



Supporting Documentation including Design and Access Statement



## The Practice

National award-winning practice Robert Dye Associates is based in NW London, and has more than 20 years experience in the design and management of domestic/residential architecture. Architectural project experience ranges from new-build houses, careful restoration and conversion of existing buildings for residential and commercial use, to international museum and university buildings.

Following RIBA regional success in London, the practice received the profession's highest award for residential architecture in 2005, winning the RIBA Manser Medal for a sustainable modern house in a sensitive conservation area context in Southwark.

The practice has a burgeoning reputation for delivered projects that have sustainability at their core, and has well-established contacts with structural and environmental engineers, quantity surveyors, and landscape/arboricultural consultants who are sympathetic to the studio's particular approach within new and existing contexts.

Typically the studio manages projects from inception through all stages to completion; it has extensive experience of preparing construction documentation and administering building contracts on site, from one-off residential to large-scale public works. The practice is particularly experienced in London's complex urban and suburban context, whether building new or modernising and extending historic residential buildings.

The work of Robert Dye Associates has been televised in the UK and Japan, the subject of various exhibitions in London over the last decade, and is regularly published in the architectural press worldwide.

## Principal, Robert Dye BA Hons Dip Arch RIBA

Robert won the annual RIBA student prize before graduating with honours in 1977. He has practised architecture both in England and abroad. Working for Sir James Stirling, his major projects included the Clore Gallery at the Tate, London, and as project architect a new-build expansion of the Fogg Art Museum for Harvard, and a new Performing arts Centre for Cornell University.

Since establishing his own practice in 1989, he has continued the successful pursuit of design quality in more fine-grain, predominantly residential work. The practice's (timber-framed/recycled materials) new-build Stealth House was a finalist for a RIBA sustainability prize, then for the European Conference of Leading Architects annual Putz prize, and picked up the prestigious Manser Medal for 2005's best contemporary house at the Stirling Prize ceremony.

Robert has taught sustainability, architecture and urban design at various universities in the UK and America for more than 20 years, and is currently a lecturer on sustainable cities for the Urban Design Masters course at the Bartlett School, University College London.

He has received several awards, contributed to a BBC2 programme on the future of London's architecture, was a member of the LDDC Urban Design Advisory Group shaping the future of Docklands, and is active in judging architecture awards for the RIBA.



Stealth House, Clapham Common, SW4 - Manser Medal award-winning contemporary house in a sensitive conservation area context



Thames House, NW2 - Grade II Listed building renovation & extension



Knightsbridge, NW1 - Period extension & restoration of a 19th-century townhouse



Hampton, Surrey, NW11 - Extension & restoration of a 19th-century townhouse





View looking West showing no. 2 Clorane Gardens



View looking South-East showing nos. 2 - 4 Clorane Gardens





View of Front Elevation of no. 2 Clorane Gardens



View of Rear Elevation of no. 2 Clorane Gardens



## Introduction

This design statement has been prepared on behalf of Ms. E. Georgilis in support of an application for a development proposal at 2 Clorane Gardens, NW3. It seeks to explain the necessity for the current application, and our approach to the different aspects of the project.

## Site and Surroundings

No. 2 Clorane Gardens lies on the North-West boundary of the Redington / Froggnal Conservation Area. The Conservation Area was designated in 1985 and RFCA was added in June 1992.

Situated on the slopes of West Hampstead as they fall towards Finchley Road, the Conservation Area is defined by the relationship of the streets and houses to the contours of the hills. This sub-area is of modest scale incorporating predominantly two and three storey semi-detached or terraced houses.

No.2 Clorane Gardens was built in the late 1890s and comprises one half of a semi-detached pair (nos.2 & 4) of single-fronted houses of modest scale and character with materials and detailing referential to the Arts and Crafts style and two-storey front bays.

On the South-West side of Clorane Gardens, the property is two-storeys with a rear garden wing of the same height to the eaves. There is a large loft space under a hipped-gabled L-shaped roof. The building is faced in red brick with projecting brick dentilation at the first floor and eaves levels. The front first floor level and two thirds of the sideway first floor are covered in white roughcast render. The front elevation at ground level is currently painted brick colour. The roof is clad with clay tiles and the windows have white painted timber frames of varying styles and ages.

The site slopes down towards the Finchley Road to the West boundary of the Conservation Area and, moving from the entrance to the garden, there is a change of level of three steps along the boundary sideway.

Bins are located on the North-east of the site, behind the low front wall that separates the property from the street.

Neighbouring trees at No.2a and No.4 Clorane Gardens, and Nos. 23 and 25 Platts Lane, will not be affected by this application.

## Planning History

The project proposals have developed through a series of applications as both planning consents and Certificates of Lawful Development.

Two existing CLD's confirm the right to excavate a basement in connection with the existing dwellinghouse (ref: 2011/6239/P) and to construct an incidental plant room within the curtilage of the existing dwellinghouse (ref: 2012/3821/P).

Furthermore, the existing planning permissions and CLDs (ref: 2012/3401/P; 2012/5619/P; 2013/0927/P; 2013/0927/P; 2013/0960/P) allow for extensive improvements of most of the existing building including most of the main side wall, the complete main rear wall, large parts of the rear extension and the side chimney stack. We have also been informed by Camden that we have the right to replace the whole roof and structural timbers in informative 4 of CLD 2013/0959/P as this work does not constitute development. In the front elevation,

the removal of the current garage projection, the creation of the new porch & the installation of windows at lower ground level, will also require localised demolition work. Collectively these form a patchwork of alterations around the building, with fragments of brickwork being retained between.

Construction work at present is limited to creating the Permitted Development basement room and the incidental plant room with temporary works being used to support the building above. The take up of these rights, with works proceeding on site, are due to achieve substantial completion (shell) in late 2013. Above ground works to the main above ground house which are the subject of this application will not commence until the substantial completion of the basement and incidental plant room are complete.

## Proposed Development:

During the course of enabling works and basement construction, serious concerns have been raised about the brickwork and it has been discovered that there are significant portions of remaining brickwork that are not in nearly as good of state as was assumed from our pre-commencement inspections. Both the Contractor and Structural engineer have now expressed their fears for the stability of the remaining brickwork.

The brick used in Clorane gardens is handmade imperial light reds. It is a soft brick. A large degree of re-pointing has been done at some point, unfortunately not in the original lime pointing, but in cement. This has caused significant areas of brick spalling and subsequent erosion of the brick core. There is significant damage to the existing dentil details which need to be replaced. There is also London Stock brick behind the existing render which is unsuitable as a facing brick which has been envisaged in the consents previously approved. It is therefore possible that significantly more brickwork will need to be replaced than our client had originally envisaged.

We attach to this Statement, a file note dd 12th September 2013 on Brickwork Condition and a photographic survey of the brickwork referenced in the file note. These documents have been previously submitted informally to Camden for guidance.

Within Application 2013/0959/P we applied for Permitted Development to replace the roof tiles and timbers, but this was identified by Camden as not necessary as such internal work and works not affecting the external appearance of the house were not development.

It may be that the Council would hold similar to be true for replacing the brickwork. However, we believe that, if it is necessary to rebuild the brickwork, the amount of demolition will result in a situation where, bar the front elevation, new and old party walls and the now extent basement structures, the remaining house would be effectively demolished before being subsequently rebuilt.

We have been advised by legal Counsel that in this case, Camden may consider these rebuilding works to all constitute development and that in this case both Planning and Conservation Area consent would be required.

We have also taken informal pre-application advice from Camden which has confirmed that the Borough would be of a similar opinion to the advice we have received. See correspondence to and from Elaine Quigley (senior planner) attached to this document.

The masonry is being monitored continually and the Contractor is taking steps to try and protect its integrity. Nonetheless, this Application is to ensure that the

major delay that would otherwise occur if rebuilding became necessary is mitigated by having the necessary consent in place as soon as possible, so that a full rebuild could take place if required. The Applicant is naturally keen that full demolition will not become necessary and every effort is being taken by the procurement team to ensure this.

In all cases, the client has approved special measures for the support of the front facade to ensure that this facade can be retained and thus its replacement does not form part of this application.

This proposal is to salvage all bricks possible as well as coping stones, and feature details and to re-use them to rebuild and recreate the existing using new lime mortar, pointing and render where existing.

All other aspects of the project are identical to the existing Planning Permissions and Certificates of Lawful Development already obtained.

The current application seeks to consolidate the existing planning situation by including all previous applications, to demolish the existing building, and to replace it with a new build house in accordance with permission nos. 2012/3401/P & 2013/0927/P and CLD's 2012/5619/P, 2013/0959/P, 2013/0960/P shown on the accompanying plans Nos PA 001-008 & PA 012.

## Other

There is no change in the current application to existing parking or cycle parking provision. Accessibility to the property has been significantly upgraded as the new porch will provide level access, with a sloped floor in the front entrance corridor providing step free access to the main ground floor.

The sewer waste and stormwater connections are all as existing. The green room to the extension to the main house is used to attenuate stormwater runoff. Additionally the water from the main roof is to be diverted to a rainwater harvesting tank, already installed.

## robertdye

## filenote

**project** 218 / 2 Clorane Gardens  
**date** 12<sup>th</sup> September 2013  
**subject** Brickwork Condition

This file note has been prepared following a visit to site prompted by concerns over the state of disrepair of the existing external brick walls.

**General condition of Brickwork.**

The bricks are 'soft reds', and degrade easily wherever the fire skin of the brick has been damaged. They have been pointed with hard sand and cement. The original pointing is 'struck' pointing.

The extent of unsympathetic re-pointing is greater than thought. Multiple attempts have been made in the past to re-point and a variety of colours can be seen, along with a noticeable breadth of skill in its application. Little attempt has been made to match the original pointing in either colour or pointing method. (See photos 1-11).

The re-pointing is a hard cement based mortar. In many cases this cement pointing has been applied roughly over the existing joints and occasionally has been so poorly applied as to cover the face of the bricks themselves. In some cases, poor re-pointing seems to have caused further degradation of the original brickwork rather than protected them. The Contractor has reported that bricks have been damaged when they have attempted to remove the cement deposits from their faces.

Areas of spalling can be observed at many locations on the external walls. The cause of some of this spalling is in some cases easily identifiable, but there are some areas where the cause is difficult to determine.

Towards the front of the property, the bricks have at some point in time been painted. It appears that at some point, the paint on the flank wall was not masonry paint and has trapped moisture within the bricks. Bricks in this position show signs of paint residue, and are severely spalled. (See photos 10-16).

The decorative 'dental' bandings and the base of the render panels and at cornice level are suffering from severe spalling and damage, with many bricks actually having sheared and fallen off. There is no historic drip edge in the fillet at the base of the render, which has most likely lead to excessive

moisture levels penetrating these bricks. At cornice level the gutter board along the side façade has been set behind the face of the brick detailing allowing water to sit directly on the top face of the bricks. This likely explains the high quantities of damaged bricks at this level. This brickwork will need to be replaced and the detailing adjusted to prevent repetition of such damage. (See photos 17 - 29).

Many bricks have been damaged by historical fixings of cable, BT lines and adaptations to waste plumbing. The points of these fixings are causing further damage to the brickwork. (See photos 4 and 6).

Although facing north-east, brickwork to the front façade seems to be in the best condition, perhaps due to a better historic maintenance regime.

**Brick salvage.**

The Contractor has reported that during enablement works, the areas of brickwork that have been removed have yielded a lower rate of salvage than expected. This has been due in part to the original construction habit of using lower quality or 'place' bricks in areas out of sight, however as the better quality facing bricks have been taken out the Contractor has reported that these have been degraded by weather related spalling to their faces and their edges coming away with the removal of excess cement mortar. (see photos 30 and 31)

**Investigations into brickwork stability and pointing.**

A test sample of raking out of pointing has been carried out by the contractor. This panel, on the flank wall towards the front of the house, is considered representative of the condition of much of the house. The Contractor has raked out the pointing in readiness for the whole house to be re-pointed in accordance with the Contract and the Clients' wishes.

