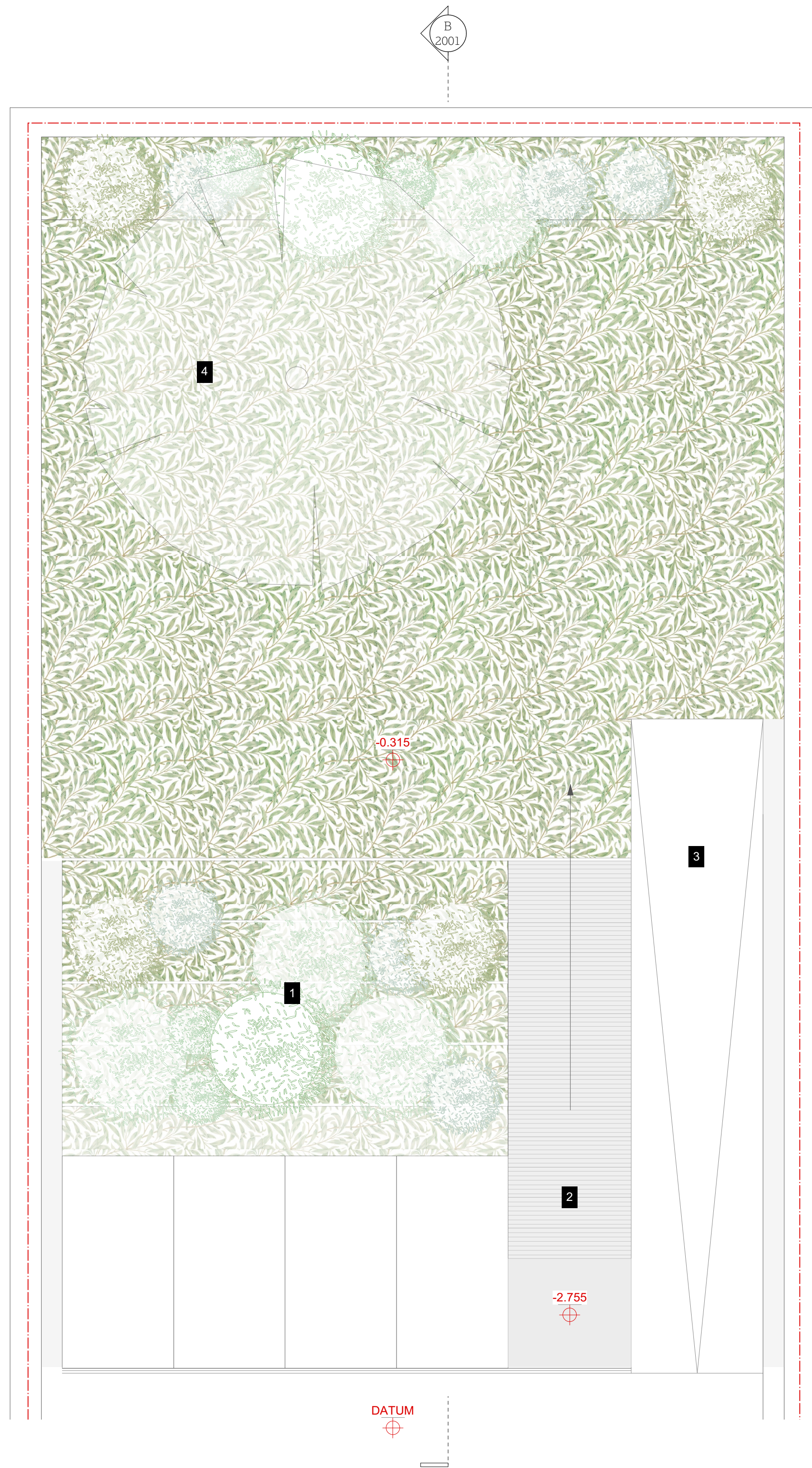


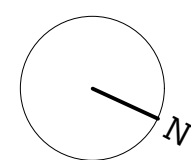
- 1 ORIGINAL YORK STONE SLAB WITH COAL HOLE TO BE REFURBISHED.
- 2 BASEMENT LIGHTWELL WITH DISCREET FLUSH GRATE IN ACCORDANCE WITH CPG4 DESIGN GUIDANCE.
- 3 ORIGINAL TILE PATH REPAIRED AND REPLACED TO MATCH EXISTING
- 4 ORIGINAL YORK STONE SLAB TO BE REFURBISHED
- 5 EXISTING LOW WALL REPAIRED WITH BOX HEDGE PLANTING TO MATCH ELSEWHERE ON STREET
- 6 TIMBER CLAD REFUSE ENCLOSURE IN ACCORDANCE WITH CPG1 DESIGN GUIDANCE:
- IN ADDITION TO INTERNAL STORAGE UNITS WITHIN EACH DWELLING, PROVISION FOR SUFFICIENT EXTERNAL STORAGE FOR KERBSIDE WASTE COLLECTION BASED ON CPG1 CONSUMPTION FIGURES OF 240L PER THREE BEDROOM HOUSEHOLD.
- 2X 240L WHEELIE BIN (1X COMMINGLED RECYCLING 1X COMMINGLED REFUSE) DIMS: 580MM (W) X 740MM (D) X 1070MM (H)
- ROOM FOR 2NO. FREE STANDING 23L KITCHEN WASTE CADDY DIMS: 320MM (W) X 400MM (D) X 420MM (H)
- SECURE STORAGE FOR 2X BICYCLES.
- 7 RECLAIMED YORK STONE PAVING

1 Proposed Front Garden Landscaping
1:25



