


PLANNING DRAWINGS

NOTES
DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF PLANNING AND BUILDING REGULATIONS. ALL DIMENSIONS TO BE CHECKED ON SITE.

 Not included in planning application



REVISION:

PROJECT TITLE
12 LYMINGTON ROAD

AURAA
STUDIO

www.auraa.studio 1A Chalk Farm Parade
info@auraa.studio London NW3 2BN

TITLE
LOWER GROUND FLOOR AND
GROUND FLOOR PLANS AS
PROPOSED

DATE 15.12.2023

SCALE 1/100 @ A3

DRAWN TM / RL

STATUS INFORMATION

DRG No 2314_PA_100

REV:

LOWER GROUND FLOOR

GROUND FLOOR

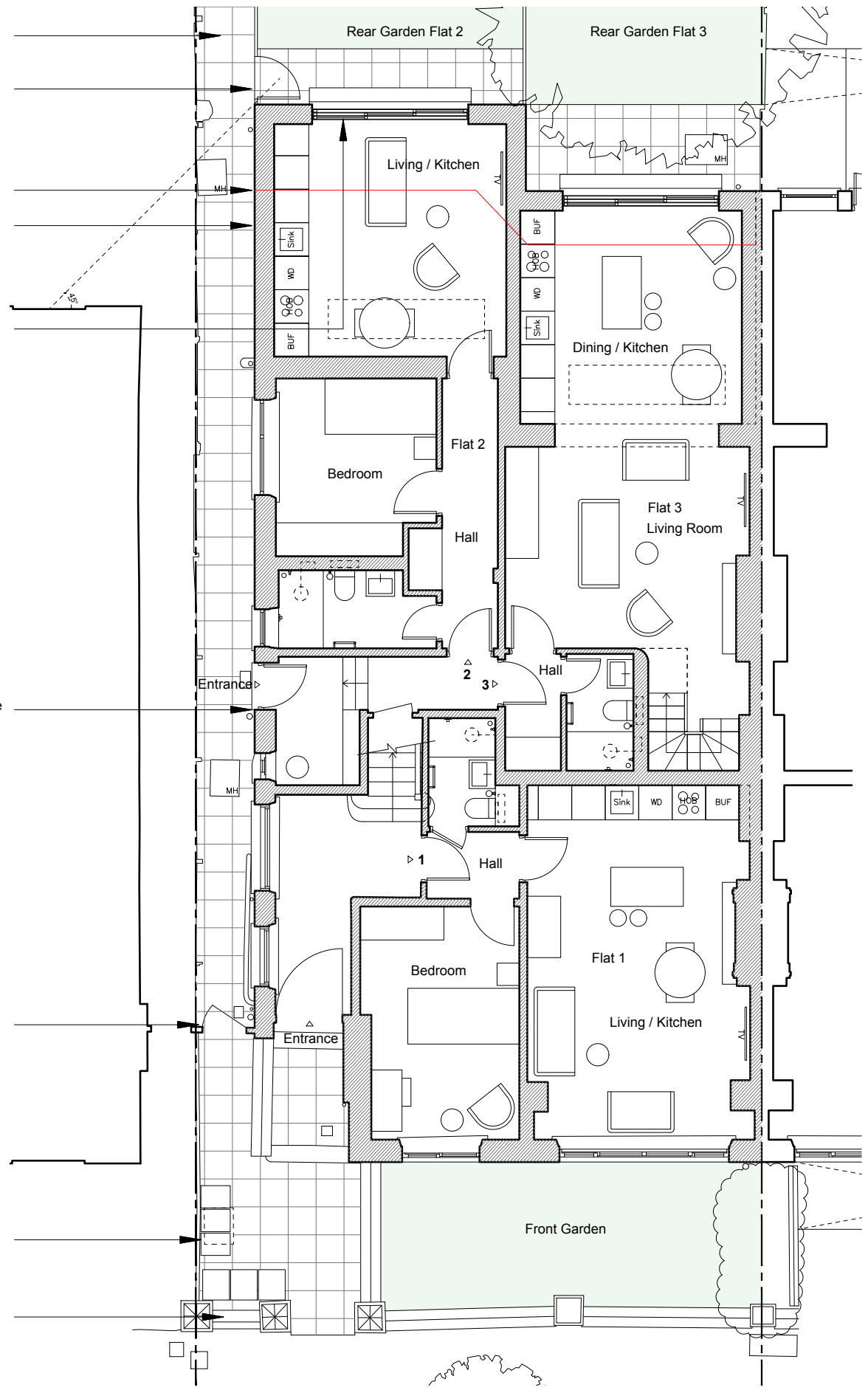
- New stone tiling to rear patio
- New timber gate to rear patio, Flat 2
- Line of existing
- New rear extension, bricks carefully selected to match existing house
- New double glazed timber sliding doors to rear extension

