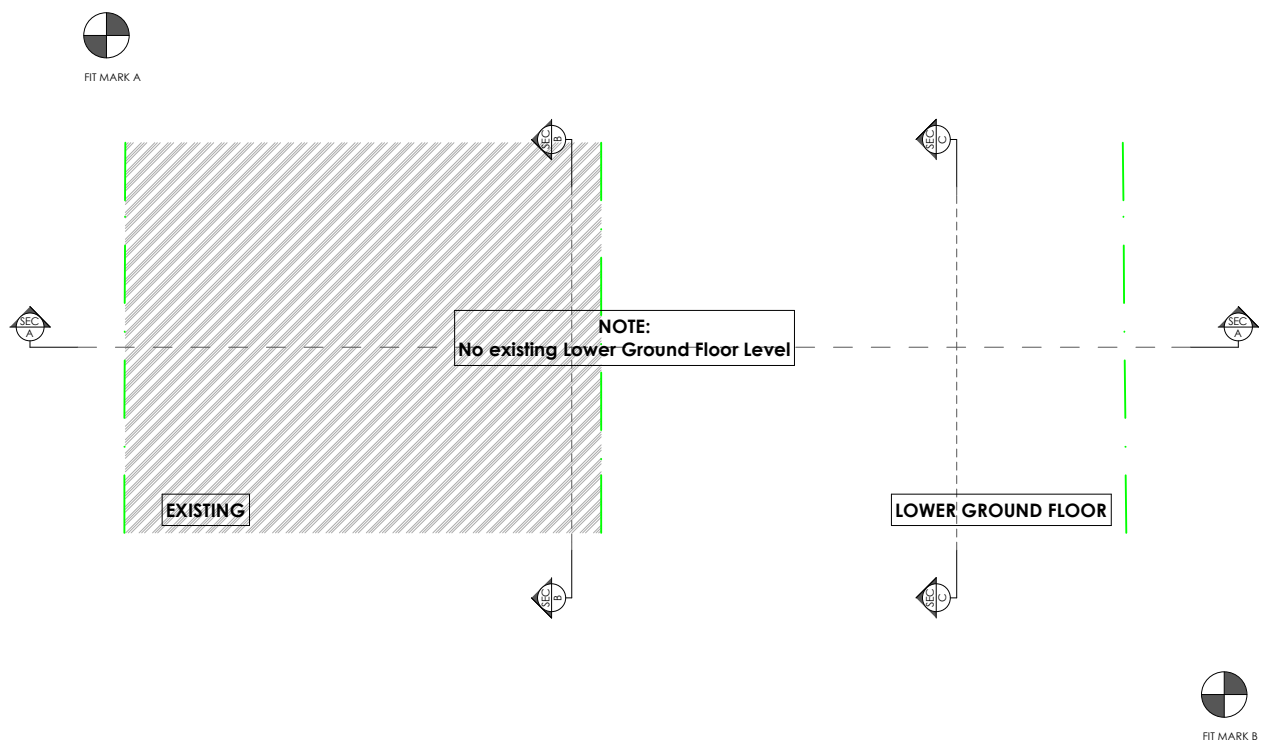


NOTE:
Please refer to recently approved applications as follow:

6 Railey Mews:
2010/2249/P
Approval for Change of use from abandoned building to C3 Dwelling
2011/0557/P
Erection of mansard roof extension to abandoned mews building and insertion of new windows and doors to street facing façade.

