

**PLANNING APPLICATIONS COMMITTEE  
13 FEBRUARY 2014**

**Item No:**

<b>UPRN</b>	<b>APPLICATION NO.</b>	<b>DATE VALID</b>
	13/P3848	21/11/13

**Address/Site** 10 St Marys Road, Wimbledon, Sw19 7DF

**(Ward)** Village

**Proposal:** Demolition of existing dwelling house and erection of a new detached dwelling house (with basement and accommodation in the roof) and associated parking and landscaping.

**Drawing No's:** 0314(00)00, 0314(00)01 B, 0314(00)02 A, 0314(00)03 A, 0314(00)04 A, 0314(00)05 A, 0314(00)06, 0314(00)07, 0314(00)08, 0314(00)09, 0314(00)10, 0314(00)11, 0314(00)12, 0314(00)13, 0314(00)14, 0314(00)15, 0314(01)01 G, 0314(01)02 H, 0314(01)03 I, 0314(01)04 H, 0314(01)05 I, 0314(01)06 H, 0314(01)07 F, 0314(01)08 F, 0314(01)09 E, 0314(01)10 E, 0314(01)11 E, 0314(01)12 E, 0314(01)13 D, Design and Access Statement, Arboricultural Impact Assessment, Construction Method Statement

**Contact Officer:** Sabah Halli (0208 545 3297)

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## **RECOMMENDATION**

**GRANT Planning Permission subject to conditions**

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## **CHECKLIST INFORMATION**

- Heads of Agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 7
- External consultations: No
- Controlled Parking Zone: Yes (VOn)

## 1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee for determination due to the number of objections received.

## 2. SITE AND SURROUNDINGS

- 2.1 The site comprises a detached, two storey (with accommodation in the roof), property located along a well-established residential road of other mostly detached properties of varying but more traditional designs. The property has been extended within the roof to the front and rear and at ground floor to the front and rear.
- 2.2 The site is not located within a Conservation Area but adjoins the Wimbledon North Conservation Area.
- 2.3 The site is not subject to any Tree Preservation Orders.

## 3. CURRENT PROPOSAL

- 3.1 It is proposed to demolish the existing two storey, 5 bedroom, detached, property which is of a more traditional design, and replace it with a new detached, two storey (with accommodation at basement and roof level) 4 bedroom property also of a more traditional design but in a different style to existing.
- 3.2 This scheme follows previously refused application 13/P1014 for the same development however the property proposed there was larger in footprint and overall scale. Following the refusal, the applicant has sought pre-application advice from the Council and the scheme has been amended in the following ways:
- Reduction in size of foot print
  - Decrease in footprint of dwelling and increase in set in of new dwelling from side boundaries
  - Decrease in rear projection of the dwelling
  - Amendment in design of dwelling to include a hipped roof design and detailing to main property
  - Reduction in size of front dormers
  - The use of a hipped and gable ended roof, which reflects roof forms of adjoining properties
  - The use of a stepped frontage with projecting gable to 'break up' the front elevation visually
  - Significant reduction in crown roof area as a result of reduction in footprint and massing

- 3.3 It would be located in the same position as the existing dwelling with respect to the adjoining properties (8 and 12 St Marys) although would be set in a little more the side boundary with no.12 than the existing dwelling. To the front, the dwelling would have the same main front building line as the existing dwelling but would project 1m forward than an existing single storey front projecting element. To the rear, the dwelling would project 2.6 – 5m beyond the existing staggered rear building line at ground floor and at first floor would have the same rear building line as existing but with the projecting element being adjacent to no.12 rather than no.8, as existing.
- 3.4 The dwelling would be 6.3m to eaves level and 9.3m to ridge level. The roof would be hipped adjoining 12 St Marys Road and gable-ended adjoining 8 St Marys Road and would include 2 small front and 1 rear dormer.
- 3.5 The basement would have the same footprint as the main dwelling. It would receive natural light through 2 front light wells (covered with horizontal grilles) and 3 rear roof lights.
- 3.6 Accommodation for the property would comprise a study, W.C, plant room, T.V room, wine cellar, utility room, and children's playroom at basement level, living room, dining room, and kitchen/living room at ground floor level, 3 bedrooms at first floor level, and 1 en-suite bedroom, storage room, and a study at second floor/roof level.
- 3.7 The front curtilage would increase in extent of hard-standing and one front tree is proposed to be removed.
- 3.8 Materials proposed are red brick work with traditional detailing, grey slate roof tiles, and lead dormers. To the front of the dwelling, the windows would be traditional timber double glazed sash windows and panelled hardwood front door, and to the rear there would be use of render and metal framed glazing.

#### 4. **PLANNING HISTORY**

13/P1014 - DEMOLITION OF EXISTING DWELLINGHOUSE AND ERECTION OF A NEW DETACHED FOUR STOREY HOUSE (INCLUDING BASEMENT LEVEL) WITH ASSOCIATED HARD AND SOFT LANDSCAPING AND BOUNDARY WALL WITH ENTRANCE GATE – Refused, on the following grounds:

1. The proposed replacement dwellinghouse, by virtue of its bulk, depth, front and rearward projection, and lack of meaningful visual separation between the resulting house and both adjoining properties would result in an overdevelopment of the plot and an excessively large and overbearing development, and which would fail to preserve or enhance the character and appearance of the adjoining conservation area. As such, the proposed development is contrary to policies BE.3, BE.16, , and BE.22 of the Adopted Merton Unitary Development Plan, Policy CS 14 of the London Borough of Merton Core Strategy (July 2011), and the Council's New Residential Development - SPG.

2. The proposed replacement dwellinghouse, by virtue of its bulk, depth, front and rearward projection, and lack of meaningful visual separation between the resulting house and both adjoining properties would result in result in a detrimental impact on the outlook and visual amenities of the occupiers of 8 and 12 St Marys Road in particular. As such, the proposed development is contrary to policies BE.15 and HS.1 of the Adopted Merton Unitary Development Plan, Policy CS 14 of the London Borough of Merton Core Strategy (July 2011), and the Council's New Residential Development - SPG.

96/P0617 - ERECTION OF GROUND AND FIRST FLOOR REAR EXTENSIONS AND CONVERSION OF EXISTING GARAGE TO USE AS A HABITABLE ROOM INVOLVING MINOR ALTERATIONS – Approved.

MER1444/72 - SINGLE STOREY EXTENSION TO FRONT OF EXISTING DETACHED HOUSE – Permitted development.

WIM2576 - ERECTION OF A DETACHED DWELLING HOUSE – Approved.

## 5. CONSULTATION

The application has been advertised by press notice, site notice, and letters of notification to occupiers of neighbouring properties. There have been 5 representations of objections received and on the following grounds:

- The demolition of the existing dwelling is supported and the scheme will be an improvement on existing
- The scaling down of the dwelling is welcome
- Concern regarding potential impact of basement on adjoining properties in terms of subsidence
- Concern regarding potential impact of basement on local ground water. A hydrology report should be submitted and independently verified.
- The side windows should be obscure glazed and permitted development rights for the dwelling removed
- Site construction hours should be limited
- A planting scheme for the front curtilage should be a condition on any approval

Transport Officer - The proposal site has low to moderate public transport accessibility (PTAL 2-3). St Mary's Road is a local access road within

controlled parking zone VOn. Surrounding streets are also under parking control (VOn and P2Se).

The application retains off street parking and minor changes to the entrance referring to a sliding gate. To ensure the gate does not open onto public highway recommend condition H14 (Garage Doors/Gates) be added to any approval in addition to informative INF12 (Works affecting the public highway)

Tree Officer – No comments.

## 6. **POLICY CONTEXT**

The relevant policies contained within the Adopted Merton Unitary Development Plan (October 2003) are UDP: HS.1 (Housing Layout and Amenity), BE.3 (Development Adjacent to a Conservation Area), BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise), BE.16 (Urban Design), BE.23 (Alterations and Extensions to Buildings), BE.24 (Roof Extensions and Dormer Windows), and NE.11 (Trees-Protection)

### Core Strategy 2011:

CS 13 (Open Space, Nature Conservation, Leisure and Culture), CS 14 (Design), CS 20 (Parking, Servicing, and Delivery)

New Residential Development SPG

Design – SPG

### London Plan (2011):

The relevant policies contained within the London Plan (February 2011) are

3.3 (Increasing Housing Supply)

3.4 (Optimising Housing Potential)

3.5 (Quality and Design of Housing Developments)

5.7 (Renewable Energy)

7.4 (Local Character)

7.8 (Heritage Assets and Archaeology)

8.2 (Planning Obligations).

National Planning Policy Framework (2012)

## 7. **PLANNING CONSIDERATIONS**

- 7.1 The main planning considerations concern the principle of the demolition of the existing property, the design of the proposed new dwelling, and its effect upon neighbour amenity.

## 7.2 Principle of Demolition of Existing Dwelling

7.3 The site is not located within a conservation area and the existing dwelling has been subject to some insensitive roof extensions. The applicants state in their Design and Access statement that they explored extensions and alterations to the existing property in order to provide the desired amount of additional floor space however concluded that the most sustainable option would be to demolish the dwelling and rebuild. This would allow the footprint to be increased whilst providing a sustainable dwelling built to meet Code for Sustainable Homes Level 4.

7.4 The proposed demolition of the existing dwelling is considered acceptable subject to a suitable replacement scheme. For the reasons discussed in the report below, the proposed development is considered to be a suitable replacement scheme.

## 7.5 Design

7.6 It is considered that the proposed replacement dwelling is now acceptable in design terms. Following the previous refusal, the applicant undertook to seek pre-application advice from the Council prior to submitting the current applications. The following amendments have been made to the design of the new dwelling since the refusal:

- Reduction in size of foot print
- Decrease in footprint of dwelling and increase in set in of new dwelling from side boundaries
- Decrease in rear projection of the dwelling
- Amendment in design of dwelling to include a hipped roof design and detailing to main property
- Reduction in size of front dormers
- The use of a hipped and gable ended roof, which reflects roof forms of adjoining properties
- The use of a stepped frontage with projecting gable to 'break up' the front elevation visually
- Significant reduction in crown roof area as a result of reduction in footprint and massing

7.7 The proposed replacement dwelling would be of a traditional design and following the above amendments would not now represent an excessively large or overbearing development within the street scene, and an over-development of the plot. The footprint of the property would be in proportion to the size of the site and the height would sit in between that of the adjoining properties, as per existing. The dwelling would also set slightly further away from the shared side boundary with no.12 than existing.

7.8 The part hipped/part gable ended design of the roof and smaller dormer windows within it reduce the bulk of the roof and would not detract from the main property below. It is proposed to introduce detailing within the

elevations by the use of different bricks/materials and this can be ensured through a condition on any approval.

- 7.9 In terms of footprint, to the front it would be comparable to existing and still sit behind no.8 and partly the same building line/partly forward of no.12. To the rear at ground floor, the projection would only be 2.6 - 5m more than existing at single storey, and the proposed single storey rear element is considered acceptable in terms of its projection and height. The single storey rear element would also only project 1m more than that of no.8 and 2.6m more than no.12. At first floor, the building line would be the same as existing. The proposed rear dormer is considered to be acceptable in terms of its scale design and siting.
- 7.10 A condition will also be added to any approval prohibiting any further extensions to the dwelling without planning permission to ensure the plot does not become overdeveloped.
- 7.11 No alterations have been indicated to the existing boundary treatments as side from the front boundary treatment however if the application were to be approved a condition could be added to any approval requiring details of any proposed boundary treatments to be submitted to the local planning Authority for approval, prior to development commencing. Likewise, details of proposed front hard surfacing materials and landscaping will be required to be submitted to the Council for approval prior to development commencing. The existing front planting and front boundary tree would be required to be replaced as part of this.
- 7.12 Standard of Accommodation
- 7.13 The amenity space provision for the property exceeds the Council's SPG minimum levels and is acceptable in terms of the mix and split between hard and soft areas.
- 7.14 The dwelling complies with the minimum gross internal area within the table 3.3 of the London Plan (2011).
- 7.15 Neighbour Amenity Issues
- 7.16 Following the previously discussed amendments to the scheme, the proposed replacement dwelling is now considered to be acceptable in amenity terms. The reduction in scale and footprint mean that the dwelling would not now appear excessively large or overbearing both to adjoining properties and within the street scene.
- 7.17 Three Sash windows are shown in the south elevation serving the staircase, and one side window in the rear wing serving a bedroom, one in the north elevation serving a larder, one a master bedroom, and two roof lights serving a dressing room. It is not considered that these would result a detrimental impact on privacy because conditions will be added to any approval requiring the windows (not roof lights) to be obscure glazed and fixed shut to a height of 1.7m above internal floor level, and prohibiting the installation of any further



windows in the side elevations of the dwelling without planning permission. A condition will be attached to any approval prohibiting the use of any flat roofed areas as terraces. There are first floor rear French doors proposed however these include Juliet guard rails and which would not allow any standing.

7.18 It is considered that the proposed basement is acceptable in principle and that there would not result a detrimental impact on the amenities of the occupiers of the adjoining properties as a result of the basement light wells.

7.19 Parking

7.20 The car parking standards detailed within Schedule 6 of the UDP are maximum standards and should therefore not be exceeded unless it can be demonstrated that a higher level of parking is needed.

7.21 There would not be any impact on parking or highway safety as a result of the proposed development. St Marys Road is located within a Controlled Parking Zone and 2 off road parking spaces are proposed, which is considered acceptable.

7.22 Impact of the Basement

7.23 There has been a marked increase in the number of applications within the Borough including extensive basements and it has become routine, given the concerns that arise in relation to stability and impact on groundwater and surface water conditions, to require a construction method statement and drainage/flood risk assessment in advance of consideration of the application, with suitable conditions attached to the grant of permission. The applicant has commissioned a construction method statement and hydrology report and this advises how the basement would be constructed and that the site comprises weathered London clay and that no water was present. In light of this it is not anticipated that there would be a significant impact on surface or ground water sources and neighbouring structures as a result of the proposed development.

7.24 Trees/Landscaping

7.25 It is proposed to remove a 'Category C' Cherry tree to the front of the site and a replacement tree will be required by condition. An Arboricultural Method Statement and Tree protection details have been submitted as part of the application and the Council's Tree Officer has raised no objections.

7.26 **Local Financial Considerations**

7.27 The proposed development is liable to pay the Mayoral Community Infrastructure Levy, the funds for which will be applied by the Mayor towards the Crossrail project. The CIL amount is non-negotiable and planning permission cannot be refused for failure to agree to pay CIL.

8. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**



- 8.1 The new dwelling would be required to be built to Lifetime Homes standards and would be required to achieve Code 4 of the Code for Sustainable Homes.
- 8.2 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

9. **CONCLUSION**

- 9.1 The principle of the demolition of the existing dwelling is considered acceptable in principle and in conservation terms, and the proposed replacement dwelling is acceptable in terms of its bulk, height, design, and siting, and is not considered would result in a detrimental impact on the amenities of the occupiers of the adjoining properties.
- 9.2 Accordingly, it is recommended that on balance, planning permission be granted.

**RECOMMENDATION**

**(1) GRANT PLANNING PERMISSION**

Subject to the following conditions:-

1. A.1 Time
2. A.7 Plans
3. B.1 Materials to be Submitted
4. B.4 Details of Surface Treatment
5. B.5 Boundary Treatment
6. B6P Site Levels
7. C.1 No Permitted Development (Extensions)
8. C.2 No Permitted Development (Side Windows and Doors)
9. C.4 Obscured glazed and fixed shut (first and second floor side windows, to a height of 1.7m above internal floor level)
10. C.8 No Use of Flat Roofed Areas
12. D.11 Construction Times
13. F.1 Landscaping (including replacement tree to the front of the site)
14. F.2 Landscaping Implementation
15. F.9 Hardstandings

16. J.1 Lifetime homes
17. L2P Code Level 4 (Pre-Commencement)
18. L3 Code Level 4 (Pre-Occupation)
19. N2 Contracts (Demolition)
20. Non – The approved development shall be built in accordance with the submitted Construction Method Statement by Elite Designers (dated 20<sup>th</sup> January 2014).

