



4.0 Proposal
4.1 Materials



Existing Street Elevation



York Stone Steps with bull nose detailing



York Stone paving



York Stone paving setts



Timber clad bin enclosure



4.0 Proposal

4.2 Proposed Drawings

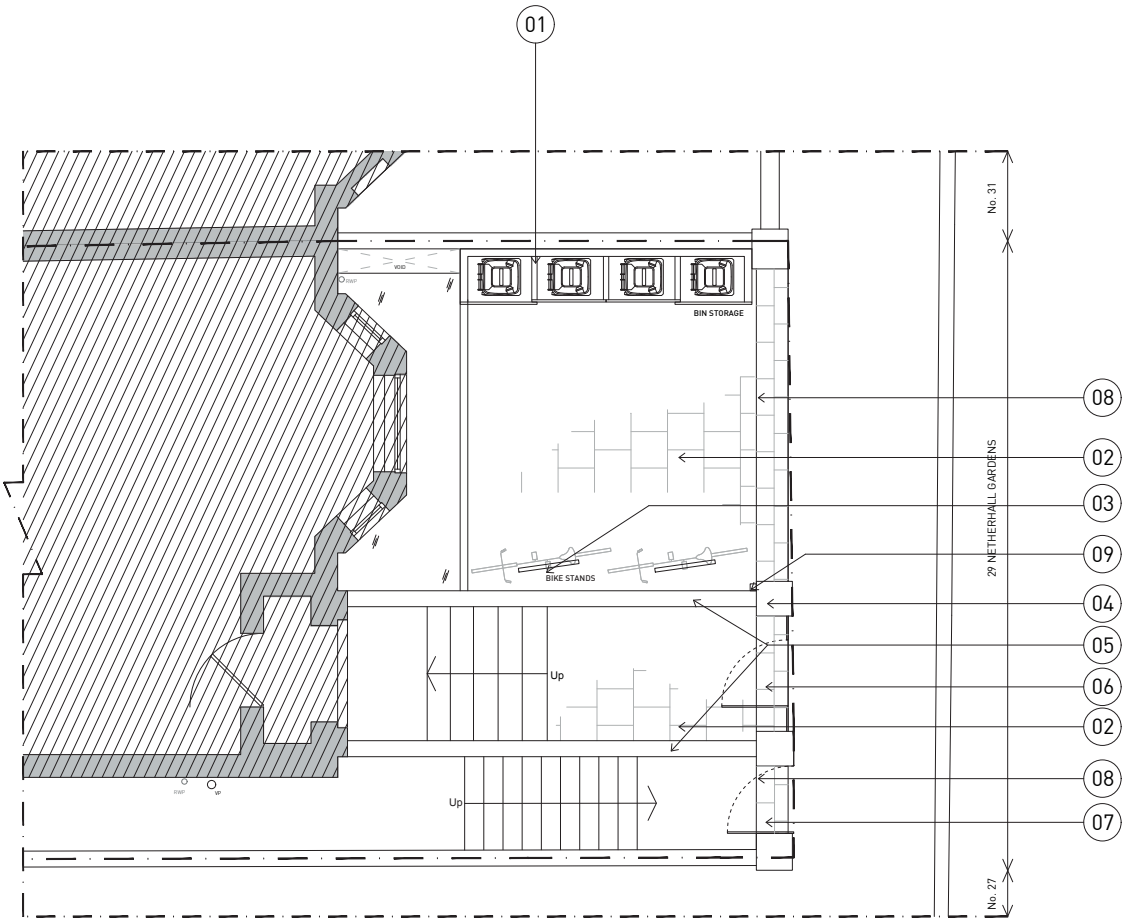
The following pages document the proposed plans, elevations and sections of the building.

NOTES

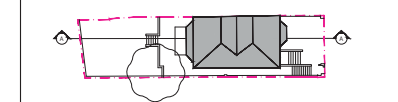
- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS, AND OR DETAILS DETERMINED ON SITE, AND THOSE SHOWN THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
- 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
- 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURERS INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.

- 01 PROPOSED TIMBER BIN ENCLOSURE
- 02 PROPOSED YORK STONE PAVING
- 03 PROPOSED BIKE SHEFFIELD STANDS
- 04 NEW PIER MATCH EXISTING ENTRANCE PIER
- 05 PROPOSED WALL TO MATCH ORIGINAL HEIGHT AND LOCATION
- 06 EXISTING DECORATIVE GATE
- 07 PROPOSED METAL DECORATIVE GATE
- 08 PROPOSED YORK STONE SETTS
- 09 GARDEN TAP

NO.	DATE	REVISIONS
P02	16.05.2019	ISSUED TO CLIENT.
P02	16.05.2019	ISSUED TO CLIENT.
P01	08.05.2019	ISSUED TO CLIENT.



