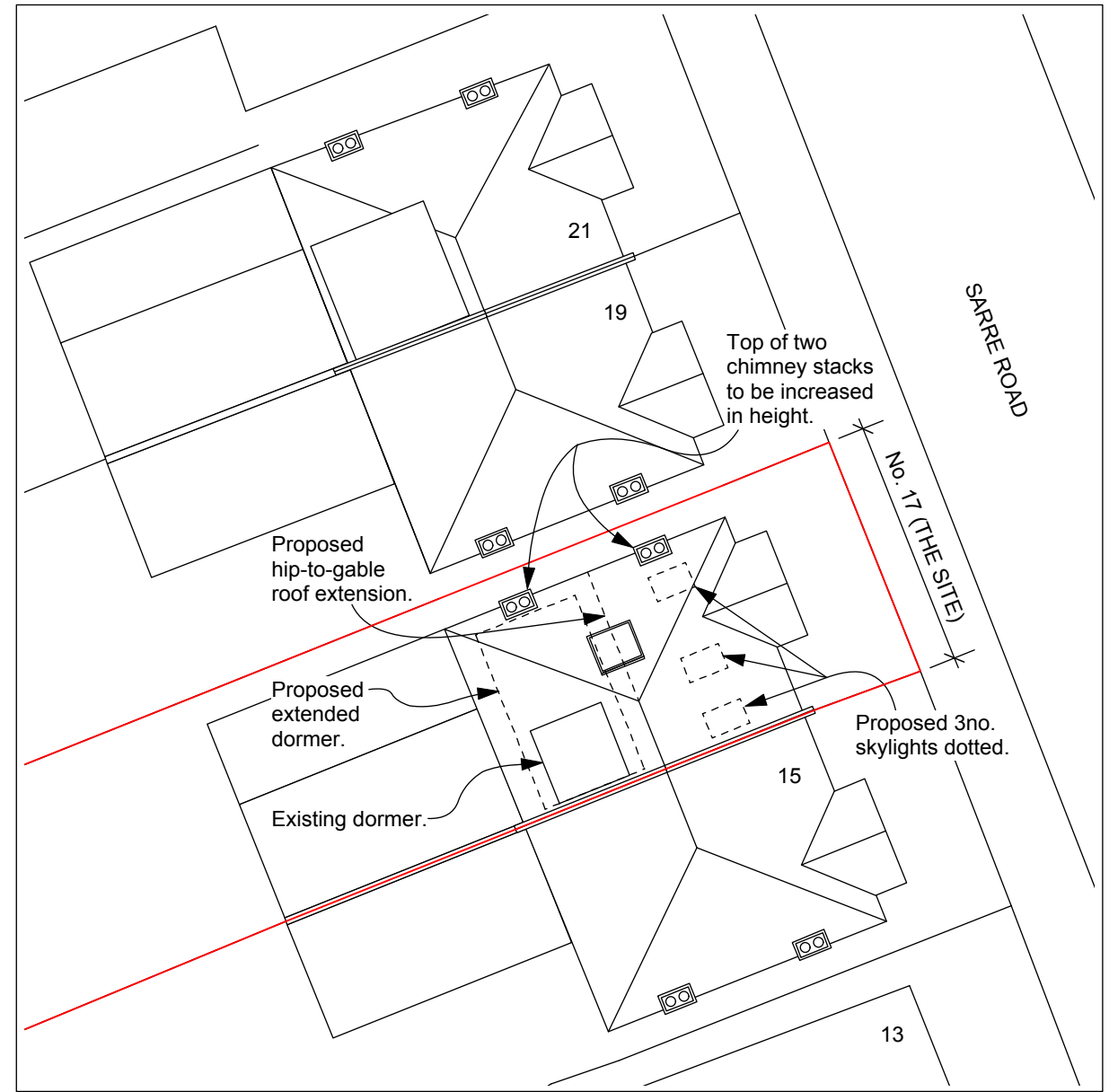
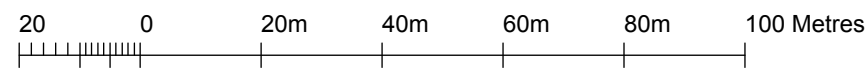
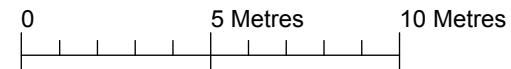




SITE LOCATION PLAN
(Scale 1:1250 @ A3).



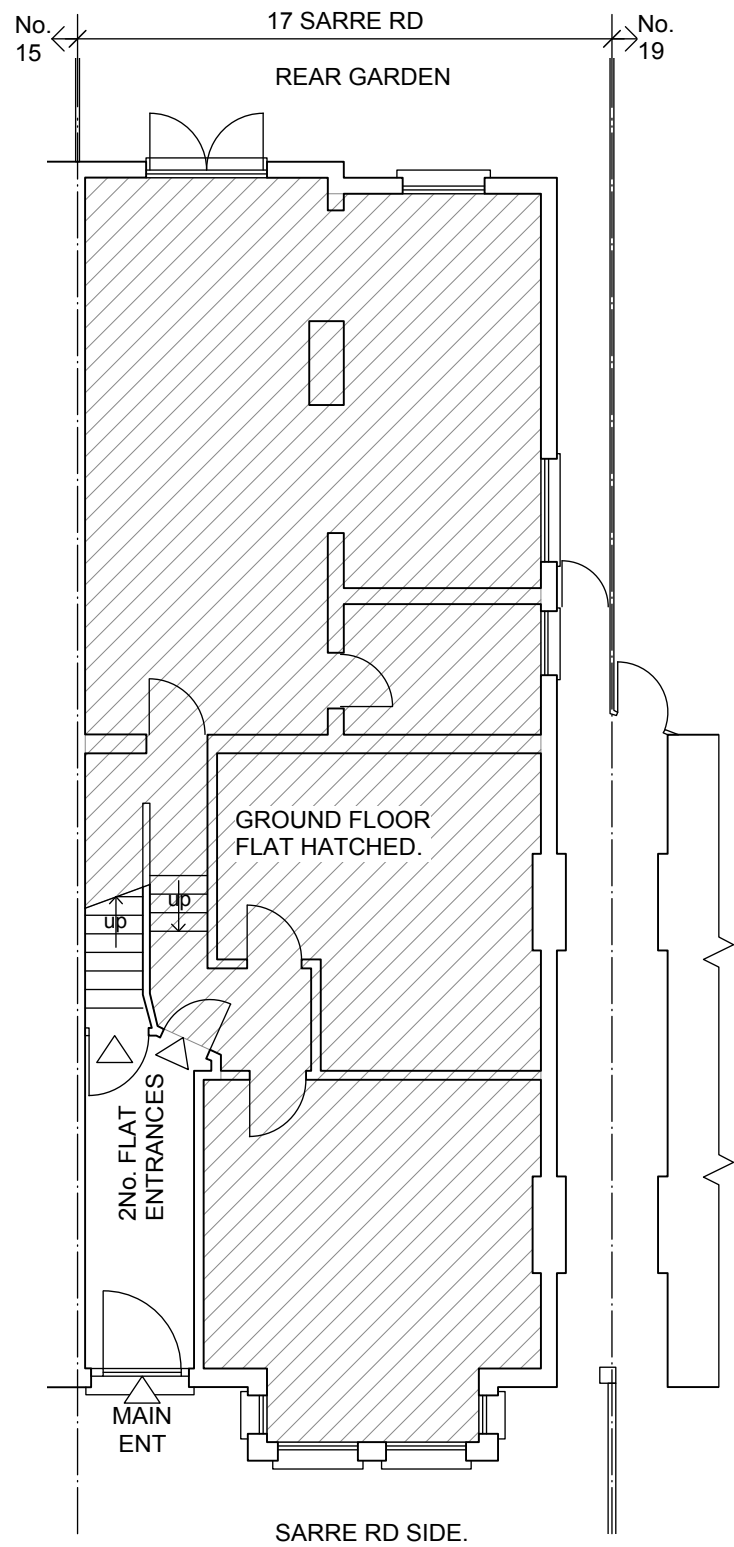
BLOCK PLAN
(Scale 1:200 @ A3).



