

BB PARTNERSHIP LTD

CHARTERED ARCHITECTS

62 AVENUE ROAD, ST JOHNS WOOD, LONDON, NW8 6HT

DESIGN AND ACCESS STATEMENT

Aug 2016

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SECTION 1 APPRAISAL OF SITE



Design and Access Statement

This Design and Access Statement represents a comprehensive analysis of the site at 62 Avenue Road, St John's Wood, London NW8 in support of a planning application consent for a new carefully crafted, traditional style dwelling.

The building is fully described on the accompanying drawings

The statement addresses the following:

- The design process - explain the design principles and concepts
- Amount of development - how much will be built on site.
- Use - what buildings and spaces will be used for
- Layout - how the buildings, private/public spaces are to be arranged on site and their relationship.
- Scale - how big the buildings and spaces will be in terms of their height/ width /length.
- Appearance - details of materials/architectural details.
- Landscaping - treatment of private and public spaces hard and soft landscaping.
- Access - access to the development to ensure equal; and convenient access to buildings and spaces and the public transport network, and access for emergency services where relevant.

INTRODUCTION

LOCATION AND SETTING

Location and Context

The site does NOT form part of the Elsworth Conservation Area but is on the border of the Conservation Area.

Scale: Height.

The height of buildings varies through the conservation area. The height of the proposed houses matches the neighbouring buildings to the north and south side of The Avenue and are not out of scale with buildings in Avenue Road generally, enhancing the conservation area.

Scale: Massing.

By analyses, the mass of the proposed buildings is commensurate with the mass of the detached houses in The Avenue of a similar size.

Appearance: Materials and Details.

An audit of the materials on buildings and boundaries through the conservation area establishes what materials might be appropriate for the new houses. The same can be said for building details by looking at the age of buildings and the materials used to establish what details might be appropriate. The materials and traditional detailing on the proposed house enhances the conservation area by taking its cues from the existing materials and details used in Avenue Road.

To summarise, by analysis of the existing context of Avenue Road and applying this appropriately to the design of the proposed new house, it can be shown that the new building and landscaping make a positive contribution and enhance the conservation area.



ASSESSMENT OF PARAMETERS FOR NEW BUILDING

It was thought that there would several concerns that should be considered at the design stage. These can be summarized as follows.

(a) Impact on traffic and car parking.

Historically there has been a lot of development in this part of Avenue Road. In recent years there has been a trend to recreate the original large family houses. The proposed development of this single family house would be yet another building project in this section of Avenue Road but would, at least, retain the use of the site as a family house. This application, the proposal is to replace a like for like use.

The open forecourt is a feature of Avenue Road and it is thought that the open front garden should be retained as much as possible.

This large new house will have live-in staff as well as the immediate family. There is need to allow for additional car parking over and above the normal use. It would be undesirable to have the front garden area full of parked cars - a bit like a car park.

It is proposed, therefore, to create a new sub floor to house sufficient car parking for the household and its staff. This will enable the front forecourt to be left free and open rather than full of parked cars.

(b) Style of replacement building

The present house was built in the 1930's and was for its day. A traditional replacement building was considered the most suitable for this locality.

(c) Adverse impact on neighbouring properties.

The replacement building would occupy very much the same footprint of the existing property. The existing rear line of the main house would be respected and the front line is given by the existing footprint of the existing house.

The height of the current property is well below the neighbouring properties and it was thought that there would be scope for the house to be increased to the height of the neighbouring buildings.

(d) Protection of trees

It was clear to see that there were important trees to the neighbouring properties with 62 Avenue Road. It was seen to be essential that an arbicultural analysis would be essential.

(e) Boundary treatment

The boundary is well served by a relatively high brick wall of some 1.7M in height.

It was thought that the ingress and egress crossovers would be kept and the front boundary wall should be maintained so as to cause no damage to the trees. It was thought that metal gates could be incorporated to give more security to the site.

(g) Daylight and Sunlight

It was intended that any new property would lie within the general parameters of the existing house and not to extend beyond the general rear line of the neighbouring houses.

USE CLASS OF THIS LOCALITY

Prevailing and Former Uses

The area has retained its status as a fashionable residential neighbourhood with large single family dwellings set back from the tree lined streets in substantial gardens. Although a larger number of houses were sub-divided into flats during and in the post-war period, they have since reverted to family houses. The area is therefore principally residential in character, with other building uses representing activities that are secondary or ancillary to the residential whole.

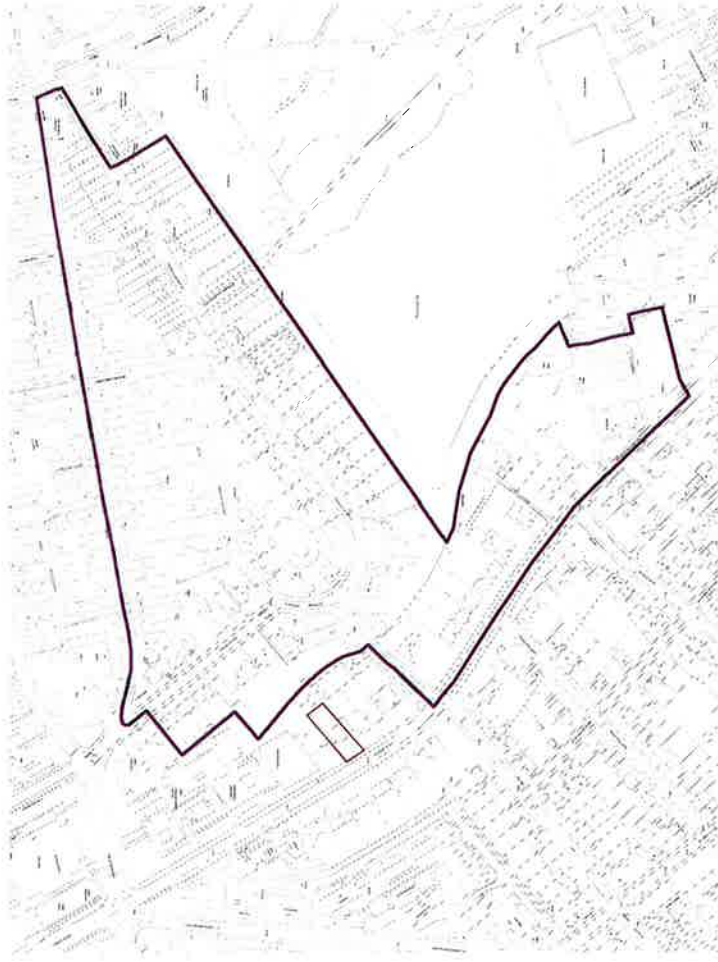
The general absence of commercial development adds to the neighbourhood's quiet appeal, but the area benefits from its relative proximity to busy commercial districts in Swiss Cottage and Finchley Road.

Building Character and Qualities

Avenue Road

The larger detached houses on Avenue Road relate more to St John's Wood in scale and character. Their spacious grounds are characterised by long front forecourts and generous rear gardens. The houses are set back from the road with strong well defined front boundaries either with high walls or gates. The houses have differing styles but similar form, height and size. The northern portion of Avenue Road does NOT lie within the Conservation Area.

