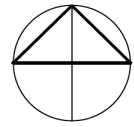


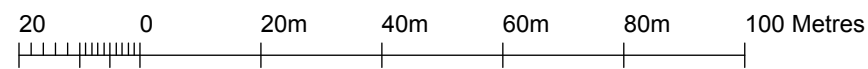
PLANNING APPLICATION DRAWINGS INDEX SHEET

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3	9STALB - PP - 01		EXISTING & PROPOSED UPPER GROUND FLOOR	26/02/2021
4	9STALB - PP - 02		EXISTING & PROPOSED LOWER GROUND FLOOR	26/02/2021
5	9STALB - PP - 03		EXISTING & PROPOSED FRONT ELEVATIONS	26/02/2021
6	9STALB - PP - 04		EXISTING & PROPOSED REAR ELEVATIONS	26/02/2021
7	9STALB - PP - 05		EXISTING & PROPOSED SIDE ELEVATIONS	26/02/2021
8	9STALB - PP - 06		EXISTING & PROPOSED SECTIONS A-A	26/02/2021
9	9STALB - PP - 07		EXISTING & PROPOSED SECTIONS B-B	26/02/2021
10	9STALB - PP - 08		PROPOSED FLOOR BUILD UP DETAILS	26/02/2021
11	9STALB - PP - 09		PROPOSED LIGHTWELL ALTERATIONS	26/02/2021
12	9STALB - PP - 10		PROPOSED LIGHTWELL WINDOW	26/02/2021
13	9STALB - PP - 11		PROPOSED BALCONY TO REAR	26/02/2021
14	9STALB - PP - 12		PROPOSED LOWERED LIGHTWELL	26/02/2021
15	9STALB - PP - 13		PROPOSED FRONT DOOR STEPS	26/02/2021
16	9STALB - PP - 14		PART-PLAN & ARCHIVE DRAWING LOWER GROUND FLOOR	26/02/2021
17	9STALB - PP - 15		PROPOSED WINDOW TO WC DETAILS	26/02/2021



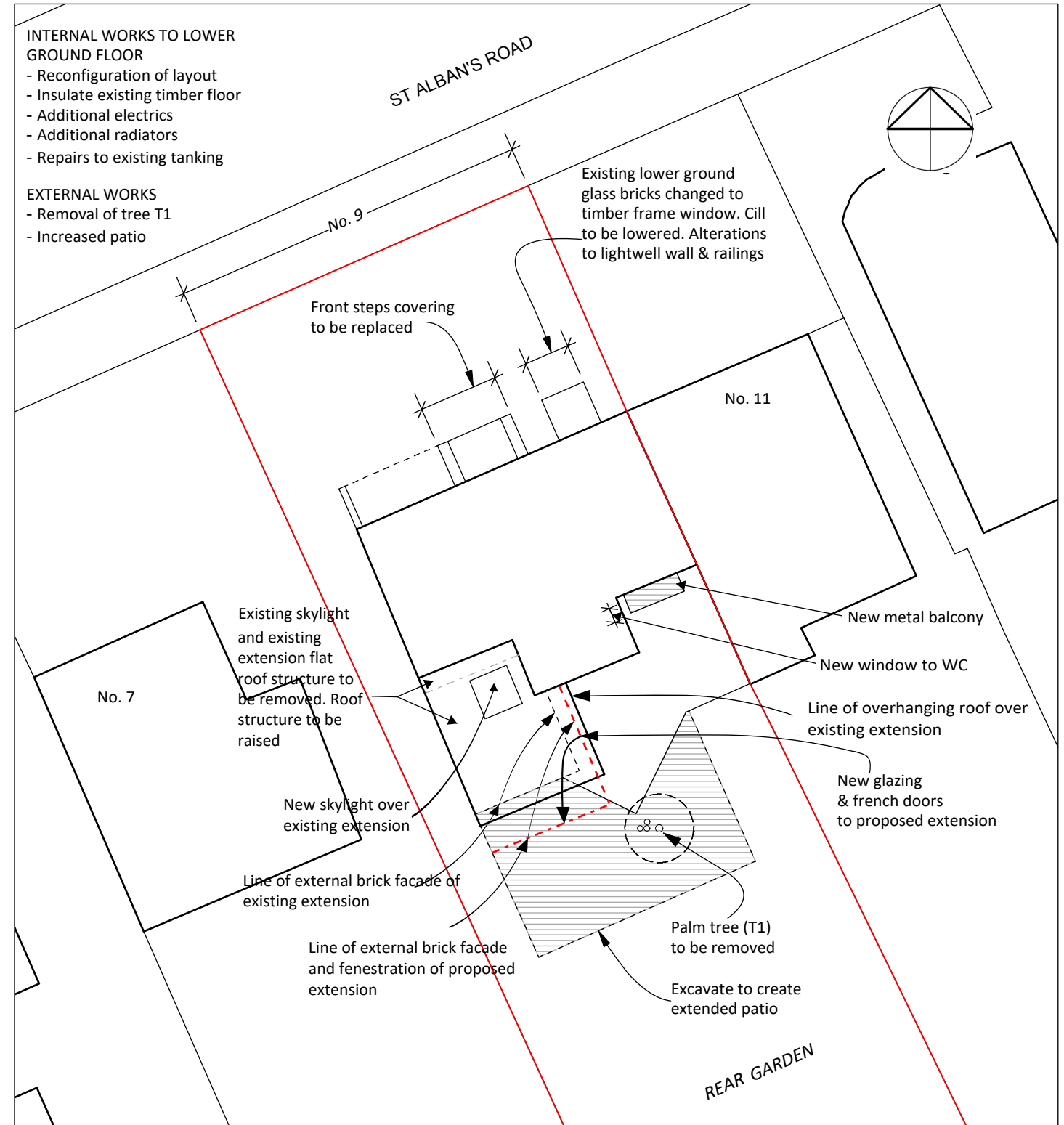
9 ST. ALBANS ROAD
LONDON
NW5 1RG

SITE LOCATION PLAN
(Scale 1:1250 @ A3)

