

**DESIGN & ACCESS / HERITAGE STATEMENT  
FOR No. 79 LAWN RD. LONDON NW3 2XB**

**EXISTING**

No. 79 Lawn Road is a single family house. It is located within the Parkhill Conservation Area. The property is not statutory listed, nor is it locally listed.

**PROPOSED WORKS**

The house will remain a single family house. The works are as follows:

**TO REAR**

- New rear single storey extension (requires existing single storey lean-to boiler room to be demolished).
- Replace existing rear single storey lean-to with new.
- Widening of existing 1st floor bedroom window.
- Timber cladding to rear side elevation.

**TO FRONT**

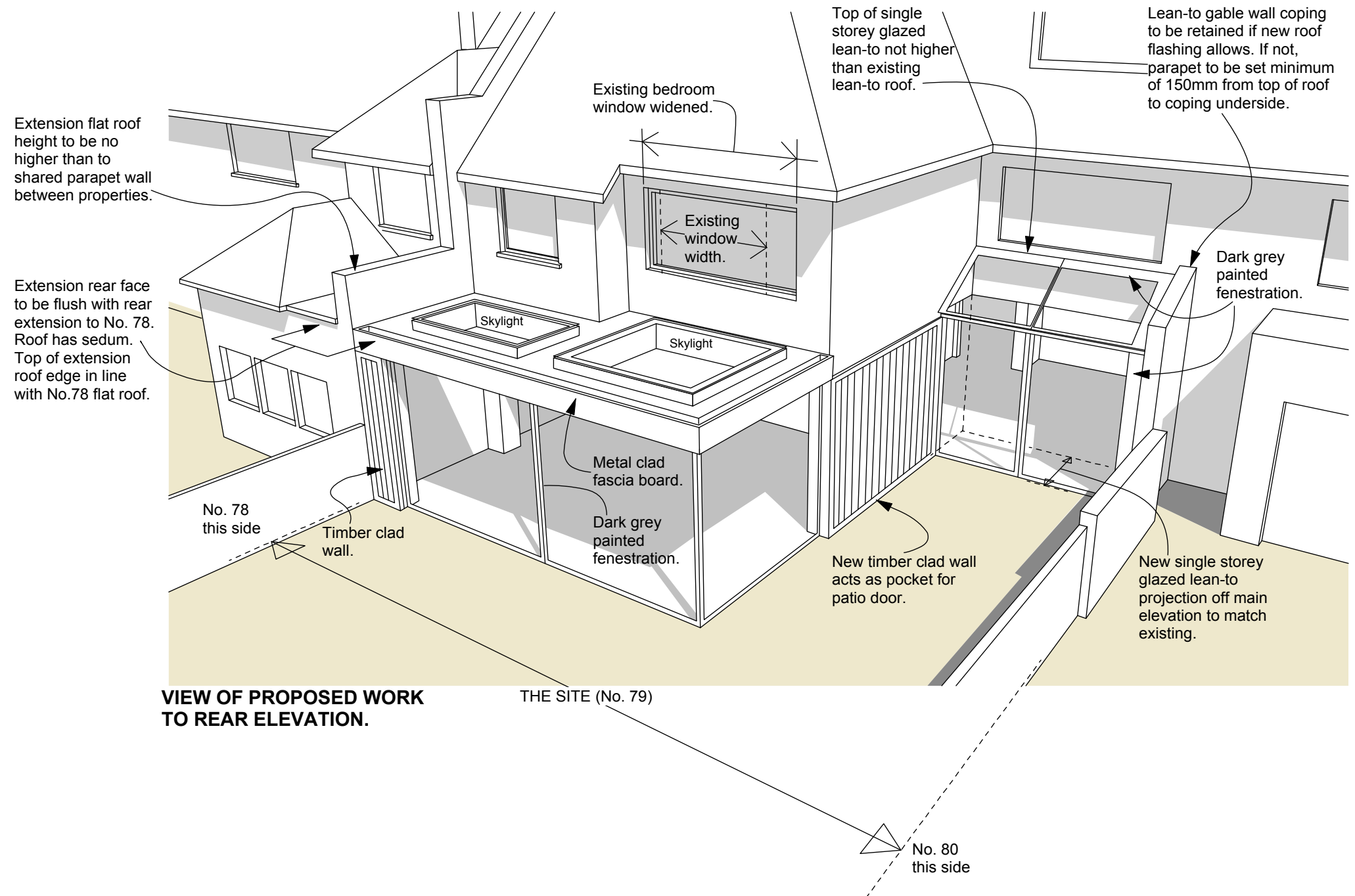
- Reconfigured windows to 1st floor front side elevation due to reconfigured bathrooms.
- Replace existing garage door with new door.
- New bike store to driveway.

**VOLUME / MATERIALS**

- For works to rear elevation refer to notes 3D sketch opposite. For more detailed drawings refer to the main elevational drawings.
- For bike store & garage door refer main drawings & P-690.

**ACCESS / PARKING**

Existing conditions will not be affected.

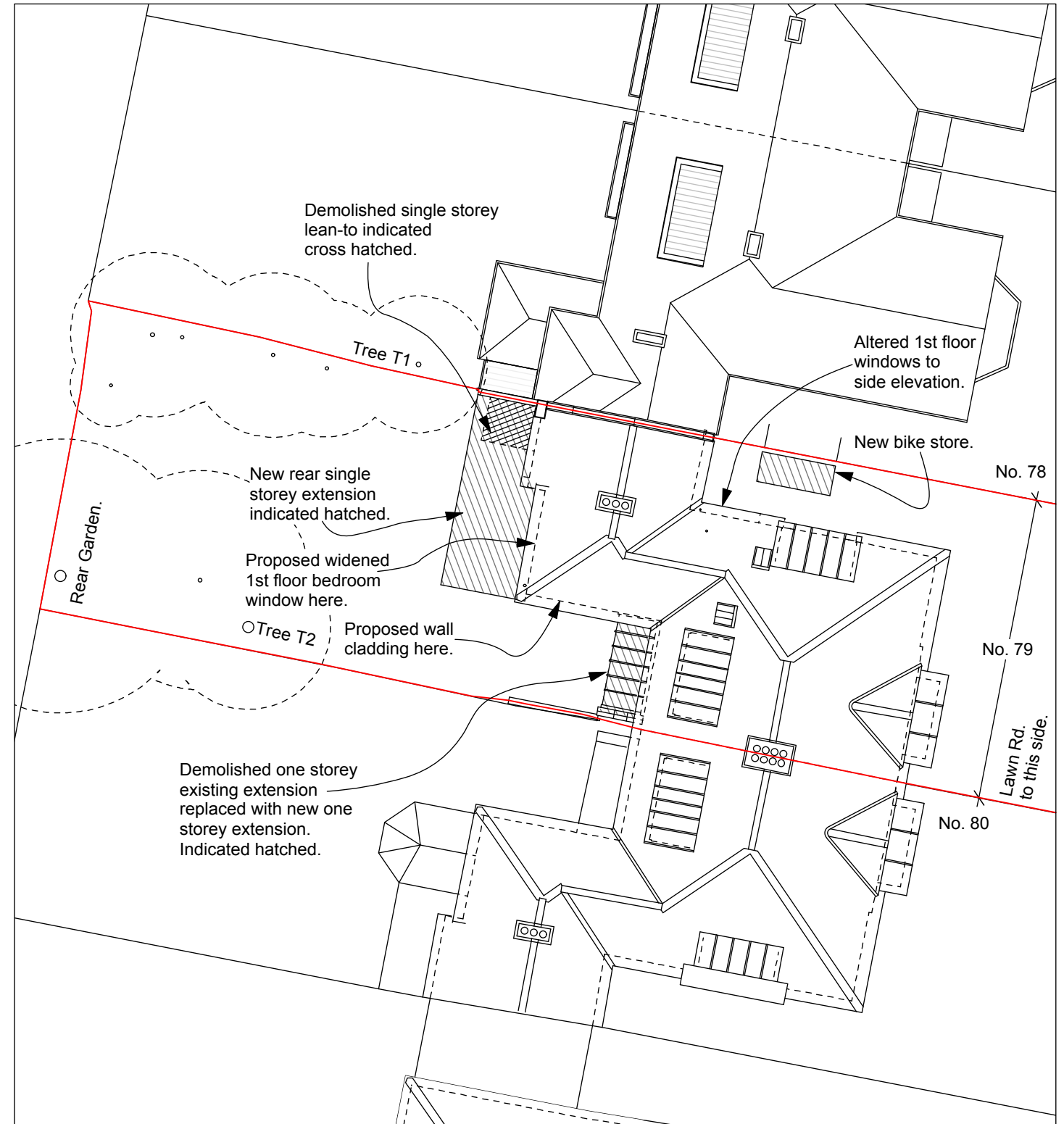
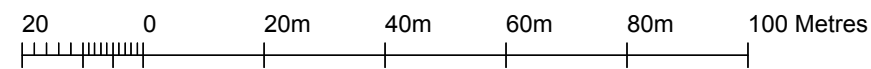


