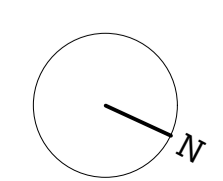


- | | |
|---|---|
| <p>1 ORIGINAL YORK STONE SLAB WITH COAL HOLE TO BE REFURBISHED.</p> <p>2 GLASS ROOFLIGHT WITH FRIT AS APPROVED 2016/4240/P</p> <p>3 ORIGINAL TILE PATH REPAIRED AND REPLACED TO MATCH EXISTING</p> <p>4 ORIGINAL YORK STONE SLAB TO BE REFURBISHED</p> <p>5 EXISTING LOW WALL REPAIRED WITH BOX HEDGE PLANTING TO MATCH ELSEWHERE ON STREET</p> | <p>6 TIMBER CLAD REFUSE ENCLOSURE IN ACCORDANCE WITH CPG1 DESIGN GUIDANCE:</p> <p>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.</p> <p>- 2X 240L WHEELIE BIN (1X COMMINGLED RECYCLING 1X COMMINGLED REFUSE) DIMS: 580MM (W) X 740MM (D) X 1070MM (H)</p> <p>- SECURE STORAGE FOR 2X BICYCLES.</p> <p>7 RECLAIMED YORK STONE PAVING</p> |
|---|---|

- | | |
|--|---|
| <p>1 LIGHTWELL GRADED IN ACCORDANCE WITH CPG4</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>2 RAMP TO GARDEN</p> <p>3 EXISTING SYCAMORE REPLACED IN ACCORDANCE WITH ASHMORE TREES METHOD STATEMENT</p> |
|--|---|

1 Proposed Front Garden Landscaping
1:25

2 Proposed Rear Garden Landscaping
1:25



51

19 Rona Road
London, NW3 2HY

Brendan Massam
Project No. 1135

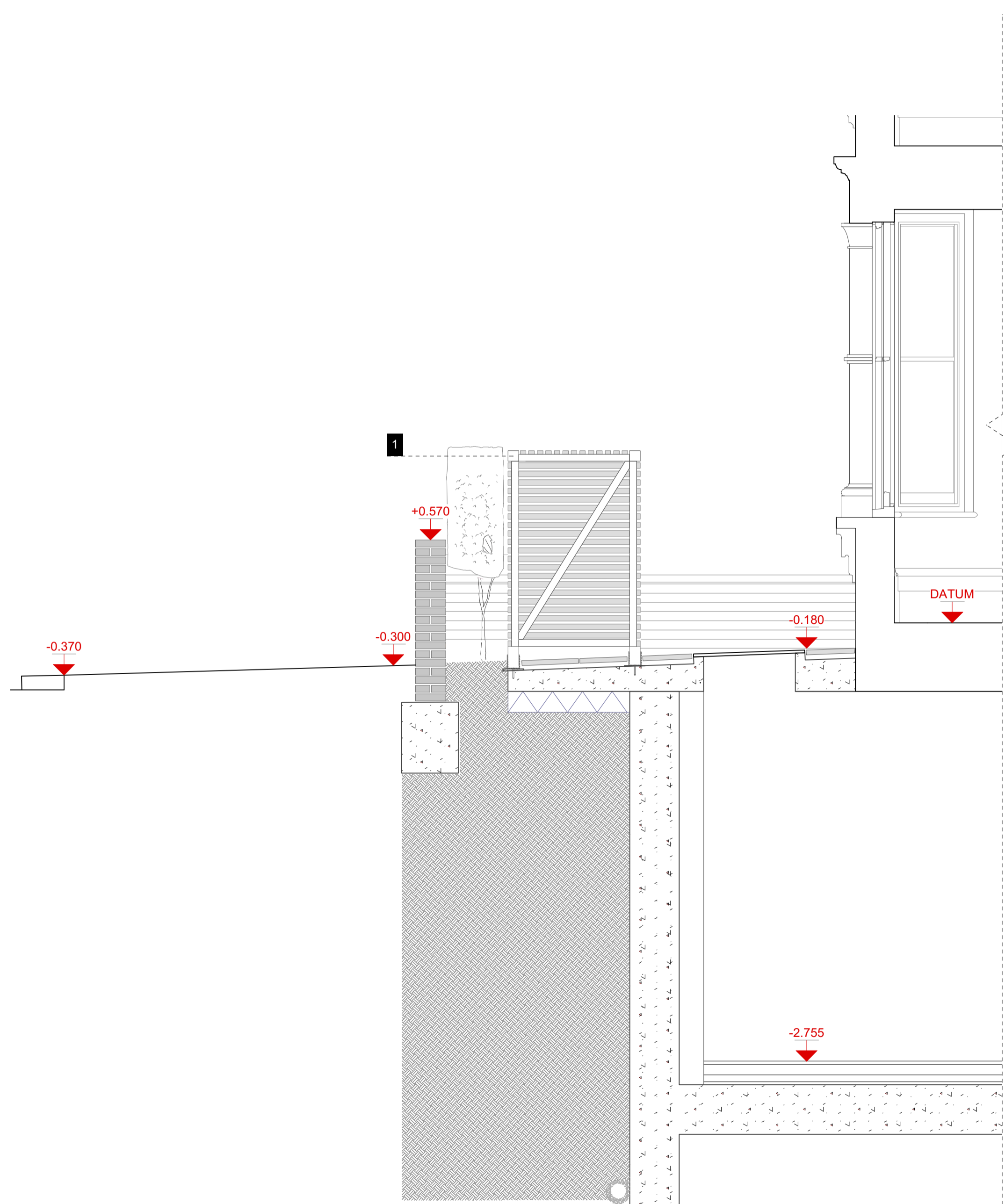
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Planning
RIBA Stage 5
Landscaping Plan

