

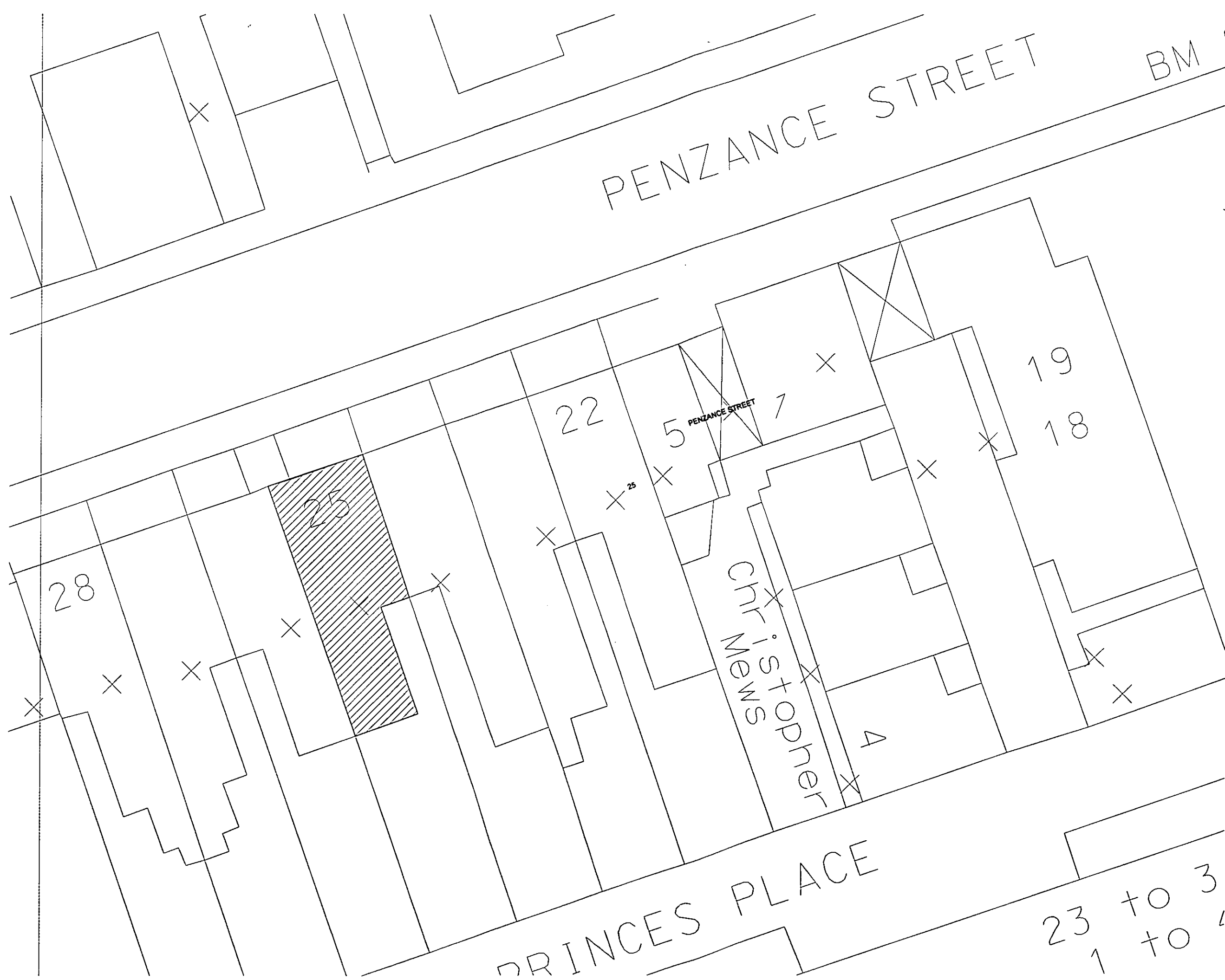
APPROVED DRAWINGS

Please Index As

File Number

APPROVED DRAWINGS

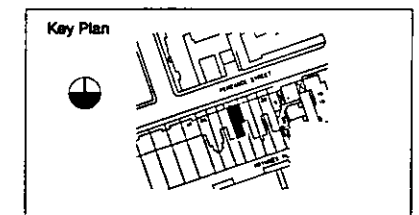
Part	1	Part	11
Part	2	Part	12
Part	3	Part	13
Part	4	Part	14
Part	5	Part	15
Part	6	Part	16
Part	7	Part	17
Part	8	Part	18
Part	9	Part	19
Part	10	Part	20



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Revision	Date



Client PROFESSOR P CICLITRA
 Project 25 PENZANCE STREET
 LONDON W11 4QX

Drawing Status
 PLANNING APPLICATION

Drawing Title
 LOCATION PLAN

Drawing No. 1405/PP/01 Rev.

