

**Chesham Town
Council**



Tony Marmo
Chief Executive Officer

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3rd October 2022

Dear Councillor,

You are **SUMMONED** to attend the Planning Committee meeting of the **CHESHAM TOWN COUNCIL** to be held in the Council Chamber, The Town Hall, Chesham, on:

**MONDAY 10th October 2022 AT 6.30pm
AGENDA**

1. Apologies for absence.
2. Declarations of Interest.
3. To receive and confirm the Minutes of the meeting held on 8th August 2022.
4. To receive the Minutes of the Chesham & District Transport Users' Group meeting held on 20th September 2022.
5. To receive and consider planning applications received from Buckinghamshire Council since the last meeting of the Committee and any planning applications and comments delegated to the Ward Members and Chairman of the Committee and to note previous planning comments submitted. Plans are available for inspection on Buckinghamshire Council's website: <https://pa.chilternandsouthbucks.gov.uk/online-applications/search.do?action=simple>
6. To receive and consider decision notices received from Buckinghamshire Council since the last meeting of the Committee.
7. Information items.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tony Marmo'.

Tony Marmo
Chief Executive Officer



Chesham Town Council

continued . . .



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CHESHAM & DISTRICT TRANSPORT USERS' GROUP

Minutes of a Meeting held at
Chesham Town Hall on
Tuesday, 20th September 2022 at 7.30pm

Present:

Rod McCulloch (Chairman) (RM)
Alan Wallwork (Secretary) (AW)
Peter Crabb-Wyke (Treasurer) (PCW)
Tony Malmo – Chesham Town Council (AM)

In Attendance:

Ralph Adam (RA)
Kieran Coburn (KC)
Annette Daly (AD)
Dennis Fordham (DF)
Janice Gardner (JG)
Sharon Jarrett – Amersham School (SJ)
Philip Kent (PK)
Heather Knowles (HK)

In Attendance:

Matt Long (ML)
Peter Moutrie (PM)
Dawn Nolan (DN)
Mike Richards (MR)
Jenny Richardson (JR)
Rachel Sherfield (RS)
Jean Staveley (JS)
Beverley Thompson (BT)
Kirsty Thompson (KT)
Darryl Usher (DU)
Eva Usher (EU)
Janey Wall (JW)
Kay Wilson (KW)
Maureen Winders (MW)

Action

22/59 Apologies for Absence

Apologies were received from Nick Southworth, Mark Brookes, Michael Browne, Jonathan Clover, Georgina Lomnitz, Peter Matza (Amersham Residents' Assn.), Andrea Polden and Brian Wright.

22/60 Sarah Green MP

RM explained that our local MP had belatedly let AW know just earlier in the day that she would be unable to attend this Meeting as previously arranged, due to changes in the Parliamentary timetable.

22/61 Minutes of the Meeting of 2nd August 2022

The Minutes of the Meeting held on 2nd August 2022 were approved and signed.

22/62 Matters Arising

AW had so far been unable to obtain copies of the Tube Map showing the new Barking Riverside station but would endeavour to do so.

AW

22/63 Finance

PCW reported no change in Finances since the last Meeting and pointed out that regular members would be expected to pay an annual subscription of £2 each.

22/64 Federation of Met Line User Committees (FOMLUC)

RM reported that he had now been appointed as Deputy Chairman of FOMLUC and that it would be meeting with senior management of TfL on 21st September.

Initials

22/65 Ongoing Met Line Issues

- HK reported that despite TfL announcing that each tube line would operate for an extra hour on Sunday in connection with the Lying in State of HM The Queen, she and others found no late trains running to Chesham and that she had to travel as far as Uxbridge and then get an Uber taxi home. Special needs people were also affected by this and RM agreed to raise this with TfL.
- It was noted that off-peak services between the peaks were usually reliable.
- Sunday services were reported as generally being poor.
- Electronic displays often showed "See Front of Train" instead of the destination. This would also be raised with TfL.
- Problems with replacement buses during engineering works had been reported to AW and this would be raised tomorrow too.

RM

RM

RM

22/66 Local Bus Services

It was noted that SJ, the Head Teacher from Amersham School was present, along with several concerned parents who had hoped to meet Sarah Green to draw attention to the recent changes in bus services which had left many children stranded, with no bus services along the A413 between Amersham and The Chalfonts. It was reported that Carousel had initially made alterations to the former Route 105 from Chesham to Uxbridge and that latterly it had been completely withdrawn, leaving pupils from Amersham School with little option other than to rely on their parents to take them by car. Where that was not possible, the choice was to walk all the way to school along a busy main road without a footpath in places, or to walk up a dark unlit road to Lt.Chalfont to catch the bus from there, which was unacceptable. From Chalfont St.Peter where there was a bus, the choice was to get to school about an hour early, or 20 mins late. AW agreed to take this up with both Sarah Green and the County Council.

AW

PCW reported that he was unaware of any other significant service changes in bus services locally.

22/67 Rail Strikes

AW reminded the Meeting that the recently announced strikes had been postponed due to the sad death of HM The Queen. However, they had now been re-arranged for 1st and 5th October. [Subsequently, another strike day was added – 8th October].

22/68 TfL Funding Update

The Meeting noted the long-term funding deal for TfL recently announced under which £3.6bn worth of capital projects had been agreed, covering new trains for the Piccadilly Line and various other upgrades and improvements. This funding agreement with Central Government would run until 31st March 2024.

22/69 Met Line Extension / Croxley Link

Attention was drawn to a paper circulated with the Agenda indicating a range of proposals which were under consideration regarding the future use of this stretch of abandoned railway line.

The likelihood of the MLE being resurrected was remote, but uses by other forms of transport were in prospect.

Initials

22/70 Chesham Running Day – 2nd October 2022

The Annual Chesham Running Day featuring London Transport buses from the 1950s and 60s centred on Chesham Broadway, would be taking place on Sunday 2nd October, offering free rides to members of the public.

22/71 Any Other Business

- It was reported that despite some off-peak bus services running at about only 25% capacity, double deckers were being used, especially on Routes 1 / 1A. PCW explained that often they were using vehicles cascaded from other areas, such as Oxford where they are unable to operate due to the Low-Emission zones.

•
Date of Next Meeting

Tuesday 1st November 2022 at Chesham Town Hall, at 7.30pm.

Please Note Revised Date

Signature

Chairman

Initials

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 10TH OCTOBER 2022

1)	PL/22/3181/FA	12 Patterson Road Chesham	RIDGEWAY
Description:	Single storey rear extension and vehicular access to front garden		
<hr/>			
2)	PL/22/3149/SA	8 Park Road Chesham	LOWNDES
Description:	Certificate of lawfulness for proposed loft conversion with rear dormer, new rooflights and windows.		
<hr/>			
3)	PL/22/3137/FA	49 Eskdale Avenue Chesham	TOWNSEND
Description:	Addition of a rear dormer including a Juliette balcony, 3 no.rooflights on front elevation and raising the main ridge.		
<hr/>			
4)	PL/22/3067/FA	Chesham Lawn Tennis Club, Pednor Road Chesham	ST MARY'S
Description:	Two floodlit padel tennis courts		
<hr/>			
5)	PL/22/3020/FA	45 Lye Green Road Chesham	HILLTOP
Description:	New vehicular access for direct access		
<hr/>			
6)	PL/22/3252/TP	12A Groves Way Chesham	LOWNDES
Description:	T1 thornbeam - crown reduction by approx 2.5m and crown lifting up to approx 25m; T2 Purple maple - crown reduction by up to 2m and crown lifting to 2.5m (CDC TPO 5 of 2007)		
<hr/>			
7)	PL/22/3218/SA	Certain Change Ltd 1B Eskdale Avenue Chesham	TOWNSEND
Description:	Certificate of lawfulness for proposed change of use to a residential home. (Use clas C3)		
<hr/>			
8)	PL/22/3140/HB	66 Germain Street Chesham	ST MARY'S
Description:	Listed building consent for replacement of damaged front door.		
<hr/>			

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 10TH OCTOBER 2022

9)	PL/22/3057/FA	22 Queens Road Chesham	TOWNSEND
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Description: External insulation to end of terrace wall.