Reason for condition: To safeguard the amenities of the occupiers of the adjoining properties.

The policies listed below were relevant to the determination of this proposal.

Adopted Merton Unitary Development Plan (October 2003)

- HS.1 (Housing Layout and Amenity)
- BE.3 (Development Adjacent to a Conservation Area)
- BE.15 (New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise)
- BE.16 (Urban Design)
- BE.23 (Alterations and Extensions to Buildings)
- BE.24 (Roof Extensions and Dormer Windows)
- NE.11 (Trees-Protection)

Adopted Merton Core Strategy (July 2011)

- CS 13 (Open Space, Nature Conservation, Leisure and Culture)
- CS 14 (Design)
- CS 20 (Parking, Servicing, and Delivery)

The London Plan (2011)

- 3.3 (Increasing Housing Supply)
- 3.4 (Optimising Housing Potential)
- 3.5 (Quality and Design of Housing Developments)
- 5.7 (Renewable Energy)
- 7.4 (Local Character)
- 7.8 (Heritage Assets and Archaeology)

## 8.2 (Planning Obligations).

### National Planning Policy Framework (2012)

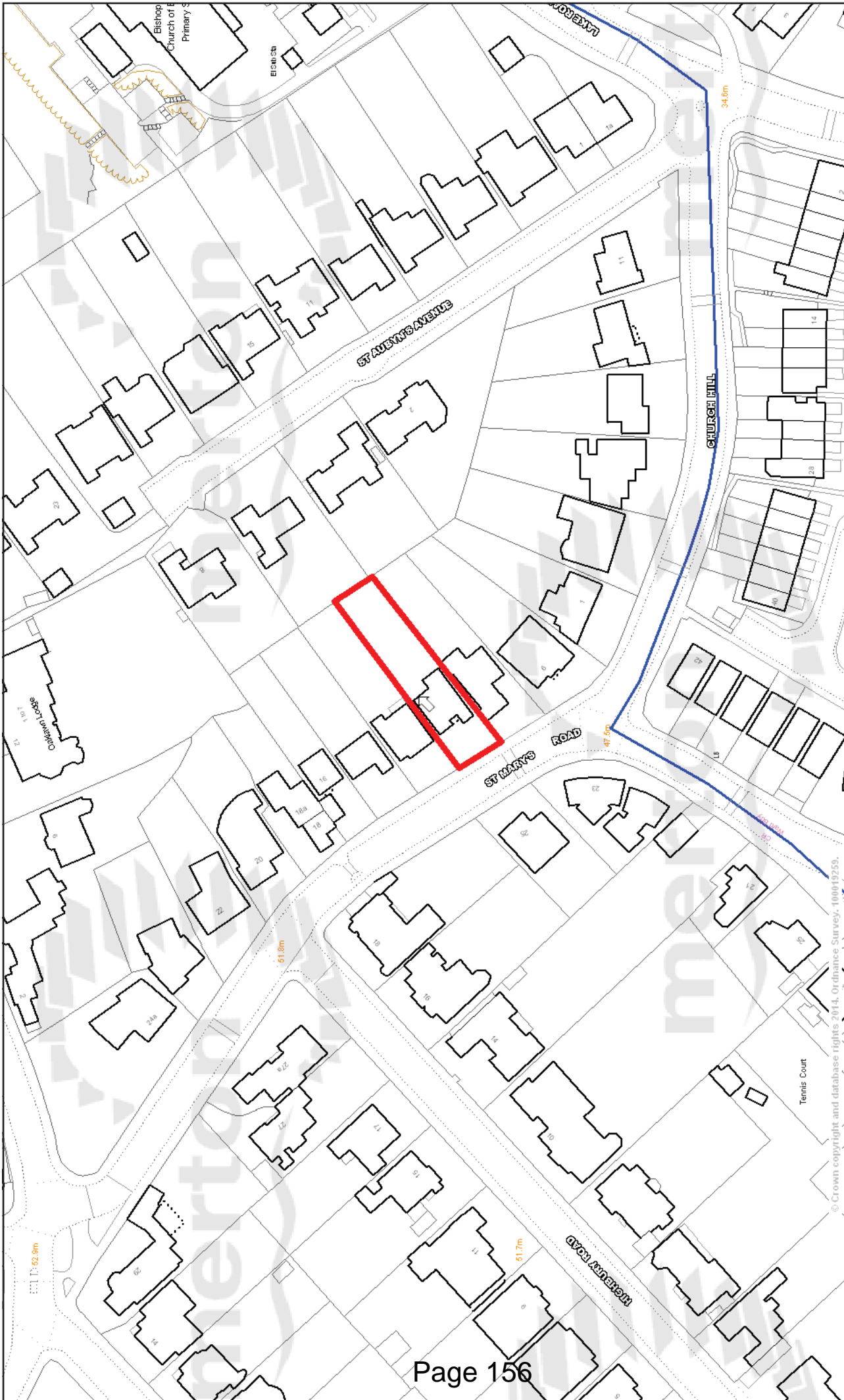
#### Informative:

In accordance with paragraphs 186 and 187 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:

- Offering a pre-application advice and duty desk service.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The applicant/agent was provided with pre-application advice.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.



London Borough of Merton  
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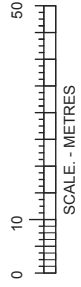
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Date 28/1/2014

10 St Marys Road

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DEVELOPMENT CONTROL

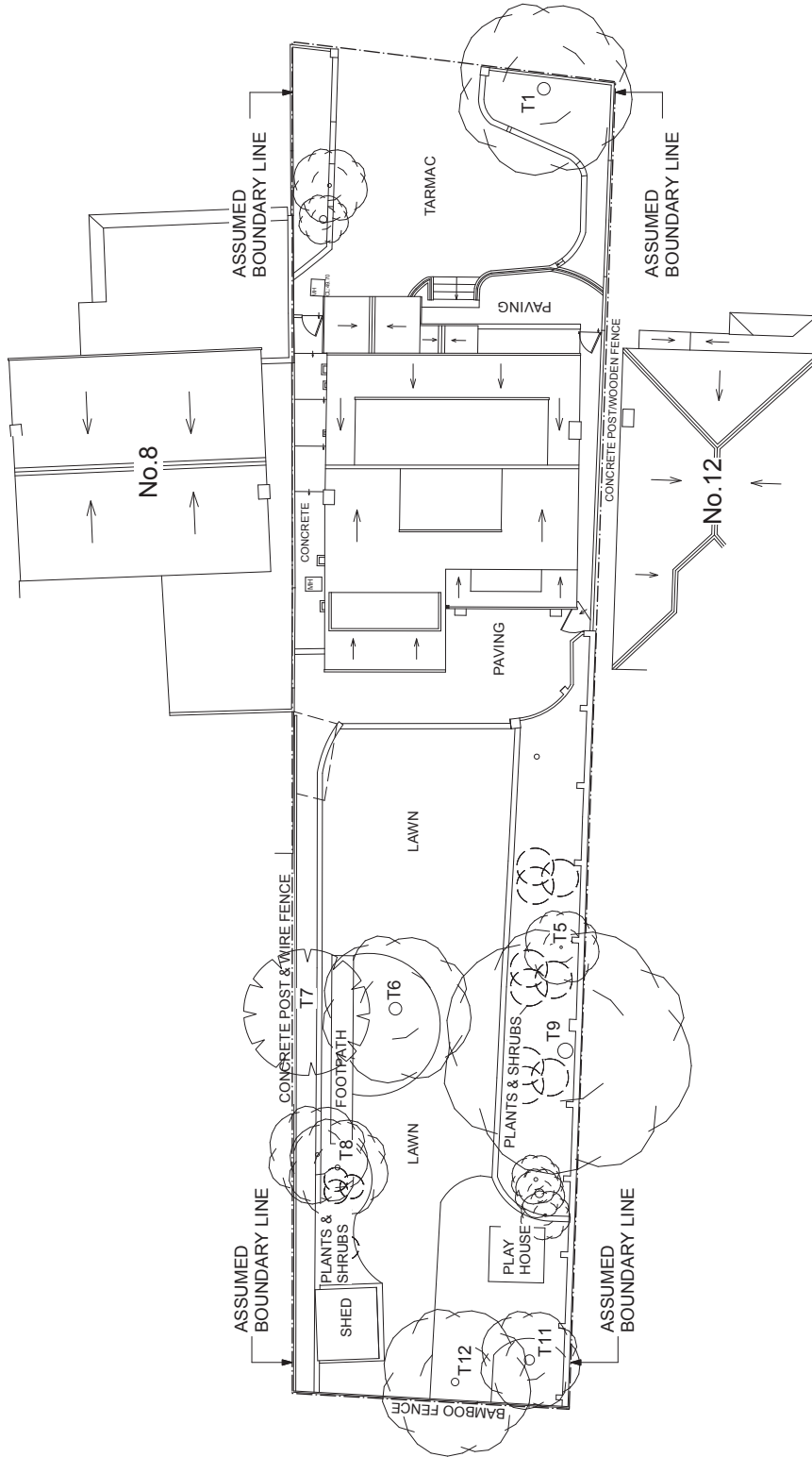


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3. Any discrepancies between site and drawings to be reported to the architect immediately.
4. Proceed in conjunction with all relevant structural and mechanical & electrical engineers drawings.
5. Dimensions critical to proposed building works must be checked on site before building works commence, as certain assumptions have been made due to lack of accessibility and anomalies in the existing building.

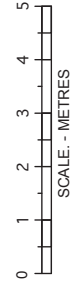
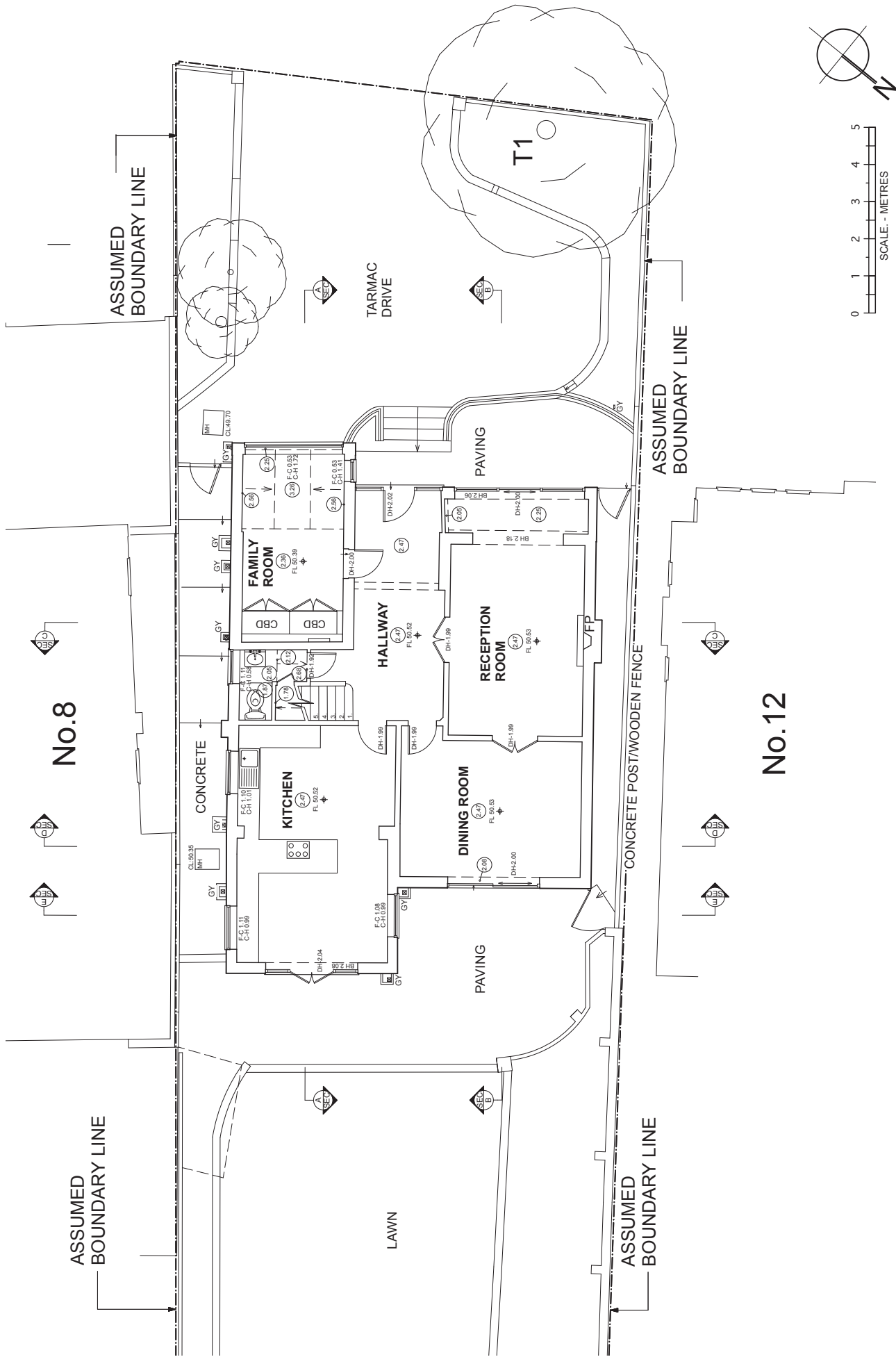
<b>Client &amp; Address</b> Mr and Mrs Hamilton 10 St. Mary's Road Wimbledon, SW19 7BW	<b>Title</b> Existing Site Location Plan
<b>Date</b> 19.06.12	<b>Scale</b> 1: 1 250 @ A3
<b>No.</b> 0314(00)00	<b>Rev.</b> -

