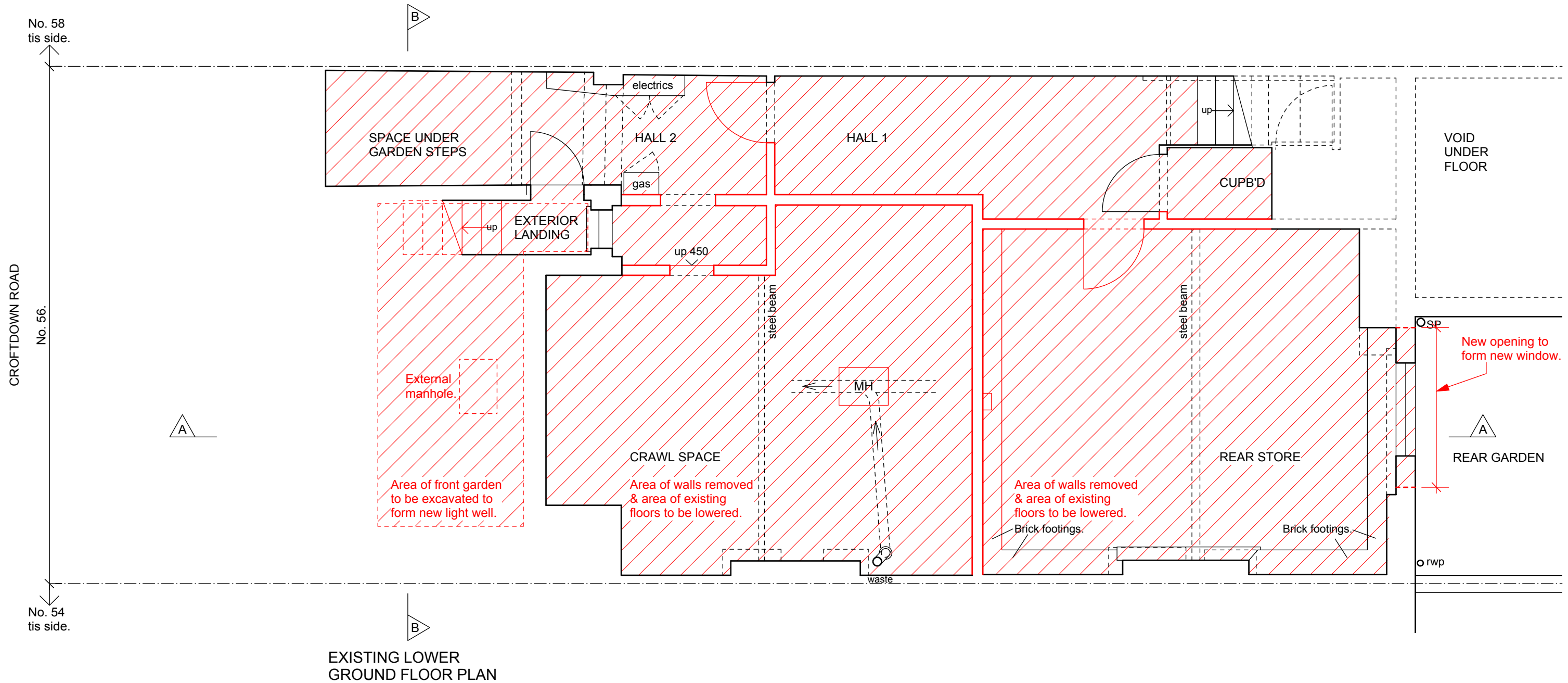


AREAS OF DEMOLITIONS INDICATED IN RED.

Revision: A 01.06.16 Add general info.

	scales gunn design <small>ltd</small> 6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 29th Feb 2016 Client: C & R Nuttall	Drawn/checked: dg / ___ Scale: 1:50 @A3
	Project: 56 Croftdown Rd	EXISTING DRAWING	
	Drg. Title: Existing Upper Ground Floor Plan	No. 56CROFT -E- 101	Rev. A

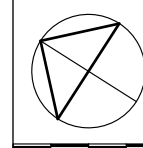
0 1m



EXISTING LOWER GROUND FLOOR PLAN

AREAS OF DEMOLITIONS INDICATED IN RED.

Revision: A 01.06.16 Add general info.

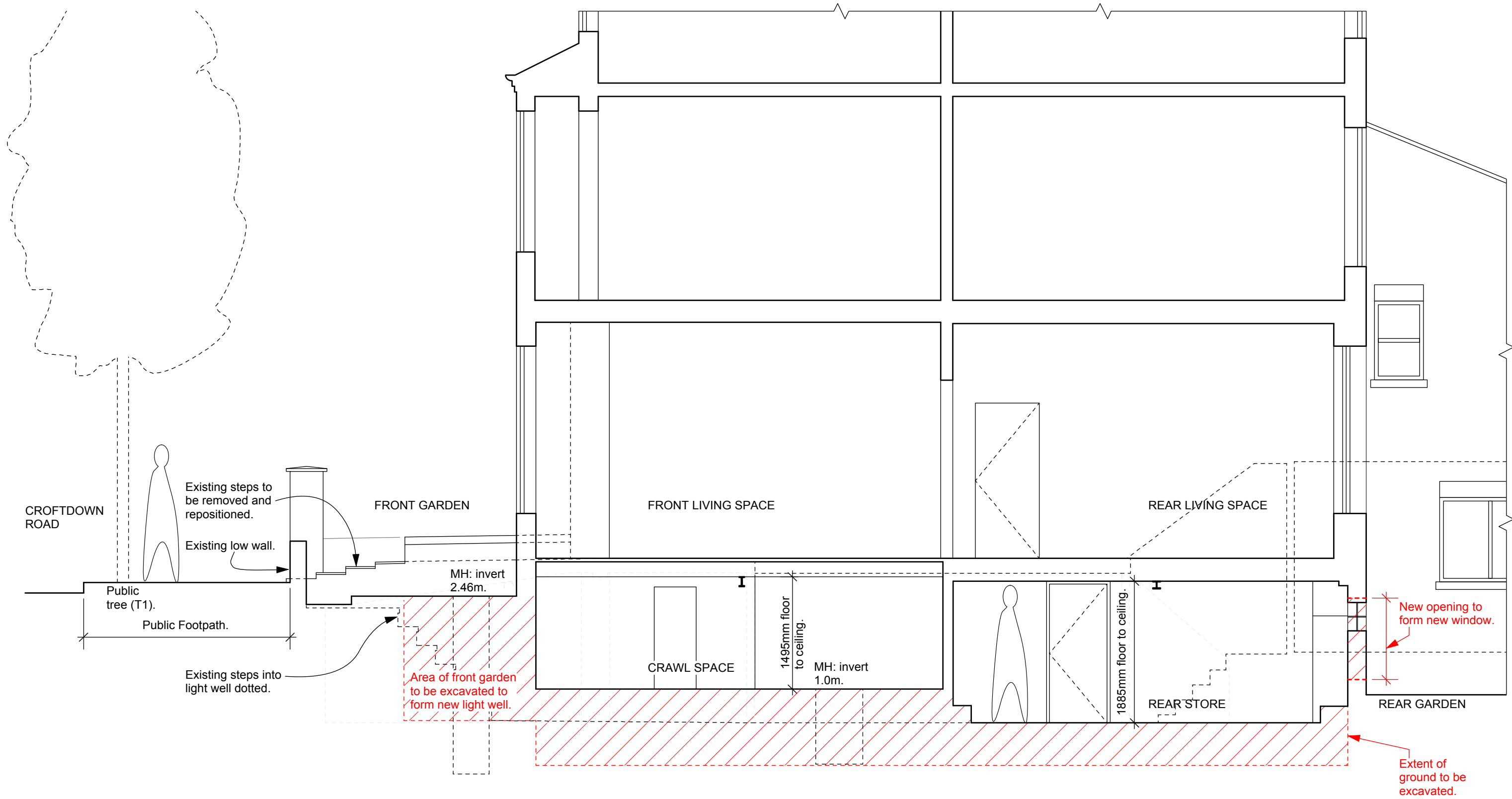


scales
gunn design LTD
6 North Grove London N6 4SL
t: 020 8341 9605 m: 07900 491 428

Project: 56 Croftdown Rd
Drg. Title: Existing Lower Ground Floor Plan

Date: 29th Feb 2016	Drawn/checked: dg / ___
Client: C & R Nuttall	Scale: 1:50 @A3
EXISTING DRAWING	
No. 56CROFT -E- 102	Rev. A

0 1m



EXISTING SECTION A-A

AREAS OF DEMOLITIONS INDICATED IN RED.

Revision: A 01.06.16 Add general info.

scales gunn design LTD	6 North Grove London N6 4SL	Date: 29th Feb 2016	Drawn/checked: dg / ___
	t: 020 8341 9605 m: 07900 491 428	Client: C & R Nuttall	Scale: 1:50 @A3
Project: 56 Croftdown Rd	EXISTING DRAWING		
Drg. Title: Existing Section A-A	No. 56CROFT -E- 200	Rev. A	

0 1m



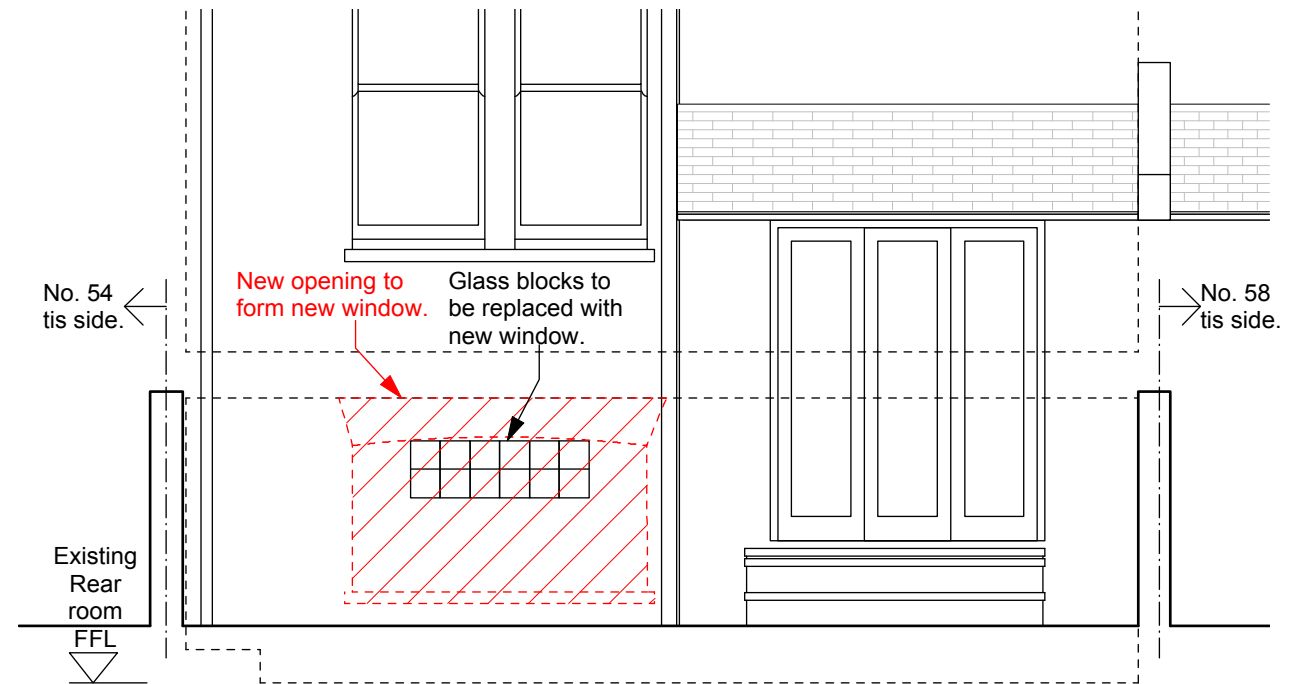
EXISTING FRONT ELEVATION
(scale 1:100 @ A3)

