



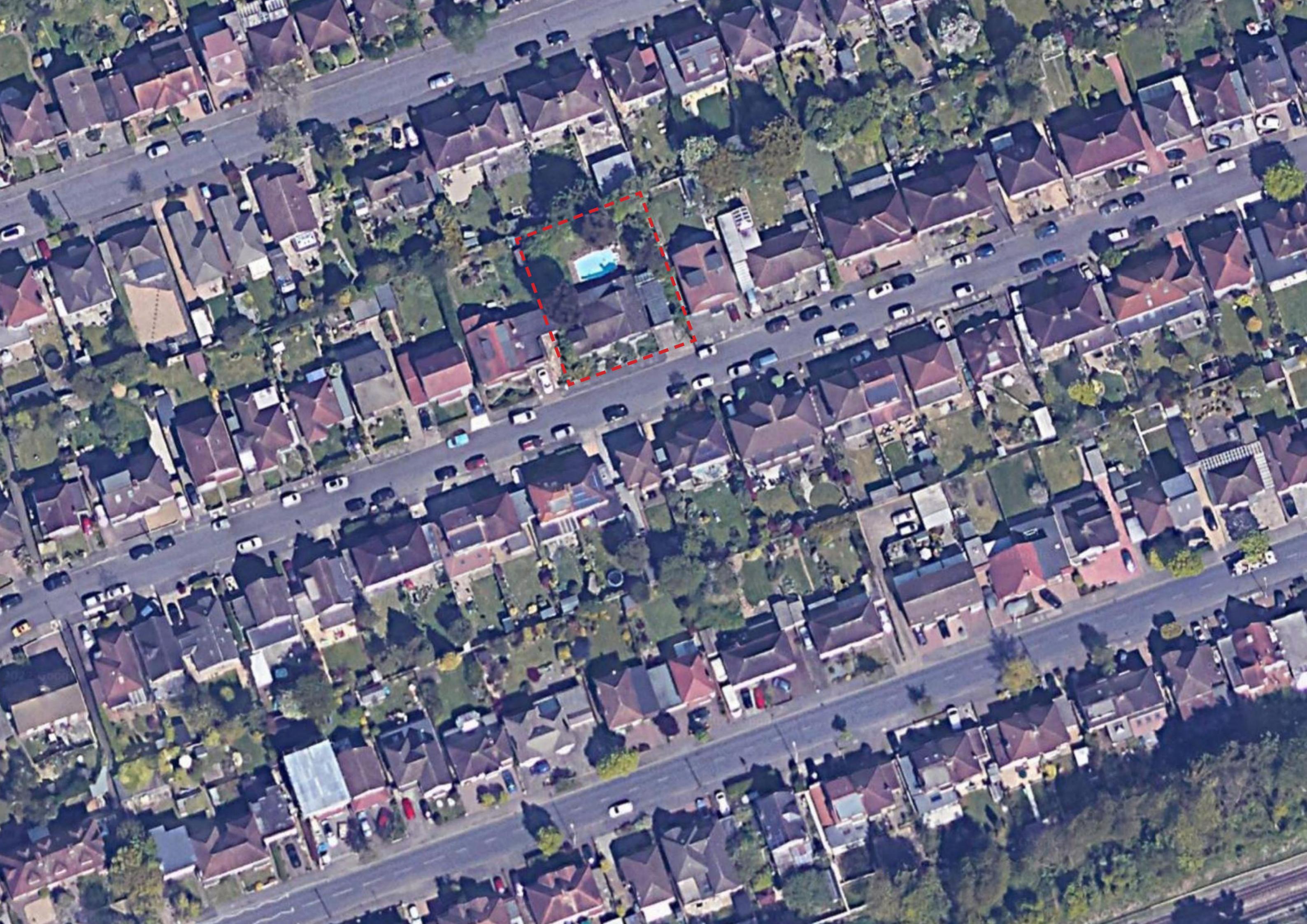
DESIGN & ACCESS STATEMENT

September 2022

34 ACACIA AVENUE

Ruislip HA4 8RQ

Metashape Job Ref: 2020-052



SITE LOCATION

This document has been prepared by Metashape Architects in support of a Planning application submission to London Borough of Hillingdon for demolition of an existing dwelling and the erection of 1No detached and 2No semi-detached houses at 34 Acacia Avenue, Ruislip HA4 8RQ.

The site is not located with Conservation area. The existing building is not Listed.