- 1 LIGHTWELL GRADED IN ACCORDANCE WITH CPG4
- LIGHTWELL PLANTED TO ENCOURAGE BIODIVERSITY. PLANTING LIST TO INCLUDE:
- FERNS, GRASSES AND FLOWERING PLANTS SUCH AS:
- HACHENAKLOA MACRA
- OSMUNDA REGALIS AGM
- DRYOPTERIS FILIX-MAS
- WHITE FLOWERING ANENOME
- SNAKESHEAD FRITILLARY
- QUEEN OF THE NIGHT TULIP
- 2 TIMBER LINED STAIRS FROM CONSERVATORY
- 3 TEXTURED CONCRETE RAMP TO GARDEN
- 4 EXISTING SYCAMORE REPLACED IN ACCORDANCE WITH ASHMORE TREES METHOD STATEMENT

2 Proposed Rear Garden Landscaping
1:25



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For further information please see other drawings and documents enclosed with this drawing.

For information on structure use engineer's drawings.

For further information on services use engineer's and/or contractor's drawings.

51

28D Priory Road,
London, NW6 4SG

Alessandra Vota & Daniele Antonucci
Project No. 1127

51% Studios
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Planning
RIBA Stage 4
Landscaping Plan

Scale 1:25 @ A1
Drawn by MS

Issue Notes:

A 28/10/15 Issued for case officer comment

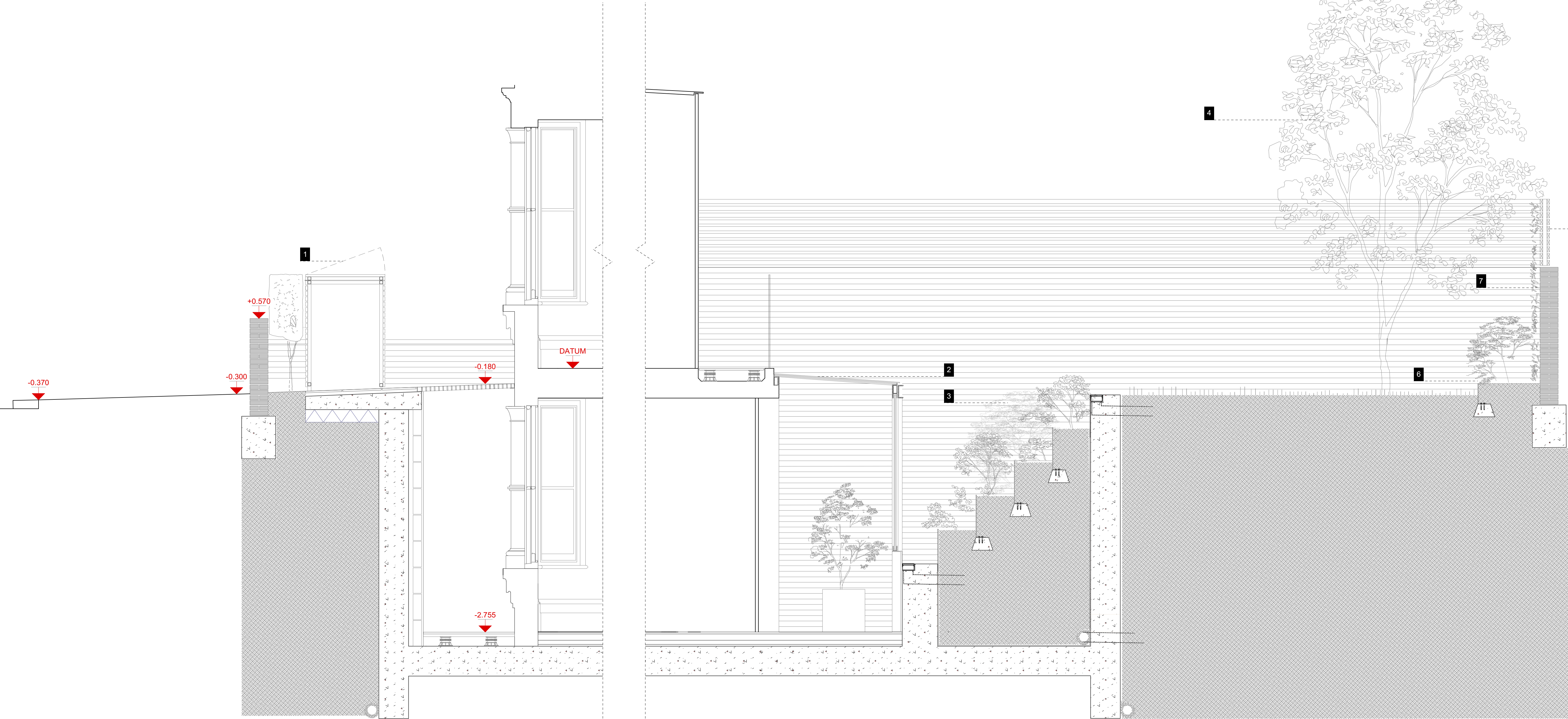
B 12/11/15 Issued in response to final case officer comments to include:

- Parallel grate on front lightwell
- Glazing bar on rear window
- Horizontal stone coloured band added to rear extension at height of neighbouring parapet
- Timber privacy screen reinstated

C 31/5/16 Issued for Pre-Commencement Condition and Highways approval.

2000

C



1 TIMBER CLAD REFUSE ENCLOSURE IN ACCORDANCE WITH CPG1 DESIGN GUIDANCE

> EXISTING LOW WALL REPAIRED WITH BOX HEDGE PLANTING TO MATCH ELSEWHERE ON STREET

2 GLASS CONSERVATORY
> DOUBLE GLAZED GLASS CONSERVATORY WITH POWDER COATED STEEL AND ALUMINIUM STRUCTURE.

3 LIGHTWELL PLANTING
LIGHTWELL PLANTED TO ENCOURAGE BIODIVERSITY. PLANTING LIST TO INCLUDE:
FERNS, GRASSES AND FLOWERING PLANTS SUCH AS:
- HACHENAKLOA MACRA
- OSMUNDA REGALIS AGM
- DRYOPTERIS FILIX-MAS
- WHITE FLOWERING ANEMONE
- SNAKESHEAD FRITILLARY
- QUEEN OF THE NIGHT TULIP

4 REPLACEMENT TREE
IN ACCORDANCE WITH METHOD STATEMENT BY ARBORICULTURALIST ASHMORE TREES

5 NEW TIMBER FENCE
6 RAISED BED WITH COR-TEN EDGING
PLANTED WITH ROSE BUSHES.

7 NEW GARDEN WALL
> NEWLY CONSTRUCTED LONDON STOCK BRICK WALL TO MATCH ELSEWHERE.
> EXACT POSITION TO BE CONFIRMED RELATIVE TO BOUNDARY BY PARTY WALL AGREEMENT PRIOR TO INSTALLATION.
> FOUNDATION DEPTH TBC ENGINEER.