Existing window opening to be carefully lowered to form new entrance door to Flat 2 and Flat 3

New metal gate to side passageway

240 L wheelie bins 1070x585x740 mm for non recyclable and for mixed recycling rubbish

New section of garden brick wall to match existing



No. 14 Lymington Road

No. 12 Lymington Road

No. 10 Lymington Road

No. 14 Lymington Road

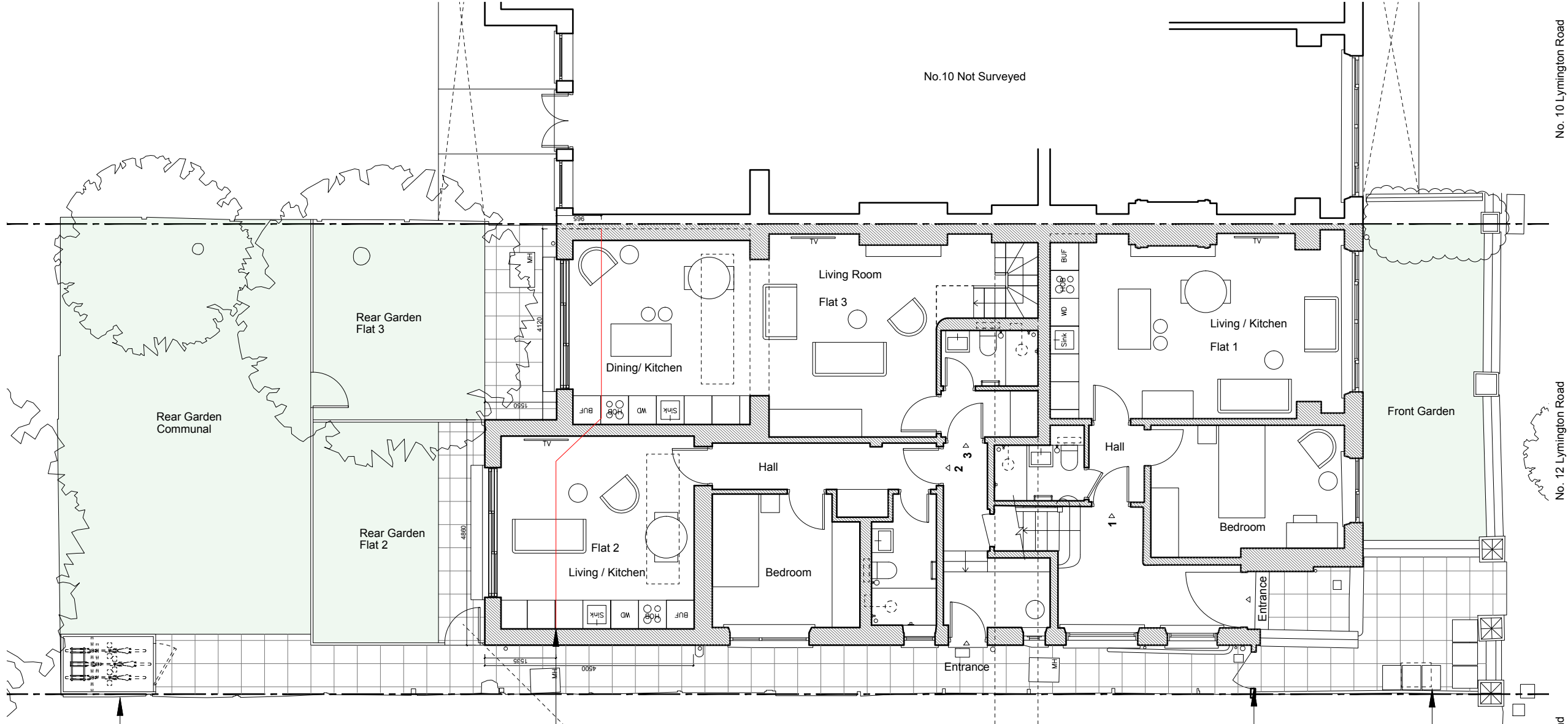
No. 12 Lymington Road

No. 10 Lymington Road



PLANNING DRAWINGS

GROUND FLOOR



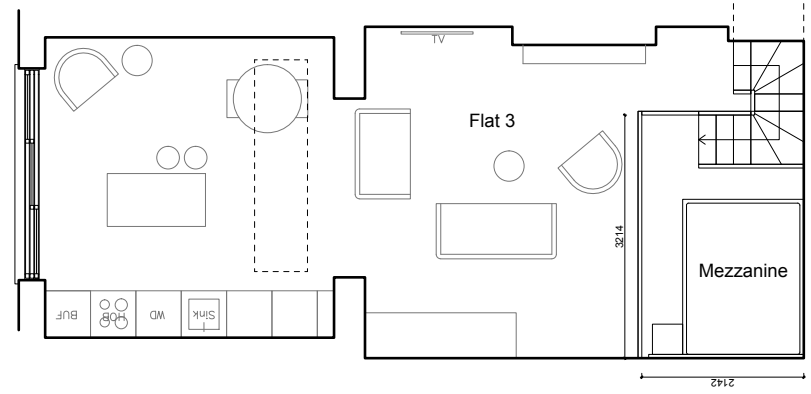
New timber bike store for Flat 1, Flat 2 and Flat 3

Line of existing

New metal gate to side passageway

240 L wheelie bins
1070x585x740 mm for non recyclable and for mixed recycling rubbish

GROUND FLOOR / FLAT 3 / MEZZANINE



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- FLAT 1 GIA: 43.00 m²
- FLAT 2 GIA: 38.10 m²
- FLAT 3 GIA: 42.00 m²
- FLAT 3 MEZZANINE GIA: 5.95 m²
- COMMUNAL GARDEN GIA: 59.0 m²
- FLAT 2 GARDEN GIA: 17.6 m²
- FLAT 3 GARDEN GIA: 22.5 m²



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TITLE
GROUND FLOOR PLAN AS PROPOSED

DATE 15.12.2023

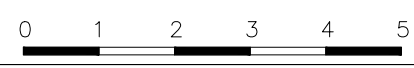
SCALE 1/100 @ A3

DRAWN TM / RL

STATUS INFORMATION


DRG No 2314_PA_105

REV:



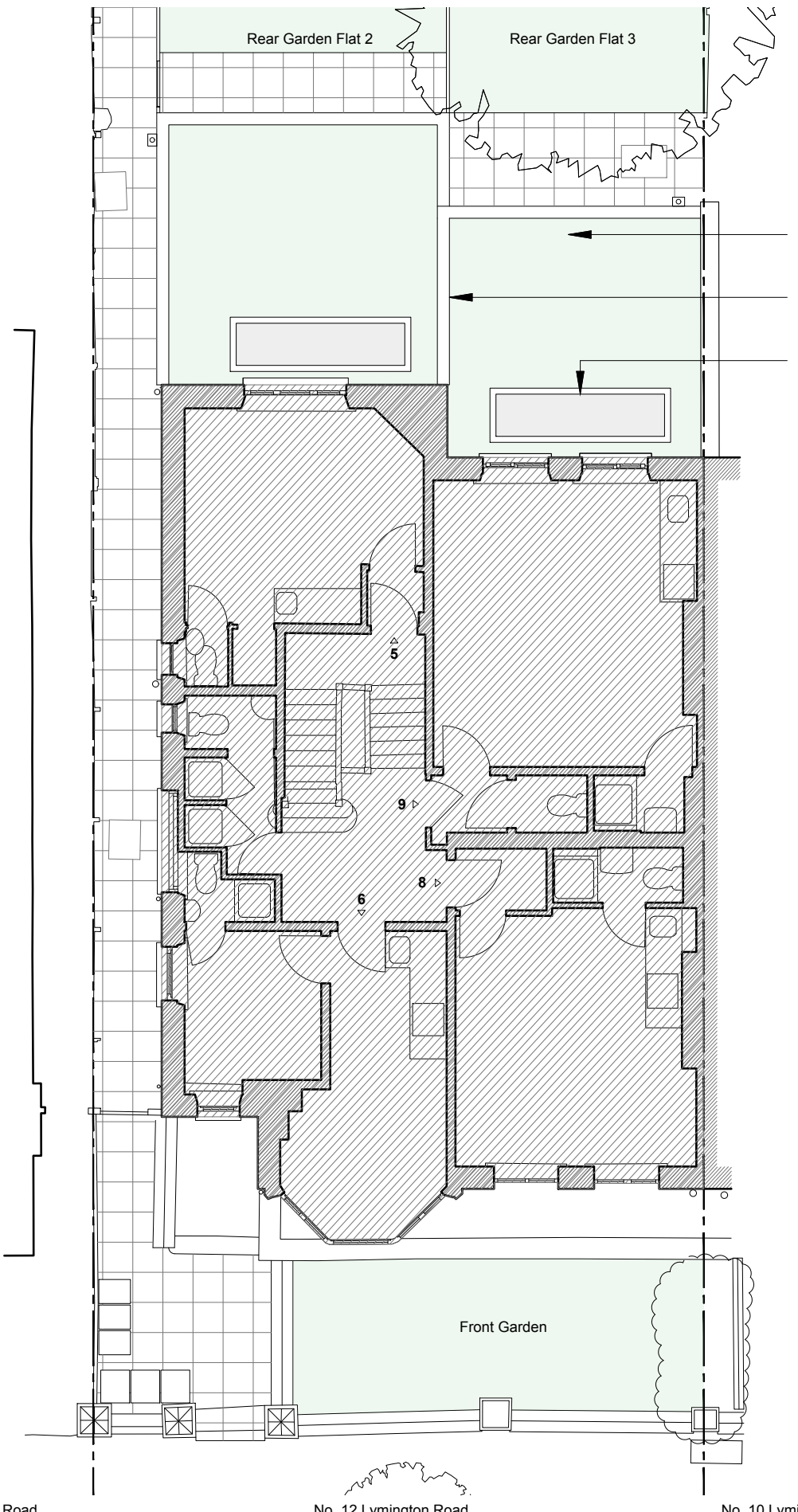
PLANNING DRAWINGS

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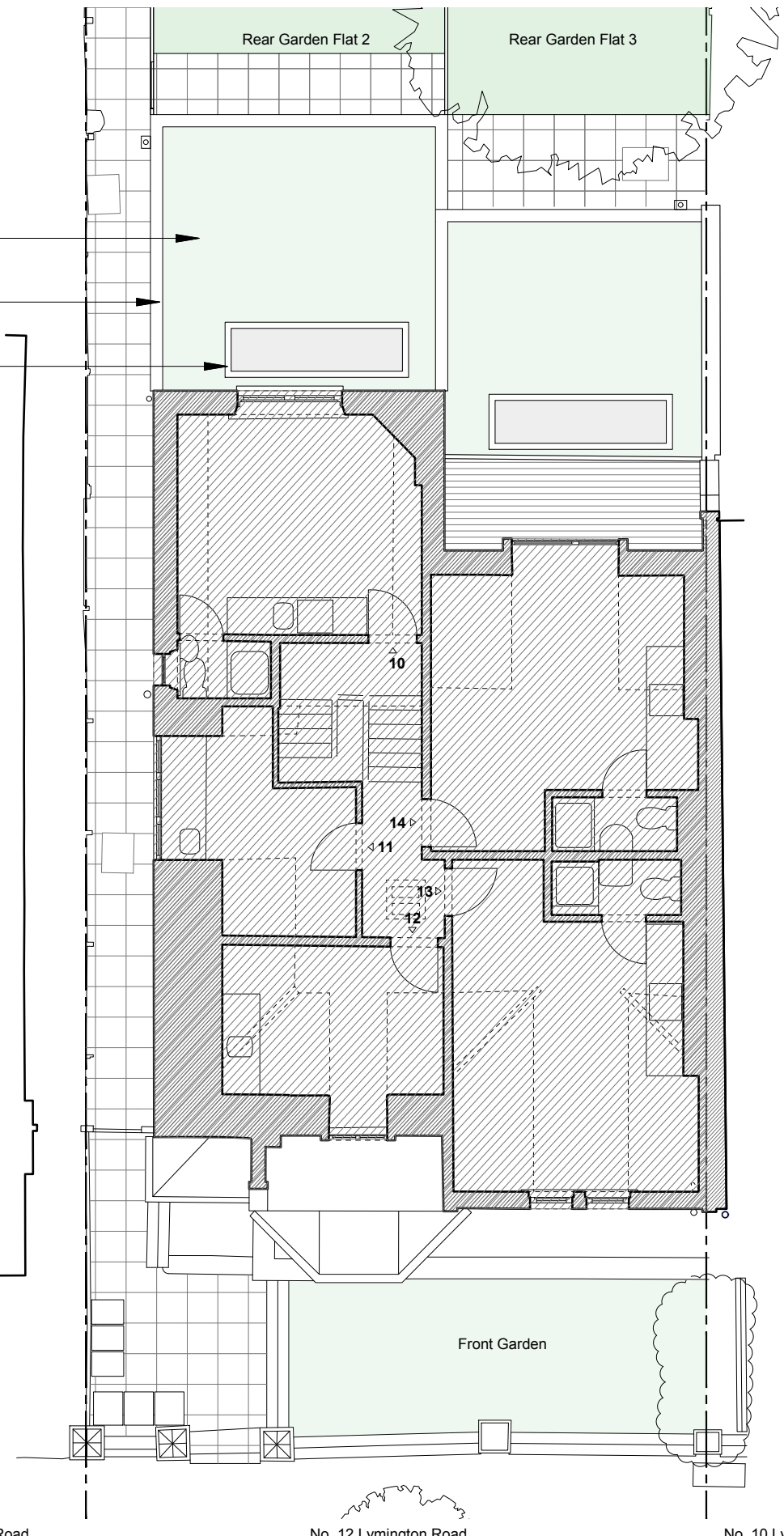
 Not included in planning application

FIRST FLOOR

SECOND FLOOR



Sedum roof with pebbles at the perimeter
 Soldier course of bricks to parapet wall
 New double glazed obscured roof light with self cleaning glass and safe access for cleaning via mansafe anchor or other approved system



