



Application for Planning Permission

[click here for case file](#)

Reference	PA/24/00531
Site	8 Whites Row, London, E1 7NF
Ward	Spitalfields and Banglatown
Proposal	Erection of two additional storeys at roof level to existing building to provide one 4-bedroom self-contained apartment, plant and associated works.
Summary Recommendation	Grant planning permission with conditions
Applicant	Upspace Construction Services Ltd
Architect/agent	Mr Henry Dunleavy, DLBP Ltd
Case Officer	Catarina Cheung
Key dates	- Application registered as valid on 26/03/2024 - Public consultation finished on 09/05/2024

EXECUTIVE SUMMARY

The application property is a five storey mid-terrace residential flatted building located on the southern side of Whites Row. It is within the Artillery Passage Conservation Area. The building is not itself listed, but lies in close proximity to two Grade II listed buildings to its south and west, and a locally listed building to its east.

The application proposes a two storey roof extension to the existing building, with plant and associated works. The proposal would provide a new 4 bed 6 person duplex unit.

The proposal, by reason of its design, scale and massing would be viewed as a suitably subservient addition to the host dwelling, successfully integrating into the Whites Row streetscape. Views of the extension from immediate viewpoints and within the conservation area would be limited, especially at street level, where it would be largely concealed by the existing building due to its setback design. Therefore, the character and appearance of the Artillery Passage Conservation Area would be suitably preserved.

In terms of neighbouring amenity, the separation distance retained from the neighbouring dwellings would be in line with the existing situation, and further set back at the uppermost level. Consequently, it is not considered that further windows introduced would cause additional instances of overlooking. The accompanying Daylight and Sunlight Report also confirms that levels of daylight and sunlight to the neighbouring occupiers would not be unduly affected.

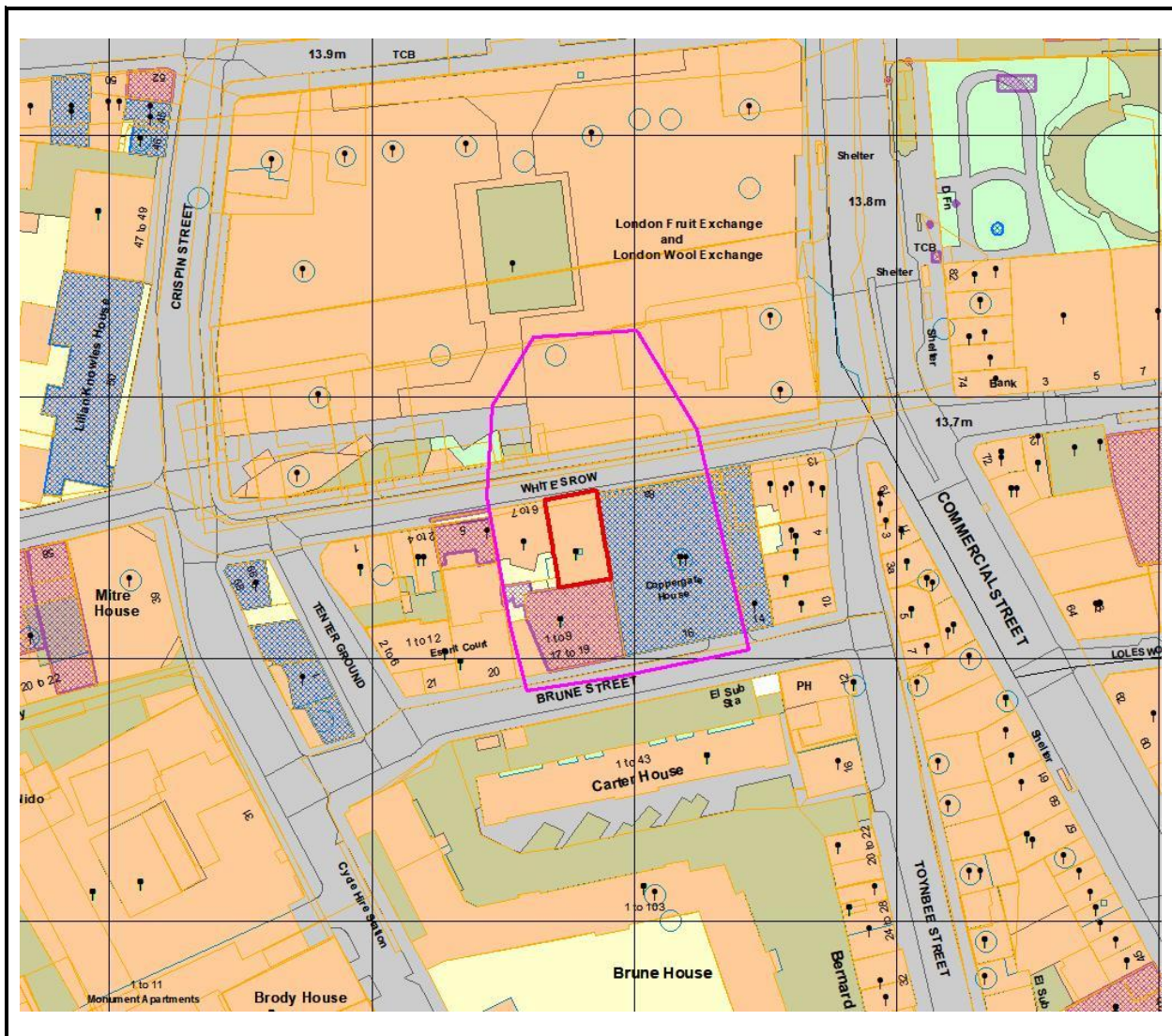
The standard of accommodation internally and externally (roof terrace spaces) would be policy compliant and provide a large spacious family unit.

Given the constraints of the site, refuse and cycle store facilities would be accommodated within the unit. Suitable conditions would be attached to secure an arrangement where future occupants are provided with cycle hire membership and for the refuse storage to adhere with that shown in the approved drawings and taken out for collection in accordance with the waste management plan. Additionally, the new dwelling would be secured as 'car-free'.

It should also be noted that planning permission for the same scheme was granted previously in 2021, ref PA/21/00909, and was assessed under the most recent London and Local Plan policies.

The proposal is acceptable in planning terms, and approval with conditions is recommended.

SITE PLAN:



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- Planning Application Site Boundary
- Other Planning Applications
- Consultation Area
- Land Parcel Address Point
- Locally Listed Buildings
- Statutory Listed Buildings

Planning Applications Site Map
PA/24/00531

This site map displays the Planning Application Site Boundary and the extent of the area within which neighbouring occupiers / owners were consulted as part of the Planning Application Process.



TOWER HAMLETS

London Borough of Tower Hamlets

Scale: 50m grid squares

Date: 04 June 2024

1. SITE AND SURROUNDINGS

- 1.1 The application site comprises a five storey mid-terrace residential flatted building located on the southern side of Whites Row. The existing building provides 9 self-contained units, including 1x 2 bedroom unit and 8x 1 bedroom units.
- 1.2 The surrounding area features a mixed-use character. Adjacent to the east is Coppergate House, which comprises offices. To the west, there is 6-7 Whites Row and south 17-19 Brune Street (also known as the former 'Soup Kitchen for the Jewish Poor') both residential, while to the north stands the London Fruit and Wool Exchange utilised for commercial purposes.
- 1.3 The site is located in a Preferred Office Location, Central Activities Zone and the City Fringe sub area.
- 1.4 The site is located within the Artillery Passage Conservation Area. Although the application building is not itself listed, it lies directly adjacent to 17-19 Brune Street to the south which is Grade II listed, and 5 Whites Row and its associated railings to the west are also Grade II listed. Coppergate House adjacent to the east is locally listed.
- 1.5 The site sits within the Spitalfields Neighbourhood Planning Area and Forum, established to promote/improve social, economic and environmental well-being of the Area.



