

DEVELOPMENT CONTROL PANEL

5 April 2023

Item: 2

Application No.: 22/02990/FULL

Location: 119 - 120 High Street Eton Windsor SL4 6AN

Proposal: Three storey rear extension and new third floor.

Applicant: Mr Pryer

Agent: Mr Ben Willcox

Parish/Ward: Eton Town Council/Eton And Castle

If you have a question about this report, please contact: Briony Franklin on 01628 796007 or at briony.franklin@rbwm.gov.uk

1. SUMMARY

- 1.1 The application site comprises offices situated on Eton High Street. The site lies within the Conservation Area and is surrounded by listed buildings.
- 1.2 The proposal involves a 3-storey rear extension and a roof extension to provide additional office accommodation. The proposal would be harmful to the historic character and appearance of the site, to the setting of the adjacent listed buildings and the character and appearance of the Conservation Area.
- 1.3 The proposal would have an unacceptable impact on the living conditions of the neighbouring residential properties in terms of light, outlook and privacy.
- 1.4 It has not been adequately demonstrated that the proposal would meet the requirements of policy SP2 and the Interim Sustainability Position Statement to help mitigate climate change.
- 1.5 The proposal would be acceptable in terms of flood risk.

It is recommended the Committee refuses planning permission for the following summarised reasons (the full reasons are identified in Section 15 of this report):

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| 1. | The proposal, by virtue of its scale, height, mass and design would appear unduly dominant and would not reflect the historic character and appearance of the site itself and the local environment in general and would result in less than substantial harm to the setting of the adjacent listed buildings, 118a, 119 and 121 High Street and would result in less than substantial harm, at the higher end of the scale, to the character and appearance of Eton Conservation Area. The public benefits would not outweigh the identified harm and the proposal is contrary to Local Plan policies QP3 and HE1, Neighbourhood Plan policy HD3 and principle 7.6 of the Design Guide. |
| 2. | The proposal, by virtue of its siting, scale, height, massing and design would have an unacceptable impact on the living conditions of the neighbouring properties, 121-123 High Street, 122A High Street and 118A High Street in terms of light, outlook and privacy, contrary to Local Plan policy QP3 and principle 7.6 set out in the Design Guide. |
| 3. | Insufficient information has been submitted to determine whether the proposal would meet the requirements of Local Plan policy SP2 and the Interim Sustainability Position Statement to mitigate climate change and no legal agreement has been secured in relation to the carbon off-set fund. |

2. REASON FOR COMMITTEE DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended as the application has been called in by Cllr Rayner if officers are minded to refuse the application, on the grounds that the

Neighbourhood Plan seeks to encourage a thriving High Street and the Corporate Plan seeks thriving places.

3. THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is situated towards the northern end of Eton High Street and comprises two buildings, numbers 119-120 High Street, which are occupied as offices. The application site extends to the rear and includes a large car park with space for approximately 24 cars accessed via a narrow driveway between numbers 120 and 121 High Street.
- 3.2 Number 120 High Street is a three storey, flat roof building built in the early 1970's and is attached to number 119 High Street, a grade II listed building. The buildings form part of a row of listed properties which include numbers 118 and 118A High Street which are in retail and residential use. To the north lies a row of four storey, grade II listed buildings, numbers 121-123 High Street, which are in residential use. To the rear is a detached building, number 122A High Street which comprises four garages and a residential flat above. A communal garden, owned by Eton College, lies to the rear of the site and the site backs onto South Meadow.

4. KEY CONSTRAINTS

- 4.1 The buildings surrounding number 120 High Street are grade II listed and include numbers 118, 118A and 119 High Street, listed for group value. The four storey dwellings to the north of the site, numbers 121-123 High Street, are also grade II listed. The site lies within Eton Conservation Area and Flood Zones 2 & 3. The site also lies within an amber impact zone for Great Crested Newts.

