February 2015

23a Hampstead Hill Gardens, London NW3 - 2015 Revision
Revised House Scheme Proposal – Design and Access Statement

Prepared by

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1 Introduction

1.1 Scheme Background

The adjusted proposals involve the demolition of an existing low quality 2-3 storey end of terrace dwelling house attached to 23 Hampstead Hill Gardens designed as a side extension in the 1970's and the erection of a new 2 storey, 5 bed family home with lower ground floor, plus forecourt parking, lightwell and new boundary enclosure at the front.

The provision of a new family home at this site is considered to be appropriate in design and planning terms and is a useful contribution to the Borough's housing stock for family accommodation in the area. The new building would sit comfortably in the Hampstead Conservation Area setting and would enhance the area.

1.2 Authorship

This document has been prepared to provide design and planning information by Architects 51% studios and engineers Knapp Hicks & Partners and is to be read in conjunction with Report from Sustainability Consultants Briary Energy. The Planning Statement has been prepared by CGMS Consulting.

2 Site Setting and Description

2.1 The local area is characterised by late Victorian/Edwardian 2 storey houses built with dormers at roof level, set back from the street with walled/hedged front gardens. The property forms the end of a curved terrace.

2.2 The site comprises a 1970's two storey building with basement/lower ground floor levels, including rear garden area sloping to the east and the rear. Mature tree-covered gardens occur surrounding the site (see photos).

2.3 Hampstead Hill Gardens is well located for public transport, relatively close to the Hampstead village tube to the north and Hampstead main line station to the east.

Image 1. 15 to 19 Hampstead Hill Gardens

Image 2. 23 and 23a Hampstead Hill Gardens

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Image 3. 23, 23a and 25 Hampstead Hill Gardens

Image 4. 25 Hampstead Hill Gardens

Image 5. Existing vehicular access to rear of property

Image 6. Existing rear elevation

3 Amenity Space Provision Issues

3.1 Within the front space/entrance area an off-street parking space is provided. A new garden wall/hedge boundary is formed on the street.

3.2 At the rear, a landscaped garden and terrace are provided, with new trees and shrubs.

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4 Design and Access Statement

4.1 Bulk / Massing / Townscape

- The proposed building broadly follows the height , shape and plot cover of the existing 1970's building at the site. As can be seen in the attached photos (image 19) of the current site situation, the existing building is a flat roofed two-storey property with its top parapet level below the main cornice/roof line of the adjoining end of terrace property at no. 23 Hampstead Hill Gardens.

- The new building would be a little higher than the existing but would still sit comfortably adjoining No.23 forming an appropriate end of terrace situation without leading to a loss of amenity to that property or dominating its form and character in any way.

- It can be seen in perspective Views 1 and 2 , the proposed upper cornice line of the new house would follow the rhythm and natural sequence of the adjoining terrace to the north and also relate comfortably with the adjoining larger villa property to the south at No. 25 .

- In townscape terms the style of the new house would be fully in-keeping with the character of this part of the Conservation Area and , as previously stated, would actually "enhance" the character via an appropriate , well mannered and respectful form and style.

- The shape of the rear winter garden is a simple, flat roof structure that continues the rhythm of the stepped forms at the rear of the property that have already been approved. The winter garden takes as its precedent examples from the surrounding Conservation Area (see below left).

4.2 Elevational Appearance

- The new house will possess window sizes, shapes and fenestration styling that fully complies with local Conservation Area guidelines and design detailing. Throughout all elevations traditional painted timber sash windows match those seen elesewhere on the street (see below left). On the flank elevation some windows are obscured for amenity reasons.

- The flank elevation is improved by replacing uncharacteristic privacy screens with a traditional winter garden. Its material choice would be a painted timber structure with painted timber louvres at higher level. The choice of material is consistent with typical Edwardian glazed domestic structures, whilst executed with contemporary detailing.

- The permitted rear elevation has been reconfigured to follow a more traditional fenestration pattern at lower ground floor level. The spiral staircase has now been centrally located to reduce amenity impact on the neighbouring garden.

- The brick detailing is provided in a traditional, yet contemporary form through surface textures and embellishments, brick pediments and pilasters.

- The front boundary proposals provide a new low brick wall, appropriate hedging and brick piers. The front boundary form is fully in keeping with the Hampstead Hill Gardens terraces and nearby properties in this part of the Hampstead Conservation Area

- The addition of a perforated metal porch to the front elevation further integrates the new house within the streetscape by referencing the historic examples on the street (see below left).

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4.3 Landscaping

- Garden landscaping proposes front and rear planting of new planting areas which meet with Camden and London Plan bio diversity policies and use of materials would be in keeping with the character of the local area.

4.4 Sustainability - Camden targets

- It is intended that the house will meet with high sustainability standards and the proposal will offer a highly efficient building, built to best practice with contemporary construction practices. This will include attention to thermal mass, airtight construction, adequate natural ventilation, solar gain control, natural daylighting, recyclable materials and rainwater harvesting. The principal heat generation for space heating and generation of domestic hot water could be the use of an air or ground source heat pump (GSHP) or Micro CHP – these possibilities are considered as fully renewable resources. Please see attached Briary Energy Sustainability Statement.

- The intention of the scheme is to meet targets applicable to "Code for Sustainable Homes Level 4".