Project 1914 Renovation
Client Geoffrey and Kristin
Location 29 Netherhall Gardens NW3 5RL London



Fraher Architects Ltd. Telephone +44(0)20 82916947
Unit F First Floor Email mail@fraher.co
Darnell House Dragonfly Place SE4 2FN www.fraher.co

Title Planning Drawings Existing Drawings

Status Planning Scale 1:50 @ A1

Drawn MA Checked EW Authorised JF

Revision P02 Date 08.05.2019

1914 PL003



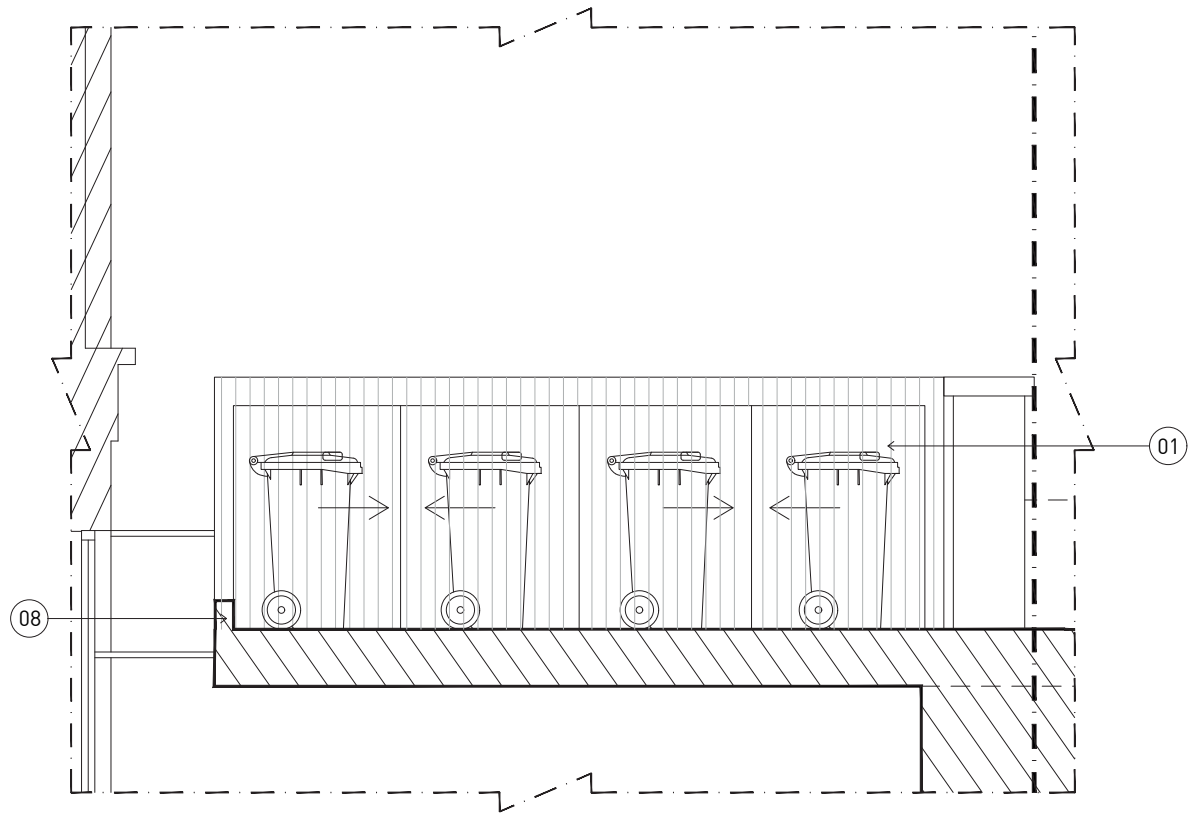


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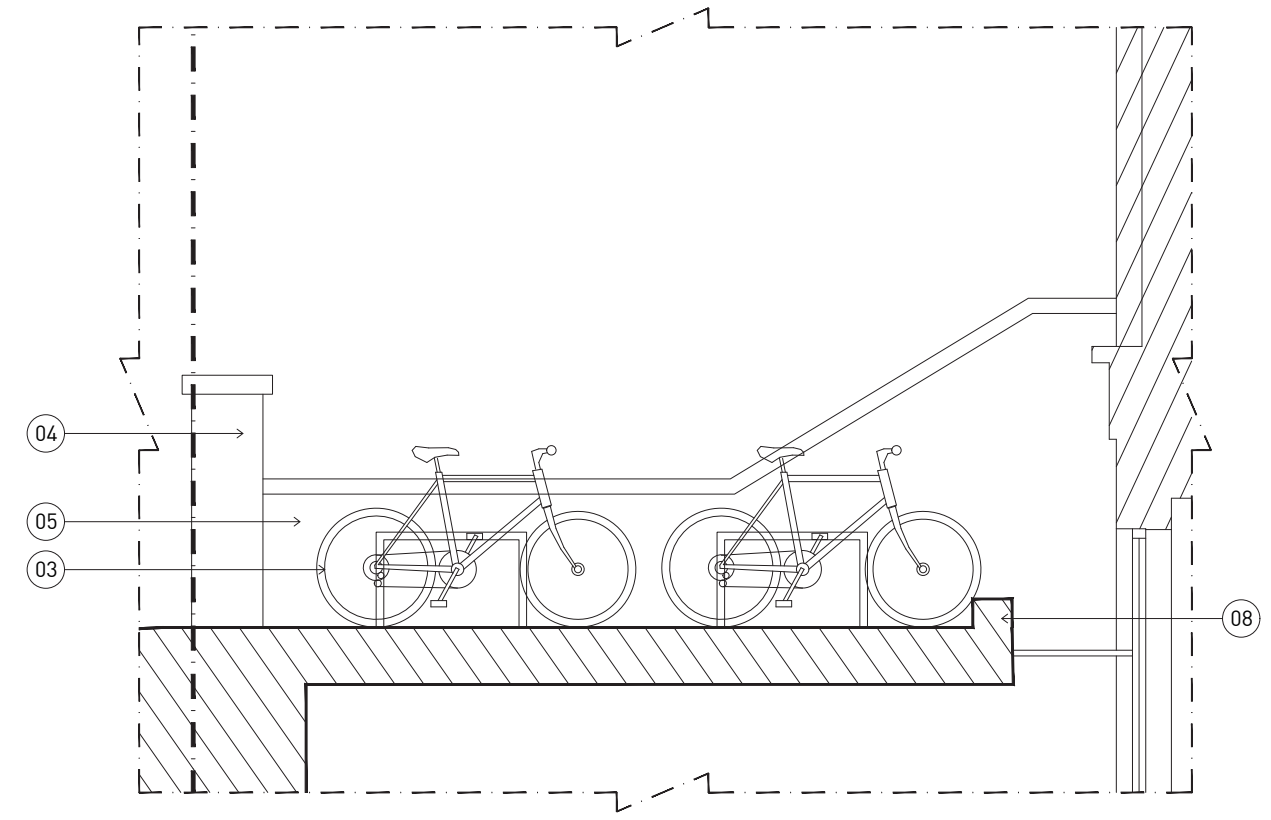
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- 08 UPSTAND BUILT UP TO AVOID VEHICLE MOVEMENT

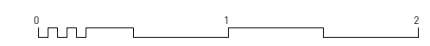
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PROPOSED SIDE ELEVATION / SECTION OF BIN ENCLOSURE 1:20 @ A1 / 1:40 @ A3



PROPOSED SIDE ELEVATION / SECTION OF BIKE ENCLOSURE 1:20 @ A1 / 1:40 @ A3



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 Location 29 Netherhall Gardens NW3 5RL London

Fraher Architects Ltd. Telephone +44(0)20 82916947
 Unit F First Floor Email mail@fraher.co
 Darnell House SE4 2FN www.fraher.co
 Dragonfly Place



Title Proposed Drawings Bike and Bin enclosures		
Status Planning	Scale 1:20 @ A1	
Drawn MA	Checked EW	Authorised JF
Revision P02	Date 08.05.2019	
1914 PL004		



