

**134 Iverson Road, Hampstead**  
**Drawings for Application for Planning Permission**

By Crawford Partnership on behalf of Mr. Peter Cunningham  
For the Attention of Camden Planning Department  
February 2012

Existing Site Photography & Indication of Key Information  
OS Map/Satellite Image/Topography Diagram  
Outline, Planning Support & Sustainability Statement With Visuals  
Materiality Precedents  
Sustainability Details

2012-191-001 OS Plan  
2012-191-002 Existing site plan

2012-191-004a - Existing Ground Floor Plan 1:100 A  
2012-191-004b - Existing Ground Floor Plan 1:100 B  
2012-191-005 - Existing First Floor Plan 1:100  
2012-191-006- Existing Second Floor Plan 1:100  
2012-191-007 - Existing Long Section 1:100  
2012-191-008 - Existing Front and Rear Alleyway Entrance Elevations 1:50  
2012-191-009 - Existing Brick Building North and South Elevations 1:100  
2012-191-010 - Existing Brick Building East and West Elevations 1:100  
2006-191-011 - Tree Location Plan and Protection Zone  
2006-191-012 - Tree Protection Zone - Proposed Ground Level Changes

2012-191-100a - Proposed Ground Floor Plan A  
2012-191-100b - Proposed Ground Floor Plan B  
2012-191-101- Proposed First Floor Plan  
2012-191-102 - Proposed Second Floor Plan  
2012-191-103- Proposed Roof Plan

2012-191-200 - Proposed North Elevation  
2012-191-201 - Proposed South Elevation  
2012-191-202 - Proposed Side Elevations

2012-191-300 - Proposed Section AA and Street Elevations  
2012-191-301 - Proposed Section BB  
2012-191-302 - Proposed Rear Elevation of Alleyway Entrance

2012-191-400 - Proposed Green Roof Detail  
2012-191-401 - Proposed Solar Panel Detail  
2012-191-403 - Proposed Ground Floor Access Plan  
2012-191-404 - Proposed First Floor Access Plan  
2012-191-405 - Proposed Second Floor Access Plan

An arboreal survey is pending and will be submitted when complete. The drawings 2006-191-011 and 2006-191-012 are provisional drafts only.

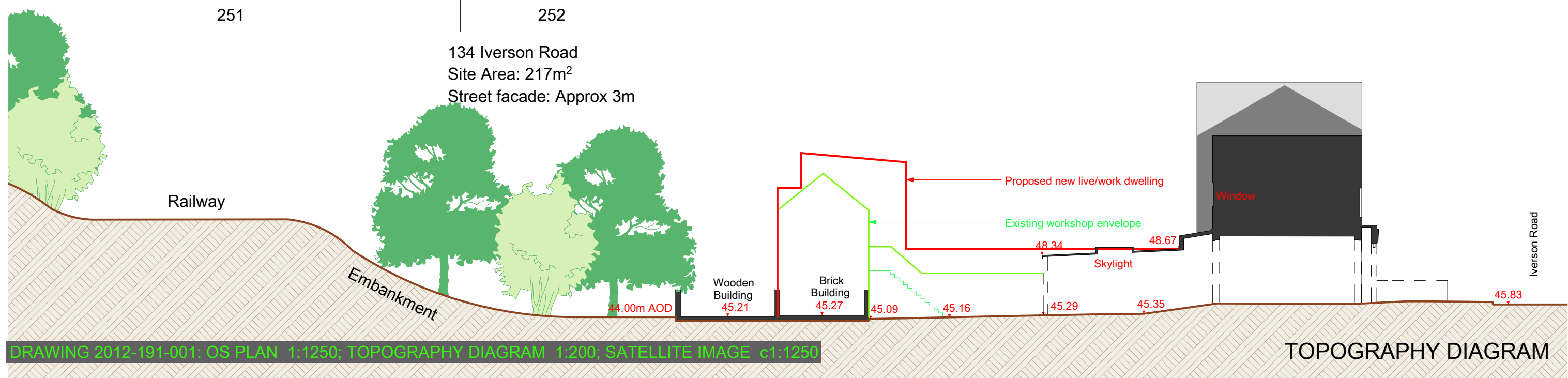
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ABOVE: SATELLITE IMAGE c.1:1250  
 LEFT: OS MAP 1:1250

134 Iverson Road  
 Site Area: 217m<sup>2</sup>  
 Street facade: Approx 3m



DRAWING 2012-191-001: OS PLAN 1:1250; TOPOGRAPHY DIAGRAM 1:200; SATELLITE IMAGE c.1:1250

TOPOGRAPHY DIAGRAM

## Project Outline

Site Area: 217m<sup>2</sup>

Present land use: derelict, land owned entirely by client

Previously a timber workshop.

Proposal:

Total demolition of the existing building.

Construction of a new live work dwelling.

3 floors, total area 315m<sup>2</sup> including indoor garden/gallery space at front

3 bedrooms, 1 work space for 2-4 people total area 24.5m<sup>2</sup>

Sustainability Measures:

Planted sedum roof as insulation and wildlife habitat; photo-voltaic panels providing electricity and hot water; grey water collection for use in toilets and garden/gallery; timber frame construction from British sources, natural fibre insulation; low-emissivity glass, passive natural ventilation

This is the first planning application for this proposal.

All drawings were drawn in August 2006, and submitted to Camden Planning Department in August 2006

Proposal designed and drawn by The Crawford Partnership

## Planning Support Statement

This planning application aims to envision the creation of a new-build Live Work Unit in West Hampstead, to the north side of the Silverlink railway embankment. The scope of works will involve the demolition of the existing structure on-site, a dilapidated 2 storey Carpentry Workshop, which has provided a small business for the owner and an employee for a number of years.

The proposal is to replace this building with a newly constructed Live-Work unit with similar massing providing 3 bedroom accommodation plus an addition work area that can be accessed without encroaching on the main living space. Sustainability of construction, the incorporation of renewable energy systems, and respect for the site context are central themes in the construction and occupation of the dwelling.

### History and Land Use

The site has been occupied in a commercial/industrial capacity for a number of years, as the location for a local Carpentry Workshop. The present building has however deteriorated through lack of any major maintenance of the structure and fabric and has further suffered through the lack of expansion capability on the plot for new tooling and machining facilities on site, with restricted access for delivery and loading of materials and completed items, all of which has contributed to the continued decline of the business in an ever increasing competitive market.

The underlying concept behind the proposals is driven by the clients brief to create a spacious, modern property on the site, utilising sustainable methods of construction and incorporating renewable energy systems, whilst at the same time providing privacy to the potential occupants and providing a much improved amenity for the neighbouring residential occupants.

The proposal for redevelopment aims to regenerate the site with a new building that will provide a much improved amenity to adjacent residential properties through the removal of noise and dust created by the existing carpentry works and a greatly enhanced outlook. The integration of Live / Work space as part of the application is intended to ensure ongoing employment on the site.

Due to its location set back a significant distance from Iverson Road and surrounded by back gardens to the east and west, and the mature foliage and trees to the south adjacent to the inclined and elevated railway embankment, the main views of the proposed new Live Work Unit will be from the rear of the residential properties, comprising chiefly of bedrooms and bathrooms. We believe that the new building will enhance the views presently appreciated by the residents who currently overlook the site.



### Design Strategy

Access to the site will continue to be from Iverson Road via an area of off street parking that can facilitate a 'Smart' car or electric vehicle with charging facilities adjacent at ground floor level. The main entrance on Iverson Road is set in the undercroft that leads through to the rear of the site. Beneath the undercroft walkway we propose a new, secure gated entrance sympathetic in its use of materials and colour to the existing street scene. This undercroft will be converted to an entrance lobby and the long alley as it is now will be transformed into an interior entrance vestibule and hall with a much improved quality of space enhanced by the modern finishes of the new interior and acting as a transition to the main dwelling. The newly created entrance approach will also provide a connection directly to the work area of the new unit, without the need for visitors encroaching on the more private spaces of the living areas.

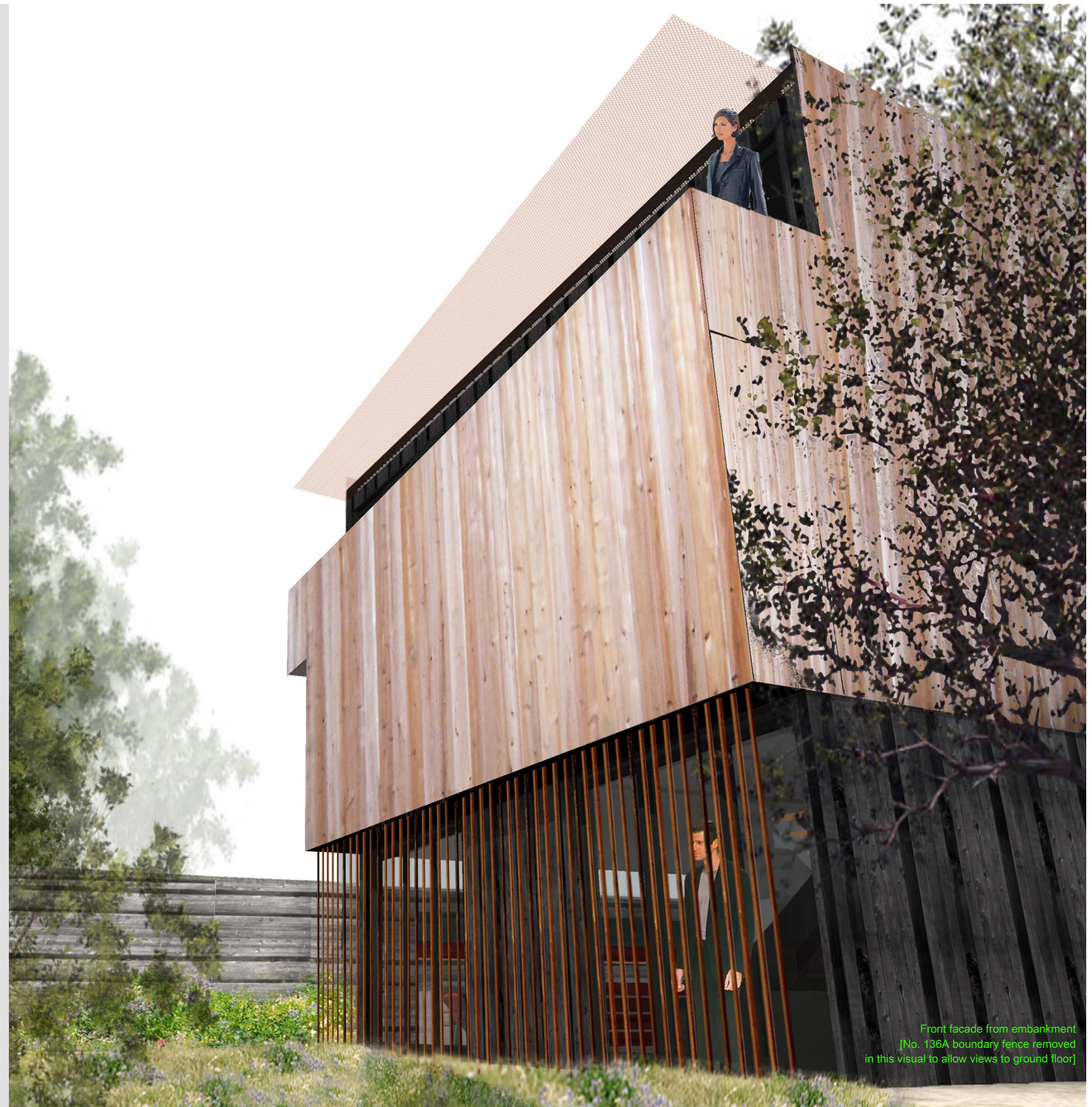
The new linear entrance space is fully enclosed and is designed featuring a green roof set away from the boundary walls (all of which are to be retained as existing so that impact upon neighbouring boundaries will be minimal). A secondary stair cantilevered and supported on cables from the new roof provides a dedicated entrance to the work space, allowing for complete privacy to the new residential area on occasions where work related meetings take place. The location of the new access stairs to the work area have been positioned in a similar location to the existing exterior stair of the carpentry work shop with the intention again of minimising the impact of the new building upon the neighbouring properties.

The primary living space consists of a spacious open plan ground floor approximately 50m<sup>2</sup> in area, providing kitchen, dining and living space. The rectangular form of the space features an open tread staircase connecting first and second floors flooding the space with diffused light from a roof light above. Storey height, folding, sliding doors on the south façade provide additional light and sunshine, which will be diffused through the vertical cedar louvers acting as a translucent boundary fence to the railway embankment. The doors at ground floor along this wall are set back from the main upper storeys of south façade providing additional solar shading and also creating a striking cantilevered effect which will allow a limited amount of exterior access to the south side of the dwelling. The open interior of the ground floor is intended to act as a counterpoint to the enclosed north façade.

The Live/Work Unit is three floors in total, with access to the three bedrooms of the house, the bathrooms and the work area from the central stair well. The workspace is open to the feature stair to provide the optimum working environment in terms of space and light. This middle floor also houses the second bedroom and a bathroom. The top floor contained the master and third bedrooms. Both of these have folding sliding doors facing south and opening onto a terraced area. The south facing terrace does not overlook any adjacent properties or gardens, assuring the continued privacy of neighbours.

### Massing, Neighbours' Concerns & Privacy

The nature of the site demands that a great deal of thought be given to the design to ensure the interests of the neighbouring properties are considered. The building envelope rises only one metre above the ridge line of the existing pitched roof of the workshop as illustrated in the accompanying sections and elevations. Although, the new unit has one additional story, the flat green roof minimises the impact of the new building, with the perceived size similar to the existing workshop. The visual impact of this additional bulk is further diminished when viewed from the back of the houses on Iverson Road set against the existing backdrop of the wooded and elevated railway embankment, which rises high above the new building.



We have also set much of the new structure above ground floor level away from the existing site boundary, so that boundary walls are maintained at the ground floor level, and the full height of the building envelope is visually reduced within adjacent gardens.

The quantitative impact upon daylight and sunlight to neighbouring windows is negligible over and above that of the existing building. The location of openings and the external stair is virtually identical to those found in the existing building.

All elements of the new structure will be built into the existing boundary walls, so there will be no perceivable alteration to neighbours' properties at ground level.

The planted sedum roofs will greatly add to the quality of views into the site from other properties, as will the new facades, featuring subtle wood cladding which alludes to the sites past use.

#### Design of Exterior – Façade Treatment and Materiality

The exterior appearance of the proposed dwelling is a response to the analysis of contextual issues affecting the site. These include:

- The protection and improvement of amenity for neighbours
- The need to provide a Live/ Work space that is fully functional
- The provision of space standards and environmental conditions within the unit over and above the minimum recommendations
- The inclusion of sustainable building methods
- The desire to maintain the economic feasibility of the project

The north façade facing onto the rear of the neighbouring properties is designed with simple window and door openings that echo the proportions of the existing workshop building to maintain the privacy and continued amenity to neighbouring properties. The external stair to the work space is a contemporary interpretation of the original in the existing workshop. The simple palette of materials selected for the exterior of the building comprises of untreated cedar boarding at upper levels with contrasting charcoal stained hardwood cladding at ground floor and have been chosen with a view to knitting the new building quietly within the existing urban fabric.

The planted sedum roof will eventually mature to be covered with wild grasses and flowers, and will further root the building into the sites natural overgrown green setting.

Windows are doubled glazed with Pilkington's low E glazing set in black aluminium frames to match the monochrome shades of cladding, and are complimented by the copper mesh louvers over the windows. These meshes provide privacy to the work space and bedrooms, as well as adding a translucent dynamic to the façade.

The east facing elevation is more restrained and both the deciduous tree adjacent and the absence of any openings on this facade maintain the neighbour's privacy.

A frameless double glazed wall on the west elevation provides high level daylight to flood into the kitchen below where no windows are possible.

#### Sustainability

A core issue in the proposal is the wish to minimise the environmental impact of the dwelling in its construction and occupancy. This application details various measures we have integrated into the construction and the design of the building.

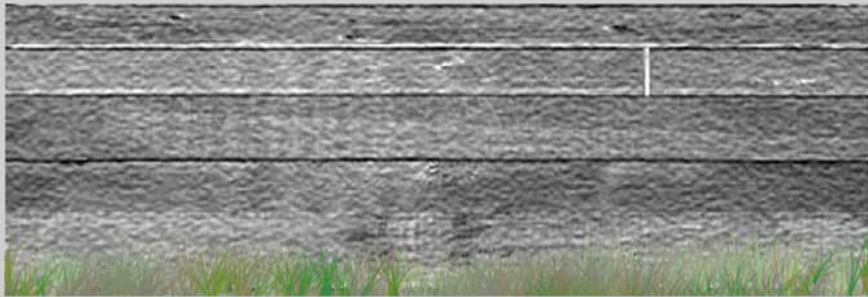
- The timber-frame superstructure and external wood cladding are from sustainable sources and located nationally.
- The structure will be insulated with natural wool fibres
- The green sedum roofs of the gallery space and main dwelling will provide an efficient and natural form of insulation which also assists in the dissipation of rainwater.
- Rainwater will be harvested for recycling internally, along with other grey water collected.
- Photo-voltaic panels, invisible from neighbouring properties will provide a contribution towards renewable energy produced on site
- The windows use low emissivity glass and are openable for natural passive ventilation in summer.
- The copper mesh louvers diffuse solar gain and reduce the need for cooling.
- The kitchen has a compartmentalised refuse store to maximise household re-cycling.

