

THE PLANNING AND HERITAGE STATEMENT
&
THE DESIGN AND ACCESS STATEMENT
MAY 2018

6 ALBERT TERRACE, LONDON NW1 7SU



Prepared by

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1.0 INTRODUCTION

1.1 This combined Planning and Heritage Statement & Design and Access Statement is submitted in support of a householder planning application, including demolition in a conservation area for the proposed development works at 6 Albert Terrace, London NW1 7SU.

1.2 The proposals of this application have been the subject of a detailed pre-application consultation between February and April 2018, and subsequent advice, with the Local Planning Authority.

1.3 It is to be read in conjunction with the following:

- Completed Householder Application Form (Including demolition in a conservation area):
- Completed Certificate of Ownership;
- Completed Community Infrastructure Levy (CIL) Form;
- Existing and Proposed Drawings.

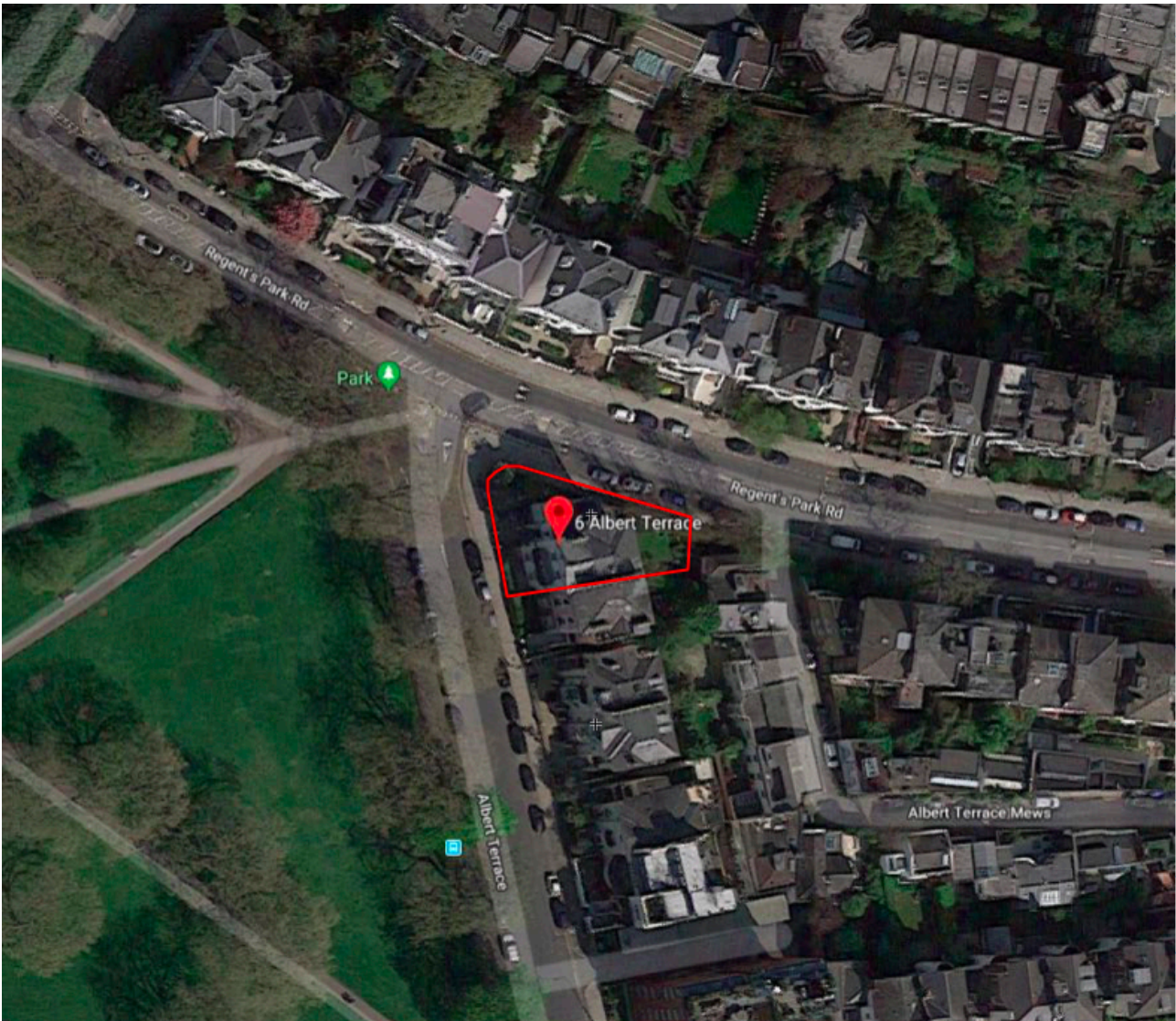
2.0 THE SITE AND SURROUNDING AREA

2.1 The subject Site comprises the building at 6 Albert Terrace, London NW1 7SU. It is located within the 'Camden Town with Primrose Hill' electoral ward and within the administrative boundary of the London Borough of Camden.

2.2 The Site has an approximate area of 0.045 hectares and comprises a semi-detached five storey property (including an existing lower ground floor level) that is used as a single family residential dwelling (C3 use). The building did comprise 6 self-contained flats until permission was granted in 2003 to reinstate it back into a single house. Further detail's on the site's relevant planning history is provided in Section 4.0.

2.3 The Site is situated on the corner of Albert Terrace and Regent's Park Road. It is therefore bound to the north by residential properties along Regent's Park Road, and fronts onto Albert

Terrace, facing Primrose Hill Park. The rear of the Site backs onto the rear of the properties along Albert Terrace Mews.



Aerial View of 6 Albert Terrace

2.4 With the exception of three small planted trees and some box planted hedge/shrubs, the front of the building is primarily hard surfaced and is formed of a private driveway and lightwell that is used as a lower ground floor terrace area. The rear of the Site is formed of a garden with six mature lime trees, a lawn, patio and sunken trampoline.

2.5 As well as the vehicular access along Albert Terrace there is a side gate for pedestrian access along Regent's Park Road.

3.0 HERITAGE CONTEXT

3.1 The Site does not comprise a statutorily listed building. It does, however, fall within the setting of the following:

- (a) “Drinking Fountain at Junction with Albert Terrace” (Grade II Listed) - this is located located opposite the Site on the west side of Albert Terrace;
- (b) “Primrose Hill” (Grade II Listed Park) - this is located opposite the site to the west of Albert Terrace;
- (c) “K2 Telephone Kiosk at Junction with Prince Albert Road” (Grade II Listed) - this is located at the southern end of Albert Terrace;
- (d) “36 Regent’s Park Road” (Grade II Listed) - this is located to the east of the site on the north side of Regent’s Park Road

3.2 The Site is also located within the Primrose Hill Conservation Area (Sub-Area 1). Within the Conservation Area Statement all the buildings at 1-6 Albert Terrace (including the Site) are identified as unlisted buildings that make a positive contribution to the special character and appearance of the area. To the north of the Site is a terrace of buildings along Regent’s Park Road, which are also highlighted as making a positive contribution to the special character and appearance of the area.

3.3 The Site is an Italianate Villa, which is a form of building typology that dominates the principal and secondary roads within Sub-Area 1 of the Conservation Area. It is decorated with Stucco plasterwork, which again is a characteristic of the villas within the area. The facade consists of strong horizontal bands and rusticated quoins on the corners of the building. The windows are well defined with projecting surrounds with decorative keystones and heads, projecting cills and hoods and console brackets. Detailed scrolls decorate the projecting eaves and parapets. The building is painted stucco with painted timber single glazed sash windows and

casement doors. There is a decorative metal balcony with canopy overhang at first floor level to the front elevation.

3.4 Albert Terrace and Regent's Park Road are identified as principal roads and together with Gloucester Avenue form part of the planned suburban 19th century Southampton Estate. They are of a consistently generous width with wide pavements and gently curving forms.

4.0 RELEVANT PLANNING HISTORY

Application 2017/2819/P

Rebuilding of side extension and boundary wall, extension to existing basement and creation of sub basement level with 2x skylights to the front light well, installation of air handling units at lower ground floor level, landscaping and other alterations.

Refused 13/10/2017

Application 2011/3948/P

Excavation and extension of an existing basement to encompass the front garden area of a single dwelling house (Class C3) with associated plunge pool, lantern and domed ground lights.

Refused 21/10/2011

Application 2008/1301/P

Amendments to planning permission granted 27/10/07 (Ref 2007/1294/P). namely for excavation of a sub basement with the provision of three roof lights in front garden adjacent to Albert Terrace.

Granted 03/06/2008

Application 2007/1294/P

Extension and conversion of basement including works of excavation to create an indoor swimming pool and associated alterations to single-family dwelling house.

Granted 29/10/2007

Application 2005/2693/P

Alterations to lower ground floor level including two new windows and door of lower ground floor level flat (Class C3).

Granted 26/08/2005

Application 2004/2579/P

The erection of a side extension at second floor level.

Refused 18/08/2004 and Appeal Dismissed 13/06/2005

Application 2003/2623/P

First floor extension. Alterations to existing windows and provision of new windows and installation of new windows.

Granted 19/12/2003

Application PEX0300139/P

The change of use and works of conversion from six self contained flats to a single family dwelling house.

Granted 22/08/2003

5.0 THE PROPOSED DEVELOPMENT

5.1 This planning application seeks householder planning permission for

“The reinstatement of the original window opening in the rear elevation; the addition of a small rear balcony at raised ground floor level; demolish, rebuild and raising a section of the boundary wall by four brick courses; the addition of a roof terrace at second floor level and other minor alterations”

5.2 The various alterations are listed as follows:

5.2.1 Perimeter Wall

- Demolish and rebuild a section of the perimeter wall to match the wall adjacent to 6 Albert Terrace Mews.
- Repair other sections of the wall to match existing.

5.2.2 Roof Terrace to Existing Flat Roof

- Provide roof terrace and set back metal balustrade to flat roof of existing side extension.
- Lower cill of arched window to provide access to terrace.

5.2.3 Reinstate Historic Raised Ground Floor Window Opening and Provide a Lightweight Metal Balcony

- Reinstate original window opening to RHS raised ground floor.
- Provide casement door to new opening to match existing window design
- Provide small balcony and replacement garden access.

5.2.4 Other Minor Alterations

- Raise casement door height to front balcony.
- Remove one roof light and replace with six roof lights.
- Enlarge the existing skylight on the flat roof above the third floor.
- Raise the head of the front door to match No 5 Albert Terrace.
- Lower cills of windows onto front courtyard to create adequate access.

5.3 The guiding design principles of this application are based upon the advice received from a pre-planning application consultation in April 2018.

6.0 PLANNING POLICY FRAMEWORK

6.1 This section provides an overview of the Development Plan and other planning policy and guidance relevant to the consideration of this proposal.

Policy Framework

6.2 Planning policy operates at three levels.

6.3 At national level, Central Government sets out national planning policy in the form of the National Planning Policy Framework (NPPF). The NPPF focuses on a presumption in favour of sustainable development.

6.4 The NPPF is supplemented by the National Planning Practice Guidance. This has since been revised and updated and replaces a number of older guidance notes and complement in the NPPF.

6.5 At regional level, the Mayor's London Plan consolidated with alterations since 2011 (March 2016) represents the regional spatial strategy for London

6.6 Local Level is currently supported by the London Borough of Camden's Core Strategy (2010), Development Policies (2010). However, an emerging Local plan (2016) has been prepared by the council and is currently at Examination.

The 'Development Plan'

6.7 Section 38 (6) of the Planning and Compulsory Purchase act requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

6.8 The statutory Development Plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act (2004) is the adopted Core Strategy (2010), the adopted Development Policies Document (2010), and the Consolidated London Plan (2016).

6.9 The NPPF and NPPG also form a material consideration in the determination of planning applications.

6.10 The LB Camden also has the Camden Planning Guidance's (CPG's) that provide additional guidance to support the Core Strategy and Development Policies Document. The Supplementary Planning Documents (SPDs) also form a material consideration in determination of planning applications.

6.11 The relevant planning policies and guidance are detailed and considered on a topic basis in Section 7 alongside the analysis of the relevant planning and heritage issues

Listed Building and Conservation Areas Act

6.12 The Site is located within the Primrose Hill Conservation Area and is within the setting of nearby statutorily listed structures, buildings and a park. Consequently, it will be necessary to *'pay special attention the desirability preserving or enhancing the character and appearance of the Conservation Area'* as required by Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990. As the Site falls within the visual catchment of these assets, appropriate consideration of potential impact to the setting is required.

