

PLANNING SERVICES APPLICATION

MIND

CONSULTATION SHEET

APPLICANT:

Peter Eley Architects,  
100 Parkway,  
London,  
NW1 7AN

APPLICATION NO: PP/00/02801

APPLICATION DATED: 13/11/2000

DATE ACKNOWLEDGED: 7 December 2000

APPLICATION COMPLETE: 05/12/2000

DATE TO BE DECIDED BY: 30/01/2001

SITE: 26 Lansdowne Road, London, W11 3LL

PROPOSAL: The demolition of the existing two garages and the erection of a new two bedroom dwelling.  
The erection of a new external staircase enclosure to main building.

ADDRESSES TO BE CONSULTED

- 1.
2. 22a, 24-30 (EVEN) + 19-25 (ODD) LANSDOWNE RD
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- The Environment Agency
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health
- GLA
- Govt Office for London

Handwritten notes and checkmarks:

- Checkmark next to "Effect on CA"
- Checkmark next to "Demolition in CA"
- Handwritten "CBB" and "11/12" with a diagonal line through them, positioned between the two columns.
- Handwritten "CBB" and "11/12" with a diagonal line through them, positioned to the right of the "ADVERTISE" column.
- Handwritten "PC" at the bottom right.

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

ADDRESS 26 Lansdowne Road

26 LANSDOWNE ROAD

POLLING DISTRICT F

PP002801

- |     |  |        |  |
|-----|--|--------|--|
| HB  | Buildings of Architectural Interest          | LSC    | Local Shopping Centre                          |
| AMI | Areas of Metropolitan Importance             | AI     | Sites of Archeological Importance              |
| MDO | Major Sites with Development Opportunities   | SV     | Designated View of St Paul's from Richmond     |
| MOL | Metropolitan Open Land                       | SNCI   | Sites of Nature Conservation Importance        |
| SBA | Small Business Area                          | REG 7  | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights   |



Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
3																✓	✓

Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

Royal Borough of Kensington and Chelsea  
 GGP Point in Polygon Search Results  
 Corporate Land and Property Gazetteer

The Cottage	22a	Lansdowne Road	W11 3LL
	28/30	Lansdowne Road	W11 3LL
	19	Lansdowne Road	W11 3AG
	21	Lansdowne Road	W11 3AG
	23	Lansdowne Road	W11 3AG
	24	Lansdowne Road	W11 3LL
	<del>25</del>	<del>Lansdowne Road</del>	W11 3AG
	25	Lansdowne Road	W11 3AG
	25	Lansdowne Road	W11 3AG
	26	Lansdowne Road <i>stet</i>	W11 3LL
Flat A			
1st Floor Flat	26	Lansdowne Road	W11 3LL
2nd Floor Flat	26	Lansdowne Road	W11 3LL
Basement Flat	26	Lansdowne Road	W11 3LL
Ground Floor Flat	26	Lansdowne Road	W11 3LL
	<del>28</del>	<del>Lansdowne Road</del>	W11 3LL
1st Floor Flat	28	Lansdowne Road	W11 3LL
2nd/3rd Floor Flat (NORTH)	28	Lansdowne Road	W11 3LL
<del>2nd/3rd Floor Flat (SOUTH)</del>	<del>28</del>	<del>Lansdowne Road</del> <i>stet</i>	W11 3LL
<del>2nd/3rd Floor Flat (CENTRE)</del>	<del>28</del>	<del>Lansdowne Road</del> <i>stet</i>	W11 3LL
Basement/ground	28	Lansdowne Road	W11 3LL

Total Number of Properties Found *20*

*18*

**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/00/02801/AP  
Room No:**

**CODE 1E**

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**Date: 11 December 2000**

**DEVELOPMENT AT:**

**26 Lansdowne Road, London, W11 3LL**

**DEVELOPMENT:**

**The demolition of the existing two garages and the erection of a new two bedroom dwelling.  
The erection of a new external staircase enclosure to main building.**

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990  
(development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)
5. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (demolition in a Conservation Area)

**M.J. French**

Executive Director, Planning & Conservation

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

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The Occupier  
file copy  
file  
file

