

SITE LOCATION PLAN



AERIAL VIEW



01 Photograph looking West down private drive.



02 Photograph looking East up private drive.



03 Photograph looking West at Garages.



04 Photograph looking East up private drive.

notes:

General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:

Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:

These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994. If advice is required please do not hesitate to contact Square Feet Architects.


Red - application site under consideration

PLANNING

0 10 20 30 40 50 M

revision:

* - 22.09.15 - Planning
A - 13.07.17 - PreApp Amendments
B - 29.03.18 - Design Review Panel Issue
C - 19.06.18 - Design Review Panel Amendments
D - 18.10.18 - Planning Issue
E - 28.08.19 - Amendments to Officer comments



SQUARE FEET
ARCHITECTS

A : 95 Bell Street, London NW16TL
T : 0207 431 4500
E : studio@squarefeetarchitects.co.uk
W : www.squarefeetarchitects.co.uk

drawing title:

LOCATION PLAN + SITE PHOTOS

client:

project: **LAND ACCESSED FROM PRIVATE LANE BETWEEN 25A AND 25C FROGNAL**

date:	scale:
July 2019	1:1250@A3
drawing number:	revision:
1514_L_001	E



PROPOSED FRONT ELEVATION FROM ACCESS LANE



PROPOSED SECTION B-B

notes:

General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:

Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:

These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994. If advice is required please do not hesitate to contact Square Feet Architects.

PLANNING

0579M

revision:

* - 13.07.17 - PreApp Amendments

A - 06.11.17 - PreApp 'Follow-up' Submission

B - 05.02.18 - Final Pre-App Meeting

C - 29.03.18 - Design Review Panel Issue

D - 28.06.18 - Design Review Panel Amendments

E - 18.10.18 - Planning Issue

F - 01.07.19 - Planning Amendments [Officer Request]

G - 28.08.19 - Amendments to Officer comments

SQUARE FEET ARCHITECTS

A : 95 Bell Street, London NW1 6TL

T : 0207 431 4500

E : studio@squarefeetarchitects.co.uk

W : www.squarefeetarchitects.co.uk

drawing title:

PROPOSED FRONT ELEVATION & SITE SECTION B-B

client:

project:

LAND ACCESSED FROM PRIVATE LANE BETWEEN 25A AND 25C FROGNAL

date:

July 2019

scale:

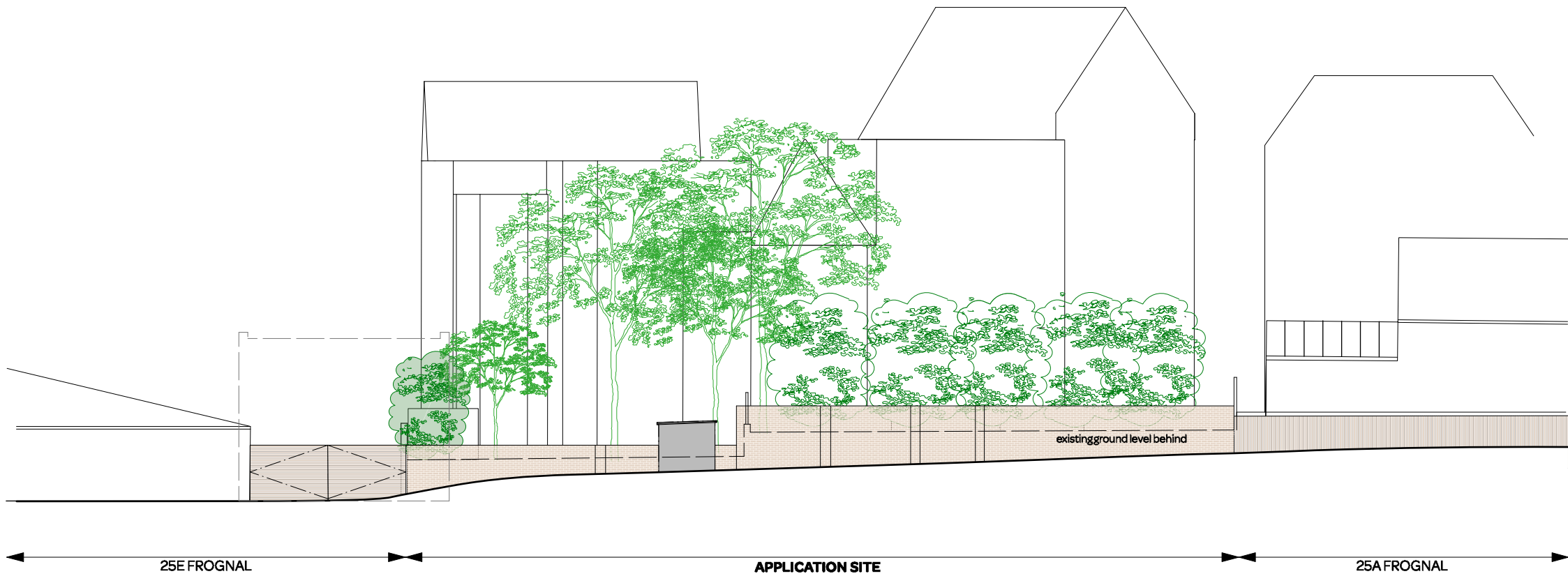
1:200@A3
1:100@A1

drawing number:

1514_L_120

revision:

G



EXISTING FRONT ELEVATION FROM ACCESS LANE



EXISTING SECTION B-B

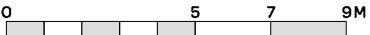
notes:

General notes:
1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:
Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:
These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994. If advice is required please do not hesitate to contact Square Feet Architects.

PLANNING



revision:

* - 13.07.17 - PreApp Amendments
A - 18.10.18 - Planning Issue



SQUARE FEET
ARCHITECTS

A : 95 Bell Street, London NW16TL
T : 0207 431 4500
E : studio@squarefeetarchitects.co.uk
W : www.squarefeetarchitects.co.uk

drawing title:

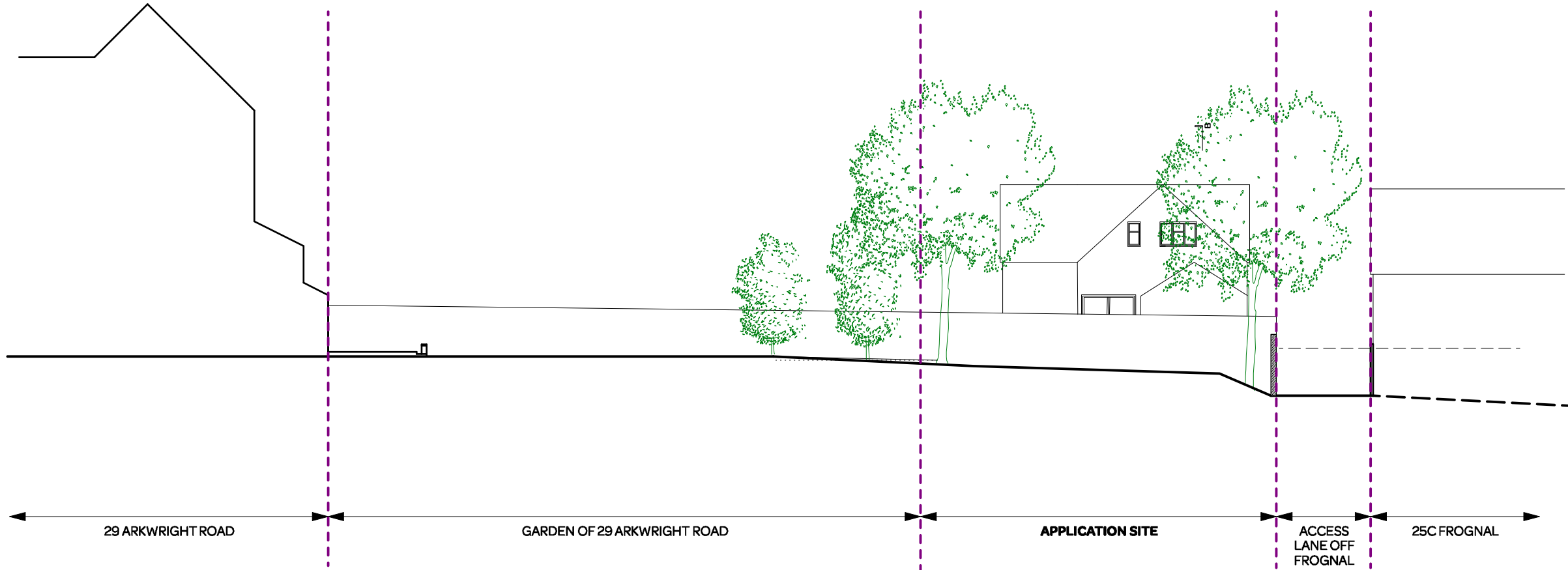
EXISTING FRONT ELEVATION &
SITE SECTION B-B

client:

project: LAND ACCESSED FROM PRIVATE
LANE BETWEEN 25A AND 25C
FROGNAL

date: July 2019 scale: 1:200@A3
1:100@A1

drawing number: 1514_L_050 revision: A



EXISTING SECTION A-A



EXISTING SECTION C-C

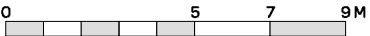
notes:

General notes:
1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:
Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:
These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994. If advice is required please do not hesitate to contact Square Feet Architects.