Revision: B: 12.01.16- New notes. C: 11.02.16- Lower roof, widen window, add skylight.
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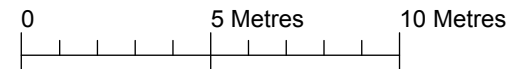
scales gunn design LTD	6 North Grove London N6 4SL	Date: 12th Jan. 2016	Drawn/checked: dg / ___
	t: 020 8341 9605 m: 07900 491 428	Client: Symes / Noakes	Scale: as indicated @A3
Project: 79 Lawn Rd	PLANNING DRAWING		
Drg. Title: Design & Access / Heritage Statement	No. LAWN -P- 000	Rev. C	



**SITE LOCATION PLAN**  
(Scale 1:1250 @ A3).



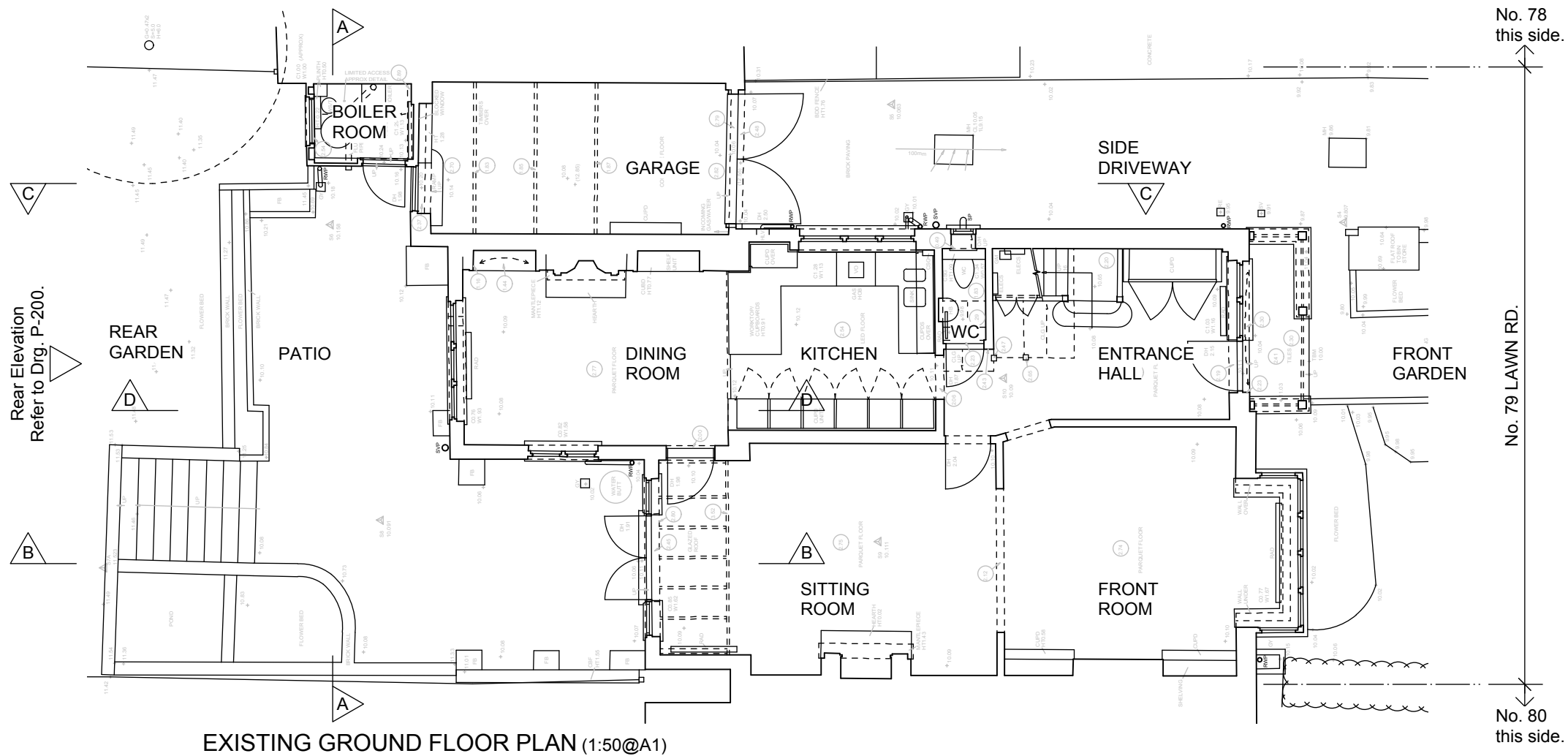
**BLOCK PLAN**  
(Scale 1:200 @ A3).



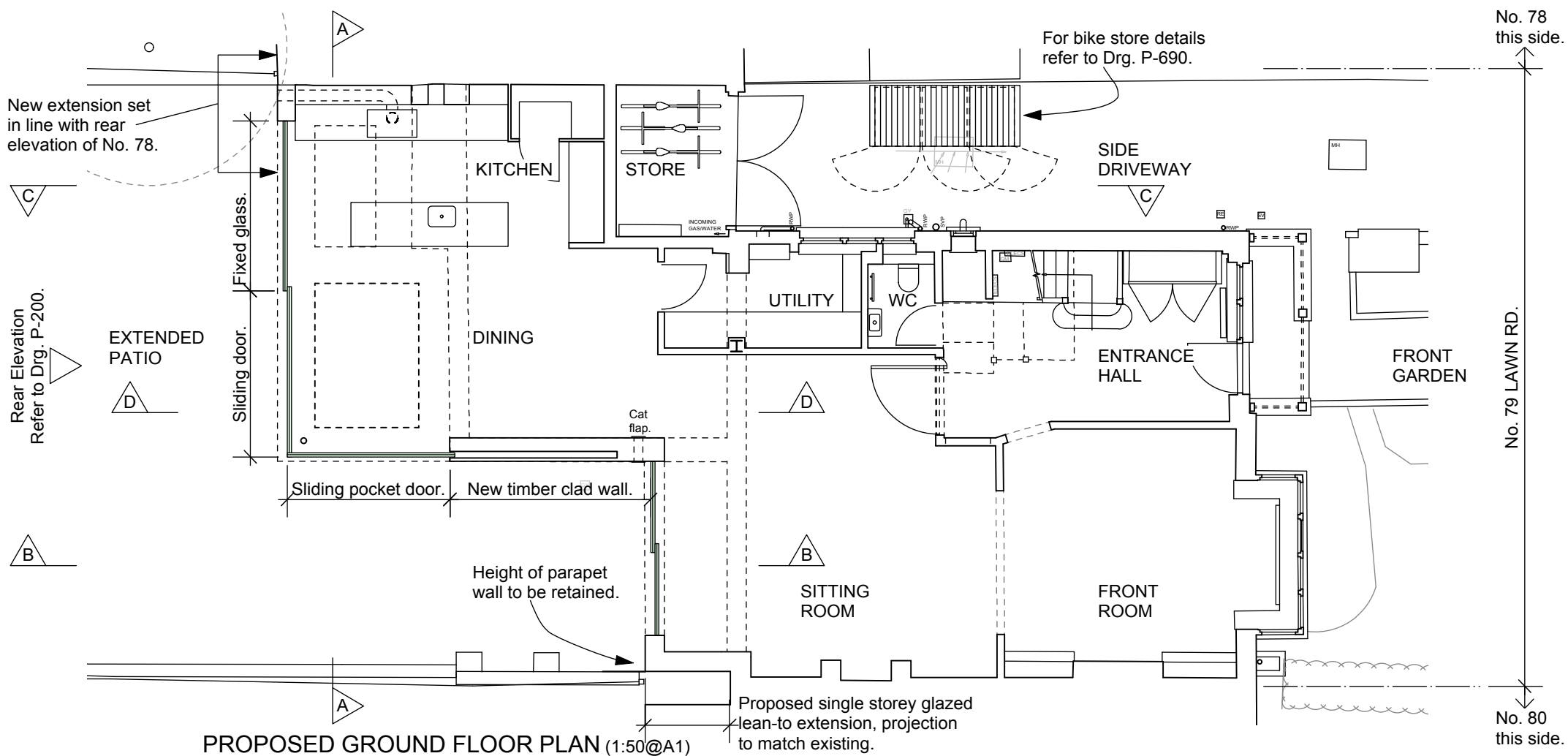
**SITE ADDRESS:**  
79 LAWN RD.  
LONDON  
NW3 2XB

Revision:  
A: 16.12.15- Update notes.  
B: 12.01.16- Update notes.  
C: 11.02.16- Lower roof, widen window, add skylight.