Switchboard: 020-7937-5464

Extension: 2079/2080

Direct Line: 020-7361- 2079/2080

Facsimile: 020-7361- 3643

Date: 8 December 2000

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02801/AP

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: 26 Lansdowne Road, London, W11 3LL**

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

### **Proposal for which permission is sought**

**The demolition of the existing two garages and the erection of a new two bedroom dwelling. The erection of a new external staircase enclosure to main building.**

**Applicant G. & J. Mayers, 11 Lansdowne Walk, London, W11 3LN**

Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation

### WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

### WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

### WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

### WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

***PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY***

# REASON FOR DELAY

CASE NO. PP/00/2811

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of.....

I have been unable to pass through the case within the target period for the following reason(s) [highlight as necessary]

- 1) Delays due to internal Consultation (i) Design  
[highlight one or all] (ii) Transportation  
(iii) Policy  
(iv) Environmental Health  
(v) Trees  
(vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed..... (Case Officer)



# RBKC District Plan Observations CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N C S
26 Lansdowne Rd, W11.	AP C/C/00/02802		3	
Description	Code			
i) Demolition of two garages at the rear of the site.	PP/00/02801			

- ii) Re-demolition of the garages & the construction of a new two bedroom dwelling - + new external staircase to the main building.

A site visit will be necessary to assess:-

- i) The appearance of the existing garages.
- ii) The visual impact of the proposed new dwellings on the architectural character of the conservation area.
- iii) The possible harm to the main building, given the nature of internal alterations which may be expected externally.

Initial response of the conservation area.

H/S

15.12.00





# RBKC

## District Plan Observations

### CONSERVATION AND DESIGN

Address 26, Lansdowne Road, W11.	Appl. No. AP CC/00/02802	L.B. ✓	C.A. 3	N C S
Description Further Obs.	Code PP/00/62801			

- i/ A site visit has been carried out - the property being clearly visible from the public highway.
  
  - ii/ The scheme proposed would be contrary to VOP policies for backland development. Ref 3.4.  
CO 37 (b) (A)
  
  - iii/ The scheme proposed would be welcome, in that it complies with the VOP policies for development in Conservation Areas. Ref 5.9.  
CO 52  
CO 53 (A) (+)  
Q also  
CO 56.      iii(a)      ~~Land~~ Land in the CAP MAP. Important Gap between buildings.
  
  - iv/ The demolition of the existing garages will not ~~be~~ be resisted - given that the garages are not in keeping with the character of the C.A.
  
  - v/ Overall, strong objections noted.
- H/B      3-Jan-01.

Fla

# SALUSBURYS

## Solicitors

3 Wycliffe Street Leicester LE1 5LR  
Telephone: (0116) 262 6052 Fax: (0116) 251 5048  
MDX 10836 Leicester  
e-mail: law@salusburys.co.uk  
www.salusburys.co.uk

① PC + CB

② AP

Jk.

16/10.

Our Ref: SJY.HMJ.BERS1  
Your Ref: DPS/DCN/PP/00/02801/AP

Date: 14 October 2002

Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
London  
W8 7NX

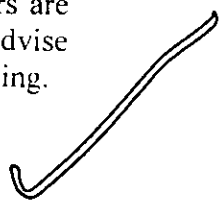
EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	16 OCT 2002				PLANNING	
K.C.						
NV	C	SW	SE	APP	IC	RES
			ARB	FPLN	DES	FEEs

Dear Sirs

**Re: Town and Country Planning Act 1990**  
**Proposed development: 26 Lansdowne Road, London, W11 3LL**

Further to correspondence earlier this year, we would be grateful if you would kindly confirm the present position with regard to the above application. The Executors are intending to dispose of the First Floor Flat in the near future and we need to advise potential purchasers whether the planning application by the Landlord is still pending.