- The ground source heat pump will be the lead device in the thermal systems and will generate a majority of the heating and HWS demand.

4.5 Insulation and air tightness

- The intention is to provide an envelope that is as airtight as possible, and optimally insulated. In winter the use of heat recovery ventilation will ensure that fresh air enters the building in a controlled fashion, from outside and is distributed through the home in order to ensure a balance between fresh air and extract.

- Insulation levels will fully meet the requirement by the new art L regulations.

- Air-tightness will fully meet the requirement by the new Part L regulations.

4.6 Daylighting

- Lower ground floor rooms all fall within minimum requirements.

- Preference has been given to living rooms as they are used during the day.

- The building receives some shading from the mature trees at side and rear. The sustainability profile of the property is significantly enhanced by being able to limit solar gain through the windows, and at other times being able to permit the solar gain.

4.7 Lighting

- High levels of daylighting through large windows will be provided to reduce lighting load and provide passive solar gain.
- Low e glass and high quality glazing units make it easy to exceed the required U value of 2.0 W/m^2.K
- Energy efficient fixed lighting will be installed to reduce electrical loading.

4.8 Rainwater harvesting

- Rainwater harvesting utilizing storage tanks linked to main roof, and terraces.
- Water usage will be reduced to meet the Code for sustainable homes code level 4.

4.9 SUDS

Drainage systems will be developed in line with the ideals of sustainable development as follows:

- Reuse of existing combined drain with direct connection to sewer
- Introduction of attenuation tank to reduce the peak surface water run off to 50% of previous levels
- Local discharge of decks and paving at garden/entrance level
- Controlled discharge of over 50% of foul water by controlled pumping

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4.10 Ventilation

- Natural ventilation by openable windows and stack effect via the main stair in summer.
- Controlled mechanical ventilation in winter.
- Solar and other thermal gains minimised in summer utilising the external insulation of the building to keep the heat out, whist relying on cross ventilation to provide fresh air.
- The façade provides a combination of thermally strong, fixed glazing concentrated for maximum depth of light penetration and air-tightness, allied with ventilation panels clad in timber positioned for optimum cross ventilation, offering security and providing an expression on the façade of the ventilation system of the building.
- In addition to natural ventilation, the kitchen will have "mechanical ventilation rated as capable of extracting at a rate of not less than 60 l/sec (or incorporated within a cooker hood and capable of extracting at a rate of 30 l/sec) through 120 minute fire rated ducting. Background ventilation will be by "mechanical ventilation being in addition capable of operating continuously at nominally one air change per hour."
- Bathrooms will have Mechanical extract ventilation capable of extracting air at a rate not less than 6 l/sec, which may be operated intermittently with 15 minutes overrun.
- During winter heat will be recovered from ventilation air.

4.11 Code for Sustainable Homes

- Not all parts of the code are applicable to a single private dwelling of this size; however the intention is to meet the thermal, water usage, drainage and SUDS targets applicable to Code level 4.

4.12 Lifetime Homes Standards

1. Parking (width or widening capability)

- Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.
- The general parking space width of 2400mm must have a grass verge or path 900mm wide running beside to enable the hard landscaping to have an overall width of 3300mm at a later date.

We provide a car space on site which conforms fully.

2. Approach to dwelling from parking

The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

- The principal approach route between parking spaces and relevant entrances should preferably be level (i.e. no gradient exceeding 1:60, and/or no crossfall exceeding 1:40).
- Where the topography or Regulation (e.g. in relation to flooding) prevent a level principal route between parking and entrances, the principal route may be gently sloping with maximum gradients as set out in Criterion 3.
- Where topography restricts the provision of a level or gently sloping approach from parking to only one entrance of a dwelling, this approach should typically be to the dwelling's main entrance. This approach should only occur to a secondary entrance where it can be demonstrated that topography or Regulation prevents such a route to the main entrance.
- If the principal approach to a communal entrance is gently sloping (i.e. with maximum gradients as set out in Criterion 3), a secondary stepped approach in accordance with Approved Document M domestic requirements, should also be provided.
- The distance between all parking and entrances should be as short as practicable. Parking adjacent to entrances is the optimum arrangement. On large developments communal parking should be within 50 metres of the relevant communal entrance or (in the case of underground parking) the lift core. If a distance in excess of 50 metres cannot be avoided, level resting areas should be provided along the route.
- Paths on all approach routes between parking and entrances should have a firm, reasonably smooth and non-slip surface. Those within the curtilage of an individual dwelling should have a minimum width of 900mm. Communal paths should have a minimum width of 1200mm.

One on site space provided. Level access provided from car park to entrance and through ground floor.

3. Approach Gradients

The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.

- A 'gently sloping' approach may have a gradient of 1:12 for a distance of up to 2 metres and 1:20 for a distance of 10 metres, with gradients for intermediate distances interpolated between these values. No slope should have a going greater than 10 metres long.

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As the property is located above a Network Rail tunnel, Network Rail require the retention of the existing slab level which means that the gradient of the ramp has to be steeper than the lifetime Homes Criteria in order to accomodate a functional ceiling height at the lower ground floor level. The benefit of this is that there is no longer a change in level on the upper ground floor making it fully accessible throughout. See permitted scheme drawing 1003 in Planning Application 2013/8020/P or Appendix 3.0.