5. THE PROPOSAL

- 5.1 Planning permission is sought to erect a three-storey rear extension and a third-floor roof extension to extend the existing offices at number 120 High Street. The proposal does not involve any physical alterations to number 119 High Street, the grade II listed building.
- 5.2 The application follows previous application, reference number 21/03164/FULL, which was withdrawn. The third-floor roof extension has been revised and would be zinc clad and the height and bulk reduced. The height of the parapet has also been reduced. It is proposed to be set back from the building frontage and a roof terrace is proposed at the rear. The third-floor roof extension would provide an additional 98 sq.m of office floorspace.
- 5.3 The 3-storey rear extension has not been amended since the previous application and would have a maximum depth of 6.2m and would measure 9.2m in height. The rear extension would provide an additional 71 sq.m of office floorspace over three floors. The extension would be contemporary in design with brickwork to match the existing building. A new fire escape, to replace the existing spiral fire escape, is proposed to be integrated into the rear extension along with rear terraces/balconies. A new landscaped courtyard area and cycle parking is also proposed.

6. RELEVANT PLANNING HISTORY

The most recent planning history is set out below:

Reference	Description	Decision
21/03164/FULL	Three storey rear extension and new third floor.	Withdrawn 2022
01/80674/LBC	Consent to carry out internal alterations (retrospective).	Permitted 2002
91/00335/FULL	Installation of a new window and enlargement of an existing window at second floor level in the side elevation of number 120.	Permitted 1991

7. DEVELOPMENT PLAN

7.1 The main relevant policies are:

Adopted Borough Local Plan

Issue	Policy
Climate Change	SP2
Character and Design of New Development	QP3
Economic Development	ED1
Other Sites and Loss of employment	ED3
Hierarchy of Centres	TR1
Local Centres	TR5
Historic Environment	HE1
Managing Flood Risk and Waterways	NR1
Contaminated Land and Water ?	EP5
Sustainable Transport	IF2

Adopted Eton and Eton Wick Neighbourhood Plan 2016-2036

Issue	Policy
Development within Eton	HD3
Car Parking	T12
Bicycle Parking	T13
Flooding	EN3

8. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2021)

Section 2 – Achieving sustainable development
Section 6 – Building a strong, competitive economy
Section 7 – Ensuring the vitality of town centres
Section 9- Promoting Sustainable Transport
Section 11 – Making effective use of land
Section 12- Achieving well-designed places
Section 14- Meeting the challenge of climate change, flooding and coastal change
Section 16- Conserving and enhancing the historic environment

Supplementary Planning Documents

- Borough Wide Design Guide

Other Local Strategies or Publications

Other Strategies or publications material to the proposal are:
RBWM Parking Strategy
Interim Sustainability Position Statement
Corporate Strategy
Environment and Climate Strategy

9. CONSULTATIONS CARRIED OUT

Comments from interested parties

17 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on the 22nd November 2022 and the application was advertised in the Local Press on the 24th November 2022.

4 letters were received objecting to the application, summarised as:

Comment	Where in the report this is considered
1. Extension would project beyond rear of numbers 121-123 High Street and come close to number 122a High Street.	Section 10iii
2. Loss of privacy to number 122A High Street	Section 10iii
3. Overshadowing of small courtyard gardens and loss of light and privacy to numbers 121-123 High Street.	Section 10iii
4. Potential impact of storing building materials and equipment on the trees, wildlife and natural habitats at the rear of the car park.	Section 10vii
5. Additional office space will exacerbate existing parking pressures	Section 10v
6. Residents living in Eton sustain the 'thriving community' not office workers.	Section 12
7. Plenty of office space available to rent in the area.	Section 12
8. Unacceptable loss of light and privacy to neighbouring dwellings	Section 10iii
9. Overbearing impact	Section 10iii
10. Loss of parking and manoeuvring space	Section 10v
11. Proposal will overlook gardens of 118A High Street and 1 Church Close.	Section 10iii
12. Safety issue arising from increase in traffic using narrow driveway	Section 10v
13. Proposal will increase flood risk– South Meadow flooded in 2014.	Section 10iv
14. Impact of large extension on conservation area	Section 10ii
15. Increase in traffic and parking will have negative impact on trees and wildlife.	Section 10v and vii
16. Proposal will not preserve the setting of the listed buildings or the character and appearance of the Eton Conservation Area.	Section 10ii
17. Proposal does nothing to make the local area any more thriving or to improve the economic success of the High Street.	Section 12

Consultees

Consultee	Comment	Where in the report this is considered
Conservation Officer	Less than substantial harm - objection	See section 10ii
Highways	Further information requested	See section 10v
Environmental Protection	Condition suggested (CEMP)	Noted
NatureSpace	No comments received	