10)	PL/22/3007/TP	125 Nalders Road Chesham	HILLTOP
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Description: Oak - crown reduction by 25% (TPO/1958/009)

11)	PL/22/3031/FA	36 Cavendish Road Chesham	WATERSIDE
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Description: Loft conversion to living space with the addition of a rear dormer and roof light to side elevation.

CHESHAM TOWN COUNCIL PLANNING DECISIONS 10TH OCTOBER 2022

1)	PL/22/0933/FA	Elderberry Meadow, Botley Road Chesham	TOWNSEND
Description:	Agricultural storage barn.		
Comments:	The Committee raises NO OBJECTIONS to this application subject to a satisfactory agricultural and consultancy report pertaining to rules governing agricultural buildings in the Green Belt.		
Decision:	Conditional Permission		
2)	PL/22/1039/FA	63 The Broadway Chesham	ST MARY'S
Description:	Change of use to restaurant (Use class E) and installation of new air conditioning unit, inverter heat pumps and electrostatic precipitator with extractor outlet.		
Comments:	The Committee WELCOMES the application as an enhancement to the Town Centre economy subject to there being no environmental and noise issues pertaining to the listed installations		
Decision:	Withdrawn		
3)	PL/22/0750/FA	The Queens Head Public House, 120 Church Street Chesham	ST MARY'S
Description:	Resurfacing of existing car park and erection of fence.		
Comments:	The Committee recommends REFUSAL of this application in respect to the lack of sustainable drainage, loss of an open space and the encroachment of the car park onto the existing strip of riparian habitat next to the River Chess.		
Decision:	Conditional Permission		
4)	PL/22/0771/HB	The Queens Head Public House, 120 Church Street Chesham	ST MARY'S
Description:	Listed building consent for resurfacing of existing car park and erection of fence.		
Comments:	The Committee recommends REFUSAL of this application in respect to the lack of sustainable drainage, loss of an open space and the encroachment of the car park onto the existing strip of riparian habitat next to the River Chess.		
Decision:	Conditional Consent		
5)	PL/22/1881/FA	34 Lowndes Avenue Chesham	LOWNDES
Description:	Demolition of detached garage, single storey rear extension and construction of detached outbuilding.		
Comments:	The Committee raises its concern about the potential loss of light to the neighbouring property. The Committee requested that a condition be added that restricts the height of the extension and outbuilding to no more than 3 meters above the height of the eaves.		
Decision:	Conditional Permission		

CHESHAM TOWN COUNCIL PLANNING DECISIONS 10TH OCTOBER 2022

6)	PL/22/2421/FA	2 Bois Moor Road Chesham	WATERSIDE
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Description: Demolition of conservatory and erection of single storey rear extension.

Comments: The Committee recommends approval of the application

Decision: Conditional Permission

7)	PL/22/2491/SA	17 Kirtle Road Chesham	TOWNSEND
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Description: Certificate of lawfulness for proposed demolition of the existing conservatory and construction of a single storey rear/side extension with associated internal alterations.

Comments: The Committee has no comments to make on this application

Decision: Cert of Law for Proposed dev or use issued

8)	PL/22/2868/KA	Land front of,Utd. Reformed Church,The Broadway Chesham	ST MARY'S
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Description: T1 - London Plane- Crown reduction, reducing height and spread by up to 4m (Chesham Conservation Area).

Comments:

Decision: TPO Shall not be made

CHESHAM TOWN COUNCIL

INFORMATION SHEET FOR COUNCILLORS TO THE PLANNING COMMITTEE MEETING OF THE 10TH OCTOBER

27. Prior Notification – PL/22/3183/PNE 106 Nalders Road.

Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 3.50 metres, maximum height 3.49 metres, eaves height 2.50 metres).

28. Variation of Condition – PL/22/3172/VRC 2 Nightingale Road.

Variation of Condition 5 (approved plans) of planning permission PL/21/4445/FA- Single storey side extension to allow for substitute drawing 221138/04 with 21138/04A move the extension rearwards by 450mm.

29. Approval of Condition – PL/22/3131/CONDA Mapletree Farm 106 Botley Road.

Approval of condition 3 (site levels) of planning permission PL/20/4066/FA Demolition of existing buildings and erection of 2 semi-detached dwellings with associated hard and soft landscaping and new access points.

30. Non Material Amendment – PL/20/3130/NMA Mapletree Farm 106 Botley Road.

Non material amendment to planning permission PL/20/4066/FA (Demolition of existing buildings and erection of 2 semi-detached dwellings with associated hard and soft landscaping and new access point) to allow for revised internal layouts, removal of chimney, re-design of dormer roofs above first floor windows and changes to windows and doors.

31. Pre-Application Asquith House, Germain Street.

Please see the attached Pre-Application Supporting Documentation for the proposed development in Germain Street.



ASQUITH HOUSE, CHESHAM PRE-APPLICATION SUPPORTING DOCUMENT

August 2022

ASQUITH HOUSE, CHESHAM | PRE-APPLICATION SUPPORTING DOCUMENT

August 2022

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1.0 Contextual Analysis | Chesham South Character Study

1.1 The front facing gables overlooking Red Lion street have been influenced by the architectural character of the local area. In particular, properties along Red Lion Street and south of the River Chess, which form the Northern and Southern boundaries of the site respectively, have informed the proposed design language. Identified characteristics are highlighted in relation to particular properties below:

1.2 Red Lion Street is situated approximately 30m North of the site boundary formed by the Vale Brook Watercourse. The Streets immediacy to the site, and relationship to Market Square and the town centre make it a key influence on the character of the proposal and Chesham Old Town. As highlighted by figures H - F there is a strong sense of identity with each property, created by varying means of roof articulation and staggered building line.

1.3 Market Square forms the gateway to Chesham High Street when approached from the South Figures A & C show the buildings which frame this gateway, each re-interpreting the form, orientation and ornament of gable end treatment. Notably the asymmetric gables of 8 Market square, as seen in figure A, hosts a welcome to Chesham sign. Venturing further North along the high street a variety of architectural styles are represented. This is exemplified by figure B which demonstrates the sense of identity and personalisation, given by varying roof articulation materials, and fenestration.

1.4 A residential character is present South of the site Figures G - J give indication of this and evoke the language of this typology through proportions and roof treatments which identify extents of ownership Amy Lane (Fig.K) utilises a contemporary treatment of asymmetric roof profiles to similar effect.

