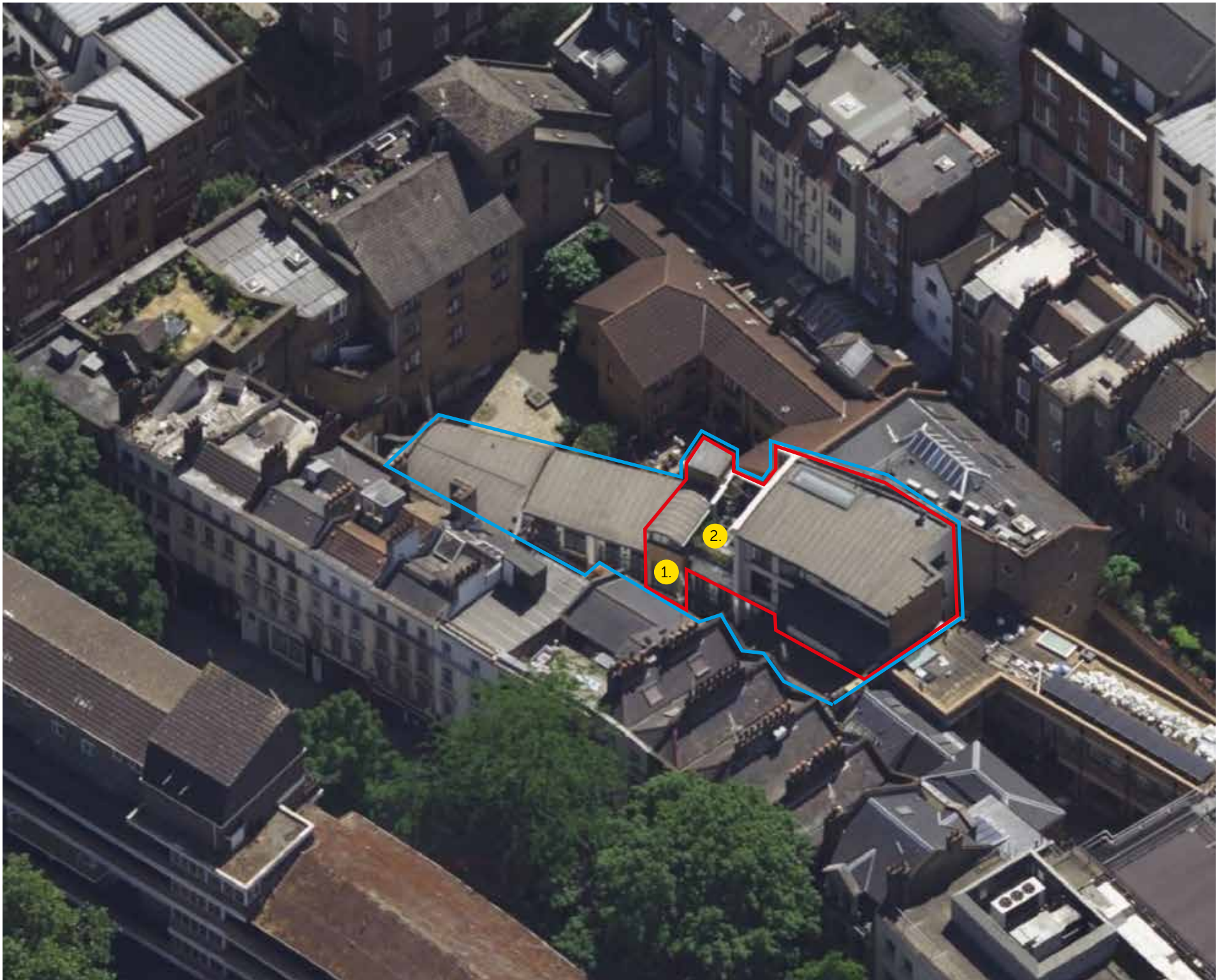
2.2 EXISTING PROPERTY

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 it's 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:

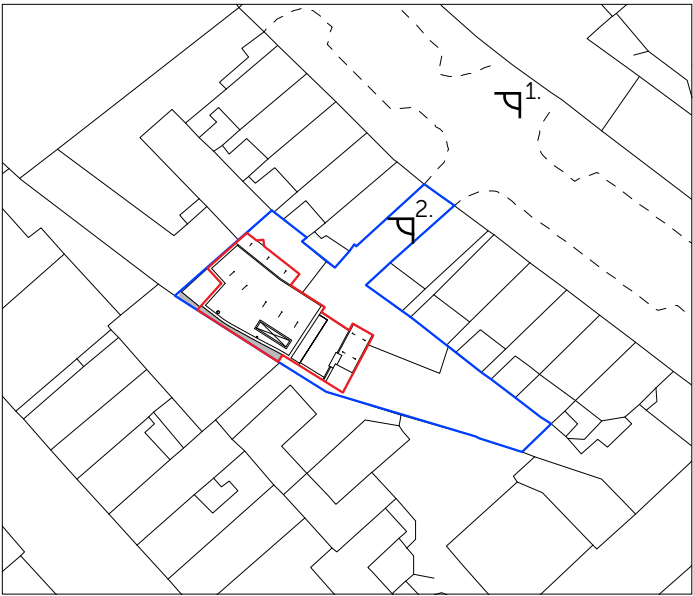
-  Ventana Court, Latchfords Yard, 61a Endell Street, existing residential building
-  No. 5 Ventana Court, application boundary
- 1. Private stairwell
- 2. Second floor entrance terrace



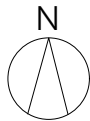
Aerial View, North East. Source: Bing Maps

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



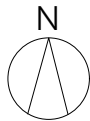
2. View of Ventana Court, Latchfords Yard. 21.09.2021

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

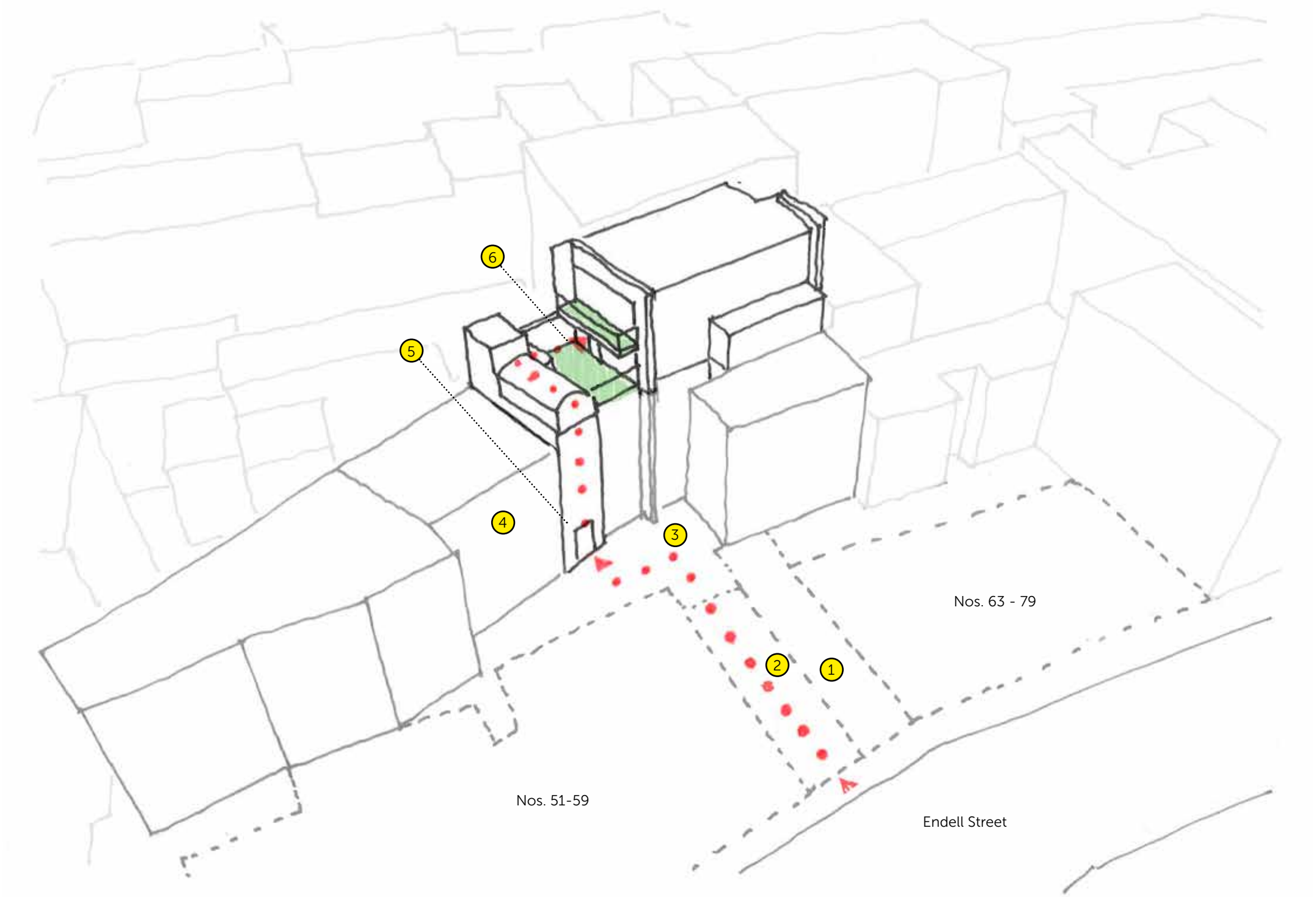
3.1 CLIENT BRIEF

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:

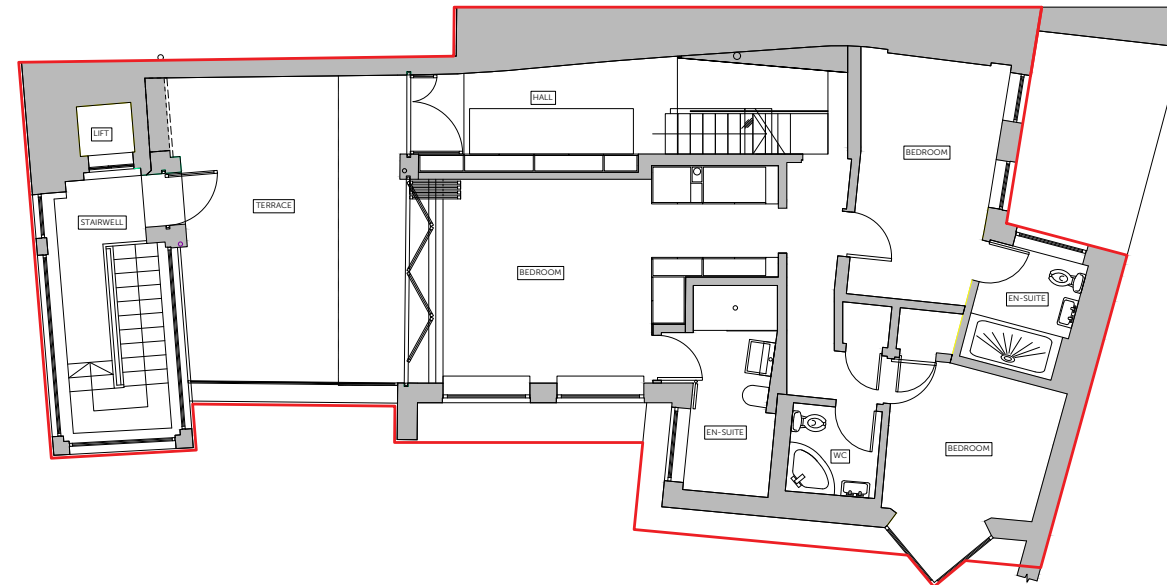
- External amenity; terrace and balcony
- Access route
- 1. 61 Endell Street
- 2. Gated Undercroft to 61a Endell Street
- 3. Latchfords Yard
- 4. Ventana Court
- 5. Front door to No. 5 (Application Site)
- 6. Enclosure to create new living space
- 7. New glazing and parapet, relocated roof terrace



Aerial perspective diagram of proposal, with improved entry sequence

DESIGN PROPOSAL

3.3 EXISTING AND PROPOSED SECOND FLOOR PLAN

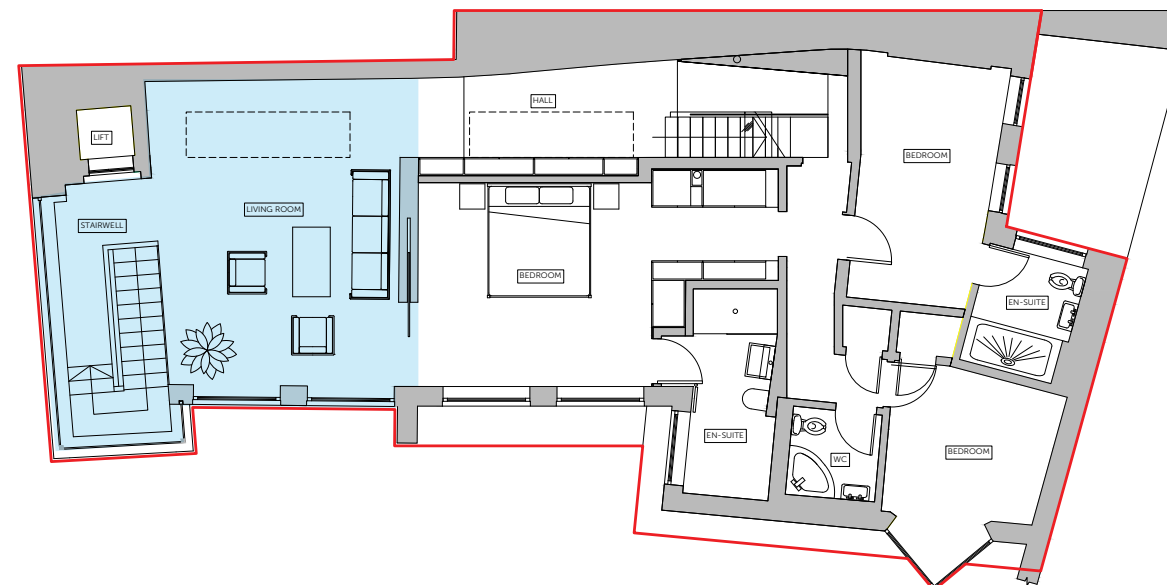


Existing second floor plan

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.

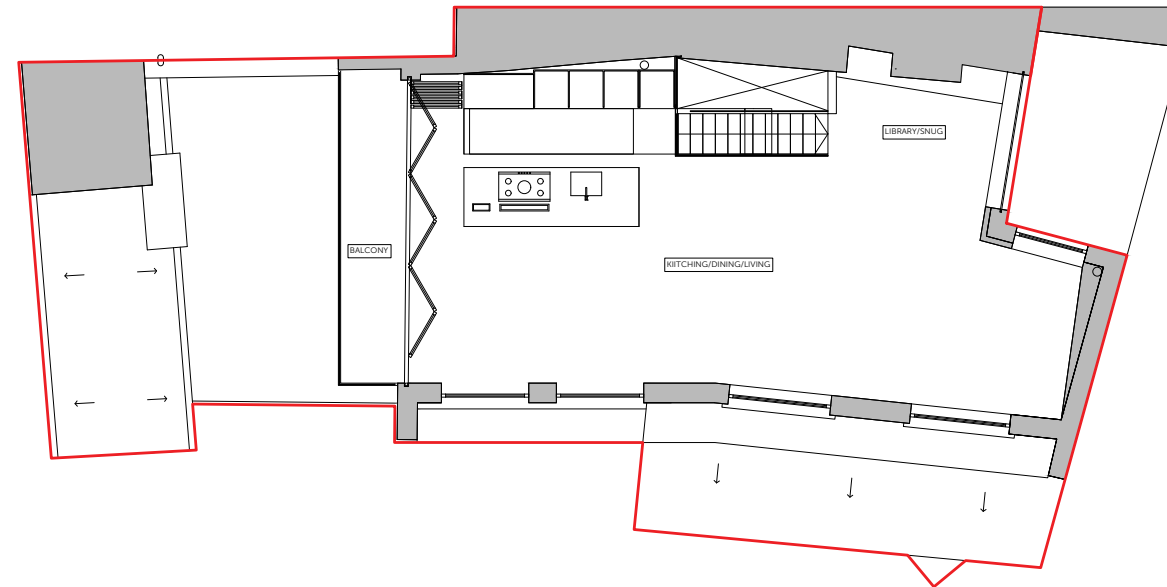
The extent of the works is shaded blue in the proposed plan (bottom right)



Proposed second floor plan

DESIGN PROPOSALS

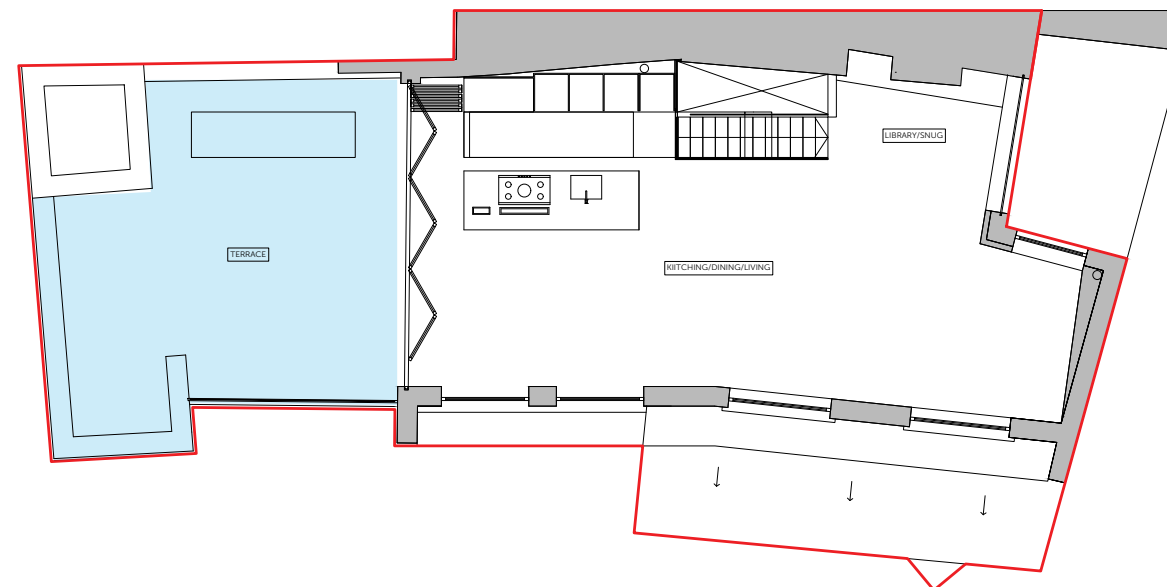
3.3 EXISTING AND PROPOSED THIRD FLOOR PLAN



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	AMOUNT	ACCESS
The proposal retains the existing C3 residential use.	EXISTING	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.
	Ground:	
	First:	
	Second:	
	Third:	
	Total gross internal area:	
	Total external amenity area:	
	PROPOSED	
	Ground:	
	First:	
	Second:	
	Third:	
	Total gross internal area:	
	Total external amenity area:	
	Increase in gross internal area:	
	Increase in external amenity:	

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.