4. External Entrances

- All entrances should be illuminated, have level access over the threshold and have a covered main entrance.
- Have effective clear opening widths (minimum 800mm) and nibs (minimum 300mm clear space to the pull side of the door).
- Have level external landing. (Minimum 1200x1200mm)

Proposal conforms fully.

5. Communal Stairs & Lifts

Communal stairs providing a principal access route to a dwelling regardless of whether or not a lift is provided should be easy going.

- Communal stairs:
  - Uniform rise not more than 170mm, uniform going not less than 250mm.
  - Handrails extend 300mm beyond top and bottom step, handrail height 900mm from each nosing.
  - Step nosings distinguishable through contrasting brightness.
  - Risers which are not open.
- Lifts:

Provision of a lift is not a Lifetime Home requirement (see recommendations below), but where a lift is provided, it should:

- Have minimum internal dimensions of 1100mm x 1400mm.
- Have clear landings adjacent to the lift entrance of 1500mm x 1500mm.
- Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall.

There will be no staircase nor lift for the principle access to the dwelling.

6. Internal Doorways & Hallways

As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification below.

- Hallway widths
  - The minimum width of any hallway/landing in a dwelling is 900mm (1200mm in communal area). This may reduce to 750mm (1050mm in communal area) at 'pinch points' as long as the reduced width is not opposite, or adjacent to, a doorway.

- Doorway widths within dwellings
  Clear opening width of 750mm / corridor or passageway width 900mm if the approach is head-on or 1200mm when the approach in not head-on, clear opening width 775mm / corridor 1050mm when the approach is not head on, 900mm / 900mm corridor when the approach is not head on.
  Doors on the entrance level should have a 300mm nib to the leading edge.

Proposal conforms fully.

7. Circulation Space

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

- A turning circle of 1500mm or a turning ellipse of 1700mm x 1400mm is required in living rooms and dining areas.
- Kitchens should have a clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite. This clear 1200mm should be maintained for the entire run of the unit, work top and/ or appliance.
- The main bedroom in a dwelling should be capable of having a clear space, 750mm wide to both sides and the foot of a standard sized double bed. Other bedrooms should be capable of having a clear space, 750mm wide, to one side of the bed. In addition, in these bedrooms, where it is necessary to pass the foot of the bed, a clear width of 750mm should also be provided at the foot of the bed.

Proposal conforms fully.

8. Living Room

The living room should be at entrance level.

- Living room at entrance level.

Proposal conforms fully.

9. Entrance Level Bedspace

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

- A space on the entrance level that could conveniently be used as a bed-space.

Proposal conforms fully.

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10. Entrance Level WC & Shower Drainage

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

Entrance level accessible bathroom will be provided.

11. Bathroom & WC Walls

Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

- Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.

Proposal conforms fully.

12. Stair Lift/Through-Floor Lift

The design within a dwelling of two or more storeys should incorporate both:

- For stair lift

  In dwellings with two or more storeys, the stairs and associated area should be adequate to enable installation of a (seated) stair lift without significant alteration or reinforcement.

  A clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height.
- For Through Floor Lift

  A suitable route for a wheelchair accessible through-the-floor lift from the entrance level should be identified. This route should enable potential access to those rooms listed in the preceding sentence that are not on the dwelling's entrance level.

  The identified route for the lift may be from a living room/space directly into a bedroom above. Alternatively, the route may be from, or arrive in, circulation space.

  The potential aperture size for the route through the floor should be a minimum 1000mm x 1500mm - with the potential approach to the lift being to one of the shorter sides. This potential aperture area should be clear of services.

Proposal conforms fully.

13. Potential for fitting of hoists and bedroom / bathroom

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

Proposal conforms fully.

14. Bathrooms

An accessible bathroom, providing ease of access should be provided in every dwelling on the same storey as a main bedroom. The bathroom should be designed for ease of access to the bath, WC and wash basin.

- In dwellings with more than one storey this bathroom should either be on the entrance level or on a level with potential for access by a through floor lift.

Proposal conforms fully.

15. Glazing and window handle heights

Windows in the principal living space should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.

- The principal window in this living space, or glazed doors (where these are in lieu of the principle window) should include glazing that starts no higher than 800mm above floor level. In addition, any full width transom or sill within the field of vision (normally extending up to 1700mm above floor level) should be at least 400mm in height away from any other transom or balcony balustrade. All dimensional requirements within this paragraph are nominal (+/- 50mm acceptable).
- There should be potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room. In addition, this window should have handles/controls to an opening light no higher than 1200mm from the floor.

Proposal conforms fully.

16. Location of service controls

Location of service controls Service controls should be within a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner.

- Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.
- For example, this would include the following: Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls.

Proposal conforms fully.