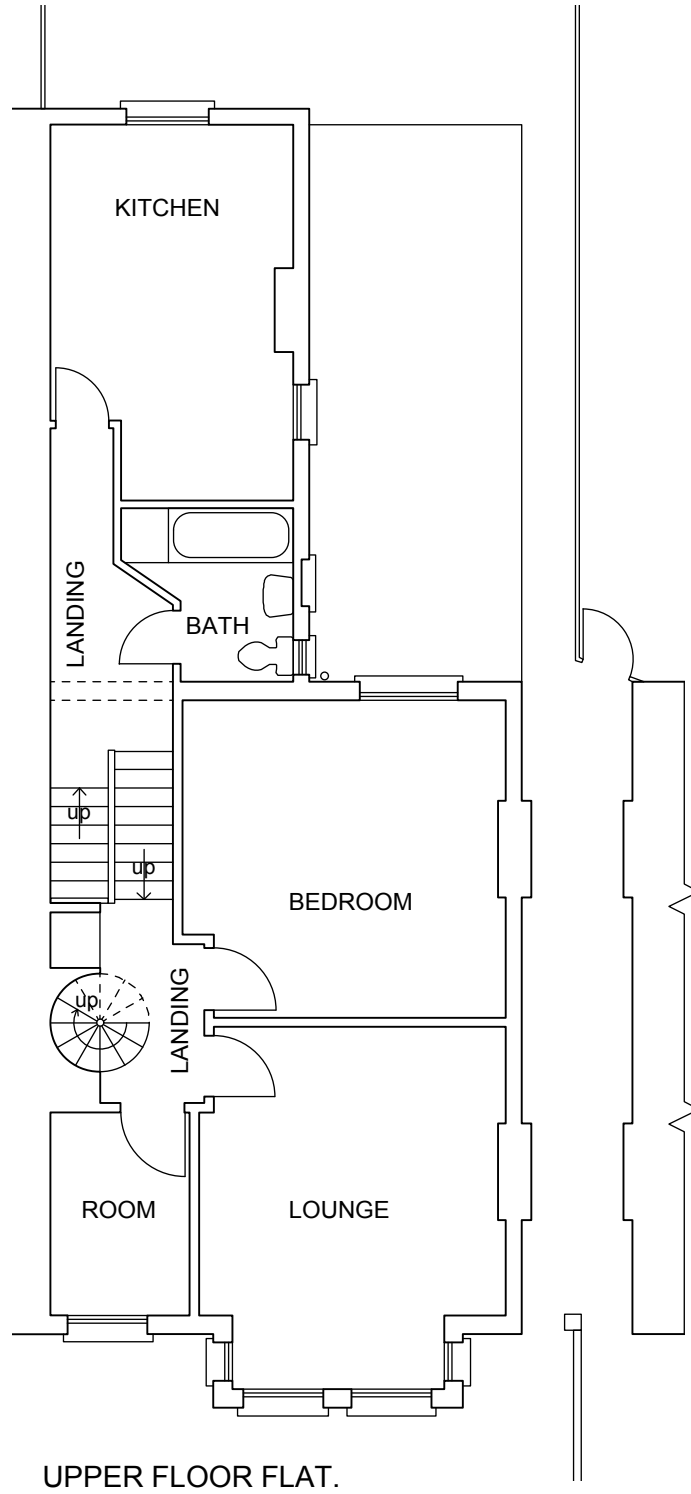
SITE ADDRESS:
No. 17 SARRE RD.
LONDON
NW2 3SN

