

- 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 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 ANEMONE
- 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

1 Proposed Front Garden Landscaping
1:25

2 Proposed Rear Garden Landscaping
1:25



51
19 Rona Road
London, NW3 2HY

Project No. 1135

51% Studios
1A Cobham Mews, Agar Grove, London NW1 9SB
+44 (0) 203 355 1205

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.

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All Dimensions are to be checked on site before any work proceeds. Do not scale this drawing but use only figured dimensions. Any errors or omissions are to be reported to 51%.

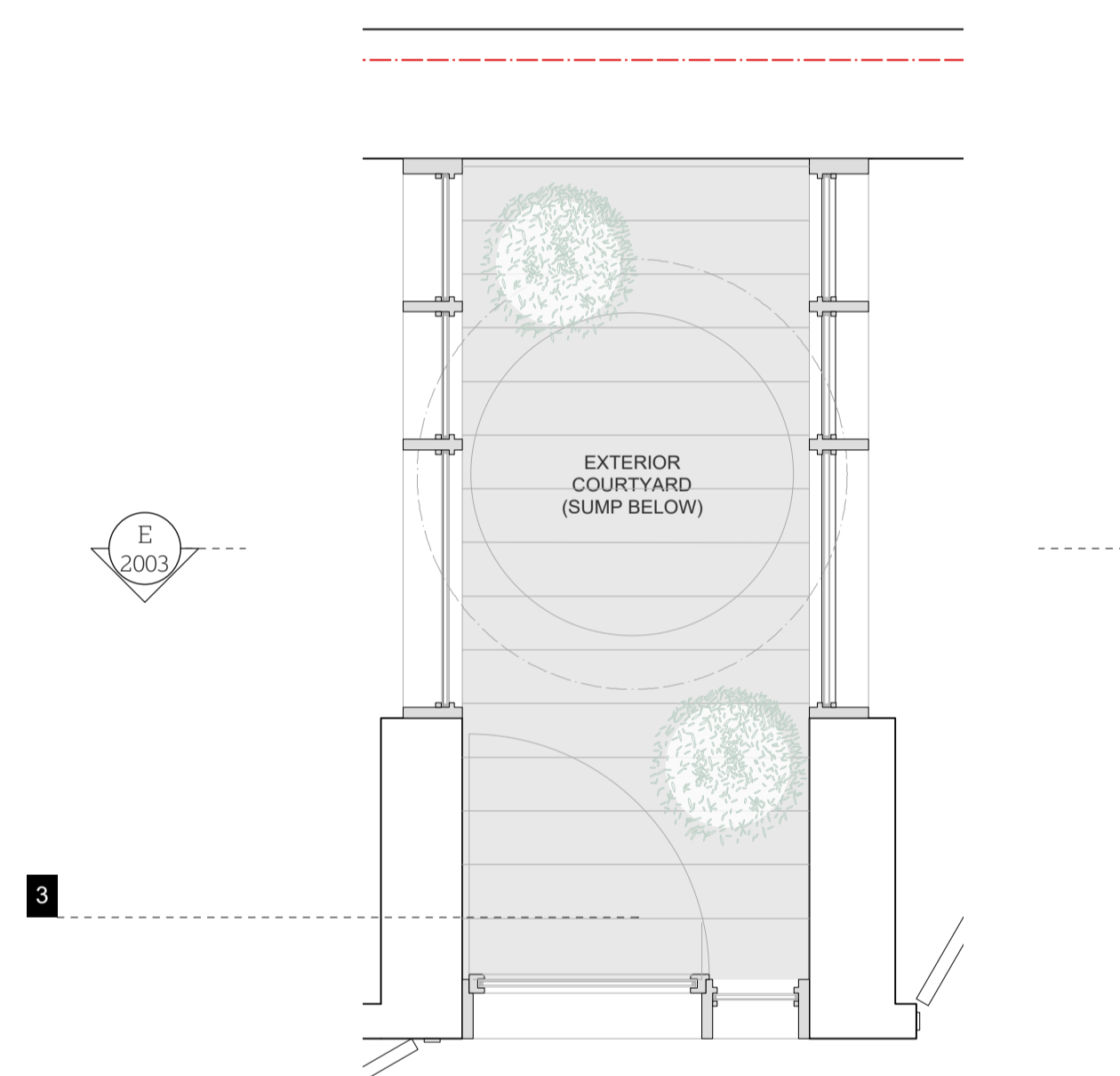
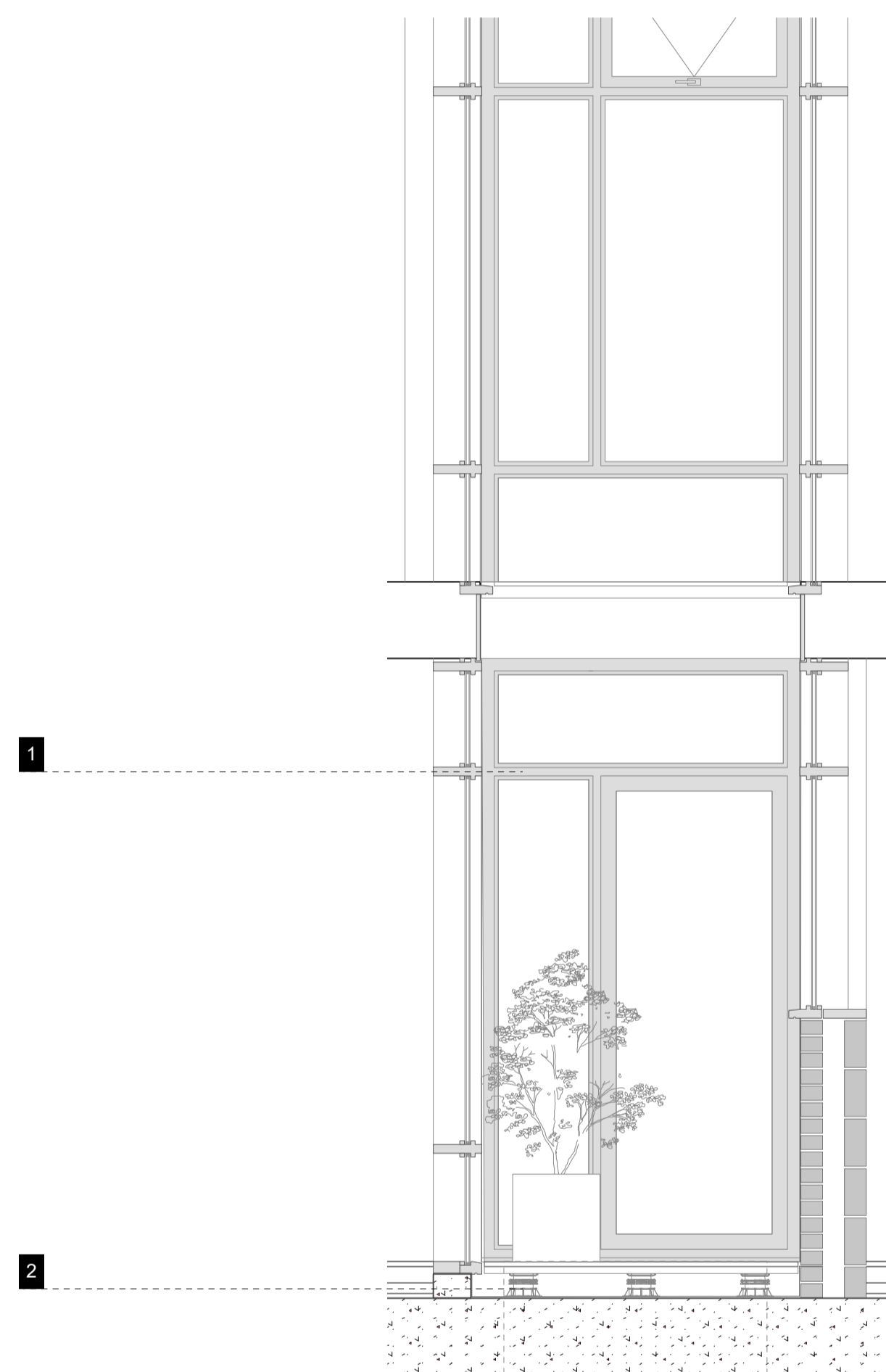
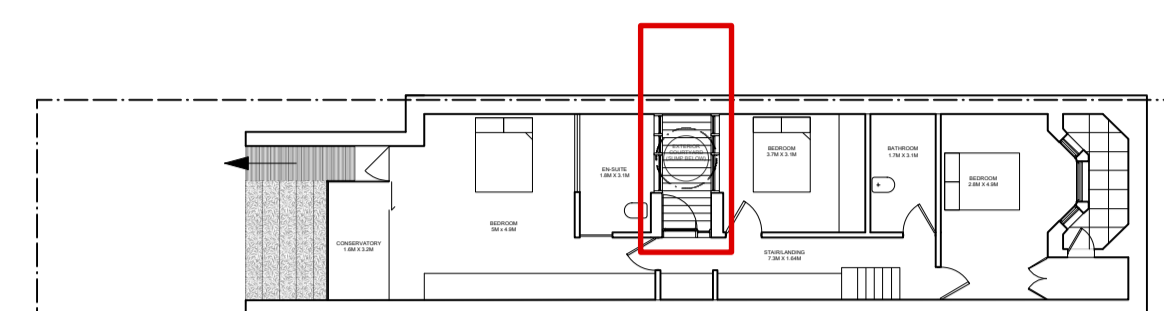
The contractor shall submit full size drawings and specifications to 51% for approval, without which, manufacture shall not commence.