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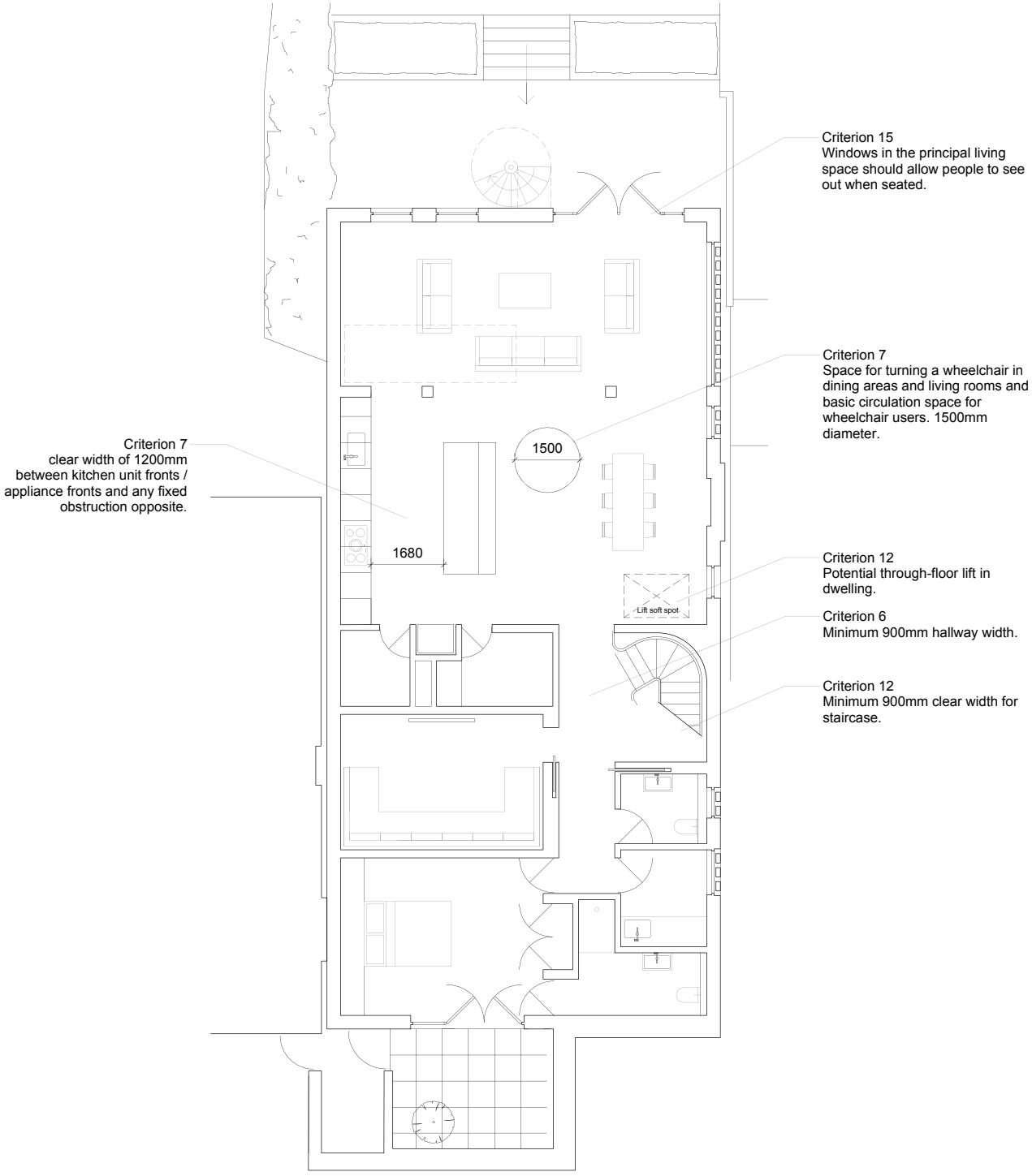
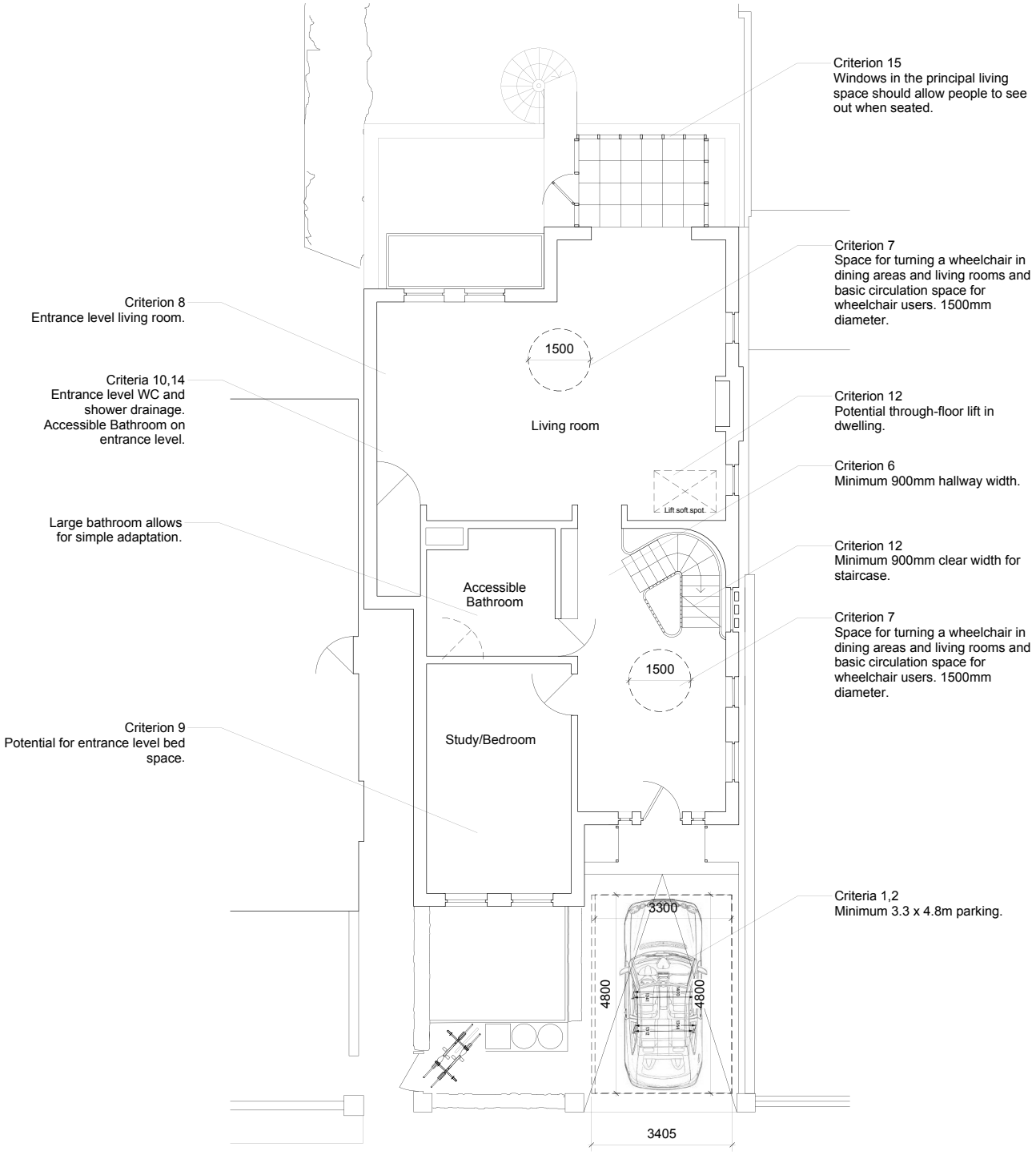
Lifetimes Homes compliance (Lower Ground Floor)