No. 14 Lymington Road

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No. 10 Lymington Road

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12 LYMINGTON ROAD

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TITLE

FIRST FLOOR AND SECOND FLOOR PLANS AS PROPOSED

DATE

15.12.2023

SCALE

1/100 @ A3

DRAWN

TM / RL

STATUS

INFORMATION

DRG No

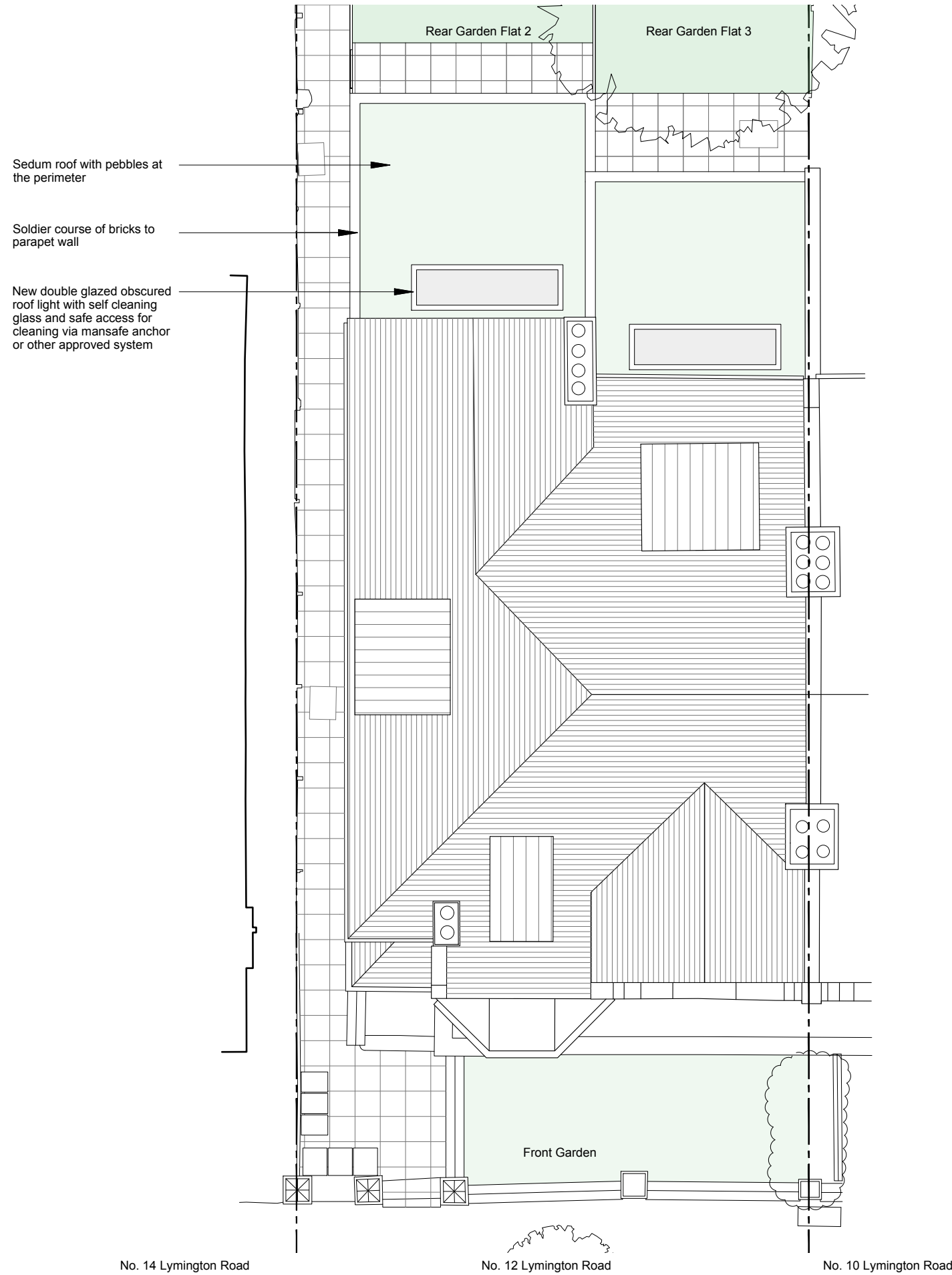
2314_PA_110

REV:



PLANNING DRAWINGS

ROOF PLAN



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12 LYMINGTON ROAD

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TITLE

ROOF PLAN AS PROPOSED

DATE 14.12.2023

SCALE 1/100 @ A3

DRAWN TM / RL

STATUS INFORMATION

DRG No 2314_PA_120

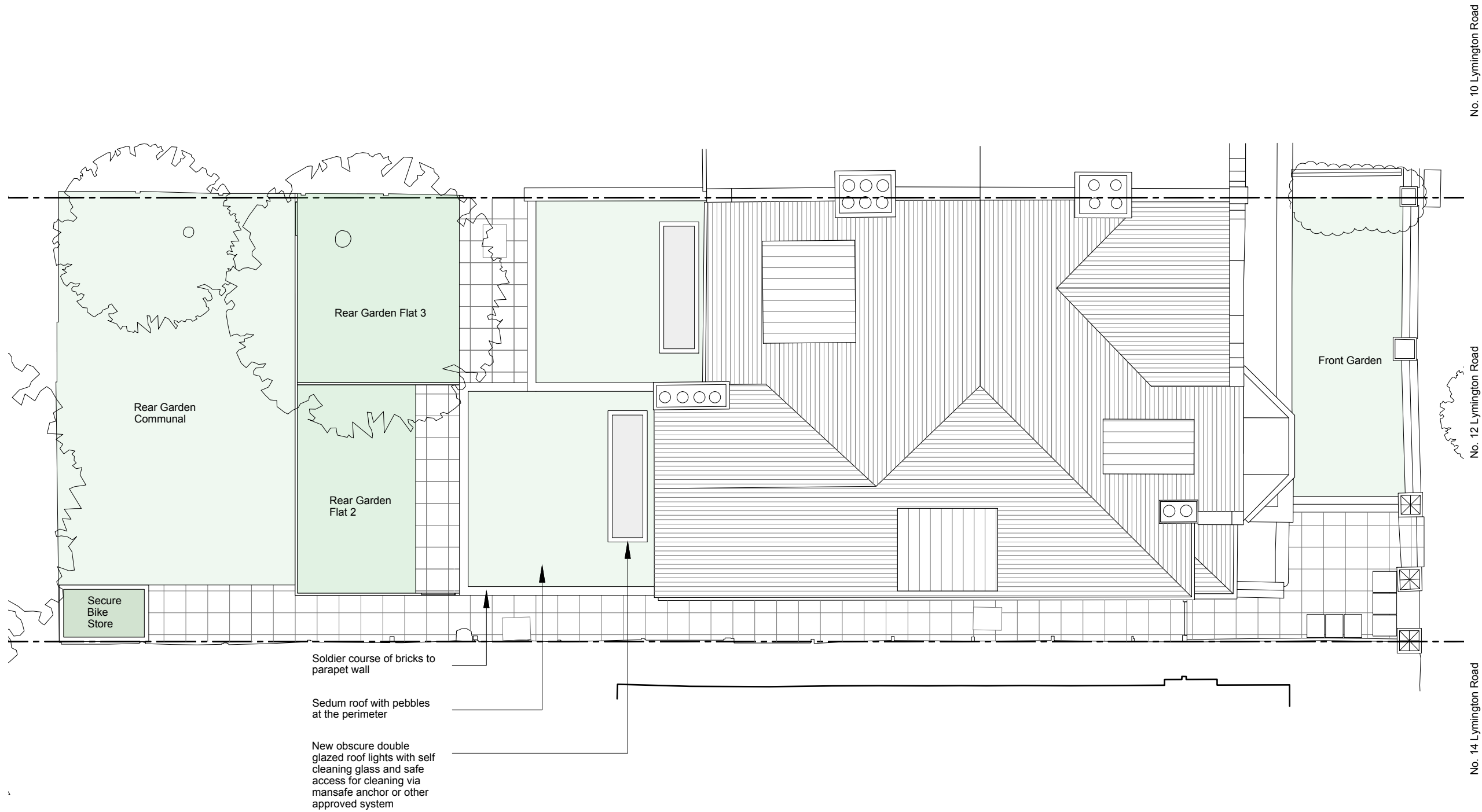
REV:



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ROOF PLAN



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TITLE

ROOF PLAN AS PROPOSED

DATE 15.12.2023

SCALE 1/100 @ A3

DRAWN TM / RL

STATUS INFORMATION

DRG No 2314_PA_125

REV:

