

// SKETCHBOOK 09

CONDITION 06 - EXTERNAL ELEVATION DETAILS

46 AVENUE ROAD
LONDON, NW8 6HS

Project Name:	Project Number:	Client:
46 Avenue Road, London , NW8 6HS	221015	Culena London Ltd
Document Type:	Date:	Revision:
AUA - Planning Condition 06 - External Elevation Details	May 2024	02



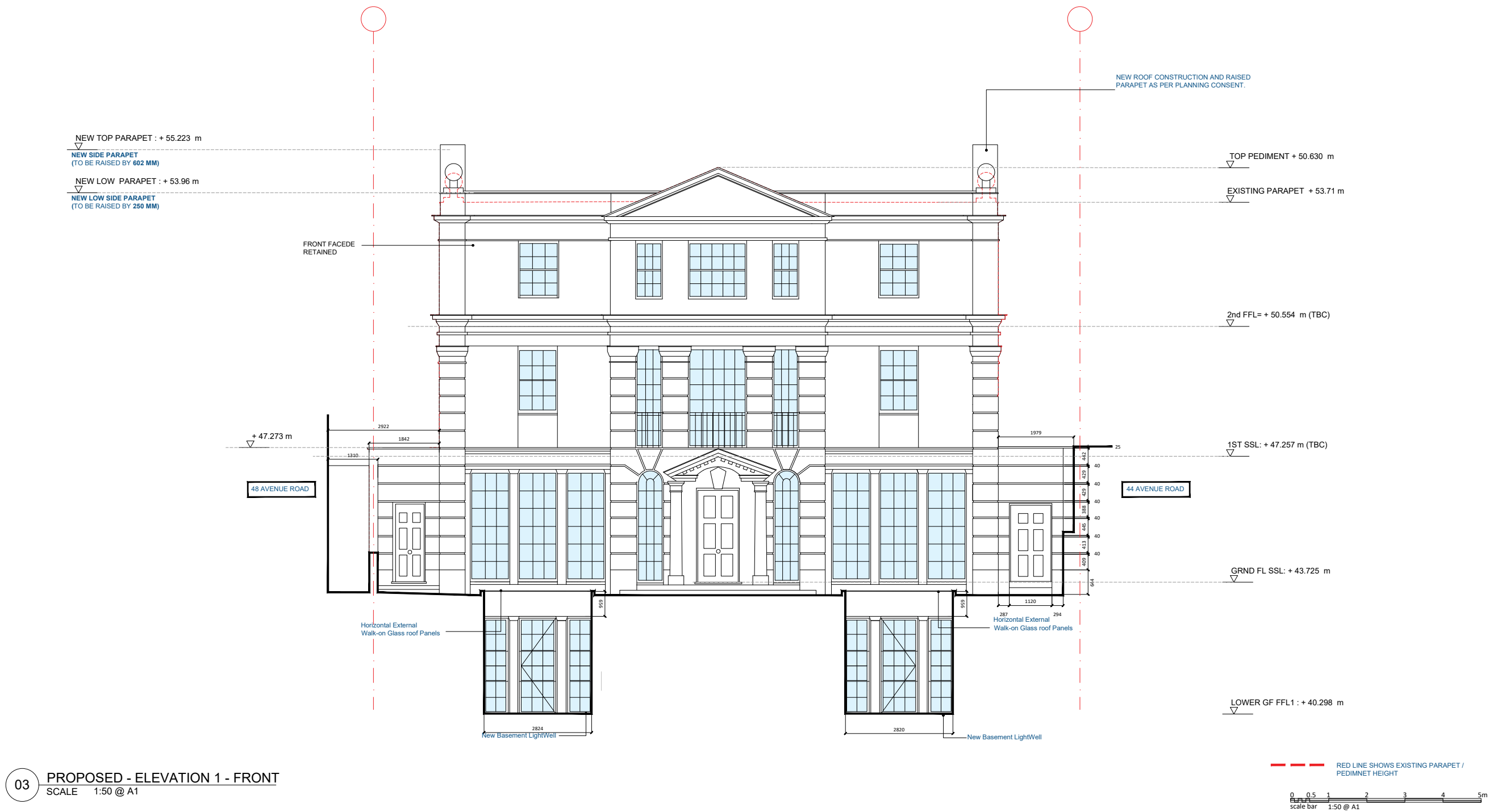
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// ELEVATION 01

// EXISTING FRONT ELEVATION



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5. This drawing is to be read in conjunction with structural, mechanical, electrical and/or other consultant's documentation that is applicable to the project.				

Rev	Notes	By	Auth	Key / Location
01	WINDOW REPLACED	23.08.15	A	AU
02	EX DOOR REPS UPDATED	23.11.07	DG	AU
03	REMOVED WINDOW LABEL	24.04.17	DG	AU
	UPDATE TERRACE NEW SCREEN GLASS			

Notes:

Status:	TENDER
Client:	CULENA LONDON LTD
Consultants:	



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Project: 46 Avenue Road London, NW8 6HS		
Drawing Title: PROPOSED General Arrangement Elevation 1 - FRONT		
Drawn By: DG	Issued By: AU	Date of First Issue: 14.07.2023
Project No: 221015	Scale @ A1: 1:50	Revision: 03
Drawing No: A_NB_10_300		



1.1 ELEVATION 01 - FRONT ELEVATION

4

1.1 Condition 06

6) Before the relevant part of the work is begun, detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections, elevations and plan at 1:20 of the entablature and pediment to the front elevation.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

1.2 Proposed works

Painted render:

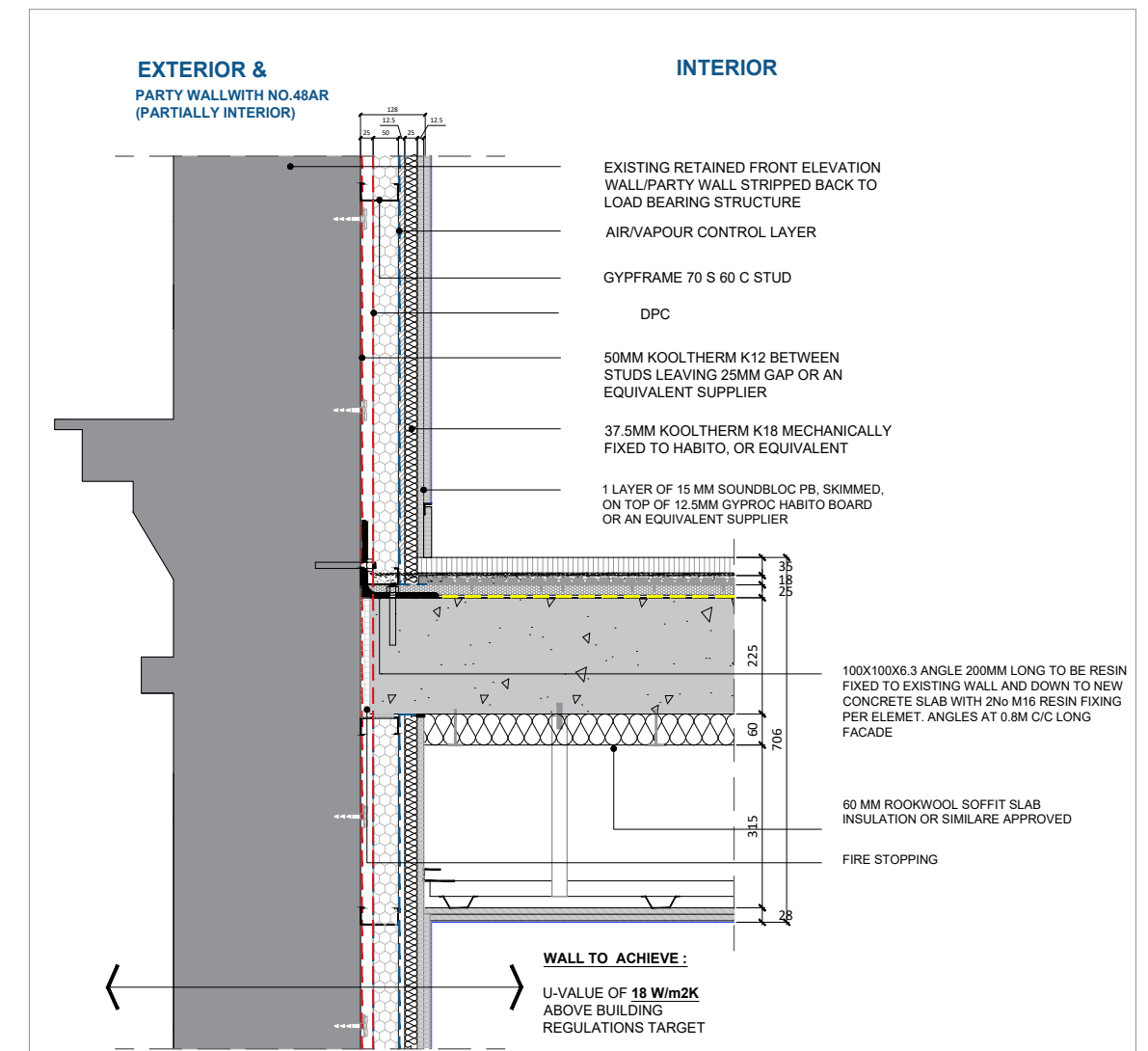
- Strip all paintwork
- Prepare existing render for new top coat silicon render with smooth finish
- Repair and make good cracks and damages to decorative molds
- Colour finish to match new external wall system to new rear and side elevations
- Carefully strip paintwork to decorative detail within pediment

Stonework:

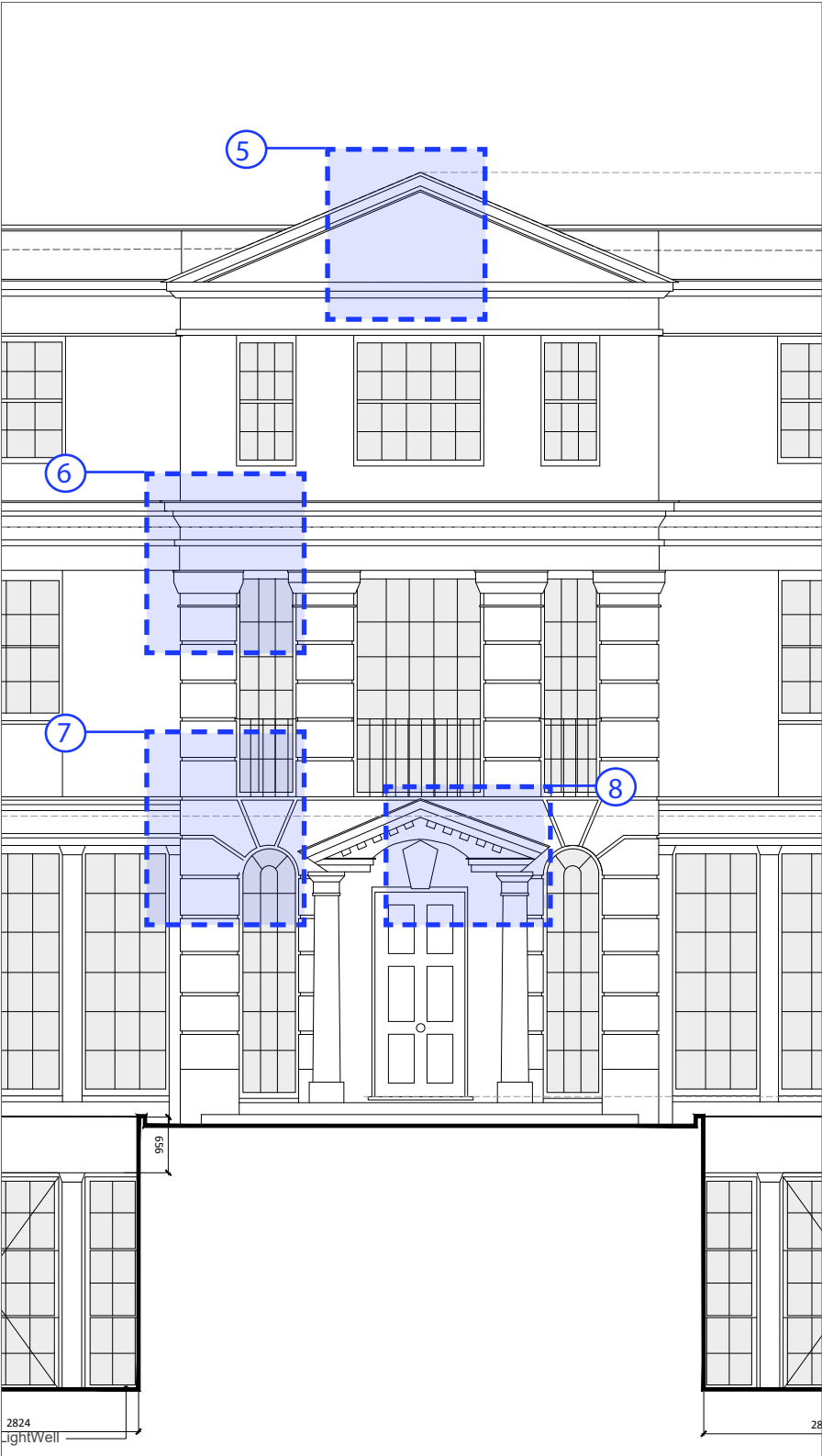
- To be carried out by specialist stone mason
- Clean with appropriate environmentally approved product
- Repair and make good cracks and damages to molds

