



HERITAGE, DESIGN & ACCESS STATEMENT IN CONJUNCTION WITH AN APPLICATION FOR PLANNING PERMISSION & CONSERVATION AREA CONSENT

(HOUSEHOLDER APPLICATION)

IN RELATION TO
67 HILLWAY,
LONDON N6 6AB

PREPARED BY NORD LONDON LTD

REVISED AND RE-ISSUED 24.06.13

TO BE READ IN CONJUNCTION WITH DRAWINGS:

100 SERIES - EXISTING

- 100 LOCATION PLAN
- 101 GROUND FLOOR PLAN
- 102 FIRST FLOOR PLAN
- 103 ATTIC PLAN
- 104 WEST ELEVATION
- 105 EAST ELEVATION
- 106 SECTION AA
- 107 SECTION BB
- 108 SOUTH ELEVATION
- 109 DEMOLITION PLAN
- 110 SITE PLAN

200 SERIES - PROPOSED

- 201 GROUND FLOOR PLAN - REVISION B
- 202 FIRST FLOOR PLAN - REVISION B
- 203 ATTIC PLAN - REVISION B
- 204 WEST ELEVATION - REVISION A
- 205 EAST ELEVATION - REVISION B
- 206 SECTION AA - REVISION B
- 207 SECTION BB - REVISION A
- 208 SOUTH ELEVATION - REVISION A

CONSERVATION AREA

HOLLY LODGE ESTATE
CHARACTER AREA 1

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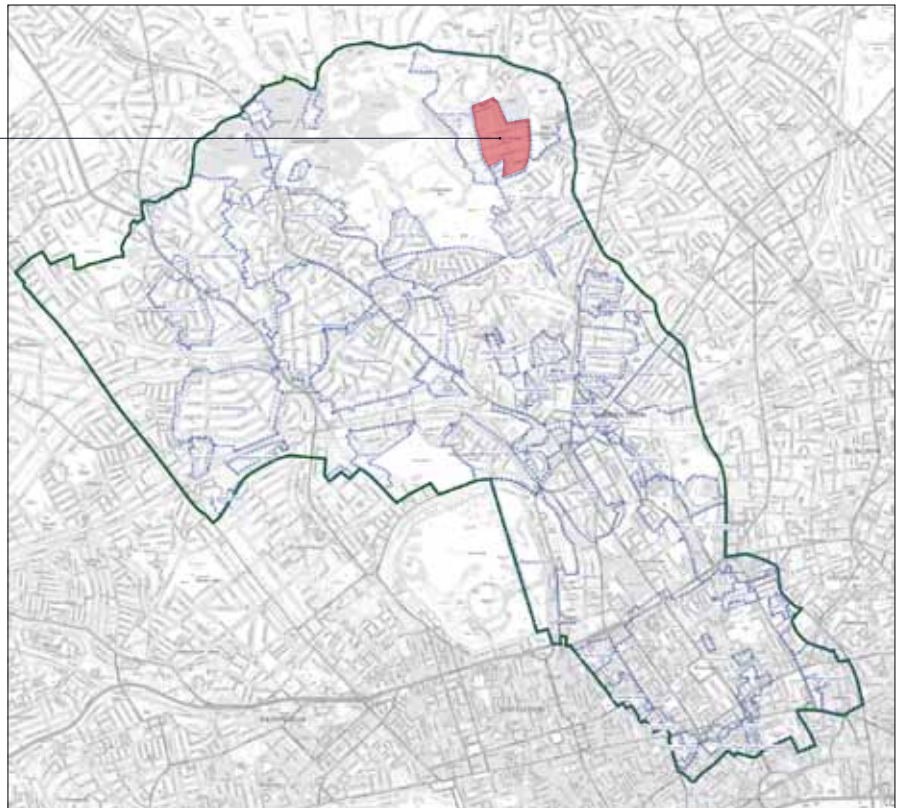
1.0 CONTEXT

1.1 SITE

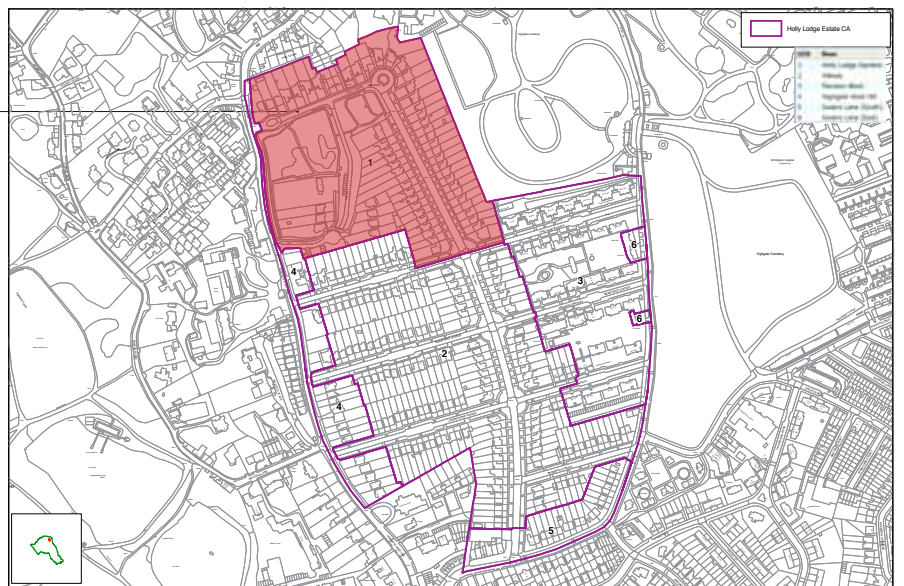
Site Address : 67 Hillway, London N6 6AB

The site is situated within the Holly Lodge Conservation Area and within Character Area 1 : Holly Lodge Gardens

Camden Conservation Area Map showing Holly Lodge Conservation Area in Red



Holly Lodge Conservation Area with Character Area 1 in Red



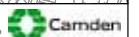
Holly Lodge Estate CA Character Areas



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Scale 1:100 Usable Scale

Print Date: 08/04/2010



Printed By: L.Small
Map Ref No: c0801

67 Hillway, the site included within this application for planning permission and conservation area consent, is situated near the junction of Oakeshott Avenue and is orientated along an east / west axis facing onto the west side of Hillway.

Holly Lodge Character Area 1 with
67 Hillway shown in red



67 Hillway shown in red



1.2 HERITAGE

The existing building falls within Holly Lodge Estate Conservation Area and in particular Character Area 1 - Holly Lodge Gardens, The Holly Lodge Estate is an exceptionally well preserved example of Garden Suburb architecture dating from the 1920's and the only one of its kind in the borough.

The architectural style is immediately recognisable through its layout, typology and unique materials palette. Formally, a succession of 2 storey houses address Hillway and are set back and raised up from the road side. The generous setting of the houses affords them a greater degree of privacy and defensible space to the front of the building line.



Hillway detached house typologies



67 Hillway - East Facade looking onto Hillway.

As is traditional within this style, a public footpath creates an intermediate boundary edge to the perimeter of each front garden. This area either side of the footpath is tree lined and grassed to create a pleasant community domain along the front of the houses. This setting back is particularly expressed on Hillway forming as it does one of the principle streets in the estate.



Houses are set back from the roads and separated by footpaths.

A mix of detached and semi detached houses create a rhythm along the street frontage with the accent of the expressed gable end a repeated form. These can be seen as stand alone houses or as mirrored semi detached gables. The layout of the house at 67 Hillway is, we anticipate, typical to most on the street with a main reception room to the front of the ground floor framed by a bow window. A porch with main entrance completes the ground floor elevation along with a single story garage set back from the building line of the house.



Houses separated by single storey garages.



Black timber framing with white roughcast.

The gap that the single storey garage creates between the houses is cited as important to retain within the Conservation Area Management Strategy. The image to the left illustrates this point and we can appreciate the need to retain visual links through the plots to provide definition to the house form and to allow views of sky and greenery beyond.

The original material palette used throughout Holly Lodge has been wonderfully preserved to the present day. Ground floors are either red brick or roughcast render painted white, Upper floors are almost always white roughcast with black painted timber in the 'mock-tudor' style typical of the architecture. Casement windows, if original, are usually framed in black timber.



Rear Elevations are less detailed for obvious reasons and in the case of 67 Hillway the facade is a simple composition in white render. The patio doors and windows in this example we do not think are original casements. It is also possible that the original building could have been an extended to the left side of the rear elevation to create a larger kitchen. This may have been added at a later date and we would propose to replace the single story element within the extension that is the subject of this application. Red clay tiles are predominantly used as roofing materials throughout the conservation area with roof details such as chimney breasts in red brick or white render.

By comparison, the neighbouring property at 69 Hillway has evidently undergone some fairly dramatic renovation work some time in the past. Original windows have been removed and the rear of the property extended with inappropriate aluminium sliding doors used across the facade. The roof area has also been extended with a dormer of significant size.

It can be said that 67 Hillway retains its original proportional values and the design proposals within this application will look to reinforce these with sympathetic design proposals for the extension. 69 Hillway provides an unfortunate reminder of what is not acceptable within residential development within a designated conservation area. We appreciate that his work will have been carried out some time ago. The party fence structure between the properties will also be addresses in the scope of works.

71 Hillway

69 Hillway

67 Hillway



71 Hillway has a more recent extension visible in the above image which is full width and rendered to match the house. On the other side of 67 Hillway, No 65 also has a contemporary extension to the rear of the property. This also appears to occupy the full width of the rear elevation.

67 Hillway

65 Hillway



1.3 POLICIES

The following documents were consulted in the initial assessment of the design principles to ensure that the design approach accords with local and national plan policy and the conservation area management strategy. Abridged excerpts from these documents have been included below for reference.

Holly Lodge Estate Conservation Area Appraisal and Management Strategy

Adopted 6th December 2012.

Local Development Framework

Camden Development Policies 2010-2025

Local Plan Development Policies

DP22 - Promoting Sustainable Design and Construction

DP24 - Securing High Quality Design

DP25 - Conserving Camden's Heritage

Camden Planning Guidance

CPG1 - Design

With particular relevance to pps27-28 Rear Extensions

National Planning Policy Framework

Adopted March 2012.

With particular relevance to Chapter 7 - Requiring good design and Chapter 9 - Conserving and enhancing the historic environment.

Holly Lodge Estate Conservation Area Appraisal and Management Strategy

The Management Strategy for Holly Lodge Conservation Area is provided for design guidance to protect the heritage and characteristics of the area. The document locates the site within the context of the Character area 1 - Holly Lodge Gardens which is described as follows:

" The design of the houses here is similar to those on the Avenues: bow windows, both square and semi-circular, gables, extended pitches and tiled skirts to windows may be seen in various combinations on most of the buildings. Some properties have wooden balconies on the front elevation, under the overhanging eaves."

The document contains guidance on the development of rear extensions that is particularly relevant to this application.

Rear extensions

Extensions and conservatories can alter the balance and harmony of a prop-

erty or of a group of properties by insensitive scale, design or inappropriate materials. **Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation area. In most cases such extensions should be no more than one storey in height, but the general effect on neighbouring properties, views from the public realm, and relationship with the historic pattern of development will be the key factors in the consideration of their acceptability.**

Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the conservation area is prejudiced. Extensions should be in harmony with the original form and character of the building and the historic pattern of extensions within the group of buildings.

The acceptability of larger extensions depends on the particular site and circumstances. The topography increases the effect of a rear extension for those on the downslope side, with the impacts of height and bulk, overlooking and overshadowing being greater than a similar proposal on level ground. Original rear projections on houses avoid an overbearing effect on their downslope neighbours by being located on the upslope side of the house, and subsequent extensions have largely, but not always, followed this pattern. Development on the downslope side can result in a excessively high wall for the downslope neighbour and so increase in height on this side is unlikely to be acceptable.

The conservation area guidance references development planning policy guidance from the Local Development Framework also quoted here for reference.

DP24 – Securing High Quality Design

The Council will require all development, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.*

DP25 – Conserving Camden's Heritage

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves or enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character and appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

Camden Planning Guidance CPG-1: Design contains guidance that is particularly relevant to development within a conservation area. In particular policy clauses 4.9 through 4.15 are pertinent.

Rear Extensions

4.9 A rear extension is often the most appropriate way to extend a house or property. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook and access to daylight and sunlight.

General principles

4.10 Rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
- respect and preserve the original design and proportions of the building, including its architectural period and style;*
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*
- allow for the retention of a reasonable sized garden; and*
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*

4.11 Materials should be chosen that are sympathetic to the existing building wherever possible

Height of rear extensions

4.12 In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. *Ground floor extensions are generally considered preferable to those at higher levels. The maximum acceptable height of an extension should be determined in relation to the points outlined in paragraph 4.10 above. In cases where a higher extension is appropriate, a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that would be caused by the additional height.*

4.13 In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

Width of rear extensions

4.14 The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

4.15 In addition, the rear of some buildings may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. The Council will seek to preserve these where appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.

1.4 INTERESTED PARTIES

On acceptance of this application we understand that feedback may be sought from the following parties.