Revision:	_____
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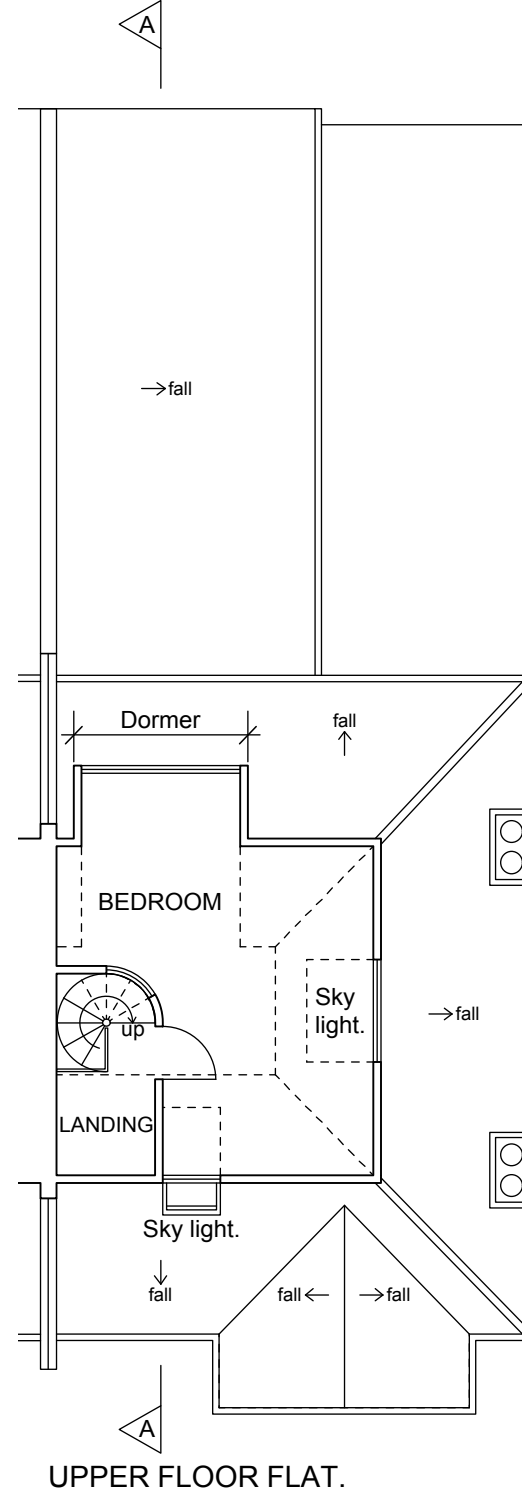
	scales gunn design LTD 6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 6th June 2016 Client: S. Vidakovic	Drawn/checked: dg / ___ Scale: as indicated @A3
	Project: No. 17 Sarre Rd Drg. Title: Site Location Plan / Block Plan	PLANNING DRAWING	
	No. SARRE -P- 100	Rev. -	



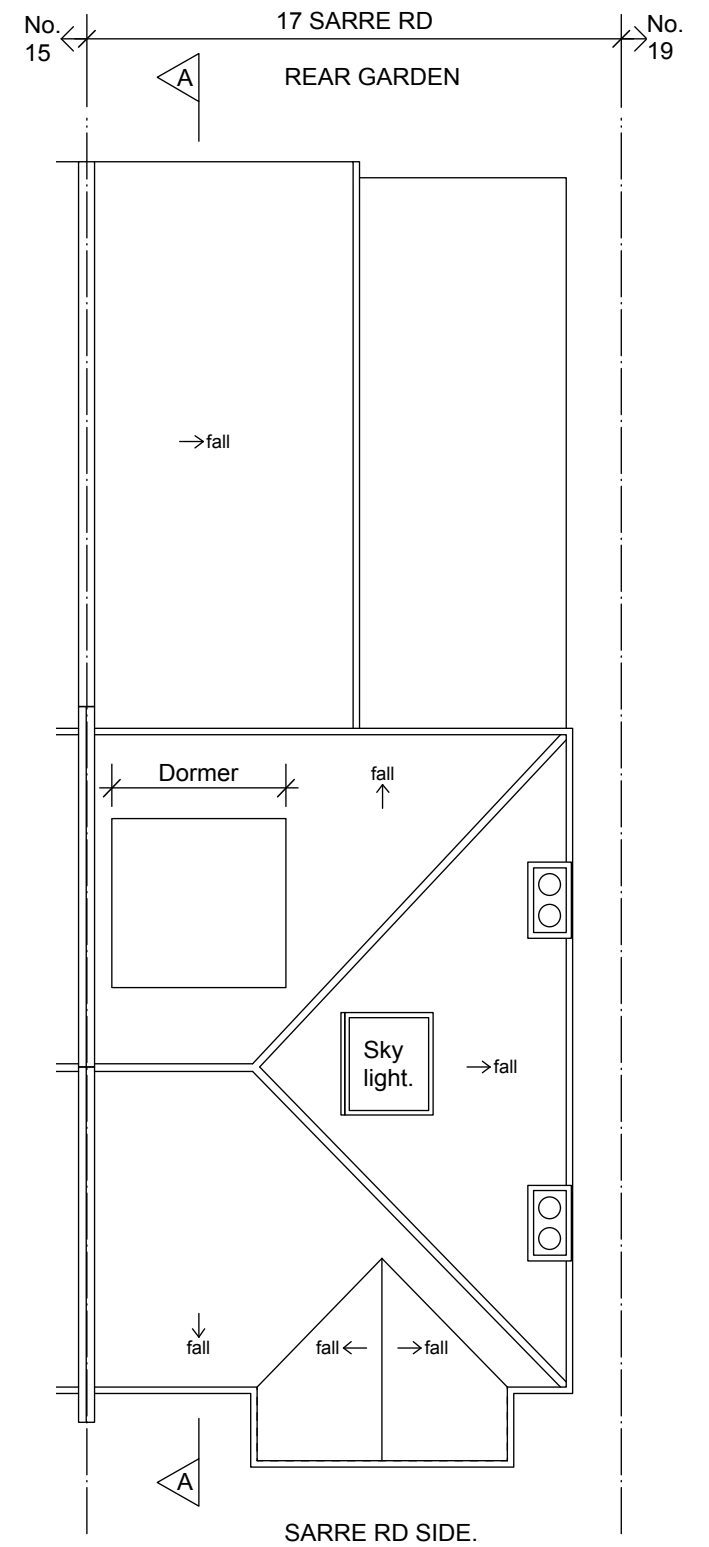
EXISTING GROUND FLOOR PLAN
(1:50@A3 / 1:100@A1)



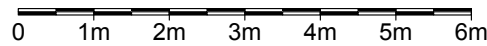
EXISTING 1ST FLOOR PLAN



EXISTING LOFT FLOOR PLAN



EXISTING ROOF PLAN



Revision: _____

	scales gunn design LTD 6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 6th June 2016 Client: S. Vidakovic	Drawn/checked: dg / ___ Scale: 1:50@A1 / 1:100@A3
	Project: No. 17 Sarre Rd	PLANNING DRAWING	
	Drg. Title: Existing Floor Plans	No. SARRE -P- 101	Rev. -

**DESIGN & ACCESS STATEMENT FOR
17 SARRE ROAD, LONDON, NW2 3SN**

EXISTING PROPERTY

No. 17 is a 3 storey semi-detached house consisting of 2 flats. This application relates to the 'top floor flat' located on the 1st floor and loft space.