0 2m



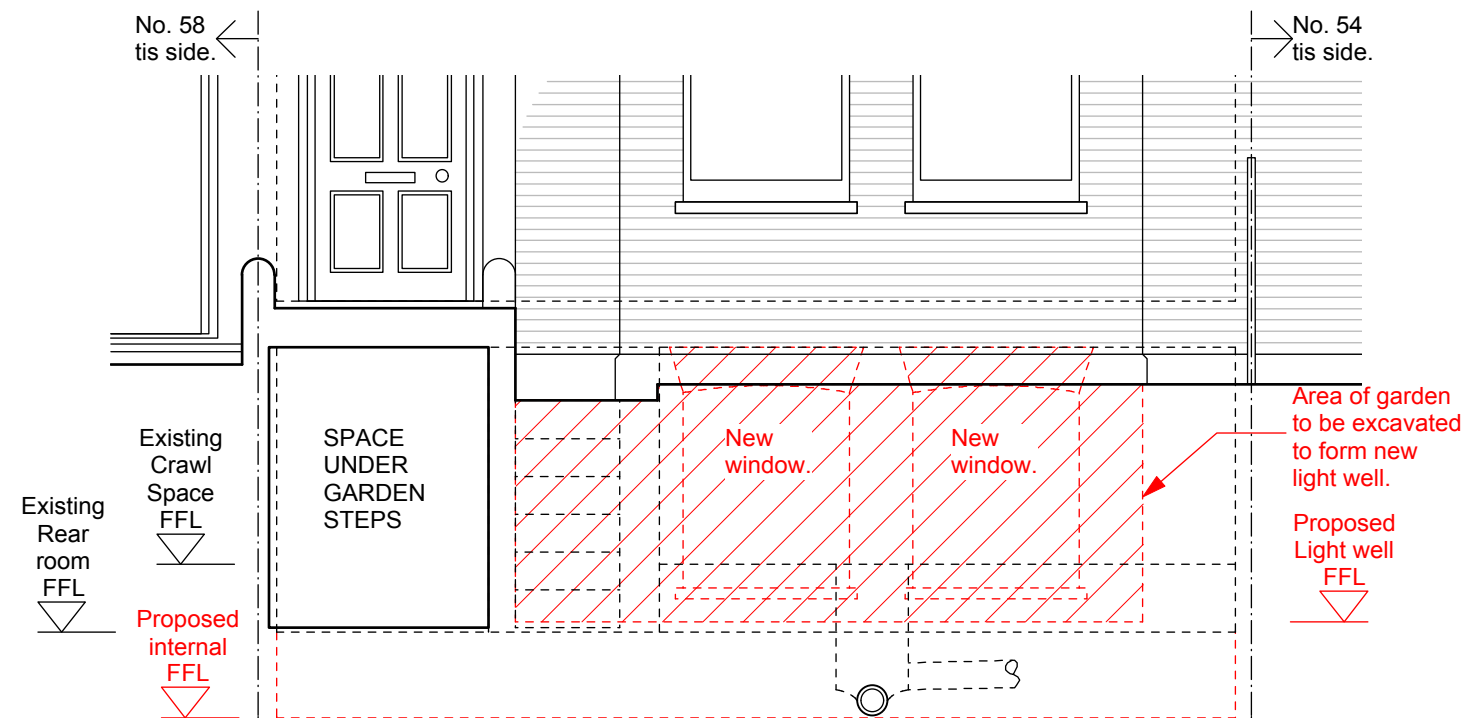
EXISTING REAR ELEVATION
(scale 1:100 @ A3)

0 2m



EXISTING PART REAR ELEVATION
(scale 1:50 @ A3)

0 1m



EXISTING SECTION B-B
(scale 1:50 @ A3)

0 1m

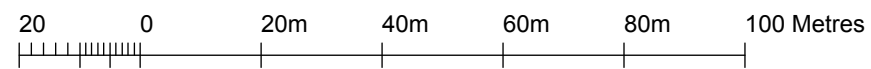
AREAS OF DEMOLITIONS INDICATED IN RED.

Revision: A 01.06.16 Add general info.