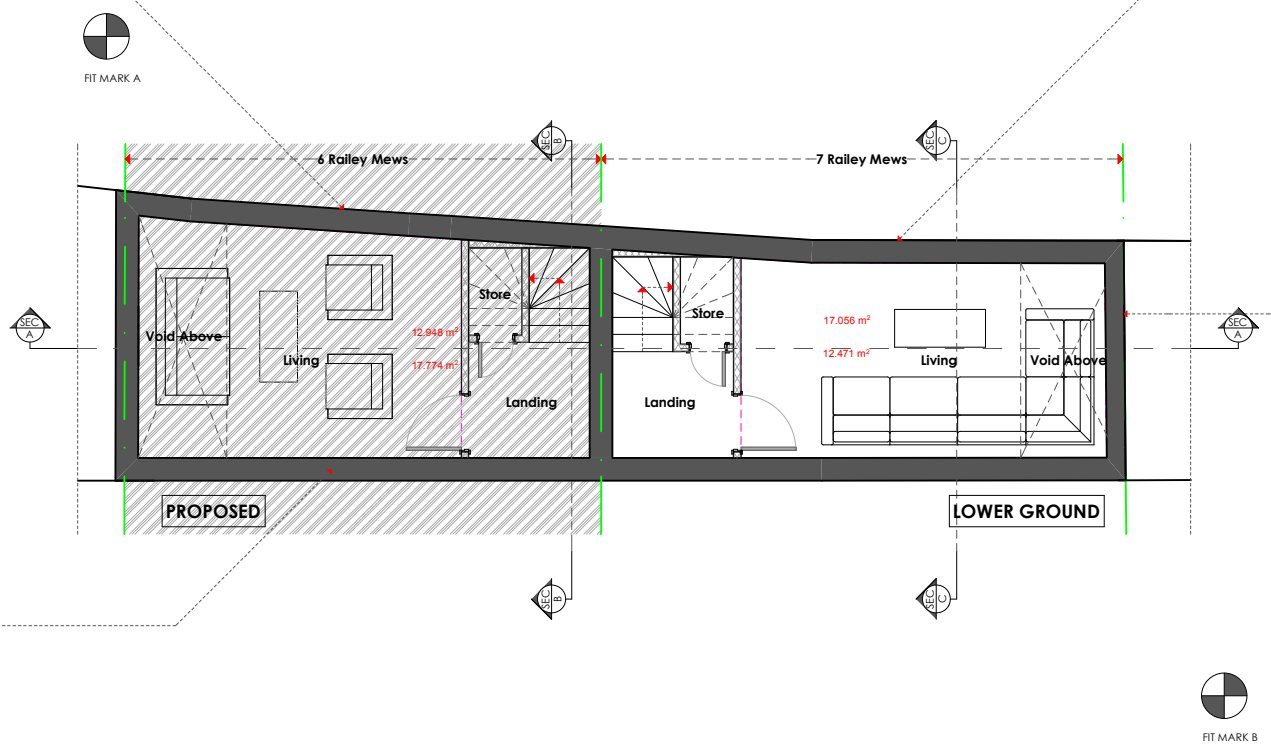
7 Railey Mews:
2009/5396/P
Approval of Certificate of Lawfulness for continued use as C3 Dwelling
2011/0564/P
Erection of mansard roof extension to existing dwelling house (Class C3)
2011/0760/P
Excavation of basement to provide additional accommodation for single dwellinghouse (Class C3).

This application progresses from previous approvals.



NOTE: This planning application is only required for creation of Lower Ground Floor at 6 Railey Mews floor to an anomaly within the planning system: Permitted Development rights cannot be utilised for No.6 Railey Mews until the property has been made habitable. Permission has been granted for Lower Ground Floor to No.7 Railey Mews already as per 2011/0760/P. Should this new application be refused our client will be forced to build No.6 Railey Mews as approved to make the property habitable and then implement his Permitted Development rights to create the Lower Ground Floor. This would mean additional site works and disturbance to neighbouring properties and also great additional expense to our client and to his daughter who is to move into this property once works are concluded.

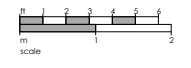
NOTE: Lower Ground Floor extension already approved for 7 Railey Mews under application 2011/0760/P



Lower Ground Floor walls to be constructed in re-enforced concrete laid in sequence to underpin existing property. Internal membrane by Newton, Delta or equivalent allow for internal drainage of wall to proposed waste route. All works in compliance with GPDO as contained within footprint of existing property - no external lightwells required.

Lower Ground Floor walls to be constructed in re-enforced concrete laid in sequence to underpin existing property. Internal membrane by Newton, Delta or equivalent allow for internal drainage of wall to proposed waste route. All works in compliance with GPDO as contained within footprint of existing property - no external lightwells required.

Notes:
Figured Dimensions take precedence over scaling.
Check all measurements against scale below.
All dimensions to be checked and verified on site prior to being put in hand.
Better to ask once than build twice: if in doubt ASK.