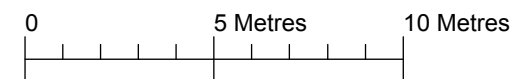


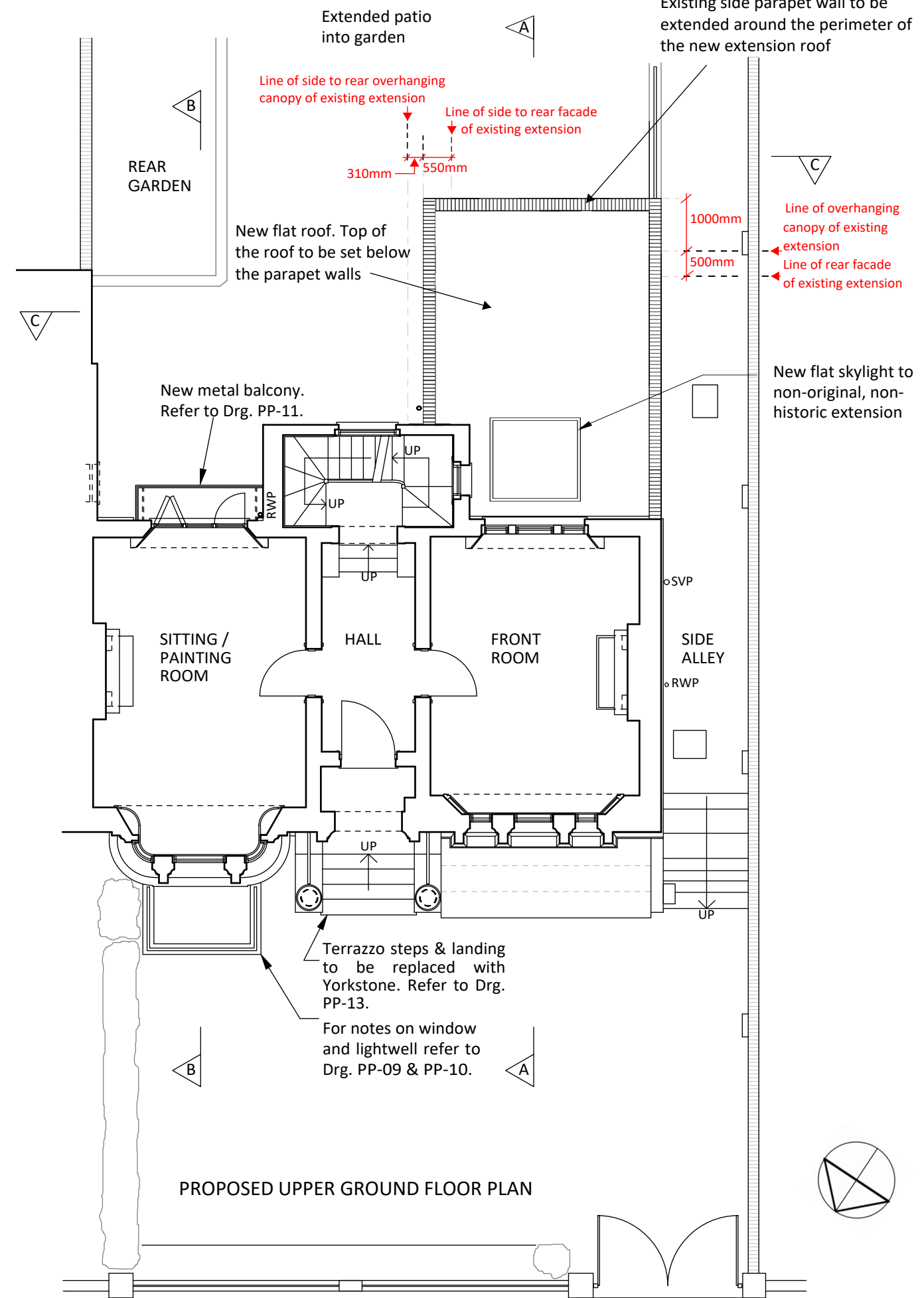
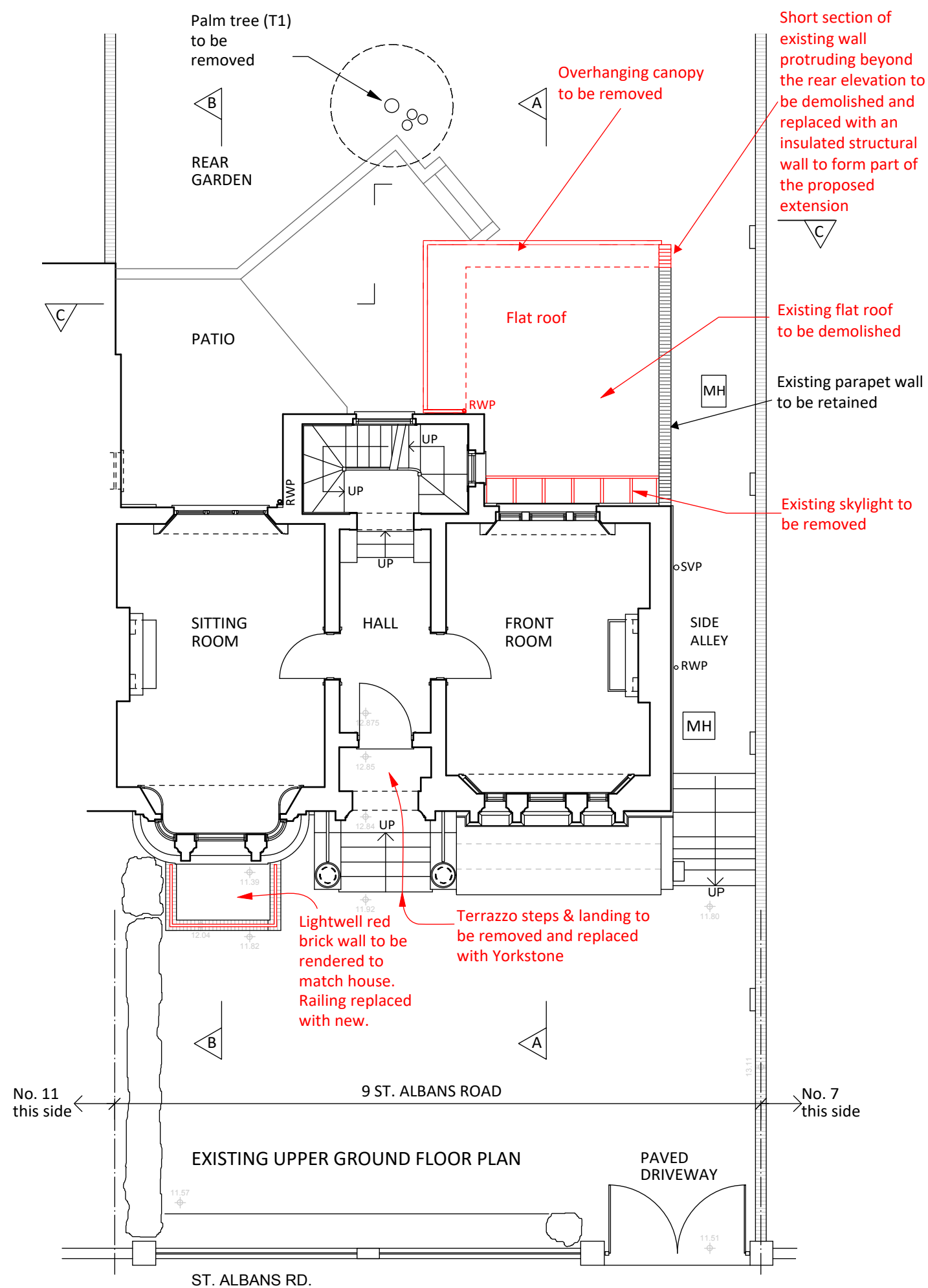
- INTERNAL WORKS TO LOWER GROUND FLOOR**
- Reconfiguration of layout
 - Insulate existing timber floor
 - Additional electrics
 - Additional radiators
 - Repairs to existing tanking

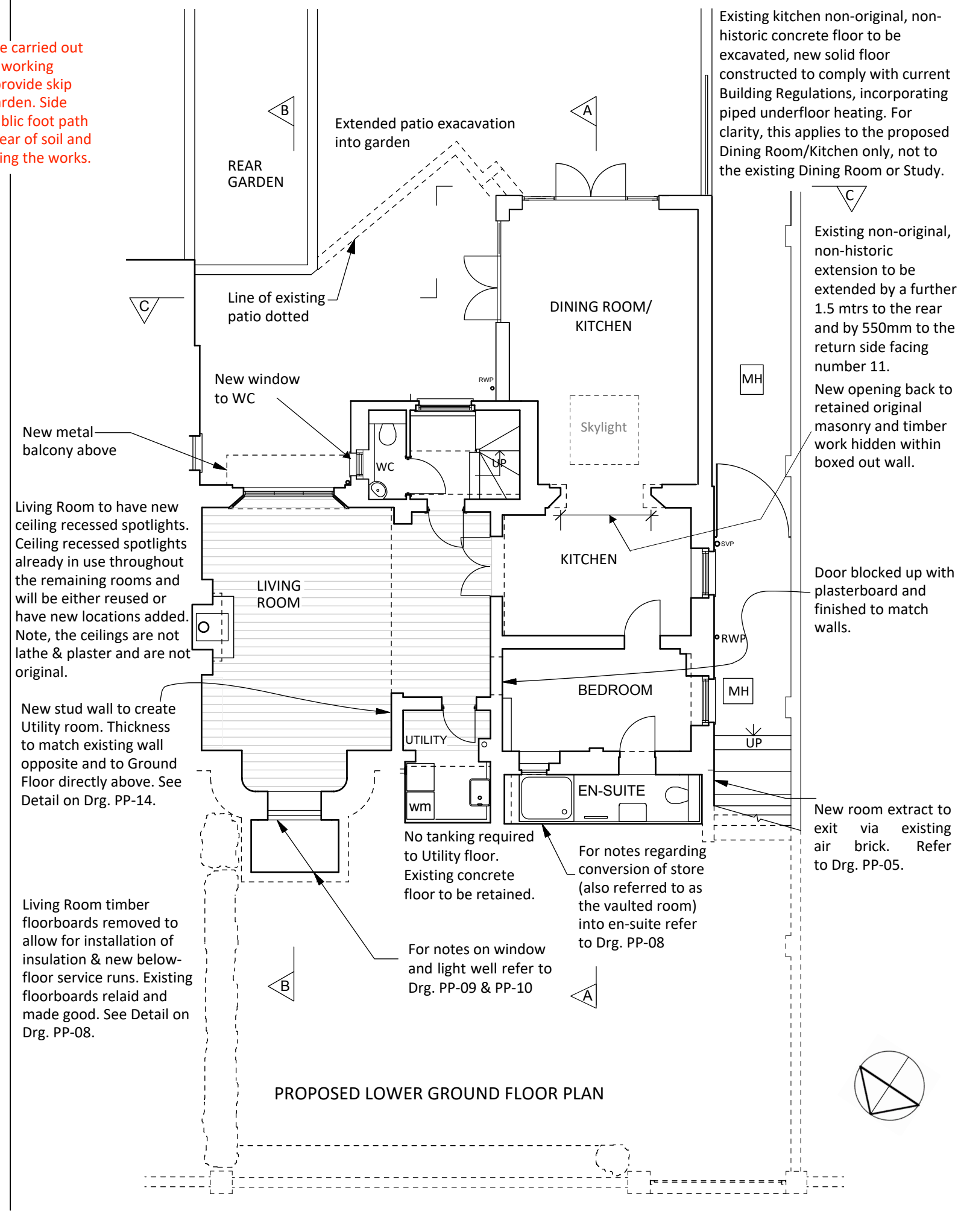
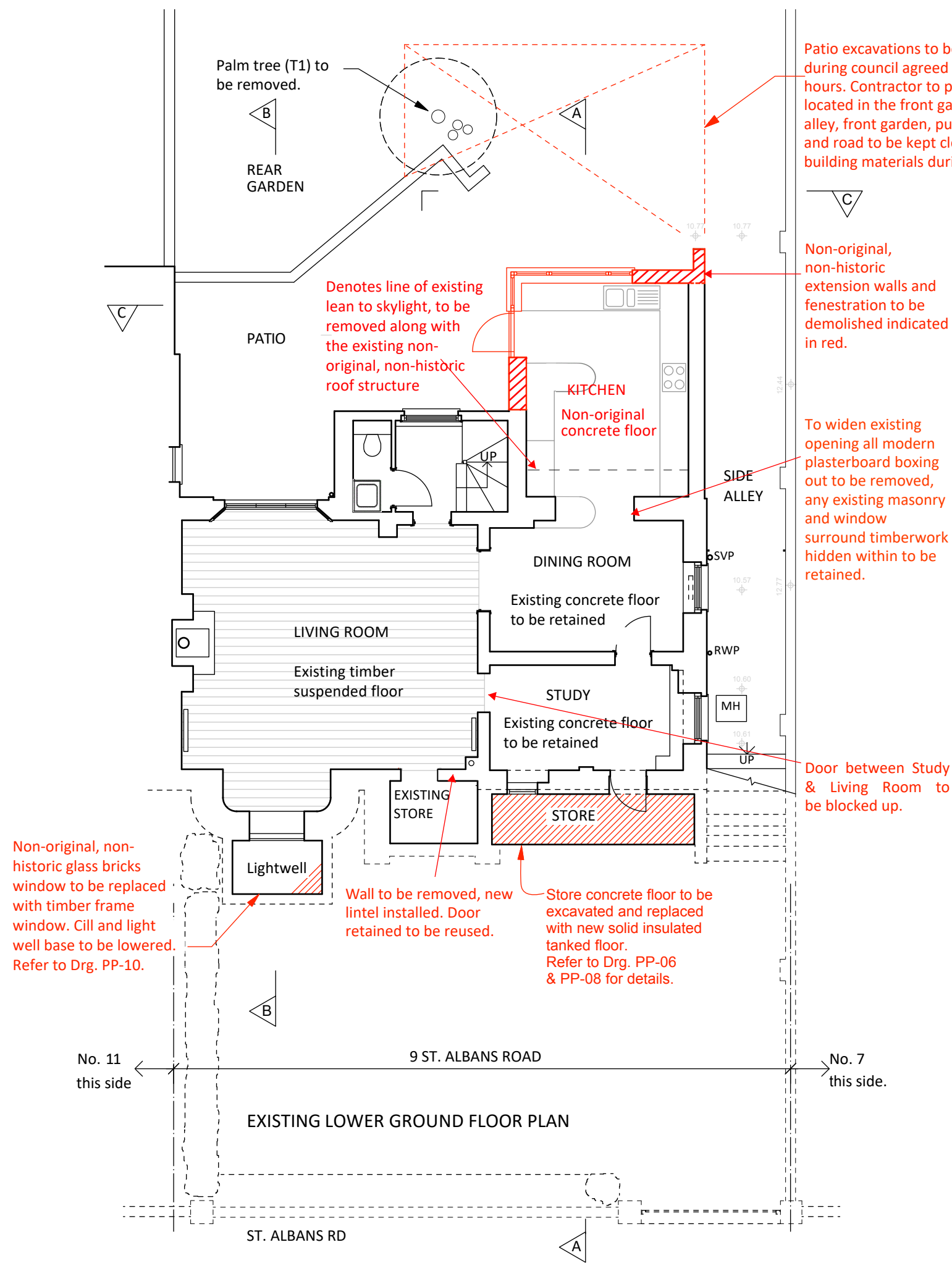
- EXTERNAL WORKS**
- Removal of tree T1
 - Increased patio