Holly Lodge Estate Committee

English Heritage

The Georgian Group

The Victorian Society

Twentieth Century Society

2.0 DESIGN

2.1 USE

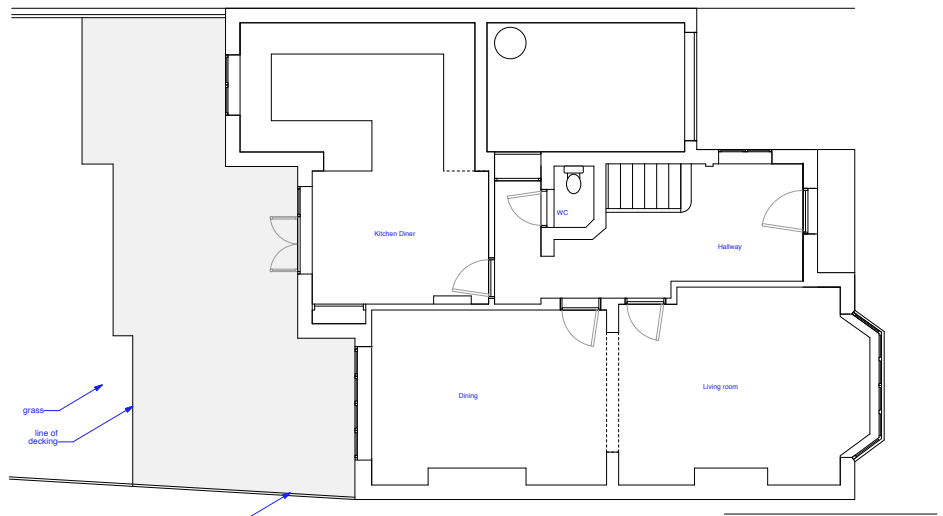
The residential property at 67 Hillway is a single family dwelling house. The proposals for a rear extension do not seek to alter this and the property shall remain as C3 residential use class.

2.2 AMOUNT

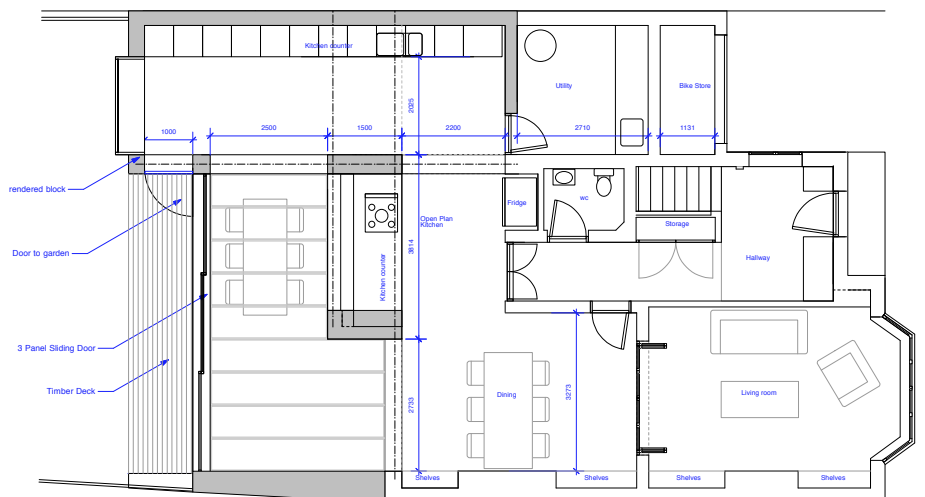
The floor plate of the existing property is currently 858sqft of ground floor accommodation. This includes reception room, dining room, hallway, WC and kitchen. The proposals contained in this application seek to extend the rear of the property through the addition of a full width extension. This will increase the gross internal area of the ground floor to 1255sqft - an increase of 397sqft to the habitable floor area.

Refer to drawings 101 - Existing Ground Floor Plan and 201 - Proposed Ground Floor Plan.

NL008_101
Existing Ground Floor Plan



NL008_201B
Proposed Ground Floor Plan



2.3 SCALE

The scale of the existing property is 2 storey with 8.5m approx from ground to gable apex visible from the front facade. The proposed rear extension of the building is drawn at a height of 3.5m across the full width of the house. The extension to the up slope adjoining property at 69 Hillway has a sloping roof. In this case the level parapet to the proposed extension at 67 is approximately in line with the height of the gutter to 67.

Within the proposed plans the garage to the left hand side of 67 Hillway will be partially demolished and replaced by a new rear extension across the full width of the plot.

See drawings 105 - Existing Rear Elevation and 205 - Proposed Rear Elevation along with 206 Section AA and 207 section BB.

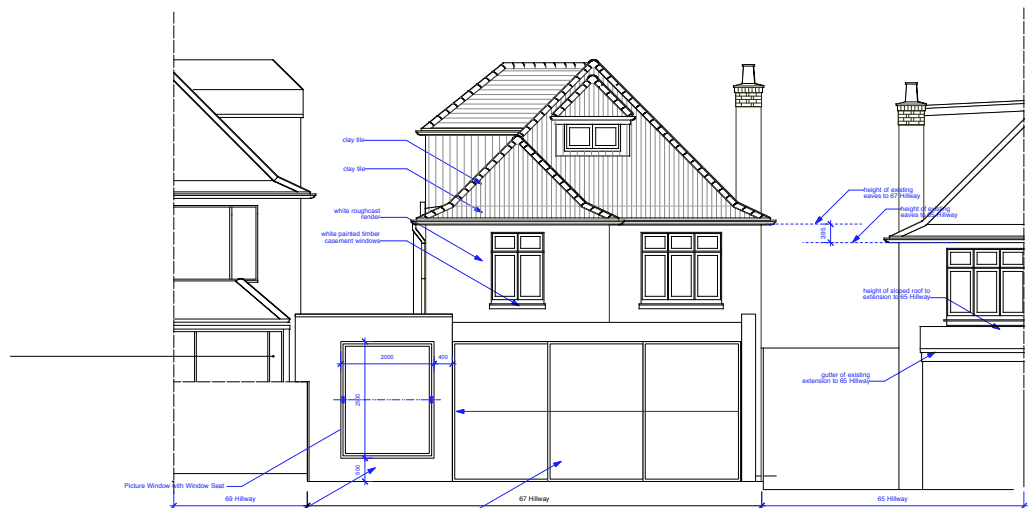
NL008_105
Existing Rear Elevation

Line of Existing Extension



NL008_205B
Proposed Rear Elevation

Line of Proposed Extension



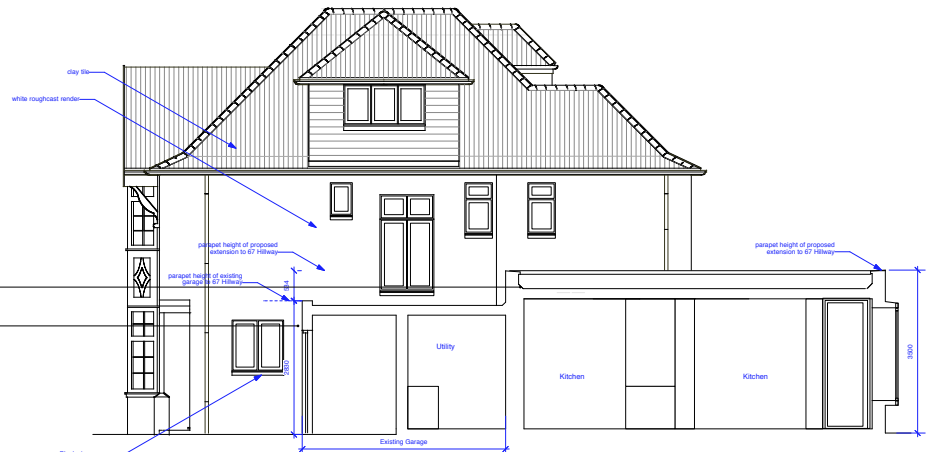
NL008_106
Existing Section AA

Line of Existing Upstand
Line of Existing Garage



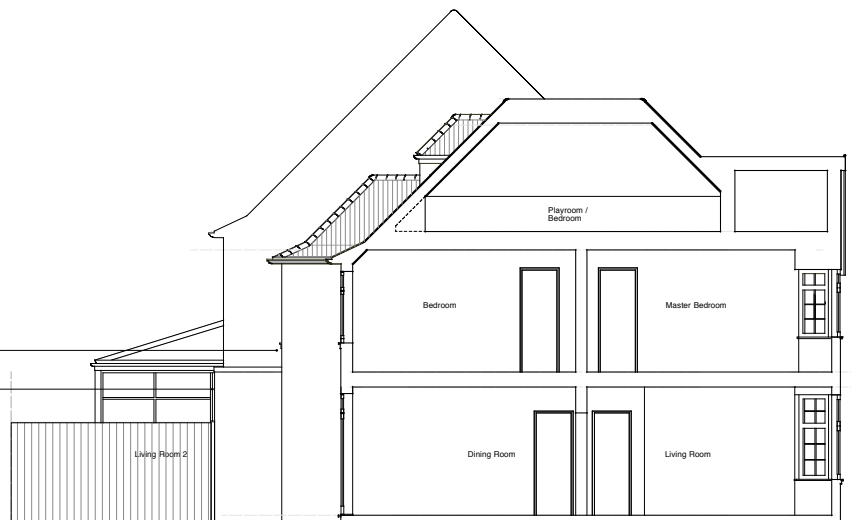
NL008_206B
Proposed Section AA

Line of Existing Upstand retained
Line of Existing Garage retained



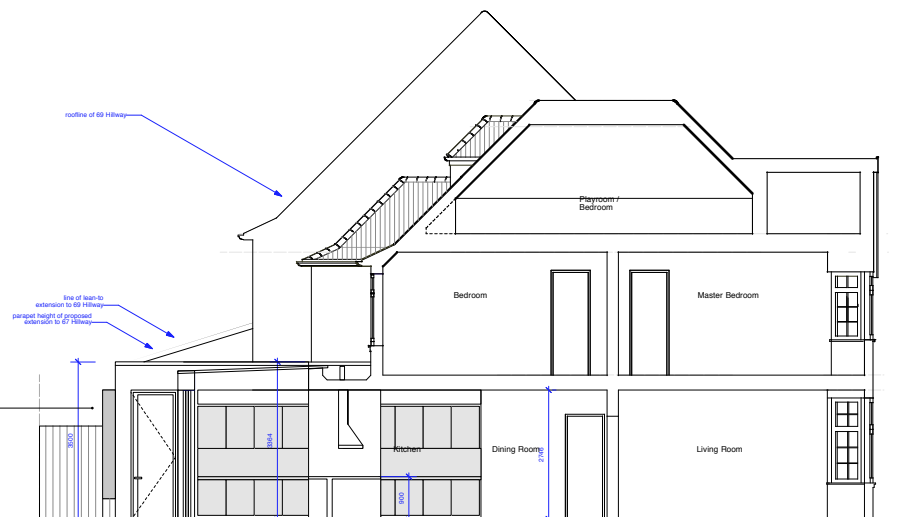
NL008_107
Existing Section BB

Line of Existing Building
Line of Existing Garage



NL008_207A
Proposed Section BB

Line of Proposed Extension



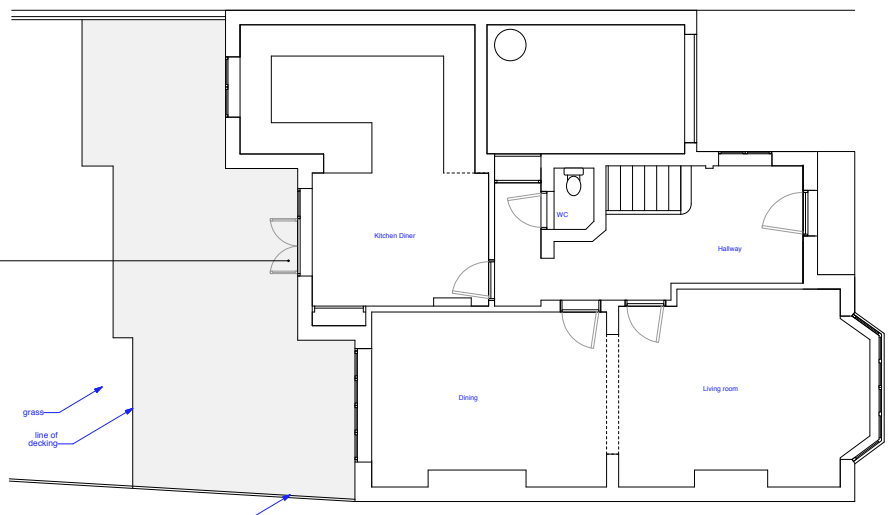
2.4 LAYOUT

Within the proposed plans amendments to the existing hallway and reception room walls are proposed. A larger WC is provided at ground floor level along with a hall closet. The kitchen has been increased in size to allow for a more open plan arrangement for the clients and greater flexibility and movement between spaces. Above the deeper plan a full width roof light will bring daylight into the middle of the plan where it is needed. The rooflight is anchored around a central island element built around existing external masonry and containing the cooking area. This also allows for structural support of the rood above. The existing garage will be converted into a utility room and bike store. The bike store will be accessible from the existing garage door and the utility space from the kitchen.

Refer to drawings 101 - Existing Ground Floor Plan and 201 - Proposed Ground Floor Plan.