Relevant Policies

6.13 **Camden Local Plan 2017**

- H3 Protecting Existing Homes
- A1 Managing the Impact of Development
- A3 Biodiversity
- D1 Design
- D2 Heritage

Camden Planning Guidance

CPG1 Design (updated March 2018)

CPG3 Sustainability (updated March 2018)

CPG6 Amenity (updated March 2018)

CPG7 Transport (September 2011)

CPG8 Planning Obligations (updated March 2018)

CPG Amenity March 2018

CPG Housing (Interim) March 2018

Primrose Hill Conservation Area Statement 2000

London Plan 2016

NPPF 2012

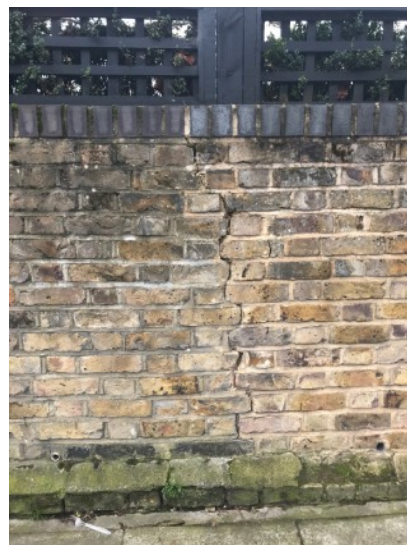
7.0 DESIGN

Perimeter Wall

7.1 The condition of the perimeter wall is very poor with signs of significant movement particularly in front of the row of mature limes. The wall also has a number a steps in height which can distract from a simple continuous 'datum' line that is typical of other front boundary walls in the area.



Crack A



Crack B



Crack C



Crack D

7.2 In front of the row of lime trees the wall has at least 3 visible vertical structural cracks (A-C in the images) running the depth of the wall. It is considered that these cracks may create, if it has not already, a future health and safety liability. It is therefore proposed to demolish and rebuild this unsafe section of the wall running between the right hand side gate post to 6 Albert Terrace and the left hand side gate post to 6 Albert Terrace Mews. This section of wall would be reinstated with bricks from the demolition and matching London Stock bricks to match the patina of the existing.

7.3 In order to return a 'datum' to the boundary wall it is also proposed that this section of wall be rebuilt to height of the wall adjacent to 6 Albert Terrace Mews - 4 brick courses higher (see following image). The wall would then have only one step down in height (to the level of the remaining wall to the North West). This step down is proposed just prior to reaching the side gate to 6 Albert Terrace which would allow for matching height of walls either side of the gate.

7.4 The section of boundary wall to the north west that curves around onto Albert Terrace remains at the existing height and provides a boundary to the dwelling's, more public front garden and driveway, which is typical of front garden boundary treatments in the area. However there is another architectural rational or justification (outside of the 'datum' or condition justification) to slightly raise the section of wall that fronts the row of mature lime trees as it provides a boundary treatment to the more private rear garden of the property where the owners are likely to enjoy

private outdoor family amenity. It would make architectural sense for a slightly higher wall to protect the rear garden of the property.



Boundary Wall showing the higher section of wall which it is proposed to match.

7.5 Trial Pits have also highlighted that the existing footings for the wall are insufficient and run only to a depth of 200-250mm. It is therefore proposed to install an adequate foundation preserving the integrity of the wall long term. The Arboriculturalist and the Structural Engineer have considered how this can be done whilst protecting the adjacent mature limes and this can be seen at Appendix A of this statement with a method statement in Paragraph 7.6.

7.6 The existing boundary wall is located very close to the trunks of the mature lime trees and therefore demolition and rebuilding of the wall could potentially damage them. In order to prevent damage the wall will be taken down using hand tools from the pavement side. The ground inside the Root Protection Area will benefit from temporary ground protection using plywood sheets. The

existing foundations will carefully be removed and replaced with a pile and beam system that will be designed to minimise any damage to roots.

7.7 It is also proposed to remove, what is considered to be, the unsightly trellis wood work atop the wall. There are currently dilapidated raised planters to the rear of the boundary wall and it is proposed to remove these and install new suspended planters with evergreen planting to further provide privacy to the the dwelling from overlooking.

