

Calum McDonald Arch Tech.
Linburn House
19 Afton Grove
Dunfermline
Fife
KY11 4LE

Mr Alan Yeung.
40 Corslet Road
Currie
Edinburgh
EH14 5LY

**Decision date: 30 November
2020**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

First floor extension to existing one and a half storey semi-detached dwelling.
At 40 Corslet Road Currie EH14 5LY

Application No: 20/04166/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 30 September 2020, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

1. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it would be detrimental to neighbourhood amenity and the character of the property.
2. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as it would be detrimental to neighbourhood amenity and the character of the property.
3. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it would have a detrimental impact upon the character and appearance of the host property

4. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as they will impact on the existing building, neighbouring amenity and the neighbourhood character..

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-13, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The application for development is not in accordance with the Edinburgh Local Development Plan as it does not comply with policy Des 12 (Alterations and Extensions). It is not compatible with the existing building and the character of the area. There are no material considerations which outweigh this conclusion.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Conor MacGreevy directly at conor.macgreevy@edinburgh.gov.uk.

D R Leech

Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

**Application for Planning Permission
40 Corslet Road, Currie, EH14 5LY**

Proposal: First floor extension to existing one and a half storey semi-detached dwelling.

**Item – Local Delegated Decision
Application Number – 20/04166/FUL
Ward – B02 - Pentland Hills**

Recommendation

It is recommended that this application be **Refused** subject to the details below.

Summary

SECTION A – Application Background

Site Description

The property is semi-detached residential dwelling with front and rear gardens.

The surrounding is characterised by being residential nature and the housing types are mostly two storey semi-detached residential dwellings.

The additions and alterations to the residential dwellings of the surrounding area are characterised by single storey side or rear extensions and dormer windows or roof lights to the roof plans.

Unoriginal projecting elements to the primary elevation of the houses are a characteristic of the streetscape. However, these come in the form of subordinate and subservient porches which are modest in size and scale, enabling the host property to remain the visual focus when looked upon from the public realm.

Description Of The Proposal

The proposal is for a one and a half storey extension to the primary elevation.

Relevant Site History

No relevant site history.

Consultation Engagement

No Consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 30 November 2020

Date of Advertisement: Not Applicable

Date of Site Notice: Not Applicable

Number of Contributors: 2

Section B - Assessment

Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

Assessment

To address these determining issues, it needs to be considered whether:

- a) the proposed scale, form and design is acceptable and will not be detrimental to neighbourhood character;
- b) the proposal will cause an unreasonable loss to neighbouring amenity;
- c) any impacts on equalities or human rights are acceptable; and
- d) any comments raised have been addressed.

a) Scale, form, design and neighbourhood character

Policy Des 12 (Alterations and Extensions) of the adopted Edinburgh Local Development Plan (LDP) states that planning permission will be granted for alterations and extensions to existing buildings which 'in their design and form, choice of materials and positioning are compatible with the character of the existing building and will not be detrimental to neighbourhood amenity and character'.

The proposed single storey wrap around extension to the primary, gable and rear elevations at first floor level is unacceptable in terms of size and scale. This would create a visually dominant and top-heavy aesthetic within the street scene. The non-statutory Guidance for Householders states that 'extensions that project beyond the

principal elevation line are not generally allowed unless this fits in with the local character of the street'. There are no instances of this form of development (first floor level combined on all elevations) within the local area and it is therefore considered that the proposal will be visually inappropriate. The houses within the direct vicinity are well-designed; the rhythm and symmetry of the front elevations are a key characteristic in terms of the streetscape. The proposal will create a visual barrier in relation to the appearance of the house and the wider terrace, having an unacceptable and detrimental impact upon the character and appearance. The proposed materials are acceptable in this location.

A revision was discussed with the architect to amend the design however this was rejected.

The proposal is contrary to the ELDP Policy Des 12 and the non-statutory Guidance for Householders and would have a detrimental impact upon the character and appearance on the host property and the surrounding area.

b) Neighbouring amenity

The proposals have been assessed against requirements set out in the non-statutory Guidance for Householders to ensure there is no unreasonable loss to neighbouring amenity with respect to privacy, overshadowing and loss of daylight or sunlight.

This element of the proposal complies with Local Development Plan Policy Des 12 and the non-statutory Guidance for Householders.

c) Equalities and human rights

This application was assessed in terms of equalities and human rights. No impact was identified.

d) Public comments

Two comments were received from members of the public.

Objecting Material Representation -

The proposed size and scale would be contrary to the character and appearance of the area; this is addressed in section a)

Objecting Non-Material Representation -

Restrictions put on future development; the planning service cannot assess anticipated development.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions

Reasons

1. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it would be detrimental to neighbourhood amenity and the character of the property.
2. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as it would be detrimental to neighbourhood amenity and the character of the property.
3. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it would have a detrimental impact upon the character and appearance of the host property
4. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as they will impact on the existing building, neighbouring amenity and the neighbourhood character..

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 30 September 2020

Drawing Numbers/Scheme

01-13

Scheme 1

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Conor MacGreevy, Planning Officer
E-mail:conor.macgreevy@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

Comments for Planning Application 20/04166/FUL

Application Summary

Application Number: 20/04166/FUL

Address: 40 Corslet Road Currie EH14 5LY

Proposal: First floor extension to existing one and a half storey semi-detached dwelling.

Case Officer: Conor MacGreevy

Customer Details

Name: Mr Ian MacKenzie

Address: 38 Corslet Road Currie Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I have only one concern with this application, the proposed West Elevation is showing a window on our common boundary. Although at present this is not an issue I would like some reassurance that should there ever be a proposal to extend No 38 Corslet Road up to this boundary this wouldn't be a reason for refusing planning/building consents.

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Proposal: First floor extension to existing one and a half storey semi-detached dwelling.

Case Officer: Conor MacGreevy

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

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Application Summary

Application Number: 20/04166/FUL

Address: 40 Corslet Road Currie EH14 5LY

Proposal: First floor extension to existing one and a half storey semi-detached dwelling.

Case Officer: Conor MacGreevy

Customer Details

Name: Mr David Alexander

Address: 43 Corslet Road Currie

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Sir,

Having considered the proposals for the above extension I feel that the overall appearance of the North elevation is not in keeping with the overall streetscape for this type of one and a half storey house.

The proposed extension gable is overbearing in terms of its height (above the existing ridge line), it's position in terms of the projection in front of the building line set up for the street and it's mass overall will look odd in the context of the adjoining semi-detached property and the adjacent house.

Where this type of house has been extended within the street, the front elevations have generally respected the one and a half storey nature of the original design intent and maintained the pitched roof / dormer arrangement and thus preserve the overall feel of the surrounding streetscape.

This proposal clearly moves away from this sympathetic approach. Whilst I have no real objection to an extension being built, the design of this is overbearing and lacking in consideration of the streetscape. I therefore must note my objection to the design proposals as they have been submitted and invite the Authority to refuse this application.

Comments for Planning Application 20/04166/FUL

Application Summary

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Case Officer: Conor MacGreevy

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Sir,

Having considered the proposals for the above extension I feel that the overall appearance of the North elevation is not in keeping with the overall streetscape for this type of one and a half storey house.