This drawing is to be read in conjunction with all the relevant consultants' and / or specialists' drawings/documents, and any discrepancies or variations are to be notified to 51% before work commences.

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.



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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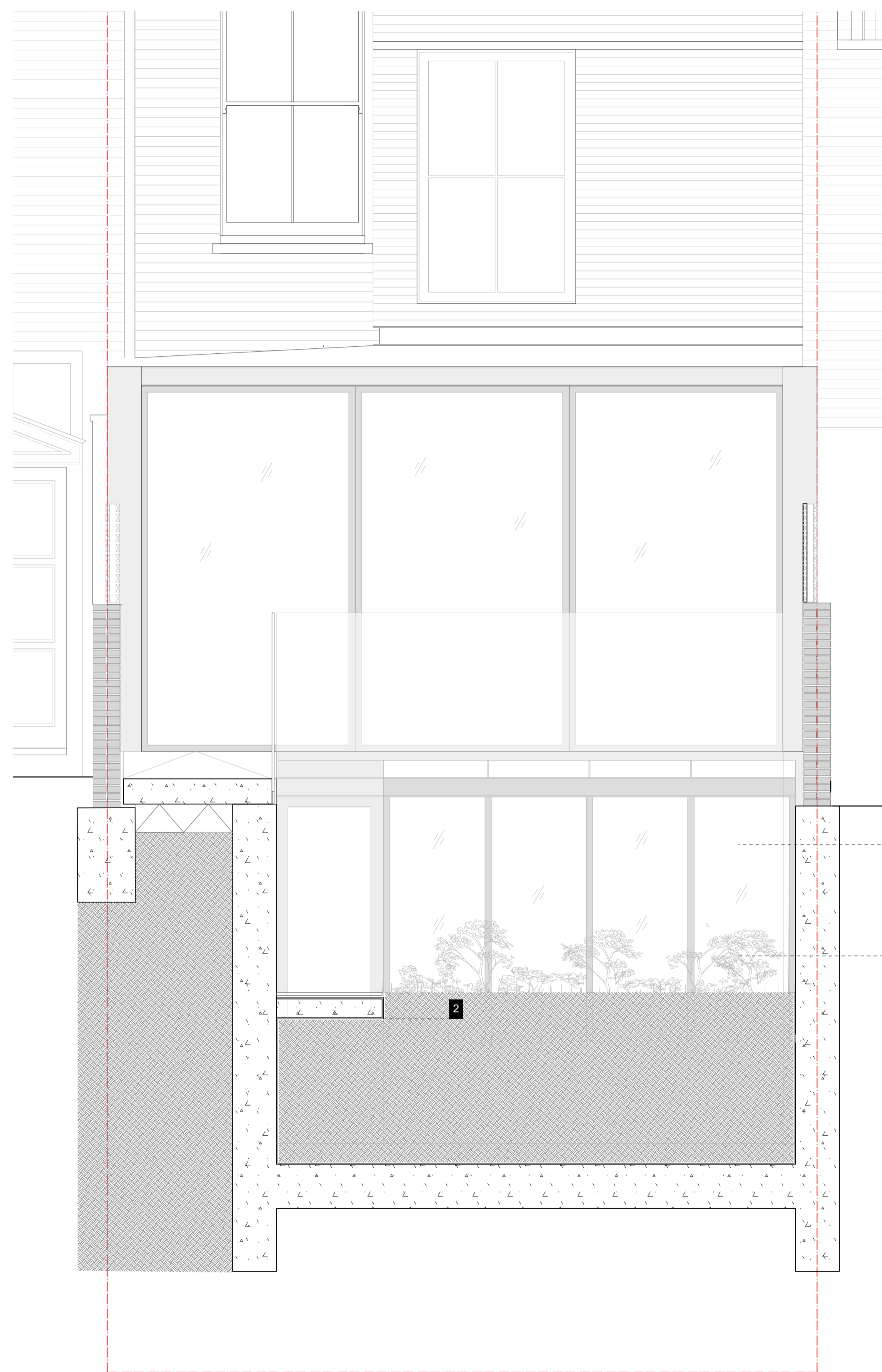
Proposed Courtyard

Scale 1:25 @ A1
Drawn by MS

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

2003

A



1 Proposed Landscape Section C
1:25



2 Proposed Landscape Section D
1:25

- | | | |
|---|---|---|
| <p>1 GLASS CONSERVATORY</p> <p>> DOUBLE GLAZED GLASS CONSERVATORY WITH POWDER COATED STEEL AND ALUMINIUM STRUCTURE.</p> | <p>3 LIGHTWELL PLANTING</p> <p>LIGHTWELL PLANTED TO ENCOURAGE BIODIVERSITY. PLANTING LIST TO INCLUDE:</p> <p>FERNS, GRASSES AND FLOWERING PLANTS SUCH AS:</p> <ul style="list-style-type: none"> - HACHENAKLOA MACRA - OSMUNDA REGALIS AGM - DRYOPTERIS FILIX-MAS - WHITE FLOWERING ANEMONE - SNAKESHEAD FRITILLARY - QUEEN OF THE NIGHT TULIP | <p>4 TEXTURED CONCRETE RAMP</p> |
| <p>2 TIMBER LINED STAIR</p> | <p>5 NEW TIMBER FENCE</p> | <p>6 NEW GARDEN WALL</p> <p>> NEWLY CONSTRUCTED LONDON STOCK BRICK WALL TO MATCH ELSEWHERE.</p> <p>> EXACT POSITION TO BE CONFIRMED RELATIVE TO BOUNDARY BY PARTY WALL AGREEMENT PRIOR TO INSTALLATION.</p> <p>> FOUNDATION DEPTH TBC ENGINEER.</p> |