Lifetimes Homes compliance (Ground Floor)



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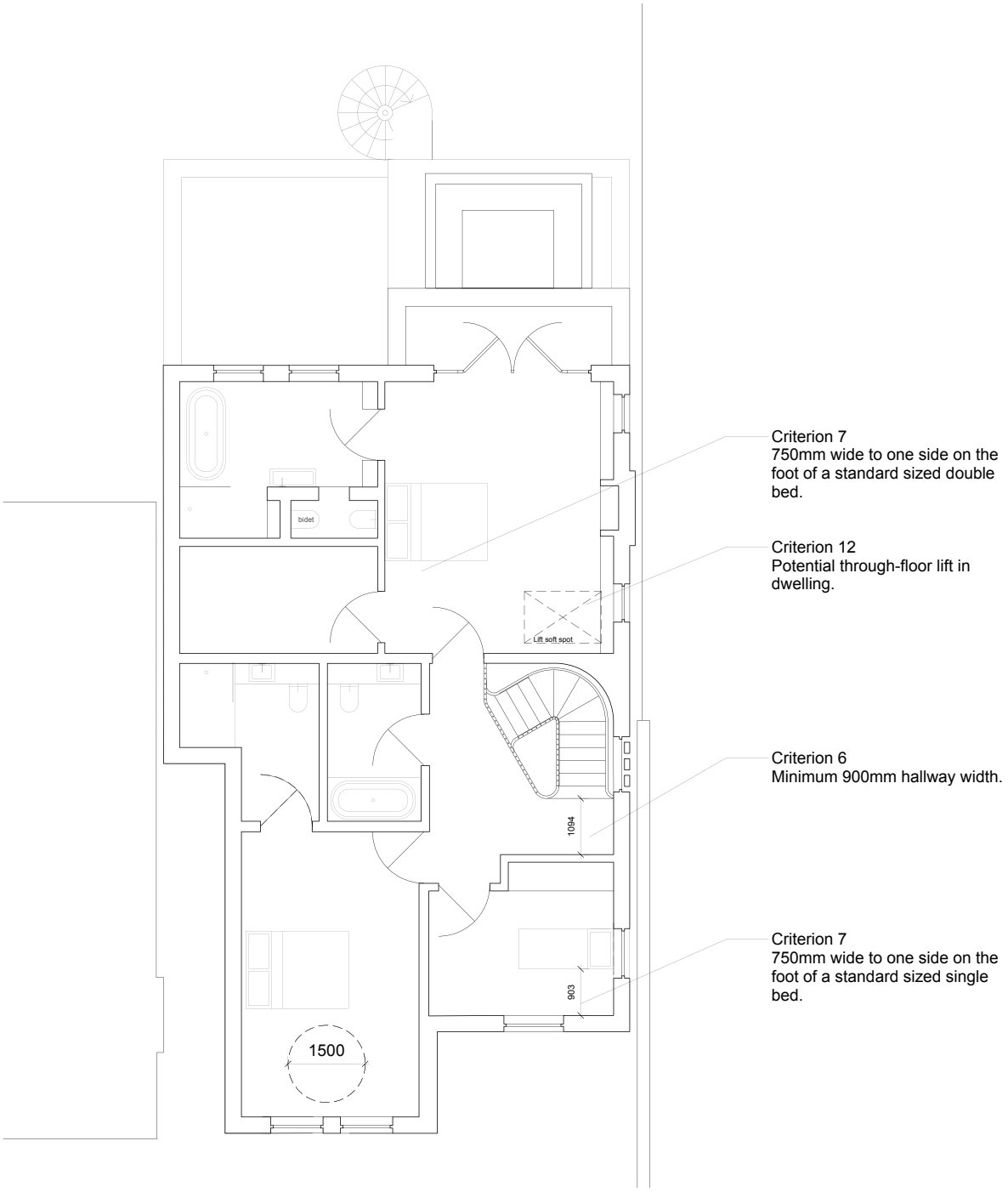
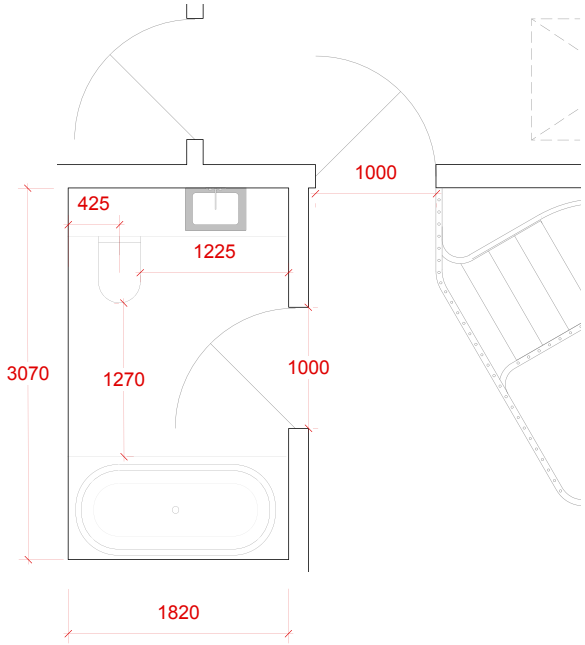
Lifetimes Homes compliance (First Floor)