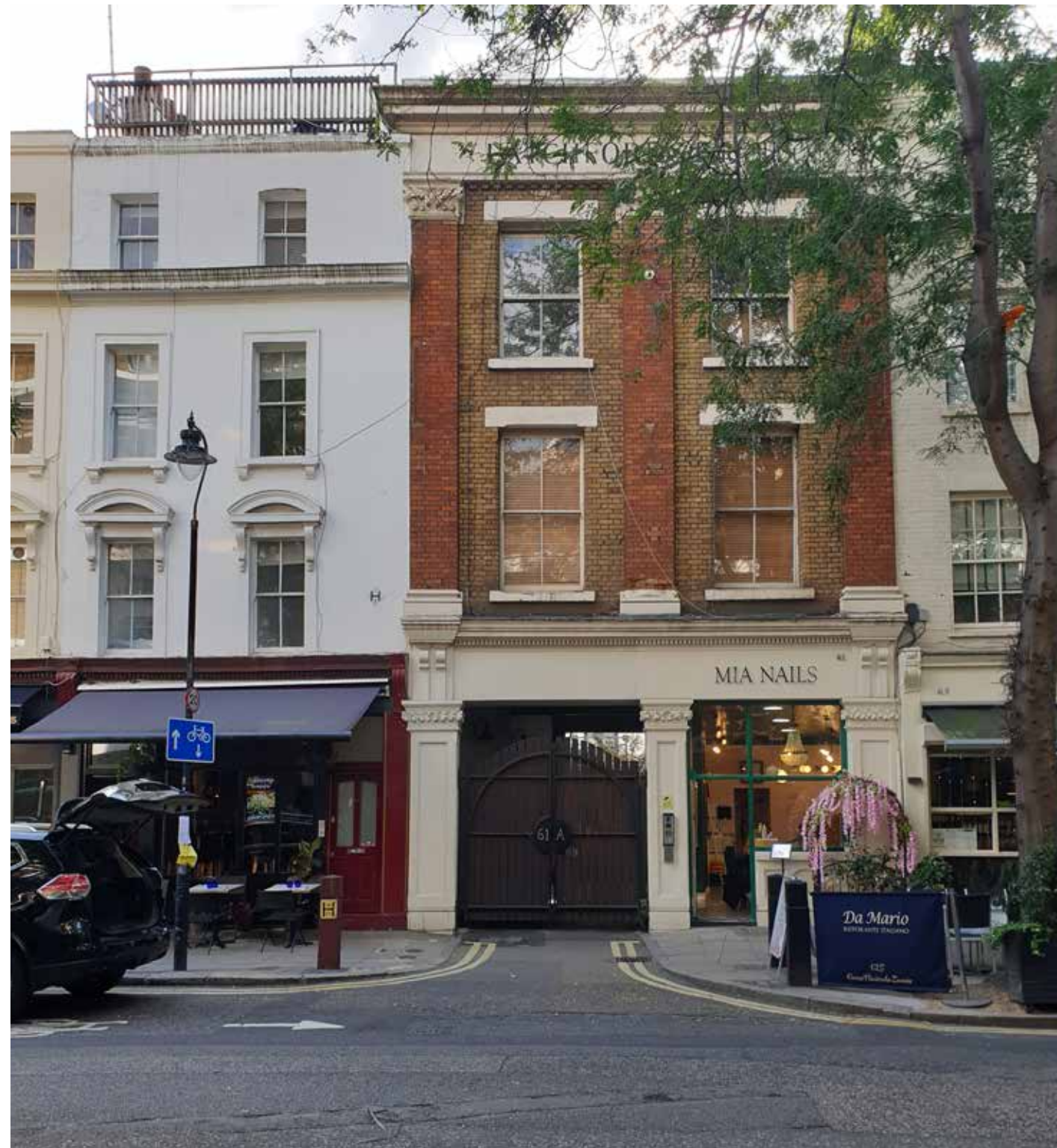
61 ENDELL STREET (GRADE II LISTED)

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

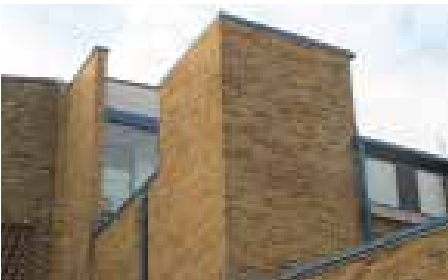
EXISTING ELEVATION AND RELEVANT POLICY

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:

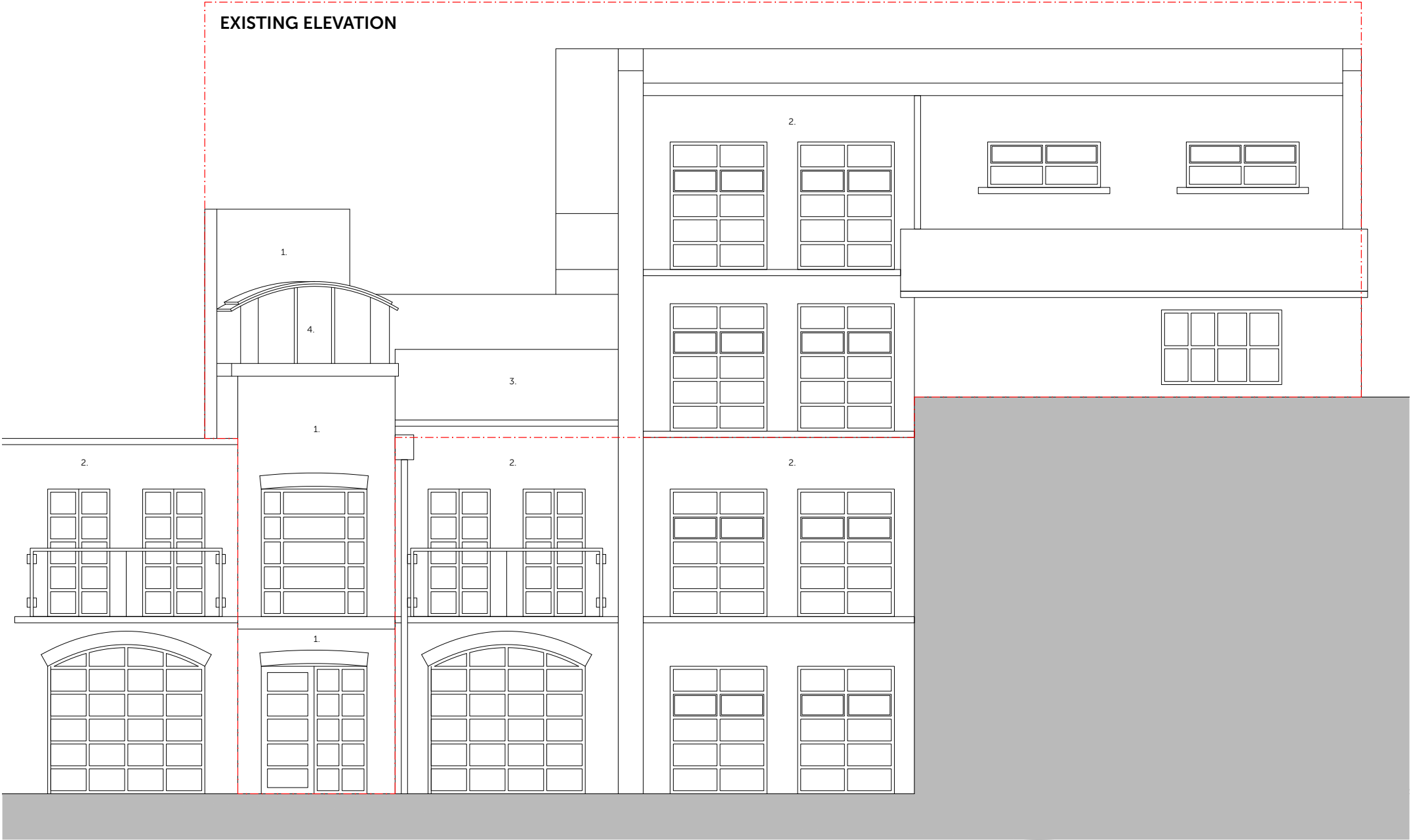
- Site boundary
- 1. Brick
- 2. Painted Render, White
- 3. Glass Balustrade
- 4. Glazing with metal roof



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:

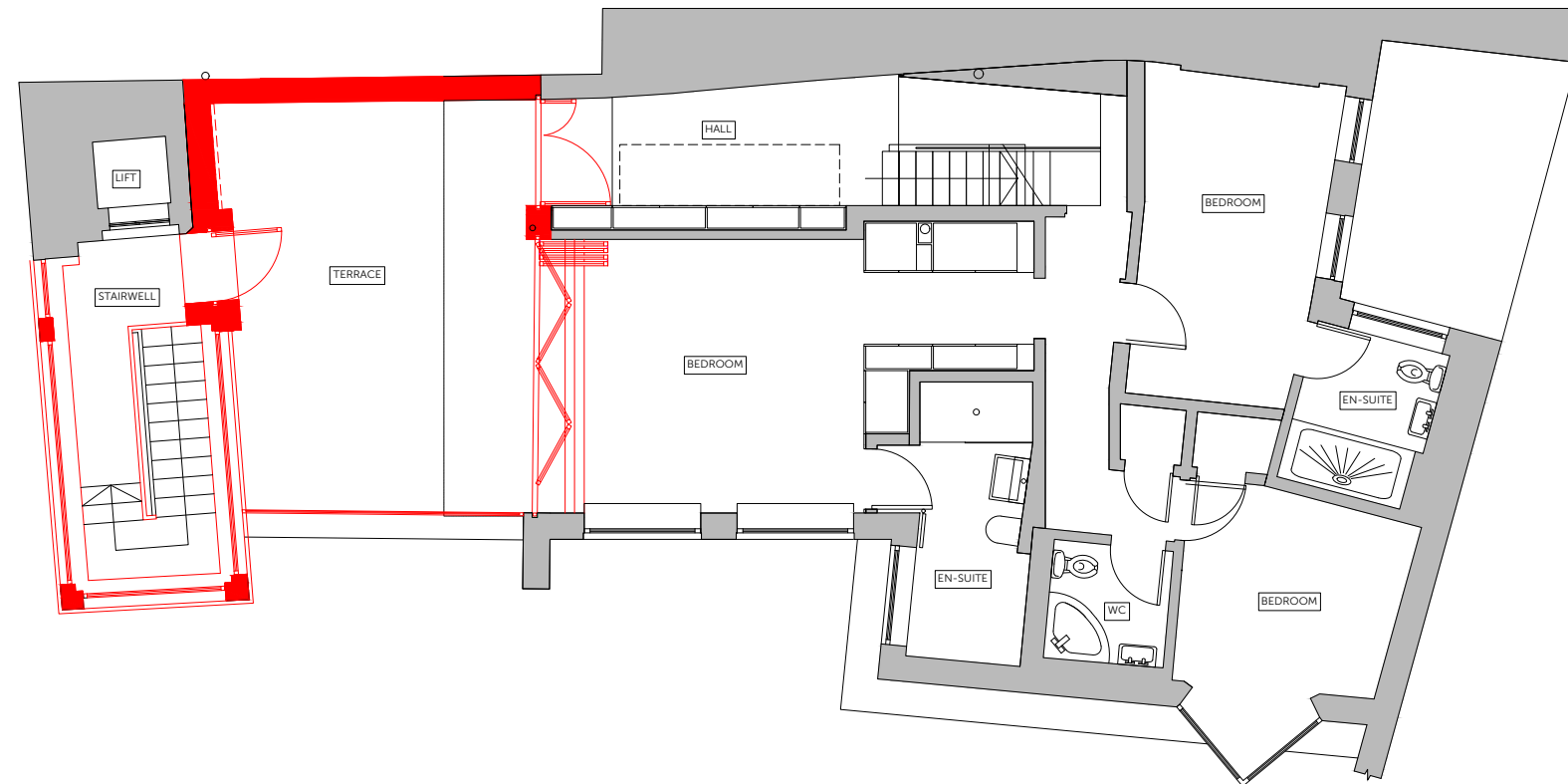
- D1, c. is sustainable in design and construction;
- CC1, a. promote zero carbon development and require all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy;
- CC1, d. support and encourage sensitive energy efficiency improvements to existing buildings

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

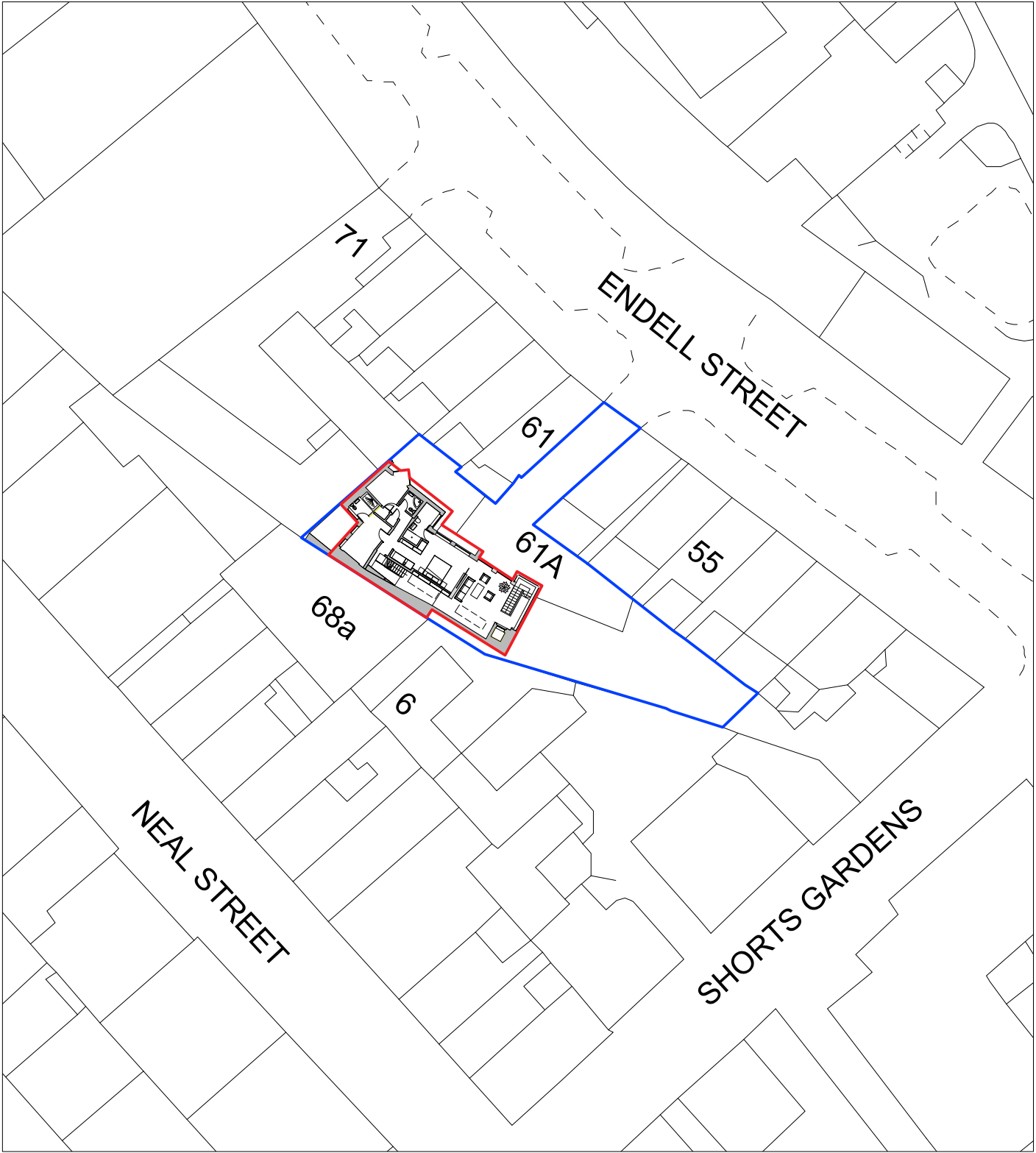
Given the enclosed nature of the site, a key Local Plan policy to consider is Policy A1 Managing the impact of development. The relevant point is:

- 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

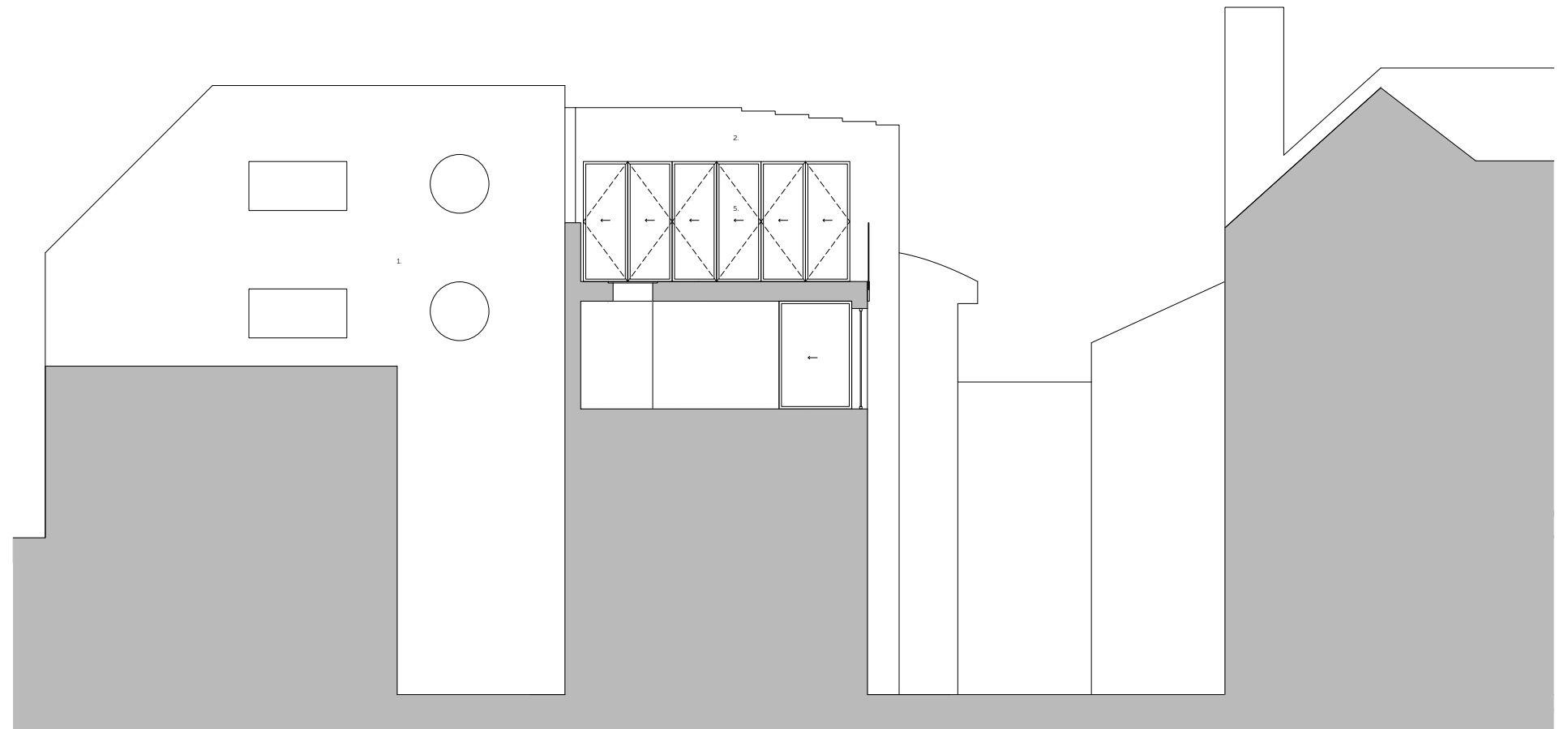
VISUAL PRIVACY

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.



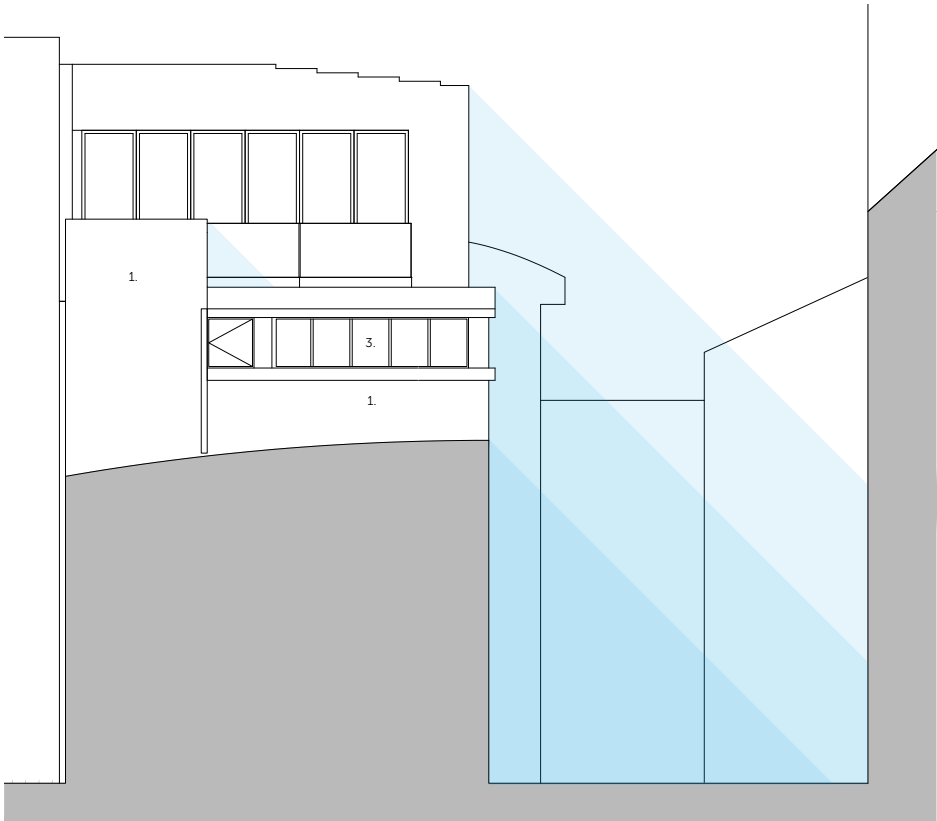
Outlook from existing third floor balcony. 21.09.2021.

ADDRESSING KEY PLANNING CONSIDERATIONS

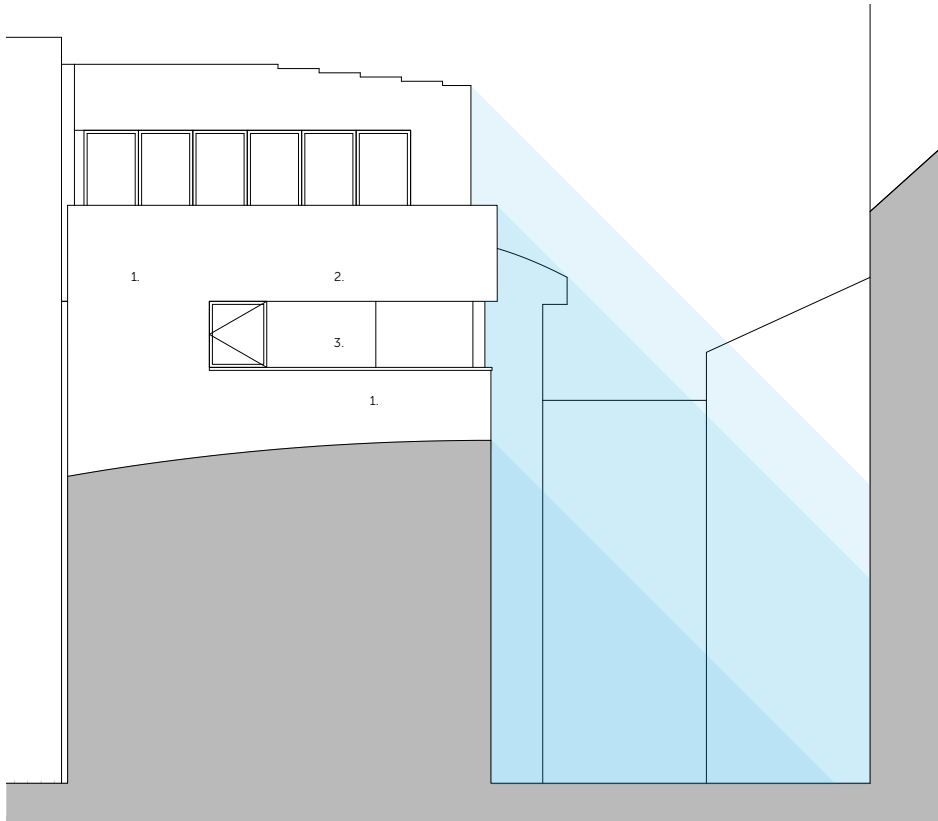
4.4 MANAGING THE IMPACT OF DEVELOPMENT

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.