It is clear that removing the pointing has damaged the edges and faces of the bricks in the sample panel, similar to that observed earlier in the bricks removed for demolition. Those bricks not already damaged by spalling have suffered from losing edges, due to the hard bond of the pointing to the soft clay. Several faces had suffered significant damage.

**Brickwork behind render.**

It was also considered prudent to assess the condition of the brickwork behind the existing roughcast render during this operation as this is due to be exposed as part of the works. The render to the side wall has been removed in preparation for re-pointing. The bricks are not 'soft reds' but are a low grade yellow London stock laid in an incoherent bond. And are unsuitable to form the finished face of the property as intended.

Robert Dye Associates Chartered Architects  
 unit a2 linton house 39-51 highgate road london nw5 1rs  
 t: +44 (0)20 7267 9388 f: +44 (0)20 7267 9345  
 www.robertdye.com info@robertdye.com

Robert Dye Associates Chartered Architects  
 unit a2 linton house 39-51 highgate road london nw5 1rs  
 t: +44 (0)20 7267 9388 f: +44 (0)20 7267 9345  
 www.robertdye.com info@robertdye.com

From: Jason Coleman <jason@robertdye.com>  
Subject: Fwd: 2 Clorane Gardens - pre-app / brickwork discussion  
Date: 18 October 2013 17:43:08 GMT+01:00

From: "Quigley, Elaine" <Elaine.Quigley@camden.gov.uk>  
Subject: RE: 2 Clorane Gardens - pre-app / brickwork discussion  
Date: 9 October 2013 16:03:40 GMT+01:00  
To: "robert@robertdye.com" <robert@robertdye.com>

Dear Robert

Thanks for your email and sorry for the delay. I have discussed this matter with other colleagues in the office and we are of the opinion that if it is accepted that all the works involved would constitute substantial demolition and therefore require conservation area consent then it would also be necessary to submit a planning application for the proposed new building in its entirety i.e. a replica of what is there at the moment on site plus everything that has been granted planning permission including the works that were considered to fall within the permitted development rights of the property. If everything is rebuilt then it is considered to be a new building. It is not possible to extend a property that could no longer exist as a result of all the works being undertaken together.

I hope this information is of use to you.

Kind regards

Elaine

Elaine Quigley  
Senior Planning Officer

Telephone: 020 7974 5101

From: robert@robertdye.com [mailto:robert@robertdye.com]  
Sent: 01 October 2013 17:55  
To: Quigley, Elaine  
Subject: 2 Clorane Gardens - pre-app / brickwork discussion

Dear Elaine

Further to my email to you of 17th September and our subsequent phone call, you were hoping to have an answer for me by now.

I wondered if you'd managed to make progress - I have the application now ready on my desk waiting to be submitted if we are in rough agreement, so I'd appreciate an update. The timing re. site progress is getting quite critical.

Kind regards

Robert

on behalf of  
Robert Dye Architects

Unit A2 Linton House  
39-51 Highgate Road  
London NW5 1RS

t: 020 7267 9388  
f: 020 7267 9345

[www.robertdye.com](http://www.robertdye.com)

From: robert@robertdye.com  
Subject: 2 Clorane Gardens - Brickwork discussion  
Date: 17 September 2013 12:25:31 GMT+01:00  
To: Elaine.Quigley@camden.gov.uk  
Cc: alex@robertdye.com



2 Attachments, 2 MB

Dear Elaine

Thank-you for discussing the ongoing works at Clorane Gardens with us last week.

As I outlined, enablement works at the property are now nearing completion. Upon completion, construction of the basement (2011/6239/P) and the construction of a subterranean garden building (2012/3401/P) will commence. Once these two elements are substantially complete later in the year, works will commence on the main house.

During the course of this preparatory work it has been discovered that there are significant portions of remaining brickwork that are not in nearly as good of state as was assumed from our inspections.

This particularly affects extensive amounts of the decorative bands of brickwork that are a feature of the property, as well as simple bonded wall surfaces. Brickwork behind the existing flank render is in low grade London stock and not red facing brick as required to re-instate a consistent external brick face. These will need to be re-built in a like-for-like fashion. As requested, I attach our Architects file notes and record site photos of our recent survey of the brickwork so that you can understand the extent of this.

In our application 2013/0959/P we asked for the CLD to cover the replacement of roof coverings and supporting roof timbers. Camden removed this from the CLD as you did not consider this to be development and wrote and informative (no 4) stating "like for like" external repairs (i.e. the stripping of the roof and the replacement of broken tiles with tiles to match) would not materially alter the appearance of the host property and are therefore not considered to be development. Internal repairs (ie replacing roof timbers) are likewise outside the scope of the definition of development."

We believe that you would consider the 'like for like' replacement of the bricks on the same lines as the informative above.

However, the cumulative effect of the CLDs and Planning permissions already allows for a large amount of demolition. The extent of brickwork that will require re-building is not presently clear, but this might now be much more substantial than was envisaged. Our client asked us to take a conservative approach to planning matters and has therefore sought specialist legal advice from a planning barrister on the amount of re-build that may be required. Their opinion, was that if the extent of brickwork that needs rebuilding is as great as it may indeed be, the cumulative effect of the consented and permitted works, the roof works and the rebuilding of brickwork may in fact constitute development and that we would need a planning consent to complete all of the works. The barrister has informed us that this would be the case even if a rolling rebuilding process was used to replace the brickwork.

As I explained, it would cause significant delay to the project, considerable cost to our client, not to mention the risk of losing this contractor, should we apply for planning consent only once the extent has been finalised.

Our Client has therefore asked that we apply now to consolidate the existing consents and CLDs into a single consent which would explicitly allow the re-building of the brickwork and roof, so that they may have this comfort as needs arise. It is a continuing hope from our side that we would be able to avoid the extent of rebuilding that this consent would apply for, but our Client would like to be able to fall back on this consent if site circumstances necessitate it.

As I mentioned in our conversation, we had a similar problem a few years ago where our client needed such an application of comfort and you asked for the



reference so that you could refer to it. Camden's case file reference is 2009/3620/P. In this case our Client contributed to a Section 106 agreement although in fact the application was never used as the fabric of the building turned out to be sturdier than feared.

I hope that the above is sufficient for your discussions with your Team Leader, but please do not hesitate to contact me if you require anything further. Please let me know your considered position, prior to our submission. We have the documentation ready to submit as soon as I have your response.

Kind regards,

Robert Dye

for and on behalf of  
Robert Dye Associates

Unit A2 Linton House  
39-51 Highgate Road  
London NW5 1RS

t: 020 7267 9388  
f: 020 7267 9345

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pointing problems03.jpg



pointing problems04.jpg

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file note

project 218 / 2 Clorane Gardens  
date 12<sup>th</sup> September 2013  
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pointing problems01.jpg



pointing problems02.jpg



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t: +44 (0)20 7267 9388 f: +44 (0)20 7267 9345  
www.robertdye.com info@robertdye.com



## Existing Survey - Drawing List

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Existing Site Location Plan	EX 000	1:1250@A3
Existing Site Context	EX 100	1:250@A3
Existing Basement Plan	EX 001	1:100@A3
Existing Ground Floor Plan	EX 002	1:100@A3
Existing First Floor Plan	EX 003	1:100@A3
Existing Loft Plan	EX 004	1:100@A3
Existing Roof Plan	EX 005	1:100@A3
Existing Front Elevation	EX 006	1:100@A3
Existing Rear Elevation	EX 007	1:100@A3
Existing Side Elevation	EX 008	1:100@A3
Existing West Elevation	EX 012	1:100@A3





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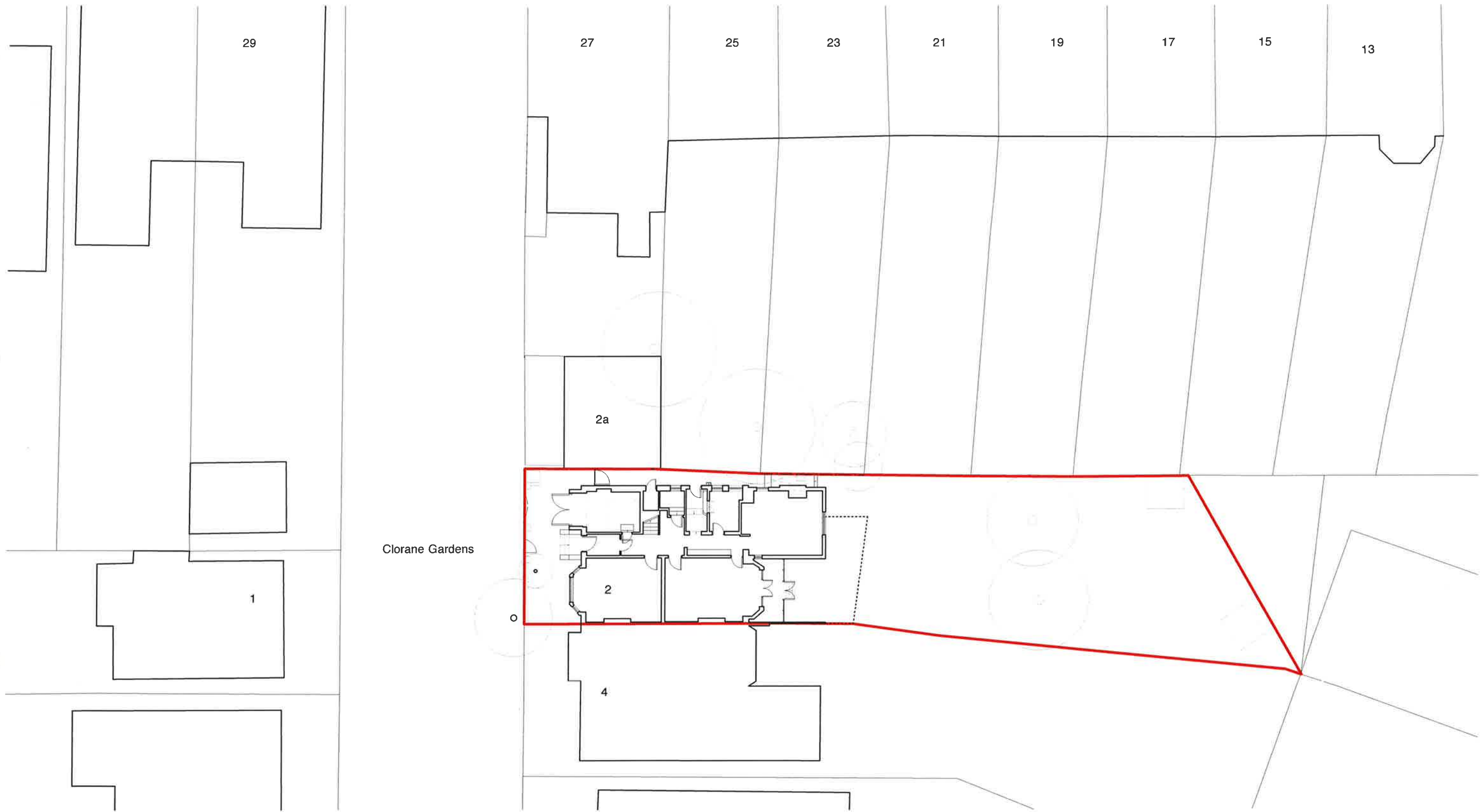
**DO NOT SCALE FROM THE DRAWING**