Figure 1 – Aerial photograph of the Site, view of the northern Whites Row elevation



Figure 2 – Aerial photograph of the Site, view toward the southern (rear) elevation with the Fruit and Wool exchange seen to the north (opposite the application site)

2. PROPOSAL

- 2.1 The application seeks planning permission for a two storey roof extension to provide a 4 bedroom 6 person duplex unit, including plant and other associated works.
- 2.2 The roof extension would measure a maximum depth of 11.9m, width of 9.4m and maximum height of 5.8m. External terrace spaces, totalling 30.83sqm, would be provided on the sixth floor level.
- 2.3 The extension would feature dark bronze window frames and cladding, complemented by matching dark bronze railings for the external terraces on the sixth floor.
- 2.4 It is noted that planning permission was granted on the 17th August 2021 for a scheme that is substantially the same as that currently proposed (ref PA/21/00909). This scheme was assessed under the most recent London and Local Plan policies.

3. RELEVANT PLANNING HISTORY

Application site

- 3.1 PA/21/00909/A1: Erection of two additional storeys at roof level to existing building to provide one 4-bedroom self-contained apartment, plant and associated works. – **Permitted 17/08/2021.**
- 3.2 BG/96/00388: Erection of a five storey building plus plant room on roof to provide nine flats (one three bedroom flat, four two bedroom flat, four one bedroom flats). – **Permitted 18/06/1997.**

4. PUBLICITY AND ENGAGEMENT

- 4.1 93 letters were sent to nearby owners/occupiers to notify them of the development proposal on 11/04/2024.
- 4.2 A site notice was displayed in close proximity to the site, informing of the development proposals on 15/04/2024.
- 4.3 The application was advertised in the Local Press on 18/04/2024.
- 4.4 22 representations were received in objection (from 12 known address points).
- 4.5 The points raised have been summarised below:
- Impact on neighbouring daylight sunlight and inflicting a greater sense of enclosure to the residents at The Old Soup Kitchen.
 - Insufficient space for the storage of additional refuse and recycling bins to support the proposed apartment. The submitted bin store drawings are incorrect.
 - Air Quality Assessment does not contain local expertise and should be dismissed.
 - No details have been provided for the roof structure nor any assessment of the building capacity to withstand any new development.
 - The proposed development would remove the existing roof space which is a means of escape from fire, and also provides a smoke vent that allows escape of smoke in the event of fire. There is no alternative offered.
 - The proposal would remove the rooftop amenity space and access to the roof for maintenance purposes.
 - The proposed design would be at odds and diminish the look and feel of the conservation area, and would be overbearing on neighbouring historic sites. The use of metal cladding panels will blight the building.
 - No permission has been sought from existing tenants as to the alterations which would be required to the existing building fabric, roofscape and their apartments in order to accommodate the proposals (e.g., fitting of sprinklers, dry risers, structural alterations to meet current building regs, foul water).
 - This is clearly a profit related application rather than anything designed to meet local housing needs and represents overdevelopment of the site.
 - The D&A largely refers a previous application, this should be updated to reflect the current application. Additionally, the precedents are not in keeping with the local surrounds.
 - The proposal would affect current utilities (e.g., connection to Sky TV located on the roof).
 - Cycle storage provided within the apartment would be impractical and inadequate, and would cause unacceptable interference on the amenity of existing tenants.
 - The proposal is in breach of the terms of the airspace lease.
 - Developer failed to consult with the building owners save for a last minute rushed communication giving a deadline to enable submission of the application ahead of BNG conditions. Responses from site owners have therefore not been acknowledged.
 - Fire Statement required as the building is over 18m.

- Potential increase in maintenance charges as a result of the design (such as increased glass and aluminium which will require cleaning).
- Errors in the application form.

4.6 The material planning considerations raised above are addressed in the main body of this report.

5. CONSULTATION RESPONSES

5.1 The application was referred to the following consultees:

5.2 Environmental Health Noise – No adverse comment on noise and vibration subject to the attachment of suitable conditions.

5.3 Environmental Health Air Quality – No adverse comments.

5.4 Waste – For the existing and proposed units at the application site, the required bin capacity would be as follows: 2x 360L +1x 240L for general waste; 2x 360L for mixed recycling; 1x 240L for food waste.

5.5 Placeshaping – The site is located within the Artillery Row Conservation Area. The opposite side of the street is located within the Brick Lane and Fournier Street Conservation Area. No.5 Whites Row is listed at Grade II. The Grade II listed Soup Kitchen for the Jewish Poor (17 – 19 Brune Street) is located to the rear of the site. The locally listed 8A Whites Row is next door to the site.

The scale of the proposal would be in keeping with the context and subservient to the host building, it would also be recessed slightly from the front façade of the neighbouring locally listed building. The materials are in keeping with the character of the host building and the context. Given that the proposal is consistent with the scale, materiality and façade design of the previous consent I have no further comments.

5.6 In response to the comments from Waste, the applicant has amended the drawings to show the provision of refuse bins within the new unit.

6. RELEVANT PLANNING POLICIES AND DOCUMENTS

6.1 Legislation requires that decisions on planning applications must be taken in accordance with the Development Plan unless there are material considerations that indicate otherwise.

6.2 In this case the Development Plan comprises:

- The London Plan (2021)
- Tower Hamlets Local Plan (2020)

6.3 The key development plan policies relevant to the proposal are:

Land Use:

London Plan – GG2, H1, H2

Local Plan – S.H1

Heritage and Design:

London Plan - D1, D3, D4, HC1

Local Plan - S.DH1, S.DH3

Neighbouring Amenity:

London Plan – D3

Local Plan - D.DH8

Standard of Accommodation:

London Plan – D6
Local Plan – D.H3

Refuse:

London Plan – SI 7
Local Plan – D.MW3

Transport:

London Plan – T2, T4, T5, T6, T6.1
Local Plan – S.TR1, D.TR3, D.TR4

- 6.4 Other legislation, policy and guidance documents relevant to the proposal are:
- National Planning Policy Framework (2023)
 - National Planning Practice Guidance (as updated)
 - Artillery Passage Conservation Area Character Appraisal and Management Guidelines (2007).

7. PLANNING ASSESSMENT

7.1 The key issues raised by the proposed development are:

- i. Land Use
- ii. Heritage and Design
- iii. Neighbouring Amenity
- iv. Standard of Accommodation
- v. Refuse
- vi. Transport, highways and cycle
- vii. Other

i. Land Use

- 7.2 The site falls within the Central Activities Zone and the City Fringe Opportunity Area. According to the Council's Local Plan, the City Fringe area must accommodate a minimum of 10,334 units by 2031 to meet the borough's future needs. A range of housing typologies should be provided to create sustainable places to live, work, and play. Therefore, the principle of increasing the site's density to provide additional residential accommodation is supported.
- 7.3 Furthermore, the existing building was originally developed as a residential property. Consequently, the proposals to extend it with a roof extension and provide further residential accommodation are consistent with the existing land use of the site.
- 7.4 Local Plan Policy S.H1 seeks to obtain financial contributions for developments providing 2 to 9 new units. The introduction of one new dwelling in this proposal would not fall within the parameters of Policy S.H1.

ii. Heritage and Design

- 7.5 Local Plan Policy S.DH1 requires development to meet the highest standards of design, layout and construction which respects and positively responds to its context, townscape, landscape and public realm. To achieve this, development must be of an appropriate scale, height, mass, bulk and form in its site and context; provide coherent building lines, roof lines and setbacks and complement the streetscape rhythm.