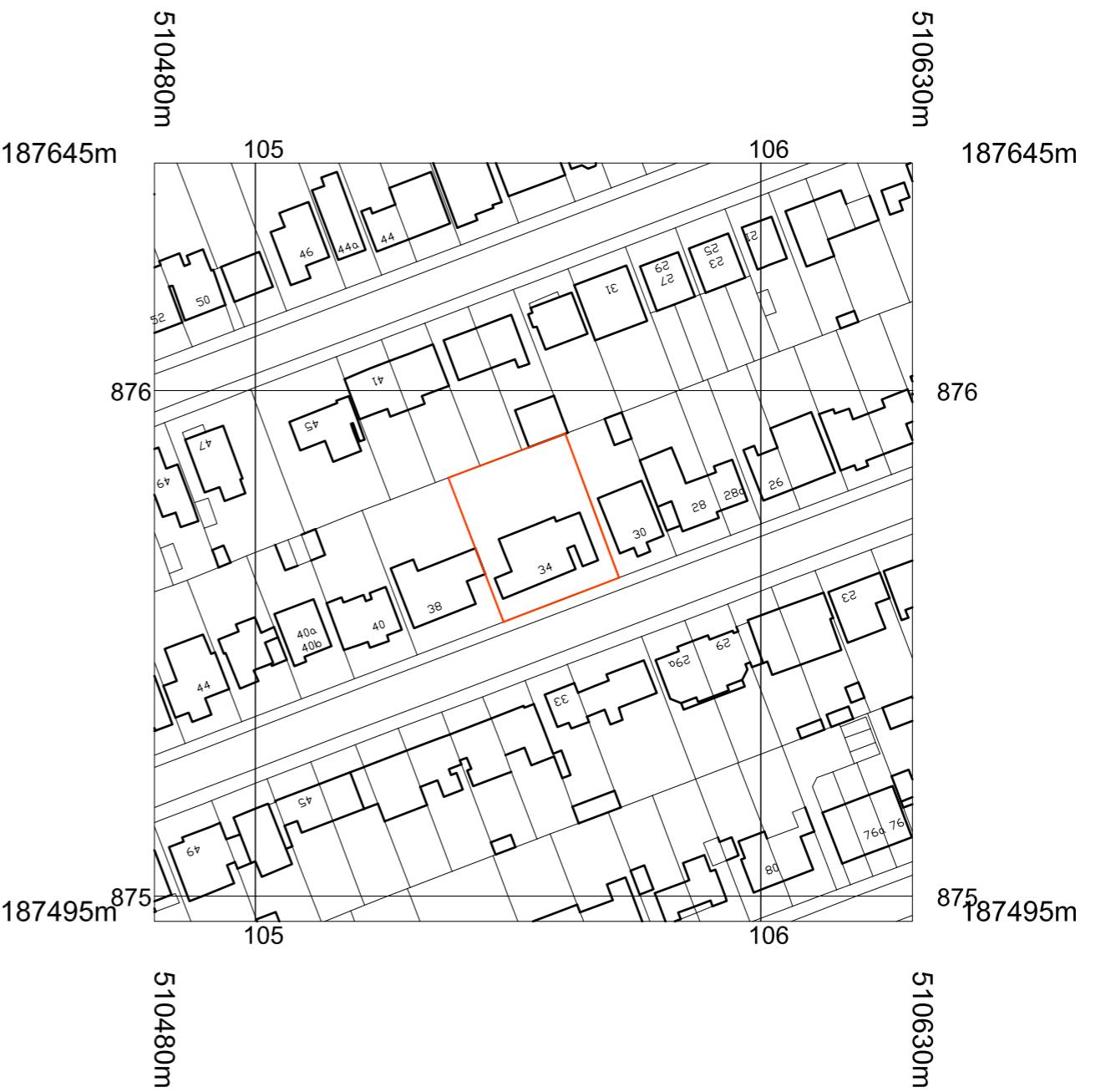
The application site, is approximately 0.075 hectares (0.18 acres) and comprises a detached dwelling with front and rear garden, external swimming pool, garage and forecourt car parking.

The site can be accessed by vehicles and pedestrians from Acacia Avenue.

The site is within close proximity to Field End Road which includes many shops and amenities.

The site as a Public Transport Accessibility Level of 2. Eastcote & Ruislip Manor London Underground Stations, both of which are in Travelcard Zone 5, are served by the Metropolitan and Piccadilly lines, with connection to Central London (approx. 40minutes journey) and are approx 5-7 minute walk from the property. Bus stops are located on Southbourne Garden West End in close proximity to the site (7 minute walk) and served by bus no. 398.

The area is a well connected sustainable location, being close to public transport and with easy access to Central London. Hillingdon is located on the north western “fringe” – edge of North West London, where space for new homes is limited, and much of London is surrounded by Metropolitan Green Belt or includes Metropolitan Open Land, where new development is not permitted.



Site Location Plan (Scale 1:1250@A3)



Photograph looking west showing the front of 34 Acacia Avenue



Panoramic photograph looking south showing the rear of 34 Acacia Avenue

RELEVANT PLANNING CONTEXT

A similar scheme at 59 Elm Avenue, at the junction with Oak Grove, was allowed via an appeal in 2019

60130/APP/2019/1369, refused on 23rd April 2019, but with a subsequent appeal allowed. That approval was in respect of: "Two x 2-storey, 3-bed detached dwellings with associated parking and amenity space involving demolition of existing bungalow."