All of these systems consolidate to form a highly sustainable and responsible environmental strategy.

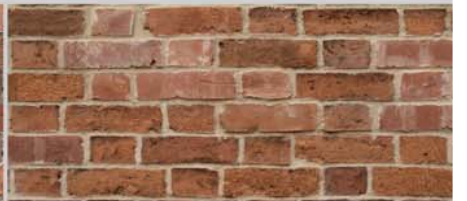
MATERIAL PRECEDENTS



PROPOSED MATERIAL SWATCHES



EXISTING MATERIALS IN LOCALE



SITE PHOTOGRAPHY



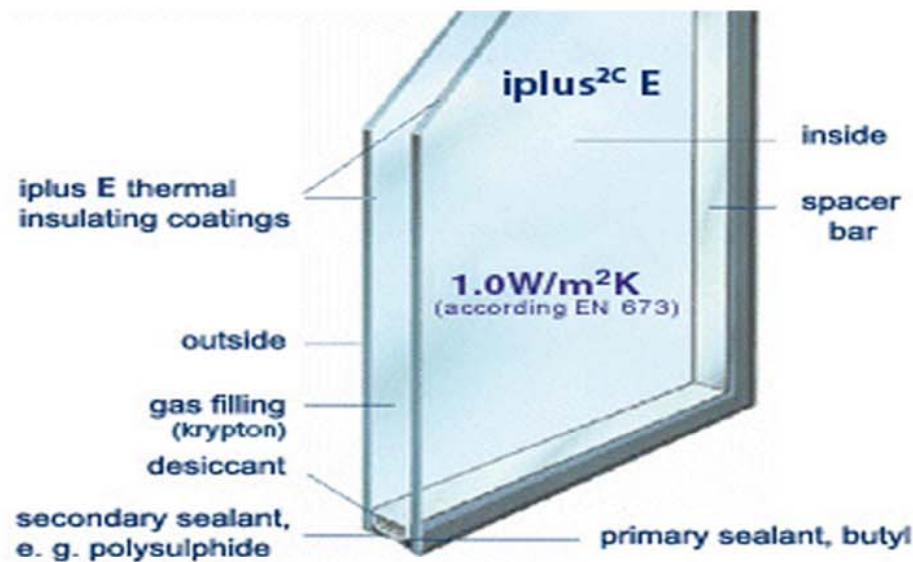
VIEW FROM PROPOSED WORKSPACE TO REAR OF NEIGHBOURING PROPERTIES

EXISTING FIRST FLOOR ENTRANCE, WITH THE TREES OF THE EMBANKMENT BEHIND

DILAPIDATED AND OVERGROWN SITE BOUNDARY

THIS PAGE DETAILS THE IMPACT OF MATERIALITY OF THE PROPOSAL ON THE CONTEXT. THE MODERN YET SYMPATHETIC PALETTE SUGGESTS A WEATHERED RICHNESS TEMPERED WITH CLEAN LINES AND MODERNIST COMPOSITION, AND WHILST THE CEDAR PANELS (WHICH NATURALLY AGE TO A SILVERY GLOW) RECALL THE FORMS OF THE ADJACENT RAILWAY AND THE SITE'S PREVIOUS USE AS A TIMBER WORKSHOP, THE CHARCOAL TINTED HARDWOOD PANELING CREATES A STRIKING COMPOSITION WITH THE VEGETATION OF NEIGHBOURING GARDENS AND THE EMBANKMENT. THE SITE BOUNDARY WALLS ARE REPAIRED AND BUILT INTO TO MINIMISE IMPACT ON NEIGHBOURS' PROPERTY.

**LOW EMISSIVITY GLASS**



ACTIVE LIMITATION OF HEAT LOSS THROUGH OPENINGS. U VALUE 1W/M²K MAXIMUM.

LOW EMISSIVITY APPLIED TO ALL FRAMED GLAZING, I.E WINDOWS OF WORK SPACE AND SOUTH FACADE.

DOUBLE GLAZED ACOUSTICALLY REPELLENT (DUE TO RAILWAY) GLASS FOR SOUTH FACADE

NORTH FACADE FENESTRATION OPENABLE FOR NATURAL VENTILATION

COPPER MESH LOUVRES DEFLECT EXCESSIVE SOLAR GAIN IN SUMMER

**PHOTO-VOLTAIC PANELS FOR HOT WATER AND ELECTRICITY**



TILING MOUNTED ON STEEL PROPRIETARY FRAMEWORK ON ROOF, CONCEALED BY CLADDING UPSTANDS, EMBEDDED IN SEDUM ROOF

PROVIDES 30-50% OF ALL ELECTRICITY AND HOT WATER REQUIREMENTS FOR THE HOUSE

**TIMBER FRAME FROM LOCAL SUSTAINABLE FORESTS**



PRIMARY STRUCTURE DESIGNED TO BE COMPLETELY SOURCED FROM UK FORESTS WHERE MORE TREES ARE PLANTED THAN FELLED.

BREATHABLE CLADDING SYSTEM DIRECTLY ATTACHED TO SUPERSTRUCTURE

**SHEEP'S WOOL INSULATION OR EQUIVALENT**



NATURAL/RECYCLED INSULATION SUCH AS SHEEP'S WOOL, RECYCLED NEWSPAPER AND PLASTICS, EVEN STRAW. VERY HIGH PERFORMANCE. ACOUSTICALLY, GOOD FOR LIMITING NOISE FROM RAILWAY.

NON POLLUTANT AND IRRITANT IN MANUFACTURE AND INSULATION.

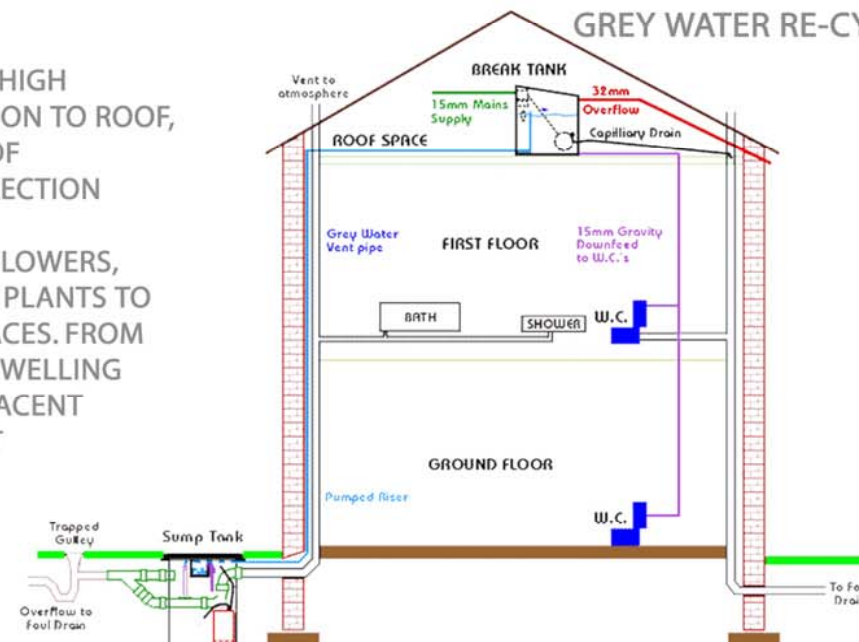
**SEDUM PLANTED GREEN ROOF**



150MM SOIL BEDDING PROVIDING HIGH PERFORMANCE THERMAL INSULATION TO ROOF, ALSO ACTING AS NATURAL FORM OF IRRIGATION FOR GREY WATER COLLECTION

AESTHETICS - PLANTING OF WILD FLOWERS, GRASSES AND GROUND COVERING PLANTS TO ALL HORIZONTAL EXTERNAL SURFACES. FROM NEIGHBOURING PROPERTIES THE DWELLING WILL APPEAR TO MERGE WITH ADJACENT VEGETATION OF THE EMBANKMENT

**GREY WATER RE-CYCLING**



40% OF ALL WATER USED CAN BE SOURCED FROM GREY WATER/RAIN WATER COLLECTION AND RECYCLING.

ALL WATER FROM PLANTED ROOFS DIVERTED TO GREY WATER TANKS. WATER FROM DISHWATER, UTILITIES AND BATH USED FOR TOILETS

TAPS ON EXTERIOR TO WATER PLANTS

INTEGRATED COLLECTION/DISINFECTANT SUMP SYSTEM

## Existing Site Photography

Left: the exterior stair to the existing workshop

Right: View from first floor level of rear fenestration of neighbouring properties

Below left: Existing covered approach with skylight

Below Right: South facade first floor windows of existing building

## Requirements for planning applications for residential developments in Camden

Existing and proposed floor plans submitted for each flat. You need to demonstrate whether the units are self contained or non self-contained. [Survey drawings of existing site included, proposed building is one private live/work unit.](#)

Include room sizes on plans.  
[See all proposed plans.](#)

If alterations are proposed to external windows/doors to facilitate access to rear gardens or front areas, need existing/proposed elevations. Existing and proposed cross section required if including basement or roof space areas. [Elevations of all facades and two sections included. Existing elevations of street and rear of houses included, workshop to be demolished so only an outline of existing envelope and footprint indicated on proposed elevations. Clarification on existing and proposed fenestration and protection of neighbours' privacy in planning statement.](#)

Sections showing light wells and window dimensions for basement conversions.  
[No basement works, but sections included](#)

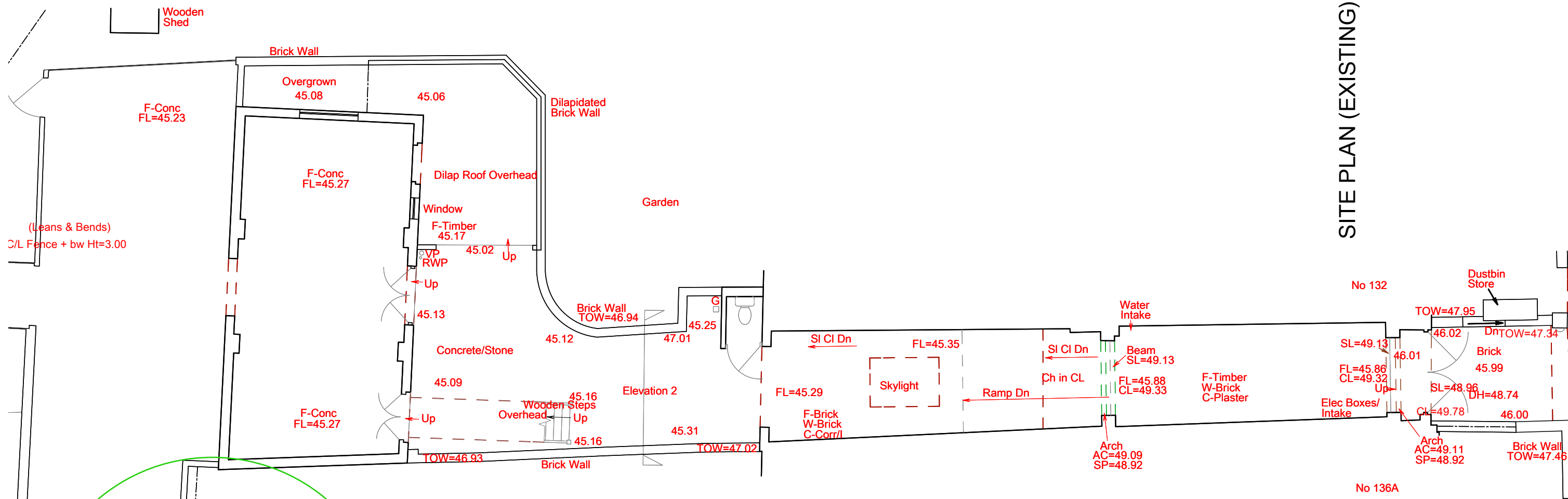
Details of refuse storage and other storage areas. [All stores and cupboards indicated on plans, interior refuse store is recycling bins in kitchen island, exterior bins for collection in existing bin store on Iverson Road.](#)

Access statement (lifetime homes and wheelchair housing).  
[No statement included, ground floor wheelchair accessible.](#)

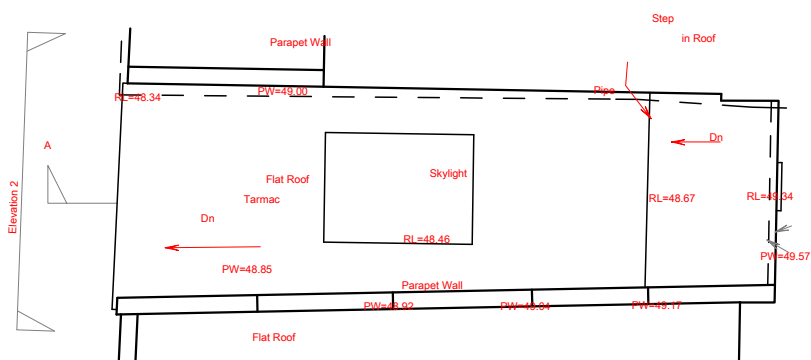
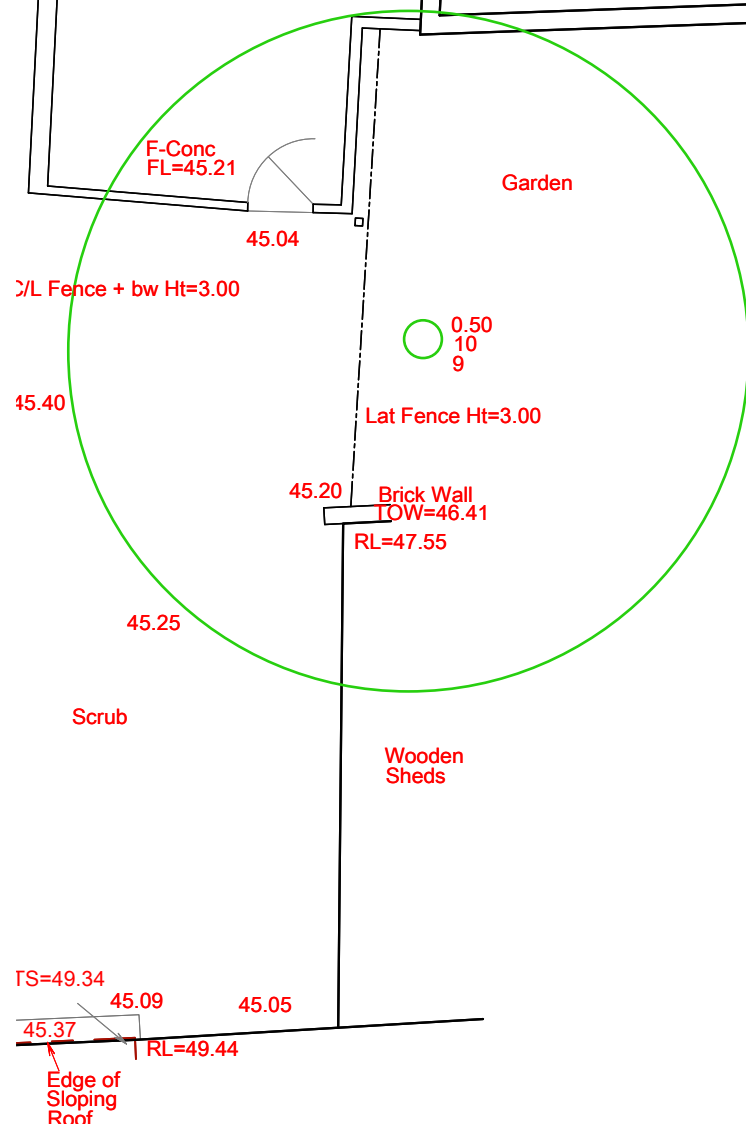
Public open space requirement if five or more dwellings proposed.  
[N/A, only one dwelling.](#)







SITE PLAN (EXISTING)



ALLEYWAY ROOF PLAN (EXISTING)



REV: A	DRAWING TITLE: Survey of Existing Site	SCALE: 1:100 @ A3
REV: B	PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM
REV: C	DRAWING NO: 2012-191-002	STATUS: PLANNING
REV: D	DRAWN/BKED	CHECKED/AC
		DATE: February 2012
		1A Murrell Hill, London, N10 3TH Tel: (020) 8444 2060 - Fax: (020) 8444 1180 Info@crawfordpartnership.co.uk www.crawfordpartnership.co.uk Company number 0459261
	<b>Crawford Partnership</b>	Development
	Architecture	Interior Design