The upper part of Avenue Road which includes a number of detached houses in neo-Georgian and vernacular classical styles of the inter war and mid twentieth century



ELSWORTHY CONSERVATION AREA - INFORMATION FROM LONDON BOROUGH OF CAMDEN





Characteristic Details of this section of The Avenue

Although the area was developed in stages over a relatively extended period of seventy years, there has been little subsequent alteration of building frontages. The area has also retained its residential character, and as a result much of its traditional architectural detail and character.

The majority of original timber sash and casement windows, in a variety of styles, have been preserved. In general, replacement windows have been of a scholarly design finished to a high standard. There is a variety of entrance door designs, ranging from arched openings in stone, to porches and porticoes comprising flat roofs with brackets or columns, sometimes pedimented. Other elevation details include high quality tile cladding, stucco detailing, the use of stone banding and decorative masonry, and intricate timber gable and window decoration. At roof level, the detached houses are terminated by Classical parapets of low key design. Some houses have impressive chimney stacks and pots, fine clay tiles are generally used as the roof finish.

Prevalent and Traditional Building Materials

Dark red or brown brick is the predominant material used in this part of the Conservation Area. Other materials are employed as contrasting features and different combinations of variously coloured brick, stone, stucco and timber are used as contrasting detail in the treatment of facades across different parts of the Conservation Area.



OBSERVATIONS FROM SITE VISIT

The house is a detached single family property. It is a relatively low built house with a simple pitched roof. It is not Listed and does not form part of a harmonious group of houses.

The group of houses in this part of Avenue Road are not identical nor do they offer a rhythm of plot width or regular roof lines to either eaves or ridge heights. They are traditional in design and detail. Tall sash windows are predominant.

There is a variety of individual architectural features to neighbouring properties that do not give a uniformity of material or design but the general feeling is that of a English traditional house of symmetry with a central feature entrance.

The site has two large mature trees on neighbouring houses. The front area is well landscaped and offers a sense of natural enclosure.

There is a low brick wall to the boundary of the main road with brick piers each side of the two access crossovers from Avenue Road.

HISTORY

The site was redeveloped between WWI and WW2 - probably in the early 1930's. There are no records available at the local authority for the original permission or that of the house that was built in the inter war years.

There is no planning history shown on the Camden website for the period

INITIAL PLANNING ANALYSIS

- The house did not lie within a Conservation Area.
- It was unlikely that the council would object to the demolition of the existing house in principle
- The design of the replacement should be appropriate to the area. It was thought that there was scope to increase the building by an additional floor as the present house was low built in relation to the height of its neighbours. Over the years the neighbouring properties have been developed and redeveloped increasing the height of the buildings in this part of Avenue Road.
- Siting of the proposed house in the position of the existing house was considered in principle to be acceptable pending further detail.
- The large trees to the front and rear of the neighbouring houses would have to be protected as there is a policy to retain trees in this location.
- The boundary treatment would be important and details would be required of the boundary walls and any gates.
- The surface treatment of the front forecourt area would need careful consideration.



ELSWORTHY CONSERVATION AREA - 1914

LANDSCAPING

The two large trees to the front boundary are to be protected during the demolition and re-construction phases of this development. An arboricultural report is to be obtained to set out the Method Statement required in order to protect these trees.

The hard and soft landscaping areas currently on the site are to be maintained during the demolition and construction phases. A report is to be created to show the best method of protection of the surfaces during the building process.

ACCESS

VEHICULAR AND TRANSPORT LINKS

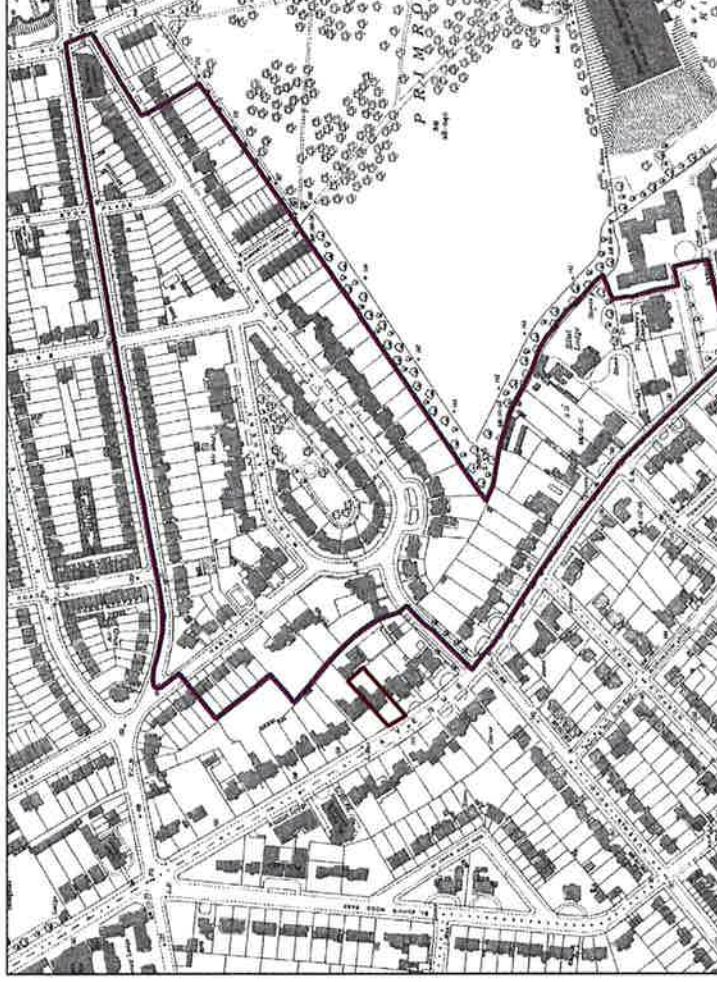
Access to the site is to remain unchanged. There is an entrance and exit crossover onto Avenue Road with dropped kerb that are to remain.

It is intended to retain the boundary wall for security. It is intended to incorporate a sliding gate at the entrance to increase the sense of security.

Emergency vehicles and service vehicles will use the existing access points with parking off road.