- 7.6 Local Plan Policy S.DH1 and London Plan Policy D3 states proposals should use high quality design, materials and finishes to ensure buildings are robust, efficient and fit for the life of the development.
- 7.7 In relation to heritage assets, Local Plan Policy S.DH3 and London Plan Policy HC1 states that proposals must preserve or where appropriate enhance and conserve the borough's designated and non-designated assets in a sympathetic manner appropriate to their significance.

Height, scale and massing

- 7.8 The surrounding area features a variety of building heights, ranging from three to seven storeys in the immediate vicinity. Adjacent to the site's eastern boundary is the locally listed Coppergate House, standing at seven storeys (including a lower ground floor level) with a setback roof element. To the west, the building at 5 Whites Row is five storeys in height. Located to the rear is 17-19 Brune Street, the former Soup Kitchen for the Jewish Poor, is a four storey Grade II listed building.
- 7.9 The proposal includes the construction of two additional storeys on an existing five storey building, thereby increasing its height to seven storeys. Although this increase would reflect the number of storeys of the adjacent Coppergate House, the overall height will still remain lower, sitting approximately 1.6m below its maximum ridge height.
- 7.10 While the buildings to the west stand at four to five storeys in height, there is scope for the proposed seven storeys. The presence of Coppergate House's large flank wall adjacent to the roof space above the subject site allows for this height variation. However, the setback design of the roof addition at both upper levels helps to limit views of the proposal from the east and west at pavement level on the opposite side of Whites Row and from within the Brick Lane and Fournier Street Conservation Area. The setback design also helps to maintain a sense of subservience to the host building and Coppergate House and would not overwhelm the lower buildings to the west on Whites Row.

Material and details

- 7.11 The extension would feature dark bronze metal aluminium cladding with glazing, accompanied by dark bronze metal railings. While this design represents a more contemporary approach, the colour palette would complement the yellow stock brick of the host building and its surroundings. A materials condition will be attached to ensure details and samples are submitted to the council for review to obtain a high-quality finish.
- 7.12 The fenestration detailing draws inspiration from the existing facade, ensuring that the rhythm of the proposed bay locations aligns with the existing. The main mullions, which mirror the existing bay locations, have been emphasised and extended to full height, whilst the secondary mullions between these elements have been introduced to break up the large glazing panels.

Heritage

- 7.13 The site lies in the Artillery Passage Conservation Area. As described in the Artillery Passage Conservation Area Character Appraisal and Management Guidelines, the area between Brune Street and Whites Row comprises Georgian houses and a few modern or rebuilt office blocks. The former Soup Kitchen for the Jewish Poor on Brune Street is a distinctive brick building with a terracotta frontage at ground floor level.
- 7.14 The existing separation between the buildings on Whites Row and Brune Street is intimate but nonetheless defines the setting of the Grade II listed former Soup Kitchen. The proposed extension will maintain an 8.86m separation distance at the fifth floor (consistent with the existing lower levels), with a slight increase to 10.65m at the sixth floor. Visualisations provided in the Design and Access Statement, proposed view shown in Figure 3 below, demonstrate that the extension will not be visible from the street level on Brune Street. Given the existing built forms in the area, the upward extension with its considered setback will help to mitigate potential visual intrusion thereby maintaining the building's setting. Consequently, the

extension will not be considered harmful to the setting of the Grade II listed building and will preserve its special architectural and historic interest.



Figure 3 – Proposed view of the proposal from the former Soup Kitchen on Brune Street, looking north. The proposal would not be visible from this viewpoint.

7.15 Additional key views include perspectives from the east (Figure 4) and west (Figure 5) on Whites Row, as well as from the London Fruit and Wool Exchange public open space northwest of the application site (Figure 6). These viewpoints further demonstrate that the extension would comfortably integrate into Whites Row and would not result in an overly dominant development.

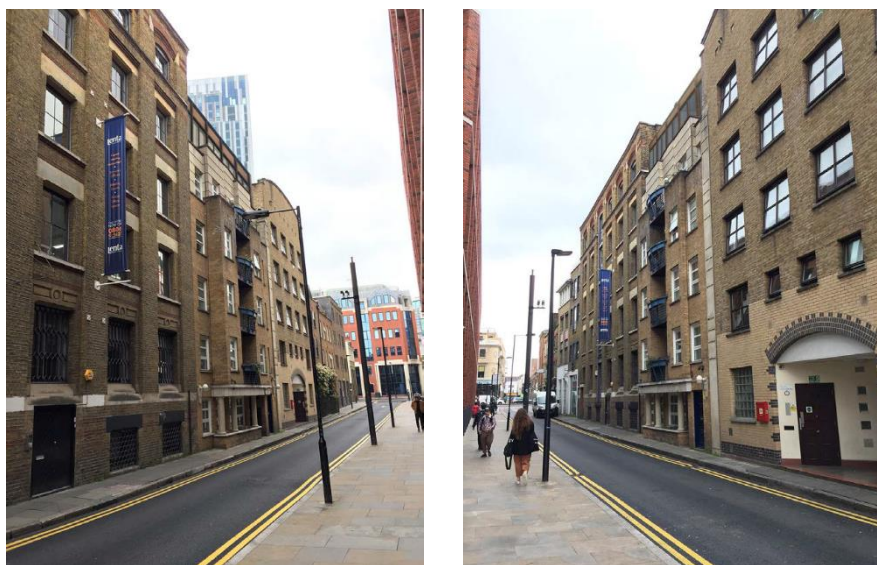


Figure 4 (L) – Proposed view of the proposal from Whites Row, looking from the east; and Figure 5 (R) – Proposed view of the proposal from Whites Row, looking from the west.



Figure 6 – Proposed view of the proposal from London Fruit and Wool Exchange’s public open space northwest of the application site

- 7.16 The proposals, by reason of their design, scale, massing and materials would be considered acceptable and would suitably preserve the character and appearance of the Artillery Passage conservation area and safeguard the architectural and historic significance of the Grade II listed building.

iii. Neighbouring amenity

- 7.17 Local Plan Policy D.DH8 requires new developments to protect the residential amenities of neighbouring occupiers. This includes maintaining good levels of privacy, avoiding unreasonable overlooking or an unacceptable increase in the sense of enclosure, and preventing undue noise and disturbance during both operational and construction phases.

Overlooking

- 7.18 Regarding overlooking impacts on the former Soup Kitchen residential building situated directly to the rear (south) of the site, the extension proposes a separation distance of 8.86m at the fifth floor and 10.65m at the sixth floor. Currently, 8 Whites Row rear-facing windows are already aligned with those of the former Soup Kitchen, with a separation distance of 8.86m. Consequently, the addition of further windows on the upper levels would not introduce any unacceptable further instances of overlooking. Moreover, any views would likely be oblique, minimising potential visual intrusion.

