

Planning Sub-Committee B

Wednesday 19 October 2022

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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TABLED ITEMS:

Addendum report and Members pack – items of business

Welcome to Southwark Planning Sub-Committee B

19 October 2022

MAIN ITEMS OF BUSINESS

ITEM 7.1: 21/AP/4199
INDIA HOUSE, 45 CURLEW STREET SE1 2ND

ITEM 7.2: 21/AP/2514 - DEFERRED
2 SOMERFORD WAY SE16 6QW



Councillor Cleo Soanes (Chair)



Councillor Emily Tester
(Vice Chair)



Councillor Sandra Rhule



Councillor Emily Hickson



Councillor Esme Hicks



Councillor Richard Livingstone



Councillor Adam Hood

ITEM 7.1: 21/AP/4199
INDIA HOUSE, 45 CURLEW STREET SE1 2ND

Construction of a new roof terrace to serve the existing offices with privacy screening, composite decking and terraced seating, external balustrade and lighting.

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Site and surrounding area

The site comprises India House, an existing modern six storey office building located on the corner of Curlew Street and Gainsford Street.

Building not listed, but located within the Tower Bridge Conservation Area and within the vicinity of a number of Grade II listed buildings.

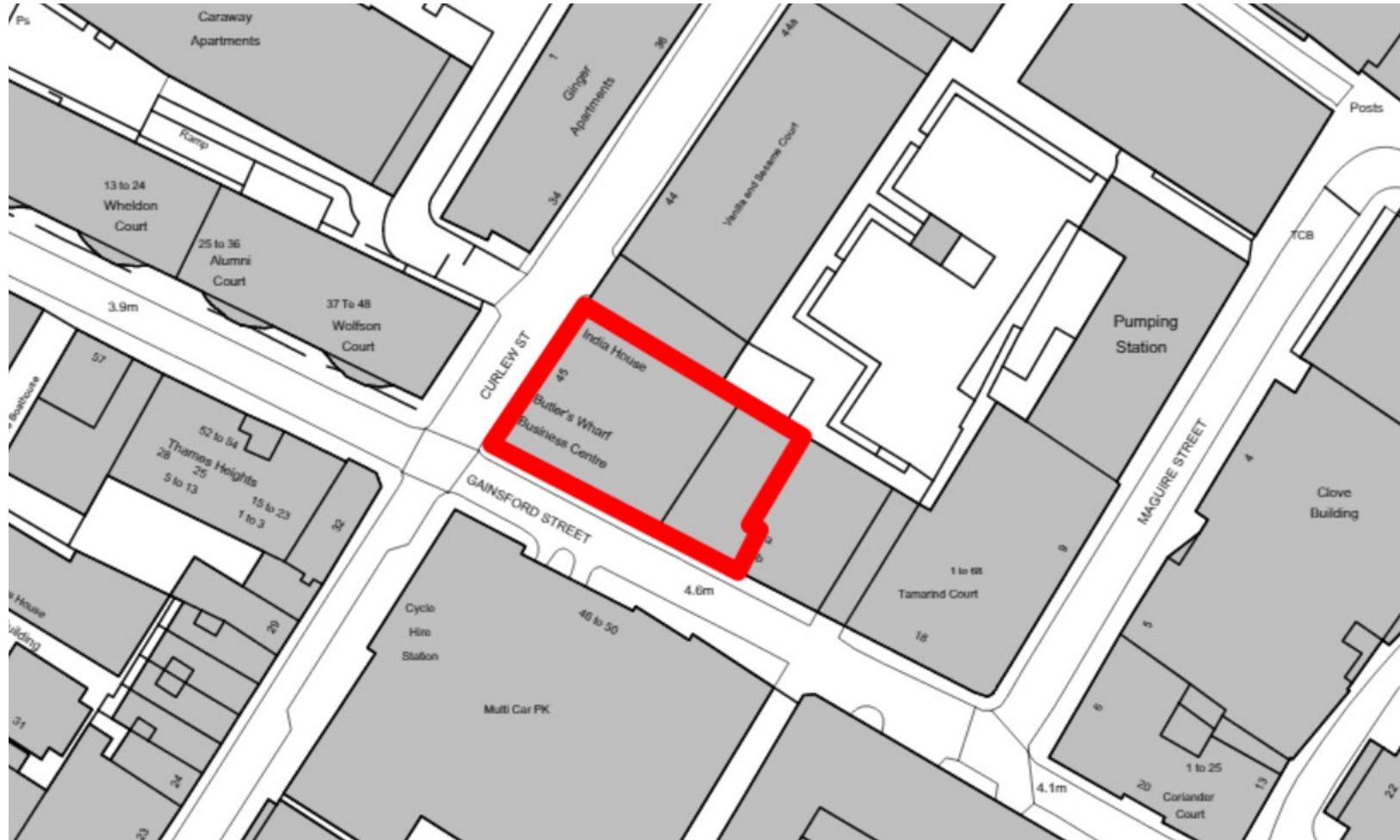
Surrounding area predominantly residential in terms of land use.

Proposal

The application seeks to construct a roof terrace to serve the existing office building.

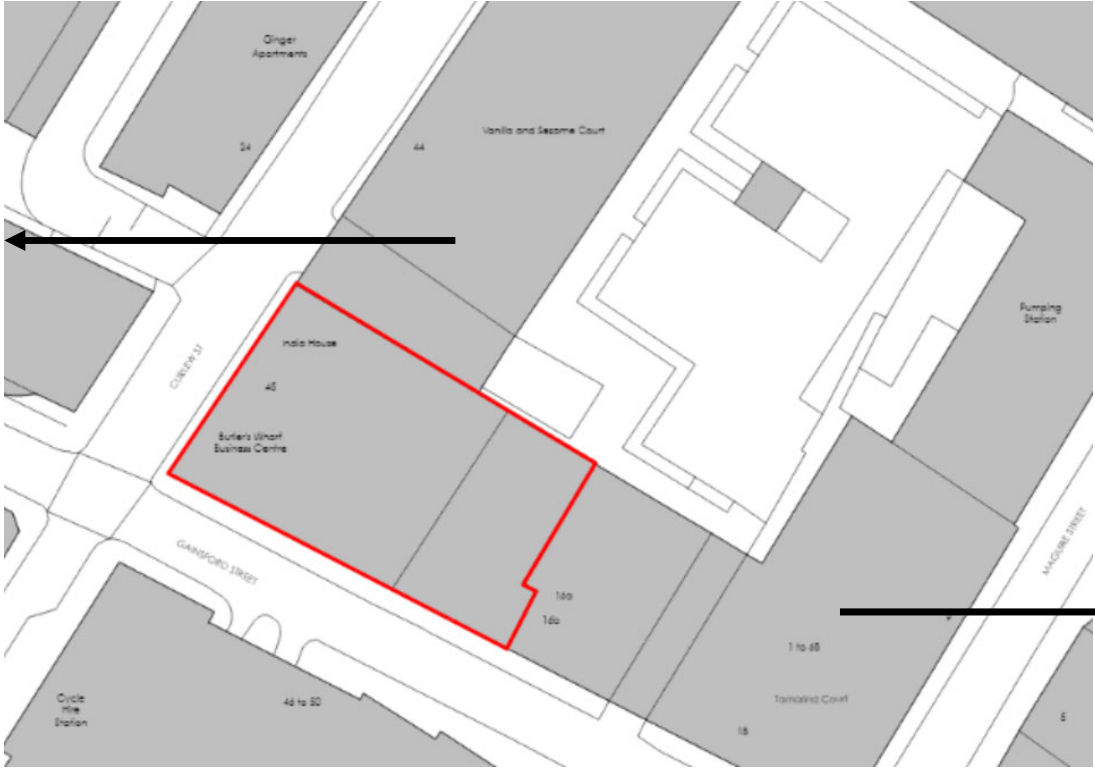
It would include timber decking and terraced seating with integrated planters and screening, downlighters to the perimeter of the roof and horizontal guardrails fitted to the existing external balustrade.