Rev	Date	Notes

<b>robertdye</b>	
Robert Dye Associates Unit A2 Linton House 39-51 Highgate Road London NW5 1RS	
tel: 020 7267 9388	www.robertdye.com
fax: 020 7267 9345	email: info@robertdye.com
project	project no
2 Clorane Gardens	218
drawing	scale
Existing Site Location Plan	1:1250 @ A3
	drawn by
	K1
drawing no	rev
EX 000	/
	date
	Oct 2013
	dwg status
	Existing





**Notes**

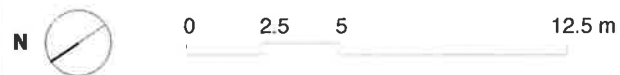
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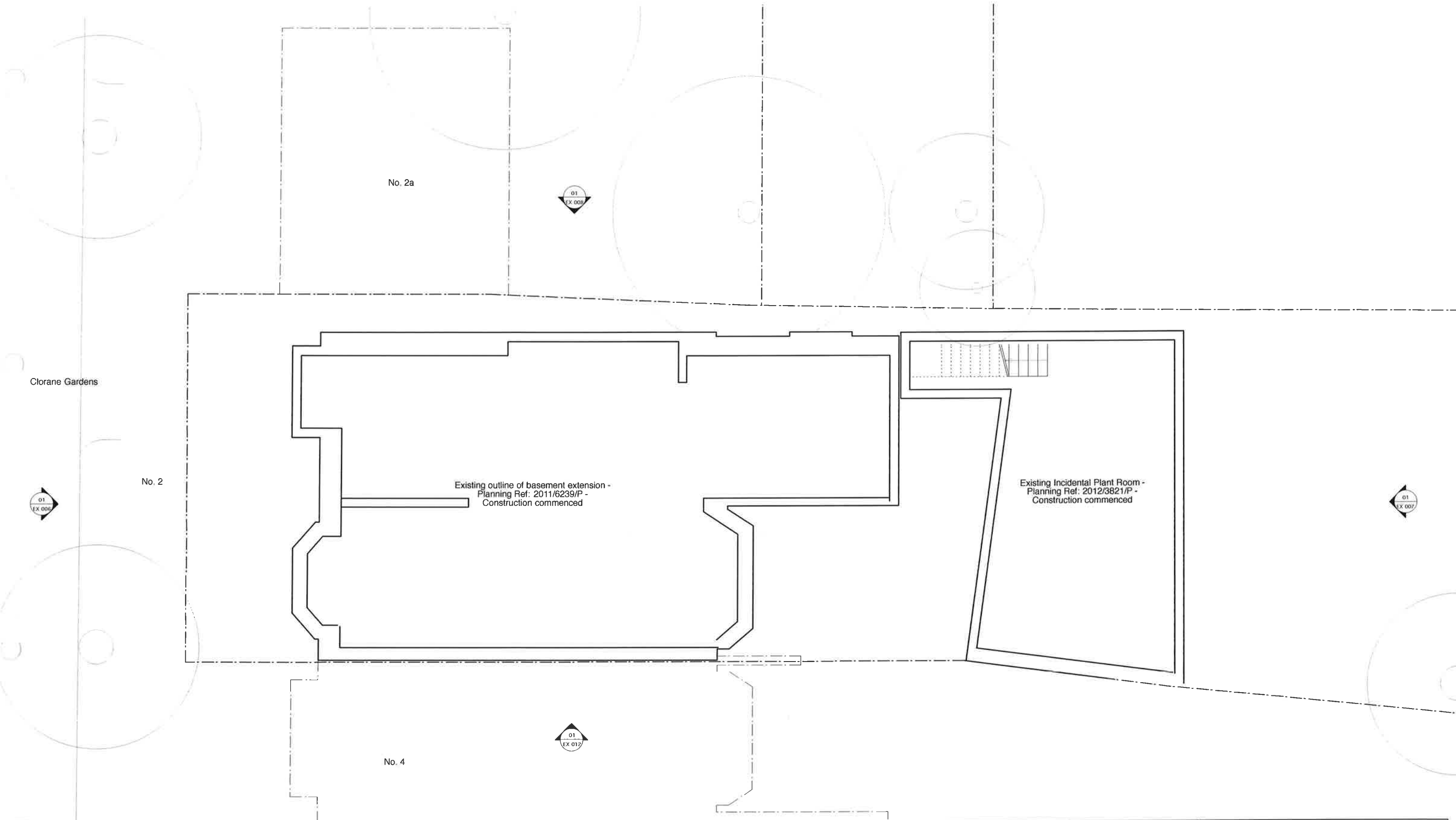
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Robert Dye Associates Unit A2 Linton House 39-51 Highgate Road London NW5 1RS		
tel: 020 7267 9388	www.robertdye.com	
fax: 020 7267 9345	email: info@robertdye.com	
project	project no	
<b>2 Clorane Gardens</b>	<b>218</b>	
drawing	scale	date
<b>Existing Site Context</b>	1:250 @ A3	Oct 2013
	drawn by	rev
	LS	/
drawing no	rev	date
<b>EX - 100</b>	/	Oct 2013
	chwg status	Planning





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0 1 2 5 m

**N**

 Existing building to be demolished; refer to Planning Consents: 2012/3401/P, 2013/0927/P

 Existing building to be demolished; refer to Certificates of Lawfulness: 2012/5619/P, 2013/0959/P, 2013/0960/P

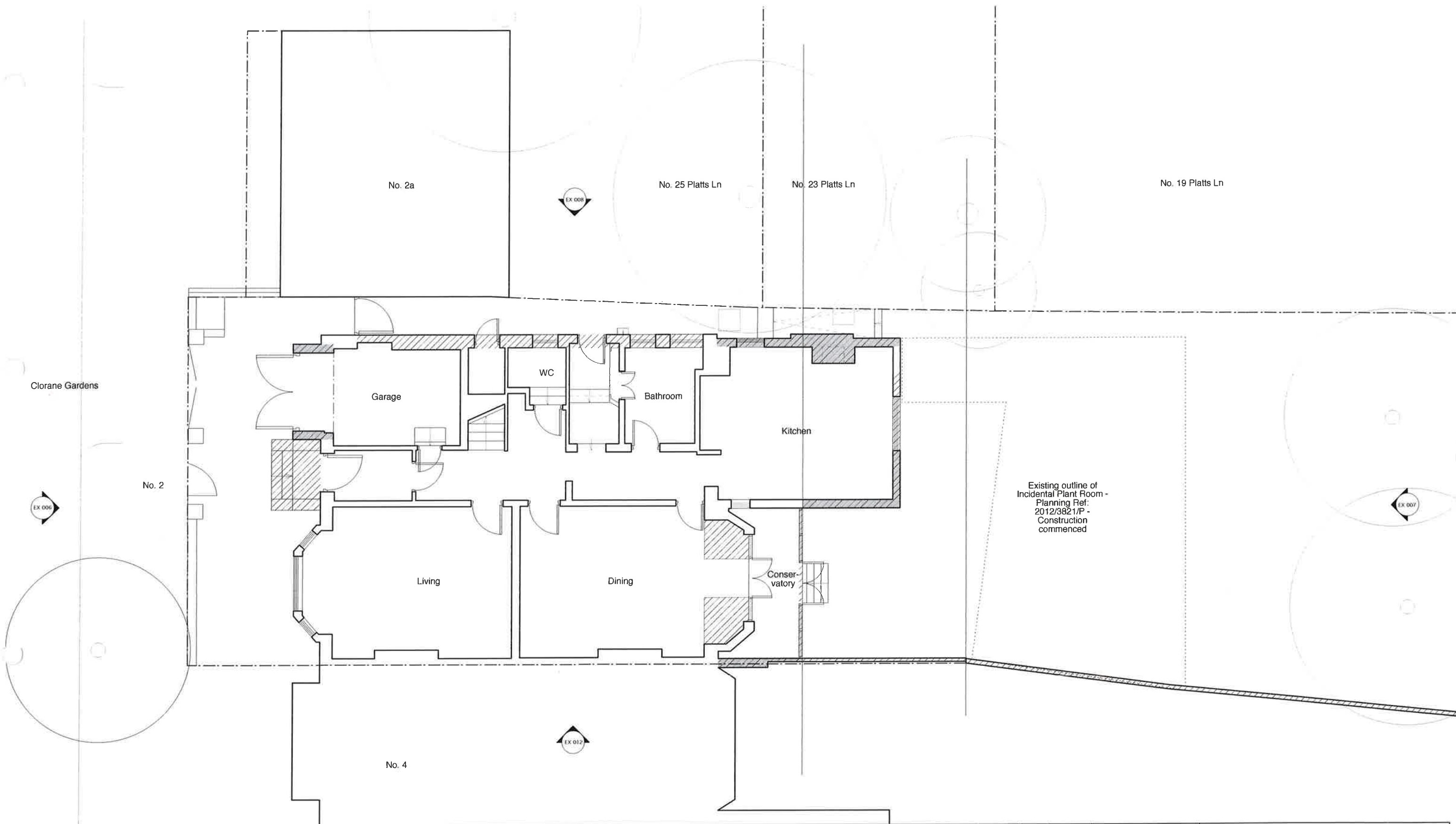
Rev	Date	Notes

**robertdye**

Robert Dye Associates  
Unit A2 Linton House 39-51 Highgate Road London NW5 1RS

tel: 020 7267 9388 www.robertdye.com  
fax: 020 7267 9345 email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Existing Basement Plan	scale	1:100 @ A3
		drawn by	LS
drawing no	EX 001	rev	/
		date	Oct 2013
		chg status	Planning



**Notes**

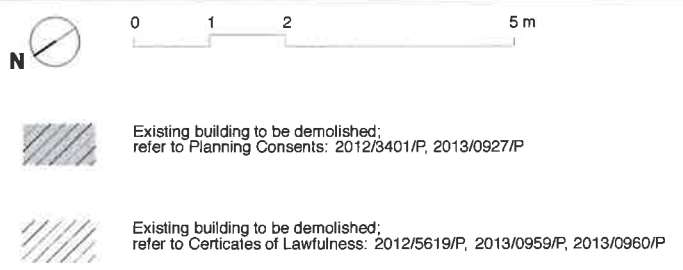
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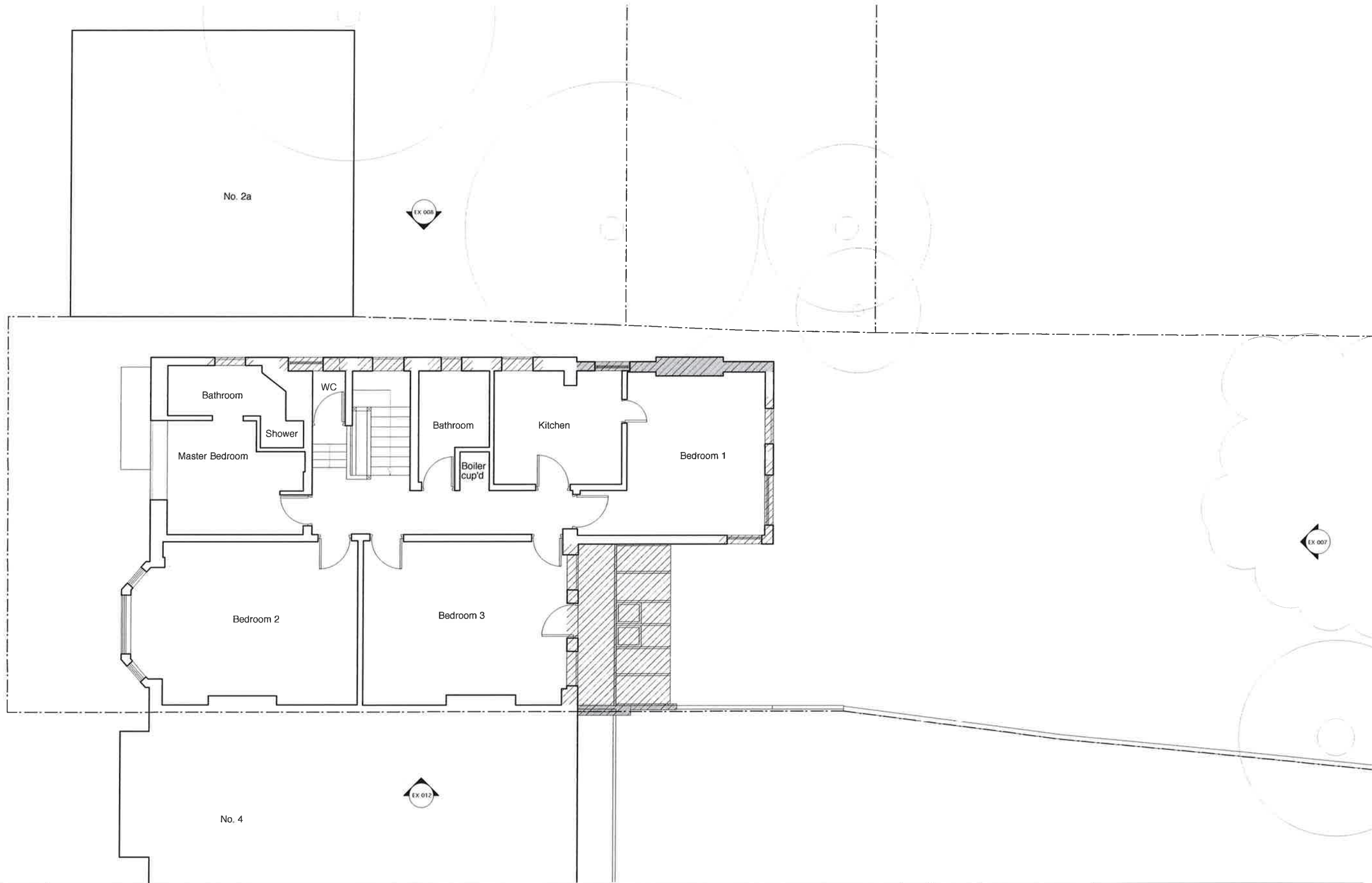