No.17 is not statutory or locally listed. The street is not within a conservation area.

PROPOSED DESIGN

The house use will remain as existing. The proposed works will consist of the following:

1st Floor

There are no external works to this level.

Hip roof to gable

Side elevation hipped roof to be converted to a gabled roof.

Materials: New gable bricks to match existing in size, bond, grout size. Brick colour will match existing as closely as possible. Extended sections of front & back roof pitch to have roof tiles to match existing. Roof verge detail to be cemented edge to match existing at No. 5 & No. 9.

Chimneys

The two side elevation chimneys will be increased in height to set pots above the new roof gable edge.

Materials: New brick to match existing in size, bond, grout size. Brick colour will match existing as closely as possible.

Skylights

Three new velux skylights to the front elevation. Their projection off the finished roof face will be less than 150mm.

Materials: Grey metal finish.

Rear Elevation Dormer

Existing dormer to be replaced with a new dormer. Sides, face and top set out as per the drawings.

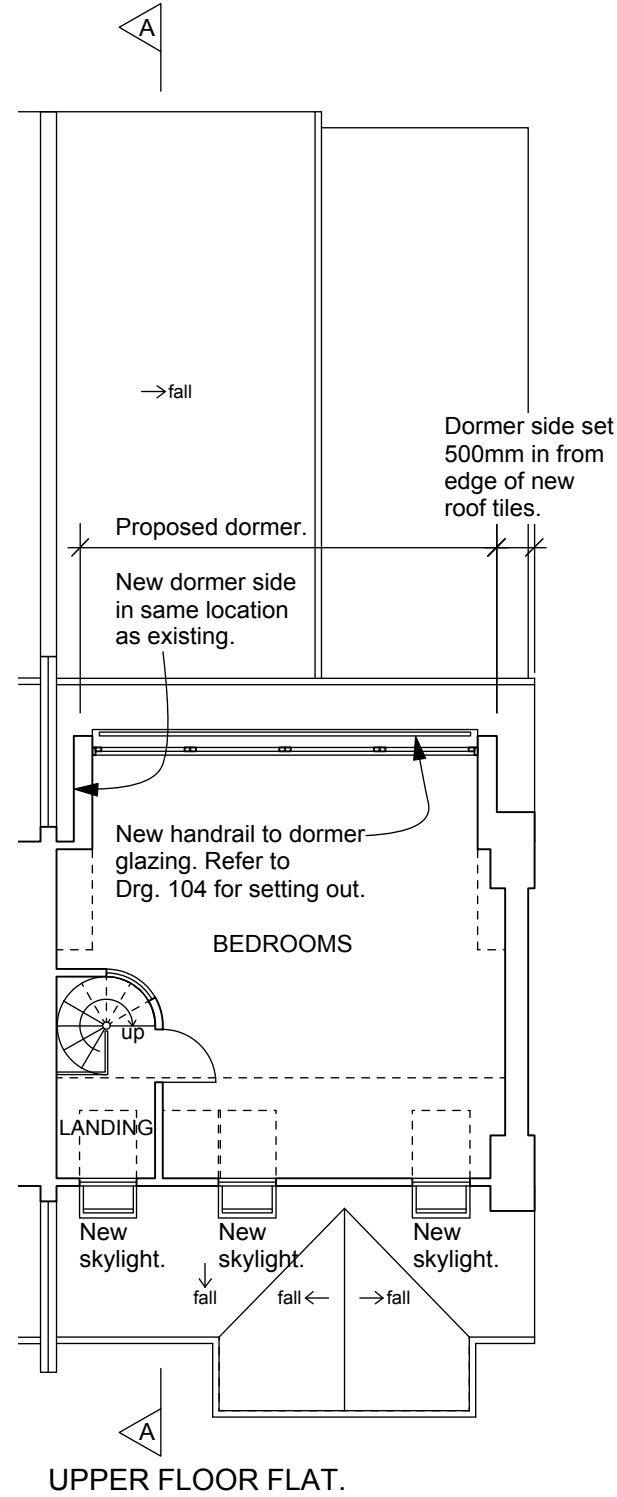
Materials: Dormer cheeks (sides) to be clad in grey sheet material such as lead or vertically hung cement tiles.

Fascia board & gutter, colour to compliment the existing.

Dormer window frame colour to be grey.