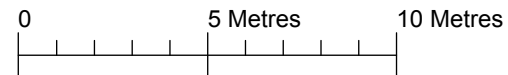
scales gunn design LTD	6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 29th Feb 2016 Client: C & R Nuttall	Drawn/checked: dg / Scale: 1:50@A1 / 1:100@A3
Project: 56 Croftdown Rd		EXISTING DRAWING	
Drg. Title: Existing Elevations		No. 56CROFT -E- 300 Rev. A	



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



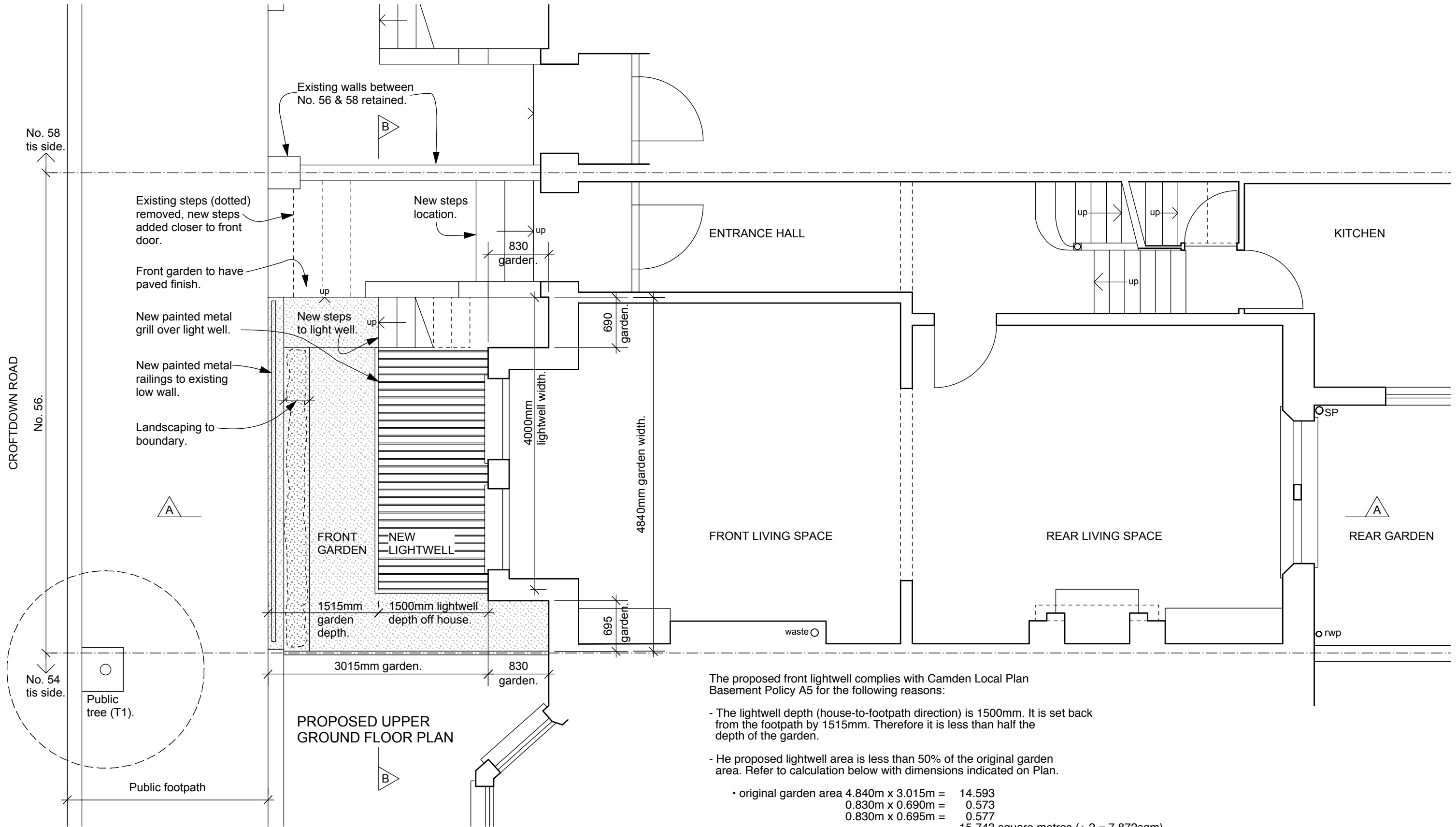
BLOCK PLAN
(Scale 1:200 @ A3).



SITE ADDRESS:
56 Croftdown Rd,
London
NW5 1EN

Revision:

	scales gunn design <small>LTD</small> 6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 10th June 2016	Drawn/checked: dg / ___
	Project: 56 Croftdown Rd	Client: C & R Nuttall	Scale: 1:50 @A3
	Drg. Title: Site Location Plan / Block Plan	PLANNING DRAWING	



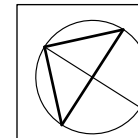
The proposed front lightwell complies with Camden Local Plan Basement Policy A5 for the following reasons:

- The lightwell depth (house-to-footpath direction) is 1500mm. It is set back from the footpath by 1515mm. Therefore it is less than half the depth of the garden.
- The proposed lightwell area is less than 50% of the original garden area. Refer to calculation below with dimensions indicated on Plan.

- original garden area $4.840\text{m} \times 3.015\text{m} = 14.593$
 $0.830\text{m} \times 0.690\text{m} = 0.573$
 $0.830\text{m} \times 0.695\text{m} = 0.577$
 15.743 square metres ($\div 2 = 7.872\text{sqm}$).