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This proposal clearly moves away from this sympathetic approach. Whilst I have no real objection to an extension being built, the design of this is overbearing and lacking in consideration of the streetscape. I therefore must note my objection to the design proposals as they have been submitted and invite the Authority to refuse this application.

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100311965-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Calum McDonald - Architectural Technician		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Calum	Building Name:	Linburn House
Last Name: *	McDonald	Building Number:	19
Telephone Number: *	01383728277	Address 1 (Street): *	Afton Grove
Extension Number:		Address 2:	
Mobile Number:	07921625340	Town/City: *	Dunfermline
Fax Number:		Country: *	Scotland
		Postcode: *	KY11 4LE
Email Address: *	mail@cm-at.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Alan"/>	Building Number:	<input type="text" value="40"/>
Last Name: *	<input type="text" value="Yeung"/>	Address 1 (Street): *	<input type="text" value="Corslet Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Currie"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH14 5LY"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="40 CORSLET ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="CURRIE"/>
Post Code:	<input type="text" value="EH14 5LY"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="668290"/>	Easting	<input type="text" value="318385"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

First floor extension to existing one and a half storey semi-detached dwelling.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See statement in additional supporting documents.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

20.1192.PL.REV.201216, 20.1192.EX.001, 002, 006, 007, 008, 009, 010, PL.015, SK.401.B, 402.A, 403.A, 404.A, 405.B

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

20/04166/FUL

What date was the application submitted to the planning authority? *

29/09/2020

What date was the decision issued by the planning authority? *

30/11/2020

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Calum McDonald

Declaration Date: 16/12/2020

Proposal Details

Proposal Name	100311965
Proposal Description	First floor extension to existing one and a half storey semi-detached dwelling.
Address	40 CORSLET ROAD, CURRIE, EH14 5LY
Local Authority	City of Edinburgh Council
Application Online Reference	100311965-003

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
20_1192_EX_001	Attached	A3
20_1192_EX_002	Attached	A3
20_1192_EX_007	Attached	A3
20_1192_EX_008	Attached	A3
20_1192_EX_009	Attached	A3
20_1192_SK_401_B	Attached	A3
20_1192_SK_402_A	Attached	A3
20_1192_SK_403_A	Attached	A3
20_1192_SK_404_A	Attached	A3
20_1192_SK_405_B	Attached	A3
20_1192_PL_015	Attached	A4
20_1192_PL_REV_201216	Attached	A4
20_1192_EX_010	Attached	A3
20_1192_EX_006	Attached	A3
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-003.xml	Attached	A0

20.1192.PL.REV.201216

Planning Review Statement.

Calum McDonald – Architectural Technician 16 December 2020

Statement prepared in response to Planning Refusal 20/04166/FUL, dated 30 November 2020.

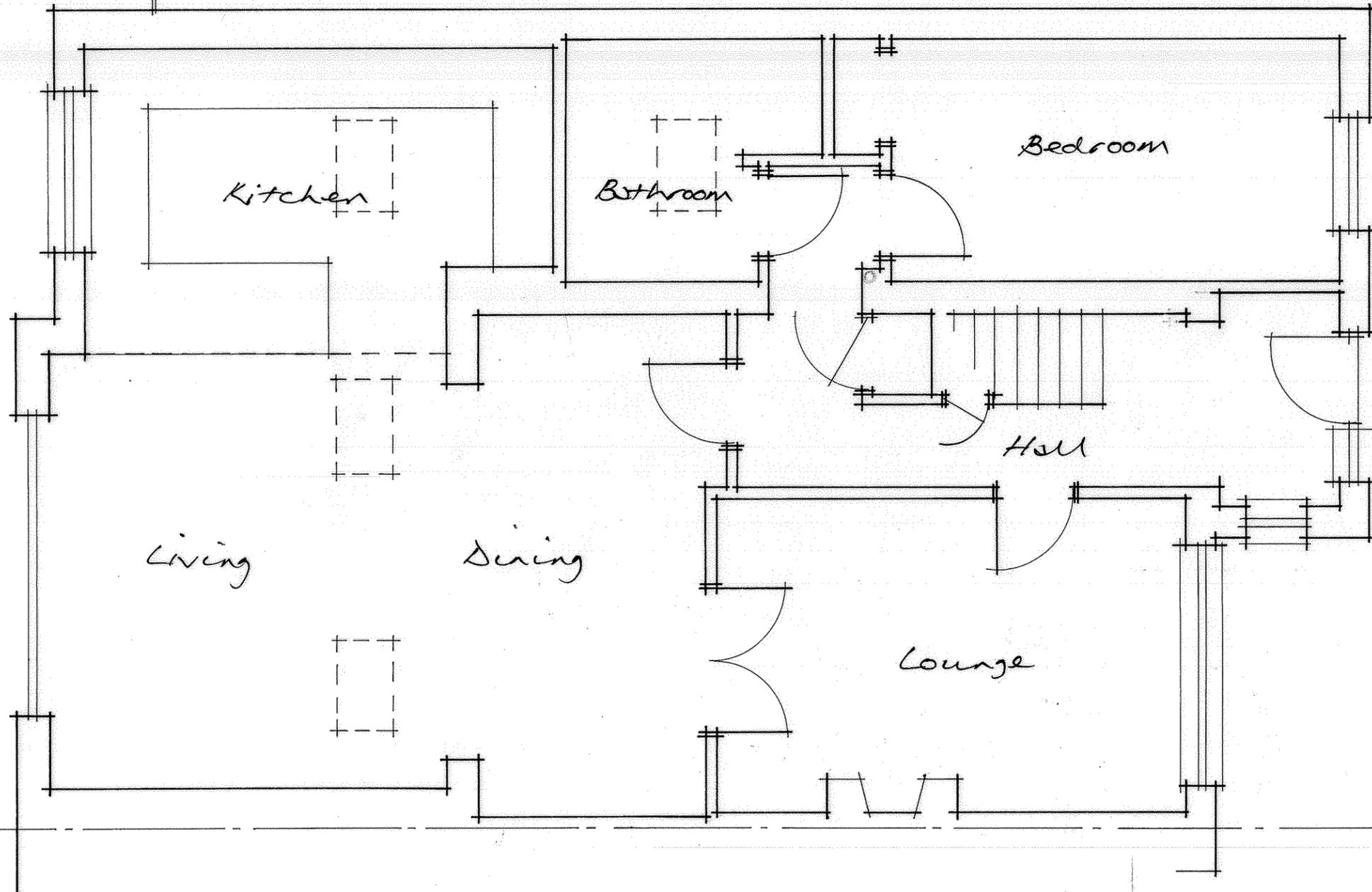
40 Corslet Road, Currie EH14 5LY.

The proposal is to form a first floor extension over an existing single storey extension, previously constructed onto a one and a half storey, semi-detached dwelling. The existing extension is a flat roofed construction, wrapping around the side (west) and rear (south) of the original dwelling. The previous extension was carried out in accordance with 16/05096/FUL, approved 13 December 2016.

While most of the existing properties in Corslet Road are, or were originally, the same as this one; semi-detached, one and a half storey dwellings, with roofs pitching front to back; there is a mixture of house types in the street. These include two storey, detached properties with roofs pitching side to side; producing gables fronting the street. One of these properties is number 44, next door but one, so the formation of the street facing gable to our proposal is not entirely alien to the location.