Yours faithfully



# SALUSBURYS

## Solicitors

3 Wycliffe Street Leicester LE1 5LR  
Telephone: (0116) 262 6052 Fax: (0116) 251 5048  
MDX 10836 Leicester  
e-mail: law@salusburys.co.uk  
www.salusburys.co.uk

① PC F.  
② Amend  
Arolaid  
etc  
Vgn  
16/1.  
③ AP

Our Ref: SJY.HMJ.BER5/1  
Your Ref: DPS/DCN/PP/00/02801/AP

Date: 11 January 2002

Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
London  
W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
RB KJS	15 JAN 2002			S		
	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

Dear Sirs

**Re: Town and Country Planning Act 1990**  
**Proposed development: 26 Lansdowne Road, London, W11 3LL**

We are acting in the administration of the Estate of the late Mr A C Berridge whom we regret to advise died on the 22 December 2001. Correspondence relating to the above property has been handed to us and we would be obliged if you would kindly amend your records so that all future correspondence concerning the matter is directed to this firm.

Yours faithfully



# TOWN & COUNTRY PLANNING ACT 1990 FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY	PP00280* SYSTEMS	Borough Ref. ....	<b>COMPLETE</b>
Fee £ .....	95 \$ £190.00	Registered No. ....	
Cheque / Postal Order No. ....	100469 CN 100471	Date Received .....	- 5 DEC 2000
Receipt No. Issued .....	0250391 NN 0143113		

**PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM**

<b>PART ONE</b>	To be completed by or on behalf of all applicants as far as applicable	
<b>FEE</b> (where applicable)	* TOTAL RECEIVED = £285.00p	95.00

<b>1. APPLICANT</b> (in block capitals) Name <u>G+S MAYERS PP002801</u> Address <u>11 LANSLOWNE WALK</u> <u>LONDON W11 3LN</u> Tel. No. <u>0207-727-7742</u>	<b>AGENT</b> (if any) to whom correspondence should be sent Name <u>Peter Riley Architects</u> Address <u>100 Parkway</u> <u>London NW1 8TY</u> Tel. No. <u>0207-482-1856</u> Ref. ....
--	---

## 2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies 26 LANSLOWNE ROAD W11

(b) Site area

(c) Give details of proposal

~~RESIDENTIAL (SEE DRAWINGS)~~

~~NO CHANGING OF USE~~

THE DEMOLITION OF THE EXISTING TWO GARAGES AND THE ERECTION OF A NEW TWO BEDROOM DWELLING. THE ERECTION OF A NEW EXTERNAL

(d) State whether applicant owns or controls any adjoining land and if so, give it's location.

NO STAIRCASE ENCLOSURE TO MAIN BUILDING.

(e) State whether the proposal involves:-

<p>State Yes or No</p> <p><input checked="" type="checkbox"/> YES</p> <p><input type="checkbox"/> NO</p> <p><input type="checkbox"/> NO</p> <p><input type="checkbox"/> NO</p> <p><input type="checkbox"/> NO</p>	<p>► If "Yes" state gross floor area of proposed building(s)</p> <p>► If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.</p> <p>► If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).</p>
---	---

RECEIVED BY PLANNING SERVICES

20 NOV 2000

APPEALS	IO	REC	ARB	PWD PLN	CON DES	PERM
---------	----	-----	-----	------------	------------	------

Stair 9.3 m<sup>2</sup>

1 2BR House = 100 m<sup>2</sup>

Hectares/m<sup>2</sup>

Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for: State Yes or No

- (i) Outline planning permission
- (ii) Full planning permission  YES
- (iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.  NO

If "Yes" strike out any of the following which are not to be determined at this stage

1. Siting	4. External appearance
2. Design	5. Means of access
3. Landscaping	

If "Yes" state the date and number of previous permission and identify the previous condition.

Date.....Number.....

The Condition.....

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

- (i) Present use of buildings/land ..... RESIDENTIAL
- (ii) If vacant the last previous use and period of use with relevant dates. .... NOT VACANT

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

See Attached sheet on work  
 178/01 - 40, 41, 42 + 3, 4  
 + site photos.