BLOCK PLAN
(Scale 1:200 @ A3)



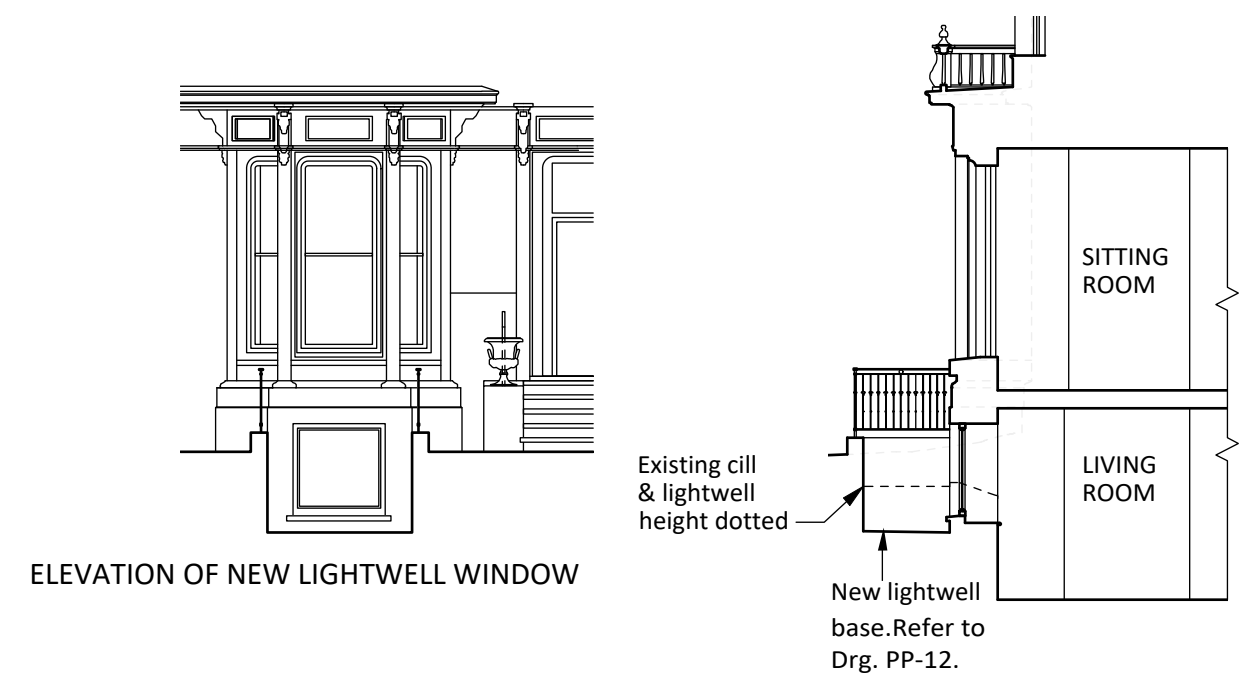






For notes on window and lightwell refer to Drg. PP-09 & PP-10

PROPOSED FRONT ELEVATION



ELEVATION OF NEW LIGHTWELL WINDOW



Non-original, non-historic extension brick walls, double glazed window, roof structure, steel post externally, timber beams to be stripped out.

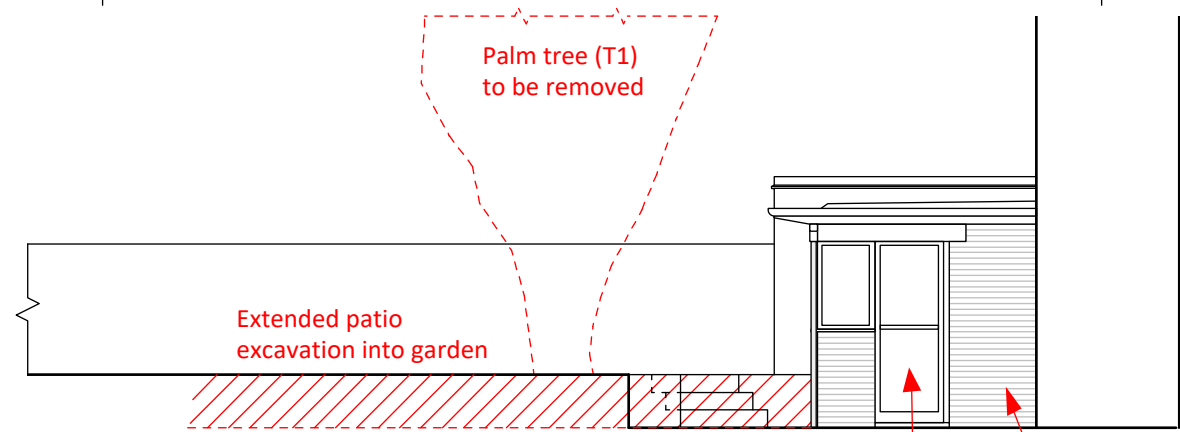
Excavate

EXISTING REAR ELEVATION

9 ST. ALBANS ROAD

No. 7 this side

No. 11 this side



Palm tree (T1) to be removed

Extended patio excavation into garden

EXISTING SIDE TO REAR EXTENSION

Non-original, non-historic extension brick walls & double glazed fenestration to be removed to make way for extension



Rear elevations facade bricks to be tonally, in texture and in overall appearance more closely in line with the original house than those of the existing extension.

New pair of french doors and glazing. Crittall style frame in dark grey (RAL 7026) to offer contrast in the context of the modern extension.

New metal balcony. Refer to Drg. PP-11

New railings

New flat skylight

New window to WC. Refer to Drg. PP-15.