1 Proposed Front Garden Landscaping
1:25

2 Proposed Rear Garden Landscaping
1:25



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Planning
RIBA Stage 4

Landscaping Sections 1

Scale 1:25 @ A1
Drawn by MS

Issue Notes:
A 31/5/16 Issued for Pre-Commencement Condition and Highways approval.

2001

A

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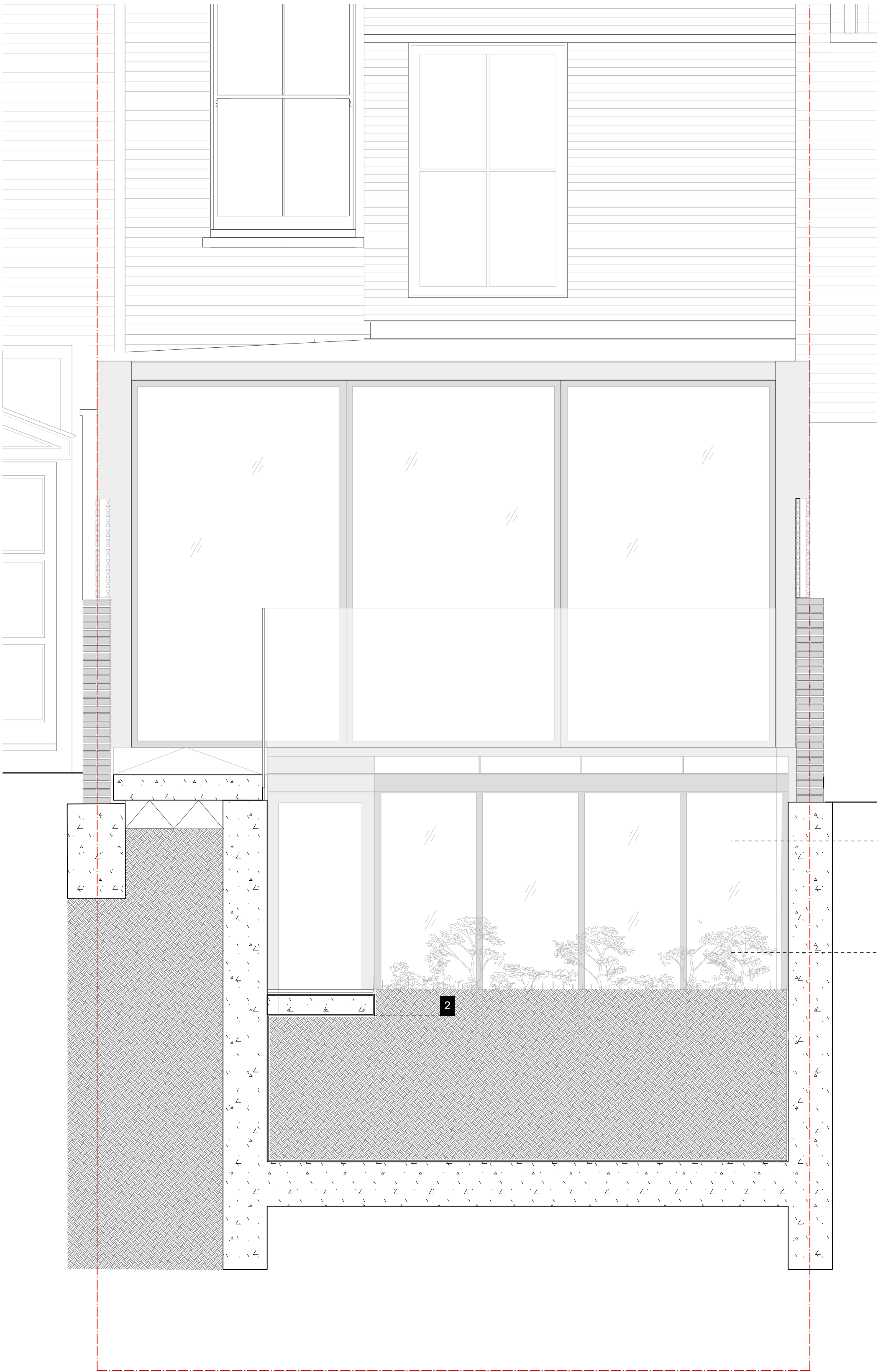
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Planning
RIBA Stage 4
Landscaping Sections 2

