



69 AVENUE ROAD NW8

DESIGN & ACCESS
STATEMENT

KSRARCHITECTS

February 2020

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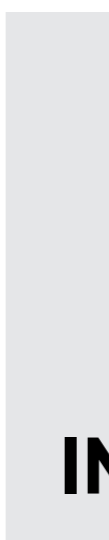
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INTRODUCTION

1.1 THE PROPOSAL

This document is submitted to the London Borough of Camden as part of the submission for planning permission for the redevelopment of the dwelling at No. 69 Avenue Road, London NW8 to create a new family house. The proposals are for retention of the original building with a rear extension to the south west facing the garden, a new wing to the north west and a new basement beneath the house and part of the garden.

The building is not listed or recognised as a building of merit, and the site does not lie within a conservation area. It is however situated between two of Camden's conservation areas - St John's Wood and Elsworthy.

The proposed house will provide appropriate luxury accommodation, commensurate with the ambassadorial residences of Avenue Road and will increase the floor area from approx 871 m² to 1673 m²

Two pre-app submissions were made in 2019 and the feedback from this has been addressed within these proposals.

1.2 DESIGN TEAM

ARCHITECTS: KSR Architects LLP

PLANNING CONSULTANT: HGH Consulting

ARBORICULTURAL CONSULTANT: Landmark Trees

HERITAGE CONSULTANT: Dorian Crone

GEOTECHNICAL CONSULTANT: Geotechnical and Environmental Associates

SUSTAINABILITY CONSULTANT: XCO2

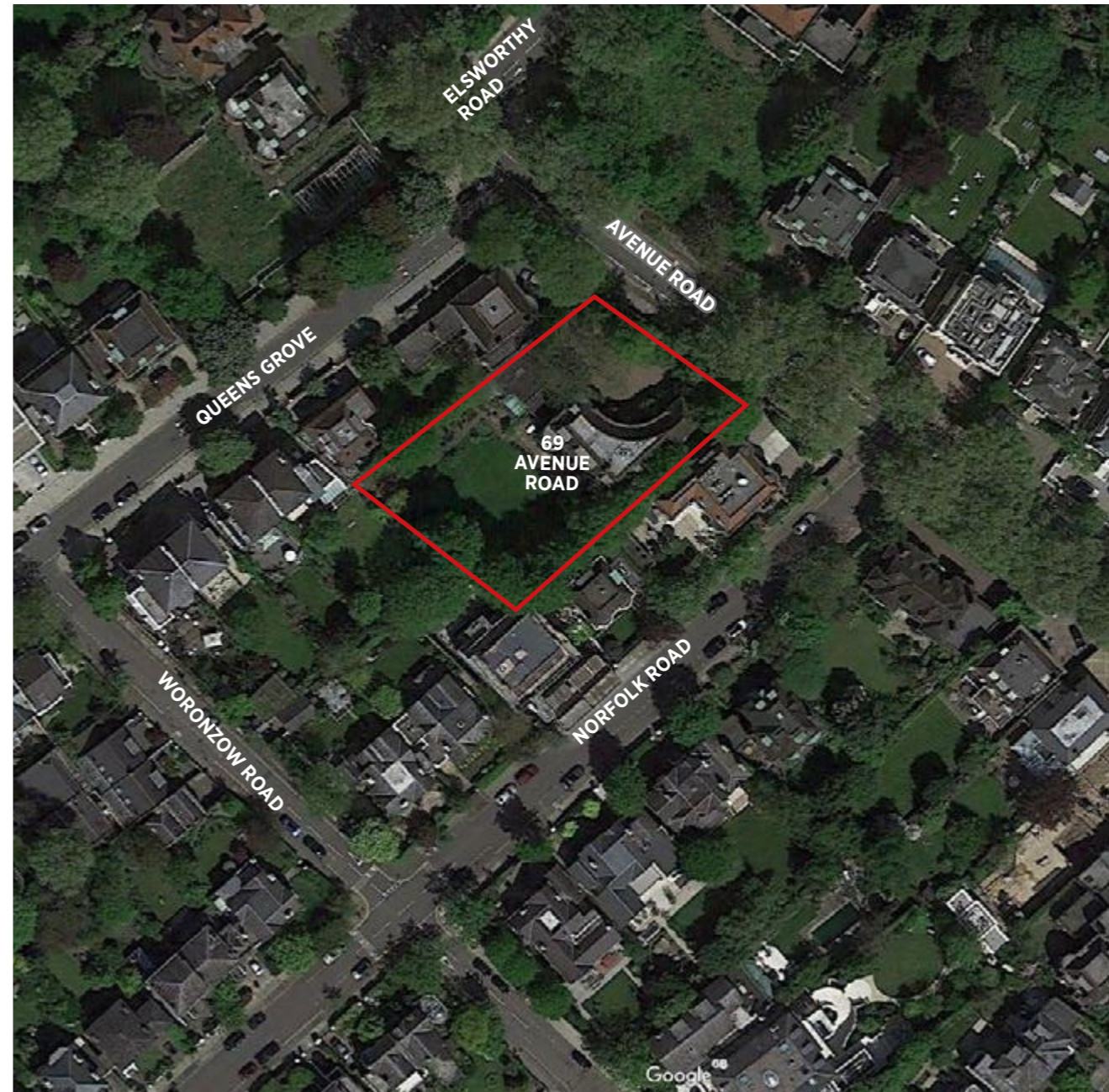
ACOUSTIC CONSULTANT: Noise Solutions Limited

FLOOD RISK ASSESSMENT: Water Environment

1.3 SUPPORTING DOCUMENTS

This document should be read in conjunction with the other documents submitted in support of this application:

- Planning Statement
- Existing and Proposed Drawings
- Arboricultural Impact Assessment Report
- Acoustic Report
- Heritage Report



Aerial Photograph

- Basement Impact Assessment
- Sustainability Report
- Flood Risk Assessment

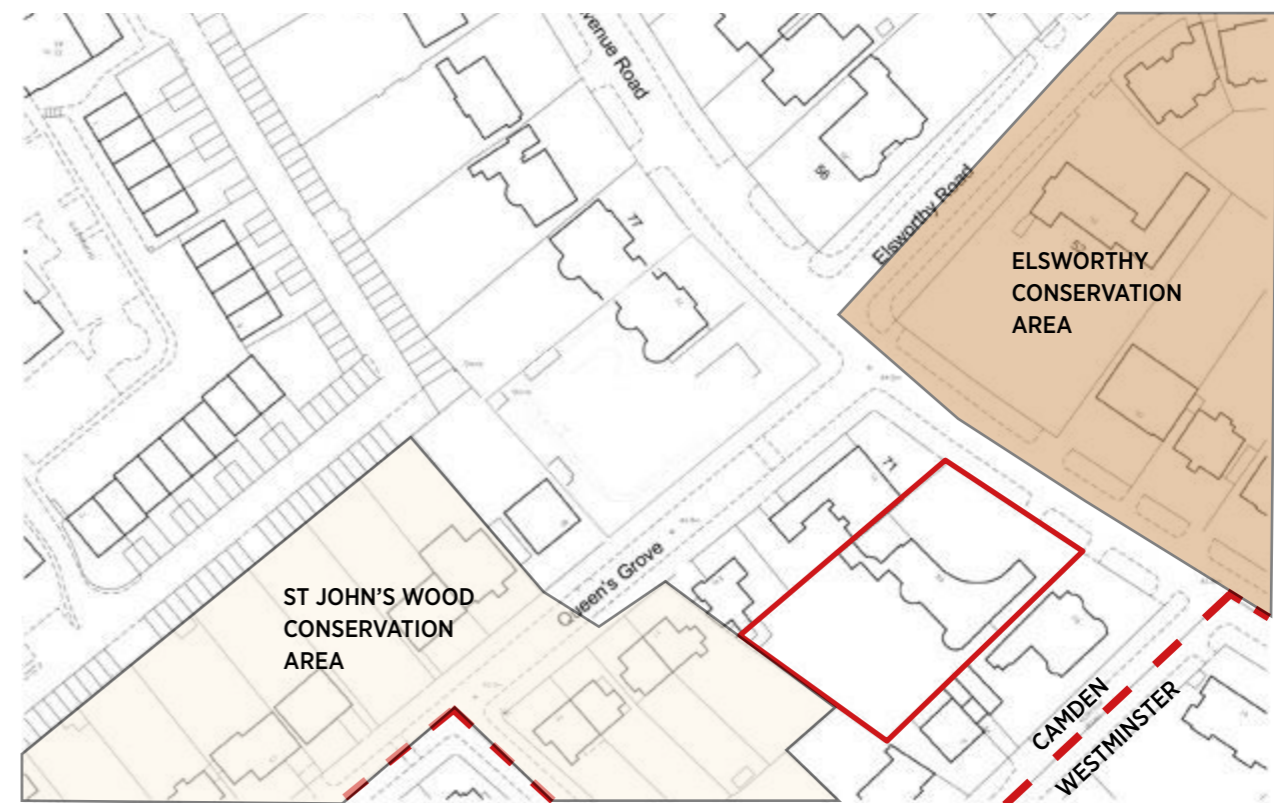
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SITE ANALYSIS

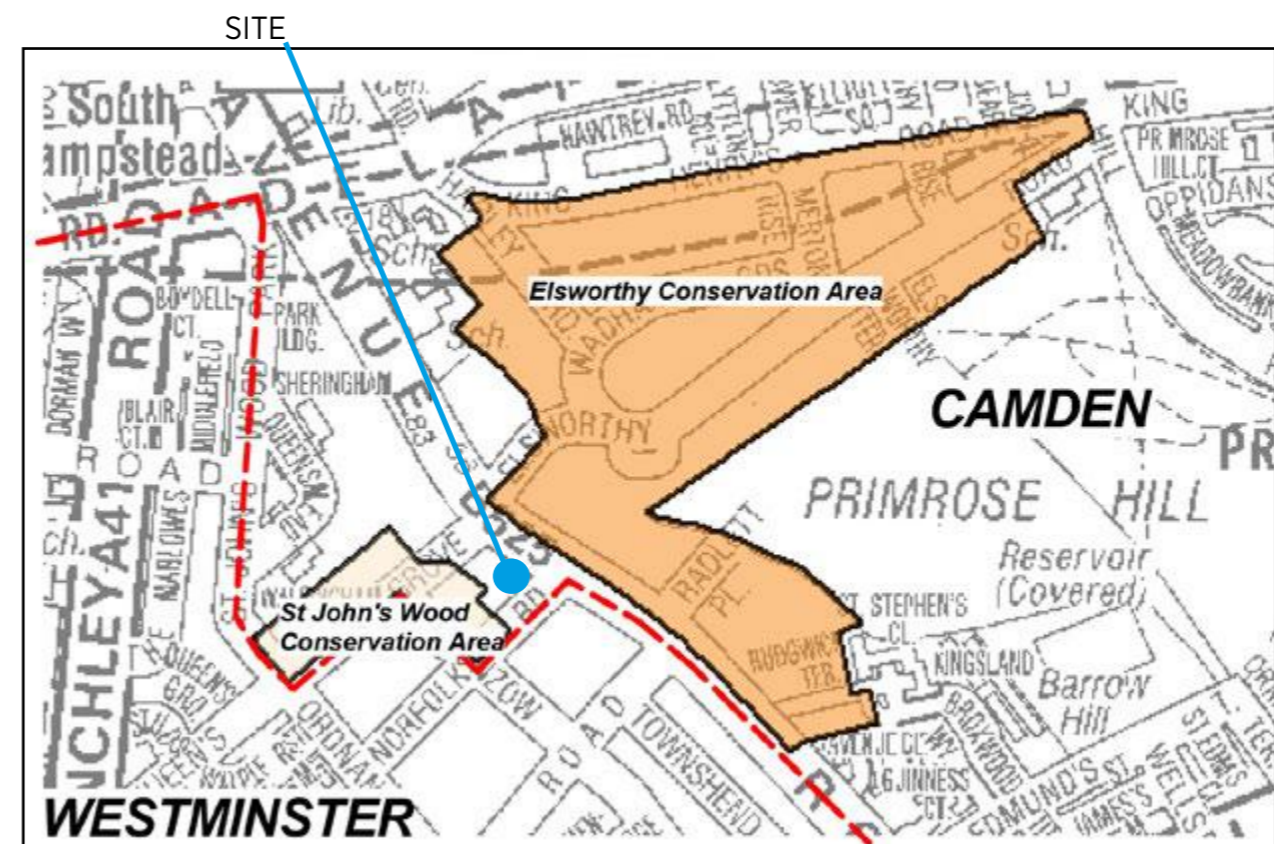
2.1 SITE CONTEXT

No 69 Avenue Road is situated on the western boundary of the Borough of Camden, close to the boundary with the City of Westminster. Whilst the site is not within a conservation area, it abuts the Camden St John's Wood Conservation Area to the west. On the opposite side of Avenue Road to the east is the Elsworthy Conservation Area.

Avenue Road was laid out in the 1820s and authorised by Act of Parliament in 1826 to link the Finchley Road with Regent's Park via Macclesfield Bridge over the Regent's Canal. It is characterised by mature trees and large detached villas and semidetached houses. The character of the area is not defined by a consistent style, particularly close to no. 69 where the western side of the road has primarily red brick of two storey buildings with prominent roofs whilst the east side includes a series of rendered buildings of 2 or 3 storeys.



2.1.1 Site Location



2.1.2 Camden Conservation Areas

2.2 CONTEXT PHOTOGRAPHS



2.2.1 View South East



2.2.2 View North East



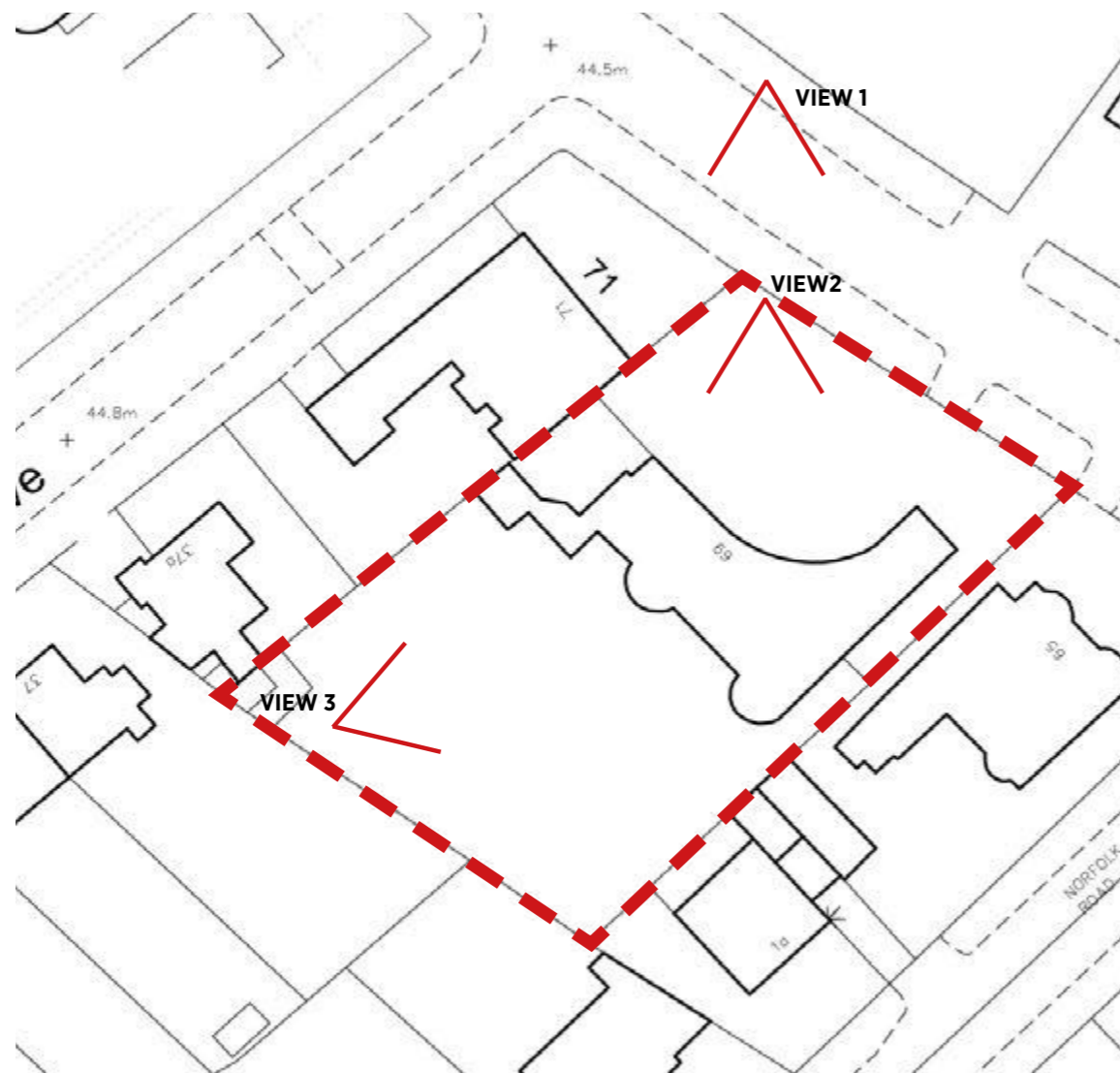
2.2.3 View North West



2.2.4 View South West

2.3 AVENUE ROAD CONTEXT





2.4.1 Location Plan



View 2 - View from Driveway

2.4 EXISTING SITE

No.69 Avenue Road is highly distinctive in the streetscape as it is a double plot (presumably combining the missing no.67) and incorporates a curved frontage which does not directly address the road. The curved frontage means that from the south the building has very little visual impact on the streetscape whereas from the north the main facade is fully visible.