Date November 2005 Scale 1:1000 @ A1

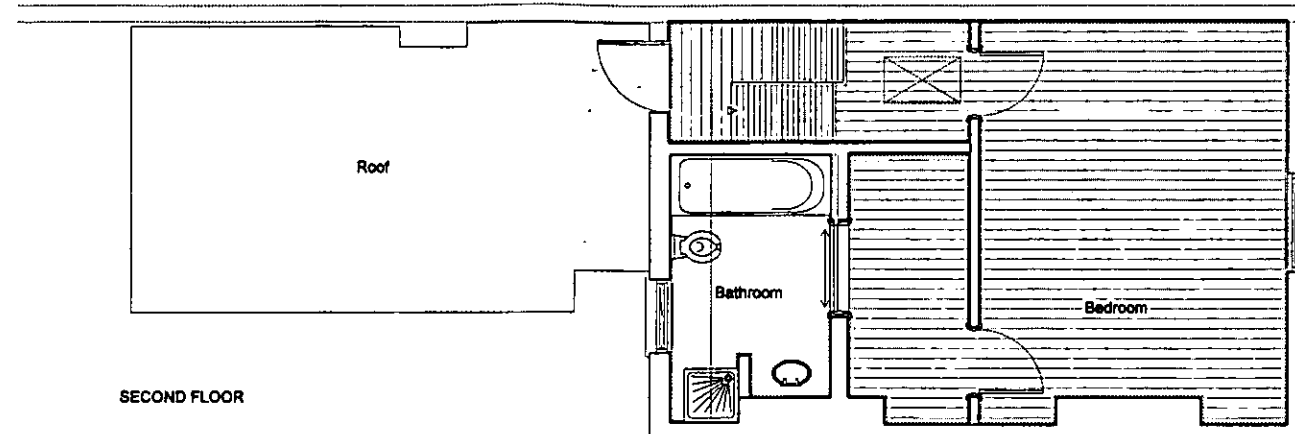
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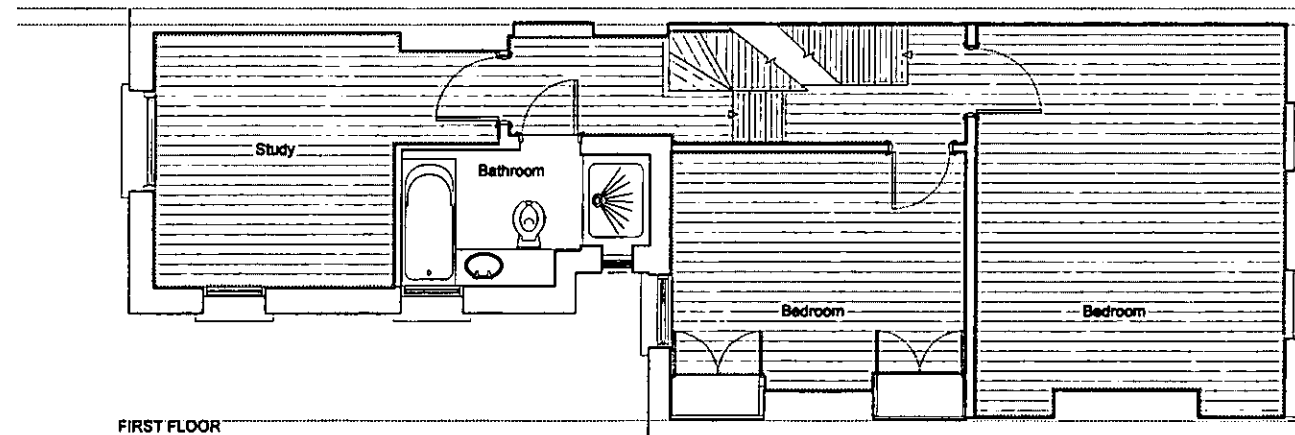
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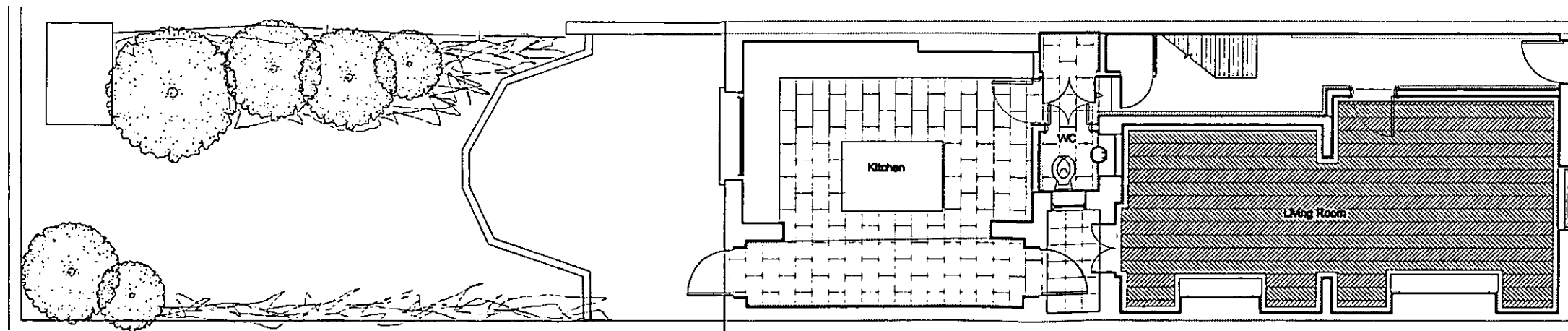
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SECOND FLOOR

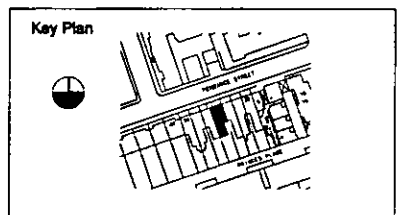


FIRST FLOOR



GROUND FLOOR

Revision	Date



Client PROFESSOR P CICUTIRA
 Project 25 PENZANCE STREET
 LONDON W11 4QX

Drawing Status
 PLANNING APPLICATION

Drawing Title
 EXISTING PLANS

Drawing No. 1405/PP/K2 Rev.

Date November 2005 Scale 1: 50 @ A1

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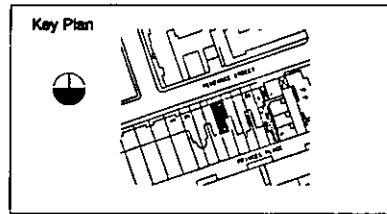


REAR ELEVATION



SIDE ELEVATION

Revision	Date



Client PROFESSOR P CICLITIRA
 Project 25 PENZANCE STREET
 LONDON W11 4QX

Drawing Status
 PLANNING APPLICATION

Drawing Title
 EXISTING ELEVATIONS

Drawing No. 1405/PP/03 Rev.

Date November 2005 Scale 1: 50 @ A1

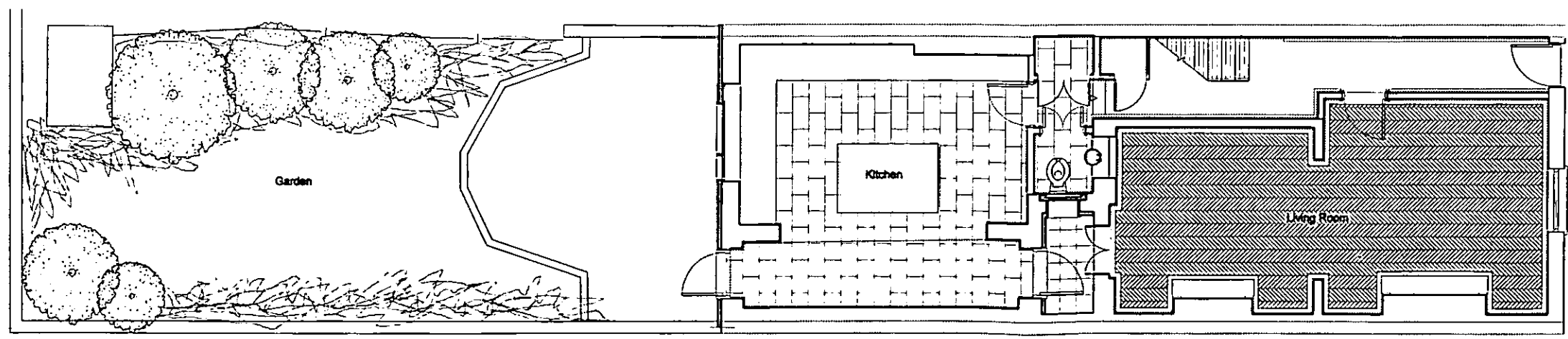
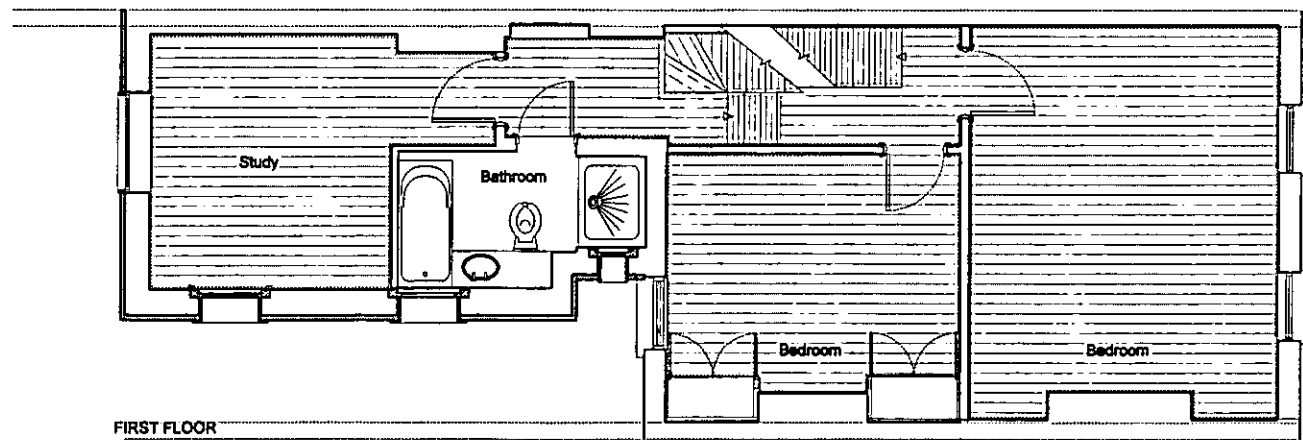
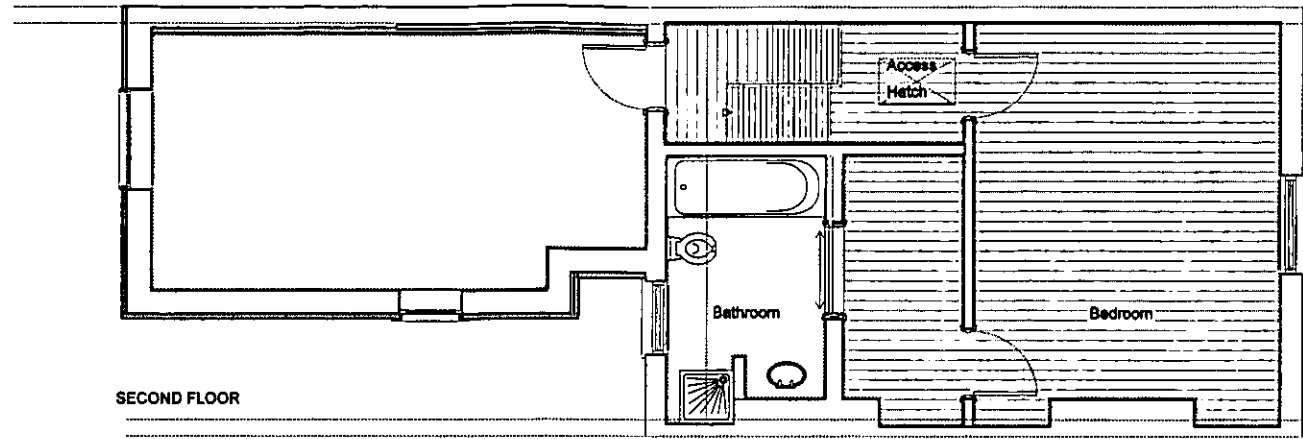
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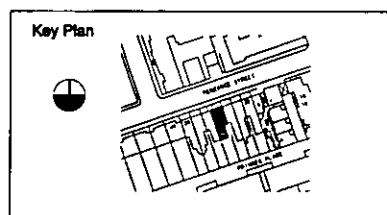
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Revision	Date



