

Dashed line indicates the extent of the existing Root Protection Zone (RPZ). Refer to Arboricultural Assessment Report.

Existing tree to be removed. Refer to Arboricultural Assessment Report.

No. 75 Lawn Road Not Fully Surveyed

Proposed fixed rooflight to the reconfigured wc/ powder room.

Proposed fixed rooflight to the reconfigured boot room.

Timber framed, three panel frontage to the reconfigured Boot Room. Central passage way door to provide secondary access to the property. Refer to Proposed West Elevation for details.

Existing timber framed windows to side elevation to be fully refurbished as required on inspection.

Minimally framed PPC aluminium double glazed pivot door to the rear elevation.

CC 202

Frameless double glazed fixed window with silicone joints.

New external stairs to provide access to the proposed basement level.

Existing tree to be removed. Refer to Arboricultural Assessment Report.

BB 201

Proposed brick, bond and mortar to the rear extension of the main property is to match the existing property.

Rear Garden

No. 77 Lawn Road Not Fully Surveyed

Minimally framed PPC aluminium double glazed sliding doors and fixed double glazed caement to the side and rear elevation.

Proposed walk-on rooflight.

New timber framed passage door proposed.

Proposed timber clad external store to provide capacity for 3no. refuse bins and electrical charging point.

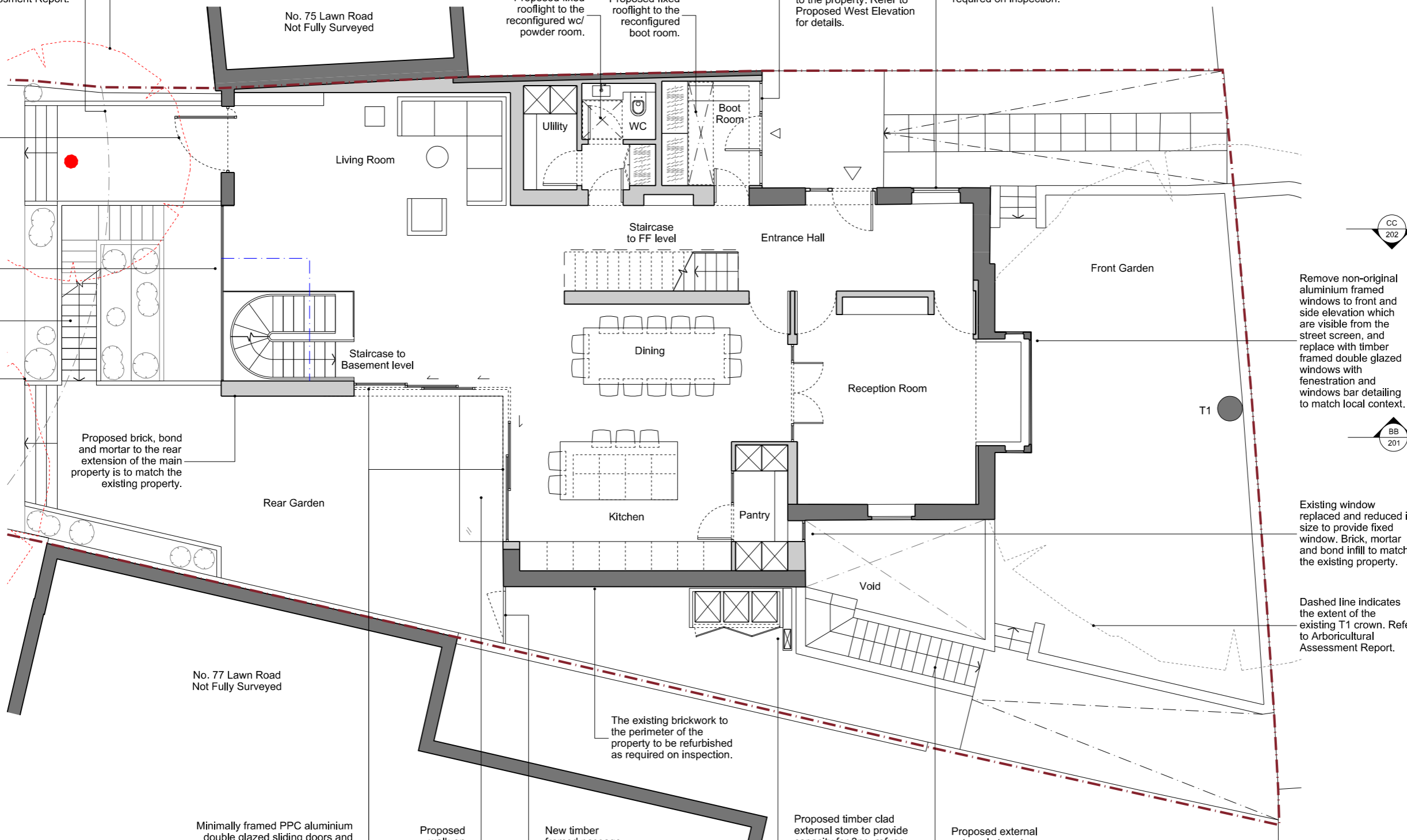
Proposed external external steps to basement level.

The existing brickwork to the perimeter of the property to be refurbished as required on inspection.

Remove non-original aluminium framed windows to front and side elevation which are visible from the street screen, and replace with timber framed double glazed windows with fenestration and windows bar detailing to match local context.

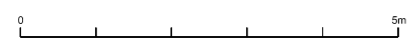
Existing window replaced and reduced in size to provide fixed window. Brick, mortar and bond infill to match the existing property.

Dashed line indicates the extent of the existing T1 crown. Refer to Arboricultural Assessment Report.



Proposed Ground Floor Plan

1:100



AA 200

DRAWING KEY

- - - Site Boundary
- Existing / Retained
- Proposed Structure
- - - Line of Existing Property
- - - Removal of Existing Trees

****NB**** Please liaise with architect if unclear regarding any aspect of the proposed works.

Rev	Date	Reason For Issue	Chk
D	28/07/2020	Revised Planning Submission	SPH
C	24/07/2020	For Client Comment	SPH
B	17/07/2020	For Comment	SPH
A	18/06/2020	For Information	SPH

Project
76 Lawn Road
NW3 2XB

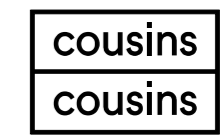
Client
 Private

Title
 General Arrangement
 Proposed Ground Floor Plan

Status
PLANNING

Project Number	Date	Scale @ ISO A3
20007	15/06/2020	1:100

Revision	Drawn By	Approved By	Drawing Number
D	JB	SPH	LR076-P101



Bedford House
 125-133 Camden High Street
 London
 NW1 7JR

info@cousinsandcousins.com
 www.cousinsandcousins.com