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	Client & Address	Title	Rev.
Mr and Mrs Hamilton 10 St. Mary's Road Wimbledon, SW19 7BW	Existing Site Plan	No.	B
Date	Scale	No.	
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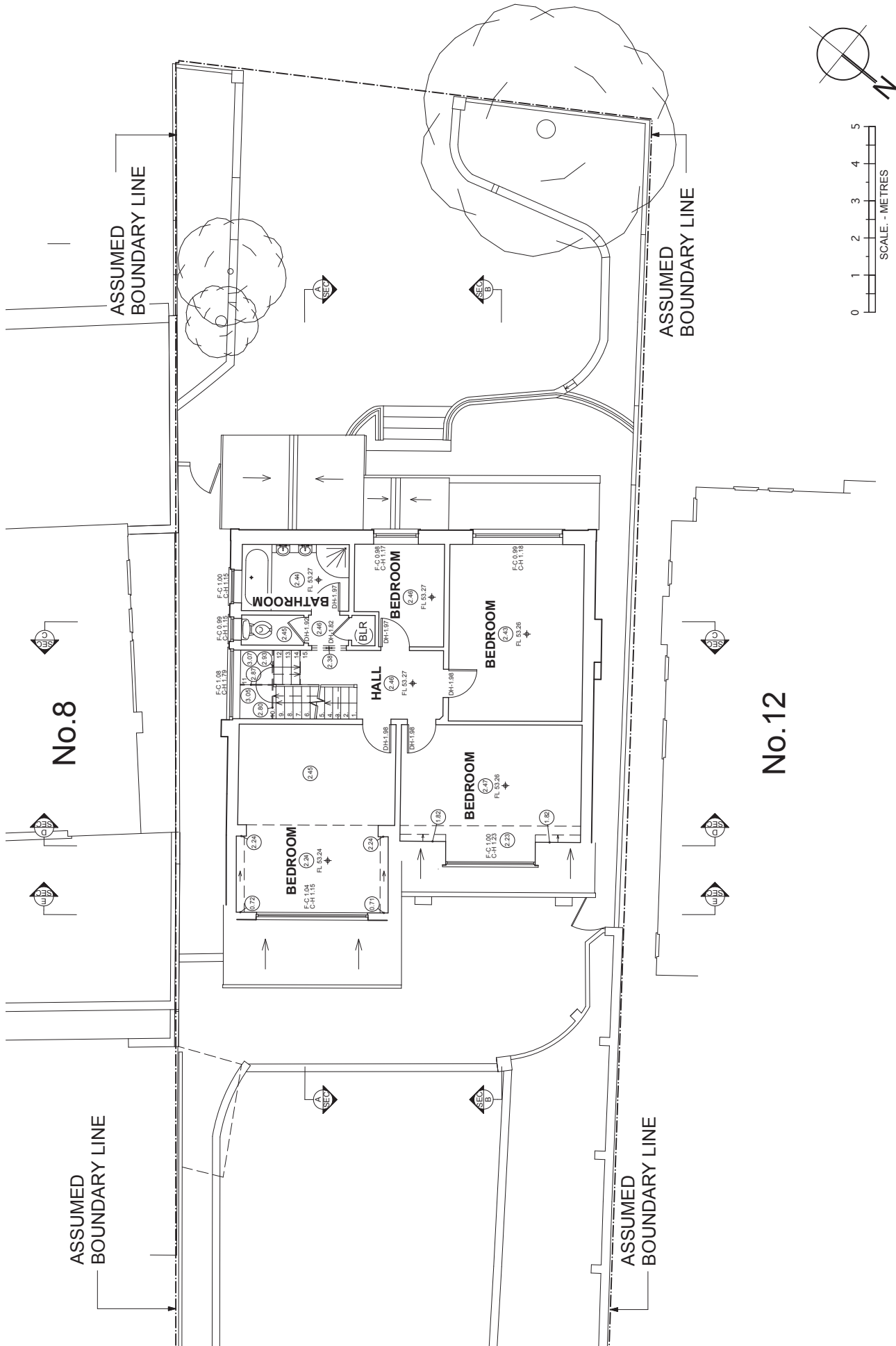


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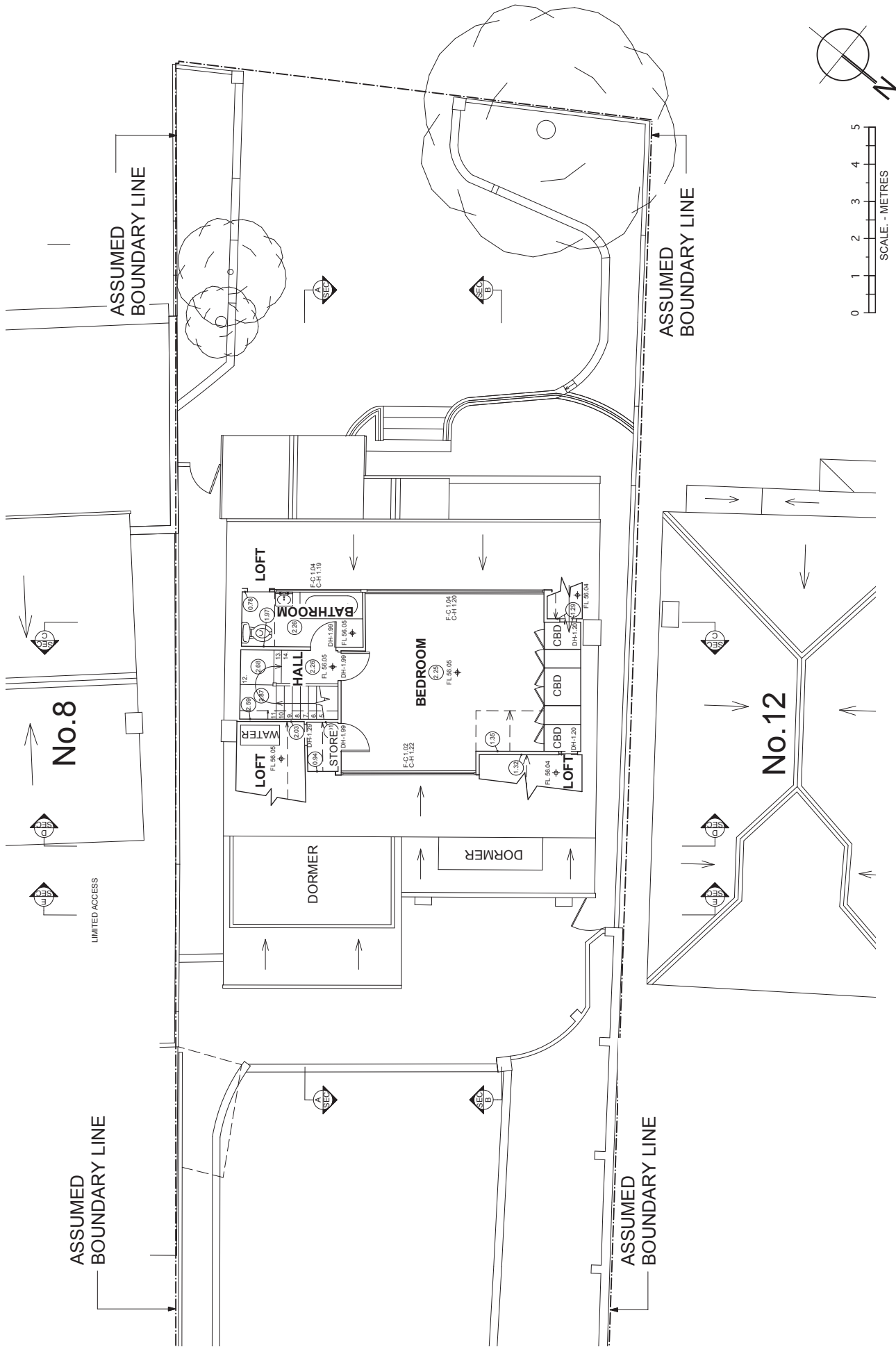
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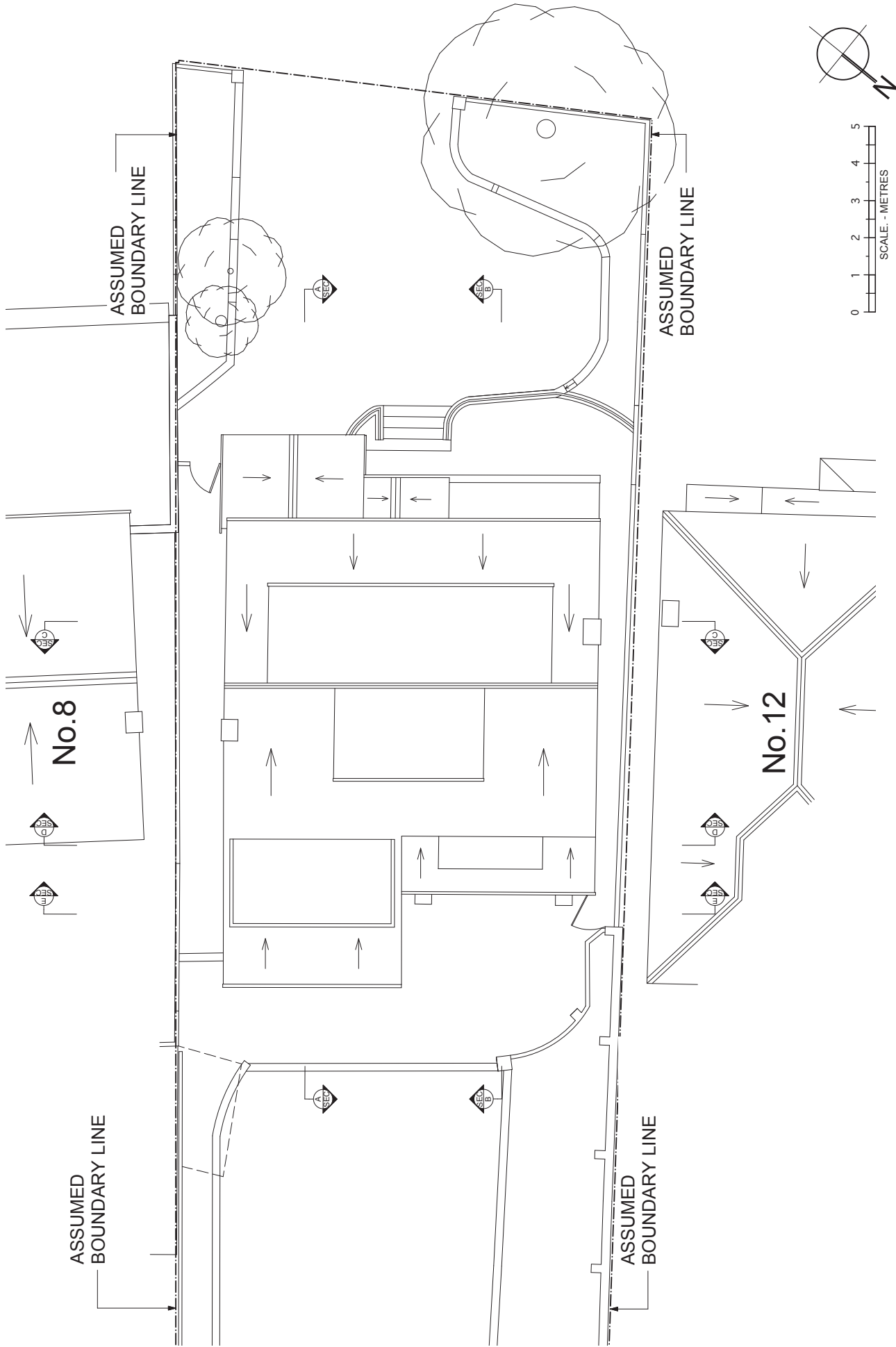


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	<p>Mr and Mrs Hamilton 10 St. Mary's Road Wimbledon, SW19 7BW</p>		Existing First Floor Plan		Rev. A
Date		Scale	No.	No.	
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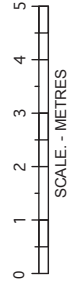
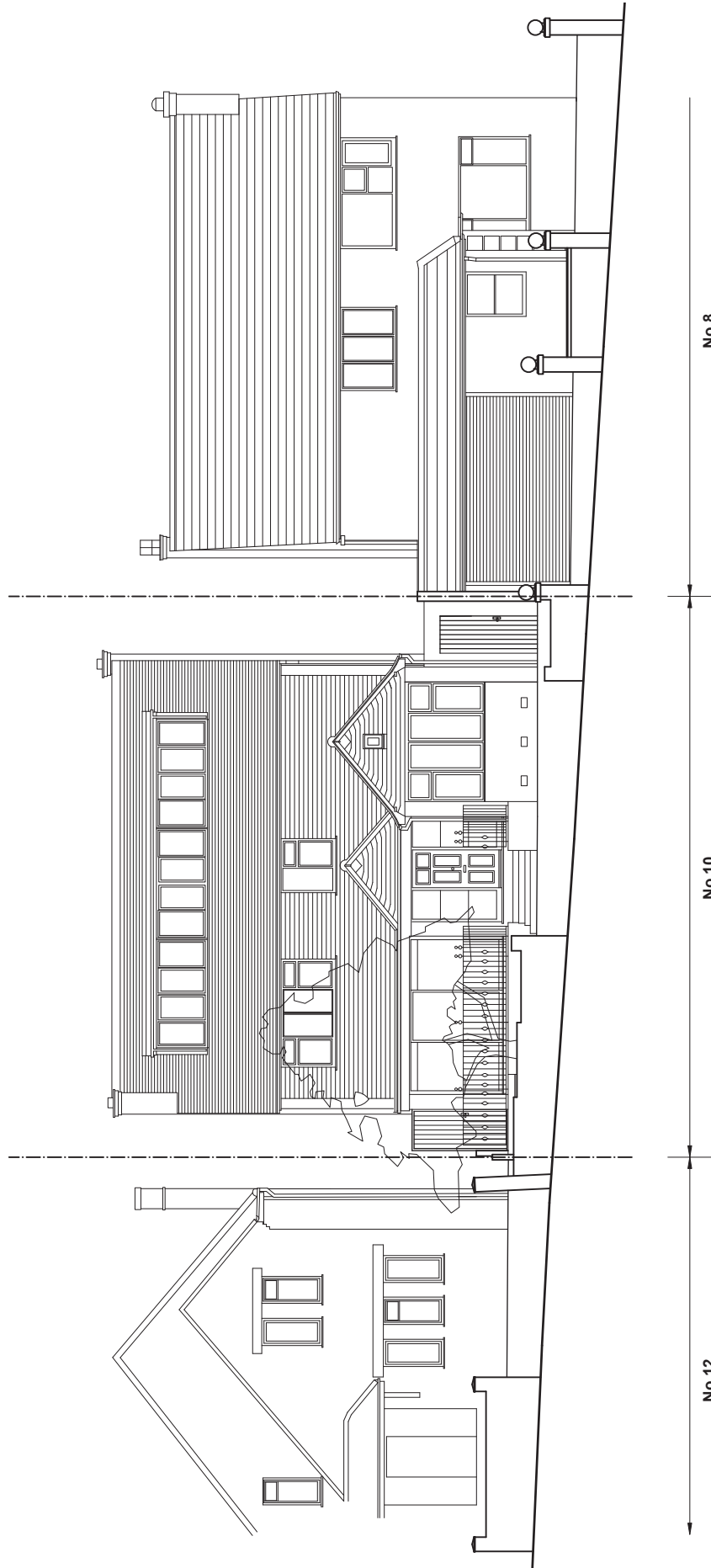
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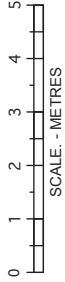
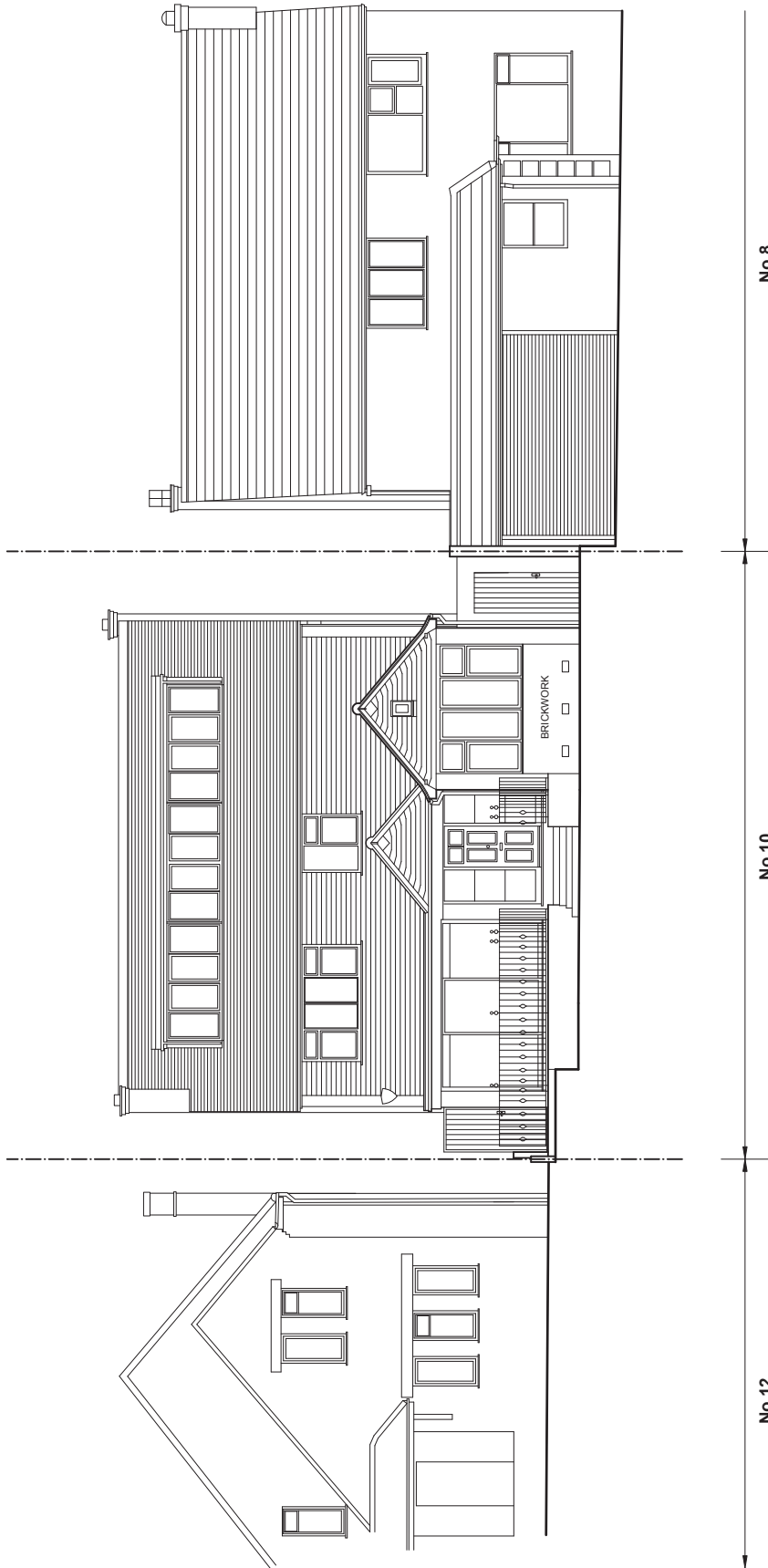
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	<p><b>Client &amp; Address</b> Mr and Mrs Hamilton 10 St. Mary's Road Wimbledon, SW19 7BW</p>	<p><b>Title</b> Existing Second Floor Plan</p>	<p><b>Date</b> 09.07.12</p>
	<p><b>Scale</b> 1: 100 @ A3</p>	<p><b>No.</b> 0314(00)04</p>	<p><b>Rev.</b> A</p>
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	<p>Date 09.07.12</p> <p>Scale 1: 100 @ A3</p>	<p>No. 0314(00)05</p>	<p>Rev. A</p>		

