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(New notes have been highlighted in red)

ISSUE HISTORY

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1.0 **Introduction**

1.1 This Design & Access Statement has been produced by Say Architects on behalf of Mr David Yeo to accompany an application for Planning Permission for proposed alterations at 54 Regents Park Road, London, NW1 7SX.

1.2 The proposed development comprises:

- Lowering of the lower ground floor level by **540mm**, which involves the excavation of up to 1M below the existing lower ground slab.
- The rear garden patio area will be lowered to match the lower ground floor level, allowing level access.
- The front light well will be lowered to match the proposed internal level. The existing concrete steps will be removed.
- To replace the existing timber sash windows to the front bay at lower ground floor level with timber framed French style doors to the central window. The 2nos side windows will be replaced with matching taller timber sash windows.
- To replace the existing door to the lower ground floor in the front light well with a timber sash window to match the adjacent windows in the bay.
- **Re-landscaping of the front garden and creation of a slope down towards light well on the lower ground floor. Width of existing 2nos steps will be reduced and a planter will be added to separate the garden from the steps to the front entrance.**

(the above 4 items regarding the front garden re-landscaping are intended to match landscaping done at no.56)

- The rear exterior staircase will be extended by 3nos steps, this will not require extending the stairs further into the garden from the approved planning, as the proposal is to reduce the tread dimensions. The last step of the new stair case will be set back closer to the house by 300mm from the approved planning.
- The sliding folding glazed doors of the approved rear extension will be 3000mm high.

1.3 The property is located within the Primrose Hill Conservation Area and this has been an important factor in developing the design proposals. As we recognise that this will be an important consideration, these proposals adopt an approach that is consistent with the policies and

guidance contained in:

Local Development Framework – Camden Council

Conservation Area Statement: Primrose Hill – Camden Council

National Planning Policy Framework NPPF (2012)

National Planning Practice Guidance NPPG (2012)

The Applicant recognises the importance of achieving a high quality of design that preserves and enhances the significance of the heritage assets within the context of site and is committed to deliver a high quality of design and construction which will preserve and enhance the settings along this road which are part of the Primrose Hill Conservation Area.

1.4

This Design & Access Statement is structured as follows:

- *Section 2 - Understanding the Context:* this sets out the physical, historic, social and economic context of the site and details of the property's architectural and historic significance.
- *Section 3 - Planning History:* sets out the history of planning applications and pre-application advice at the property.
- *Section 4 – Relevant Planning Policy:* provides a review of relevant national, strategic and local planning and heritage policy and guidance of relevance to the development.
- *Section 5 – Background to the Development:* describes the background to the application development and current condition and risks to the property.
- *Section 6 – Development:* describes the application development
- *Section 7 – Assessment:* provides a detailed assessment of the development against the key design, heritage and accessibility tests derived from the policy framework.
- *Section 8 –* Sets out a summary of the case and the conclusions.

2.0

Understanding the Context

Site and Surroundings

54 Regents Park Road is situated close to the junction with Albert Terrace and close to Primrose Hill Park, although not facing directly onto it.

2.1

The house is within the Primrose Hill Conservation Area, in the 'Regent's Park Road North' sub-area. Here is a description from Camden Council's Conservation Area Statement for Primrose Hill which is appropriate for this particular property: *"Italianate villas dominate the principal and secondary roads within this sub area. These large properties are between three and four storeys high, with basements. They are designed to appear as grand residential properties and have raised ground floors, numerous decorative features and are set back from the main road with front gardens bounded by medium height brick walls with gate piers."*

No.54 is a large Victorian semi-detached villa (alongside no.56) with a smooth stucco (painted) frontage with mouldings around the main windows and a cornice at roof level. The front windows are timber sash windows with large openings at upper ground floor and first floor levels. The entrance porch is set back at the side of the house with steps rising to main entrance at the upper ground floor level.

The rear elevation is part London stock brick and part painted stucco, and the windows are a mixture of timber sash windows and timber French doors. There is an existing balcony at upper ground floor level with a spiral stair down to the garden patio (at lower ground floor level).