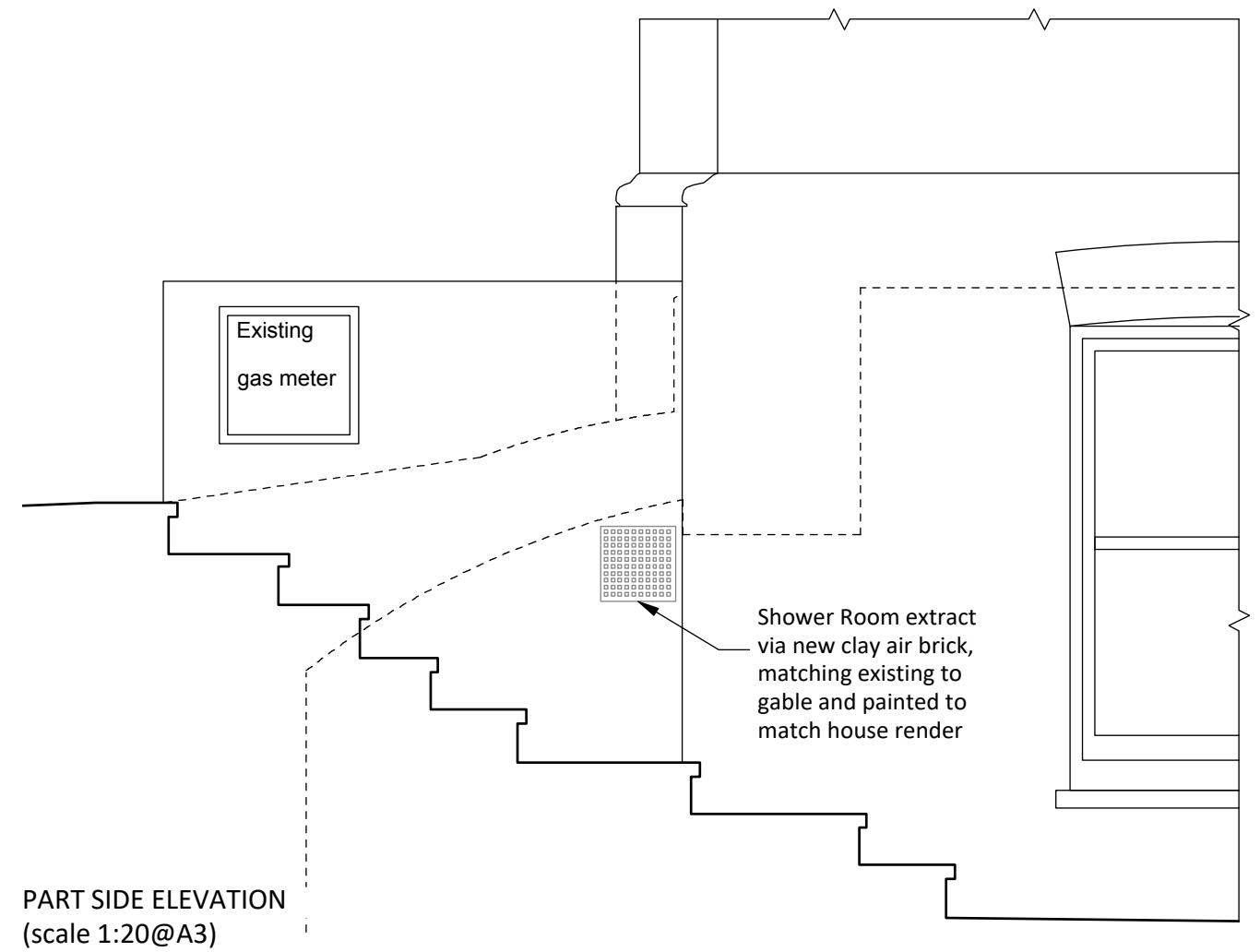
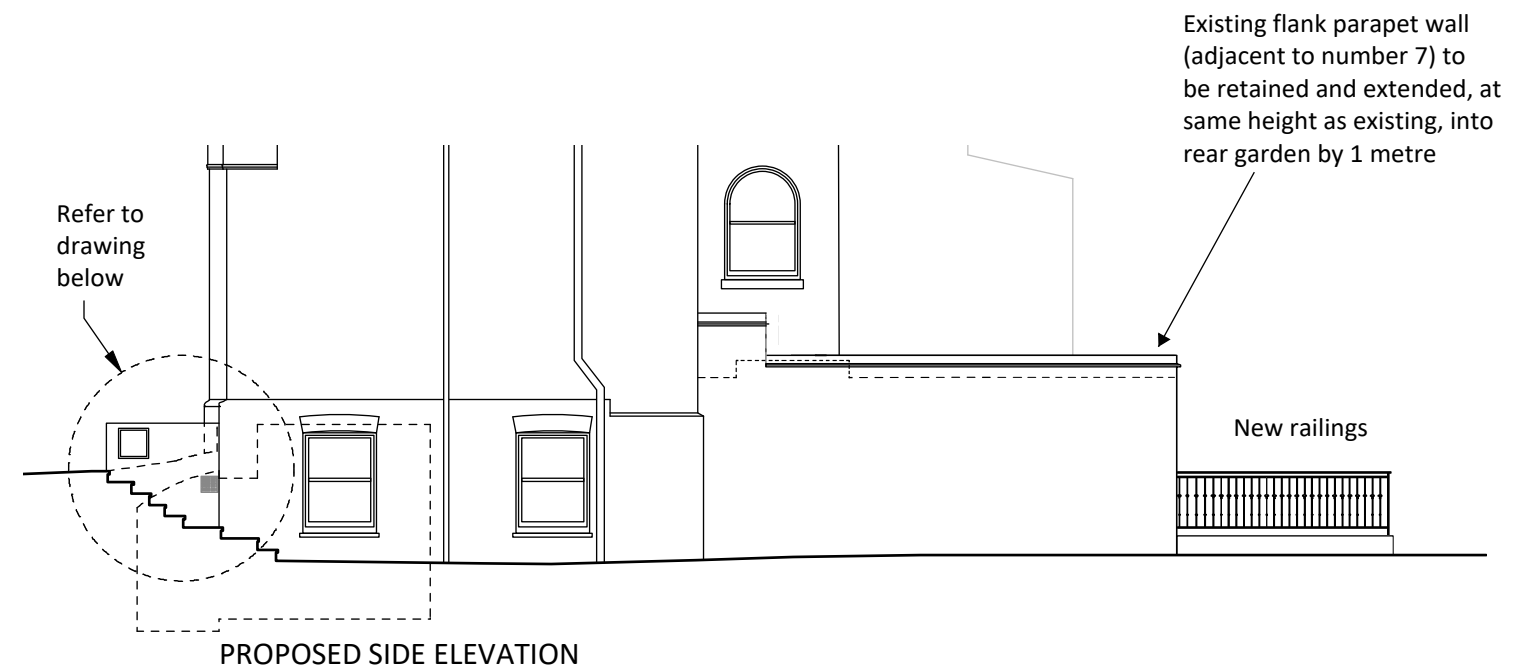
Low rendered plinth to damp course height

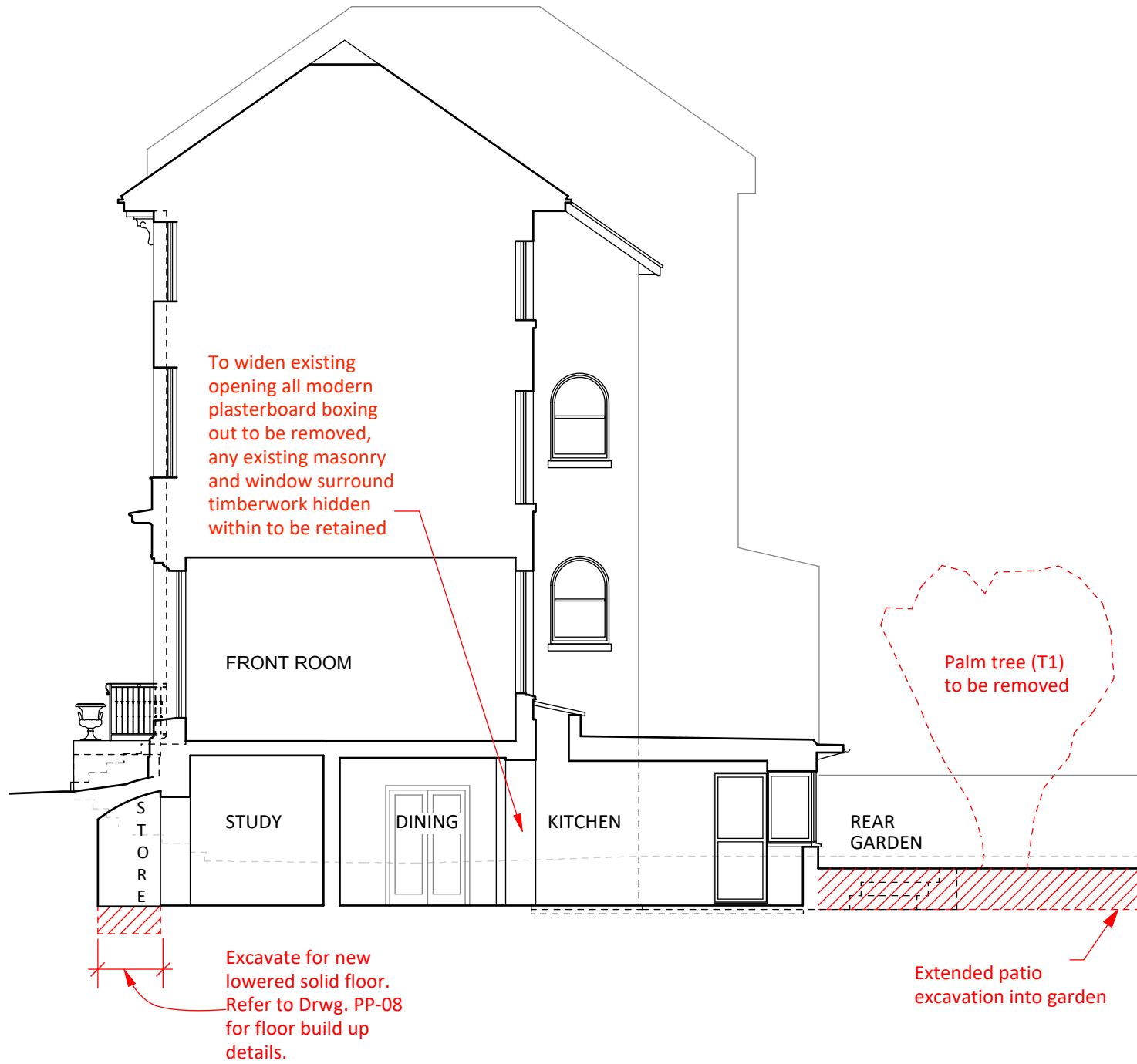
French doors & sidelight to match extension rear elevation.