	<b>scales gunn design</b> LTD 6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 12th Nov. 2015 Client: Symes / Noakes	Drawn/checked: dg / ___ Scale: as indicated @A3
	Project: 79 Lawn Rd Drg. Title: Site Location Plan / Block Plan	<b>PLANNING DRAWING</b>	
			No. <b>LAWN -P- 100</b>



EXISTING GROUND FLOOR PLAN (1:50@A1)



PROPOSED GROUND FLOOR PLAN (1:50@A1)

No. 78 this side.

No. 79 LAWN RD.

No. 80 this side.

LAWN RD. THIS SIDE.

Front Elevation Refer to Drg. P-202.

No. 78 this side.

No. 79 LAWN RD.

No. 80 this side.

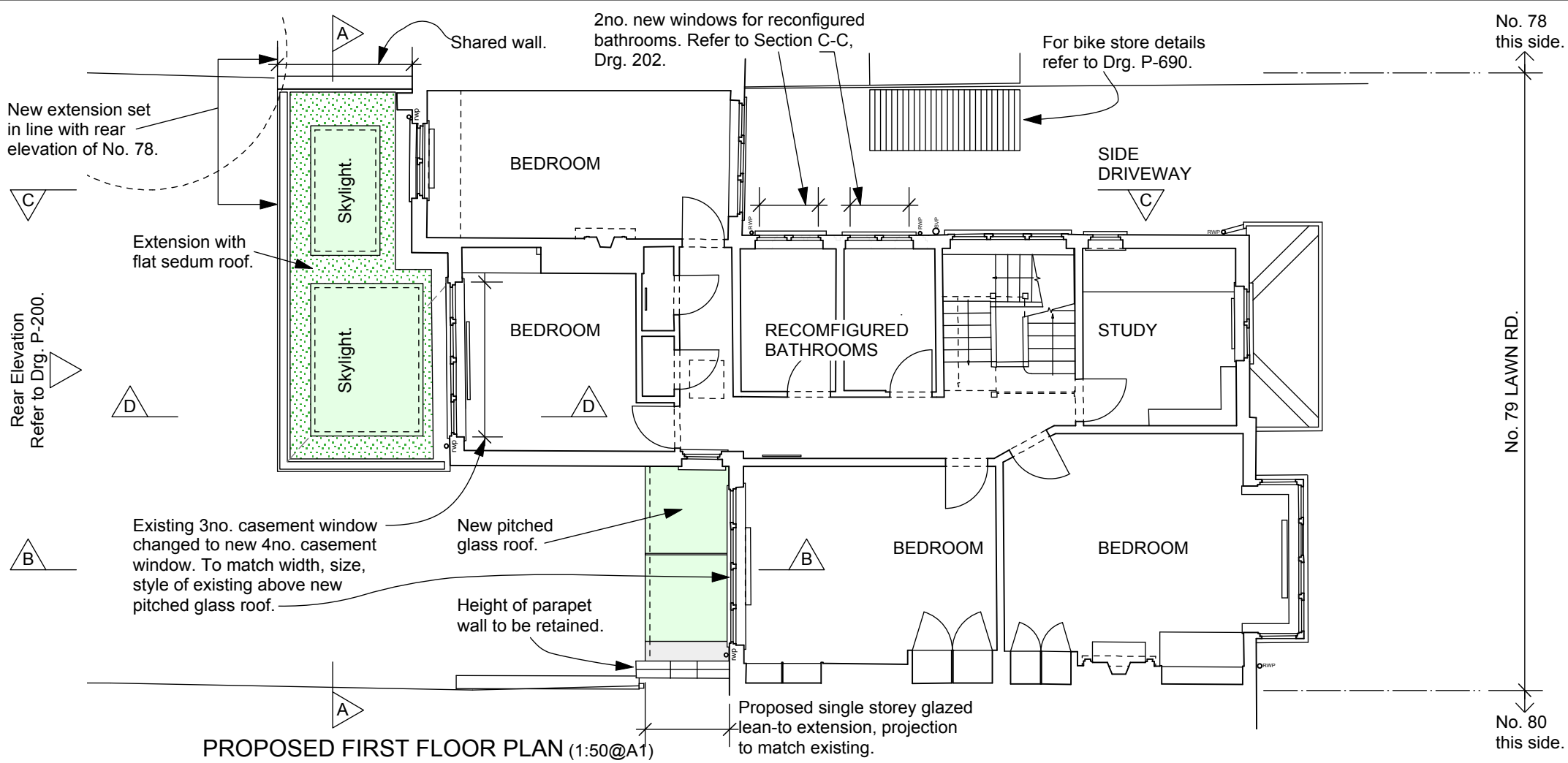
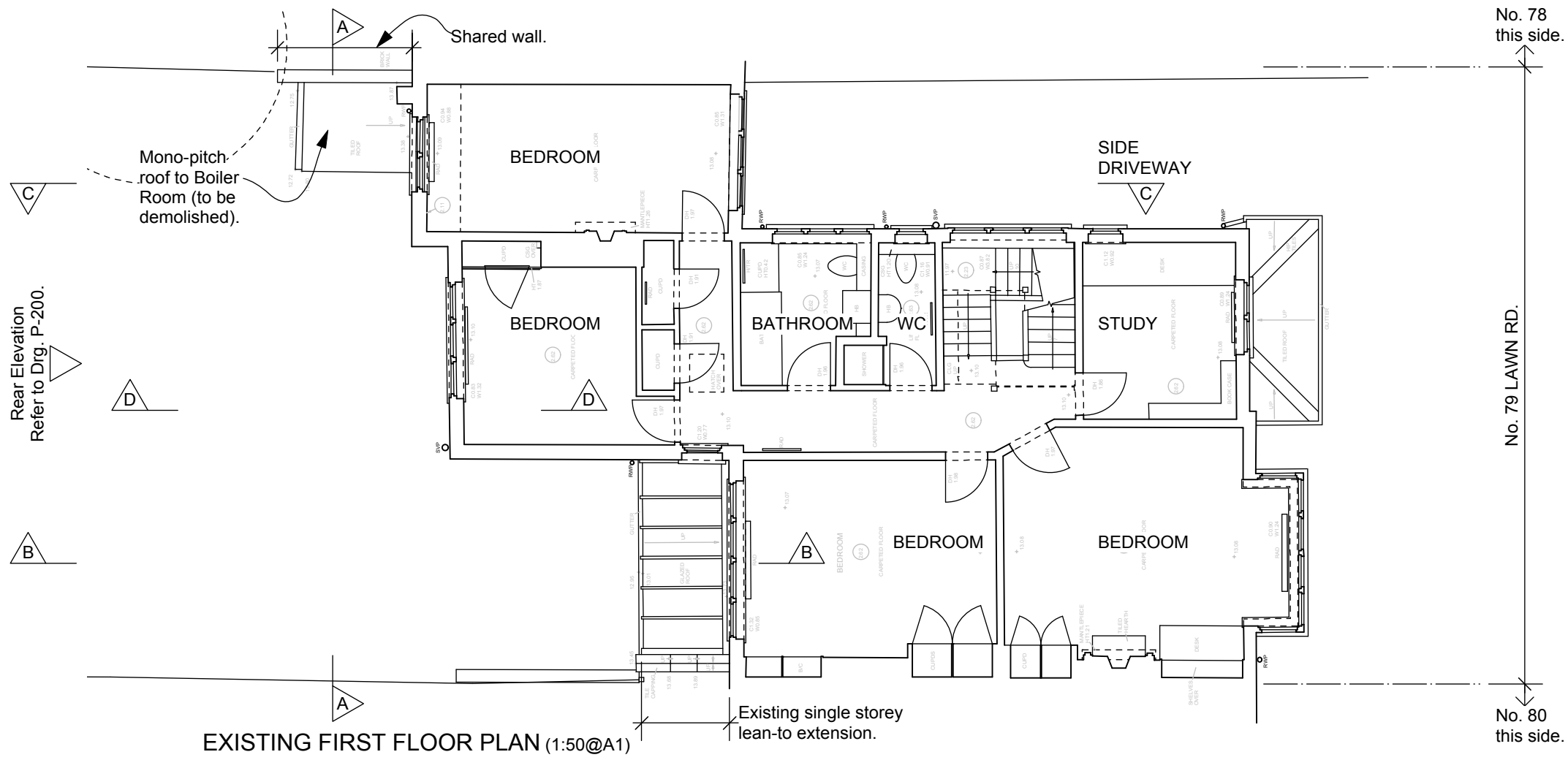
LAWN RD. THIS SIDE.

Front Elevation Refer to Drg. P-202.