Daylight and sunlight

- 7.19 A cover letter from CHP Surveyors accompanies their Daylight and Sunlight report dated 2020, acknowledging the new BRE guidance published in 2022. They note that this update has not altered the methodology or numerical targets concerning the assessment of neighbouring residential properties. Therefore, the conclusion of the report remains applicable and aligns with this guidance.
- 7.20 The Daylight and Sunlight Report submitted carried out an assessment on the rear property at 17-19 Brune Street (the former Soup Kitchen). The results of the VSC analysis demonstrate that 23 out of 25 windows will meet the BRE guidelines, despite the dense urban location of the site. Concerning the two windows that do not achieve the numerical values, these serve a room that contains a number of other windows would pass the BRE guidelines with respect to

VSC, in addition, this room has been test for daylight distribution (NSL) and would have no adverse impact on this measure. Concerning sunlight, the analysis has considered five windows facing within 90° of due south and concludes that the proposals will result in no change. Analysis has also considered five windows facing within 90° of due south and concludes that the proposals will result in no change.

- 7.21 In light of the above, the proposal would have an acceptable impact on the residential amenities of the neighbouring occupiers, in compliance with Local Plan policy D.DH8.

iv. Standard of accommodation

Internal

- 7.22 London Plan Policy D6 requires housing developments to be of the highest quality design and provide adequately-sized rooms and should maximise the provision of dual aspect dwellings; and ensure sufficient daylight and sunlight. Local Plan Policy D.H3 further states that developments need to meet the most up-to-date London Plan space standards in particular the provision of 2.5m floor to ceiling heights.
- 7.23 The proposed 4 bed 6 person unit would provide a total GIA of 158 sqm, comfortably exceeding the required minimum space standard of 106 sqm.
- 7.24 The floor to ceiling height would be 2.5m on the fifth floor and 2.44m on the sixth floor. While the sixth level would not meet the minimum ceiling height requirement stated under Policy D.H3, it is noted that the overall size and layout of the unit would be spacious and open, and the 0.06m deficiency would unlikely compromise the quality of the unit.
- 7.25 The proposed unit would be dual aspect and feature a high level of glazing to the north and south, ensuring good access to daylight and sunlight.

External

- 7.26 Local Plan Policy D.H3 requires development for 1-2 person dwellings to provide a minimum of 5sqm of private outdoor space and an extra 1sqm should be provided for each additional occupant. Private outdoor space should have a minimum depth and width of 1.5m.
- 7.27 Two external terrace spaces are provided, 30.83sqm in total. The rear terrace would measure 1.5m depth and 9.15m width, and the front terrace would measure 1.6m depth and 9.6m width.
- 7.28 Representations received have expressed concerns regarding the loss of communal amenity roof space. In the 2021 application, the officer noted that there are no rights granted in the tenancy leases to access the roof for recreational or communal purposes.
- 7.29 Furthermore, it is noted that the approval of the original planning consent for the building (BG/96/00388) attached a restrictive condition removing the right to use the flat roof as an amenity area. Further, subsequent planning history shows no other consent or permissions sought for the use of the roof as an amenity area. Therefore, in planning terms there will be no loss of communal amenity space as a result of the development.
- 7.30 The proposal is therefore in accordance with the relevant Development Plan policies regarding residential quality.

v. Refuse

- 7.31 Local Plan Policy D.MW3 requires that all new development include sufficient accessible space to separate and store dry recyclables, organics and residual waste for collection, both within individual units and for the building as a whole.
- 7.32 Representations have been received noting that there would be no capacity within the existing store to accommodate additional bins. To address this concern, a solution has been sought with the applicant whereby additional refuse storage would be provided within the unit. A waste management plan would accompany this arrangement, ensuring that future occupants are responsible for bringing their refuse down on designated days for collection in a suitable agreed location.
- 7.33 With this, the proposal would accord with the relevant Development Plan policies regarding refuse.

vi. Transport, highways and cycle

- 7.34 Local Plan Policy D.TR3 and London Plan Policy T6 requires development proposals to be permit-free in places that are (or are planned to be) well-connected by public transport.
- 7.35 Local Plan Policies S.TR1 and D.TR3 seek to promote sustainable travel choices and to ensure developments prioritise space for cycle parking. London Plan Policy T5 requires cycle parking to be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards and ensure adequate provision: 1 cycle space per studio or 1 person 1 bedroom dwelling, 1.5 spaces per 2 person 1 bedroom dwelling and 2 spaces per all other dwellings.
- 7.36 Due to the constraints of the site and insufficient floor area at ground level to accommodate a cycle store, two cycle store spaces for folding bikes have been proposed internally (under the staircase) on the fifth floor. Although locating cycles at this level is not ideal, as was also recognised in the 2021 application, a condition will be included to secure an arrangement where future occupants are provided with a cycle hire membership to offset the lack of cycle provision on site. However, it should be noted that the site has a PTAL of 6b, which indicates excellent access to public transport.
- 7.37 In accordance with Policy D.TR3, the new development would be secured as permit free which would exempt future residents from purchasing permits.
- 7.38 Given the above, the proposal would be in accordance with the relevant Development Plan policies regarding transport issues.

vii. Other

Fire safety

- 7.39 Following the Grenfell Tower fire in 2017, the government has implemented new minimum requirements concerning fire safety that local planning authorities must consider when determining planning applications. As part of this, the government introduced Planning Gateway One, which comprises two key elements:
- to require the developer to submit a fire statement setting out fire safety considerations specific to the development with a relevant application for planning permission for development which involves one or more relevant buildings, and
 - to establish the Health and Safety Executive as a statutory consultee for relevant planning applications

- 7.40 Relevant buildings under planning gateway one are defined as those containing one or more dwellings or education accommodation and; meet the height condition of 18m or more or 7 or more storeys.
- 7.41 To measure the height of the building for Planning Gateway One, the height should be measured from the upper floor surface of the top floor to the ground level on the lowest side of the building. Excluding roof top plant areas and any top storeys consisting exclusively of plant rooms – diagram provided in Figure 7 below taken from the gov.uk website.

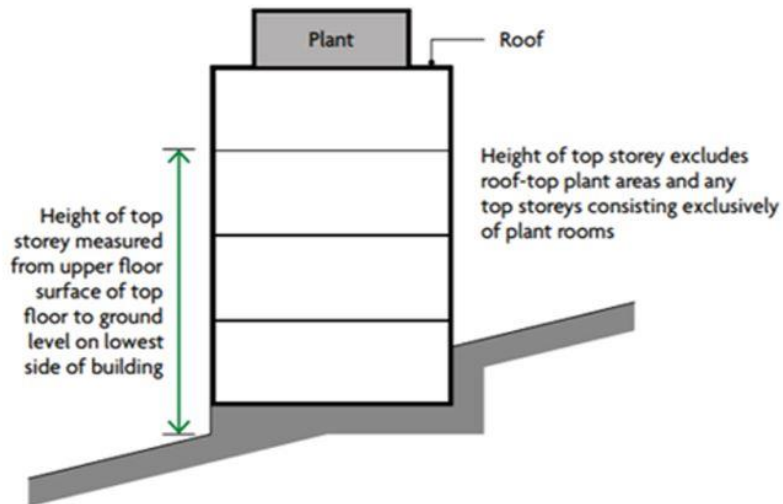


Figure 7 – Diagram for how to measure the height of a building for planning gateway one.

- 7.42 Therefore, in accordance with the diagram above, the proposed building would measure 16.6m. Therefore, a Fire Statement was not required during the validation of the application and consultation with the Health and Safety Executive was not required.
- 7.43 Representations have also been made with respect to the loss of the existing access to the roof and the impact this has on fire safety for existing residents. Matters of fire safety including safe means of escape for building occupants will be addressed through the building control process.