PROPOSED SIDE TO REAR EXTENSION

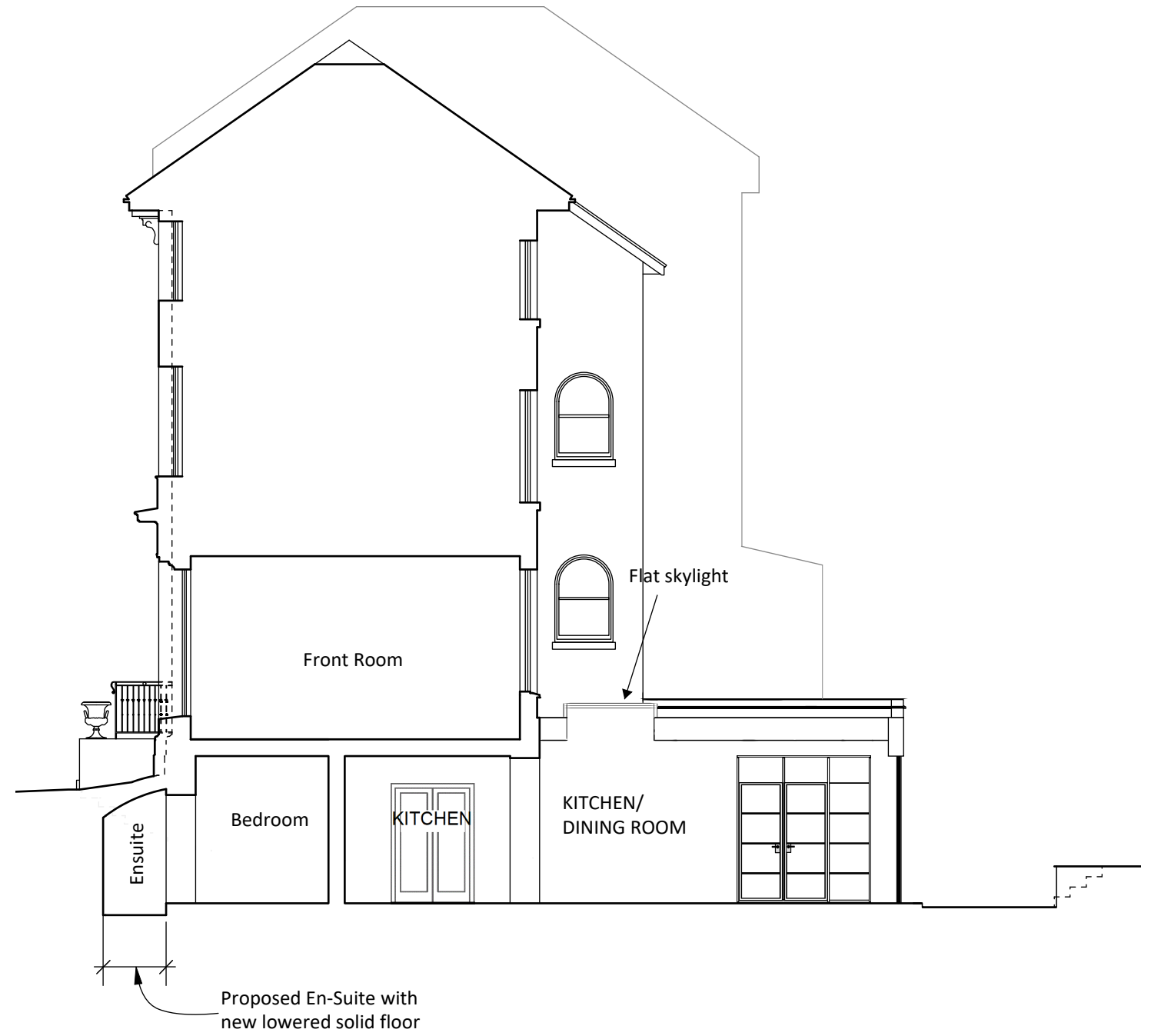


Note the proposal is to raise the existing ceiling height in the proposed kitchen/dining area (and extension) by approximately 300mm. For further Details refer to Drg. PP-06.