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**robertdye**  
 Robert Dye Associates  
 Unit A2 Linton House 39-51 Highgate Road London NW5 1RS  
 tel: 020 7267 9388 www.robertdye.com  
 fax: 020 7267 9345 email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Existing Ground Floor Plan	scale	1:100 @ A3
		drawn by	LS
drawing no	EX 002	rev	/
		date	Oct 2013
		dwg status	Planning





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0 1 2 5 m

**N**

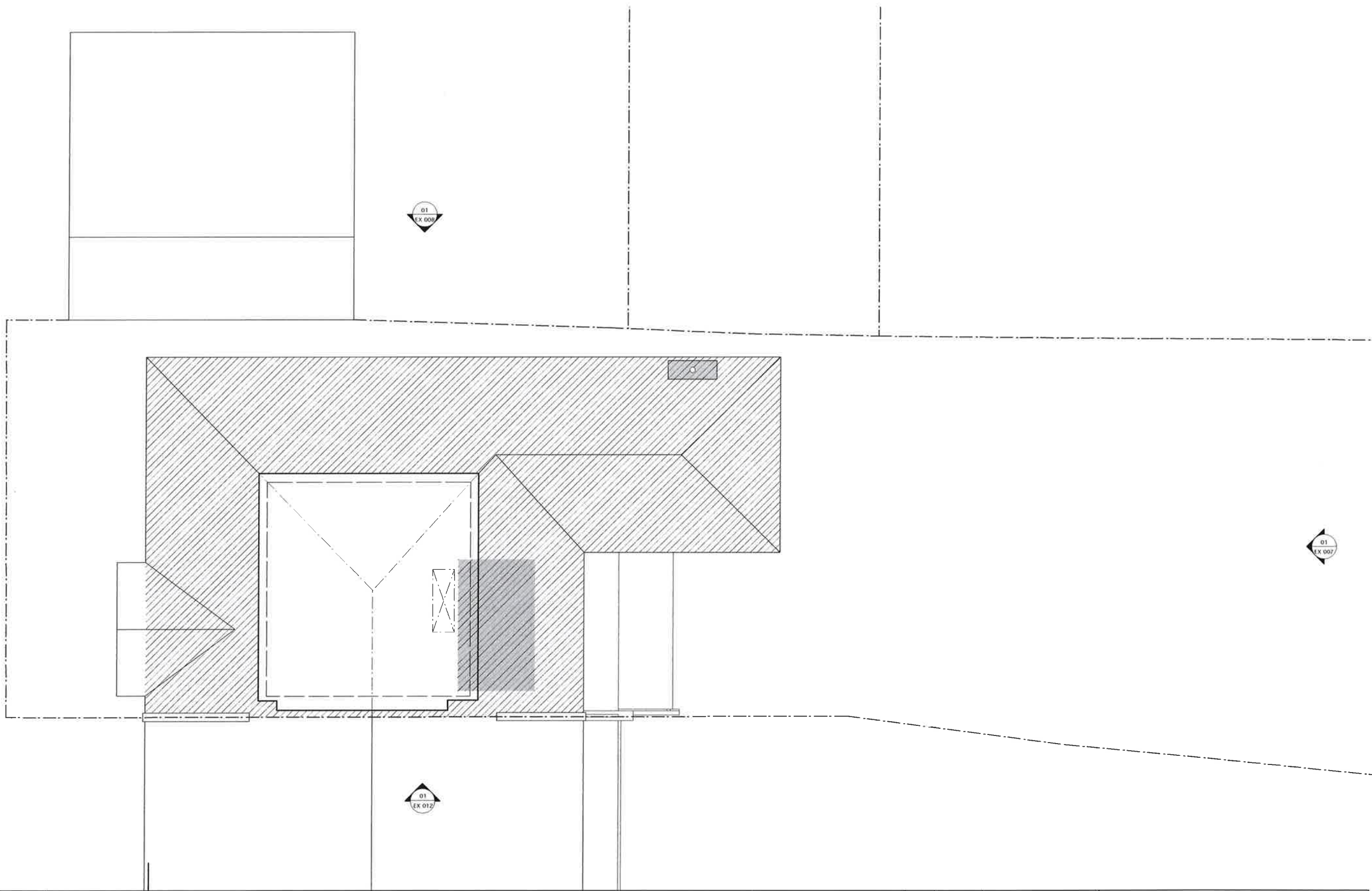
 Existing building to be demolished; refer to Planning Consents: 2012/3401/P, 2013/0927/P

 Existing building to be demolished; refer to Certificates of Lawfulness: 2012/5619/P, 2013/0959/P, 2013/0960/P

Rev	Date	Notes

**robertdye**  
 Robert Dye Associates  
 Unit A2 Linton House 39-51 Highgate Road London NW5 1RS  
 tel: 020 7267 9388 www.robertdye.com  
 fax: 020 7267 9345 email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Existing First Floor Plan	scale	1:100 @ A3
		drawn by	LS
drawing no	EX 003	rev	/
		date	Oct 2013
		dwg status	Planning



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**DO NOT SCALE FROM THE DRAWING**

0 1 2 5 m

N

Existing building to be demolished; refer to Planning Consents: 2012/3401/P, 2013/0927/P

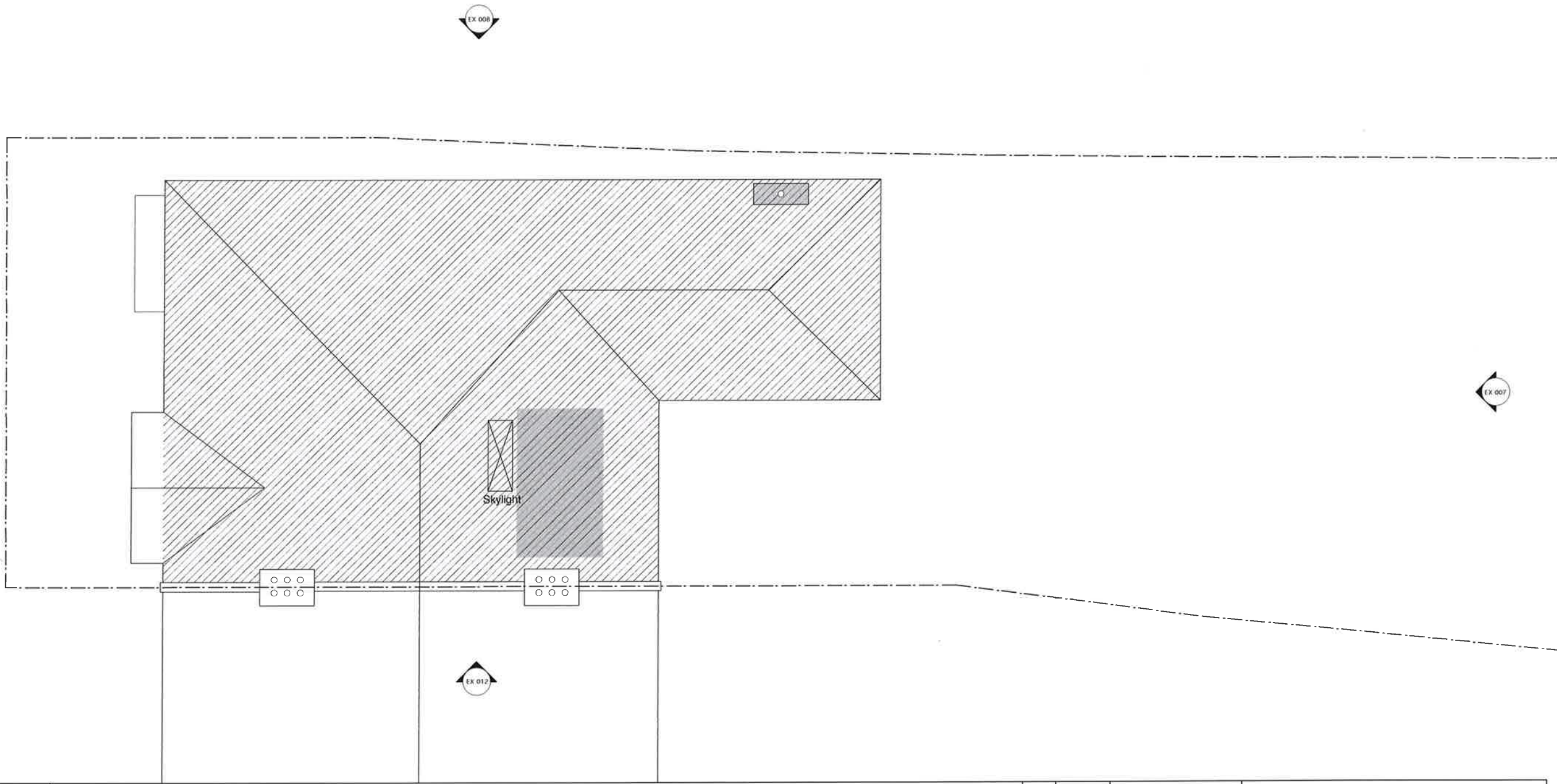
Existing building to be demolished; refer to Certificates of Lawfulness: 2012/5619/P, 2013/0959/P, 2013/0960/P

Rev	Date	Notes

**robertdye**  
 Robert Dye Associates  
 Unit A2 Linton House 39-51 Highgate Road London NW5 1RS  
 tel: 020 7267 9388 www.robertdye.com  
 fax: 020 7267 9345 email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Existing Loft Plan	scale	1:100 @ A3
		drawn by	LS
drawing no	EX 004	date	Oct 2013
		rev	/
		dwg status	Planning