NL008_101
Existing Ground Floor Plan

Line of Existing Building



NL008_201B
Proposed Ground Floor Plan

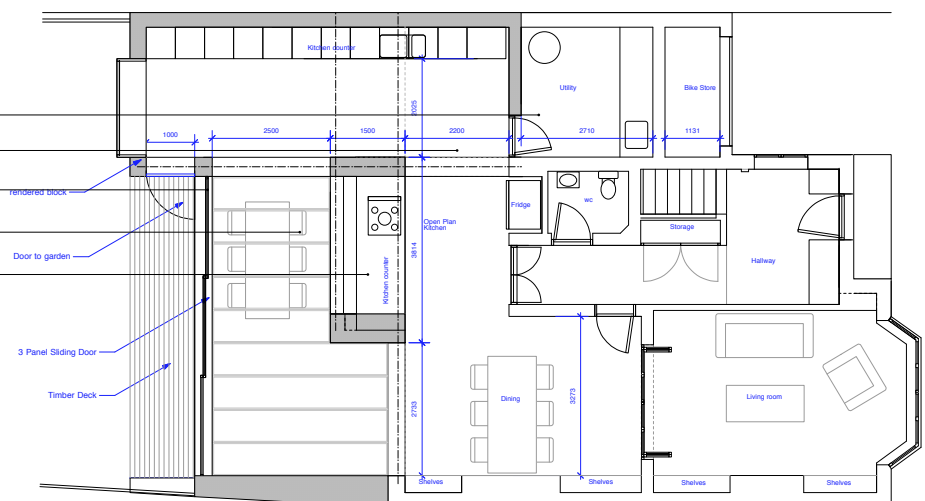
Utility

Kitchen

Extension

Rooflight

Central island



2.5 LANDSCAPE

No changes to external landscaping are proposed at this time save for trimming back of the grass to meet the new extension and the introduction of 2m of timber decking.

2.6 APPEARANCE

The choice of cladding materials for the rear extension have been carefully considered to fit harmoniously into the palette of the existing building and to the conservation area as a whole.



Render is widely used within the conservation area and in particular white render in the form of roughcast. This is usually framed by black painted timber. To continue the monochromatic approach but establish the new extension as a contemporary intervention we would propose a black render is used for the left hand garage extension element.

To continue the black framing applied to the architecture we would propose black anodised aluminium doors to the rear extension and roof-lights. These would be elegantly detailed to provide a sophisticated contemporary look.

The deep window seat to the kitchen area may offset this with a warm timber frame such as a Cherry or Douglas Fir. As a picture window we feel it will break away from the monochrome palette to frame natural views of the garden.



Black anodised doors and Douglas Fir picture window framing garden



Dark render with original brickwork.



3.0 ACCESS

3.1 PARKING

The existing provision of 2 parking spaces for private cars is maintained within the proposals. No amendments to the forecourt area are included within the submitted plans.

3.2 LIFETIME HOMES

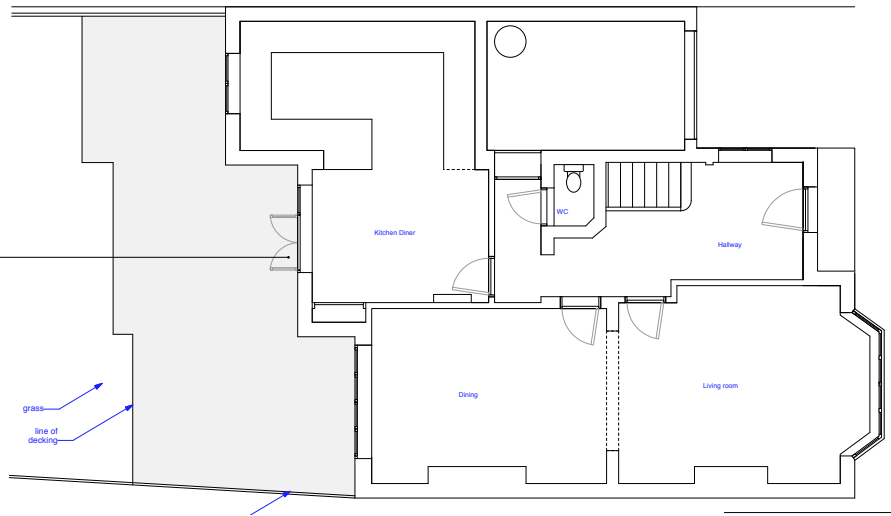
Within the house a larger more open plan floor plate is proposed. This will allow for greater access for wheelchair users with less doors to navigate through. The wider areas naturally adapt well to wheelchair use and in particular the kitchen has been developed with lifetime homes accessibility in mind.

Routes out through the garden are enhanced through the removal of upstand thresholds with flush thresholds being proposed. Lighting and electrical within the new extension will follow this driver through accessible plug sockets and switches. A double door into the kitchen space from the entrance hall further reinforces this accessible strategy.

See plan NL008 - 101 Existing Ground Floor and 201 Proposed Ground Floor

NL008_101
Existing Ground Floor Plan

Line of Existing Building



NL008_201B
Proposed Ground Floor Plan

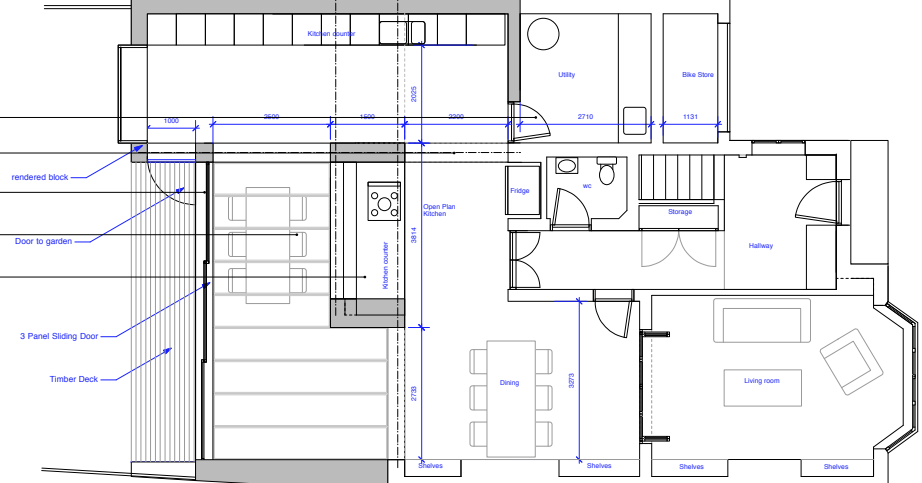
Utility

Kitchen

Extension

Rooflight

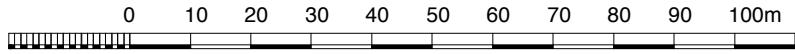
Central island



4.0 APPENDIX

4.1 EXISTING DRAWINGS

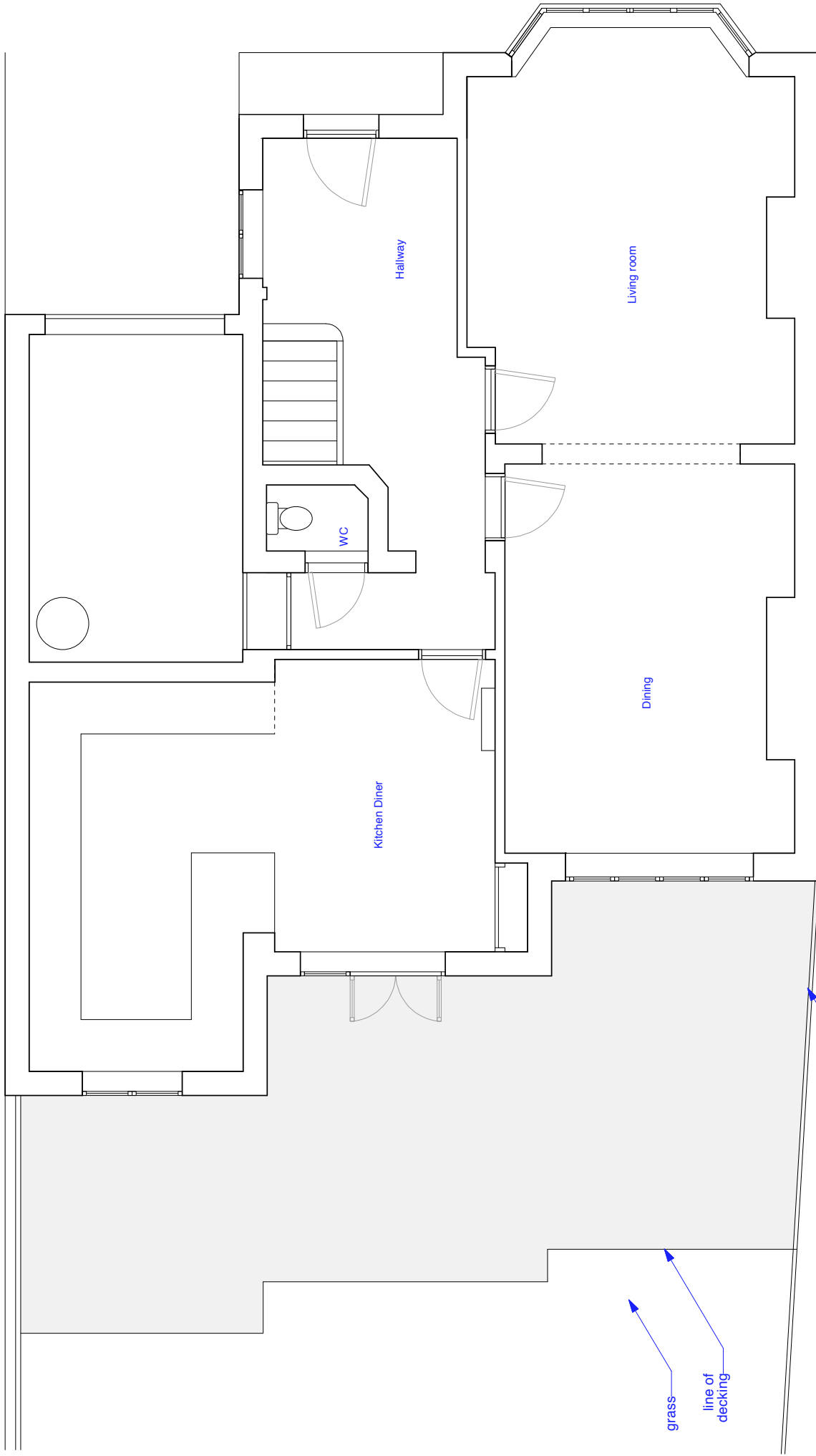
4.2 PROPOSED DRAWINGS



Notes

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 Studio C
 2 Garner Street
 London
 E2 9AQ

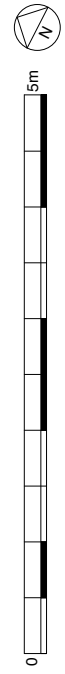
| | | | |
|----------------|------------------------|-------------|--------------|
| Project | 67 Hillway | Project No. | NL008 |
| Client | Peter and Mandy Tallor | | |
| Date | 20.03.13 | | |
| Drawn By | GW | | |
| Scale / Format | 1:1250 / A4 | | |
| Drawing Name | Location Plan | Drawing No. | 100 |



Notes

| | | | |
|--------------|--------------------------|-------------|--------------|
| Project | 67 Hillway | Project No. | NL008 |
| Client | Peer and Meryn Taylor | | |
| Date | 20.03.13 | | |
| Drawn by | GW | | |
| Scale | 1:250 | | |
| Drawing Name | Ground Floor Plan | Drawing No. | 101 |