General:

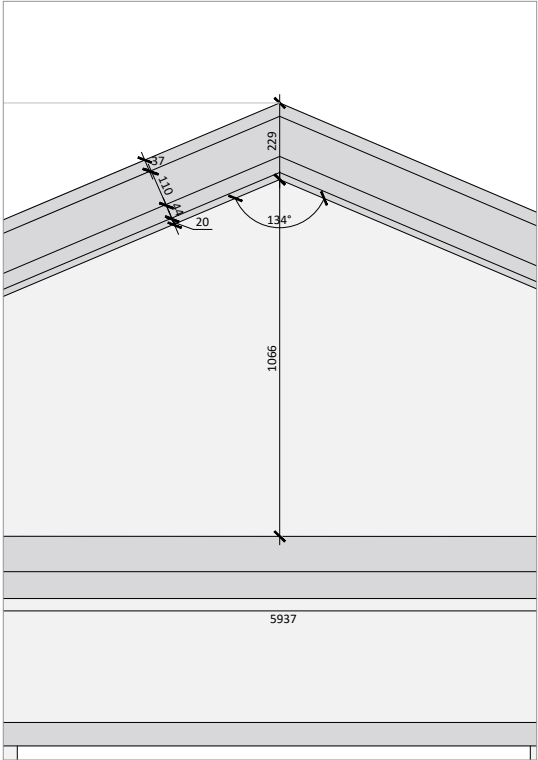
- Replace all lead flashing
- Remove all redundant fixtures & fittings