PEDESTRIAN ACCESS

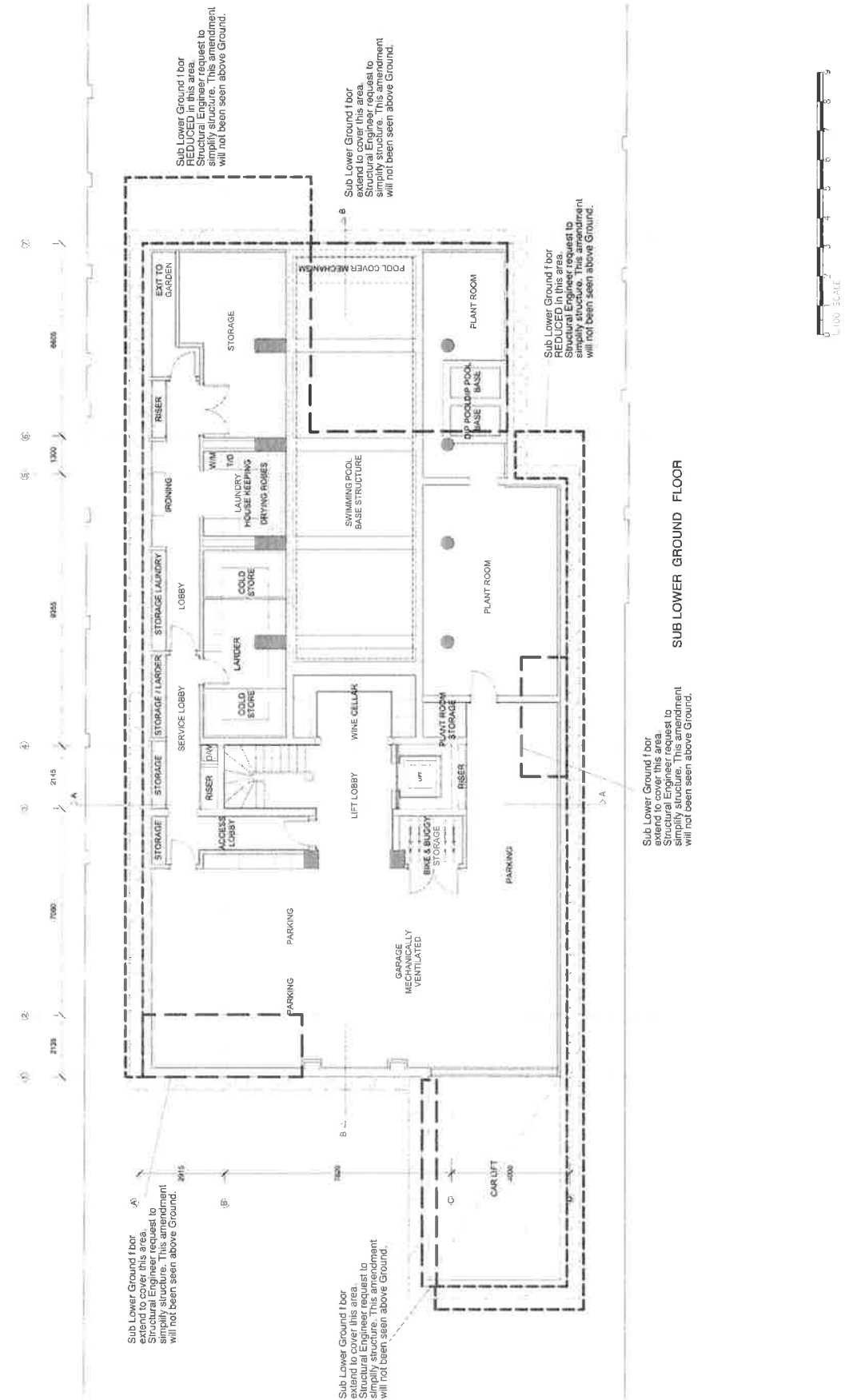
Access to the site is to remain unchanged. There will be a level access to the side entrance door to allow wheelchair access to the new property in accordance with Part M of the Building Regulations



ELSWORTHY CONSERVATION AREA - 1935

SECTION 2 PROPOSED DRAWINGS

62 AVENUE ROAD



Sub Lower Ground floor extend to cover this area. Structural Engineer request to simplify structure. This amendment will not be seen above Ground.

Sub Lower Ground floor extend to cover this area. Structural Engineer request to simplify structure. This amendment will not be seen above Ground.

Sub Lower Ground floor extend to cover this area. Structural Engineer request to simplify structure. This amendment will not be seen above Ground.

Sub Lower Ground floor extend to cover this area. Structural Engineer request to simplify structure. This amendment will not be seen above Ground.

SUB LOWER GROUND FLOOR

By: [Signature]

ALL DIMENSIONS APPROXIMATE
 TO BE READ IN CONJUNCTION WITH DESIGN & ACCESS STATEMENT
 ACCURACY REPORT
 ARBORICULTURAL REPORT
 ENERGY STATEMENT
 LIFE TIME HOMES STATEMENT
 CODE FOR SUSTAINABLE HOMES REPORT
 DRAWINGS BASED ON SURVEY BY OTHERS

FOR PLANNING

BB PARTNERSHIP LTD
CHARTERED ARCHITECTS
 THE RESIDUALS 17 RESIDUALS STREET LONDON E11 6JN
 TEL: 020 7336 8555 FAX: 020 7336 8777
 e-mail: architects@bbpartnership.co.uk

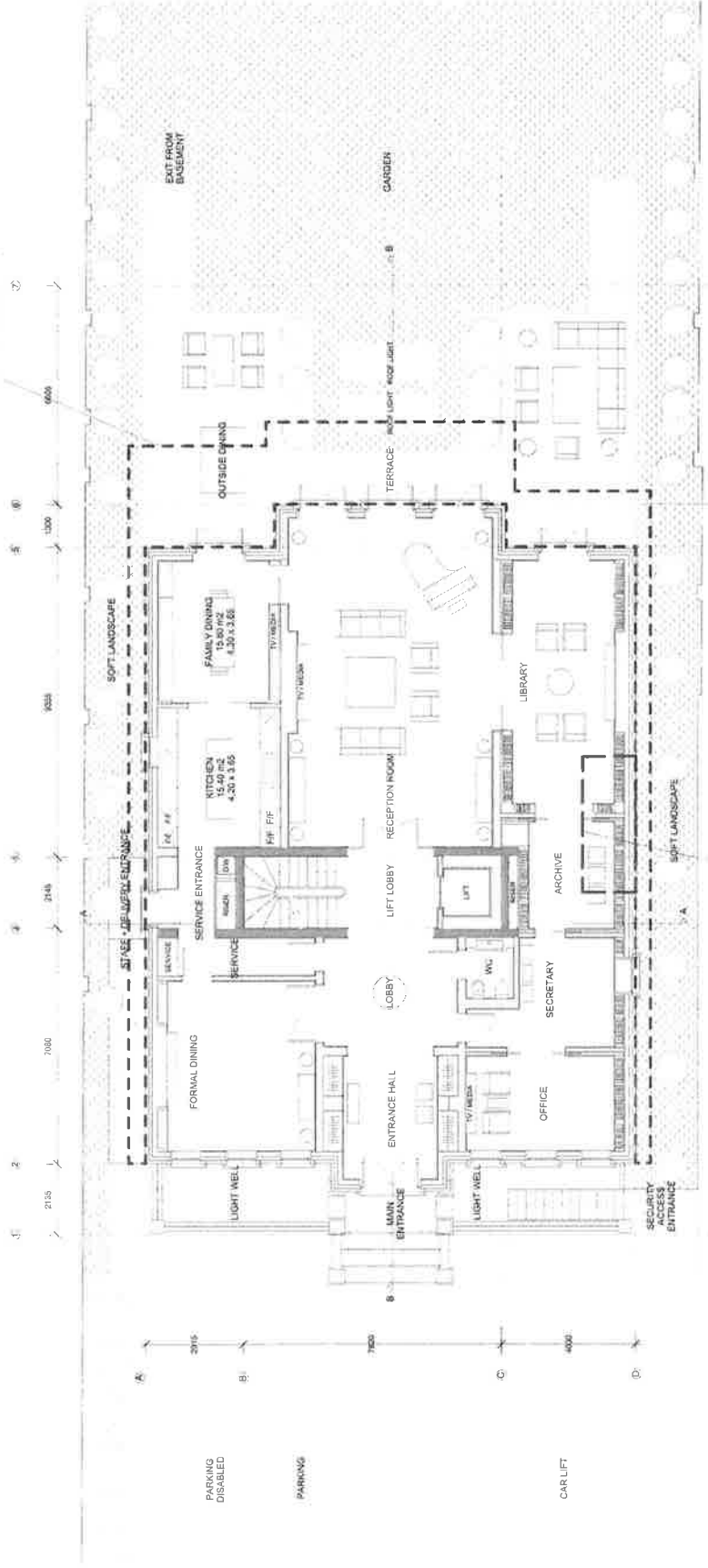
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project	62 Avenue Road WIMBORNE BH8 6HT		
drawing	PROPOSED BASEMENT LEVEL		