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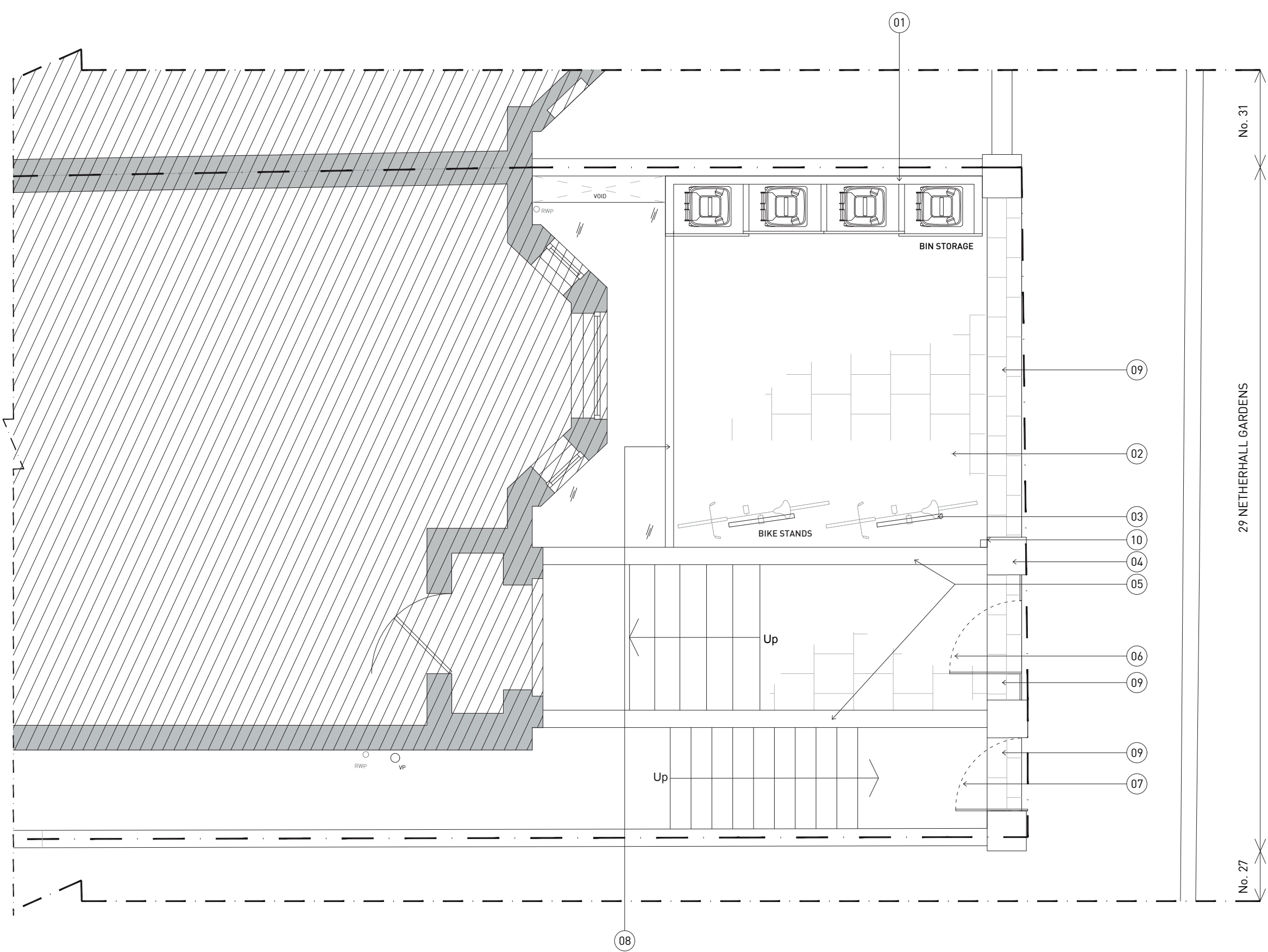
Title Planning Ground Floor Proposed Drawings

Status Planning **Scale** 1:20 @ A1

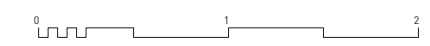
Drawn MA **Checked** EW **Authorised** JF

Revision P02 **Date** 08.05.2019

1914 PL006



PROPOSED GROUND FLOOR PLAN 1:20 @ A1 / 1:40 @ A3





5.0 Summary

Executive Summary

The proposals comply with policy and best practice guidelines. There will be no detrimental impact on the character and setting of the existing building, to the neighbours properties or to the wider area. The design proposals are respectful of the nature of the setting and the existing qualities of the site. The proposed development is sustainable.

The proposals are well justified to accommodate for a family and facilitate the continued use of the existing building as a single family dwelling. The evidence enclosed in this design and access statement strongly supports our proposals, and we maintain that it is sensitive in its nature and sympathetic in form, scale, materials and architectural details to the existing building.