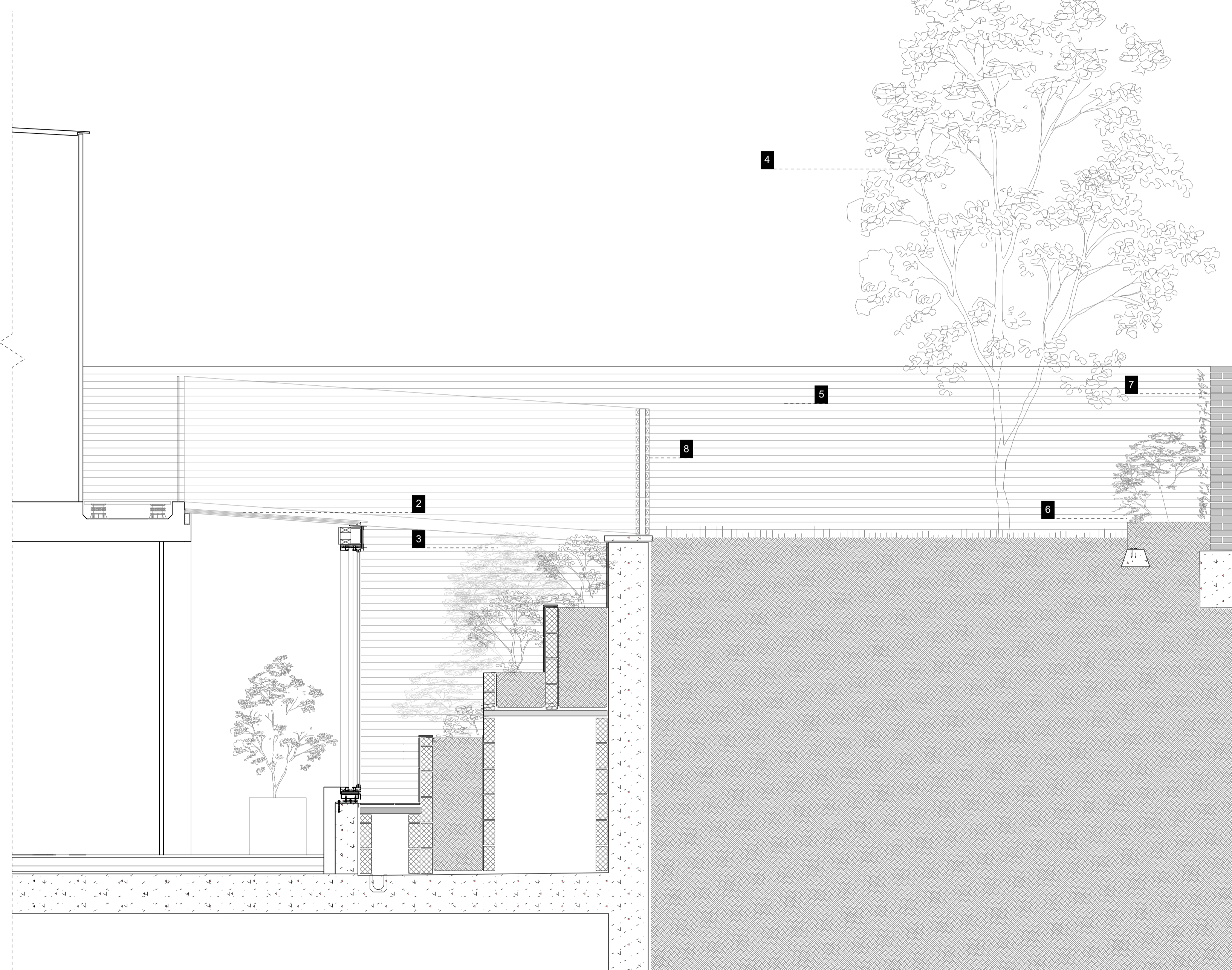
Scale 1:25 @ A1
Drawn by MS

- Issue Notes:
- | | |
|---|--|
| <p>A 28/10/15</p> <p>B 12/11/15</p> <p>C 31/5/16</p> <p>D 14/8/17</p> | <p>Issued for case officer comment</p> <p>Issued in response to final case officer comments to include:</p> <ul style="list-style-type: none"> - 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 <p>Issued for Pre-Commencement Condition and Highways approval.</p> <p>Rear lightwell design revised</p> |
|---|--|

2000 D



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

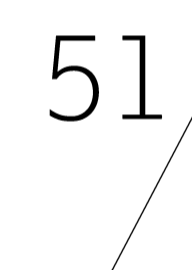
4 **REPLACEMENT TREE**
 IN ACCORDANCE WITH METHOD STATEMENT BY ARBORICULTURALIST ASHMORE TREES

5 > REPAIRED AND REPOINTED GARDEN WALL.
6 **RAISED BED WITH COR-TEN EDGING**
 PLANTED WITH ROSE BUSHES.