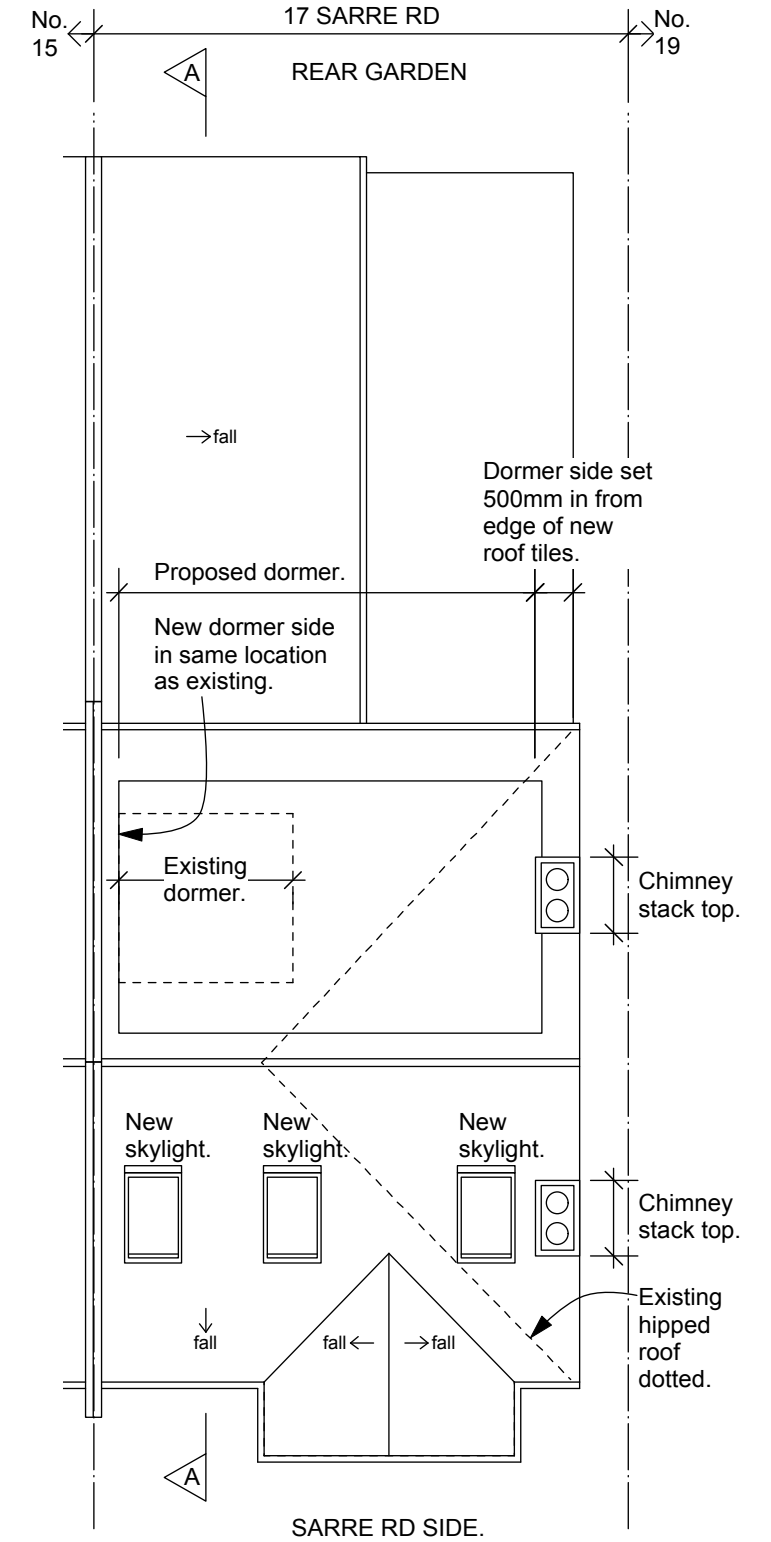
Drainage

The proposed design will connect into the existing rainwater pipes and foul pipes.



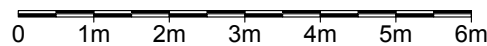
UPPER FLOOR FLAT.

PROPOSED LOFT FLOOR PLAN



SARRE RD SIDE.