date	08/07/16	scale	1/100 @ A1	drawn by	LA
drawn by		checked by		ref.	
drawn no.	EZR-032				

check all dimensions on site ©
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62 AVENUE ROAD

Ground floor REDUCED in accordance with latest Client's preferred layout.



GROUND FLOOR

Ground floor extend to cover this area. Structure to be confirmed on request to simplify structure.



By / Description

ALL DIMENSIONS APPROXIMATE

TO BE READ IN CONJUNCTION WITH DESIGN & ACCESS STATEMENT ARCHITECTURAL REPORT ENERGY STATEMENT LIFE TIME HOMES STATEMENT CODE FOR SUSTAINABLE HOMES REPORT DRAWINGS BASED ON SURVEY BY OTHERS

FOR PLANNING

BB PARTNERSHIP LTD
 CHARTERED ARCHITECTS
THE PRINCIPALS: 17 RICHMOND STREET, CHICHESTER, SUSSEX
 TEL: 020 7336 8555 FAX: 020 7336 8777
 e-mail: architect@bbpartnership.co.uk

client: **VW Media LTD**

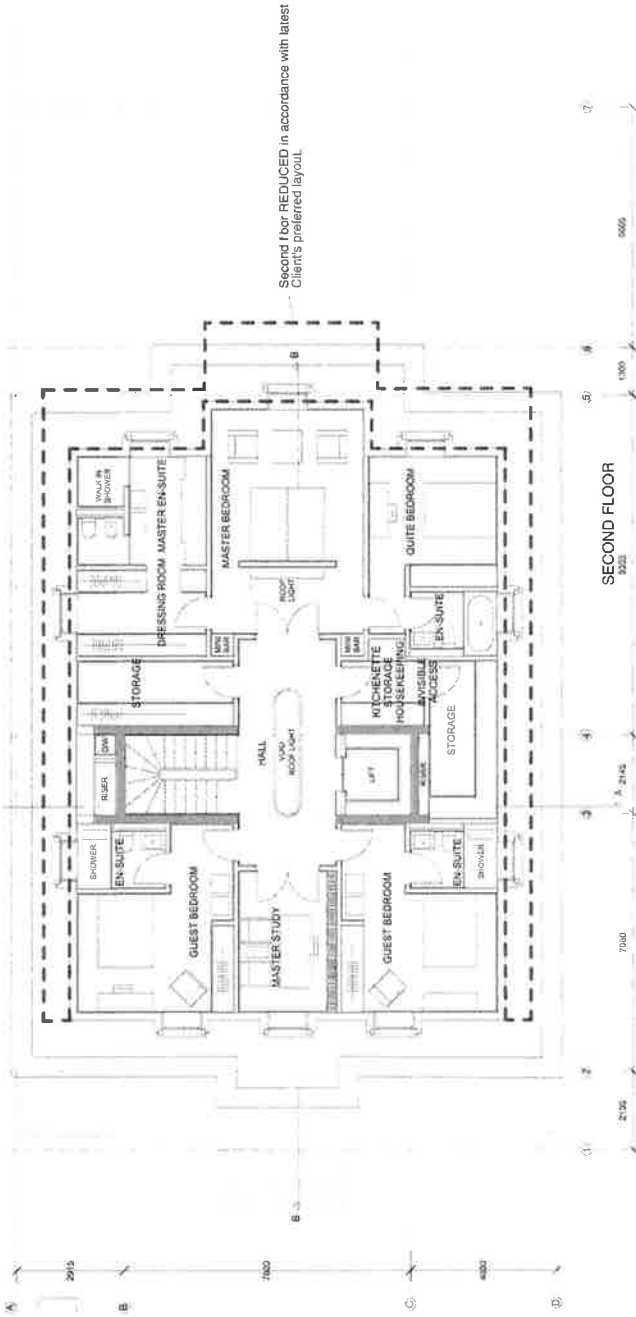
project: **62 Avenue Road
 62 AVENUE ROAD
 NWS SRT**

drawing: **PROPOSED
 GROUND FLOOR PLAN**

date	09/07/16	scale	1/100 @ A1	drawn by	LA
draw no.	EZR-034	rev.			

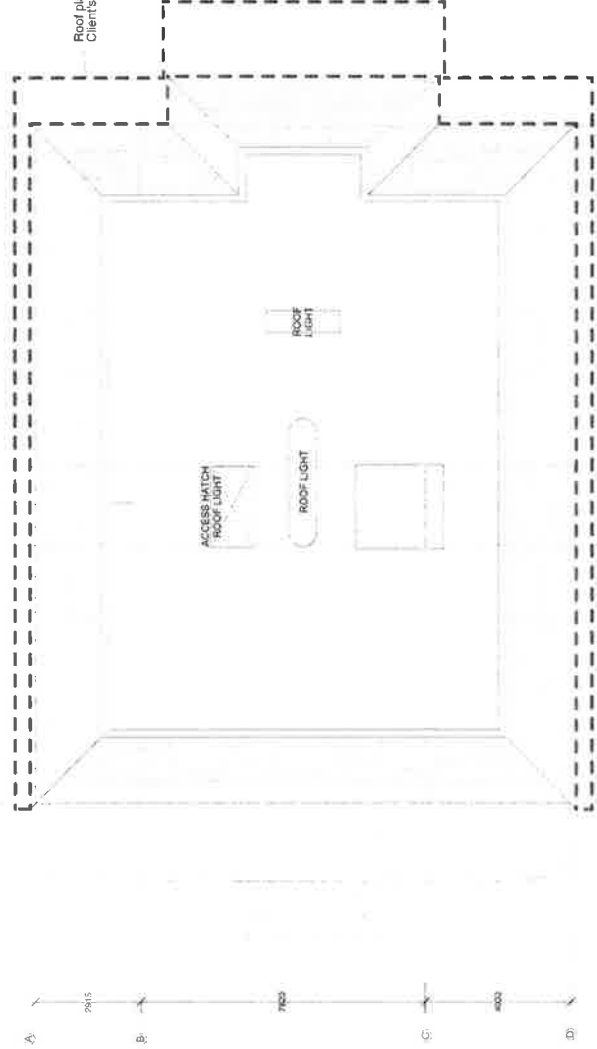
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62 AVENUE ROAD



Second floor REDUCED in accordance with latest Client's preferred layout.