1.5 Figure 1 demonstrates how the character of Chesham Old Town and Red Lion Street are eclectic but consistent themes of split massings, varying roof heights and staggered building lines all contribute to the individual senses of identity. Features, such as gables end treatment, alternating materials and fenestration are shown to enhance these characteristics, and the proposal has embedded these cues in the design language.



▲ Fig 1.1 | Site Context Character Study [Gable Ends]

1.0 Contextual Analysis | Chesham Renaissance Vision for Chesham

1.6 One of the key principles of the character to be encouraged within the area is to work with the historic urban grain. It is noted that *"Chesham has a fine grain of buildings, with narrow plots that give variety and interest to the street."*

1.7 It is evident from the supporting material provided that Chesham is a town proud of its commercial, craft and industrial heritage which has defined the character of the area. Figures 1.2 - 1.3 are historic photos of The Broadway which demonstrate a variety of gable-ended buildings addressing the main square. Chiltern House is noted as a good example of the historic industrial buildings in the area, demonstrated an asymmetrical saw-tooth roof.

1.8 Building heights are identified as being between 2 and 5 storeys within central Chesham. However, the 'Vision for Chesham' report suggests 3-4 storeys are appropriate to provide *"reasonably low scale but high density development that reflects Chesham's historic character..."*

1.9 The water meadow car park approximately 30m West of the site has been identified as a development area which could accommodate a 4 storey proposal.

1.9 The Building in Context chapter suggests that *"...the approach of using traditional materials and reflecting a range of building typologies from the domestic to the industrial is completely compatible with good quality modern design."*

1.10 The artist illustrations presented within the document, whether proposing new structures or utilising existing, all demonstrate how gable ended buildings can be used effectively to create a dynamic streetscene whilst addressing key lines of sight from prominent parts of the town.



▲ Fig 1.2 | The Broadway - North
[Historic Photo]



▲ Fig 1.3 | The Broadway - East
[Historic Photo]



▲ Fig 1.4 | Chiltern House
[Industrial Building]



▲ Fig 1.5 | St. Mary's Way
[Artist Illustration]



▲ Fig 1.6 | Park Road
[Artist Illustration]



▲ Fig 1.7 | Station Square
[Artist Illustration]

1.0 Contextual Analysis | King Street Gardens

- 1.11 Figure 1.8 presents aerial images of the King Street Gardens which form part of the conservation area adjacent to the site.
- 1.12 Given the South part of the site directly opposes the gardens, the River Chess elevation needs to consider the outlook of the neighbouring properties.
- 1.13 At the nearest point, the property at 32 Germain Street is approximately 30m away from the outside face of the proposal. Therefore the 25 degree rule with regards to 'rights to light' can be achieved.
- 1.14 Furthermore the branches and dense foliage of the deciduous trees within the gardens helps to obscure the proposed development and minimise the visual intrusion through most of the year.



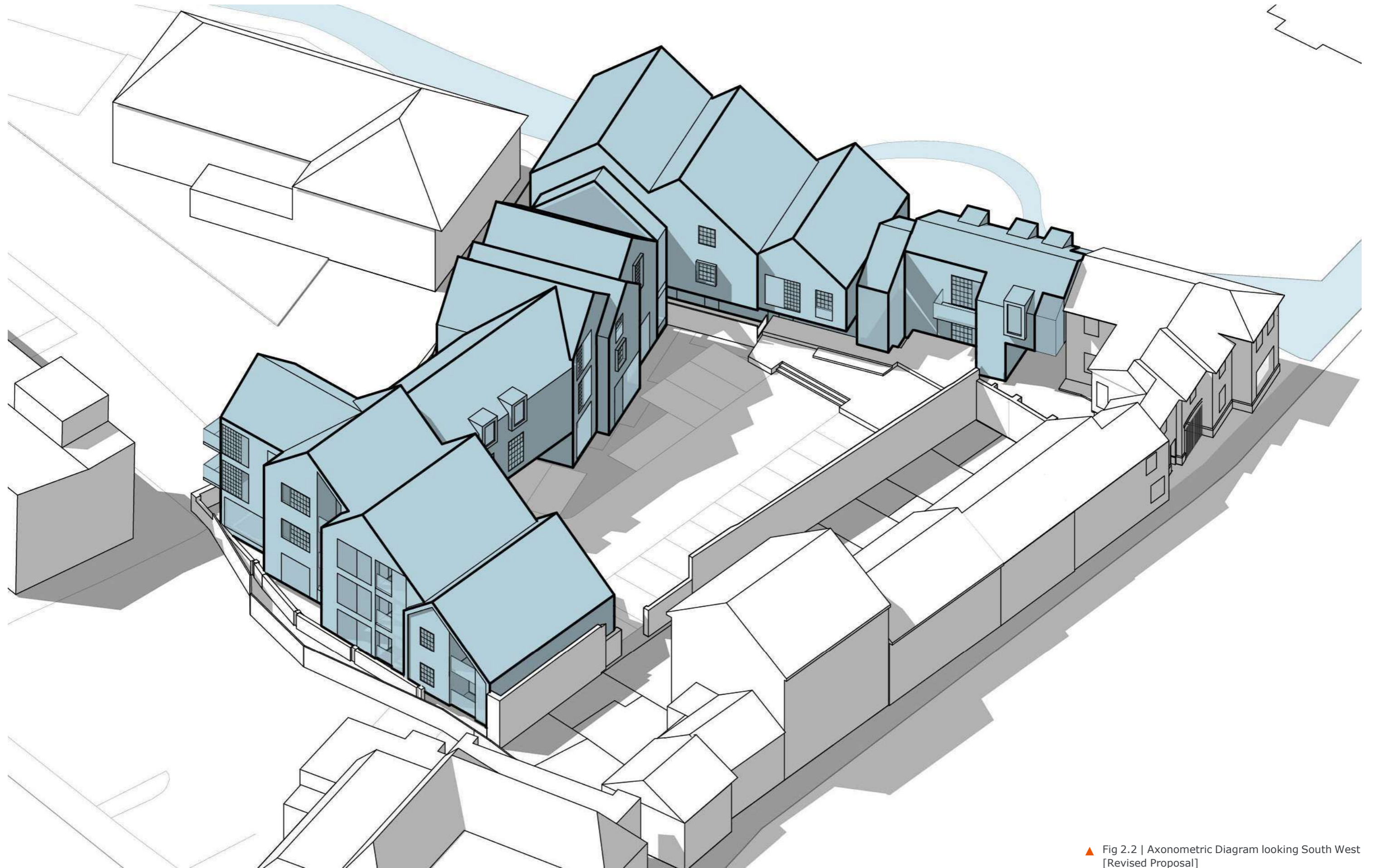
▲ Fig 1.8 | King Street Gardens [Aerial Imagery]