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0 1 2 5 m

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 Unit A2 Linton House 39-51 Highgate Road London NW5 1RS  
 tel: 020 7267 9388 www.robertdye.com  
 fax: 020 7267 9345 email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Existing Roof Plan	scale	1:100 @ A3
		drawn by	LS
drawing no	EX 005	rev	/
		date	Oct 2013
		dwg status	Planning



Existing outline of basement extension -  
 Planning Ref: 2011/6239/P -  
 Construction commenced

No 2A

No 2

No 4

No 6

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refer to Planning Consents: 2012/3401/P, 2013/0927/P
- Existing building to be demolished;  
refer to Certificates of Lawfulness: 2012/5619/P, 2013/0959/P, 2013/0960/P

Rev	Date	Notes

**robertdye**  
 Robert Dye Associates  
 Unit A2 Linton House 39-51 Highgate Road London NW5 1RS  
 tel: 020 7267 9388 www.robertdye.com  
 fax: 020 7267 9345 email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Existing Front Elevation	scale	1:100 @ A3
		drawn by	LS
drawing no	EX 006	rev	/
		date	Oct 2013
		dwg status	Planning





Existing outline of incidental Plant Room -  
 Planning Ref: 2012/3821/P -  
 Construction commenced

No 6

No 4

No 2

No 2A

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Rev	Date	Notes

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 Robert Dye Associates  
 Unit A2 Linton House 39-51 Highgate Road London NW5 1RS  
 tel: 020 7267 9388 www.robertdye.com  
 fax: 020 7267 9345 email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Existing Rear Elevation	scale	1:100 @ A3
		drawn by	LS
drawing no	EX 007	rev	/
		date	Oct 2013
		dwg status	Planning



Existing outline of Incidental Plant Room -  
 Planning Ref: 2012/3821/P -  
 Construction commenced

Existing outline of basement extension -  
 Planning Ref: 2011/6239/P -  
 Construction commenced

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- Existing building to be demolished; refer to Certificates of Lawfulness: 2012/5619/P, 2013/0959/P, 2013/0960/P

Rev	Date	Notes

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 Robert Dye Associates  
 Unit A2 Linton House 39-51 Highgate Road London NW5 1RS  
 tel: 020 7267 9388 www.robertdye.com  
 fax: 020 7267 9345 email: info@robertdye.com

project	project no
<b>2 Clorane Gardens</b>	<b>218</b>
drawing	scale
<b>Existing Side Elevation</b>	<b>1:100 @ A3</b>
	drawn by
	<b>LS</b>
drawing no	date
<b>EX 008</b>	<b>Oct 2013</b>
rev	date
dwg status	Planning





Existing outline of basement extension -  
 Planning Ref: 2011/6239/P -  
 Construction commenced

Existing outline of Incidental  
 Plant Room -  
 Planning Ref: 2012/3821/P -  
 Construction commenced

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- Existing building to be demolished;  
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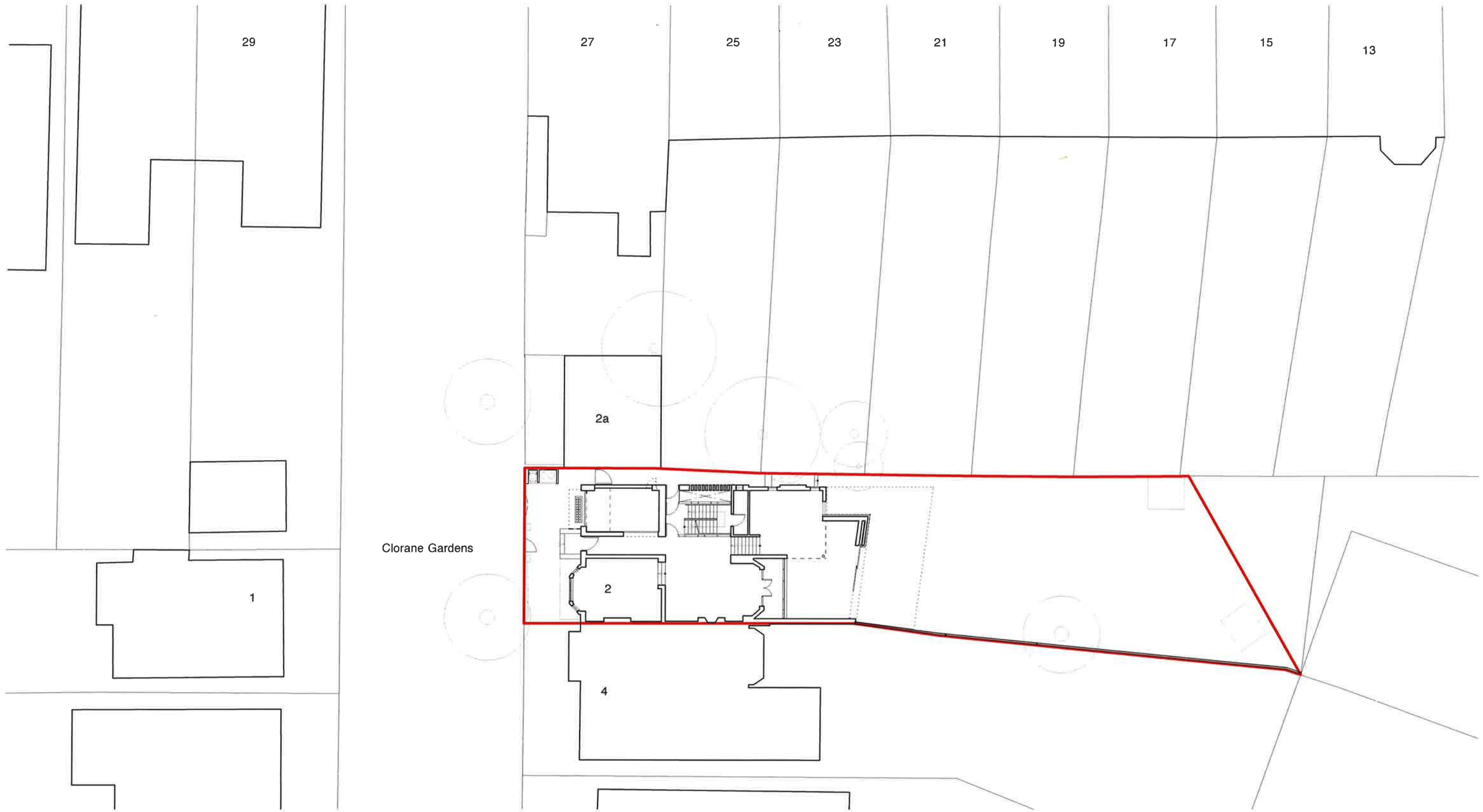
Rev	Date	Notes

**robertdye**  
 Robert Dye Associates  
 Unit A2 Linton House 39-51 Highgate Road London NW5 1RS  
 tel: 020 7267 9388      www.robertdye.com  
 fax: 020 7267 9345      email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Existing West Elevation	scale	1:100 @ A3
		drawn by	LS
drawing no	EX 012	rev	/
		date	Oct 2013
		dwg status	Planning

Proposed Site Context	PA 100	1:250@A3
Proposed Basement Plan	PA 001	1:100@A3
Proposed Ground Floor Plan	PA 002	1:100@A3
Proposed First Floor Plan	PA 003	1:100@A3
Proposed Loft Plan	PA 004	1:100@A3
Proposed Roof Plan	PA 005	1:100@A3
Proposed Front Elevation	PA 006	1:100@A3
Proposed Rear Elevation	PA 007	1:100@A3
Proposed Side Elevation	PA 008	1:100@A3
Proposed West Elevation	PA 012	1:100@A3





**Notes**

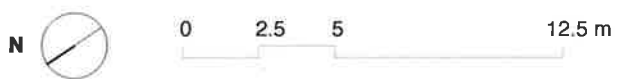
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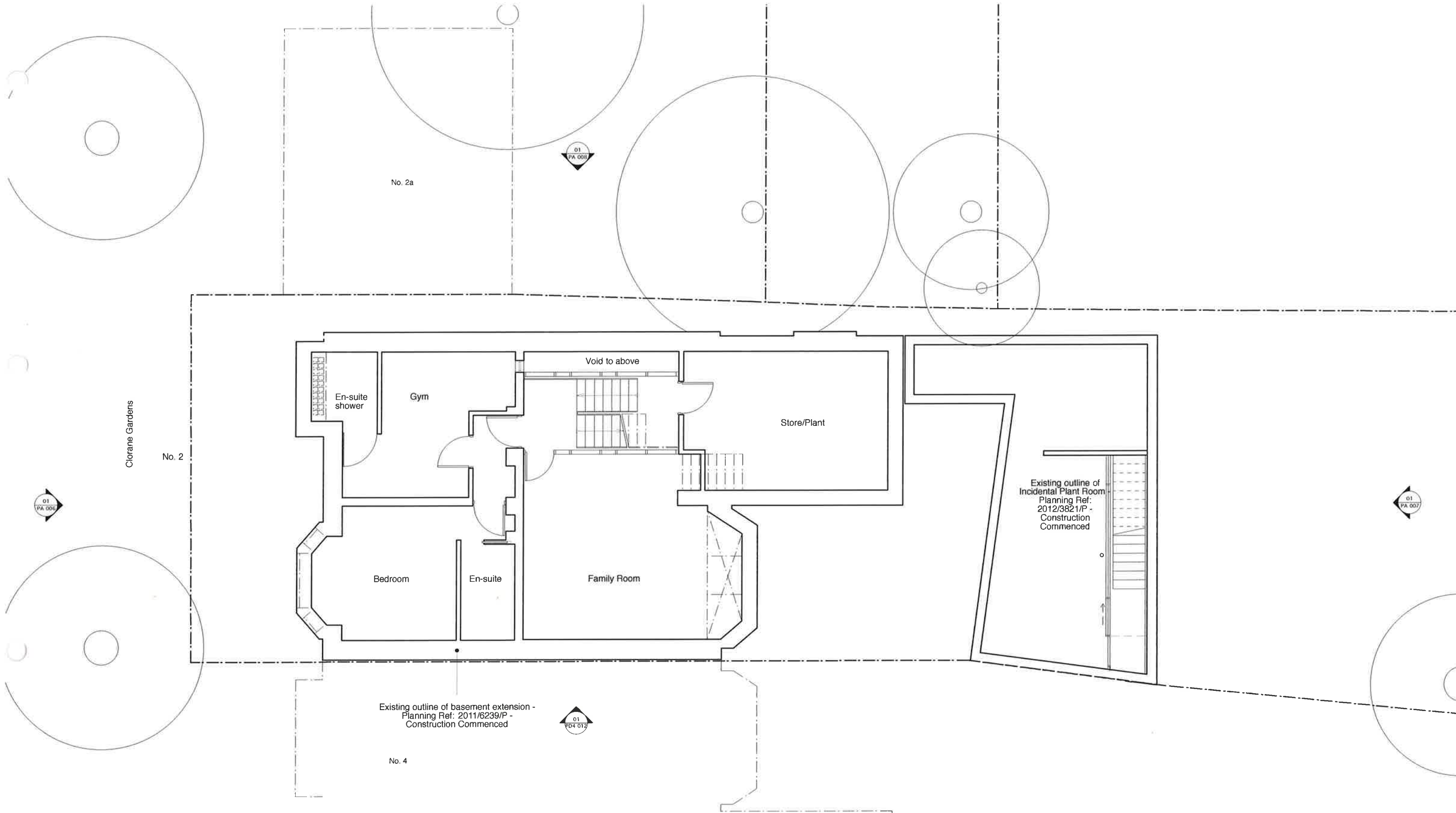
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**DO NOT SCALE FROM THE DRAWING**



Rev	Date	Notes

<b>robertdye</b>	
Robert Dye Associates Unit A2 Linton House 39-51 Highgate Road London NW5 1RS	
tel: 020 7267 9388	www.robertdye.com
fax: 020 7267 9345	email: info@robertdye.com
project <b>2 Clorane Gardens</b>	project no <b>218</b>
drawing <b>Proposed Site Context</b>	scale 1:250 @ A3 drawn by LS
drawing no <b>PA3 - 100</b>	rev / date Oct 2013 dwg status Planning



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**DO NOT SCALE FROM THE DRAWING**

0 1 2 5 m

**N**

Granted development;  
refer to Planning Consents: 2012/3401/P, 2013/0927/P  
refer to Certificates of Lawfulness: 2012/5619/P, 2013/0959/P, 2013/0960/P

Proposed rebuilding of remaining walls not included in previous applications.