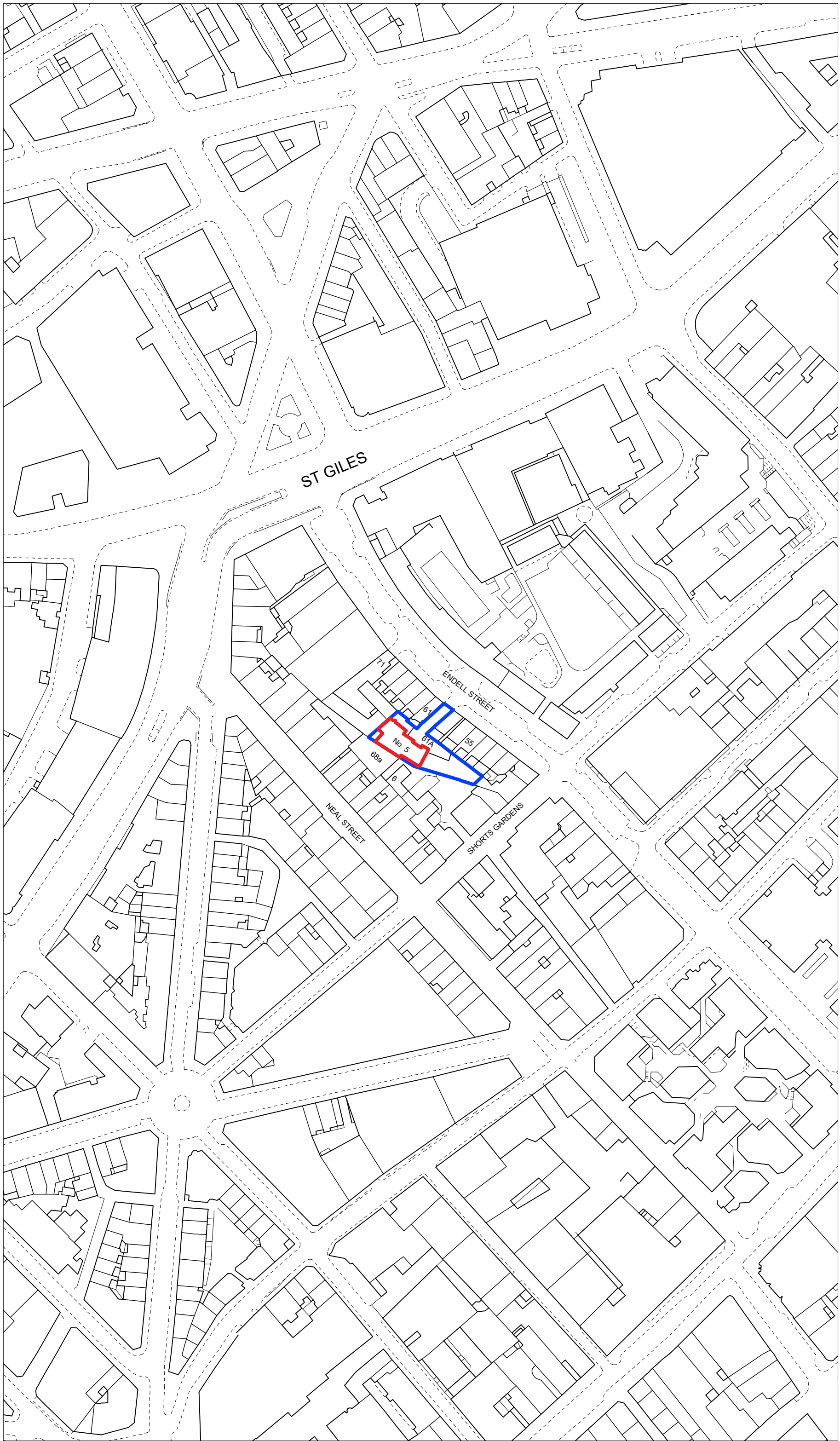
Proposed East Elevation. Not to scale. Refer to appendix for scale drawings.



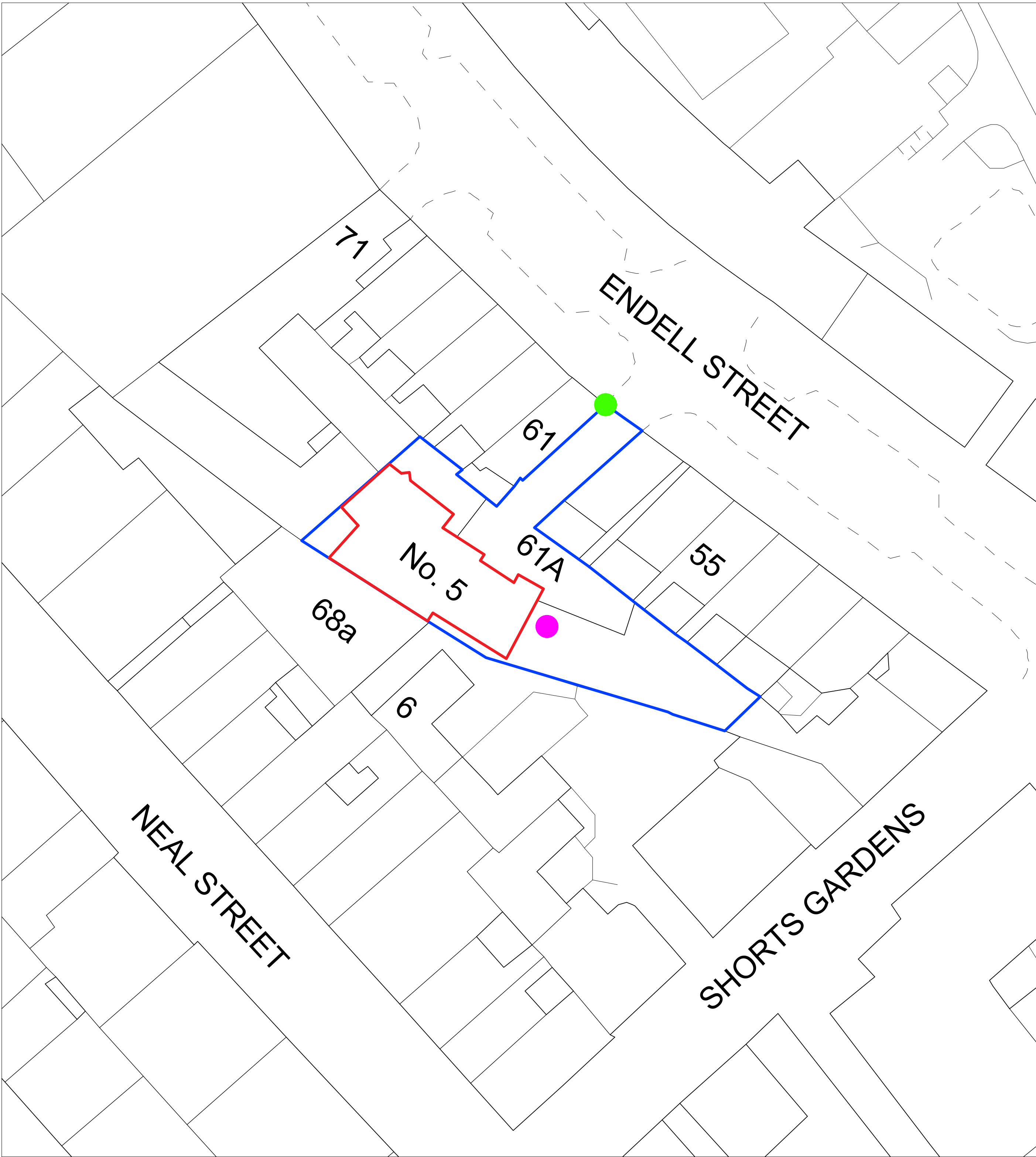
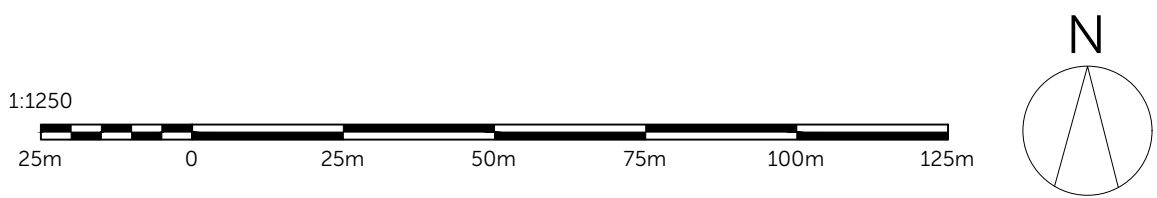
View of neighbouring properties immediately north of Ventana Court.

APPENDIX

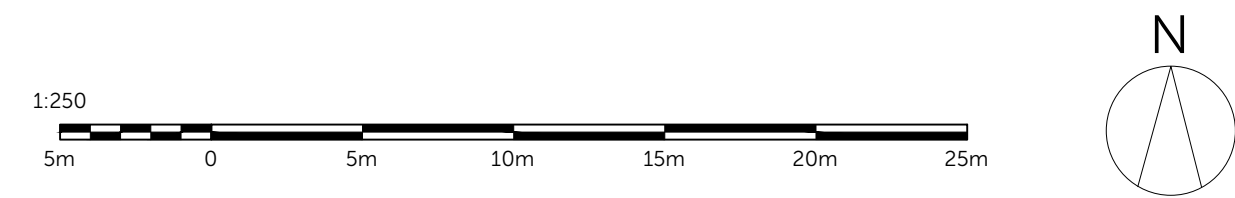
ARCHITECTURAL DRAWINGS



01 LOCATION PLAN
1:1250 @ A1



02 EXISTING SITE PLAN
1:250 @ A1



Location Plan

Disclaimer

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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

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

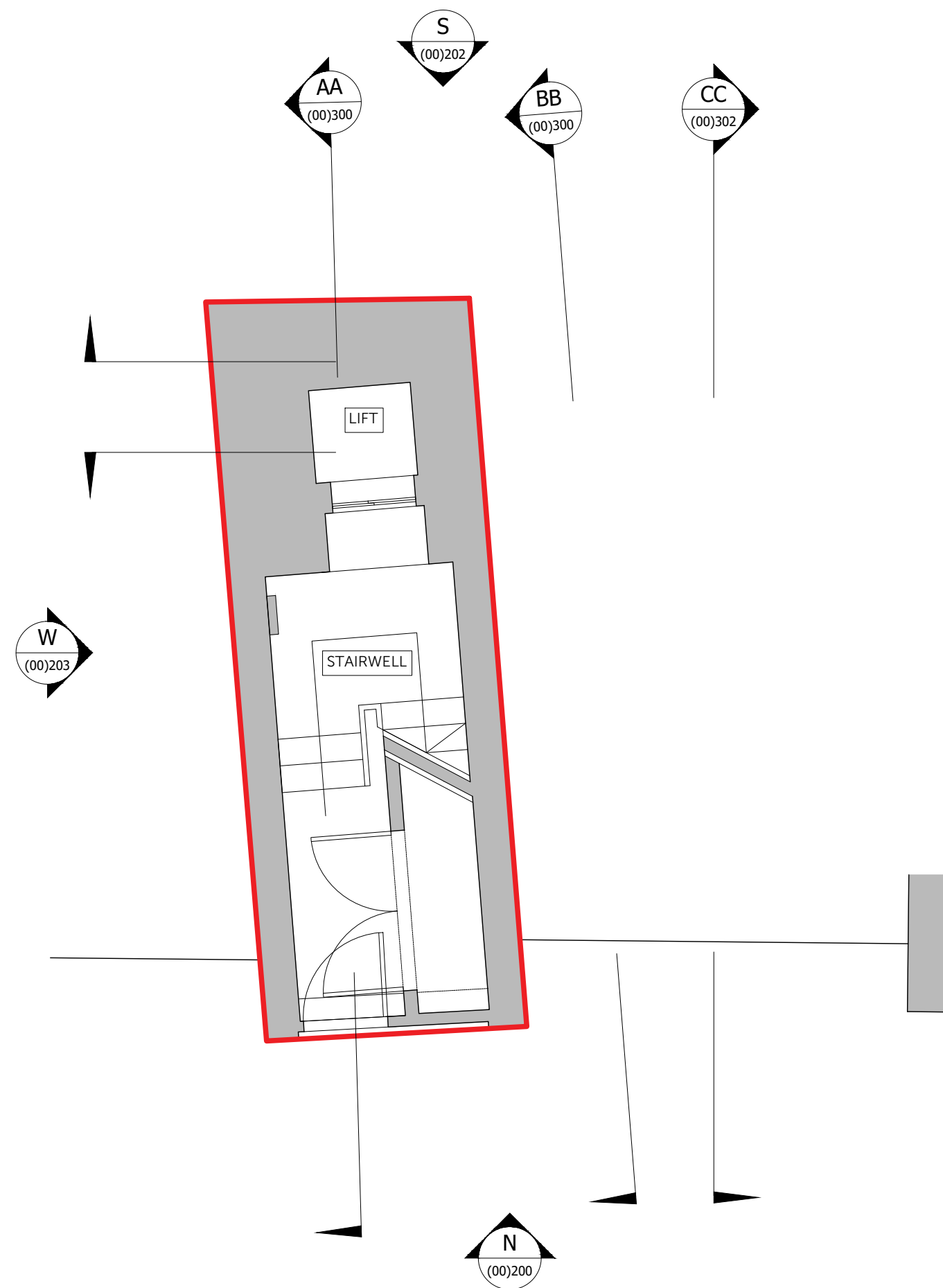
Project Name LATCHFORDS YARD 61A ENDELL STREET	Project No 1176
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Drawing Name SITE LOCATION PLAN

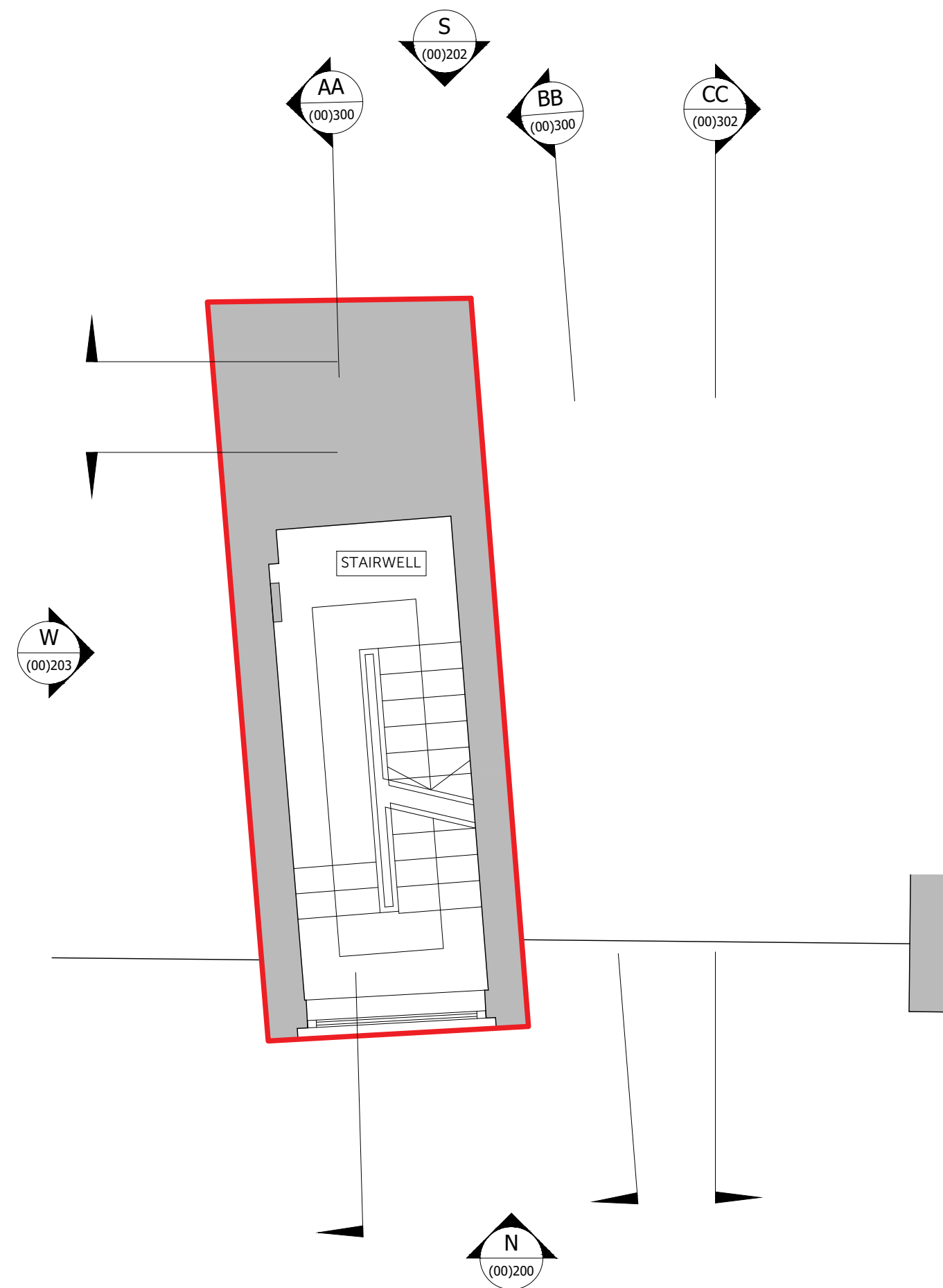
Status S2 - INFORMATION

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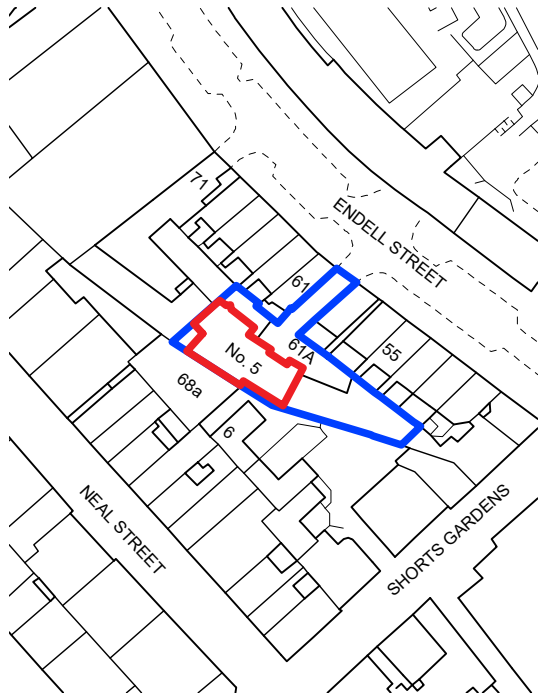
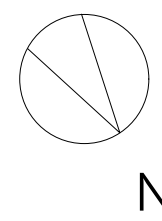
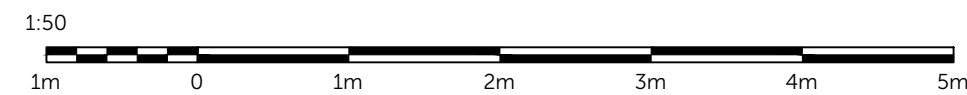
Code LTY - CoA	Origin 00-00-DR-A-(00)001	Vol. 1	Lvl. 1	Typ. A	Identifer P02	Revision
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01 EXISTING GROUND FLOOR PLAN
1:50 @ A1



02 EXISTING FIRST FLOOR PLAN
1:50 @ A1



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	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

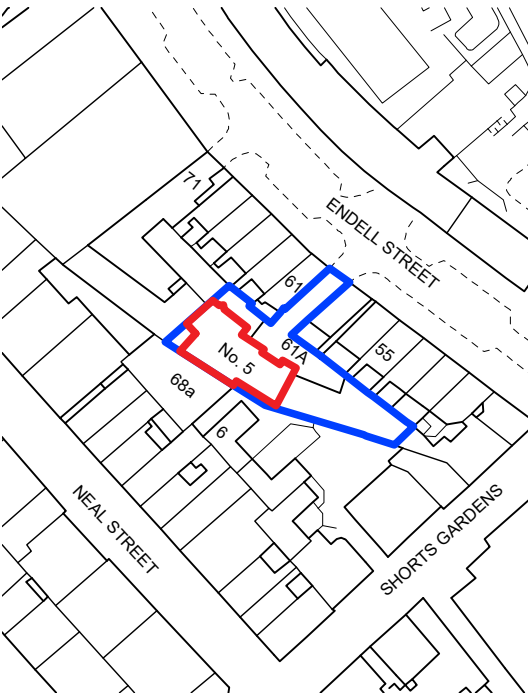
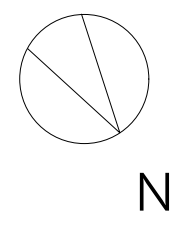
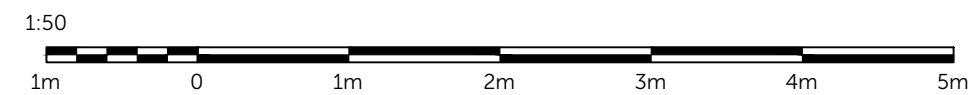
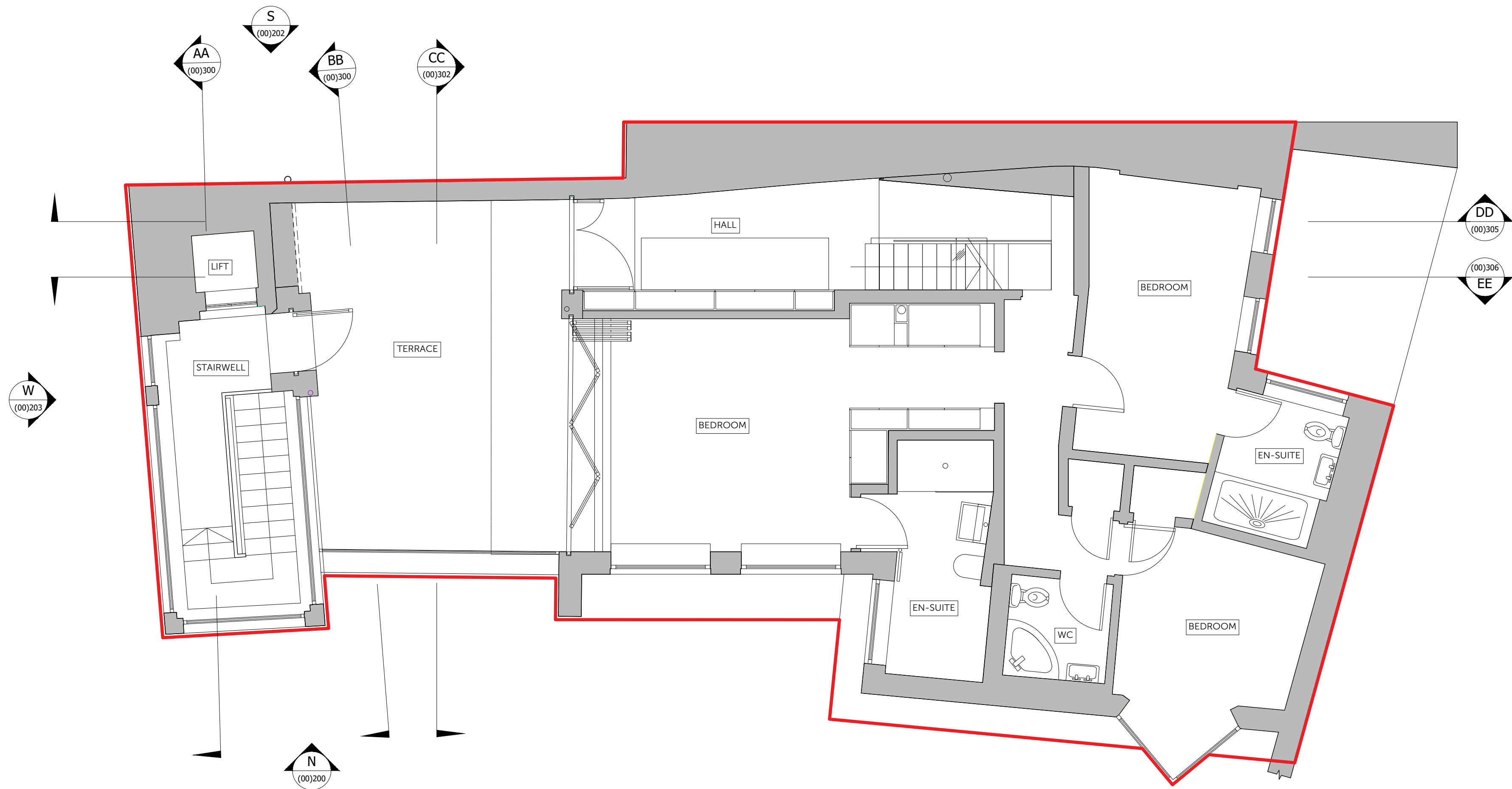
Project No
1176