Site location plan



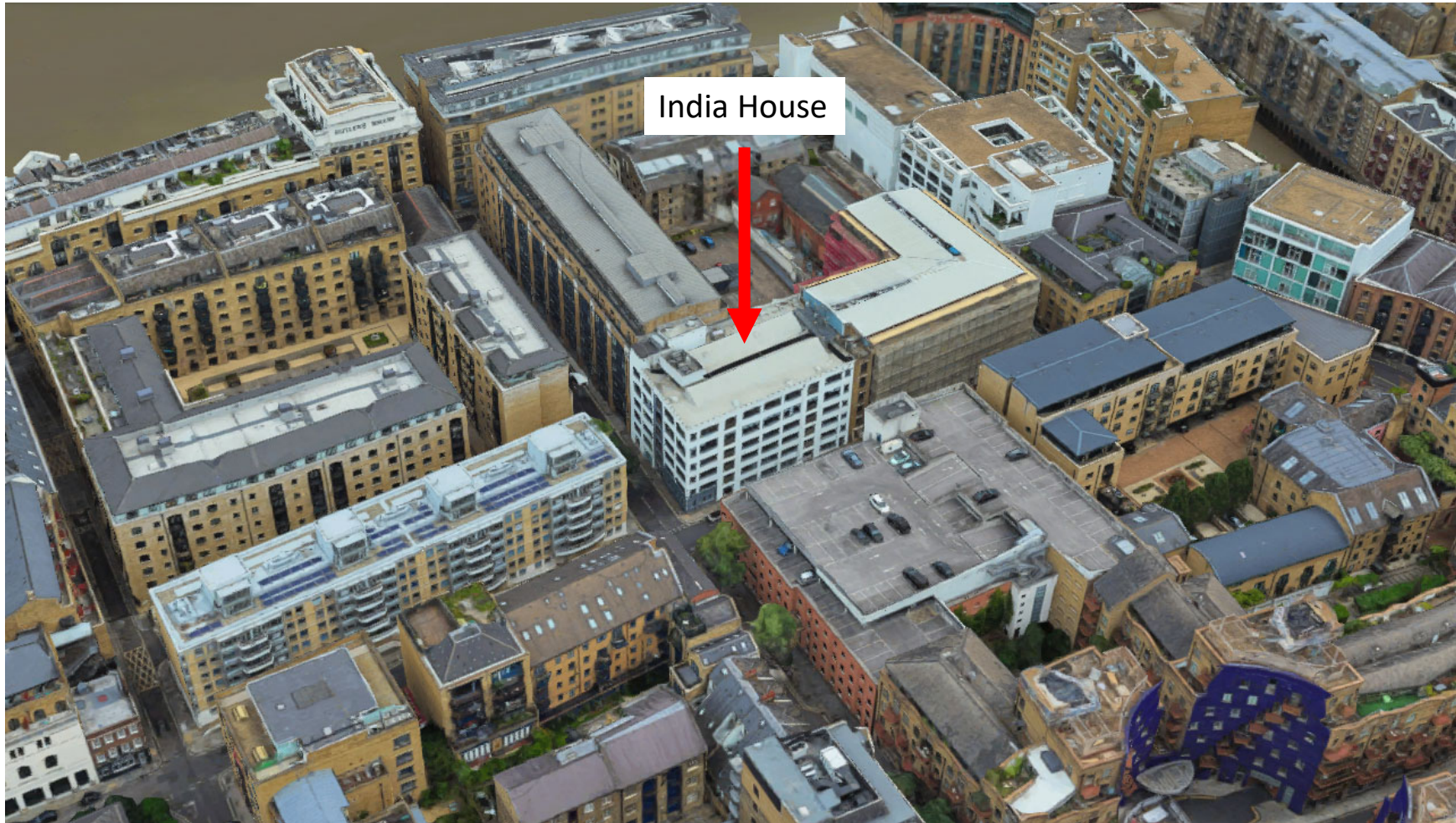
Site Block Plan

Vanilla & Sesame Court
(residential with commercial
uses and nursery on ground
floor)

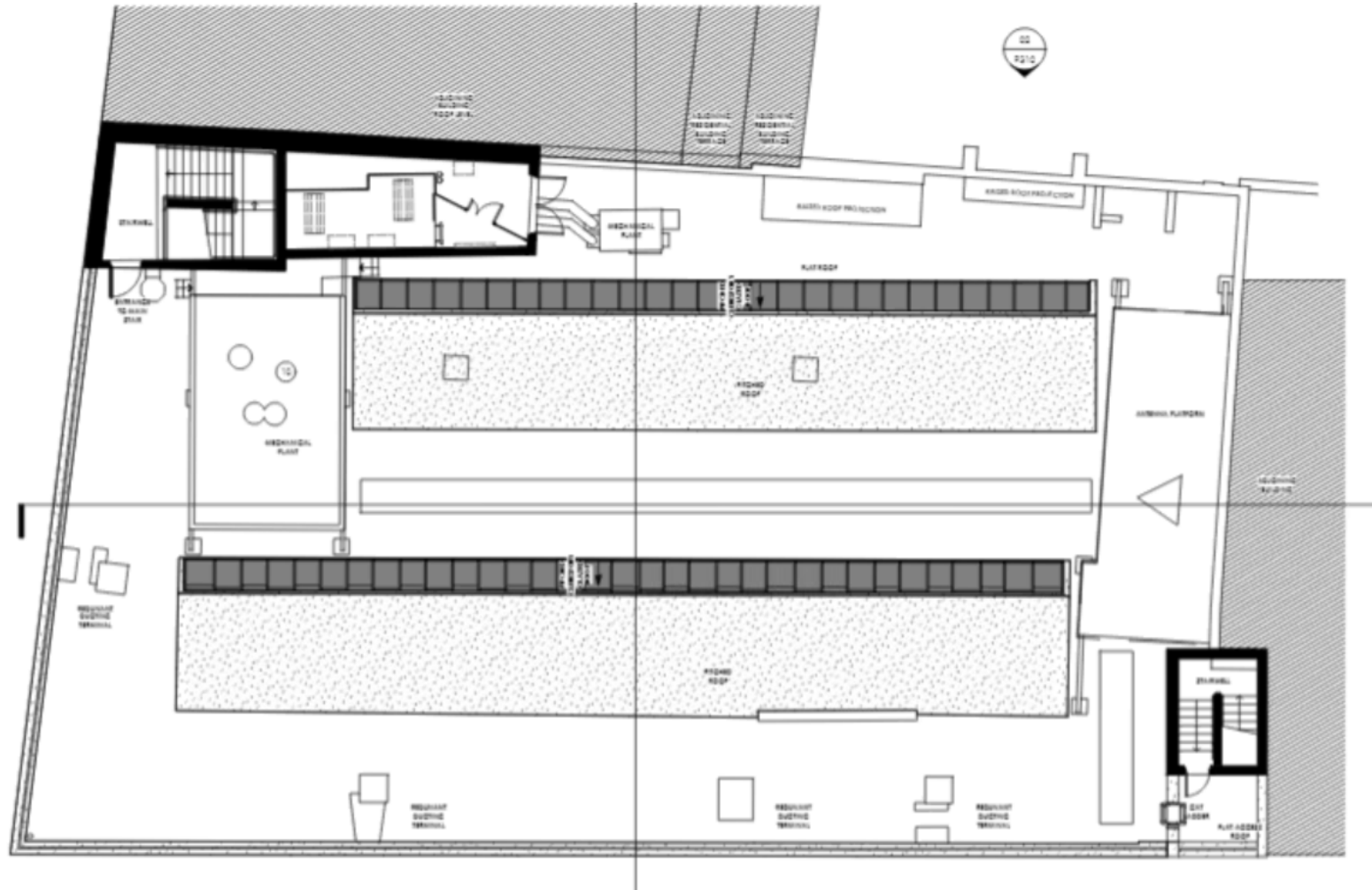


Tamarind Court (residential)