Lifetimes Homes compliance (First Floor Accessible Bathroom)

Note

As there is no permanent bedroom on the Ground Floor Criterion 14 applies to the First Floor.



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5 Structural Engineering Report

- In the previously approved scheme the lower ground floor level was below that proposed in this revision. Consequently there was a both a Structural Statement and a Basement Impact Assessment attached for the works by Knapp Hicks Consulting Engineers. Knapp Hicks have fully reviewed the revised scheme and have the following comment.

- *Following further investigation and consideration regarding these amended proposals it is noted that existing lower ground floor levels will now be maintained throughout this area and it is therefore our view that new foundations levels can match those as existing as well.*

- Thus the Basement Impact Assessment is no longer needed but the Structural Assessment is relevant, retained and updated as attached in the following pages.

- The revised scheme provides for a significant reduction in impact during construction on all neighbouring structures and sites.

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20th September 2010 [Updated 2013]

STRUCTURAL ENGINEERING REPORT
23A HAMPSTEAD HILL GARDENS
LONDON
NW3

1.0 INTRODUCTION

This site location is ins Hampstead Hill Gardens directly off Rosslyn Hill, Hampstead and currently comprises a late twentieth century small two storey two unit apartment block; the site slopes from front to back creating a third storey at the rear at so called basement level.

The proposals include the full demolition of this unit and the construction of a new two/three storey contemporary residential unit occupying the original footprint of the existing building but taking a further area towards the southern boundary.

As stated before, the site slopes towards the rear showing two storeys on the front elevation and three storeys towards the rear albeit nearly two floors are below ground at the basement levels.

2.0 SITE INVESTIGATION

In August 2007, two boreholes were taken out, one to the front and one at the rear of this site to a depth of 8m. Some testing was implemented and ground conditions were found to be as expected, i.e. made ground over clay subsoils with no ground water encountered.

3.0 RAILWAY TUNNEL

A Network Railway tunnel passes directly under the majority of the building and we have been in touch with Network Rail to establish tunnel levels and approximate positions.

A full site walkover has also taken place to appraise existing conditions and tunnel locations and the results are contained with the Basement Impact Assessment Report, Reference: 29798/R/002A/RJM (Rev. 3) dated October 2011.

We have no concerns regarding loadings being applied to the existing tunnel due to the new development as these new loadings are no more onerous than the existing conditions when the removal of the overburden soil is taken into account.

As reported, a full site walkover has taken place particularly to include adjoining properties and those closest to the Network Rail tunnel.

No structural defects were observed to any adjoining buildings and all such properties were found to be in a condition one would expect bearing in mind their current age and residential use.

4.0 STRUCTURAL SOLUTION

The site is bordered by two properties, one to the north and the other to the southern boundary.

No. 25 Hampstead Hill Gardens is sufficiently far away as not to be affected by these works and the house will not require consideration or temporary needs during the construction period.

Consideration needs to be given to the southern boundary garden wall which is being retained and we note the tree on the boundary line is to be removed and replaced with a new tree in the front garden but set away from this boundary wall.

Careful consideration needs to be given to No. 23 Hampstead Hill Gardens which adjoins the site and our Engineering proposals includes underpinning of the flank wall prior to commencement of works to ensure No. 23's foundations are not undermined during the excavation works.

The underpinning will be designed to ensure that settlement and lateral movements are kept to acceptable levels and founded onto and within the London Clay.