The site sits behind a prominent brick wall with openings for the in/out carriage driveway being indicated by rendered piers with stone embellishments. Large pairs of black metal gates allow views into the forecourt. Two significant trees are prominent in the front garden.

The rear of the building is just visible in oblique views from Queen's Grove.



View 1 - Avenue Road Frontage



View 3 - View from Rear Garden

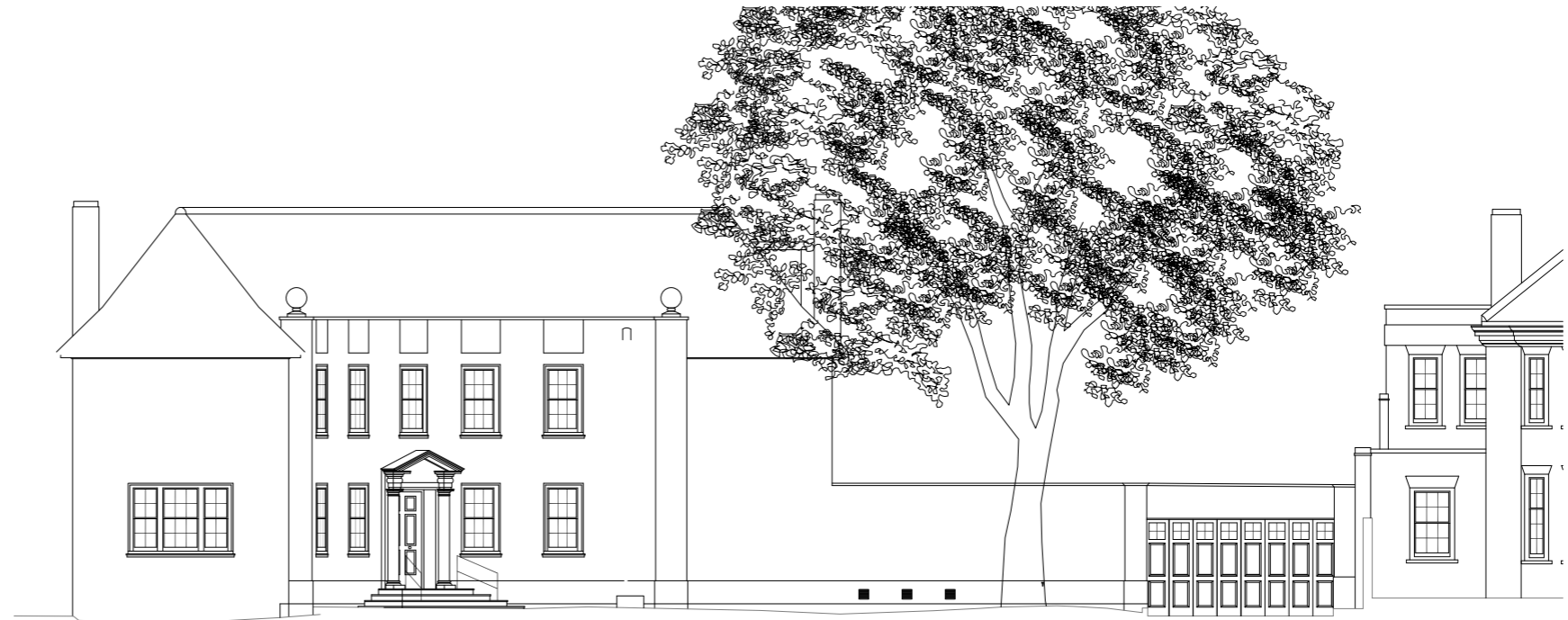
2.5 EXISTING BUILDING

No. 69 Avenue Road was built in the late 1930's and is unlisted (both statutorily and locally). In material, detail and height, the existing building is a typical example of 20th century red brick domestic architecture in the area. However the curved principal frontage and the way the building responds to the street is highly singular.

To the rear garden, the building continues the neo-Georgian language with a strong, symmetrical red brick facade incorporating many oversized multi-paned windows resulting in a busy elevation with a lot of glazing.

The original building has been enlarged to the north west with a large single storey extension incorporating a garage and service areas. This creates a blank facade to the street and a sprawling utilitarian facade to the garden.

The result is a building that is clearly divided into two elements: the main house and the side extension.



2.5.1 Existing Front Elevation



2.5.2 Existing Rear Elevation

3.0

**PLANNING HISTORY
AND PRECEDENTS**



50 Avenue Road ●
Retained facade with basement



40 Avenue Road ●
Full demolition with double basement



38 Avenue Road ●
Full demolition with double basement



36 Avenue Road ●
Full demolition with basement



77 Avenue Road ●
Full demolition with basement



73/75 Avenue Road ●
Full demolition with basement



61 Avenue Road ●
Full demolition with basement

3.1 LOCAL PLANNING PERMISSIONS

Avenue Road is an internationally recognised address for the wealthy. It has a rich heritage with traditional rendered Georgian houses sitting close to Neo-Georgian piles and modern interventions.

The richness of the street is evidenced by the recent planning permissions shown here. These show major refurbishments, retained facades and total demolition schemes. There is a general commonality of scale and proportion with most buildings being two storey with a second storey within the prominent roof.

- The Application Site
- KSR Planning Permissions
- Other significant Planning Permissions

Local Planning Permissions



38/40 Avenue Road



61 Avenue Road



73-75 Avenue Road



50 Avenue Road



Tercelet Terrace



22 Frognal Way

3.2 KSR ARCHITECTS IN CAMDEN

KSR Architects is a well established award winning practice based in Camden Town, with a proven track record of working both in the borough and specifically in Avenue Road.

We were the architects responsible for the design and delivery of nos. 38 and 40 Avenue Road, as well as having achieved planning permissions for the redevelopment of nos 36, 50, 61 and 73-75 Avenue Road.

Further experience in Camden includes Tercelet Terrace, a modern development of 5 houses in a Conservation Area which won a Camden Design Award.

Currently on site are 29 New End, a modern development of 17 luxury apartments, and 22 Frognal Way, a highly contemporary private house, both in the Hampstead Conservation Area.

3.3 NO.50 AVENUE ROAD

Planning Permission was granted in 2014 for redevelopment behind retained facades for this site in the Elsworthy Conservation Area. Similar to no.69, the proposals also include the creation of a basement and extension of the building to the rear where a large garden can accommodate the additional built form.

Reconstruction of a large part of the house allowed access and sustainability to be better addressed within the building.



Existing Street Elevation



Permitted Street Elevation

3.4 NO.73 & 75 AVENUE ROAD

The classic design of this 3,000 sqm 10 bedroom private house enables it to sit comfortably with the neighboring grand ambassadorial residences of Avenue Road. The substantial double plot sits on the corner of Queen's Grove and demands a building of stature to define the corner.

As required by the private client, the house is designed for entertaining and includes underground parking, leisure facilities and staff accommodation.

Planning Permission was granted in 2012 by Camden Council.



Permitted Street Elevation



Permitted Street Elevation

3.5 TERCELET TERRACE, OAK HILL PARK

This housing development won a Camden Design Award in 2006 despite being a modern development in a conservation area. The development was praised as a 'great example of non-pastiche architecture. Contemporary infill terrace housing, engendering clear references and associations to its historic context.'

The terrace was carefully designed to respect its setting, with the composition of form and materials promoting a synergy with the landscape. The strong vertical orientation of the stairs and the slot windows pick up the silhouette of the tree trunks and branches.

This development clearly illustrates KSR's skill in creating a modern form that sits comfortably within a sensitive setting.



3.6 PLANNING HISTORY

The Camden planning portal indicates that other than regular maintenance of the trees, the site at 69 Avenue road has had very little change. The creation of the existing garage by enclosing a courtyard (ref. 2005/1489P) is the only modification to the building. Pre-applications for the full demolition of the house and creation of two new dwelling houses have also been discussed with Camden in the past.

3.7 PRE APPLICATION

Two Pre-planning applications have been submitted with two responses. The first was submitted in January 2019 (ref. 2019/0415/PRE) following this a second application was submitted in July 2019 (ref. 2019/3720/PRE). The points raised are summarised in the two separate charts and expanded on the following pages.

3.7.1 PRE-APPLICATION ADVICE 1: 2019/0415/PRE

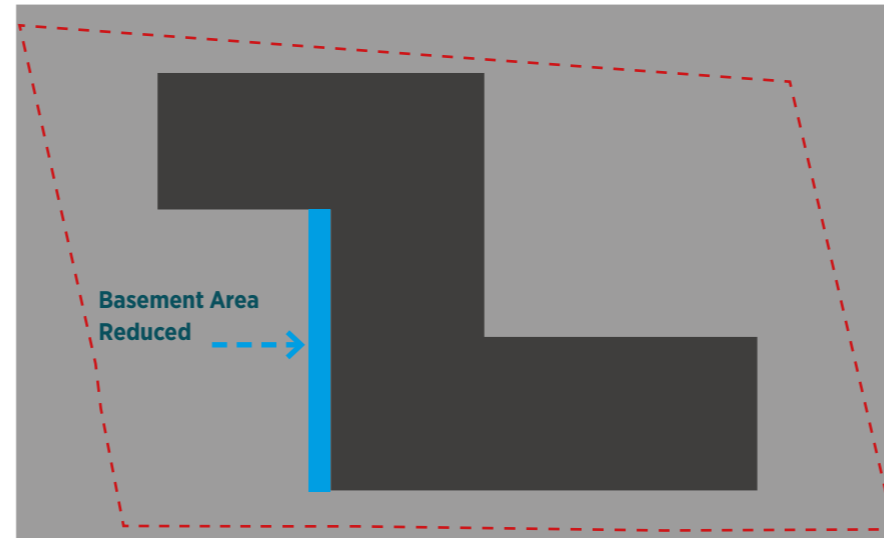
	Camden Assessments and Recommended Revisions	Response
1	Concern is raised with regard to the scale and bulk of the proposed replacement side extension and its impact upon the host dwelling. The replacement two storey (plus basement) extension would be contrary to the Council's adopted CPG 'Altering and extending your home' and would be considered to have a harmful impact on the character and appearance of the host dwelling and Avenue Road streetscene...Though a glazed link is retained, the works would still appear as a single, double fronted mass fronting onto Avenue Road, which would effectively mean the loss of the existing gap/view over towards mature trees to the rear. The existing gaps/views between the semi-detached and detached houses are characteristic of the street, allowing space for the buildings themselves to breathe and allowing views to rear gardens and trees.	Following this advice, two reduced first floor side extension options were provided. These attempted to reduce the impact of the extension on the host dwelling whilst also maintaining the characteristic gaps providing views of the rear trees from the street scene.
2	The single storey side addition extends further into the garden creating a large kitchen and dining area. The garden is unusually large and can accommodate an extension in this position; however, the depth of the extension should be revisited to ensure it does not compete with the main building and overwhelm its garden setting.	The rear side extension was reduced following this advice. See diagrams.
3	Although sections have been submitted showing how the roof would be altered, it would be helpful to have additional information showing exactly how this would be articulated. It is essential the design and construction of the roof is of exceptional quality and utilises traditional materials and detailing that are reflective of its context.	This has been provided please refer to the Design and Access Statement for a description of the roof extension and construction.
4.	The proposed basement would not comply with indicators j) and k) of Policy A5 (Basements) of the Camden Local Plan, and this is acknowledged within the pre-application advice cover letter. The specific indicators of policy A5 are in place to ensure that basements are subordinate in scale and form to the host building, and to protect planting space to sustain growth of vegetation and trees.	The Basement and lightwell were reduced in size following this feedback refer to the diagrams.
6	Conduct further tree investigation works to determine whether any existing trees would be affected by the proposals and amend the scheme/propose appropriate mitigation measures as necessary.	The surveys were completed and the scheme adjusted to accommodate the findings. The basement has been reduced in size to mitigate any risks.

3.7.1 SUMMARY OF CHANGES FOLLOWING PRE-APPLICATION 1: 2019/0415/PRE

The original proposal consisted of; a new side extension, a single storey garden pavilion, a rear extension of the main host building and a new basement.

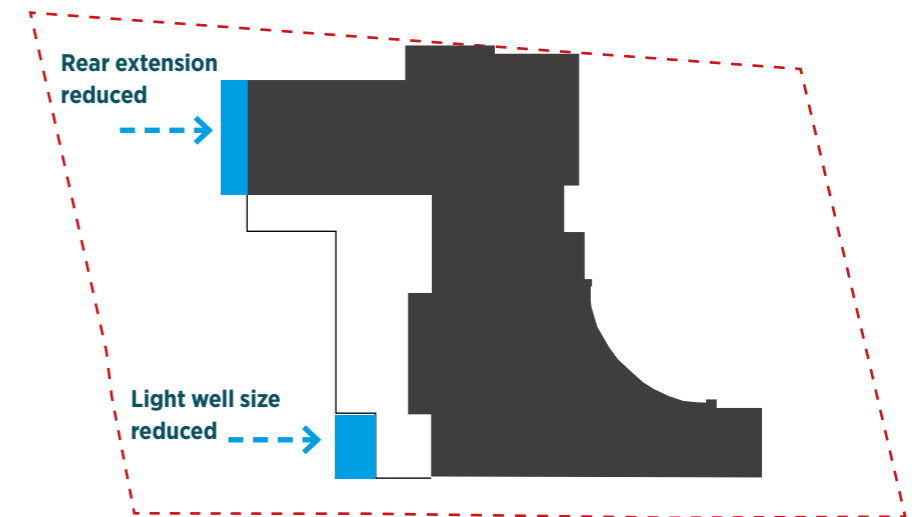
Concerns were raised regarding the size of the basement addition, and the extent of the rear pavilion and front side extension.