Drawing Name
EXISTING 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-	(00)	100			P02

01 EXISTING 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

COFFEY / ARCHITECTS

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Project Name
LATCHFORDS YARD
61A ENDELL STREET

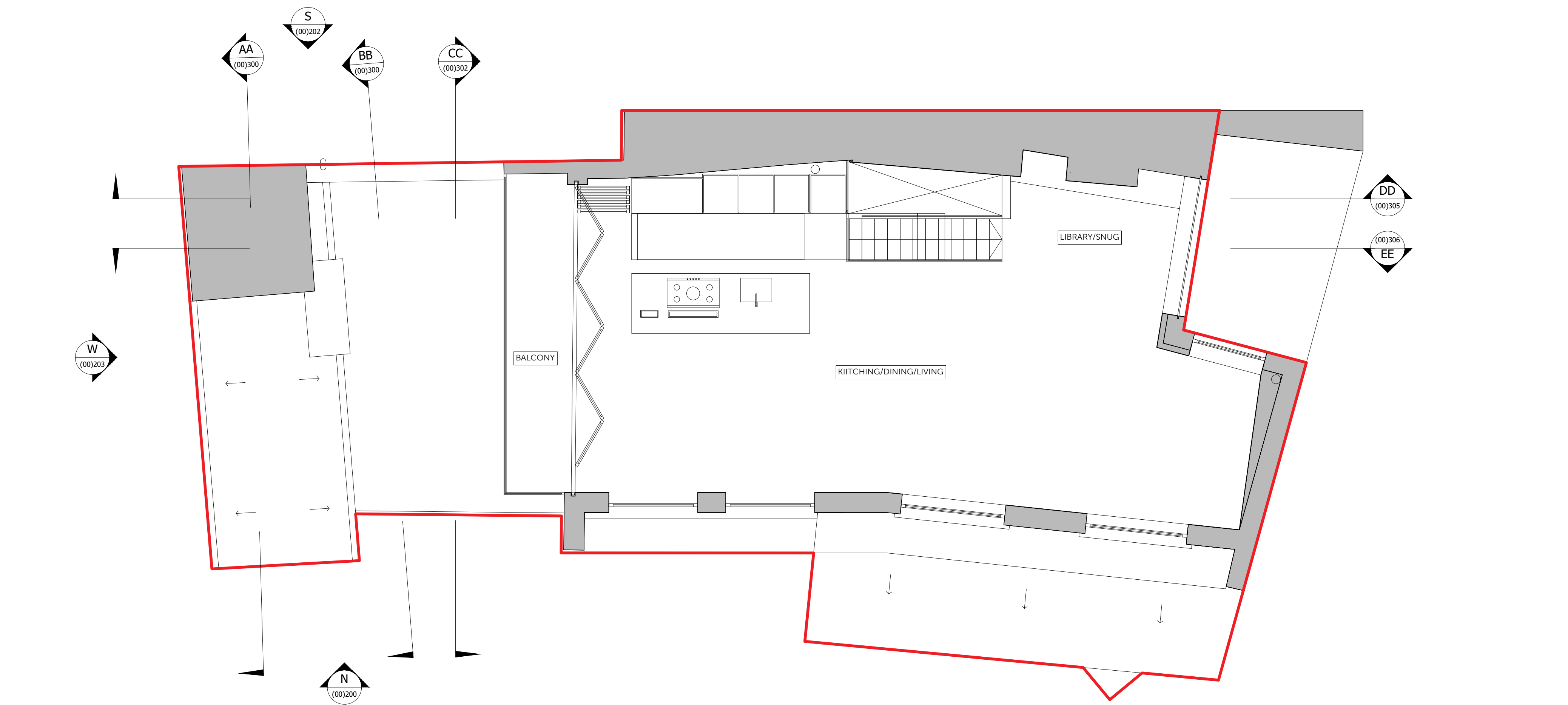
Project No
1176

Drawing Name
EXISTING SECOND FLOOR PLAN

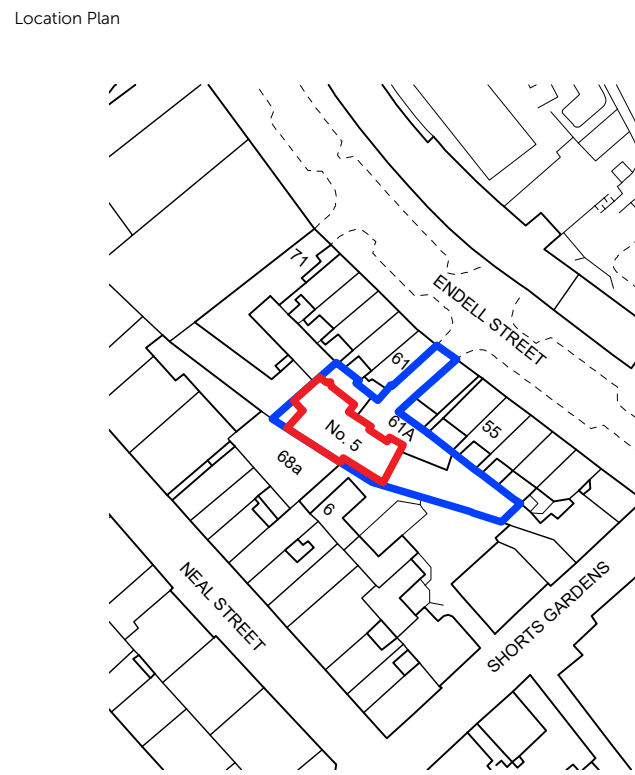
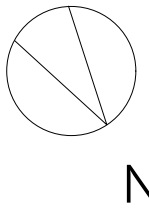
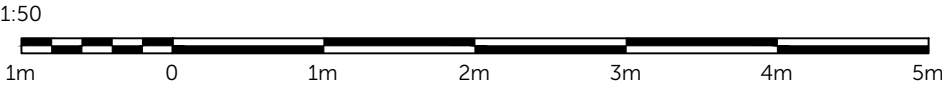
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S2 - INFORMATION

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KS	LM	1:50	A1

Code	Origin	Vol.	Lvl.	Typ.	RL	Identifier	Revision
LTY	-	CoA	00-02-DR-A	(00)102			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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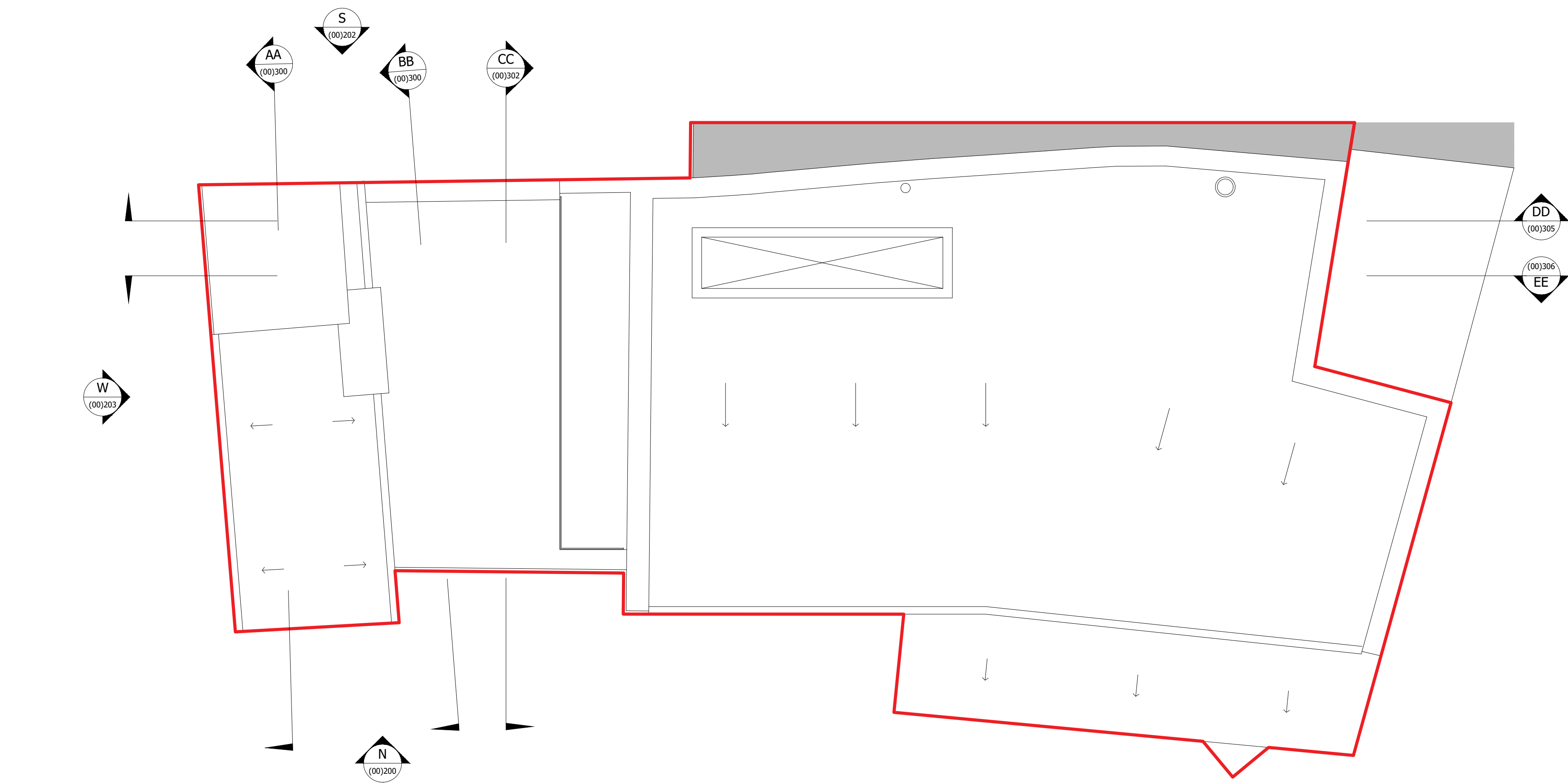
Project Name
LATCHFORDS YARD
61A ENDELL STREET

Project No
1176

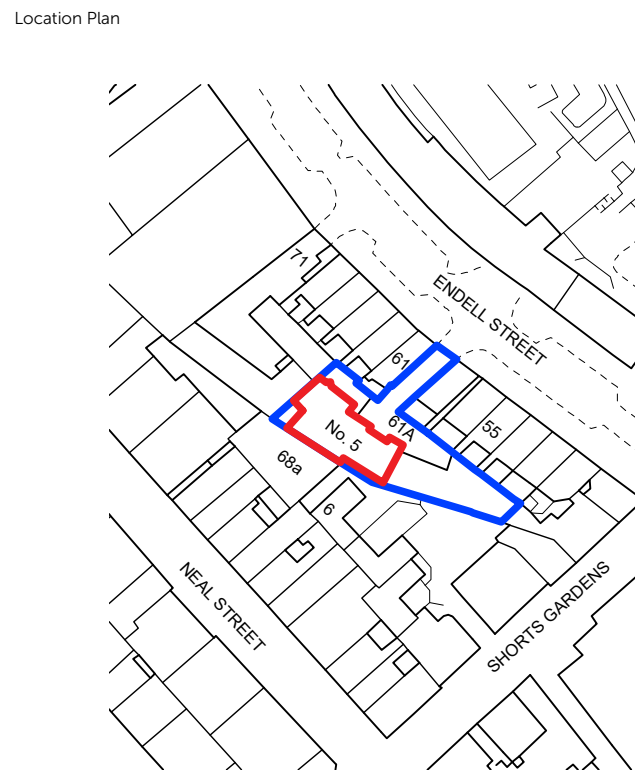
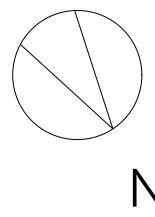
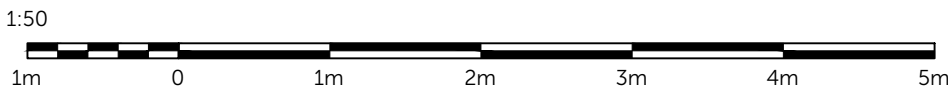
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EXISTING THIRD FLOOR PLAN

Status
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Code	Origin	Vol.	Lvl.	Typ.	RL	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)

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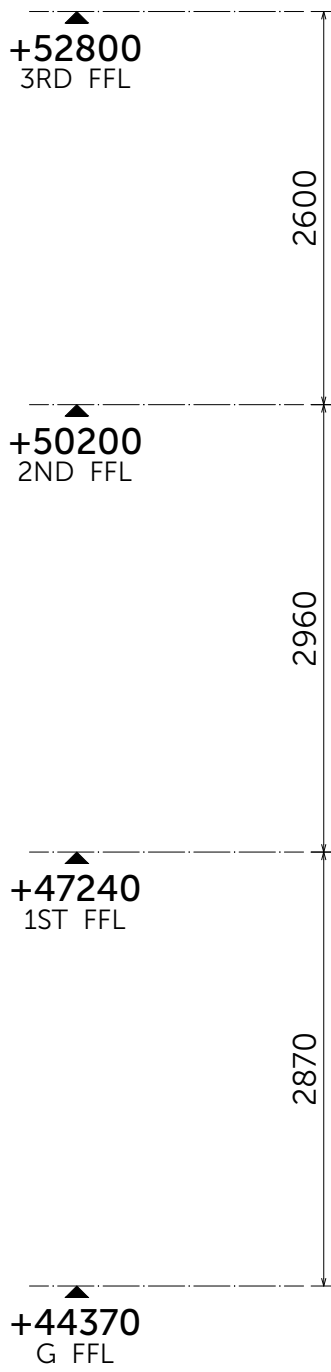
Project Name
LATCHFORDS YARD
61A ENDELL STREET

Project No
1176

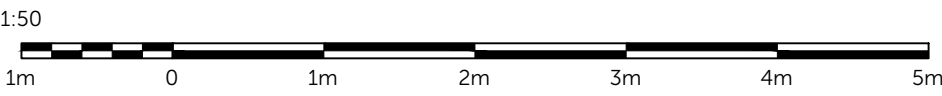
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EXISTING ROOF PLAN

Status
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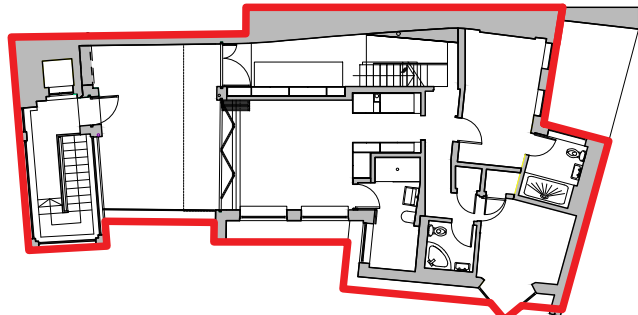
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Code	Origin	Vol.	Lvl.	Typ.	RL	Identifier	Revision
LTY - CoA		00-04-DR-A-		(00)		104	P02



01 EXISTING NORTH ELEVATION
1:50 @ A1



Location Plan



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

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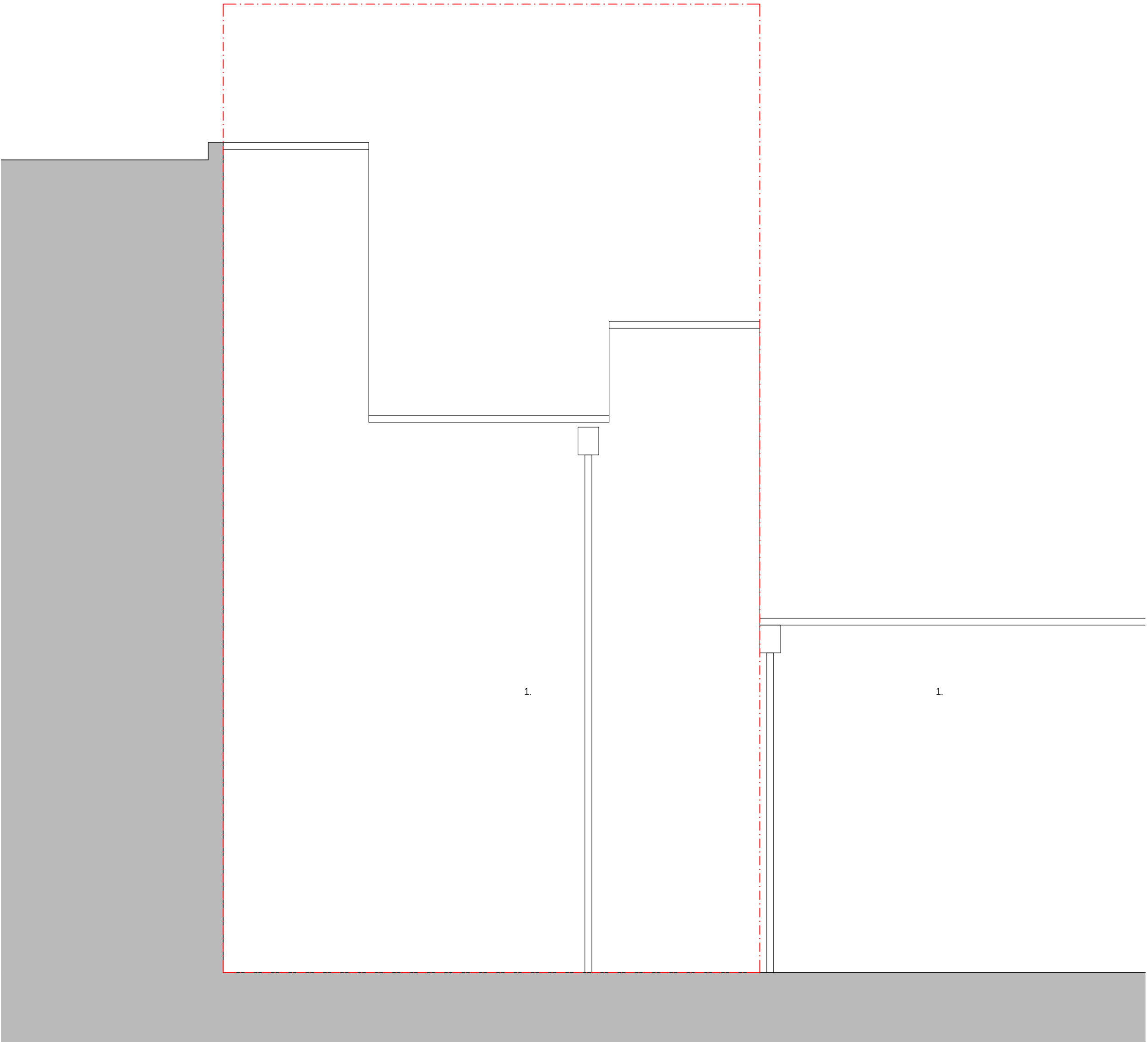
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Project Name	Project No
LATCHFORDS YARD 61A ENDELL STREET	1176


Drawing Name
EXISTING 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-(00)200				P0	



1:50



1m 0 1m 2m 3m 4m 5m



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

KEY (PRINT IN COLOUR)

- 1. BRICK
- 2. PAINTED RENDER, WHITE
- 3. GLASS BALUSTRADE
- 4. GLAZING WITH METAL ROOF

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Project No.