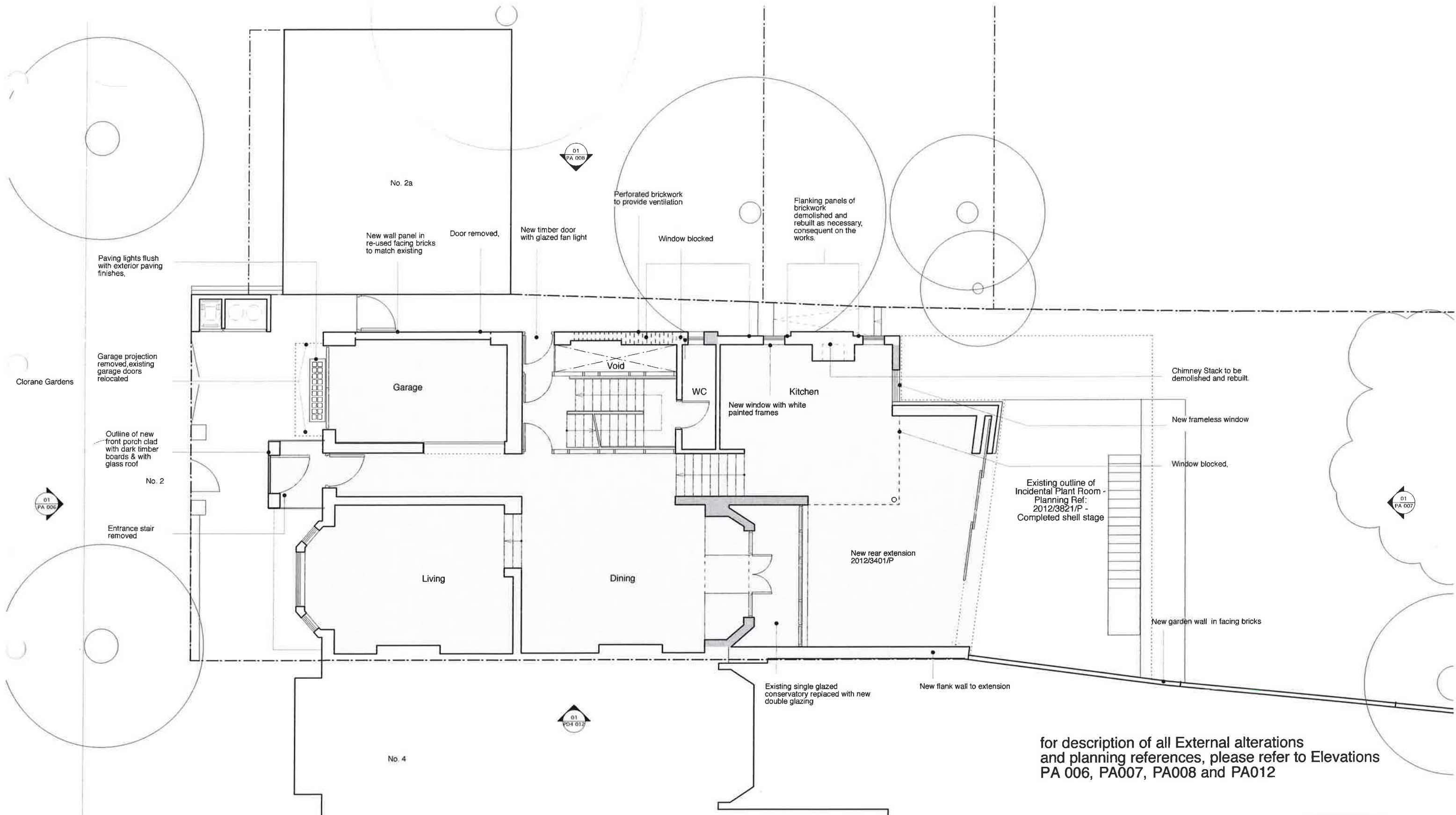
Rev	Date	Notes

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**robertdye**  
Robert Dye Associates  
Unit A2 Linton House 39-51 Highgate Road London NW5 1RS  
tel: 020 7267 9388 www.robertdye.com  
fax: 020 7267 9345 email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Proposed Basement Plan	scale	1:100 @ A3
		drawn by	LS
drawing no	PA3 001	rev	/
		date	Oct 2013
		dwg status	Planning





for description of all External alterations and planning references, please refer to Elevations PA 006, PA007, PA008 and PA012

**Notes**

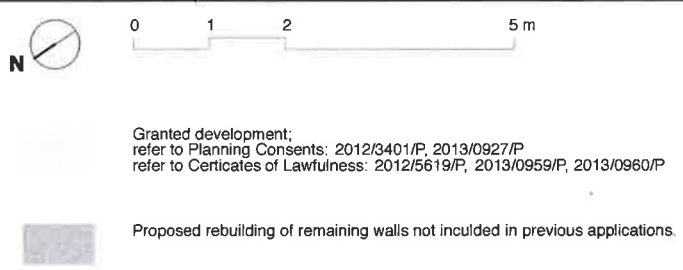
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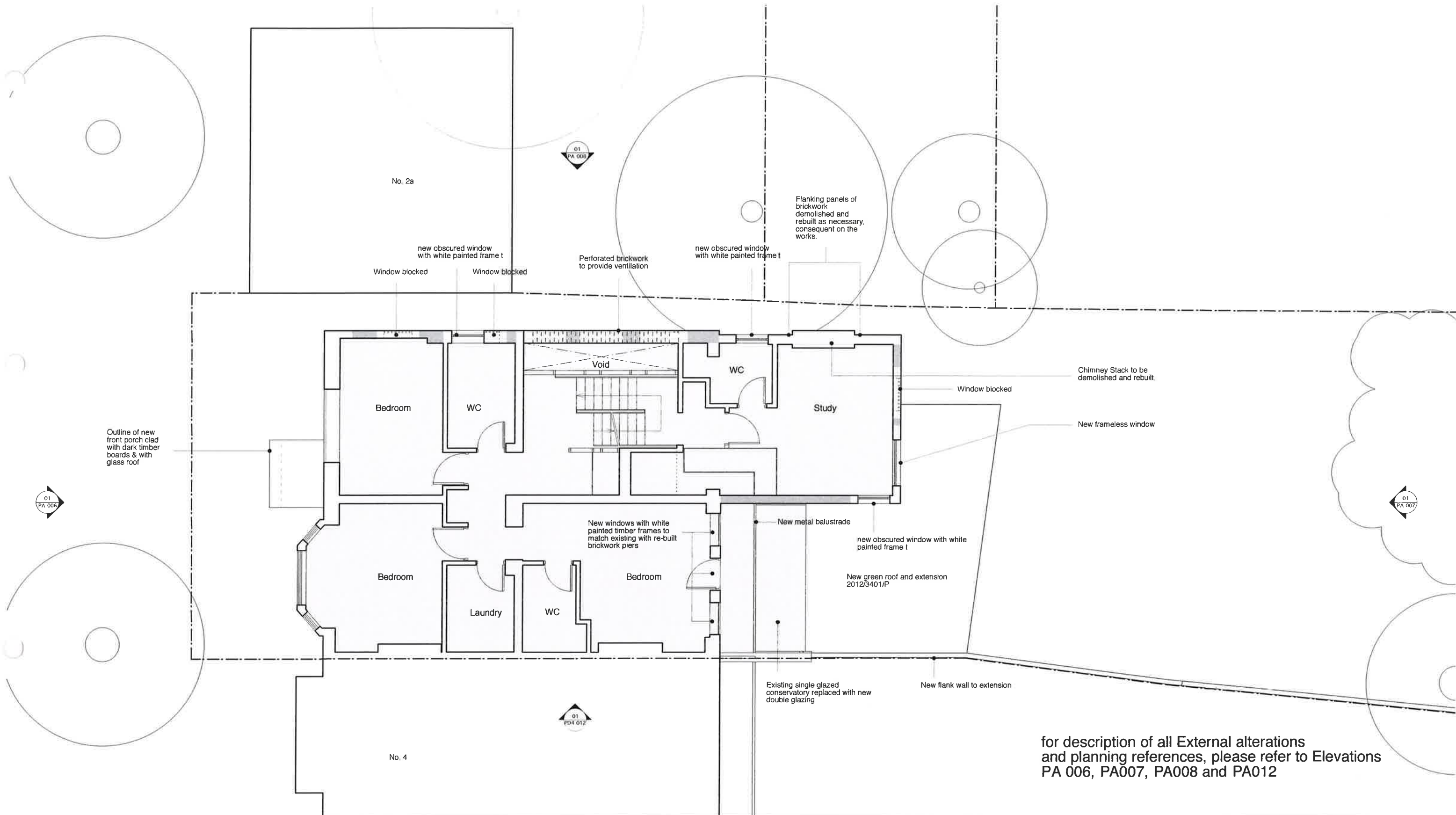
**DO NOT SCALE FROM THE DRAWING**



Rev	Date	Notes

**robertdye**  
 Robert Dye Associates  
 Unit A2 Linton House 39-51 Highgate Road London NW5 1RS  
 tel: 020 7267 9388 www.robertdye.com  
 fax: 020 7267 9345 email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Proposed Ground Floor Plan	scale	1:100 @ A3
		drawn by	LS
drawing no	PA3 002	rev	/
		date	Oct 2013
		dwg status	Planning



for description of all External alterations and planning references, please refer to Elevations PA 006, PA007, PA008 and PA012

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0 1 2 5 m

**01 PA 006**

**01 PA 007**

**01 PD4 012**

Granted development; refer to Planning Consents: 2012/3401/P, 2013/0927/P refer to Certificates of Lawfulness: 2012/5619/P, 2013/0959/P, 2013/0960/P

Proposed rebuilding of remaining walls not included in previous applications.