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party fence with 65 Hillway

grass

line of decking

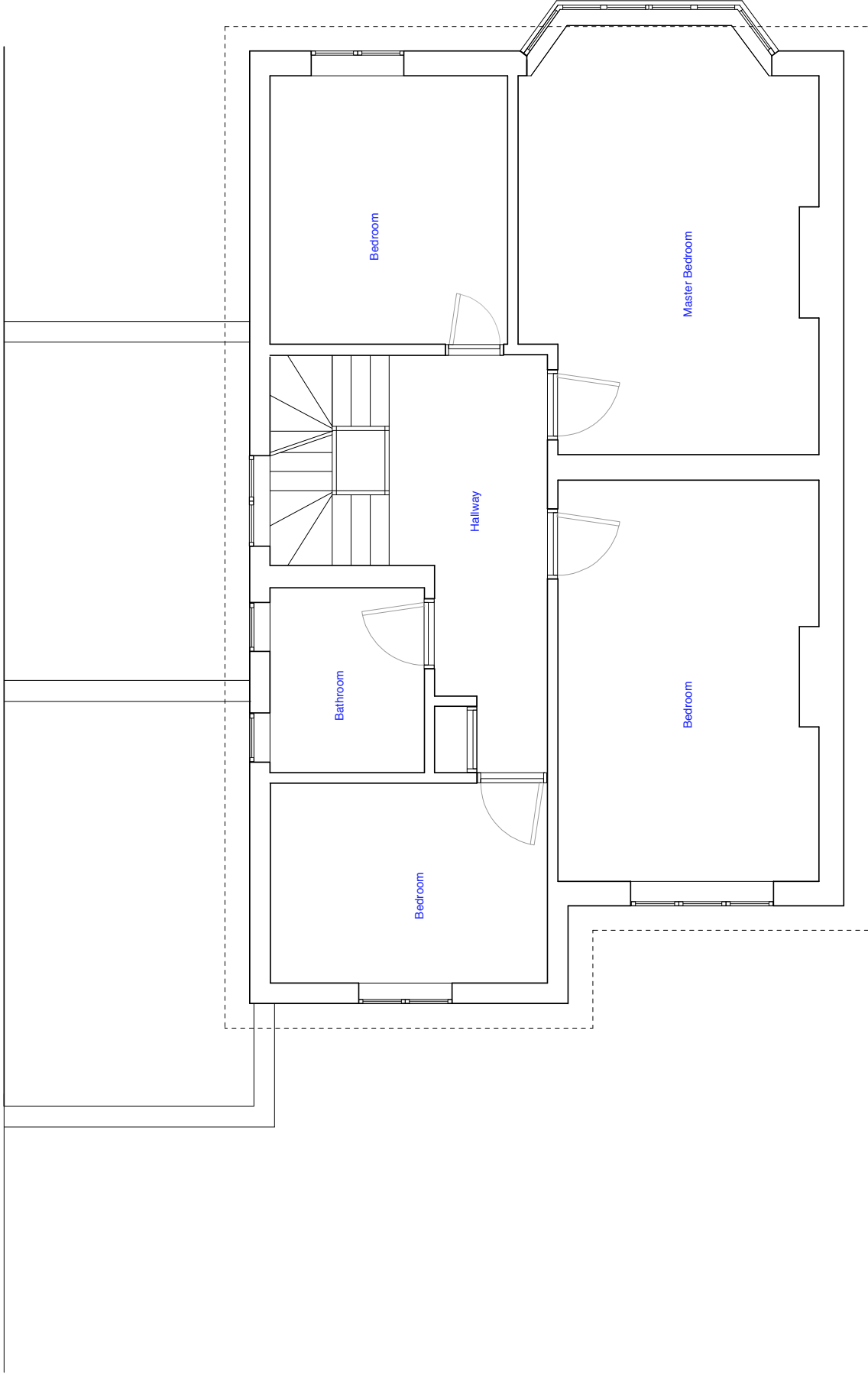
Kitchen Diner

WC

Hallway

Dining

Living room

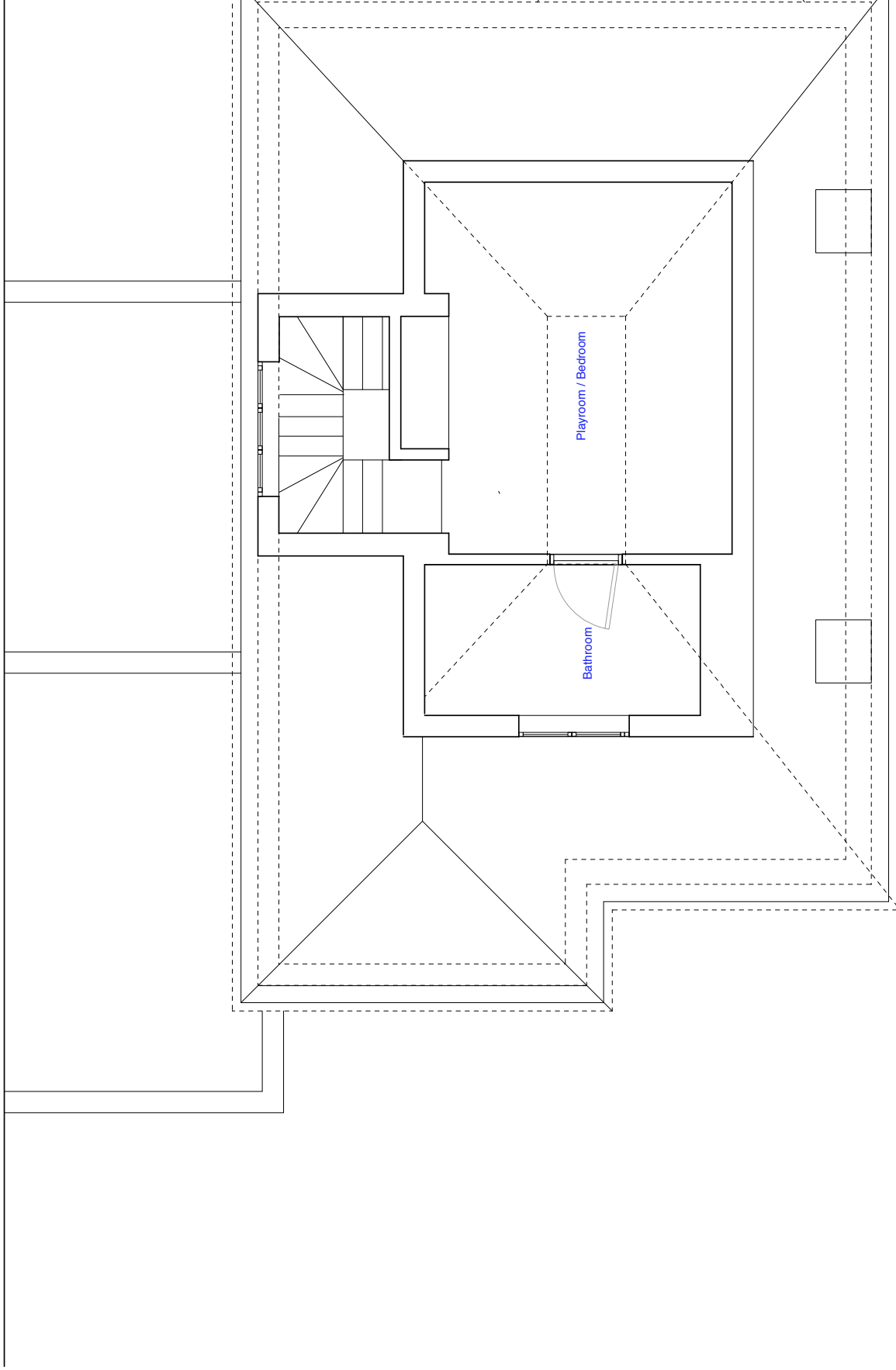


Notes

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Project: **67 Hilway** Project No: **NL008**
 Client: Peter and Nancy Tabor
 Date: 20.03.13
 Scale: Normal 1:50 (A3)
 Drawing Name: **First Floor Plan** Drawing No: **102**



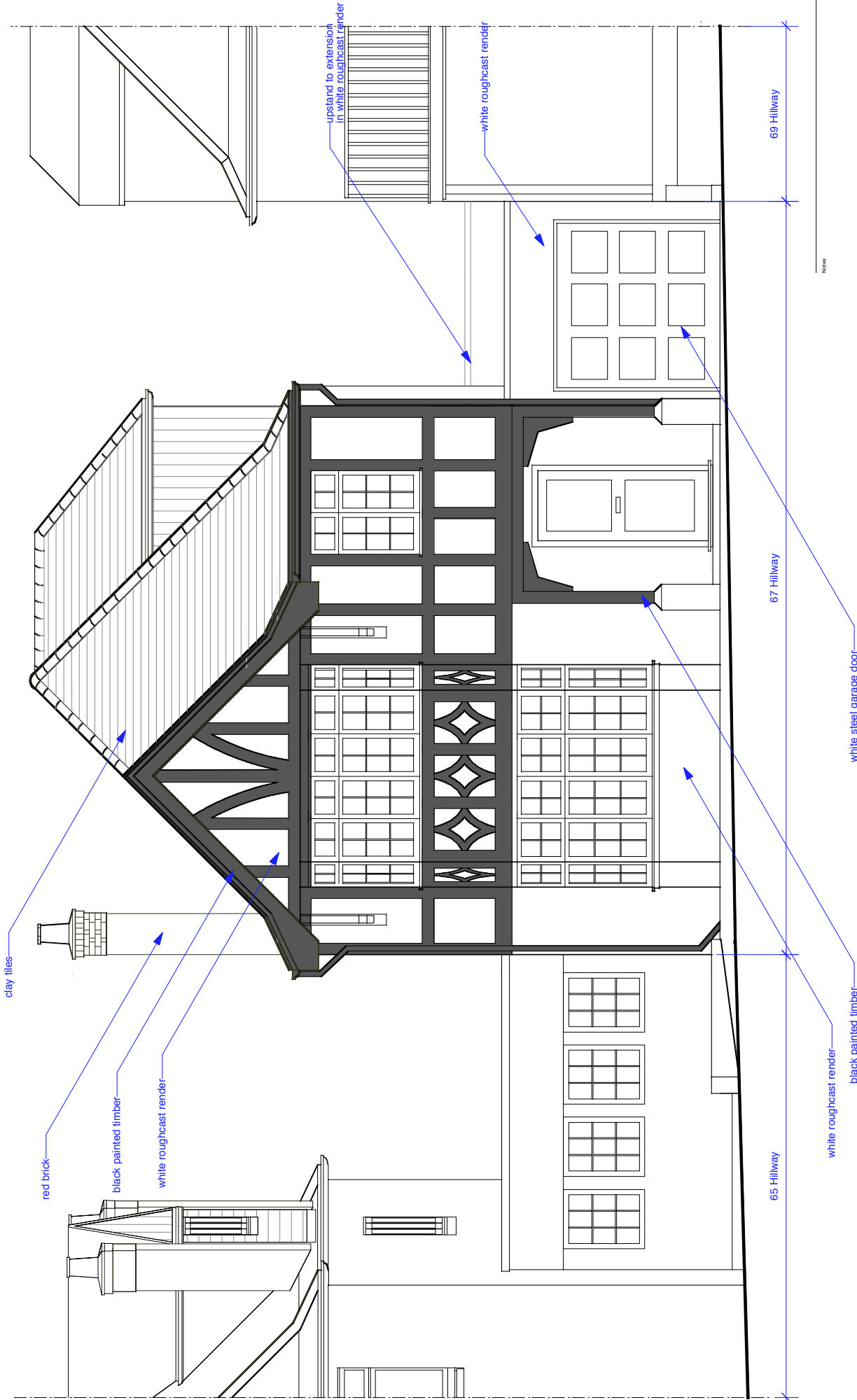


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 E2 9AQ

Project No. **67 Hillway** Project No. **NL008**
 Client: Peter and Mandy Taylor
 Drawn By: JWG
 Scale: 1:50
 Date: 20.08.13
 Drawing No. **103**
 Drawing Name **Loft Plan**



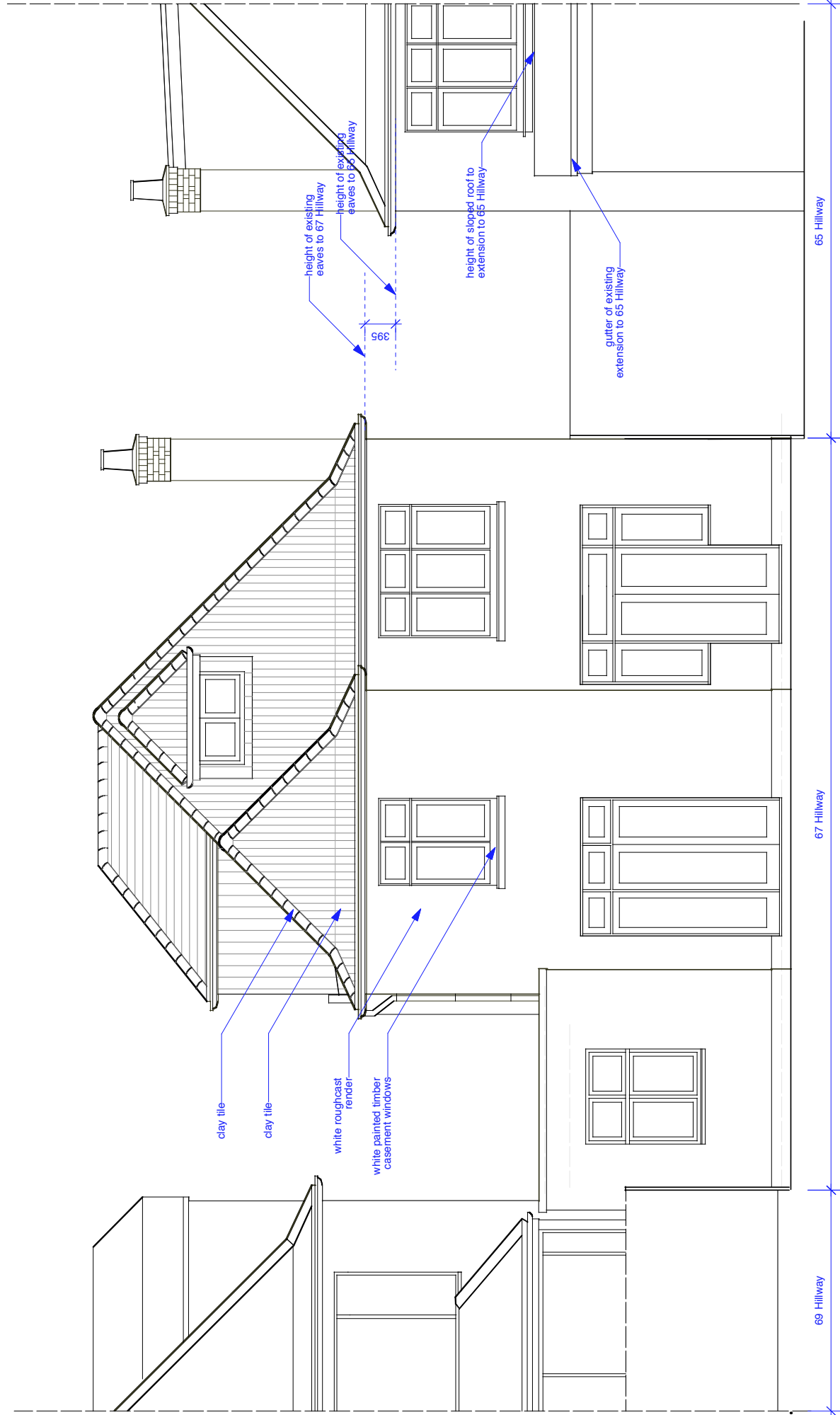


Notes

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 2 Garner Street
 London
 E2 9AD

Project No. **67 Hillway**
 Project No. **NL008**
 Client: Peter and Mandy Taylor
 Date: 20.03.13
 Drawn By: CW
 Scale / Format: 1:50 / A3
 Drawing Name: **West Elevation**
 Drawing No. **104**