A side passageway runs from the front garden to the rear garden, partly running below the side extension of the upper ground floor.

Front elevation



Rear Elevation



- 2.2 The main roof is hipped, forming a U-shape with no.56 alongside, with 2 nos dormer windows, one to the front and one to the side of the building. The side portion of the building has various levels with flat roofs/terraces and a sloping roof over the side staircase to the upper maisonette.

Roof plan (© Google Maps)



No.54 (with no.56 to left-hand side)

- 2.3 The front area is separated from the pavement by a low brick wall and low hedge (see front elevation photo above). This area is paved, with some planting, and leads down to a light well and access to the lower ground floor.
- 2.4 The rear garden is long and narrow, with trees planted towards the far end, away from the house. There is an existing patio area and lawn, with shrubs down either side of the garden.

Rear garden from first floor terrace



2.5

The following are 2nos 'bird's eye view' aerial photographs (© Bing Maps) showing the property at No.54 Regent's Park Road in the context of its current surroundings.

Aerial Photograph 1: Regent's Park Road from South (© Bing Maps).



54 Regent's Park Road - front

Aerial Photograph 2: Regent's Park Road from North (© Bing Maps).



54 Regent's Park Road - rear

3.0 **Planning History**

The following outlines the relevant planning history for the site.

Planning Applications

- 3.1 The relevant recent planning history of the site has been identified from a search of the available online records from the London Borough of Camden planning applications register (applications for works to trees have not been included).

Planning History of 54 Regent's Park Road

Application number	Site Address	Development description	Status	Date registered	Decision
<u>2014/7956/P</u>	54 Regents Park Road London NW1 7SX	Erection of single storey rear extension at lower ground floor level with terrace and metal railing above. Erection of front and rear extensions at 2nd floor level. Increase in width of side dormer to roof, creation of new terrace at 3rd floor level with metal railing and enlargement of existing rear windows. Installation of replacement front dormer window. Conversion from 2 x flats to 1 x single family dwellinghouse.	FINAL DECISION	27-01-2015	Granted
<u>8802535</u>	54 Regents Park Road NW1	Proposed new parking bay to the front of house *(revised plans submitted).	FINAL DECISION	06-01-1989	Withdrawn after Reg'n (not used on PACIS)

<u>36997</u>	54 Regents Park Road, NW1	Change of use including works of conversion and the erection of a part single, part two-storey side extension to provide two self-contained maisonettes and a terrace at front and rear second floor levels.	Final decision	31-08-1983	Conditional
<u>30968</u>	54 Regents Park Road, NW1	Change of use including works of conversion and the erection of a part four storey side extension and a part first and part second floor side extension to provide two self-contained maisonettes and a terrace at third floor level.	Final decision	07-08-1980	Conditional
<u>12964</u>	54 Regents Park Road, N.W.1.	Erection of a single storey extension at the side of 54 Regents Park Road, N.W.1.	Final decision	04-02-1972	Conditional
<u>CTP/J10/15/1 A/P1</u>	54, Regents Park Road, Camden.	Erection of studio at first floor level at 54, Regents Park Road, Camden.	Final decision	22-04-1965	Permission

3.2 Below are recent planning histories from neighbouring properties, nos. 52 and 56 Regent's Park Road:

Planning History of 52 Regent's Park Road

Application number	Site Address	Development description	Status	Date registered	Decision
<u>2008/4911/P</u>	Garden Flat 52 Regent's Park Road London NW1 7SX	Erection of a single-storey conservatory at rear lower ground floor level in connection with existing garden flat.	Final decision	20-11-2008	Granted
<u>2007/3694/P</u>	52 Regent's Park Road London NW1 7SX	Replacement of window with french doors, and a larger balcony to replace existing, at rear ground floor level to an existing flat	Final decision	11-09-2007	Refused