2.0 Massing Studies | Revised Proposals



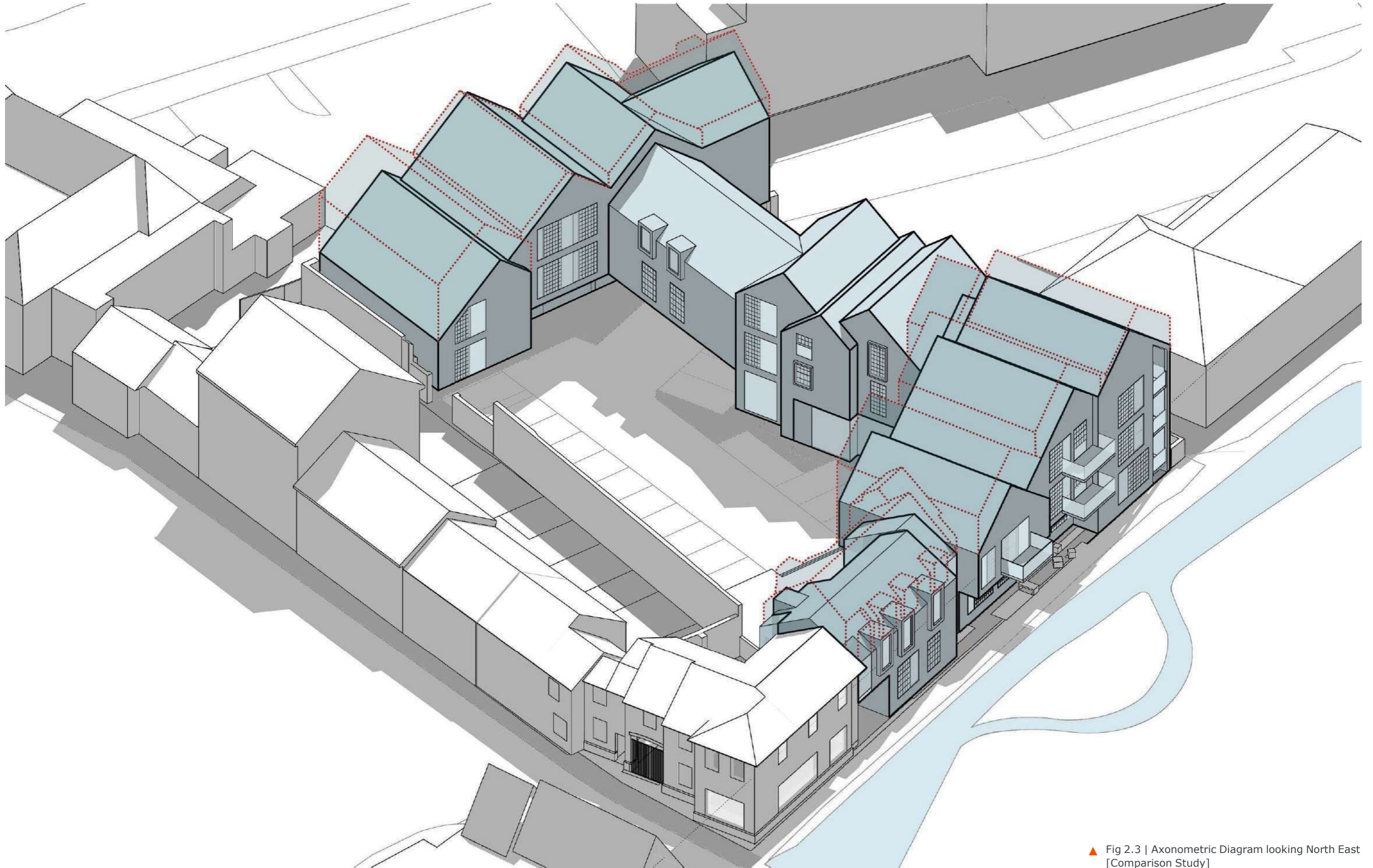
▲ Fig 2.1 | Axonometric Diagram looking North East
[Revised Proposal]

2.0 Massing Studies | Revised Proposals



▲ Fig 2.2 | Axonometric Diagram looking South West
[Revised Proposal]

2.0 Massing Studies | Building Height Comparison



▲ Fig 2.3 | Axonometric Diagram looking North East
[Comparison Study]

2.0 Massing Studies | Building Height Comparison



▲ Fig 2.4 | Axonometric Diagram looking South West [Comparison Study]

3.0 Schedule of Accommodation | Updated Unit Numbers

2.1 Based on the revised massing, the schedule of accommodation has been updated accordingly. The total number of dwellings provided is **25no.** This is a reduction of **6no.** units

2.2 The following apartment types have been removed:

- 1no. 2 Bedroom | 3 Person
- 3no. 2 Bedroom | 4 Person
- 1no. 3 Bedroom | 5 Person [Duplex]
- 1no. 3 Bedroom | 6 Person [Duplex]

2.3 Despite the reduction in unit numbers, the development still achieves a good mix of dwelling types to accommodate the needs of different tenancy requirements whilst achieving local planning policy targets.

2.4 The 22no. car park spaces have been retained from the proposal presented at the Pre-Application 2 meeting. Therefore **88%** parking provision has been achieved.

2.5 The refuse and cycle storage areas have also been retained which ensures the provided allocation far exceeds the council guidance. This also presents the opportunity to re-allocate floor area to dwellings subject to developed design.

Aug 2022 v10	STANDARD					DUPLEX		TOTAL	E(b) RETAIL
	1bed 1p 37.2sqm	1bed 2p 45.0-53.5sqm	2bed 3p 63.0-64.0sqm	2bed 4p 71.4-71.8sqm	3bed 5p 82.6sqm	3bed 5p	3bed 6p	apartments	café restaurant
ground	1	4	1	1	-	-	-	7	73.8
first	-	2	5	3	1	-	-	11	21.5
second	-	1	3	2	1	-	-	7	-
third	-	-	-	-	-	-	-	0	-
TOTAL	1 4.0%	7 28.00%	9 36.00%	6 24.00%	2 8.00%	0 0.0%	0 0.0%	25	95.3 sqm

22no car parking spaces residential 30no cycle parking spaces residential
--

REFUSE STRATEGY					
Joint Waste Team Planning Guidance Document					
Section 2 - Communal Developments (Flats & Apartments) - Chiltern & Wycombe Areas					
Council Guidance			Project Allowance		
Type	Recommendation	Total (L)	Bin Type (L)	Quantity	Total (L)
General Household Rubbish	No. Apartments x 120L	3000	1100 940 770	2 1 1	3910
Mixed Recycling + Paper & Cardboard	No. Apartments x 110L	2750	1100	3	3300
Food Waste Bins	N/A	0	0	0	0
	Overall	5750		Overall	7210

▲ Fig 2.1 | Schedule of Accommodation [Revised Proposal]

4.0 Proposed Development | Plans

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all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
do not scale.

Any and all elements relating to the fire safety of the building will require separate confirmation and approval by a fully accredited fire engineering consultant who has to be appointed by The Client.

notes:
The proposals are based on the topographical survey and OS map information produced by others. Floor plans should be read in conjunction with site plan, elevations and 3d visuals.