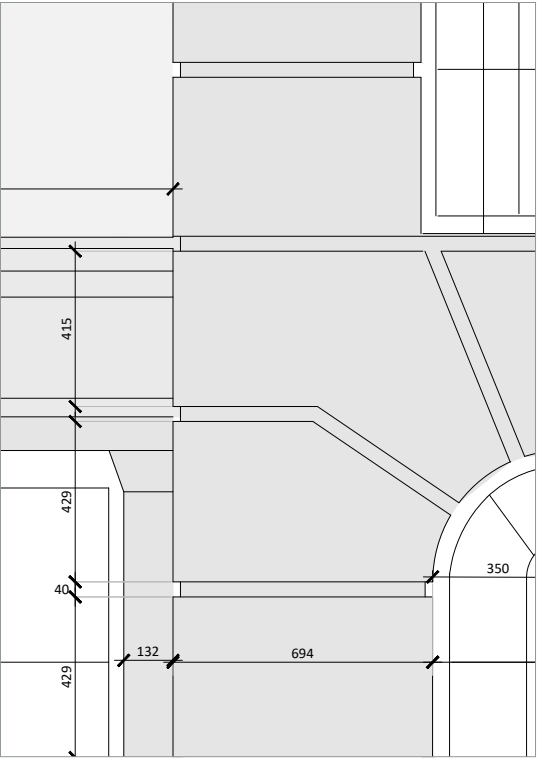
Typical existing front wall buildup



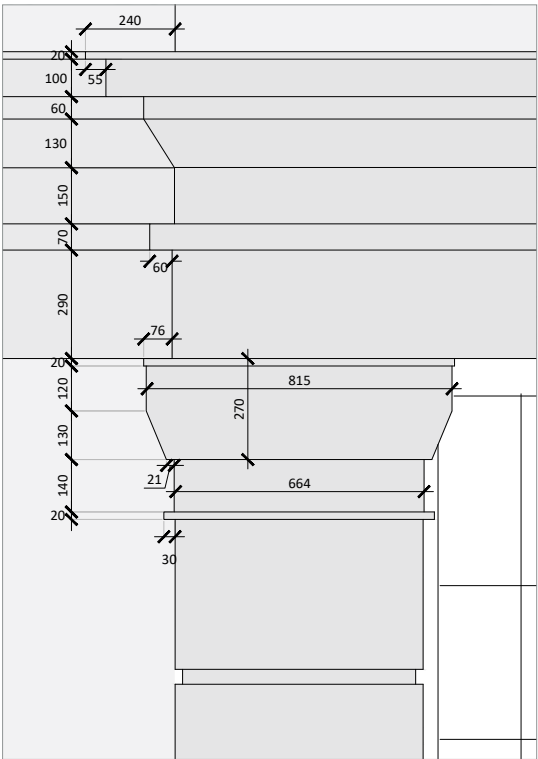
ELEVATION 1 - FRONT



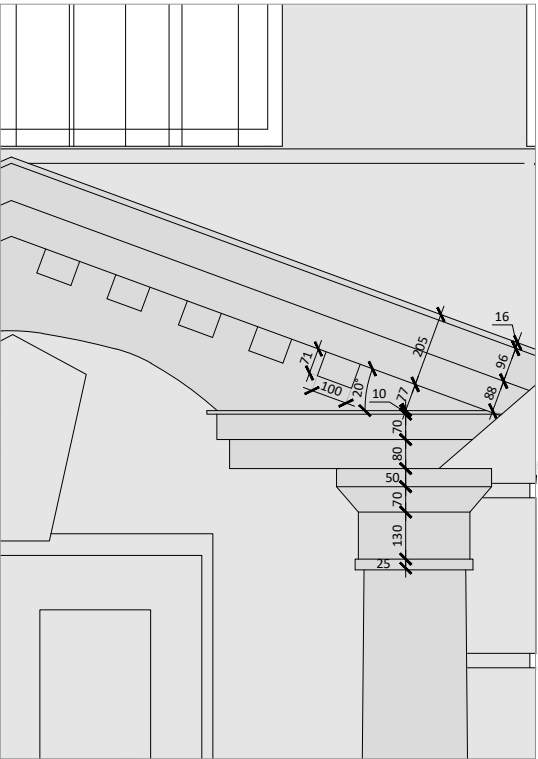
ELEVATION 1 - FRONT_ DETAIL 05



ELEVATION 1 - FRONT_ DETAIL 07



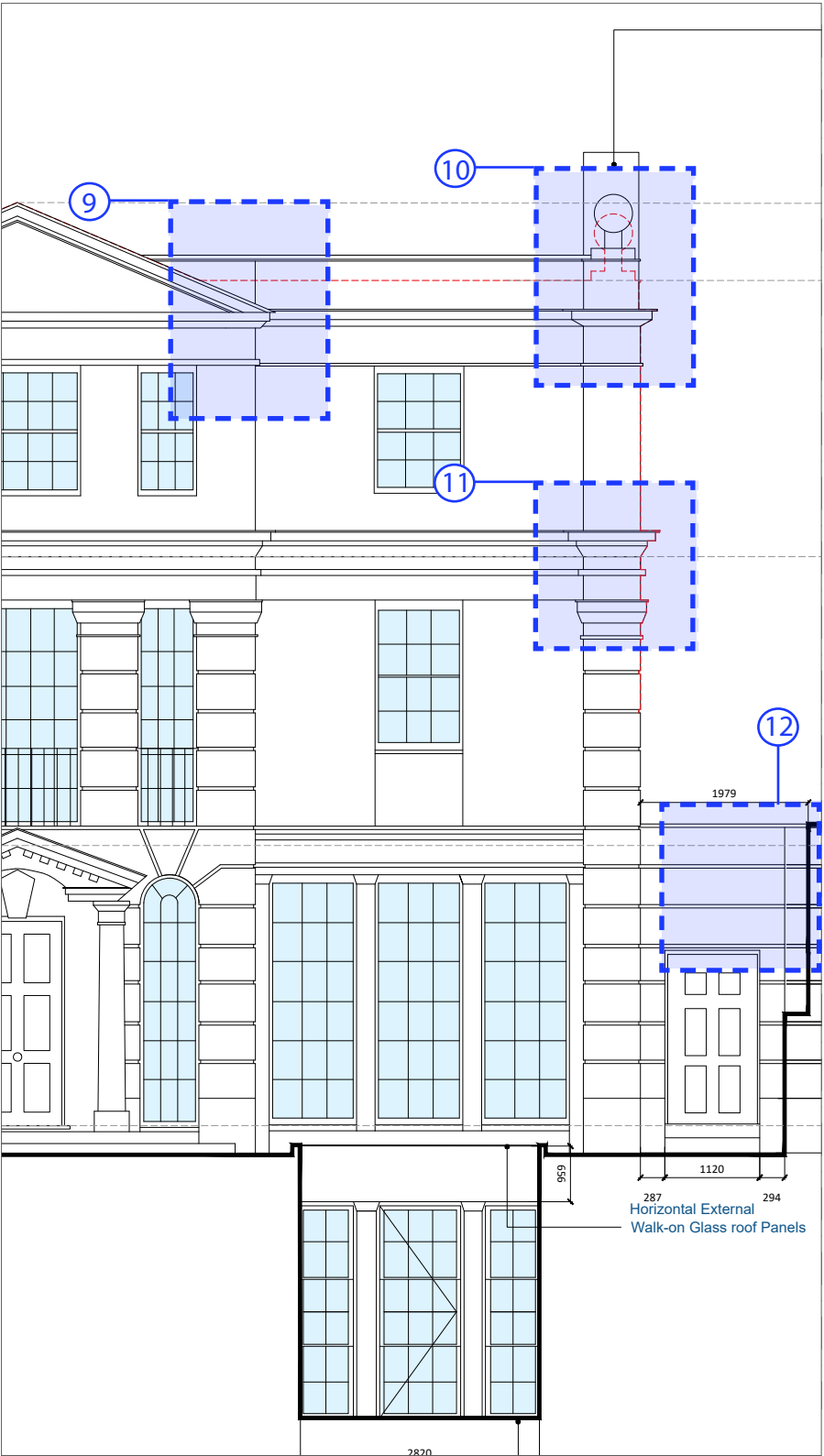
ELEVATION 1 - FRONT_ DETAIL 06



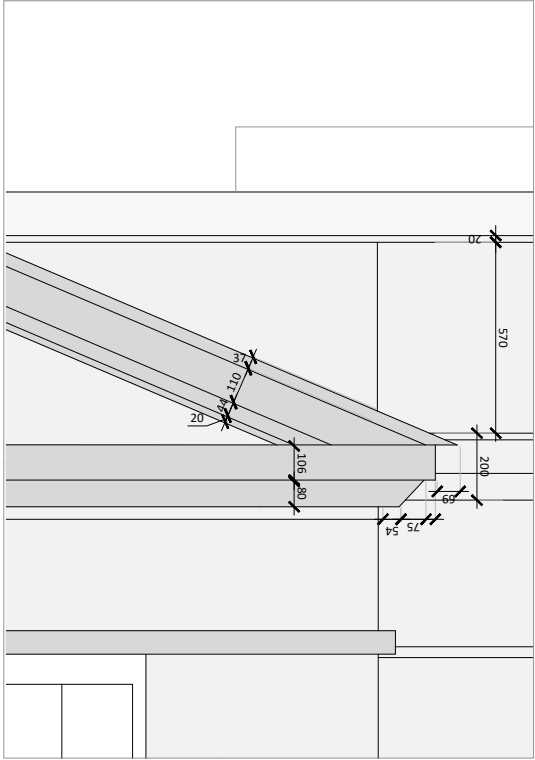
ELEVATION 1 - FRONT_ DETAIL 08



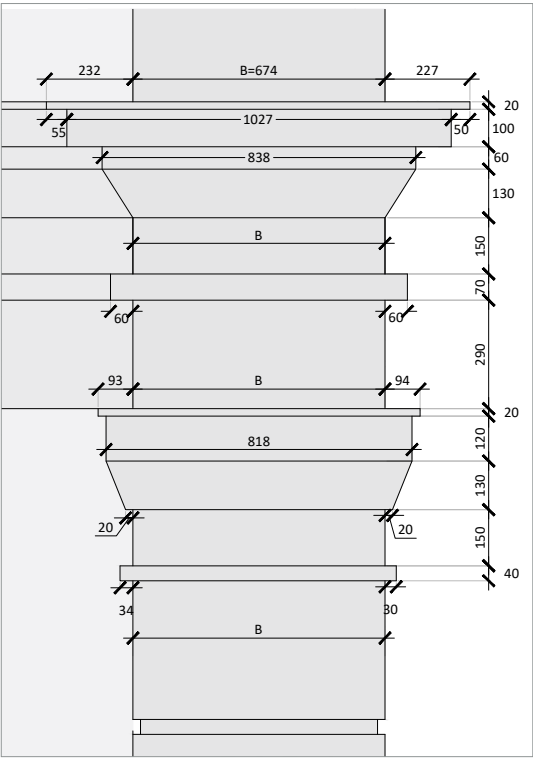
1.4 ELEVATION 01 - FRONT ELEVATION



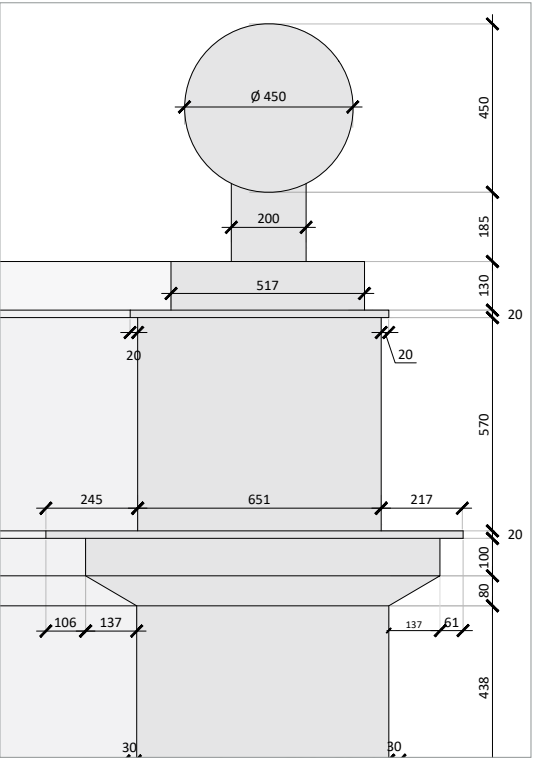
ELEVATION 1 - FRONT



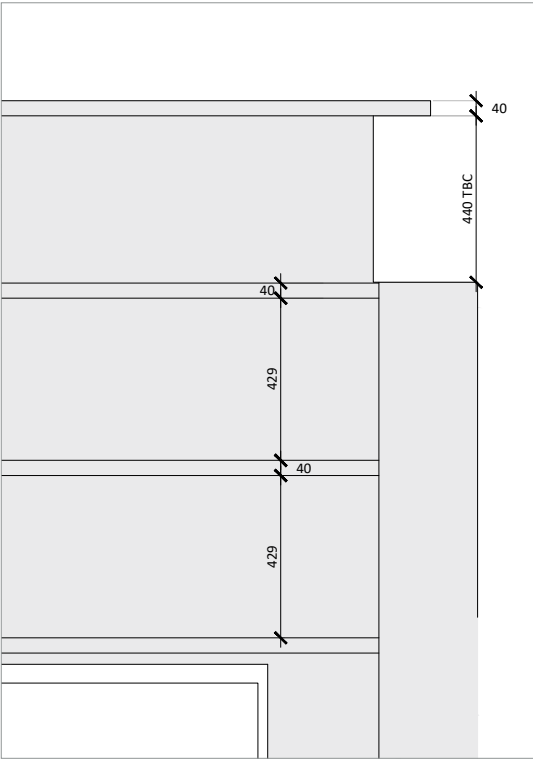
ELEVATION 1 - FRONT_ DETAIL 09



ELEVATION 1 - FRONT_ DETAIL 11



ELEVATION 1 - FRONT_ DETAIL 10

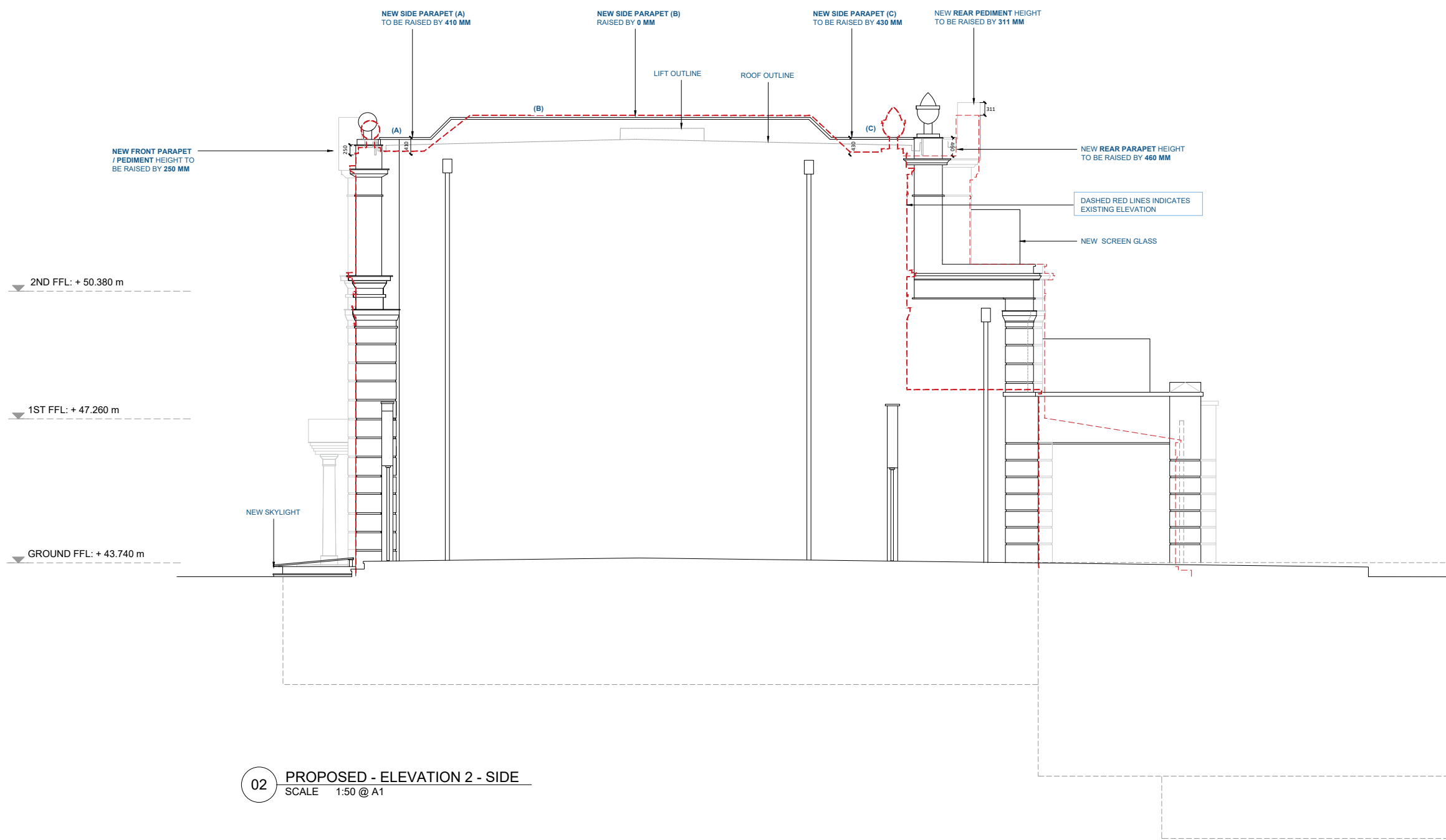


ELEVATION 1 - FRONT_ DETAIL 12



// ELEVATION 02

// NEW SIDE ELEVATION



02 PROPOSED - ELEVATION 2 - SIDE
SCALE 1:50 @ A1

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										Client: CULENA LONDON LTD		Drawing Title: PROPOSED General Arrangement Elevation 2 - Side		
										Consultants:		Drawn By: LL	Issued By: AU	Date of First Issue: 14.07.2023
										Project No: 221015		Scale @ A1: 1:50	Revision: 00	
										Drawing No: A_NB_10_301				



2.1 Proposed works

Control Sample to be provided on site for inspection by Conservation Design Officer

New rendered walls:

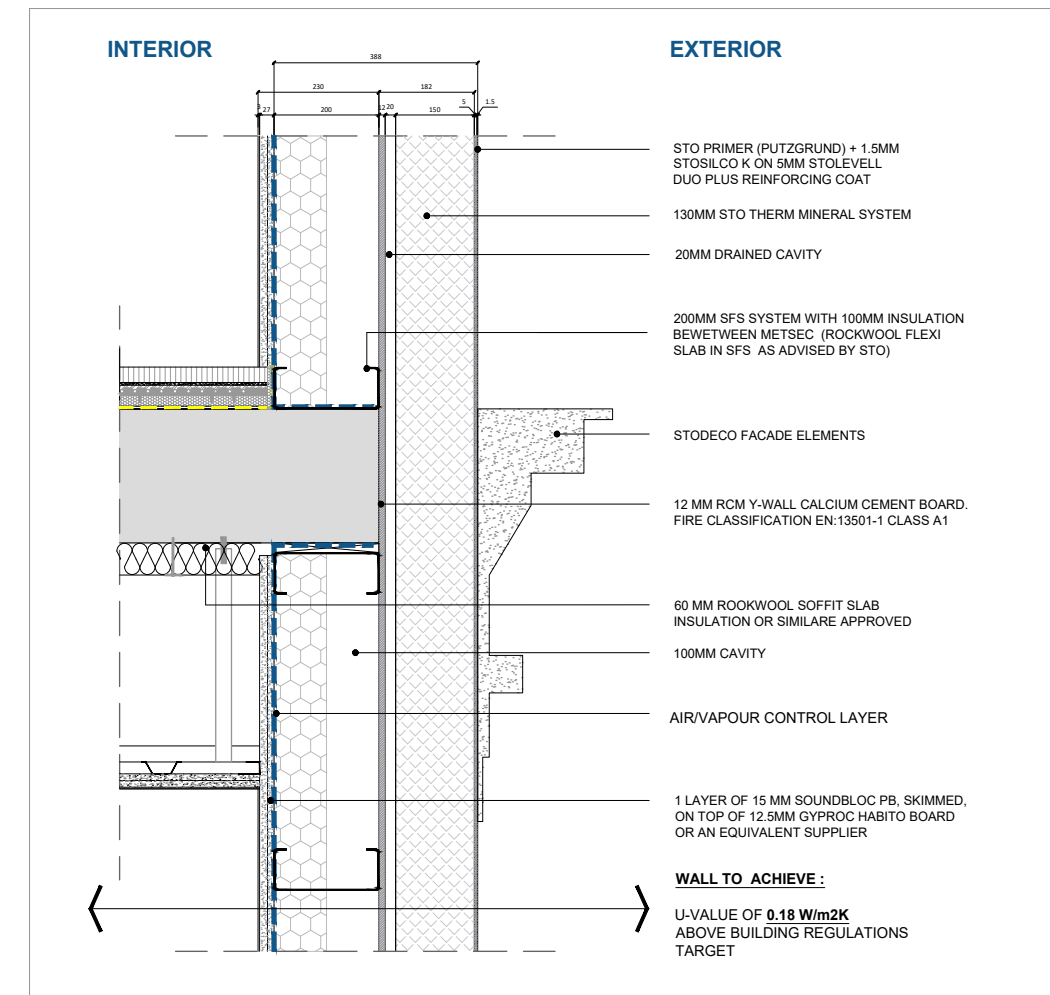
- External wall to be insulated rendered system
- Render to be a coloured silicon system with smooth finish
- Colour to match refurbished front facade
- External and internal systems to achieve Part L U-Value

Decorative features:

- To be part of overall rendered wall system
- Plastered decorative features to match those to retained front facade
- Existing features have been retained for molds by chosen company

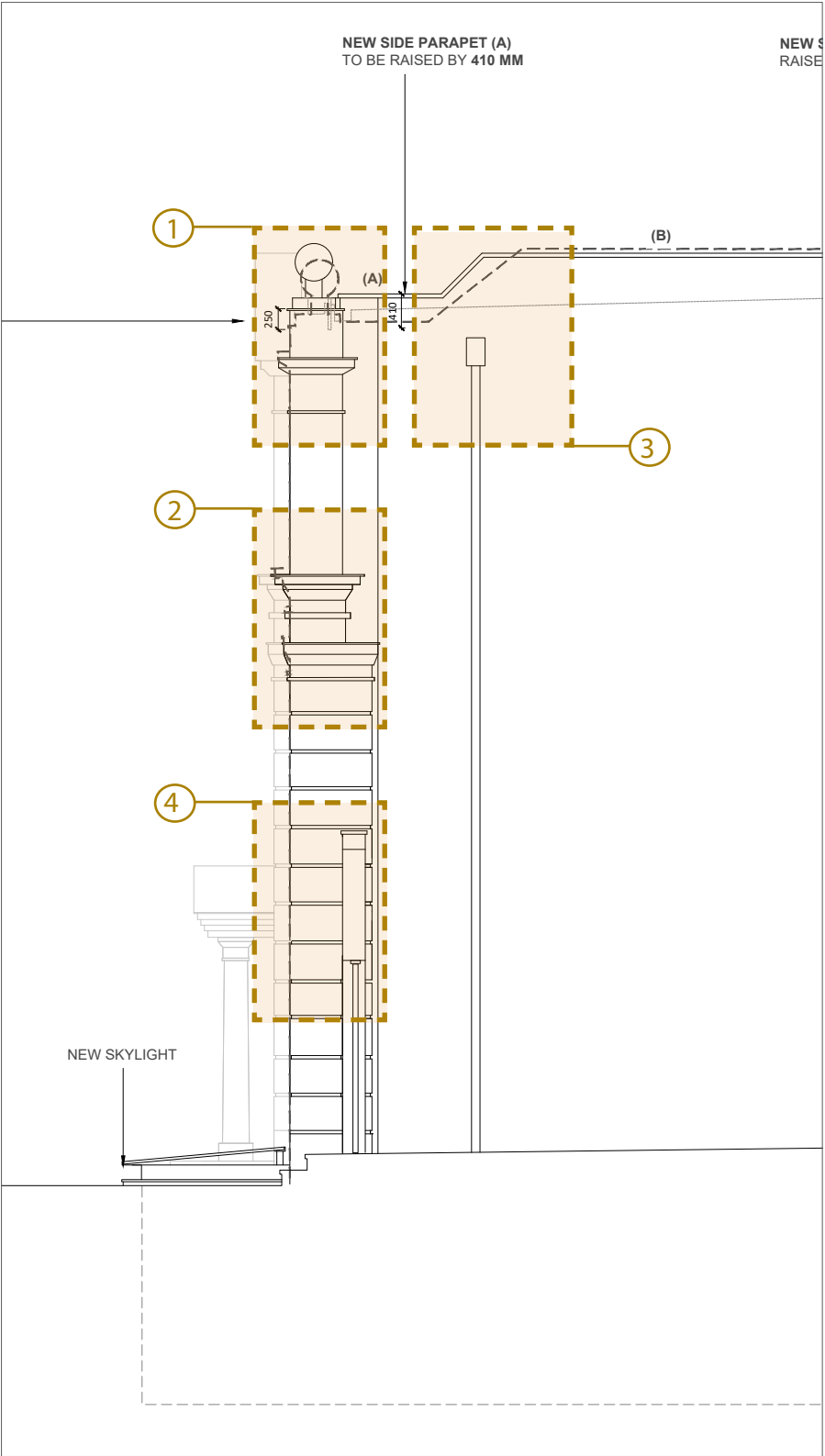
General:

- All new flashing to be in lead

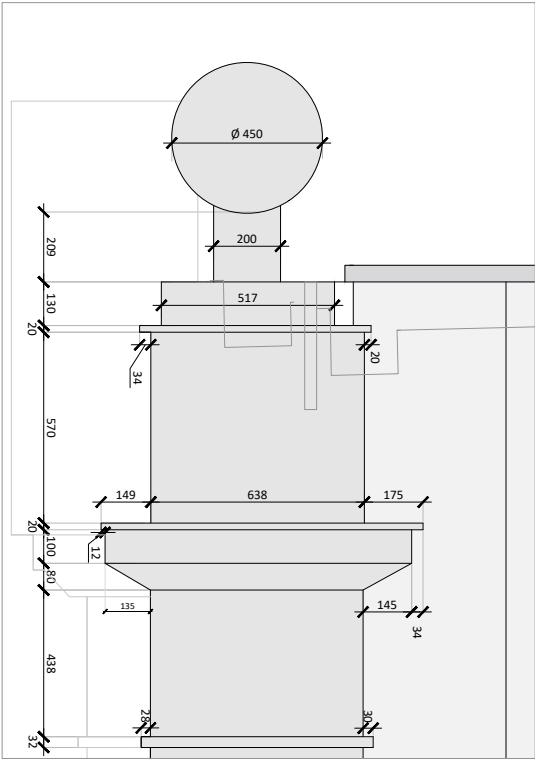


Typical new wall buildup - Insulated wall system manufacturer TBC

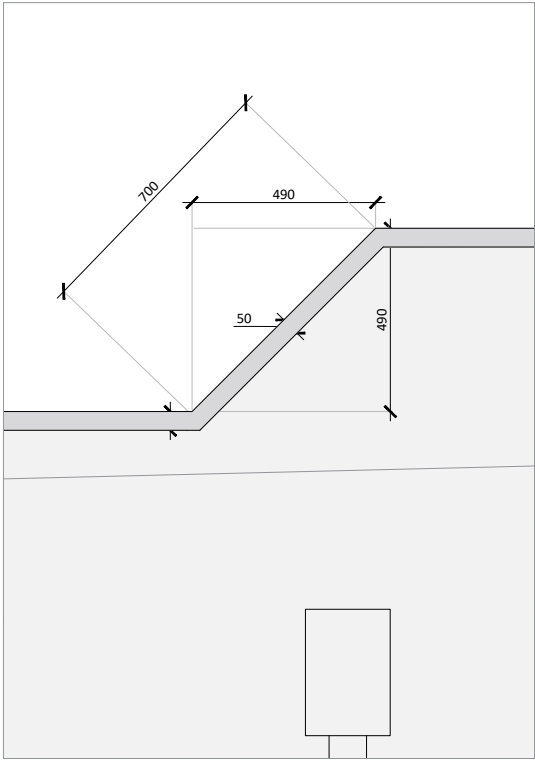
2.2 ELEVATION 02 - SIDE ELEVATION



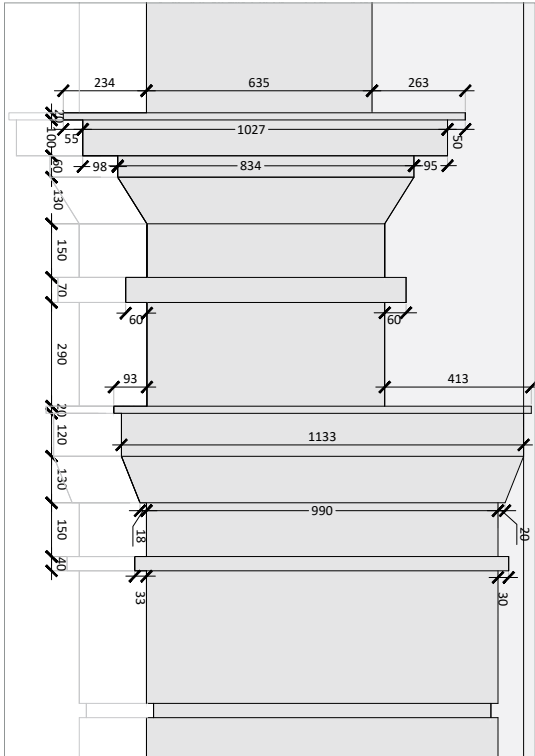
ELEVATION 2- SIDE



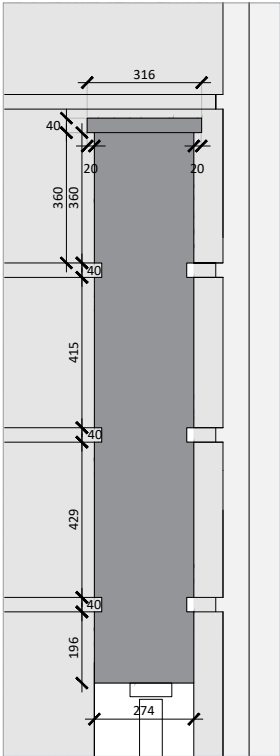
ELEVATION 2- SIDE_ DETAIL 01



ELEVATION 2- SIDE_ DETAIL 03

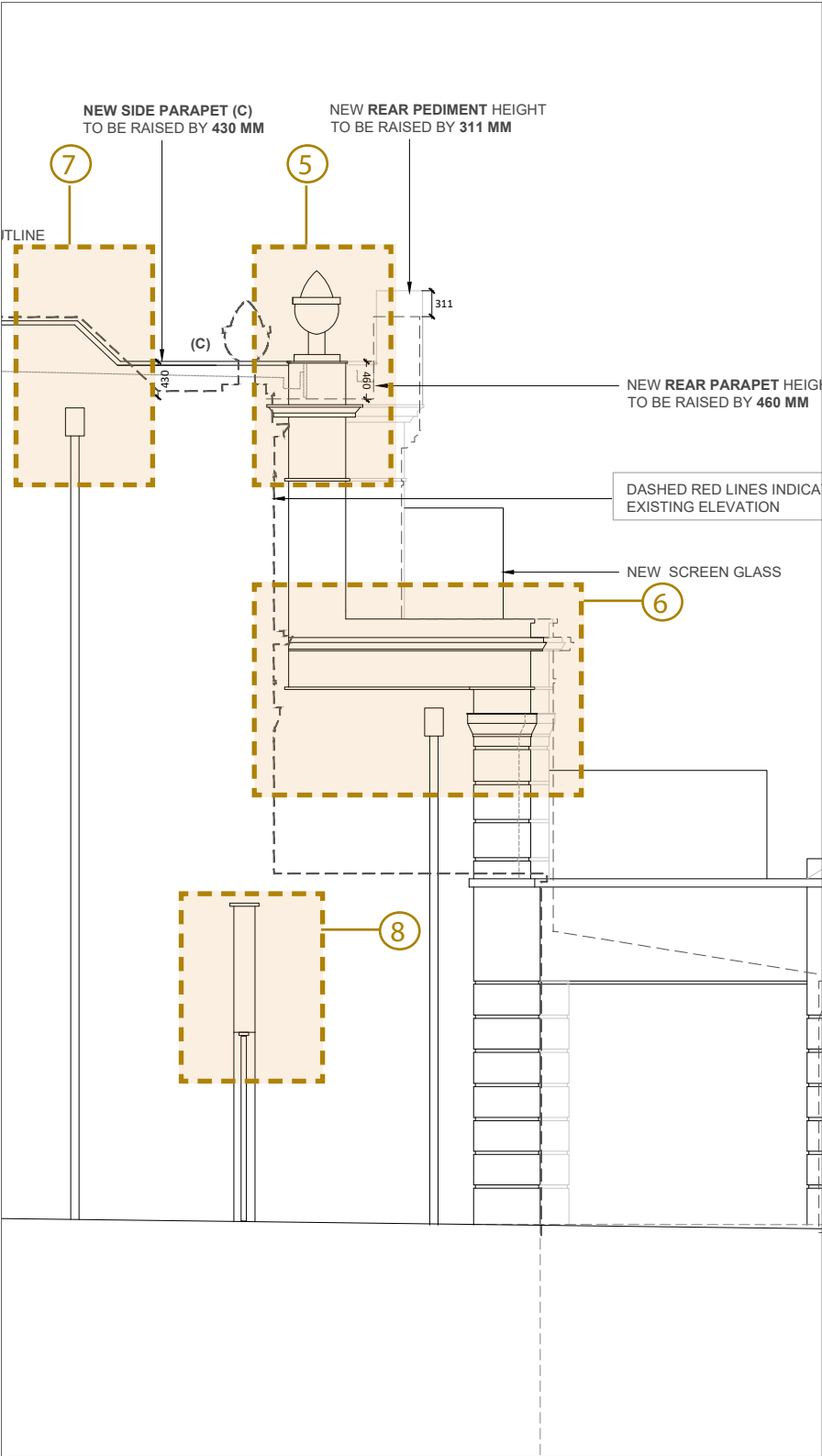


ELEVATION 2- SIDE_ DETAIL 02

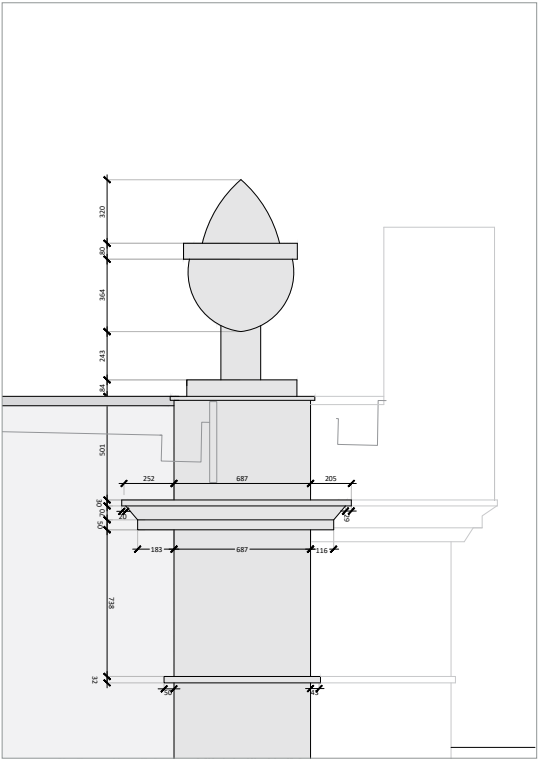


ELEVATION 2- SIDE_ DETAIL 04

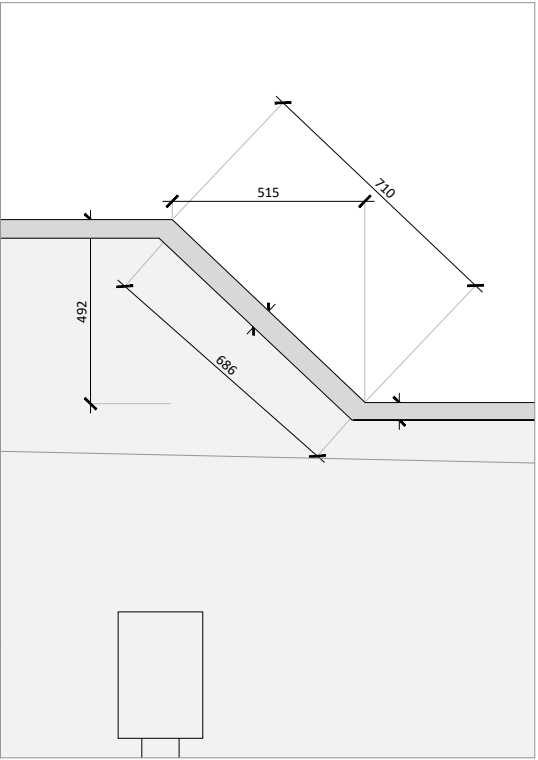




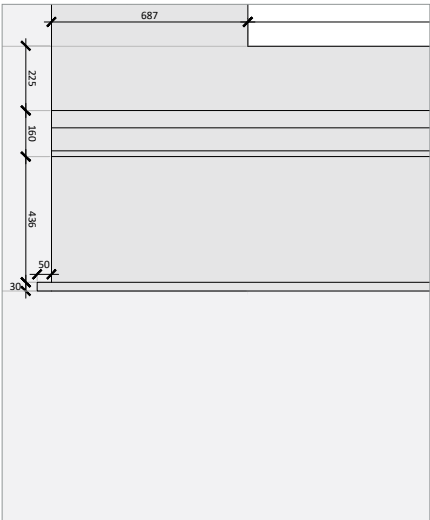
ELEVATION 2- SIDE



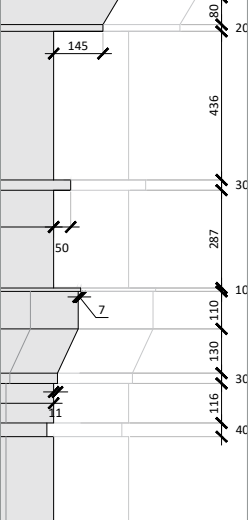
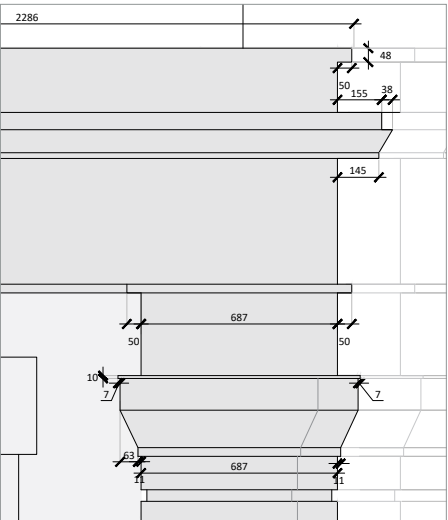
ELEVATION 2- SIDE_ DETAIL 05