6. ADDITIONAL INFORMATION

State Yes or No

- (a) Is the application for non-residential development  NO If "Yes" complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals  NO If "Yes" complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees  NO If "Yes" state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of ? ..... MAINS
- (ii) How will foul sewage be dealt with ? ..... MAINS
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
  - (i) Walls ..... WHITE STUCCO
  - (ii) Roof ..... BLUE/BLACK SLATE
  - (iii) Means of enclosure ..... WALLS AS DRAWS + EX. FENCE

We hereby apply for (strike out whichever is inapplicable)

- (a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith
- (b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Signed..... Perry ..... on behalf of..... Peter Ely Arts ..... Date..... 18/11/00 .....

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See Notes For Applicants)

- Certificate A: Where all the land/building is owned\* by the applicant
- Certificate B: Where some or all of the land/building is not owned\* by the applicant but the name and address of the owner(s) is known.
- Certificate C: Where some or all of the land is not owned\* by the applicant and where the ownership of only part of the remainder is known.
- Certificate D: Where some or all of the land/building is not owned\* by the applicant and the applicant has not been able to find out who owns it.

\* Freeholder or leaseholder with more than 7 years to run.

**THE ROYAL BOROUGH OF KENSINGTON & CHELSEA**

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT  
PROCEDURE) ORDER 1995  
CERTIFICATE UNDER ARTICLE 7**

PP002801

Complete only one certificate, either A, B, C or D to accompany your application  
(see notes for applicants)

**CERTIFICATE A**

I certify that:

- No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period 21 days before the date of this application.
- None of the land to which this application relates constitutes or forms part of an agricultural holding.

Signed: *P. Gray*

On behalf of: *P. Gray  
Amintors*

Date: *30/11/00*

**CERTIFICATE B**

I certify that:

- I have/The applicant has given requisite notice to the persons specified below, being persons who on the day 21 days before the date of the application were owners (a) of any part of the land to which the application relates.
- None of the land to which the application relates constitutes or forms part of an agricultural holding.

Owner's name	Address at which notice was served	Date on which notice was served

Signed:

On behalf of:

Date:

Notice No.1

PP002801

TOWN & COUNTRY PLANNING ACT, 1990

Notice under Section 66 of application for planning permission

Planning (Listed Buildings & Conservation Areas) Act, 1990

Notice under Section 11, Part I, of application for Listed Building Consent/Conservation Area Consent.

Proposed development at

26 LANSDOWNE ROAD W11 (a)

TAKE NOTICE that application is being made to The Royal Borough of Kensington and Chelsea Council by

G and J MAYERS (b)

For planning permission to

CONVERSION OF G0 & LOWER G0 INTO ONE DWELLING  
NEW EXTERNAL STAIR  
NEW 2BR HOUSE ON GARAGE SITE (c)

If you should wish to make representations about the application, you should do so in writing, within 20 days of the date of service of this notice, to the

Planning Department, The Royal Borough of Kensington and Chelsea Council (d)

Signed P Emy

on behalf of Paul Emy Architects

Date 13/11/00

Notice No.2

TOWN & COUNTRY PLANNING ACT, 1990

Notice under Section 66 of application for planning permission

Planning (Listed Buildings & Conservation Areas) Act, 1990

Notice under Section 11, Part I, of application for Listed Building Consent/Conservation Area Consent.

Proposed development at

26 LANSDOWNE ROAD W11 (a)

TAKE NOTICE that application is being made to The Royal Borough of Kensington and Chelsea Council by

G + J MAYERS (b)

For planning permission to

CONVERSION OF G0 & LOWER G0 INTO ONE DWELLING  
NEW EXTERNAL STAIR  
NEW 2BR HOUSE ON GARAGE SITE (c)

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least 7 years under a lease) who wishes to make representations to the above-mentioned Council about the application should do so in writing, within 20 days of the publication of this notice, to the

Planning Department, The Royal Borough of Kensington and Chelsea Council

(d) Signed P Emy

on behalf of Paul Emy Architects

Date 13/11/00

NOTES

(a) Insert address or location of proposed development.

(b) Insert name of applicant.

(c) Insert description and address or location of proposed development.