- proposed lightwell $4.000\text{m} \times 1.500\text{m} = 6.000$
 $0.830\text{m} \times 0.690\text{m} = 0.573$
 6.543 square metres (less than half of original garden area).

Revision:
 A 11.07.17 Add lightwell info showing compliance with Basement Policy A5.
 B: 18.04.18- Change railings to metal grill. Remove steps winder.



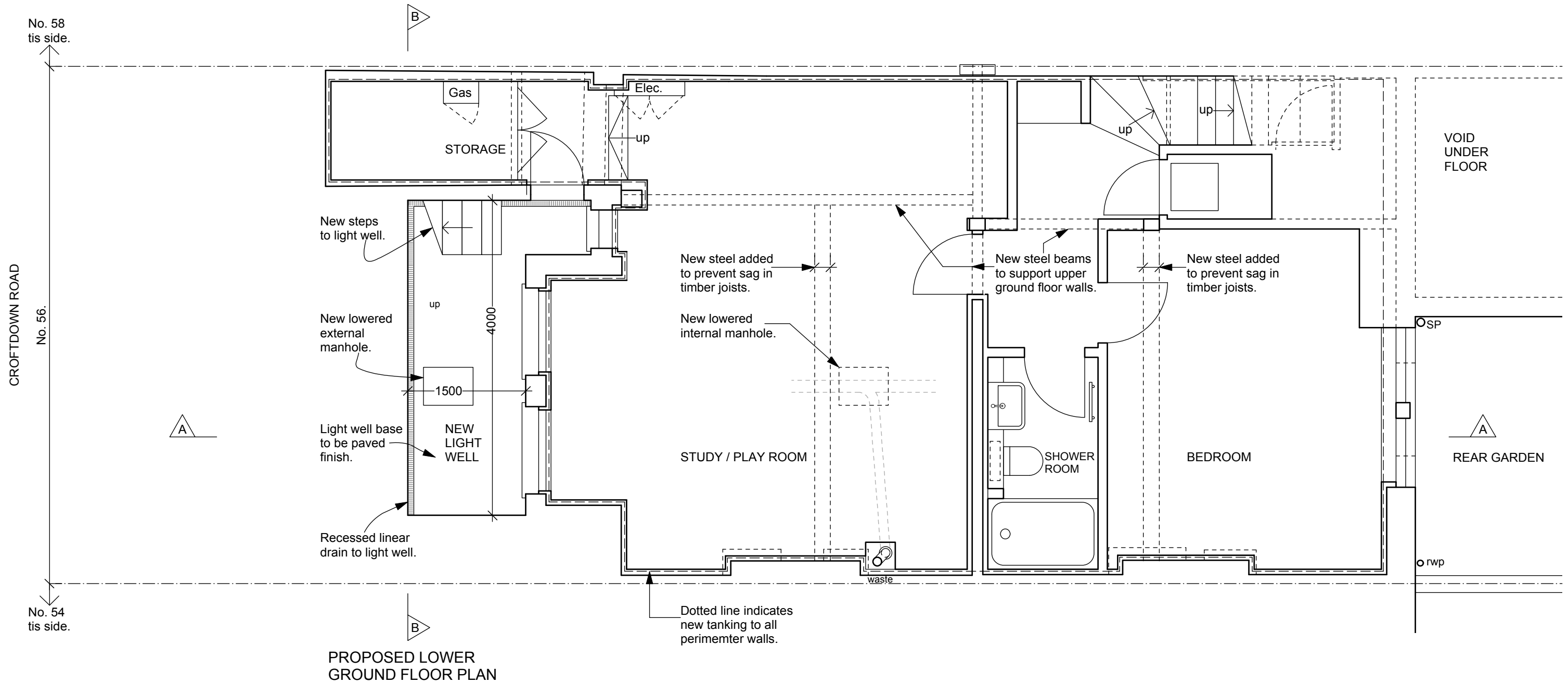
scales
gunn design LTD 6 North Grove London N6 4SL
t: 020 8341 9605 m: 07900 491 428

Date: 10th June 2016 Drawn/checked: dg / ___
 Client: C & R Nuttall Scale: 1:50 @A3

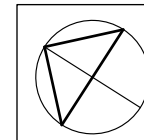
Project: 56 Croftdown Rd
 Drg. Title: Proposed Upper Ground Floor Plan

PLANNING DRAWING
 No. 56CROFT -P- 101 Rev. B

0 1m



Revision:
 A: 18.04.18- Change railings to metal grill. Remove steps winder.