0 2 4 6 8 10 12 14 16

scale 1:200 metres



rev: date: comment(s): name: check:

ARCHITECTS.
URBAN DESIGNERS.
PLANNERS.
PROJECT MANAGERS.
LANDSCAPE ARCHITECTS.
WE ARE IDP.

status: CONCEPT RIBA Stage: 2

client: ezer bekovoid
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title: layouts | site plan v10



drawn: ff date: aug 2022

checked: ff scale @ a2: 1:200

job no: C4494 drg no: sk10 v10

4.0 Proposed Development | Plans

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0 2 4 6 8 10 12 14 16

scale 1:200 metres



E(b) | restaurant - cafe
73.8sqm (incl. 75sqm external space)

rev: date: comment(s): name: check:

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status: **CONCEPT** RIBA Stage: **2**

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title: **layouts | ground floor v10**

drawn: **ff** date: **aug 2022**

checked: **ff** scale @ a2: **1:200**

job no: **C4494** drg no: **sk11 v10**

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0 2 4 6 8 10 12 14 16

scale 1:200 metres



rev: date: comment(s): name: check:

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status: **CONCEPT** RIBA Stage: **2**

checked: **FF** scale @ a2: **1:200**

job no: **C4494** drg no: **sk12 v10**

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client: ezer bekovoid
 job: asquith house, germain street, chesham
 title: layouts | first floor v10
 drawn: ff date: may 2022

checked: ff scale @ a2: 1:200
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0 2 4 6 8 10 12 14 16

scale 1:200 metres



rev: date: comment(s): name: check:

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PLANNERS.
PROJECT MANAGERS.
LANDSCAPE ARCHITECTS.
WE ARE IDP.

status: **CONCEPT** RIBA Stage: **2**

b14p
71.4sqm

checked: **FF** scale @ a2: **1:200**

job no: **C4494** drg no: **sk13 v10**

IDP GROUP 27 SPON STREET COVENTRY CV1 3BA
T: +44 (0)24 7652 7600 E: info@idpgroup.com
www.weareidp.com



drawn: ff

date: aug 2022

checked: ff scale @ a2: 1:200

job no: C4494 drg no: sk13 v10

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4.0 Proposed Development | Plans

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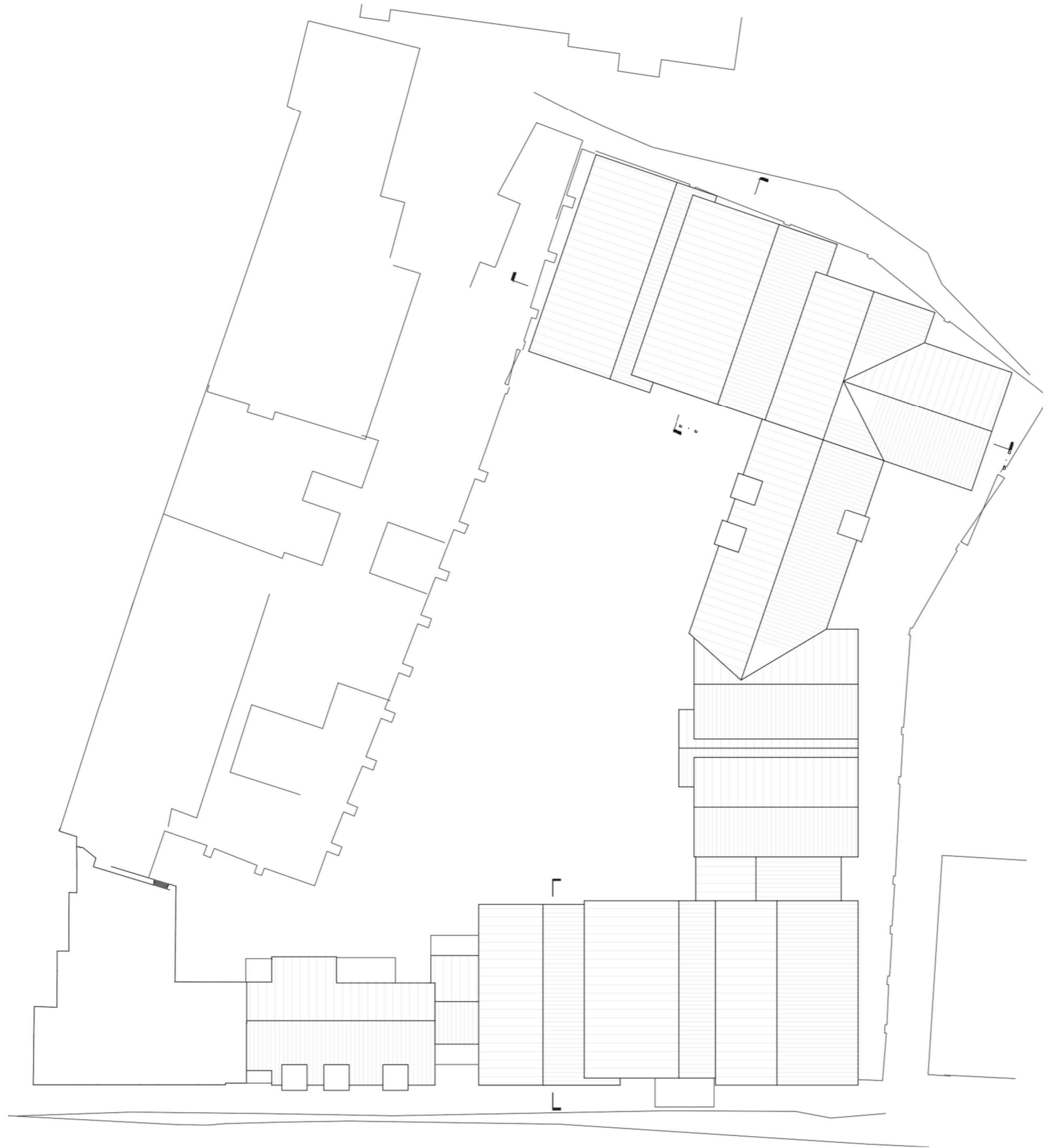
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status: **CONCEPT** RIBA Stage: **2**

client: **ezer bekovoid**
job: **asquith house, germain street, chesham**
title: **layouts | roof plan v10**

drawn: **ff** date: **aug 2022**

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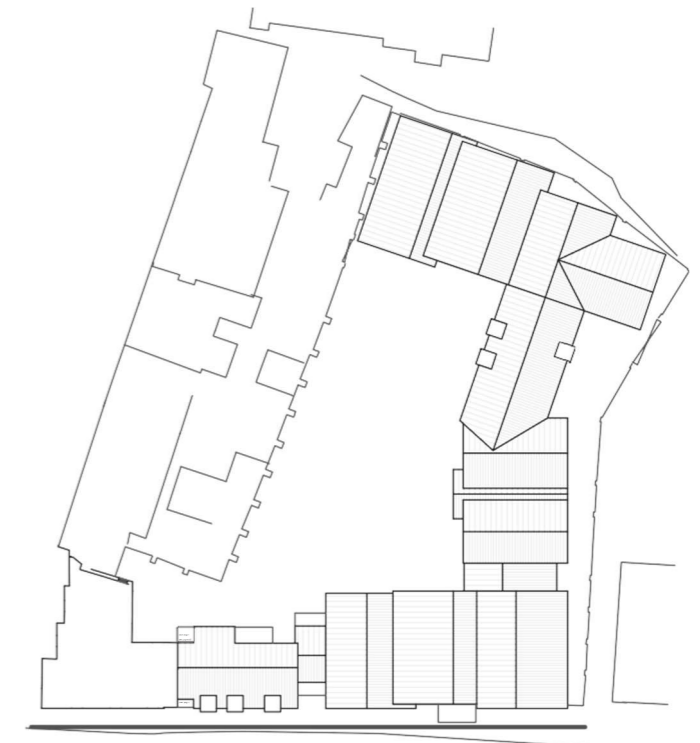
4.0 Proposed Development | Building Heights

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all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
do not scale.