8. RECOMMENDATION

- 8.1 That **planning permission is GRANTED** subject to the following conditions:

Conditions

1. 3 years deadline for commencement of development.
2. Development in accordance with approved plans.
3. Samples and full particulars of all external materials to be submitted for approval prior to commencement of any superstructure works.
4. Permit free development to be secured prior to occupation of the development.
5. Cycle storage and cycle hire membership provided/confirmed prior to occupation.
6. Refuse provision in accordance with approved plans and refuse management plan. To be provided prior to occupation of the development and retained for the lifetime of the development.
7. CMP to be submitted prior to commencement of development.
8. S61 restrictions on demolition and construction activities compliance condition.
9. Noise insulation against external noise for new residential development compliance condition.

10. No access to flat roof other than for maintenance or emergency purposes only.

Informatives

1. New address to be confirmed with street name and numbering.

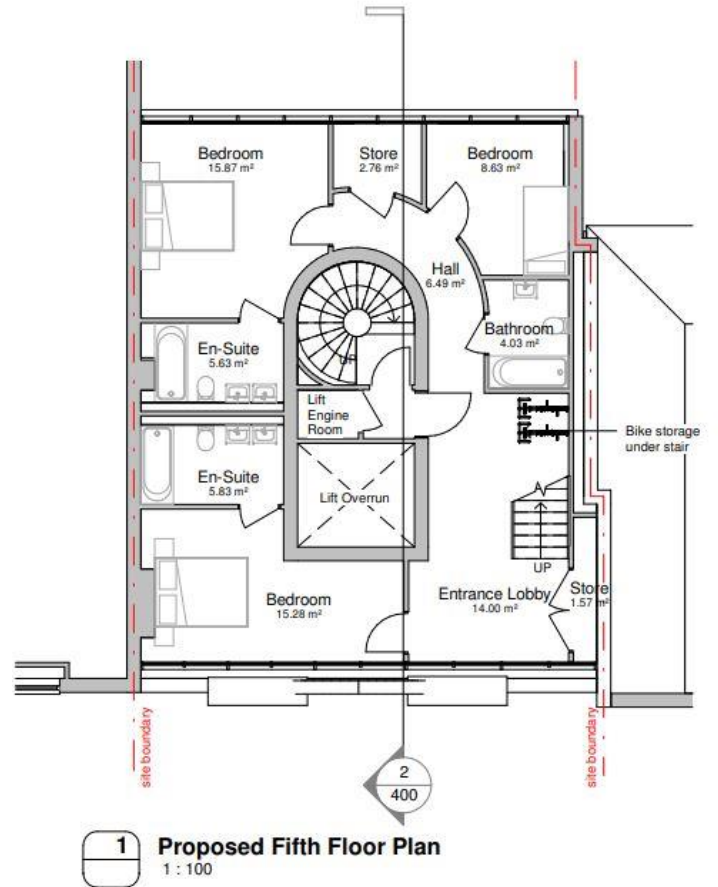
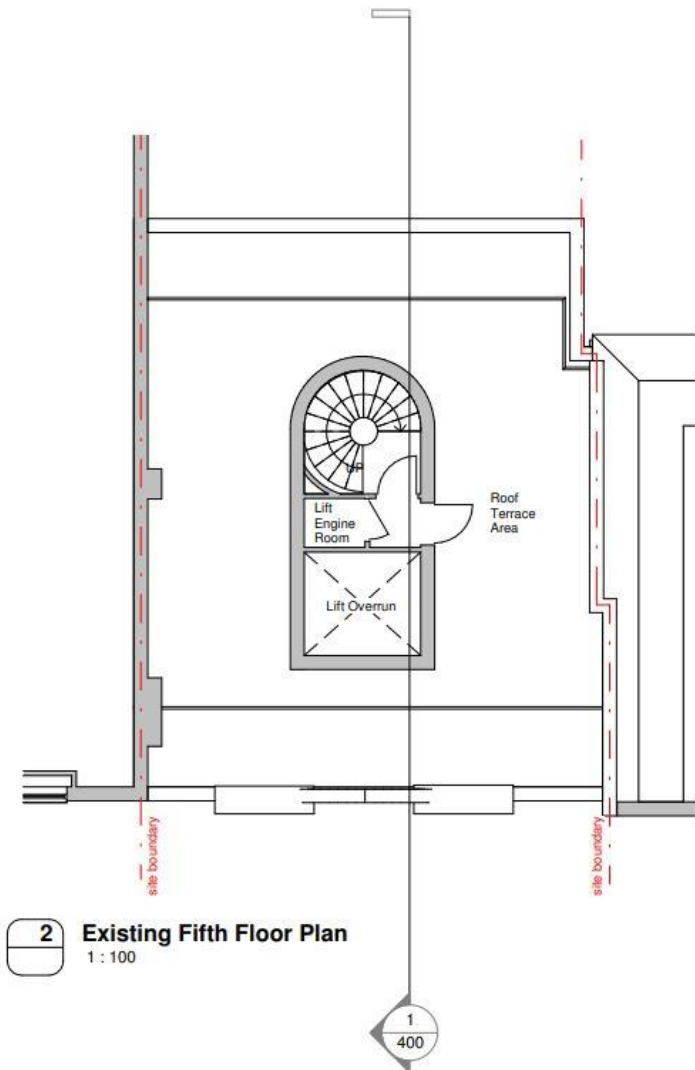
APPENDIX 1

LIST OF APPLICATION PLANS AND DRAWINGS FOR APPROVAL

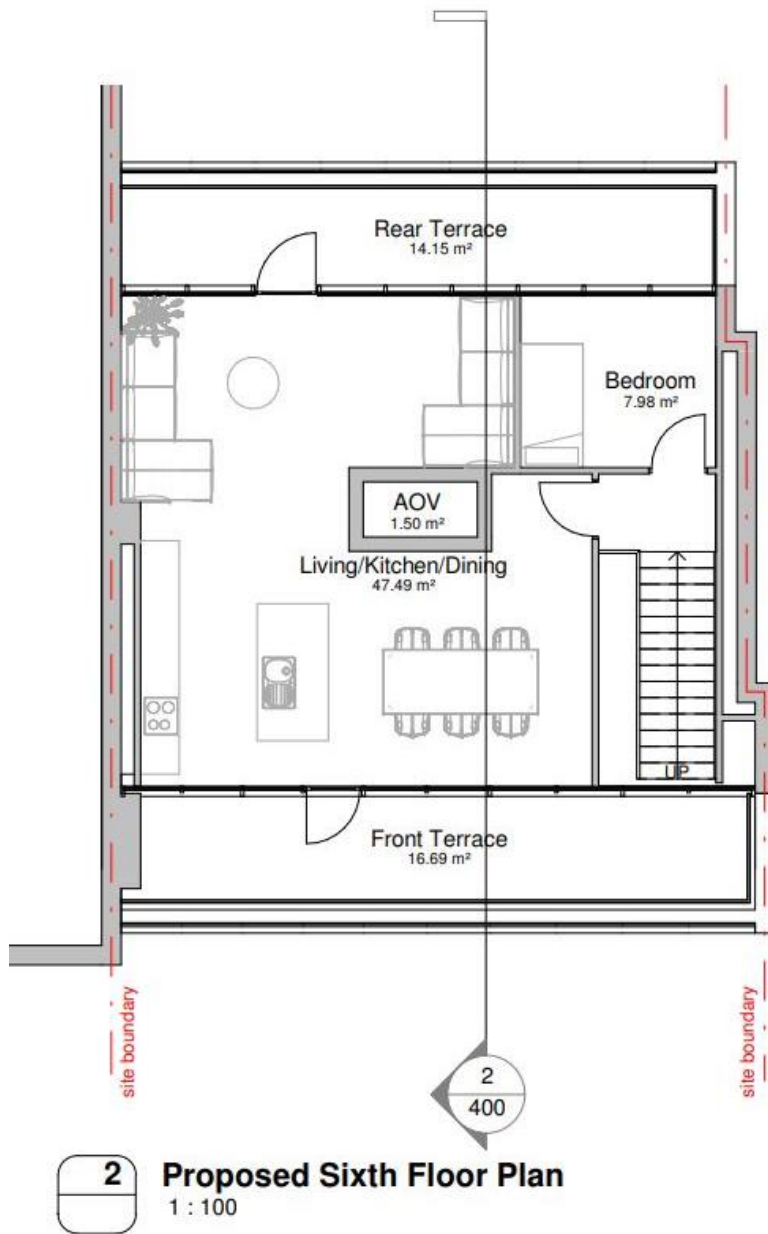
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- 151
- 152
- 200 Rev A
- 201 Rev A
- 300 Rev A
- 301 Rev A
- 400 Rev A
- 401 Rev A
- 600
- Design & Access Statement 8 White's Row Rev C
- Daylight and Sunlight Report ref 2429 (Dated 30th June)
- Air Quality Assessment ref 7901r2 (Dated 25th March 2024)
- Reuse, Recycling and Waste Plan (May 2024)