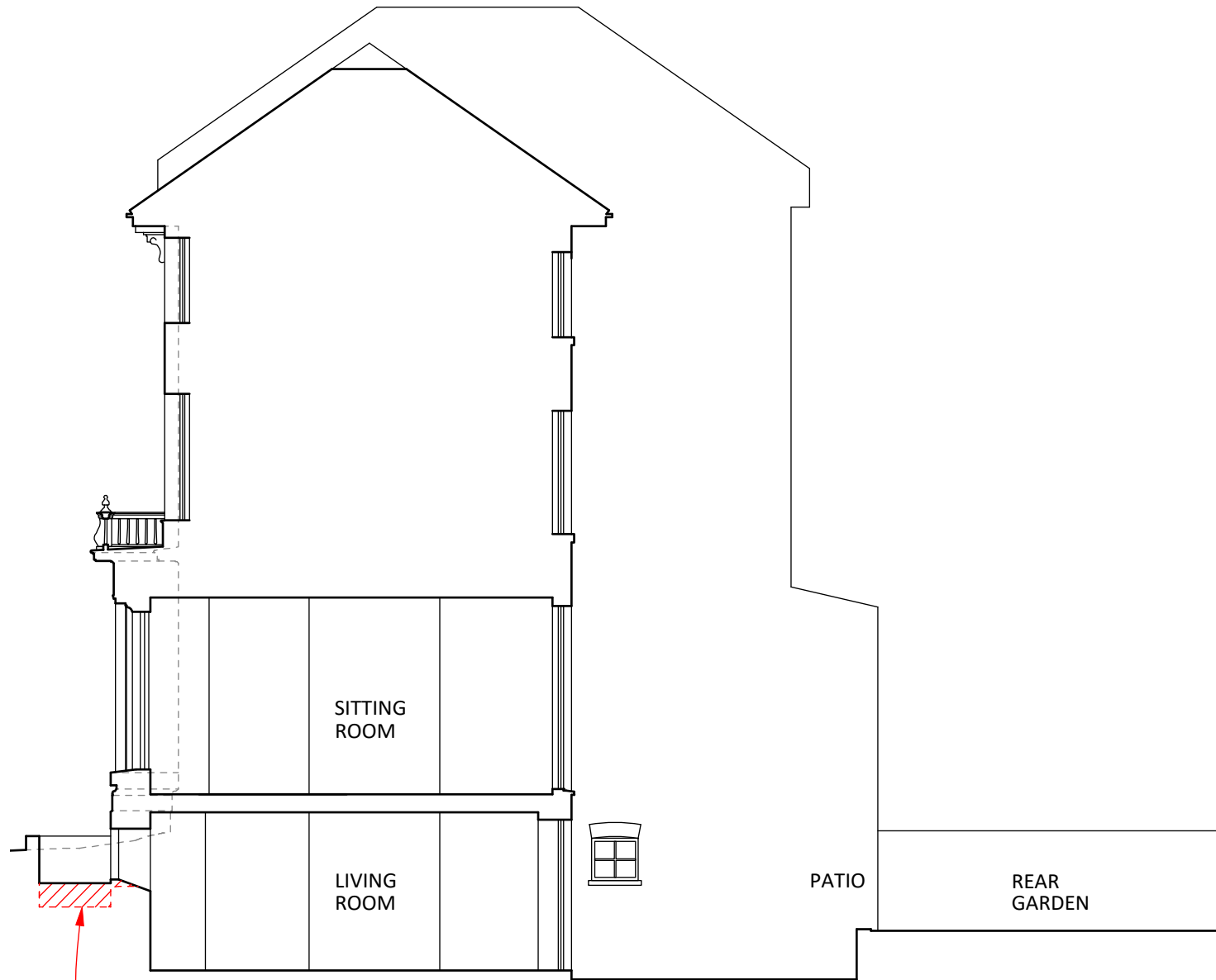




EXISTING- SECTION A-A

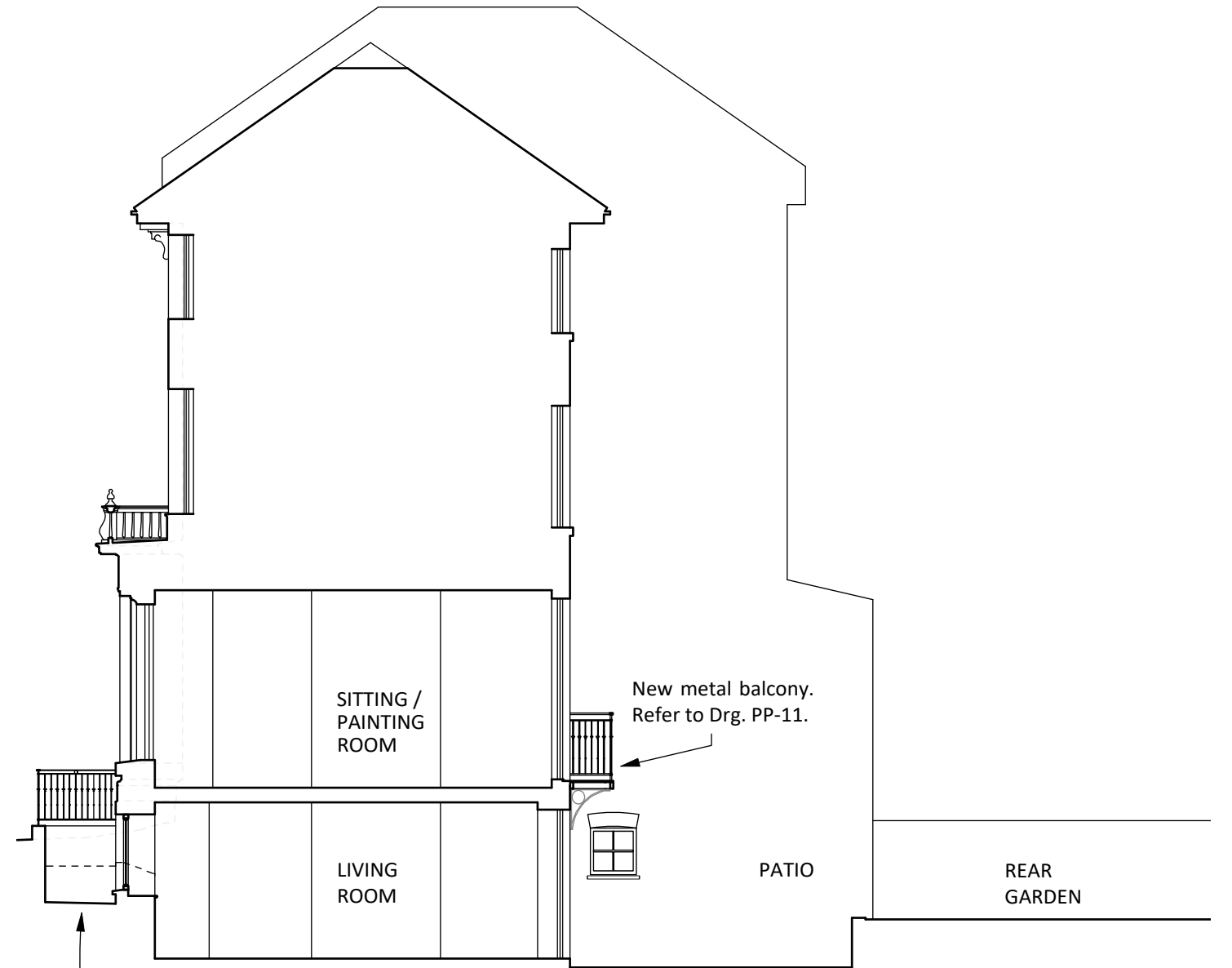


PROPOSED- SECTION A-A



EXISTING- SECTION B-B

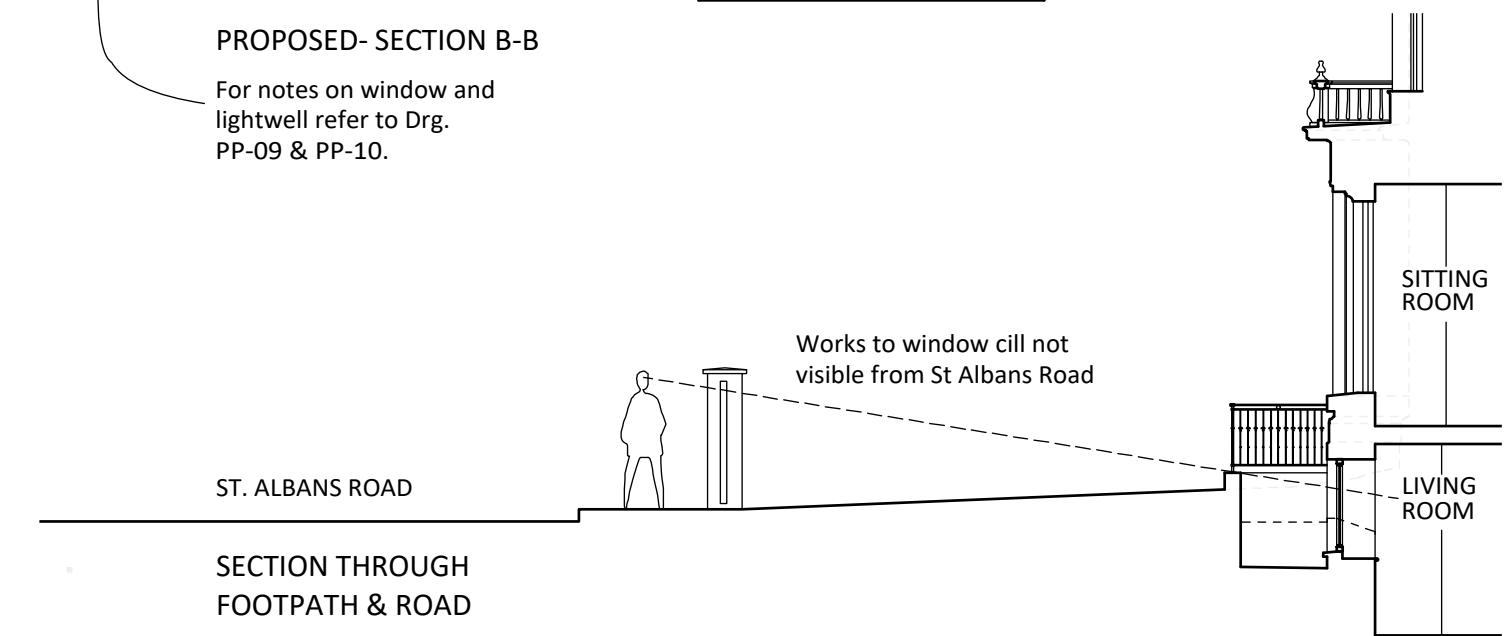
Glass brick window replaced with timber frame window. Window cill and light well base lowered.



PROPOSED- SECTION B-B

For notes on window and lightwell refer to Drg. PP-09 & PP-10.

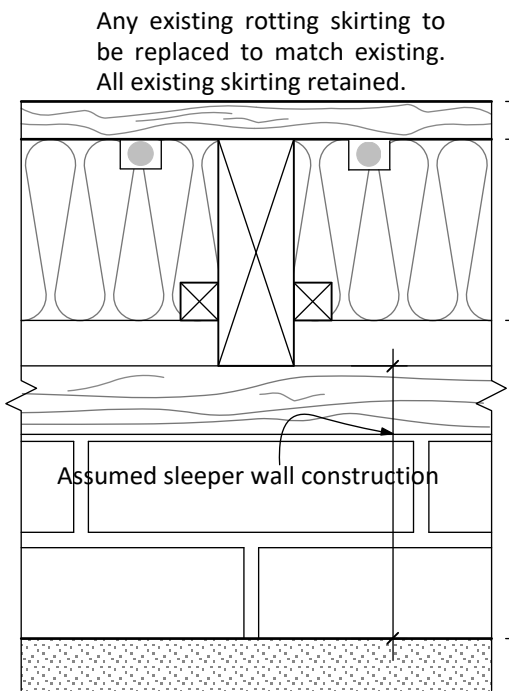
New metal balcony. Refer to Drg. PP-11.



ST. ALBANS ROAD

SECTION THROUGH FOOTPATH & ROAD

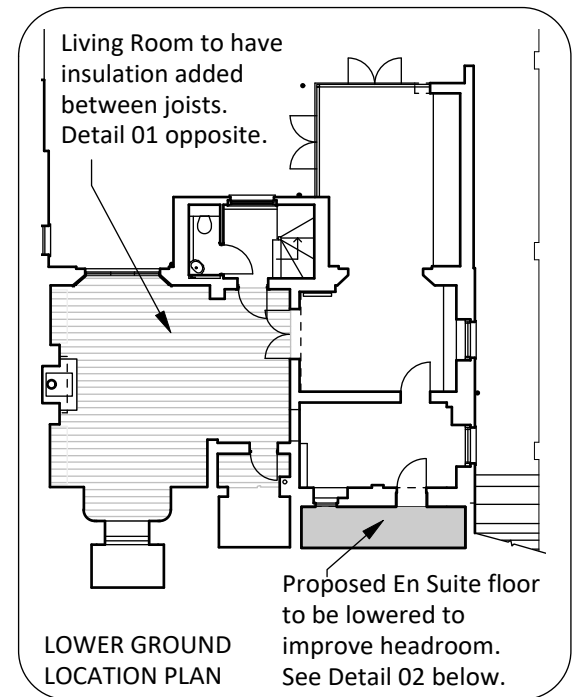
Works to window cill not visible from St Albans Road



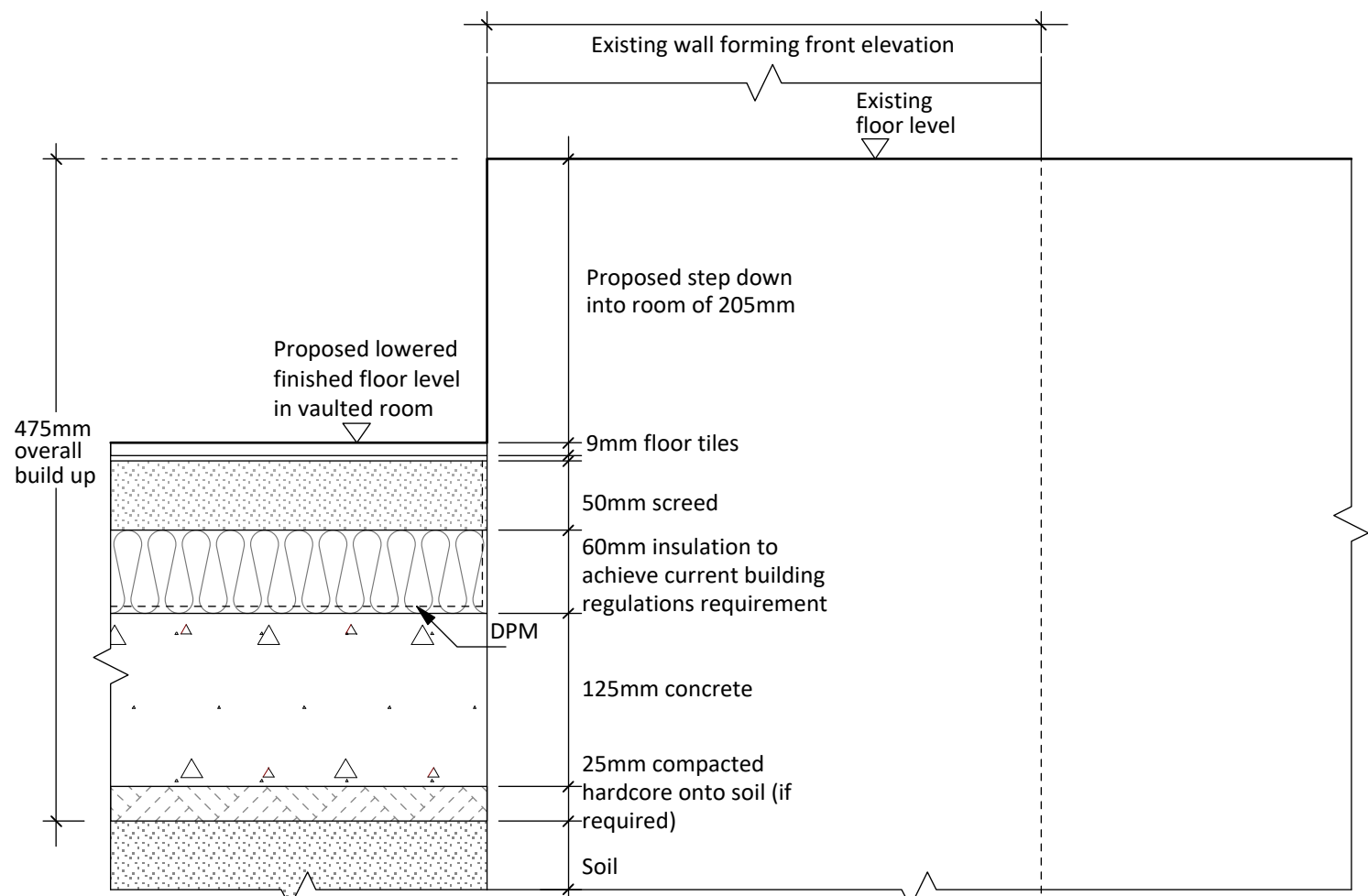
Existing floorboards reinstated after damp issue investigated and resolved.