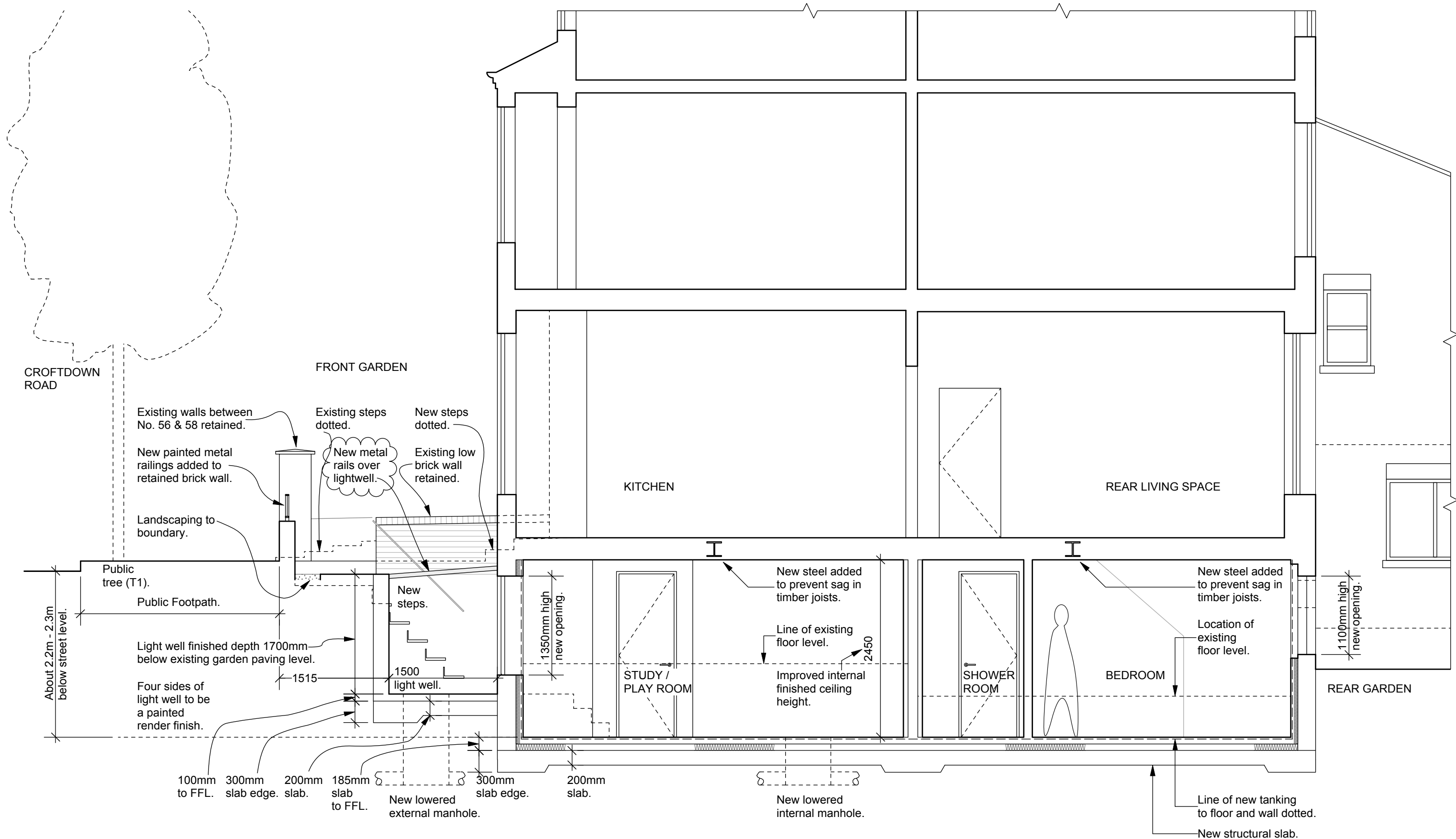
scales
 gunn design LTD
 6 North Grove London N6 4SL
 t: 020 8341 9605 m: 07900 491 428

Date: 10th June 2016
 Client: C & R Nuttall
 Drawn/checked: dg / ___
 Scale: 1:50 @A3

Project: 56 Croftdown Rd
 Drg. Title: Proposed Lower Ground Floor Plan

PLANNING DRAWING
 No. 56CROFT -P- 102 Rev. A

0 1m



PROPOSED SECTION A-A

Revision:
 A:01.12.17- Add heights down from street level for GEA.
 B:18.04.18- Change railings to metal grill. Remove steps winder.

	scales gunn design LTD 6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 10th June 2016	Drawn/checked: dg / ___
	Project: 56 Croftdown Rd Drg. Title: Proposed Section A-A	Client: C & R Nuttall PLANNING DRAWING No. 56CROFT -P- 200 Rev. B	Scale: 1:50

NOTES FOR NEW WINDOWS TO FRONT ELEVATION

Opening: Width to match upper floor windows. Height as per drawing.
 Head: To be arched as per upper floor windows.
 Wall: To be render finished, therefore no soldier coursing.
 Cill: Painted stone to match existing.
 Frames: Timber frames to match existing to upper floor.
 Frames set back into jamb as per existing windows.

NOTES FOR NEW WINDOW TO REAR ELEVATION

Opening: Width to match upper floor windows. Height as per drawing.
 All new brick to match existing to street side including bond and mortar size and colour.
 Head: To be arched to underside with one and a half brick soldier coursing to match existing.
 Jamb: To match existing.
 Cill: Painted stone to match existing.
 Frames: Timber frames and dividing vertical profiles to match existing.
 Frames painted to match existing.
 Frames set back into jamb as per existing windows.