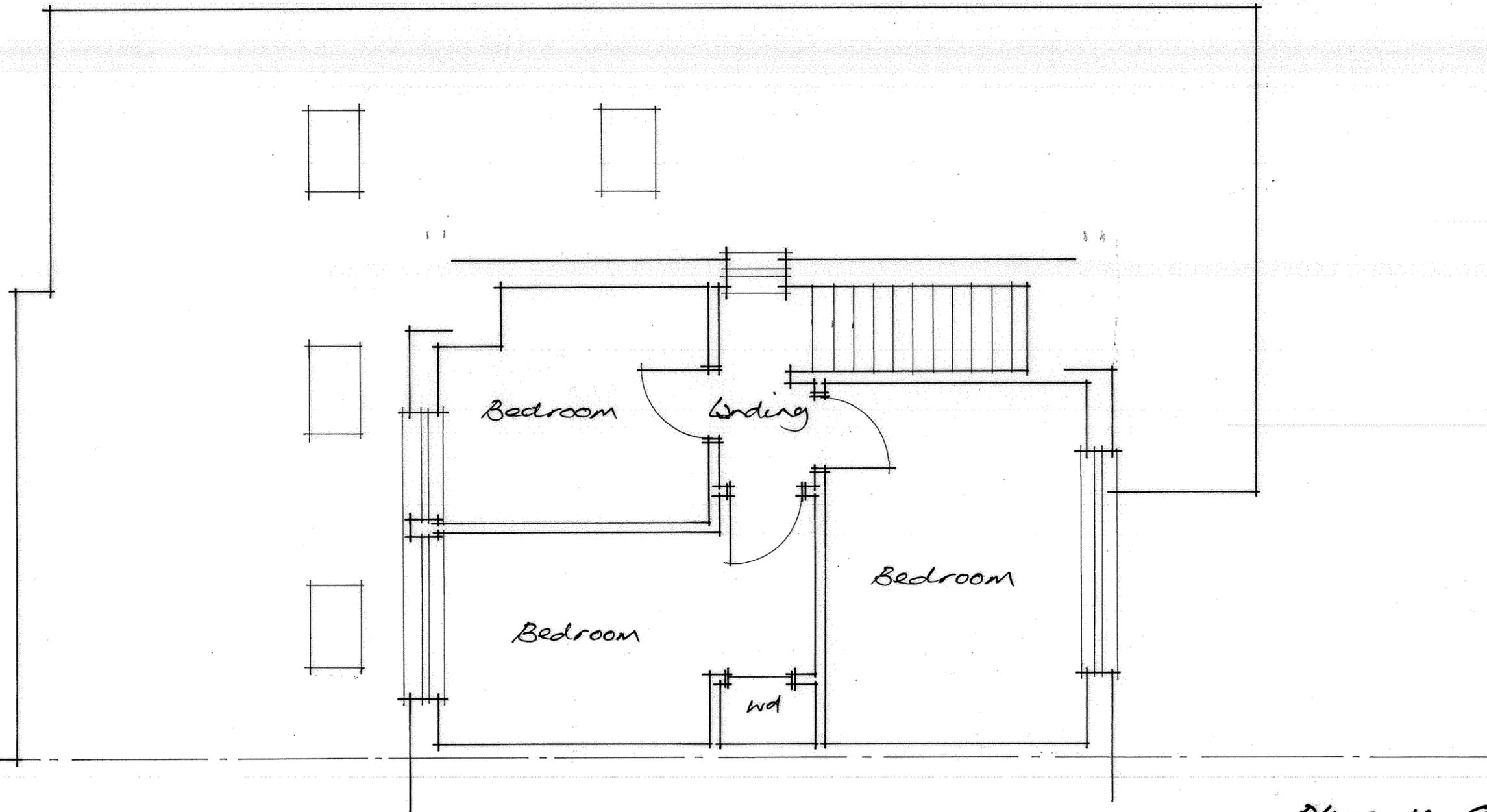
The proposed extension does not project beyond the principal elevation line. The proposed new works are entirely within the extents of the existing building, being constructed entirely over part of the existing single storey extension.

We do not feel that the proposal will be visually inappropriate. While the rhythm and symmetry of the front elevations may well have been a characteristic of the original streetscape, the various extensions, additions and alterations up and down the street, including the existing extension to the application property, have long since ended any such appearance.