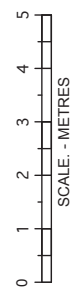
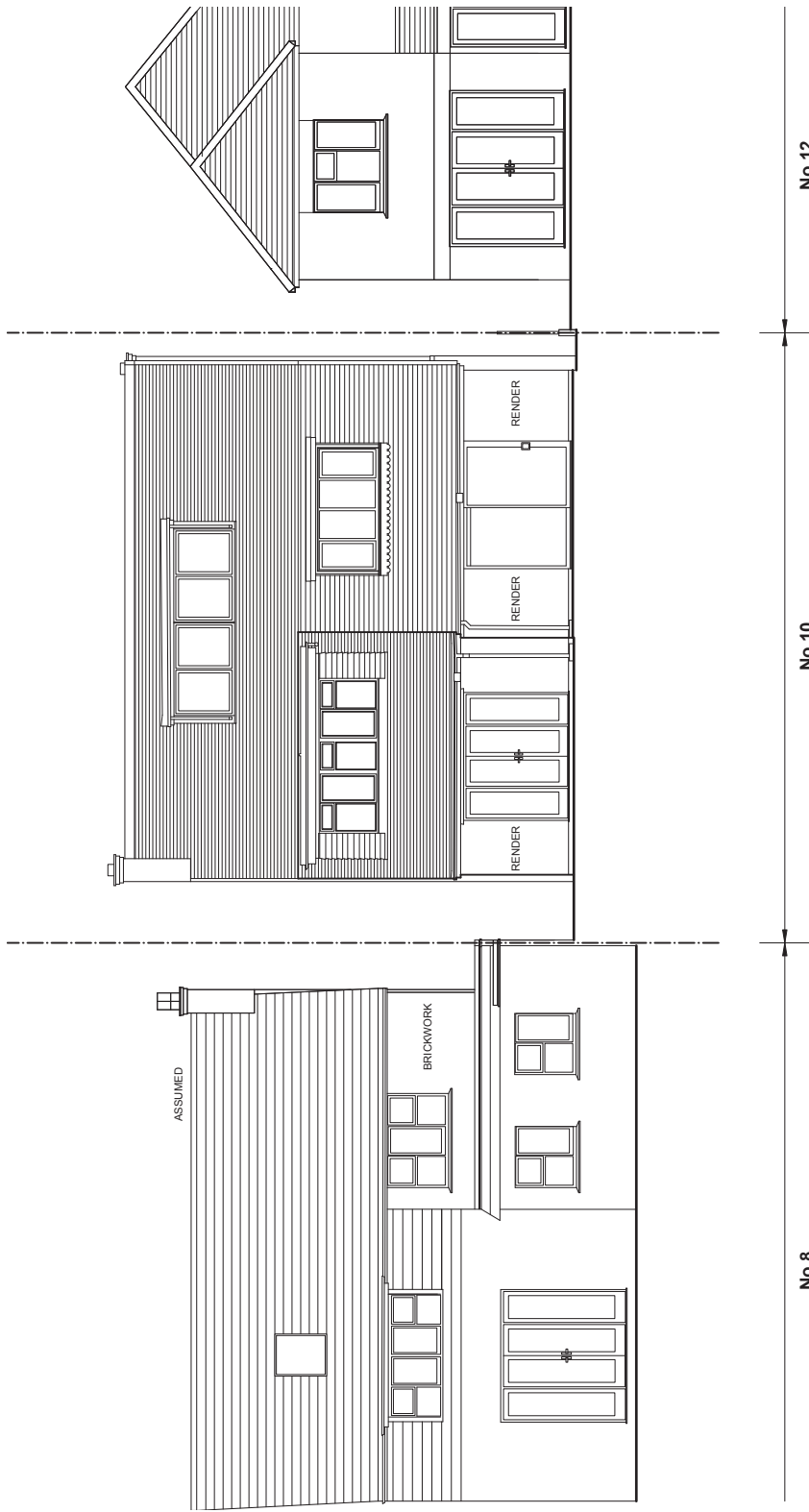


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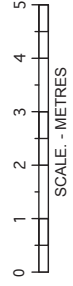
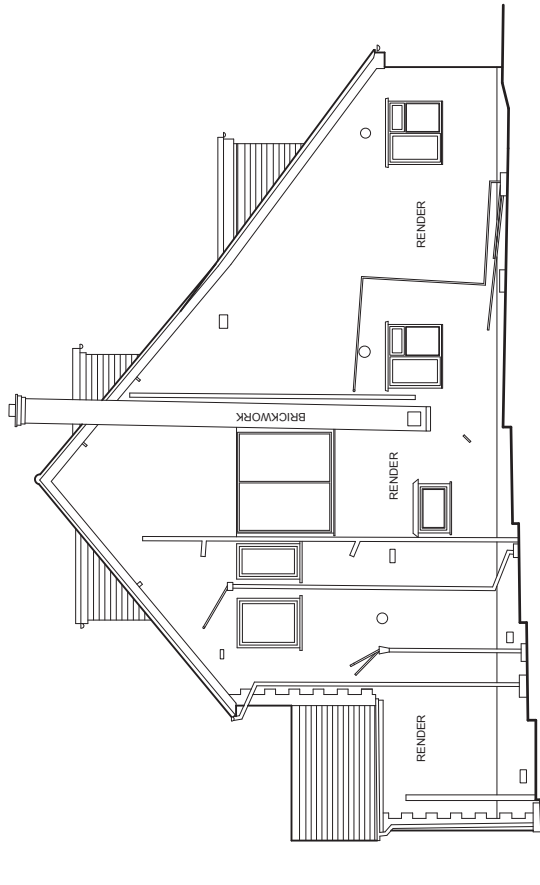


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	<p>Mr and Mrs Hamilton 10 St. Mary's Road Wimbledon, SW19 7BW</p> <p>Date 09.07.12</p>		Existing Front Elevation	No.	Rev.
			Scale	0314(00)07	-
			1: 100 @ A3		

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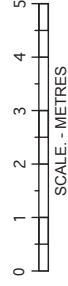
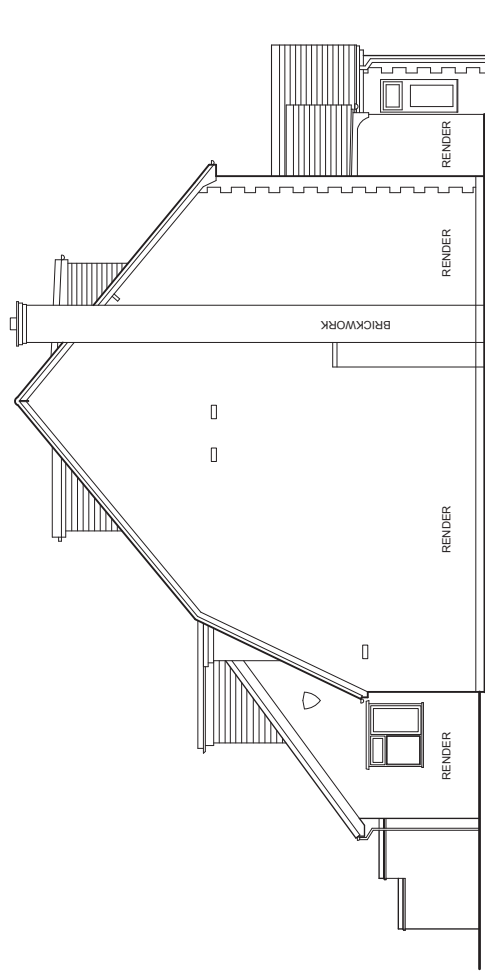


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	<b>Date</b> 09.07.12	<b>Scale</b> 1: 100 @ A3	<b>No.</b> 0314(00)08

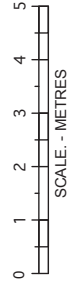
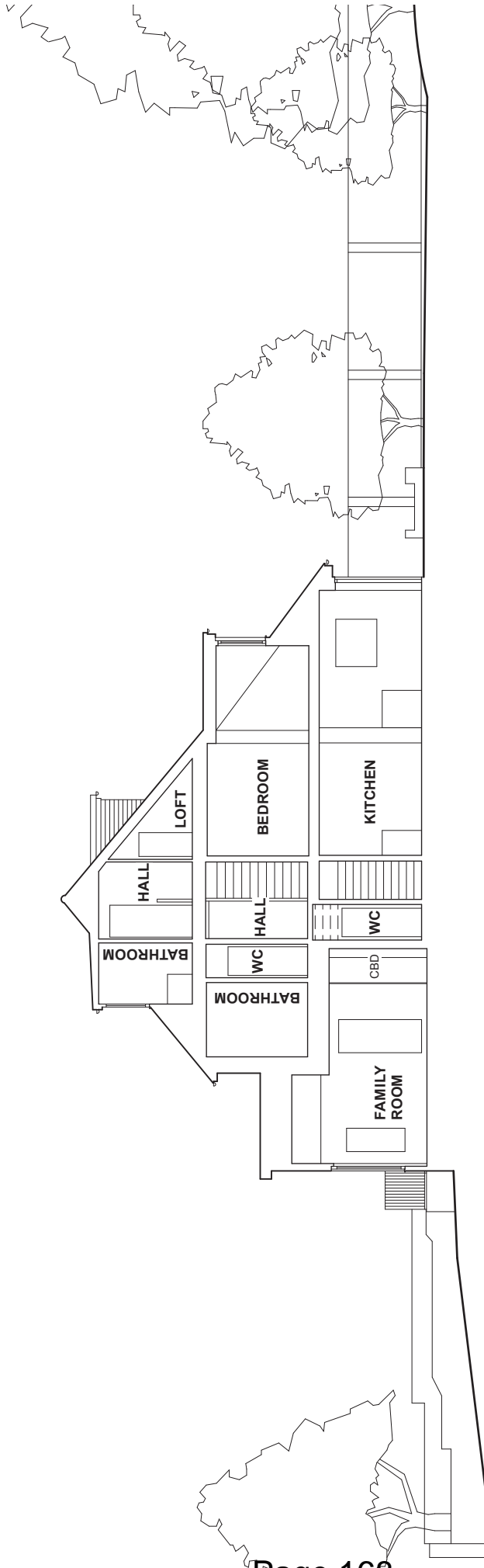


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	<p><b>Date</b>          09.07.12</p>	<p><b>Scale</b>          1: 100 @ A3</p>	<p><b>No.</b>          0314(00)09</p>	<p><b>Rev.</b>          -</p>	

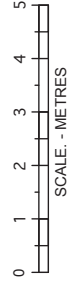
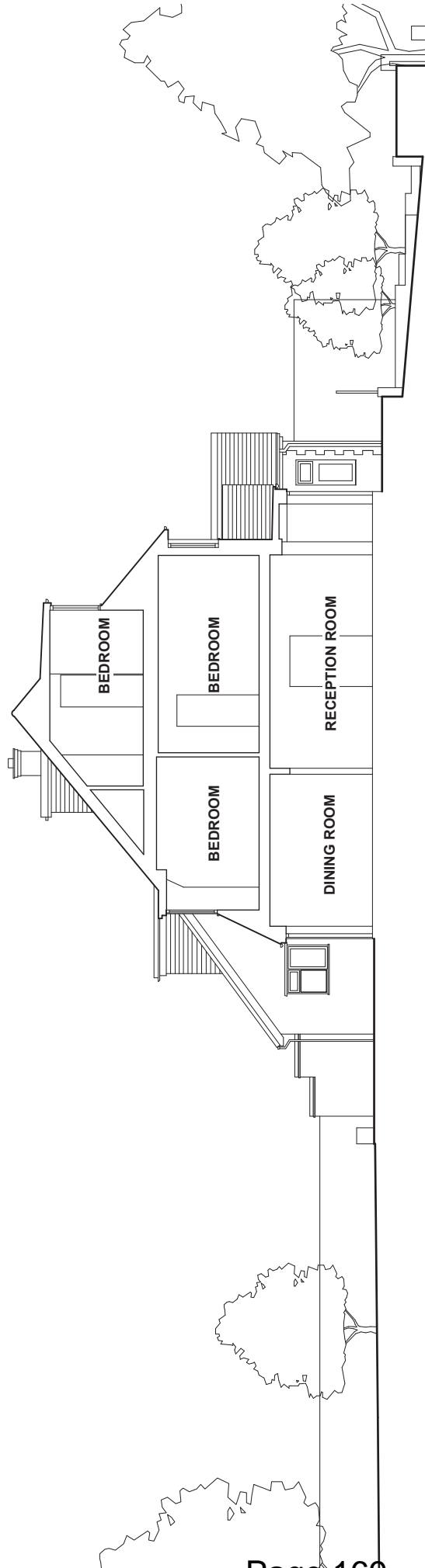