SECOND FLOOR



Roof plan REDUCED in accordance with latest Client's preferred layout.

ROOF PLAN

1.1 Identity/ Description By

ALL DIMENSIONS APPROXIMATE

TO BE READ IN CONJUNCTION WITH DESIGN & ACCESS STATEMENT, ACOUSTIC REPORT, ARBOR/CULTURAL REPORT, ENERGY STATEMENT, LIFE TIME HOMES STATEMENT, CODE FOR SUSTAINABLE HOMES REPORT

DRAWINGS BASED ON SURVEY BY OTHERS

FOR PLANNING

BB PARTNERSHIP LTD
CHARTERED ARCHITECTS

TEL: 020 7336 8555 FAX: 020 7336 8777
e-mail: enquiries@bbpartnership.co.uk

client: VV Media LTD

project: 62 Avenue Road
London
NW6 5HT

drawing: PROPOSED SECOND FLOOR PLAN AND ROOF PLAN

date: 08/07/16 scale: 1/100 @ A1

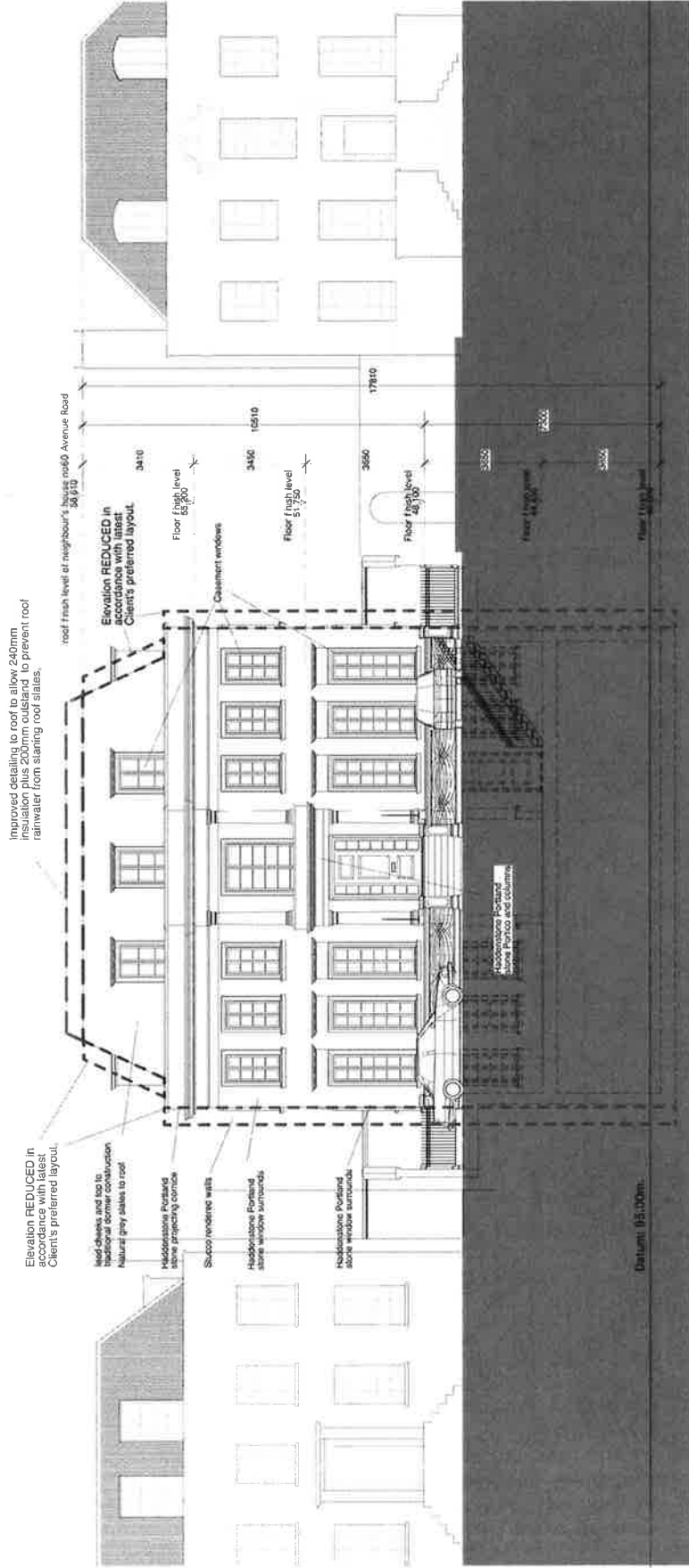
drawn by: LA

drawing: EZR-036

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62 AVENUE ROAD



By: [Redacted] Description

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 e-mail: architect@bbpartnership.co.uk
 Ellen VV Media LTD