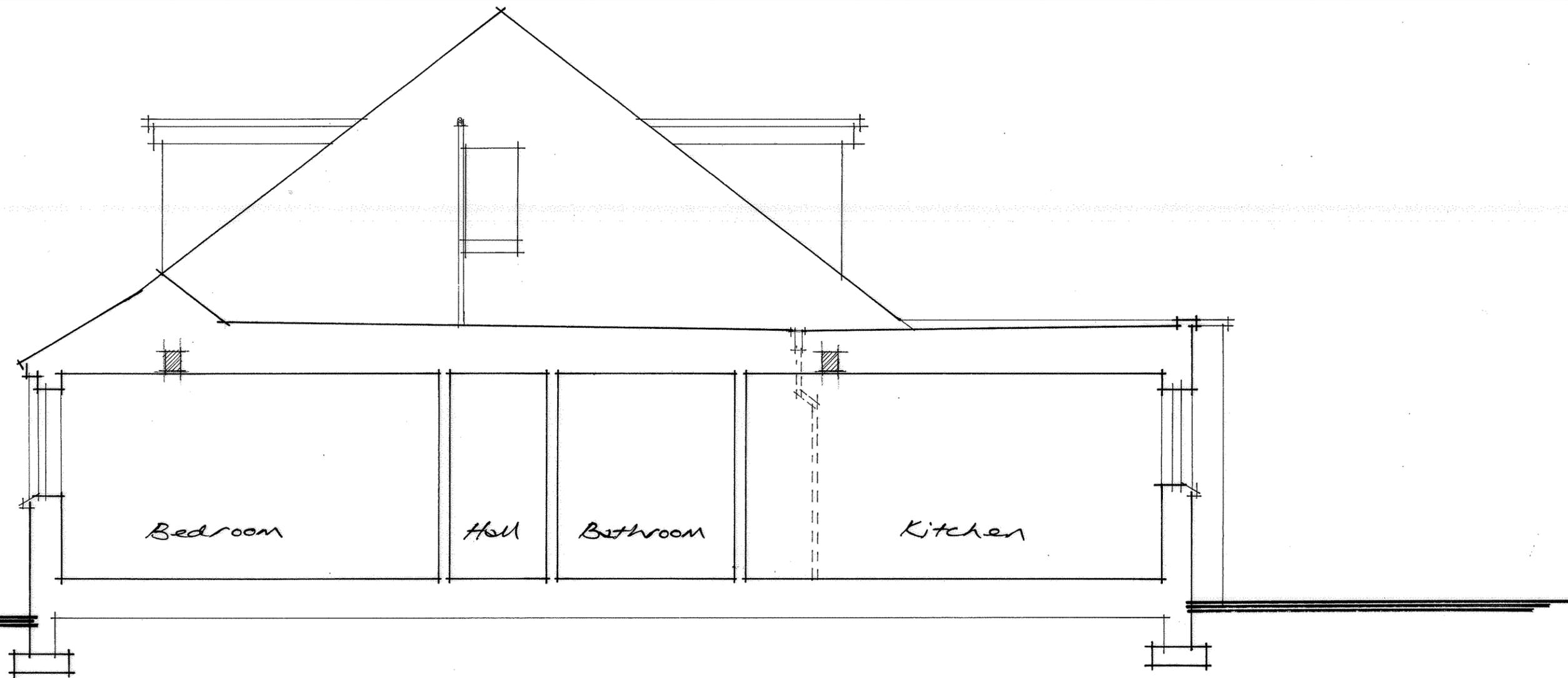
Ground Floor Plan as Existing

Plans as Existing
20.1192.EX.001 CM
1:50 @ A3 07.02.20
PART SURVEY DRAWING



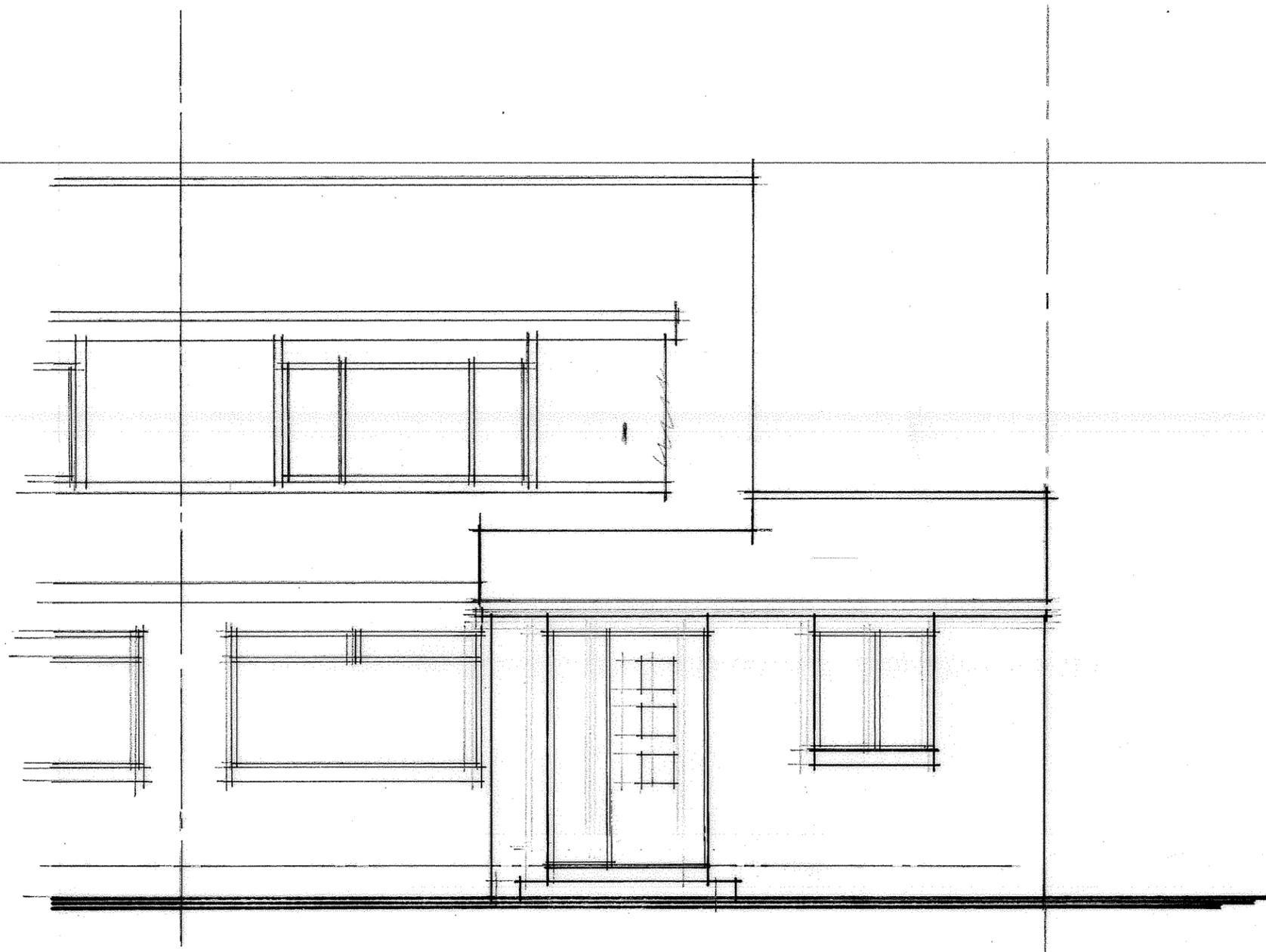
First Floor Plan as Existing

Plans as Existing
20.1192.EX.002 CM
1:50 @ A3 07.02.20
AS EXISTING DRAWING



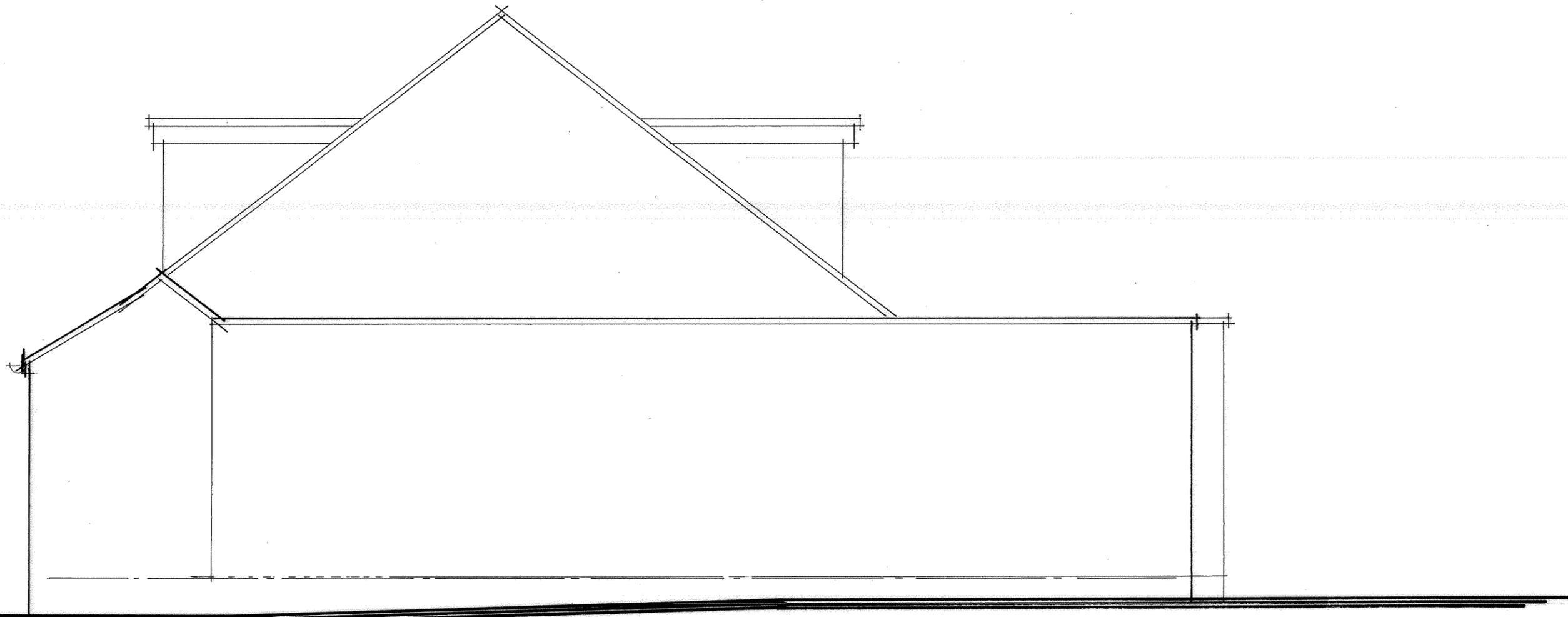
Long Section AA as Existing

Sections as Existing
20.1192.EX.006 CM
1:50 @ A3 21.02.20