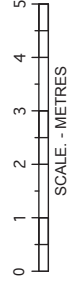
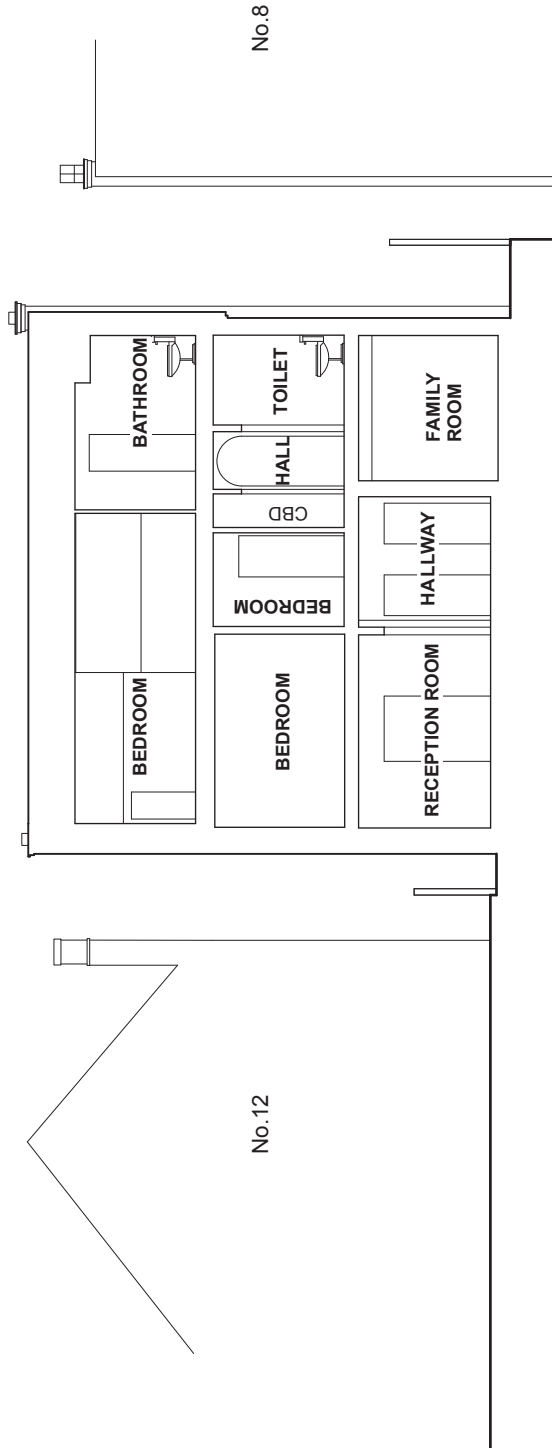
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	<p>Date</p> <p>09.07.12</p>	<p>Scale</p> <p>1: 100 @ A3</p>	<p>No.</p> <p>0314(00)10</p>	<p>Rev.</p> <p>-</p>	



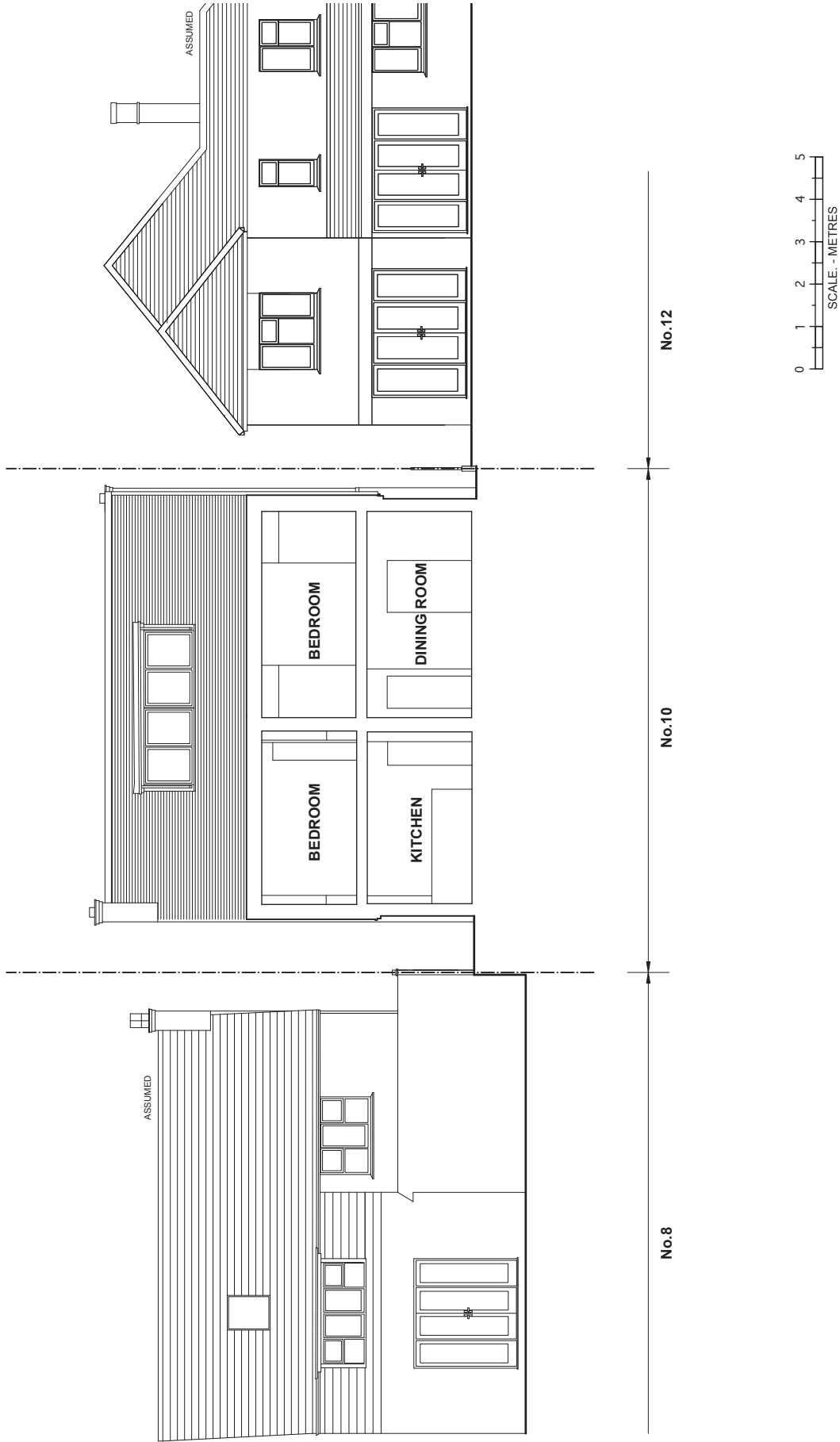
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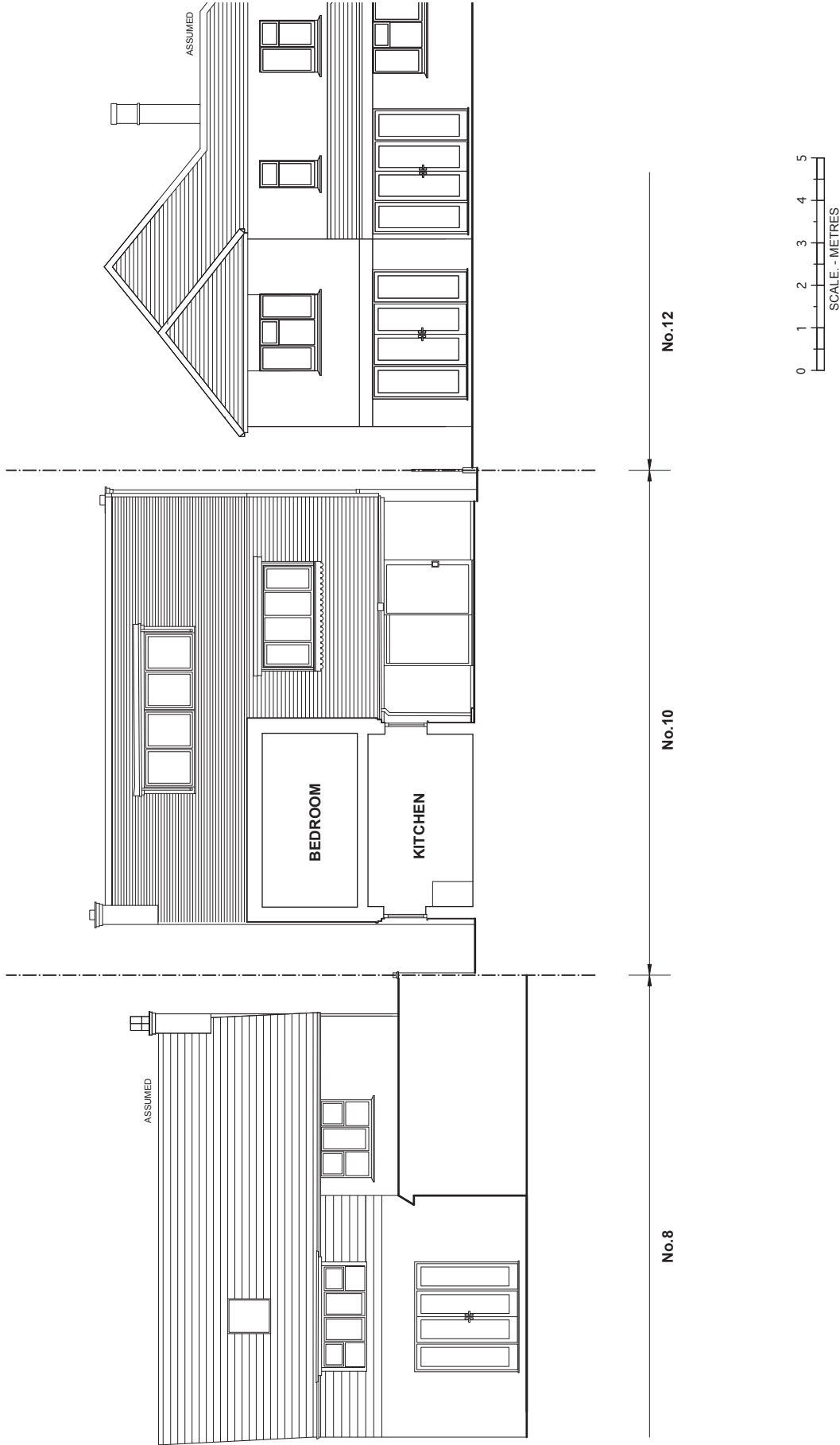
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	<p><b>Scale</b>          1: 100 @ A3</p>		<p><b>DYERGRIMES ARCHITECTS</b>          Unit 9 Carlson Court, 116 Putney Bridge Road, London SW15 2NQ          T: 020 8874 0551          E: info@dyergrimesarchitects.com</p>			



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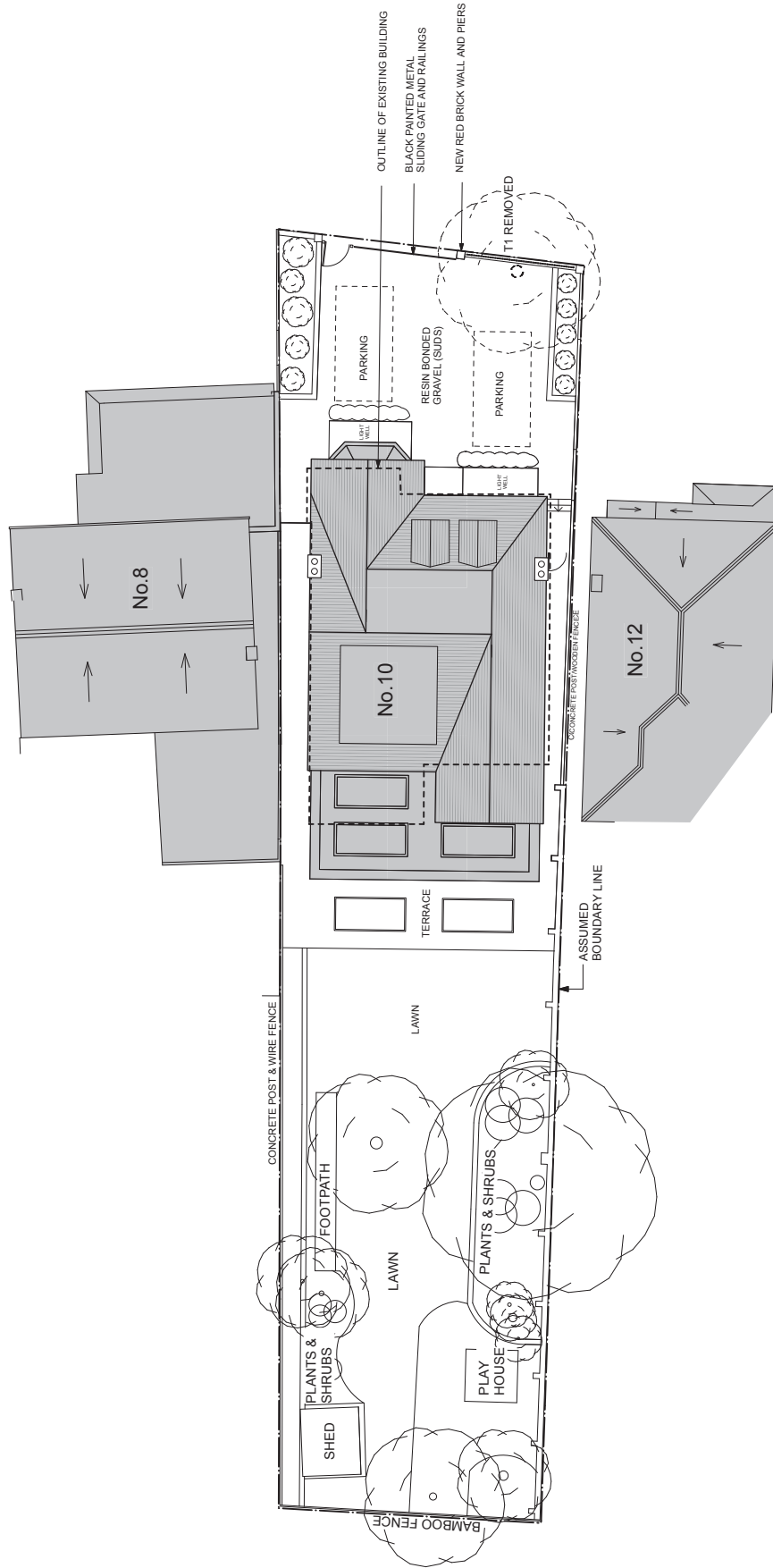