Site Aerial View

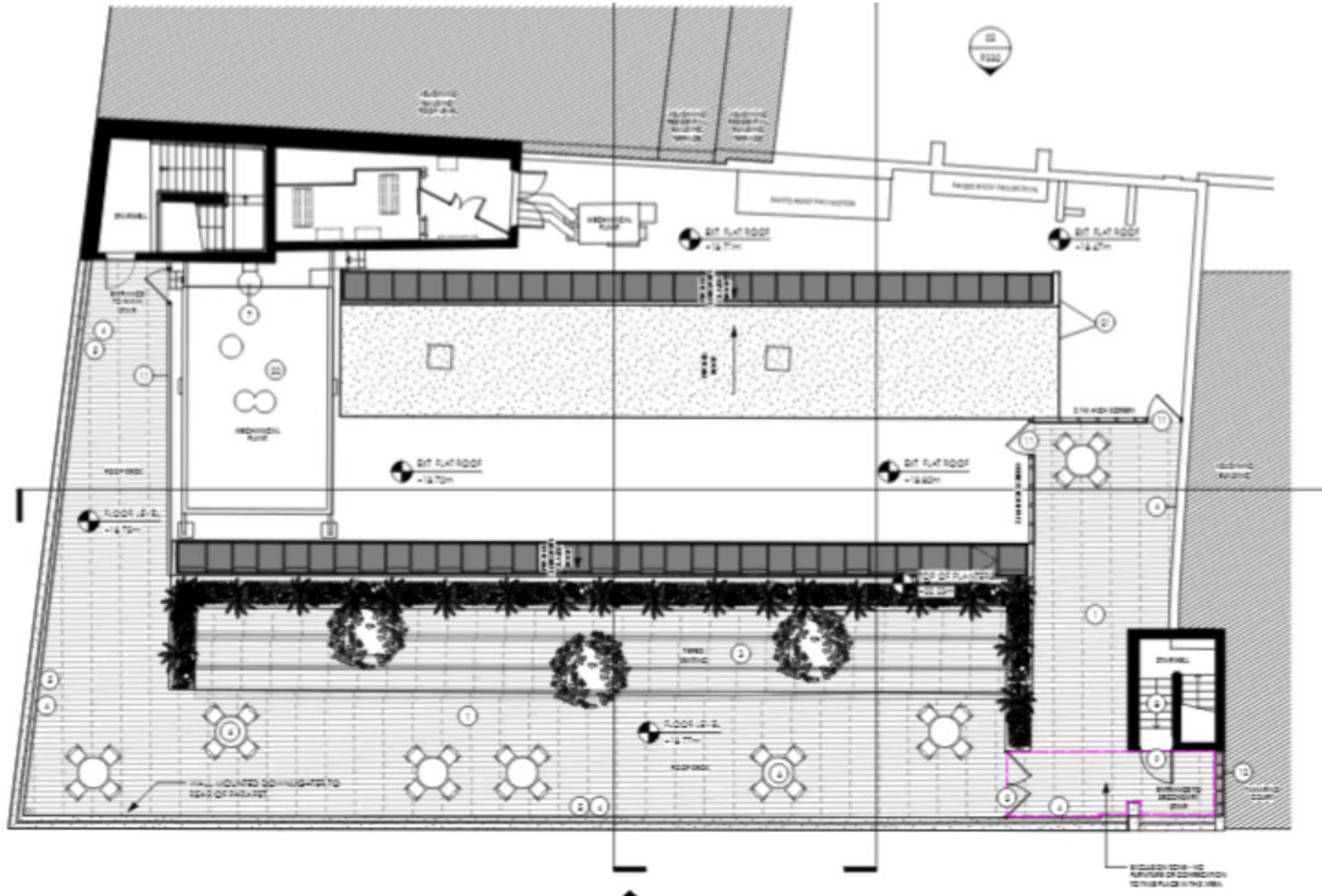


Existing Roof Plan



7

Proposed Roof Plan

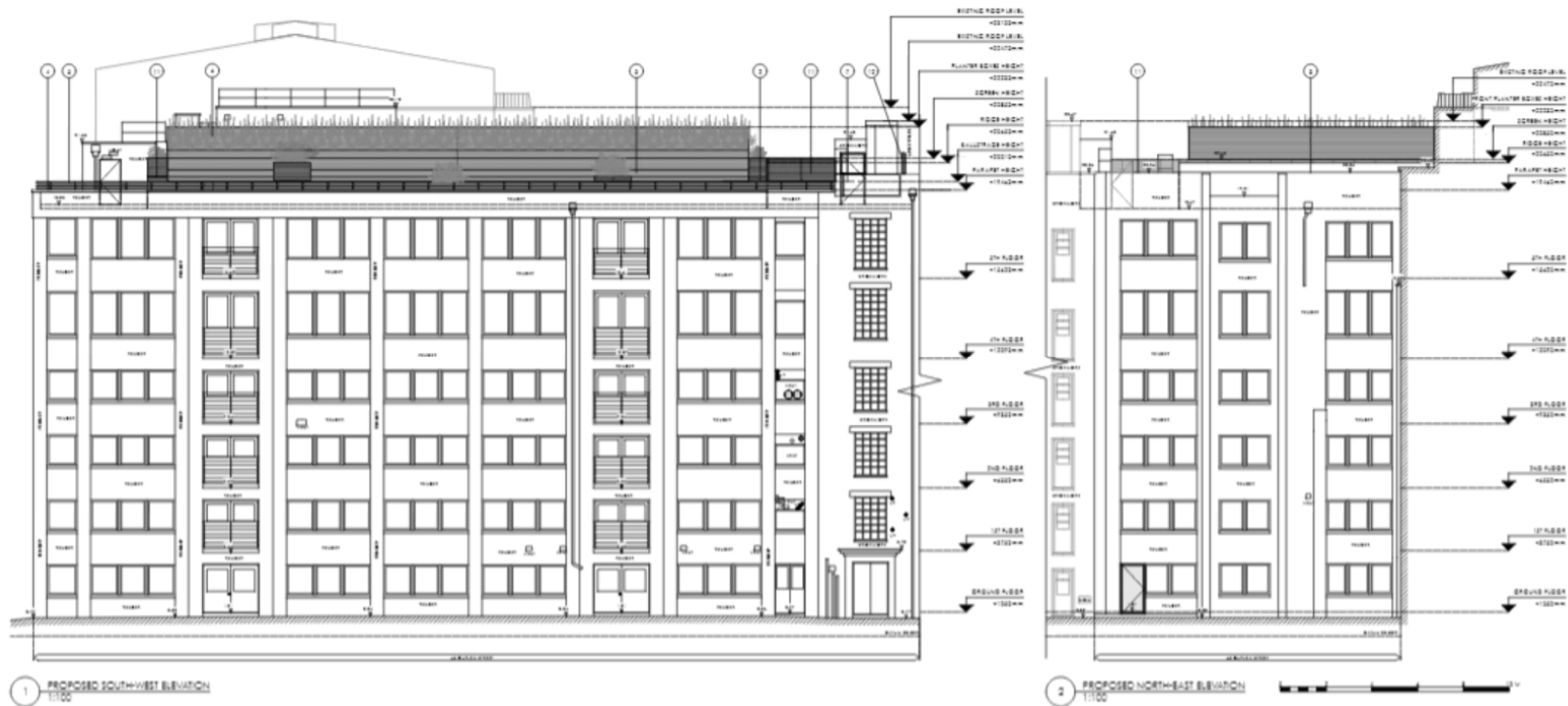


Existing south-west and north-east elevations (facing Gainsford Street and rear courtyard)



6

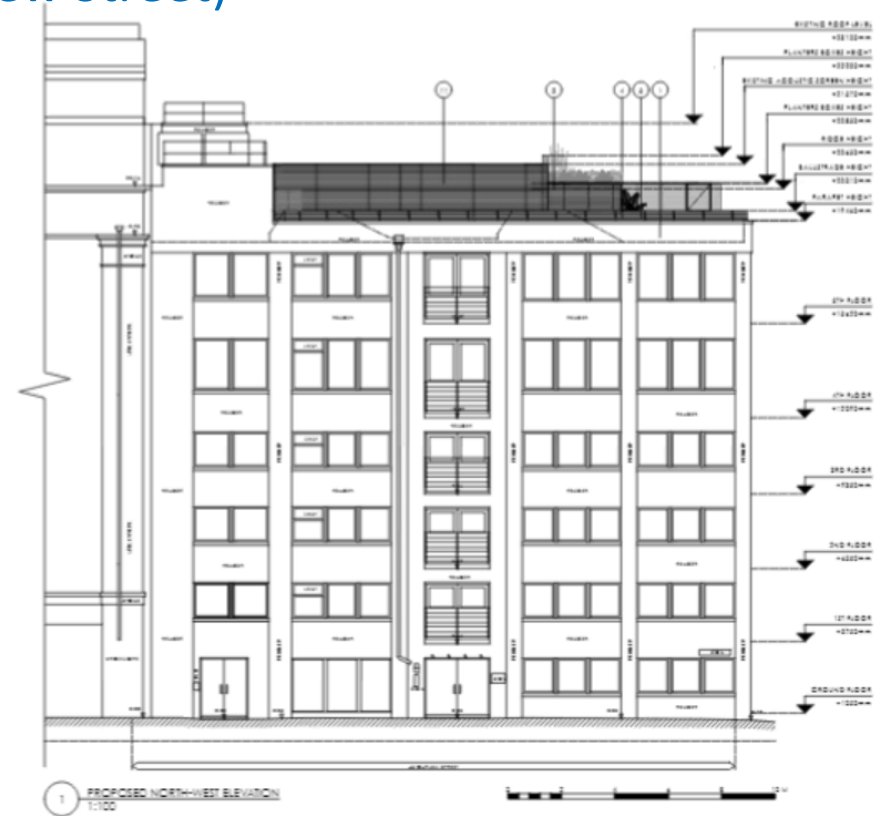
Proposed south-west and north-east elevations (facing Gainsford Street and rear courtyard)



Existing and proposed north-west elevations (facing Curlew Street)



EXISTING



PROPOSED

Summary of Consultation Responses

Neighbours consulted via letter	Site notice date of display	Press notice date	Public comments received	Support	Objection
198	21/07/2022	02/12/2021	35	1	34

Support	Objection
<ul style="list-style-type: none"> Progressive development/will enhance vibrancy of area 	<ul style="list-style-type: none"> Design quality and impact on conservation area, including local views Impact on neighbouring amenity, including loss of privacy and light, sense of enclosure, noise disturbance and light pollution Impact on safety and security of adjoining residential buildings Transport and highways impacts Consultation undertaken

Key Issues: Land Use

- There are no land use issues associated with the proposed roof terrace, which would serve the existing offices.
- Parts of the building are currently vacant and the roof terrace would enhance the existing office accommodation, providing outdoor amenity space to promote staff well-being and supporting the successful re-occupation of the vacant floorspace.