Planning History of 56 Regent's Park Road

Application number	Site Address	Development description	Status	Date registered	Decision
<u>2007/3619/P</u>	Flats 3 & 4 56 Regent's Park Road London NW1 7SX	Change of use and works of conversion to the first floor flat and second and third floor maisonette to provide a 3 bed maisonette, alterations to enlarge the existing side dormer window and erection of a dormer window within the valley roof.	Final decision	01-08-2007	Granted
<u>2006/2621/P</u>	Flat A 56 Regent's Park Road London NW1 7SX	Submission of a sample of grey stone cladding materials pursuant to condition 2 of the planning permission dated 10/06 2005 (2005/1548/P) for construction of a single-storey rear extension and side extension, and construction of a new rear garden room/building for use ancillary to the dwelling.	Final decision	14-06-2006	Granted (only ancillary garden building built so far)

<u>2005/1548/P</u>	Flat A 56 Regent's Park Road London NW1 7SX	Construction of a single-storey rear extension and side extension, and construction of a new rear garden room/building for use ancillary to the dwelling.	Final decision	28-04-2005	Granted (only ancillary garden building built so far)
<u>2004/5041/P</u>	Flat A 56 Regent's Park Road London NW1 7SX	Construction of a glazed rear extension, erection of a glazed roof covering over existing side accessway, and construction of a new habitable rear garden room/building for use ancillary to the dwelling, involving an elevated rear garden terrace above the new garden building.	Withdrawn	03-12-2004	Withdrawn Decision

Pre Planning Application Advice

- 3.3 The proposed development was submitted for Pre Planning Application Advice Service. Ref: 2014/7257/PRE
- 3.4 A site meeting was arranged with Rachel English on the 12 DEC 2014.
- 3.5 Email advice was received on the 19 DEC 2014
- 3.6 Conditional planning approval was granted on 28 APR 2015 for planning application number **2014/7956/P**

Relevant Planning Policies

National Planning Policy Framework NPPF (2012)	(Section 12 Conserving and Enhancing the Historic Environment).
Camden Core Strategy.	Polices CS4, CS5 and 14
Camden Development Policy 2010-2025.	Policy DP27
Guidance	Camden Planning Guidance CPG4 (Basements and Light wells) Conservation Area Statement (Primrose Hill)

National Planning Policy Framework NPPF (2012)

4.1 The NPPF focuses on the delivery of economic expansion and the need to provide new and better quality homes. In the context of this application the following key aims are relevant:

4.2 **Para 19** (Building a Strong and Competitive Economy)

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'

While this is a domestic extension it will deliver sustainable economic growth arising through its construction.

4.3 **Para 131** (Conserving and Enhancing the Historic Environment)

'In determining planning applications, local planning authorities should take account of:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

4.4 **Para 132** (Conserving and Enhancing the Historic Environment)

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The more important the asset, the greater the weight should be.

- 4.5 **Para 134.** (Conserving and Enhancing the Historic Environment)
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*
- 4.6 The works to lower the existing lower ground floor by 500mm, under the existing footprint of the property constitutes a limited change to the building. Additional changes are proposed to install new doors and windows to openings in the front light well. However, these are also minor in scope and nature. Importantly the size and footprint of the balcony and the existing enclosure treatment around the light well would remain the same as existing.
- 4.7 In the context of the above paragraphs of the NPPF it is considered these works would lead to less than substantial harm and would have a neutral impact on the character of the application dwelling and the wider conservation area.

Local Plan Policy

Camden's Core Strategy

- 4.8 **Policy CS4** (Areas of More Limited Change) seeks to ensure that development outside the Borough's identified growth areas respects the character of its surroundings and conserves heritage.
- 4.9 **Policy CS5** (Managing the Impact of Growth and Development) seeks to protect and enhance the borough's environment and heritage and the amenity and quality of life of local communities.
- 4.10 **Policy CS14** (Promoting High Quality Places and Conserving Heritage) seeks to ensure that development reflects a high standard of design that respects local character and that it preserves and enhances Camden's rich and diverse heritage assets.
- 4.11 The proposed works would be compliant with all of the above policies.

Camden's Development Policy 2010-2025.