Rev.	Date	Dwn.	Description
-	18.04.11	GMH	Issued to Camden Development Control as part of Planning Application

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CLIENT

morganharrisarchitects

t 020 3015 1147
f 08719 184 469
m 07813 810 230
e mail@morganharrisarchitects.com
w www.morganharrisarchitects.com

The Studio
12a May Road
Twickenham
TW2 6QP

private: contact via mha

PURPOSE OF ISSUE
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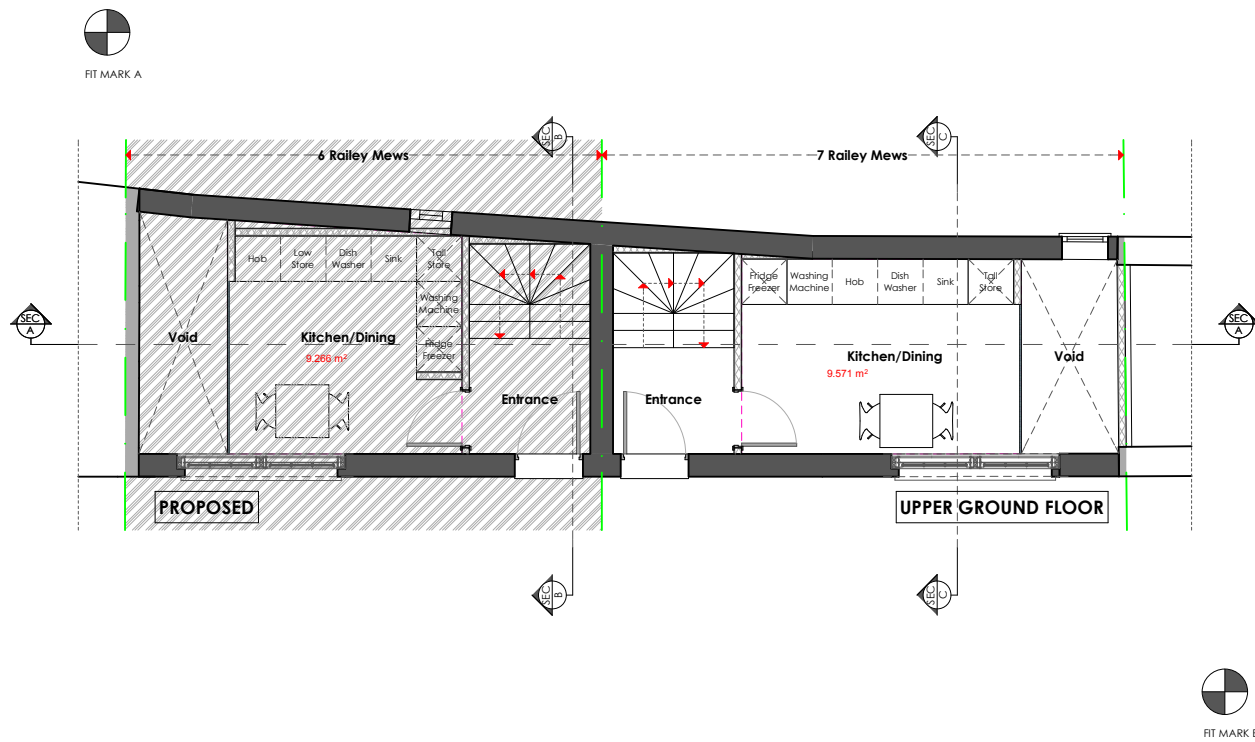
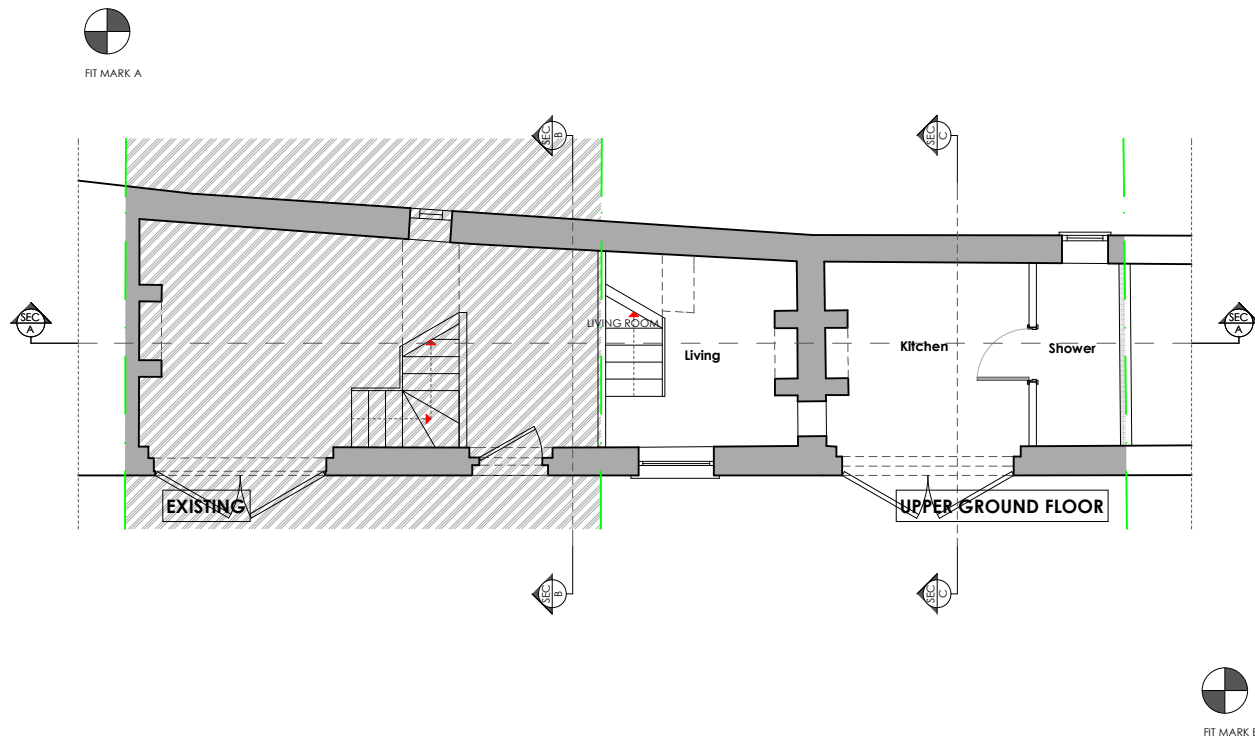
7 Railey Mews
Existing & Proposed:
Lower Ground Floor Plan
Scale(s): **1:50 @ A1**
1:100 @ A3
Date: **12.04.11**
Project No.: **AG150e 001**
Dwn. by: **GMH**
Chd. by: **GMH**
Rev.: **(-)**