Diameter 0.50  
 Height 10  
 Spread 9

Walnut Tree  
 to be retained

Garden

### Existing Brick Building

Brick Wall

Footprint of  
 proposed house

### Elevation 2

Garden

Footprint of  
 area affected by  
 proposed  
 development

No 136A

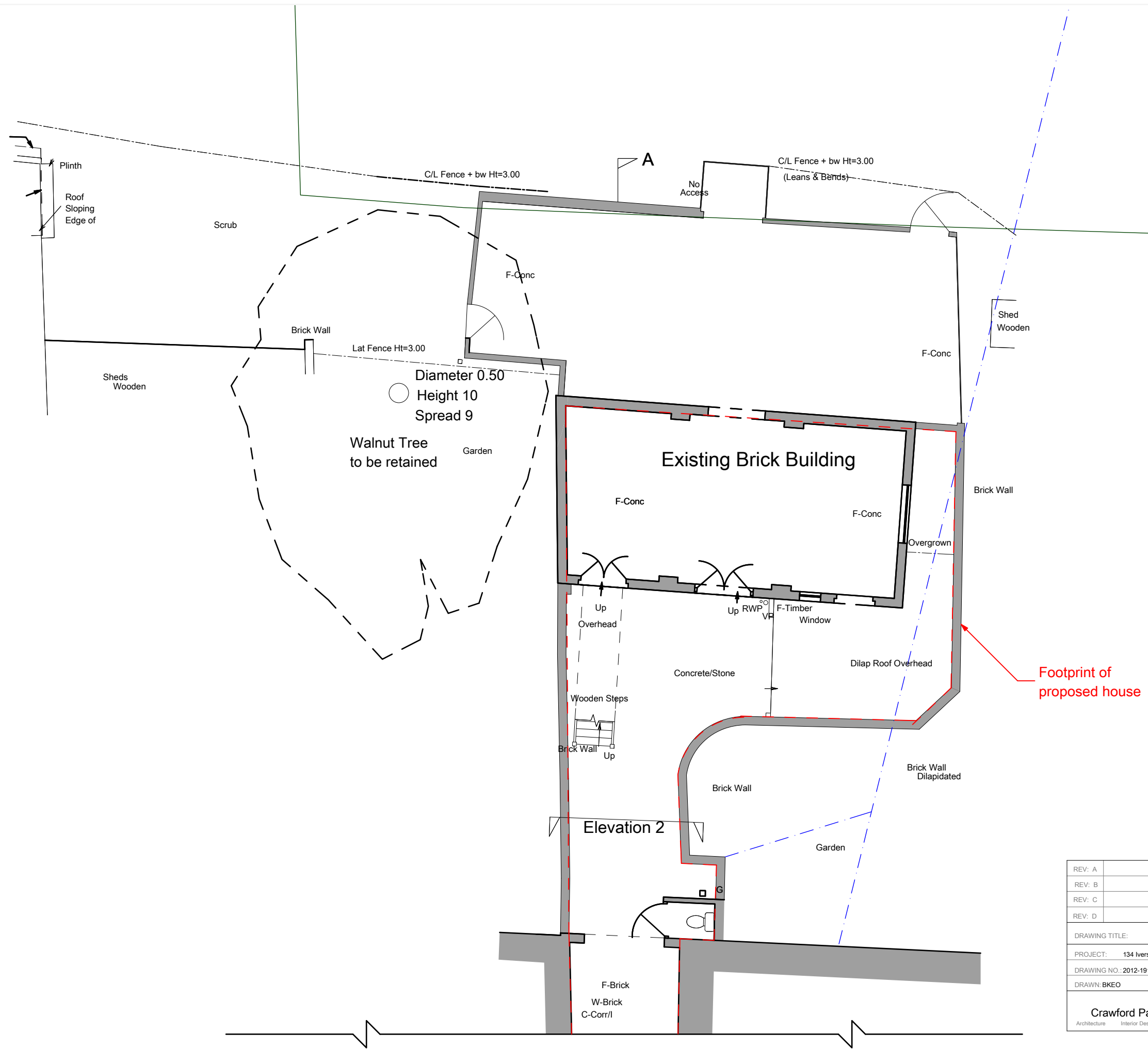
No 132



Kerb  
 Iverson Road

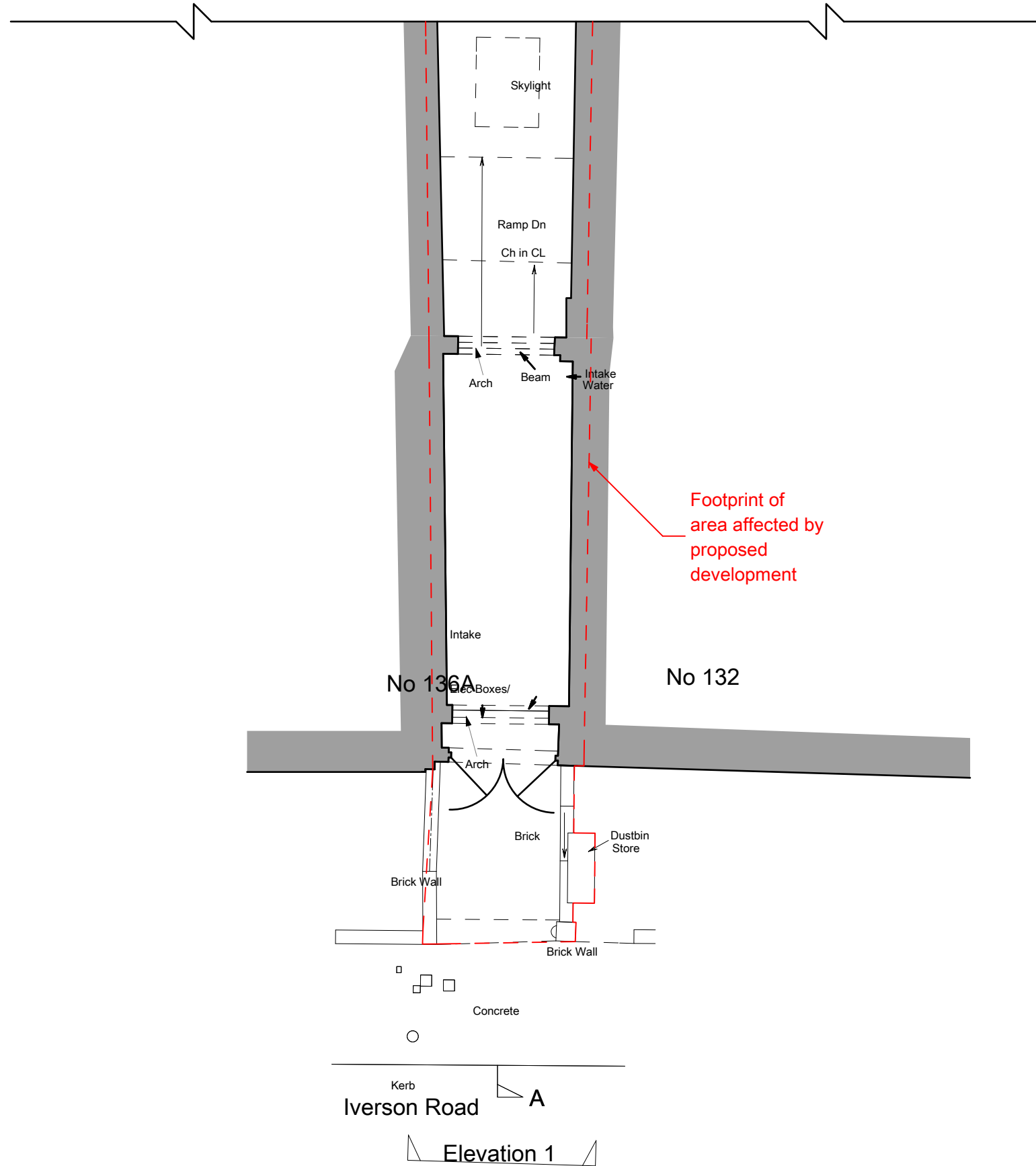
### Elevation 1

REV: A	
REV: B	
REV: C	
REV: D	
DRAWING TITLE: Existing Ground Floor Plan C	
SCALE: 1:100 @ A3	
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM
DRAWING NO.: 2012-191-004c	REV: STATUS: PLANNING
DRAWN: BKEO	CHECKED: AC
	DATE: February 2012
<b>Crawford Partnership</b> Architecture Interior Design Development <small>1A Muswell Hill, London, N10 3TH          Tel: 020 8444 2090 Fax: 020 8444 1180          info@crawfordpartnership.co.uk          www.crawfordpartnership.co.uk          Company number 3499361</small>	

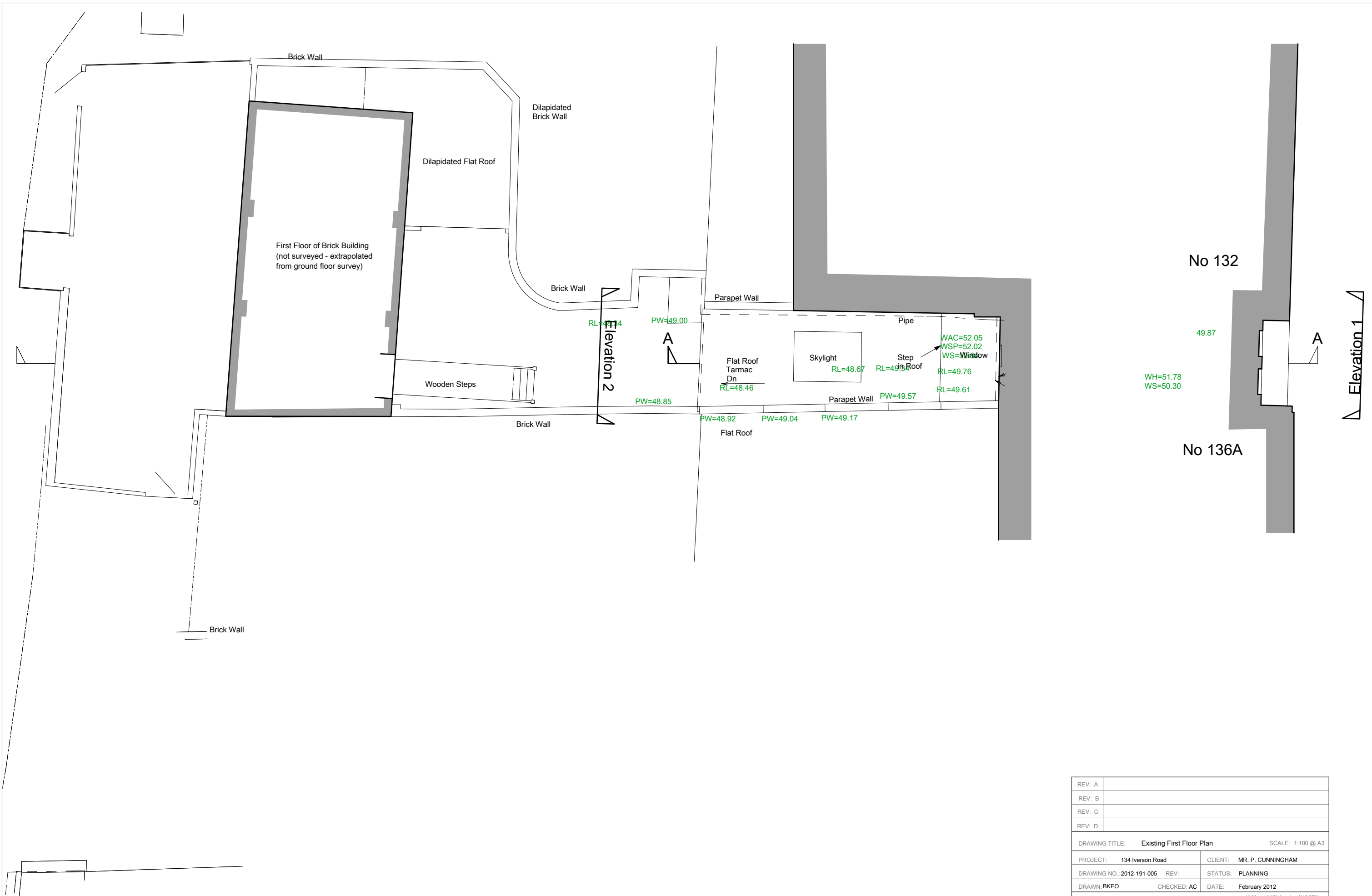


REV: A	
REV: B	
REV: C	
REV: D	
DRAWING TITLE: Existing Ground Floor Plan A SCALE: 1:100 @ A3	
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM
DRAWING NO.: 2012-191-004a	REV: STATUS: PLANNING
DRAWN: BKEO	CHECKED: AC DATE: February 2012
<b>Crawford Partnership</b> Architecture Interior Design Development	
1A Muswell Hill, London, N10 3TH Tel: 020 8444 2080 Fax: 020 8444 1180 info@crawfordpartnership.co.uk www.crawfordpartnership.co.uk Company number 3499361	

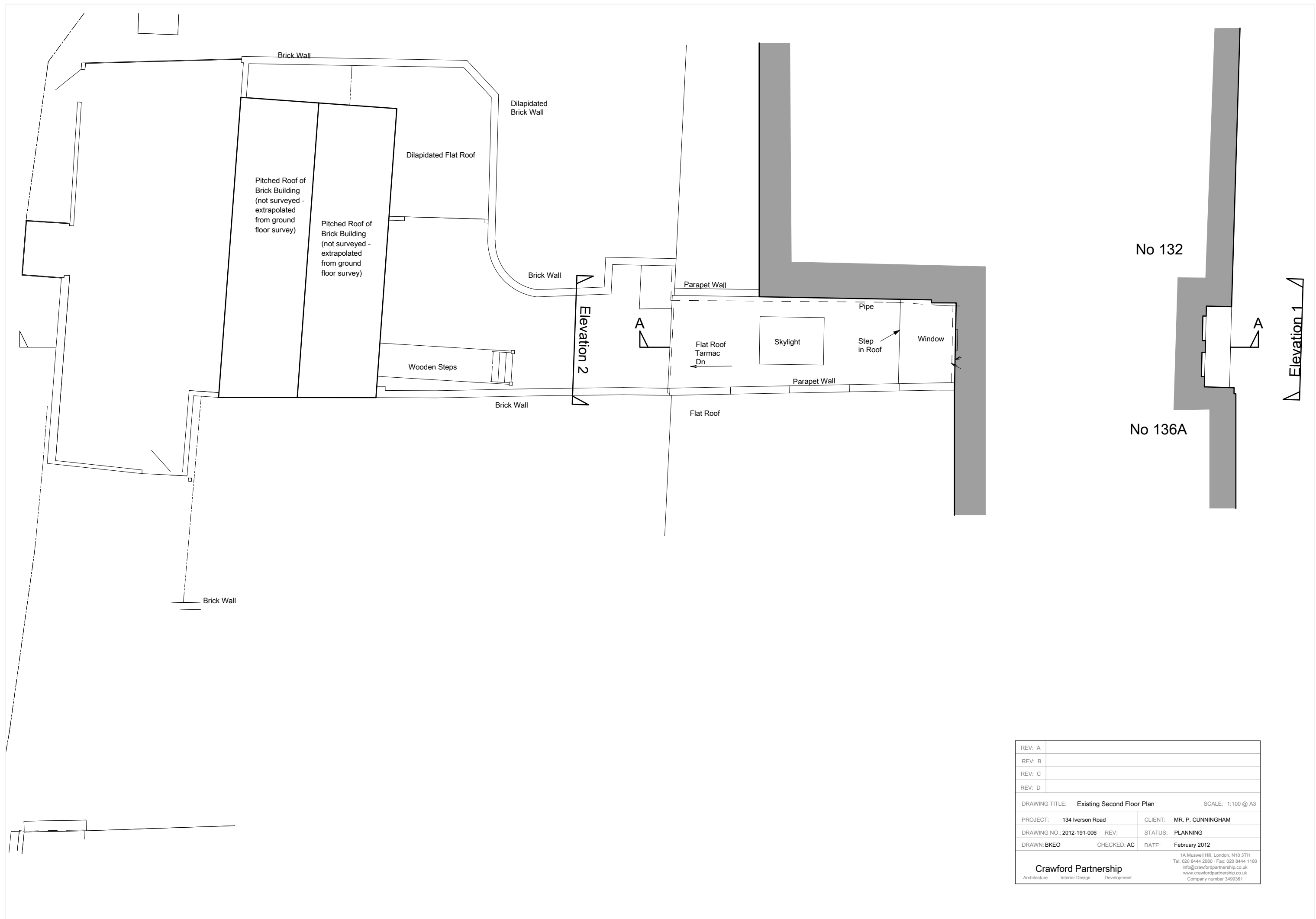
Cutline - See drawing 2006-191-004a Existing Ground Floor Plan 1:100 A