# Peter Eley Architects

PP002801

100 PARKWAY LONDON NW1 7AN 0207 482 1856 Fax 0207 428 0788

Conversion work on part of 26 Lansdowne Rd W11  
Client Guy and Josie Mayers

2 November 2000

The work is in 3 parts;

- 1 Reintegration of the BM and GF of the house to form a 2 floor maisonette, and also incorporating parts of the BM floor area, supported by the existing structure, which are at present outside the BM external wall. Reverse present internal staircase and connect GF with BM.
- 2 Construction of new independent staircase to upper two existing flats on the first and second floors from the driveway of No 26.
- 3 Replacement of 2 existing garages at the end of the driveway, with a new 2 bedroom dwelling.

Copies of the following Peter Eley Architects drawings are relevant;

- 178/01 Existing Conditions Plan, scale 1:100 A4 Drawing
- 178/40 Existing Elevations, scale 1:100 A3 Drawing
- 178/41 Proposed Elevations, scale 1:100 A3 Drawing
- 178/42 Proposed Plans GF and BM, scale 1:100, A3 Drawing
- 178/43 Proposed New dwelling, scale 1:100 A3 Drawing
- 178/44 Site Plan and Juxtaposition A3 Drawing

26 LR is one of a pair with no 24, a typical London/Victorian plan type with access at both the front and the side, and also has a communal garden at the back.

The following work is required

- 1 Ground floor:
  - Retain fireplace in the living room. Clear out existing partitions, existing false ceiling over central hall and cpd, revealing existing pier in LR, set aside doors, finishes, carpets etc, preserving and reinstating existing cornice, if destroyed. Allow for making good period moulded architraves, skirtings etc
  - Remove existing kitchen, WC, bathroom fittings, and set aside.
  - Build new partition walls, as shown, including full height glazed panelled partition between new hall and living room.
  - Small study on the Ground floor, enlarge room by removing passage connection. (See below). Also construction of (part 2) new independent staircase to upper two existing flats on the first and second floors from the driveway of No 26.
  - Allow opening for future space for small lift between floors, see plan 178/42
  - Replace bow window in same place on north east back elevation for both floors GF and BM, extending the GF between.
  - New side hung casement metal window in new kitchen on north west elevation, to match other existing.
  - Reverse present internal staircase and connect GF with BM. New hardwood handrail and balusters/ glazed sheets.
  - Fit new double doors between living and dining areas using recycled Victorian doors from Architectural Salvage, and glaze the panels. New brass ironmongery
  - Pc sum for new kitchen and fittings.
  - New ground floor WC under new external staircase

Throughout

- New gas fired boiler, alter gas supply, central heating and hot water system
- New power and electrics, security buzzer etc
- New decorations, new carpets



**1 Basement floor:**

- Clear out existing partitions, revealing existing pier, set aside doors, finishes, carpets etc, preserving and reinstating existing cornice, if destroyed. Allow for making good period moulded architraves, skirtings etc, if exist
- Remove existing kitchen, shower room fittings, WC, etc and set aside.
- Put in new steel beam in the ceiling, at the back of the bedrooms on the garden side using the existing pier.
- Back extension filling in under existing structure. Excavate garden as far as existing laid brickwork paving, build new brick retaining wall, next to house as shown, to create new area at back of the house. Take away existing fill around external piers to reveal the construction of the supports to the upper floor, buried in present rear garden. Remove existing 1m high? retaining wall, that is under the current ground floor. Construct new rear wall in brick, with foundations, under existing ground floor external wall, utilising existing piers, and reinforce as necessary, put in new concrete floor to extend bedrooms.
- Put in injection dampproof course by specialists with guarantee.
- Build new internal partition walls, as shown.
- Allow opening for future space for small lift between floors
- Fit new bath and LB, power shower and LB, and a WC and LB .
- Front bedroom side extension, filling in under existing structure. Excavate part of front garden, build new brick retaining wall, next to house as shown, to create new earth slope at front of the house. Take away existing fill around external piers to reveal the construction of the supports to the upper floor(existing kitchen/new study)., buried in present rear garden. Remove existing dividing walls, that are under the current ground floor. Construct new surrounding external wall in brick, under existing ground floor, with foundations, utilising existing piers, and reinforce as necessary, put in new concrete floor to extend basement for front new bedroom. New window on south west elevation.
- Relocate existing metal stair in area, from BM to drive area.