ELEVATION 2- SIDE_ DETAIL 07



ELEVATION 2- SIDE_ DETAIL 06



ELEVATION 2- SIDE_ DETAIL 08



// ELEVATION 03

// NEW REAR ELEVATION



03 PROPOSED - ELEVATION 3 - REAR
SCALE 1:50 @ A1

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Rev	Notes	Drawn	Register Issue	By	Auth	Rev / Location

Notes:

Notes:

0 0.5 1 2 3 4 5m
scale bar 1:50 @ A1

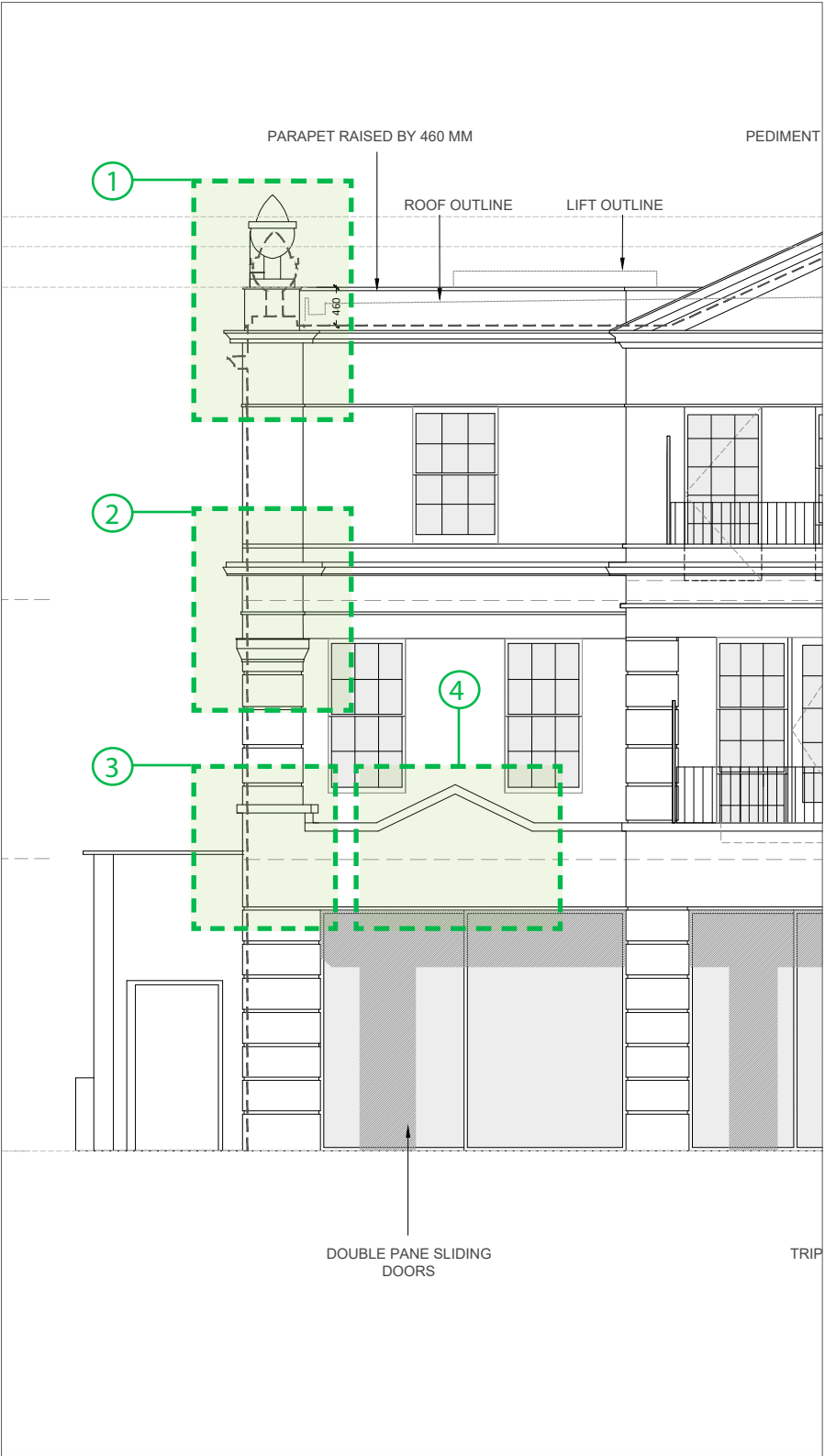
Status:	TENDER
Client:	CULENA LONDON LTD
Consultants:	

AUA

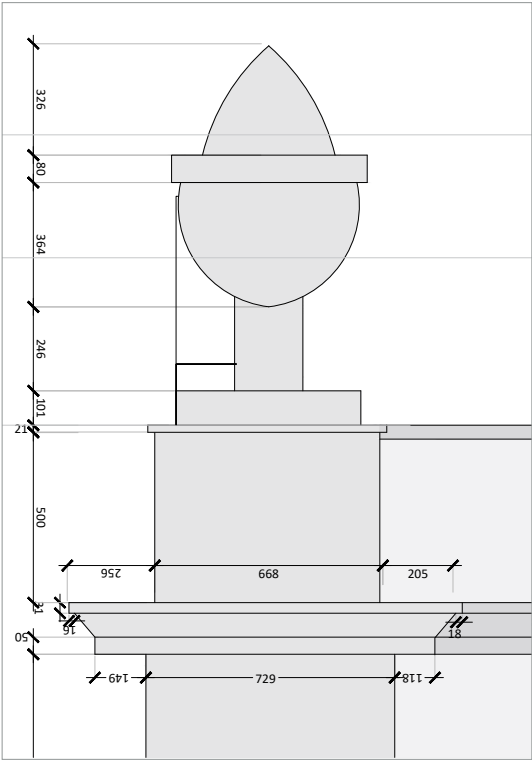
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Project:	46 Avenue Road London, NW8 6HS
Drawing Title:	PROPOSED General Arrangement Elevation 3 - Rear
Drawn By:	LL
Issued By:	AU
Date of First Issue:	14.07.2023
Project No:	221015
Scale @ A1:	1:50
Drawing No:	A_NB_10_302
Revision:	00