PLANNING HISTORY

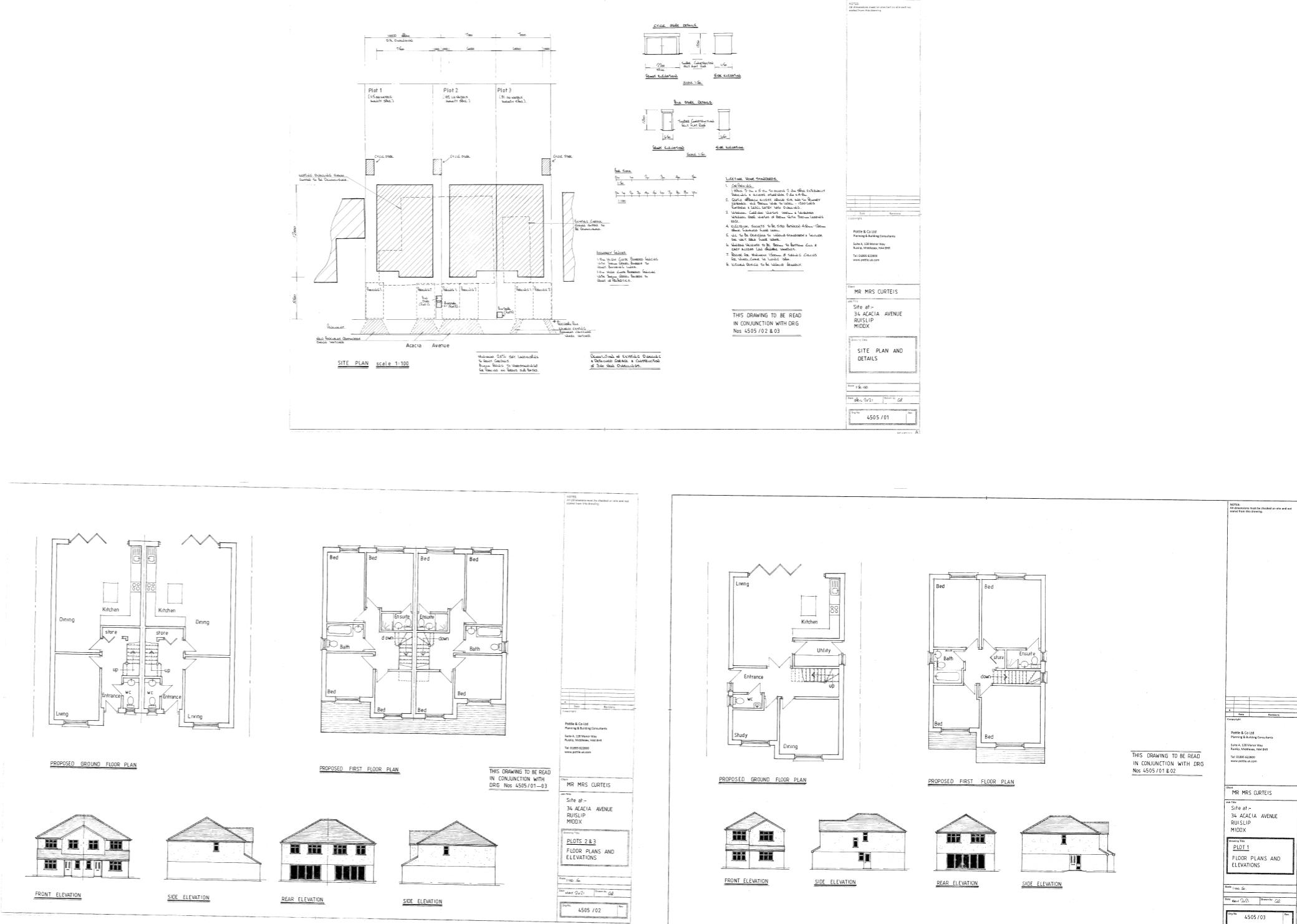
There are three previous Planning Applications listed on the London Borough of Hillingdon Planning search.

Reference	Description	Received	Status
1788/APP/2021/3141	34 ACACIA AVENUE EASTCOTE Erection of 1 no. detached 4-bed dwelling house and 2 no. semi-detached 4-bed dwelling houses (following demolition of existing dwelling)	13-08-21	Appealed
1788/APP/1999/2127	34 ACACIA AVENUE EASTCOTE ERECTION OF A SINGLE STOREY REAR EXTENSION (TO FORM ENCLOSURE FOR EXISTING SWIMMING)	08-10-99	Approval
1788/E/76/1626	34 ACACIA AVENUE EASTCOTE Householder development- residential extension(P)	22-11-76	Approval

PLANNING APPLICATION 2021

The previous Planning Application (Ref:2021/3141) was refused. The reasons stated for refusal in the decision notice were as follows:

1. *By reason of their narrow front elevations, narrow plot widths, excessive height next to neighbouring bungalows and close proximity to one another, the proposed dwellings would form an oversized and visually cramped addition to the street scene, harming its character and appearance. Due to the mentioned features, as well as the fact that the proposal would provide inadequate amenity space for plot 3 and substandard internal layouts for future occupants of all dwellings, the proposal is considered to be an overdevelopment of the site. The proposal is therefore detrimental to the visual amenity and character of the surrounding area and is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies, Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020), Policies D3 and D6 of the London Plan (2021), as well as paragraphs 130 (a) and 130 (c) of the NPPF (2021).*
2. *Each of the 4 bedroom semi detached dwellings (Plot 2 and 3) fails to provide a twin/double bedroom with a minimum internal floor space of 11.5sqm. Furthermore the smallest bedroom within each of the properties is below the single bedroom minimum internal space requirement (7.5sqm). Additionally, Plot 1 of the proposed development includes a study/bedroom which fails to provide 7.5sqm of internal floor space for its occupants. The proposed dwellings are therefore considered to be of poor design and are contrary to policy D6 (F) of the London Plan (2021).*
3. *The entrance level W/C's within each of the dwellings fails to meet the requisite space standards set out in Diagram 27 of Approved Document M to the Building Regulations. They also fail to provide the required clear access zones set out in Diagram 27 of Approved Document M to the Building Regulations. The proposal is therefore contrary to Policy D7 A(2) of the London Plan, which requires all houses (which are created via works to which Part M volume 1 of the Building Regulations applies) to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.*
4. *Plot 3 would provide 91sqm of private amenity space for future occupants of the 4 bedroom dwelling, it would therefore fail to comply with Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and is considered to provide a substandard level of private amenity space for future occupants of the property.*



Planning Application Drawings by Pottle & Co Architects

The Appeal (APP/R5510/W/21/3286382) was dismissed.

Following a review and consideration by the Planning Inspectorate on the reasons for refusal (shown on Page 7) the Inspector concluded that the '*proposed houses would integrate with and respect the character and appearance of the locale*'



Appeal Decision

Site visit made on 1 March 2022

Decision by Alison Scott (BA Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 March 2022

Appeal Ref: APP/R5510/W/21/3286382
34 Acacia Avenue, Ruislip, HA4 8RG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Panoramic Developments Ltd against the decision of London Borough of Hillingdon Council.
- The application Ref 1788/APP/2021/3141, dated 12 August 2021, was refused by notice dated 25 October 2021.
- The development proposed is 1no. detached 4-bed dwelling house and 2no semi-detached 4-bed dwelling houses.

Decision

- The appeal is dismissed.

Main Issues

- The main issues are:
 - The effect of the proposal on the character and appearance of the local area;
 - The effect on the living conditions of future occupants with regard to internal and external space; and
 - Whether or not the proposal would provide accessible housing.

Reasons

Character and appearance

- The character of the area is one of suburban residential houses and bungalows flanking both sides of the main road. The properties in general vary in their form, proportion, and appearance although the wider locality is consistent in that the properties benefit from sizable rear gardens and are set back from the road. The appeal site is a detached bungalow set amongst other bungalows on this particular stretch of the road. The proposal entails the demolition of the bungalow and subdivision of the plot to create a pair of semi-detached houses and a single detached house, all two-storey.
- Many properties on Acacia Avenue occupy the full width of the plot, or have narrow passages to the side of the dwelling allowing access from the front to rear gardens. I find that the layout of the proposal would follow this general arrangement. In addition, the widths of plots and widths and depths of houses vary along the avenue, and this is one of the widest plots. The dwellings would appear characteristic of other semi-detached and detached two storey houses seen locally. The houses would thus not appear pinched in this environment.

The remaining concerns relate to a requirement to achieve :

- Internal space standards to comply with London Plan 2021
- External space to comply with Hillingdon Local Plan
- Accessibility standards to comply with London Plan 2021

Appeal Decision APP/R5510/W/21/3286382

- The design of the houses is intended to respect the broad appearance of the neighbouring two-storey dwellings with hipped roofs, fenestration pattern and corresponding palette of materials. As a combination, the proposed dwellings in this dense suburban area would appear characteristic in this location.
- Furthermore, it is apparent that there are various heights of dwellings along Acacia Avenue, with bungalows sandwiched between two-storey houses where ridge lines contrast. Overall, and despite an objector's concerns, I find that the proposed houses would integrate with and respect the character and appearance of the locale.
- To conclude on this main issue, the proposal would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies, Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies 2020, and Policies D3 and D6 of the London Plan 2021 in their combined design aims. In addition, the proposal would adhere to the objectives of the National Planning Policy Framework to achieve well designed places.

Living conditions - internal space

- The London Plan 2021 sets out the minimum internal space standards for new dwellings within London. The houses in plots two and three have bedrooms that do not comply with the standard. I attach great weight to this Plan.
- The appellant may consider these houses would provide more generous overall footprint, and larger than other new builds within the local area. Nonetheless, these matters are not sufficient justification as to why their scheme cannot meet these standards, which are minimum standards. Even if the dwellings would be built to Building Regulations requirements, and they may be more energy efficient than the existing bungalow, these matters would not offset room sizes that do not meet policy requirements, and the adverse consequence of such on the living conditions of future occupiers.
- In addition, Plot 1 provides a study on the ground floor. I have taken into account the Council's stance on the potential use of this space as a bedroom. If taken as such, the size of which would fall below the minimum standards set down within the London Plan. This alone would not be determinative to lead me to find the proposal would fail on living conditions grounds. However, as a combination of factors, it adds to my overall consideration of the scheme on this main issue, and leads to my conclusion on the matter.
- Therefore, to conclude on this main issue, due to the identified below minimum room size standard, the proposal would not meet the policy requirements of D6 of the London Plan 2021 to ensure housing quality and standards.