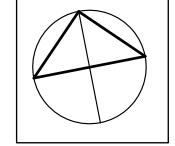
<p>sceales gunn design</p>	<p>6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428</p>	<p>Date: 12th Nov. 2015 Client: Symes / Noakes</p>	<p>Drawn/checked: dg / Scale: 1:50@A1 / 1:100@A3</p>
	<p>Project: 79 Lawn Rd</p>	<p>PLANNING DRAWING</p>	
<p>Drg. Title: Existing &amp; Proposed Ground Floor Plan</p>			<p>No. <b>LAWN -P- 101</b> Rev. <b>C</b></p>

Revision:

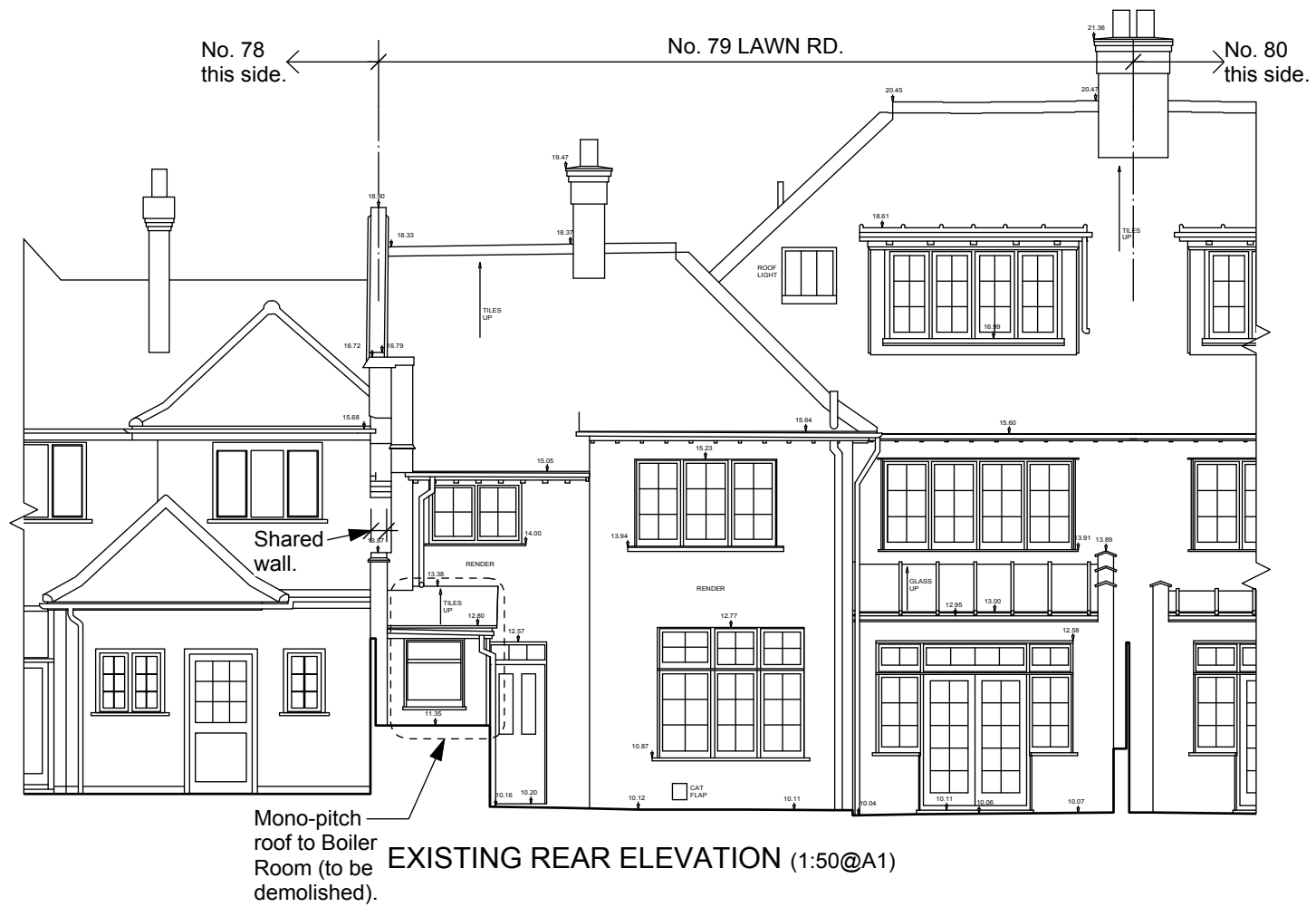
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scea gunn design	6 North Grove London N6 4SL	Date: 12th Nov. 2015	Drawn/checked: dg /
	t: 020 8341 9605 m: 07900 491 428	Client: Symes / Noakes	Scale: 1:50@A1 / 1:100@A3
Project: 79 Lawn Rd		PLANNING DRAWING	
Drg. Title: Existing & Proposed 1st Floor Plan		No. LAWN -P- 102 Rev. C	



Revision:  
 A:16.12.15- Update notes.  
 B:12.01.16- Update notes.  
 C:11.02.16- Lower roof, widen window, add skylight.