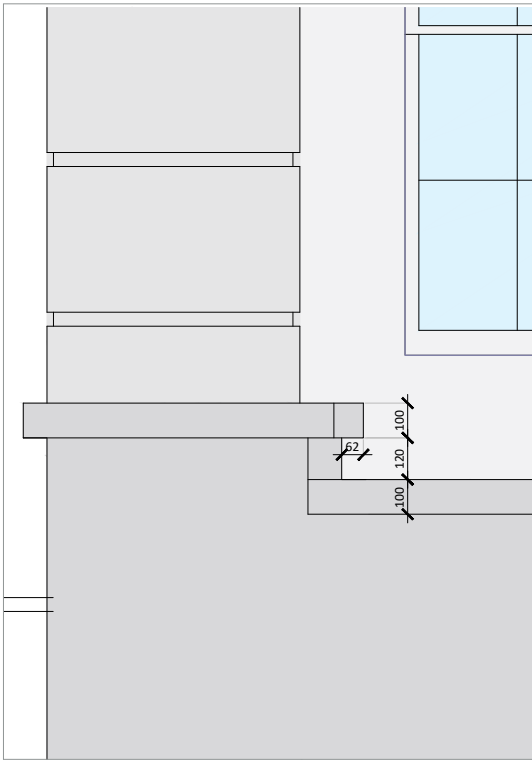




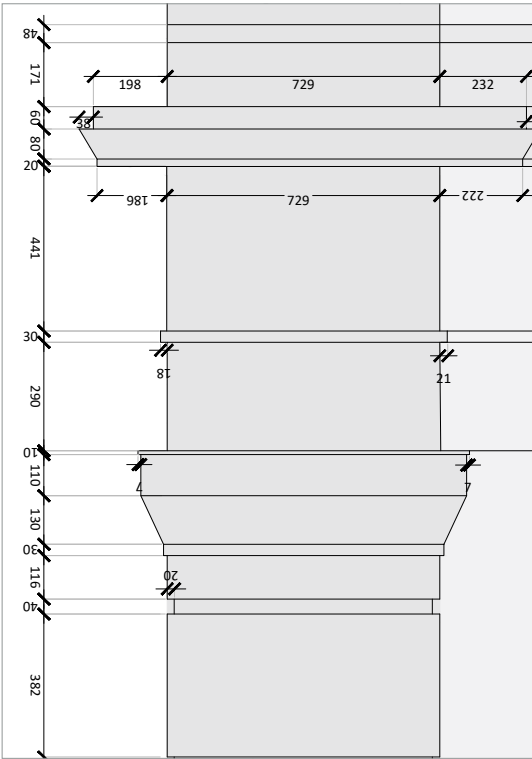
ELEVATION 3- REAR



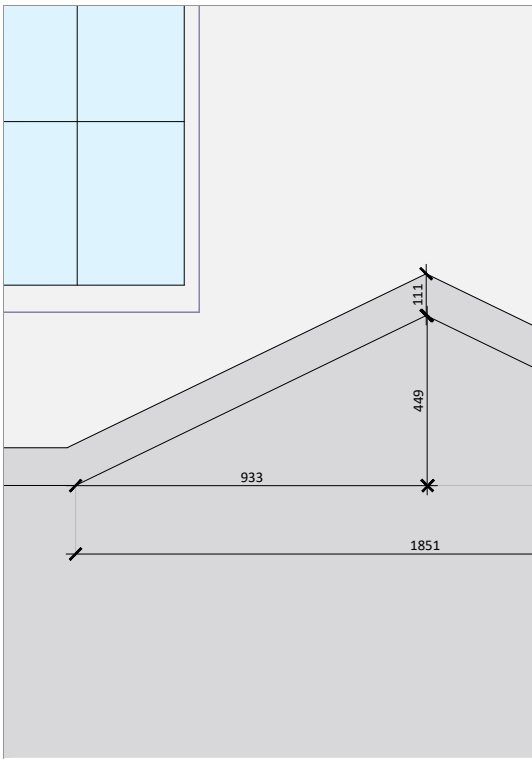
ELEVATION 3- REAR_ DETAIL 01



ELEVATION 3- REAR_ DETAIL 03



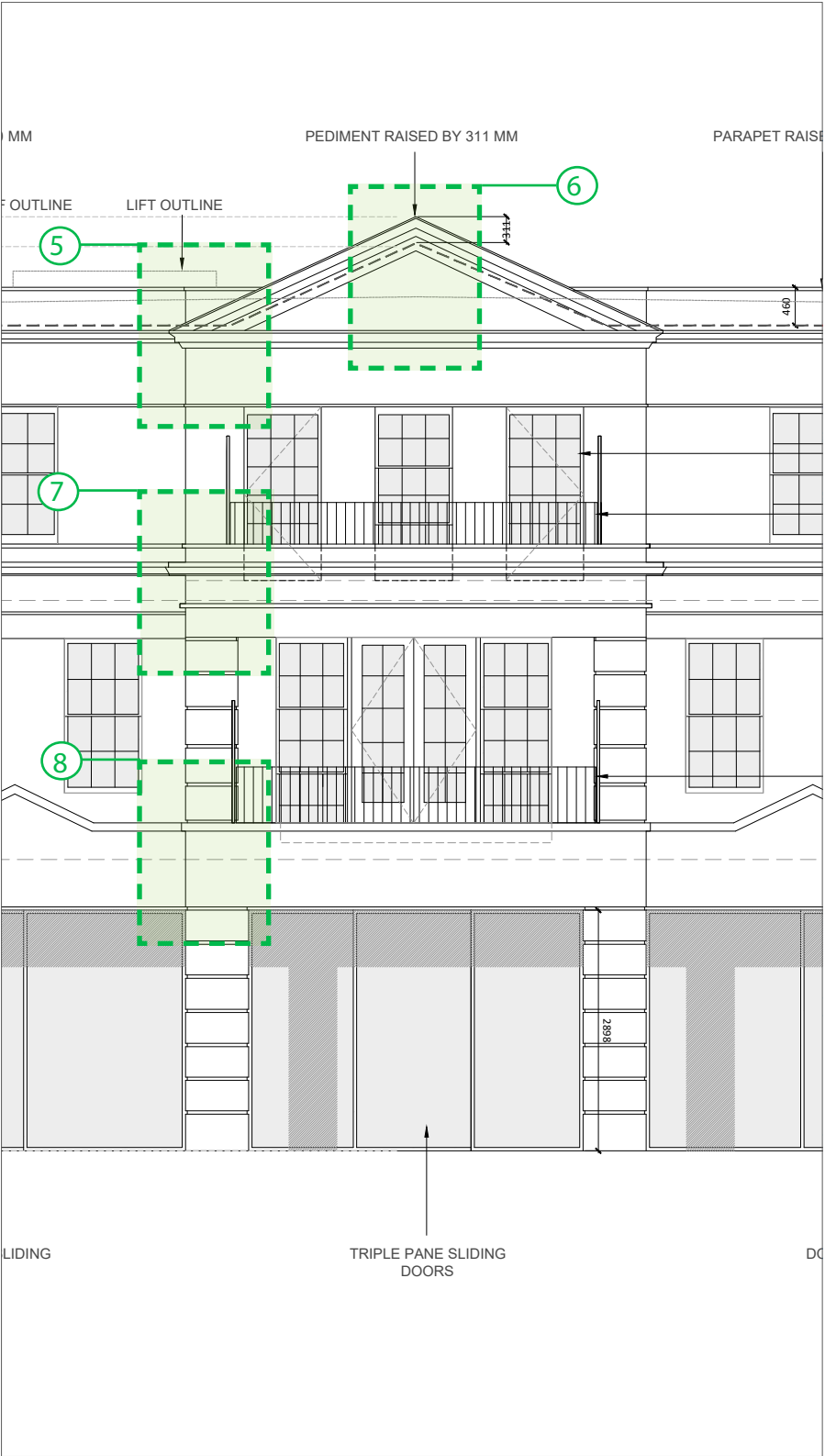
ELEVATION 3- REAR_ DETAIL 02



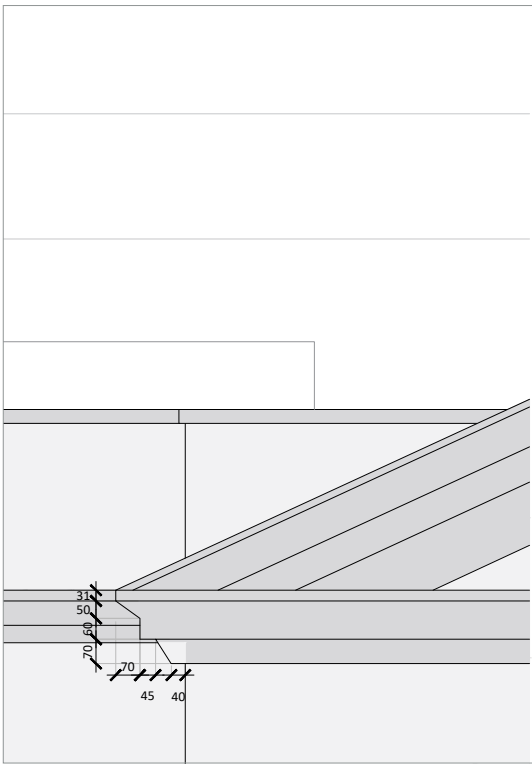
ELEVATION 3- REAR_ DETAIL 04



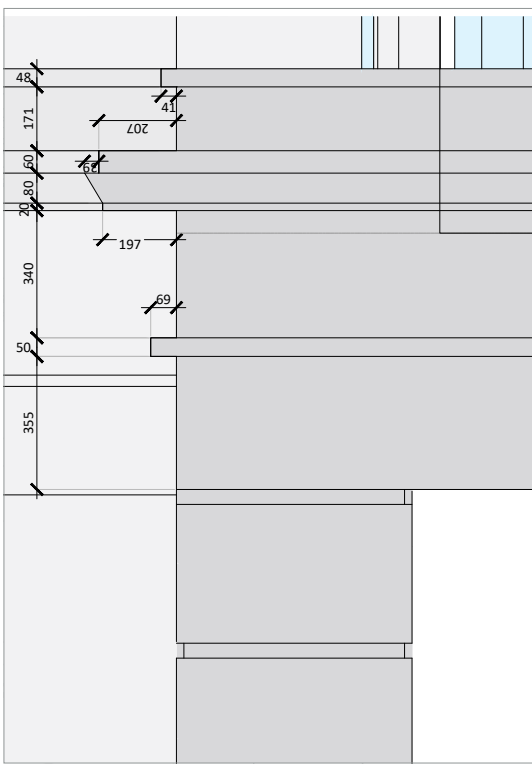
3.2 ELEVATION 03 - REAR ELEVATION



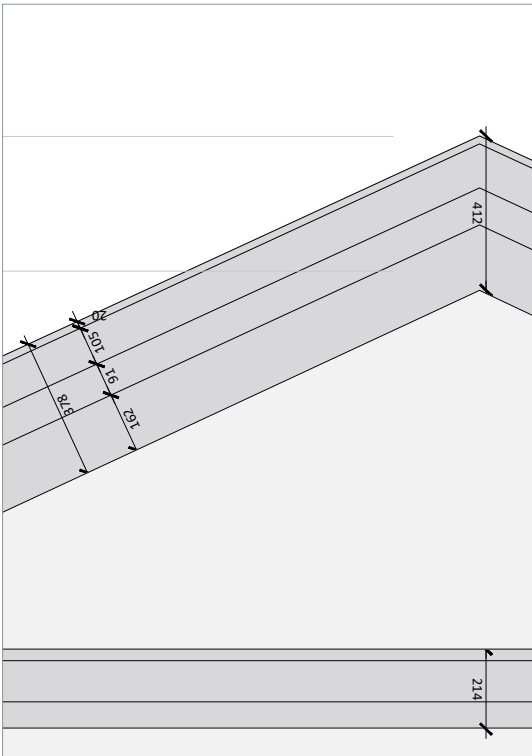
ELEVATION 3- REAR



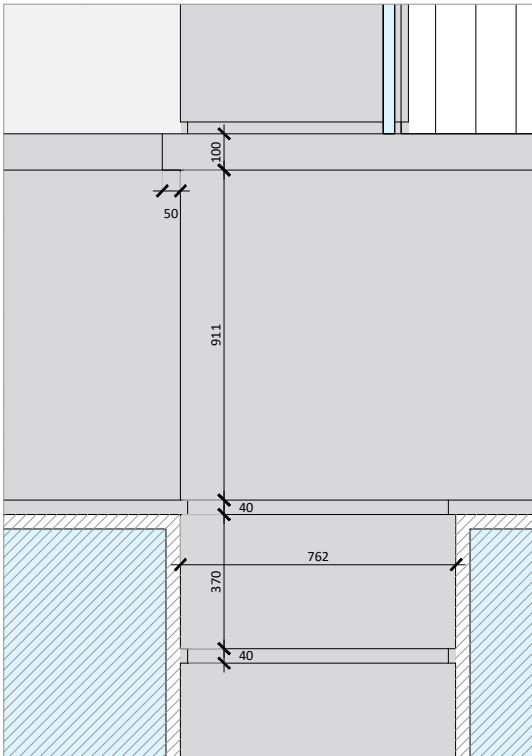
ELEVATION 3- REAR_ DETAIL 05



ELEVATION 3- REAR_ DETAIL 07



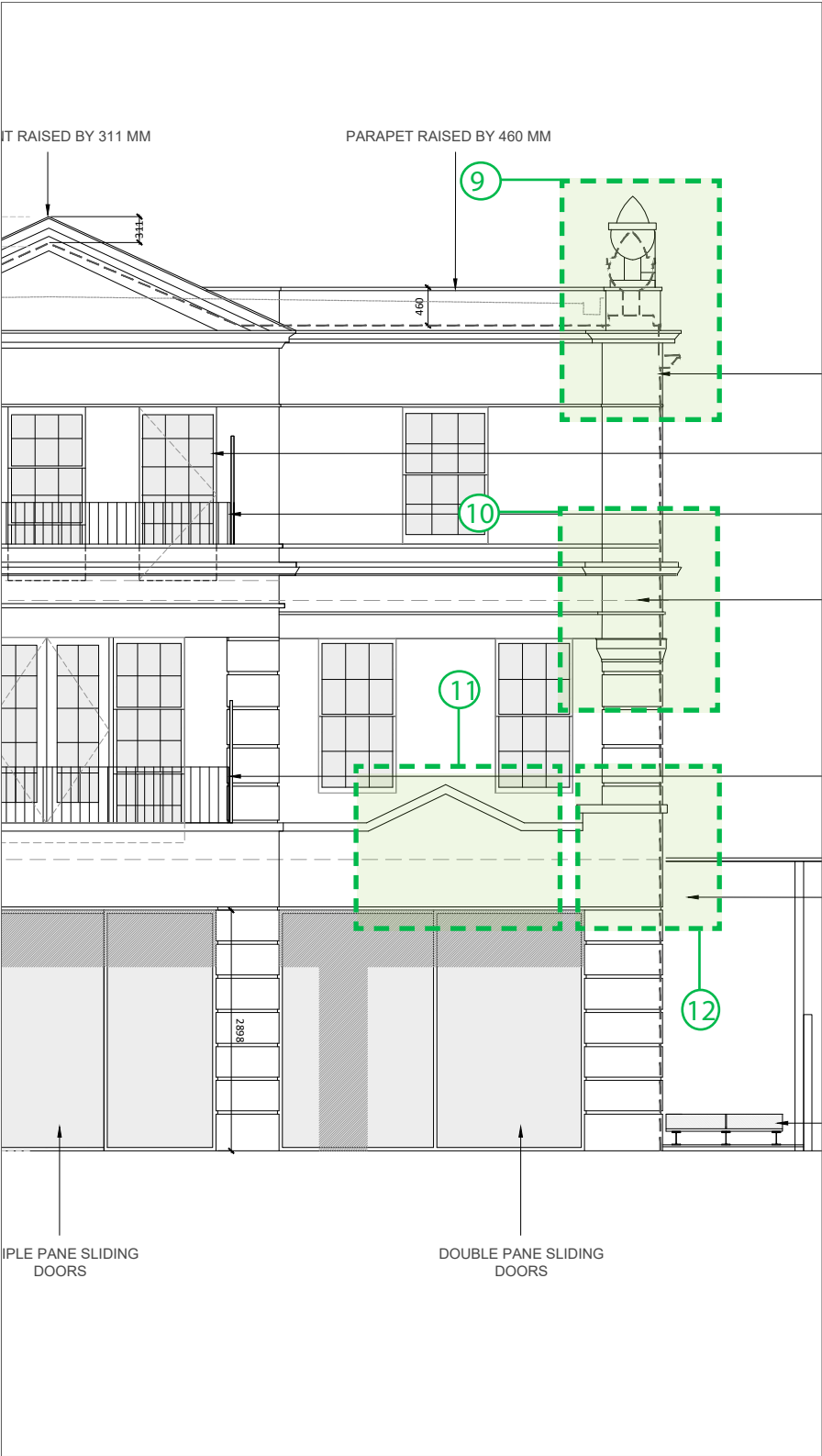
ELEVATION 3- REAR_ DETAIL 06



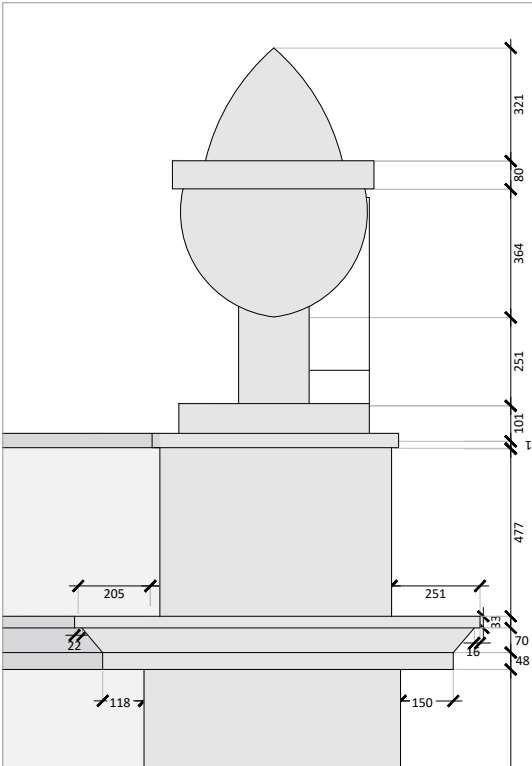
ELEVATION 3- REAR_ DETAIL 08



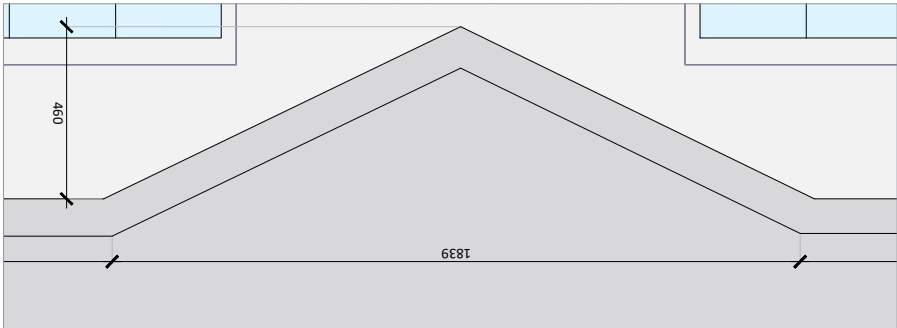
3.3 ELEVATION 03 - REAR ELEVATION



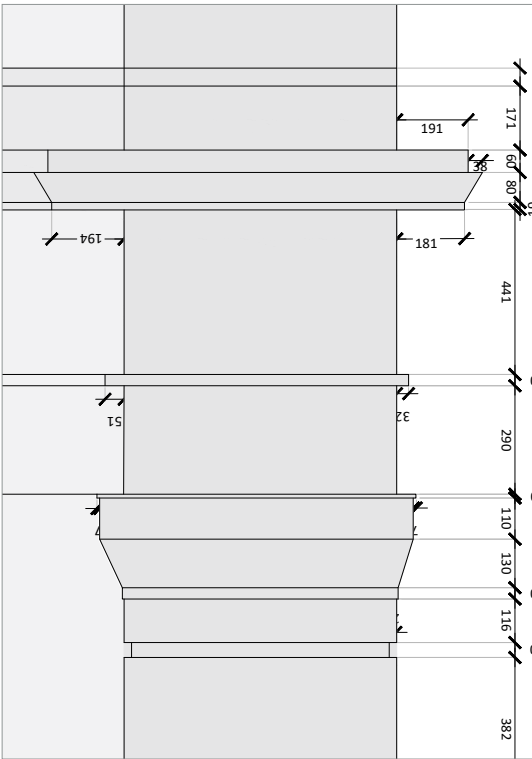
ELEVATION 3- REAR



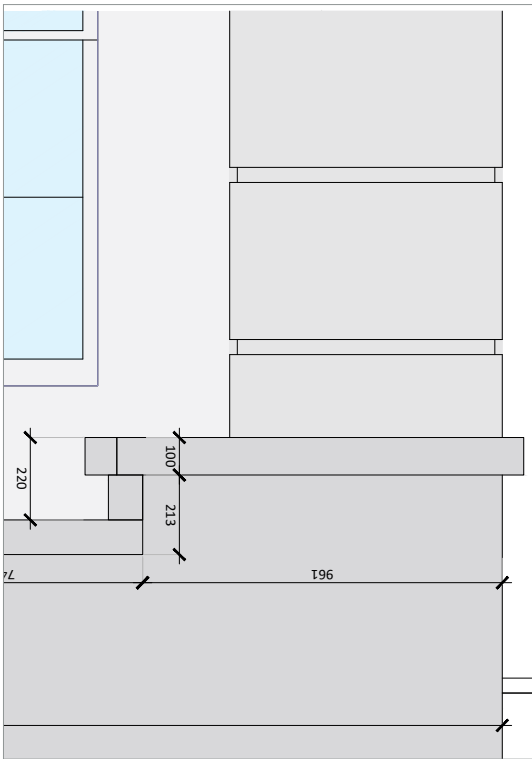
ELEVATION 3- REAR_ DETAIL 09