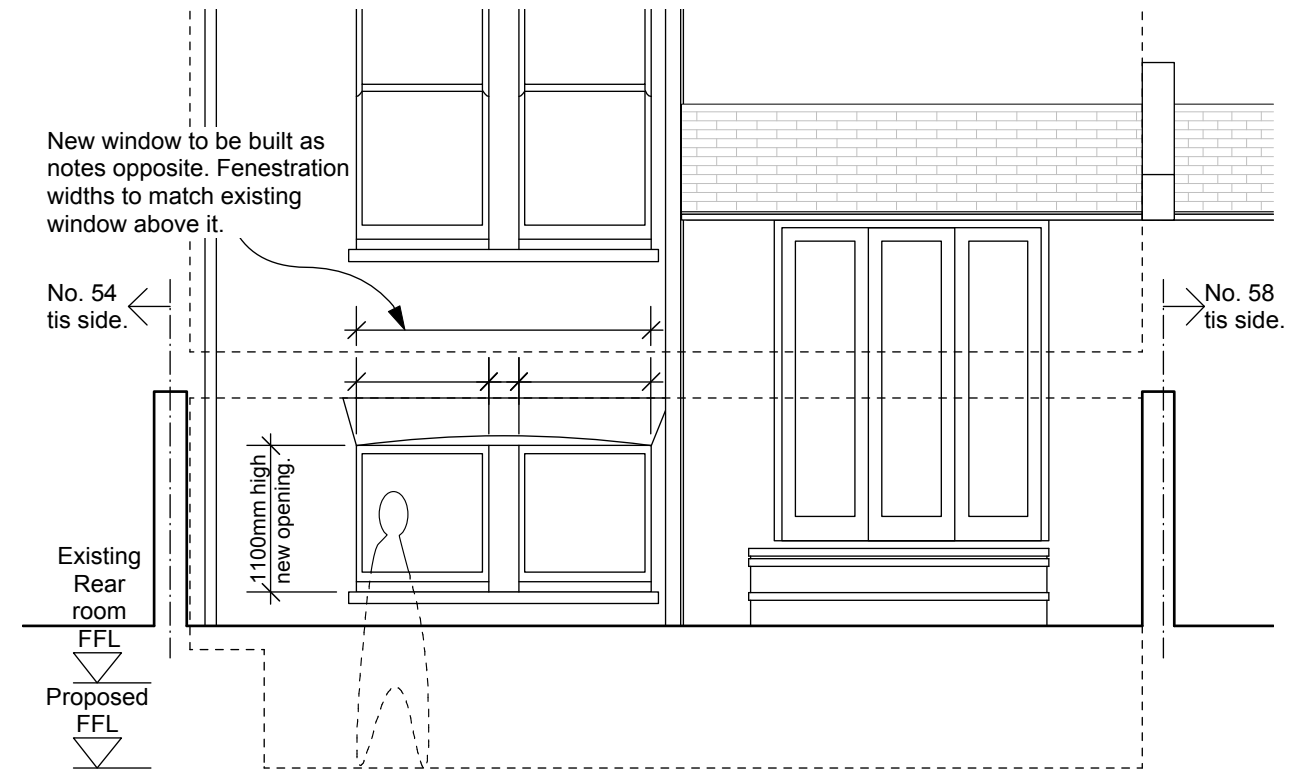
PROPOSED FRONT ELEVATION
(scale 1:100 @ A3)

0 2m



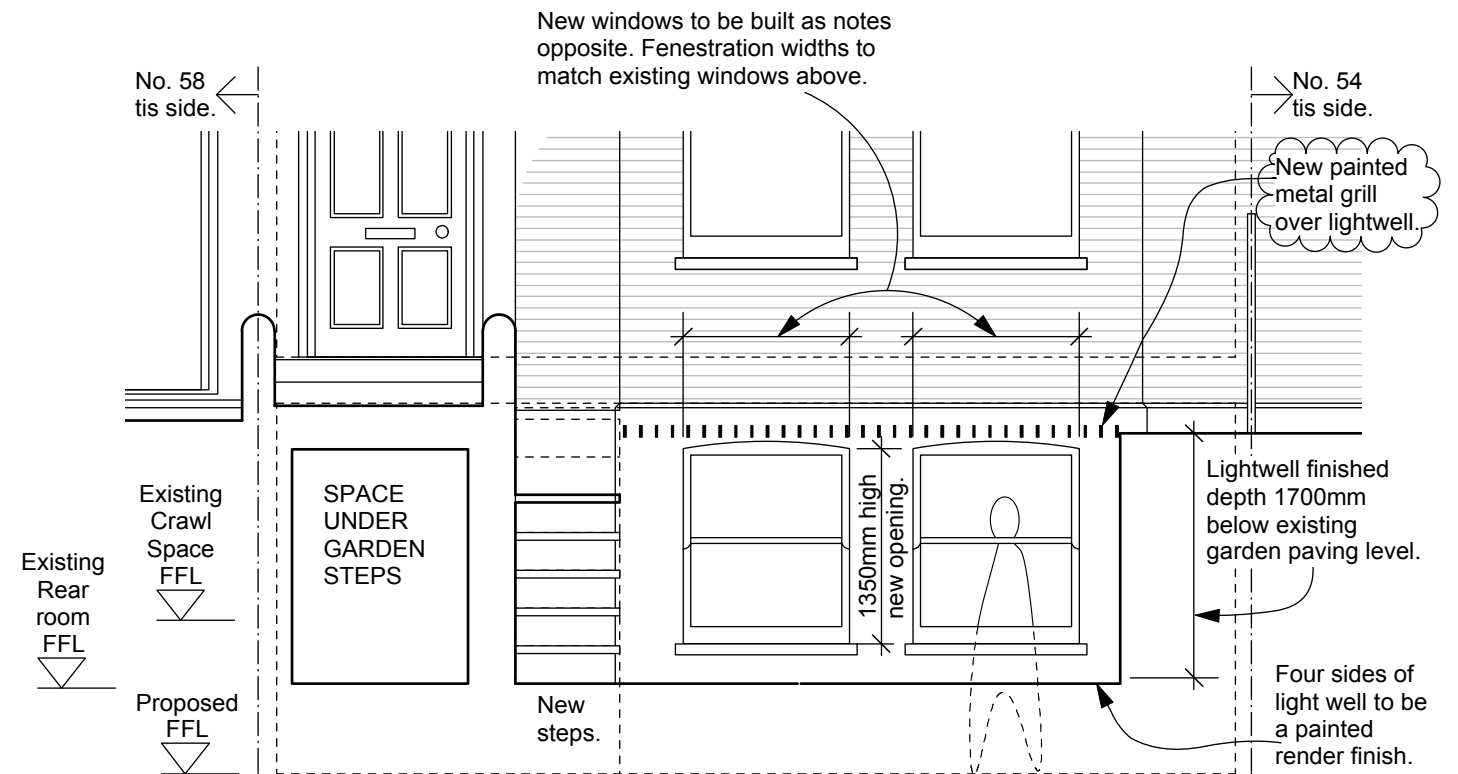
PROPOSED REAR ELEVATION
(scale 1:100 @ A3)