AS EXISTING DRAWING



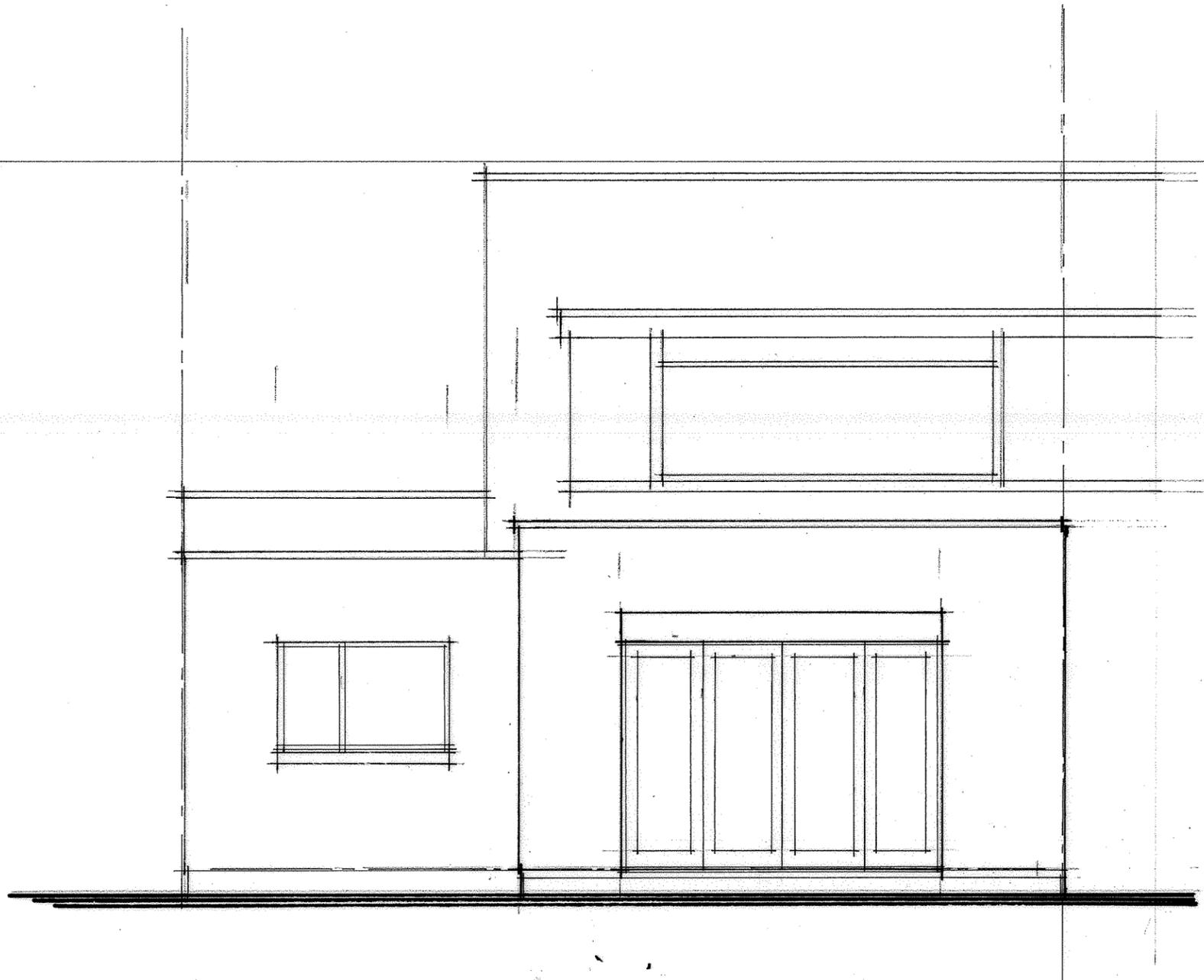
North Elevation as Existing

Elevations as Existing
20.1192.EX.007 CM
1:50 @ A3 20.02.20
AS EXISTING, DRAWING



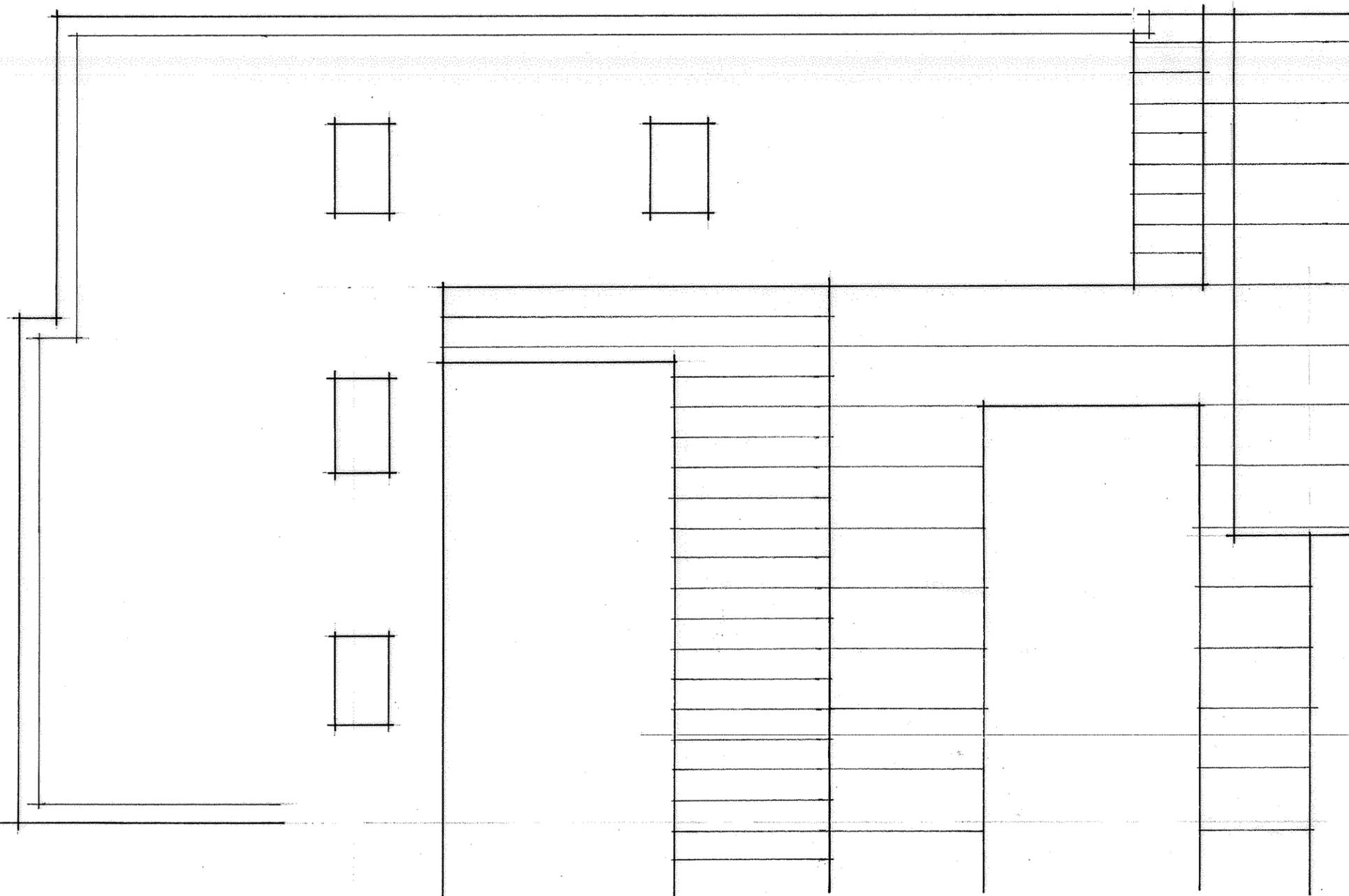
West Elevation as Existing

Elevations as Existing
20.1192.EX.008 CM
1:50 @ A3 20.02.20
AS EXISTING DRAWING



South Elevation as Existing

Elevations as Existing
20.1192.EX.009 CM
1:50 @ A3 20.02.20
AS EXISTING DRAWING