7 **GARDEN WALL**
 > REPAIRED AND REPOINTED GARDEN WALL.
8 **TIMBER BALUSTRADE TO LIGHTWELL**

1 **Proposed Front Garden Landscaping**
 1:25

2 **Proposed Rear Garden Landscaping**
 1:25



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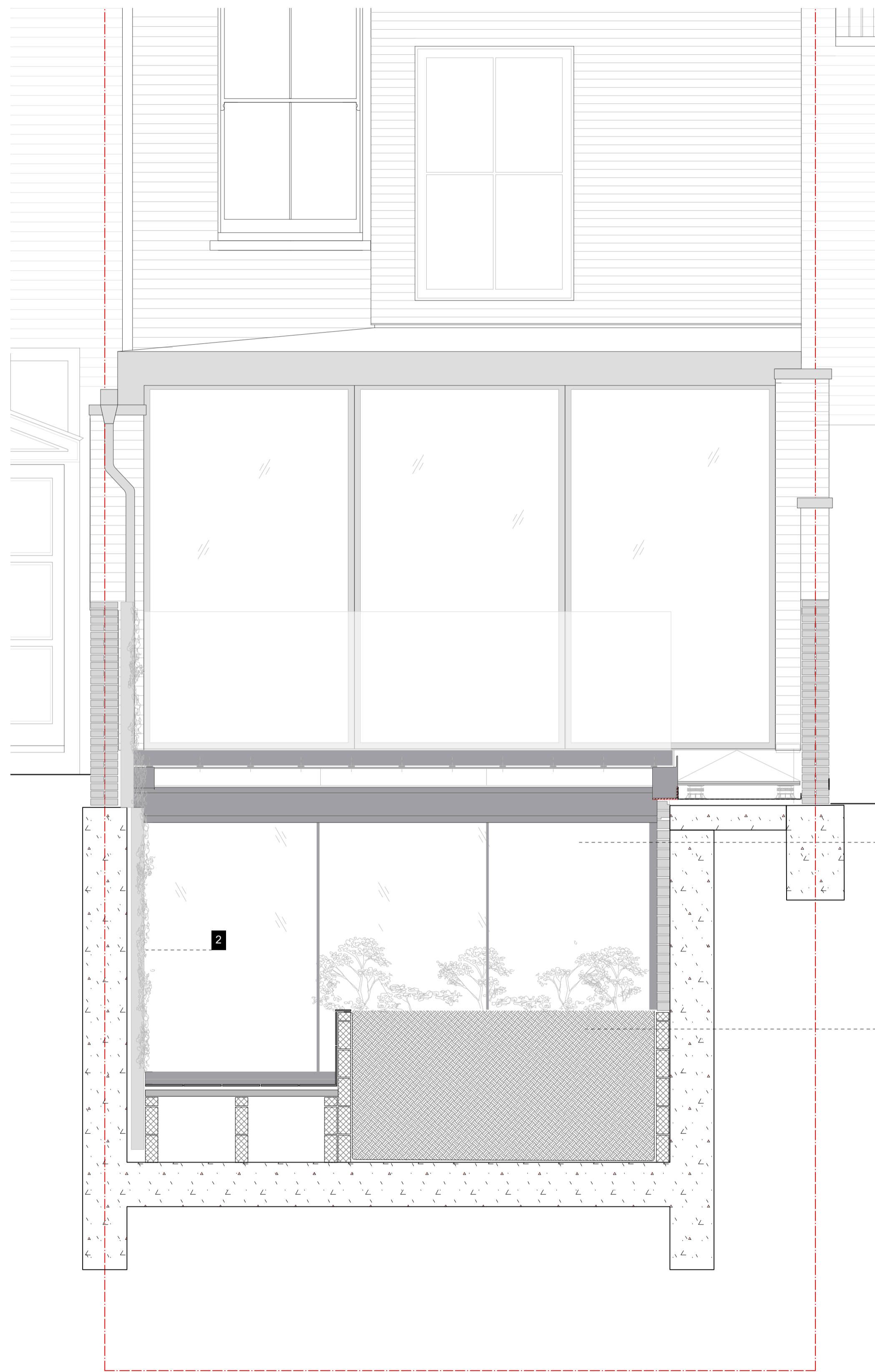
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Planning
RIBA Stage 5
Landscaping Sections 1

Scale 1:25 @ A1
 Drawn by MS

Issue Notes:
 A 31/5/16 Issued for Pre-Commencement Condition and Highways approval.
 B 14/8/17 Rear Lightwell Design Revised





- | | | |
|--|--|--|
| <p>1 GLASS CONSERVATORY
 > DOUBLE GLAZED GLASS CONSERVATORY WITH POWDER COATED STEEL AND ALUMINIUM STRUCTURE.</p> <p>2 LIVING WALL
 > LIGHTWELL WALL CLAD WITH HYDROPONIC GREEN WALL TO ENCOURAGE BIODIVERSITY AND REDUCE RUN OFF.</p> | <p>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</p> | <p>4 SLATTED TIMBER BALUSTRADE</p> <p>5 EXISTING GARDEN WALL RETAINED AND REPOINTED.</p> |
|--|--|--|

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Planning
 RIBA Stage 5
 Landscaping Sections 2

Scale 1:25 @ A1
 Drawn by MS

Issue Notes:
 A 31/5/16 Issued for Pre-Commencement Condition and Highways approval.
 B 14/8/17 Rear lightwell design revised

1 Proposed Landscape Section C
 1:25

2 Proposed Landscape Section D
 1:25



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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%.