PROPOSED ROOF PLAN

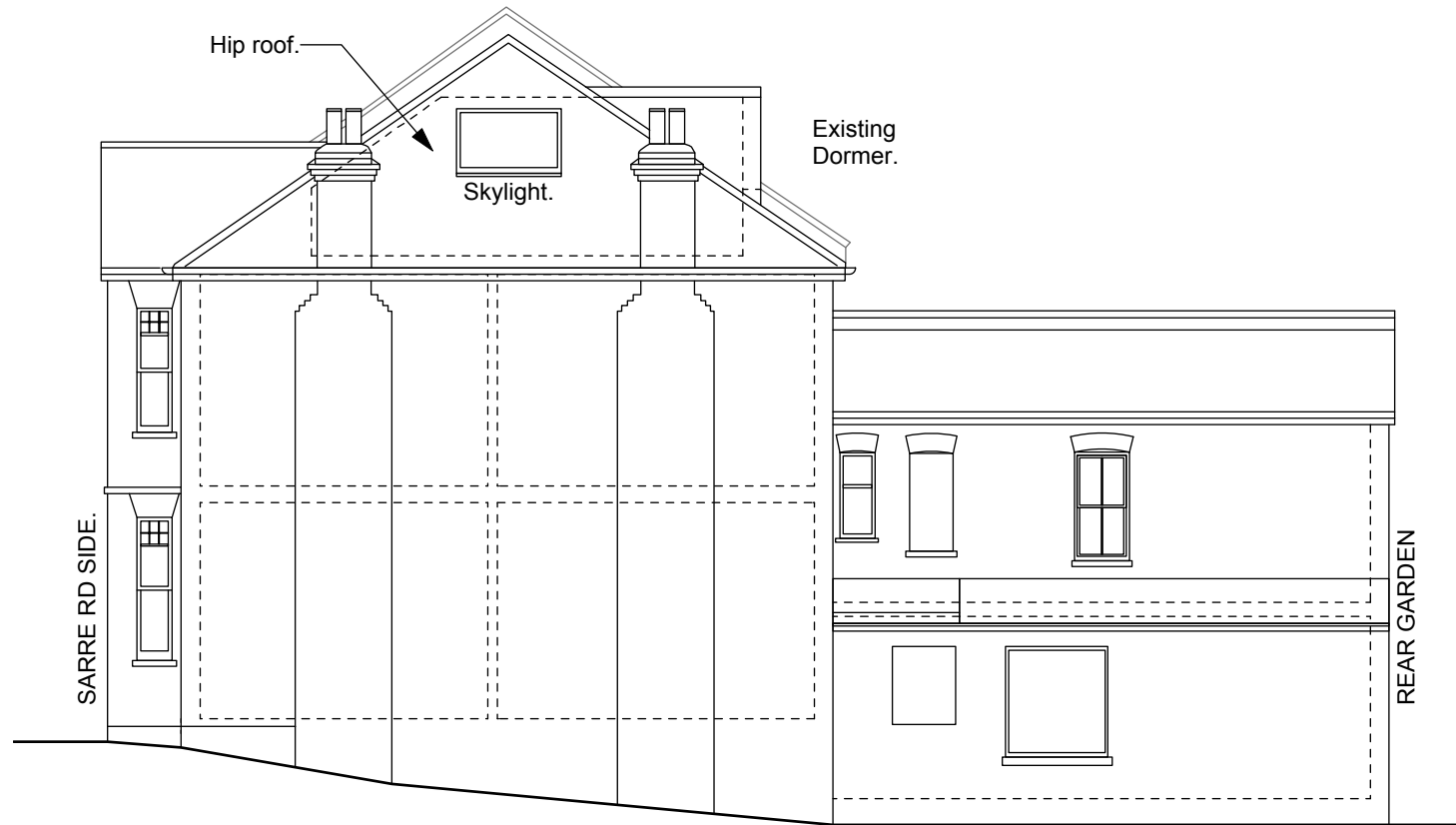


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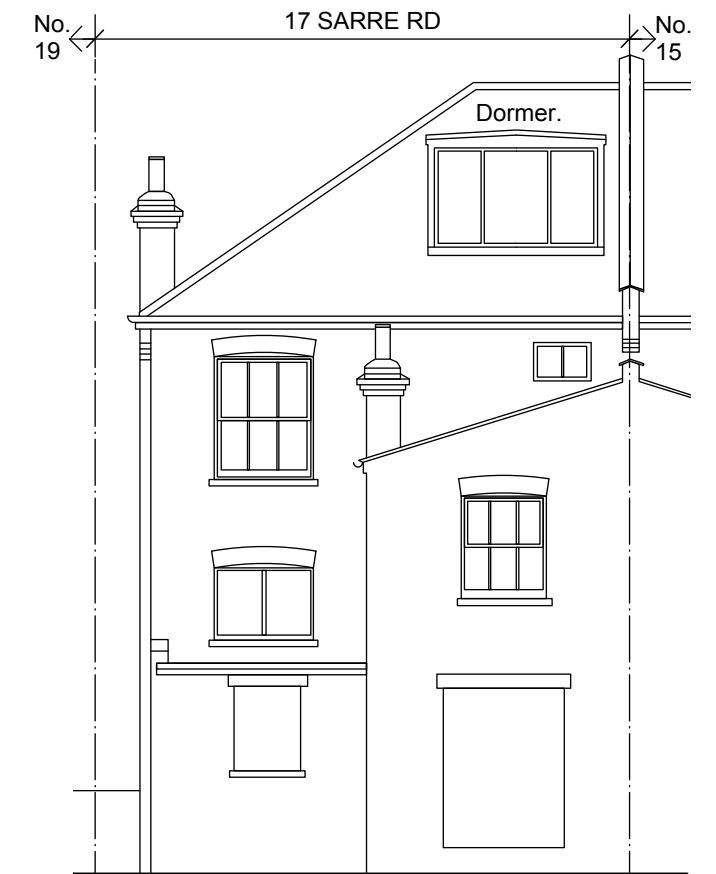
	scales gunn design LTD 6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 6th June 2016	Drawn/checked: dg / ___
	Project: No. 17 Sarre Rd	Client: S. Vidakovic	Scale: 1:50@A1 / 1:100@A3
	Drg. Title: Proposed Plans / D & A Statement		PLANNING DRAWING No. SARRE -P- 102 Rev. -



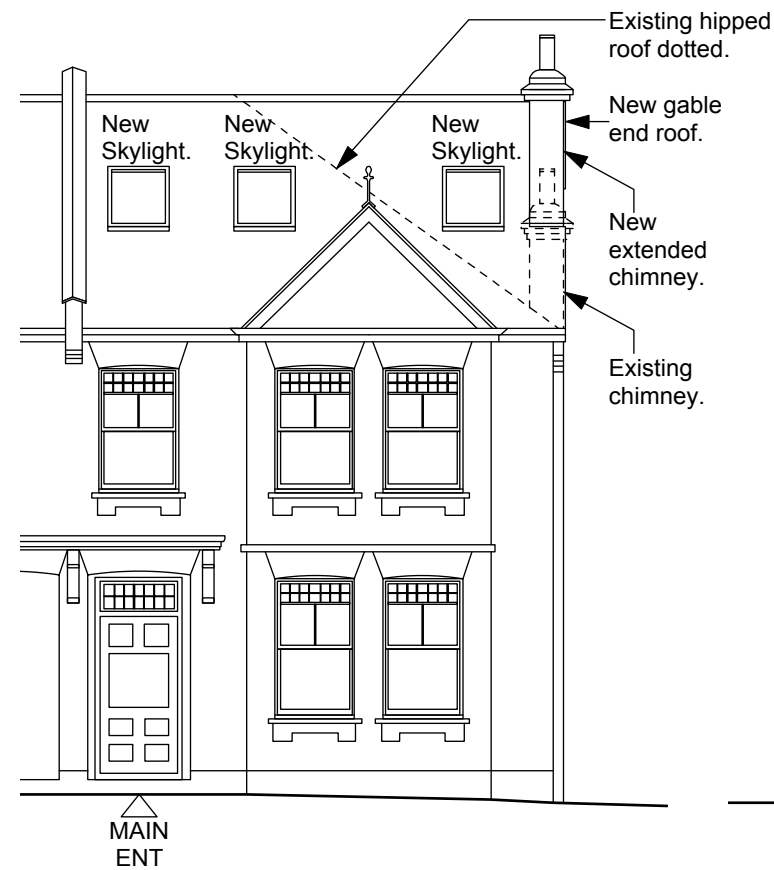
EXISTING FRONT ELEVATION
(1:50@A3 / 1:100@A1)