NOTE:
Please refer to recently approved applications as follow:

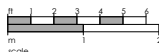
6 Railey Mews:
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7 Railey Mews:
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Erection of mansard roof extension to existing dwelling house (Class C3)
2011/0760/P
Excavation of basement to provide additional accommodation for single dwellinghouse (Class C3).

This application progresses from previous approvals.



Notes:
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morganharrisarchitects

t 020 3015 1147
f 08719 184 469
m 07813 810 230
e mail@morganharrisarchitects.com
w www.morganharrisarchitects.com

The Studio
12a May Road
Twickenham
TW2 6QP

private: contact via mha

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7 Railey Mews

**Existing & Proposed:
Upper Ground Floor Plan**

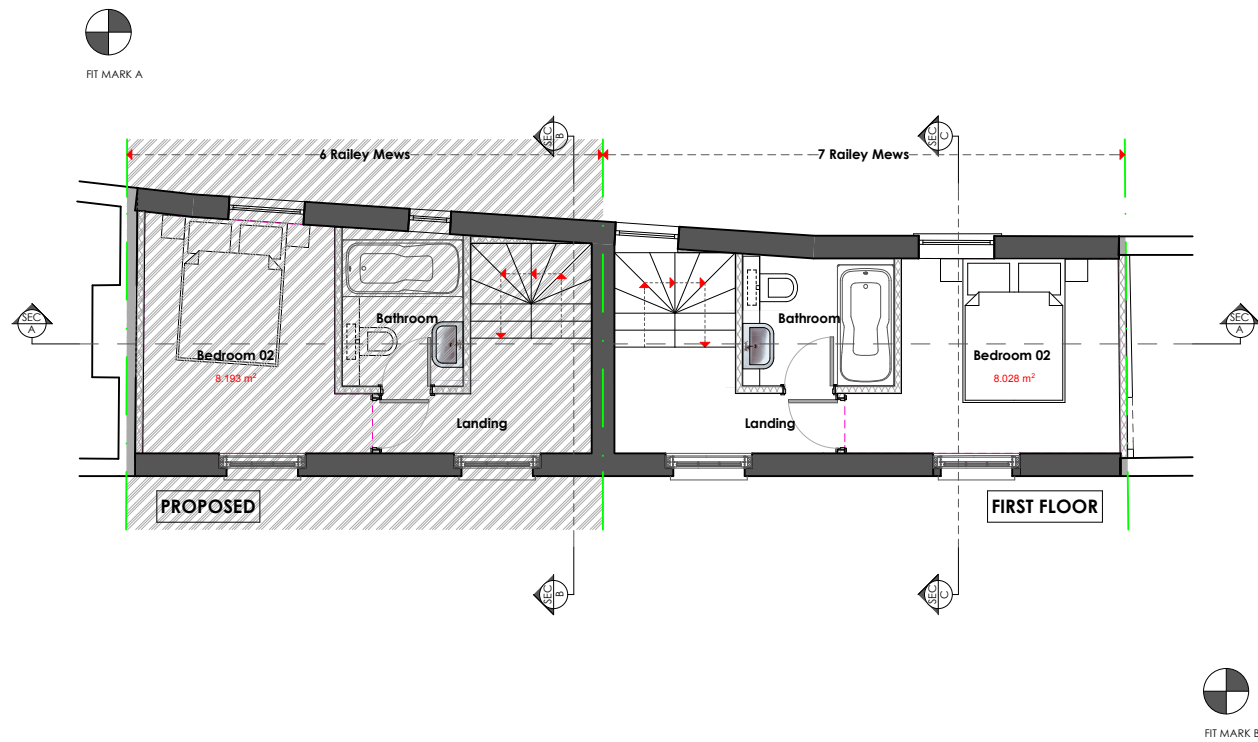
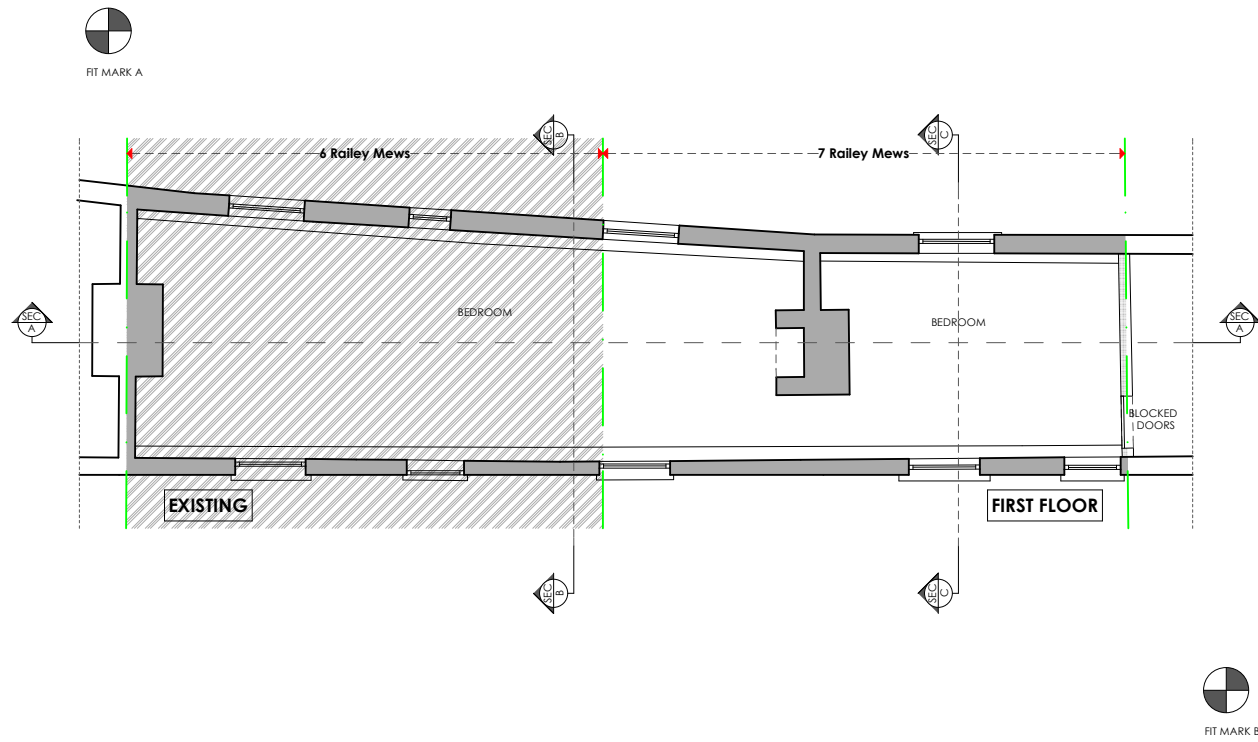
Scale(s)	Date	Dwn. by:	Chd. by:
1:50 @ A1	12.04.11	GMH	GMH
1:100 @ A3			
Project No.:	AG150cd002	Rev.:	(-)

NOTE:
Please refer to recently approved applications as follow:

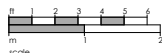
6 Railey Mews:
2010/2249/P
Approval for Change of use from abandoned building to C3 Dwelling
2011/0557/P
Erection of mansard roof extension to abandoned mews building and insertion of new windows and doors to street facing façade.