Living conditions - external space

- Specific Council policy guidance refers to external space size for occupants. A four bedroom dwelling requires a minimum standard of 100sqm although the dwelling on Plot 3 has been specified on the submission to provide approximately 91sqm of private amenity space for future occupants.
- The appellant points to other houses on the same road that they consider to be commensurate in rear garden space size. However, the precise size is not before me to compare and in any case, the proposal at appeal is for a new

Appeal Decision APP/R5510/W/21/3286382

build development and I afford considerable weight to the requirements of meeting the policy.

- Given the size of external space for future occupants that fails to meet the required level, the proposal would not comply with Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies 2020 that aims to provide quality external space.

Accessibility

- The London Plan 2021 reinforces the need for accessible housing within London, in particular Policy D7. As the ground floor would be otherwise fully accessible, the limited size of the W/C would be a significant obstacle to a less mobile person.
- The proposal is for full planning permission whereby approval is sought for the layout, with the floor plans before me. The appellant may point to the proposal conforming to Building Regulations when the time comes. However, without the information before me, I am not convinced that the proposal would meet the required accessible standards to provide access for everyone.
- To conclude on this main issue, due to the lack of inclusive design, the development would therefore not comply with Policy D7 of the London Plan 2021 in its objectives to provide accessible housing.

Balance and Conclusion

- I have found that the proposal would not lead to harm arising to the character and appearance of the local area to which I apportion significant weight. There may be an additional net gain of dwellings within the Borough as a consequence of the proposal and it could be built to modern standards with reasonable access to local services, employment providers and local amenities. These are benefits that weigh in favour of the proposal although, in the totality of matters, I apportion only moderate weight to them.
- Bringing all matters together, in the planning balance, the overall weight I apportion to these things would not be sufficient to justify or outweigh the adverse effects the proposed development would cause to the living conditions of future occupants, and would not amount to inclusive design.
- Therefore, in light of my assessment of the main issues, it would thus lead to conflict with the development plan taken as a whole. There are no material considerations that indicate the decision should be made other than in accordance with the development plan. For the reasons given above and having had regard to all other matters raised, the appeal is dismissed.