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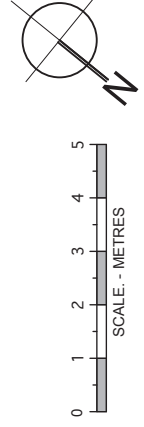
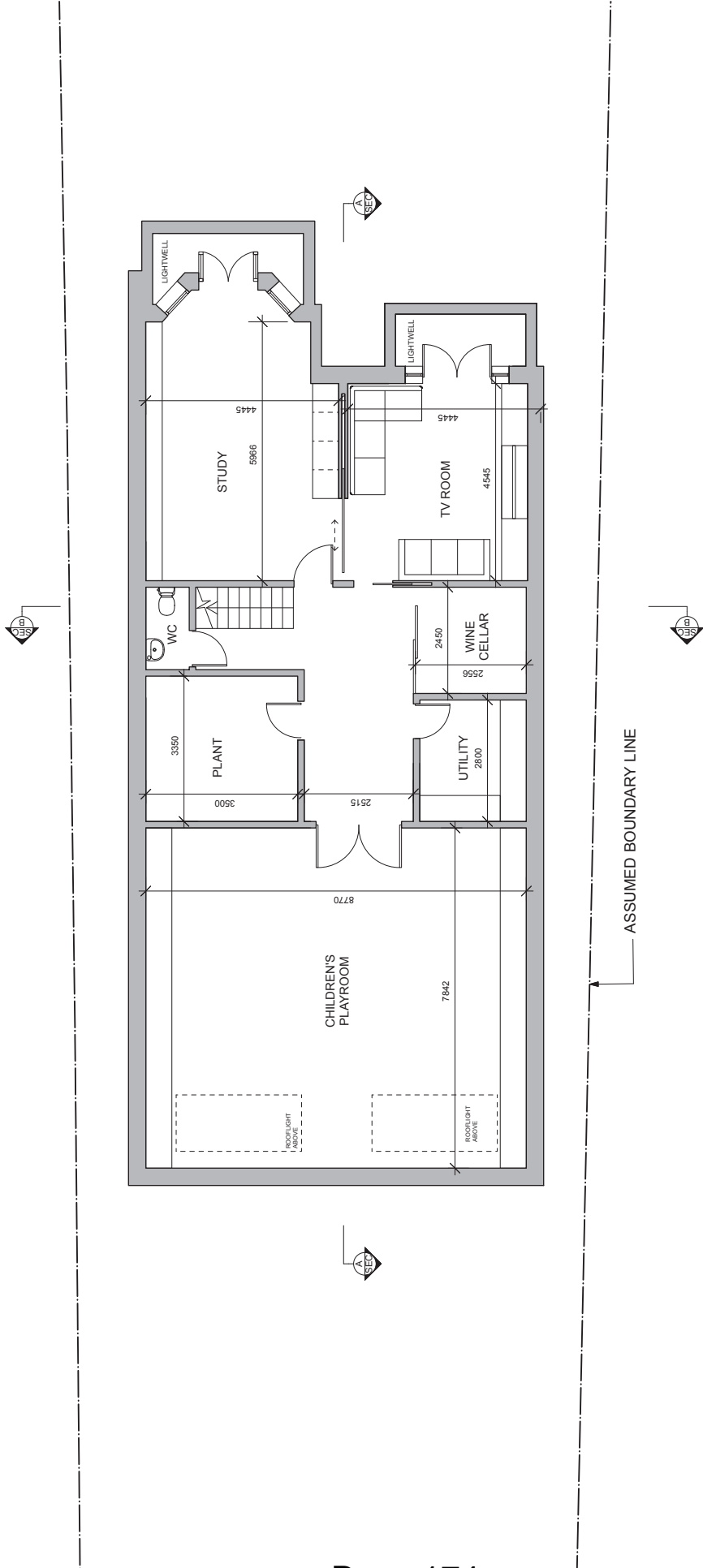
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	<p>Mr and Mrs Hamilton 10 St. Mary's Road Wimbledon, SW19 7BW</p>		Existing Section EE	<p>No. 0314(00)15 Rev. -</p>	
Date		Scale	No.		
09.07.12		1: 100 @ A3	0314(00)15		

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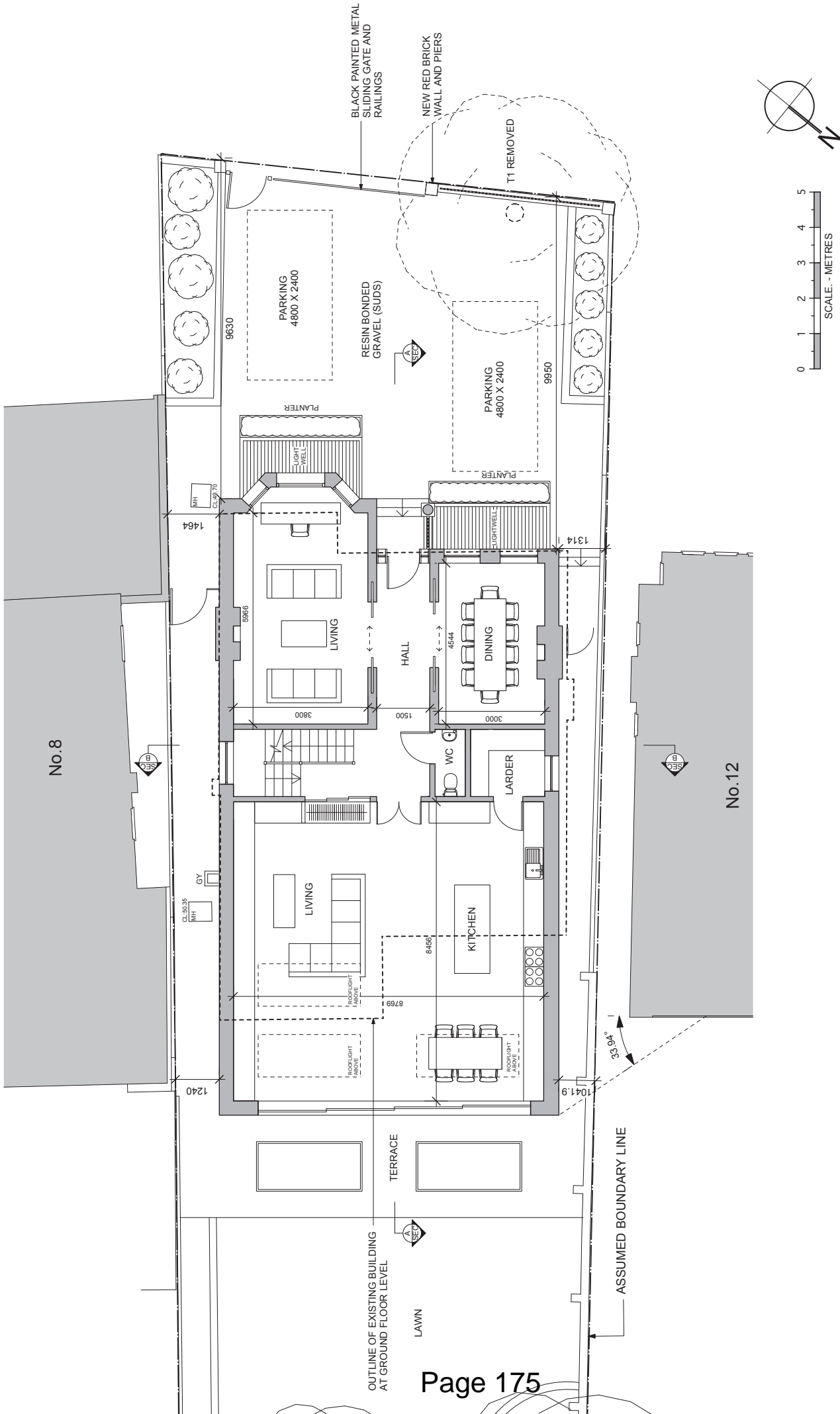


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	<p>Date</p> <p>01.03.13</p>	<p>Scale</p> <p>1: 200 @ A3</p>	<p>No.</p> <p>0314(01)01</p>	<p>Rev.</p> <p>G</p>	





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	Client & Address	Title	
Mr and Mrs Hamilton 10, St. Mary's Road Wimbledon, SW19 7BW	Proposed Basement Plan		Rev.
Date	Scale	No.	H
01.03.13	1: 100 @ A3	0314(01)02	
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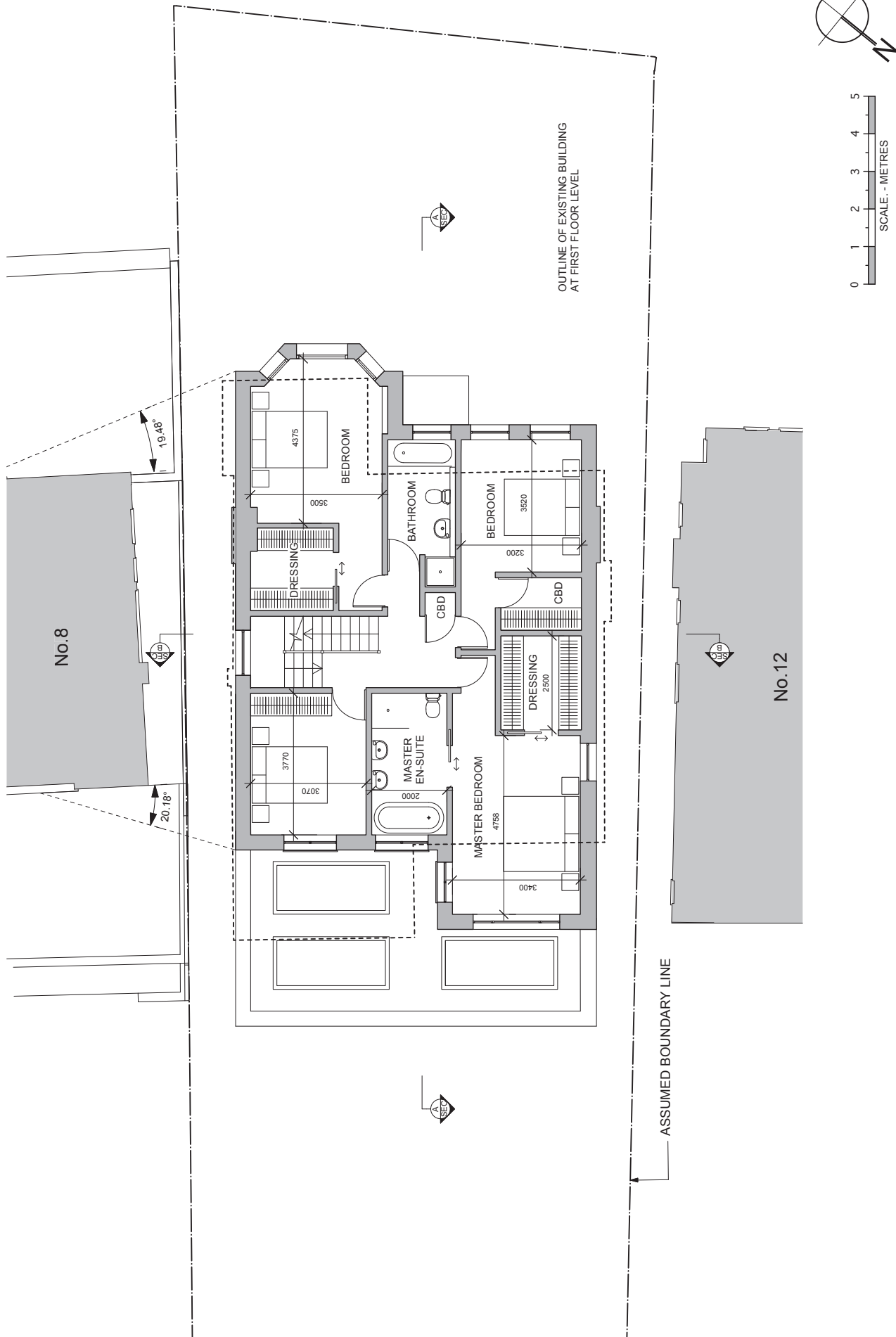


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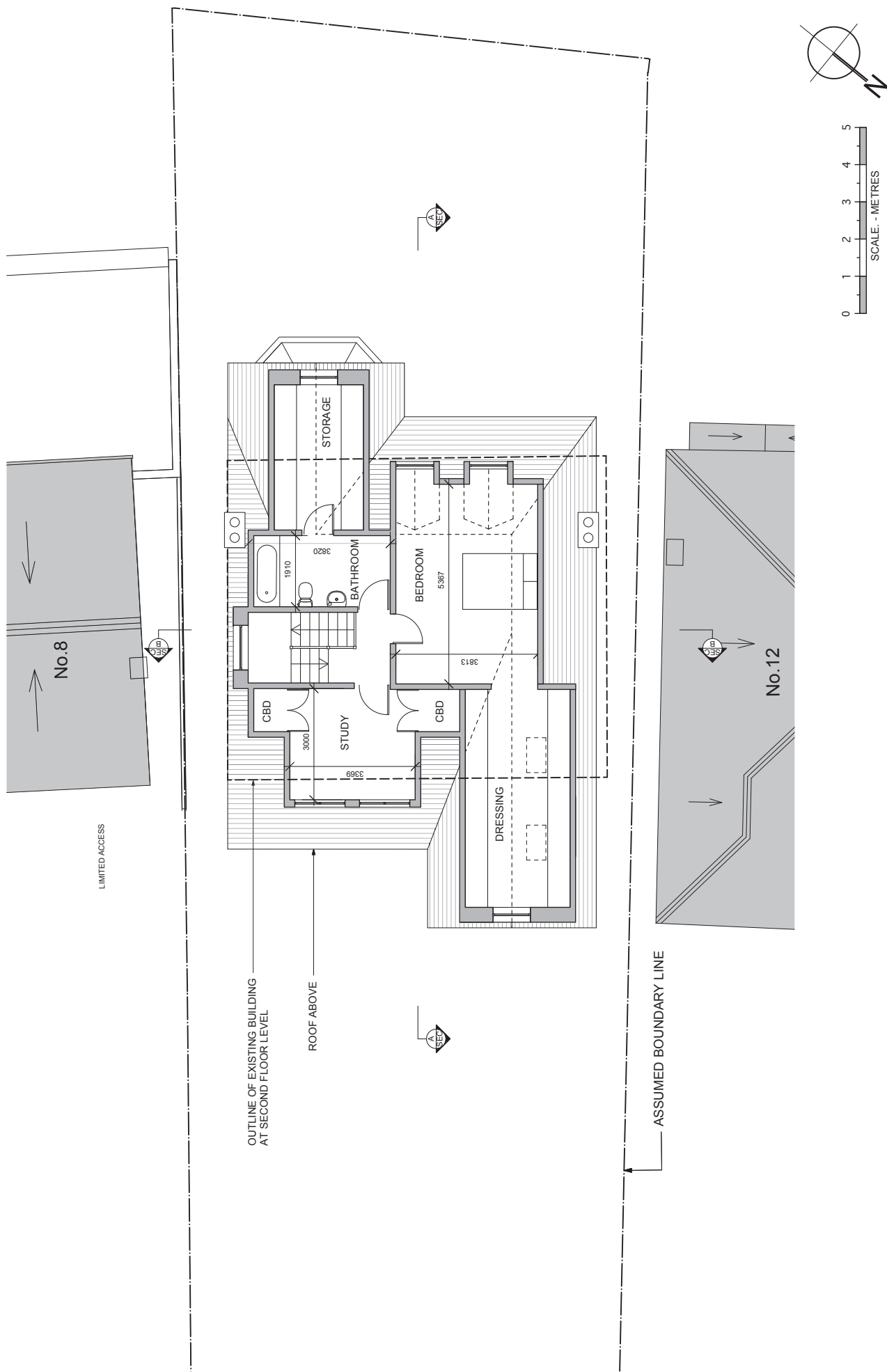
Client & Address		Title	
Mr and Mrs Hamilton 10 St Mary's Road Wimbledon, SW19 7BW		Proposed Ground Floor Plan	
Date	Scale	No.	Rev.
01.03.13	1: 100 @ A3	0314(01)03	1

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 5. Dimensions critical to proposed building works must be checked on site before building works commences, as certain assumptions have been made due to lack of accessibility and anomalies in the existing building.