Key Issues: Impact on Neighbouring Amenity

- No detrimental loss of privacy to adjoining occupiers due to the inclusion of privacy screening and sufficient separation distance/existing relationship with nearby buildings on Gainsford Street and Curlew Street.
- Terraced seating, privacy screening and planters would predominantly be set back from the edges of the roof and would not be of such a scale that would give rise to a harmful loss of light or undue sense of enclosure.
- No balconies or windows at the adjoining buildings directly facing the roof terrace. Primary outlook from these buildings would not be obstructed.
- Noise impact assessment report concludes that there would only be a 'slight' increase in noise (+3.2dB), though it is noted that this is only indicative. No objections raised by the Environmental Protection Team, subject to a condition restricting the hours of use.
- Condition is recommended to limit hours of illumination to prevent light pollution.

Key Issues: Impact on Neighbouring Amenity Cont.



Views towards Vanilla and Sesame Court

Key Issues: Impact on Neighbouring Amenity Cont.



Views towards Tamarind Court



Views towards Wolfson Court

Key issues: Design Quality and Impact on Conservation Area and Views

- No objections raised by the Design and Conservation Team.
- Main bulk and massing would be sufficiently set back from the edge of the roof and therefore not be visible in close views.
- There would be glimpsed views from Curlew Street and Gainsford Street at a greater distance, however these would be in context with other parapets and roof railings in the area, plus other rooftop activity, including balconies and roof terraces.
- There may also be glimpsed views from Shad Thames and the courtyard, however it would not appear out of character or scale with the surrounding buildings.
- Materials (timber decking, privacy screening and planters) are appropriate within the context of site and surrounding area. Condition recommended requiring details of the screening to be submitted for approval prior to installation.
- Proposal would therefore preserve the character or appearance of the surrounding conservation area and wider setting of nearby Grade II listed buildings.

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Key Issues: Design Cont.



Views from southern end of Curlew Street

Key issues: Design cont.



Views from western end of Gainsford Street

Key Issues: Design cont.



Views from Shad Thames and courtyard to rear

Key issues: Safety and Security

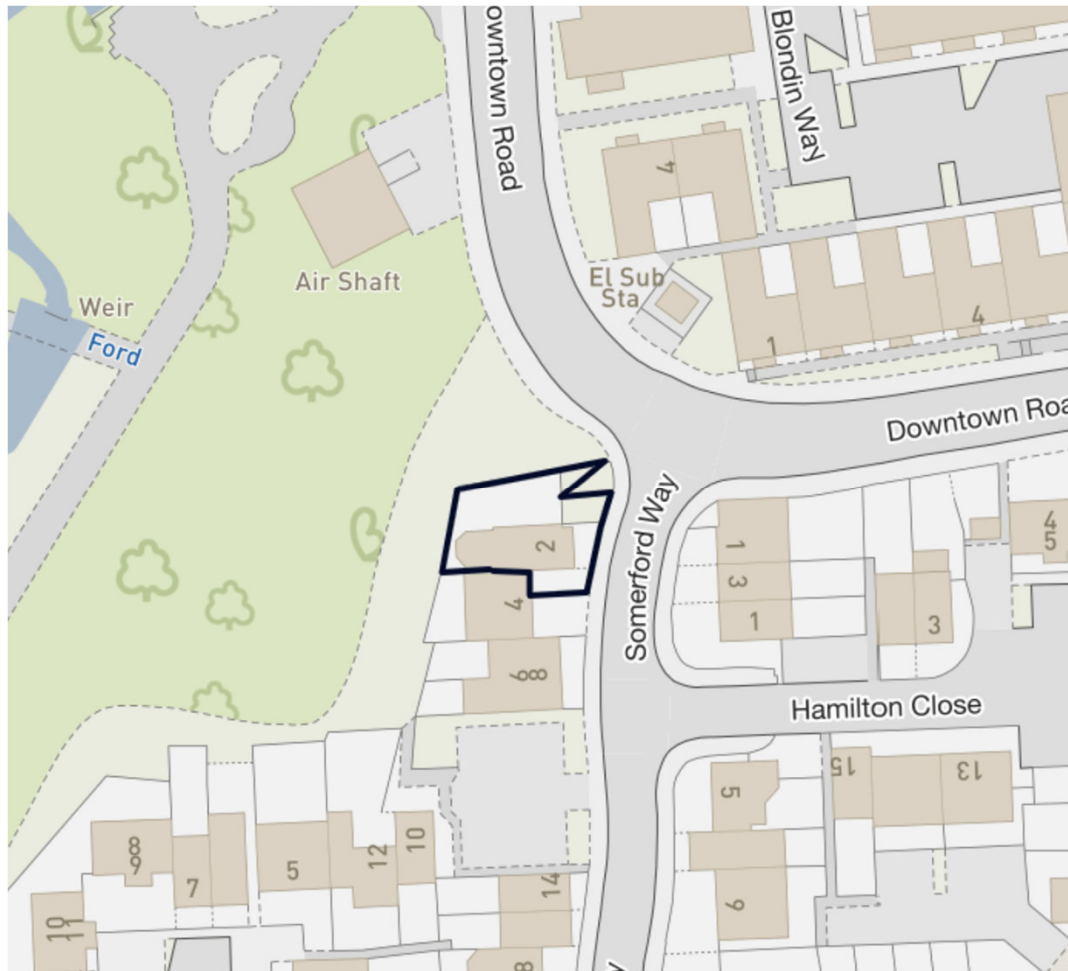
- Fire Management Plan and supporting note address majority of criteria set out under Policy D12(A) 'Fire safety' of the London Plan 2021.
- Conditions recommended requiring details of the fire alarm sounder and privacy screening (to ensure that it would be fire resistant) to be submitted for approval prior to first use/installation.
- Inclusion of privacy screening would prevent those using the roof terrace from accessing, or unduly overlooking, the balconies of the adjoining buildings.
- Condition recommended requiring details of how the loose garden furniture would be either stored or secured in place to be submitted for approval prior to installation to ensure that it would not present a risk to public safety.