Rev	Date	Notes

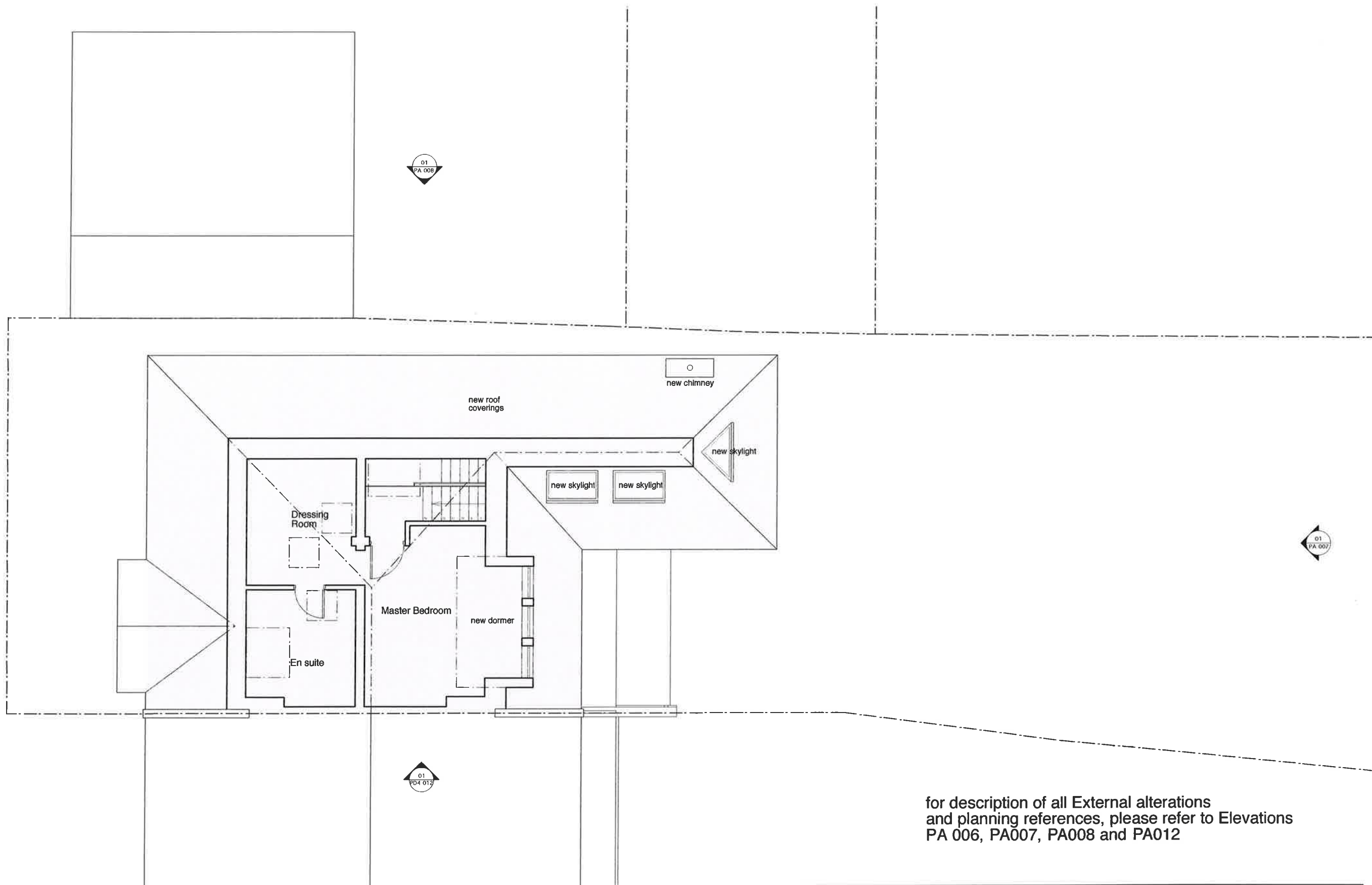
**robertdye**

Robert Dye Associates  
Unit A2 Linton House 39-51 Highgate Road London NW5 1RS

tel: 020 7267 9388 www.robertdye.com  
fax: 020 7267 9345 email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Existing First Floor Plan	scale	1:100 @ A3
		drawn by	LS
drawing no	PA3 003	rev	/
		date	Oct 2013
		dwg status	Planning





for description of all External alterations  
and planning references, please refer to Elevations  
PA 006, PA007, PA008 and PA012

**Notes**

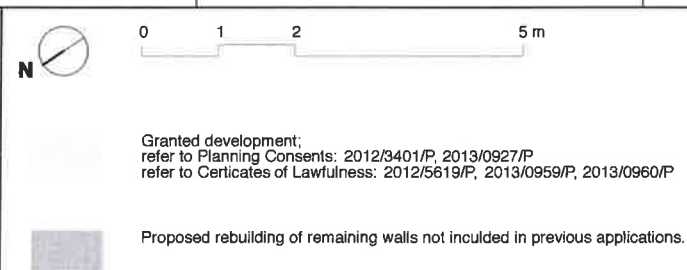
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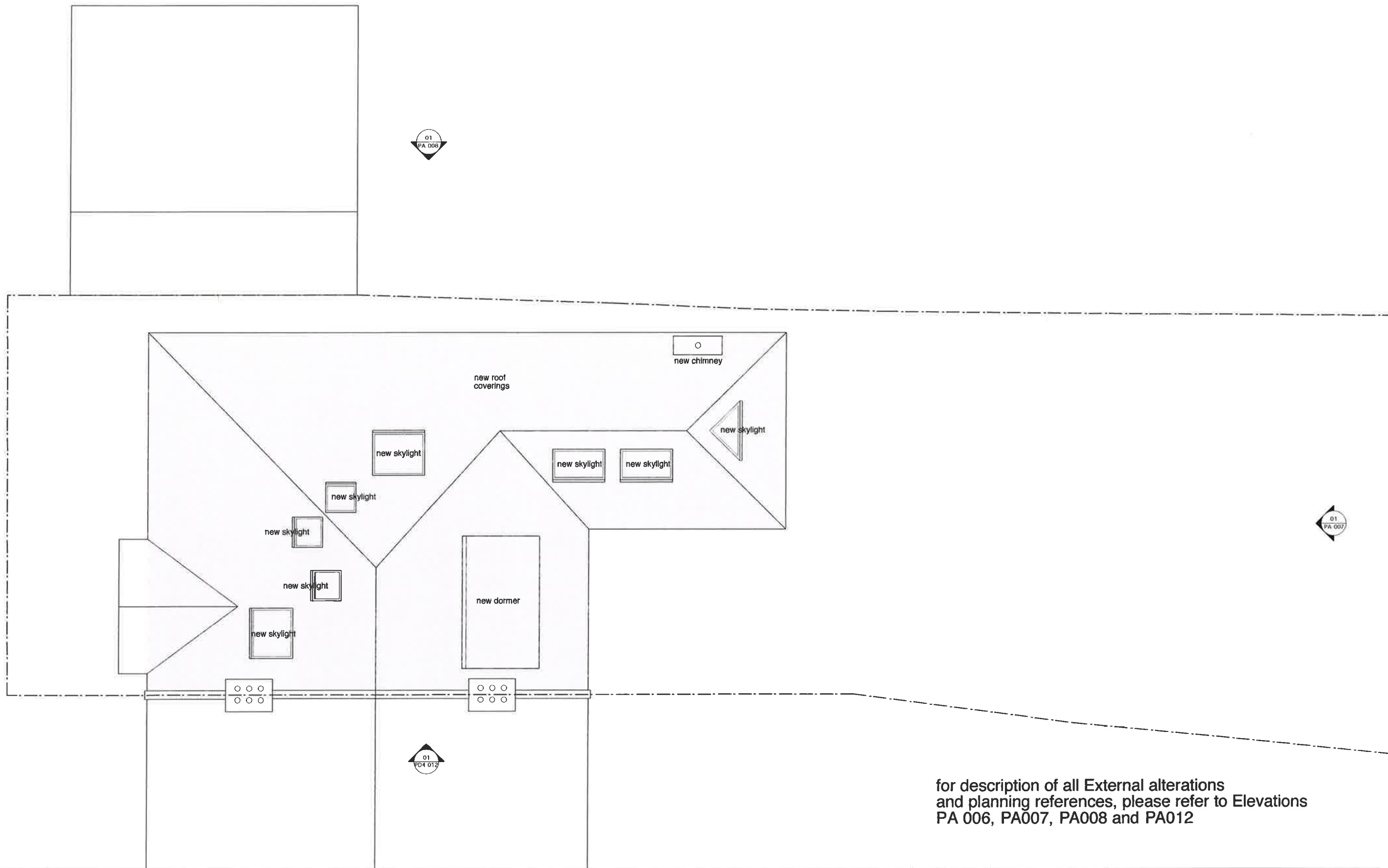
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Rev	Date	Notes

<b>robertdye</b>	
Robert Dye Associates Unit A2 Linton House 39-51 Highgate Road London NW5 1RS	
tel: 020 7267 9388	www.robertdye.com
fax: 020 7267 9345	email: info@robertdye.com
project <b>2 Clorane Gardens</b>	project no <b>218</b>
drawing <b>Proposed Loft Plan</b>	scale 1:100 @ A3 drawn by LS
drawing no <b>PA3 004</b>	rev / date Oct 2013 chg status Planning



for description of all External alterations and planning references, please refer to Elevations PA 006, PA007, PA008 and PA012

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0 1 2 5 m

**Legend**

- Granted development; refer to Planning Consents: 2012/3401/P, 2013/0927/P refer to Certificates of Lawfulness: 2012/5619/P, 2013/0959/P, 2013/0960/P
- Proposed rebuilding of remaining walls not included in previous applications.

Rev	Date	Notes

**robertdye**  
 Robert Dye Associates  
 Unit A2 Linton House 39-51 Highgate Road London NW5 1RS  
 tel: 020 7267 9388 www.robertdye.com  
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project	2 Clorane Gardens	project no	218
drawing	Proposed Roof Plan	scale	1:100 @ A3
		drawn by	LS
drawing no	PA3 005	rev	/
		date	Oct 2013
		dwg status	Planning



New replacement roof covering, using existing tiles (salvaged) wherever possible, any new tiles to match existing clay tiles in colour, size, & detail - 2013/0959/P Informative 4

replacement chimney (enlarged to match that at no.4 Clorane Gdns) - 2013/0927/P

Masonry paint removed to expose existing bricks and dentils - 2012/3401/P

Existing 'fan light' infilled with brick to match existing house - 2013/0960/P

Garage projection removed, existing garage doors relocated flush to brick facade - 2012/3401/P

new in-line openable skylight max projection above roof line 140 mm - 2012/5619/P



No 2A

No 2

No 4

No 6

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DO NOT SCALE FROM THE DRAWING



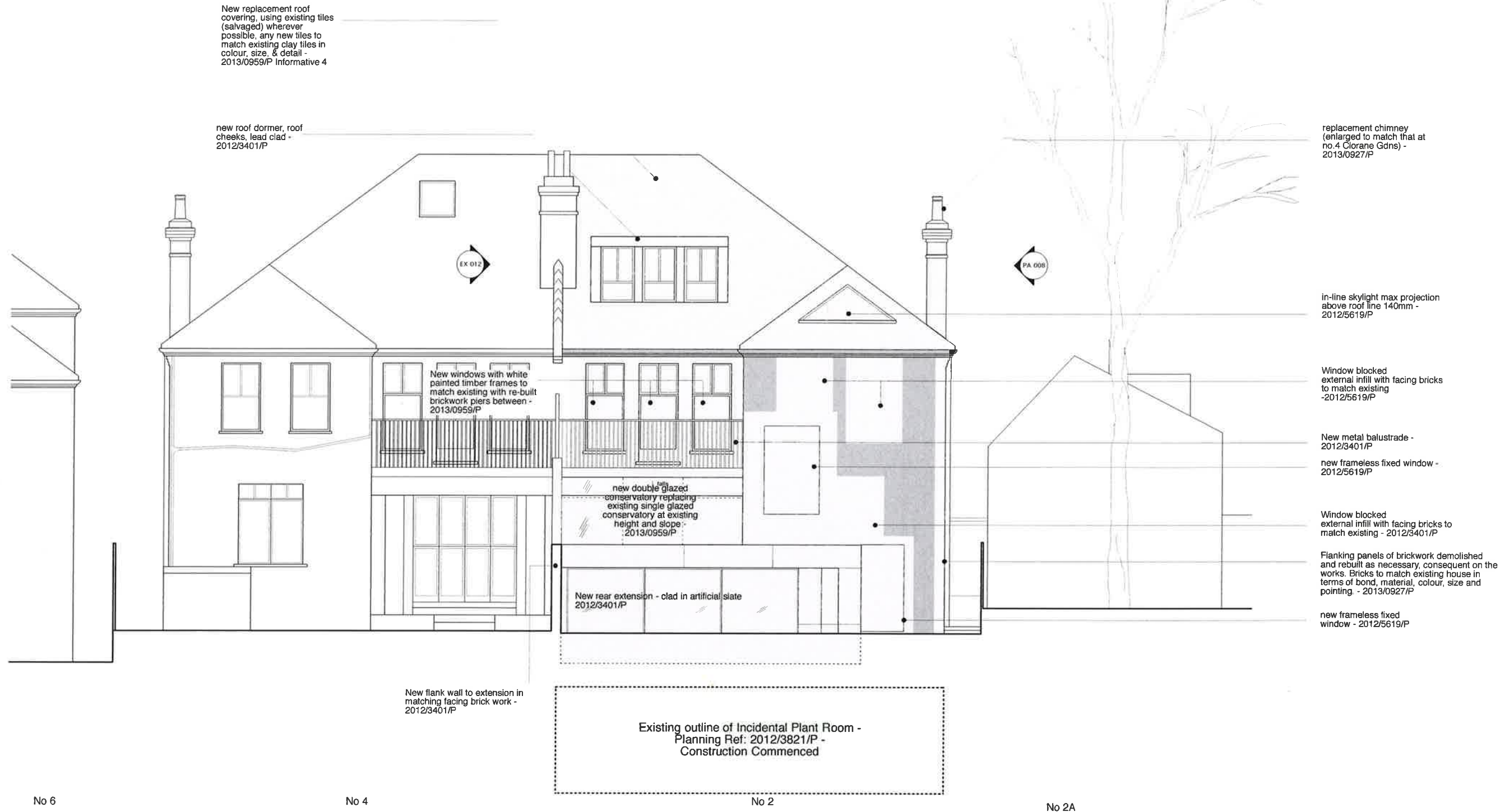
Granted development;  
refer to Planning Consents: 2012/3401/P, 2013/0927/P  
refer to Certificates of Lawfulness: 2012/5619/P, 2013/0959/P, 2013/0960/P