In the revised proposal we have revisited the design and have responded to the concerns by reducing the side extension and the basement size and reducing the depth of the rear garden addition. The following diagrams illustrate the extent of the changes.



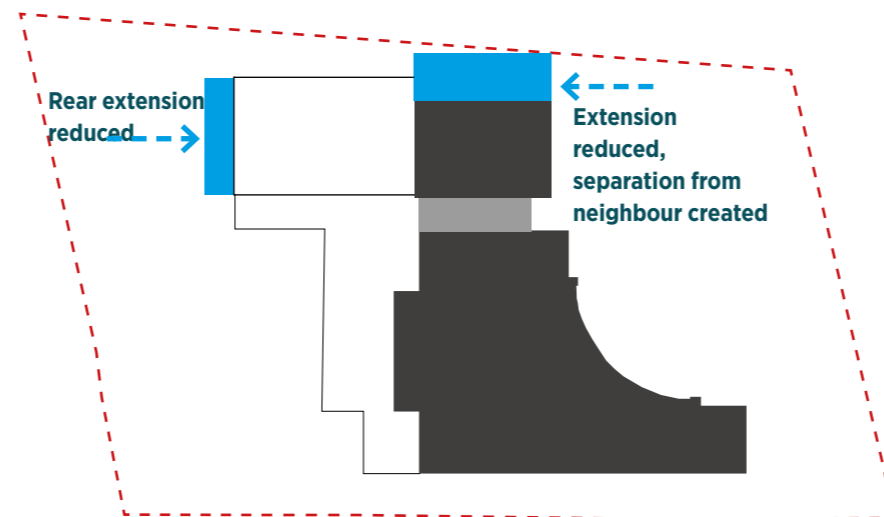
Basement

A significant reduction has been made at the basement level to comply with Camden's basement policy.



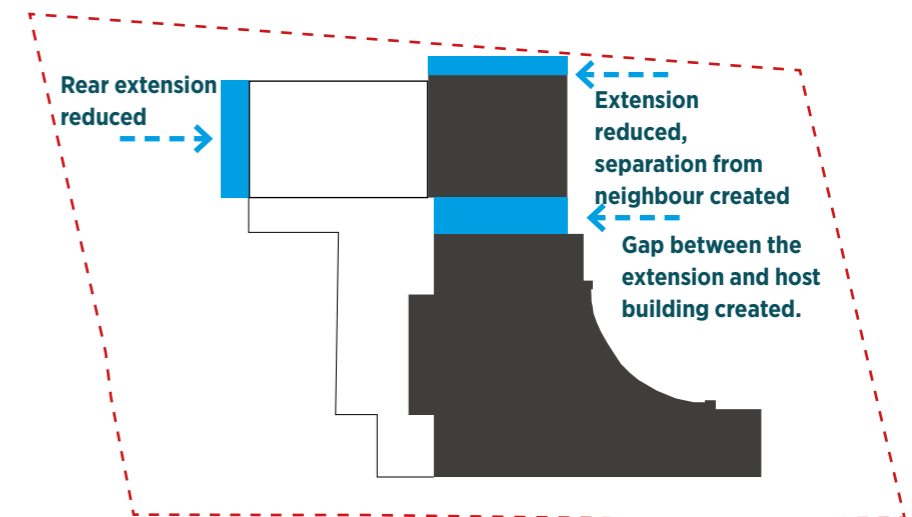
Ground Floor

The rear single storey pavilion in the garden has been reduced in depth to ensure it does not compete with the main building and to sit more comfortably within the garden. The light well as also been reduced in size.



First Floor (Option 1)

In option 1 the first floor side extension has been reduced in size and moved away from the neighbor. This maintains the characteristic gap between buildings seen along avenue road and allows views to the rear trees. A glazed link is also retained to create a separation from the host building.



First Floor (Option 2)

In option 2 the first floor side extension has been reduced in size and separated from the host building and the neighbour. This creates a separation between both buildings, and allows views to the rear trees.

3.7.1 SUMMARY OF CHANGES FOLLOWING PRE-APPLICATION 1: 2019/0415/PRE

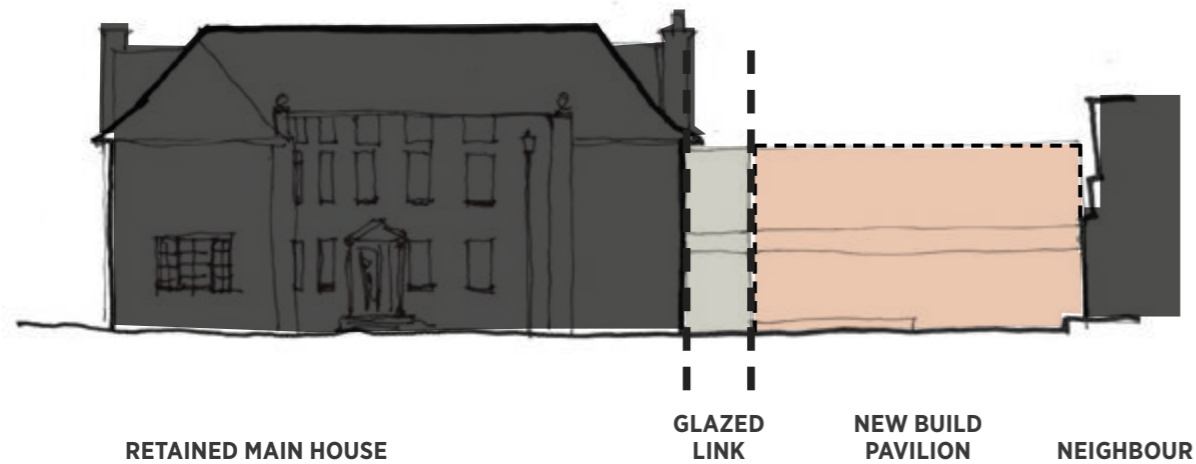
Side extension development

The original proposal consisted of the rationalisation of the side extensions with the inclusion of an additional storey across the full length.

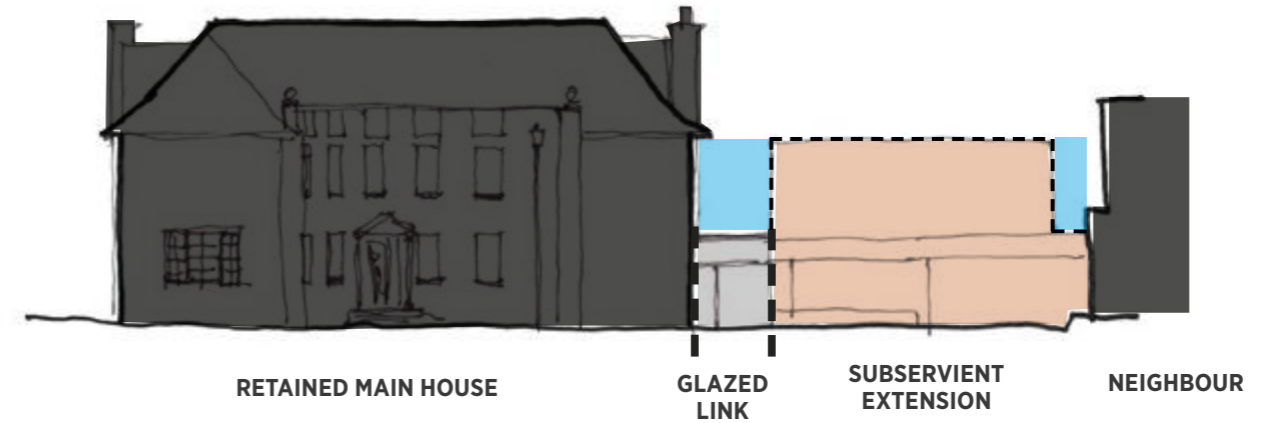
Concerns were raised regarding the impact of the side extension on the host building, the neighbouring property at no 71-avenue road and the character of the street.

The side extension was considered to visually undermine the prominence and proportions of the principle elevation. Furthermore, it was considered that the introduction of the side extension would compromise the space around the host building and its neighbor through the resultant loss of the existing gap between the buildings. The gaps are considered important because; they are characteristic of the road, provide views towards the mature trees at the rear and allow space for the buildings themselves to breathe.

FIRST PRE-APPLICATION 2019/0415/PRE

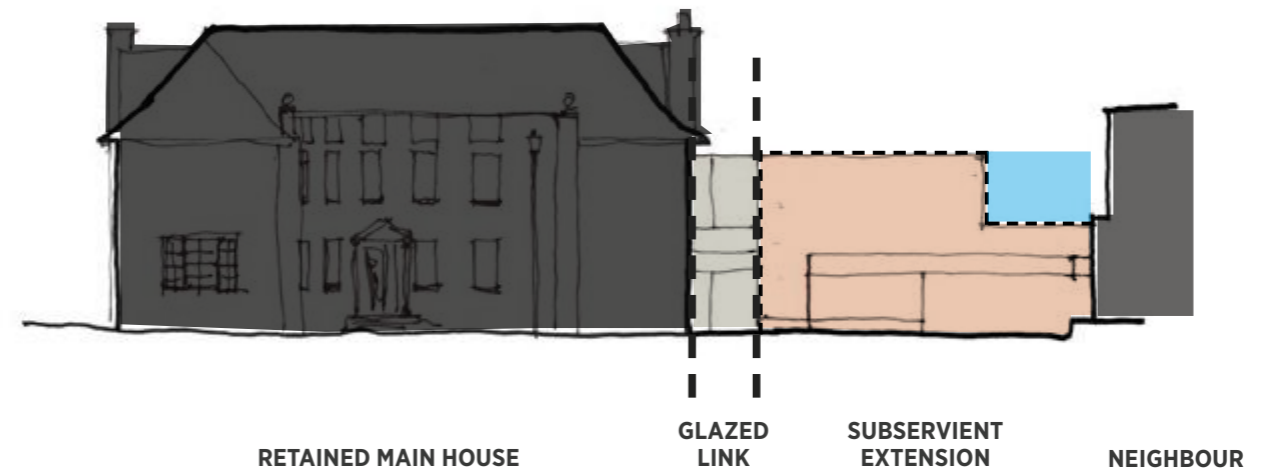


OPTION 1



In this option; the retained main house will remain as the principal element with the existing roof profile being maintained in the new proposal. The modern side extension will remain visually subservient to the main house and remain lower than the eaves of the principal element. The extension has been reduced in size and separated from the main building and the neighboring property, allowing space for the existing structures to breathe and views towards the rear trees. The separation is achieved by utilising a single storey recessed glazed link and two well proportioned gaps between the extension and the host and neighbor respectively.

OPTION 2



The retained main house will remain as the principal element with the existing roof profile being maintained in the new proposal. The modern side extension will remain visually subservient to the main house and remain lower than the eaves of the principal element. The extension has been reduced in size and separated from the main building and the neighboring property, maintaining the characteristic gap and allowing views towards the rear trees. The separation is achieved by utilising a recessed glazed link between the host and the extension and a well proportioned gap between the extension and the neighbour.

3.7 PRE-APPLICATION ADVICE 2: 2019/3720/PRE

The changes described on the previous pages were presented in a second application which was submitted in July 2019 (ref. 2019/3720/PRE) A meeting was held on site on the 4th of September and a formal response was received on the 4th November 2019. The points raised are summarised in the table.

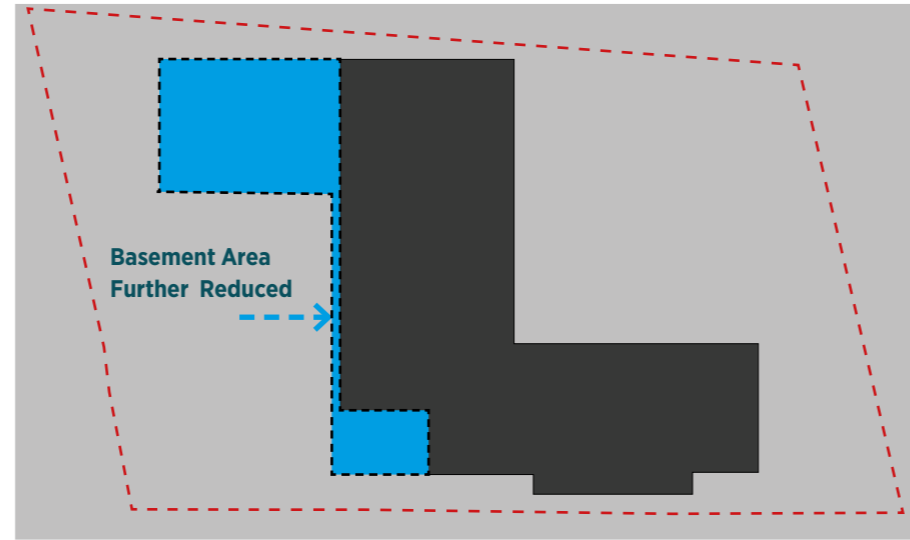
3.7.2 PRE-APPLICATION ADVICE 2: 2019/3720/PRE

	Camden Assessments and Recommended Revisions	Response
1	As stated in the previous advice, the proposed two storey side extension would be contrary to the councils adopted CPG guidance and would be considered to have a harmful impact on the character and appearance of the host building and avenue road street scene.	The design has been amended and the side extension reduced to a single storey extension.
2	The Ground floor side extension element. Whilst its replacement is not objectionable in principle, further reduction of depth is needed it currently measures approximately 15m from the existing rear elevation and is not considered subordinate to the host building.	The portion of side extension that projects into the rear garden as been reduced further. It now projects approx. 10.5m into the rear garden, measured from the point of the existing rear elevation that projects furthest into the rear garden.
3	It is acknowledged that the scale of the basement has been reduced since the previous advice however the currently proposed footprint of the basement in option 1 and 2 is still considered too large.	The Basement has been reduced further and complies with Camden's basement policy.
4	It seems that the proposal indicates a new garage with 2 additional car parking spaces would be created. This is considered unacceptable as it would contradict policy T2 of the Camden local plan. Please note that Camden can only support parking proposal that do not result in the creation of additional capacity of on-site parking	Please note. This garage is existing on site and the proposal is seeking to retain this garage within the new extension. There is no resultant increase of on-site parking capacity.
5	It is recommended that the first-floor element be removed from the proposed side extension.	This has been removed, please refer to the proposed drawings.
6.	Reduce depth of the proposed ground floor storey side extensions	This has been reduced, please refer to the proposed drawings.
7	Reduce the size of the basement to comply with A5 and CPG basement.	This has been reduced, please refer to the drawings.
8	Scrutinise and provide more details on the design and construction of the proposed alterations of the roof of the host building.	Please refer to the diagrams with the design and access statement.