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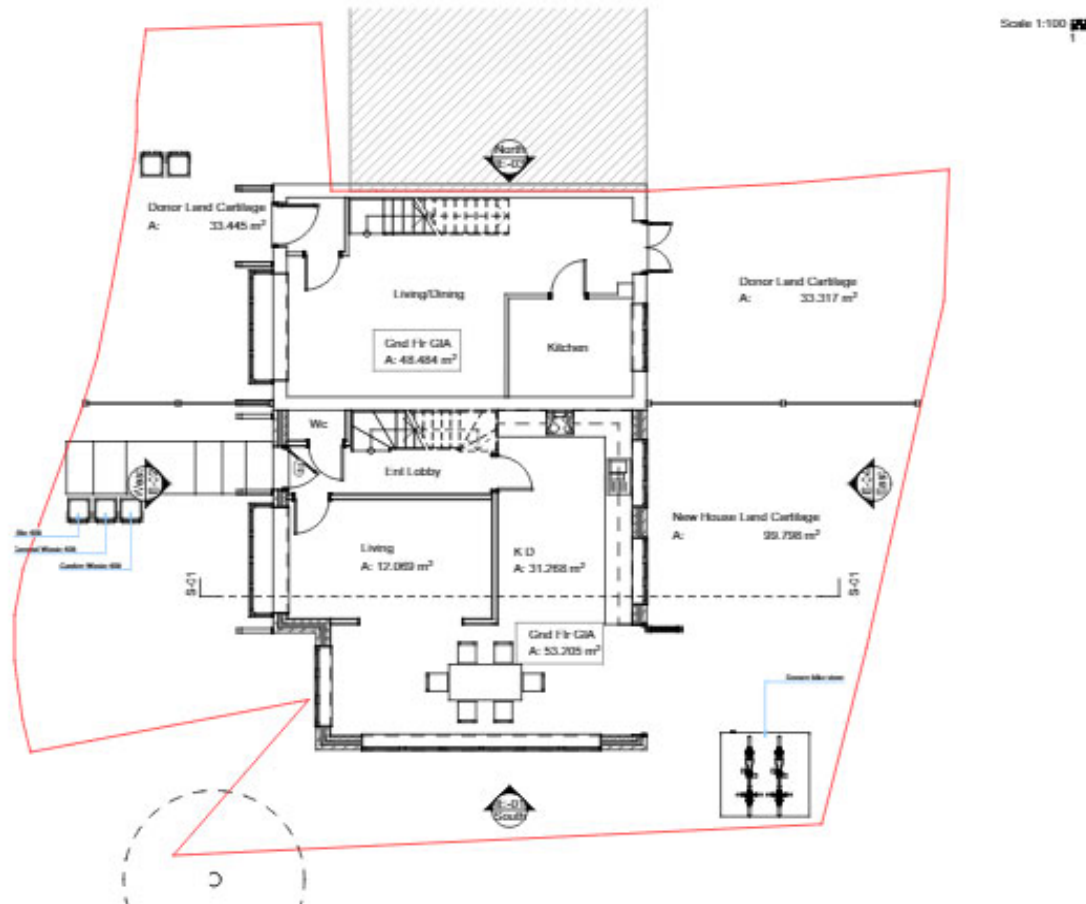
ITEM 7.2: 21/AP/2514 - **DEFERRED**
2 SOMERFORD WAY SE16 6QW

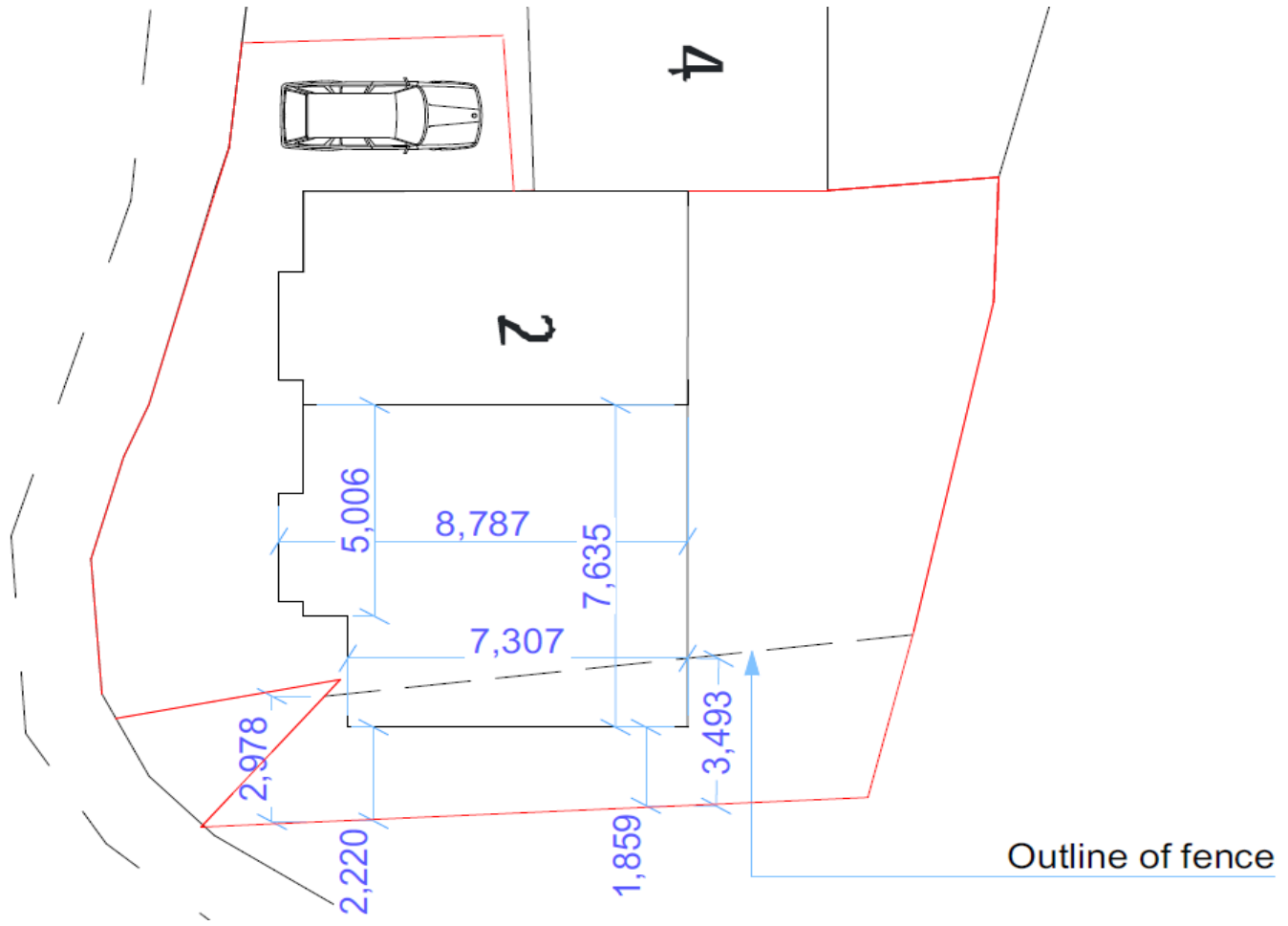
Demolition of existing conservatory and construction of a dormer window to the existing house. Construction of a two-storey house to provide a 4-bedroom dwellinghouse with dormer windows.

Site Location Plan



Site Plan and Proposed Ground Floor Plan

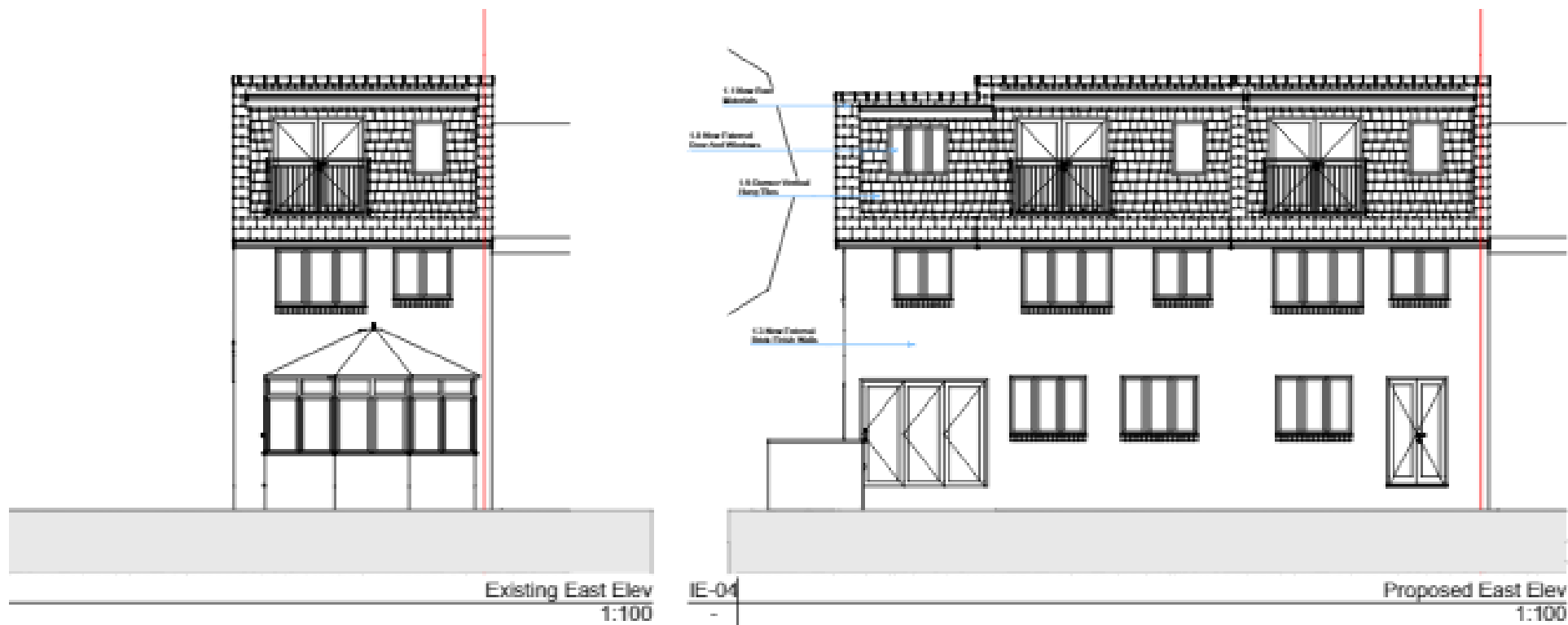




Existing and Proposed Front Elevation



Existing and Proposed Rear Elevation



Existing House, Terrace and Side Garden



Site and Surrounds

Two storey with roof accommodation end of the terrace house. Site does not lie within a conservation area and the building is not listed.