PLANNING



revision:

* 29.03.18 - Design Review Panel Issue
A - 18.10.18 - Planning Issue



SQUARE FEET
ARCHITECTS

A : 95 Bell Street, London NW16TL
T : 0207 431 4500
E : studio@squarefeetarchitects.co.uk
W : www.squarefeetarchitects.co.uk

drawing title:

EXISTING SITE SECTIONS AA + CC

client:

project: LAND ACCESSED FROM PRIVATE
LANE BETWEEN 25A AND 25C
FROGNAL

date: July 2019 scale: 1:200@A3
1:100@A1

drawing number: 1514_L_045 revision: A



notes:

General notes:
1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:
Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:
These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994. If advice is required please do not hesitate to contact Square Feet Architects.

Red - application site under consideration

PLANNING



revision:
* - 13.07.17 - PreApp Amendments
A - 19.09.17 - Post PreApp Amendments
B - 06.11.17 - PreApp 'Follow-up' Submission
C - 05.02.18 - Final Pre-App Meeting
D - 29.03.18 - Design Review Panel Issue
E - 28.06.18 - Design Review Panel Amendments
F - 18.10.18 - Planning Issue
G - 01.07.19 - Planning Amendments [Officer Request]
H - 28.08.19 - Amendments to Officer comments



**SQUARE FEET
ARCHITECTS**

A : 95 Bell Street, London NW16TL
T : 0207 431 4500
E : studio@squarefeetarchitects.co.uk
W : www.squarefeetarchitects.co.uk

drawing title:

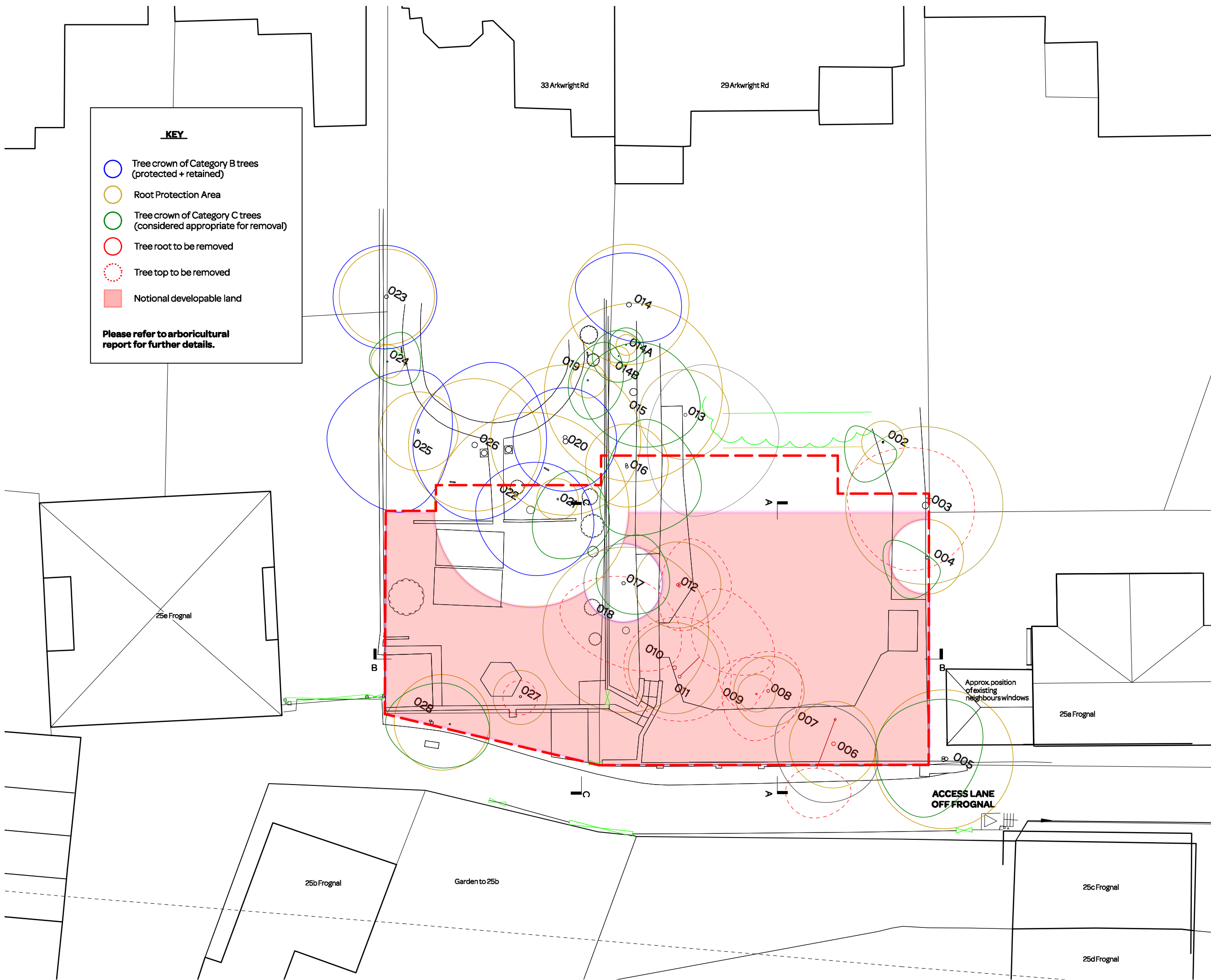
PROPOSED SITE PLAN

client:

project: **LAND ACCESSED FROM PRIVATE
LANE BETWEEN 25A AND 25C
FROGNA**

date: July 2019	scale: 1:200@A3 1:100@A1
--------------------	--------------------------------

drawing number: 1514_L_040	revision: H
--------------------------------------	----------------



KEY

- Tree crown of Category B trees (protected + retained)
- Root Protection Area
- Tree crown of Category C trees (considered appropriate for removal)
- Tree root to be removed
- Tree top to be removed
- Notional developable land

Please refer to arboricultural report for further details.

notes:

General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:

Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:

These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994. If advice is required please do not hesitate to contact Square Feet Architects.


Red - application site under consideration

PLANNING

0 5 7 9M

revision:

* - 22.09.15 - PLANNING
A - 02.08.16 - PLANNING
B - 03.02.17 - Application site boundary line moved
C - 13.07.17 - PreApp Amendments
D - 18.10.18 - Planning Issue
E - 28.08.19 - Minor amendments

 **SQUARE FEET ARCHITECTS**

A : 95 Bell Street, London NW1 6TL
T : 0207 431 4500
E : studio@squarefeetarchitects.co.uk
W : www.squarefeetarchitects.co.uk

drawing title:

PROPOSED TREE PLAN

client:

project: **LAND ACCESSED FROM PRIVATE LANE BETWEEN 25A AND 25C FROGNAAL**

date:	scale:
July 2019	1:200@A3 1:100@A1
drawing number:	revision:
1514_L_032	E

KEY

Tree crown of Category B trees
(protected + retained)

Root Protection Area

Tree crown of Category C trees
(considered appropriate for removal)

Please refer to arboricultural
report for further details.

The main site plan shows a residential area with several properties. A red dashed line outlines the 'application site under consideration'. The site is bounded by 33 Arkwright Rd to the north, 29 Arkwright Rd to the east, and an 'ACCESS LANE OFF FROGNAL' to the south. To the west is a large property labeled '25e Frognal'. To the south are properties '25b Frognal' and '25c Frognal', with a 'Garden to 25b' between them. The plan is populated with numerous trees, each represented by a circle with a number (e.g., 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 014A, 014B, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028). Some trees are enclosed in blue circles (Category B), some in orange circles (Root Protection Area), and some in green circles (Category C). A north arrow points towards the top right. A scale bar at the bottom right indicates distances of 0, 5, 7, and 9 meters. A circular symbol with a diagonal line is also present. A note 'Approx. position of existing neighbours windows' points to a building on the right. The plan also shows various boundary lines, including a dashed line running diagonally from the bottom left towards the center.

notes:

General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:

Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:

These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994. If advice is required please do not hesitate to contact Square Feet Architects.

Red - application site under consideration

PLANNING

0 5 7 9M

revision:

* - 22.09.15 - Planning

A - 13.07.17 - PreApp Amendments

B - 18.10.18 - Planning Issue

C - 28.08.19 - Minor amendments

SQUARE FEET ARCHITECTS

A : 95 Bell Street, London NW16TL
T : 0207 431 4500
E : studio@squarefeetarchitects.co.uk
W : www.squarefeetarchitects.co.uk

drawing title:

EXISTING SITE & TREE PLAN

client:

project:

LAND ACCESSED FROM PRIVATE LANE BETWEEN 25A AND 25C FROGNAL

date:

July 2019

scale:

1:200@A3
1:100@A1

drawing number:

1514_L_031

revision:

C



notes:

General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:

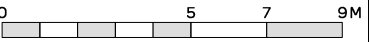
Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:

These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994. If advice is required please do not hesitate to contact Square Feet Architects.

 Red - application site under consideration

PLANNING



revision:
* - 22.09.15 - Planning
A - 13.07.17 - PreApp Amendments
B - 18.10.18 - Planning/Issue



SQUARE FEET
ARCHITECTS

A : 95 Bell Street, London NW16TL
T : 0207 431 4500
E : studio@squarefeetarchitects.co.uk
W : www.squarefeetarchitects.co.uk

drawing title:

EXISTING SITE PLAN

client:

project: **LAND ACCESSED FROM PRIVATE LANE BETWEEN 25A AND 25C FROGNA**

date:	scale:
July 2019	1:200@A3 1:100@A1

drawing number:	revision:
1514_L_002	B