Client PROFESSOR P CICLITIRA
 Project 25 PENZANCE STREET
 LONDON W11 4GX

Drawing Status
 PLANNING APPLICATION

Drawing Title
 PROPOSED PLANS

Drawing No. 1405/PP/04 Rev.

Date November 2005 Scale 1:50 @ A1

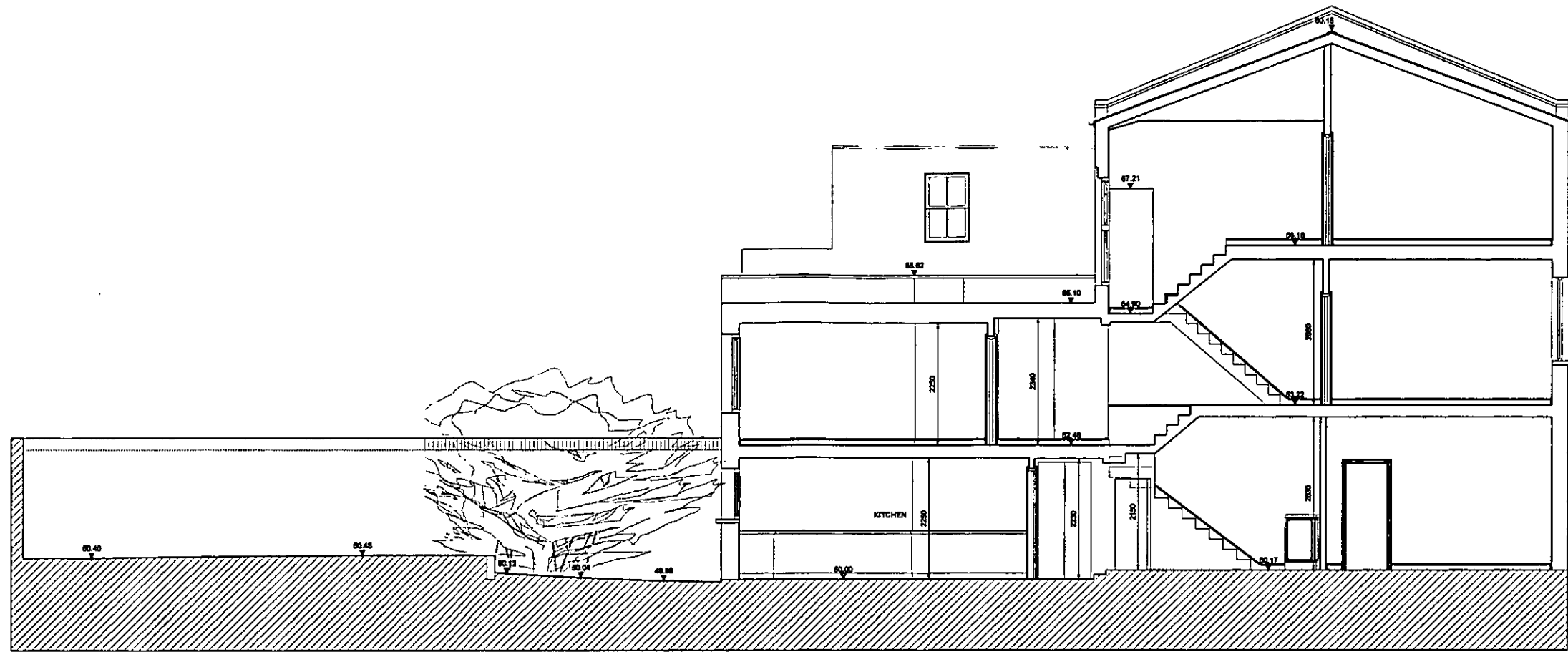
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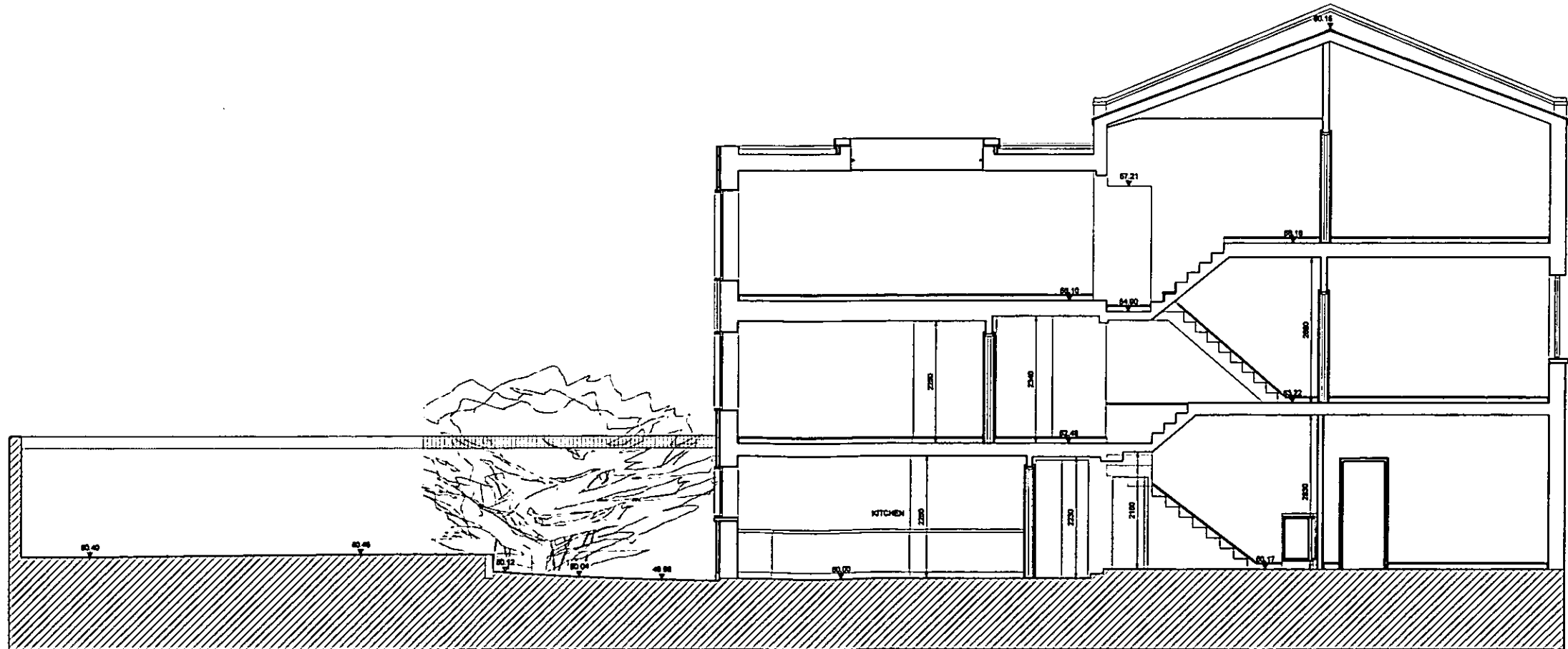
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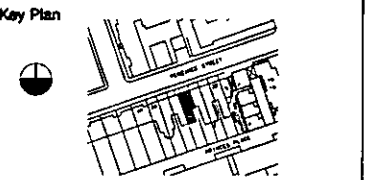