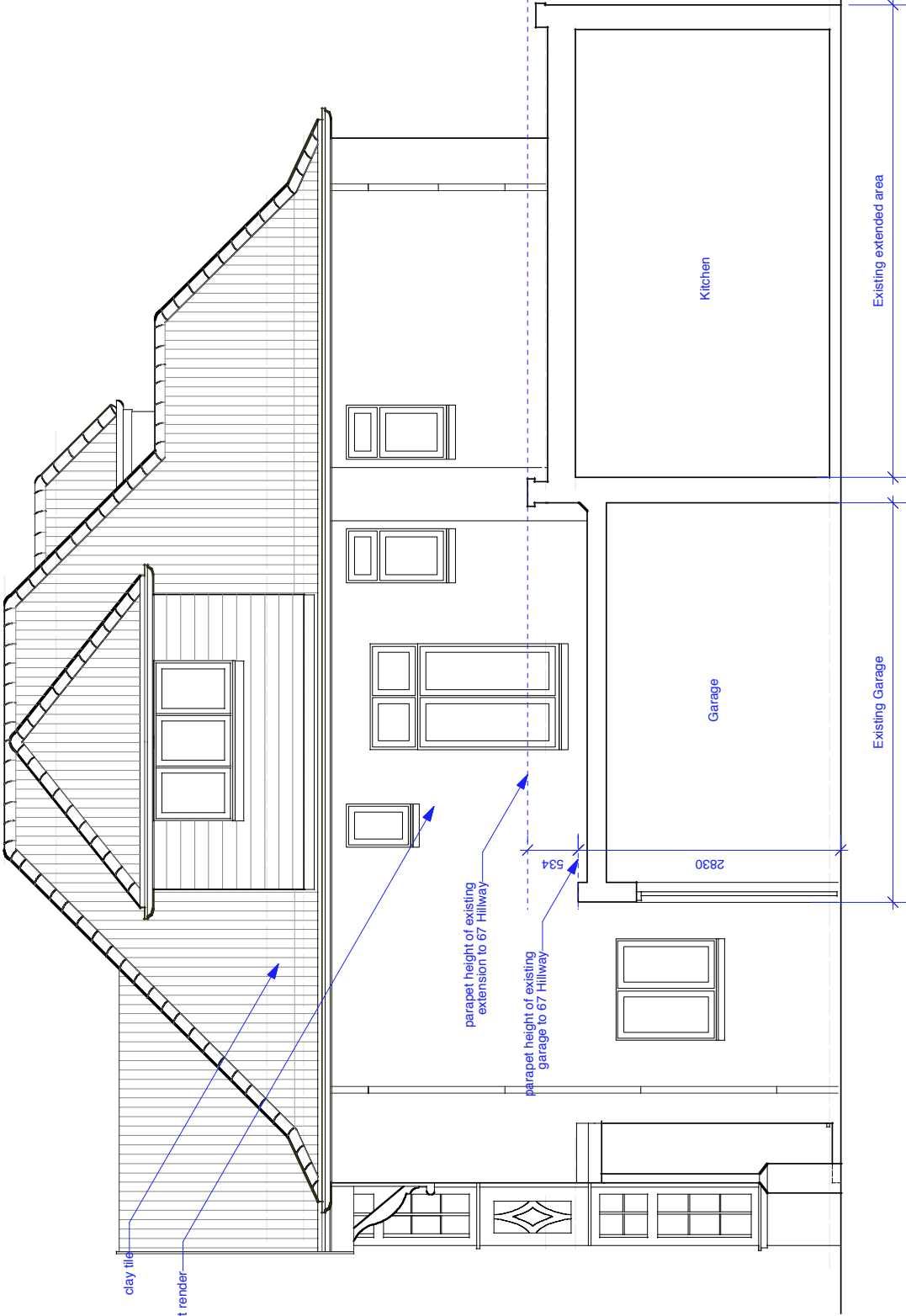


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Project: **67 Hillway** Project No: **NL008**
 Client: Peter and Mandy Tibor
 Date: 20.08.13
 Scale: External: 1:50 / AS
 Drawing Name: **East Elevation** Drawing No: **105**



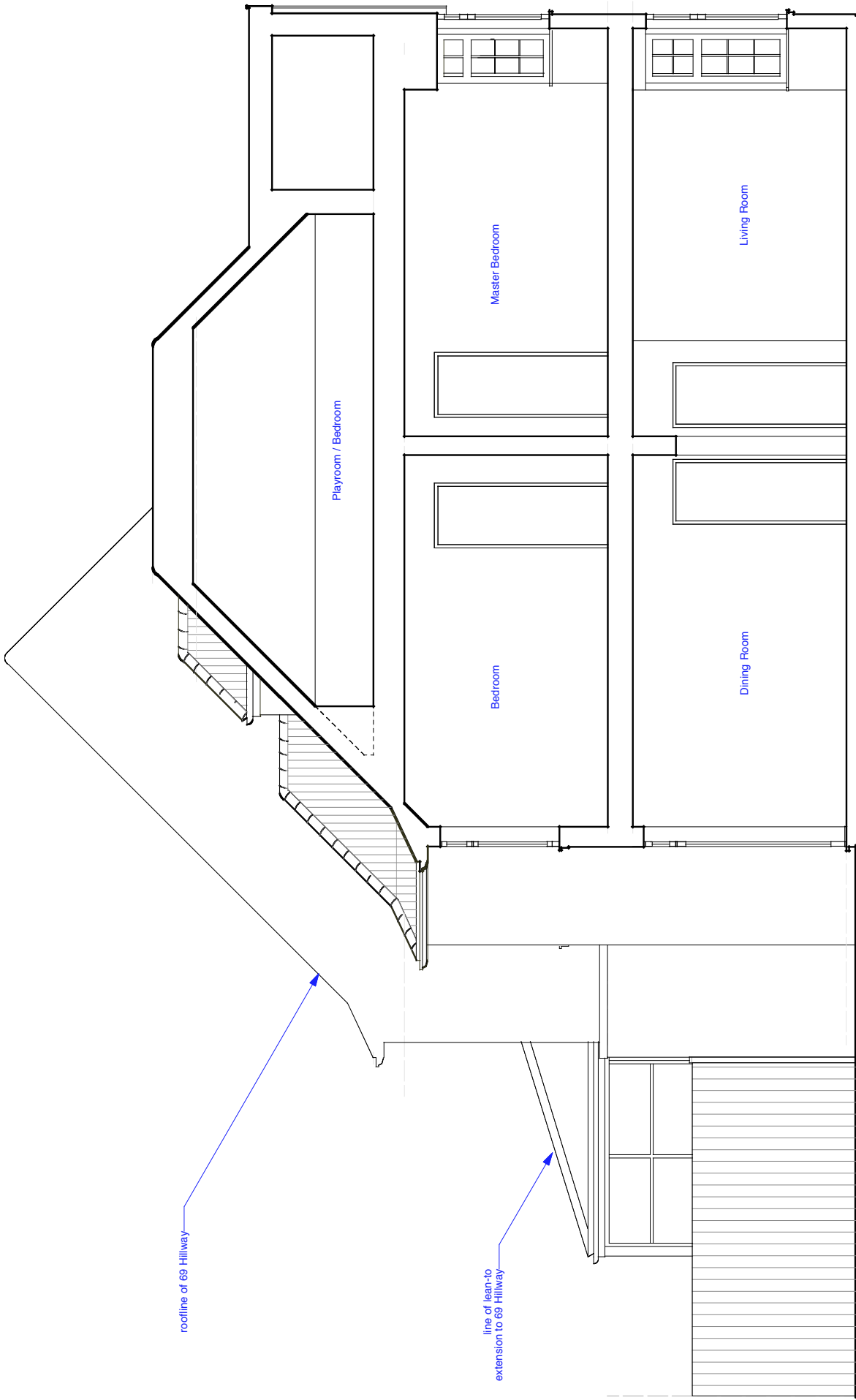


Notes

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 Studio C
 2 Garner Street
 E2 9AQ

Project: **67 Hillway**
 Client: Peter and Mary Tabor
 Date: 20.03.13
 Drawn By: DM
 Scale: Correct
 Drawing Name: **Section AA**
 Project No: **NL008**
 Drawing No: **106**





roofline of 69 Hillway

line of lean-to extension to 69 Hillway

Notes

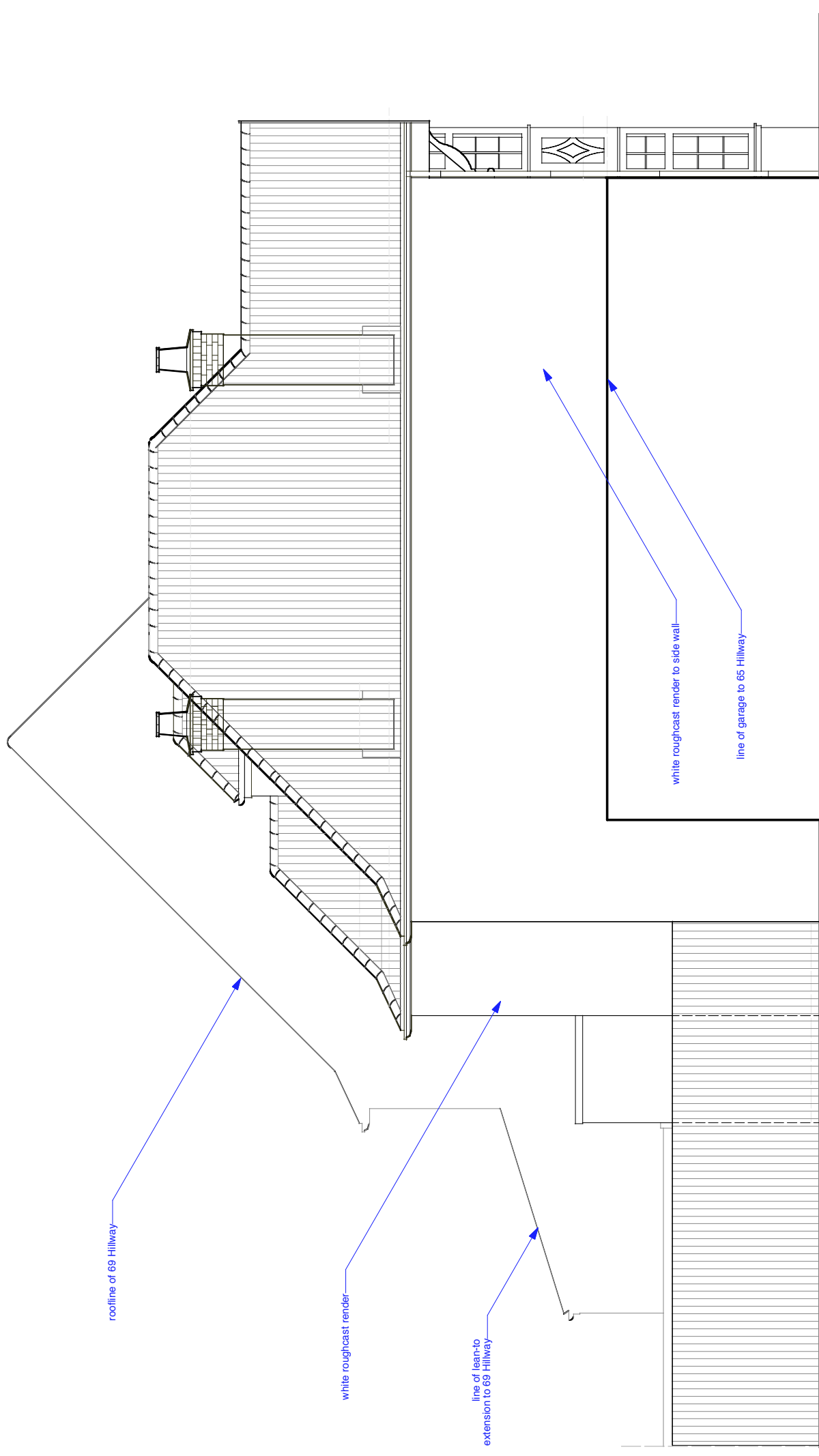
Project: **67 Hillway**
 Client: **NORD London Ltd**
 2 Clanner Street
 London
 E2 9AQ

Project No: **NL008**

Author: **Paul and Sarah Juler**
 Date: **20/03/13**
 Drawn By: **OW**
 Scale / Format: **1:50 / A3**