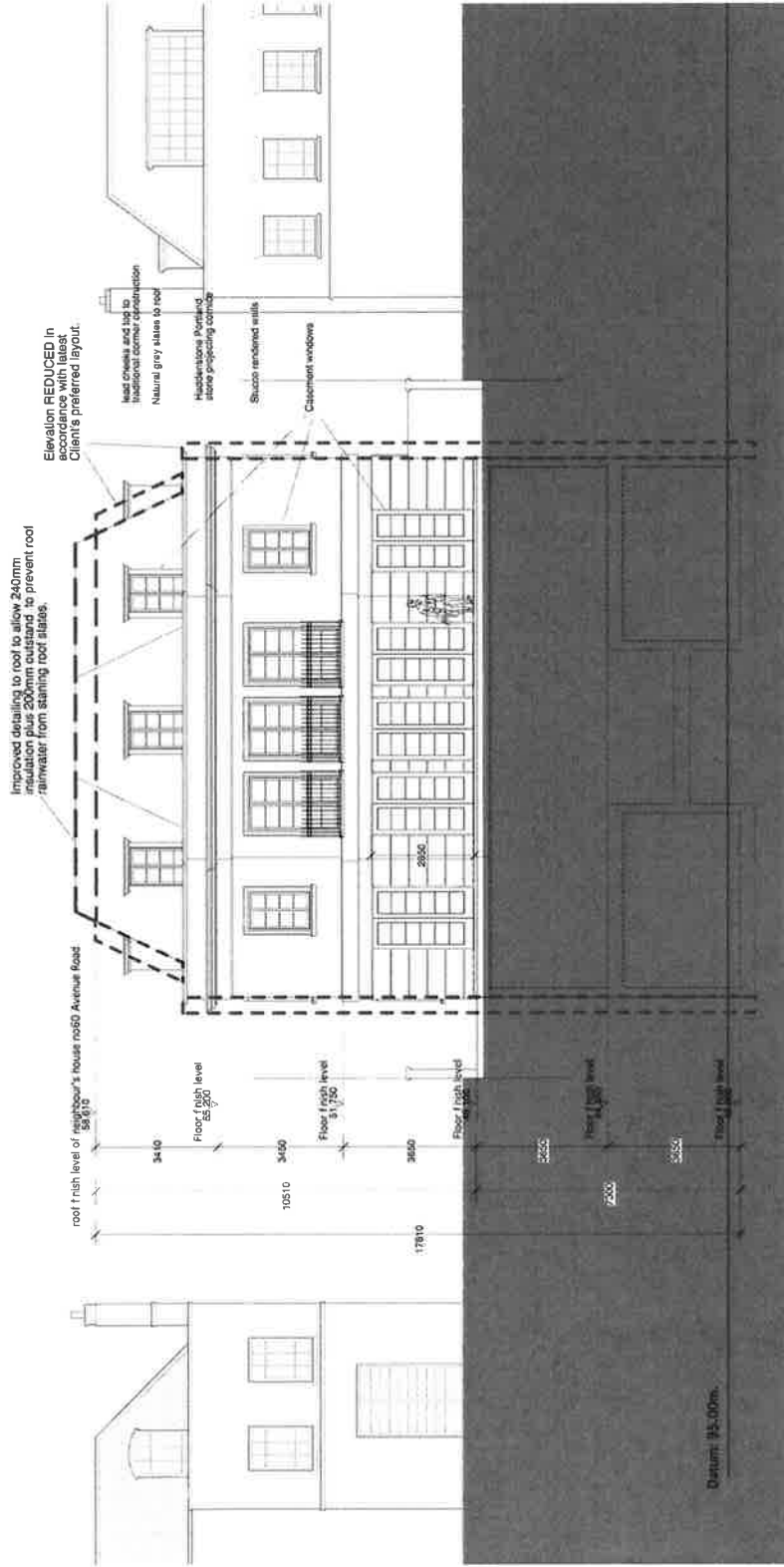
Project: **62 Avenue Road**
Proposed Front Elevation

Drawing: **PROPOSED FRONT ELEVATION**

Date: 08/07/16 Scale: 1/100 @ A1 Drawn by: LA
 Drawn by: [Redacted] Rev: [Redacted]
 Drawing No: **EZR-037**

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62 AVENUE ROAD



REAR ELEVATION

By **Architecture Description**

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 COSTS REPORT
 ARCHITECTURAL REPORT
 ENERGY STATEMENT
 LIFE TIME HOMES STATEMENT
 CODE FOR SUSTAINABLE HOMES REPORT
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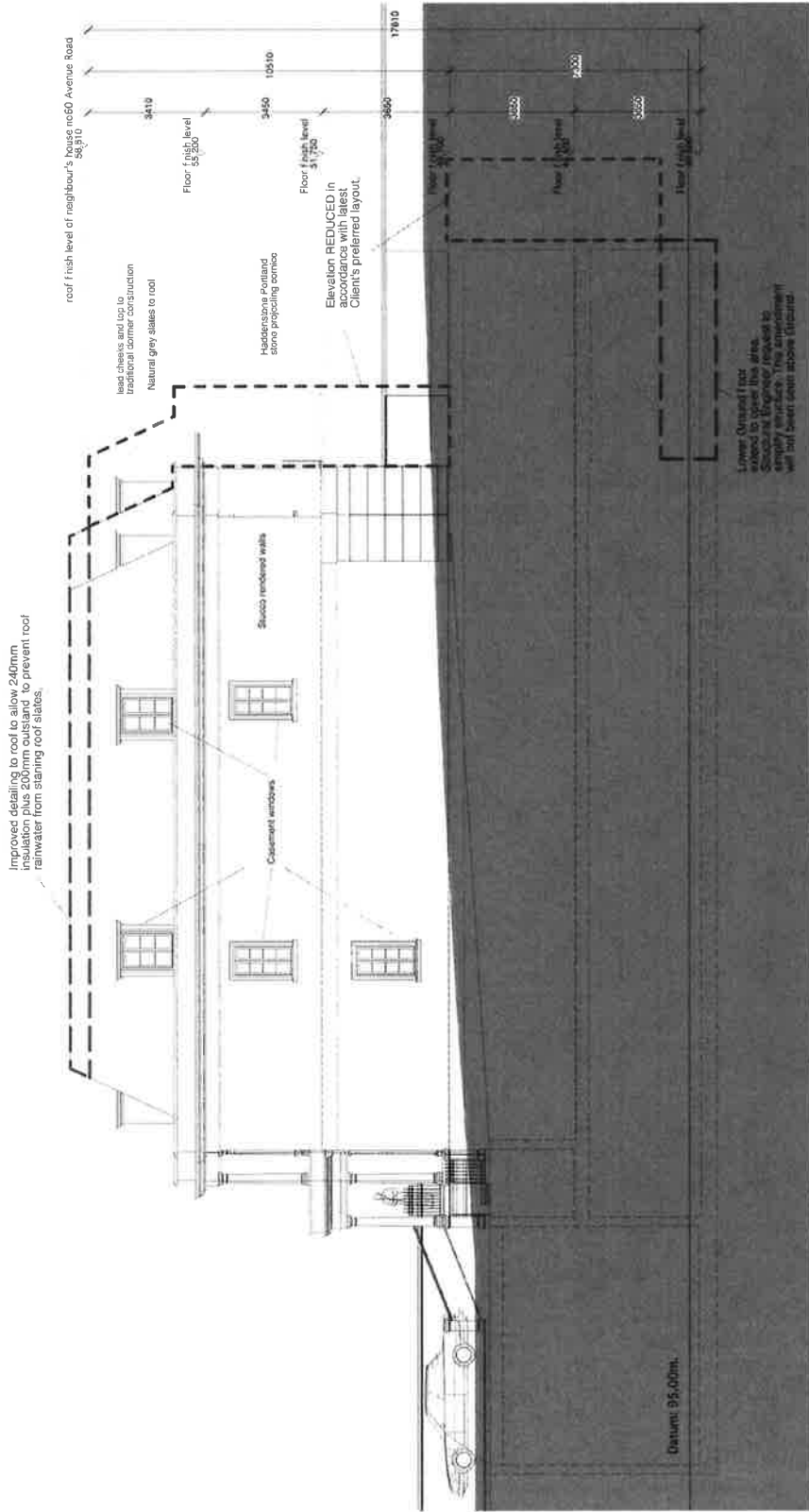
Tel: 020 7338 8555 FAX: 020 7338 9777
 e-mail: architect@bbpartnership.co.uk
 Client: **VV Media LTD**

Project: **62 Avenue Road
 11th floor
 NW6 8RT**
 Drawing: **PROPOSED
 REAR ELEVATION**

Date: **09/07/16** Scale: **1/100 @ A1**
 Drawn by: **LA**
 Checked by: **EZR-038**

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62 AVENUE ROAD



SIDE ELEVATION



By ddmmmy Description

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FOR PLANNING

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CHARTERED ARCHITECTS

101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Client: **VV Media LTD**

Project:

62 Avenue Road
London
NW8 6TT

Drawing:

PROPOSED
SIDE ELEVATION

Date: **08/07/16** Scale: **1/100 @ A1** Drawn by: **LA**

Drawn by: **LA** / Rev: /

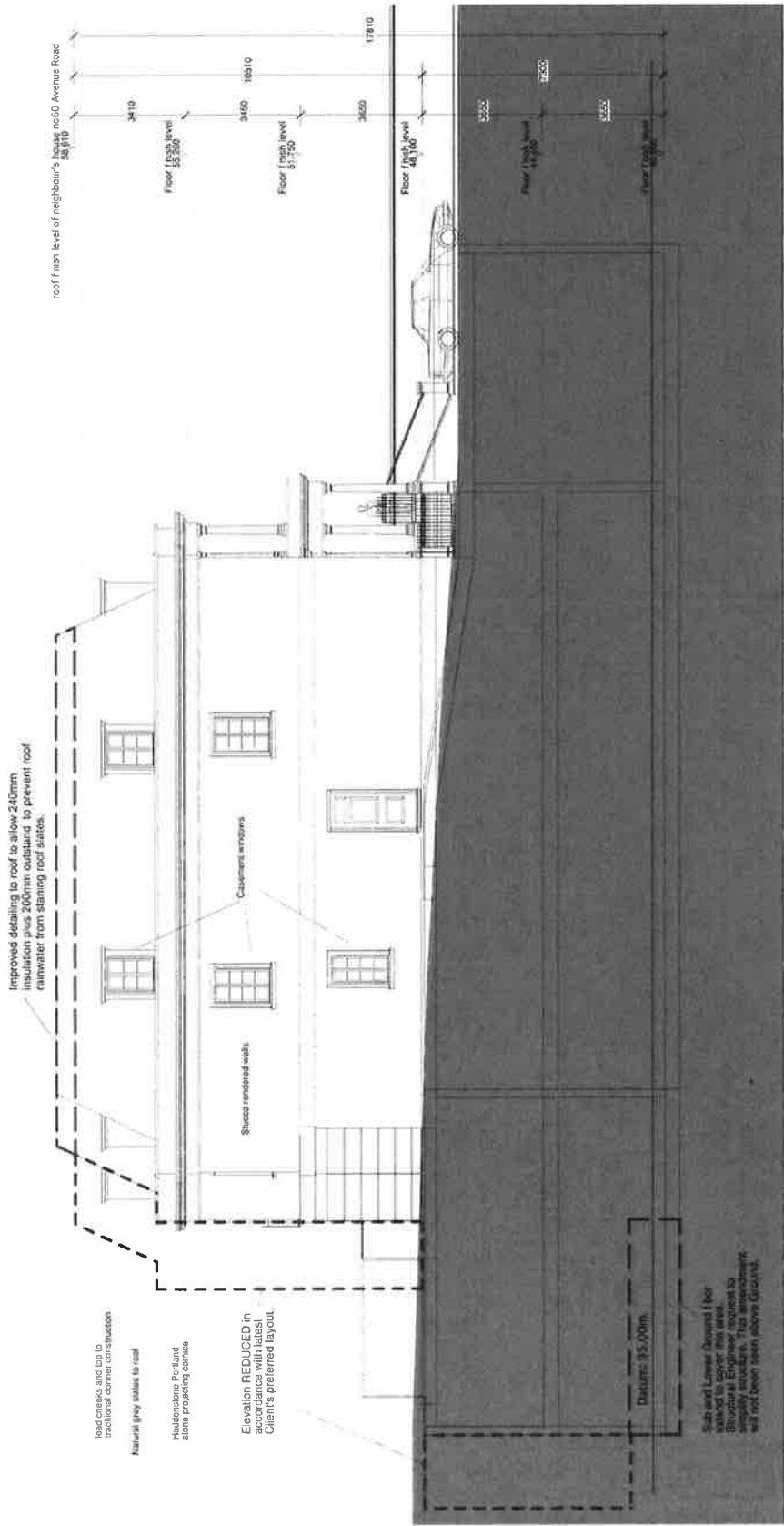
Drawn by: **EZR-039** / Rev: /

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62 AVENUE ROAD



SIDE ELEVATION

By: [Signature]

ALL DIMENSIONS APPROXIMATE

TO BE READ IN CONJUNCTION WITH DESIGN & ACCESS STATEMENT, LIFE TIME HOMES REPORT, ABBREVIATED ACCESS STATEMENT, ENERGY STATEMENT, LIFE TIME HOMES STATEMENT, CODE FOR SUSTAINABLE HOMES REPORT

DRAWINGS BASED ON SURVEY BY OTHERS

FOR PLANNING

BB PARTNERSHIP LTD
CHARTERED ARCHITECTS

Tel: 020 7336 2555 Fax: 020 7336 8777
 e-mail: architects@bbpartnership.co.uk
 client: VV Media LTD