EXISTING SECTION A-A'



PROPOSED SECTION A-A'

Revision	Date



Client PROFESSOR P CICLITIRA
 Project 25 PENZANCE STREET
 LONDON W11 4QX

Drawing Status
 PLANNING APPLICATION

Drawing Title
 EXISTING AND PROPOSED
 SECTIONS A-A'

Drawing No. 1405/PP/08 Rev.

Date November 2005 Scale 1: 50 @ A1

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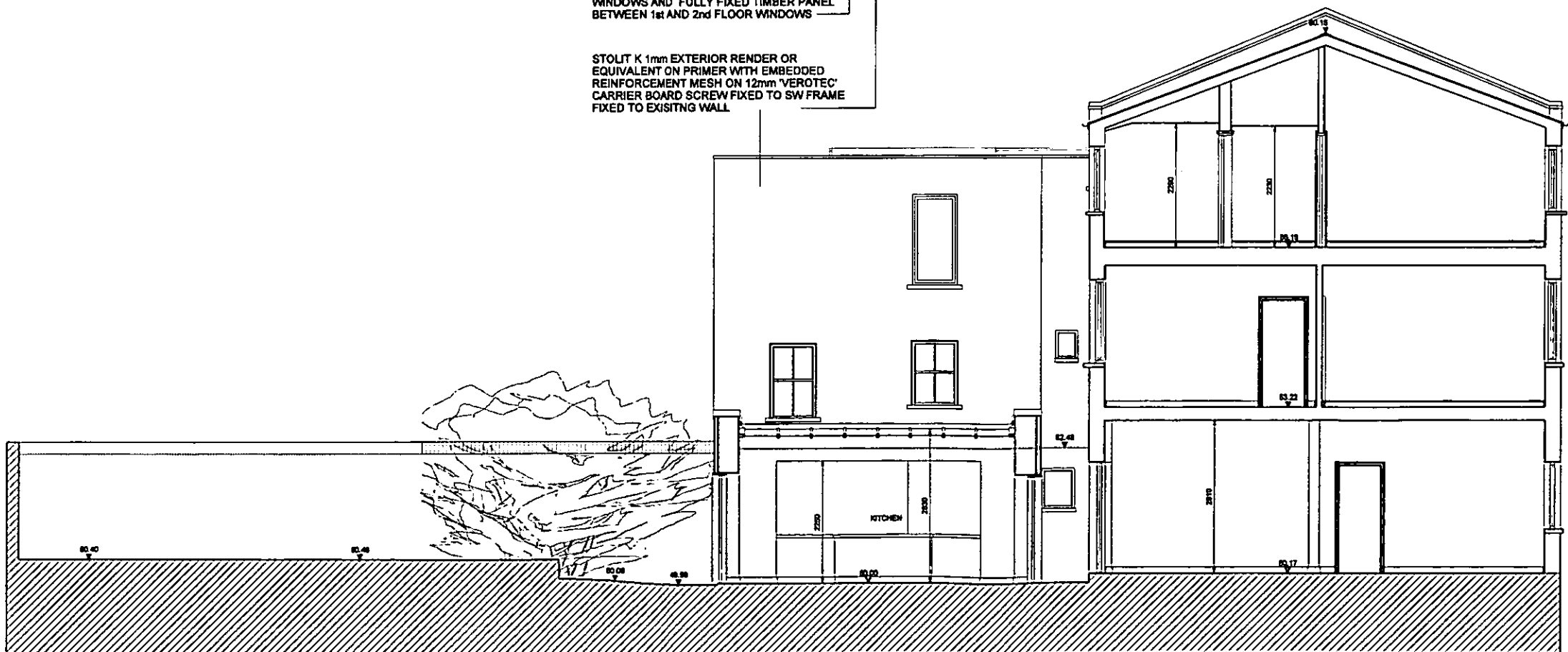


REAR ELEVATION

NEW TIMBER WINDOW PANEL WITH HINGED WINDOWS AND FULLY FIXED TIMBER PANEL BETWEEN 1st AND 2nd FLOOR WINDOWS

NEW TIMBER FRAMED; TIMBER AND GLASS DOOR, TIMBER PANEL AND KITCHEN WINDOW

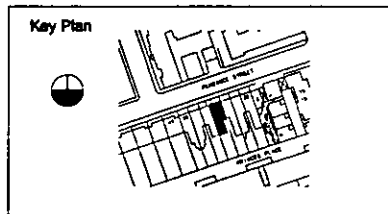
STOLIT K 1mm EXTERIOR RENDER OR EQUIVALENT ON PRIMER WITH EMBEDDED REINFORCEMENT MESH ON 12mm 'VEROTEC' CARRIER BOARD SCREW FIXED TO SW FRAME FIXED TO EXISTING WALL



SIDE ELEVATION/SECTION B-B

DMCD
25 Penzance A
Latest proposals - I
think there were other
views please ref
21/11/05

Revision	Date



Client PROFESSOR P CICLITIRA
 Project 25 PENZANCE STREET
 LONDON W11 4QX

Drawing Status
 PLANNING APPLICATION

Drawing Title
 PROPOSED ELEVATIONS

Drawing No. 1405/PP/05 Rev.