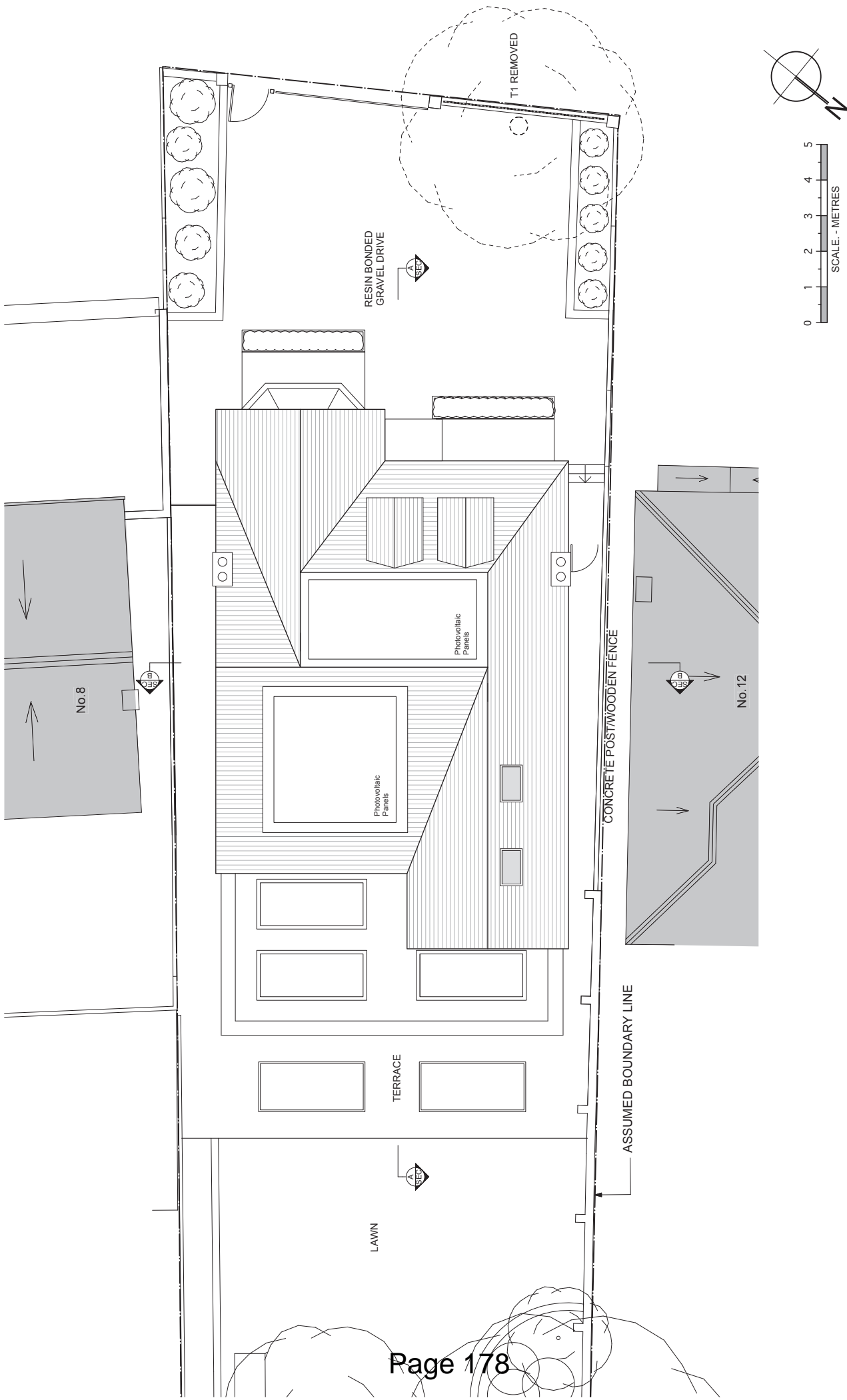
Revisions



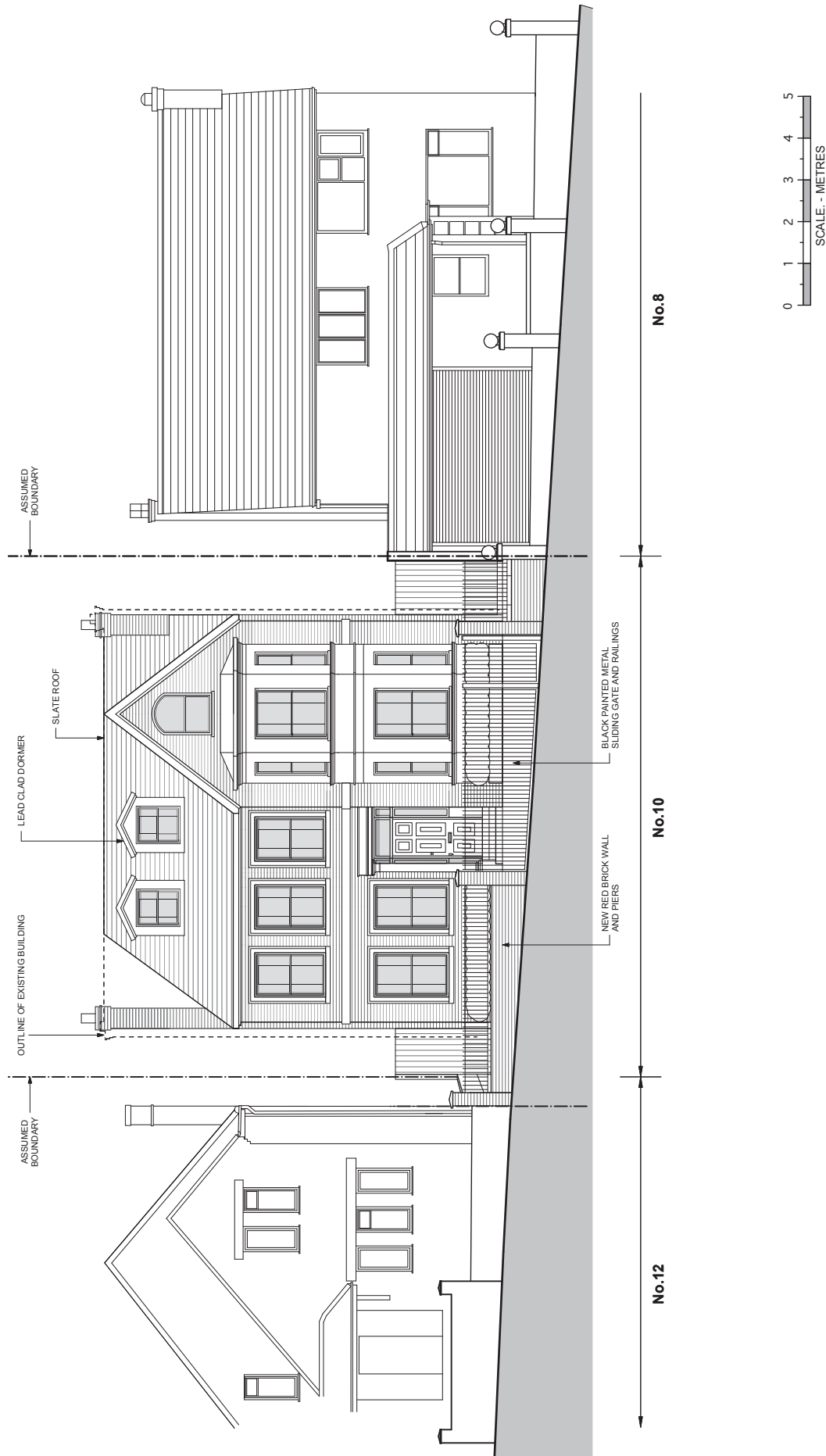
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	<p>Client &amp; Address Mr and Mrs Hamilton 10 St. Mary's Road Wimbledon, SW19 7BW</p> <p>Date 01.03.13</p>	<p>Title Proposed First Floor Plan</p> <p>Scale 1: 100 @ A3</p>	<p>No. 0314(01)04</p> <p>Rev. H</p>
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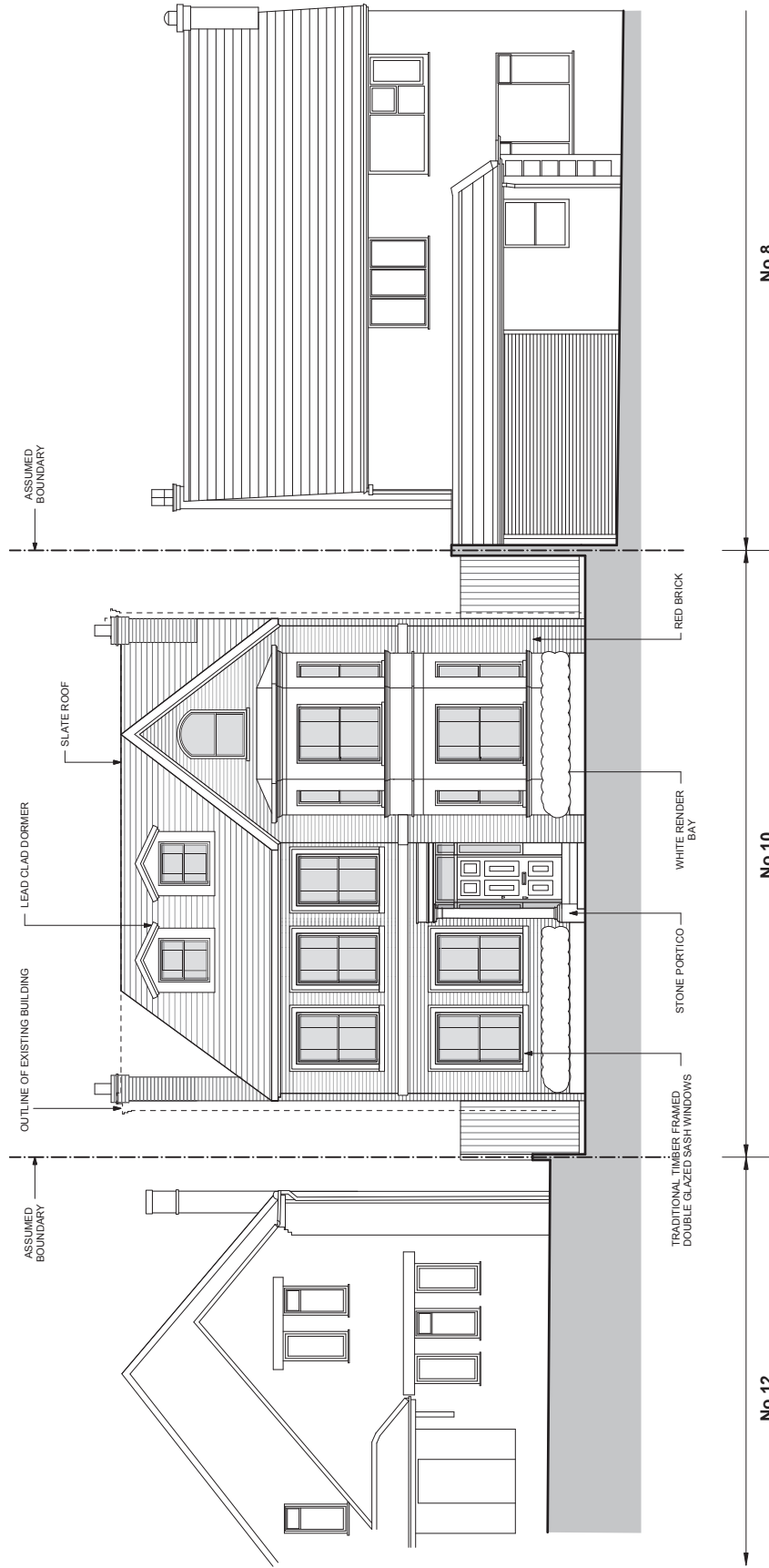
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	<p>Mr and Mrs Hamilton 10 St. Mary's Road Wimbledon, SW19 7BW</p> <p>Date 01.03.13</p>		Proposed Second Floor Plan	No. 0314(01)05	Rev. 1
<p>Scale 1: 100 @ A3</p>			<p><b>DYERGRIMES</b> ARCHITECTS Unit 9 Carlson Court, 116 Putney Bridge Road, London SW15 2NQ T: 020 8874 0551 E: info@dyergrimesarchitects.com</p>		



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	<p>Client &amp; Address</p> <p>Mr and Mrs Hamilton 10 St. Mary's Road Wimbledon, SW19 7BW</p> <p>Date</p> <p>01.03.13</p>	<p>Title</p> <p>Proposed Roof Plan</p>	<p>No.</p> <p>0314(01)06</p>
<p>Scale</p> <p>1: 100 @ A3</p>		<p>Rev.</p> <p>H</p>	
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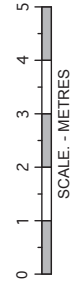
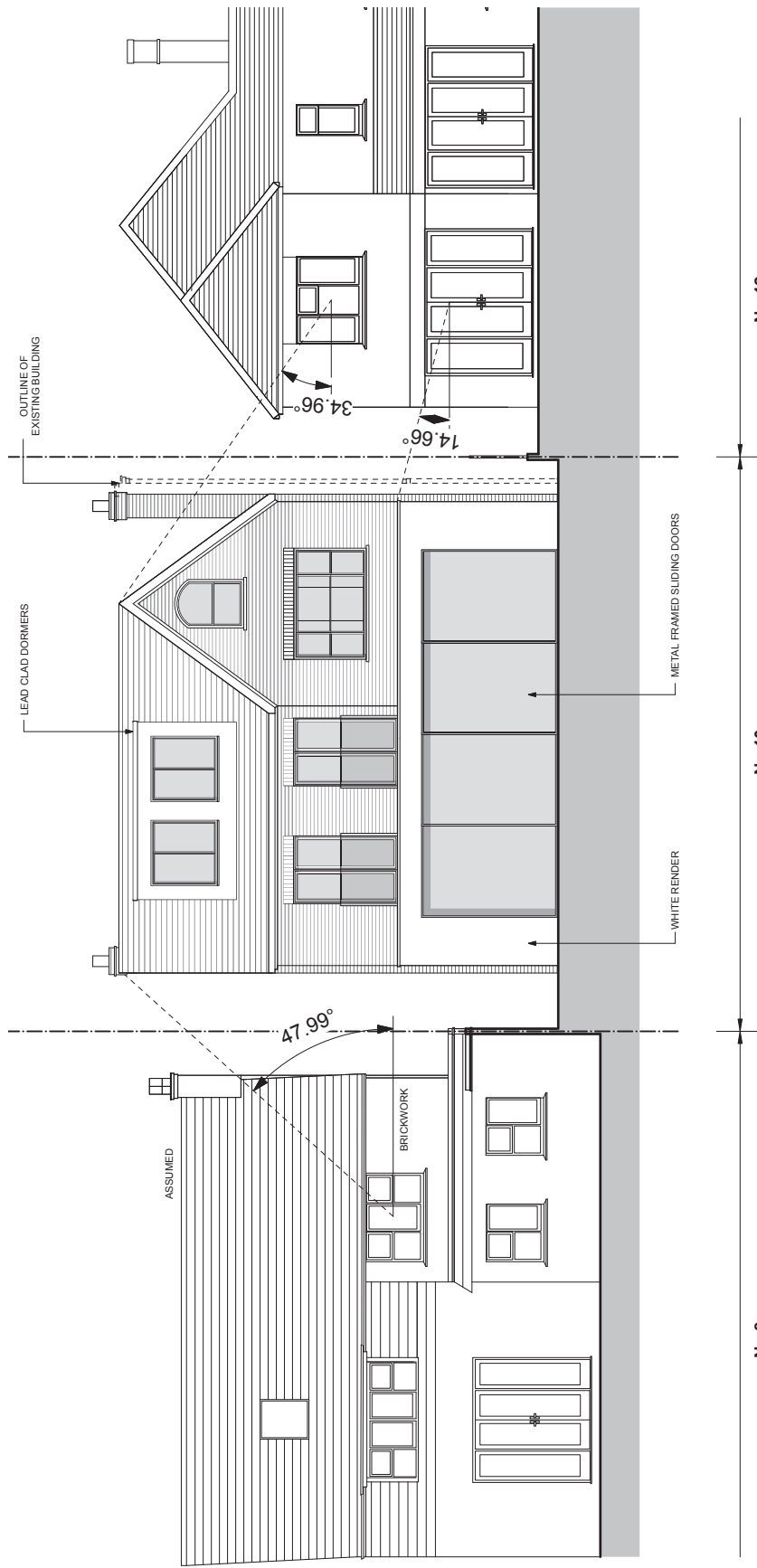