APPENDIX 2

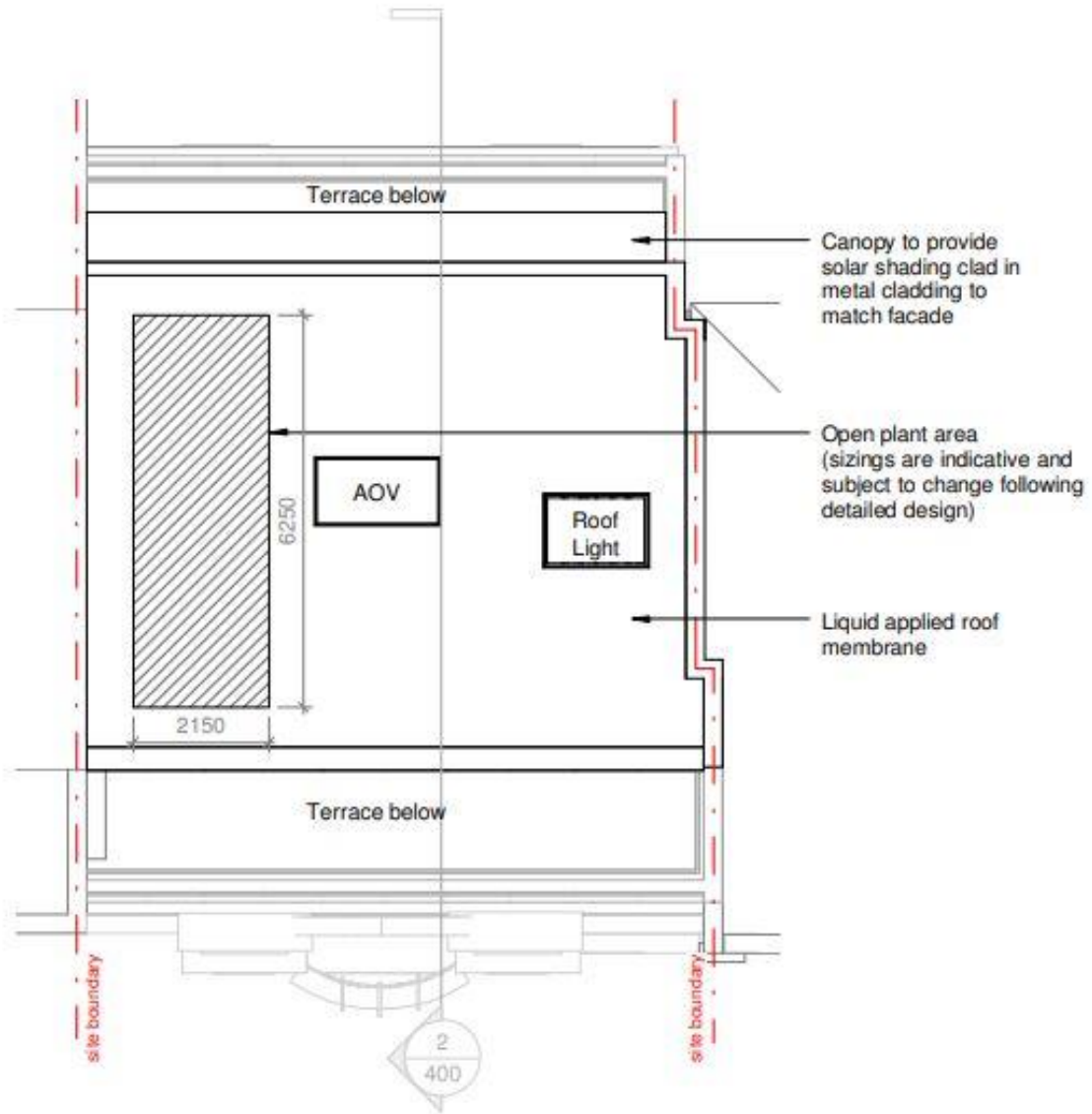
SELECTION OF APPLICATION PLANS AND IMAGES