Alison Scott

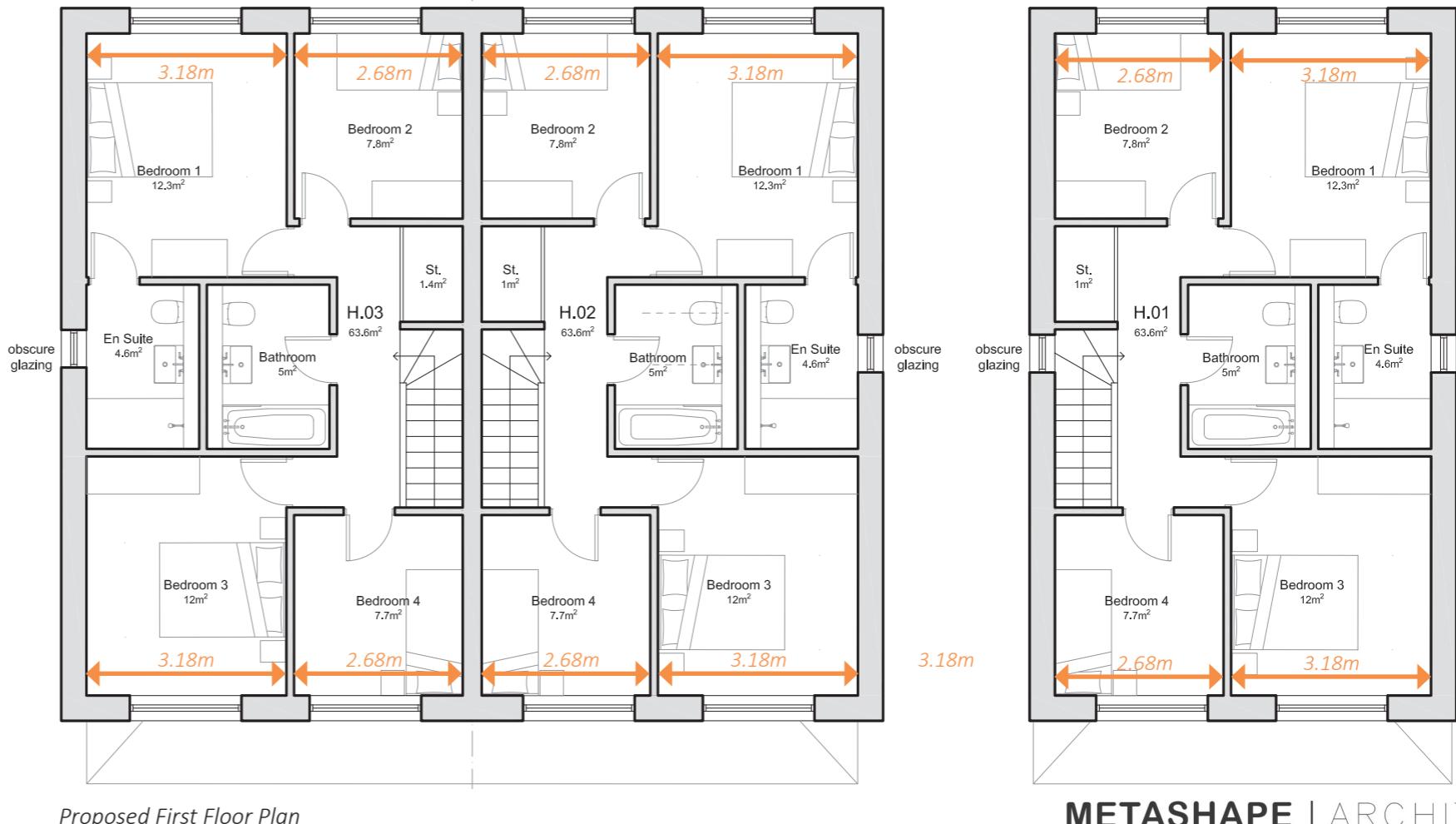
INSPECTOR

INTERNAL SPACE STANDARDS

Each dwelling is **127m²** GIA and 4 bed 6 person. This exceeds the Department for Communities and Local Government Technical Housing Standards which require a two storey 4 bed 6 person dwelling to be 106m².

Double bedrooms exceed 11.5m² and the 2.75m width requirement

Single bedrooms exceed 7.5m² and the 2.15m width requirement



EXTERNAL SPACE STANDARDS

The proposed dwellings comply with policy DMHB 18 of the Hillingdon Local Plan which states that *all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.*

Table 5.3: Private Outdoor Amenity Space Standards

Dwelling type	No of bedrooms	Minimum amenity space provision (sqm)
Houses	1 bedroom	40
	2 and 3 bedrooms	60
	4 + bedrooms	100
Flats	Studio and 1 bedroom	20
	2 bedrooms	25
	3 + bedrooms	30

Table 5.3 taken from Hillingdon Local Plan



Proposed Site Layout showing rear garden sizes

ACCESSIBLE AND ADAPTABLE DWELLINGS

The proposed dwellings are designed to meet Building Regulations requirement M4(2) 'accessible and adaptable dwellings.'

Please refer to Building Regulations Part M4(2) compliance checklist below, which has been completed in relation to the proposed development.

Section 2A: Approach to the dwelling Approach Routes General Design Standards

2.6 The approach route should be safe and convenient, adopt the shallowest gradient that can be reasonably be achieved and be step-free, irrespective of the storey on which the dwelling is located.

2.7 Where it is not reasonable to achieve a step-free approach route to the principal private entrance, a step-free approach should be provided to a suitable alternative private entrance instead. The provisions for approach routes (other than those relating specifically to step-free access) should still apply to both the route to the principal private entrance and the route to the alternative private entrance.

2.8 Where a communal ramped approach route is provided and has an overall rise of 300mm or more, an additional stepped route meeting the requirements of paragraph 2.11 should also be provided.

2.9 An approach route for a Category 2 dwelling should comply with all of the following:

a) The approach route is level, gently sloping or, when necessary, ramped.

b) Private parts of the approach route have a minimum clear width of 900mm or 750mm where there are localised obstructions.

c) Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.

d) Any localised obstruction does not occur opposite or close to a doorway, or at a change of direction, and is longer than 2m in length.

Design Standards

e) All external parts of the approach route have a suitable ground surface.

f) Every gate (or gateway) along the approach route has both :
• a minimum clear opening with of 850mm
• a 300mm nib to the leading edge of the gate

Compliance
Yes No N/A

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External and internal ramps forming part of an approach route

Design Standards

2.10 To enable people to use a ramp safely, the ramp should comply with all of the following:

a) The gradient is between 1:20 and 1:12

b) The length of each flight at a given gradient meets the provisions of Diagram 2.1

c) Flights within a private approach route have a minimum clear width of 900mm.

d) Flights within a communal approach route have a minimum clear width of 1200mm.

e) Every flight has a top and bottom landing.

f) An intermediate landing is provided between individual flights and at any change of direction.

g) Every landing is a minimum 1200mm long, clear of any door (or gate) swing.