Scale 1:25 @ A1
Drawn by MS

Issue Notes:
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1 Proposed Landscape Section C
1:25



2 Proposed Landscape Section D
1:25

- 1

GLASS CONSERVATORY

> DOUBLE GLAZED GLASS CONSERVATORY WITH POWDER COATED STEEL AND ALUMINIUM STRUCTURE.
- 2

TIMBER LINED STAIR
- 3

LIGHTWELL PLANTING

LIGHTWELL PLANTED TO ENCOURAGE BIODIVERSITY. PLANTING LIST TO INCLUDE:

FERNS, GRASSES AND FLOWERING PLANTS SUCH AS:

- HACHENAKLOA MACRA
- OSMUNDA REGALIS AGM
- DRYOPTERIS FILIX-MAS
- WHITE FLOWERING ANEMONE
- SNAKESHEAD FRITILLARY
- QUEEN OF THE NIGHT TULIP
- 4

TEXTURED CONCRETE RAMP
- 5

NEW TIMBER FENCE
- 6

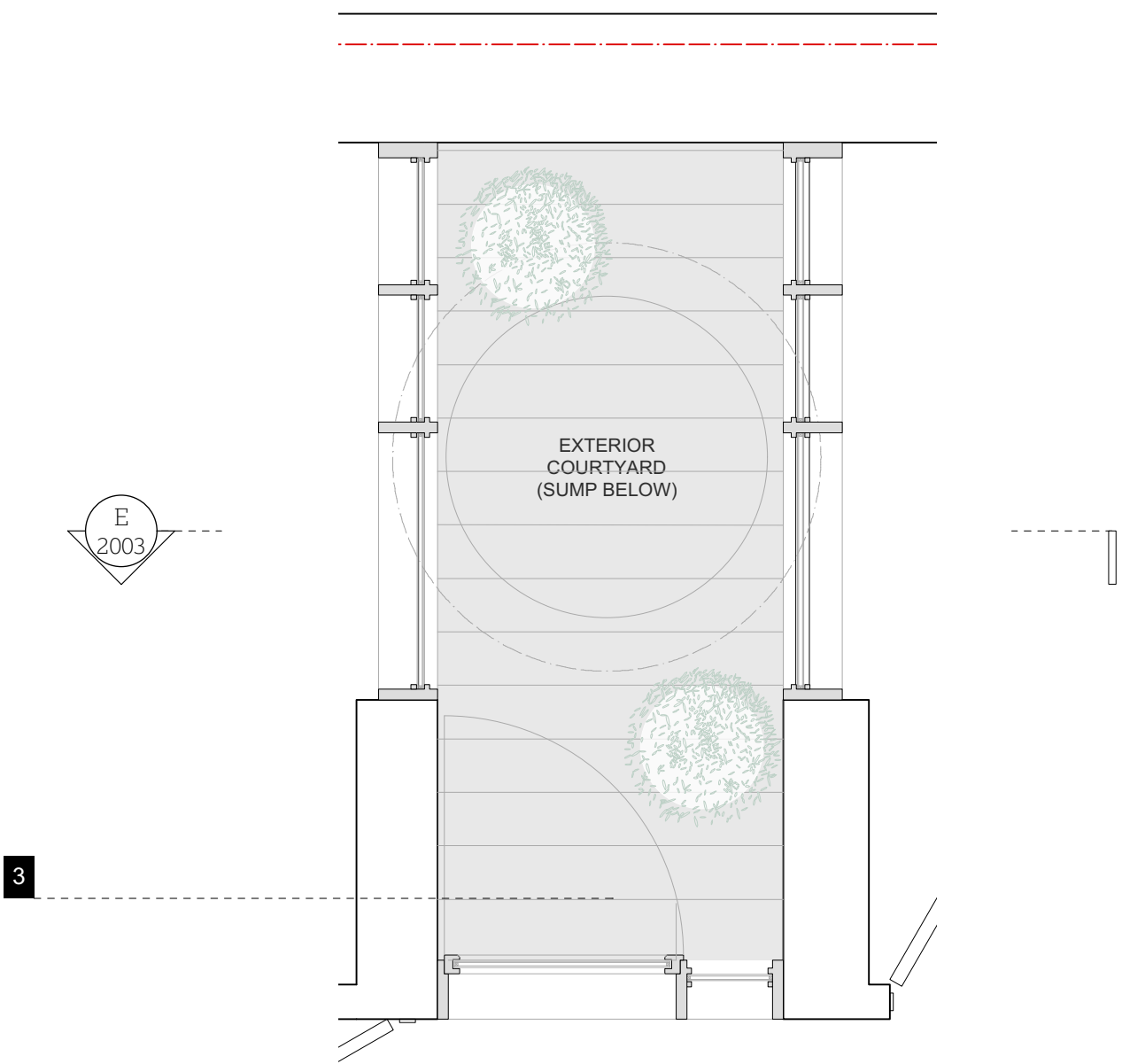
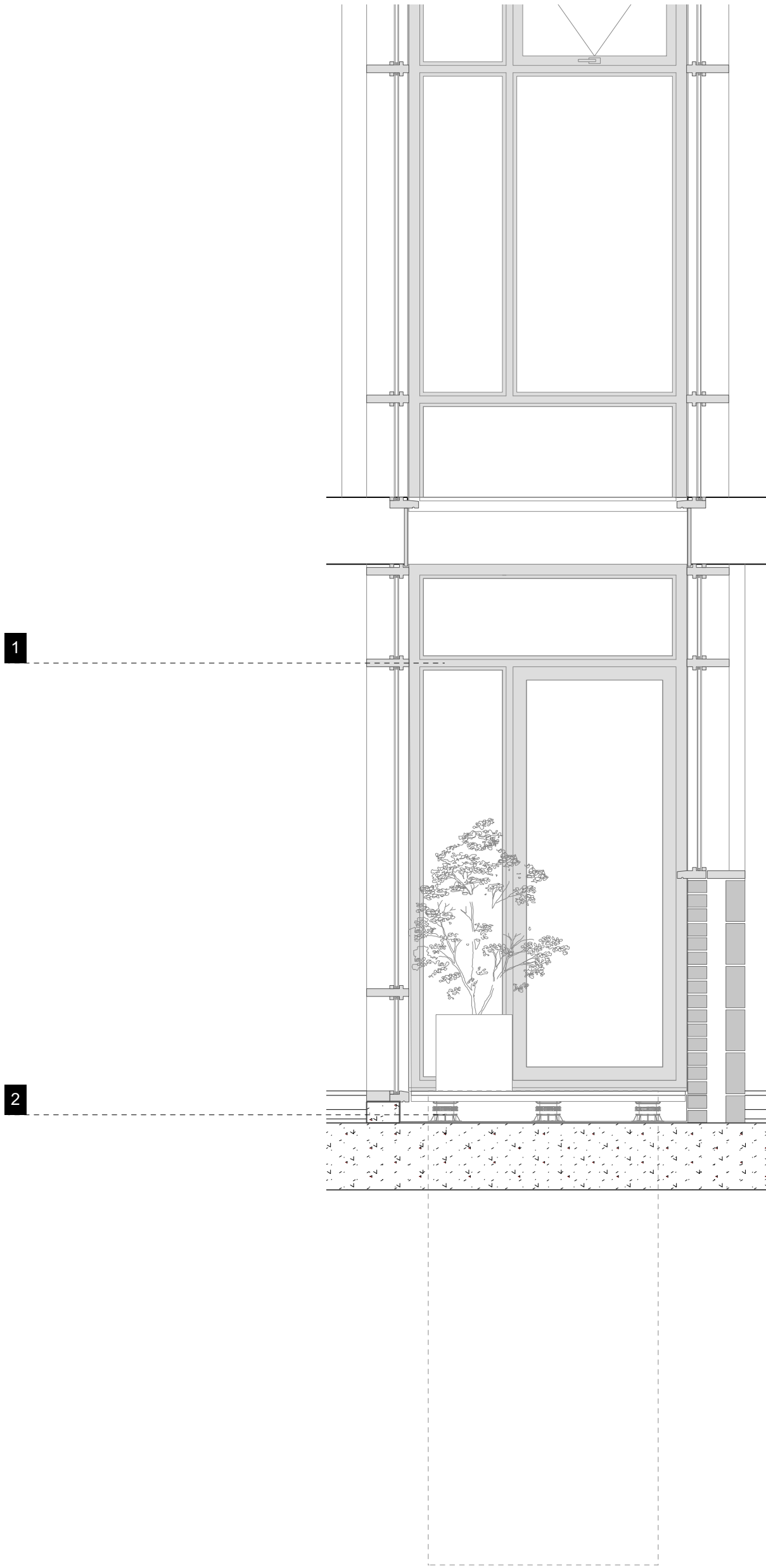
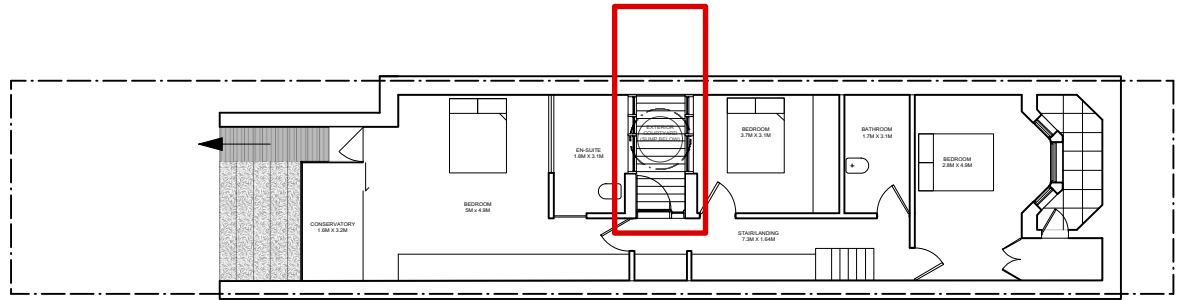
NEW GARDEN WALL