Drawings 1 and 2: Existing and proposed fifth floor plans



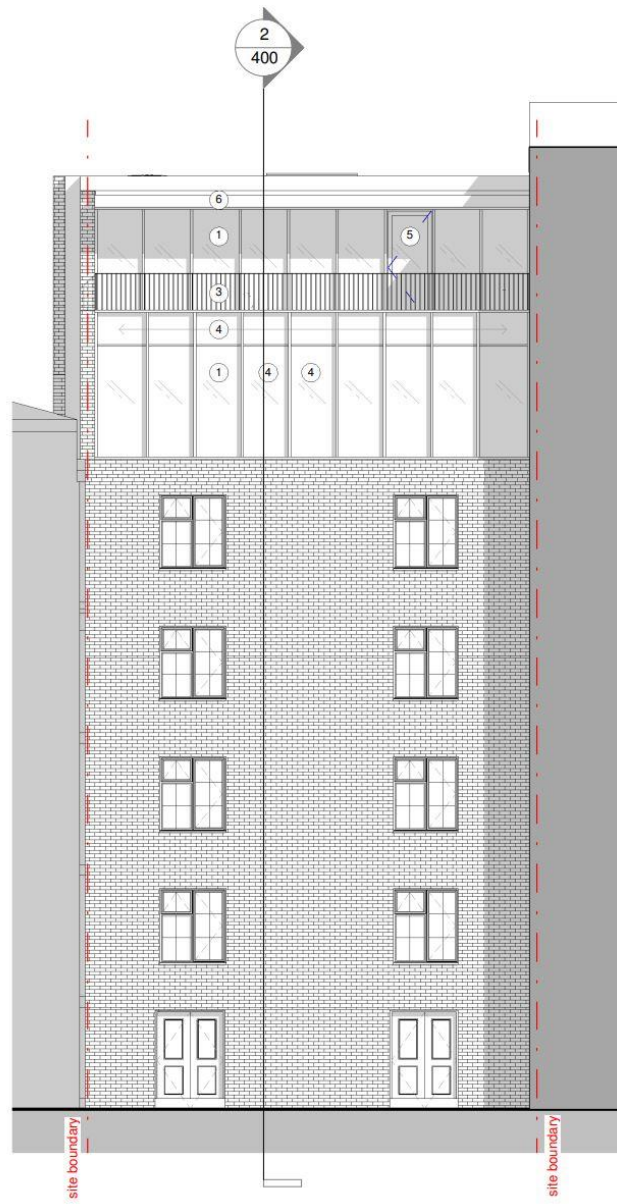
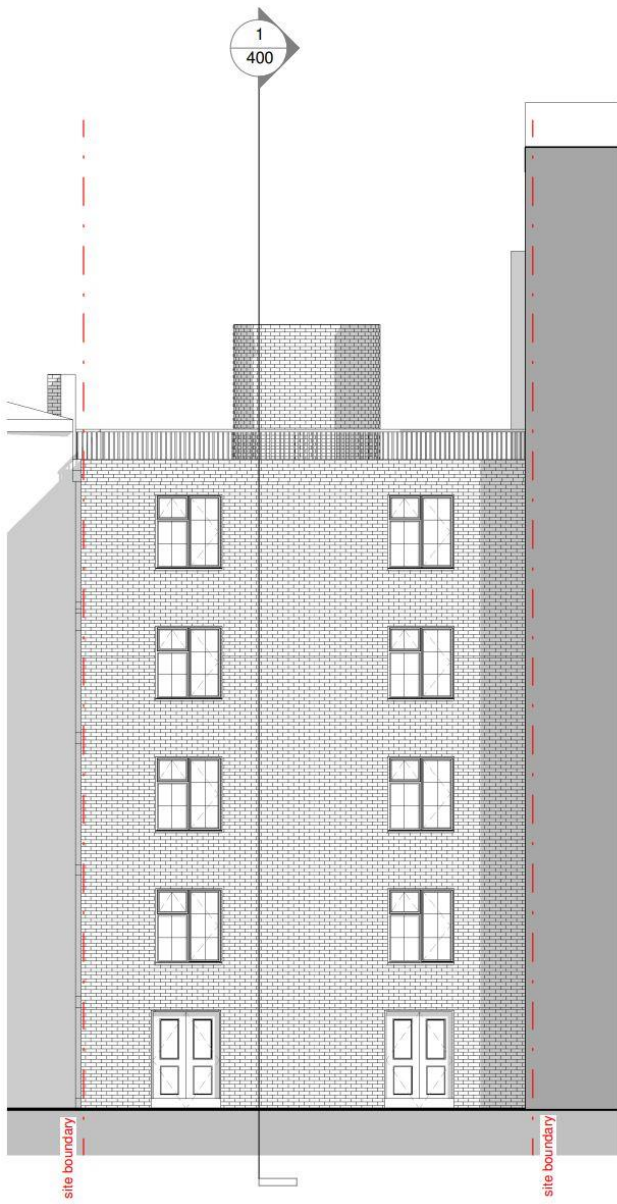
Drawing 3: Proposed sixth floor plan



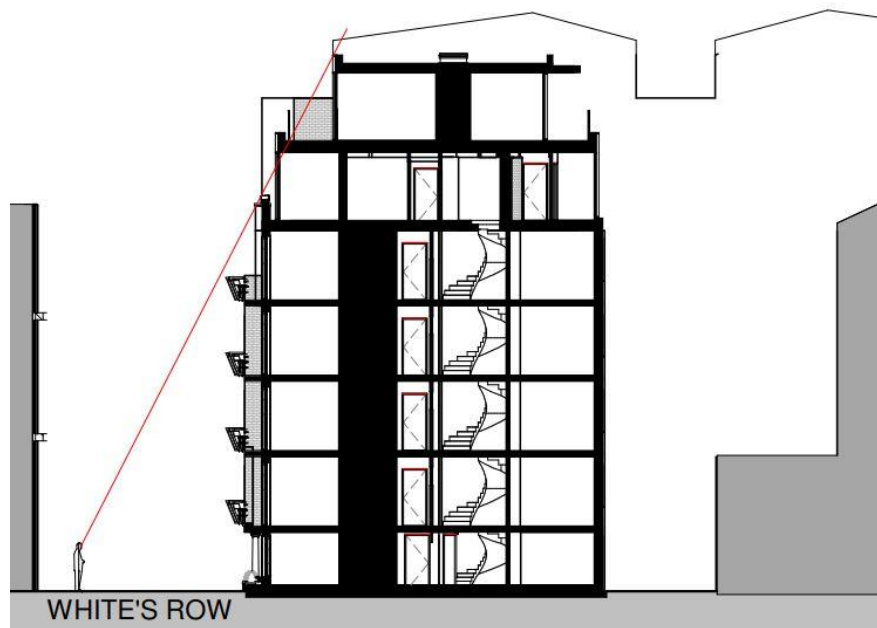
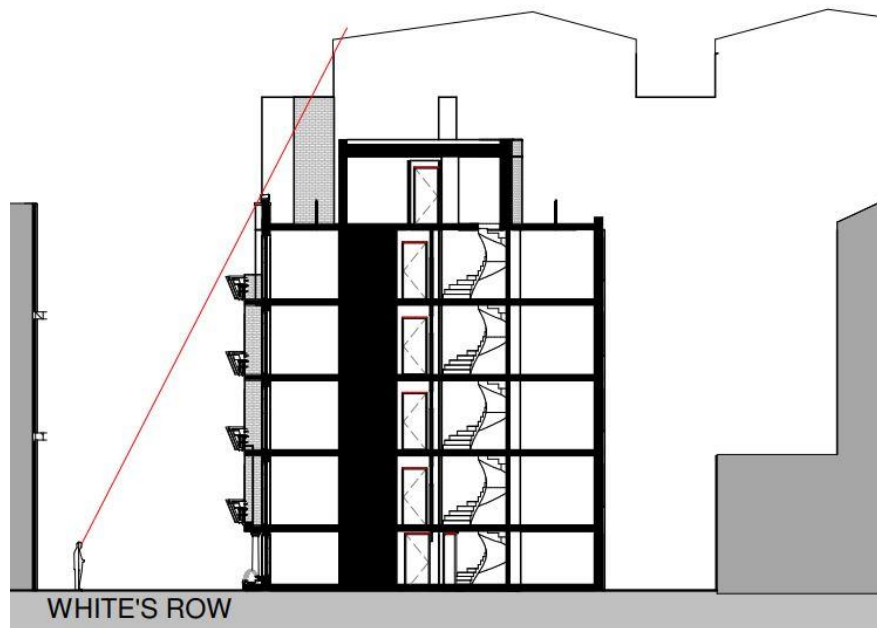
Drawing 4: Proposed roof plan