Others (e.g. Parish and Amenity Groups)

Group	Comment	Where in the report this is considered
Eton Town Council	No comments received	

10. EXPLANATION OF RECOMMENDATION

10.1 The key issues for consideration are:

- i Principle of Development
- ii Impact on character and Heritage Assets
- iii Impact on neighbouring properties
- iv Flooding
- v Parking and Highway Impacts
- vi Climate Change and Sustainability
- vii Other Material Considerations

i Principle of Development

10.2 Numbers 119 and 120 High Street are already in office use and the proposal would add an additional 169 sq.m of office floorspace in total.

10.3 Borough Local Plan policy ED1 states:

1. *A range of different types and sizes of employment land and premises will be encouraged to maintain a portfolio of sites to meet the diverse needs to the local economy. Appropriate intensification, redevelopment and upgrading of existing sites and premises will be encouraged and supported to make their use more efficient and to help meet the forecast demand over the plan period and to respond to modern business needs.*
2. *The Royal Borough will seek to make provision for at least 11,200 net new jobs across a range of floorspaces.*
3. *It will do this by ensuring a flexible supply of high-quality employment floorspace making some new allocations, utilising existing employment areas and promoting a more intensive use of these sites through the recycling, refurbishment and regeneration of existing older or vacant stock and promotion of flexible working practices.*

Borough Local Plan ED3 states that development proposals for employment on sites currently in employment use will be supported.

10.4 The site lies within Eton, a Local Centre as defined in the BLP. Windsor and Maidenhead are the preferred location for main town centre uses such as offices, followed by the District and Local Centres. Policy TR1 states that development proposals for main town centre uses including offices will be supported in accordance with the hierarchy, provided they are appropriate in terms of their scale, character and design and are well-related to the centre.

10.5 Local Centres perform a more limited role, acting as the focus for convenience and service uses that serve their immediate community. The Borough's strategy is to ensure that local centres continue to provide a broad range of services for their community, mainly serving specialist local needs or the immediate day to day needs to their local area (paragraph 9.12.2 of the BLP).

10.6 Eton High Street contains a mix of residential and commercial/retail units and the Neighbourhood Plan and the Corporate Plan '*support the High Street as an economic centre and thriving community*'

10.7 Overall there is no objection in principle to extending the existing offices providing the proposal accords with all other policies set out in the BLP and Neighbourhood Plan.

ii Impact on Character and Heritage Assets

10.8 The application has been accompanied by a Design and Access Statement and a Heritage Statement.

10.9 Local Plan policy QP3 sets out a number of design principles for achieving sustainable high quality design and includes respecting and enhancing the local and historic character of the environment paying particular regard to urban grain, layouts, rhythm, density, height, scale, bulk,

massing, proportions and materials, amongst other things. Local Plan policy HE1 requires the historic environment to be conserved and enhanced in a manner appropriate to its significance. Development proposals need to demonstrate how they preserve or enhance the character, appearance and function of heritage assets and their settings and respect the significance of the historic environment. Neighbourhood Plan policy HD3 requires proposals within Eton to demonstrate how they have taken into account the Eton Design Guidance. Proposals should not detract from the character of existing buildings and the positive features and appearance of the surrounding area. Proposals should be in harmony with the materials, scale, massing and the architectural vernacular and rhythm of surrounding buildings and spaces. The Borough Wide Design Guide provides guidance for new development. Principle 7.6 states '*1. New development should reflect and integrate well with the spacing, heights, bulk, massing and building footprints of existing buildings, especially when these are local historic patterns. 2. The council will resist proposals where the bulk, scale and mass adversely impact on the street scene, local character and neighbour amenities.*'

- 10.10 Number 119 High Street is a late 18th century, 3 storey red brick, grade II listed building. Number 120 High Street is a more recent 3 storey building built in the 1970's. The two buildings have an overall positive impact on the streetscape with their traditional Georgian appearance. The buildings are surrounded by grade II listed buildings at numbers 118, 118a and 121-123 High Street.