Roof Plan as Existing

Plans as Existing

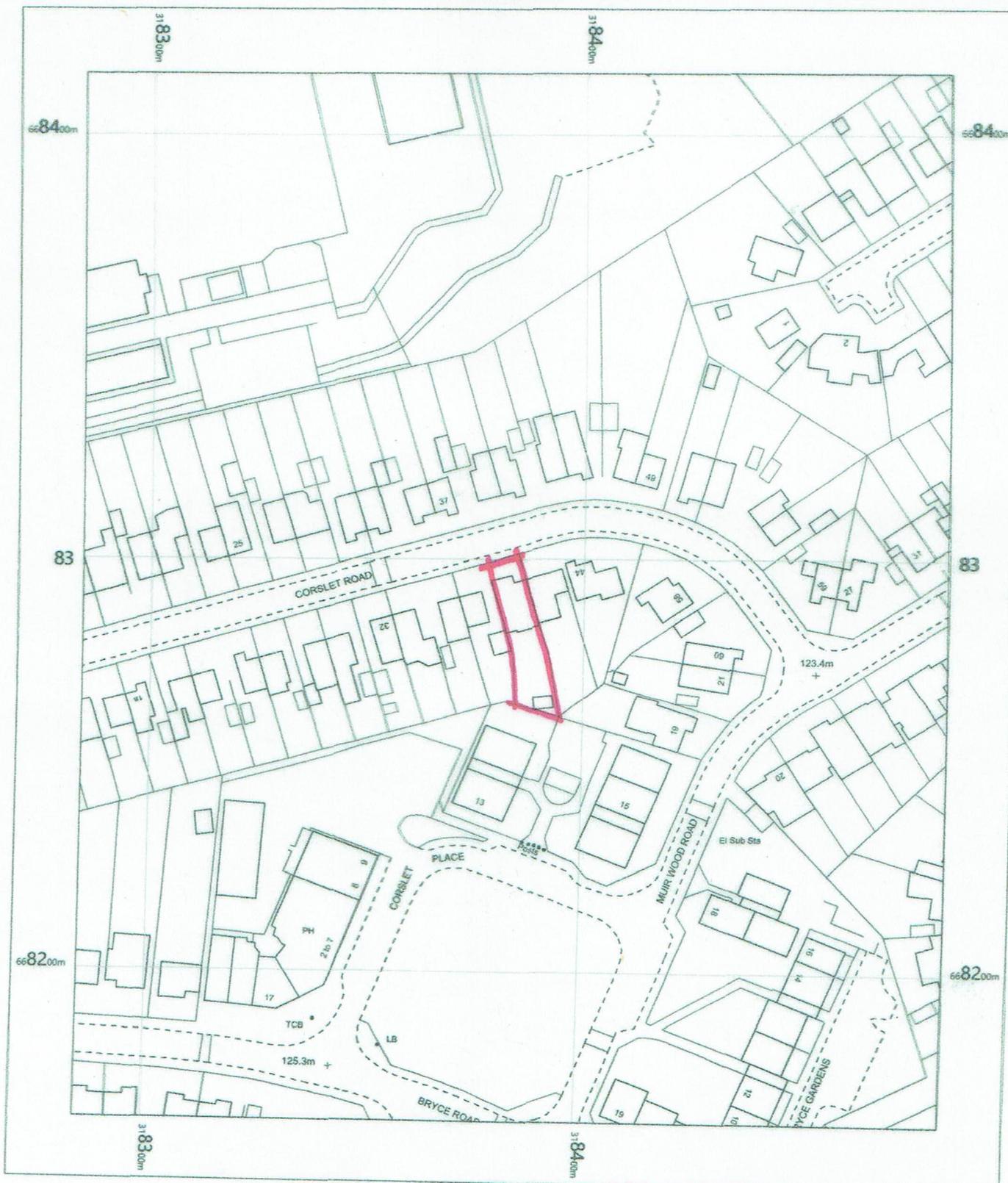
20.1192.EX.010

CM

1:50 @ A3

27.02.20

AS EXISTING, DRAWING

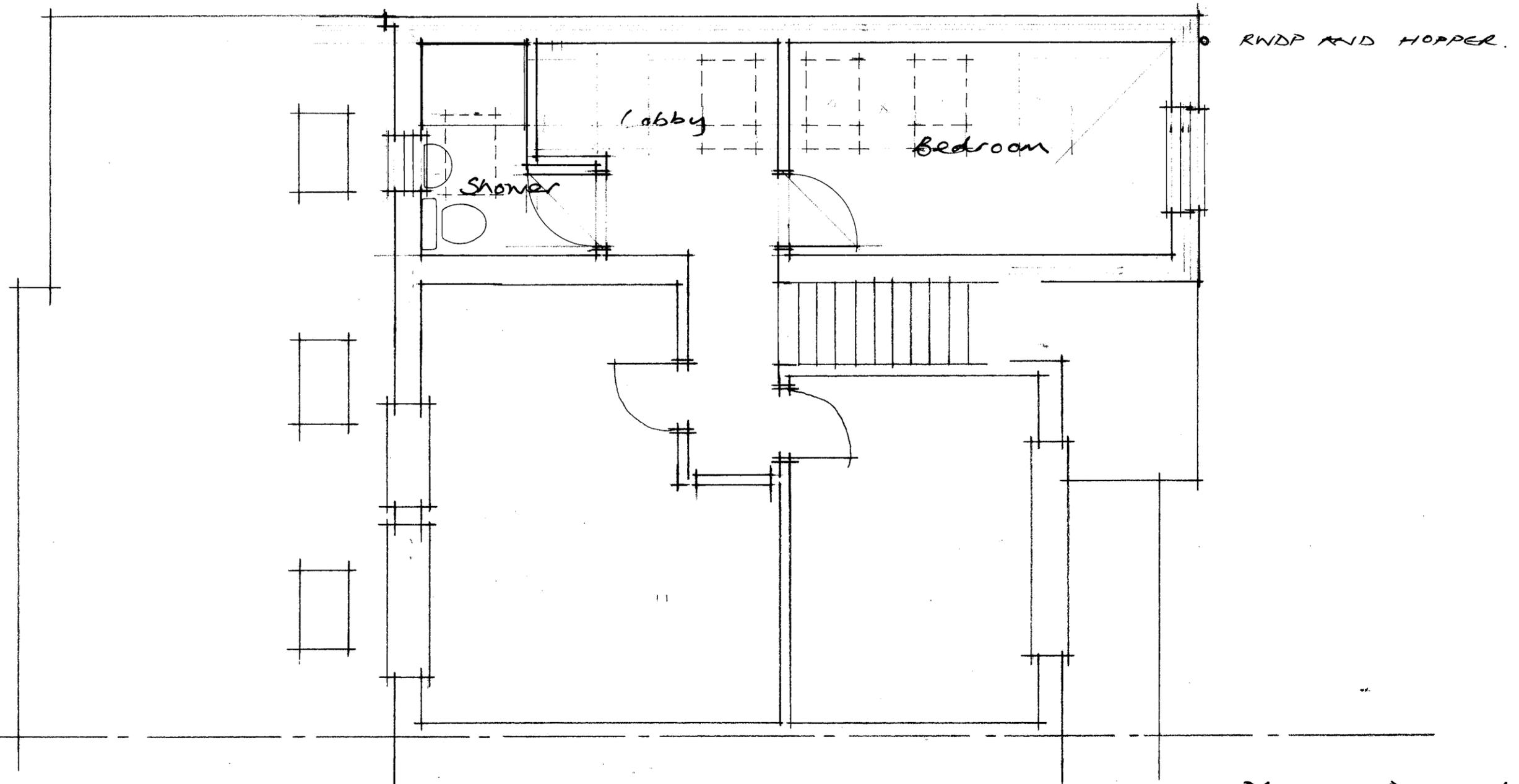


Alterations and Extension to
 40 Corslet Road, Currie EH14 5LY for
 Mr and Mrs Yeung
 Site Location Plan
 20.1192.PL015 CM
 1:1250 @ A4 25.09.20
 PLANNING DRAWING

OS MasterMap 1250/2500/10000 scale
 Friday, September 25, 2020, ID: M4P-00904638