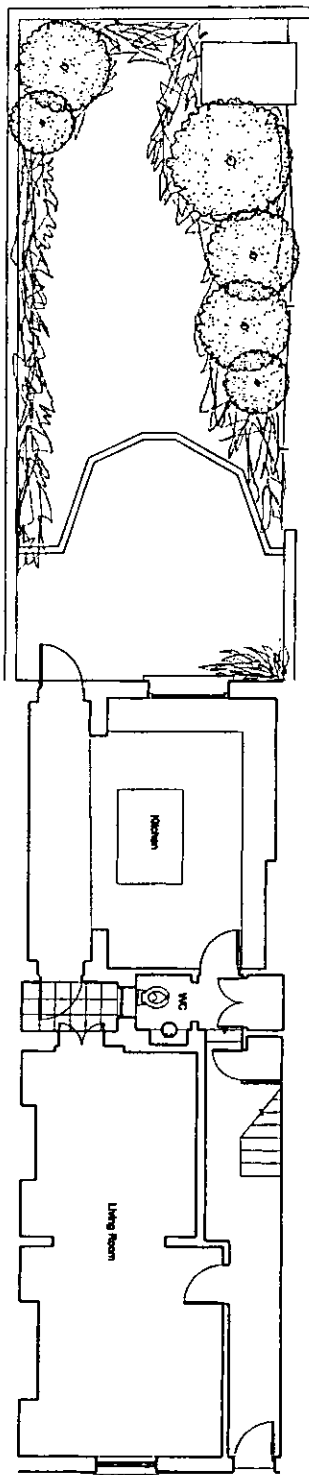
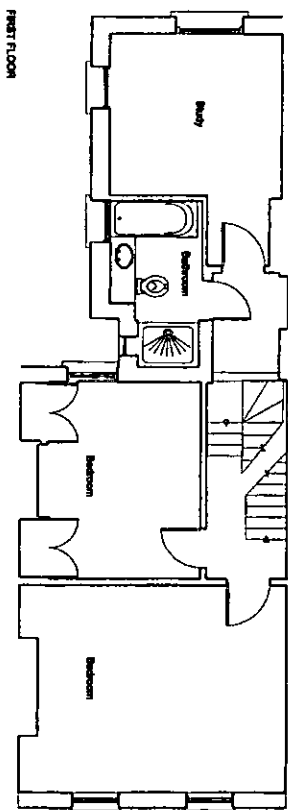
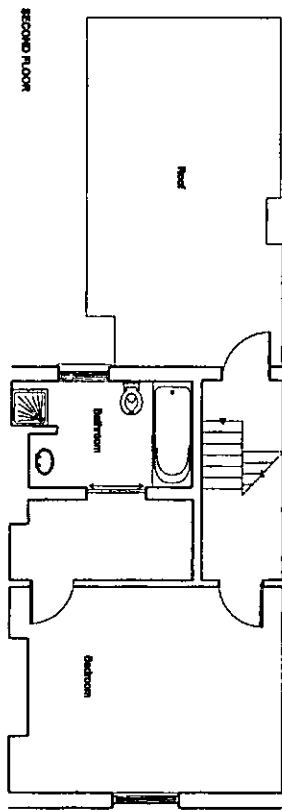
Date November 2005 Scale 1: 50 @ A1

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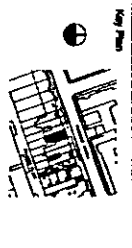
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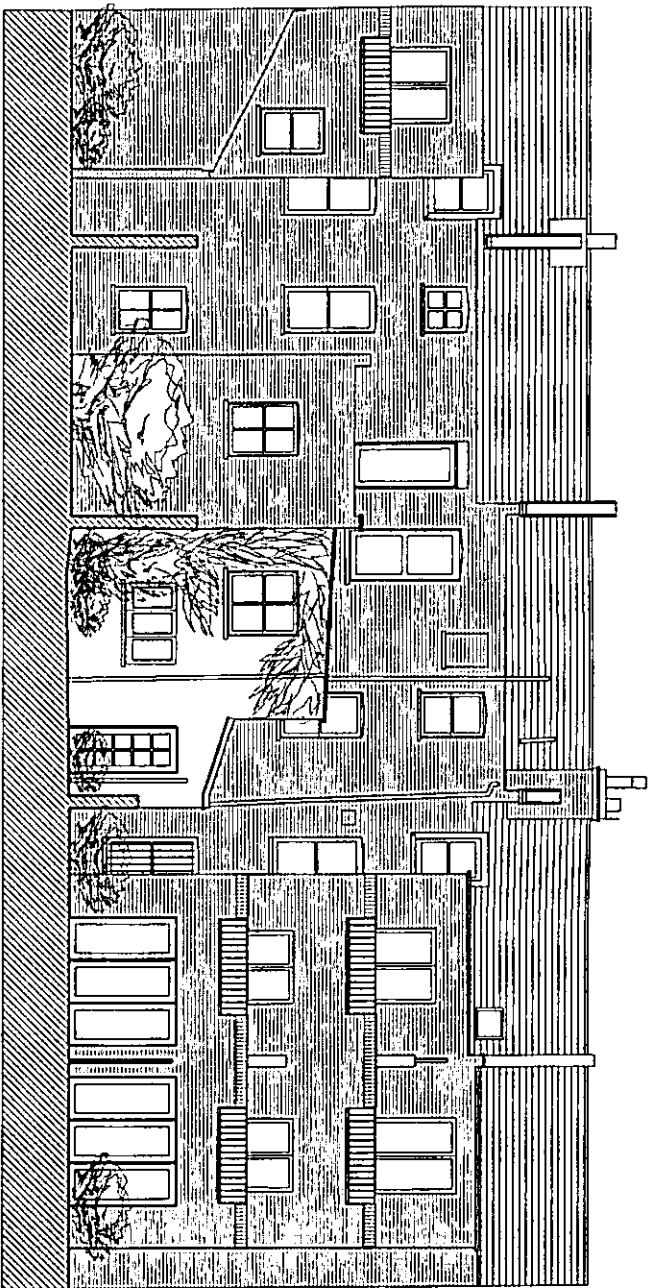
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Drawing Status	Planning Application
Drawing Title	EXISTING PLANS
Drawing No.	1408 P 02
Date	October 10
Drawn	Checked