Status
S2 - INFORMATION

Drawn KS		Checked LM			Scale 1:50	Sheet A1	
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3RD FFL

2600

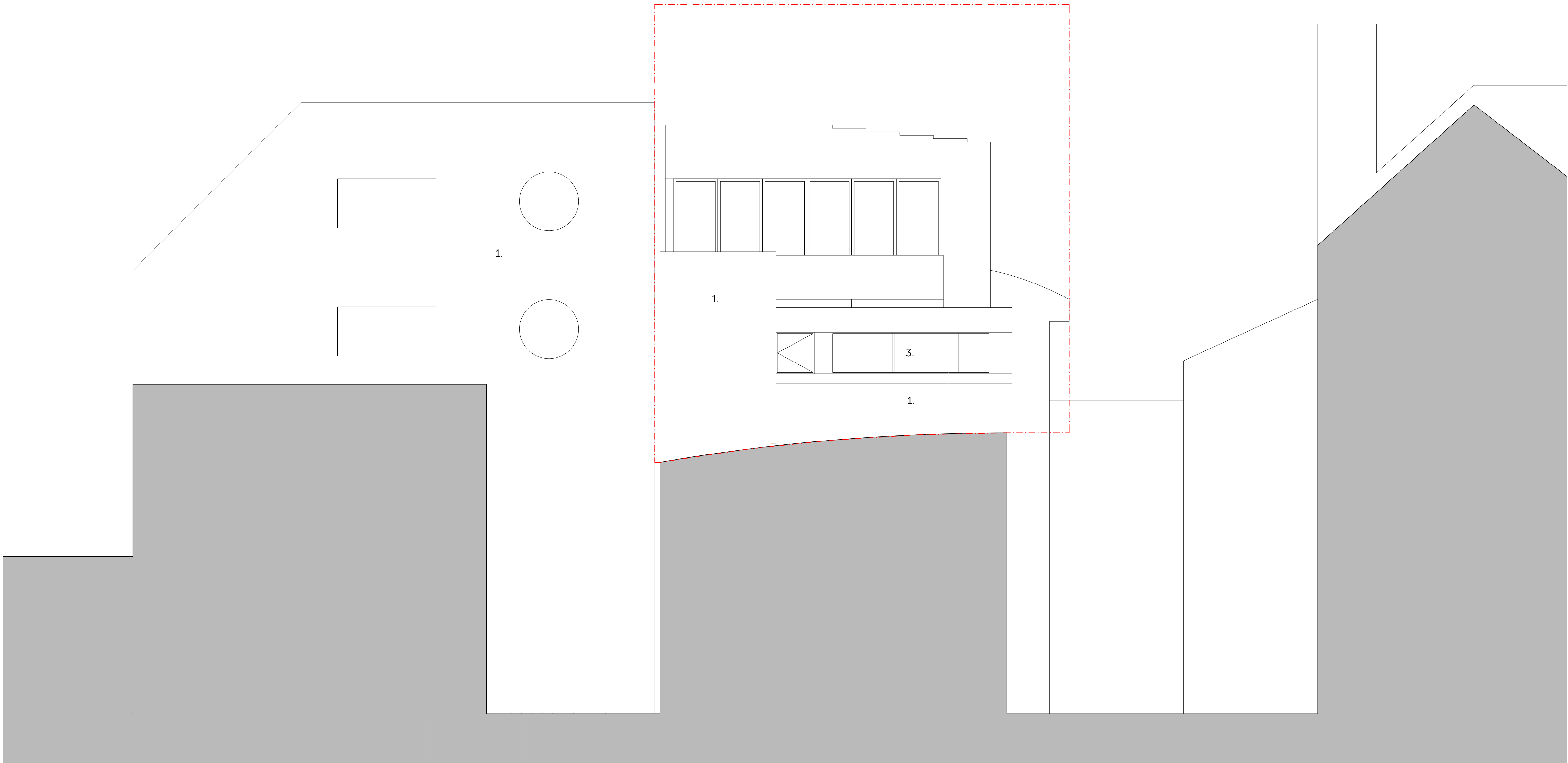
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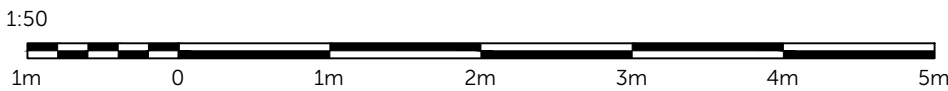
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1ST FFL

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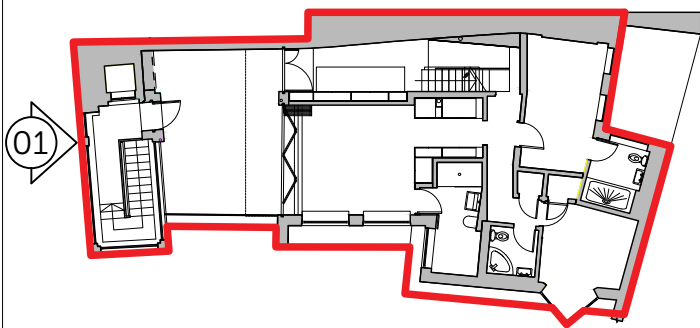
+44370
G FFL



01 EXISTING EAST ELEVATION
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

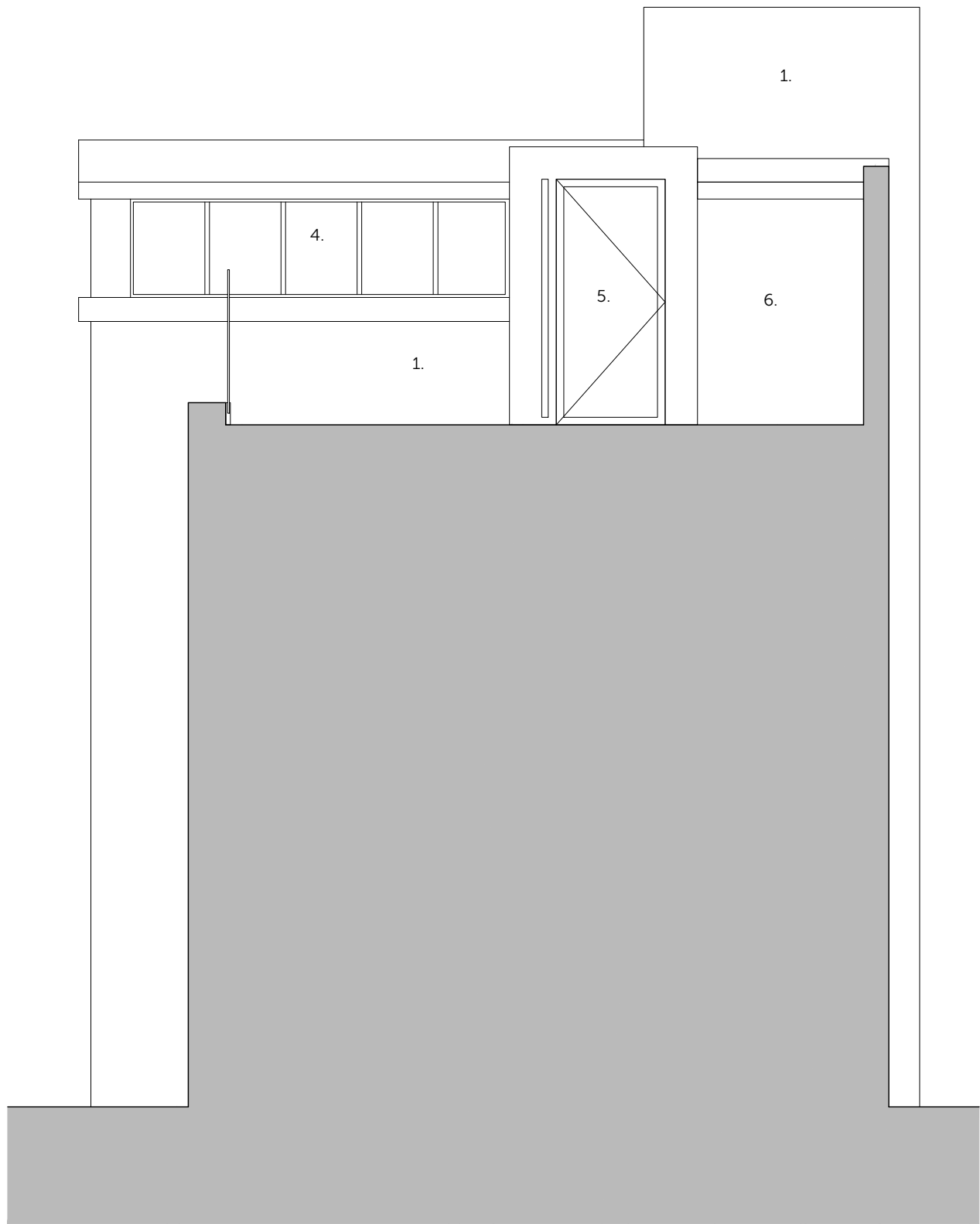
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EXISTING EAST ELEVATION

Status
S2 - INFORMATION

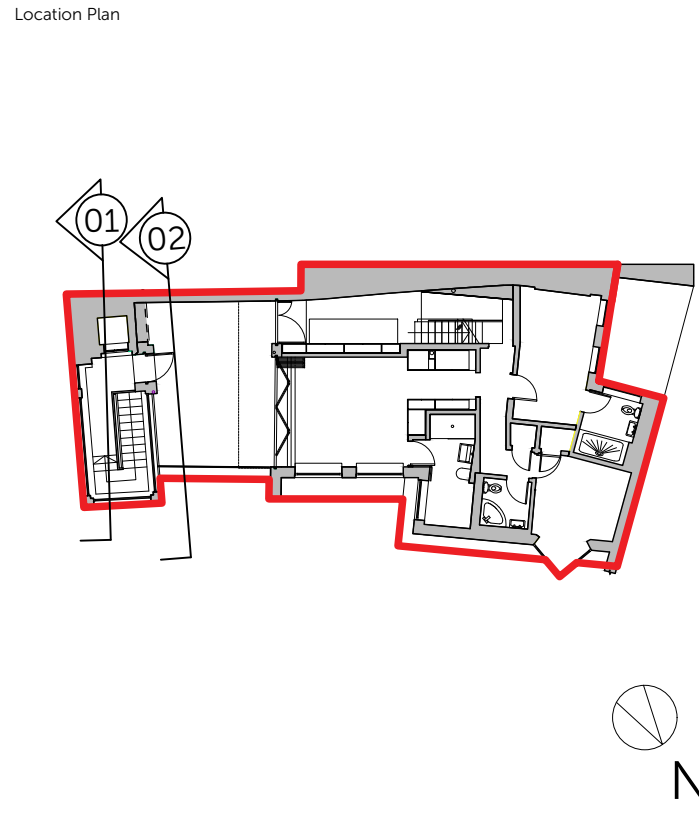
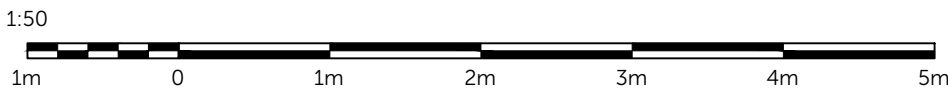
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KS		LM		1:50		A1	
Code	Origin	Vol.	Lvl.	Typ.	RL	Identifier	Revision
LTY - CoA		00-XX-DR-A-(00)203		P02			



01 EXISTING SECTION A-A
1:50 @ A1



02 EXISTING SECTION B-B
1:50 @ A1




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

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+50200
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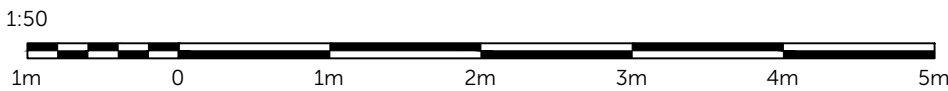
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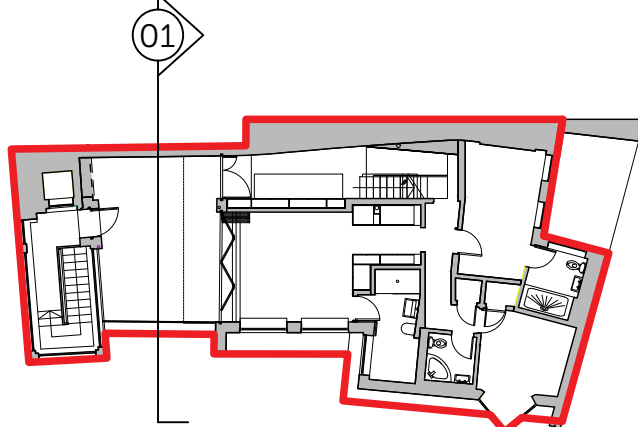
2870

+44370
G FFL

01 EXISTING SECTION C-C
1:50 @ A1



Location Plan



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	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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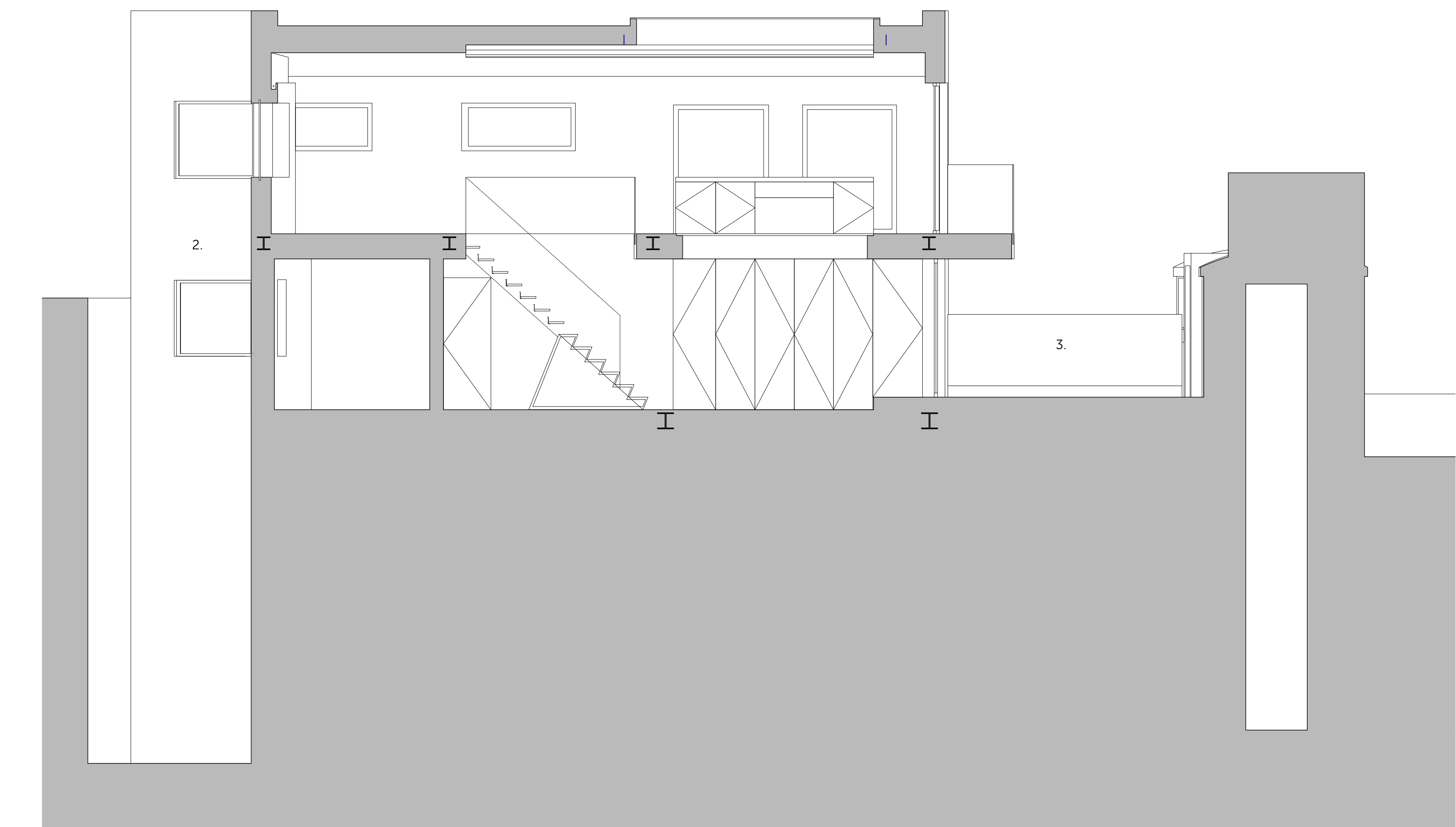
Project Name LATCHFORDS YARD 61A ENDELL STREET	Project No. 1176
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Drawing Name
EXISTING SECTION CC


Status
S2 - INFORMATION

Drawn KS	Checked LM	Scale 1:50	Sheet A1
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Code LTY - CoA	Origin 00-XX-DR-A-(00)302	Vol. P02
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1:50



1m 0 1m 2m 3m 4m 5m



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

Notes

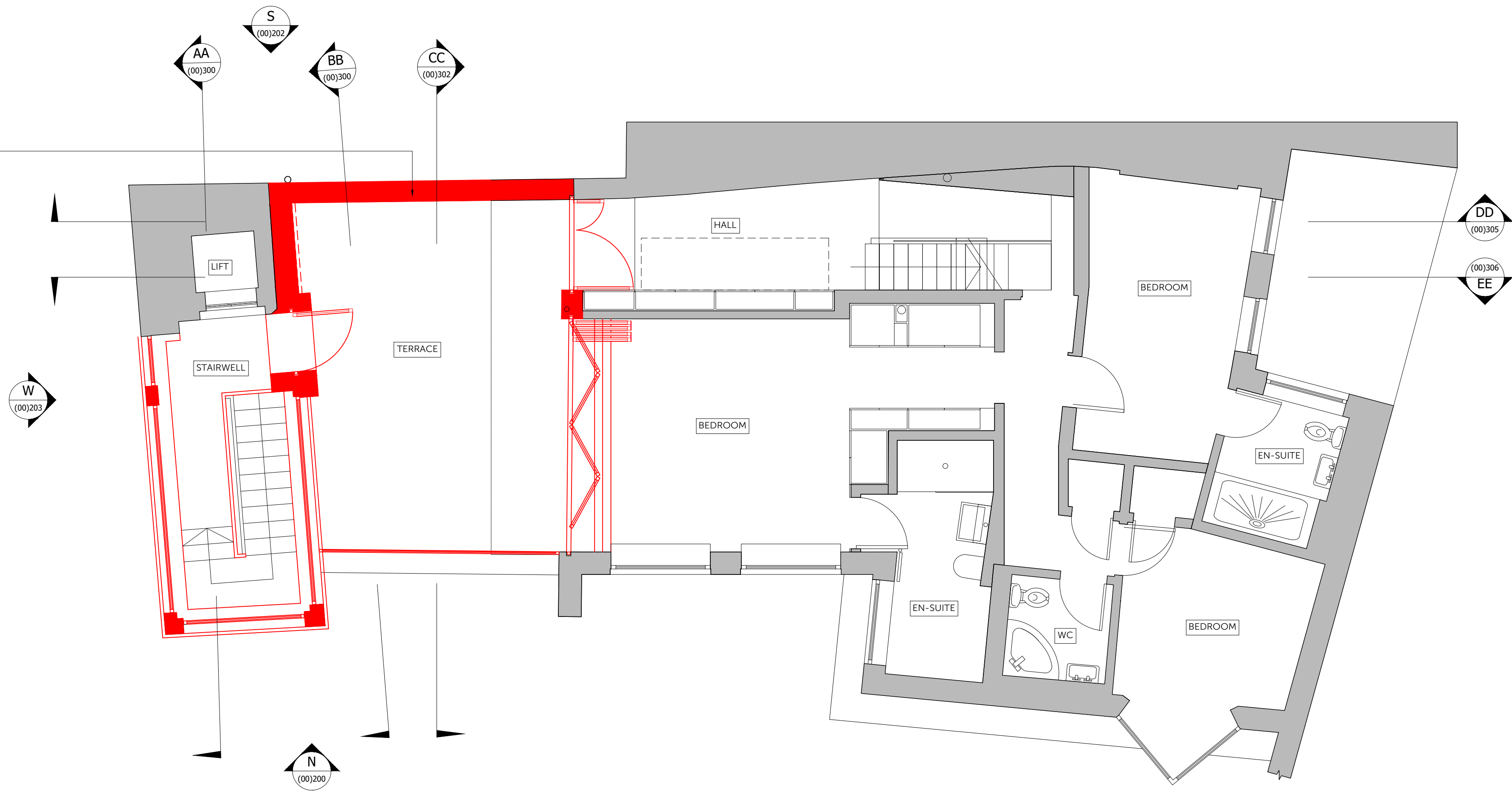
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SITE BOUNDARY

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3. GLASS BALUSTRADE
4. GLAZING WITH METAL ROOF

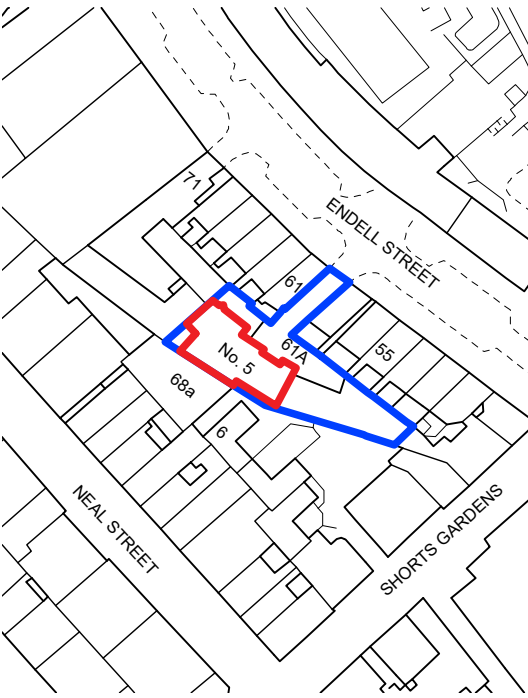
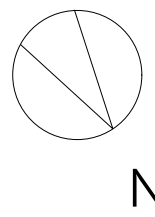
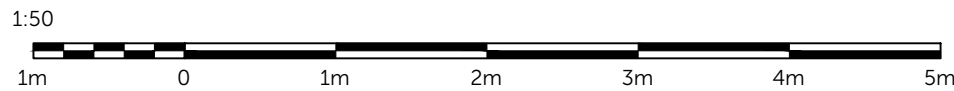
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Project Name LATCHFORDS YARD 61A ENDELL STREET					Project No. 1176		
Drawing Name EXISTING SECTION EE							
Status S2 - INFORMATION							
Drawn KS		Checked LM		Scale 1:50		Sheet A1	
Code	Origin	Vol	Lt	Typ	RL	Identifier	Revision
LTY	CoA	00-XX-DR-A-(00)306				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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	P02	30/09/21	PLANNING APPLICATION