Any and all elements relating to the fire safety of the building will require separate confirmation and approval by a fully accredited fire engineering consultant who has to be appointed by The Client.

notes:
The proposals are based on the topographical survey and OS map information produced by others. Floor plans should be read in conjunction with site plan, elevations and 3d visuals.



Key Plan [1:500]

rev: date: comment(s): name: check:



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status: **CONCEPT** RIBA Stage: 2

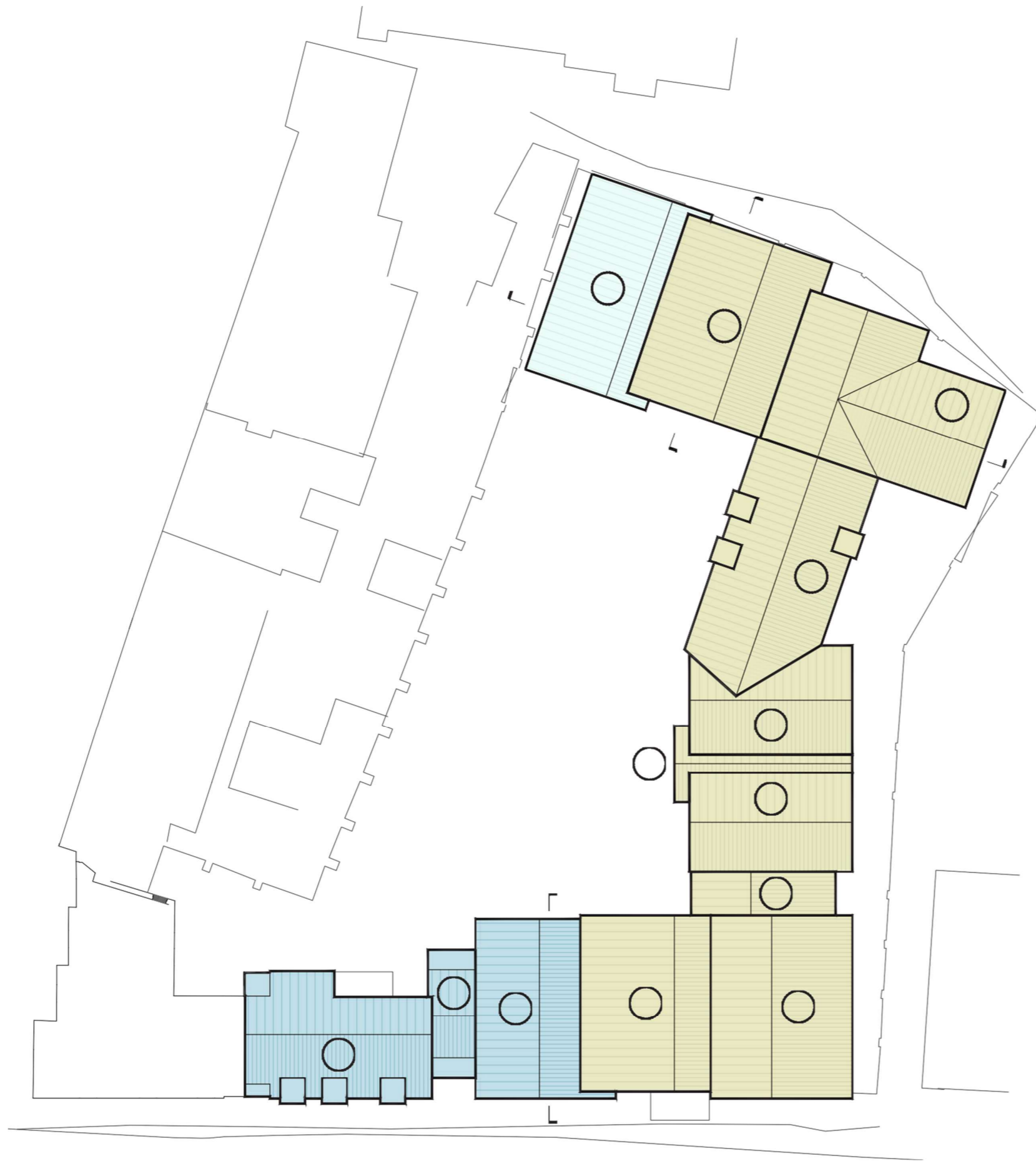
client: **ezer bekovoid**

job: **asquith house, germain street, chesham**

title: **layouts | storey heights diagram**

drawn: **ff** date: **aug 2022**

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4.0 Proposed Development | Sections

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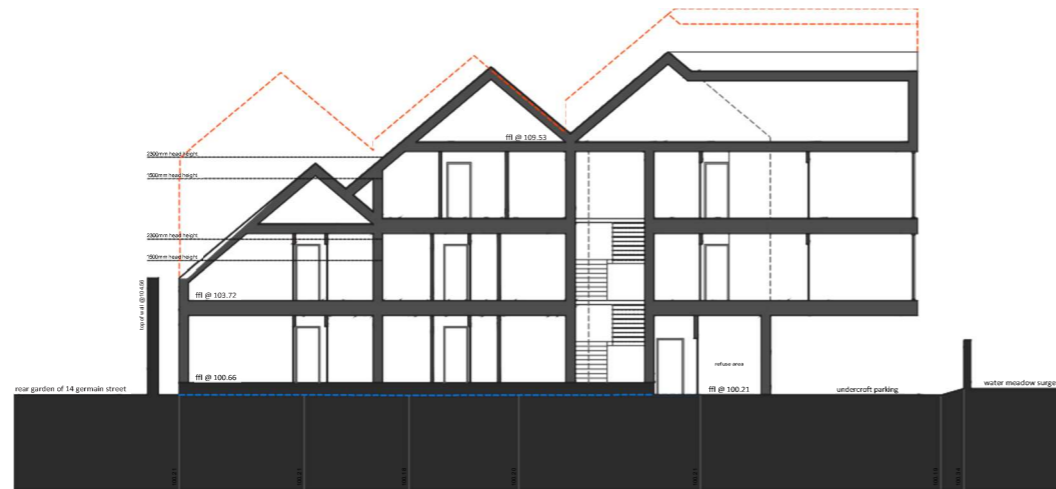
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section a-a



section b-b



Key Plan

— Outline of Pre-Application 2 Proposal

rev: date: comment(s): name: check:



status: **CONCEPT** RIBA Stage: **2**

client: ezer bekovoid

job: asquith house, germain Street, chesham

title: **sections** | sheet 1 of 2

drawn: **SO** date: **aug 2022**
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section c-c