The new build is intended to be founded through the made ground and into the London Clay. Trench fill concrete footings will be used as the buildings foundations to transfer the loadings from the proposed dwelling onto this strata. These footings will support a reinforced concrete lower ground floor construction with monolithic reinforced concrete retaining walls around the dwellings perimeter.

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20th September 2010
(Updated October 2011)

The footings will also be utilised in the temporary condition and act as thrust blocks for the temporary works propping requirements whilst forming the front lightwell area.

This form of construction should be carried out by a competent contractor with demonstrable experience of successful construction of basements, lightwells and underpinning works in similar ground condition and under similar constraints.

P G HICKS
Knapp Hicks & Partners Limited October 2011

6 Construction Management Approach

- The following approach to the construction process would be adopted, these are guidelines and further detail could be provided as part of a formal construction management detailed approach, via an appropriate condition.

KNAPP HICKS & PARTNERS LTD
CONSULTING STRUCTURAL, CIVIL & GEOTECHNICAL ENGINEERS

23A HAMPSTEAD HILL GARDENS
LONDON, NW3
CONSTRUCTION MANAGEMENT STATEMENT

1.00 INTRODUCTION

Suitable access to the site is readily available and Hampstead Hill Gardens is well served from Rosslyn Hill and Pond Street.

Full street cleaning and wheel cleaning and washing facilities will be provided both on and off site to ensure all areas are kept clean and tidy.

Lorry transport for materials away from the site will be parked directly outside the property, there is ample parking available and it is anticipated that a conveyor system will be adopted discharging directly
into the lorries which will speed up the excavation operation.

No excessive lorry use in anticipated and no double parking will be necessary; site staff will be permanently on hand to check and monitor this operation.

Working hours for the site are to be between 8:00am and 5:00pm Monday to Friday and 8:00am and 12:00 mid-day on Saturday morning. No works are to be carried out on Sundays or Bank Holidays.

2.00 LABOUR, PLANT AND MATERIALS, ETC

The Contractor shall provide everything necessary including labour, materials, plant, tools, etc., for the complete execution of all works. This is to include attendance of all trades and making good after the trades. All materials shall comply with current and latest British Standards. Protection and temporary supply of power, etc., shall also be provided.

3.00 RUBBISH / CLEANING

The Contractor shall store rubbish, as it accumulates and clear from site during the course of the contract and clear all rubbish at completion of the contract.

Upon completion, the completed external areas should be handed over, clean and in perfect order and after satisfaction and completion of all snagging items to be agreed with the Contract Administrator.

4.00 PROTECTION

Care should be taken to ensure that no damage occurs to any surrounding properties, nor to the remaining communal areas of both properties, including fences and paved areas.

5.00 HEALTH & SAFETY

The Construction (Design & Management) Regulations 2007 will apply to this project. Care must be taken when carrying out all construction works in particular Working from Heights, and all Health & Safety guidelines must be followed.

6.00 SCAFFOLDING

The Contractor is required to provide access scaffold for the works, and provide a programme of works to give advanced notice to residents when each section of scaffold erection is to take place.

All ladders to be left at first lift of scaffold at night and weekends, as well as any other times when the ladders and/or scaffold are not in current use.

No scaffold to be left on grass areas or pavings, and spreader boards to be used to standards on hard standing. Bridge scaffold over entrances, and provide protection to adjacent floor/roof surfaces. Scaffolding is to include protective netting and warning signs as required.

7.00 FOREMAN ETC

A competent Foreman is to be kept on site to supervise the whole of the works. All Operatives will be required to display a security identification tag at all times whilst on site.

8.00 TEMPORARY FACILITES

The Contractor is to provide portable toilet facilities, storage and site accommodation, position to be agreed.

9.00 ALARM SYSTEM

The Contractor shall provide and maintain temporary passive infrared (PIR) tall scaffold incorporating light to illuminate signage that is to be installed to signify the existence of the alarm in each area. Power supply location to be provided by the Client.

The signage for the alarm system shall adequately warn of its existence separately in each area, and its wording and locations shall be agreed in advance.

7 Conclusion

The new design retains the current subservient relationship to no.23 and uses a similar range of materials. The language preserves and indeed positively enhances the character of the local town streetscape and Conservation Area setting.

The lower ground floor engineering approach has been considered and shown to be practical in both structural and ecological approaches.

Limited and sensitive use of glazing, a local tree has been re-positioned and renewed by a previously agreed legal agreement will be implemented.

There is no impact on light and outlook to the side windows of No. 23 or unnaceptable overlooking of No25 to the south.

The Front/street facades harmonise with the character and appearance of adjoining properties and sit comfortably in the street scene.