0 2m



PROPOSED PART REAR ELEVATION
(scale 1:50 @ A3)

0 1m



PROPOSED SECTION B-B
(scale 1:50 @ A3)

0 1m

Revision:
 A: 18.04.18- Change railings to metal grill. Remove steps winder.

scales gunn design LTD 6 North Grove London N6 4SL
 t: 020 8341 9605 m: 07900 491 428

Date: 10th June 2016 Drawn/checked: dg / ___
 Client: C & R Nuttall Scale: 1:50@A1 / 1:100@A3

Project: 56 Croftdown Rd
 Drg. Title: Proposed Elevations

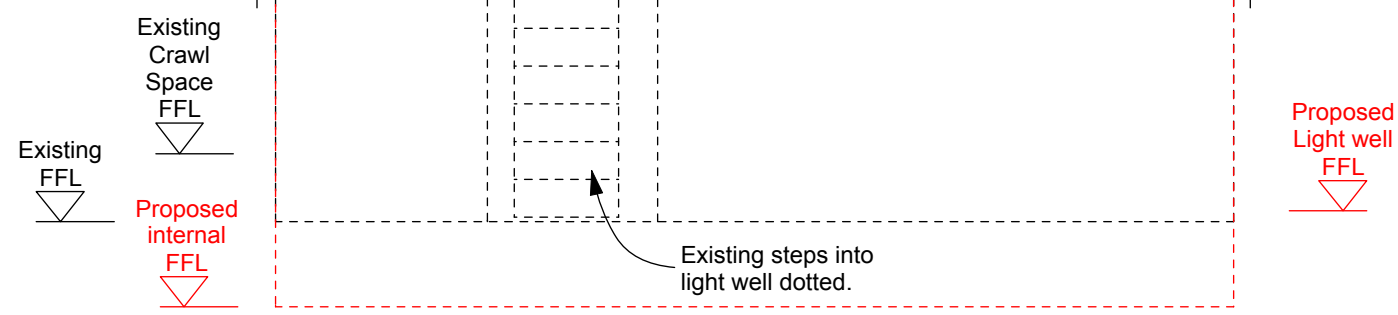
PLANNING DRAWING
 No. 56CROFT -P- 300 Rev. A

No. 58 tis side. No. 56 CROFTDOWN RD. No. 54 tis side.



Existing low wall.

Public tree (T1).



EXISTING FRONT ELEVATION FROM STREET

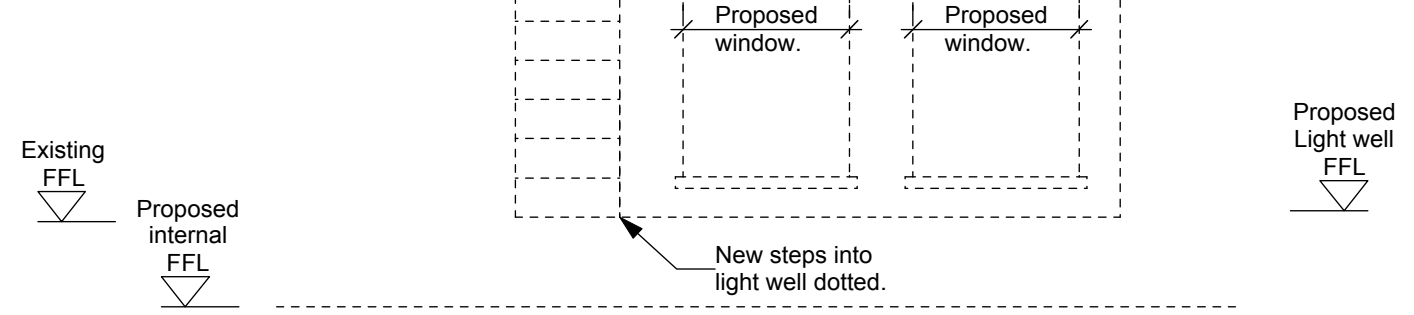
Revision: A: 18.04.18- Change railings to metal grill. Remove steps winder.



Existing walls between No. 56 & 58 retained.

New painted metal railings added to retained brick wall and around light well.

Public tree (T1).



PROPOSED FRONT ELEVATION FROM STREET

	6 North Grove London N6 4SL	Date: 10th June 2016	Drawn/checked: dg / ___
	t: 020 8341 9605 m: 07900 491 428	Client: C & R Nuttall	Scale: 1:50 @A3
Project: 56 Croftdown Rd		PLANNING DRAWING	
Drg. Title: Front Garden Elevation		No. 56CROFT -P- 301 Rev. A	

0 1m