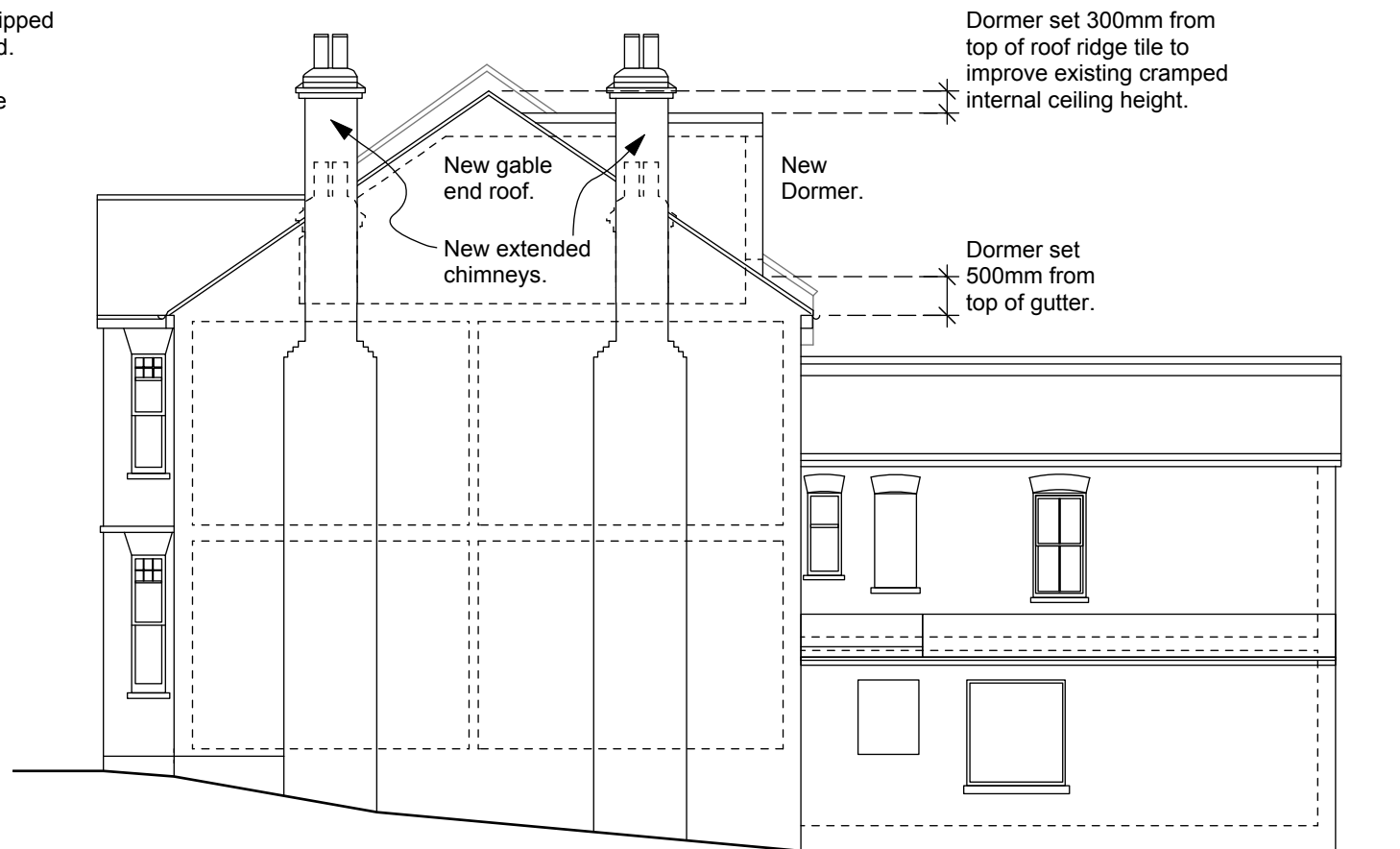
EXISTING SIDE ELEVATION



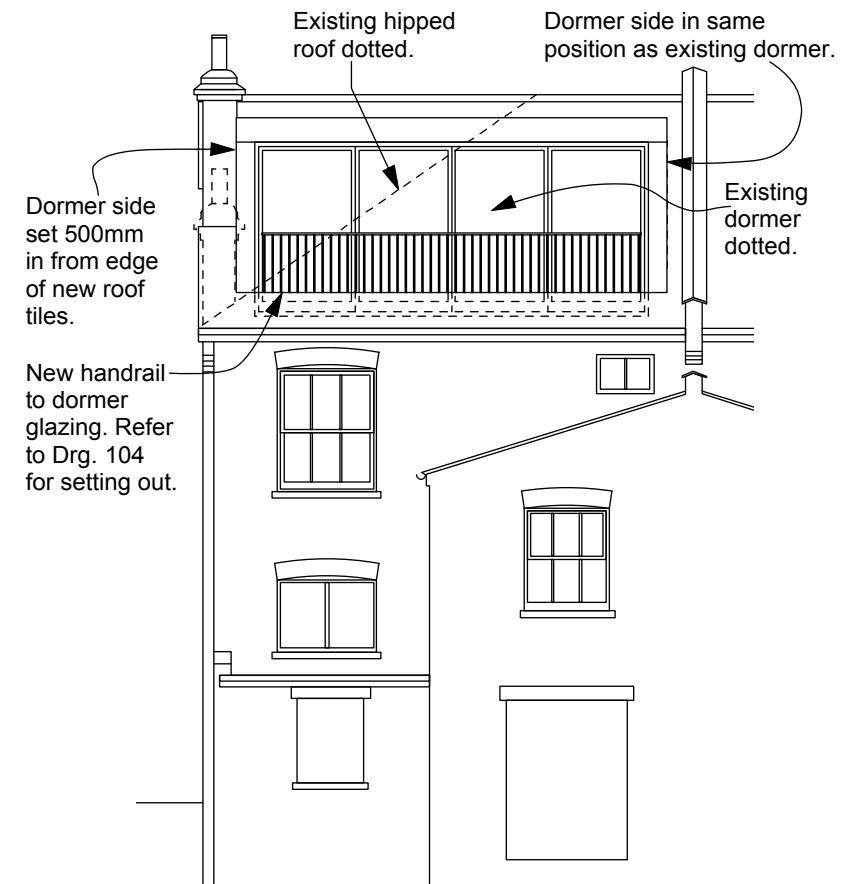
EXISTING REAR ELEVATION



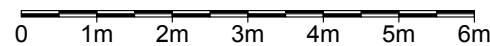
PROPOSED FRONT ELEVATION
(1:50@A3 / 1:100@A1)