7.8 Additionally in the northern-west section, a structural crack (D) has been identified which will require to be repaired.

7.9 We consider that these proposals would provide a positive impact on the character and appearance of the conservation area for the following reasons:

- The long term stability of the wall would be secured.
- The raising, by 4 brick courses, of a section of wall means the 'datum' line of the wall would be reduced to only two levels, neatly separated by a side gate.
- The higher wall would denote protection to a rear garden and the lower wall protection to a front garden.
- The garden staircase would be concealed from Regent's Park Road by the higher wall and the evergreen planting.
- The unsightly trellis would be removed.
- All removed brickwork would be reinstated and complimented by a matching brick to preserve the aged patina of the wall.
- The higher section of masonry wall would provide additional privacy and therefore enhance the outdoor amenity of the dwelling house.

Roof Terrace to Existing Flat Roof Side Extension

7.10 It is proposed to provide a roof terrace to the existing flat roof at second floor level on the side extension. This roof terrace will provide further additional private outdoor amenity to the dwelling.

7.11 Elevated roof terraces along Regent's Park Road and Albert Terrace are commonplace, even at third floor level. In fact almost every flat roof adjoining 95% of the buildings fronting Regent's Park Road, in this area, are characterised by a metal balustrade denoting a roof terrace.

7.12 The notable adjacent examples are as follows:

- 5 Albert Terrace (the next door property) has a very prominent balustrade structure set to the outside of the building at third floor level (Image A);
- 62 & 64 Regent's Park Road has a roof terrace and very prominent balustrade at third floor level across both buildings (Image B);
- 56 Regent's Park Road has a balustrade to a side extension at second floor level (Image C).



Image A



Image B



Image C

7.13 In order to provide suitable and safe access to the roof terrace it is proposed to lower the cill of the arched window (which is currently use to service and clean the flat roof) and provide a casement door to match the existing fenestration style. The existing cill cannot be seen behind the existing parapet, even across the park, and therefore lowering the cill will not have any visual impact on the the property. See following image.



Cill to arched window at second floor not visible

7.14 The statutory requirement is for a balustrade at height to be 1100mm above finished floor level. The existing parapet is approximately 700mm high and therefore assuming a minimal deck build-up of 50mm then only 450mm of the balustrade will be visible above the parapet wall. Please note other elevated balustrades on Regent's Park Road (which we have assumed are consented designs) have much longer sections visible. The balustrade is the only visible indication of the proposed terrace and therefore in order to reduce and conceal this further the following design strategies have been employed:

- The balustrade would not be fixed to the top of the parapet but positioned behind the parapet which is approximately 0.4 meters wide. Setting the balustrade back reduces the visual impact of the balustrade from the street below.

- Following the advice in the Pre-Application consultation the design would be extremely lightweight with a simple 10mm steel section, painted black, which would give it a very slim visual appearance.
- To further conceal the balustrade it is proposed to set the balustrade back a further 300mm from the rear of the parapet behind a fixed planter. This overall setback from the front face of the parapet would therefore be of a minimum of 700mm. The planter will be landscaped with evergreen shrubs. These shrubs, whilst concealing the balustrade, will also provide a visually pleasing detailing to the perimeter of the flat roof area.
- It is considered that the above measures, including the lightweight design, the existing high parapet, the set back design behind a planter provide a concealed balustrade that would be demonstrably be more sensitive to the conservation area than any of the nearby roof terrace balustrades (at second or third floor level).
- No fixed furnishings of umbrellas would be incorporated.

Reinstate Historic Raised Ground Floor Window Opening and Provide Lightweight Metal Balcony

7.15 It is proposed to reinstate the original window opening to the right hand side raised ground floor which was removed, at some point, when the building was separated into six flats. The proposed window opening, with raised plaster border would be identical in proportion and design to the one above at first floor level. This would reinstate the original elevational symmetry back into the design of the building and with it's pair at No. 5 Albert Terrace. This is considered to be of significant benefit to the host building and to the wider conservation area as the current lack of symmetry on such a prominent building is very awkward. (Please see the following images.) In so doing it is proposed to remove the existing staircase access down to the garden and replace it with more minimal balcony and access staircase.