- 4.12 **Policy DP27** (Basements and Light wells) requires an assessment of the development on drainage, flooding and ground water. It states development will only be permitted if it does not cause harm to the built and natural environment and local amenity and it does not result in flooding or ground instability.
- 4.13 The policy then identifies 8 criteria for assessing basement development. This includes structural stability, drainage, adverse changes to the water environment, harm to neighbours, loss of open space and /or trees, provision of landscaping, harm to the setting or appearance of the property and protection of archaeological remains.
- 4.14 The proposal is compliant with all 8 criteria. The BIA report produced by FORM Structural Design confirms that the proposed works to

extend the depth of the basement would not affect the structural stability of the application dwelling or the adjoining neighbours, nor would it adversely impact upon flooding or existing ground water conditions. No neighbours would be harmed and there would be no loss of landscaping or trees as the size of the front light well would remain the same as existing. The works to install a door into the existing bay and swap a door with a window are minor and would not affect the character of the dwelling.

- 4.15 It is worth highlighting the supporting text of Policy DP27 (Para 27.9). This confirms that the most appropriate way to extend a building is to only extend to 1 full storey (3m in depth), below the footprint of the property.
- 4.16 **Camdens Planning Guidance CPG 4 (Basement and Light wells).**
- 4.17 The BIA that has been produced by FORM has been undertaken in accordance with the requirements of this document. As detailed in the report it has not been considered necessary to extend beyond Stage 1 (Screening).
- 4.18 **Conservation Area Statement-Primrose Hill (2000).**
- 4.19 No. 54 is identified as making a positive contribution to the character of the conservation area.
- 4.20 The contribution the property makes to the overall character of the conservation area will not change as a result of these minor works to the basement.
- 4.21 The document examines the impact of basement excavation upon the character of the area, but it is primarily concerned about the impact of new light wells on the character of the conservation area.

5.0 **Background to the Development**

Introduction

- 5.1 The proposed development comprises the lowering of the lower ground floor level by 540mm, which involves the excavation of up to 1M below the existing lower ground slab with associated alterations to the lower ground floor front and rear windows and doors. The proposal also includes minor changes to the exterior stair arrangement to suit the new lower level to the patio area.
- 5.2 The proposal will provide additional and enhanced natural day lighting to the lower ground floor as well as improve the quality of the space.
- 5.3 The proposed slope to the front garden will provide additional day lighting to the lower ground floor as well as improve the quality of the space.

Existing Context

- 5.4 The existing building has been extended over time to the rear of half of the building at lower ground and upper ground floor level. There is also a side extension from upper ground level that extends up to the 2nd floor (this side extension is narrow and sits above the passageway that links the front and rear of the house). There is a small terrace at upper ground floor level which is accessed through French patio doors. This terrace is connected to the rear garden (lower ground floor level) by a metal spiral staircase. The main internal stair that runs between upper ground and 1st floors is housed within what is assumed to be an original curved stairwell.
- 5.5 This proposal should be considered with the approved planning application number **2014/7956/P**

Existing Condition

- 5.6 The property is well maintained internally and externally. Currently the front of the house is painted pale green stucco with white painted timber sash windows and the rear of the property is part London stock brick and part painted stucco (also pale green) with white painted timber windows and patio doors.
- 5.7 This proposal should be considered with the approved planning application number **2014/7956/P**

6.0 **Proposed Development**

- 6.1 The development is proposed and set out for the consideration of Officers in the accompanying plans, drawings and sections and within this Design and Access Statement. Please refer to Appendix 1 for the list of supplied drawings to support this application.

Layout & Visual Impact

- 6.2 The proposed development of lowering of the lower ground floor level will have minimal visual impact.
- 6.3 The proposed alterations to the lower ground floor front bay windows and doors will have minimal visual impact, as the lower sections of the new windows and doors will be hidden from view below the existing ground level of the front garden.
- 6.4 The proposed alterations to the front garden will have minimal visual impact and are designed to match the front garden of no.56 (see photo below)



7.0 **Assessment**

This section outlines the applicant's case for granting planning permission for the proposed development