Drawing Name: **Section BB**
 Drawing No: **107**





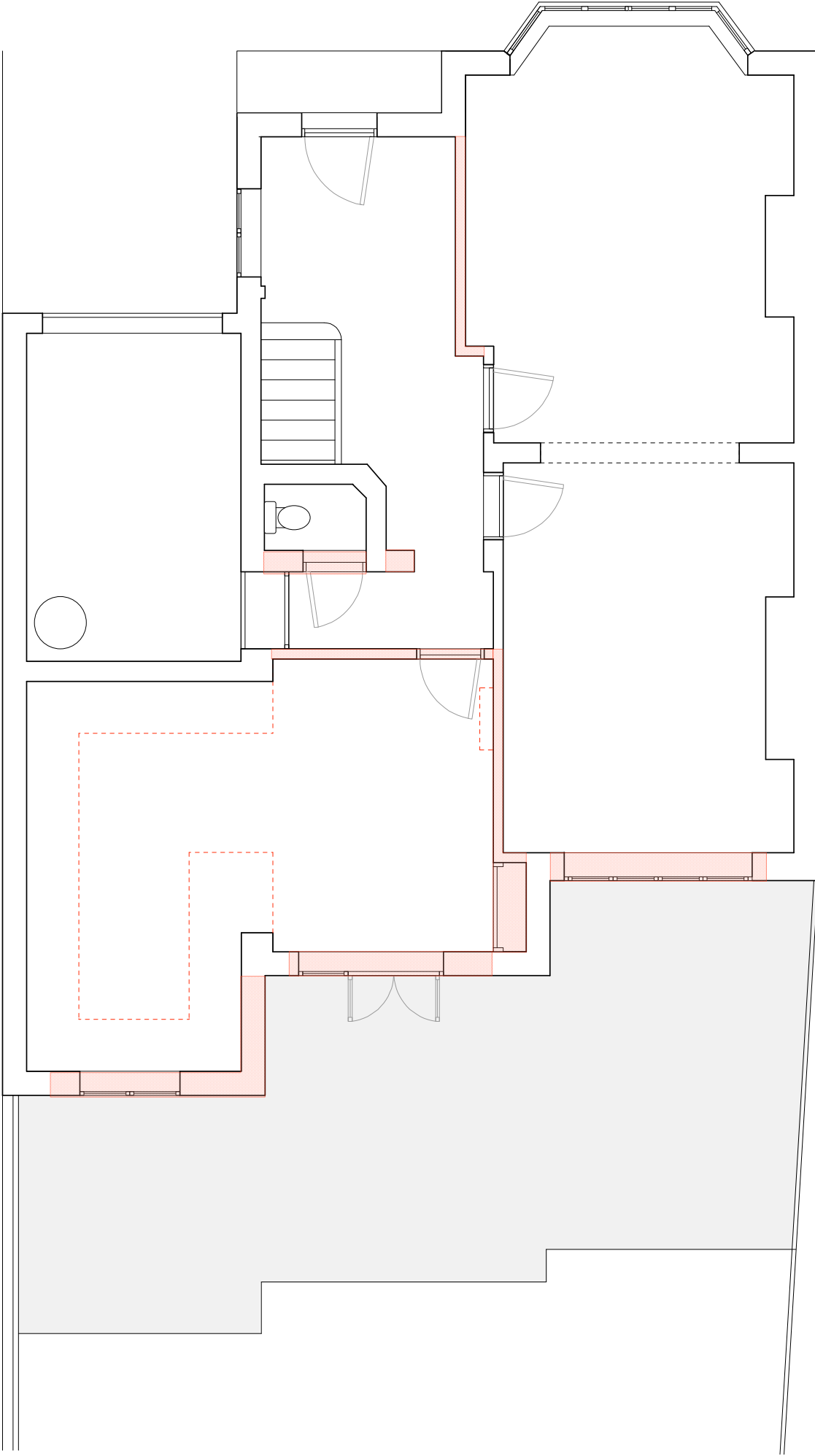
Notes



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 London
 E2 9AQ

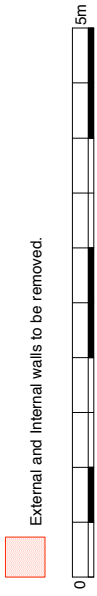
Project: **67 Hillway**
 Client: Peter and Mary Taylor
 Date: 20.03.13
 Drawn By: CW
 Scale / Format: 1:50 / A3

Drawing No: **108**
 Drawing Name: **South Elevation**



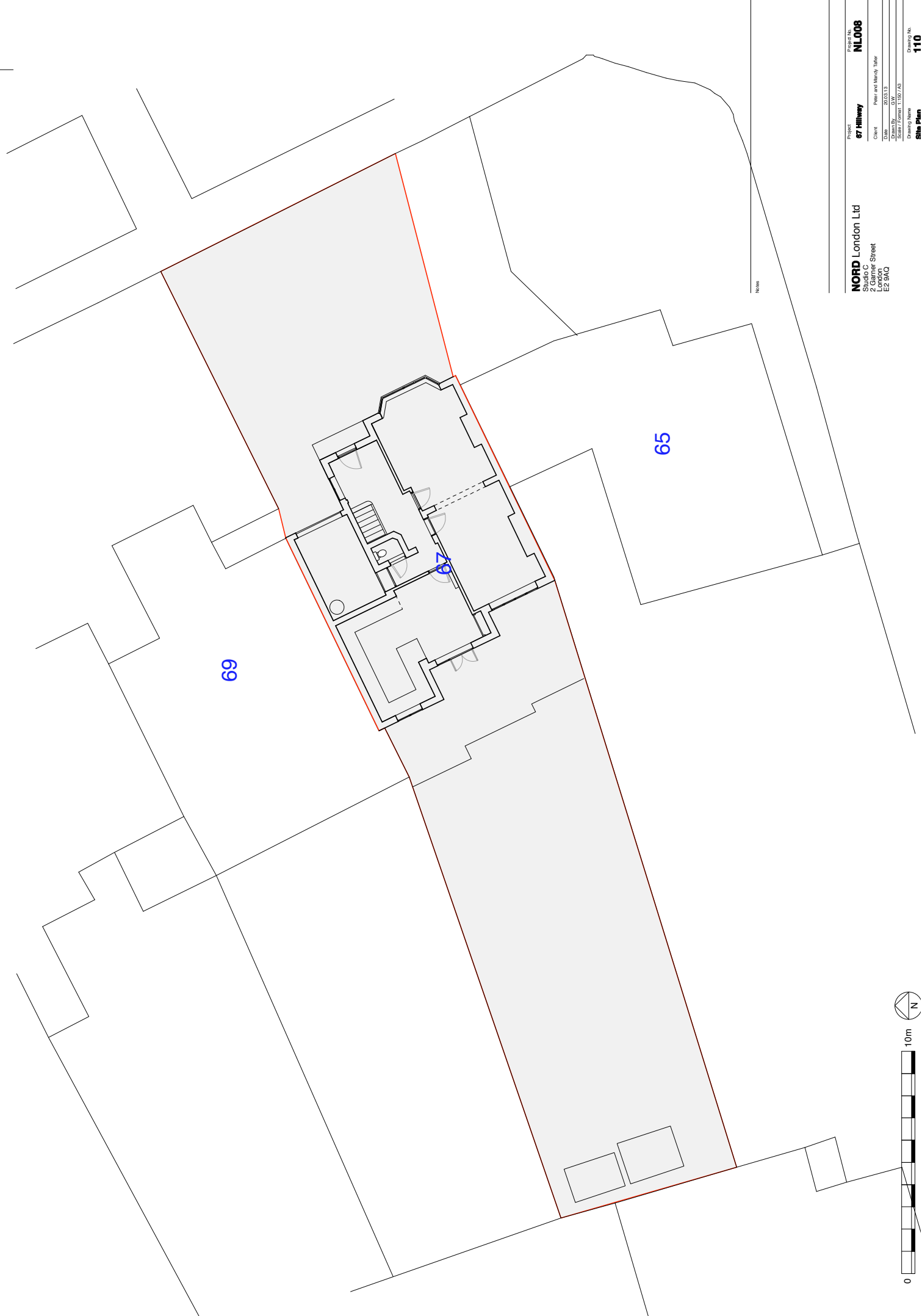
Notes

External and internal walls to be removed.



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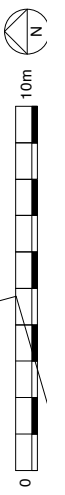
Project: **67 Hillway**
 Client: Peter and Alwely Toller
 Date: 20.03.13
 Drawn By: GW
 Checked By: JCB/LSJ
 Drawing No: **Demolition Plan**
 Project No: **NL008**
 Sheet No: **109**

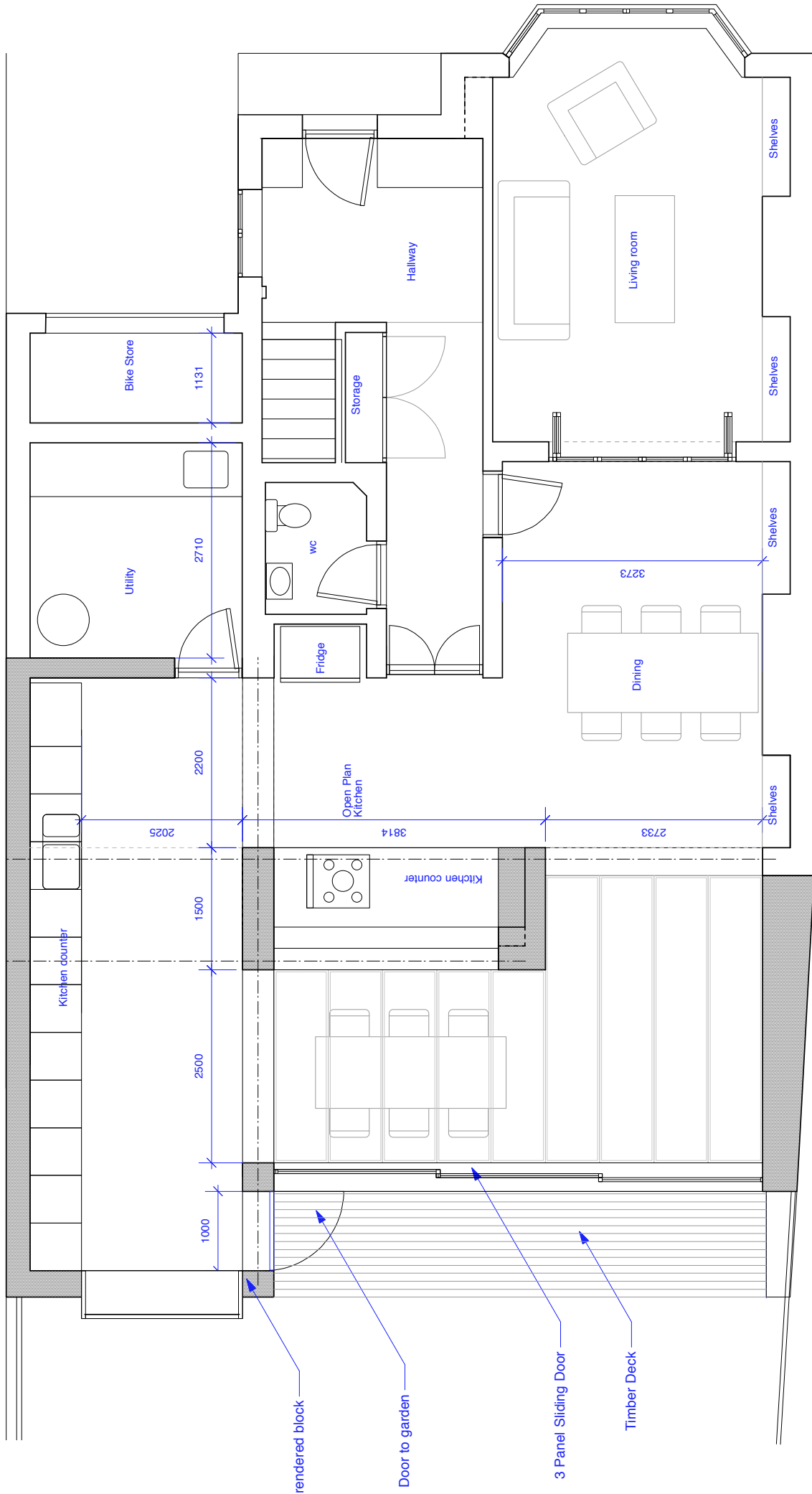


Notes

NORD London Ltd
 Studio C
 2 Garner Street
 W1P 0AN
 EC 8PQ

Project: **67 Hillway**
 Client: **Peabody and Morley Taylor**
 Date: 20/03/13
 Drawn by: **GW**
 Scale / Format: 1:150 / A3
 Drawing No: **110**





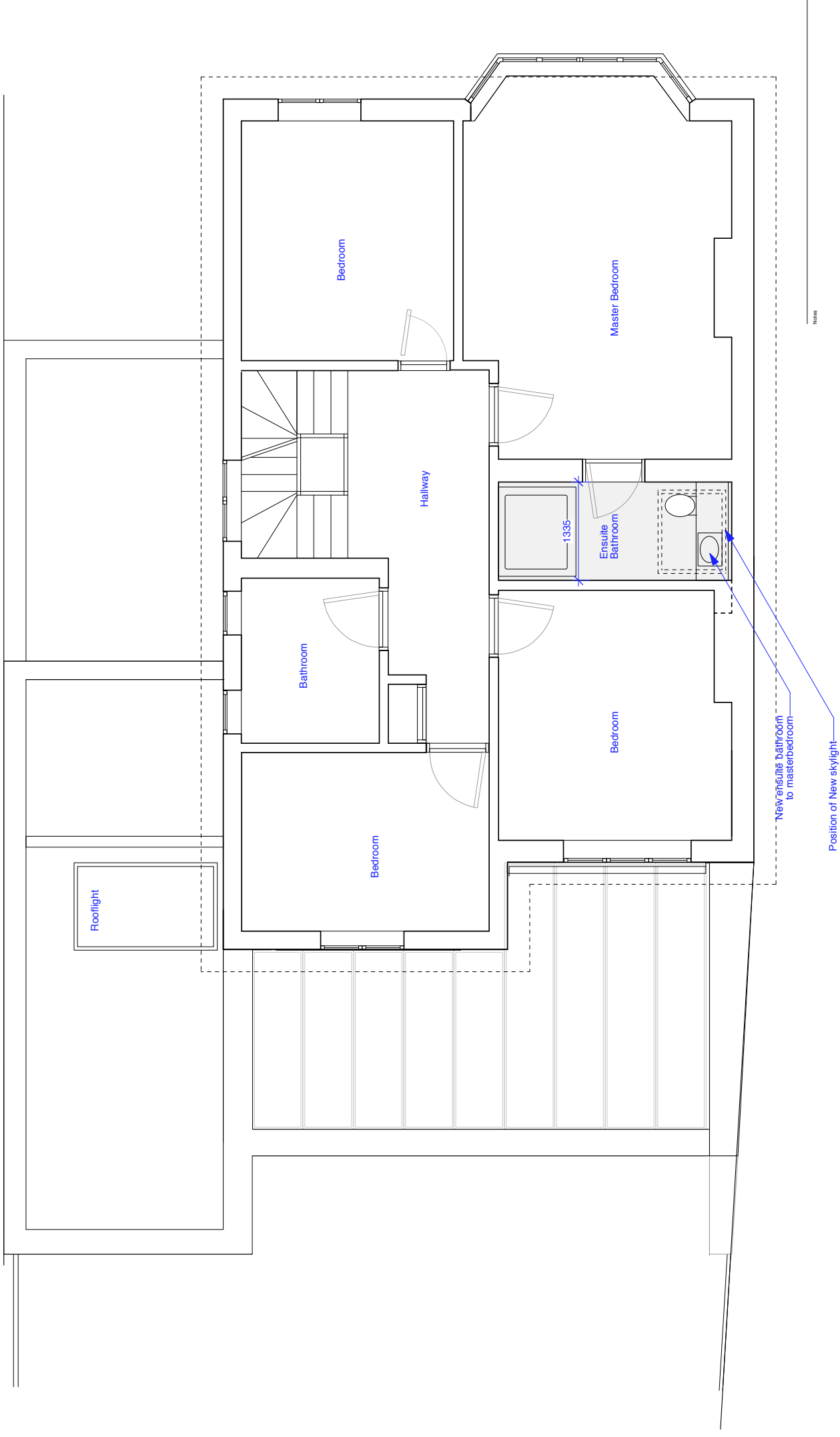
Notes

NORD London Ltd
 Studio C
 2 Garner Street
 London
 EC2A 4NU

Project No. **67 Hillway**
 Project Name **NL008**

Client: Peter and Mary Taylor
 Date: 20.03.13
 Drawn By: GW
 Scale/Format: 1:50 / A3
 Drawing Name: **Ground Floor Plan**
 Drawing No: **201 B**