Drawings 5 and 6: Existing and proposed front elevations



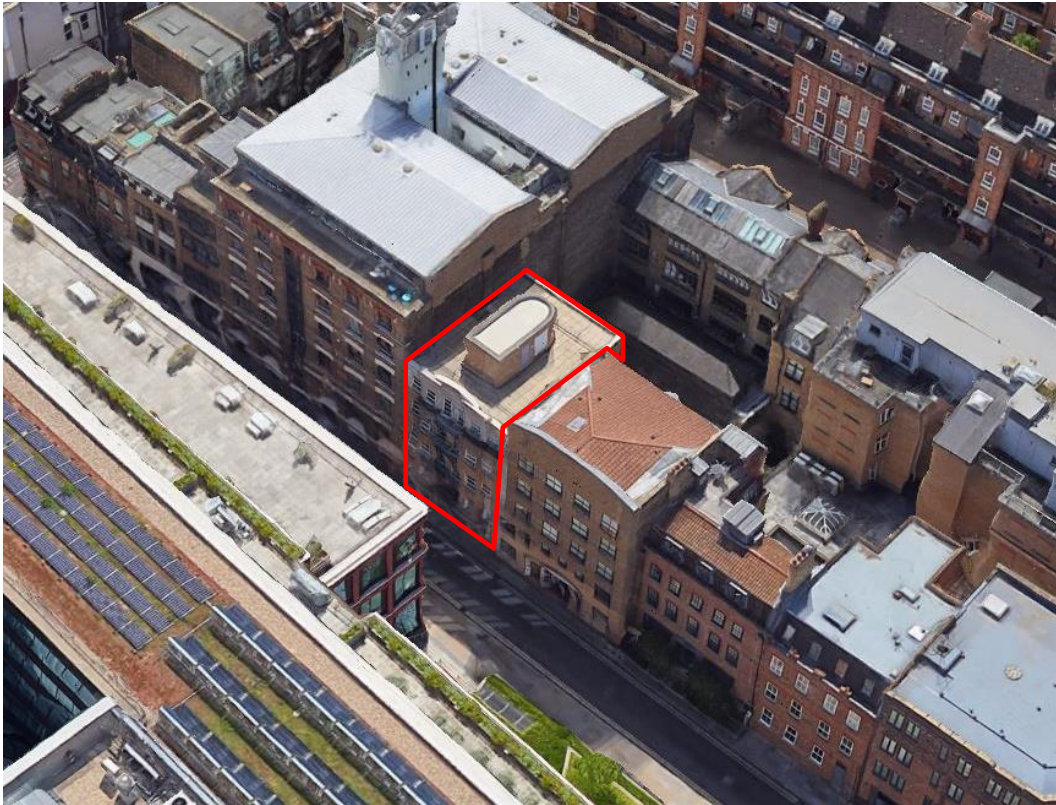
Drawings 7 and 8: Existing and proposed rear elevations



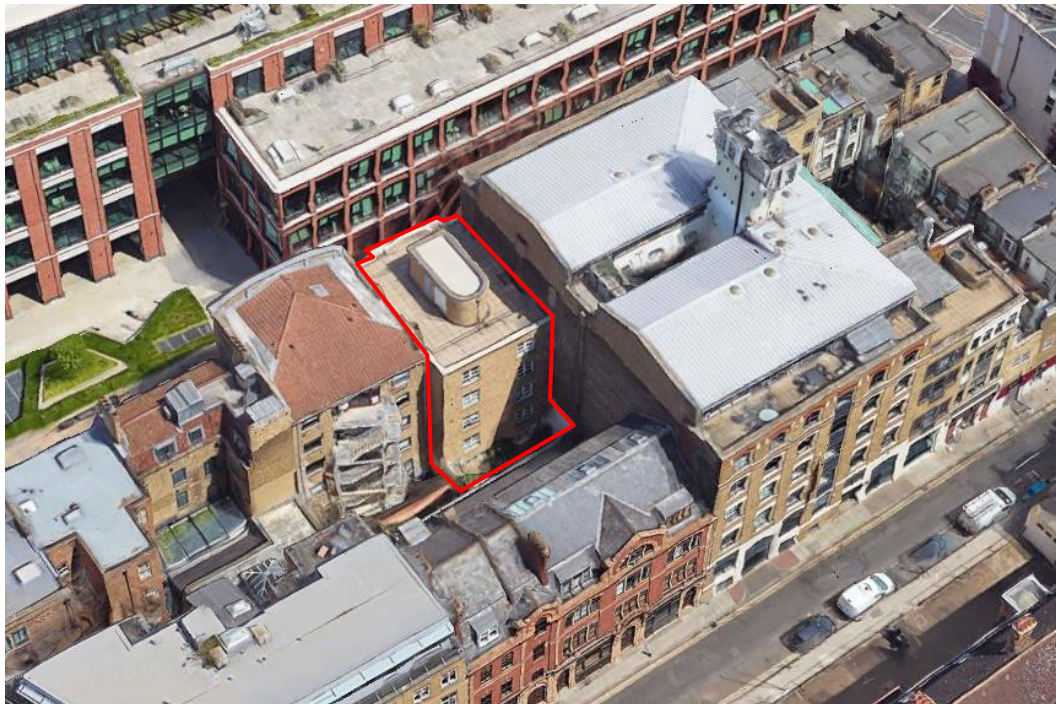
Drawings 9 and 10: Existing and proposed sections

APPENDIX 3

SITE IMAGES



Aerial view of the site, from the northwest, looking at Whites Row



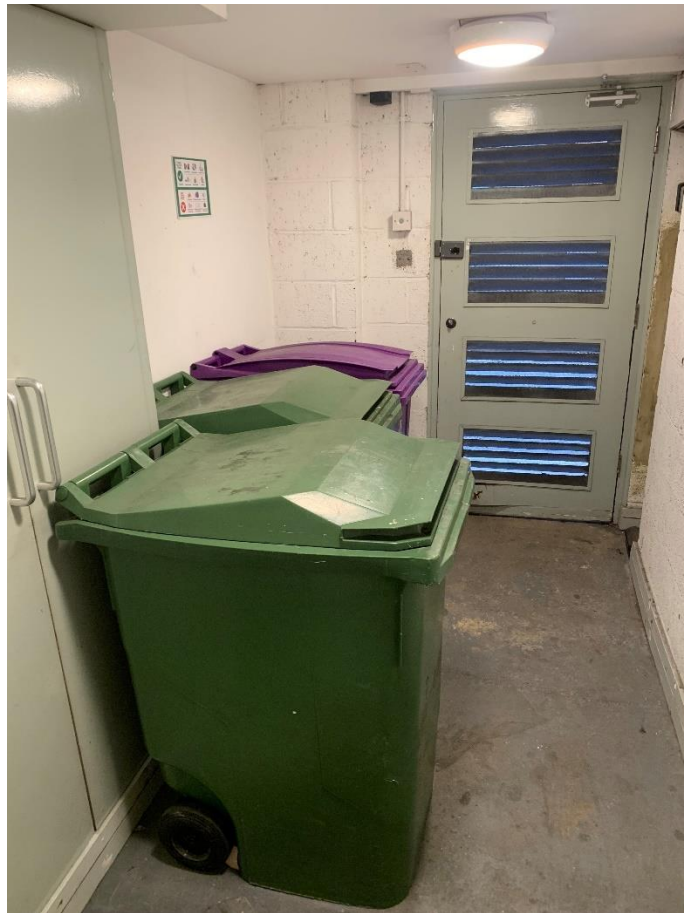
Aerial view of the site, from the southeast, the former Soup Kitchen to the south along Brune Street and the Fruit and Wool Exchange to the north of the application site



View from the existing roof terrace toward the former Soup Kitchen.



View from the existing roof terrace toward the Fruit and Wool Exchange.



Existing bin store on the ground floor of the building.