New insulation to be added between joists, incorporating underfloor 15mm diameter heating pipes. Refer also to Design & Access/Heritage Statement Page 6.

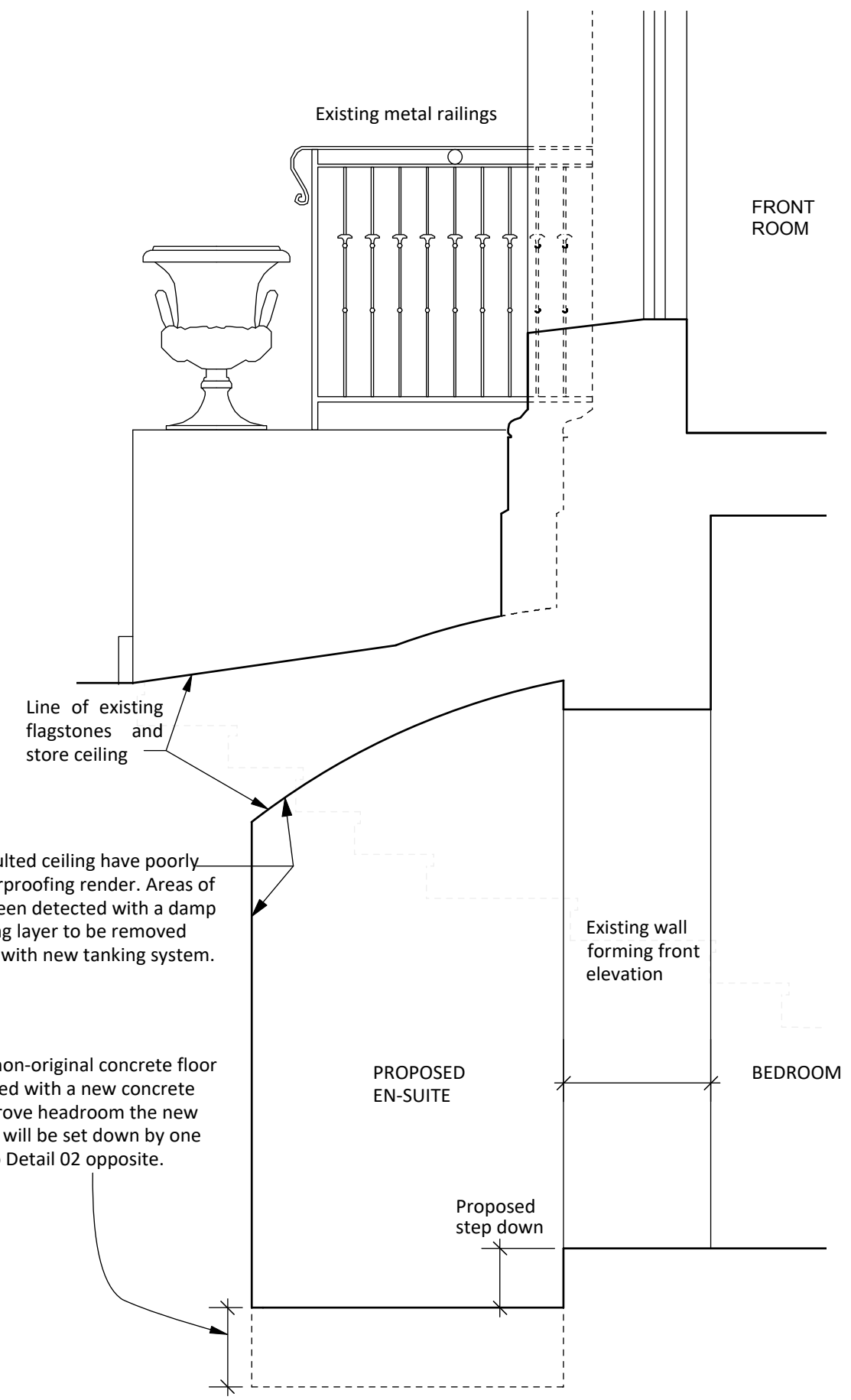
Floor void to be investigated regarding potential damp issues reported in Building Survey.



DETAIL 01- LIVING ROOM SUSPENDED TIMBER FLOOR DETAIL (scale 1:5 @A3)



DETAIL 02- PROPOSED LOWERED FLOOR TO VAULTED ROOM (to achieve U-Value = 0.22 W/m2k) Scale 1:5 @ A3

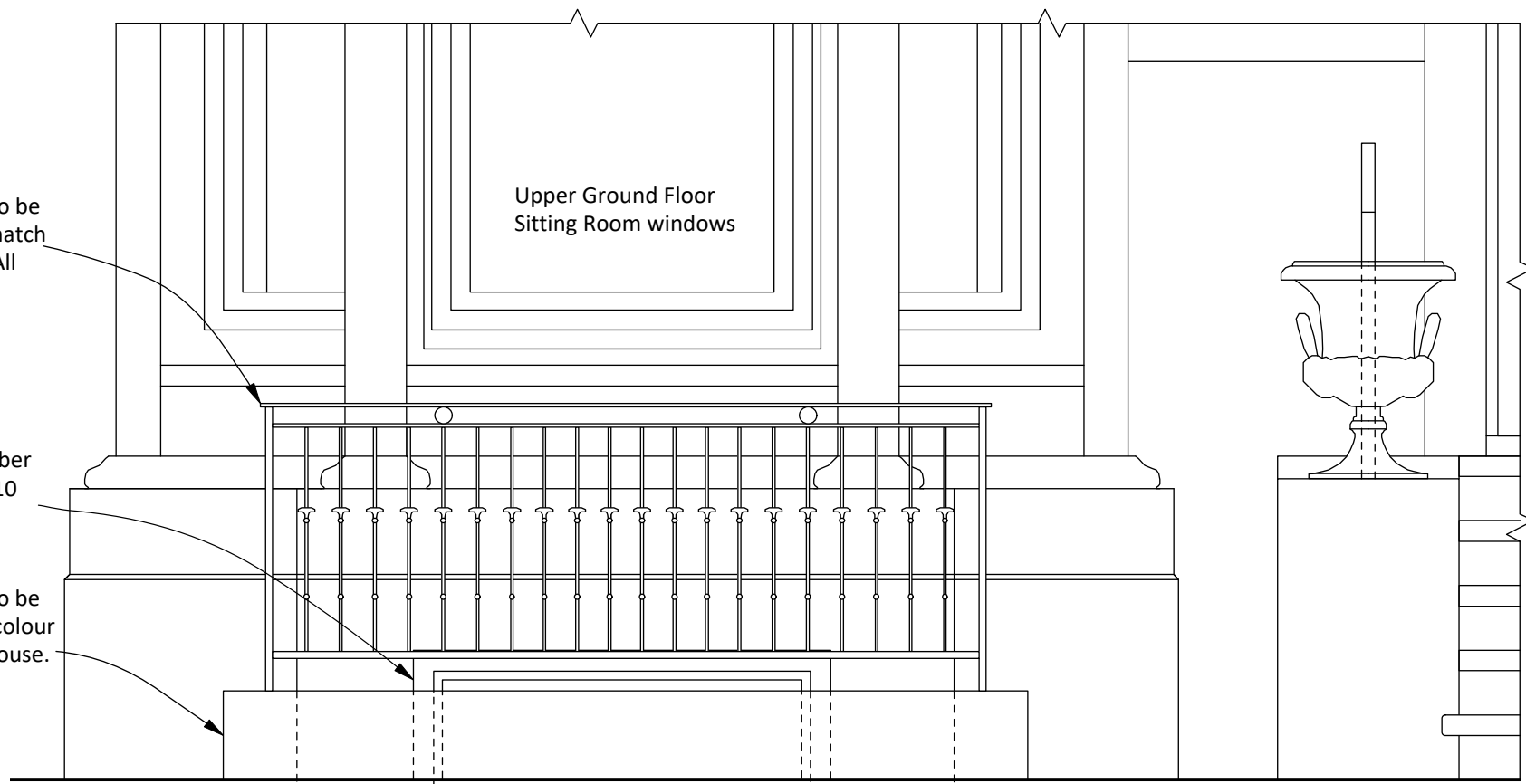


SECTION (scale 1:20 @ A3)