3.7.2 SUMMARY OF CHANGES FOLLOWING PRE-APPLICATION 2: 2019/3720/PRE

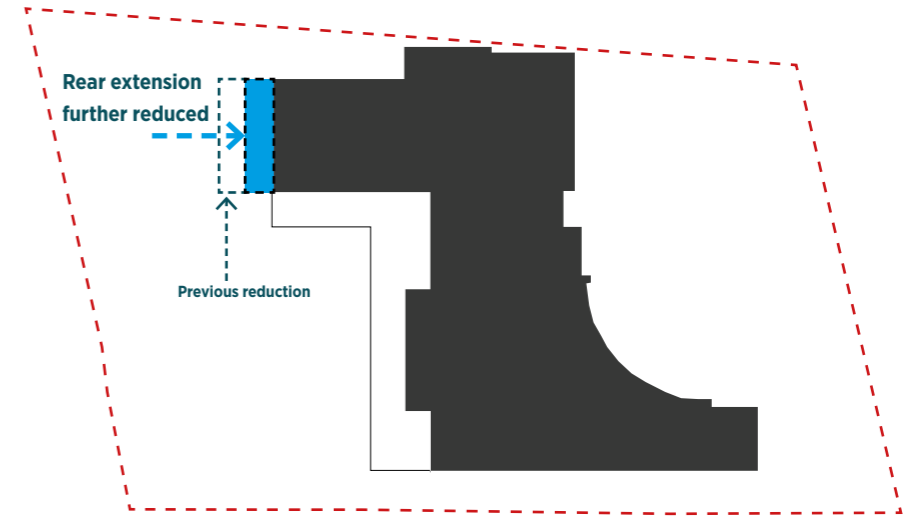
The previous proposal saw multiple reductions to the original scheme, however concerns were raised again in the second pre-application (2019/3720/PRE) regarding the size of the basement addition, and the extent of the rear pavilion and front side extension.

Following this second pre-application (2019/3720/PRE) response additional modifications have been made to the design. The basement and rear pavilion extension have had extensive further reductions. The first floor side extension has been completely omitted, so the side extension remains as a single storey. The following diagrams illustrate the extent of the changes.



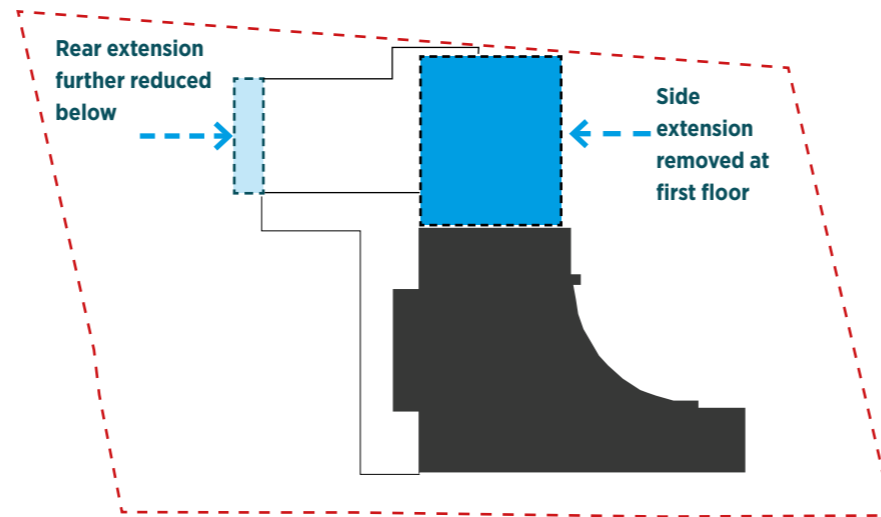
Basement

A significant further reduction has been made at the basement level to comply with Camden's basement policy.



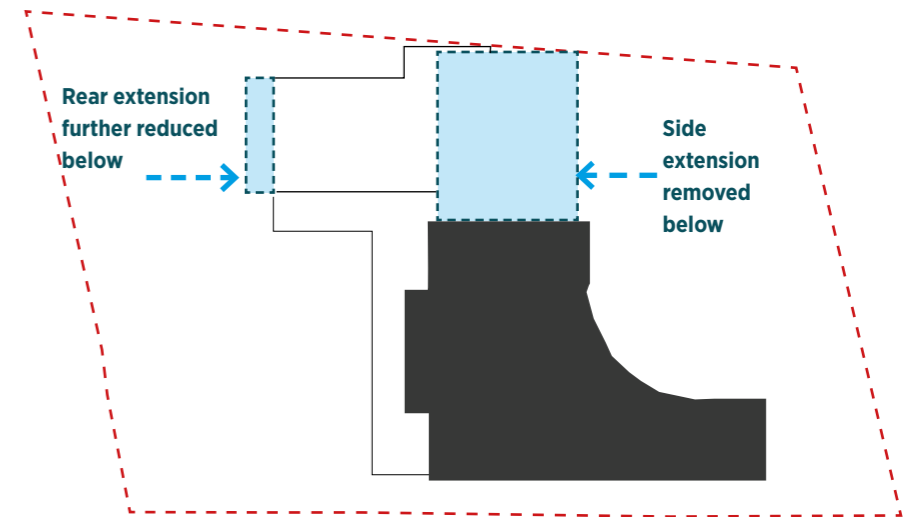
Ground Floor

The rear single storey pavilion in the garden has been further reduced in depth to ensure it does not compete with the main building and to sit more comfortably within the garden.



First Floor

The side extension at the first floor has been completely removed so the side extension remains as a single storey.



Second Floor

3.7.2 SUMMARY OF CHANGES FOLLOWING PRE-APPLICATION 2: 2019/3720/PRE

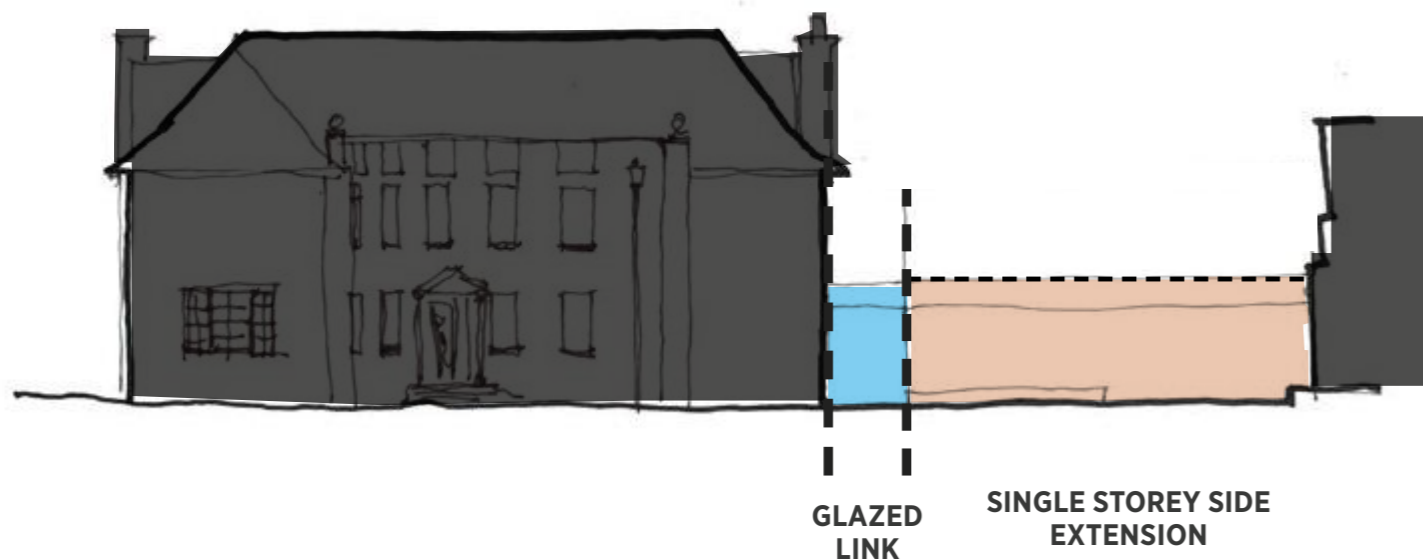
Side extension development

The original proposals in pre-apps 1 and 2 consisted of the rationalisation of the side extensions with the inclusion of an additional storey across the full or partial length.

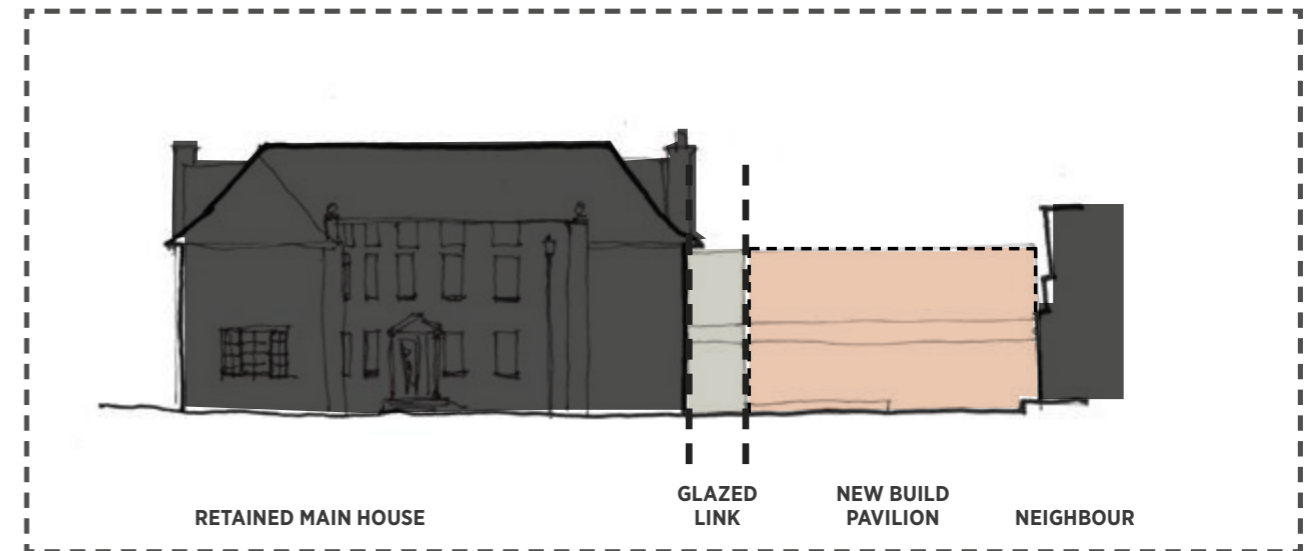
Concerns were raised in both applications regarding the impact of the side extension on the host building, the neighbouring property at no 71-avenue road and the character of the street.

The side extension was considered to visually undermine the prominence and proportions of the principle elevation. Furthermore, it was considered that the introduction of the side extension would compromise the space around the host building and its neighbour through the resultant loss of the existing gap between the buildings. In response to this the first floor side extension has been removed so that the resultant side extension is a single storey.