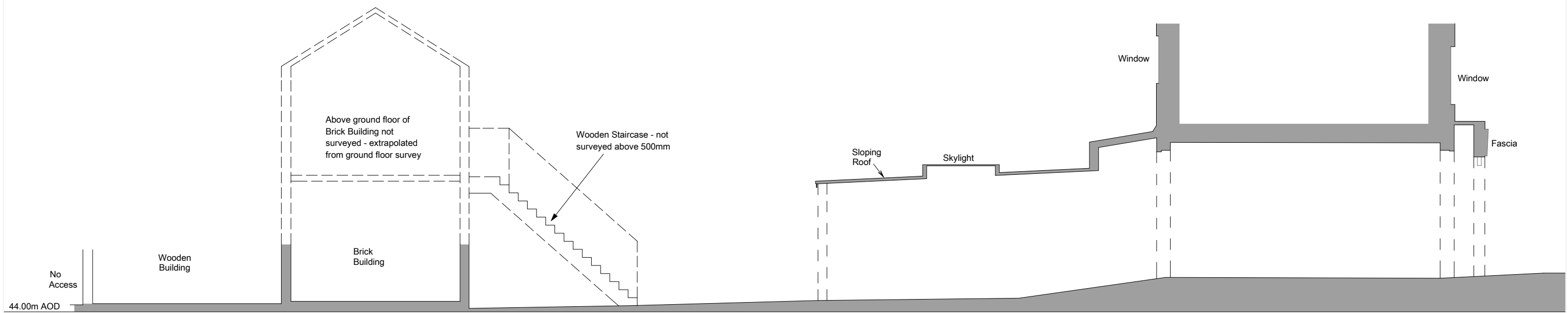
REV: A	
REV: B	
REV: C	
REV: D	
DRAWING TITLE: Existing Ground Floor Plan B	
SCALE: 1:100 @ A3	
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM
DRAWING NO.: 2012-191-004b	REV: STATUS: PLANNING
DRAWN: BKEO	CHECKED: AC
	DATE: February 2012
<b>Crawford Partnership</b>	
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REV: A	
REV: B	
REV: C	
REV: D	
DRAWING TITLE: Existing First Floor Plan	
SCALE: 1:100 @ A3	
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM
DRAWING NO.: 2012-191-005	REV: STATUS: PLANNING
DRAWN: BKEO	CHECKED: AC DATE: February 2012
<b>Crawford Partnership</b> Architecture Interior Design Development	
1A Muswell Hill, London, N10 3TH Tel: 020 8444 2080 Fax: 020 8444 1180 info@crawfordpartnership.co.uk www.crawfordpartnership.co.uk Company number 3499361	

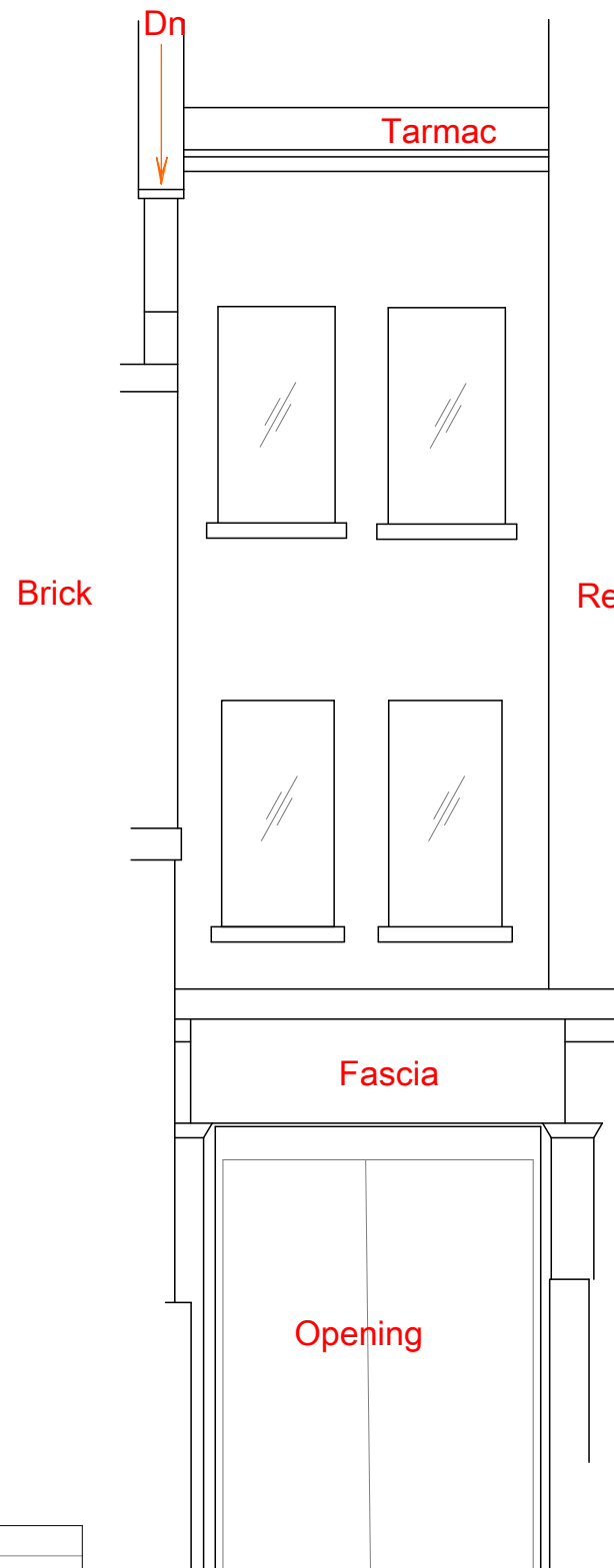


REV: A	
REV: B	
REV: C	
REV: D	
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SCALE: 1:100 @ A3	
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM
DRAWING NO.: 2012-191-006	REV: STATUS: PLANNING
DRAWN: BKEO	CHECKED: AC DATE: February 2012
1A Muswell Hill, London, N10 3TH Tel: 020 8444 2080 - Fax: 020 8444 1180 info@crawfordpartnership.co.uk www.crawfordpartnership.co.uk Company number 3499361	
<b>Crawford Partnership</b> Architecture Interior Design Development	

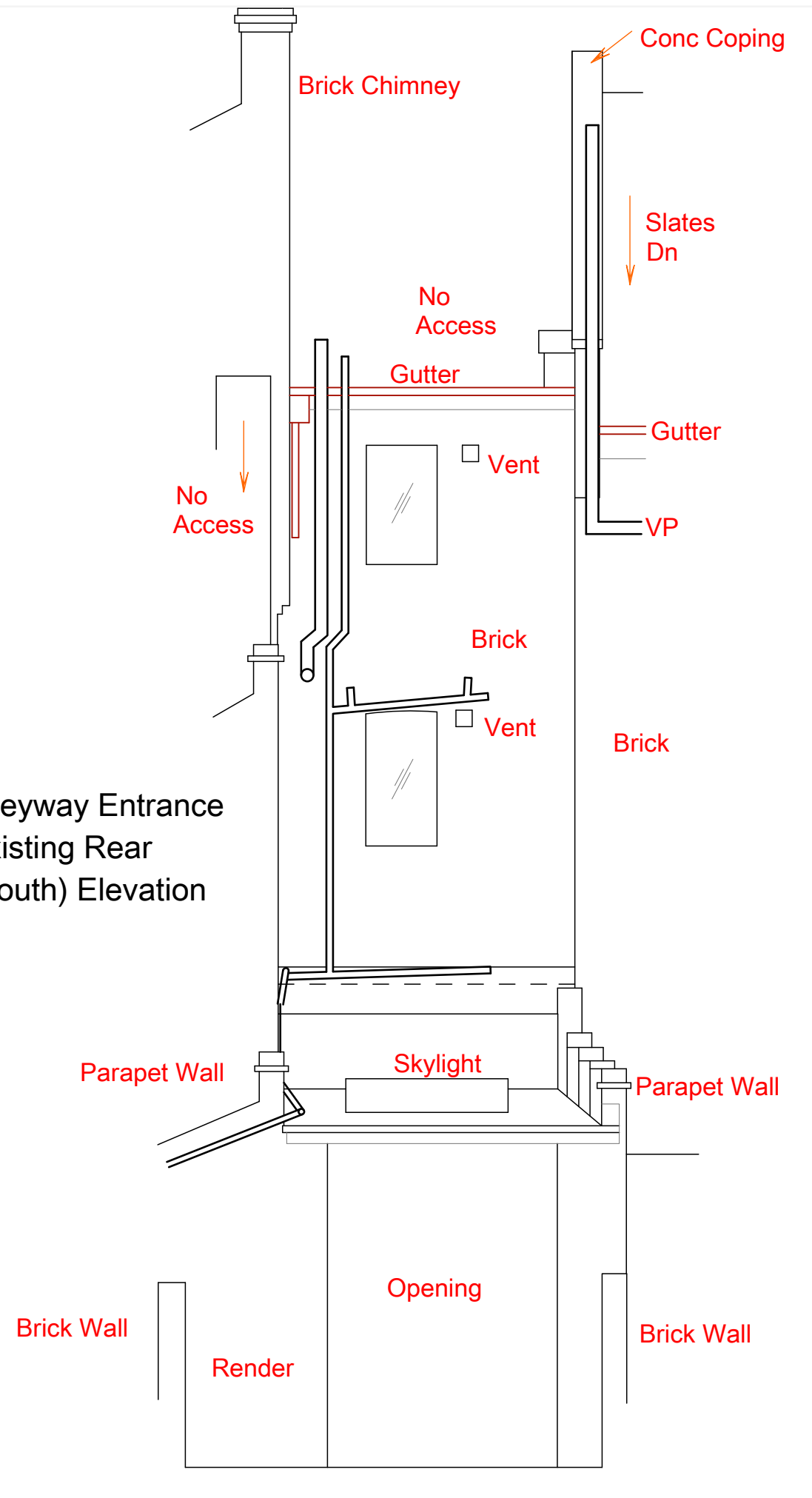


Section A-A

REV: A	
REV: B	
REV: C	
REV: D	
DRAWING TITLE: <b>Existing Long Section</b> SCALE: 1:100 @ A3	
PROJECT: <b>134 Iverson Road</b>	CLIENT: <b>MR. P. CUNNINGHAM</b>
DRAWING NO.: <b>2012-191-007</b>	REV: <b>REV:</b> STATUS: <b>PLANNING</b>
DRAWN: <b>BKEO</b>	CHECKED: <b>AC</b> DATE: <b>February 2012</b>
<b>Crawford Partnership</b> Architecture Interior Design Development <small>1A Muswell Hill, London, N10 3TH          Tel: 020 8444 2080 Fax: 020 8444 1180          info@crawfordpartnership.co.uk          www.crawfordpartnership.co.uk          Company number 3499361</small>	



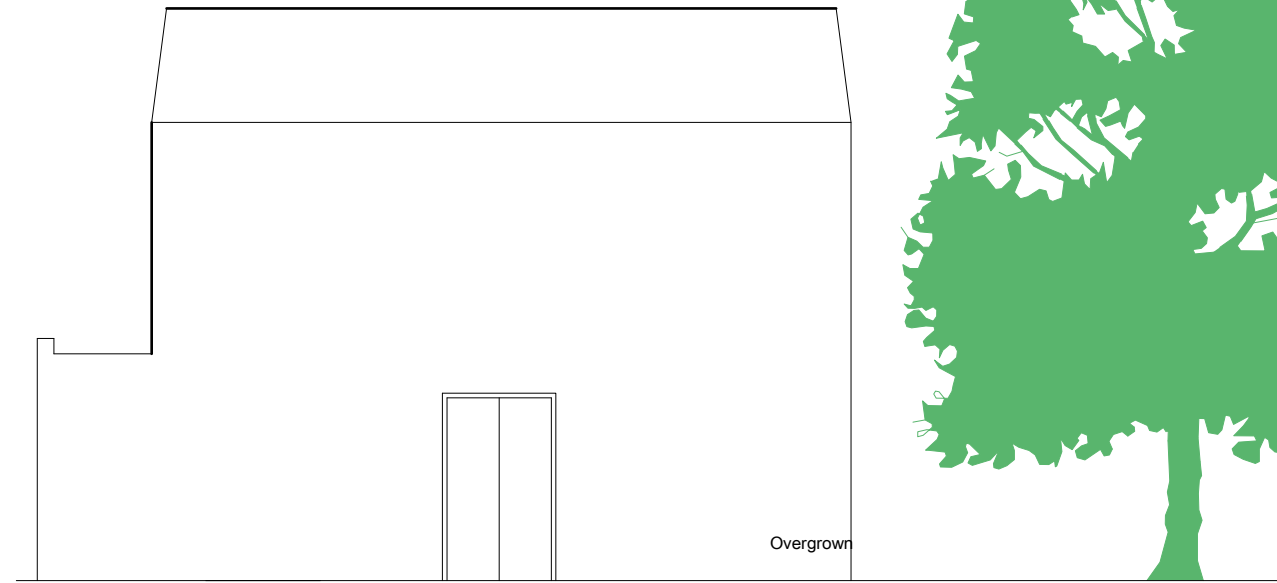
Alleyway Entrance  
Existing Iverson St.  
(North) Elevation



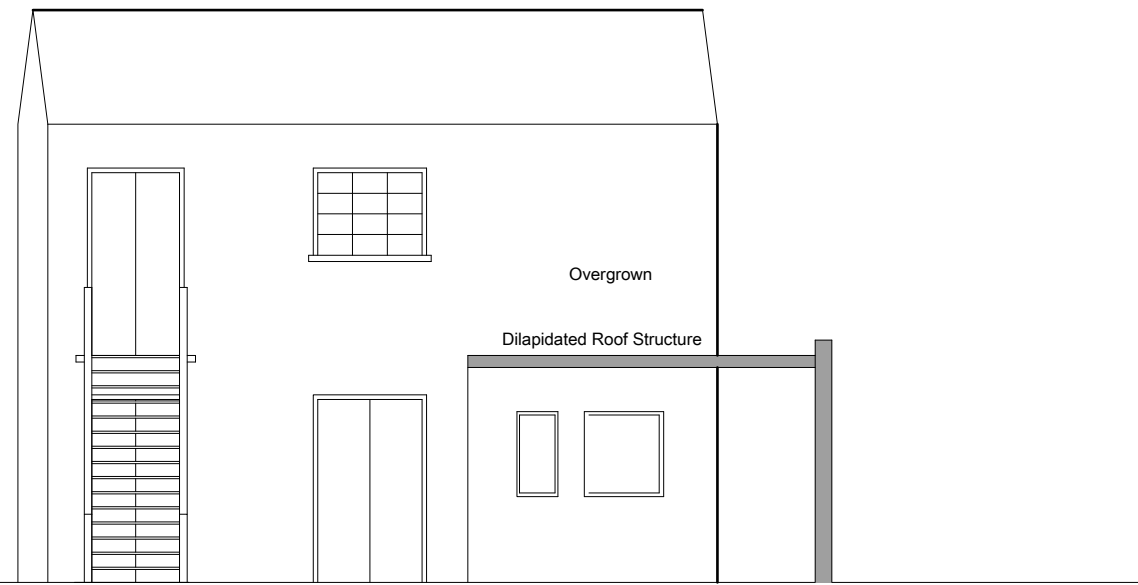
Alleyway Entrance  
Existing Rear  
(South) Elevation

REV: A	
REV: B	
REV: C	
REV: D	
DRAWING TITLE: Existing Alleyway Building N + S Elevs SCALE: 1:100 @ A3	
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM
DRAWING NO.: 2012-191-008 REV:	STATUS: PLANNING
DRAWN: BKEO CHECKED: AC	DATE: February 2012
<p><b>Crawford Partnership</b> Architecture Interior Design Development</p> <p>1A Muswell Hill, London, N10 3TH Tel: 020 8444 2060 Fax: 020 8444 1180 info@crawfordpartnership.co.uk www.crawfordpartnership.co.uk Company number 3499361</p>	



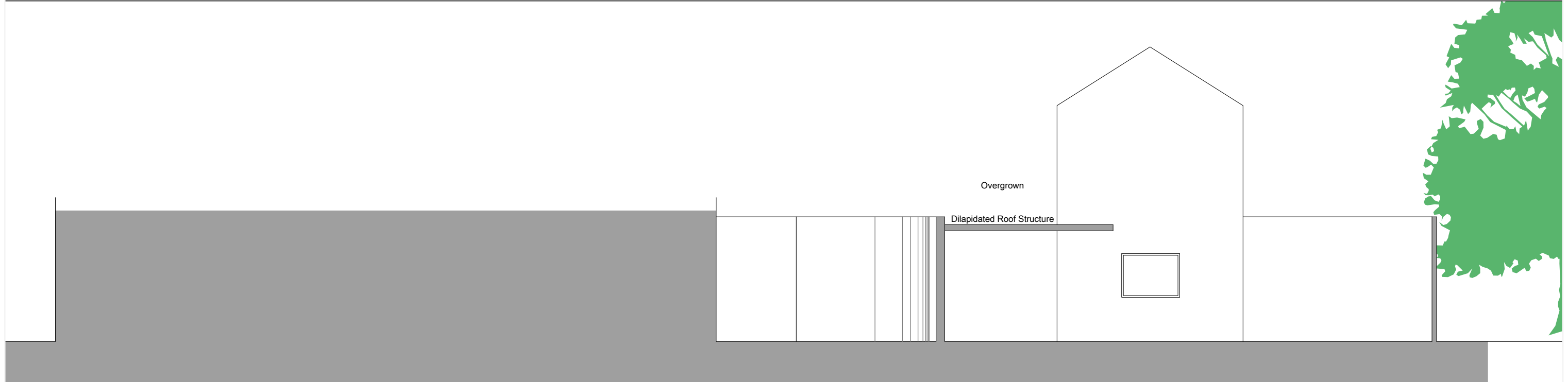
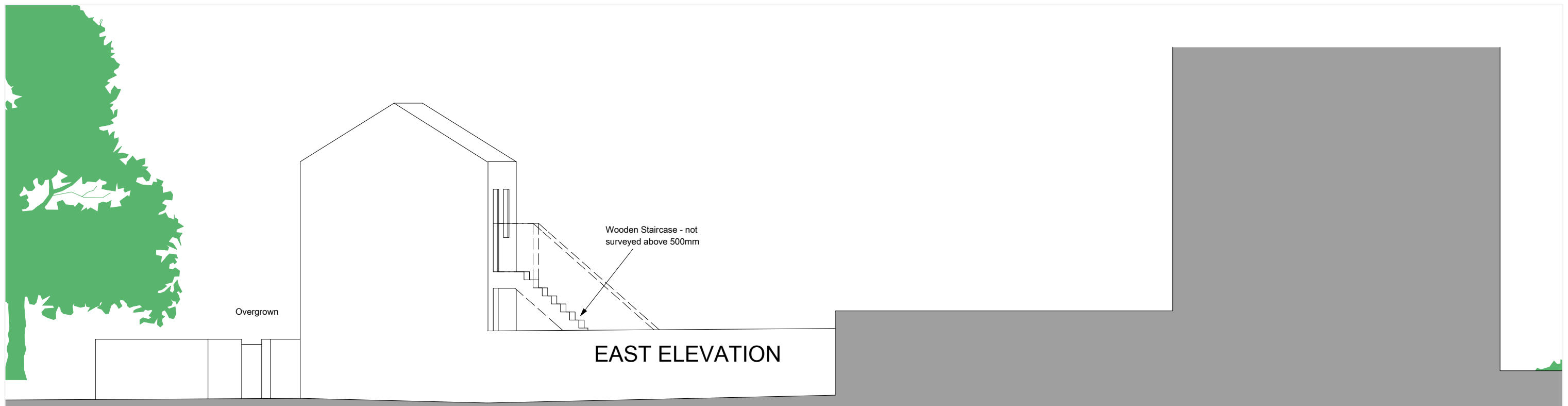