7 Railey Mews:
2009/5396/P
Approval of Certificate of Lawfulness for continued use as C3 Dwelling
2011/0564/P
Erection of mansard roof extension to existing dwelling house (Class C3)
2011/0760/P
Excavation of basement to provide additional accommodation for single dwellinghouse (Class C3).

This application progresses from previous approvals.



Notes:
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morganharrisarchitects

t 020 3015 1147
f 08719 184 469
m 07813 810 230
e mail@morganharrisarchitects.com
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The Studio
12a May Road
Twickenham
TW2 6QP

private: contact via mha

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7 Railey Mews

**Existing & Proposed:
First Floor Plan**

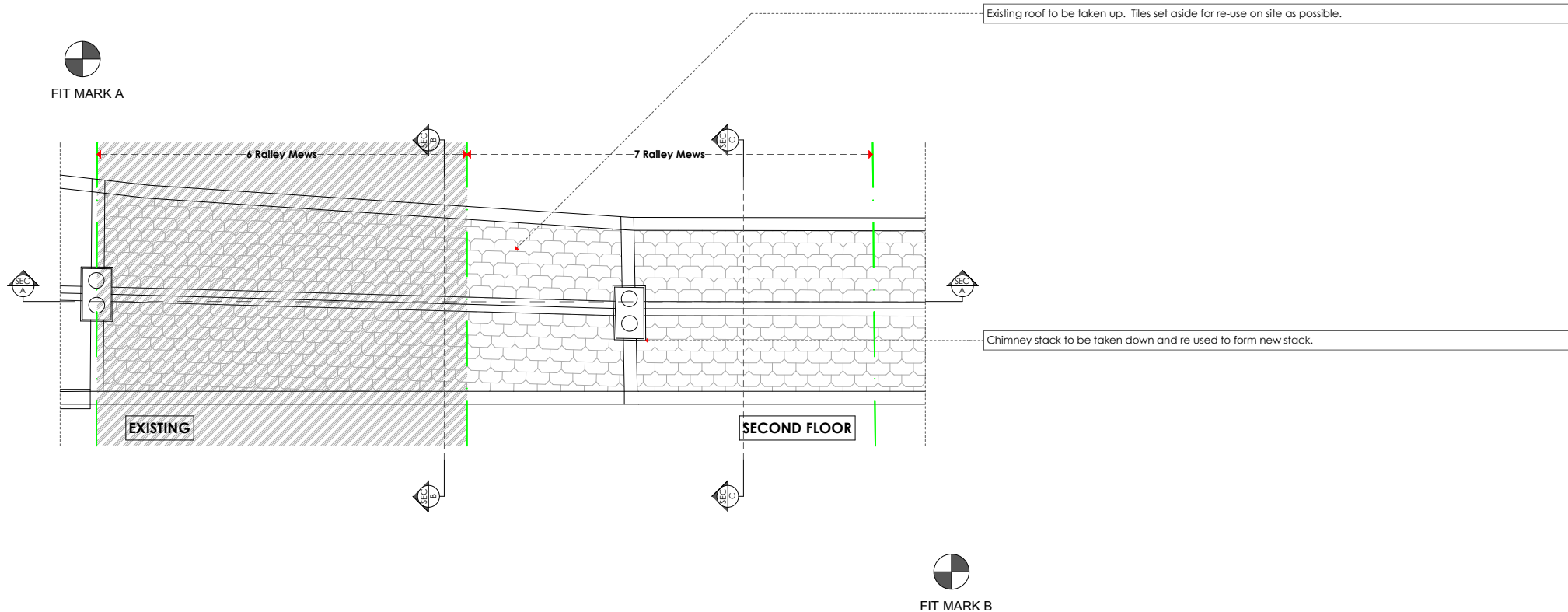
Scale(s):	Date:	Dwn. by:	Chd. by:
1:50 @ A1	12.04.11	GMH	GMH
1:100 @ A3			
Project No.:	Drawing No.:		Rev.:
AG150e	003		(-)

NOTE:
Please refer to recently approved applications as follow:

6 Railey Mews:
2010/2249/P
Approval for Change of use from abandoned building to C3 Dwelling
2011/0557/P
Erection of mansard roof extension to abandoned mews building and insertion of new windows and doors to street facing façade.