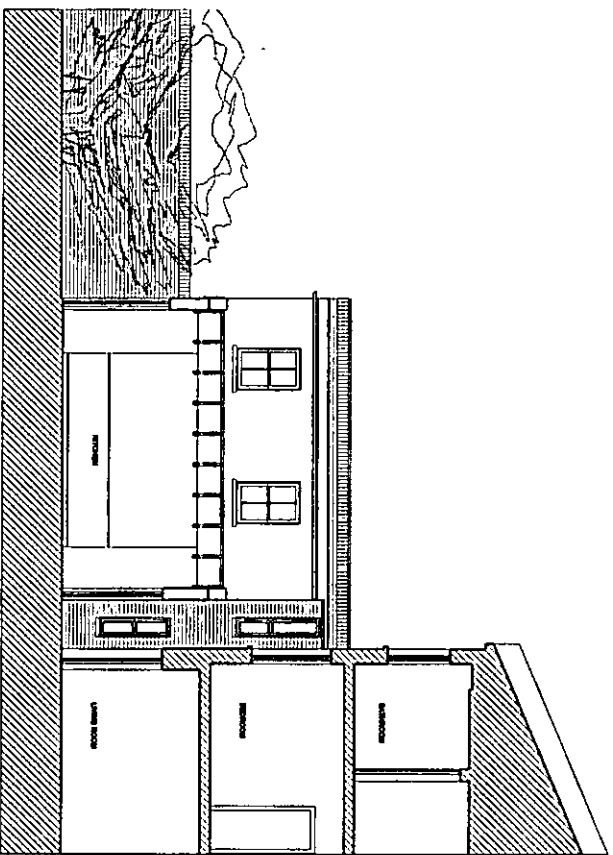
Client	25 PONDAGE STREET LONDON W11
Drawing Status	Planning Application
Drawing Title	EXISTING PLANS
Drawing No.	1408 P 02
Date	October 10
Drawn	Checked

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REAR ELEVATION



SIDE ELEVATION

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Key Plan

Client
**28 PENCAIRNE STREET
 LONDON W1T**

Drawing Status
 Planning Application

Drawing Title
EXISTING ELEVATIONS

Drawing No. 1408 P 03 Rev. -

Date October '05 Scale 1:50 @ A1

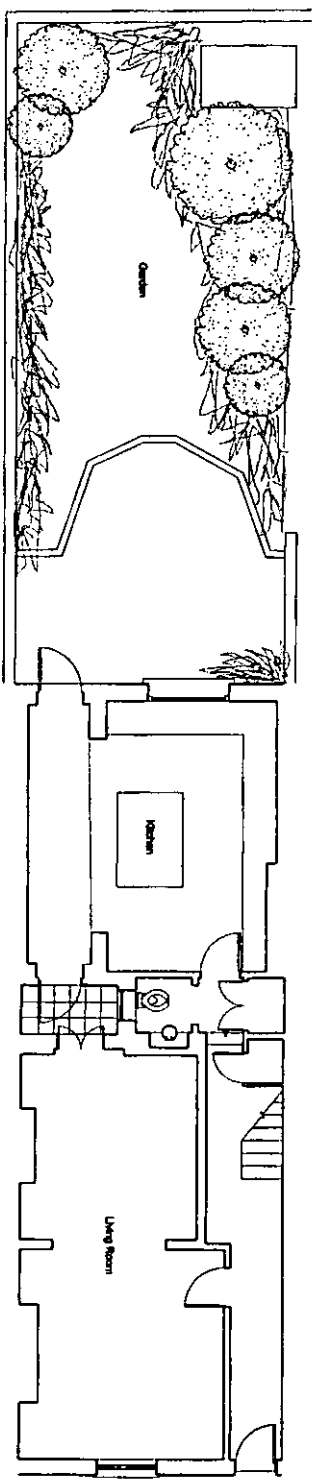
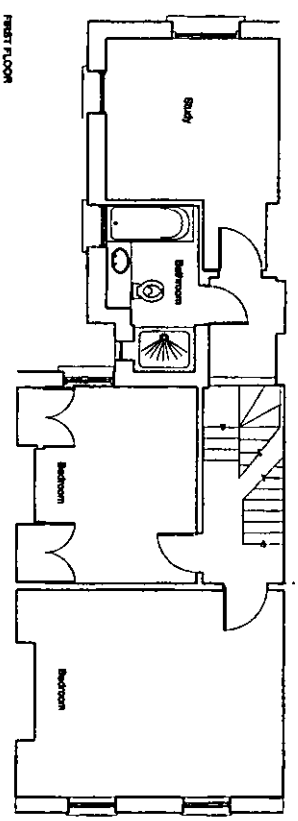
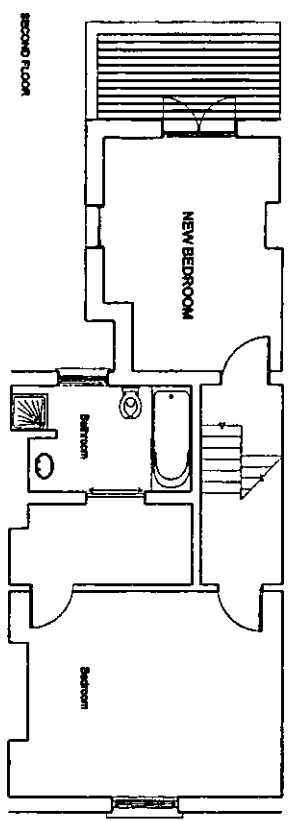
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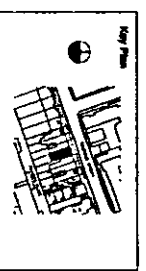
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Client
 25 PENANCE STREET
 LONDON W1T