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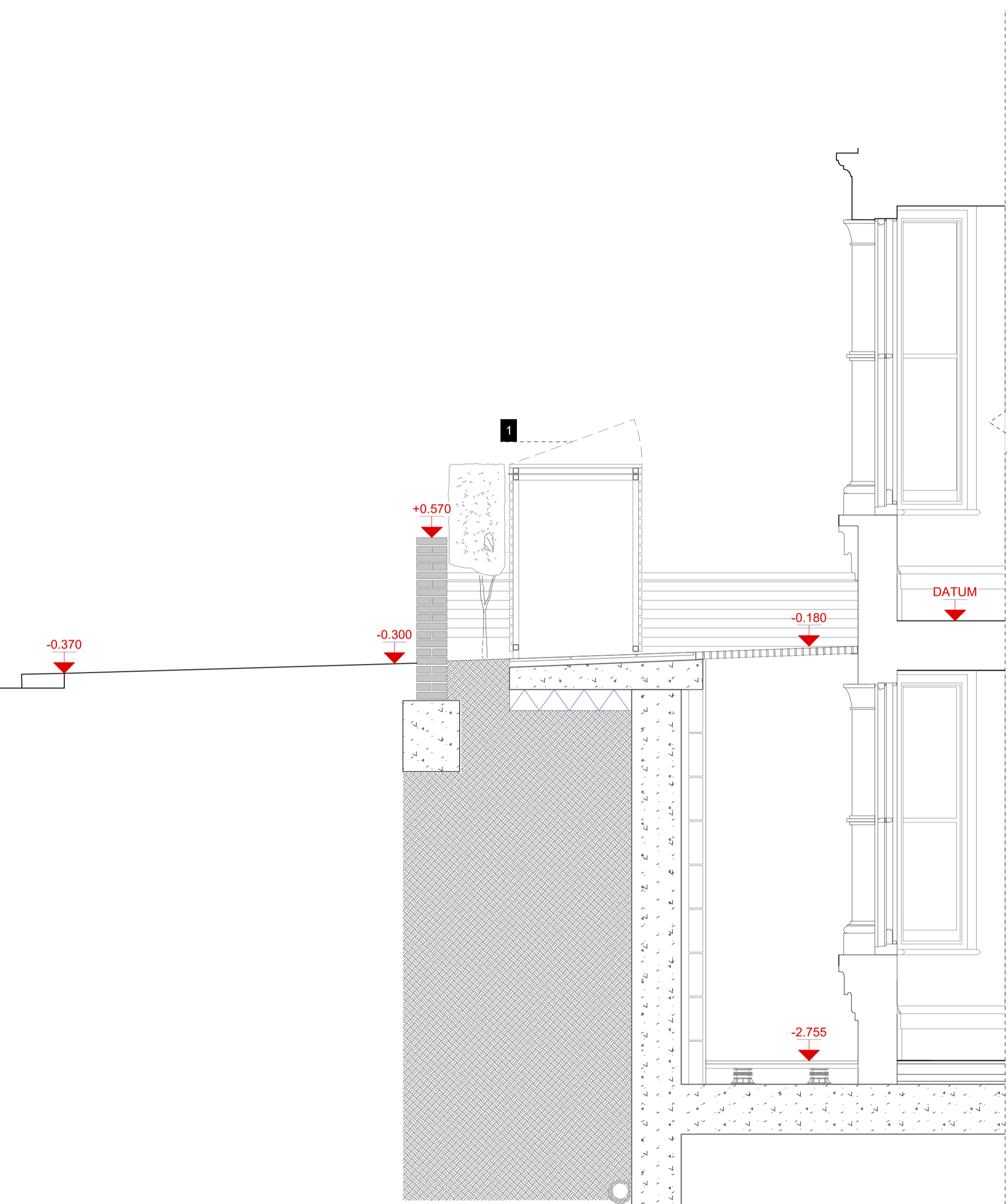
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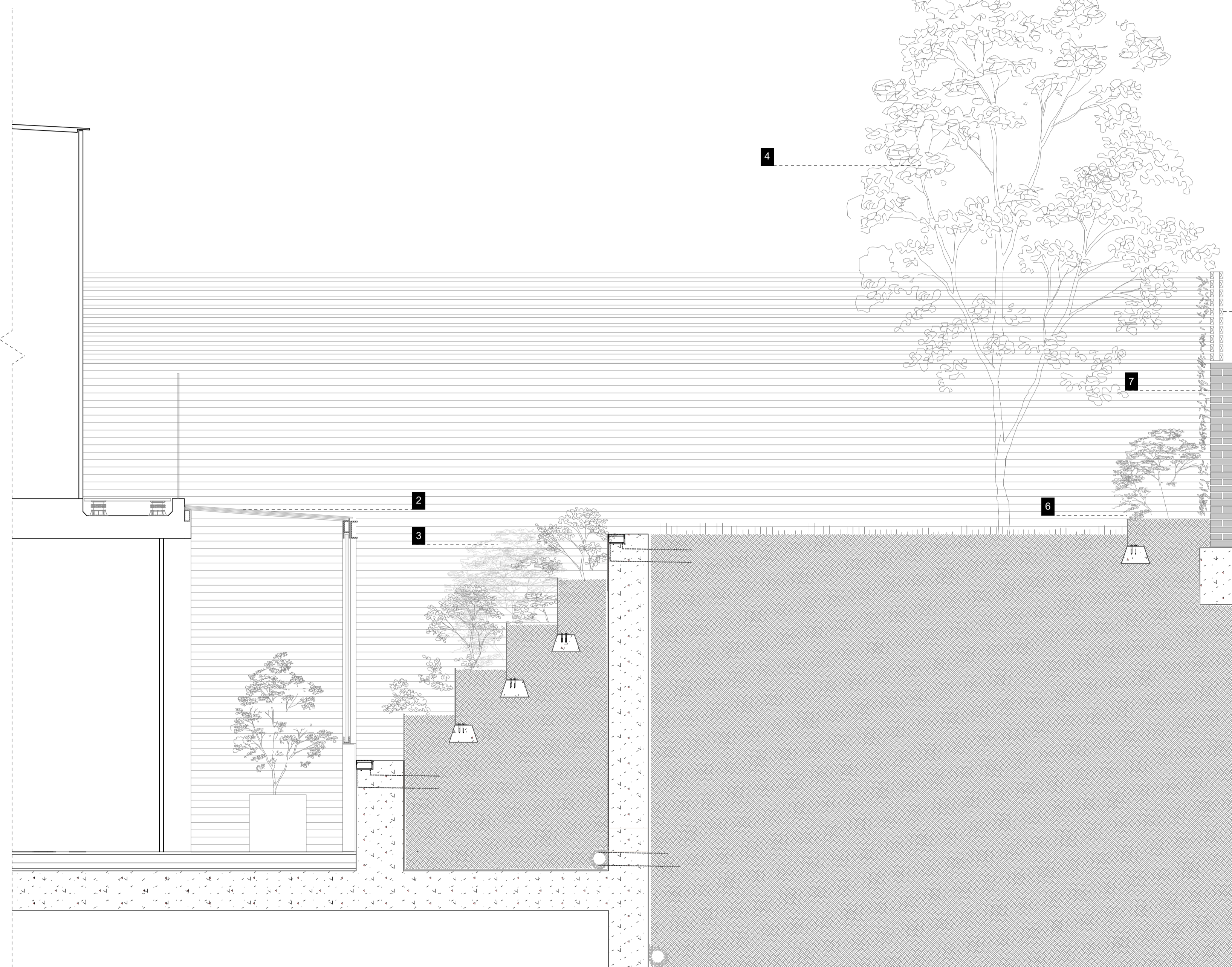
Planning
RIBA Stage 4
Landscaping Sections 2

Scale 1:25 @ A1
Drawn by MS

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



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:
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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**
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2 **Proposed Rear Garden Landscaping**
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Planning
 RIBA Stage 4

Landscaping Sections 1

Scale 1:25 @ A1
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