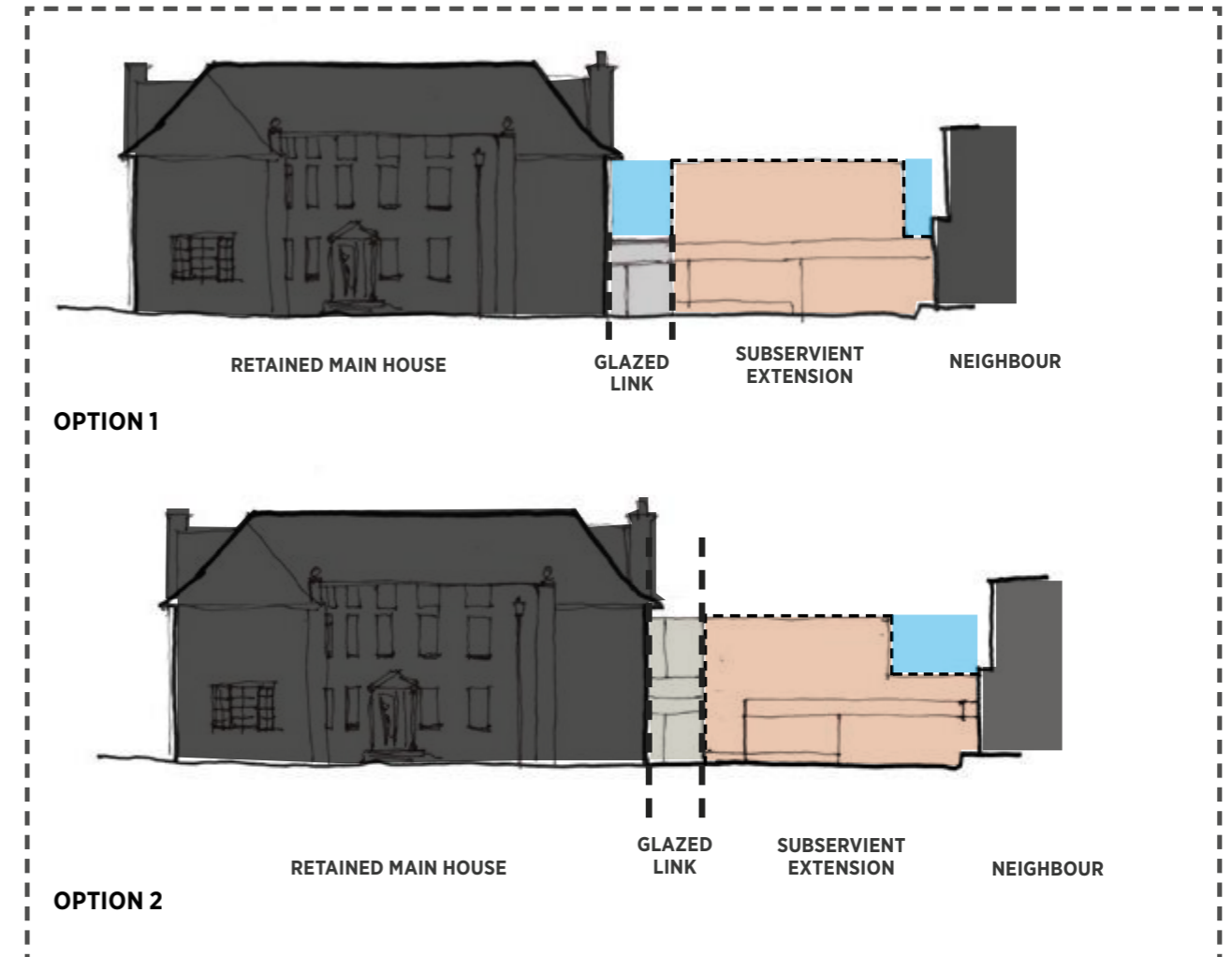
PROPOSED FRONT ELEVATION

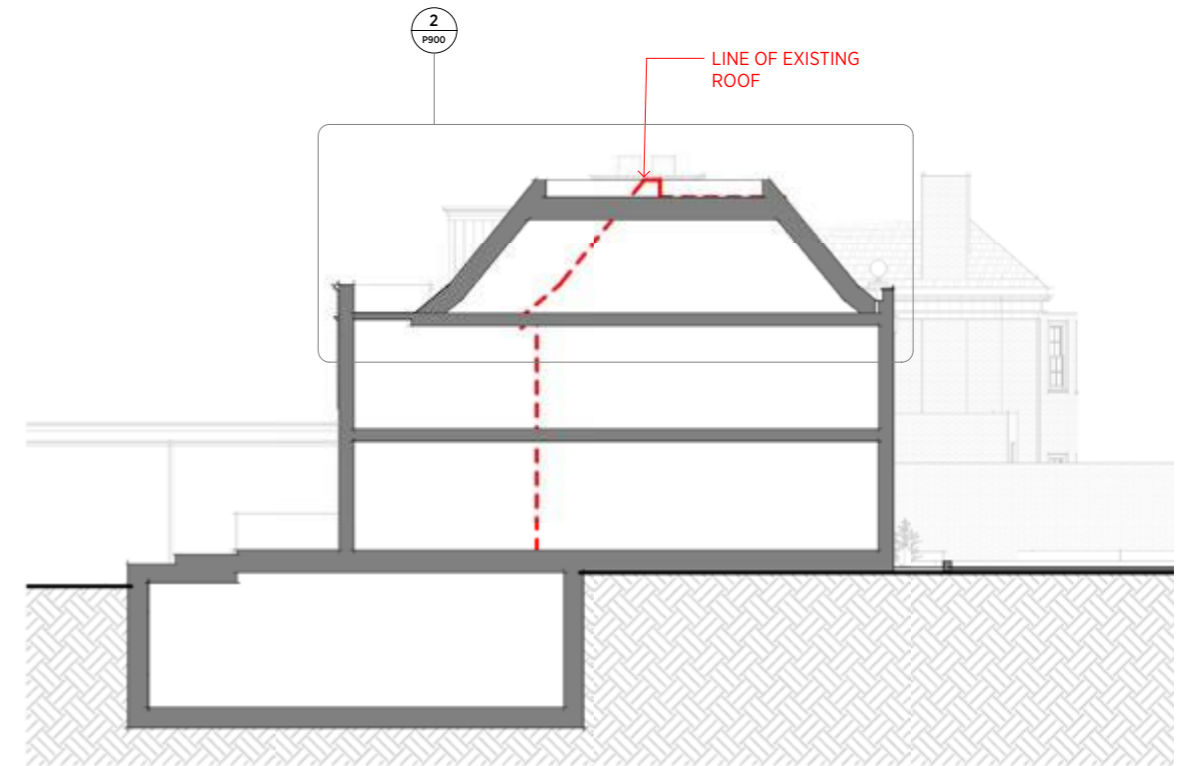
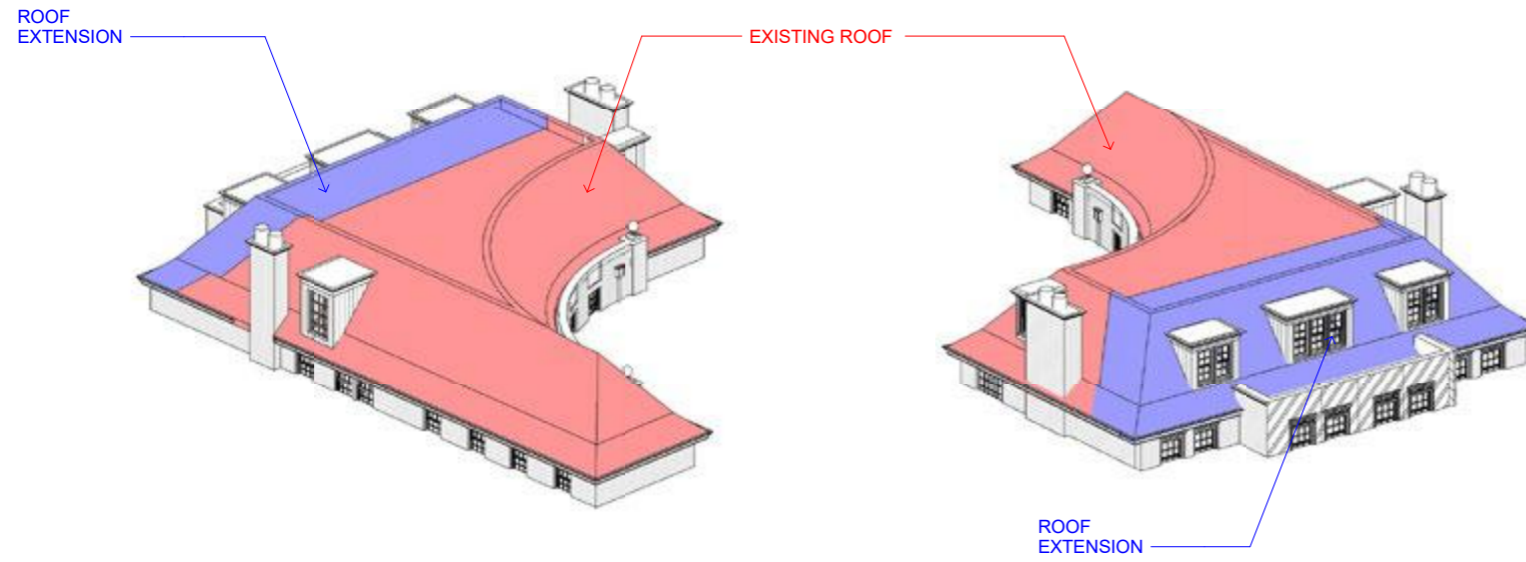


FIRST PRE-APPLICATION 2019/0415/PRE



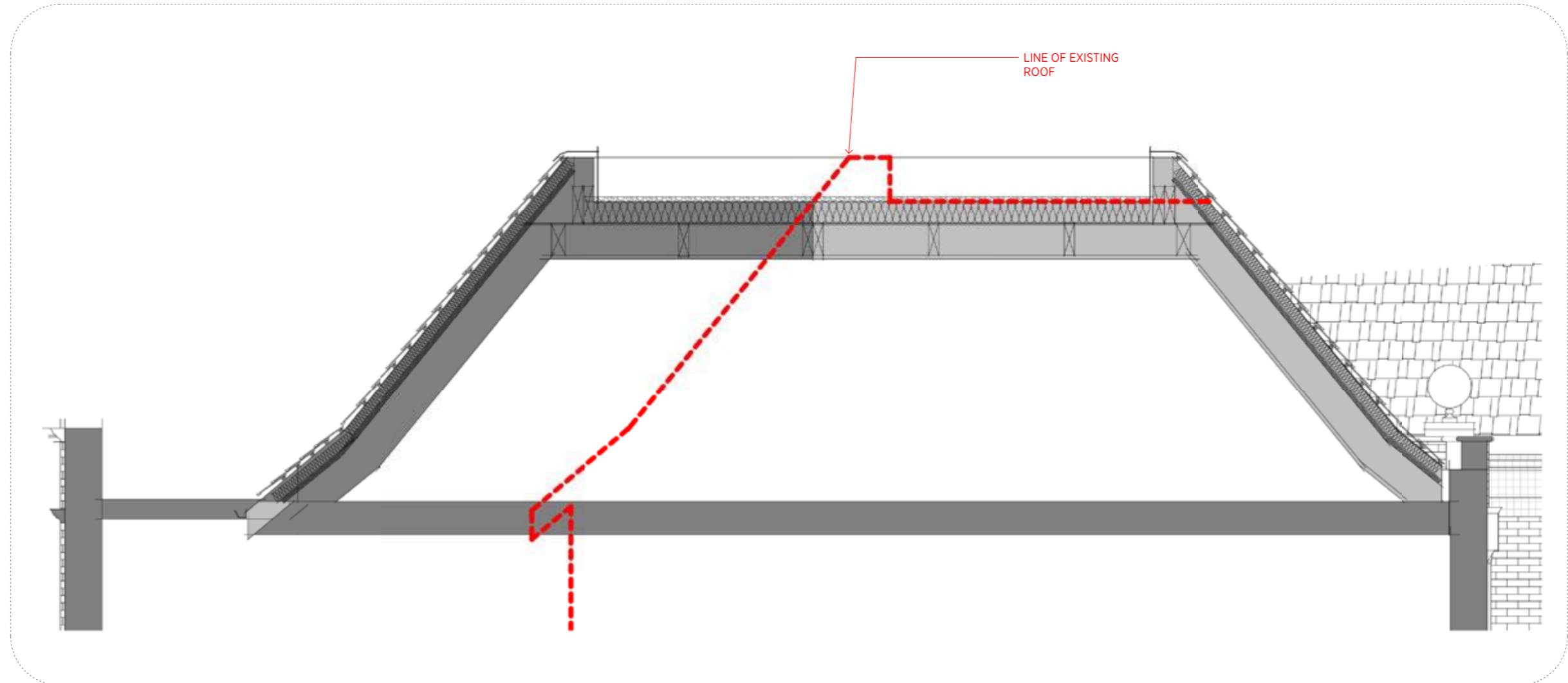
SECOND PRE-APPLICATION 2019/3720/PRE





3.8 ROOF ALTERATIONS

The proposal seeks to retain the existing roof structure with an alteration and extension to the rear. The design and construction of the roof will be of a high quality, utilising traditional detailing and materials to match the existing.



4.0

**DESIGN
PROPOSALS**

4.1 DESIGN PRINCIPLES

Layout

The proposals divide the building into 3 elements:

- Main House - retained building behind curved facade and side extension
- Rear extension - traditionally designed extension to main house
- Garden Pavilion - single storey contemporary wing forming an adjunct to the main house for family accommodation.

Formal living and entertaining rooms, bedrooms, service and ancillary spaces are all located in the main house and are split over three upper floors.

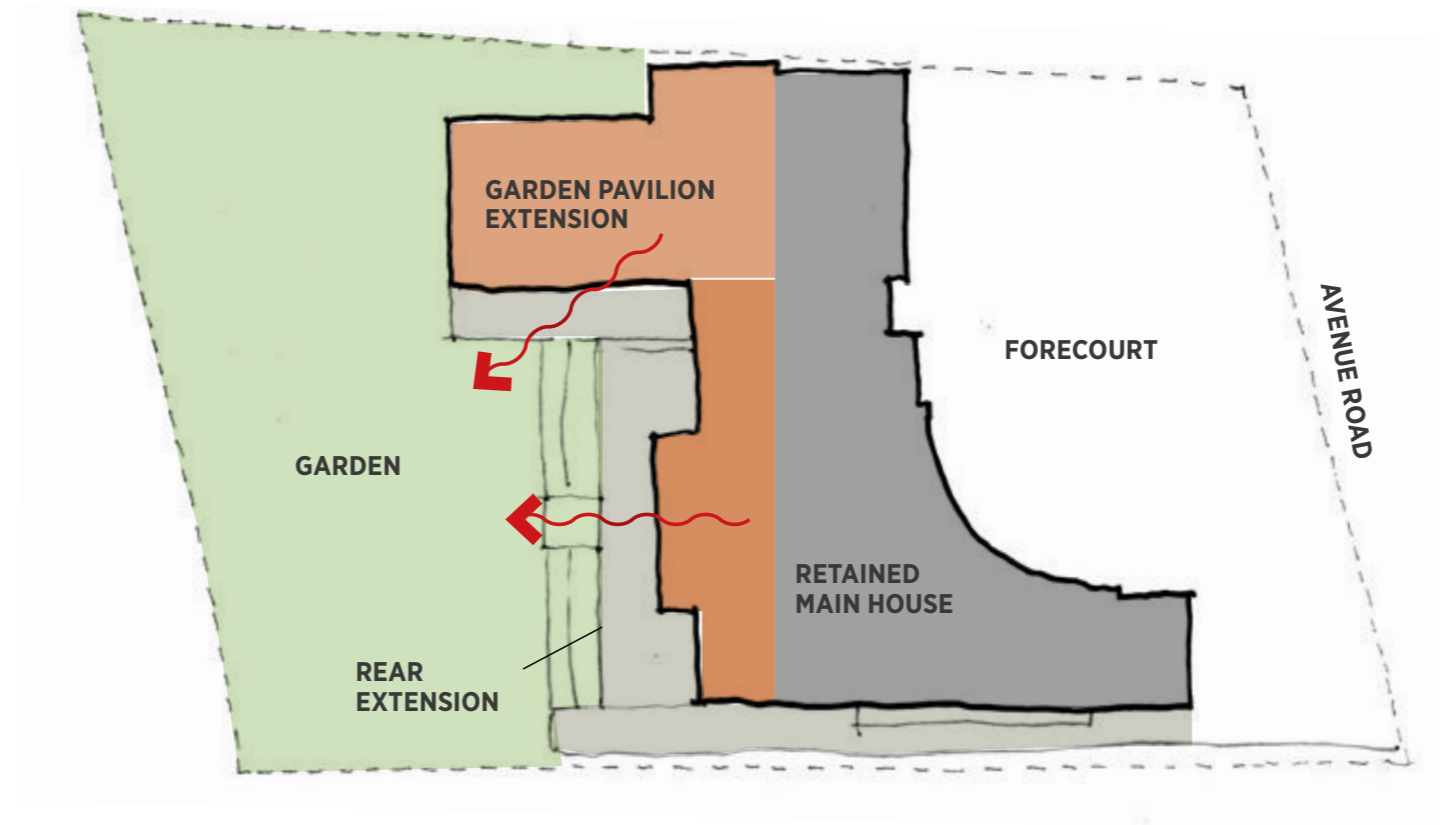
The garden pavilion contains the family accommodation linking directly to the terrace and garden.

A proposed basement under both the main house provides additional amenity spaces including a pool, gym and entertainment area as well as back of house uses.

Style

The main house is designed as a traditional building following the style of the retained facade.

The new build pavilion will seek to contrast with the more heavily detailed main house by using a lightweight contemporary language and materials.



Proposed Building Elements - Plan

Massing

The retained main house will remain as the principal element on site in massing terms with the existing roof profile being maintained in the new proposal. The existing chimneys will be replicated in the new proposals and these too add to overall mass of the main house.

The rear extension facing the garden will respect the height of the existing building, with the proposed roof designed holistically with and at the same angle as the existing but in a new location.

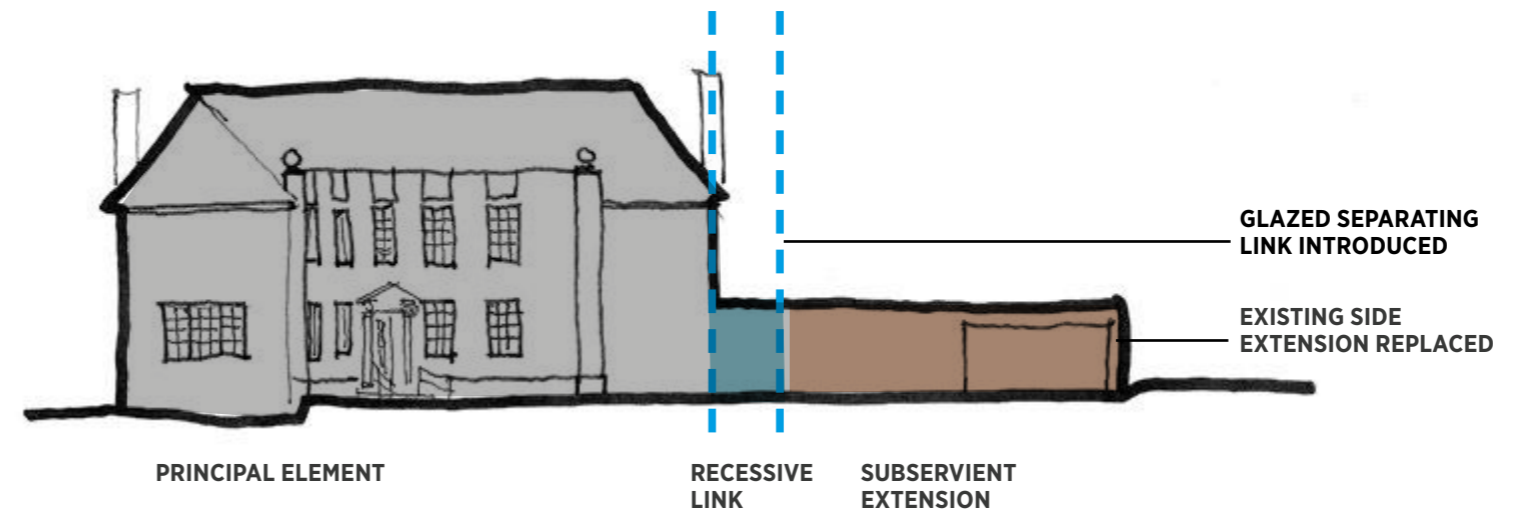
The modern side extension will be subservient to the main house, being lower than the eaves of the principal element.

The link between the main house and the side extension is designed to be recessive, allowing the two elements to be clearly articulated.