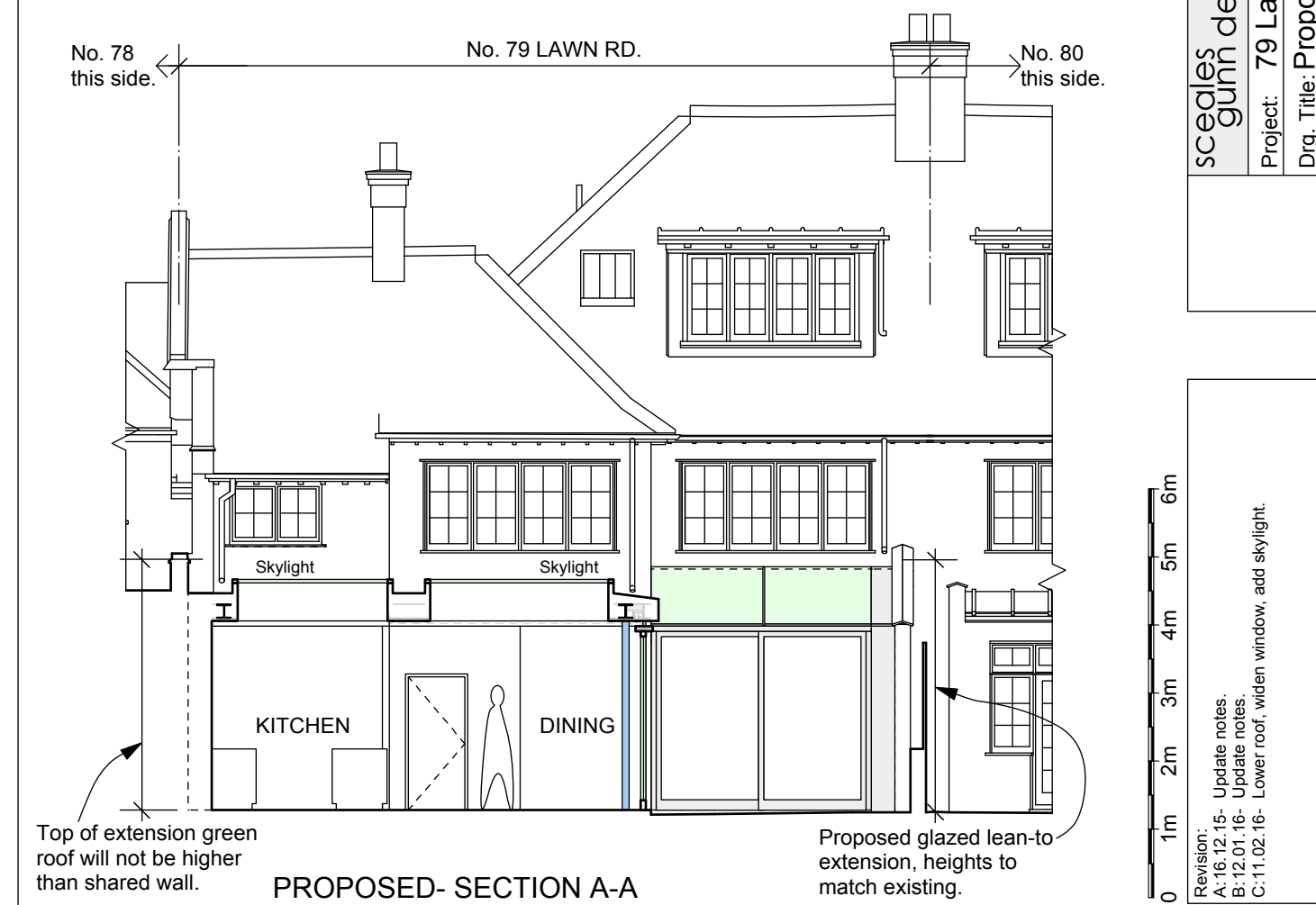
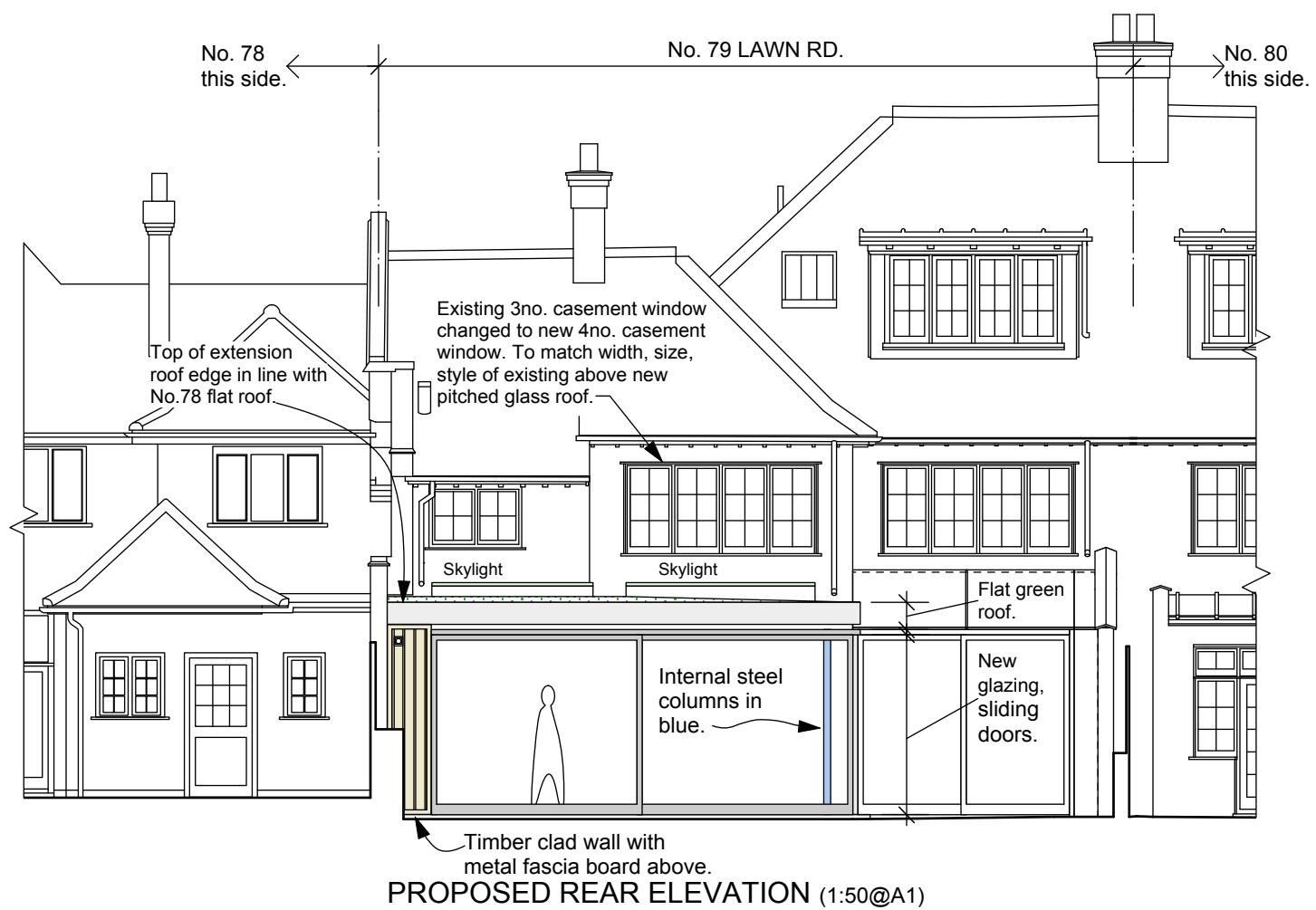


**Materials to Rear Flat roof Extension**  
 Wall: Timber cladding to rear elevation.  
 Roof: Flat sedum roof.  
 Fascia: Metal cladding.  
 Gutters & RWP: Metal.  
 Fenestration: Painted metal in dark grey.

**Materials to widened 1st Floor window**  
 - As indicated, 3no. casement bedroom window to be widened to 4no. casements. New window will match existing located over new pitched glass roof.  
 - Windows to be painted timber, colour to match existing.  
 - Frames & beadings to match profile of existing.  
 - Cills, jamb and head details to match existing.

**Materials to Rear lean-to roof Extension**  
 Roof: Glass.  
 Fascia: Painted metal in dark grey.  
 Gutters & RWP: Painted metal in dark grey.  
 Fenestration: Painted metal in dark grey.

**Materials to Front Garage / bike store & notes related to front fenestration**  
 Refer to notes on Drg. P-202 & P-690.