**2 Construction of new independent staircase to upper two existing flats on the first and second floors from the driveway of No 26.**

- As shown on plan, maximum continuous steps with landings etc.
- Foundation walls and roofing, guttering, drainage to main system. Fit in floors for new space extensions etc, to required fire resistance/insulation etc. New hardwood front door and fanlight, ironmongery, buzzers, message system reconnect to flats etc. Lighting, internal Heating requirement.
- Outside in render to match existing, banding etc in Sto or technical equivalent. New brick footpath from front drive to front door.

**3 Replacement of 2 existing garages at the end of the driveway, with a new 2 bedroom dwelling.**

- Complete specification for new dwelling, as on drg 178/43. Fitted kitchen, bathroom, cupboards, heating etc, internal hardwood stair.
- White stucco, hardwood windows and patent glazing, slate roof, generally to match main house. New external stair and retaining wall on drive side.



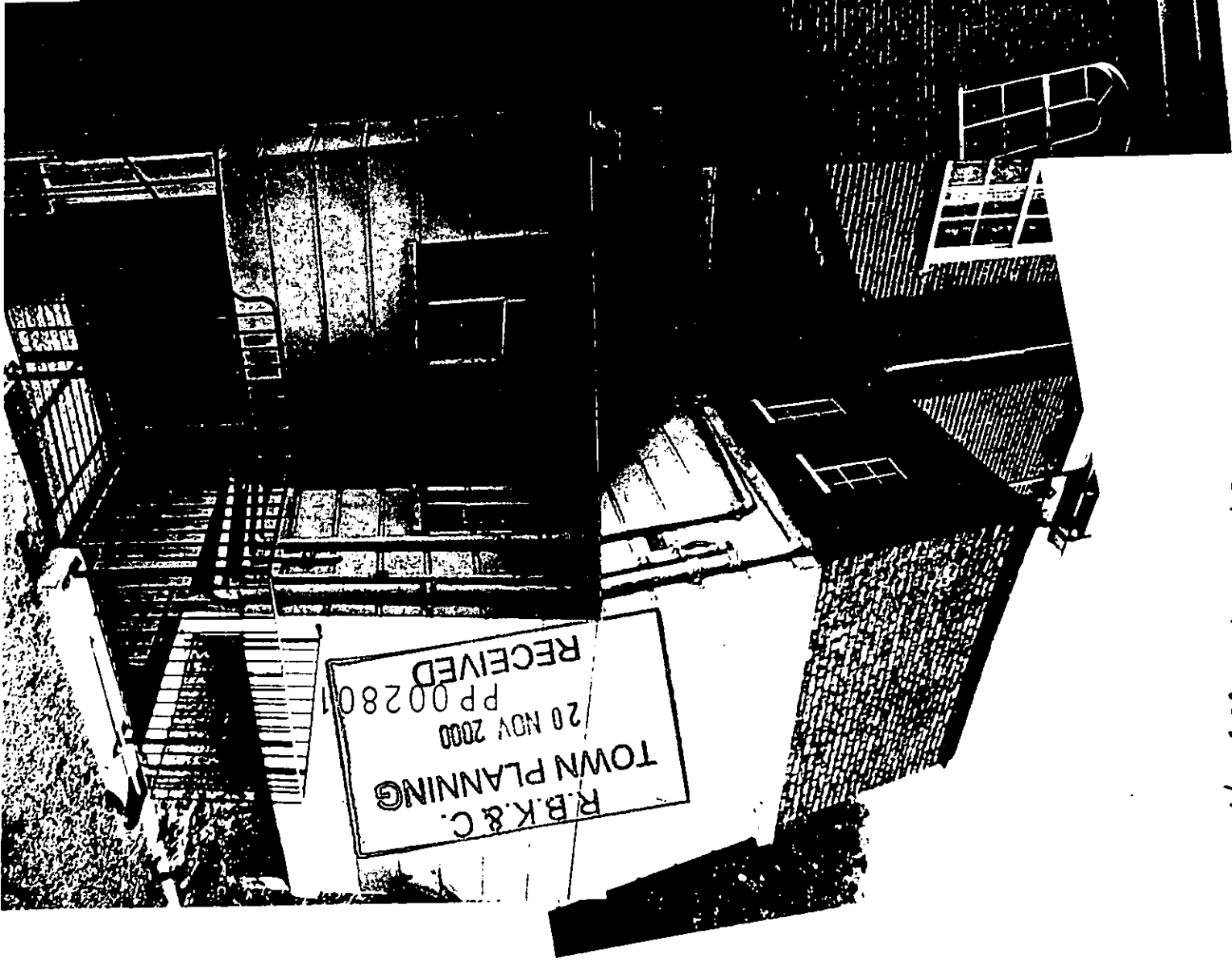
View from ex. garage towards Longjume Road.  
 ↑ metal