SOUTH ELEVATION

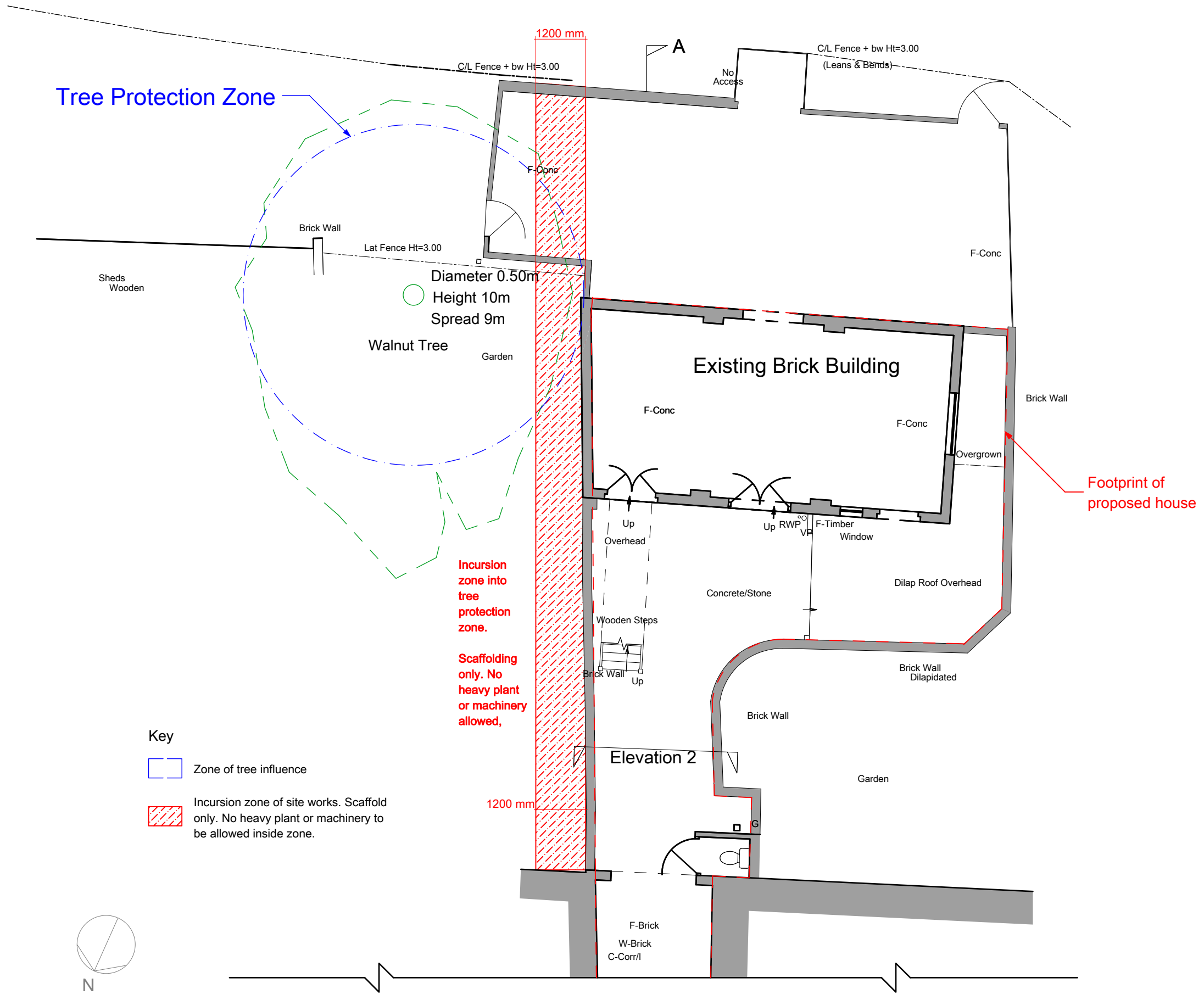


NORTH ELEVATION

REV: A	
REV: B	
REV: C	
REV: D	
DRAWING TITLE: Existing Building N + S Elevations SCALE: 1:100 @ A3	
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM
DRAWING NO.: 2012-191-009 REV:	STATUS: PLANNING
DRAWN: BKEO CHECKED: AC	DATE: February 2012
<b>Crawford Partnership</b> Architecture Interior Design Development <small>1A Muswell Hill, London, N10 3TH          Tel: 020 8444 2080 Fax: 020 8444 1180          info@crawfordpartnership.co.uk          www.crawfordpartnership.co.uk          Company number 3499361</small>	

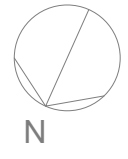


REV: A	
REV: B	
REV: C	
REV: D	
DRAWING TITLE: Existing Building E + W Elevs SCALE: 1:100 @ A3	
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM
DRAWING NO.: 2012-191-010 REV:	STATUS: PLANNING
DRAWN: BKEO CHECKED: AC	DATE: February 2012
<p>Crawford Partnership          Architecture Interior Design Development</p> <p>1A Muswell Hill, London, N10 3TH          Tel: 020 8444 2080 - Fax: 020 8444 1180          info@crawfordpartnership.co.uk          www.crawfordpartnership.co.uk          Company number 3499361</p>	



**Key**

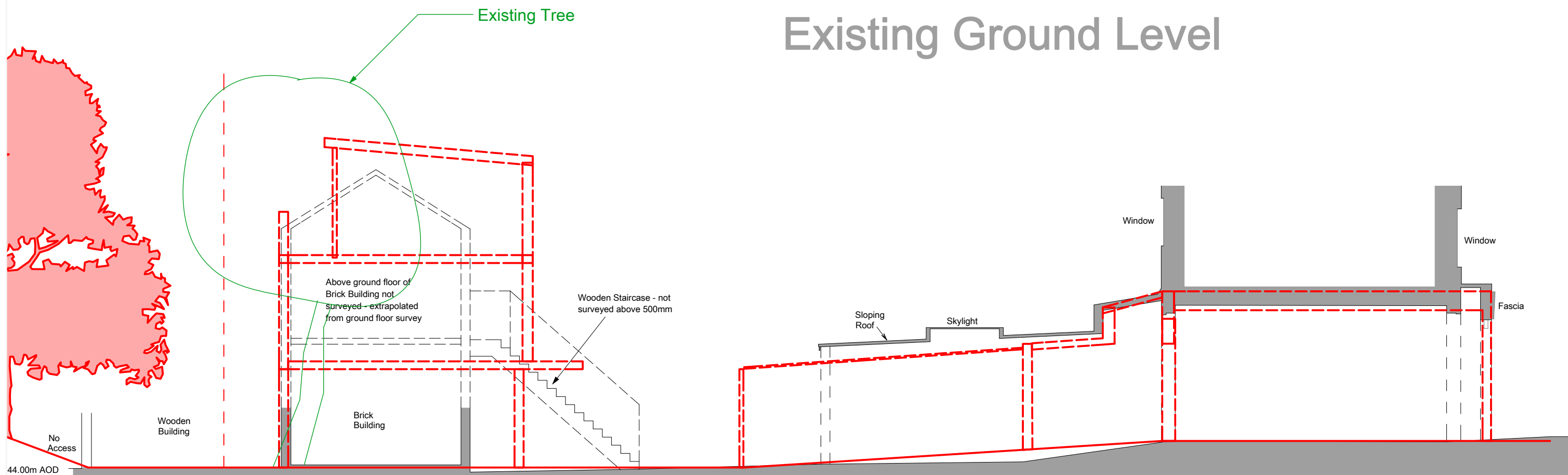
- Zone of tree influence
- Incursion zone of site works. Scaffold only. No heavy plant or machinery to be allowed inside zone.



REV: A	Updated to reflect removal of Northmost tree, Incursion Zone added.		
REV: B			
REV: C			
REV: D			
DRAWING TITLE: <b>Tree Location Survey and Protection Zone</b> SCALE: 1:100 @ A3			
PROJECT:	134 Iverson Road	CLIENT:	MR. P. CUNNINGHAM
DRAWING NO.:	2006-191-011	REV: A	STATUS: PLANNING
DRAWN:	BKEO	CHECKED:	AC
		DATE:	February 2012
<b>Crawford Partnership</b>		1A Muswell Hill, London, N10 3TH Tel: 020 8444 2090 - Fax: 020 8444 1180 info@crawfordpartnership.co.uk www.crawfordpartnership.co.uk Company number 3499361	
Architecture	Interior Design	Development	

# Proposed Ground Level

## Existing Ground Level



Section A-A

REV: A	
REV: B	
REV: C	
REV: D	
DRAWING TITLE: <b>Tree Protection Zone - Level Changes</b> SCALE: 1:100 @ A3	
PROJECT: <b>134 Iverson Road</b>	CLIENT: <b>MR. P. CUNNINGHAM</b>
DRAWING NO.: <b>2006-191-012</b> REV:	STATUS: <b>PLANNING</b>
DRAWN: <b>BKEO</b> CHECKED: <b>AC</b>	DATE: <b>February 2012</b>
<b>Crawford Partnership</b> Architecture Interior Design Development <small>1A Muswell Hill, London, N10 3TH          Tel: 020 8444 2080 - Fax: 020 8444 1180          info@crawfordpartnership.co.uk          www.crawfordpartnership.co.uk          Company number 3499361</small>	

Wooded embankment to railway

Ground floor living area is all on one level

Floor to ceiling windows

Site Boundary

Vertical timber screen made up of 30mm<sup>2</sup> timber studs at 80mm centres, providing a translucent screen to embankment and site boundary fence

AV wall

Living Space  
A: 50.90 m<sup>2</sup>  
F/C: 2.50 m

Kitchen Area

Roof drainage channeled to grey water tank

Concealed grey water tank with sump

Garden of No. 136A

Ground Gallery / Work Area  
A: 37.97 m<sup>2</sup>  
F/C: 2.50 m

FF

U

Stair to work area

Cobbles removed, levels altered, cobbles relayed. Gaps filled with cement to form smoother surface to facilitate wheelchair access.

Utility area with potential for conversion to walk in shower

Sliding door to ground floor bathroom.

Garden of No. 132

Garden of No. 130

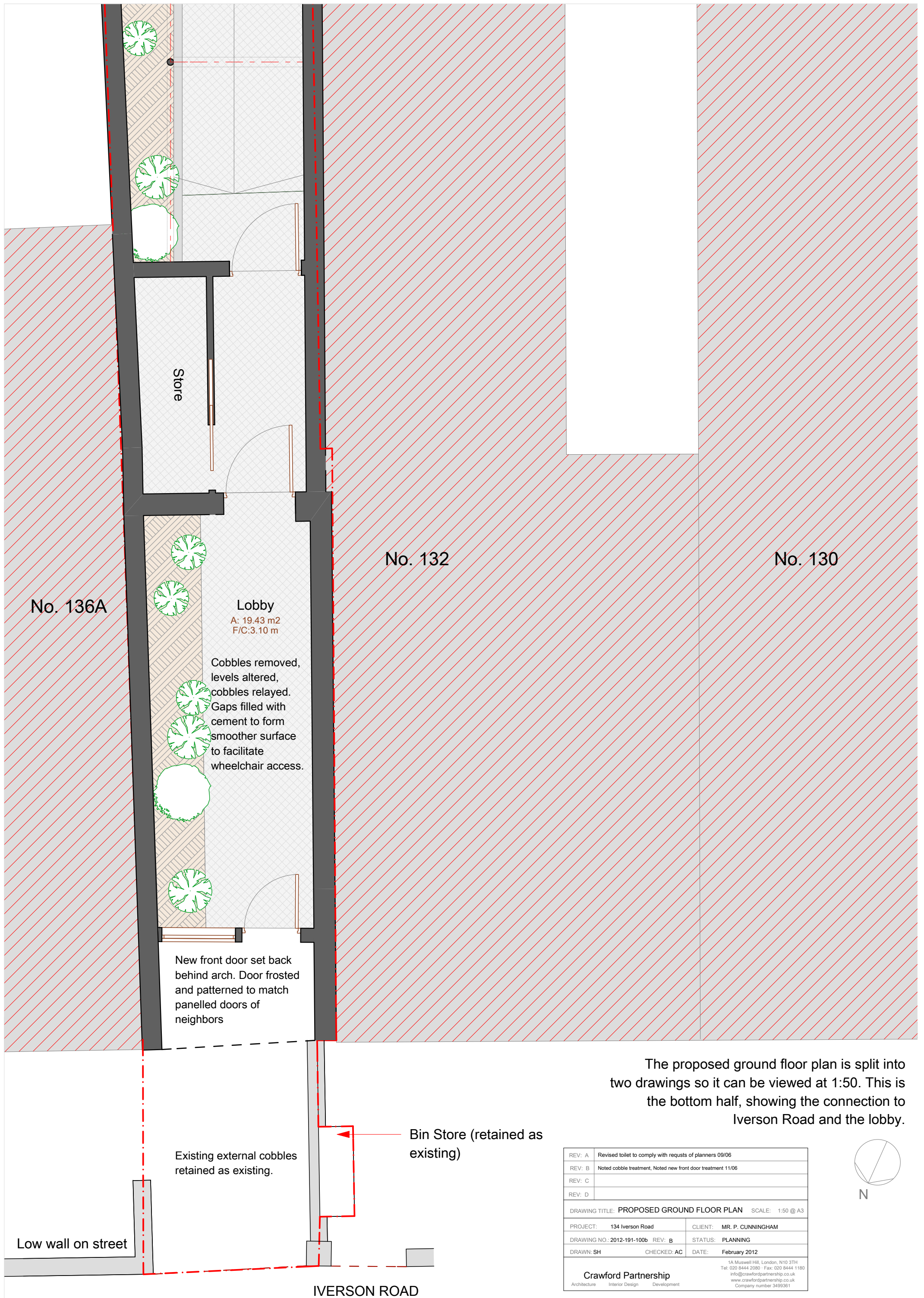
The proposed ground floor plan is split into two drawings so it can be viewed at 1:50. This is the top half, showing the dwelling and gallery/garden space



REV: A	Revised layout to comply with LTH standards 09/06
REV: B	Noted cobble treatment, labelled covered courtyard work area 11/06
REV: C	
REV: D	
DRAWING TITLE: PROPOSED GROUND FLOOR PLAN SCALE: 1:50 @ A3	
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM
DRAWING NO.: 2012-191-100a: REV: B	STATUS: PLANNING
DRAWN: SH	CHECKED: AC DATE: February 2012
Crawford Partnership Architecture Interior Design Development	
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Cobbles removed, levels altered, cobbles relayed. Gaps filled with cement to form smoother surface to facilitate wheelchair access.

Seat/Water Feature



No. 136A

Store

No. 132

No. 130

Lobby  
A: 19.43 m<sup>2</sup>  
F/C: 3.10 m

Cobbles removed,  
levels altered,  
cobbles relayed.  
Gaps filled with  
cement to form  
smoother surface  
to facilitate  
wheelchair access.

New front door set back  
behind arch. Door frosted  
and patterned to match  
panelled doors of  
neighbors

Existing external cobbles  
retained as existing.