1000

800

600

400

200

0

100

|

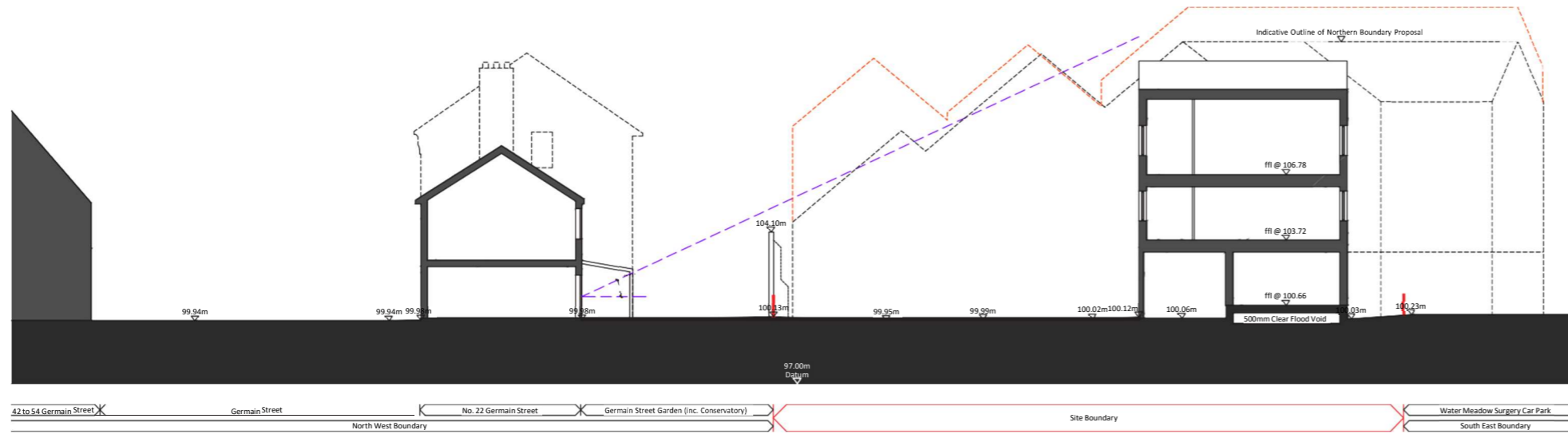
4.0 Proposed Development | Sections

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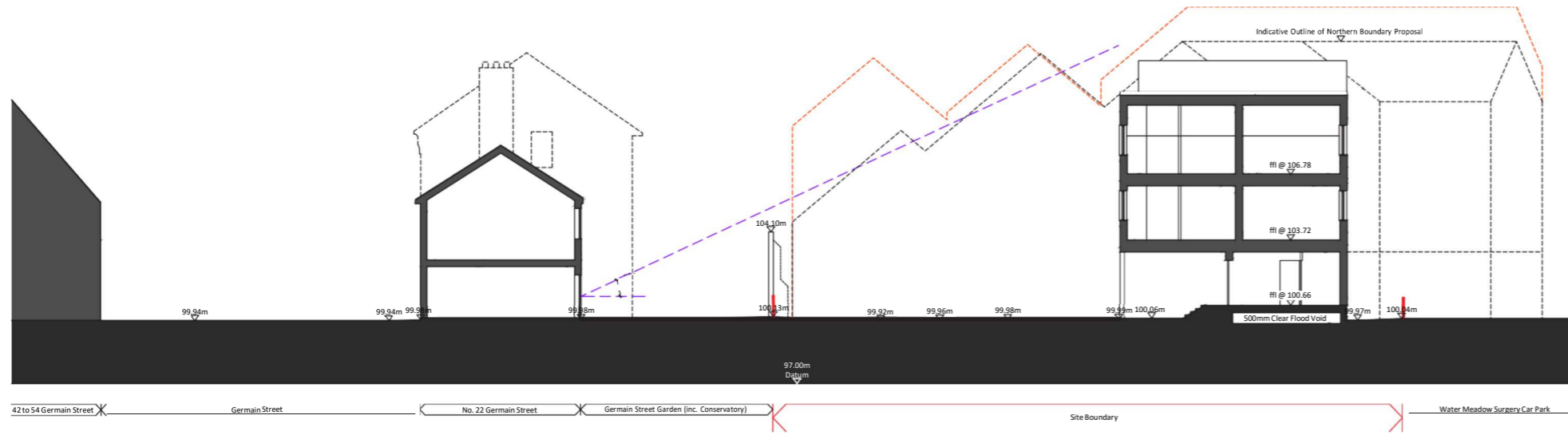
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section d-d

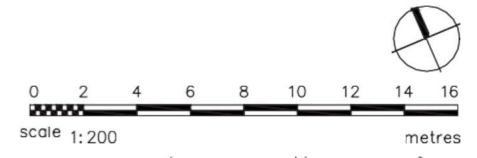


section e-e



Key Plan

Outline of Pre-Application 2 Proposal



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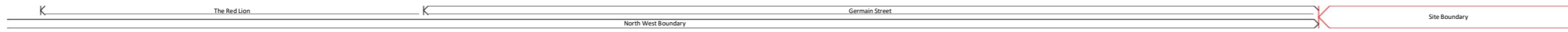
status: **CONCEPT** RIBA Stage: **2**

client: ezer bekovoid

job: asquith house, germain Street, chesham

title: sections | sheet 2 of 2

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Handwritten notes and symbols on the right side of the page, including the numbers 92, 5, and 10, and a vertical line of symbols consisting of circles and 'H' characters.