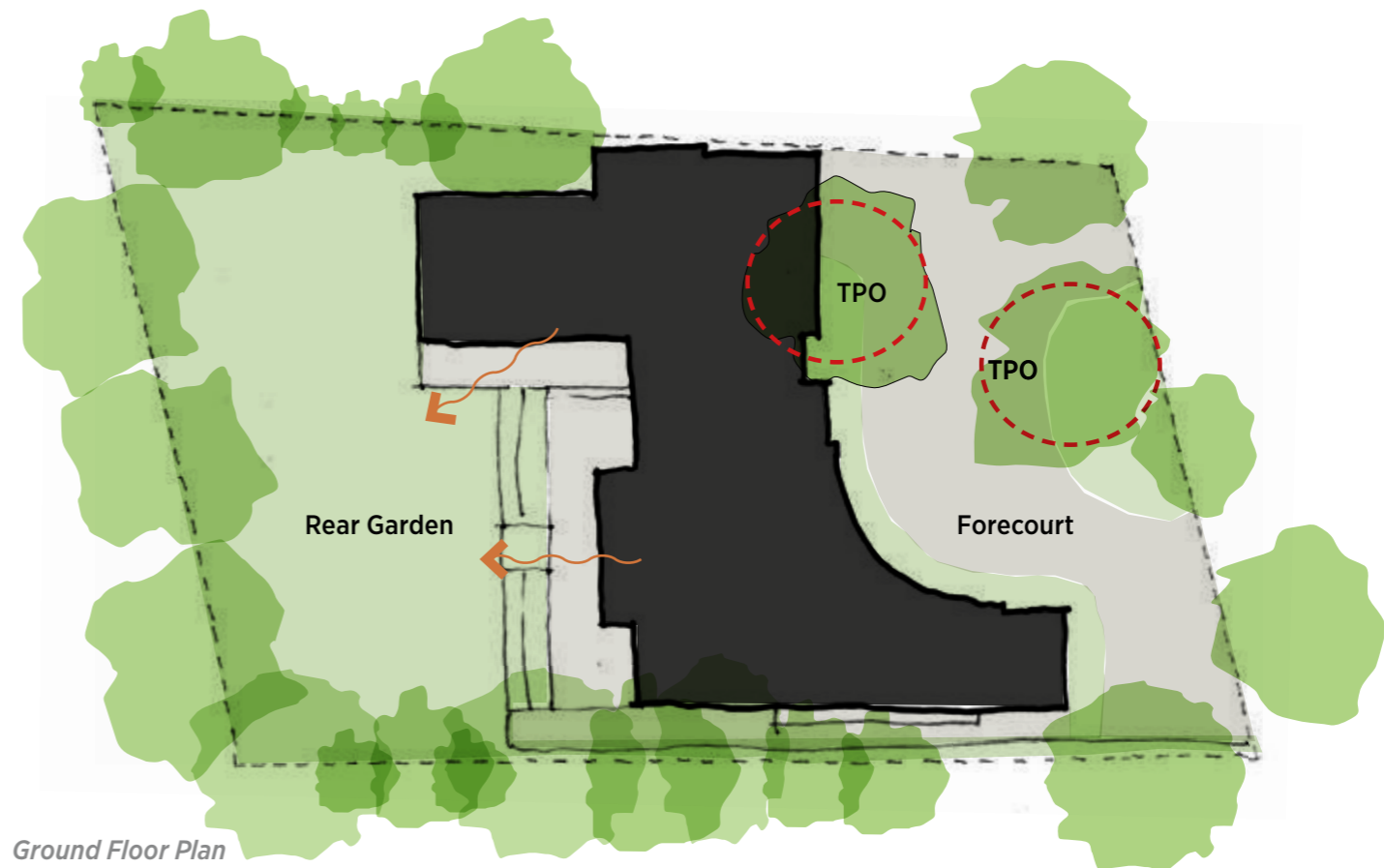
Garden and Trees

The rear of the site is an attractive large mature garden providing significant amenity for the house. The proposals embrace the garden, with the rear of the main house and the new pavilion both opening directly out onto the garden.

Whilst there are two significant trees in the forecourt which are protected by TPOs, the proposals will aim to respect all trees of good quality or public amenity. Please refer to the arboricultural report.



Massing Elements



Ground Floor Plan

Landscaping and Trees

4.2 DESIGN PRINCIPLES - TRADITIONAL FAÇADES

General

The new rear facade design is based upon classical principles inherent within neo-Georgian domestic architecture. Predominantly this implies symmetry and balance. The design references local scale and features, including brick recesses, pilasters etc.

Windows

The rear windows are derived from classical proportions. Hierarchy between ground floor, 1st floor and second/ dormer window is established through variation in embellishment and size of windows, which is typical of Georgian architecture.

The windows are white painted timber frame with slim mullions to subdivide into elegantly proportioned panes.

Dormers

Traditional dormer windows are incorporated, with lead roof and cheeks, consistent with dormers in the local area.

Roof Design

The roof is a prominent feature and it is proposed to construct a slate roof to reflect the existing and reinforce its neo-Georgian character, whilst accommodating the mass of the new building. A strong eaves line will be maintained.



15 Acacia Road - prominent slate roof, dormer windows, ornate cornice



43 Avenue Road - stone banding, brick lintels, symmetrical hexagonal bays, red brick



15 & 17 Avenue Road - richly detailed entrances



69 Avenue Road - prominent slate roof, dormer window recesses, paned windows



69 Avenue Road - brick recesses, , symmetrical facade, curved bays, red brick



69 Avenue Road - Brick Recesses, symmetrical facade, hierarchy of windows, balanced proportions.

4.3 DESIGN PRINCIPLES - CONTEMPORARY FACADES

General

By adopting the principles of modern lightweight design, the proposed pavilion will complement the existing traditional building.

Pavilion

Garden pavilions are often lightweight and transparent structures allowing them to sit lightly with green spaces. The proposed rear extension adopts this principle in order to be subservient to the traditional rear facade whilst bringing the rear garden in to the house.

Relationship with older buildings

Historical and older buildings can be enhanced by adding high quality, highly contemporary extensions that are clearly defined as modern additions. This helps in the legibility of the host building. A lightweight pavilion will sit deferentially and quietly next to the main house without competing with it.



Barcelona Pavilion - lightweight structure, fine columns, floating roof, thin roof edge flat, overhangs



Farnsworth House - light and minimal, simple glazing, fine columns and projecting horizontals



White Lodge Putney - extension subservient to host, light coloured brick relates to existing, minimal glazing



Dulwich House - extension subservient to host, light roof, glazing, subtle overhang



Berkshire II - contemporary use of brick, minimal window openings, horizontal layering



Slot House, Camden - recessed glazing strip separates elements

4.4 PROPOSED ELEVATIONS



Proposed Front Elevation

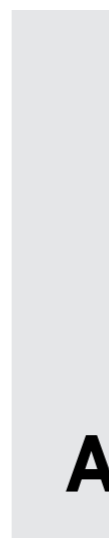


Proposed Rear Elevation

4.5 ARTIST'S IMPRESSION
REAR GARDEN ELEVATION



5.0



ACCESS

5.1 INCLUSIVE DESIGN

The proposed building has been designed to meet current regulations for inclusive design.

5.2 VEHICLE/ PEDESTRIAN ACCESS

The site is located close to the amenities and transport links of St John's Wood High Street where tube station and bus stops provide quick and easy access to central London. The nearest bus stop is 6 minutes away on Adelaide Road, and the open spaces of Regent's Park are 200m away.

A garage is provided for 2 vehicles and an additional 2 parking spaces are provided in the front forecourt accessed via the existing crossovers, with no net increase in car parking. Cycle parking is provided within the garage spaces.

5.3 ACCESS TO THE BUILDING

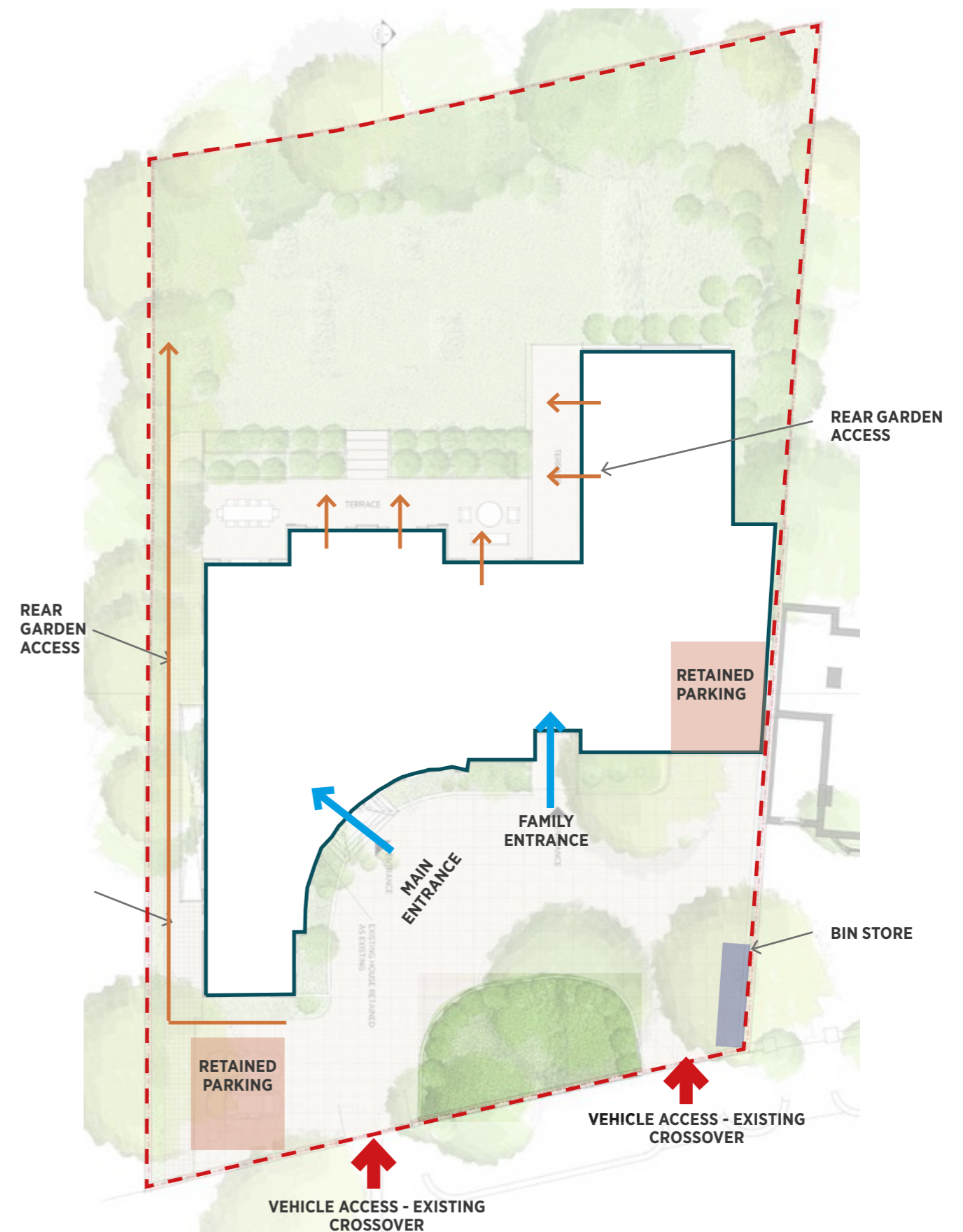
The main entrance to the house faces Avenue Road and is clearly distinguished by a projecting portico that provides shelter. A secondary family entrance is also provided within the extension. The entrances can be reached by steps via the building forecourt.

5.4 EMERGENCY ACCESS

Access to the site for emergency vehicles remains via 2 entrances from Avenue Road

5.5 REFUSE / DELIVERY ACCESS

A recycling and waste storage area is provided within the forecourt/front driveway of the house. Residents will take the waste in bags to a temporary holding area at street level on waste collection day in accordance with Camden Council's refuse policies. Day to day deliveries will be from the front driveway.



Proposed Site Plan

6.0

**PROPOSED
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No.	Description	Date
1	Planning	

Key Plan



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Project: **69 Avenue Road**

Drawing Title: **Proposed Site Plan**

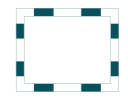
Date of first issue: 31/01/20
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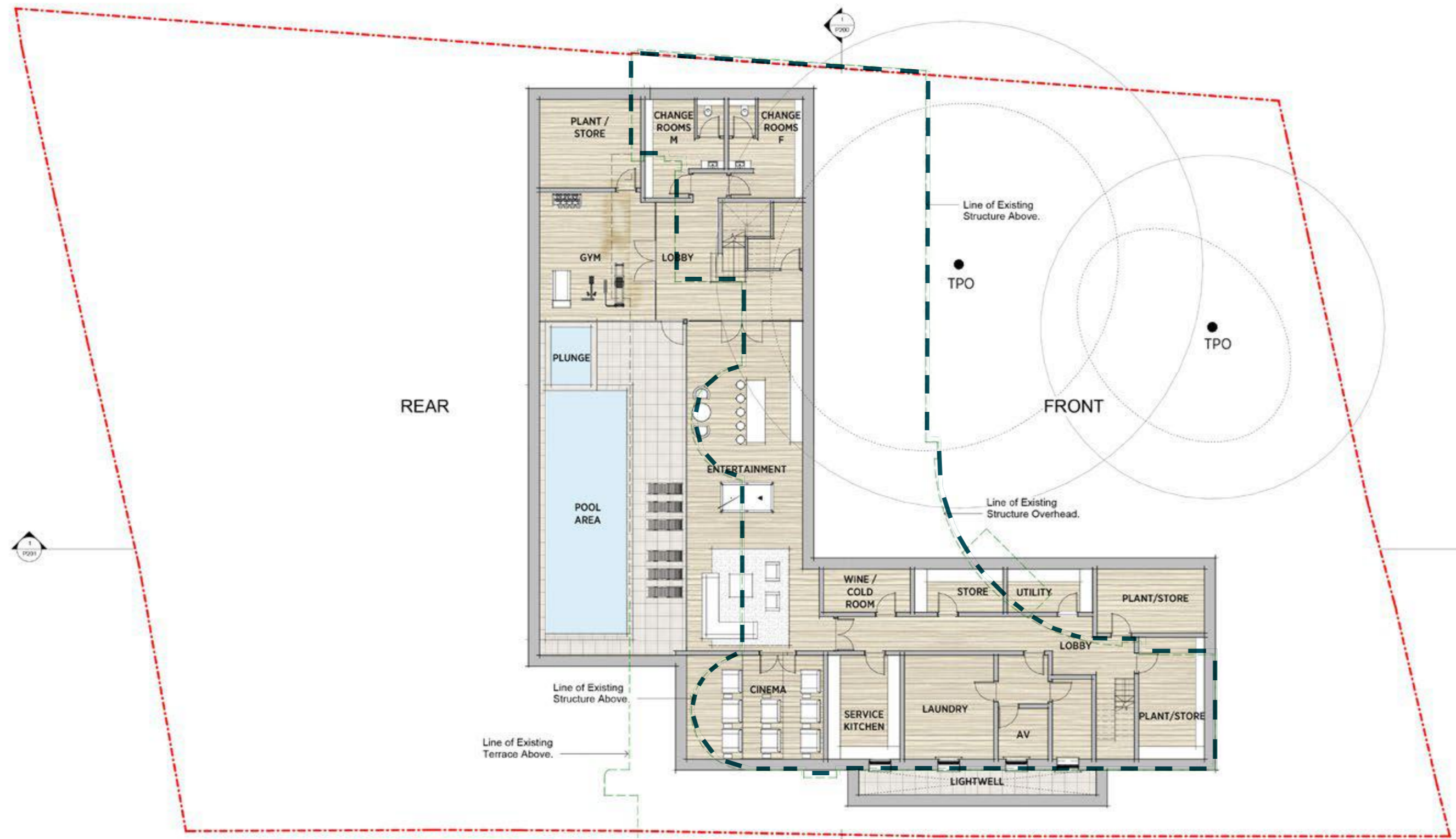
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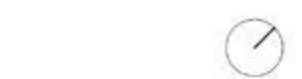
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EXISTING HOUSE OVER