 www.nicolsondigital.com
 1:1250 scale print at A4, Centre: 318384 E, 668289 N

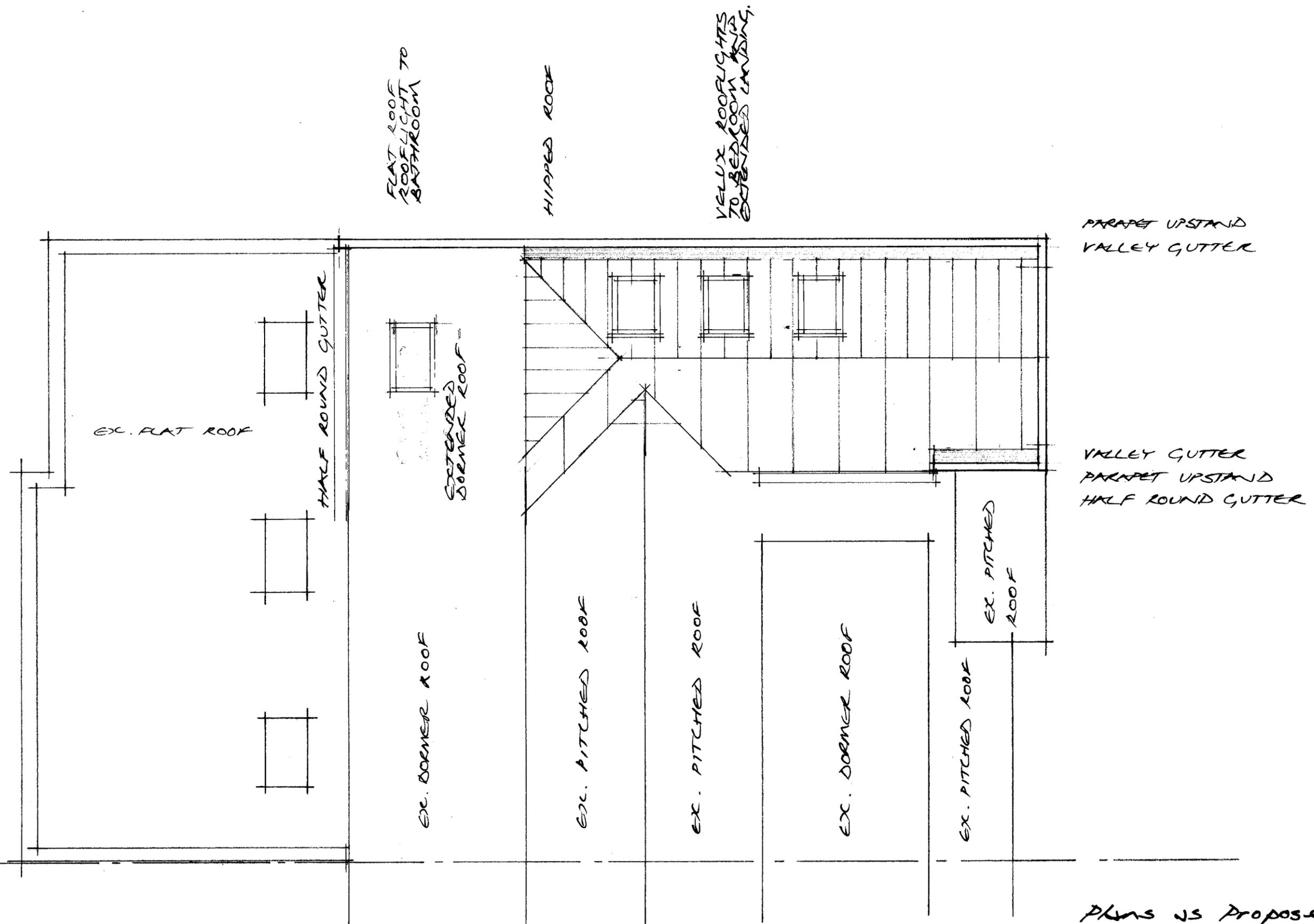
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First Floor Plan as Proposed
Option 4.

Plans as Proposed
20.1192.SK.401.B CM
1:50 @ A3 17.03.20
SKETCH PROPOSALS



Roof Plan as Proposed
Option 4

Plans as Proposed
20.1192.SK.402.A CM
1:50 @ A3 17.03.20
SKETCH PROPOSALS



SKEN, UPSTAND AND PARAPET
TO VALLEY CUTTER.