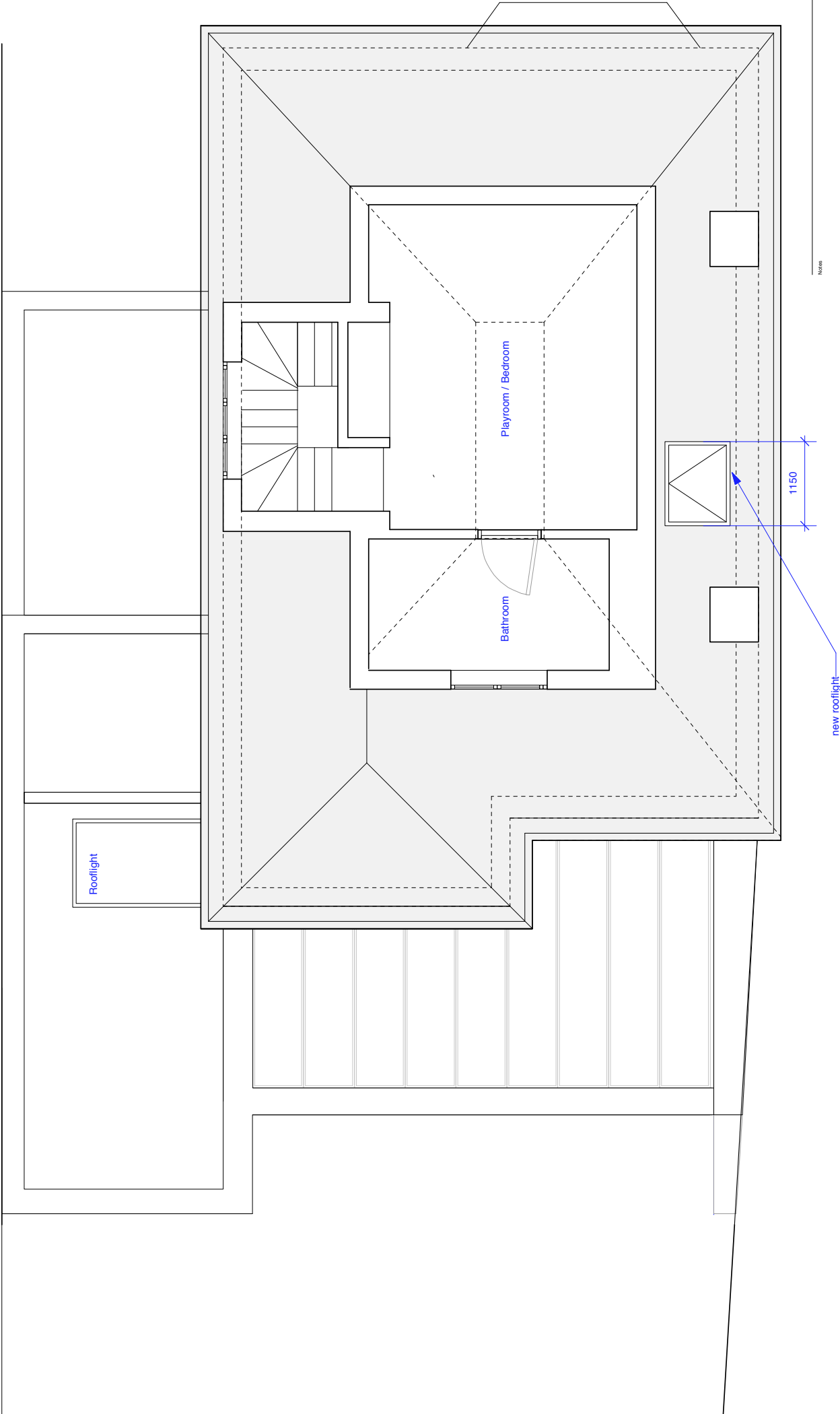


Notes

NORD London Ltd
 Studio C
 Cranmer Street
 London
 E2 9AQ

Project: **67 Hillway**
 Project No.: **NL008**
 Client: Peter and Mandy Taylor
 Date: 20.03.13
 Drawn By: CW
 Checked By: LST/JSB
 Checked Date: 11/02/13
 Drawing No.: **First Floor Plan**
 Drawing No.: **202 B**





Rooflight

Playroom / Bedroom

Bathroom

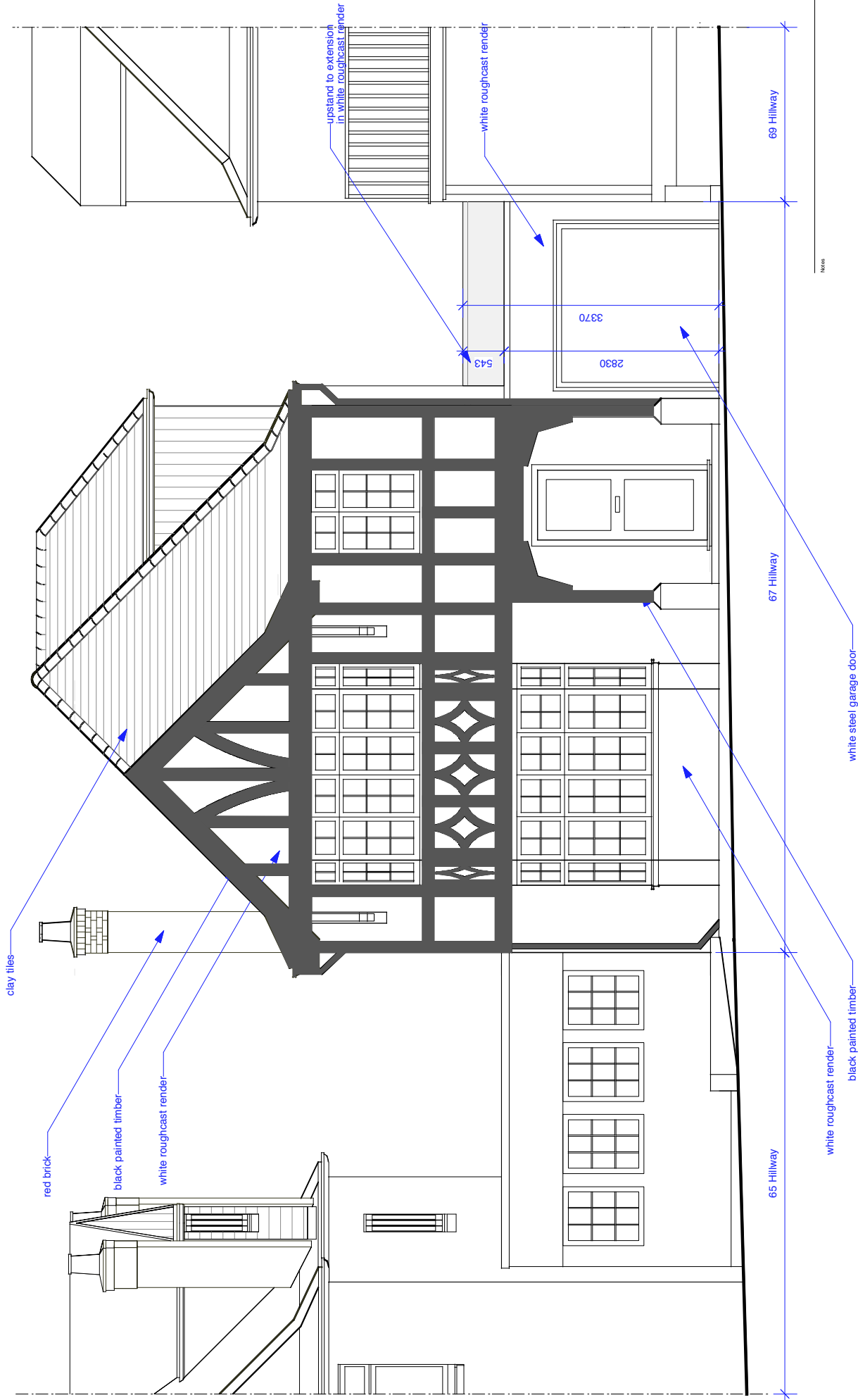
1150

new rooflight

Notes

| | | | |
|-------------|----------------------|-------------|--|
| Project | 67 Hillway | Project No. | NL008 |
| Client | Peer and Mandy Tufar | Architect | NORD London Ltd |
| Date | 20.03.13 | Address | Studio C Claydon Street London E2 9AQ |
| Drawn by | OW | Scale | 1:50 |
| Checked by | OW | Drawn Date | 11/03/13 |
| Client Name | Loft Plan | Client No. | 203 B |