Drawing Status
 Planning Application

Drawing Title
 PROPOSED PLANS

Drawing No. 1403 P 04 Rev -

Date October 03 Scale 1:50 @ A1

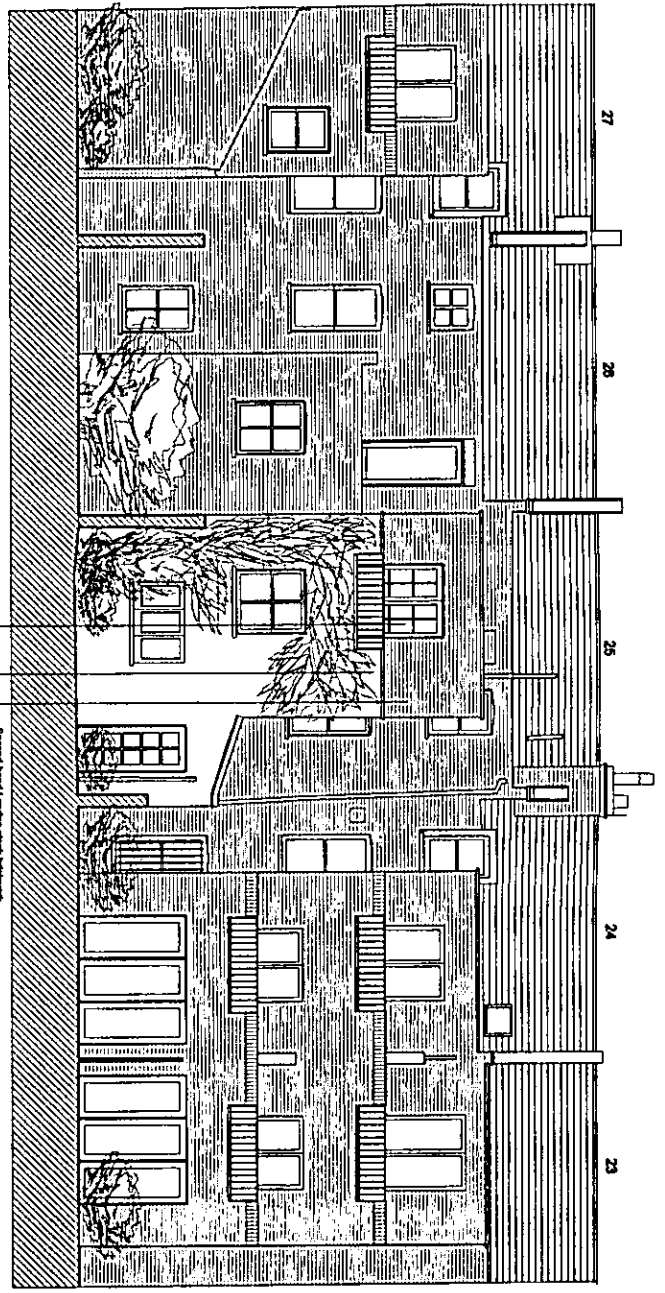
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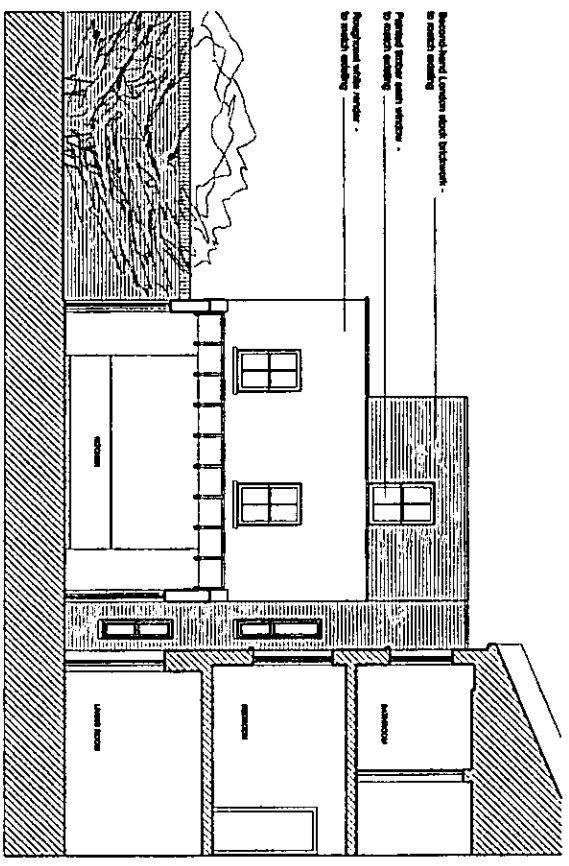
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REAR ELEVATION



SIDE ELEVATION

Client	25 PENANCE STREET LONDON W1T
Drawing Title	PROPOSED ELEVATIONS
Drawing No.	1403 P 02
Date	October 03
Scale	1:50 @ A1
Drawn	Chris
Checked	Chris
Authorised & Issued	

Key Plan

Client
25 PENANCE STREET
LONDON W1T

Drawing Title
PROPOSED ELEVATIONS

Drawing No. 1403 P 02

Date October 03

Scale 1:50 @ A1

Drawn Chris

Checked Chris

Authorised & Issued

Architectural & Design

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Introduction

This design report is submitted to the London Borough of Kensington & Chelsea in support of an Application for Planning Permission to extend the rear of 25 Penzance Street, W11 4QX at second floor level.

Existing Building

No 25 is a mid terrace property within seven similar properties fronting Penzance Street. At the rear it has been altered considerably and already has a modern extension to ground and first floor levels.

The Proposals

The proposals are for a new extension, which is designed:-

- to rise no higher than the existing neighbouring and nearby extensions;
- to rise only to a height well below the existing eaves of the property;
- to incorporate traditional detailing appropriate to a Conservation Area.

Character and Context

No 25 is a mid terrace property within seven properties that present a relatively unaltered, coherent and unified frontage to Penzance Street. At the rear however there is little unity remaining. No's 23, 24 25 and 27 in particular have been considerably re-modelled and extended, and nos 23, 24 and 27 already have second floor extensions.



View from Penzance Street



Views at Rear



Architecture
Interior Design
Space Management

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The continuation of Penzance Street into St James Gardens presents a frontage to the square that is also relatively unaltered, coherent and unified. Unlike no's 22 – 28 Penzance Street, the rears of these properties also exhibit these characteristics. At the opposite end of the street however, the buildings forming the setting for the terrace are a mixture of large and small-scale modern buildings of undistinguished design.

Whilst the frontages to no's 22-28 Penzance Street are prominent and clearly visible within this surrounding townscape, the rear of the properties are virtually invisible. The rear gardens of these houses back onto Princes Place where they are bounded by a high brick wall that is further made visually protective by the presence of a timber trellis and abundant planting. Access into Princes Place from Princedale Road is circuitous, and tall modern buildings completely block any views of the rear of the buildings and gardens to Penzance Street. From street level in Princes Place only largely obscured glimpses of the roofs of the houses on Penzance Street are possible.



Access into Princes Place from Princedale Road



View towards bend in Princes Place



Princes Place



Oblique view along Princes Place showing greatest visibility of rear extensions



View along Princes Place with 18/ 19 Penzance Street to rear



Typical view from Princes Place towards Penzance Street

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Whilst we accept that the situation for the properties facing St James Gardens is otherwise, we do not believe that the existing rears of nos 22-28 Penzance Street contribute in any positive way to the character and amenity of the conservation area.

Building Design

No 25 Penzance Street has an existing extension to first floor level that is of modern appearance, and is finished in roughcast white render. At second floor level the historic openings have been substantially modified, and present an incoherent and unattractive appearance to the building at high level.

Our proposals are for an additional extension in traditional materials, with second hand stock brickwork walls, and painted timber joinery to the new window and door. A shallow 'terrace', with a railed opening matching those to nos 23, 24 and 27 allows the second floor to be recessed behind the line of the existing extension. The existing roughcast render is extended up to the line of the coping to this terrace, and terminated along a projecting matching stringcourse that demarcates the boundary between render and stock brickwork.

The scale, materials and detail of the proposed extension would ensure that the varied, yet repetitive rear character of this unseen row of properties in the conservation area is not only maintained, but also enhanced.