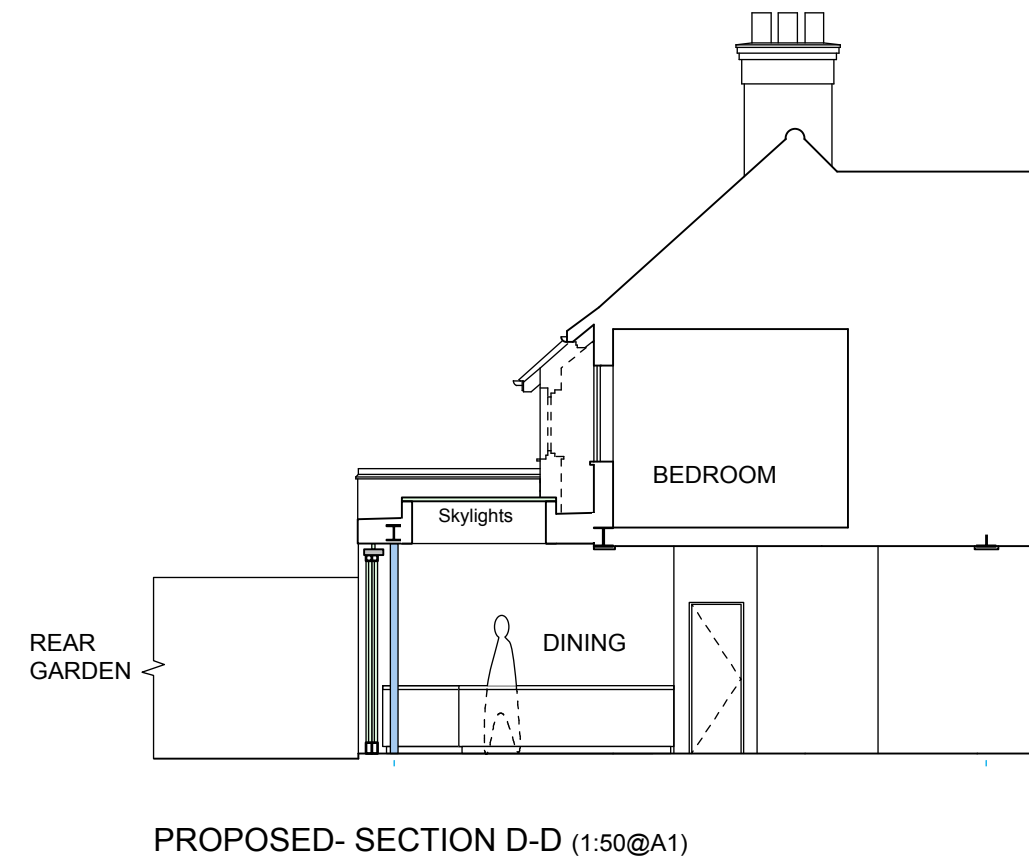
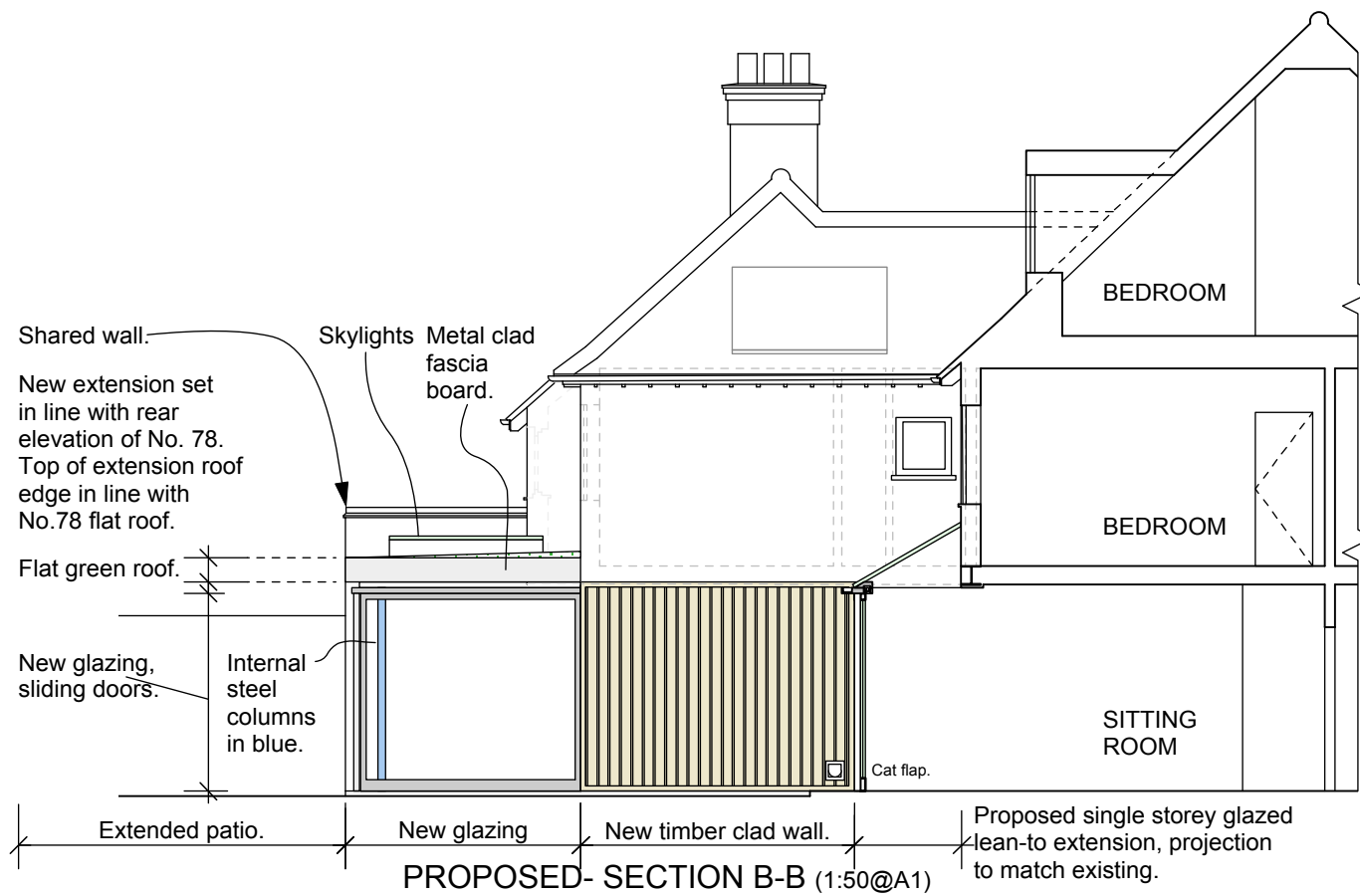
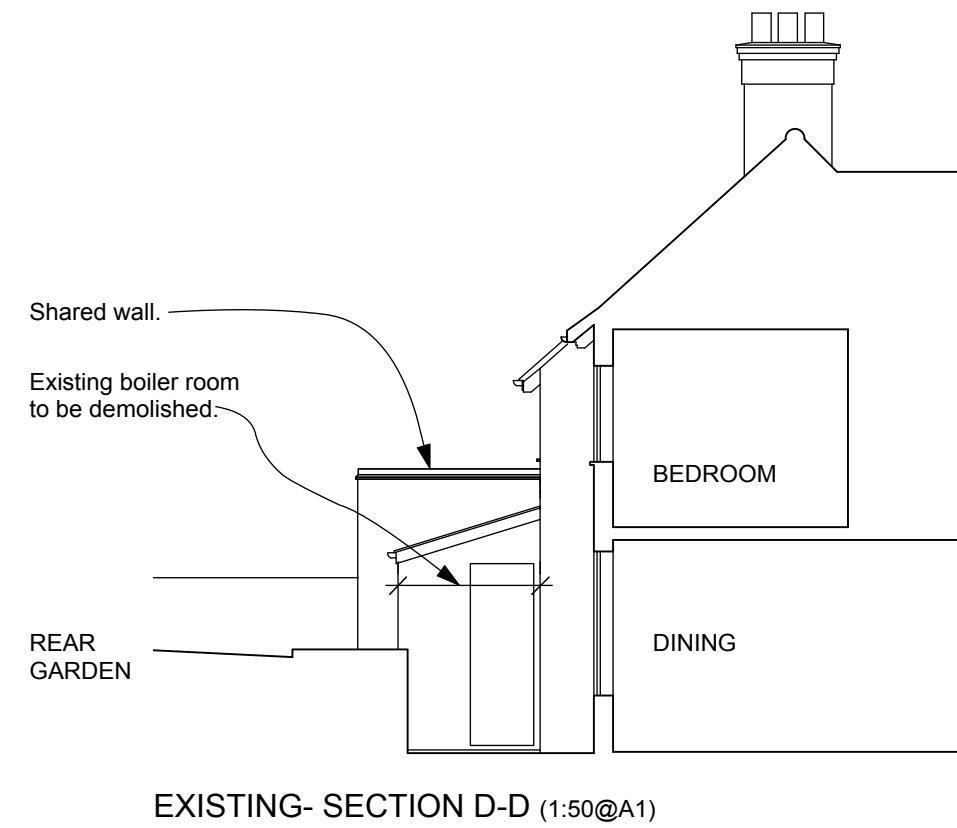
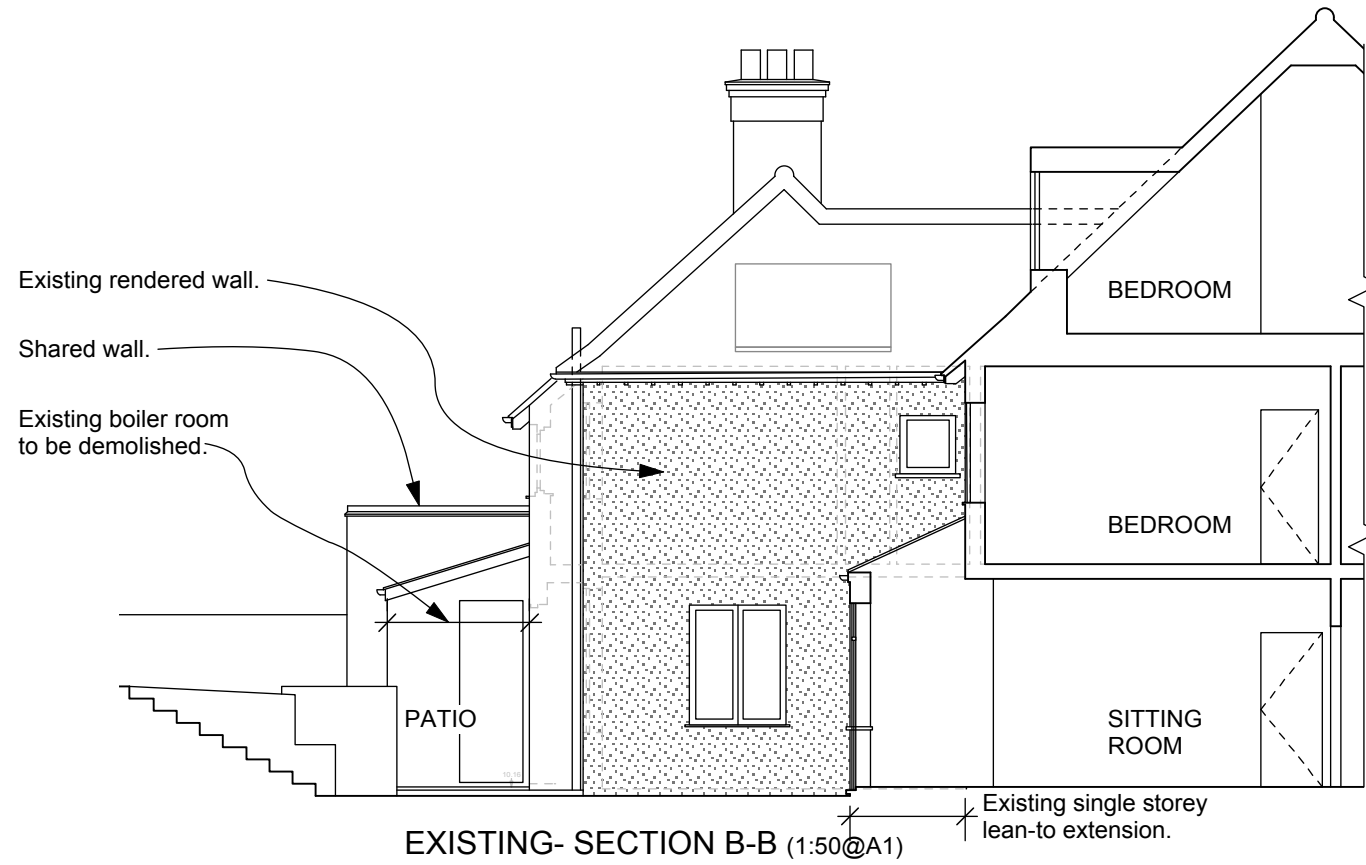