Site location adjacent to the Russia Dock Woodland which is Metropolitan Open Land, a Site of Nature Conservation and a local nature reserve.

Proposal

The application proposes construction of a new house to the side of the existing house, located on the side garden area.

Objections

Objections received from: Parks Department, Friends of Russia Dock Woodlands and neighbouring residents.

12 objections received citing:

Impact on MOL

Impact on trees and ecology

Impact on the nature reserve

Development would encourage encroachment into MOL

Contravention of the biodiversity action plan

Parking

Amenity impacts

Key issues: Land use

- Location of the new house is on Metropolitan Open Land (MOL). The side garden of the existing house is designated as MOL. The boundary of the MOL lies on the flank wall of the house.
- The side garden was created through the sale of land to the owner of the house by the LDDC and the Council a number of decades ago.
- A new house is not development that complies with MOL policy; therefore this application is a departure from the local development plan.
- It is considered that the circumstances of the creation of the side garden as private garden land for a dwellinghouse, without public access means that there are material planning considerations that allow an exception of MOL policy to be made in this case.

Key issues: Affordable Housing

- Policy P1 of the Southwark Plan 2022 requires new dwellings to contribute to affordable housing.
- The applicant has stated that this is a 'self build' house for personal family use.
- Provided that the dwelling remains thus for a 3 year period, there is an exemption to an affordable housing contribution.
- This is secured via a S106 legal agreement.

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Key issues: Impact on Amenity

- No significant impacts on neighbours. Building lines and heights are matched to the adjacent property.
- Good separation to other properties in the road.

Key issues: Design and Quality of Accommodation

New house is designed to match the existing neighbour in terms of materials, heights, details and building line.

New house is of a generous size and meets amenity space standards.

Key Issue: Impact on Trees and Openness of MOL

Impact on the willow tree to the front has been reviewed by the arboriculturalist and is considered acceptable, subject to conditions.

Given the location of the site on the extreme edge of Russia Dock Woodland, it is not considered that there is any substantial harm to the openness of the MOL.

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Equalities Impact Assessment

- Area to the north of the application site forms part of Russia Dock Woodland. Grassed area providing a visual amenity and a sense of openness.
- Not subject to specific recreational activities, can be used for informal recreation.
- Not considered that the development impacts specifically on groups with protected characteristics.
- Defensive planting around the site to limit access to wooded area to rear is suggested and a sum of money secured via S106. This will protect the wooded buffer from antisocial activities.

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Item No: 7.1 & 7.2	Classification: Open	Date: 19 October 2022	Meeting Name: Planning Sub Committee B
Report title:		Addendum report Late observations and further information	
Wards or groups affected:		North Bermondsey and Surrey Docks	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Report clarifications are required in respect of the following planning application on the main agenda, and additional information has been received:

Item 7.1: 21/AP/4199 INDIA HOUSE, 45 CURLEW STREET, LONDON, SE1 2ND

Report Clarifications and/or Additional Information

4. The applicant has provided additional information on the heights of the screening for the terrace and these have been included in the presentation. The screen along the top of the seating area is 1.89m, and adjacent to Tamarind Court is 2.2m. Copies will be circulated with the addendum.
5. A materials brochure for the decking has been provided. The applicant states that:

The proposed decking will be constricted from a solid, composite product (SHERA – specification attached). It would not generate noise in the way that a light-weight / aluminium product would do and as such it doesn't raise potential for disturbance.

6. In terms of the number of people using the terrace at any one time, the applicant states:

Maximum capacity of the roof terrace is 100 people. This is likely to be split as approximately 20 persons for the area to the east (adjacent to Tamarind Court which will be exclusively for the 5th Floor suite) and 80 persons for the wider communal area (which will serve the rest of the building).

Access to the 5th Floor Terrace is via the eastern stair with the communal terrace being accessed via the northern stair. Both access points would be available for emergency egress as may be required.

Whilst the maximum quantum is set at 100 persons; it's very unlikely that full capacity would be reached apart from during isolated events. Key use is anticipated to be around lunchtime and only when the weather supports outdoor seating.

A further condition is recommended to ensure that activity on the roof remains within the defined terraced areas and not elsewhere, so a number of gates should only be used to access other parts of the roof for emergency and maintenance purposes:

Condition

The area of the roof defined as a terrace (hatched on the roof plan) in this application shall be the only part of the roof that is accessible to office occupiers of the building. Other non terrace parts of the roof shall not be accessible nor used for informal recreational or business purposes linked to the offices. Any gate giving access to a non terrace part of the roof shall only be used for maintenance or means of escape purposes.

Reason: In the interest of the amenity of neighbouring residents and in accordance with Policy P56 Protection of Amenity of the Southwark Plan 2022.

7. Members requested further information on lighting to be installed on the decking. The applicant has responded:

The lighting plan is not yet developed for the terrace but it is intended to be low level, low impact lighting. It is proposed that a condition be added for the detail to be submitted and approved by the LPA before installation.

It should be noted that the proposed use of the terrace is limited to 19:00 and external amenity will primarily be used within the spring and summer

months. Wide scale lighting is not envisaged for the terrace but as above, the final design would be subject to an application and formal consultation in due course.

An additional condition is recommended:

Condition

Further details of a lighting plan showing the position, type and illumination level of lights to be installed on the terrace hereby approved shall be submitted to the local planning authority prior to installation. Work shall be carried out in accordance with the details approved unless otherwise agreed by the local planning authority.

Reason: in order to ensure that the lighting proposed is of an acceptable design and does not cause light overspill to neighbours, in the interests of urban design, heritage and amenity, and in accordance with Chapter 12 Achieving well-designed places and Chapter 16 Conserving and Enhancing the Historic Environment of the NPPF, Policy D4 Delivering good design and HC1 Heritage Conservation and Growth, and Policies P13 Design of Places, P14 Design Quality, P20 Conservation Areas and P56 Protection of Amenity of the Southwark Plan 2022.

8. Members asked for additional information about possible noise arising from the access stairs to the roof terrace. The applicant has replied that

The separate use of the two areas minimises any concentration of users in the stairwells or immediately outside the stairwells. Furthermore an exclusion zone is proposed outside the stairwell adjacent to Tamarind Court which prohibits the installation of seating in that location to avoid prolonged stay.

Assessment of impact on nearby Grade II listed buildings

9. The site does not adjoin any listed buildings, however there are a number of Grade II listed buildings within the vicinity of the site (set out in paragraph 7 of the report). Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be paid to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest they possess.
10. The main bulk and massing of the roof terrace, which comprises the terraced seating and privacy screening with planters, would be predominantly set back from the perimeter of the roof and therefore is unlikely to be visible from close views of the building.
11. The roof terrace would be visible from longer views towards the southern end of Curlew Street, where it meets Queen Elizabeth Street, however it

is not considered that this would harm the wider setting or significance of the adjacent The Circle building (Grade II listed) as it would only be glimpsed in distant views and the brick flank wall of Vanilla and Sesame Court, which rises above the roof of India House, would provide a backdrop to the terraced seating and privacy screening, minimising its visibility from this angle. It would also be read in context with the existing balconies fronting this street, including those of The Circle, and the varied roofline, as such, would not appear discordant or out of character.

12. It is also anticipated that there would be some visibility from Shad Thames to the north-east of the site, where there is a break in the buildings between Wheat Wharf (Grade II listed) and Vanilla and Sesame Court, and also from within the courtyard. However, similarly to the above, the privacy screening would only be glimpsed at a distance, and would not appear out of scale or character when viewed in conjunction with the neighbouring buildings, Vanilla and Sesame Court and Tamarind Court, which are taller than India House and served by balconies and high level roof terraces fronting the courtyard. As such, the proposal would not have a harmful impact on the significance or setting of Wheat Wharf.
13. The roof terrace is unlikely to be viewed in conjunction with, or within the setting of, the other Grade II listed buildings in the surrounding area, which are located a considerable distance from the site and separated by other buildings of a similar height.
14. The proposal would therefore not harm the viewer's appreciation of these heritage assets, including their significance and settings, in accordance with Policy P19 (Listed buildings and structures) of the Southwark Plan 2022.