ELEVATION 3- REAR_ DETAIL 11



ELEVATION 3- REAR_ DETAIL 10

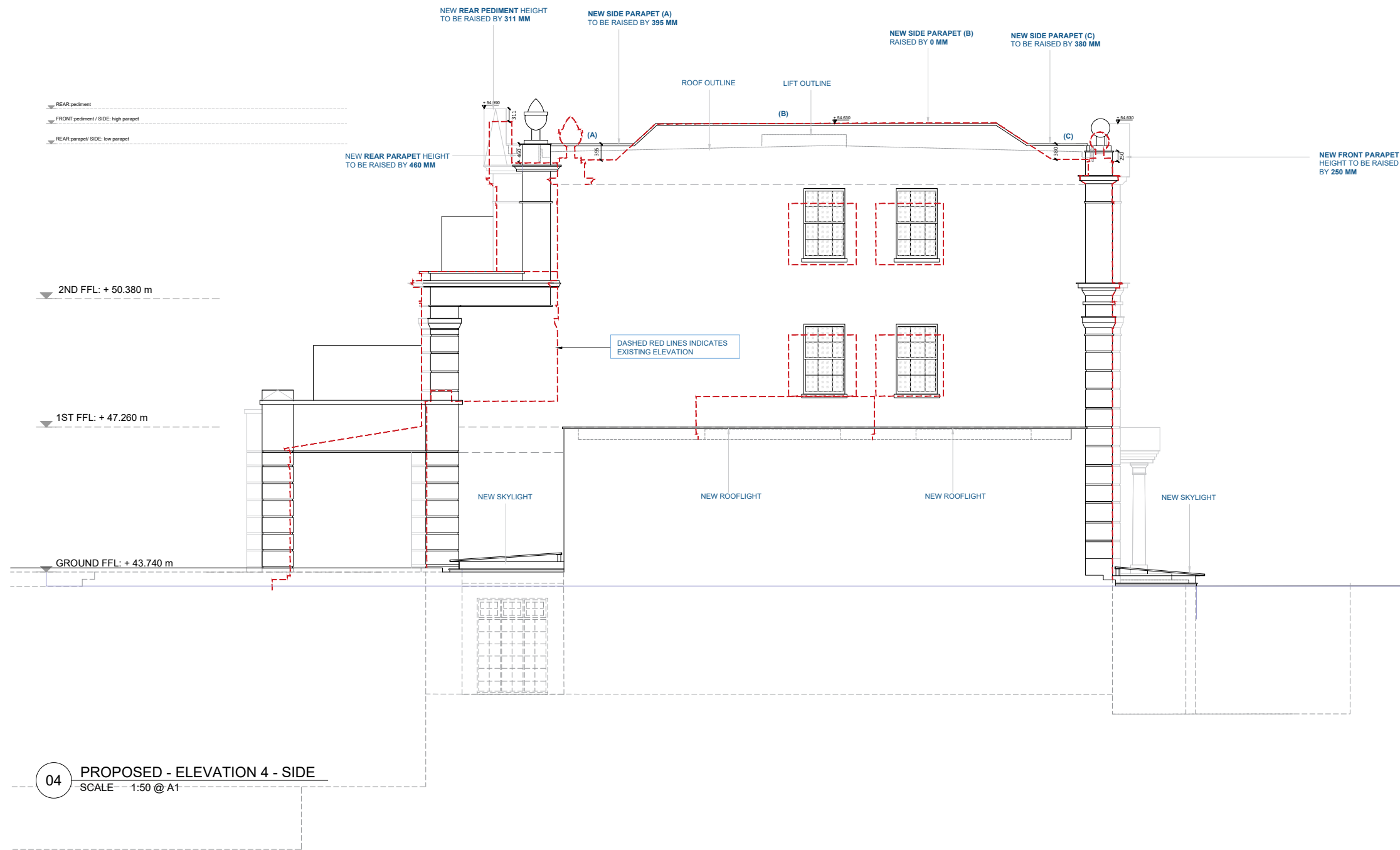


ELEVATION 3- REAR_ DETAIL 12



// ELEVATION 04

// NEW SIDE ELEVATION



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Rev	Notes	Drawn	Registered	Issue	By	Auth	Key / Location

Notes:

NOTE:

LEVELS ON ORIGINAL PLANNING CONSENT DRAWINGS BY PREVIOUS ARCHITECT WHERE NOT TO GPS OS GRID REFERENCES. LEVELS QUOTED ON AUA DRAWINGS ARE TO OS GRID CO-ORDINATES AND LEVELS.



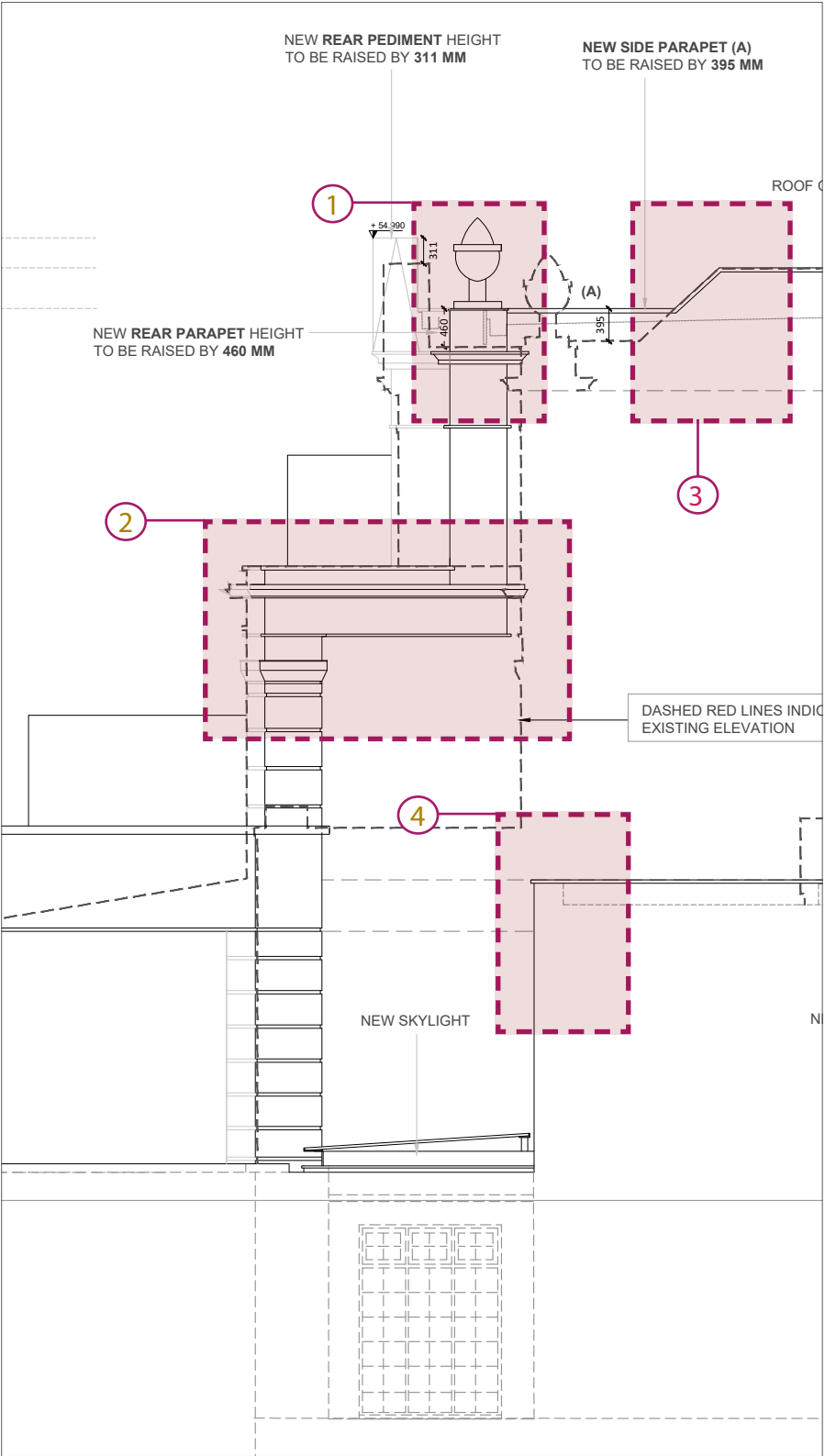
Status:	TENDER
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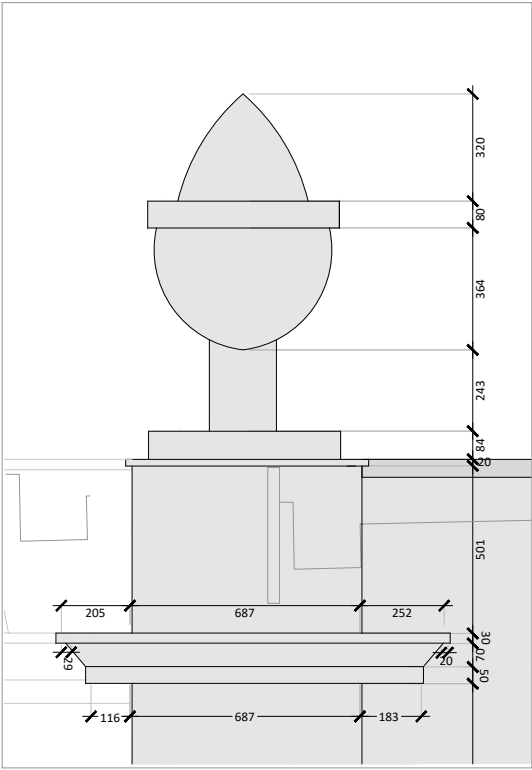
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Project:	46 Avenue Road London, NW8 6HS
Drawing Title:	PROPOSED General Arrangement Elevation 4 - Side
Drawn By:	LL
Issued By:	AU
Date of First Issue:	14.07.2023
Project No:	221015
Scale @ A1:	1:50
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Revision:	00