Appendix

The documents included are a full drawing set as outlined below along with:

- Street-scene sketches
- Landscape Drawing

Appendix 1

Drwg No.	Title	Date	Scale		Revision
1104/0001	Site Location Plan	1 October 2010	1:1250	A3	A
1104/0002	Existing Site Plan	1 October 2010	1:100	A1	D
1104/0003	Existing Lower Ground and Ground Floor Plans	1 October 2010	1:50	A1	D
1104/0004	Existing First Floor and Roof	1 October 2010	1:50	A1	C
1104/0101	Existing Front Elevation	1 October 2010	1:50	A1	D
1104/0102	Existing Flank Elevation	1 October 2010	1:50	A1	E
1104/0103	Existing Flank Elevation Section BB	1 October 2010	1:50	A1	C
1104/0104	Existing Rear Elevation	1 October 2010	1:50	A1	D
1104/0201	Existing Section AA	1 October 2010	1:50	A1	C
1104/1001	Proposed Site Plan	1 October 2010	1:50	A1	F
1104/1002	Proposed Lower Ground Floor Plan	1 October 2010	1:50	A1	J
1104/1003	Proposed Ground and First Floor Plans	1 October 2010	1:50	A1	K
1104/1004	Proposed Roof Plan	1 October 2010	1:50	A1	I
1104/1101	Proposed Front Elevation	1 October 2010	1:50	A1	I
1104/1102	Proposed Flank Elevation	1 October 2010	1:50	A1	H
1104/1103	Proposed Rear Elevation	1 October 2010	1:50	A1	H
1104/1104	Proposed North West Elevation	1 October 2010	1:50	A1	E
1104/1201	Proposed Section AA	1 October 2010	1:50	A1	J
1104/1206	Proposed Section DD	September 2014	1:50	A1	C

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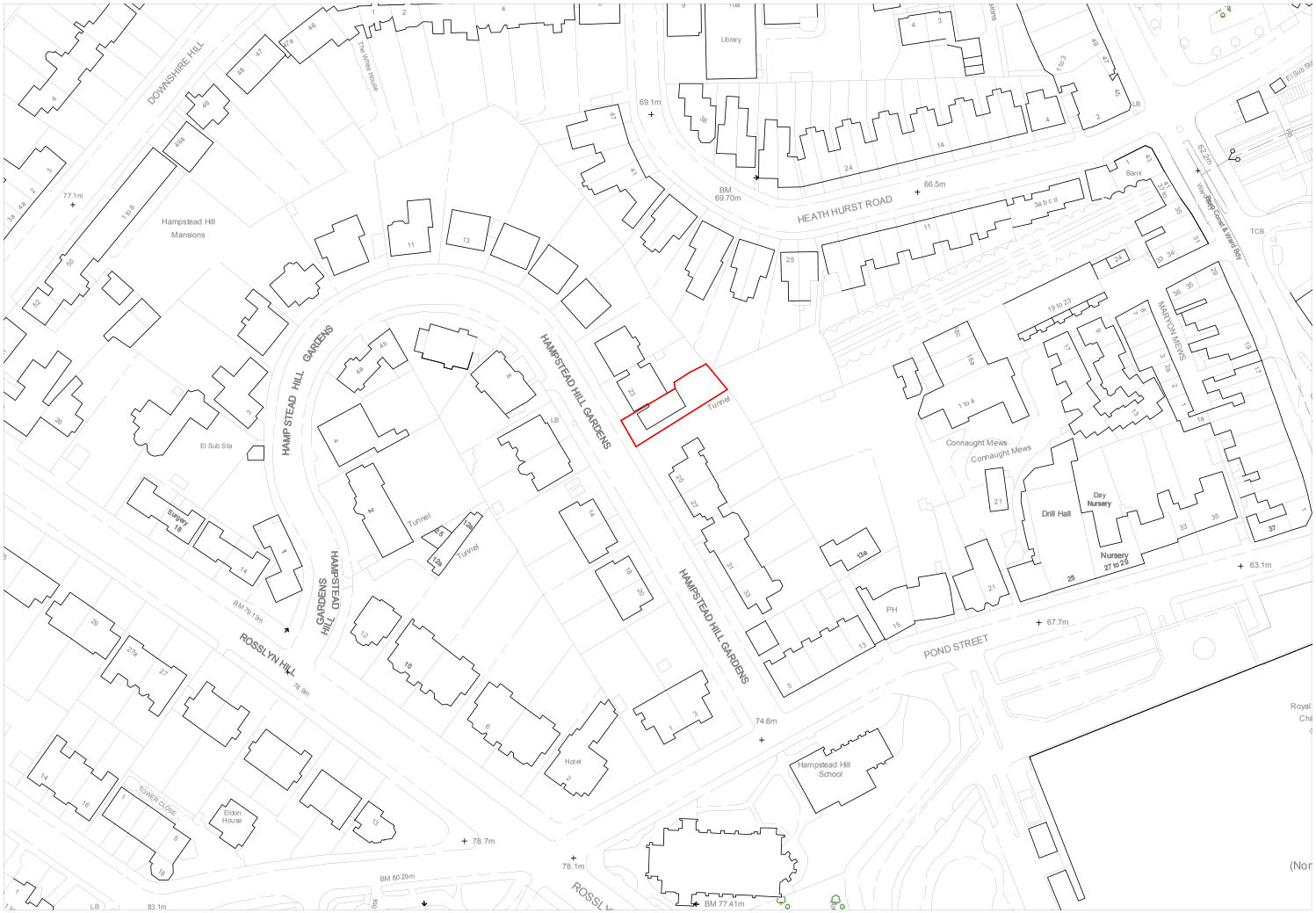

1 Site Location plan

NOTES

No.	Date	Issue Notes

51%
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Status
Planning

Drawing
Site Location Plan

Project Architect: 51% studios	Project ID: 1104
Drawn By: AI	Scale: 1:1250 @ A3
Checked By: 51% studios	Drawing No.: 0001
Date: October 2010	Issue: -
File Name:	

Appendix 2