Bin Store (retained as  
existing)

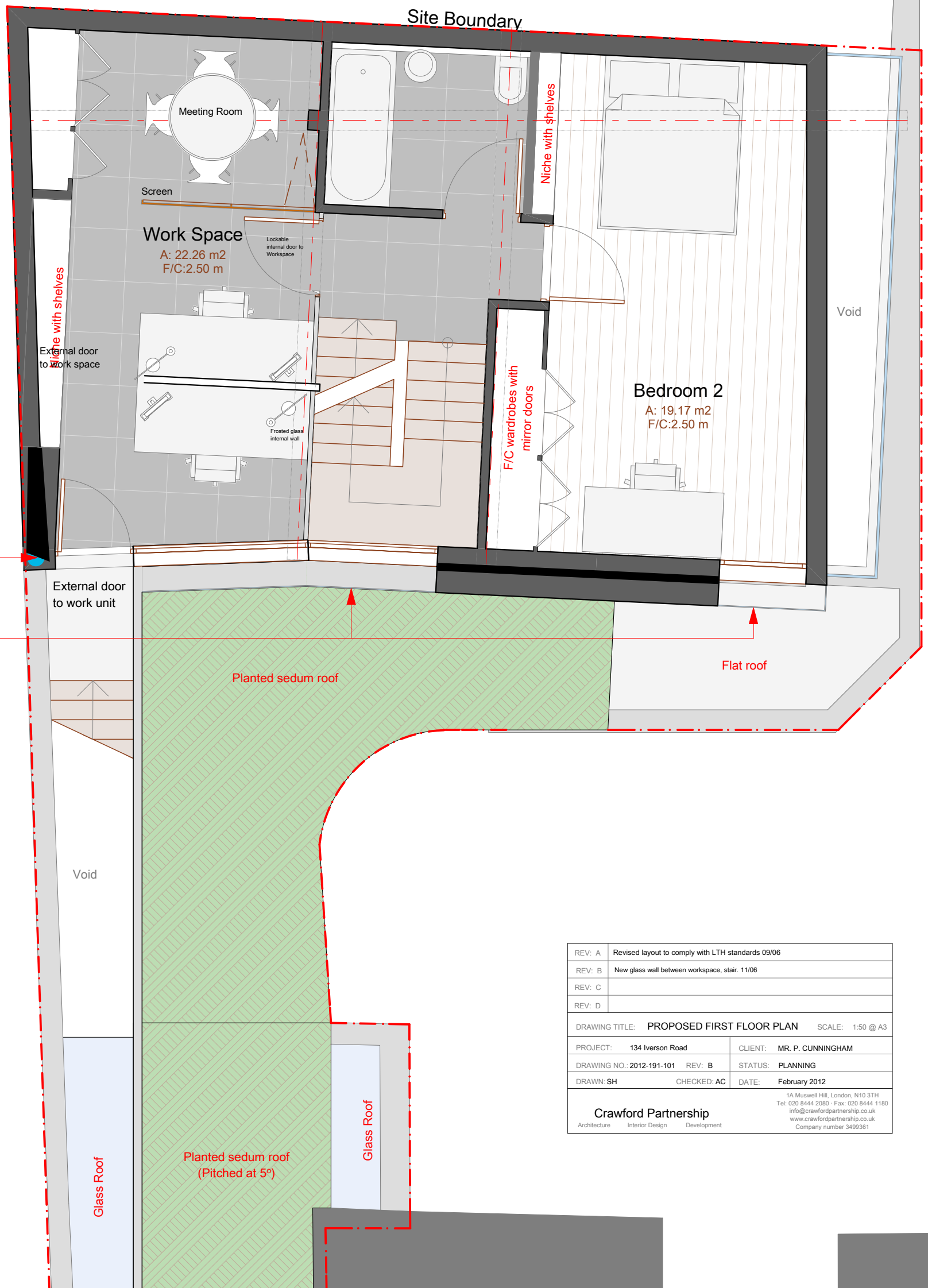
Low wall on street

IVERSON ROAD

The proposed ground floor plan is split into two drawings so it can be viewed at 1:50. This is the bottom half, showing the connection to Iverson Road and the lobby.

REV: A	Revised toilet to comply with reqs of planners 09/06
REV: B	Noted cobble treatment, Noted new front door treatment 11/06
REV: C	
REV: D	
DRAWING TITLE: PROPOSED GROUND FLOOR PLAN SCALE: 1:50 @ A3	
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM
DRAWING NO.: 2012-191-100b REV: B	STATUS: PLANNING
DRAWN: SH	CHECKED: AC DATE: February 2012
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Roof drainage channeled to grey water tank at ground floor level

Copper mesh louvre in front of first floor windows



REV: A	Revised layout to comply with LTH standards 09/06
REV: B	New glass wall between workspace, stair. 11/06
REV: C	
REV: D	

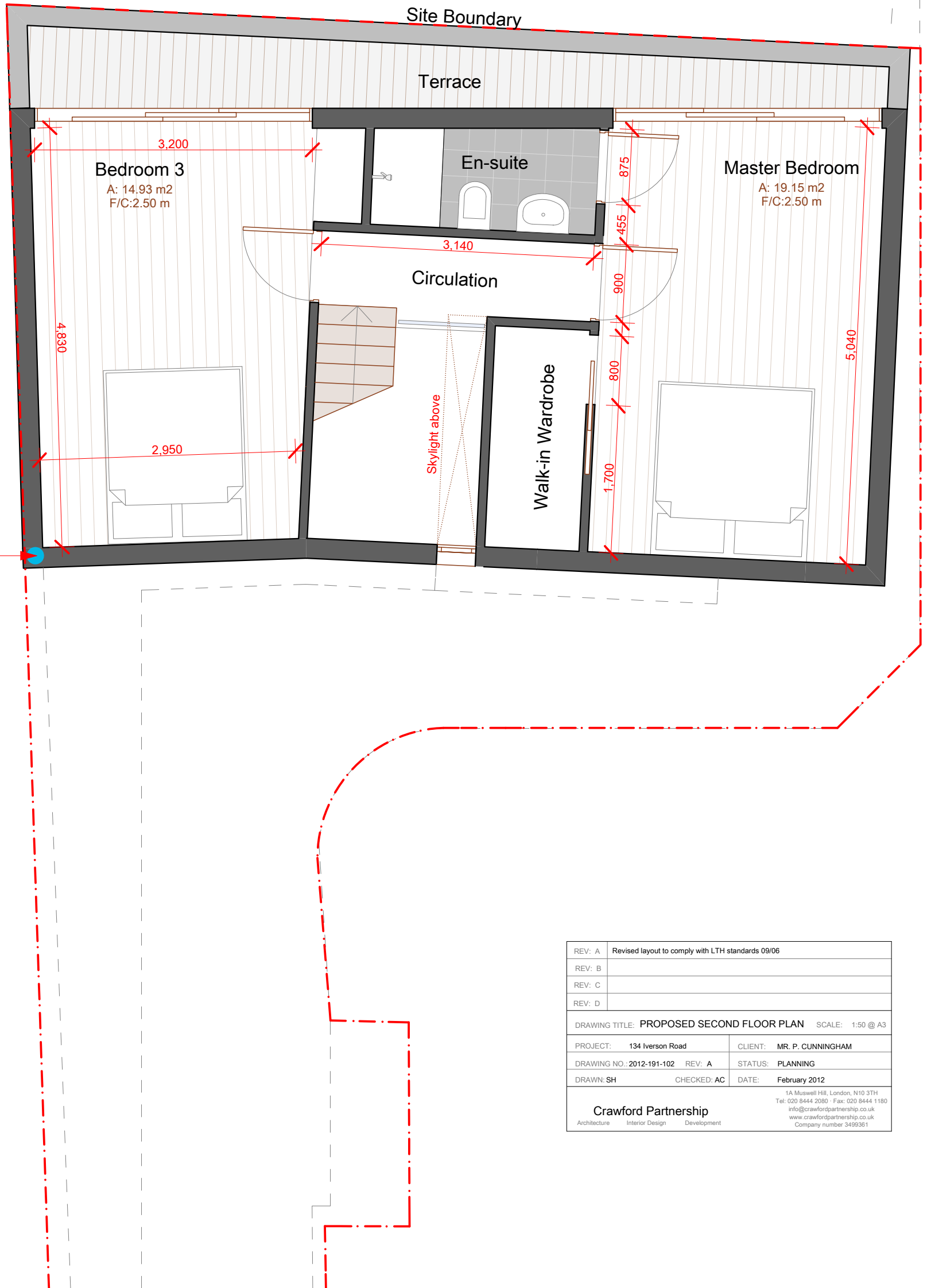
DRAWING TITLE: PROPOSED FIRST FLOOR PLAN SCALE: 1:50 @ A3

PROJECT: 134 Iverson Road CLIENT: MR. P. CUNNINGHAM

DRAWING NO.: 2012-191-101 REV: B STATUS: PLANNING

DRAWN: SH CHECKED: AC DATE: February 2012

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 Company number 3499361

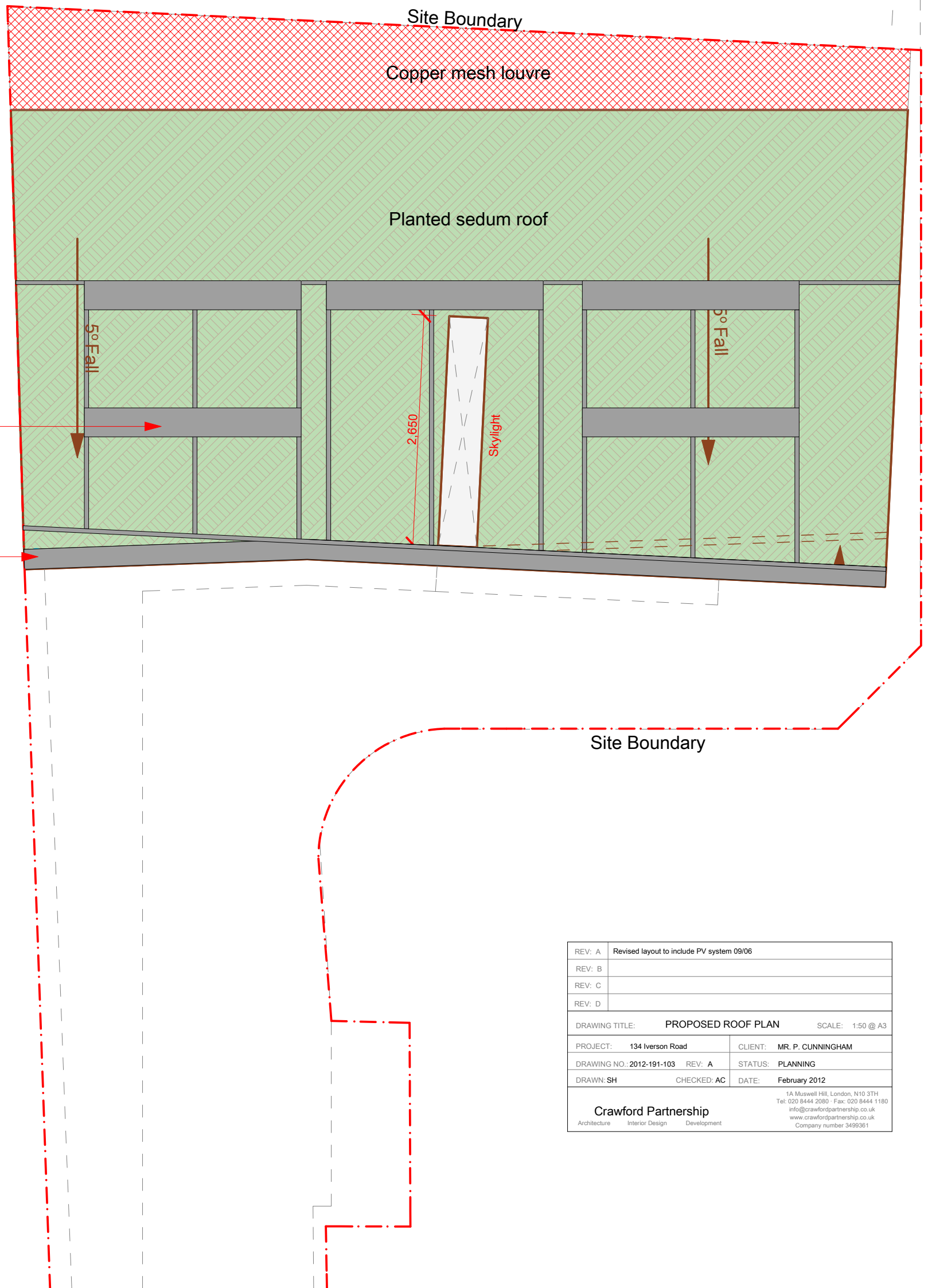


Roof drainage channeled to grey water tank at ground floor level

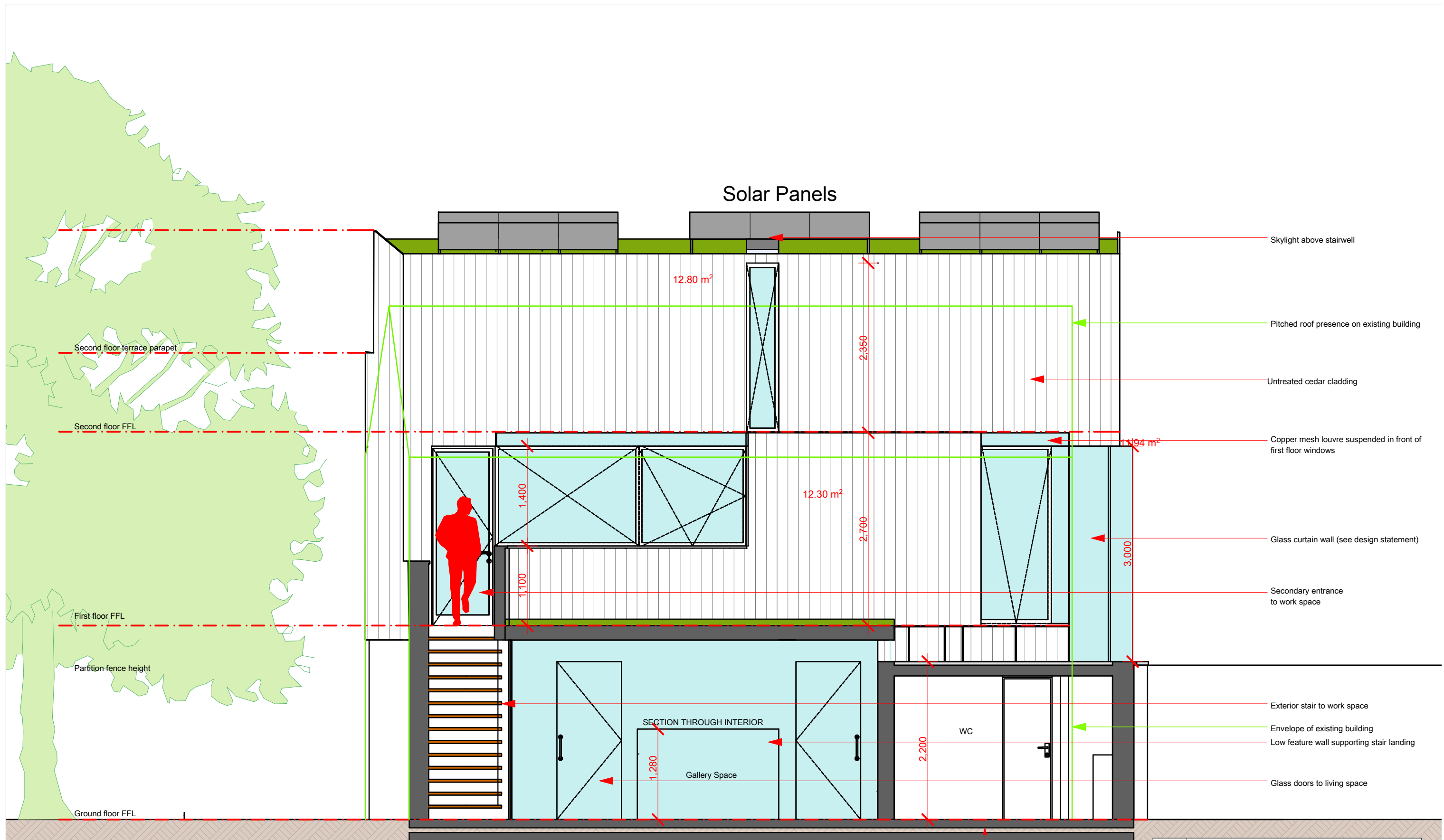


REV: A	Revised layout to comply with LTH standards 09/06		
REV: B			
REV: C			
REV: D			
DRAWING TITLE: PROPOSED SECOND FLOOR PLAN SCALE: 1:50 @ A3			
PROJECT:	134 Iverson Road	CLIENT:	MR. P. CUNNINGHAM
DRAWING NO.:	2012-191-102	REV:	A
DRAWN:	SH	CHECKED:	AC
		DATE:	February 2012
Crawford Partnership		1A Muswell Hill, London, N10 3TH	
Architecture Interior Design Development		Tel: 020 8444 2050 - Fax: 020 8444 1180	
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		www.crawfordpartnership.co.uk	
		Company number 3499361	