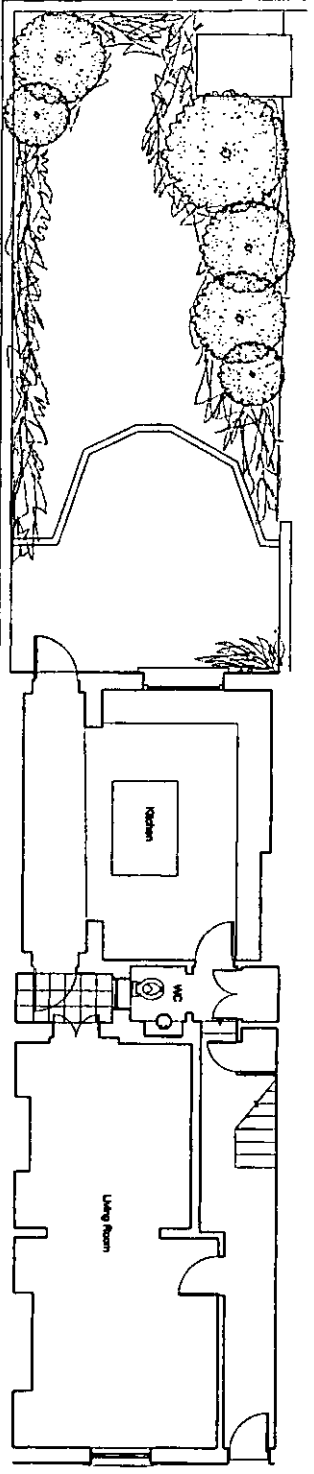
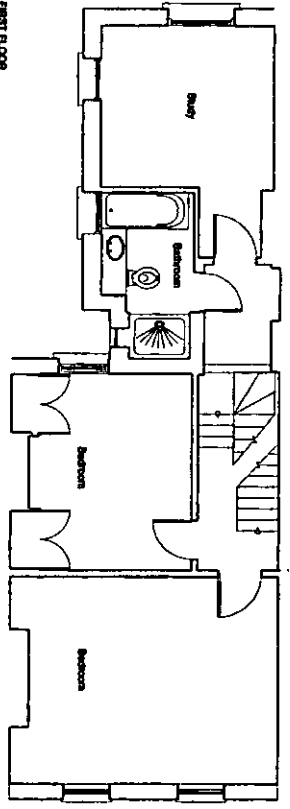
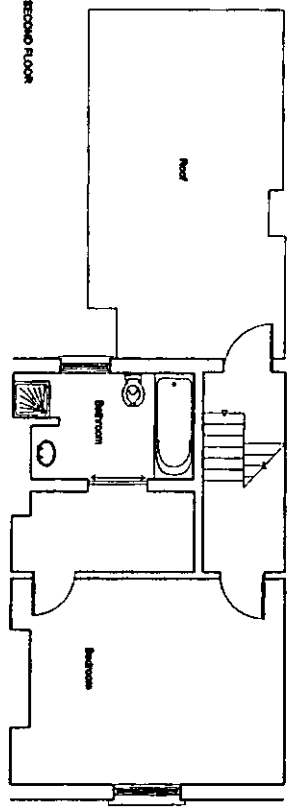
Privacy and Overlooking

As has been acknowledged by the Council with regard to a previous application (PP/02/00267 - delegated report) - these proposals 'would not result in any significant increase in overlooking, given the existing access to the whole of the roof, and that the rears of other similar terraces nearby'.

Daylighting and Sunlighting

As has also been acknowledged by the Council with regard to a previous application (PP/02/00267 - delegated report) - these proposals would not result in any significant loss of light to the neighbouring properties.

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Key Plan

Client
25 PERCHANCE STREET
LONDON W11

Drawing Title
EXISTING PLANS

Drawing No. 1028 P 02

Date October 93

Scale 1:50 @ A1

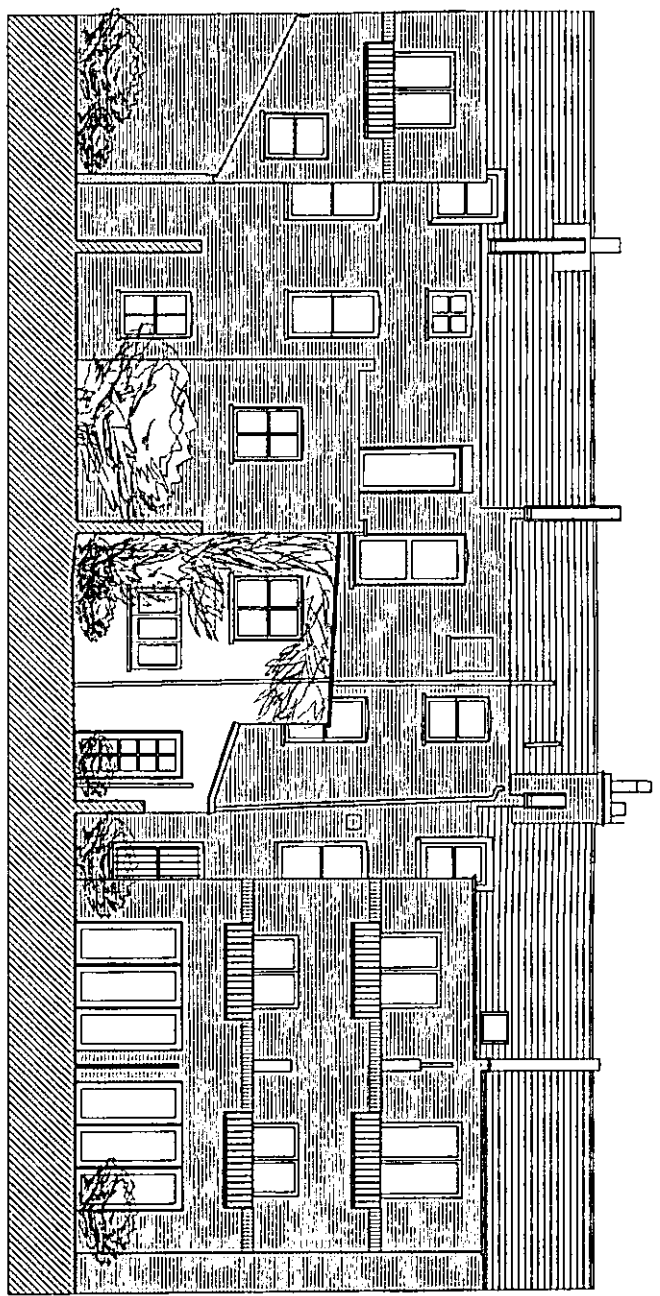
Drawn Choudhury

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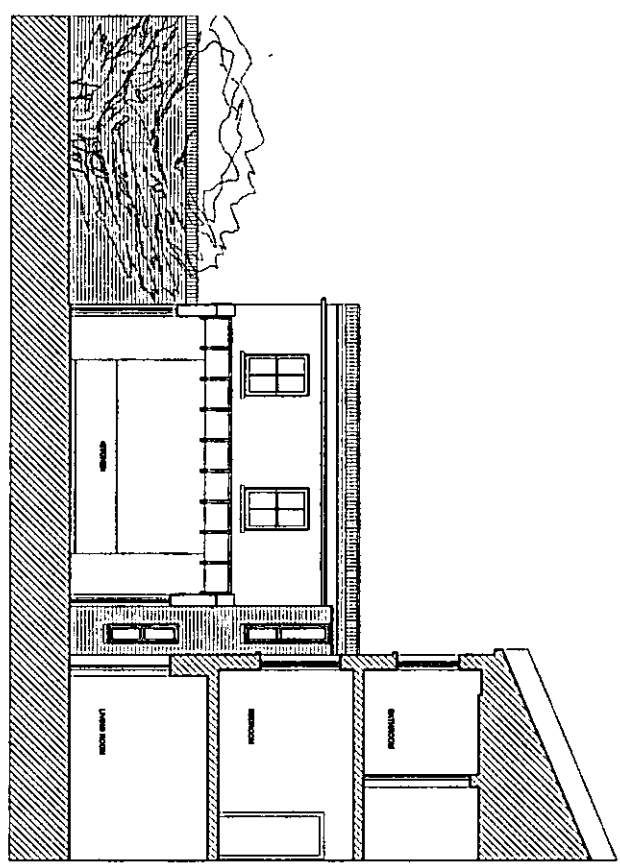
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REAR ELEVATION



REAR ELEVATION

Key Plan

Client
 25 PRIDMORE STREET
 LONDON W1T 1JF

Drawing Title
 EXISTING ELEVATIONS

Drawing No. 1428 P 02

Date: October 03 Scale: 1:50 @ A1

Drawn: [Signature]

Approved: [Signature]

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