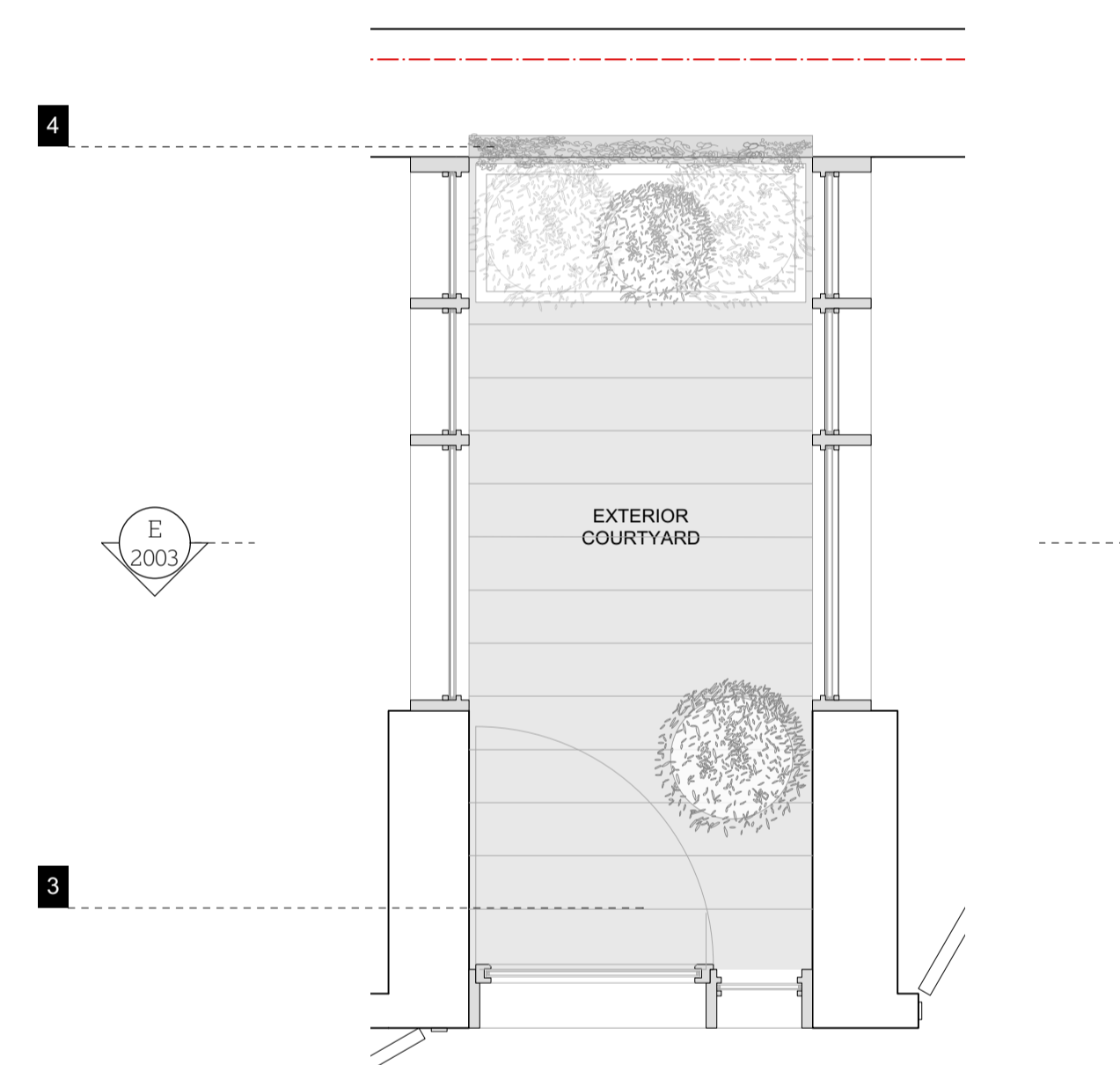
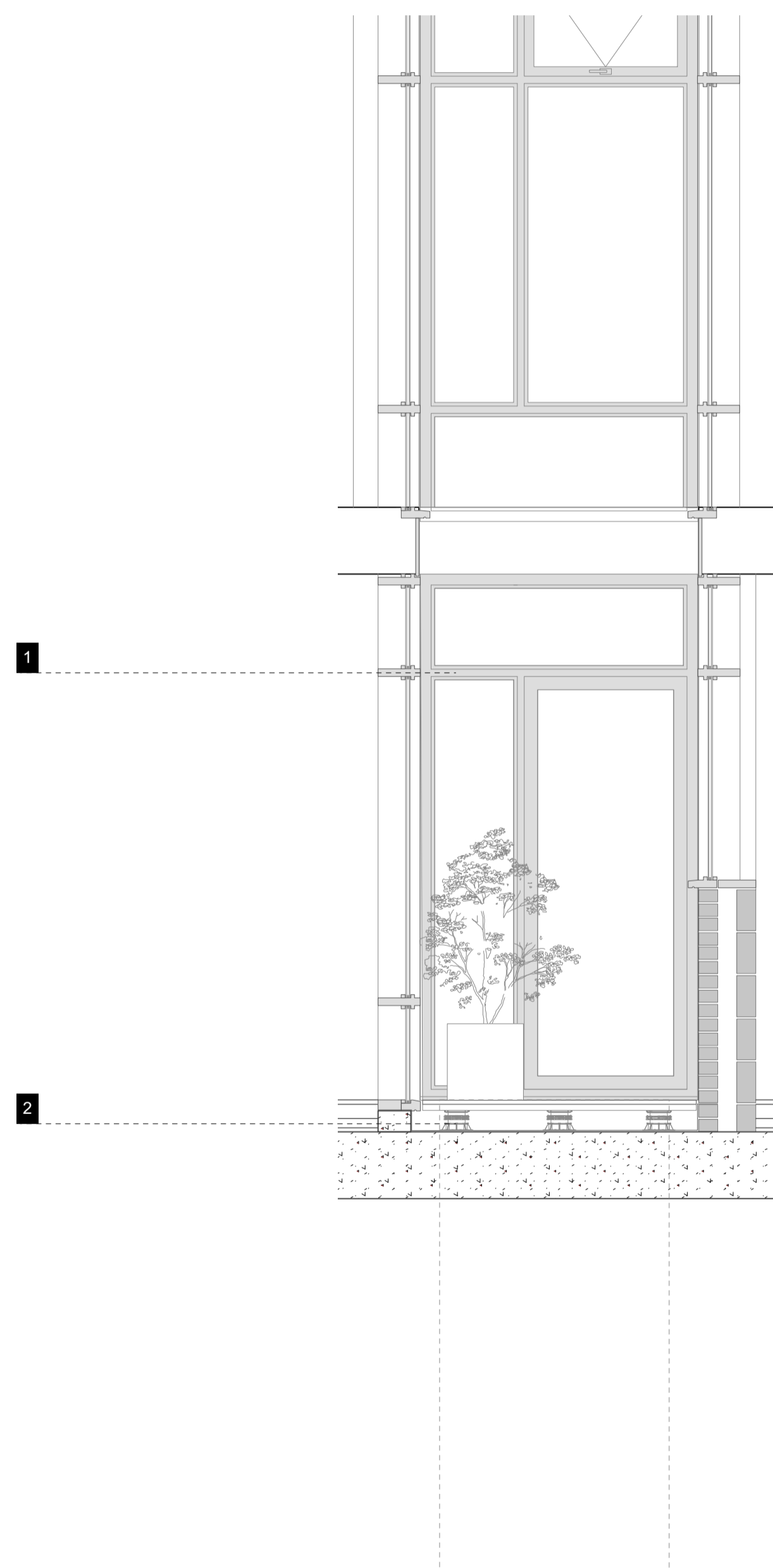
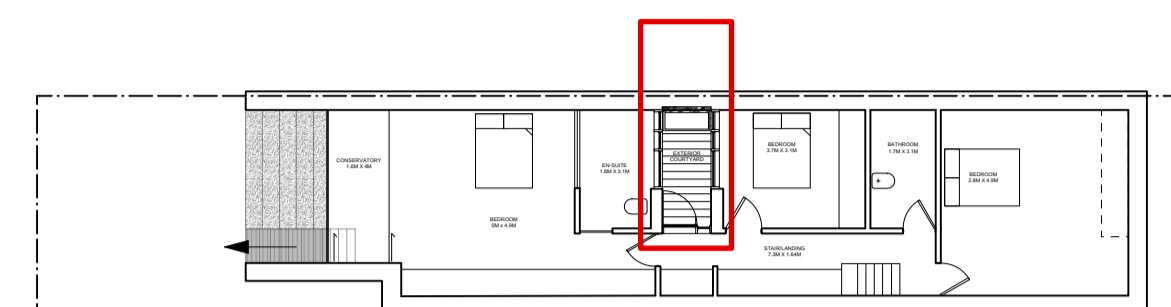
The contractor shall submit full size drawings and specifications to 51% for approval, without which, manufacture shall not commence.

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.
- 4** **LIVING WALL**
LIVING WALL TO LIGHTWELL
- 5** **PLANTER**
PLANTER AT BASE OF LIGHTWELL

1 Proposed Courtyard Section E
1:25

2 Proposed Courtyard Plan
1:25



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Planning
RIBA Stage 5
Proposed Courtyard

Scale 1:25 @ A1
Drawn by MS

Issue Notes:
A 31/5/16 Issued for Pre-Commencement Condition and Highways approval.
B 14/8/17 Living wall added to lightwell