7 Railey Mews:
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2011/0564/P
Erection of mansard roof extension to existing dwelling house (Class C3)
2011/0760/P
Excavation of basement to provide additional accommodation for single dwellinghouse (Class C3).

This application progresses from previous approvals.



Lead lined box gutter behind parapet wall. Parapet wall made up in brickwork to match existing. Concrete coping stone decorated with Dulux Wethershead in Brilliant White.

Double glazed timber framed sash windows within lead clad dormers. All glass to be obscured to prevent views to rear of Leverton Street. Lower sash fixed in place to prevent opening. Upper sash opening for ventilation only.

NOTE: Mansard Roof previously approved for 6 Railey Mews as per application 2011/0557/P

Double glazed timber framed sash windows within lead clad dormers. All glass to be obscured to prevent views to rear of Leverton Street. Lower sash fixed in place to prevent opening. Upper sash opening for ventilation only.

Proposed Party Wall between 6 & 7 Railey Mews.

NOTE: Mansard Roof previously approved for 7 Railey Mews as per application 2011/0564/P

Roof tiles to be re-used existing tiles or replacement natural slates.

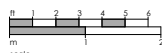
Double glazed timber framed sash windows within lead clad dormers. All glass to be obscured to prevent views to rear of Leverton Street. Lower sash fixed in place to prevent opening. Upper sash opening for ventilation only.

Additional insulation to Party Wall.

Proposed mansard roof addition to provide a bedroom and shower room to each property.

Double glazed timber framed sash windows within lead clad dormers. All glass to be obscured to prevent views to rear of Leverton Street. Lower sash fixed in place to prevent opening. Upper sash opening for ventilation only.

Notes:
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morganharrisarchitects

t 020 3015 1147
f 08719 184 469
m 07813 810 230
e mail@morganharrisarchitects.com
w www.morganharrisarchitects.com

The Studio
12a May Road
Twickenham
TW2 6QP

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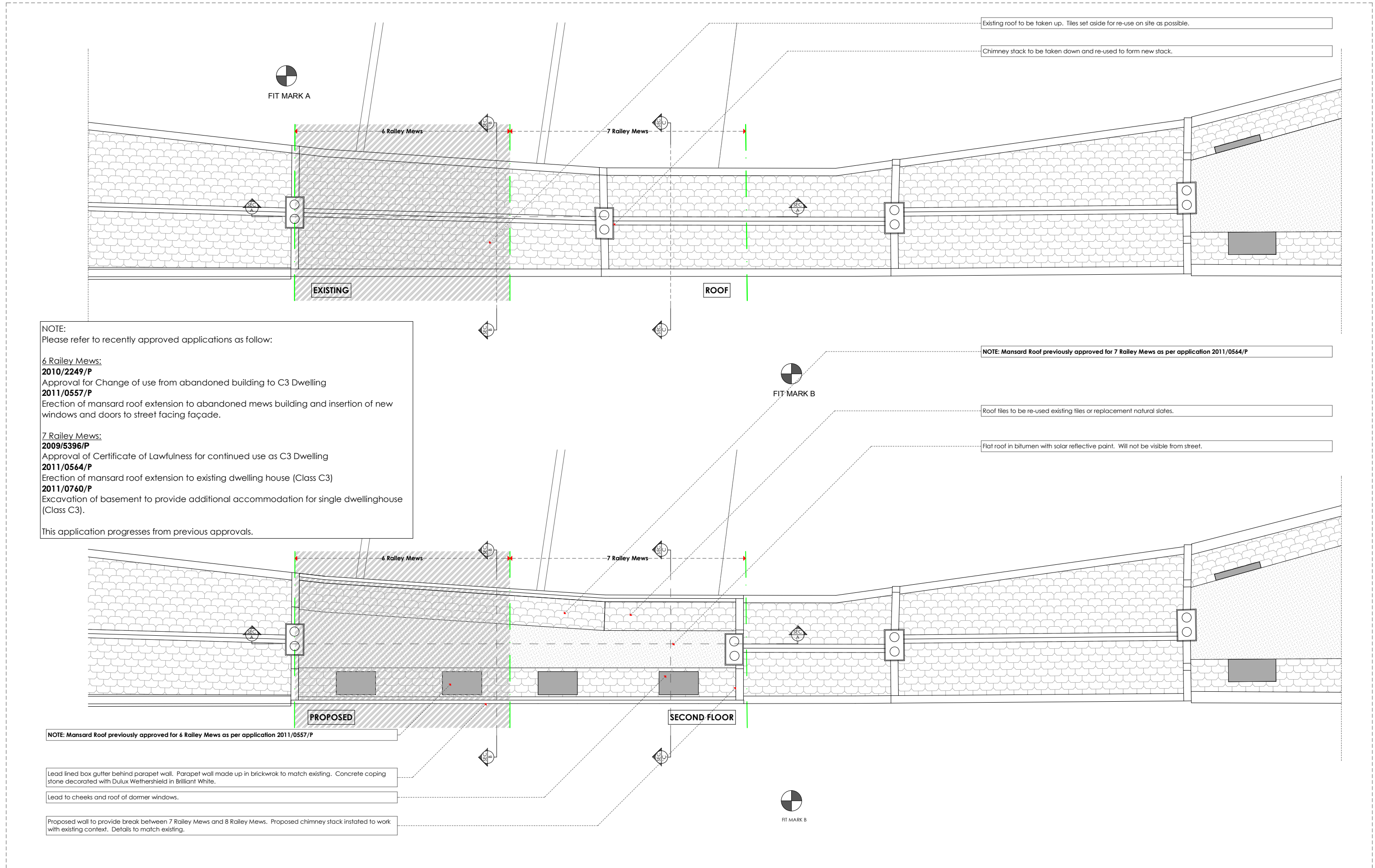
PURPOSE OF ISSUE