7.1 We consider the key issues for consideration by the Council to be the following principal points:

- 1 The effects arising from and the acceptability of the proposed lowering of the lower ground floor level and associated works to the windows, doors and exterior stairs
- 2 The effects arising from and the acceptability of the proposed landscaping of the front garden
- 3 The effects arising from and the acceptability of the proposed enlargement of skylights to the rear part of the hipped roof at 3rd floor level
- 4 Effect of the proposed development on the character and appearance of the Primrose Hill Conservation Area

7.2 These matters are addressed, in turn, below:

- a The structural impact of the development on the building and its neighbours;
- b The effect on trees;
- c The visual impact;
- d The effect on residential amenity;
- e Size, bulk and scale of proposed works;
- f Other relevant material considerations.

a. The structural impact of the development on the building and its neighbours

7.3 Please refer to the *Form Structural Engineer's BIA Stage 1 (Screening) Report* and *Aviron's Ground Investigation Report*

b. The effect on trees

7.4 There are no trees on or adjacent to the site that appear to be posing a constraint to the development or that would be affected by the development.

c. The visual impact

- 7.5 The proposed development of lowering of the lower ground floor level will have minimal visual impact from the street or from neighbouring private properties.
- 7.6 The proposed alterations to the lower ground floor front bay windows and doors will have minimal visual impact, as the lower sections of the new windows and doors will be hidden from view below the existing ground level of the front garden.
- 7.7 The proposed landscaping of the front garden will have minimal visual impact from the street due to the existing high wall at the pavement edge. The proposed landscaping and access is to match the neighbouring property at No.56 with aims to creating further uniformity along the street.
- 7.8 The proposed enlarged skylights to the rear hipped roof at 3rd floor level will not be visible from any public highway.
- 7.9 We consider that the proposed development will have minimal effect on private views from a limited number of surrounding residential properties.

d. The effect on residential amenity

- 7.10 The proposed development of lowering of the lower ground floor level will increase privacy between the owner and the adjoining neighbours at No.52 and No.56
- 7.11 All construction impacts will be temporary and can be adequately managed through the agreement of a Construction Management Plan and standard conditions on working hours etc.

e. Size, bulk and scale of proposed works

7.12 The size, bulk and scale of the proposed development is assessed below:

7.13 Measurements are based on the approved planning application number **2014/7956/P**

7.14 Gross External Area Calculation

These figures are the approximate gross floor areas measured from the centre wall line of the party walls and the external side of the front and back walls.

LEVEL	EXISTING	PROPOSED
Lower Ground	162.70 sqm	162.70 sqm
Upper Ground	115.33 sqm	115.33 sqm
First	120.53 sqm	120.53 sqm
2nd	107.52 sqm	107.52 sqm
Attic	67.00 sqm	67.00 sqm
TOTAL	573.08 sqm	573.08 sqm

The total area increase is **0 sqm** (compared with approved planning application **2014/7956/P**.)

7.15 Gross External Volume Calculation

These figures are the approximate gross external volumes measured from the centre wall line of the party walls and the external side of the front and back walls. They do not include the volume of the areas below lower ground floor level in the rear garden and below entrance ground floor at the front.

Existing Volume	1538 Cubic Meters
Proposed Volume	1626 Cubic Meters

The total volume increase is **88 cubic metres** (compared with approved planning application **2014/7956/P**.)

7.16 Scale

7.17 The height of the rear extension will be 3.75M from the proposed new ground level to the top of the rendered upstand. The level of the top of the upstand relative to its surrounding context remains as per approved

planning application number **2014/7956/P**. The scale and proportion of the rear extension will remain subordinate to the main house.

- 7.18 The existing parapet of the existing rear extension at 2nd floor level will remain as the predominant visual “line” across the rear elevations of the row of houses.

f. Other relevant material considerations

- 7.19 The following section outlines the acceptability of the development against other relevant material considerations.

Land Use

- 7.20 The proposed development does not alter the use of the site. The minor increase in floor space does not give rise to any adverse land use considerations and we therefore consider the land use of the proposal should be acceptable in principle.