CONCLUSION OF THE DIRECTOR OF PLANNING AND GROWTH

15. Having taken into account the additional information, the recommendation remains that planning permission should be granted, subject to the conditions as set out in the report plus two additional conditions: one requiring submission of a lighting plan and one to limit use of various gates in the screening on the terrace to emergency access only.

Item 7.2: 21/AP/2514 2 SOMERFORD WAY, LONDON, SE16 6QW

16. Following legal advice, the application is being deferred from this meeting for a more detailed assessment of the impact of the development on the unenclosed strip of land outside the fenceline of the existing house. The application will be reported back to the Planning Subcommittee B meeting on 5th December 2022.

CONCLUSION OF THE DIRECTOR OF PLANNING AND GROWTH

17. Having taken into account the additional information and additional consultation replies, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of a s106 agreement.

REASON FOR URGENCY

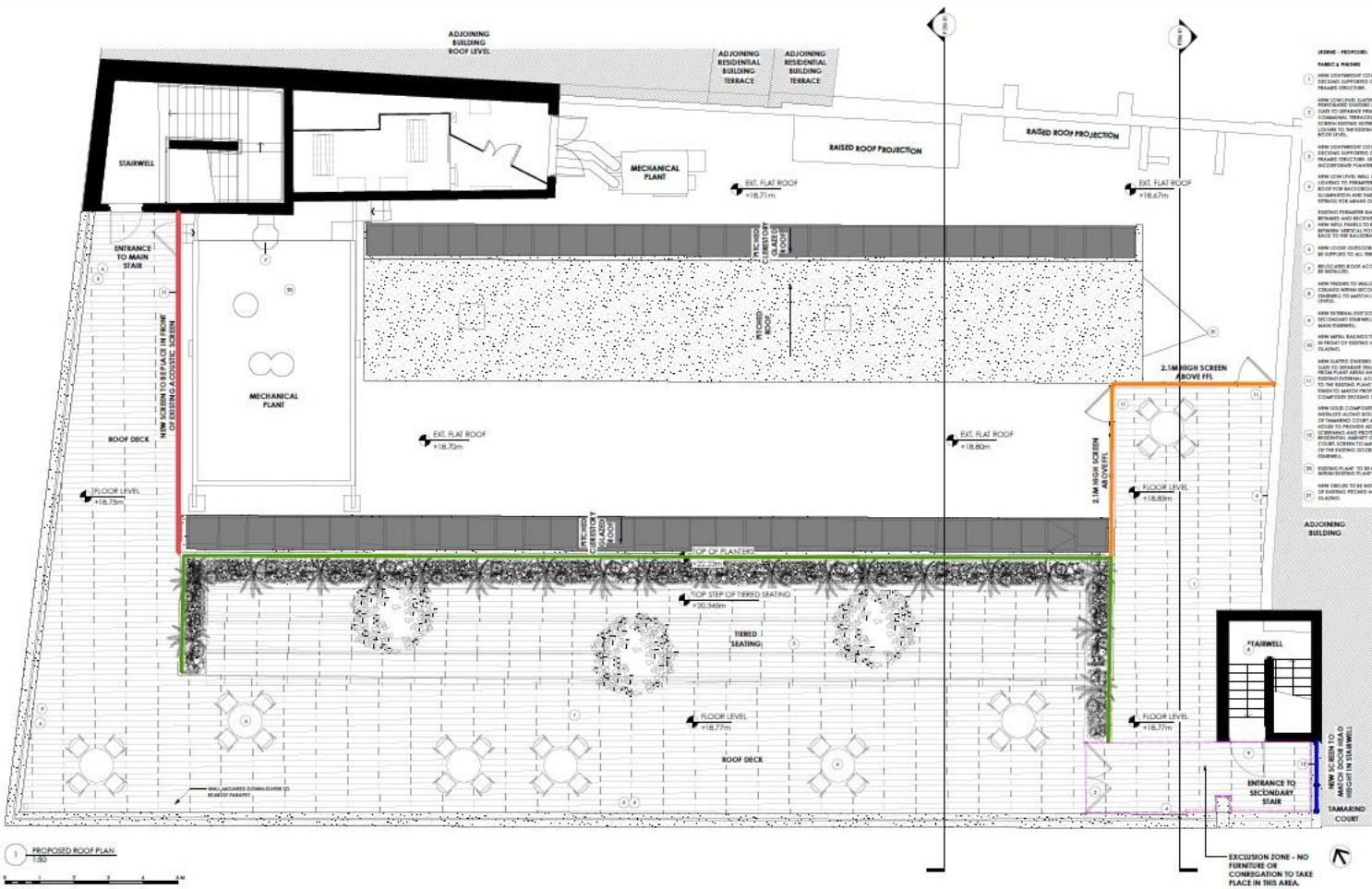
18. Applications are required by statute to be considered as speedily as possible. The applications have been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

19. The additional information and responses have been received since the original reports were published. They all relate to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403



THEStudio
 Canbury Road
 New North Road
 London N1 7JL
 +44 (0) 20 3773 3374
 info@the-studio.co.uk
 www.the-studio.co.uk

SCREENING LEGEND
 (HEIGHT TAKEN FROM RELEVANT FFL)
 SCREEN HEIGHT TO VANILLA & SESAME COURT 2.5m
 SCREEN TO TAMARIND COURT HEIGHT 2.5m
 TERRED SEATING SCREEN HEIGHT (TAKEN FROM TOP STEP OF TERRED SEATING) 1.5m
 SCREEN IN FRONT OF EXISTING ACOUSTIC SCREEN 2.8m

REVISION NOTES
 0 17/06/2022 ISSUED FOR INFORMATION
 1 18/06/2022 COLOR CODES FOR SCREENING AREAS

GENERAL NOTES
 1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED
 2. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR
 3. TO BE CHECKED AGAINST THE DRAWINGS
 4. TO BE SHOWN IN CONSTRUCTION WITH EXISTING CONTRACT DRAWINGS
 5. TO BE SHOWN IN CONSTRUCTION WITH EXISTING CONTRACT DRAWINGS
 6. TO BE SHOWN IN CONSTRUCTION WITH EXISTING CONTRACT DRAWINGS
 7. TO BE SHOWN IN CONSTRUCTION WITH EXISTING CONTRACT DRAWINGS

Project Title: INDIA HOUSE
 Project Ref: 1137
 Status: PLANNING
 Scale: 1:100
 Sheet Title: PROPOSED ROOF PLAN
 Sheet Ref: P134 / 1

- NOTES - PROVISIONS:**
1. NEW CONCRETE/COMPOSITE SECOND FLOOR/ROOF DECK SHALL BE CONSTRUCTED TO MATCH EXISTING STRUCTURE.
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ADJOINING BUILDING

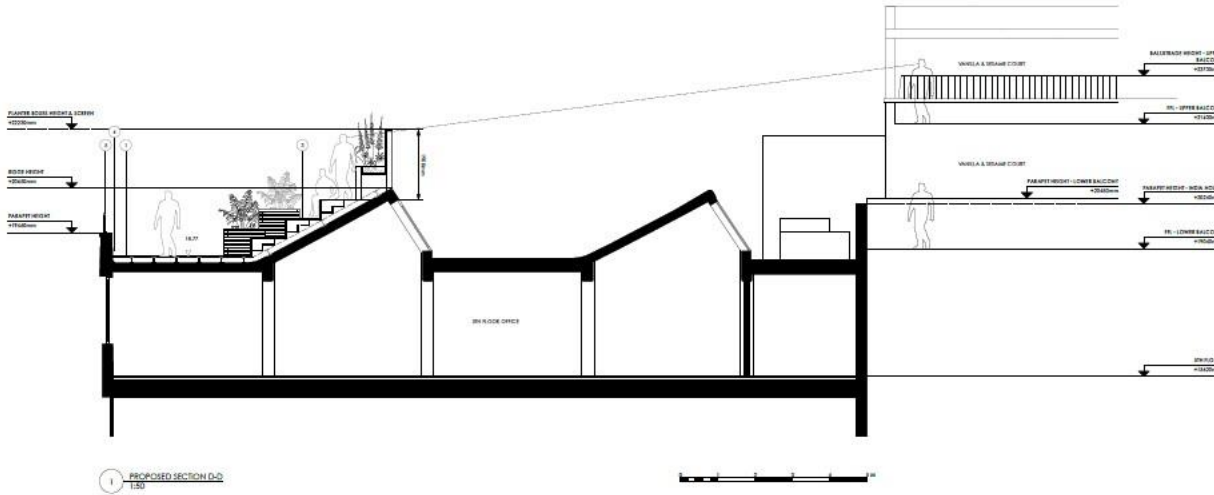
STAIRWELL

ENTRANCE TO SECONDARY STAIR

NEW SCREEN TO REPLACE IN FRONT OF EXISTING ACOUSTIC SCREEN

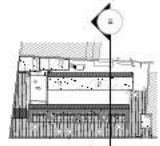
NEW SCREEN TO MATCH DOOR HEAD HEIGHT IN STAIRWELL

EXCLUSION ZONE - NO FURNITURE OR CONSTRUCTION TO TAKE PLACE IN THIS AREA.