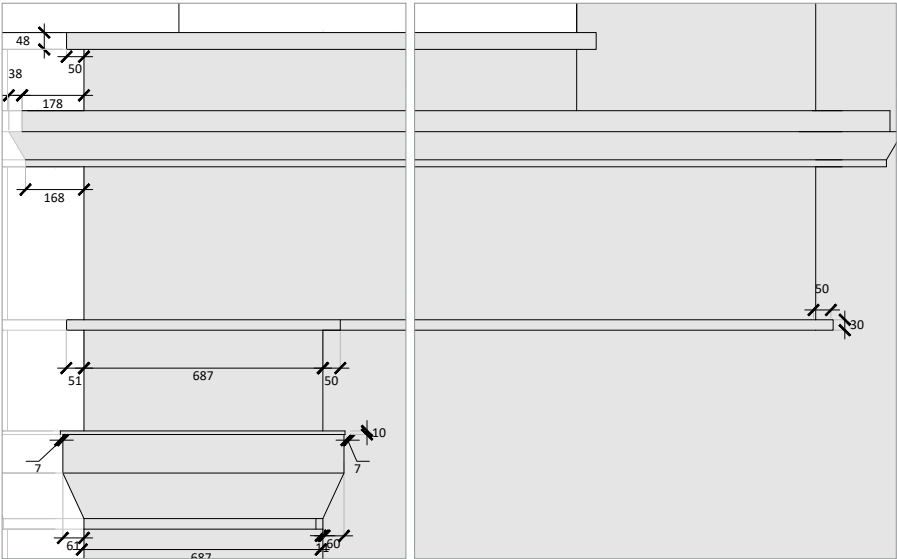




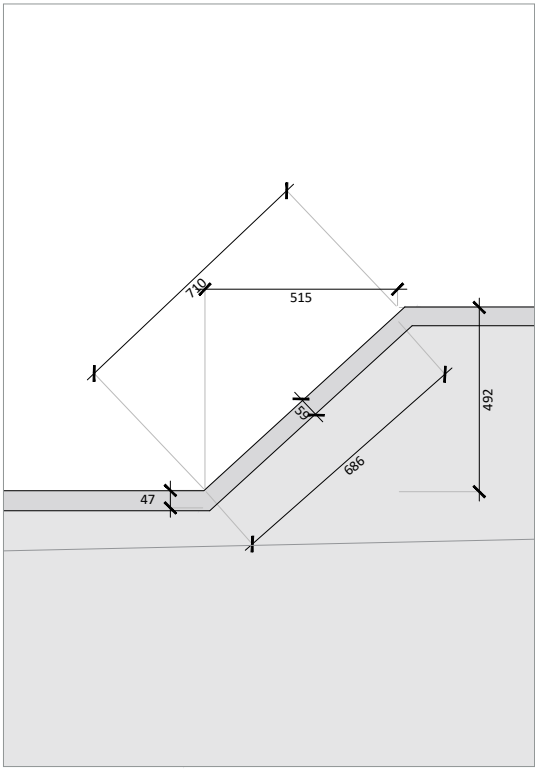
ELEVATION 4 - SIDE



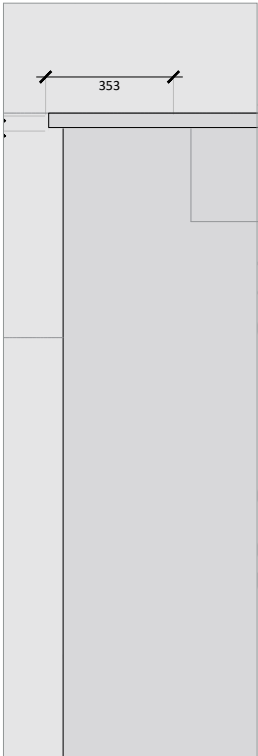
ELEVATION 4 - SIDE_ DETAIL 01



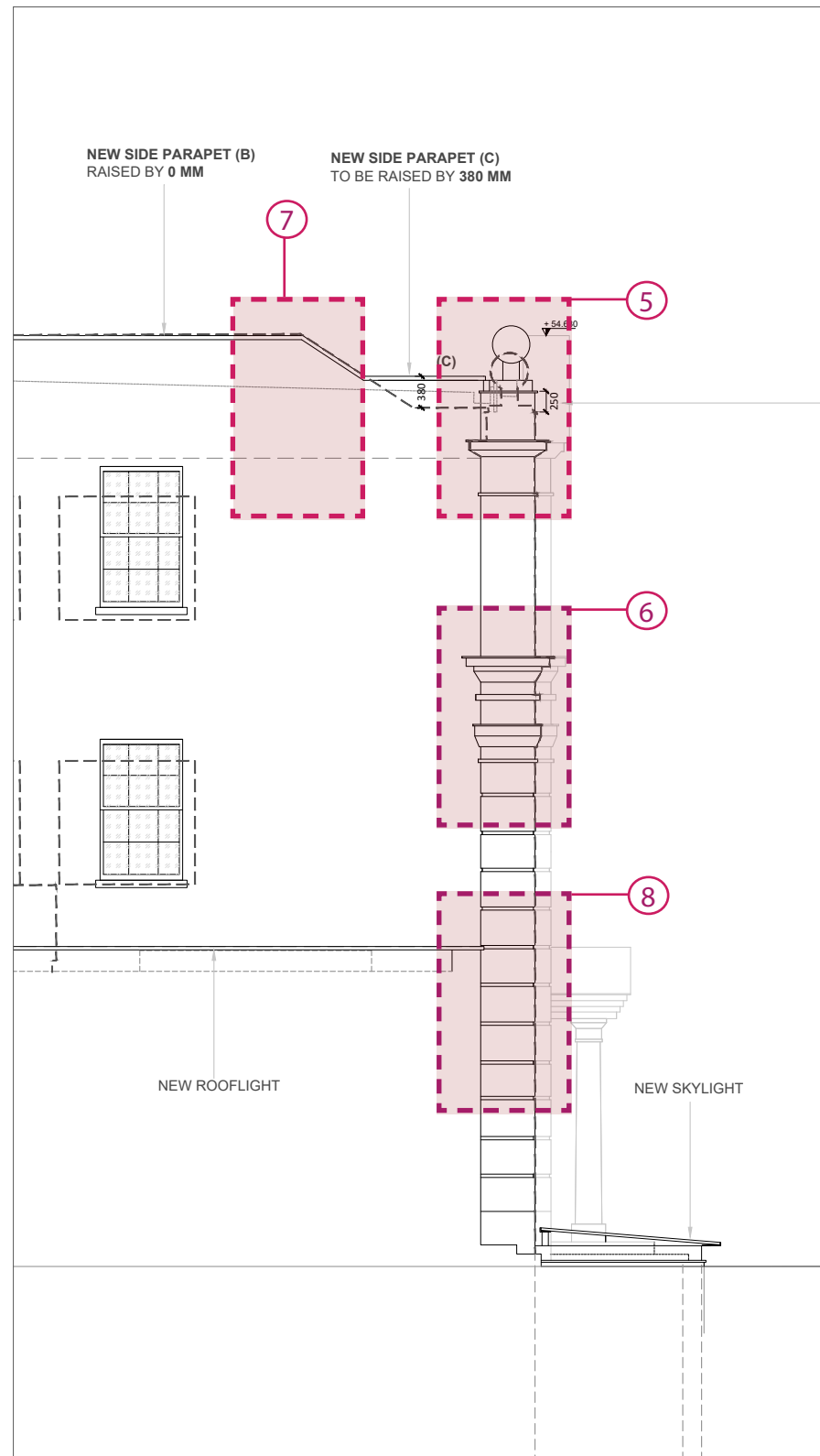
ELEVATION 4 - SIDE_ DETAIL 02



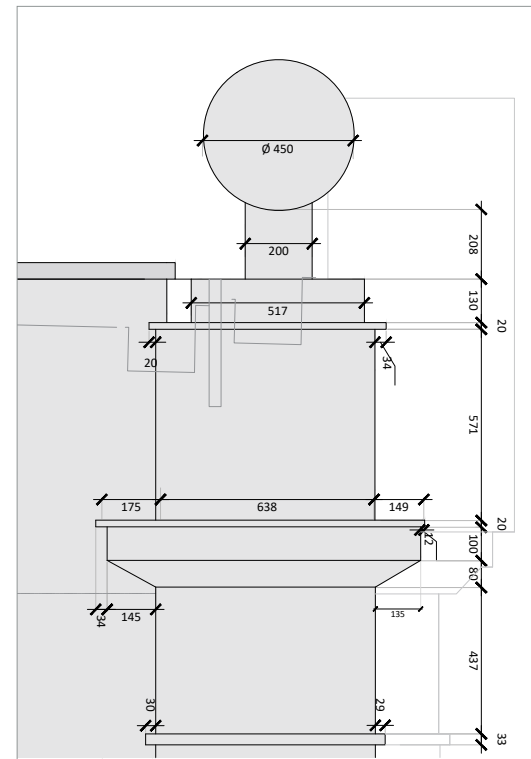
ELEVATION 4 - SIDE_ DETAIL 03



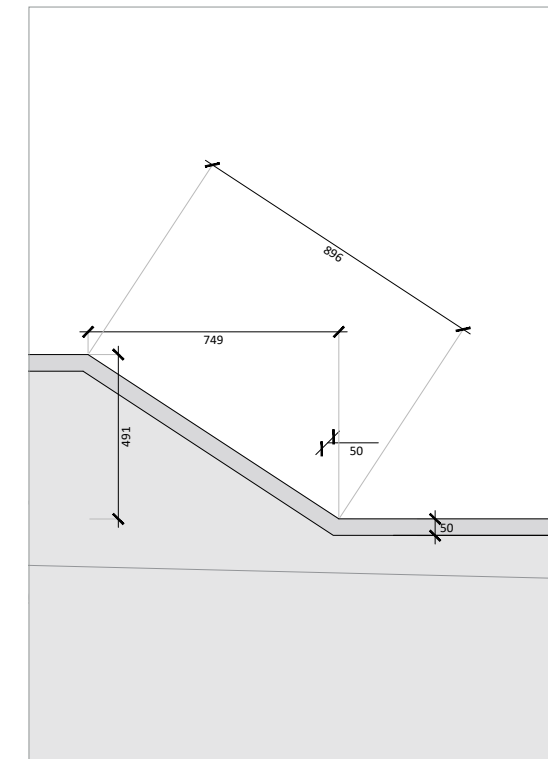
ELEVATION 4 - SIDE_ DETAIL 04



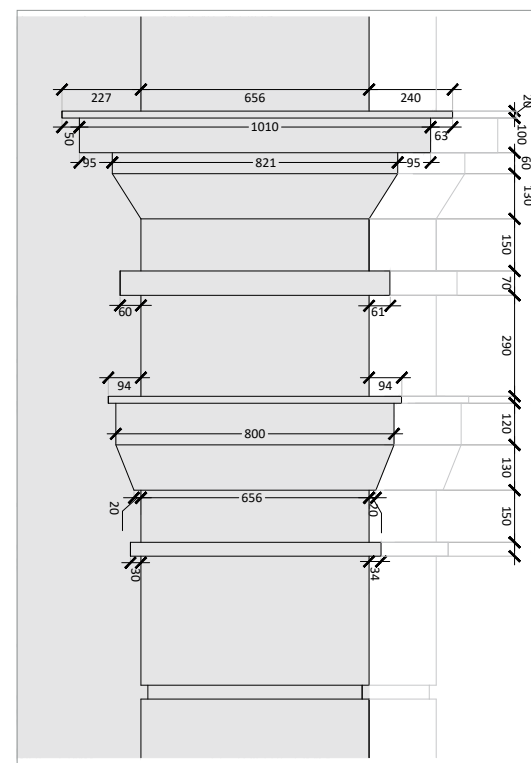
ELEVATION 4 - SIDE



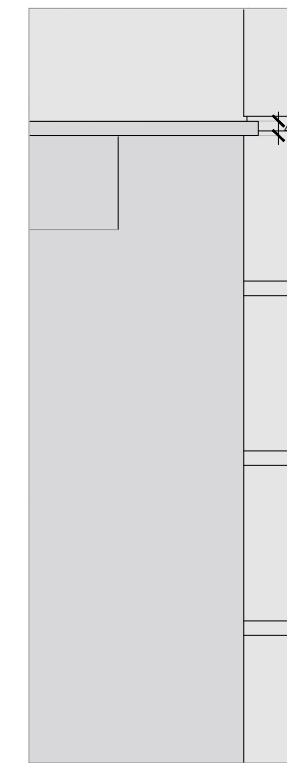
ELEVATION 4 - SIDE_ DETAIL 05



ELEVATION 4 - SIDE_ DETAIL 07



ELEVATION 4 - SIDE_ DETAIL 06



ELEVATION 4 - SIDE_ DETAIL 08



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