> NEWLY CONSTRUCTED LONDON STOCK BRICK WALL TO MATCH ELSEWHERE.

> EXACT POSITION TO BE CONFIRMED RELATIVE TO BOUNDARY BY PARTY WALL AGREEMENT PRIOR TO INSTALLATION.

> FOUNDATION DEPTH TBC ENGINEER.





1 **TIMBER AND GLASS LIGHTWELL**
> DOUBLE GLAZED TIMBER LIGHTWELL.

2 **RAISED EXTERNAL DECKING**
W. SUMP ACCESS PANEL

3 **LIGHTWELL PLANTING**
LIGHTWELL PLANTED WITH POT PLANTS TO ENCOURAGE BIODIVERSITY.

1 Proposed Courtyard Section E
1:25

2 Proposed Courtyard Plan
1:25



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Planning
RIBA Stage 4
Proposed Courtyard

Scale 1:25 @ A1
Drawn by MS

Issue Notes:
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2003

A



1 Field Maple (Acer Campestre) Tree
Rear Garden



2 Corsican Mint
Rear Garden



3 Snakeshead Fritillary
Rear Garden



4 Dryopteris Filix-mas
Rear Garden Planted Steps



5 Osmunda Regalis AGM
Rear Garden Planted Steps



6 Hachenakloa Macra
Rear Garden Planted Steps



7 White Flowering Anemone
Rear Garden Planted Steps



8 Queen of the Night Tulip
Rear Garden Planted Steps



9 Rose Bush
Rear Garden rasied bed



10 Box Hedge
Front Garden

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Planning
RIBA Stage 4

Typical Planting List

Scale @ A1
Drawn by MS

Issue Notes:
A 31/5/16 Issued for Pre-Commencement
Condition and Highways
approval.

2004

A