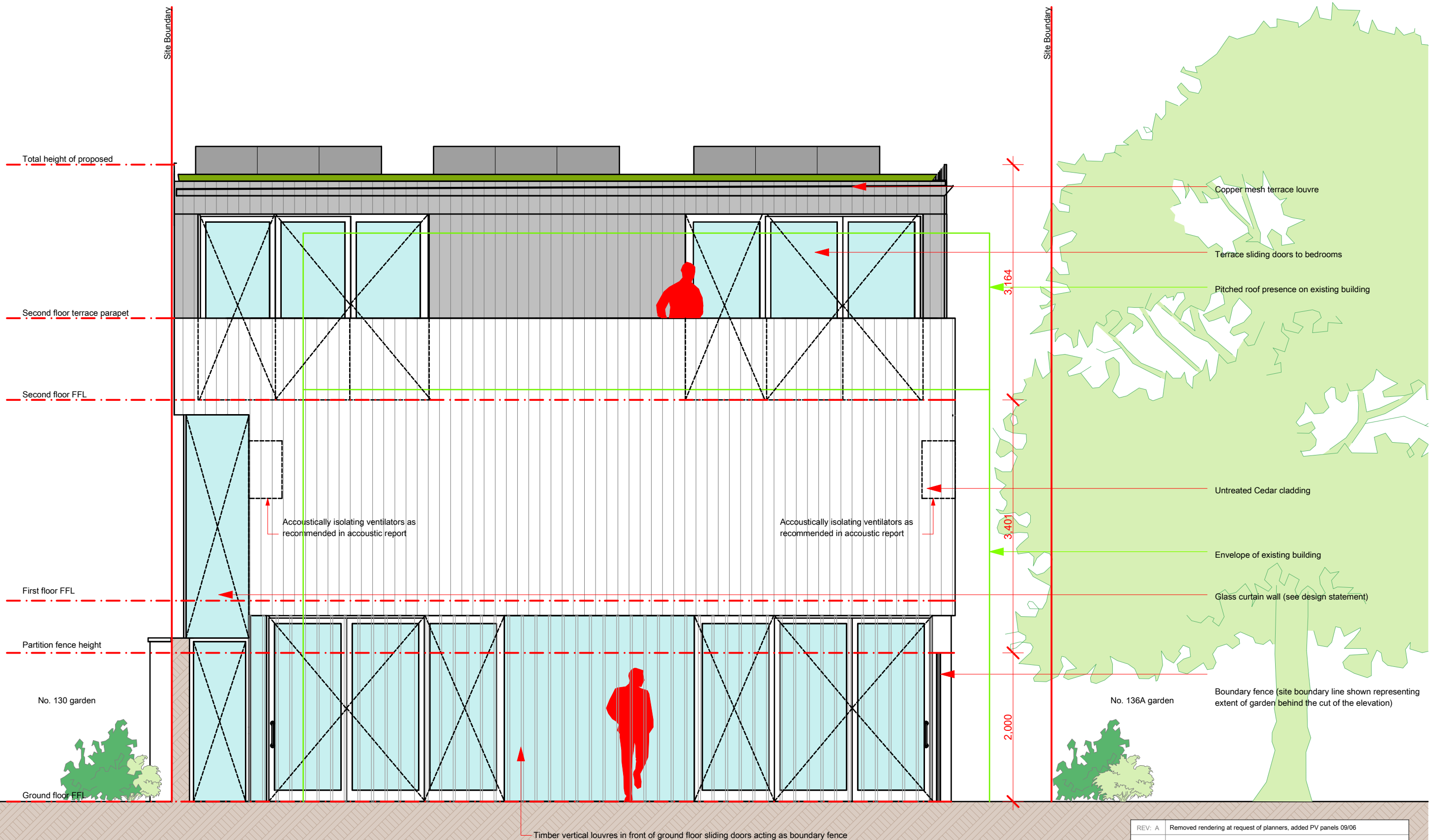




REV: A	Revised layout to include PV system 09/06		
REV: B			
REV: C			
REV: D			
DRAWING TITLE: <b>PROPOSED ROOF PLAN</b>		SCALE: 1:50 @ A3	
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM		
DRAWING NO.: 2012-191-103	REV: A	STATUS: PLANNING	
DRAWN: SH	CHECKED: AC	DATE: February 2012	
<b>Crawford Partnership</b> Architecture Interior Design Development		1A Muswell Hill, London, N10 3TH Tel: 020 8444 2050 - Fax: 020 8444 1180 info@crawfordpartnership.co.uk www.crawfordpartnership.co.uk Company number 3499361	



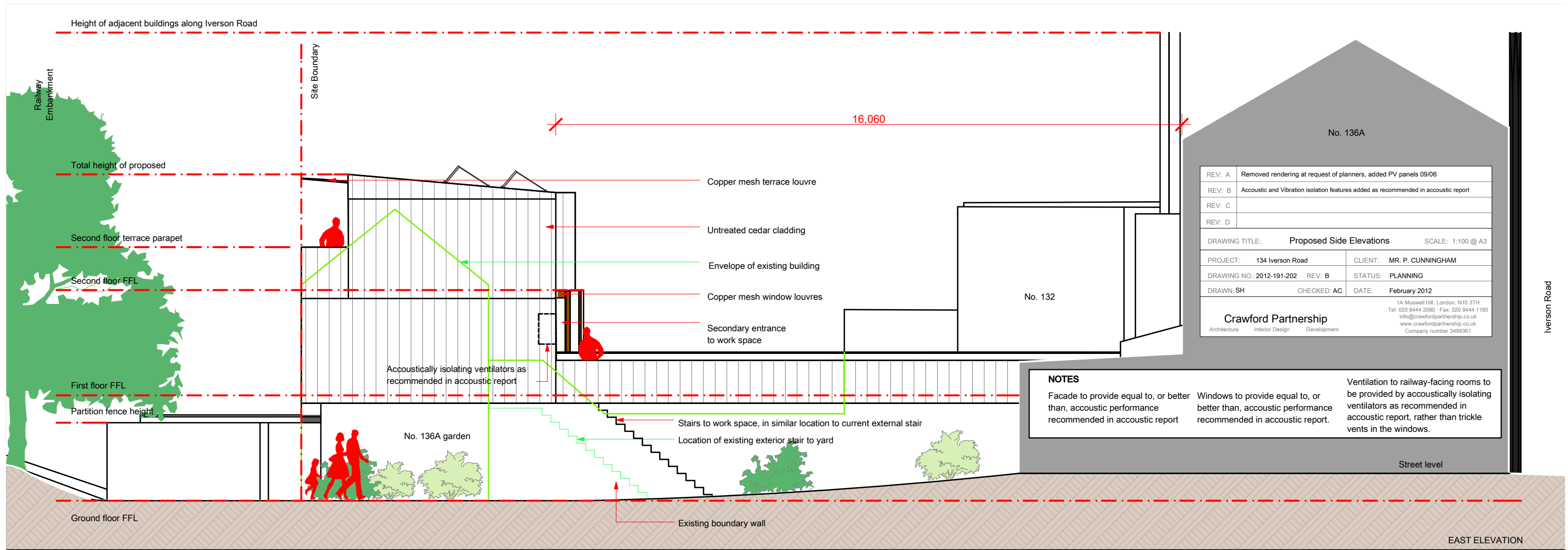
REV: A	Removed rendering at request of planners, added PV panels 09/06		
REV: B	Acoustic and Vibration isolation features added as recommended in acoustic report		
REV: C			
REV: D			
DRAWING TITLE:		Proposed North Elevation	SCALE: 1:50 @ A3
PROJECT:	134 Iverson Road	CLIENT:	MR. P. CUNNINGHAM
DRAWING NO.:	2012-191-200	REV:	B
DRAWN:	SH	CHECKED:	AC
		DATE:	February 2012
<b>Crawford Partnership</b>		<small>1A Muswell Hill, London, N10 3TH          Tel: 020 8444 2080 - Fax: 020 8444 1180          info@crawfordpartnership.co.uk          www.crawfordpartnership.co.uk          Company number 3499361</small>	
<small>Architecture Interior Design Development</small>			



**NOTES**

Facade to provide equal to, or better than, acoustic performance recommended in acoustic report	Windows to provide equal to, or better than, acoustic performance recommended in acoustic report.	Ventilation to railway-facing rooms to be provided by acoustically isolating ventilators as recommended in acoustic report, rather than trickle vents in the windows.
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REV: A	Removed rendering at request of planners, added PV panels 09/06	
REV: B	Acoustic and Vibration isolation features added as recommended in acoustic report	
REV: C		
REV: D		
DRAWING TITLE: <b>Proposed South Elevation</b> SCALE: 1:50 @ A3		
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM	
DRAWING NO.: 2012-191-201	REV: B	STATUS: PLANNING
DRAWN: SH	CHECKED: AC	DATE: February 2012
<b>Crawford Partnership</b>		
Architecture Interior Design Development		
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REV: A	Removed rendering at request of planners, added PV panels 09/06
REV: B	Acoustic and Vibration isolation features added as recommended in acoustic report
REV: C	
REV: D	

DRAWING TITLE: Proposed Side Elevations		SCALE: 1:100 @ A3
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM	
DRAWING NO: 2012-191-202	REV: B	STATUS: PLANNING
DRAWN: SH	CHECKED: AC	DATE: February 2012
<b>Crawford Partnership</b> Architecture Interior Design Development 1A Muswell Hill, London, N10 3TH Tel: 020 8444 2080 Fax: 020 8444 1180 info@crawfordpartnership.co.uk www.crawfordpartnership.co.uk Company number 3499301		

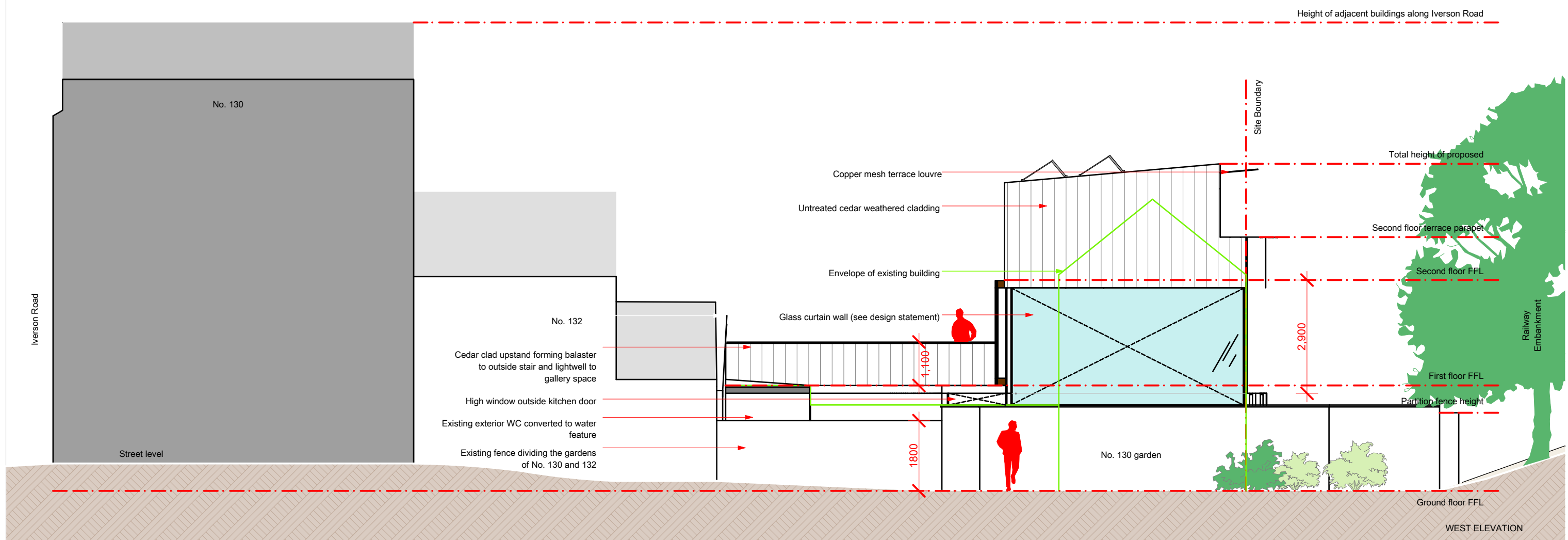
**NOTES**

Facade to provide equal to, or better than, acoustic performance recommended in acoustic report

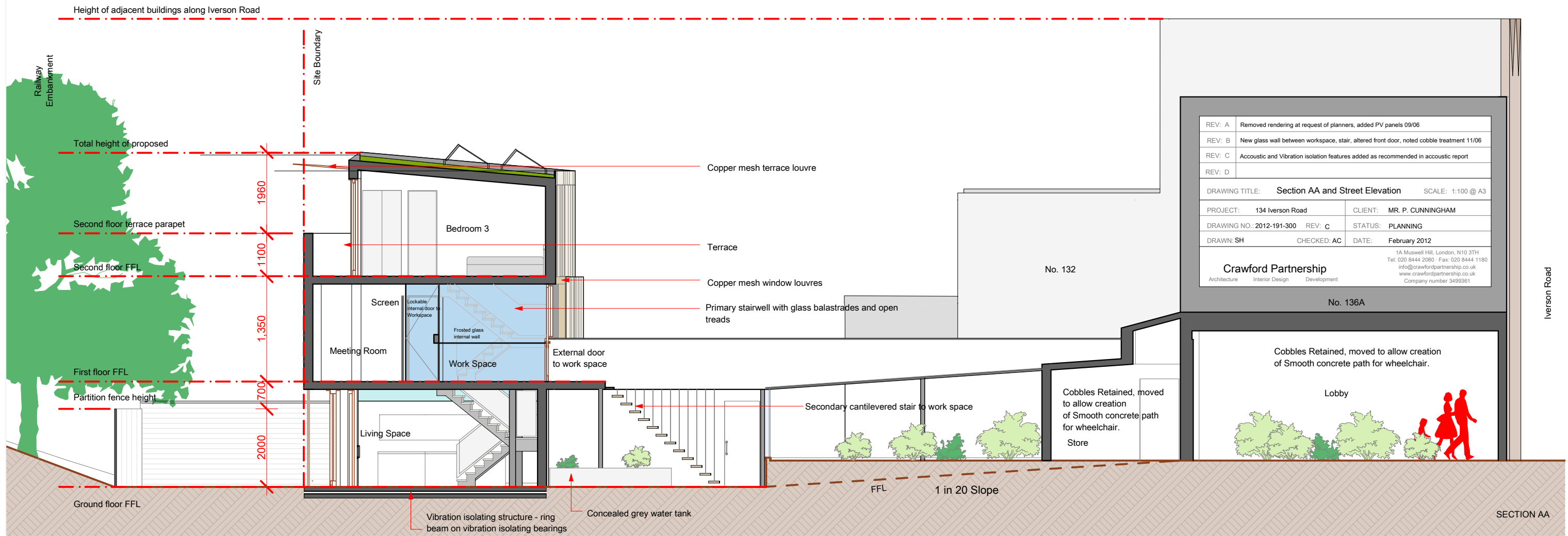
Windows to provide equal to, or better than, acoustic performance recommended in acoustic report.

Ventilation to railway-facing rooms to be provided by acoustically isolating ventilators as recommended in acoustic report, rather than trickle vents in the windows.

EAST ELEVATION



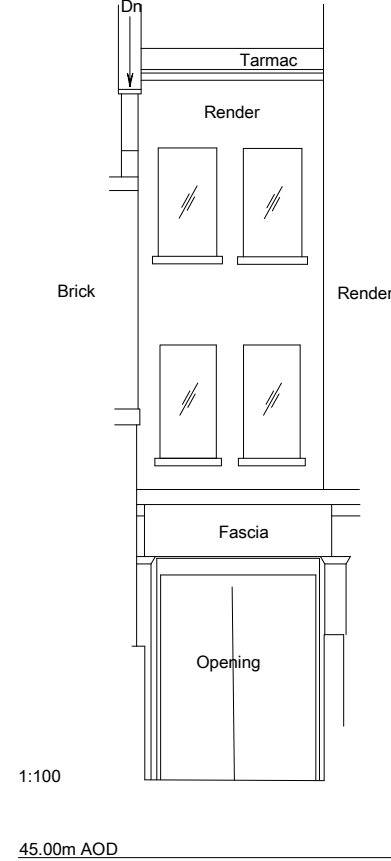
WEST ELEVATION



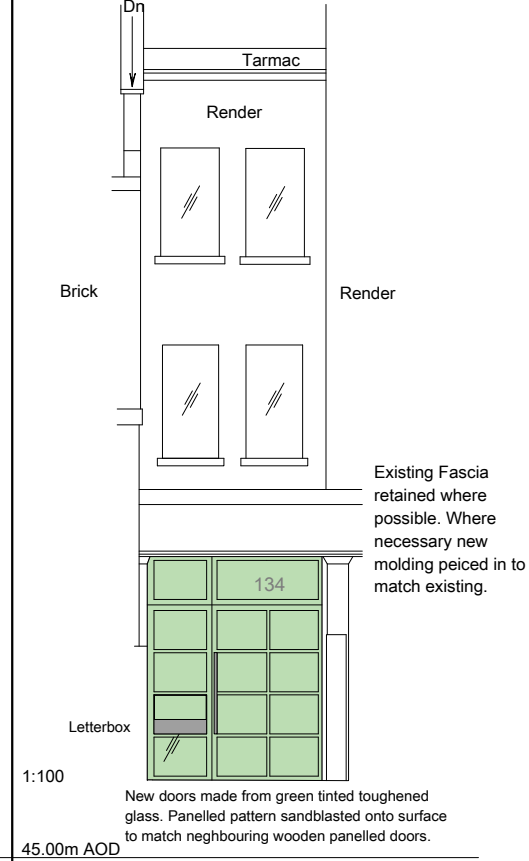
STREET PHOTOGRAPHY (EXISTING)



STREET ELEVATION (EXISTING)



STREET ELEVATION (PROPOSED)



VISUAL OF STREET ELEVATION (PROPOSED)





**NOTES**

Facade to provide equal to, or better than, acoustic performance recommended in acoustic report

Windows to provide equal to, or better than, acoustic performance recommended in acoustic report.