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PROPOSED DEMOLITION

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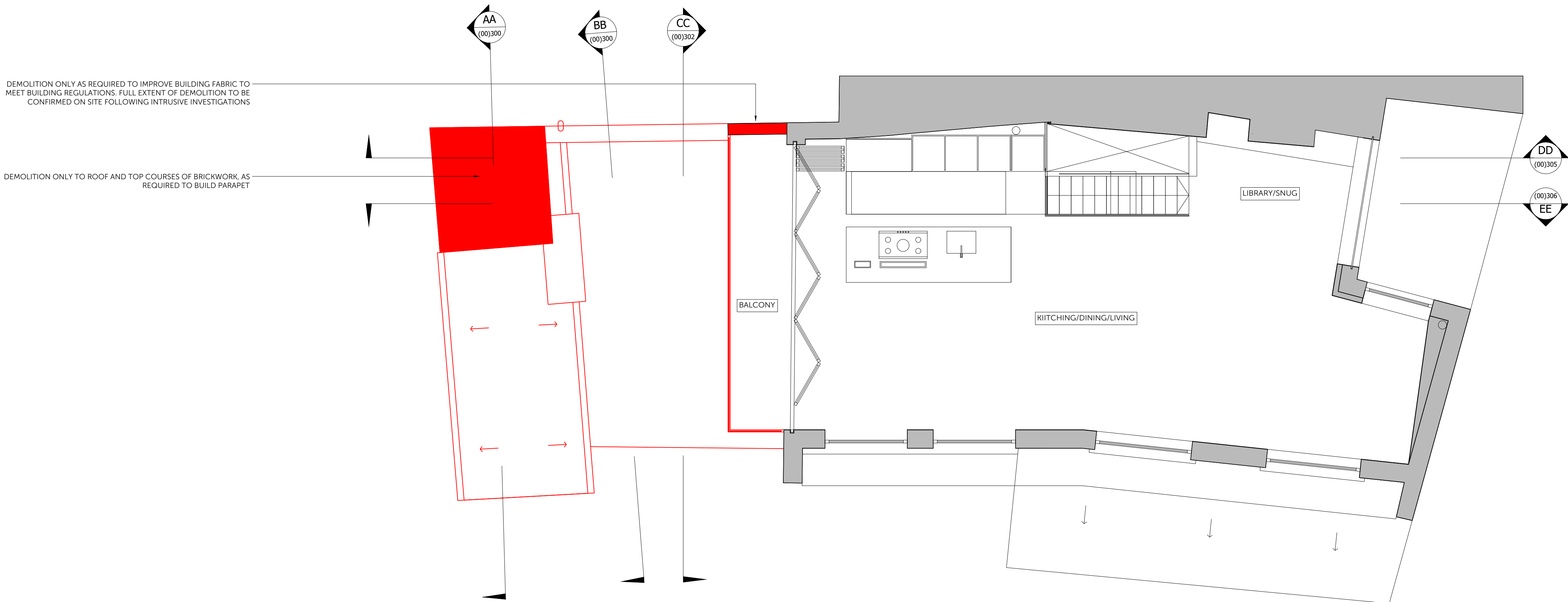
Project Name
LATCHFORDS YARD
61A ENDELL STREET

Project No
1176

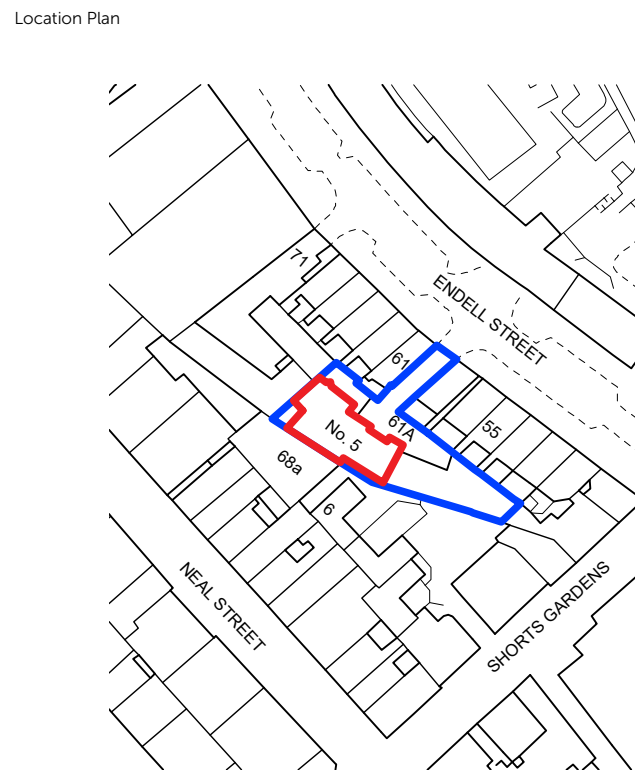
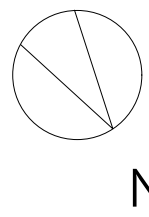
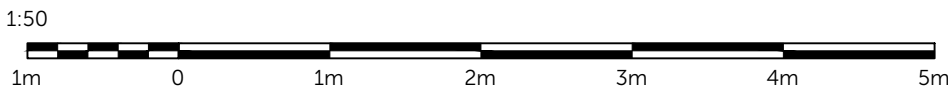
Drawing Name
DEMOLITION SECOND FLOOR PLAN

Status
S2 - INFORMATION

Drawn	Checked	Scale	Sheet
KS	LM	1:50	A1
Code	Origin	Vol.	Lvl.
LTY - CoA	00-02-DR-A-(01)102		
Typ	RL	Identifier	Revision
			P02



01 DEMOLITION 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

■ PROPOSED DEMOLITION

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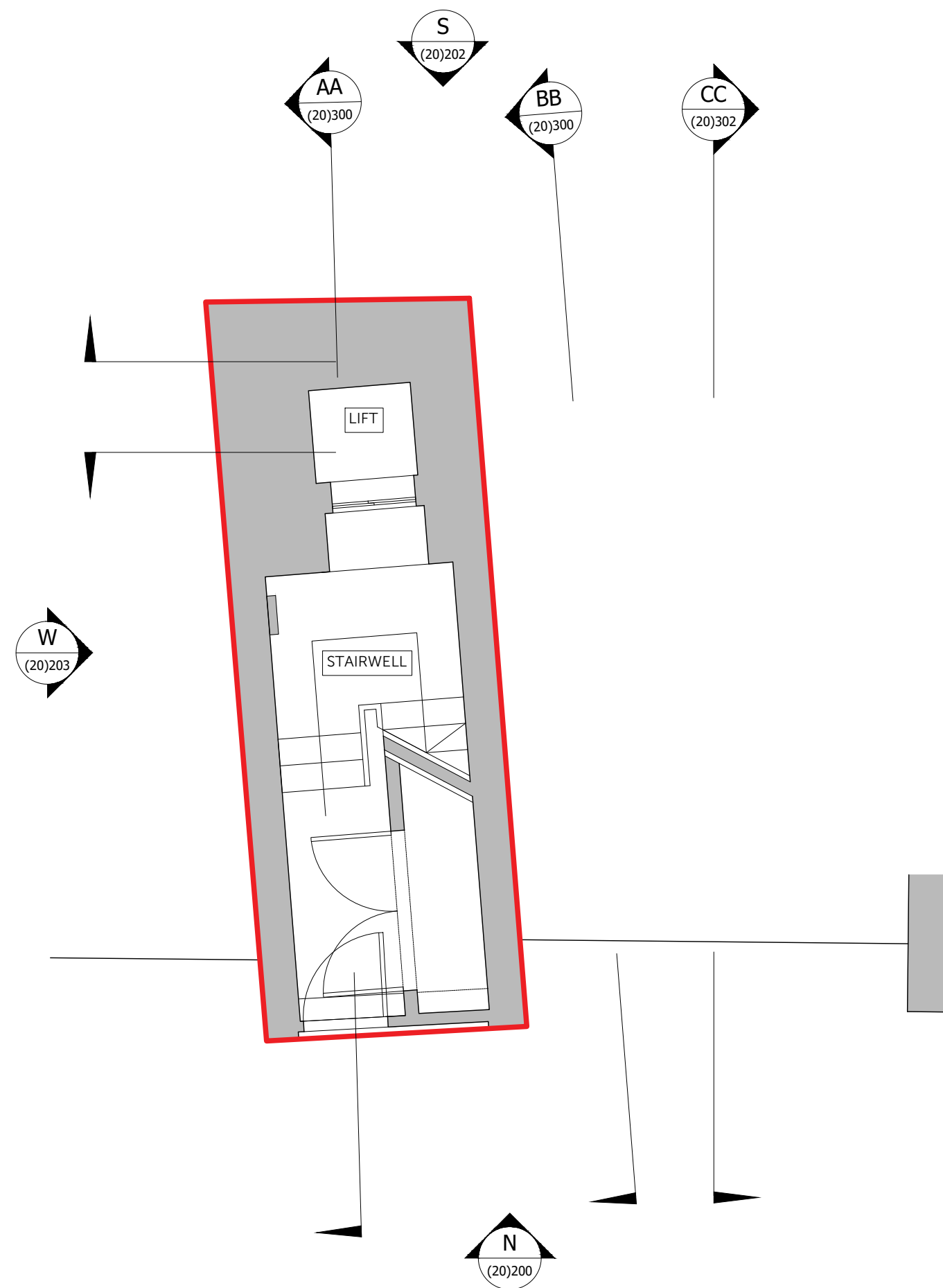
Project Name
LATCHFORDS YARD
61A ENDELL STREET

Project No
1176

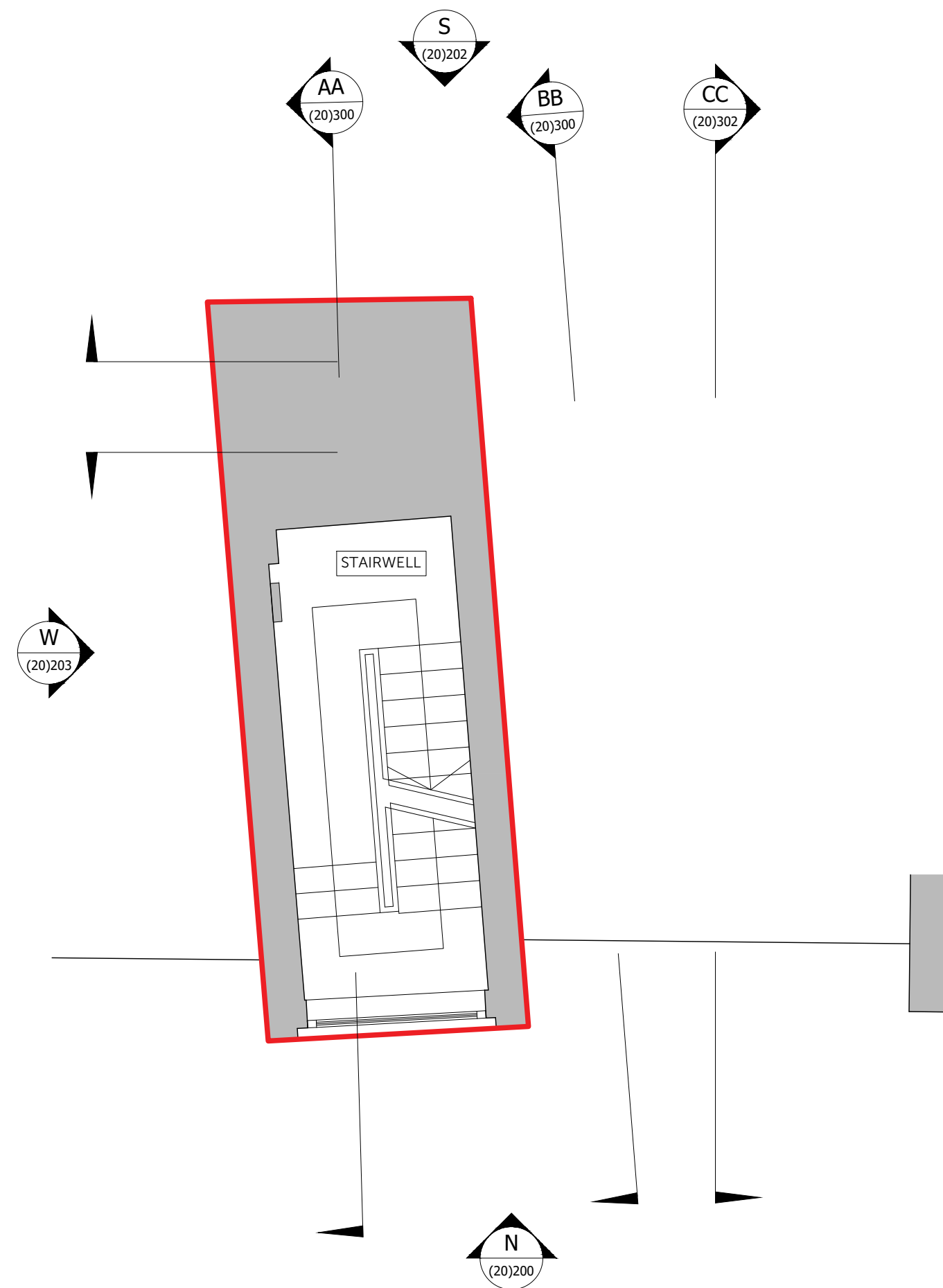
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DEMOLITION THIRD FLOOR PLAN

Status
S2 - INFORMATION

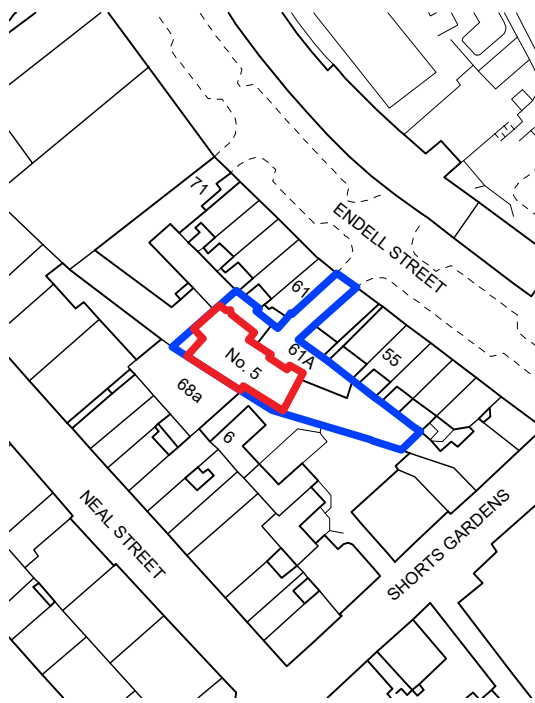
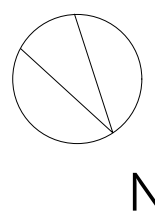
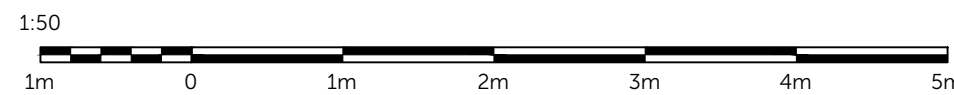
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Code	Origin	Vol.	Lvl.	Typ.	RL	Identifier	Revision
LTY - CoA		00-03-DR-A		(01)103			P02



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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Project Name
LATCHFORDS YARD
61A ENDELL STREET

Project No
1176

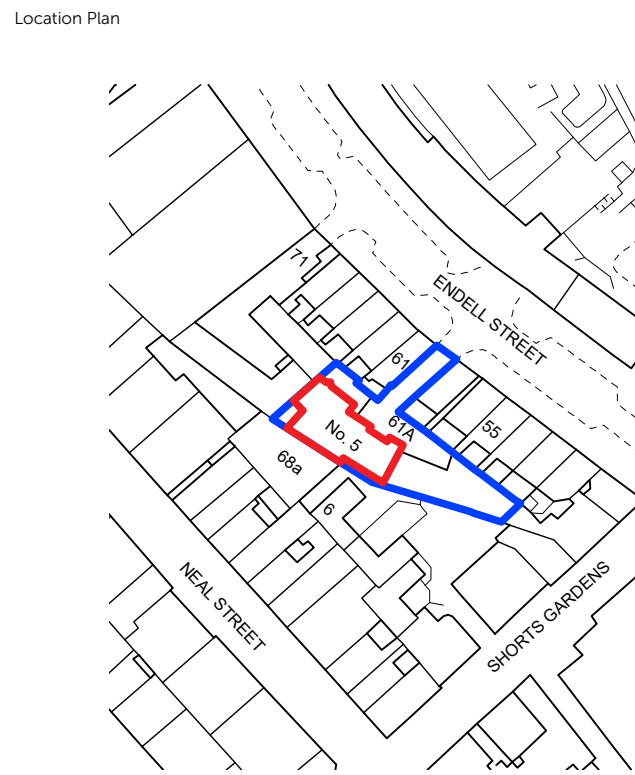
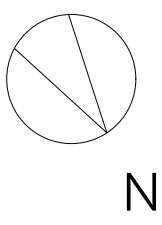
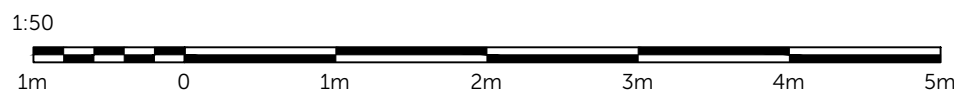
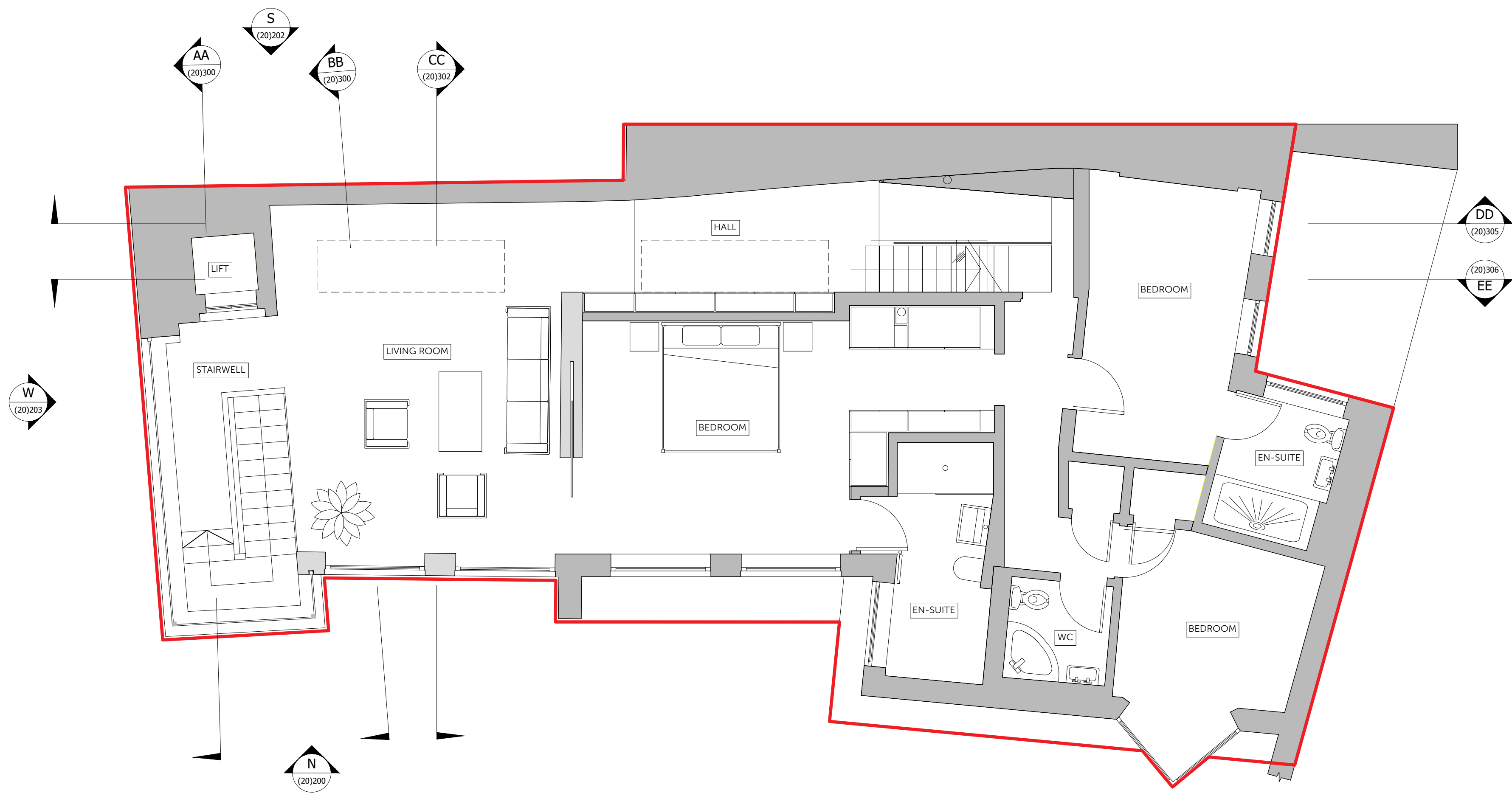
Drawing Name
PROPOSED GROUND & FIRST FLOOR PLANS