Rev	Description	Date
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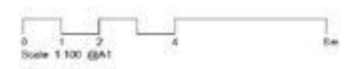
Project:
69 Avenue Road

Drawing Title:
Basement

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EXISTING HOUSE
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1	Planning		

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Project
69 Avenue Road

Drawing Title
Ground Floor Plan

Date of this issue: 31/01/20
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EXISTING HOUSE
 RETAINED AND EXTENDED

GREEN ROOF

EXISTING HOUSE RETAINED AS EXISTING

EXISTING RETAINED

EXISTING STAIR

Rev	Description	Date
1	Planning	

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Project	
69 Avenue Road	
Drawing Title	
First Floor	
Date of first issue	Scale
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EXISTING HOUSE
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GREEN ROOF

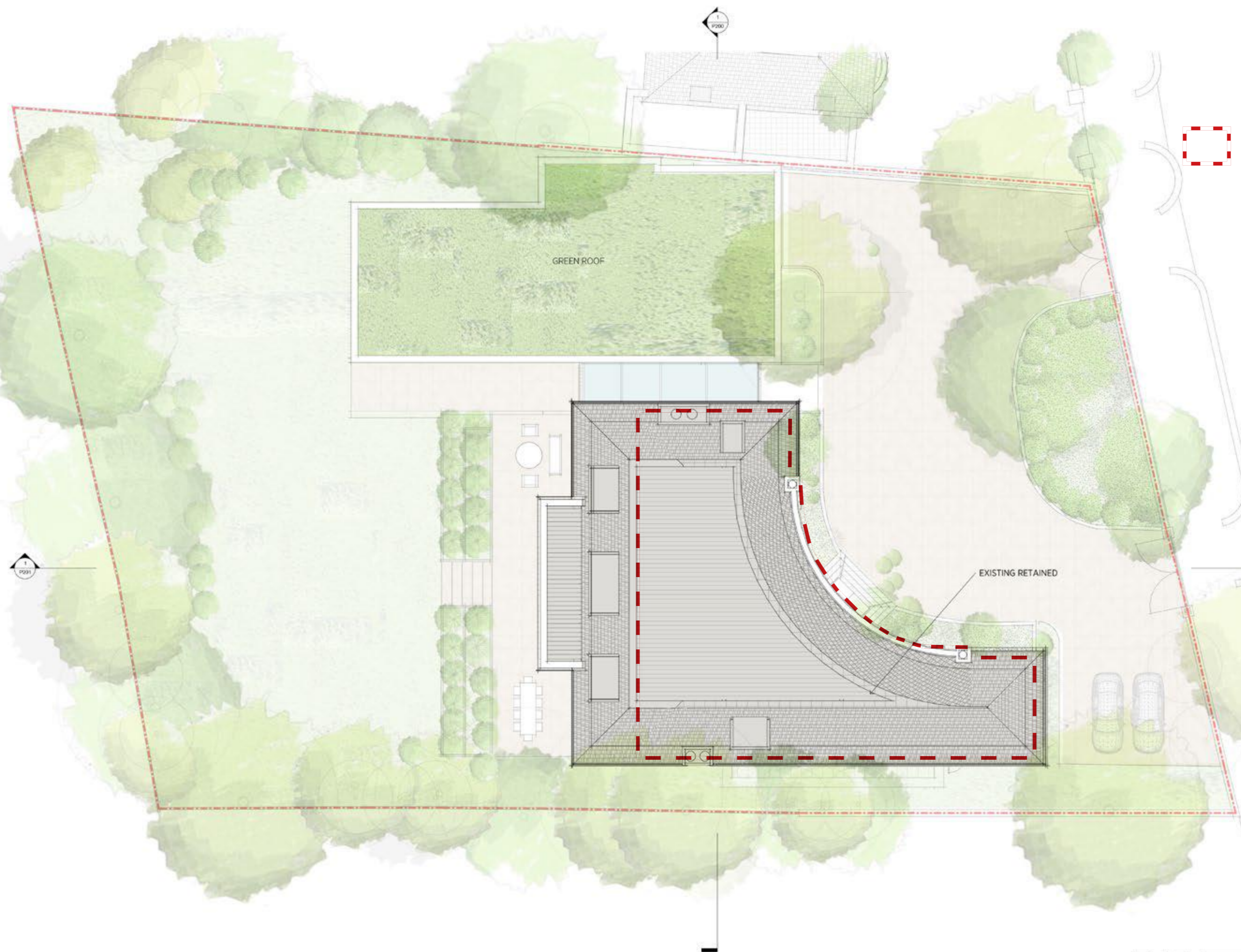
No.	Description	Date
1	Planning	

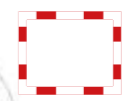
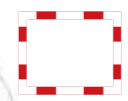
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69 Avenue Road	
Drawing Title	
Second Floor	
Date of first issue	Scale
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EXISTING RETAINED

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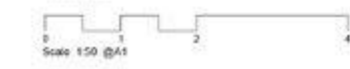
Project	
69 Avenue Road	
Drawing Title	
Roof Plan	
Date of first issue	Scale
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Drawing No.	Rev
18030-P130	

Scale 1:100 @A1



No. 71 Avenue Road

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69 Avenue Road

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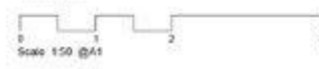
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Drawing Title: **Section A**

Drawing No.: **18030-P200**



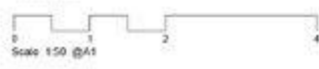
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Scale: 1:50 @A1 1:100 @A3	Drawn By: MF	Checked By: DC	Project: 69 Avenue Road
Date of this issue: 31/01/20	Drawing No: 18030-P201	Rev: 1	Section B



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 Scale: 1:50 @A1 1:100 @A3

Project:
69 Avenue Road

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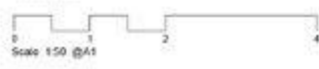
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Drawing Title:
Front Elevation

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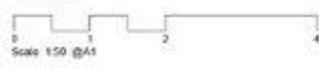


Planning		KSR ARCHITECTS & INTERIOR DESIGNERS	
Scale:	1:50 @A1 1:100 @A3	<small>1000 Wellington Street 14 Cleveland Street Dublin D04 R0E2</small>	
Project:	69 Avenue Road	Drawing Title:	Rear Elevation
Date of this issue:	31/01/20	Drawn By:	MF
		Checked By:	DC
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Project: **69 Avenue Road**

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Drawing Title: **Side Elevation**

Drawing No.: **18030-P302**



No 71 Avenue Road

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Planning

Scale 1:50 @A1 1:100 @A3

Project: 69 Avenue Road

Date of this issue 31/01/20

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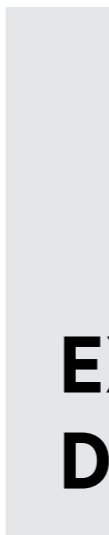
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Drawing Title: Side Elevation

Drawing No: 18030-P303

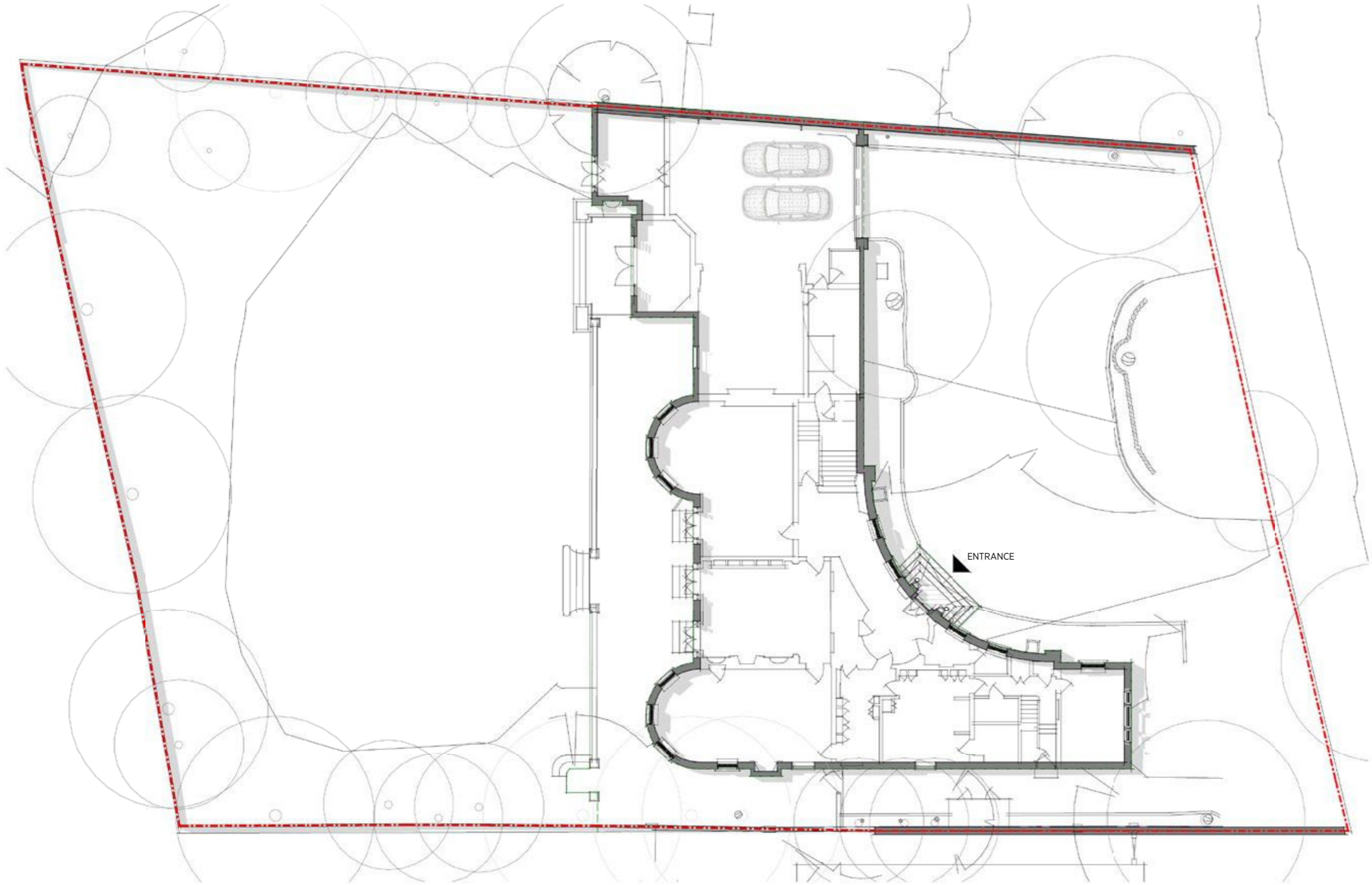
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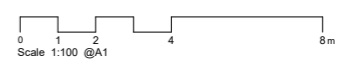
Project:
69 Avenue Road

Drawing Title:
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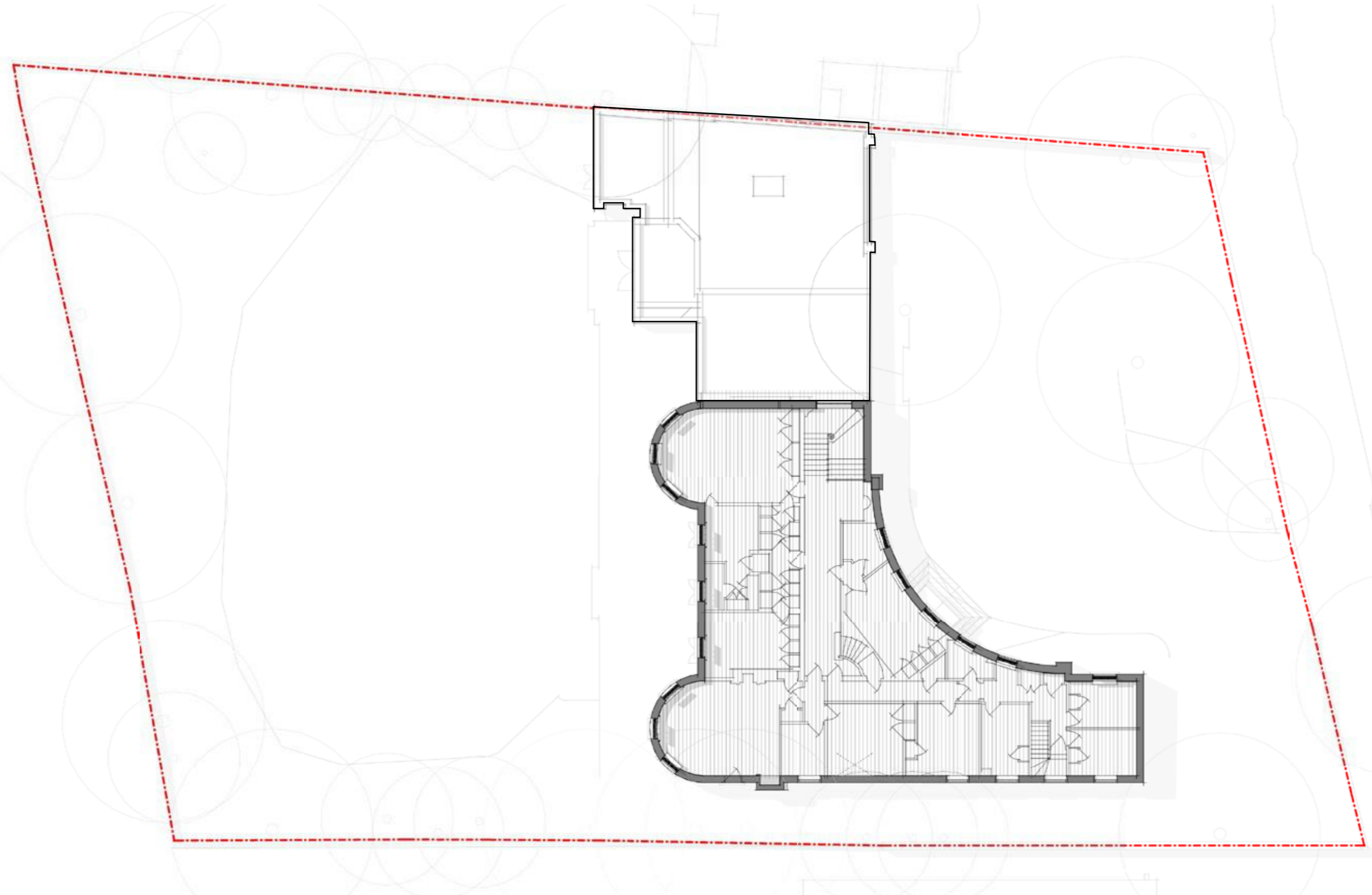
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Project:

69 Avenue Road

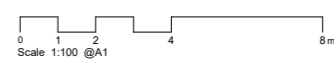
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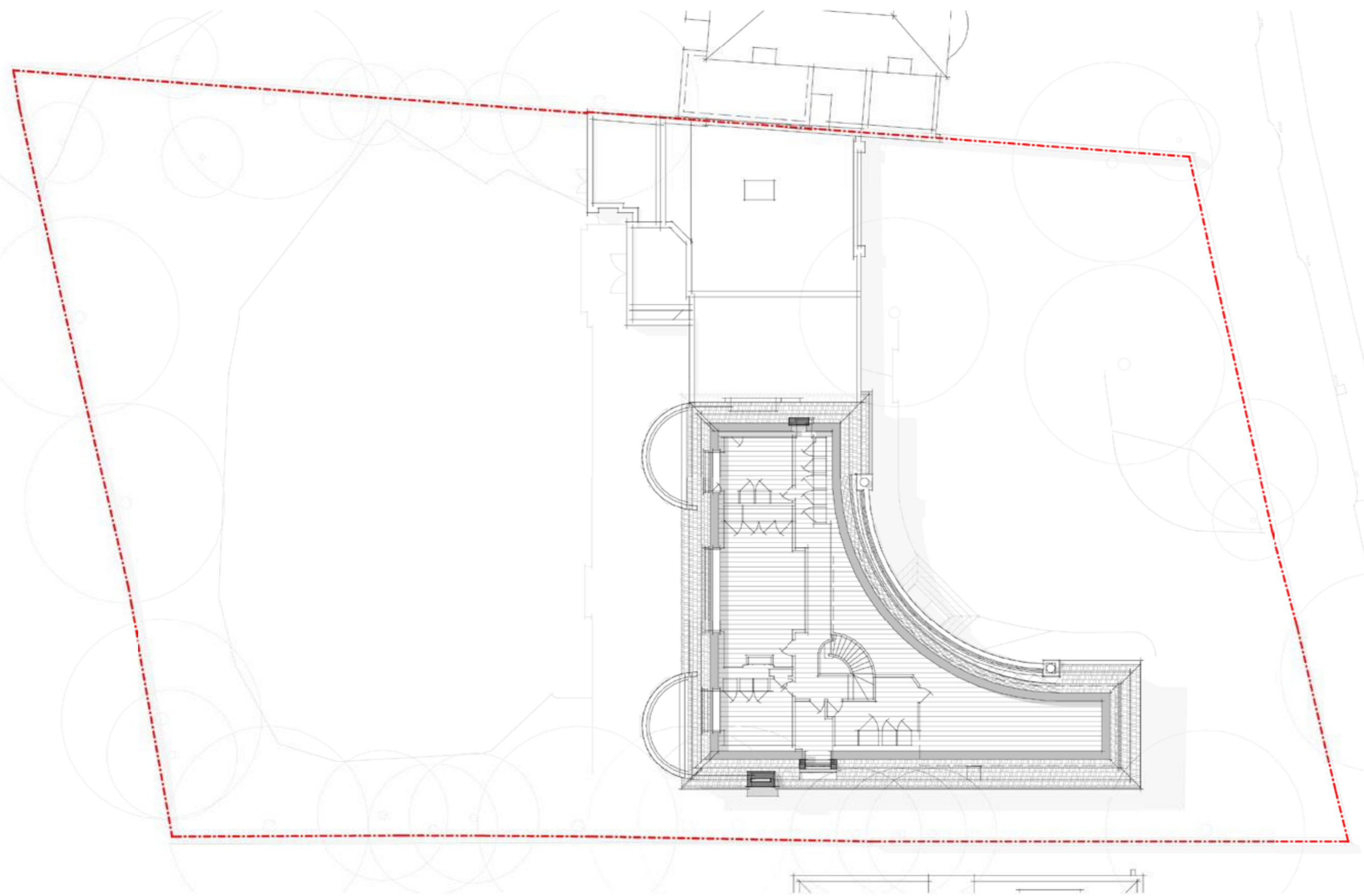
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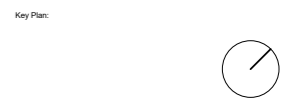
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Project:

69 Avenue Road

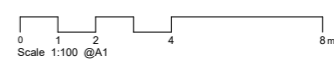
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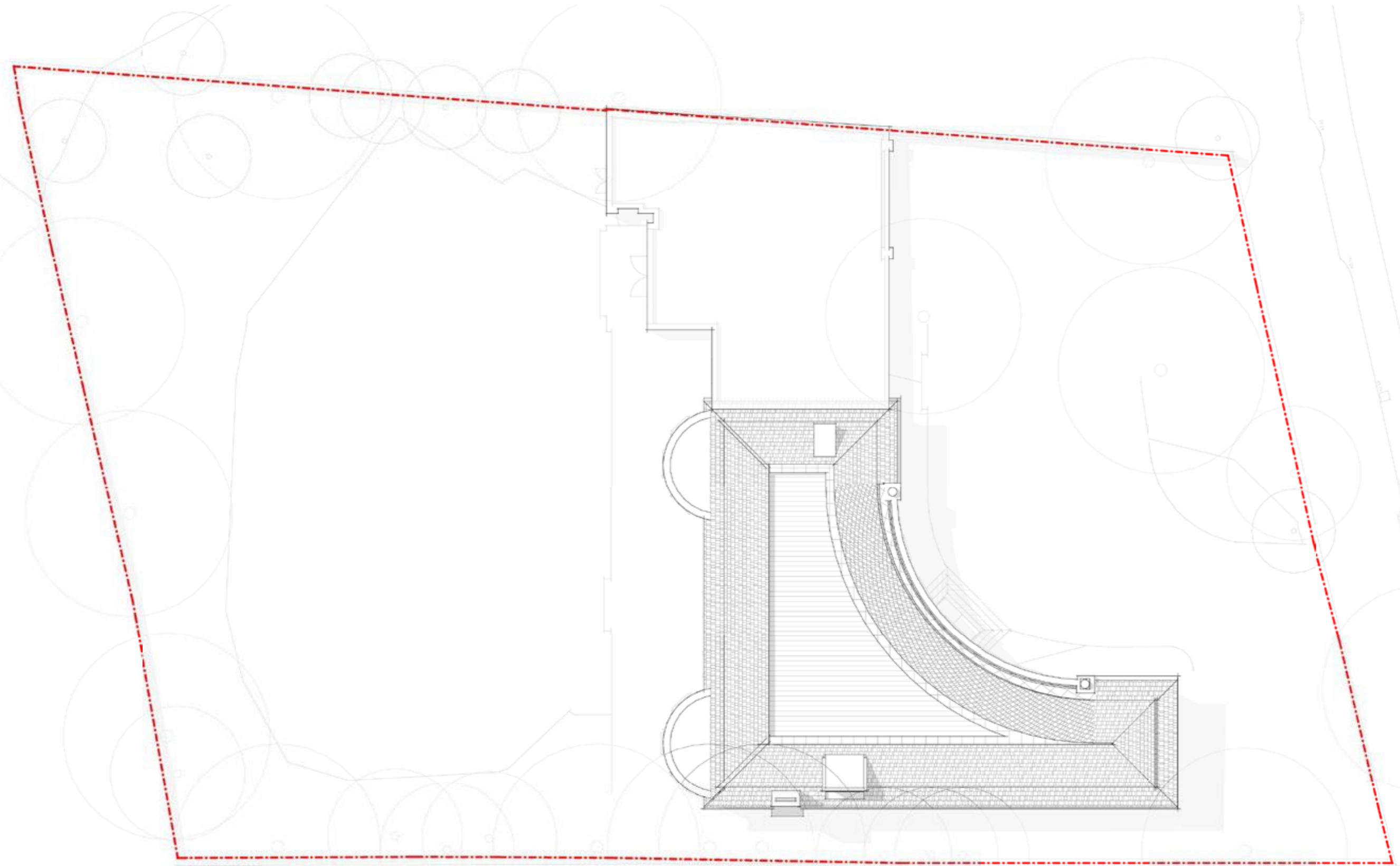
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Project:

69 Avenue Road

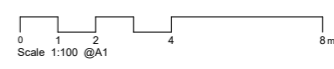
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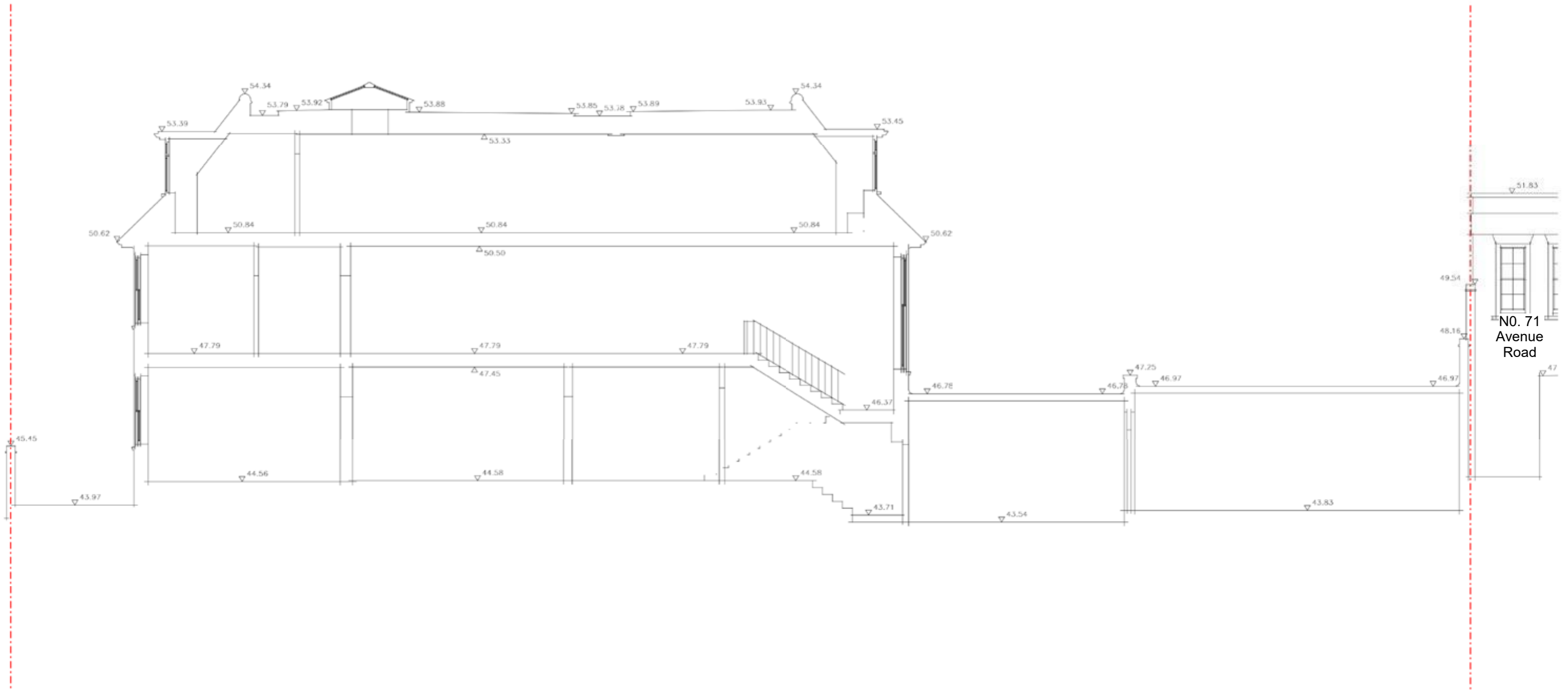
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Drawing Title:

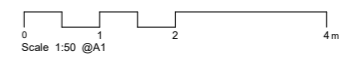
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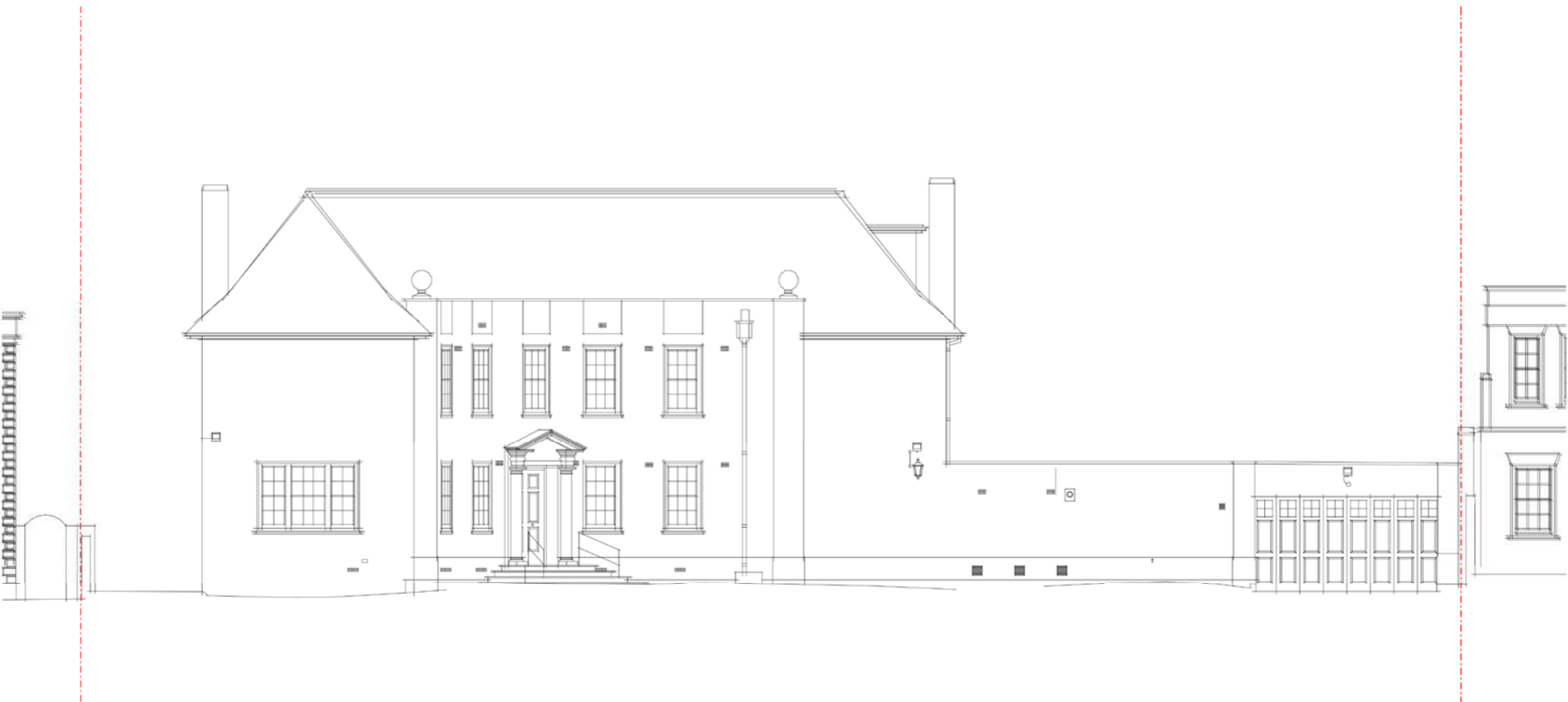
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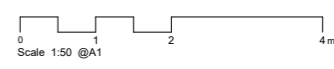
Project:
69 Avenue Road

Drawing Title:
Existing Front Elevation

Date of first issue: 31/01/20
 Scale:

Drawn By: MF
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Drawing No: **18030-X300**
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Project:

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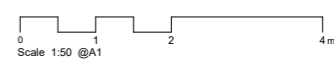
Drawing Title:

Existing Rear Elevation

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Project:

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Drawing Title:

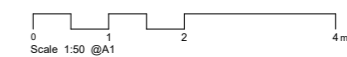
Existing Side Elevation

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