PROPOSED SIDE ELEVATION

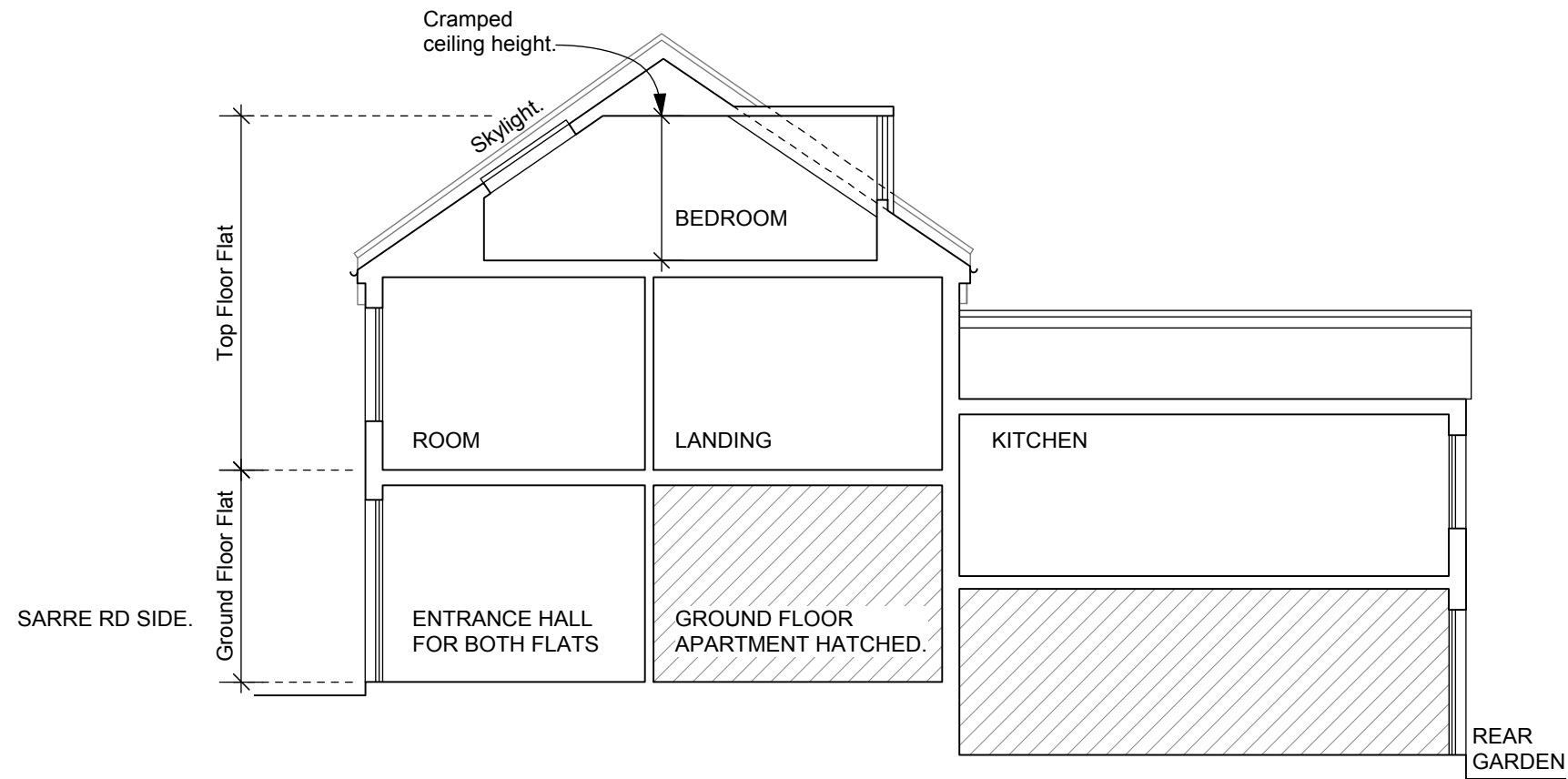


PROPOSED REAR ELEVATION

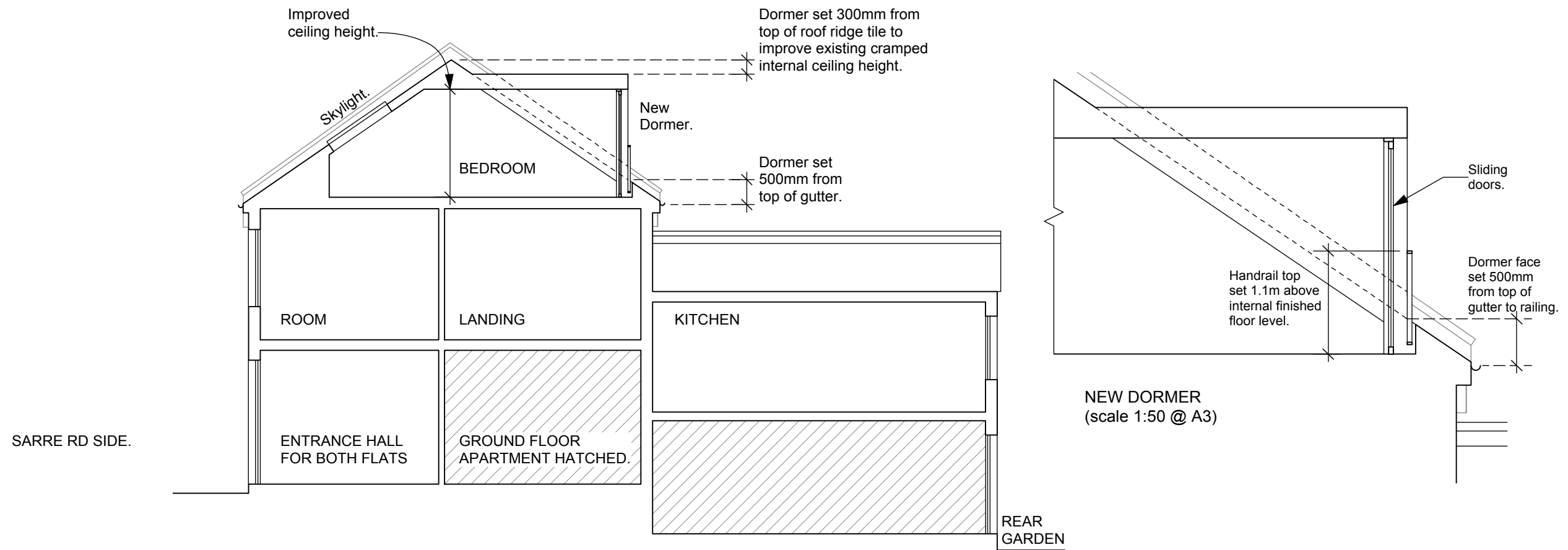


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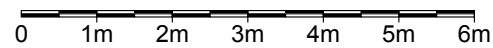
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	t: 020 8341 9605 m: 07900 491 428	Client: S. Vidakovic	Scale: 1:50@A1 / 1:100@A3
Project: No. 17 Sarre Rd		PLANNING DRAWING	
Drg. Title: Existing & Proposed Elevations		No. SARRE -P- 103	Rev. -



EXISTING SECTION A-A
(1:50@A3 / 1:100@A1)



PROPOSED SECTION A-A



Revision:	

scales gunn design LTD	6 North Grove London N6 4SL	Date: 6th June 2016	Drawn/checked: dg /
	t: 020 8341 9605 m: 07900 491 428	Client: S. Vidakovic	Scale: 1:50@A1 / 1:100@A3
Project: No. 17 Sarre Rd		PLANNING DRAWING	
Drg. Title: Existing & Proposed Section		No. SARRE -P- 104	Rev. -