External steps forming part of an additional route

Design Standards

2.11 To enable a wide range of people to use steps safely, a stepped approach should comply with all of the following:

a) Steps are uniform with a rise of between 150mm and 170mm and a going of between 280mm and 425mm (for tapered steps measured at a point 270mm from the 'inside' (narrow end) of the step).

b) Steps have suitable thread nosings

c) No individual flight has a rise between landings of more than 1800mm.

d) Every flight has a minimum clear width of 900mm. e) Top and bottom and, where necessary, intermediate landings are provided and every landing has a minimum length of 900mm,

Compliance
Yes No N/A

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f) Every flight with three or more risers has a suitable grippable handrail to one side, (or to both sides where the flight is wider than 1000mm). This grippable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosings

Car parking and drop-off

Parking space

Design Standards

2.12 Where a parking space is provided for the dwelling, it should comply with all of the following.

a) Where the parking is within the private curtilage of the dwelling (but not within a carport or garage) at least once space is a standard parking bay than can be widened to 3.3m.

b) Where communal parking is provided to blocks of flats, at least one standard parking bay is provided close to the communal entrance of each core of the block (or to the lift core where the parking bay is internal). The parking bay should have a minimum clear access zone of 900mm to one side and a dropped kerb in accordance with paragraph 2.13d.

c) Access between the parking bay and the principal private entrance or, where necessary, the alternative private entrance to the dwelling is step free.

d) The parking space is level, or where unavoidable, gently sloping.

e) The gradient is as shallow as the site permits.

f) The parking space has a suitable ground surface.

Compliance
Yes No N/A

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Section 2B: Private entrances and spaces within the dwelling

Private entrances

Principal private entrance and alternative entrance

Design Standards

2.20 The principal private entrance, or the alternative private entrance where step free access cannot be achieved to the principal private entrance, should comply with all of the following.

a) There is a level external landing with a minimum width and depth of 1200mm.

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b) The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.

c) Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.

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d) The door has a minimum clear opening width of 850mm when measured in accordance with Diagram 2.2

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e) Where there are double doors, the main (or leading) leaf provides the required minimum clear opening width.

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f) A minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.

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g) The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm

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h) The threshold is an accessible threshold.

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i) Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.

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Other external doors

Design Standards

2.21 All other external doors - including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connected to, the dwelling, should comply with provisions d. to i. of paragraph 2.20

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Circulation areas and internal doorways

Door and hall widths

Design Standards

2.22 To facilitate movement into, and between, rooms throughout the dwelling, doors and corridors should comply with all of the following (see Diagram 2.3).

a) The minimum clear width of every hall or landing is 900mm.

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Compliance Yes No N/A

b) Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point.

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c) Every door has a minimum clear opening width as set out in Table 2.1.

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d) A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.

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Private stairs and changes of level within the dwelling

Design Standards

2.23 To allow people to move between storeys, and to allow a stair-lift to be fitted to the stairs from the entrance storey to the storey above (or the storey below where this contains the bathroom required by the provisions of paragraph 2.29), stairs should comply with all of the following:

a) Access to all rooms and facilities within the entrance storey is step-free.

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b) Level changes within every other storey are avoided where possible.

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c) The stair from the entrance storey to the storey above (or below) has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads (ignoring any newel post).

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d) All stairs meet the provisions of Part K for private stairs.

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Habitable rooms Living, kitchen and eating areas

Design Standards

2.24 To provide usable living spaces and easy, step-free access between a living area, a WC and the principal private entrance, key accommodation should comply with all of the following:

a) Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).

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b) A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.

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c) Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows.

✓		
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Compliance Yes No N/A

Bedrooms Design Standards

2.25 To enable a wide range of people to access and use them, bedrooms should comply with all of the following:

a) Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.

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b) At least one double bedroom (the principal bedroom) can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.

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c) All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed.

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d) It can be demonstrated (for example by providing dimensioned bedroom layouts, similar to the example in Diagram 2.4) that the provisions above can be achieved.

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Sanitary Facilities General provisions

Design Standards

2.26 All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m². Additional sanitary facilities beyond those required to comply with this guidance need not have strengthened walls.

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WC facilities on the entrance storey

Design Standards

2.27 To provide step-free access to a WC that is suitable and convenient for some wheelchair users and, where reasonable, to make provision for showering, dwellings should comply with all of the following:

a) Every dwelling has a room within the entrance storey that provides a WC and basin (which may be within a WC/cloakroom or a bathroom).

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b) In a two or three storey dwelling with one or two bedrooms, the WC (together with its associated clear access zone) meets the provisions of Diagram 1.3 and the basin does not impede access to the WC.

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c) In a two or three storey dwelling with three or more bedrooms, the room with the WC and basin also provides an installed level access shower or a potential level access shower, and the shower, WC and basin (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of compliant WC layouts are shown in Diagram 2.6.

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d) The door opens outwards.

✓		
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2.28 Where the dwelling provides both an accessible bathroom with a WC and a WC/cloakroom within the same storey, the WC/cloakroom may comply with the provisions of Diagram 1.3.

Bathrooms

Design Standards

2.29- To provide convenient access to a suitable bathroom, the dwelling should comply with all of the following:

a) Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom, described as the principal bedroom in paragraph 2.25b.

Compliance
Yes No N/A

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b) The WC, basin and bath (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of bathroom layouts are shown in Diagram 2.7.