Location of proposed reinstated window



Arrow shows the neighbouring window which historically was removed from the application property

7.16 Direct access from raised ground floor level is a valuable amenity for this property. It allows direct access into the rear garden from this level which (as this houses the kitchen) is likely to be the most frequented floor. It allows, for example, direct child supervision in the garden and direct access to the waste bins. Therefore direct access is still required as part of this development however it is to be conceived in a much more sympathetic manner. The reinstatement of the historic window opening, which is larger and more dominant than the existing small door opening, is considered to help strengthen the elevation even with the off-centre stairs (which is to be re-designed in a thinner, cantilevered form without the unsightly supporting columns). In providing a more lightweight and sensitive designed stair access it is considered beneficial to also provide a thin, cantilevered 'unifying' balcony across the two primary windows to further reassert the primary balance within the elevation. Both the larger window opening and unifying balcony would help maintain a strong equilibrium between the window pairing even with the necessary retention of a lightweight side access staircase. Currently the rear elevation is noticeably 'off balance' due to the small scale door and the off-centre staircase. The following design considerations have been adopted in the proposals:

- The cill of the new window opening will drop down to the balcony level and the casement door will be a matching design to the sash window above.
- The proposed balustrade and balcony would be a simple light-weight design, with thinner sections than existing and supported back to the wall in a cantilever therefore avoiding the need for unsightly ground supporting steel posts. It is proposed to paint the metalwork black. Such an 'add-on' feature would be following the design 'spirit' of the black painted 'add-on' balcony to the front elevation albeit in a much simpler contemporary style.
- The balcony and staircase will be engineered to be constructed with the slimmest sections possible.
- As can be seen from the image below only a small section of the existing staircase is currently visible from Regent's Park Road. With the proposed higher boundary wall and

the new suspended planter behind (planted with evergreen shrubs) it is believed that almost the entire upper balustrade, if not all, would be visually concealed from Regent's Park Road.

- The reinstatement of the historic window opening, the provision of a lightweight unifying balcony and additionally concealment from Regent's Park Road is, overall, considered to provided a more positive contribution to the conservation area than the existing arrangement.



Small section of the existing balustrade visible from Regent's Park Road

Other Minor Alterations

7.17 It is proposed to raise the height of the casement doors to the front first floor balcony, as they are currently positioned at a very awkward level where you have to stoop to access the balcony.

7.18 It is proposed to remove one roof-light and install six low profile conservation roof-lights, which are typical for use in conservation areas. These roof-lights would not be visible from the principal front elevation. The image below shows the 100% flush finish of the proposed metal low profile conservation roof-lights. These are designed for use on listed buildings and within conservation areas and are supplied by Clements Conservation Rooflights.



7.19 It is proposed to enlarge the skylight on the flat roof above the third floor. The existing skylight and the proposed skylight have a minimal visual impact on the surrounding area.

7.20 It is proposed to raise the head height of the front door, which is unusually low, and which if approved, would match the level of the front door at No 5 Albert Terrace. This is would appear as a minor visual amendment but would provide a more generous height door likely to be of similar proportions to the original Victorian door.

7.21 Currently access into the courtyard is through raised sash windows which means that this potential area of outdoor amenity is hugely underused. Currently the awkward access means it is only used to service this area (and clear rubbish discarded by passers by) and therefore is has an underused and uncared for appearance. The proposal is to make the space more usable for the owners, thereby increasing their amenity area (both visual and usable). It is therefore proposed to landscape this area, centred around a mature specimen tree, which would enhance the amenity for the owners but also the visual amenity to the wider conservation area. To enable reasonable access it is proposed to lower the cill height of the existing window openings and create casement doors to match the style of the existing sash windows. These opening are not visible from the conservation area and therefore have no impact upon it. However the inclusion of a specimen tree would have a positive effect on the wider conservation area.

Internal Layouts

7.22 Whilst the internal layouts and interiors are not strictly a matter for this planning application, as the building is not statutorily listed, it is important to note that none of the original internal historic fabric remains from this Victorian house. This was all removed when the property was converted into 6 flats (the date of which is unclear). When the property was reinstated back into a single family dwelling house, in 2004, the interiors were refurbished at that time. The quality of that work is not considered high and therefore the re-configured layouts and interiors proposed have been tailored for the benefits of a contemporary family of six.