Notes

NORD London Ltd
 Studio C
 25 Abchurch Lane
 London
 EC4A 3DF

Project: **67 Hillway**
 Project No: **NL008**

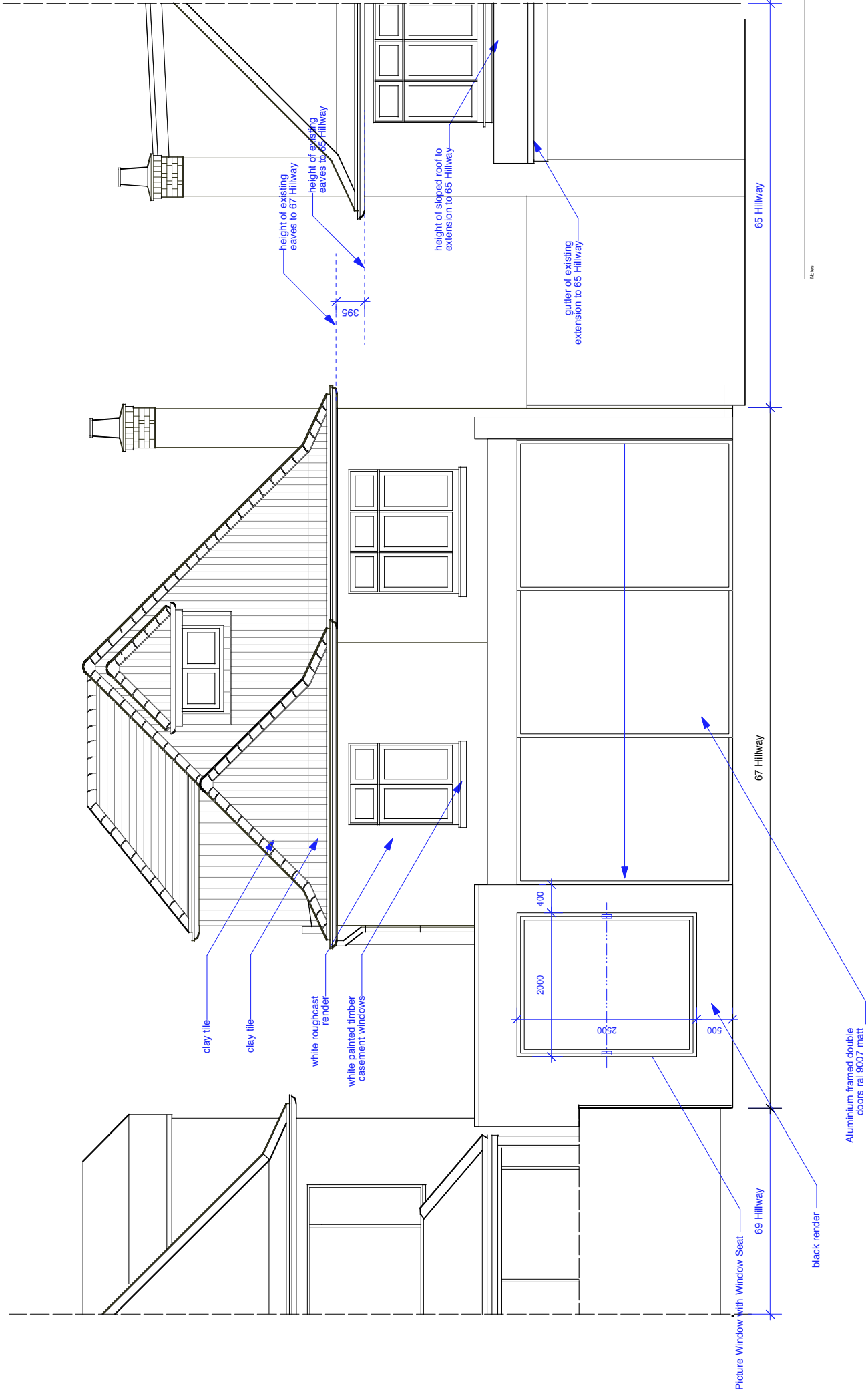
Client: Peter and Mary Taylor

Date: 20.03.13

Scale: Normal 1:50 / A3

Drawing Name: **West Elevation**
 Drawing No: **204 A**





Notes

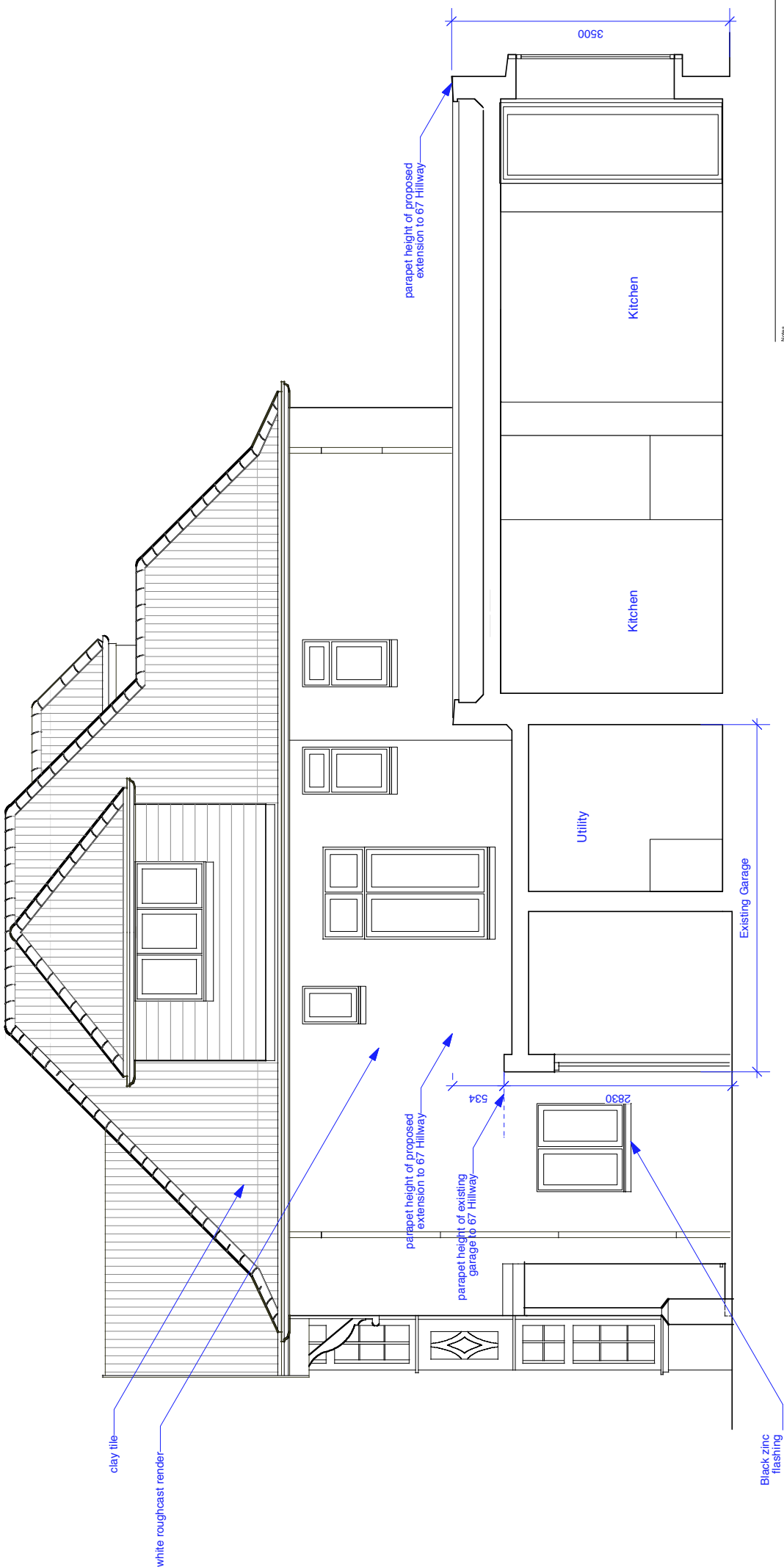
NORD London Ltd
 2 Gamber Street
 London
 E2 9AQ

Project
67 Hillway
 Client
 Peter and Nancy Tufner

Date
 03/03/18
 Drawn By
 JG
 Scale / Format
 1:20 / A3

Drawing Name
East Elevation
 Drawing No.
205 B



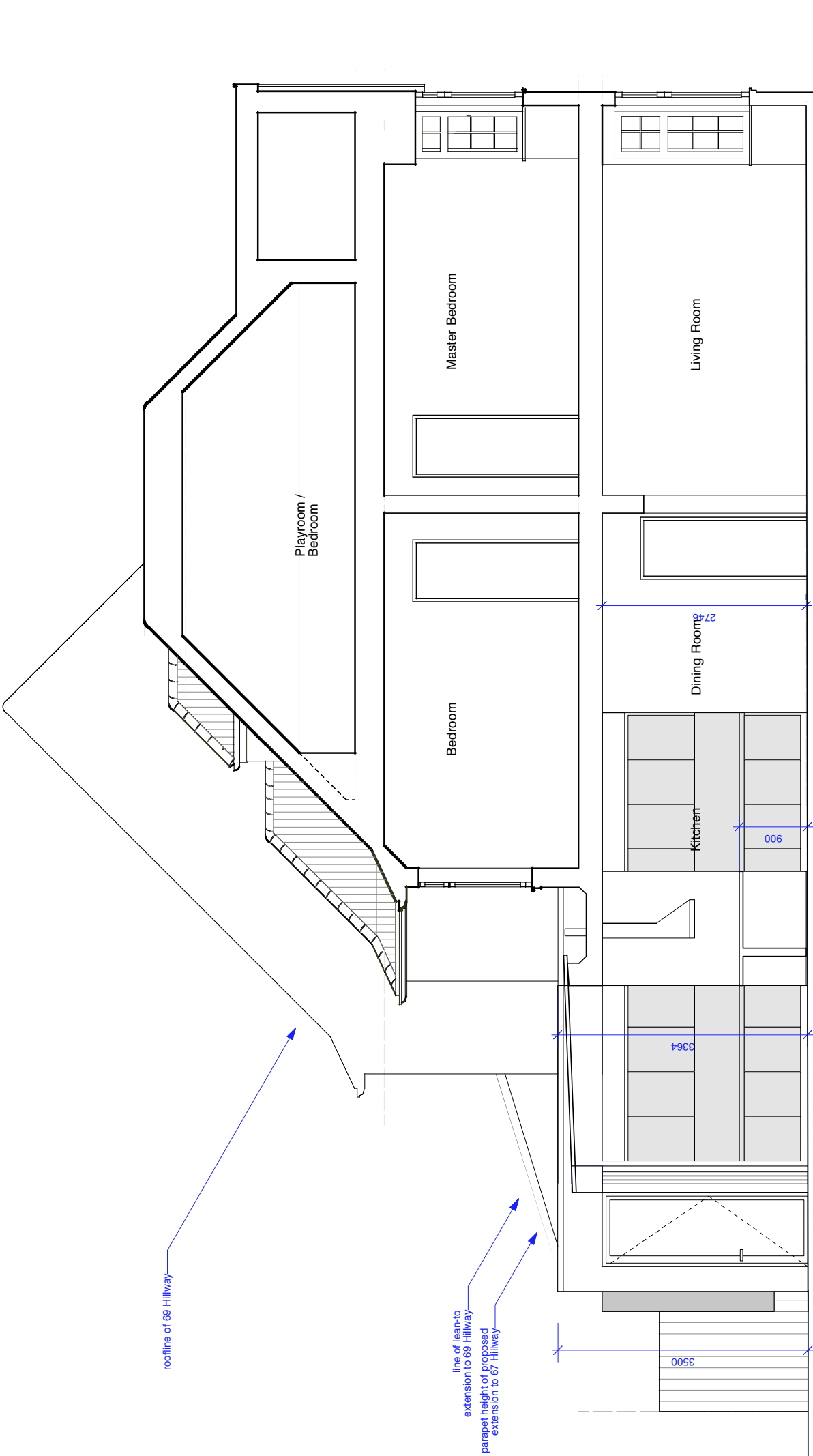


Notes

NORD London Ltd
 Studio C
 2 Glynor Street
 London
 E2 9AQ

Project: **67 Hillway**
 Client: Peter and Nancy Tiber
 Date: 20.08.13
 Scale: Format: 1:50 / A3
 Drawing Name: **Section AA**
 Drawing No: **206 B**



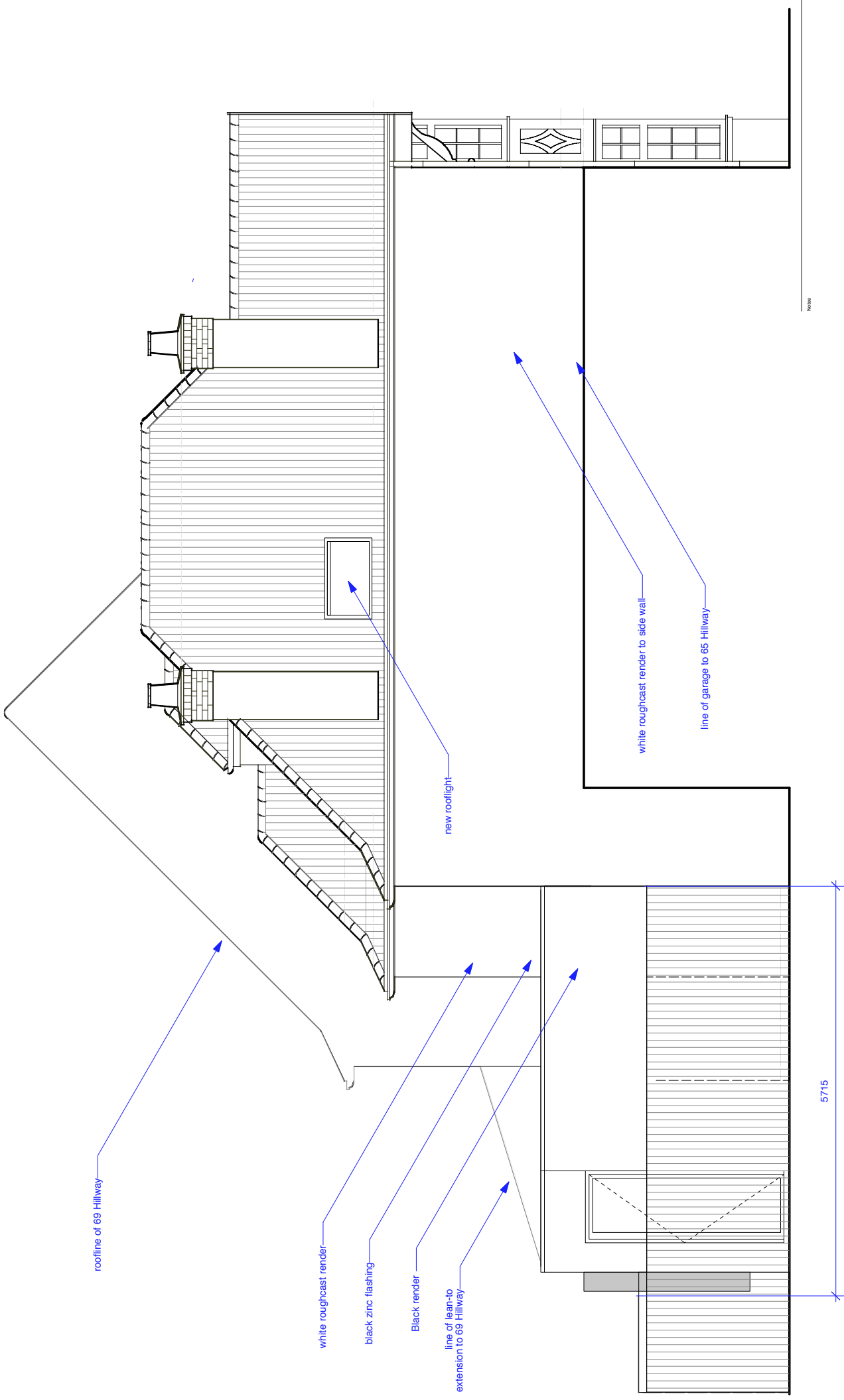


Notes

| | | | |
|----------------|-----------------------|----------------|-------------------|
| Project | 67 Hillway | Project No. | NL008 |
| Client | Paul and Mandy Taylor | Client No. | |
| Date | 20.03.13 | Scale / Format | A3 |
| Drawn By | | Drawing No. | Section BB |
| Scale / Format | 1:50 / A3 | Project No. | 207 A |

NORD London Ltd
 Studio C Street
 London
 E2 9AQ





Notes

| | | | |
|-------------|------------------------|-------------|------------------------|
| Project No. | 67 Hillway | Project No. | NL008 |
| Client | Pease and Mandy Toller | Client | Pease and Mandy Toller |
| Date | 20.03.13 | Date | 20.03.13 |
| Scale | 1:50 | Scale | 1:50 |
| Drawing No. | South Elevation | Drawing No. | 208 A |

NORD London Ltd
 Studio C
 110-112
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 E2 9AQ

CONTACT DETAILS

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