1 PROPOSED SECTION D-D
1:50

- USING REVISIONS**
- REVISIONS**
- 1 NEW CONCRETE COMBINATION BEAMS SUPPORTED ON NEW REAR WALLS
 - 2 NEW CONCRETE SLABES ON APICAL PROPOSED OVERHEAD BEAMS TO BE BRANDED AND PROTECTED AGAINST CORROSION AND TO BE BRANDED AGAINST ACCESS TO THE BUILDING FROM THE STREET
 - 3 NEW CONCRETE COMBINATION BEAMS SUPPORTED ON NEW REAR WALLS TO BE BRANDED AND PROTECTED AGAINST CORROSION AND TO BE BRANDED AGAINST ACCESS TO THE BUILDING FROM THE STREET
 - 4 NEW CONCRETE WALL ACCROSS CORNER TO PREVENT OF COLLISION WITH THE BACK OF THE BUILDING AND TO BE BRANDED AGAINST CORROSION AND TO BE BRANDED AGAINST ACCESS TO THE BUILDING FROM THE STREET
 - 5 EXISTING PERIMETER BALCONY TO BE BRANDED AND PROTECTED AGAINST CORROSION AND TO BE BRANDED AGAINST ACCESS TO THE BUILDING FROM THE STREET
 - 6 NEW CONCRETE COMBINATION BEAMS TO BE SUPPLIED TO ALL EXISTING AREAS
 - 7 NEW CONCRETE COMBINATION BEAMS TO BE SUPPLIED TO ALL EXISTING AREAS
 - 8 NEW CONCRETE COMBINATION BEAMS TO BE SUPPLIED TO ALL EXISTING AREAS
 - 9 NEW CONCRETE COMBINATION BEAMS TO BE SUPPLIED TO ALL EXISTING AREAS
 - 10 NEW CONCRETE COMBINATION BEAMS TO BE SUPPLIED TO ALL EXISTING AREAS
 - 11 NEW CONCRETE COMBINATION BEAMS TO BE SUPPLIED TO ALL EXISTING AREAS
 - 12 NEW CONCRETE COMBINATION BEAMS TO BE SUPPLIED TO ALL EXISTING AREAS
 - 13 NEW CONCRETE COMBINATION BEAMS TO BE SUPPLIED TO ALL EXISTING AREAS
 - 14 NEW CONCRETE COMBINATION BEAMS TO BE SUPPLIED TO ALL EXISTING AREAS
 - 15 NEW CONCRETE COMBINATION BEAMS TO BE SUPPLIED TO ALL EXISTING AREAS



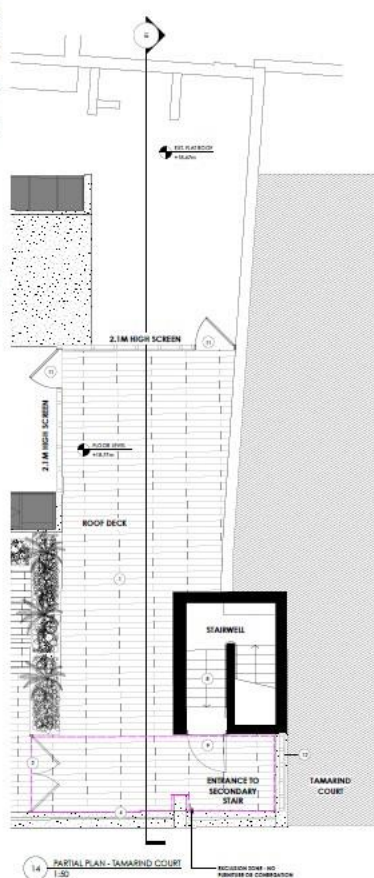
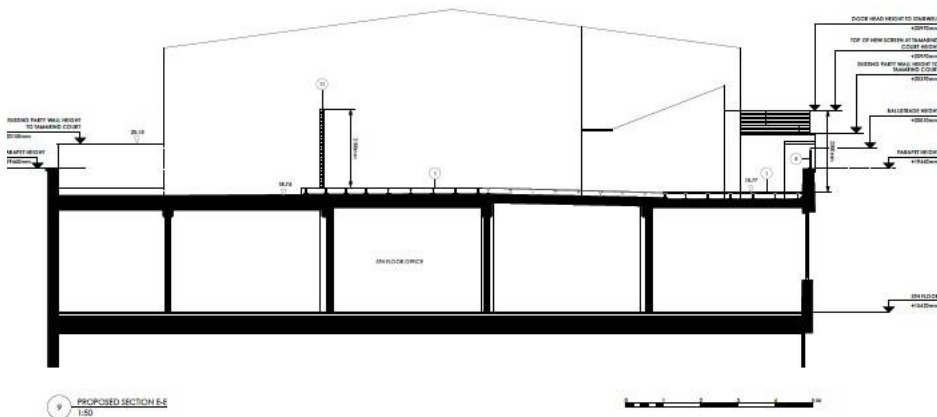
2 KEY PLAN
1:500

TS&C
This Studio
Conorbury Road
New North Road
London N1 7SL
+44 (0) 20 3773 3374
tsandc@thisstudio.co.uk
www.thisstudio.co.uk

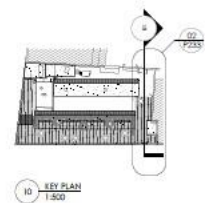
REVISION NOTES
0 / 16/2023 DATES FOR INFORMATION

GENERAL NOTES
1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR.
3. DO NOT SCALE FROM THE DRAWING.
4. TO BE READ IN CONJUNCTION WITH ALL CONTRACT DRAWINGS.
5. FOR MORE INFORMATION CONTACT THE ARCHITECT.
6. REPORT ANY FINDINGS, DAMAGES AND DISCREPANCIES TO THE ARCHITECT.

Project Ref: INDIA HOUSE
Project Ref: 1137
Studio: PLANNING
Scale: 1:100 / A1
Sheet Title: PROPOSED SECTION D-D
Sheet Ref: P205 / 0



- USING & PROVIDE:**
1. NEW CONCRETE COMPOSITE DECKING SUPPORTED ON METAL TRAPEZOIDAL DECKING
 2. NEW CONCRETE COMPOSITE DECKING SUPPORTED ON METAL TRAPEZOIDAL DECKING
 3. NEW CONCRETE COMPOSITE DECKING SUPPORTED ON METAL TRAPEZOIDAL DECKING
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 7. NEW CONCRETE COMPOSITE DECKING SUPPORTED ON METAL TRAPEZOIDAL DECKING
 8. NEW CONCRETE COMPOSITE DECKING SUPPORTED ON METAL TRAPEZOIDAL DECKING
 9. NEW CONCRETE COMPOSITE DECKING SUPPORTED ON METAL TRAPEZOIDAL DECKING
 10. NEW CONCRETE COMPOSITE DECKING SUPPORTED ON METAL TRAPEZOIDAL DECKING




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REVISION NOTES:
 0. REVIEWED FOR INFORMATION

GENERAL NOTES:
 1. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED
 2. ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE
 3. TO BE MADE IN CONSTRUCTION WITH THE CONTRACT DRAWINGS
 4. TO BE MADE IN CONSTRUCTION WITH THE CONTRACT DRAWINGS
 5. TO BE MADE IN CONSTRUCTION WITH THE CONTRACT DRAWINGS

Project Title: INDIA HOUSE
 Project Ref: 113P
 Status: PLANNING
 Scale: 1:100 / A1
 Sheet Title: PROPOSED SECTION E-E
 Sheet Ref: P206 / 0