Sustainability and Environmental Performance

- 7.21 The proposed development represents an inherently sustainable upgrade and improvement of the environmental performance of an existing building within the constraints imposed by its location within a conservation area. The proposal will use environmental materials where appropriate while improving the fabric and energy efficiency of the existing building where possible.

Arboriculture and Tree Protection

- 7.22 The design of the development has sought to protect existing trees and preserve the viability of the existing garden. The extent of the lawn area will remain as per planning application number **2014/7956/P**

Amenity: Daylight/Sunlight, Sense of Enclosure and Privacy

- 7.23 The proposed development will not result in an unacceptable loss of daylight or sunlight, or an unacceptable increase in the sense of enclosure to neighbours.
- 7.24 The re-landscaping to the front garden has been introduced to enable better access to the new French doors of the basement bay window and to improve conditions of light and outlook to and from these openings.

Transportation and Parking

- 7.25 No changes to the exterior parking arrangements at the site are proposed, and therefore the proposed development is not considered to give rise to issues with regards to parking.

Access

- 7.26 The proposed removal of the stairs in the front lightwell will have no adverse effect to the existing access arrangements to the existing building. **New stairs as part of the front garden landscaping will replace these.**
- 7.27 The minor alteration to the rear exterior stairs arrangement to accommodate the lower level of the patio area will remain compliant to meet Part M of the Building Regulations.
- 7.28 The property is well served by local public transport links, with Chalk Farm Underground station 12 minutes' walk away and the 274 bus route nearby.

Structural Considerations and Construction Management

- 7.29 Please refer to the *Form Structural Engineer's* BIA Stage 1 (Screening) Report and *Aviron's* Ground Investigation Report
- 7.30 *Form Structural Engineer's* will be retained for the construction.

Acoustic and Vibration Considerations

- 7.31 The proposed development will not give rise to a need for mechanical ventilation or plant that would give rise to a need for acoustic and vibration assessment or mitigation measures.

Planning Obligations and Mayoral CIL

- 7.32 We do not envisage that the proposed development would give rise to a need for a planning obligation payable to the London Borough of Camden or a Mayoral CIL as it is for the extension of an existing single family dwelling.

8.0 Development Summary & Conclusion

- 8.1 From the assessment of the criteria discussed above we would hope that the additional development proposed will not give rise to unacceptable effects in any of the areas discussed and any temporary

construction effects can be addressed through the submission of appropriate methodology documents and through conditions on any permission granted.

APPENDIX 1

Drawings

The drawings for the application are as follows:

Drawing title	Drg Nos.	Rev	Scale @ A3
Location Plan	P(01)01	-	1:500
Existing Site Plan	P(01)02	-	1:200
Proposed Site Plan	P(01)03	-	1:200
Existing Lower Ground Floor – GA Plan	P(02)01	-	1:100
Existing Upper Ground Floor – GA Plan	P(02)02	-	1:100
Existing 1 st Floor – GA Plan	P(02)03	-	1:100
Existing 2nd Floor – GA Plan	P(02)04	-	1:100
Existing 3rd Floor – GA Plan	P(02)05	-	1:100
Existing Roof Plan	P(02)06	-	1:100
Existing Front Elevation	P(02)07	-	1:100
Existing Rear Elevation	P(02)08	-	1:100
Existing Section AA	P(02)09	-	1:100
Existing Section BB	P(02)10	-	1:100
Proposed Lower Ground Floor – GA Plan	P(02)21	A	1:100
Proposed Upper Ground Floor – GA Plan	P(02)22	A	1:100
Proposed 1 st Floor – GA Plan	P(02)23	-	1:100
Proposed 2nd Floor – GA Plan	P(02)24	A	1:100
Proposed 3rd Floor – GA Plan	P(02)25	A	1:100
Proposed Roof Plan	P(02)26	A	1:100
Proposed Front Elevation	P(02)27	-	1:100
Proposed Rear Elevation	P(02)28	A	1:100
Proposed Section AA	P(02)29	-	1:100
Proposed Section BB	P(02)30	A	1:100
Photos of Property – Front & Rear	P(03)01	-	n/a
Photos of Property – Lightwell	P(03)02	A	n/a