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c) Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.

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Services and controls

Design Standards

2.30- To assist people who have reduced reach, services and controls should comply with all of the following.

a) Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.

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b) Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner.

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c) The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range.

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d) Handles to all other windows are located between 450mm and 1400mm above floor level, unless fitted with a remote opening device that is within this height range.

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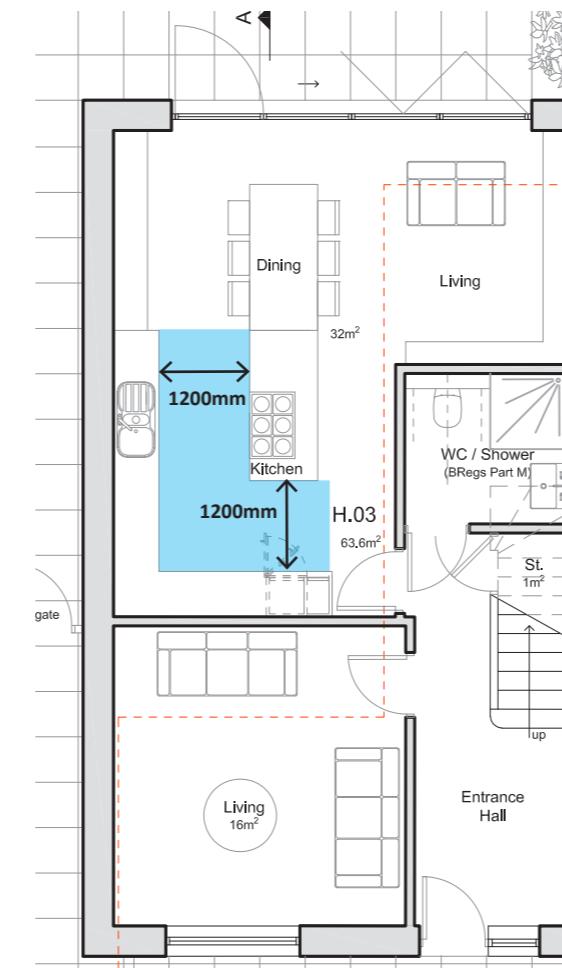
e) Either:

- boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or

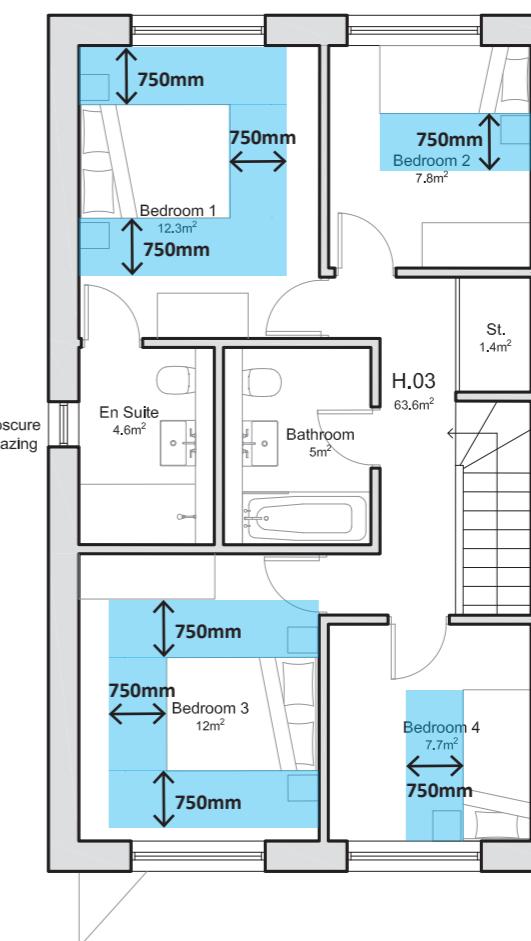
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- separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.

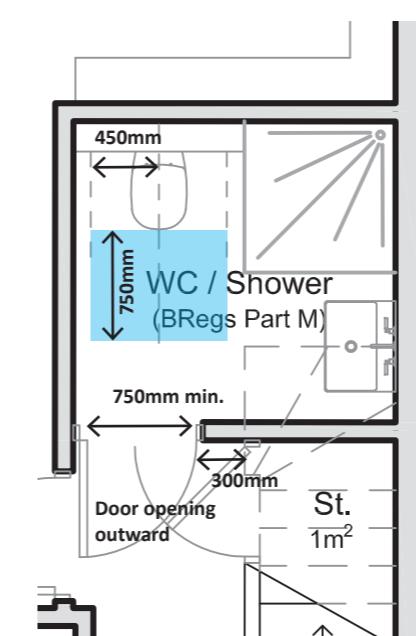
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Proposed Ground Floor Plan - BRegs Part M4(2)
Approx Scale 1:100



Proposed First Floor Plan - BRegs Part M4(2)
Approx Scale 1:100



Proposed Ground Floor Plan WC/Shower Room - BRegs Part M4(2)
Approx Scale 1:50

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