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- Tender
- Contract
- Construction

7 Railey Mews

**Existing & Proposed:
Second Floor Plan**

Scale(s):	Date:	Dwn. by:	Chd. by:
1:50 @ A1	12.04.11	GMH	GMH
1:100 @ A3			
Project No.:	Drawing No.:		Rev.:
AG150e	004		(-)



NOTE:
Please refer to recently approved applications as follow:

6 Railey Mews:
2010/2249/P
Approval for Change of use from abandoned building to C3 Dwelling
2011/0557/P
Erection of mansard roof extension to abandoned mews building and insertion of new windows and doors to street facing façade.

7 Railey Mews:
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Approval of Certificate of Lawfulness for continued use as C3 Dwelling
2011/0564/P
Erection of mansard roof extension to existing dwelling house (Class C3)
2011/0760/P
Excavation of basement to provide additional accommodation for single dwellinghouse (Class C3).

This application progresses from previous approvals.

Existing roof to be taken up. Tiles set aside for re-use on site as possible.

Chimney stack to be taken down and re-used to form new stack.

NOTE: Mansard Roof previously approved for 7 Railey Mews as per application 2011/0564/P

Roof tiles to be re-used existing tiles or replacement natural slates.

Flat roof in bitumen with solar reflective paint. Will not be visible from street.

NOTE: Mansard Roof previously approved for 6 Railey Mews as per application 2011/0557/P

Lead lined box gutter behind parapet wall. Parapet wall made up in brickwork to match existing. Concrete coping stone decorated with Dulux Wethershield in Brilliant White.

Lead to cheeks and roof of dormer windows.

Proposed wall to provide break between 7 Railey Mews and 8 Railey Mews. Proposed chimney stack instated to work with existing context. Details to match existing.

Notes:
Figured Dimensions take precedence over scaling.
Check all measurements against scale below.
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morganharrisarchitects

t 020 3015 1147
f 08719 184 469
m 07813 810 230
e mail@morganharrisarchitects.com
w www.morganharrisarchitects.com

The Studio
12a May Road
Twickenham
TW2 6QP

PURPOSE OF ISSUE		7 Railey Mews			
Information	<input type="radio"/>				
Comment	<input type="radio"/>				
Consents	<input checked="" type="radio"/>	Existing & Proposed: Roof Plan			
Building Control	<input type="radio"/>	Scale(s):	Date:	Dwn. by:	Chd. by:
Tender	<input type="radio"/>	1:50 @ A1	12.04.11	GMH	GMH
Contract	<input type="radio"/>	1:100 @ A3			
Construction	<input type="radio"/>	Project No.:	Drawing No.:		Rev.:
		AG150e	005		(-)