Rear extension

- 10.11 The proposed rear extension has not been amended since the previous application and the principal concern remains its impact on the setting of the neighbouring listed buildings and the Conservation Area. Number 120 High Street already extends beyond the rear of number 119 High Street and the neighbouring buildings. The 3-storey extension would add a further 6.2m in depth to the existing building and would measure 9.2m in height. The proposal would significantly increase the overall size, footprint and mass of the building.
- 10.12 As well as being visible from the adjacent sites, longer views of the site are available from Church Close, a footpath through the grounds of St John's Church and from South Meadow to the west of the site. The increased dominance of the building would harm views within the Conservation Area. There is a barn attached to the rear of number 118a High Street, a grade II listed building, which lies immediately to the south of the application site. The proposed rear extension would have a negative impact on the setting of the barn and the character and appearance of the listed building. Number 120 High Street already extends beyond the rear building line of number 121 High Street to the north of the application site and the proposed rear extension would have a negative impact on the setting of this early 19th century listed building as well as the attached listed building, number 119 High Street.

Third floor extension

- 10.13 The proposed 3rd floor roof extension has been amended since the previous application to reduce its visual dominance within the street scene. The parapet has been reduced in height and this traditional feature for a Georgian style building would be in keeping with the overall style of the building and the conservation area. The design of the roof extension has been amended to provide a more traditional mansard form and the height has been lowered to reduce the visual impact within the street scene. Despite these revisions, the mansard roof still does not reflect the local character prevalent within Eton Conservation Area and the fenestration needs to be more cohesive in appearance and lined up with the main building.
- 10.14 Overall, the proposal, by virtue of its scale, height, mass and design would appear unduly dominant and would not reflect the historic character and appearance of the site itself and the local environment in general. The proposal would result in less than substantial harm to the setting of the adjacent listed buildings including numbers 118a, 119 and 121 High Street and would result in less than substantial harm, at the higher end of the scale, to the character and appearance of Eton Conservation Area. When considering the impact of a proposed development on the significance of a designated heritage asset, which in this case are listed buildings and the Conservation Area, great weight should be given to the asset's conservation.

10.15 The applicant's heritage statement concludes that there would be no harm to the significance of any heritage asset and the submission as a whole does not seek to put forward a public benefits case. Notwithstanding, the Council recognises that there would be small increase in the amount of office floor space of 169 sq.m which could be deemed as a public benefit. However, in this case the increase in office floorspace is considered to be minor compared to the existing floor area of the buildings. Furthermore, there is no case put forward that the extensions to the building are required to ensure long-term viability. As such, when considered in the balance, the small public benefit would not outweigh the cumulative less than substantial harm to a number of heritage assets which has been identified. Overall, the proposal is contrary to Local Plan policies QP3 and HE1, Neighbourhood Plan policy HD3 and principle 7.6 of the Design Guide.

iii Impact on neighbouring properties

10.16 Local Plan policy QP3 states that proposals will be considered high quality design and acceptable where it has no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties in terms of privacy, light, disturbance, pollution and access to sunlight and daylight amongst other things.

10.17 The site is surrounded by residential properties. They include numbers 121-123 High Street, a row of 4 storey residential properties with small courtyard gardens to the north of the shared driveway, number 122A High Street, a first-floor flat above garages to the rear and number 118A High Street which has a rear garden which abuts the south boundary of the application site.

10.18 The D&A Statement accompanying the application contains a series of diagrams to attempt to demonstrate that the proposal would have no adverse impact on light to the rear of numbers 121-123 High Street. The existing building already projects beyond the rear elevation of number 121 High Street and the proposed rear extension would project further beyond this rear elevation and comes close to the first floor flat at number 122A High Street which has a first-floor bedroom window in the south elevation. Number 121 High Street has a ground floor dining room with a glass roof and first and second floor windows serving a playroom and bedroom in the rear elevation. The proposed rear extension by virtue of its scale, depth, siting and height would appear unduly prominent and overbearing when viewed from the rear of number 121 High Street and number 122A High Street and would result in an unacceptable loss of light and outlook to these properties. The proposal would also have an overbearing impact on the courtyard gardens to the rear of number 121-123 High Street and result in an unacceptable loss of light and outlook to these small gardens.