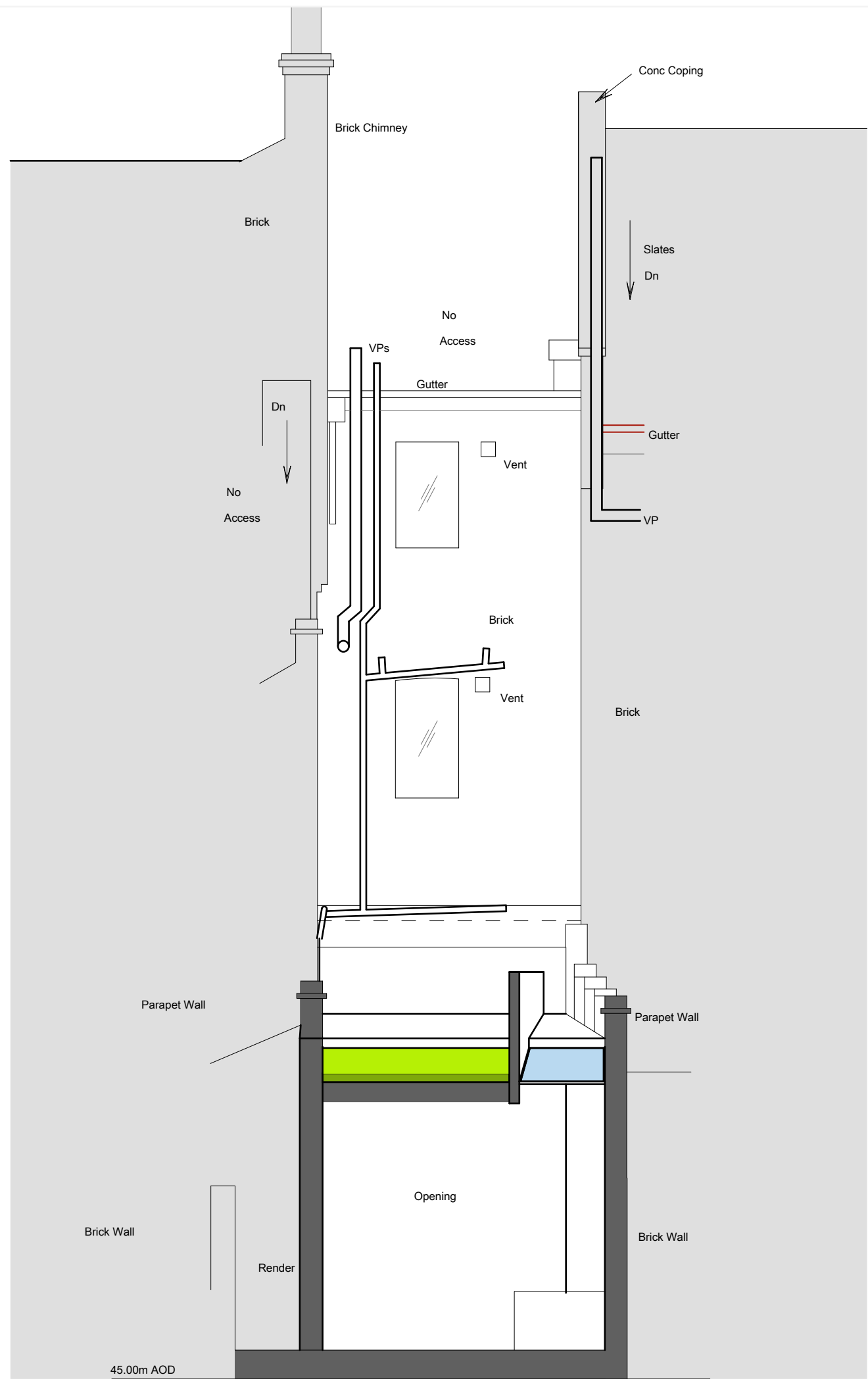
Ventilation to railway-facing rooms to be provided by acoustically isolating ventilators as recommended in acoustic report, rather than trickle vents in the windows.

REV: A	Removed rendering at request of planners, added PV panels 09/06
REV: B	Added full height glass wall separating workspace and living area, 11/06
REV: C	Acoustic and Vibration isolation features added as recommended in acoustic report
REV: D	

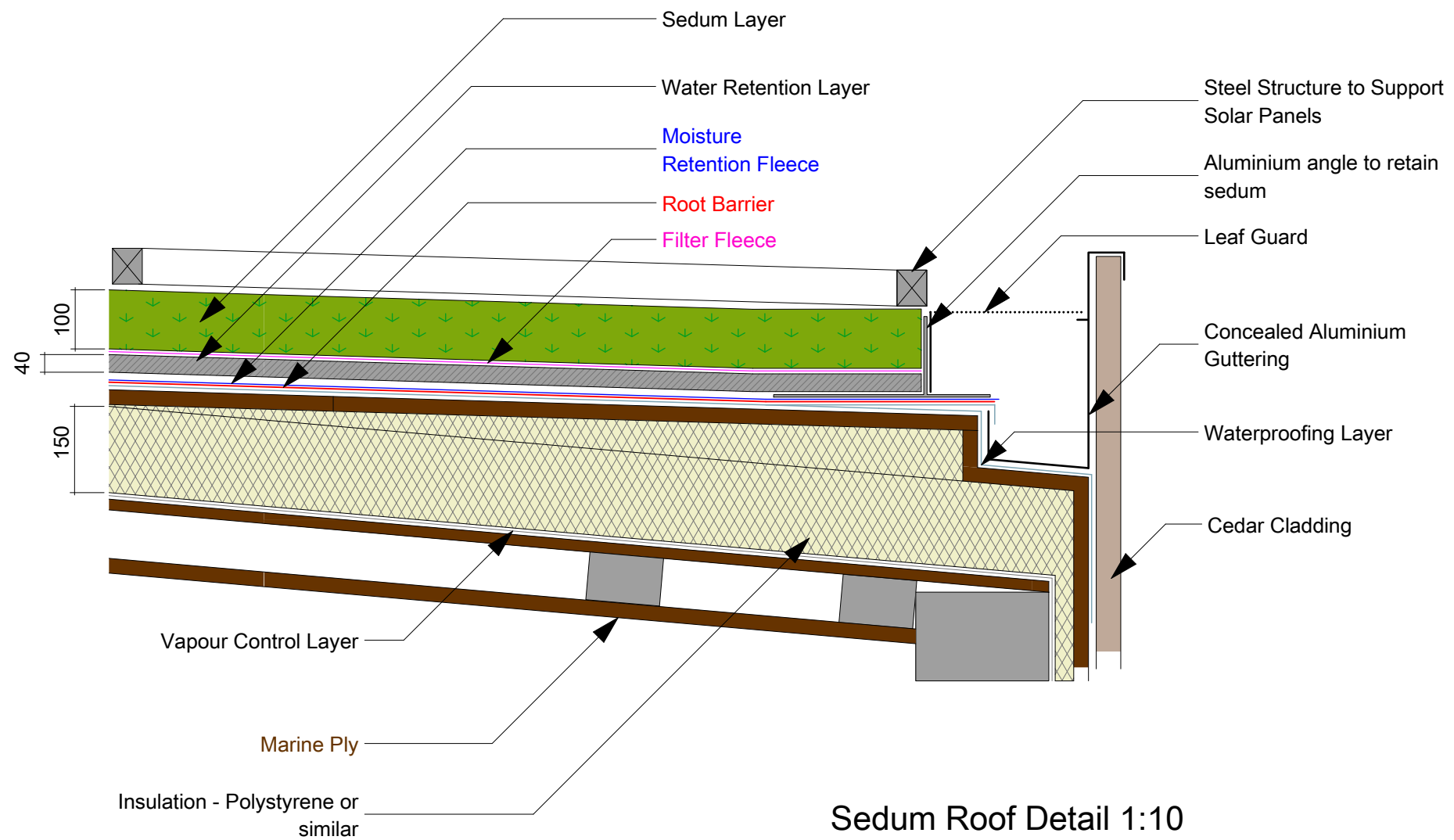
DRAWING TITLE: Proposed Section BB		SCALE: 1:50 @ A3
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM	
DRAWING NO.: 2012-191-301	REV: C	STATUS: PLANNING
DRAWN: SH	CHECKED: AC	DATE: February 2012

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REV: A	
REV: B	
REV: C	
REV: D	
DRAWING TITLE: <b>Proposed Rear Elevation of Alleyway Entrance</b> SCALE: 1:50 @ A3	
PROJECT: 134 Iverson Road	CLIENT: MR. P. CUNNINGHAM
DRAWING NO.: 2012-191-302 REV:	STATUS: PLANNING
DRAWN: BKEO CHECKED: AC	DATE: February 2012
<b>Crawford Partnership</b>	
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## Green Roof Specification

The green roof is of an extensive type - a thin layer of former and substrate material combined with a water retention and distribution membrane and covered with sedum plants

We are expecting the roof to be planted using a product called NatureMat provided by Blackdown Horticultural Limited. This is provided in roll form and is laid out on site over the prepared substrate layers to provide instant green cover of 90% density.

The roof is to be planted with a variety of species selected by Blackdown to suit the roof conditions. These include:

- Sedum of the Crassulaceae family these are evergreen, self-generating, drought resistant and capable of withstanding extremes of climate. They flower from early summer through to autumn. give excellent foliage colour and texture and are attractive to all kinds of insects and birds.
- Grasses of various kinds. These are to be selected by Blackdown.

Below the sedum layer is a thin layer of soil, enough to accommodate a root system and enough minerals and nutrients for the plants. This is to be selected by Blackdown to suit the planting.

Below this is filter fleece used to prevent loss of soil and plant matter into the drainage substrate.

The substrate is composed of plastic trays formed with egg-box like indentations and covered with a fleece type material. This retains water while ensuring that the roof is adequately drained.

Below this is a layer of water retention fleece. This ensures that moisture is evenly distributed through the roof and allows water to drain properly.

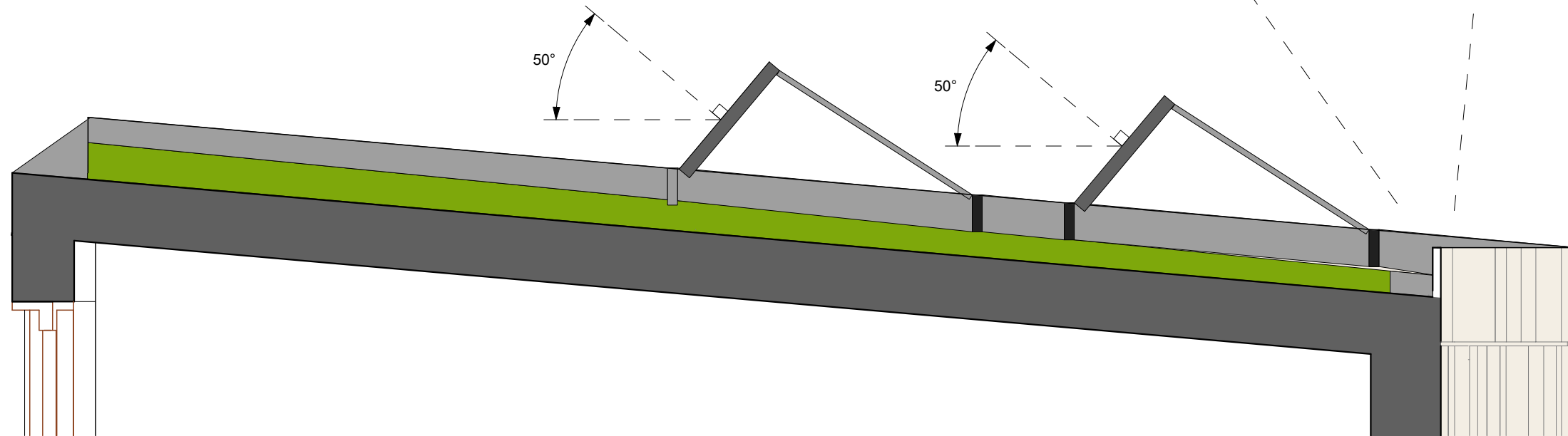
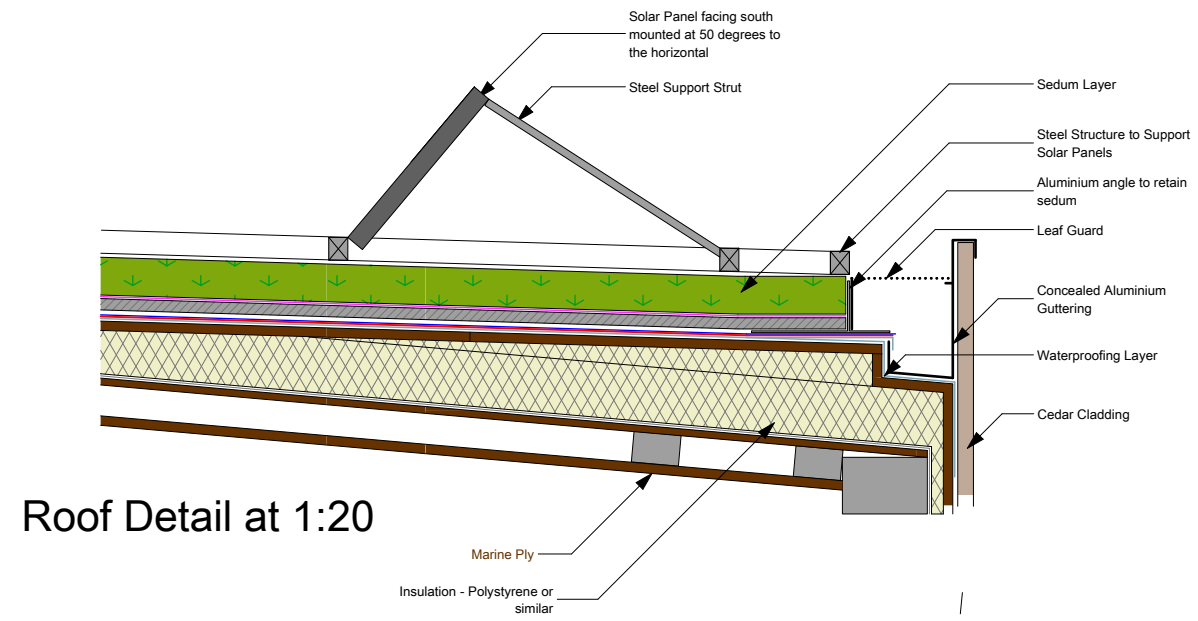
REV: A	
REV: B	
REV: C	
REV: D	
DRAWING TITLE: <b>Proposed Green Roof Detail</b> SCALE: 1:10 @ A3	
PROJECT: <b>134 Iverson Road</b>	CLIENT: <b>MR. P. CUNNINGHAM</b>
DRAWING NO.: <b>2012-191-400</b>	REV: <b>REV: PLANNING</b>
DRAWN: <b>BKEO</b>	CHECKED: <b>AC</b> DATE: <b>February 2012</b>
<b>Crawford Partnership</b> Architecture Interior Design Development	
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## Solar Panel Specification

At present the solar panels are to be BP Solarex type of 80W capacity each. Each module is 1204 x 537 by 50mm. They are to be packaged in units of two with dimensions of 2500 x 600 x 60mm. They are arranged in landscape format in order to reduce their visibility from ground level. The panels are angled at 50 degrees to the horizontal for optimal sun exposure throughout the year. For arrangement see the roof plan.

The panels are attached to a steel frame composed of square section tubing suspended about 40 mm above the sedum roof layer. The steel frame is bolted to the wooden frame of the building and does not penetrate the waterproofing layer of the flat roof.



Roof Section at 1:50

REV: A		
REV: B		
REV: C		
REV: D		
DRAWING TITLE: <b>Proposed Solar Panel Detail</b>		SCALE: 1:50 @ A3
PROJECT: <b>134 Iverson Road</b>	CLIENT: <b>MR. P. CUNNINGHAM</b>	
DRAWING NO.: <b>2012-191-401</b>	REV:	STATUS: <b>PLANNING</b>
DRAWN: <b>BKEO</b>	CHECKED: <b>AC</b>	DATE: <b>February 2012</b>
<b>Crawford Partnership</b>		1A Muswell Hill, London, N10 3TH
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		Company number 3499361