Proposed rebuilding of remaining walls not included in previous applications.

Rev	Date	Notes

**robertdye**  
Robert Dye Associates  
Unit A2 Linton House 39-51 Highgate Road London NW5 1RS  
tel: 020 7267 9388 www.robertdye.com  
fax: 020 7267 9345 email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Proposed Front Elevation	scale	1:100 @ A3
		drawn by	LS
drawing no	PA3 006	rev	/
		date	Oct 2013
		dwg status	Planning



**Notes**

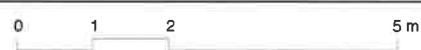
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refer to Certificates of Lawfulness: 2012/5619/P, 2013/0959/P, 2013/0960/P

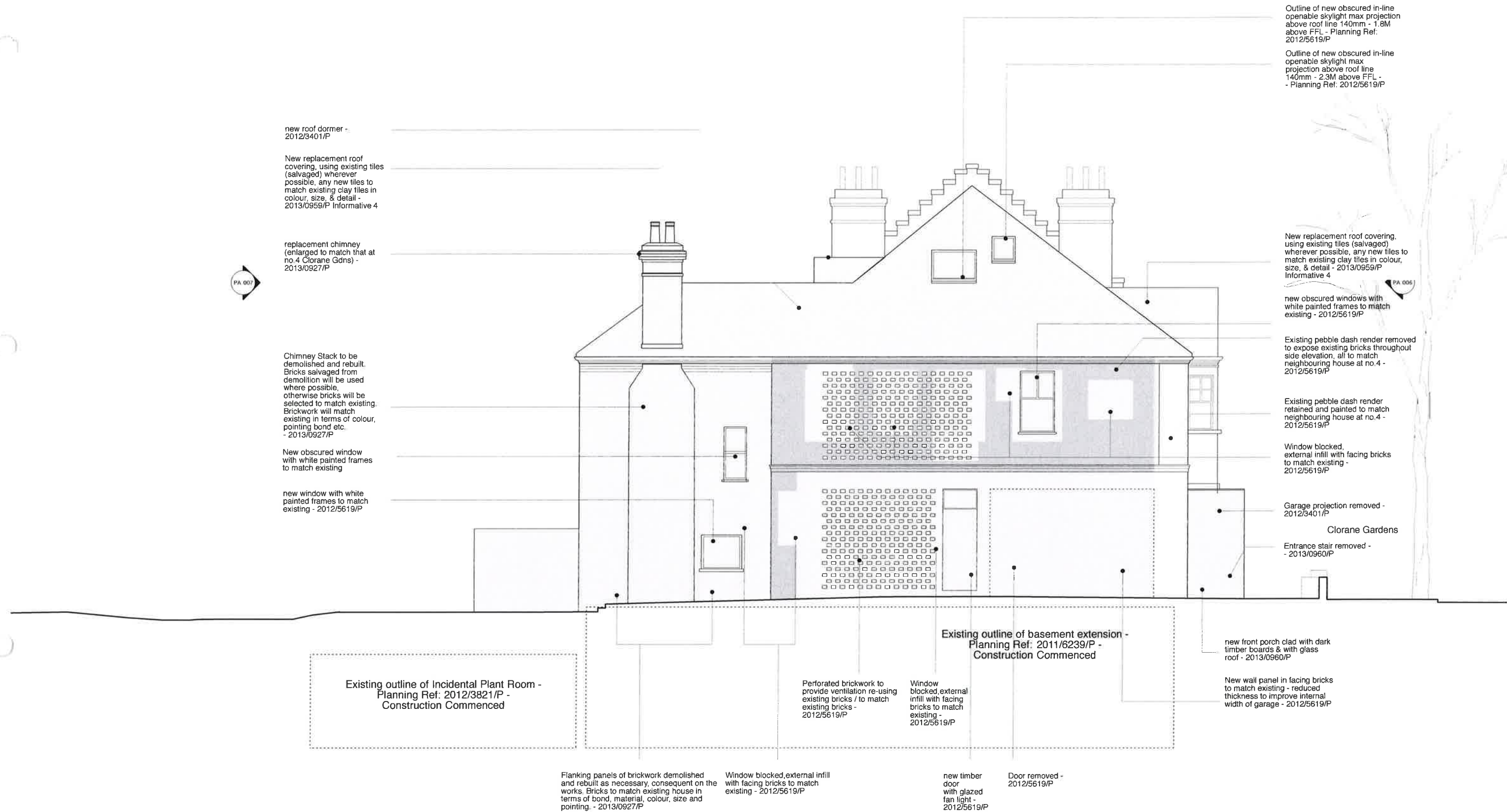
Proposed rebuilding of remaining walls not included in previous applications.

Rev	Date	Notes

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tel: 020 7267 9388 www.robertdye.com  
fax: 020 7267 9345 email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Proposed Rear Elevation	scale	1:100 @ A3
		drawn by	LS
drawing no	PA3 007	rev	/
		Date	Oct 2013
		dwg status	Planning





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Granted development; refer to Planning Consents: 2012/3401/P, 2013/0927/P refer to Certificates of Lawfulness: 2012/5619/P, 2013/0959/P, 2013/0960/P

Proposed rebuilding of remaining walls not included in previous applications.

Flanking panels of brickwork demolished and rebuilt as necessary, consequent on the works. Bricks to match existing house in terms of bond, material, colour, size and pointing. - 2013/0927/P

Window blocked, external infill with facing bricks to match existing - 2012/5619/P

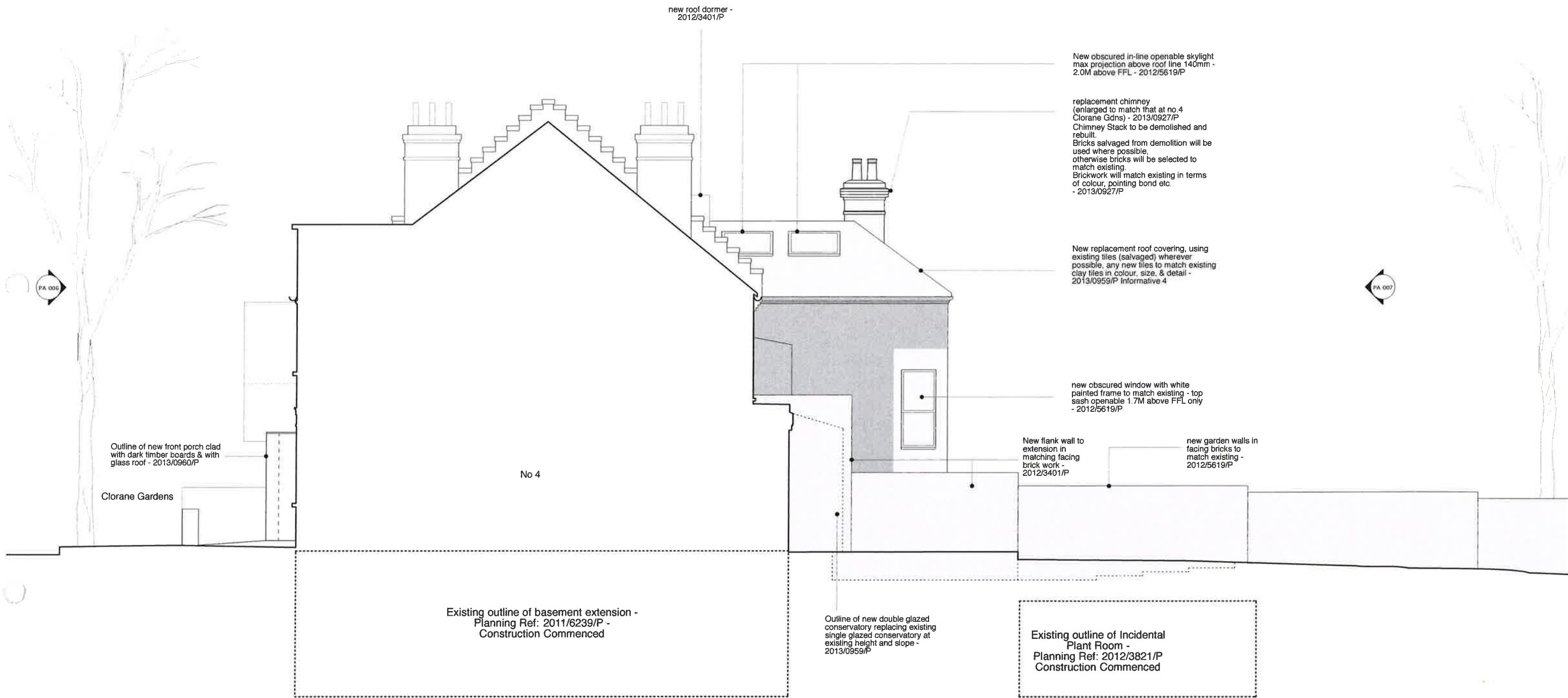
new timber door with glazed fan light - 2012/5619/P

Door removed - 2012/5619/P

Rev	Date	Notes

**robertdye**  
 Robert Dye Associates  
 Unit A2 Linton House 39-51 Highgate Road London NW5 1RS  
 tel: 020 7267 9388 www.robertdye.com  
 fax: 020 7267 9345 email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Proposed Side Elevation	scale	1:100 @ A3
		drawn by	LS
drawing no	PA3 008	rev	/
		date	Oct 2013
		dwg status	Planning



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Granted development;  
refer to Planning Consents: 2012/3401/P, 2013/0927/P  
refer to Certificates of Lawfulness: 2012/5619/P, 2013/0959/P, 2013/0960/P

Proposed rebuilding of remaining walls not included in previous applications.

Rev	Date	Notes

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fax: 020 7267 9345 email: info@robertdye.com

project	2 Clorane Gardens	project no	218
drawing	Proposed West Elevation	scale	1:100 @ A3
		drawn by	LS
drawing no	PA3 012	rev	/
		date	Oct 2013
		dwg status	Planning