10.19 The windows in the rear and flank elevations of the proposed extension and the proposed roof terraces/ balconies would result in an unacceptable level of overlooking and loss of privacy to number 121 and 122A High Street and the rear courtyard gardens of 121-123 High Street. Number 118A High Street has a rear garden which abuts the boundary of the site, and the proposal would result in an unacceptable level of overlooking and loss of privacy to this private amenity space. Sufficient distance would be maintained between the proposed extension and number 1 Church Close.

10.20 Overall, the proposal, by virtue of its siting, scale, height, massing and design would have an unacceptable impact on the living conditions of the adjoining properties, 121-123 High Street, 122A High Street and number 118A High Street in terms of light, outlook and privacy and is contrary to Local Plan policy QP3 and principle 7.6 set out in the Design Guide.

iv Flooding

10.21 The site lies within Flood Zone 3a, and the application has been accompanied by a Flood Risk Assessment in accordance with Local Plan policy NR1. Neighbourhood Plan policy EN3 states that development should not result in an increase in maximum flood levels within adjoining properties using mitigation appropriate to the site circumstances.

10.22 The building would remain in office use which is classified as 'less vulnerable' in flooding terms. The proposed increase in footprint would be approximately 48 sq.m and non-residential

extensions with a footprint less than 250sq.m are classed as 'minor development' and are not subject to the sequential or exception test. The assessment follows the EA Standing Advice for minor development.

- 10.23 In the design flood event, the 1% AEP plus climate change event, the whole site is expected to flood. The estimated flood water level (1% AEP plus climate change event) for the site is 20.71m AOD. The ground floor of the existing building is between 20.41m and 20.44m AOD which are below the design flood level. The proposed ground floor extension would have a floor level set no lower than the existing level, therefore there will be no change to the depth of flooding due to the proposal. The building would need to be designed to be flood resistant and it is proposed to implement the 'water exclusion' approach including the implementation of several devices to prevent flood water entering the property. These can include flood doors, demountable flood barriers and ensuring the property is recoverable after a flooding event by ensuring protected utility boxes, raised electrical plugs and sealed floors. The likelihood of a rapid river level rise within the river Thames is considered low and it should be possible to provide timely flood warnings to those who sign up for the Environment Agency flood warning service.
- 10.24 Whilst the risk of fluvial flooding at the site is high there is no change to the level of risk nor vulnerability due to the proposed minor extension. In accordance with the EA standing advice for minor development, there is no obligation to compensate for the increase in building footprint given that minor developments are unlikely to significantly raise the flood risk.
- 10.25 The flood risk from surface water and groundwater is shown to be very low in this case.
- 10.26 The proposal meets the requirement of the EA standing advice for minor developments. Subject to securing appropriate conditions to ensure the development is carried out in accordance with the 'water exclusion' strategy outlined in the FRA and that any future occupiers of the building sign up to the EA Flood Warning service, the proposal is acceptable in flood risk terms and accords with Local Plan NR1 and NP policy EN3.

v Parking and Highways Impact

- 10.27 The site lies in a location with good access to public transport. The existing rear car park has approximately 24 spaces and the proposed parking plan shows 21 spaces. The Council stipulates a maximum of 1 space per 100sq.m for commercial property Use Class B1 in an area of good accessibility. The parking provision is therefore acceptable, and the proposal would not generate any significant amount of traffic on the local highway network.
- 10.28 The car park is accessed via a narrow, shared driveway between numbers 120 and 121 High Street and provides access to four garages used by residents. The proposed rear extension would extend the length of the narrow driveway further into the site and the proposal could make it more difficult for residents to manoeuvre into their garages.
- 10.29 The Highways section has requested further information in the form of an existing, scaled block plan to compare the existing access and parking arrangement with the proposed parking plan. In addition, vehicle swept paths to show how vehicles will enter, park and egress the site including a vehicle swept path to show how residents will access their garages is required. Details relating to the proposed emergency and fire access strategy relating to the new access arrangement need also to be provided.
- 10.30 Three Sheffield cycle parking stands are shown to be provided however further detail will be required to ensure adequate spacing between the stands and wall and to show the cycle parking is adequately covered. This can adequately be covered by condition.
- 10.31 As things stand it has not been adequately demonstrated that the proposal would accord with Local Plan policies QP3 and IF2. Notwithstanding, the footprint of the extension does not prohibit access to the car park and parking spaces and therefore it is considered that the final parking layout and turning space could be controlled by condition.