6 North Grove London N6 4SL  
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Date: 12th Nov. 2015  
 Client: Symes / Noakes  
 Drawn/checked: dg /

Project: 79 Lawn Rd  
 Drg. Title: Proposed Section A-A / Rear Elevation

Scale: 1:50@A1 / 1:100@A3  
 PLANNING DRAWING  
 No. LAWN -P- 200  
 Rev. C



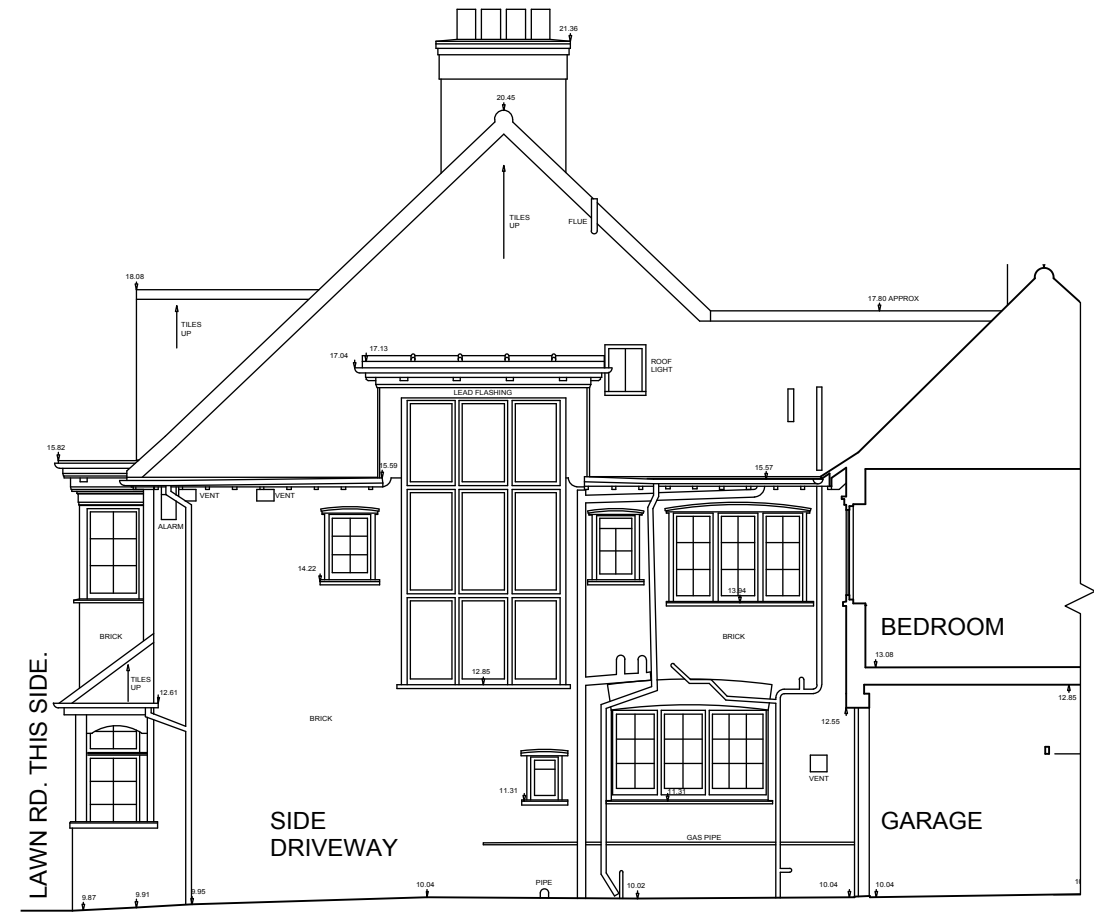
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	t: 020 8341 9605 m: 07900 491 428	Client: Symes / Noakes	Scale: 1:50@A1 / 1:100@A3
Project: 79 Lawn Rd		PLANNING DRAWING	
Drg. Title: Existing & Proposed Section B-B & C-C		No. LAWN -P- 201	
		Rev. C	



EXISTING- FRONT ELEVATION (1:50@A1)

Existing bin store to No. 78.



EXISTING- SECTION C-C (1:50@A1)



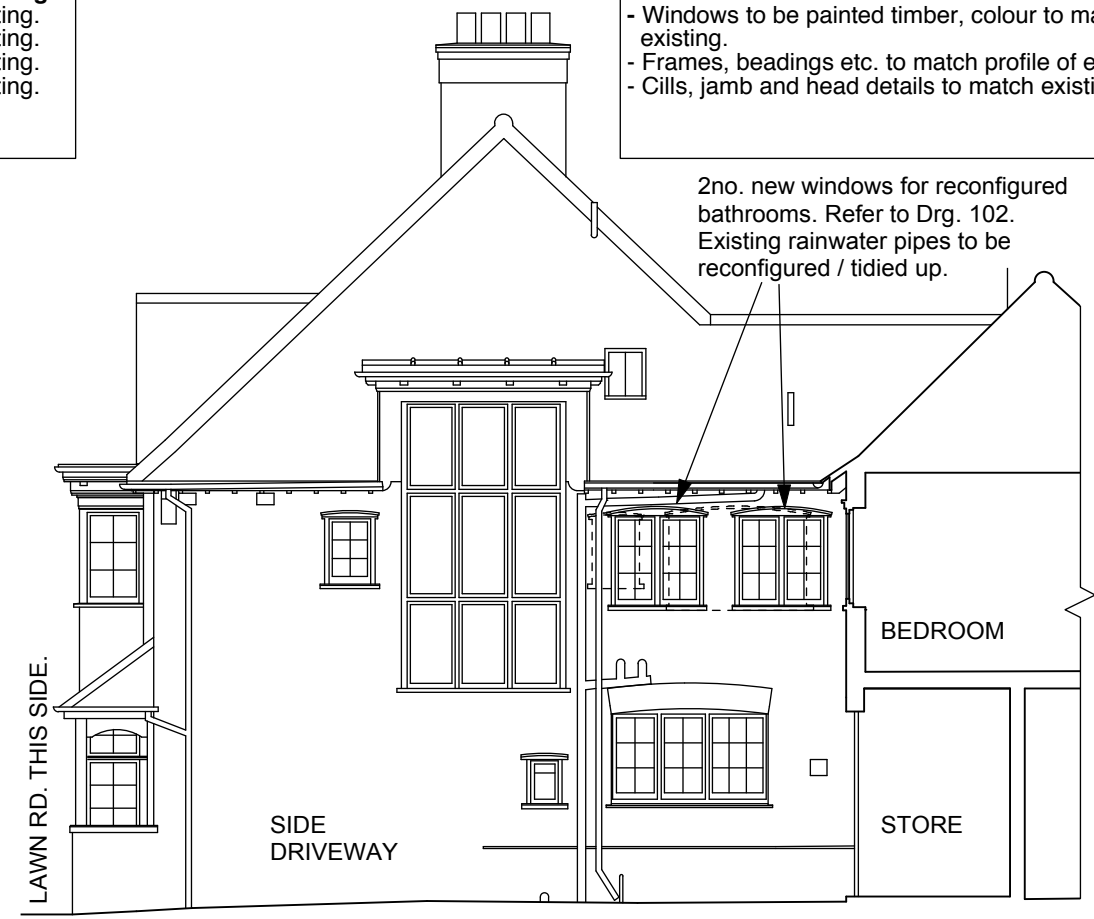
PROPOSED- FRONT ELEVATION (1:50@A1)

Refer to Drg. 690 for details on proposed bike store and new garage doors.

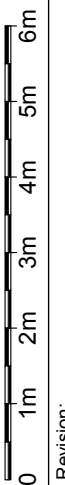
**Materials to Front Extended Garage**  
 Walls: To match existing.  
 Roof: To match existing.  
 Fascia: To match existing.  
 Gutters & RWP: To match existing.  
 Garage door: See Drg. 690.  
 Bike Store: See Drg. 690.

**Materials to New Side Elevation Windows**  
 - Windows to be painted timber, colour to match existing.  
 - Frames, beadings etc. to match profile of existing.  
 - Cills, jamb and head details to match existing.

2no. new windows for reconfigured bathrooms. Refer to Drg. 102.  
 Existing rainwater pipes to be reconfigured / tidied up.



PROPOSED- SECTION C-C (1:50@A1)



Revision:  
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Drawn/checked: dg /  
 Date: 12th Nov. 2015  
 Client: Symes / Noakes  
 Scale: 1:50@A1 / 1:100@A3

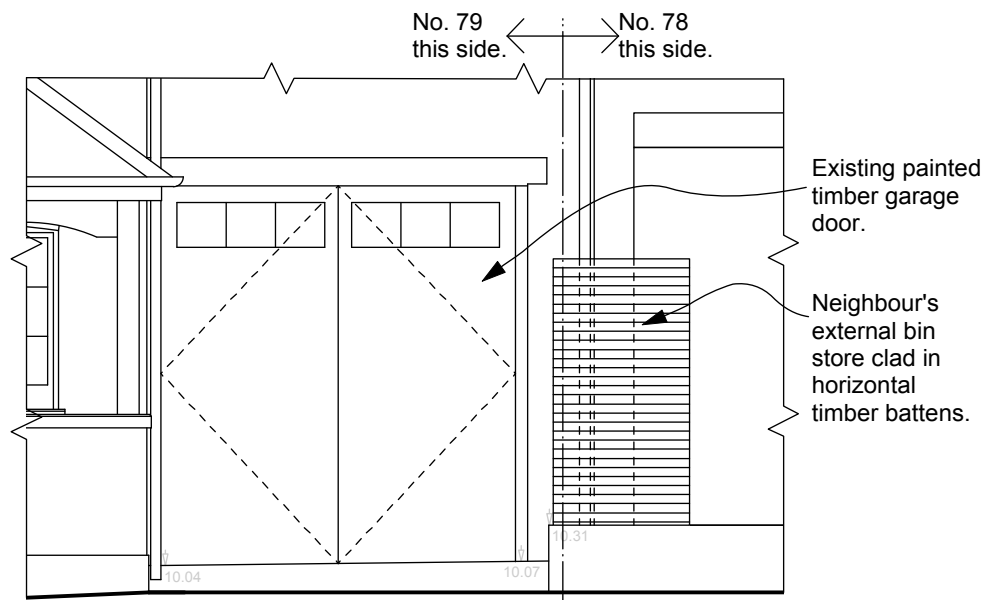
6 North Grove London N6 4SL  
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 Project: 79 Lawn Rd  
 Drg. Title: Existing & Proposed Front Elevation

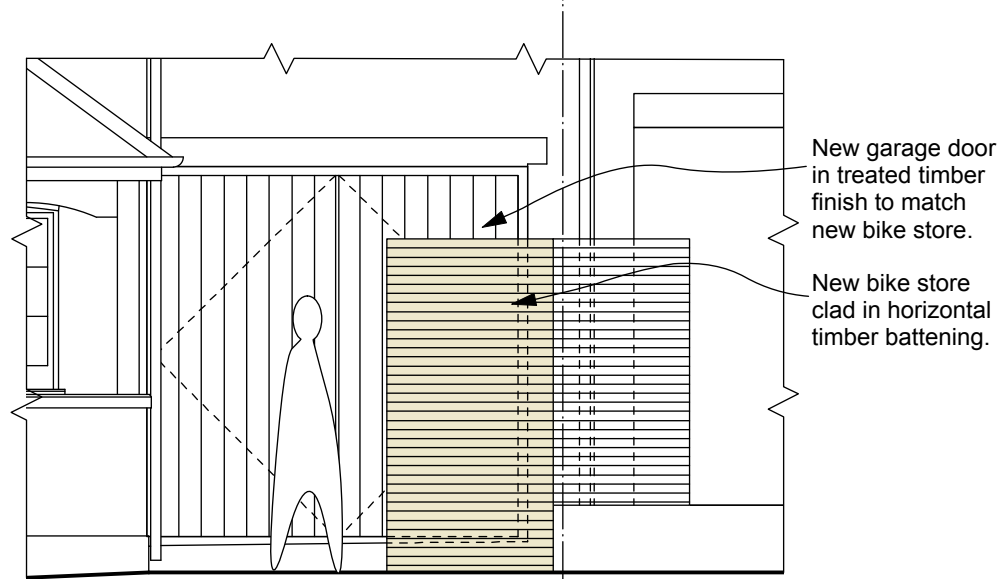
PLANNING DRAWING

No. LAWN -P- 202

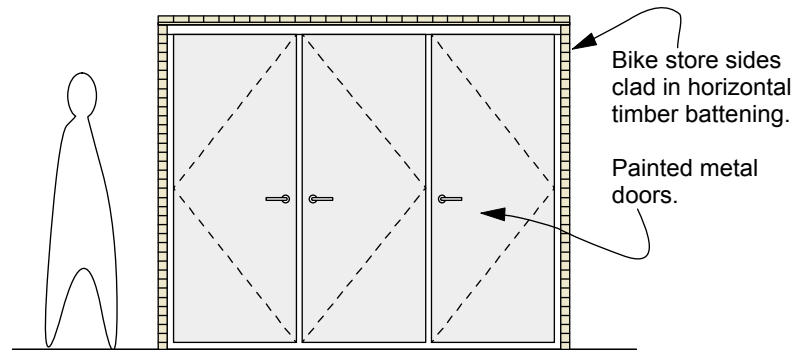
Rev. B



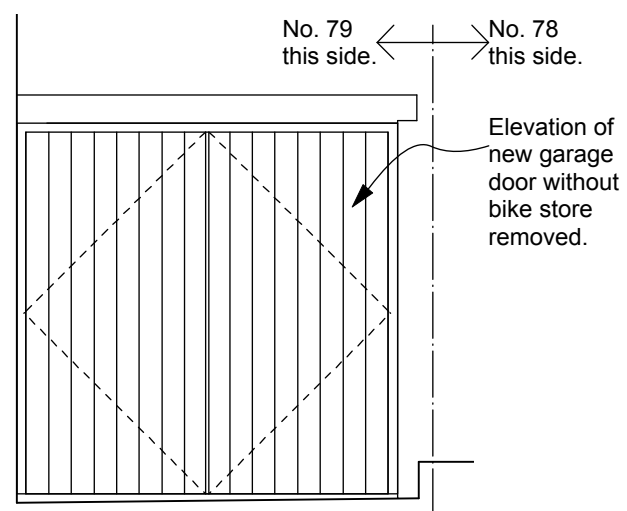
**EXISTING STREET ELEVATION**  
(1:50@A3)



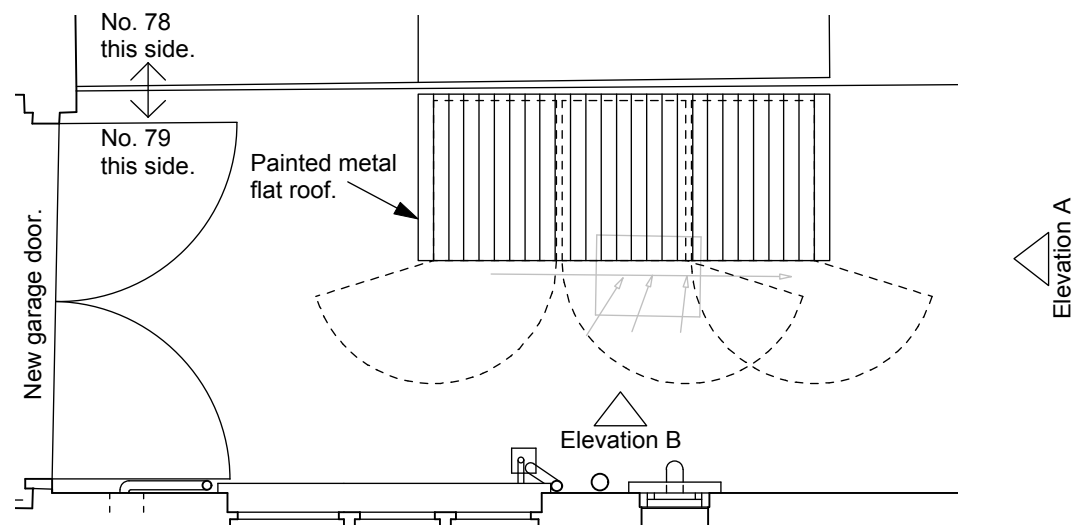
**PROPOSED STREET ELEVATION A**  
(1:50@A3)



**PROPOSED BIKE STORE ELEVATION B**  
(1:50@A3)



**PROPOSED GARAGE DOOR ELEVATION**  
(1:50@A3)



**PROPOSED BIKE STORE ROOF PLAN**  
(1:50@A3)

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Project: 79 Lawn Rd			
Drg. Title: Bike Store / New Garage Door			
PLANNING DRAWING			Rev. B
No. LAWN -P- 690			