Status
S2 - INFORMATION

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Code	Origin	Vol.	Lvl.	Typ.	RL	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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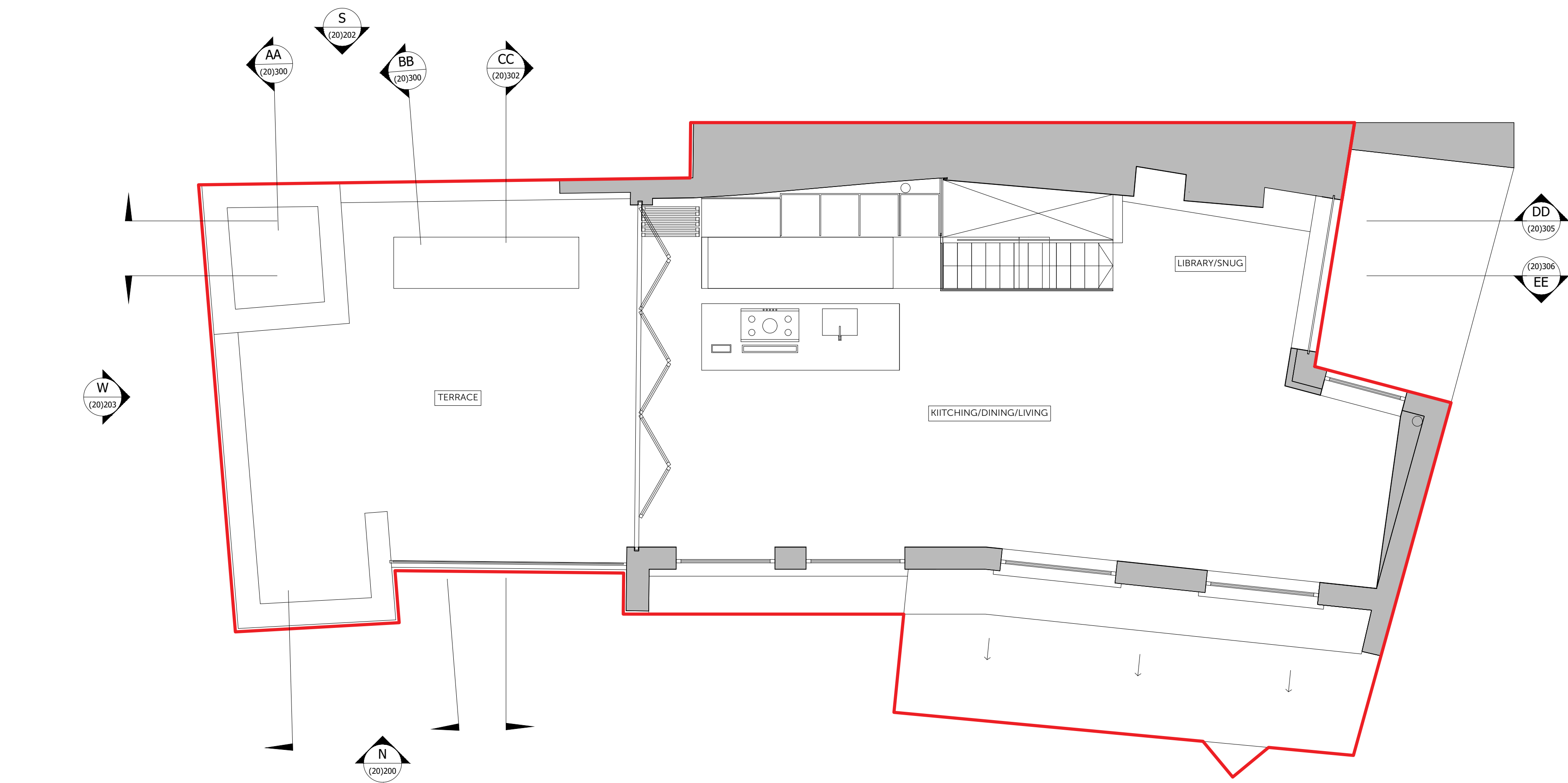
Project Name
LATCHFORDS YARD
61A ENDELL STREET

Project No
1176

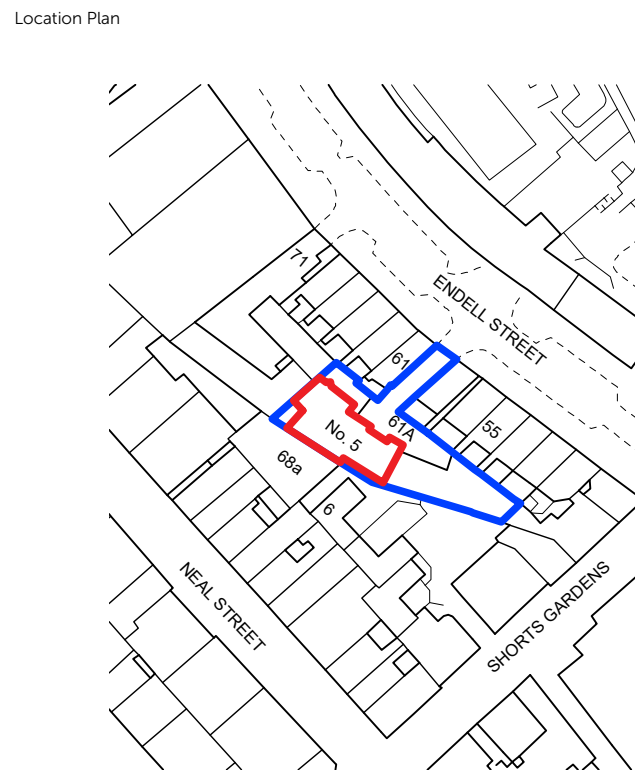
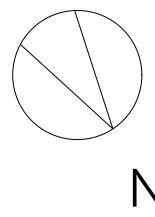
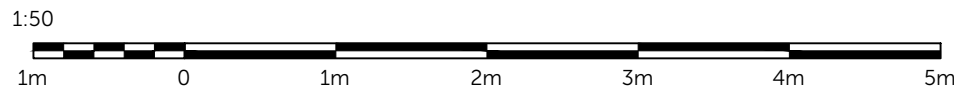
Drawing Name
PROPOSED SECOND FLOOR PLAN

Status
S2 - INFORMATION

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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



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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

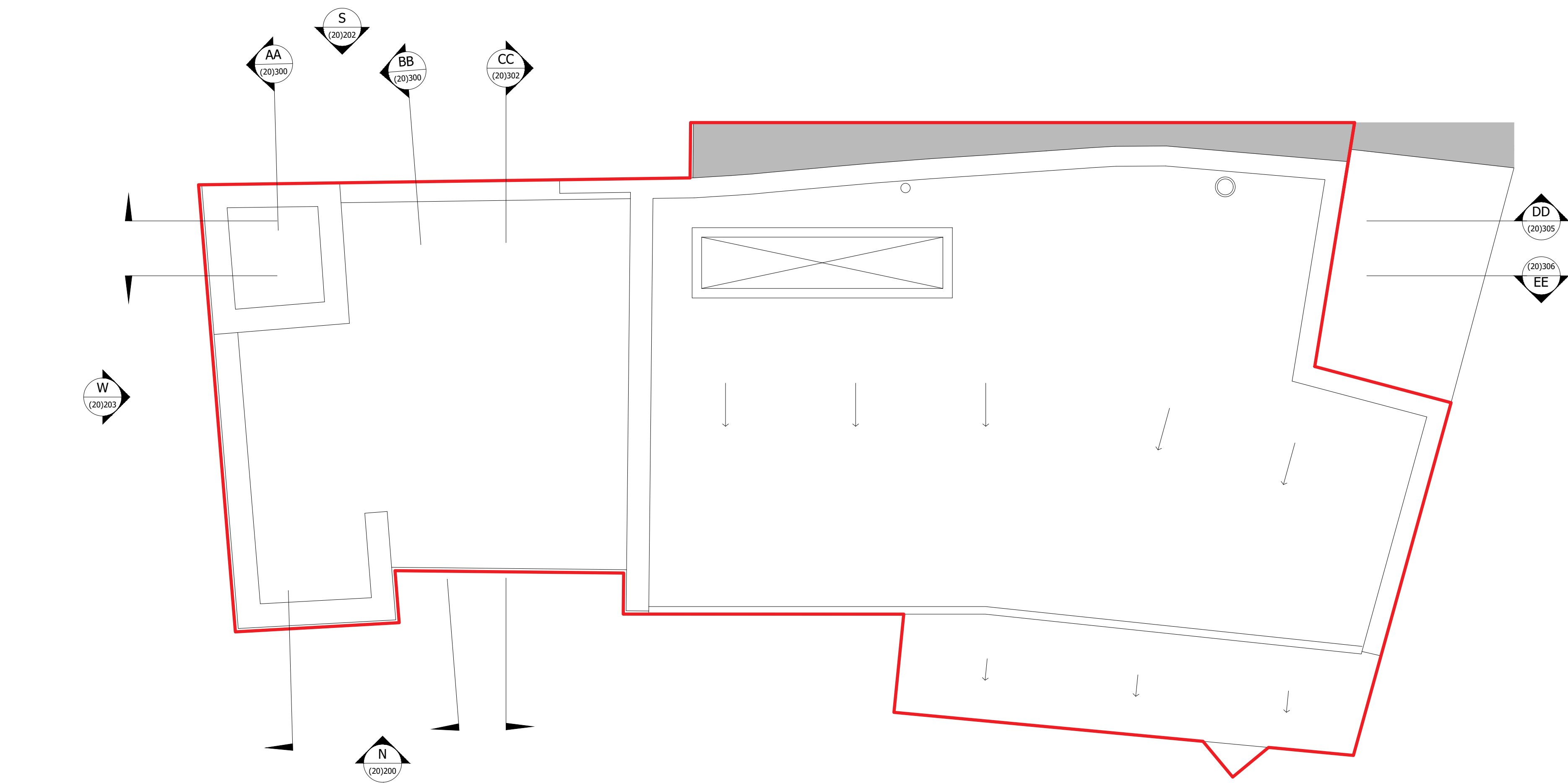
Project No
1176

Drawing Name
PROPOSED THIRD FLOOR PLAN

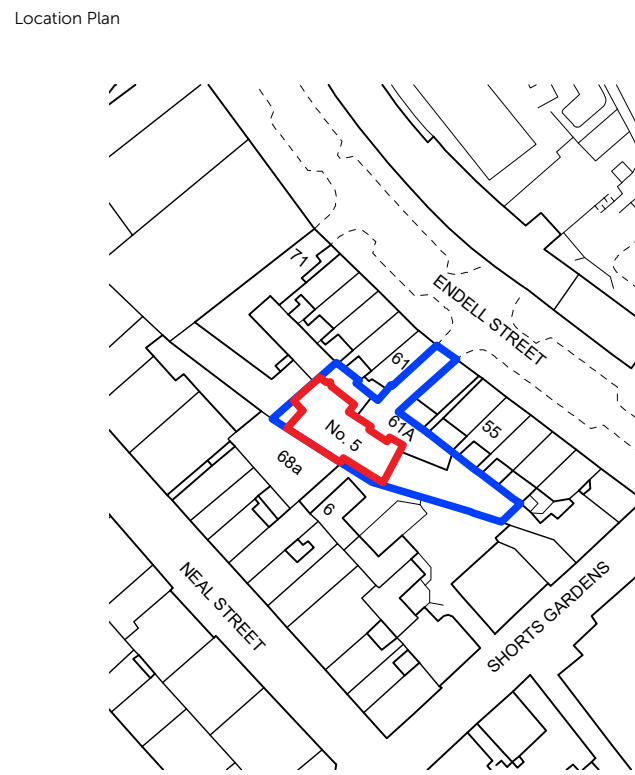
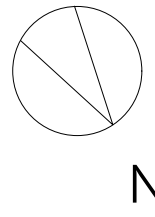
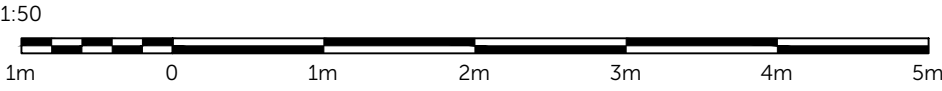
Status
S2 - INFORMATION

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Code	Origin	Vol.	Lvl.	Typ.	RL	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

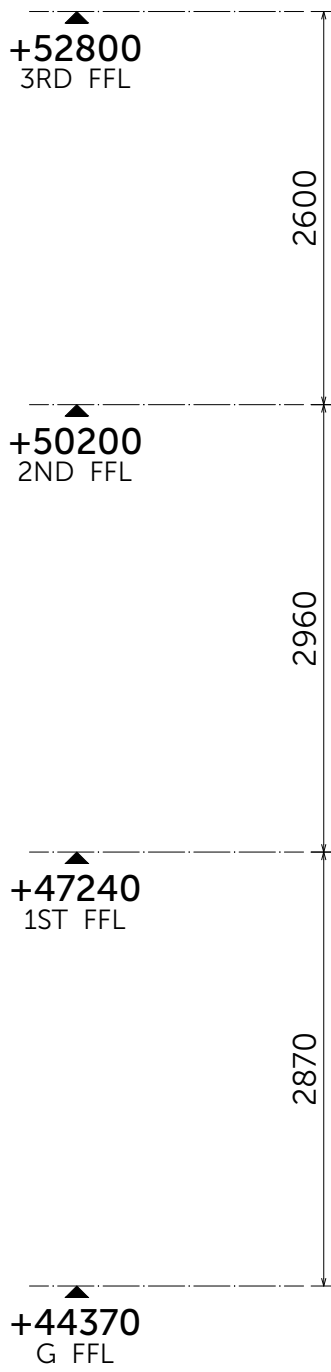
Project No
1176

Drawing Name
PROPOSED ROOF PLAN

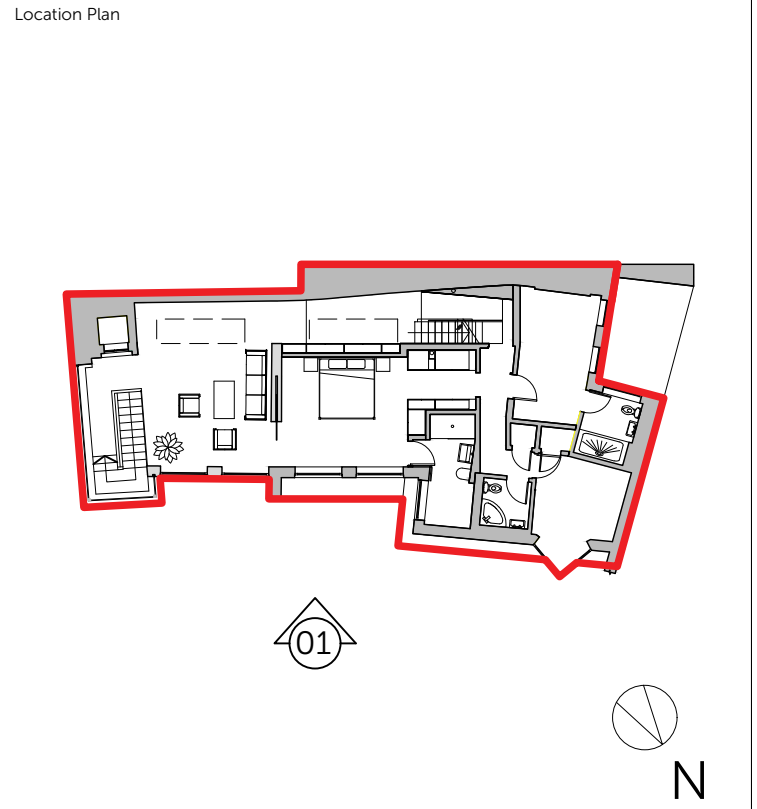
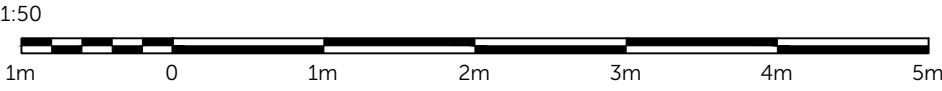
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S2 - INFORMATION

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KS	LM	1:50	A1

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



01 PROPOSED NORTH 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
 - 5. CRITTALL WINDOWS TO MATCH EXISTING
 - 6. ALUMINIUM FASCIA, WHITE



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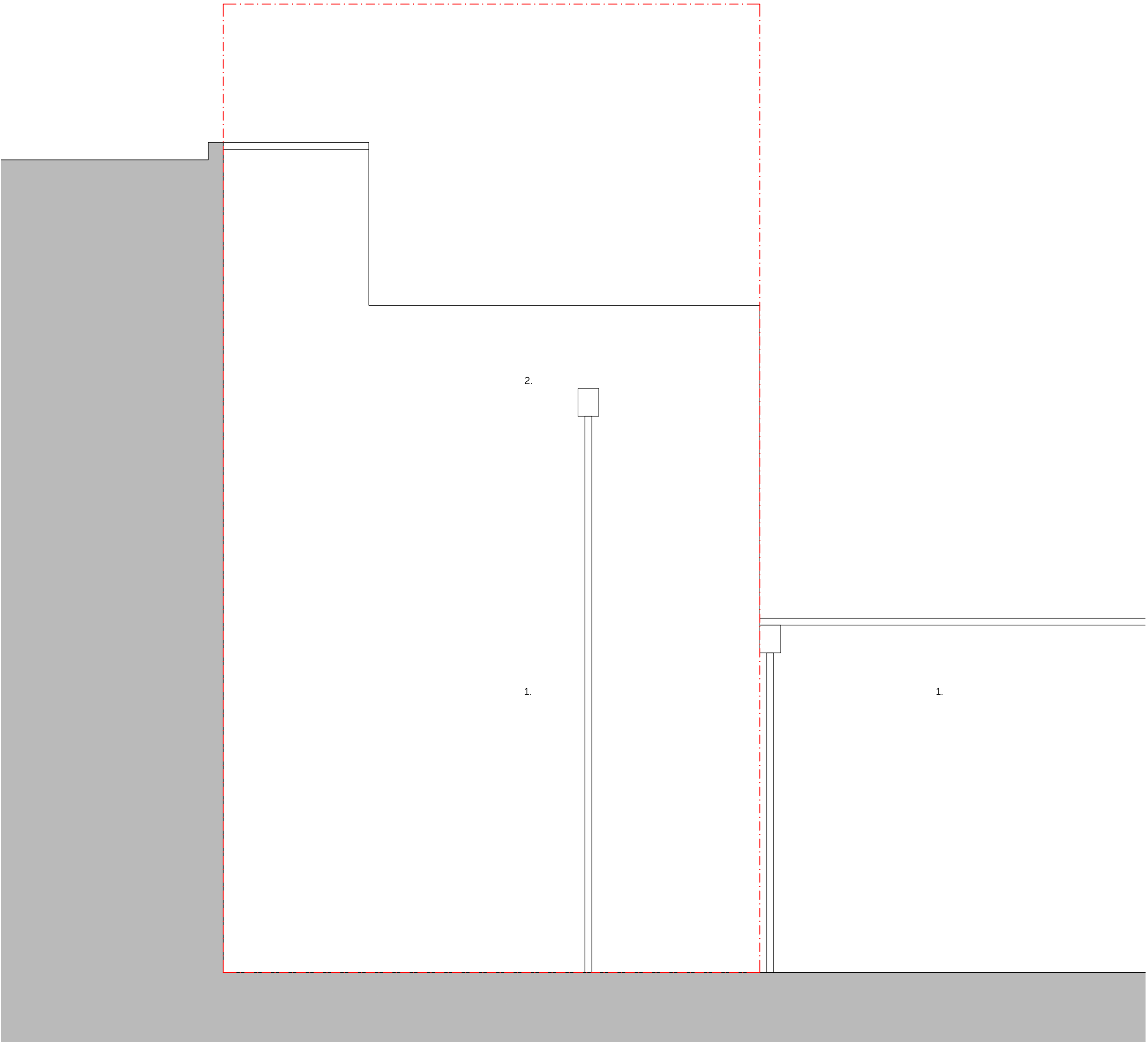
Project Name	Project No
LATCHFORDS YARD 61A ENDELL STREET	1176

Drawing Name
PROPOSED NORTH ELEVATION


Status
S2 - INFORMATION

Drawn	Checked	Scale	Sheet
KS	LM	1:50	A1

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



1:50



1m 0 1m 2m 3m 4m 5m



Disclaime

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Revision	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

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LATCHFORDS YARD
61A ENDELL STREET

Project No
1176

Drawing Name

PROPOSED SOUTH ELEVATION

Status
S2 - INFORMATION

Drawn KS		Checked LM		Scale 1:50	Sheet A1		
Code	Origin	Vol.	Lvl.	Typ.	RI	Identifier	Revision
LTY - CoA		00-XX-DR-A-		(20)202		P0	

+52800
3RD FFL

2600

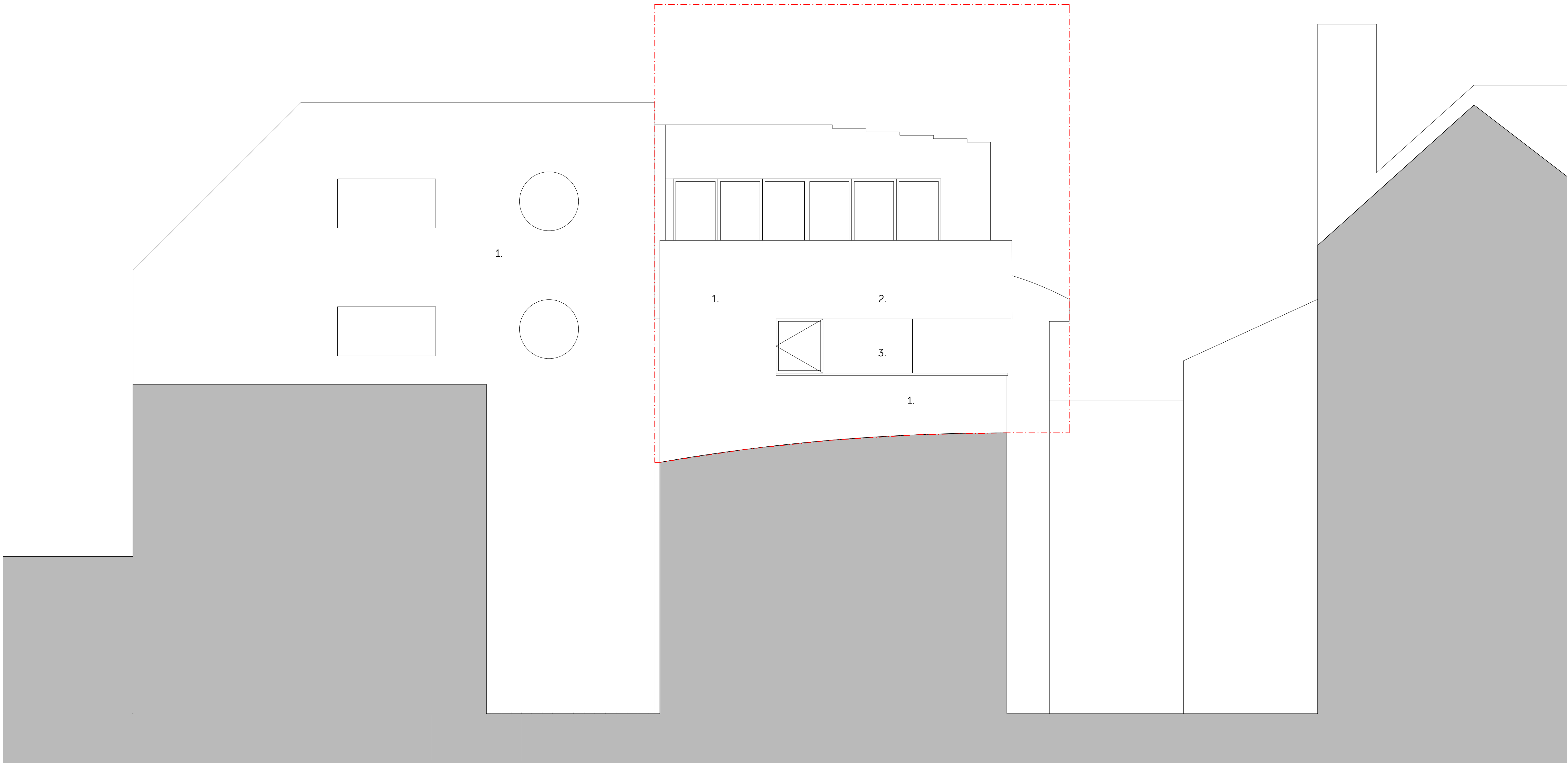
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2ND FFL