vi Climate Change and Sustainability

- 10.32 Local Plan policy SP2 requires all development to demonstrate how they have been designed to incorporate measures to adapt to and mitigate climate change. The delivery of this policy is intrinsically linked with the Environment and Climate Strategy 2020 and the Interim Sustainability Position Statement 2021.
- 10.33 All development proposals, with the exception of householder extensions and non-residential development with a floorspace below 100sq.m, are required to make the fullest contribution to minimising carbon dioxide emissions. The proposal involves an increase in floorspace of 169 sq.m and it needs to be demonstrated how the proposal meet the 7 requirements set out in the ISPS.
- 10.34 A Sustainability and Energy statement has been submitted. The carbon emissions calculations are based on the installation of an air source heat pump and photovoltaic panels on the flat roof of the 3rd floor roof extension. The panels would be inclined at an angle of around 20 degrees. The use of an ASHP and Panels would amount to a total reduction of 70.36% of the total (TER) emissions and a carbon offset payment of £760 has been calculated.
- 10.35 No details of the ASHP and photovoltaic panels have been provided and it is not possible to determine whether they would be acceptable from a heritage point of view. In addition, in the absence of securing an appropriate Unilateral Undertaking to secure the carbon off set contribution the requirements of Local Plan policy SP2 and the Interim Sustainability Position Statement have not been met.

Vii Other Material Considerations

- 10.35 The proposal should have no impact on the garden area situated to the rear of the site in terms of nature conservation, biodiversity and trees. However, in the event of planning permission being granted a condition would need to be secured to obtain details of a construction management plan/site set up plan and tree protection plan to ensure that no building materials/equipment are stored near the trees/garden area at the rear of the site.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 11.1 The development is not CIL liable.

12. PLANNING BALANCE

- 12.1 Any economic benefits arising from the additional office floorspace would not outweigh the harm to the historic character and appearance of the site, the setting of the adjacent listed buildings, the character and appearance of the Conservation Area and the impact on the living conditions of the neighbouring properties.

13 CONCLUSION

- 13.1 The proposal would have an unacceptable impact on the character and appearance of the site and its surroundings in this sensitive location within the Conservation Area and close to adjacent listed buildings. It would also have an unacceptable impact on the living conditions of the surrounding residential properties and further information is required to demonstrate that the sustainability measures can be met and that the access and manoeuvring arrangements within the site are acceptable. On this basis the proposal is deemed to be unacceptable and planning permission should be refused.

14. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout

- Appendix B – plan and elevation drawings

15. REASONS RECOMMENDED FOR REFUSAL IF PERMISSION IS NOT GRANTED

- 1 The proposal, by virtue of its scale, height, mass and design would appear unduly dominant and would not reflect the historic character and appearance of the site itself and the local environment in general and would result in less than substantial harm to the setting of the adjacent listed buildings, 118a, 119 and 121 High Street and would result in less than substantial harm, at the higher end of the scale, to the character and appearance of Eton Conservation Area. The public benefits would not outweigh the identified harm and the proposal is contrary to Local Plan policies QP3 and HE1, Neighbourhood Plan policy HD3 and principle 7.6 of the Design Guide.
- 2 The proposal, by virtue of its siting, scale, height, massing and design would have an unacceptable impact on the living conditions of the neighbouring properties 121-123 High Street, 122A High Street and 118A High Street in terms of light, outlook and privacy and is contrary to policy QP3 of the Borough Local Plan (adopted February 2022) and principle 7.6 set out in the Borough Wide Design Guide.
- 3 Insufficient information has been submitted to determine whether the proposal would meet the requirements of Local Plan policy SP2 and the Interim Sustainability Position Statement to mitigate climate change and no legal agreement has been secured in relation to the carbon off-set fund.

PLANNING APPLICATION NUMBER – 22/02990/FULL

119-120 HIGH STREET, ETON

APPENDIX 1 – LOCATION PLAN AND SITE PLAN



APPENDIX B – PROPOSED FLOOR PLANS AND ELEVATIONS

Ground floor



First floor



Second floor



Third floor



ELEVATIONS

Front



Rear



Side elevation - north



Side elevation - south