7.23 It is proposed to remove the lift in order to reinstate the original proportions of all the primary rooms.

Sustainability

7.24 A sustainability statement is not required for a scheme of this size. Having said this, and in accordance with Policy CC1, the proposed development will aim to minimise the effects of climate change and meet the highest feasible environmental standards that are financially viable during construction and occupation. In accordance with Policy CC2, the development will adopt appropriate climate change adaptation measures

8.0 DESIGN PARAMETERS

Use

8.1 The single family dwelling use remains unchanged albeit in a better quality environment with improved amenity. This considerable investment proposed by the applicant will improve and maintain the long term character of this prestigious dwelling.

Appearance

8.2 The appearance of the building will remain unchanged on the whole with some minor changes to some fenestration. most of which are not visible for the public realm. However the reinstatement of the large historic window opening at the rear raised ground floor is considered to have a very positive impact on the appearance of the property.

8.3 Whilst garden access already exists from the raised ground floor it does provide an important function for the property and therefore is still required as part of this development however it is considered that the current arrangement can be improved. As part of this improvement is the reinstatement of the larger historic window. To further enforce the balance to the the elevation, and mitigate against the asymmetric side access stairs, it is proposed to provide a lightweight metal balcony across both primary windows. The access stair would also be designed in a simple lightweight metallic design. Furthermore it is considered that the raised

boundary wall and permanent evergreen planting behind will provide long term and year round concealment of this metalwork.

8.4 The proposal to rebuild and increase the height of the boundary wall will provide addition privacy to the property whilst securing the long term structural integrity of the wall long term.

Scale

8.5 The scale of the proposals are all subordinate, or in keeping, with the architecture of the host building.

Layout

8.6 The proposed layouts are considered to enhance the amenity of the host building for the owners, who have a family of 6, without impacting the wider conservation area. Whilst the original historic fabric has been removed the revised layouts, and removal of the central lift, will help sympathetically restore the primary volumes of the house.

Landscape Strategy

8.7 These proposals do not impact upon the existing landscaping or trees on the property.

8.8 It is proposed to plant a mature specimen tree in the front light well to improve the visual amenity from inside and outside the property.

8.9 The existing planter attached to the back of the boundary wall is in poor condition and it is proposed to removed this and replace it with a more long-term solution (perhaps metal). The planter will be fixed to the wall but supported from the ground in order not to place an undue pressure on the wall. It is proposed to plant evergreen shrubs which will grow up to 500mm in order to provide additional privacy to the property.

8.10 The proposed roof terrace is also to have a planter positioned behind the existing parapet wall. The planter will also be planted with evergreen shrubs which will help enhance and soften the view of this hard coping line but will also help conceal the thin balustrade to the roof terrace.

Vehicular Links

8.11 The proposed development does not alter the existing vehicular access to the property and does not put any additional pressure upon the local parking facilities.

Access

8.12 Access to the property remains unchanged

9.0 CONCLUSION

9.1 This combined Planning & Heritage Statement and Design & Access Statement has been prepared on behalf of Mark Golinsky in support of a planning application for minor alterations to an existing family dwelling located at 6 Albert Terrace, London NW1 7SU.

9.2 The designs within this application were subject to a Pre-Application Consultation that was carried out this year with both the Conservation Officer and Senior Case Planning Officer.

9.4 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act, the application proposals comply with the Development Plan, including relevant policies from the London Plan, core Strategy and development Policies and Local Plan.

9.5 It is therefore duly requested that the proposals that constitute this application be consented.

10.0 APPENDIX A - INDICATIVE PILED FOUNDATION FOR BOUNDARY WALL



REVISIONS	NOTED
A 10.09.18 WALL PROFILE REVISED TO LPA COMMENTS	

HUMPHREY KELSEY | ARCHITECTURE
 4 PRIMROSE HILL STUDIOS FITZROY ROAD LONDON NW18 7TT 044(0)20 7583 4746

6 ALBERT TERRACE

BOUNDARY WALL ADJACENT TO LIME TREES
 INDICATIVE FOUNDATION
 PROPOSED

FOR PLANNING 1:100(@A3)
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