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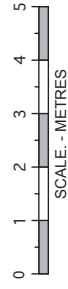
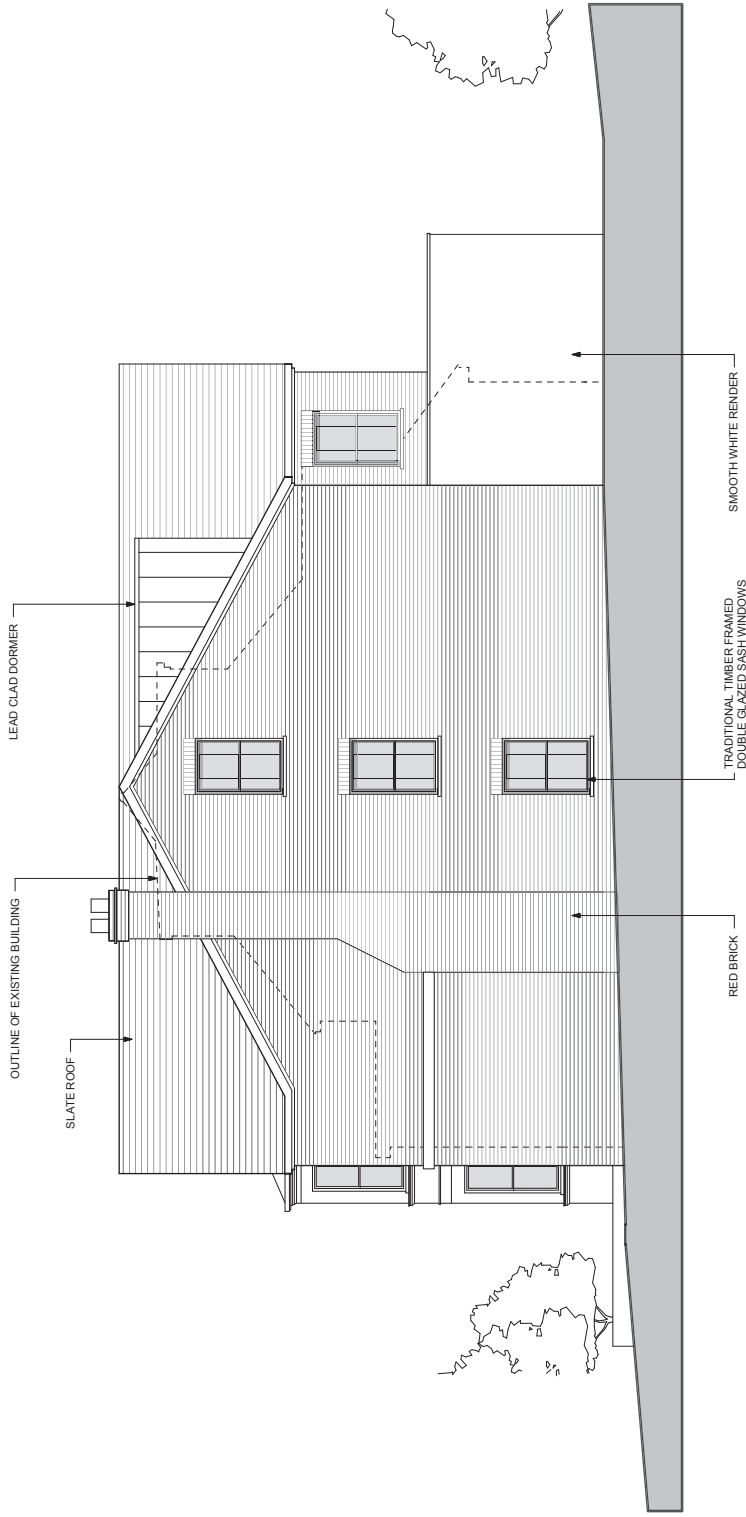


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	<p><b>Scale</b> 1: 100 @ A3</p>		<p><b>No.</b> 0314(01)08</p>		<p><b>Rev.</b> F</p>	
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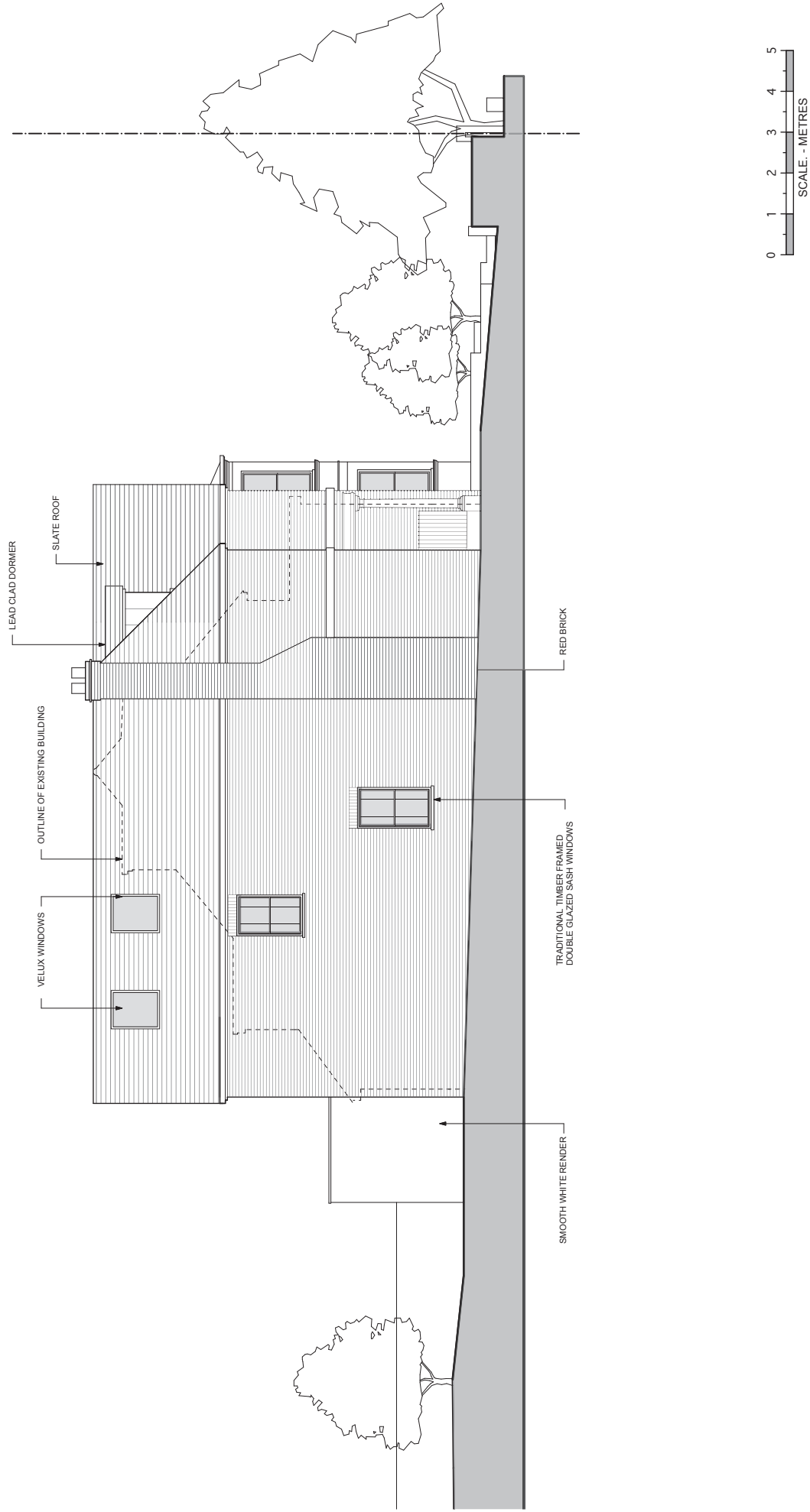


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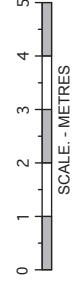
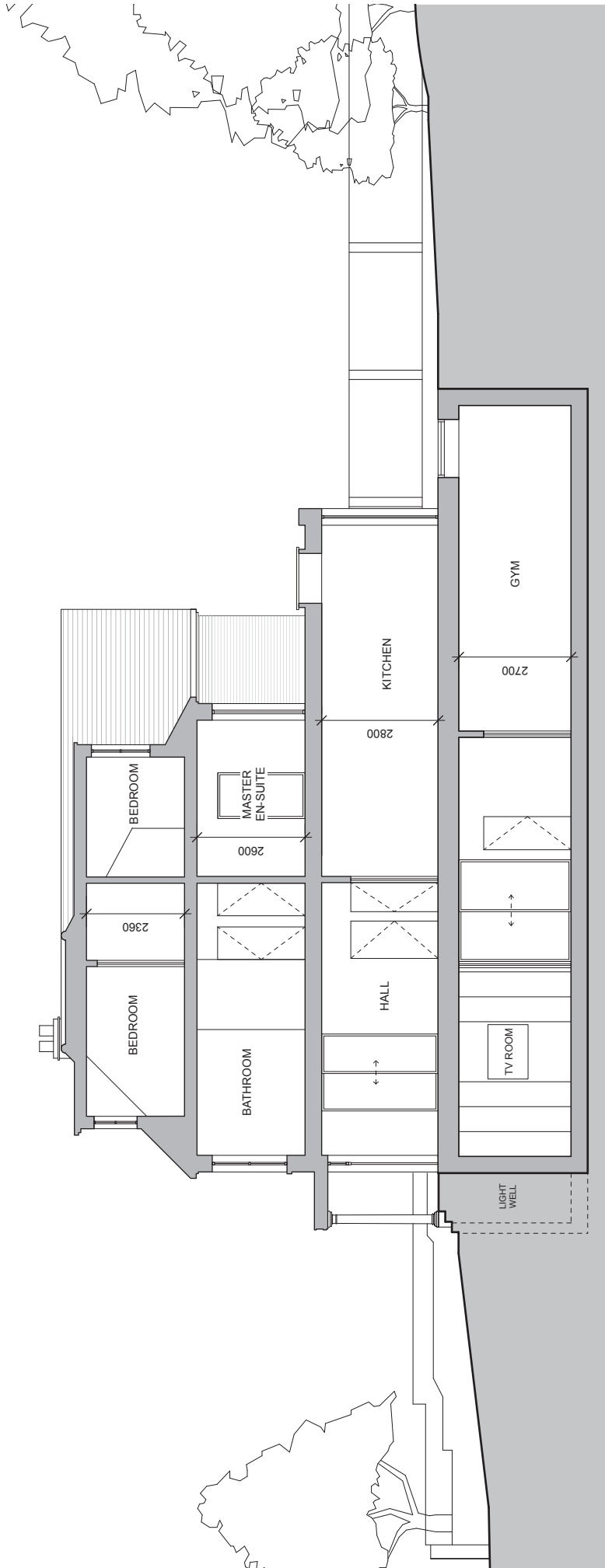
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4. Read in conjunction with all relevant structural and mechanical & electrical engineers drawings.
5. Dimensions critical to proposed building works must be checked on site before building works commence, as certain assumptions have been made due to lack of accessibility and anomalies in the existing building.

Client & Address Mr and Mrs Hamilton 10 St Mary's Road Wimbledon, SW19 7BW		Title Proposed Side Elevation (South Elevation)	
Date 09.07.12	Scale 1: 100 @ A3	No. 0314(01)10	Rev. E

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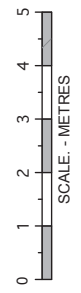
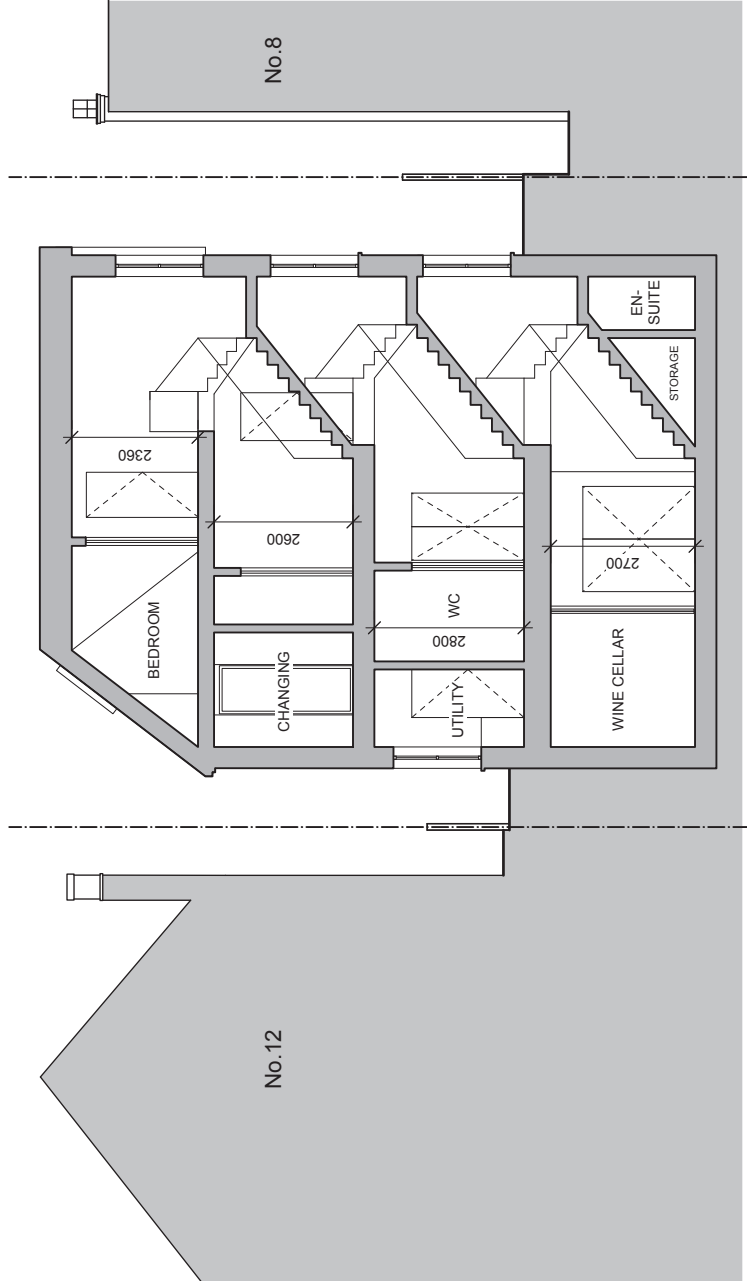


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	<p>Mr and Mrs Hamilton 10 St. Mary's Road Wimbledon, SW19 7BW</p> <p>Date 09.07.12</p> <p>Scale 1: 100 @ A3</p>		Proposed Side Elevation (North Elevation)	No.	Rev.
			<p>0314(01)11</p>		E
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	<p><b>Date</b> 01.03.13</p>		<p><b>Scale</b> 1: 100 @ A3</p>		<p><b>No.</b> 0314(01)12</p>	
				<p><b>Rev.</b> E</p>		

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		Mr and Mrs Hamilton 10 St. Mary's Road Wimbledon, SW19 7BW	Proposed Section BB	
		Date	No.	
		01.03.13	0314(01)13	D
		Scale	1: 100 @ A3	