RW HOPPER AND DOWNPIPE

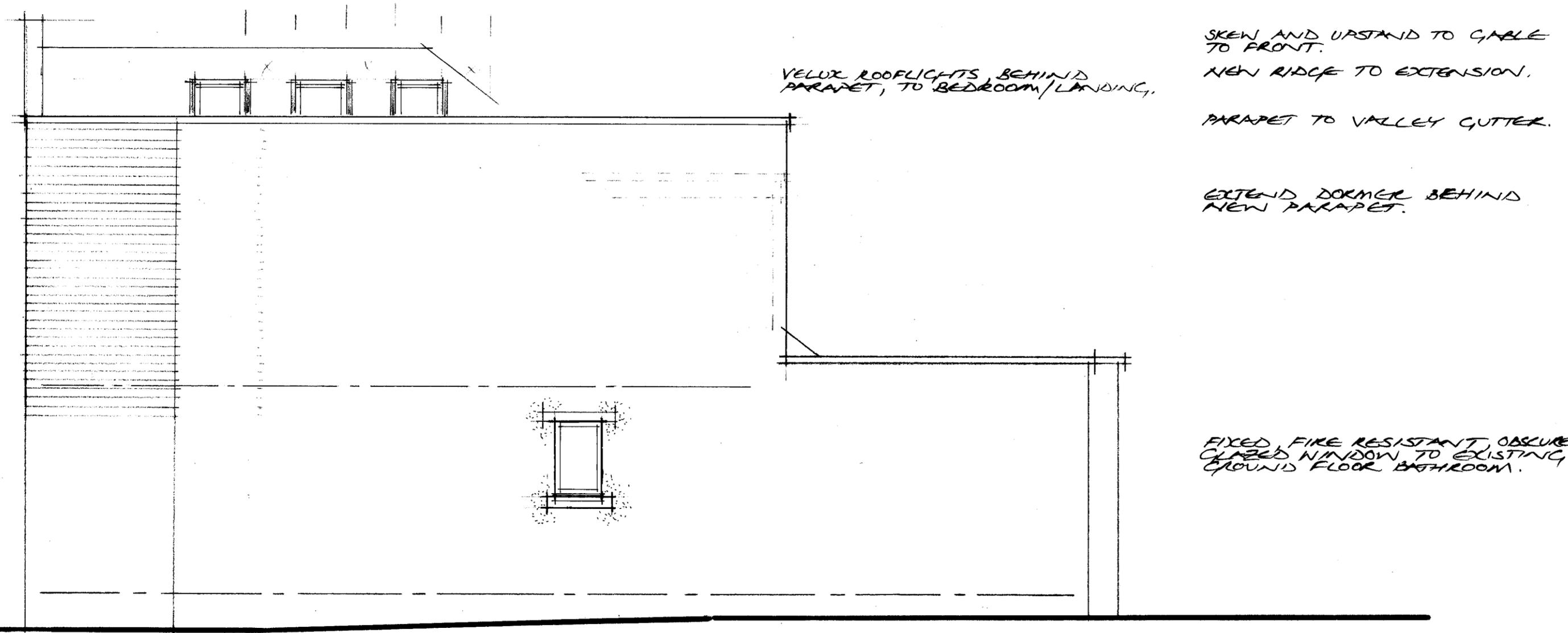
FACING BRICK FINISH TO
MATCH EXISTING.

RECONSTITUTED STONE
LINTEL TO NEW AND
EXISTING WINDOWS.

RECON STONE CILL TO
MATCH EXISTING.

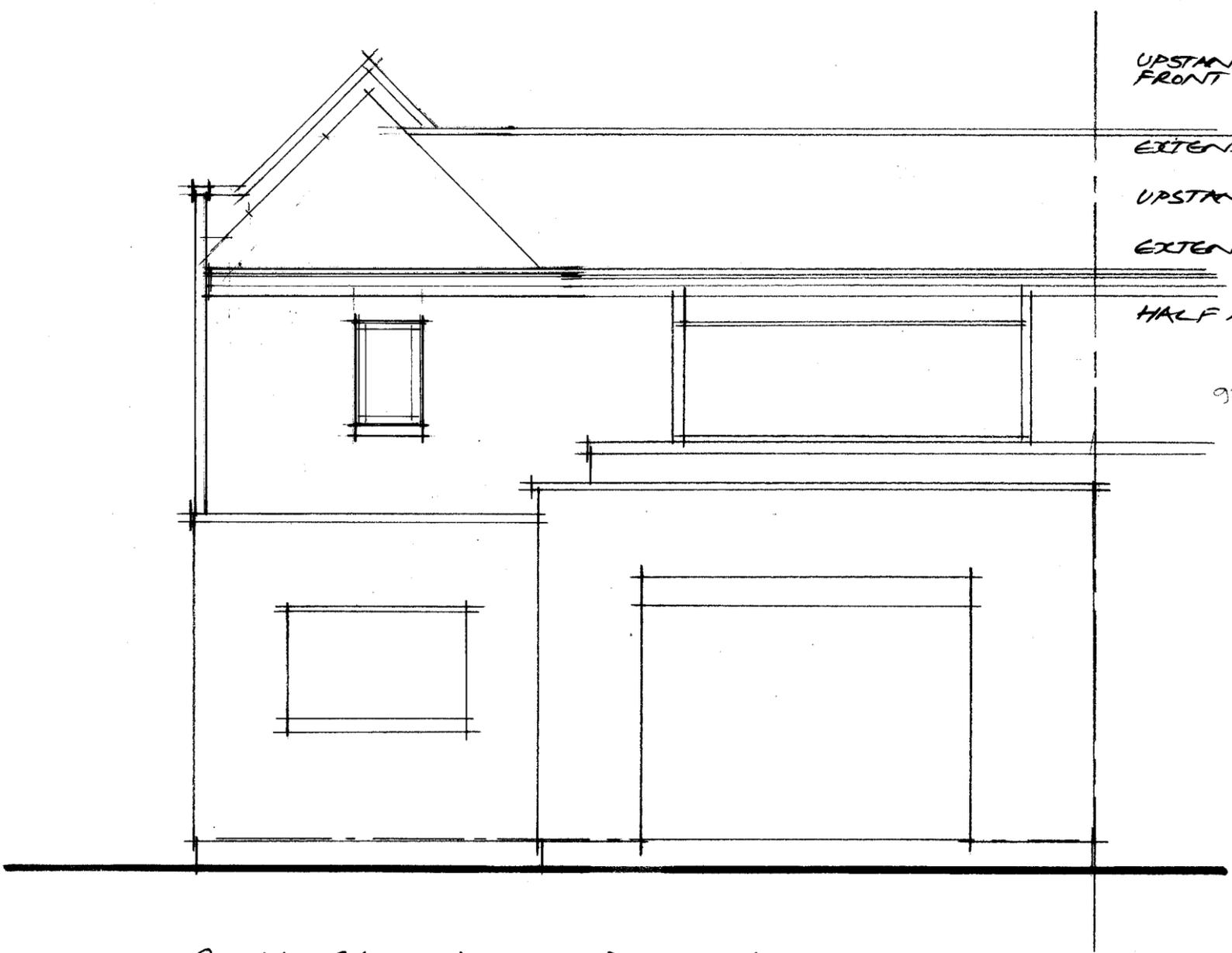
North Elevation as Proposed
Option 4

Elevations as Proposed
20.1192.SK.403.A CM
1:50 @ A3 17.03.20
SKETCH PROPOSALS



West Elevation as Proposed
Option 4

Elevations as Proposed
20.1192.SK.404.A CM
1:50 @ A3 17.03.20
SKETCH PROPOSALS



South Elevation as Proposed.
Option 4

Elevations as Proposed
20.1192.SK.405.B CM
1:50 @ A3 17.03.20
SKETCH PROPOSALS