2960

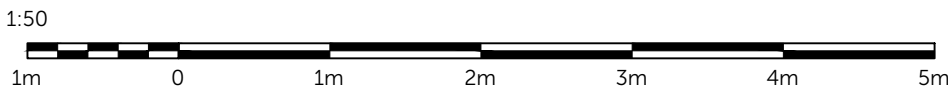
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1ST FFL

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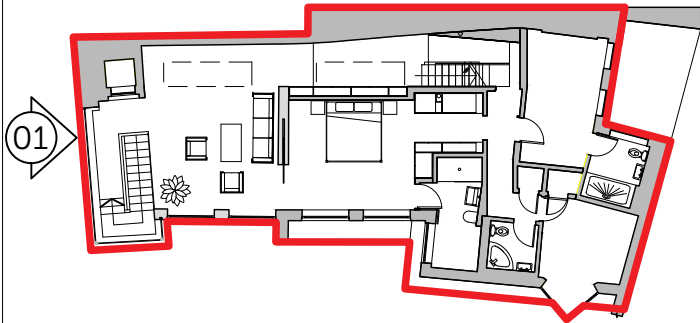
+44370
G FFL



01 PROPOSED EAST ELEVATION
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. BRICK TO MATCH EXISTING
- 3. GLASS BALUSTRADE
- 4. GLAZING WITH METAL ROOF

COFFEY / ARCHITECTS

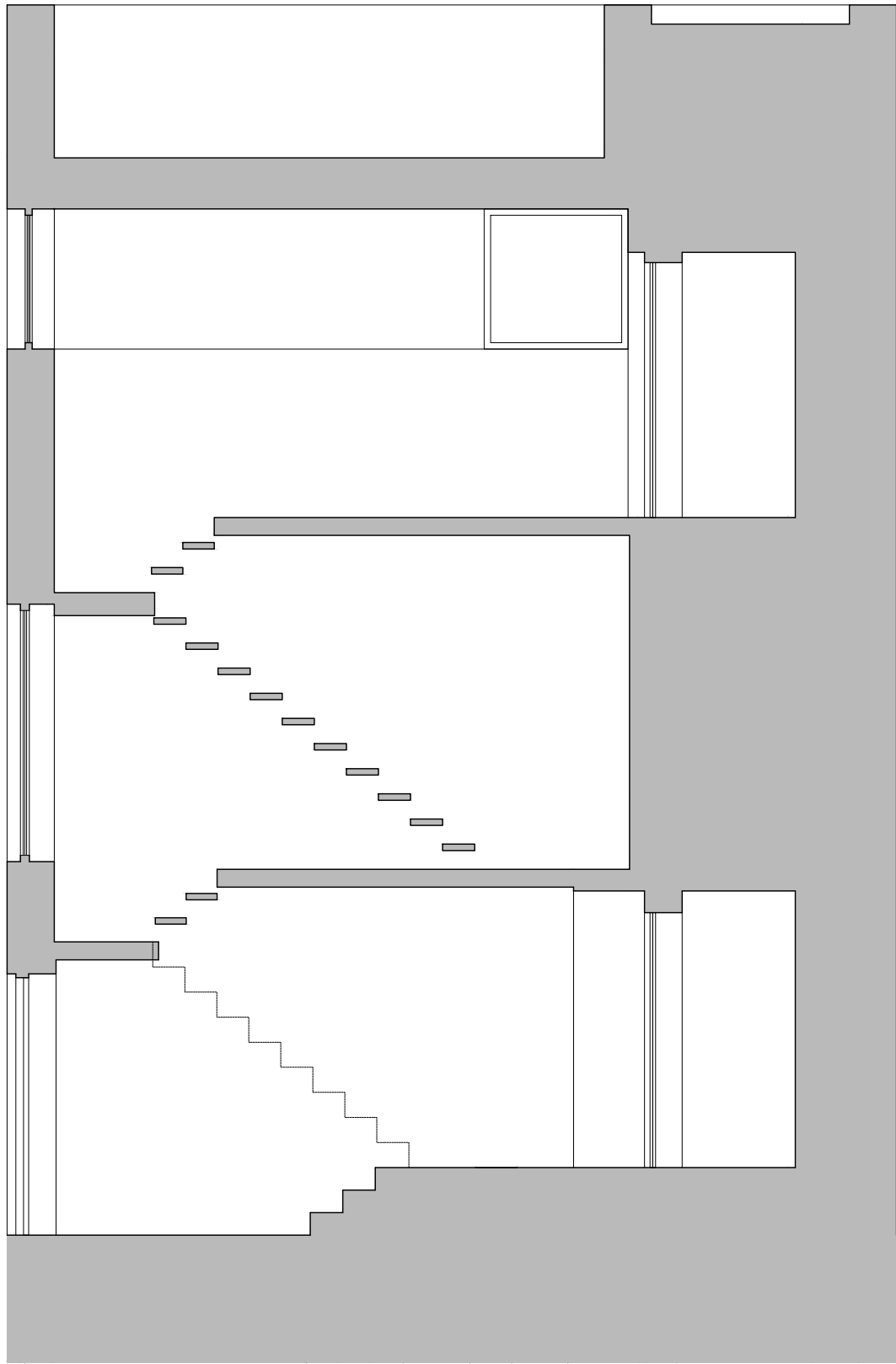
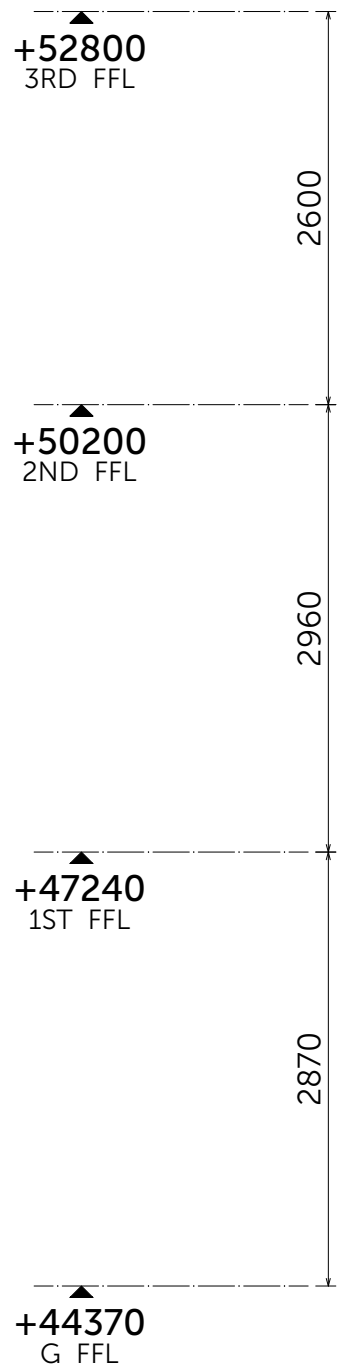
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Project Name	Project No
LATCHFORDS YARD 61A ENDELL STREET	1176

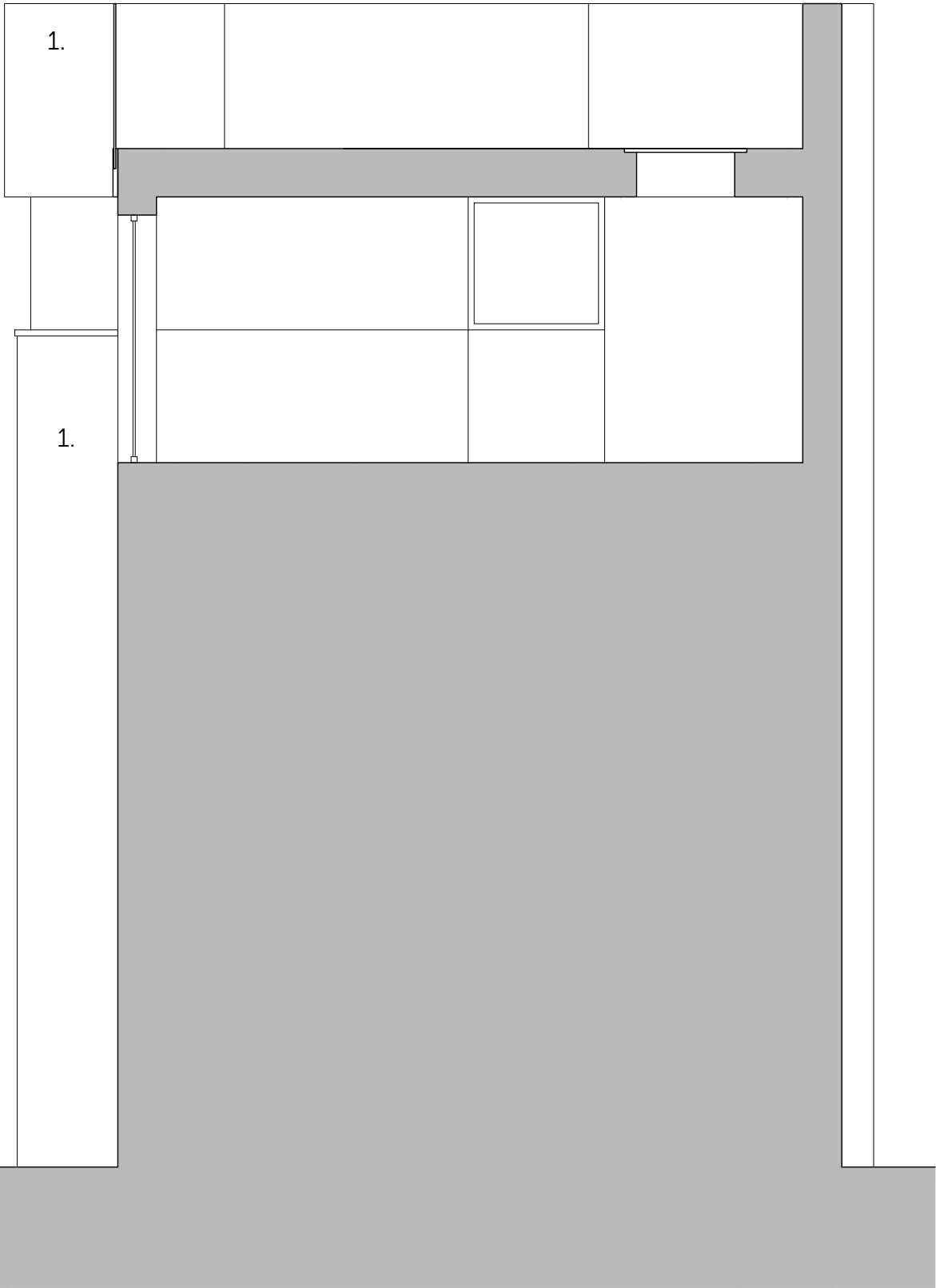
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PROPOSED EAST ELEVATION

Status
S2 - INFORMATION

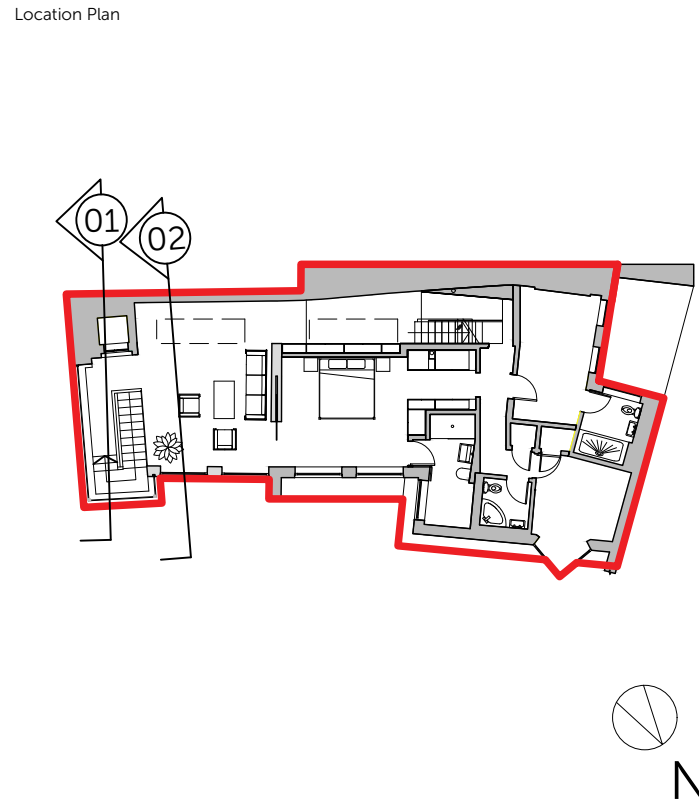
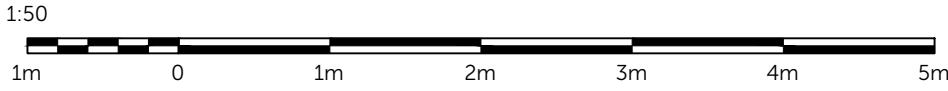
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LTY -	CoA	00-XX-DR-A-			(20)	203	P0



01 PROPOSED SECTION A-A
1:50 @ A1



02 PROPOSED SECTION B-B
1:50 @ A1



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	P01	23/09/21	PRE-PLANNING REVIEW
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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
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Drawing Name
PROPOSED SECTION AA & BB

Status
S2 - INFORMATION

Drawn	Checked	Scale	Sheet
KS	LM	1:50	A1

Code	Origin	Vol.	Lvl.	Typ.	RL	Identifier	Revision
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3RD FFL

2600

+50200
2ND FFL

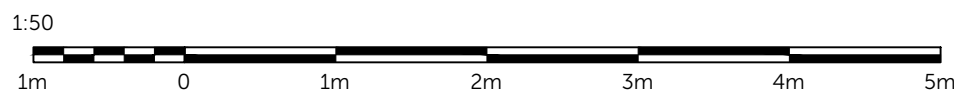
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+47240
1ST FFL

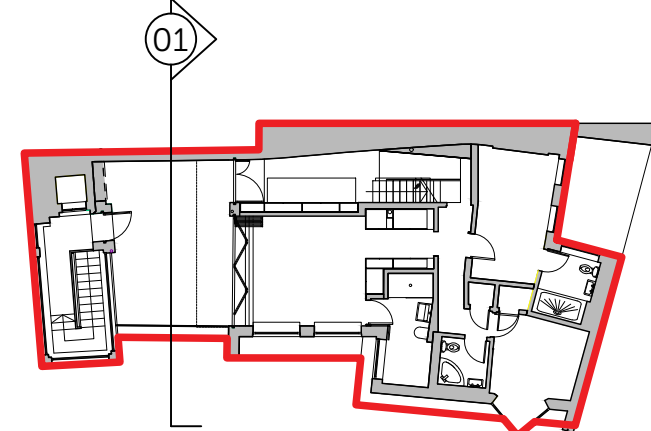
2870

+44370
G FFL

01 PROPOSED SECTION C-C
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

COFFEY / ARCHITECTS

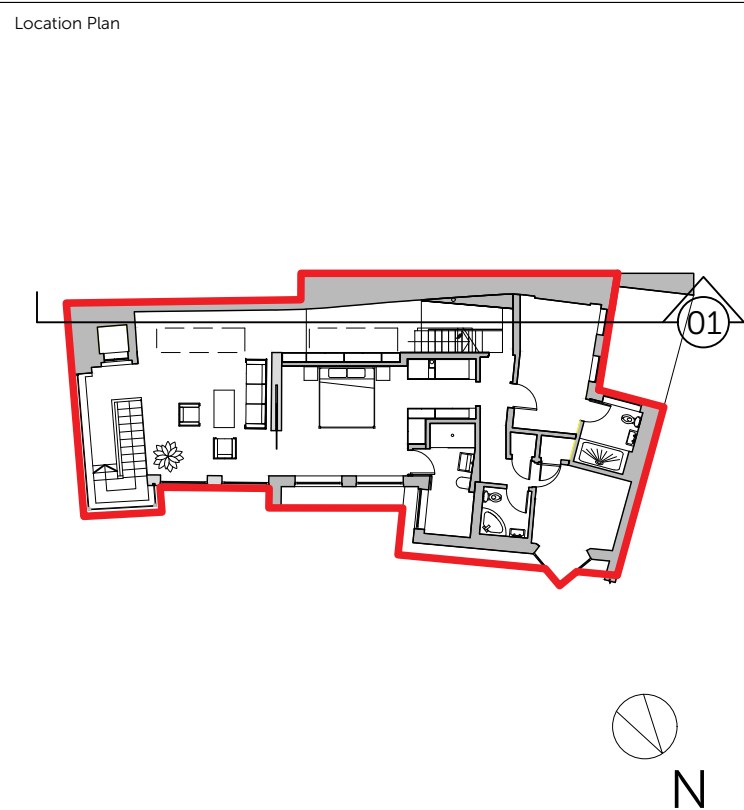
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Project Name LATCHFORDS YARD 61A ENDELL STREET	Project No. 1176
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Drawing Name
PROPOSED SECTION CC

Status
S2 - INFORMATION

Drawn KS		Checked LM		Scale 1:50		Sheet A1	
Code	Origin	Vol.	Lvl.	Typ.	RL	Identifier	Revision
LTY - CoA		00-XX-DR-A-		(20)302		PC	



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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)

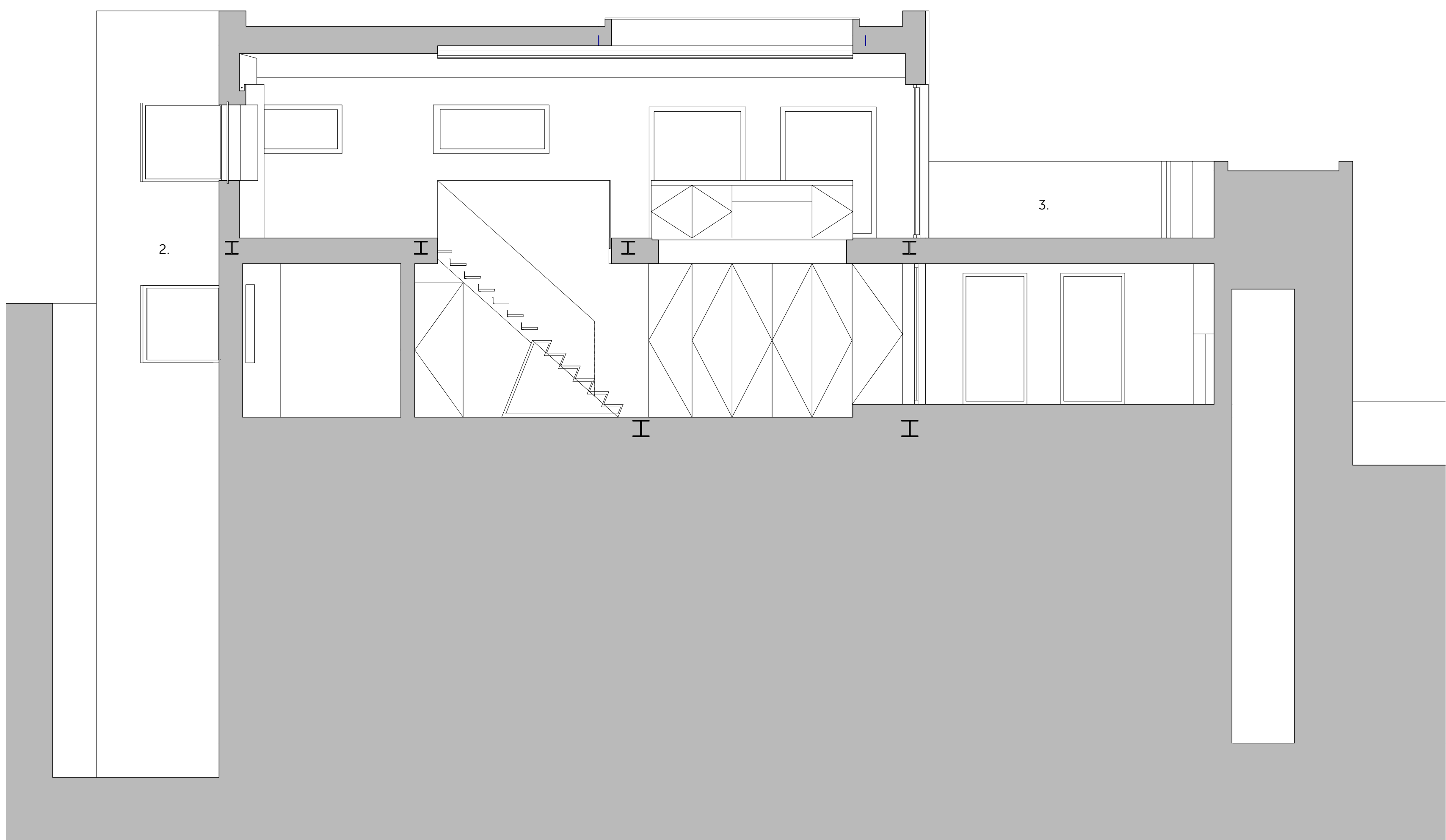
— NUMBER 5, 61A ENDELL STREET,
SITE BOUNDARY

1. BRICK
2. PAINTED RENDER, WHITE


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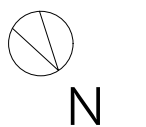
Project Name LATCHFORDS YARD 61A ENDELL STREET					Project No 1176	
Drawing Name PROPOSED SECTION DD						
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Code	Origin	Vol.	Lot	Type	RI	Revision
LTY - CoA		00-XX-DR-A-	(20)	305		P02



1:50



1m 0 1m 2m 3m 4m 5m



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— 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

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