4.0 Proposed Development | Layout Amendments

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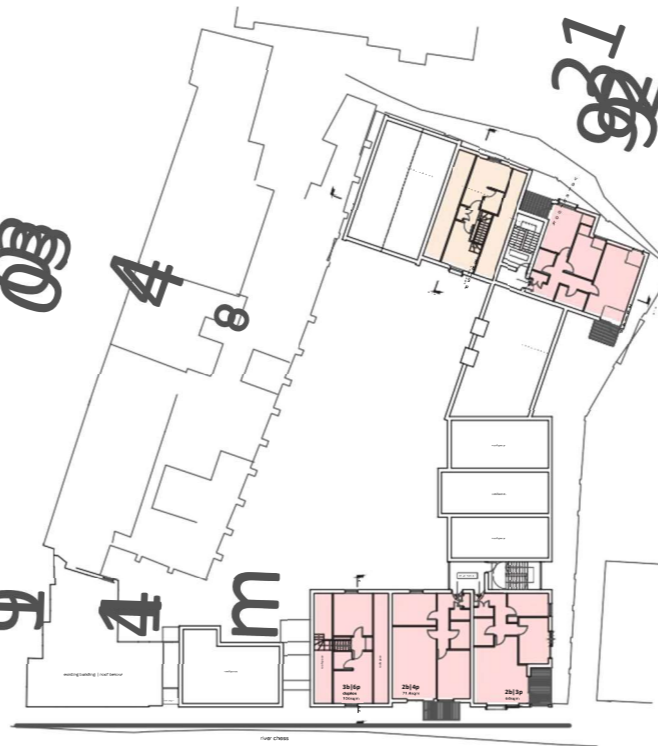
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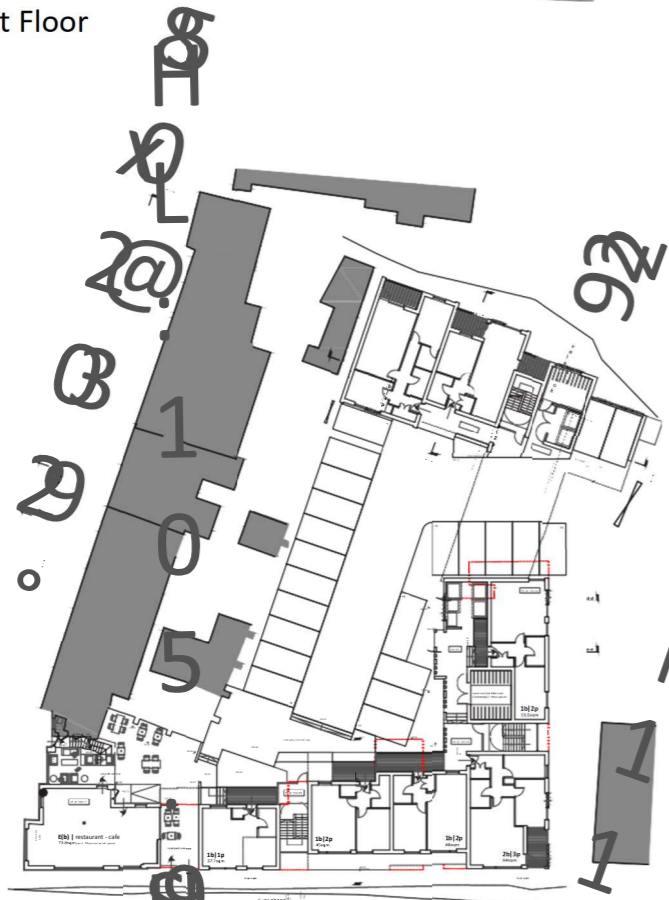
notes:
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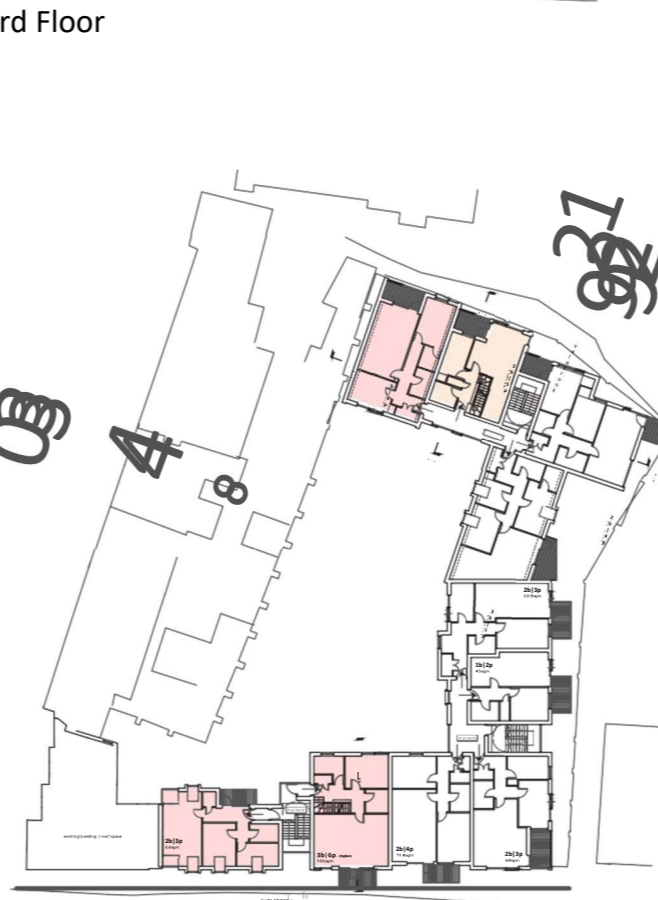
First Floor



Third Floor



Ground Floor



Second Floor

Key

- Units Removed
6no. Units
- Units Amended
3no. Units
- Units Retained
25no. Units

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client: ezer bekovoid

job: asquith house, germain street, chesham

title: **layouts | layout amendments**

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4.0 Proposed Development | Unit Mix

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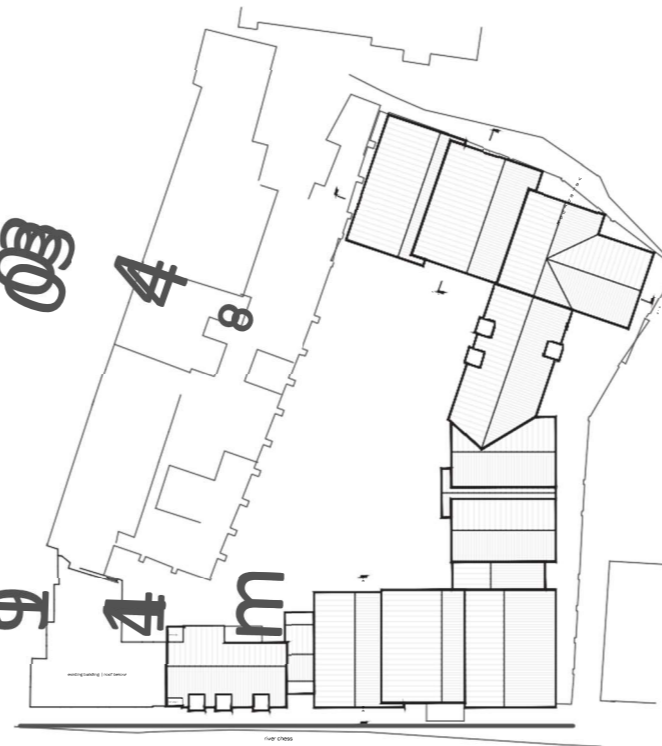
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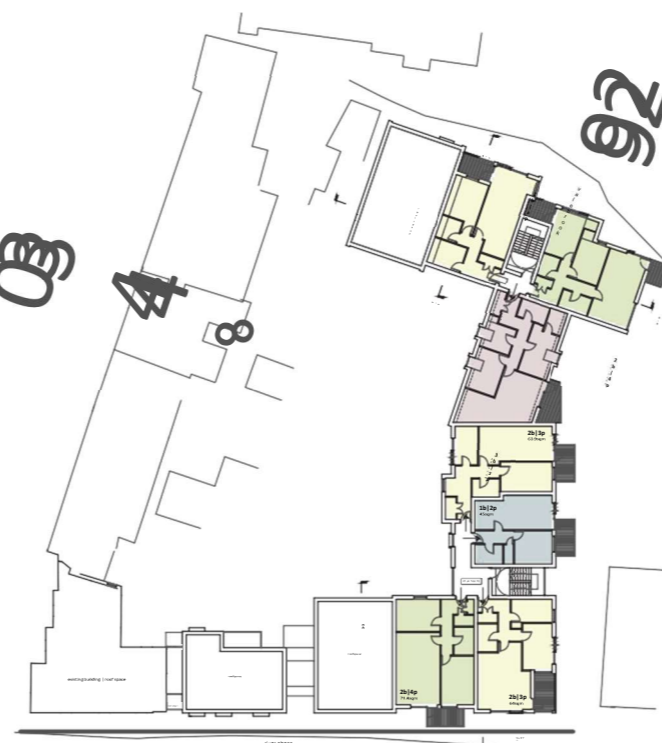
First Floor



Roof Plan



Ground Floor



Second Floor

Key

- 1 Bed | 1 Person
1no. Units [37.2 sq.m]
- 1 Bed | 2 Person
7no. Units [45.0 - 53.5 sq.m]
- 2 Bed | 3 Person
9no. Units [63.0 - 65.7 sq.m]
- 2 Bed | 4 Person
6no. Units [71.4 - 71.8 sq.m]
- 3 Bed | 5 Person
2no. Units [82.6 sq.m]

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status: **CONCEPT** RIBA Stage: 2

client: ezer bekovoid

job: asquith house, germain street, chesham

title: **layouts | unit mix**

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