project: 62 Avenue Road
 location: NW8 6HT

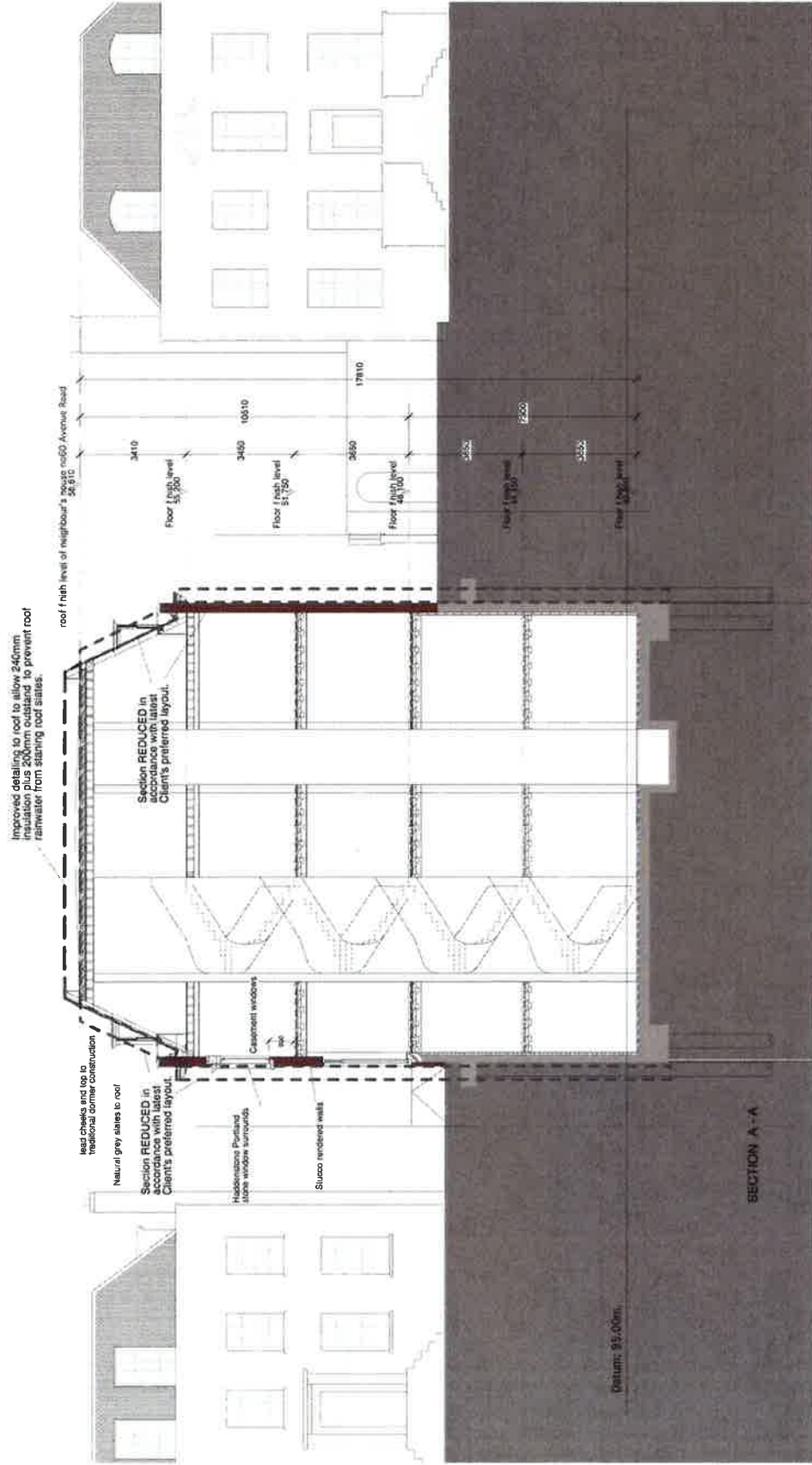
drawing: PROPOSED SIDE ELEVATION

date: 08/07/16 scale: 1/100 @ A1
 drawn by: LA
 fig. no.: EZR-040 rev.:

check all dimensions on site

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62 AVENUE ROAD



By: ddmmmy Description

ALL DIMENSIONS APPROXIMATE
 TO BE READ IN CONJUNCTION WITH
 DESIGN & ACCESS STATEMENT
 COST REPORT
 ARCHITECTURAL REPORT
 ENERGY STATEMENT
 LIFE TIME HOMES STATEMENT
 CODE FOR SUSTAINABLE HOMES REPORT
 DRAWINGS BASED ON SURVEY BY OTHERS

FOR PLANNING

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tel: 020 7336 8555 fax: 020 7316 8777
 e-mail: architects@bbpartnership.co.uk
 client: VV Media LTD

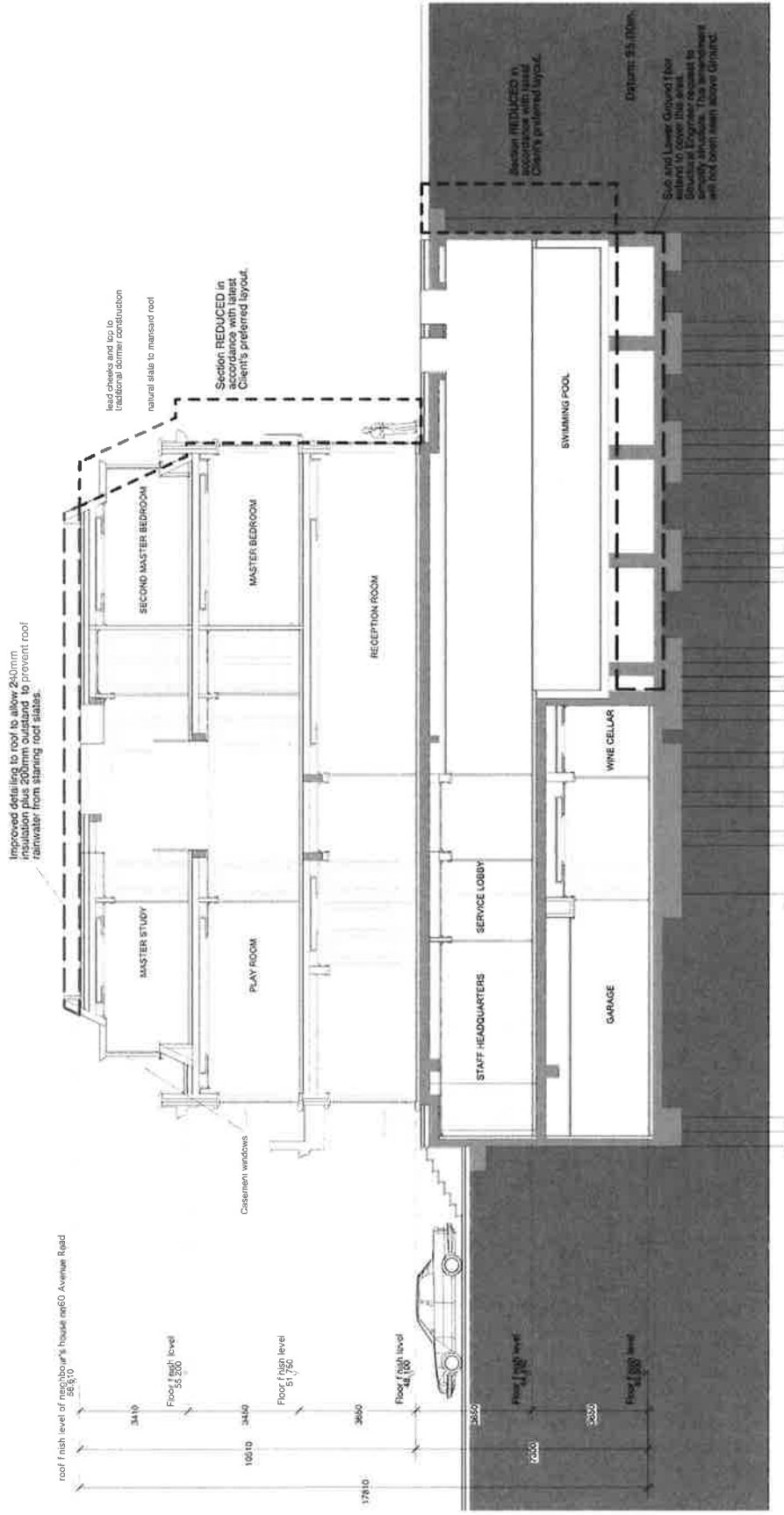
project: 62 Avenue Road
 NWS 6HT

drawings: PROPOSED SECTION AA

scale: 1/100 @ A1
 date: 08/07/16
 draughtsman: LA
 arg no: EZR-041

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62 AVENUE ROAD



SECTION B - B

By

ALL DIMENSIONS APPROXIMATE

TO BE READ IN CONJUNCTION WITH DESIGN & ACCESS STATEMENT

ACQUISITION REPORT

ARCHITECTURAL STATEMENT

RECOMMENDATIONS

LIFE TIME HOMES STATEMENT

CODE FOR SUSTAINABLE HOMES REPORT

DRAWINGS BASED ON SURVEY BY OTHERS

FOR PLANNING

BB PARTNERSHIP LTD
CHARTERED ARCHITECTS

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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