PP 002801

26 Longjume Road Photos 1/4  
 ← existing garage



North West Elevation (Part)  
 (Existing) South West Elevation  
 Front Door. ↑



no landscape issues 1 meter c/a



pillar ↓

brick retaining wall

rear wall ↓

Basement  
Level  
on North  
East side  
current  
situation  
to be  
changed /  
removed  
in new  
proposals  
Aug 178/142

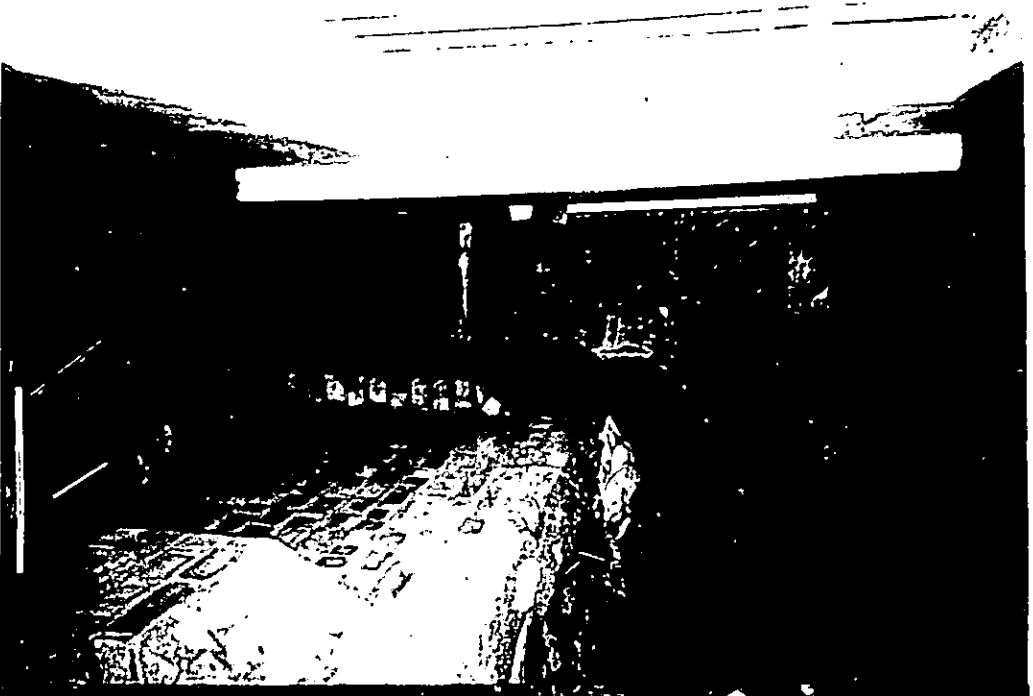


RECEIVED  
20 NOV 2000  
TOWN PLANNING  
R.B.K. & C.  
PP 002801

new  
brick retaining  
wall  
Current  
Lower  
Area  
@  
BM  
Level.



Current  
Lower Area @ side of no.  
Looking towards LA



Rear wall of  
North East clarin  
@ basement

↑ 1m  
brick wall  
retaining



earlier  
photos

↑  
brick wall  
has now been  
removed &  
whole lower area  
made larger on NW side.  
but still retained at end



↑  
ex concrete pier  
holding up NE clarin  
extending to GF  
protruding in to garden

PP002801