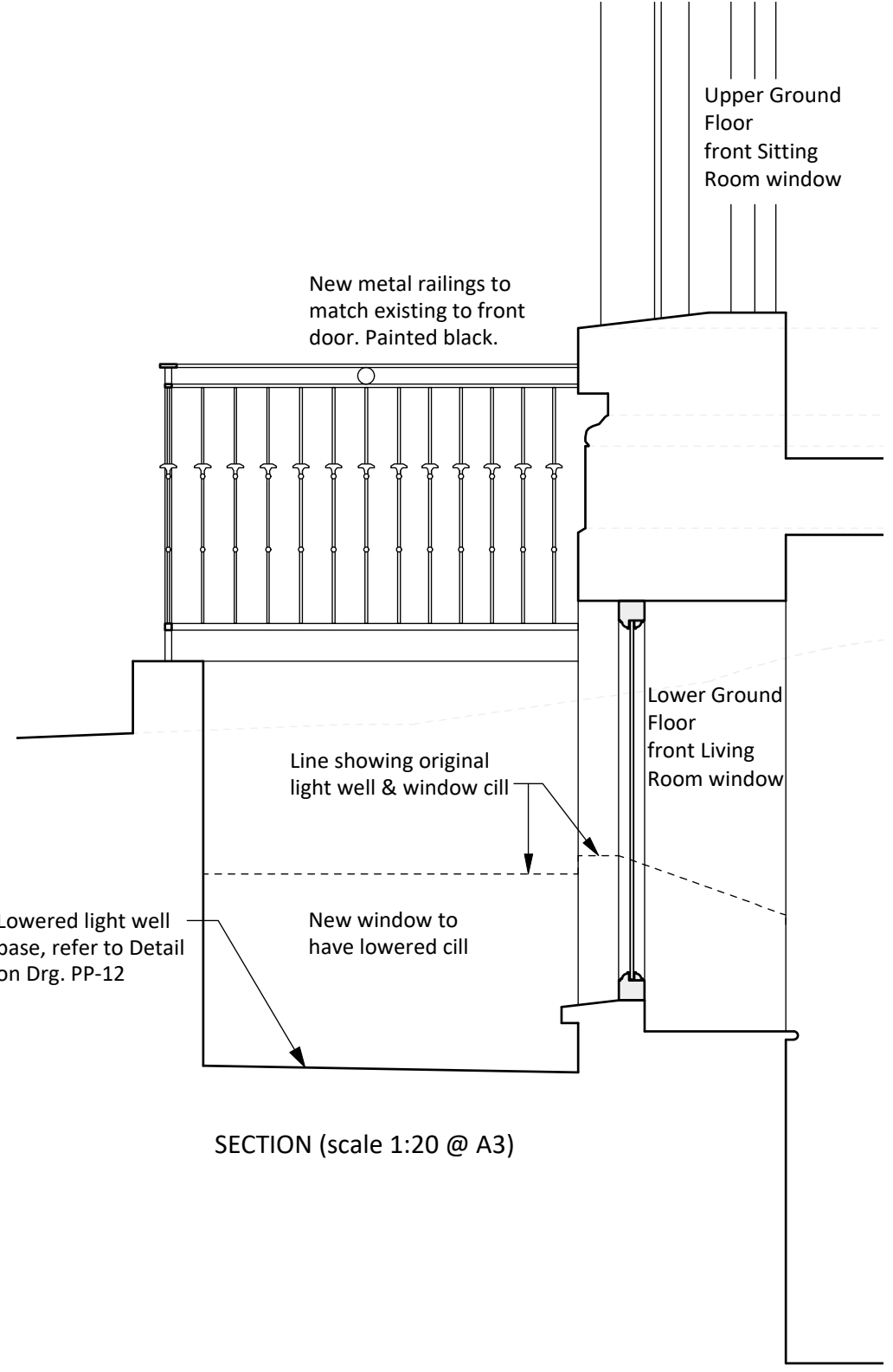
Existing metal railings to be replaced with new to match existing to front door. All painted black.

Glass bricks to be replaced with new timber window. See Drg. PP-10 for details.

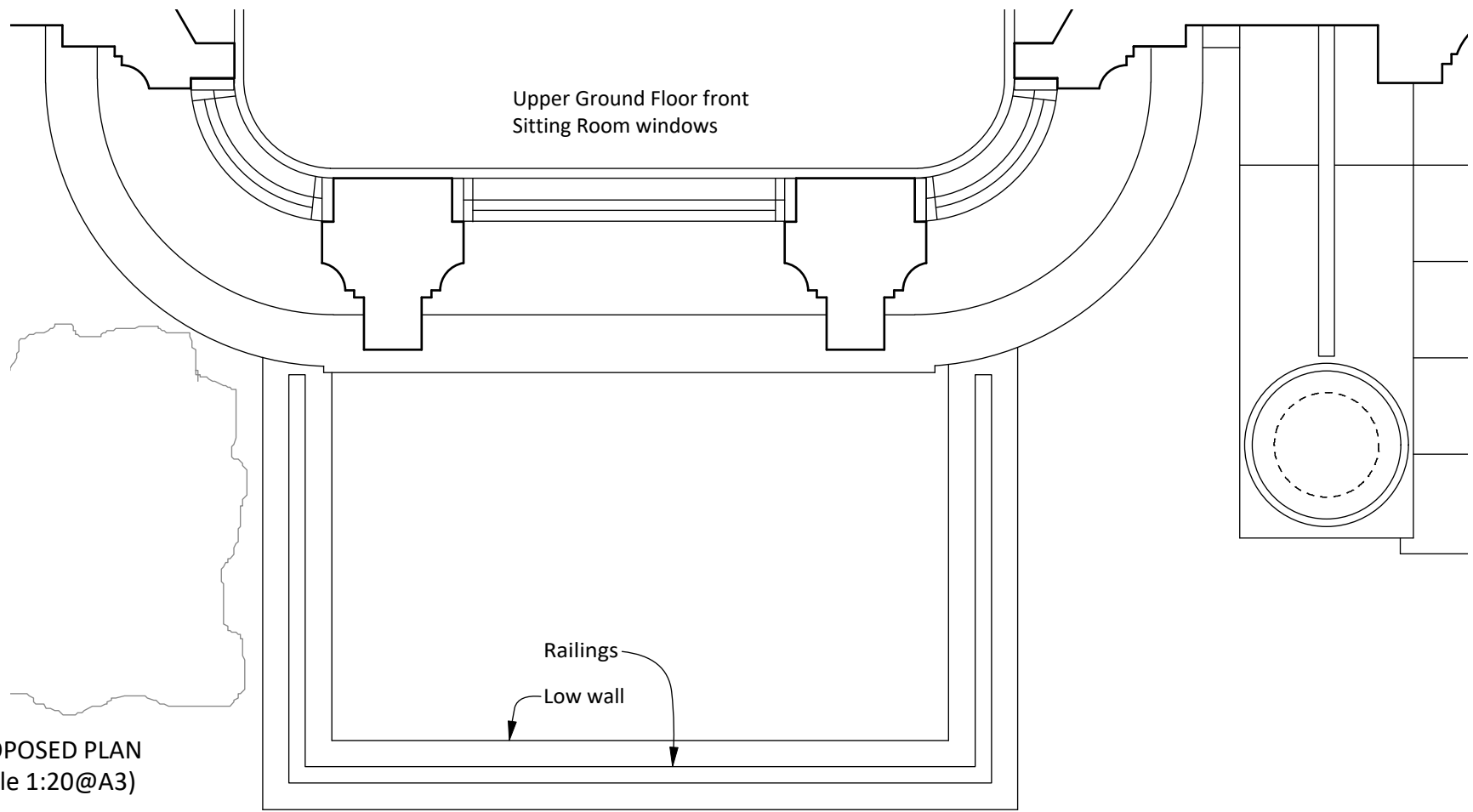
Existing red brick wall to be rendered in finish and colour to match the existing house.



PROPOSED WORKS TO LOW WALL & RAILINGS (scale 1:20 @ A3)



SECTION (scale 1:20 @ A3)



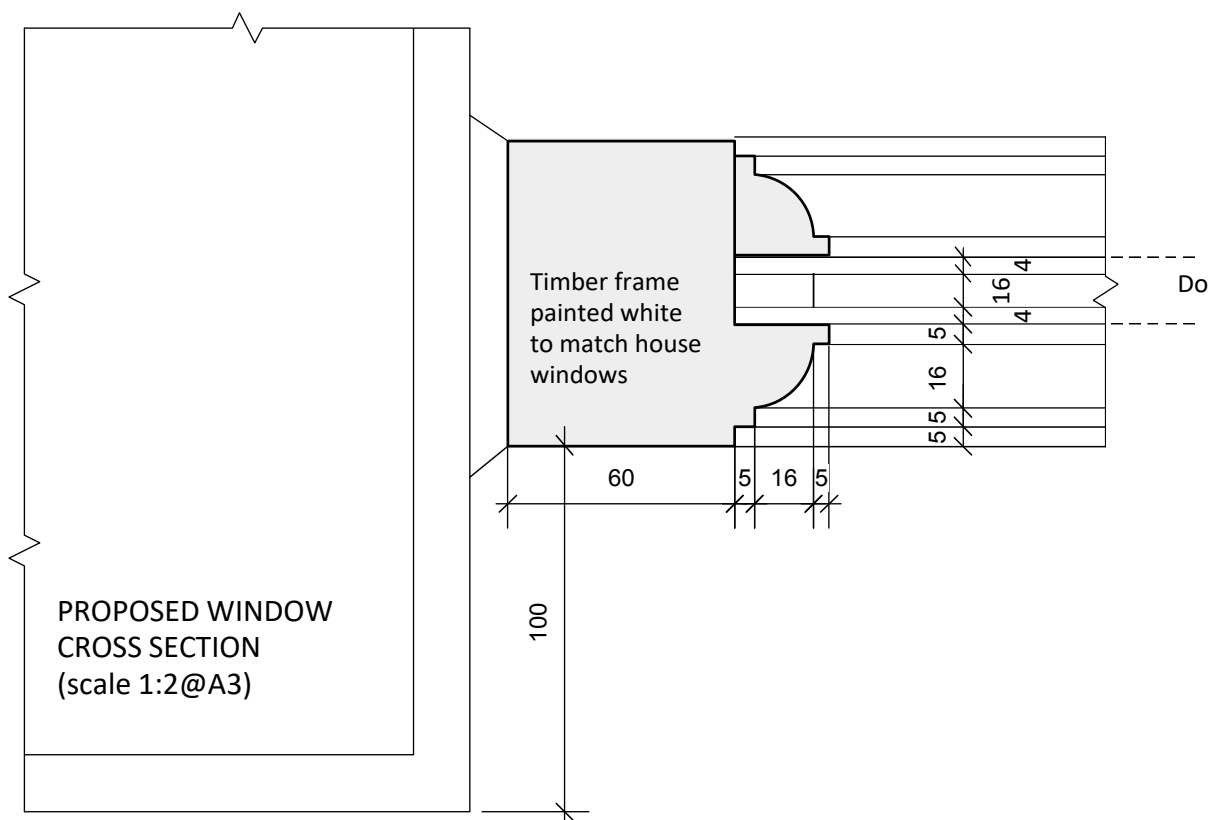
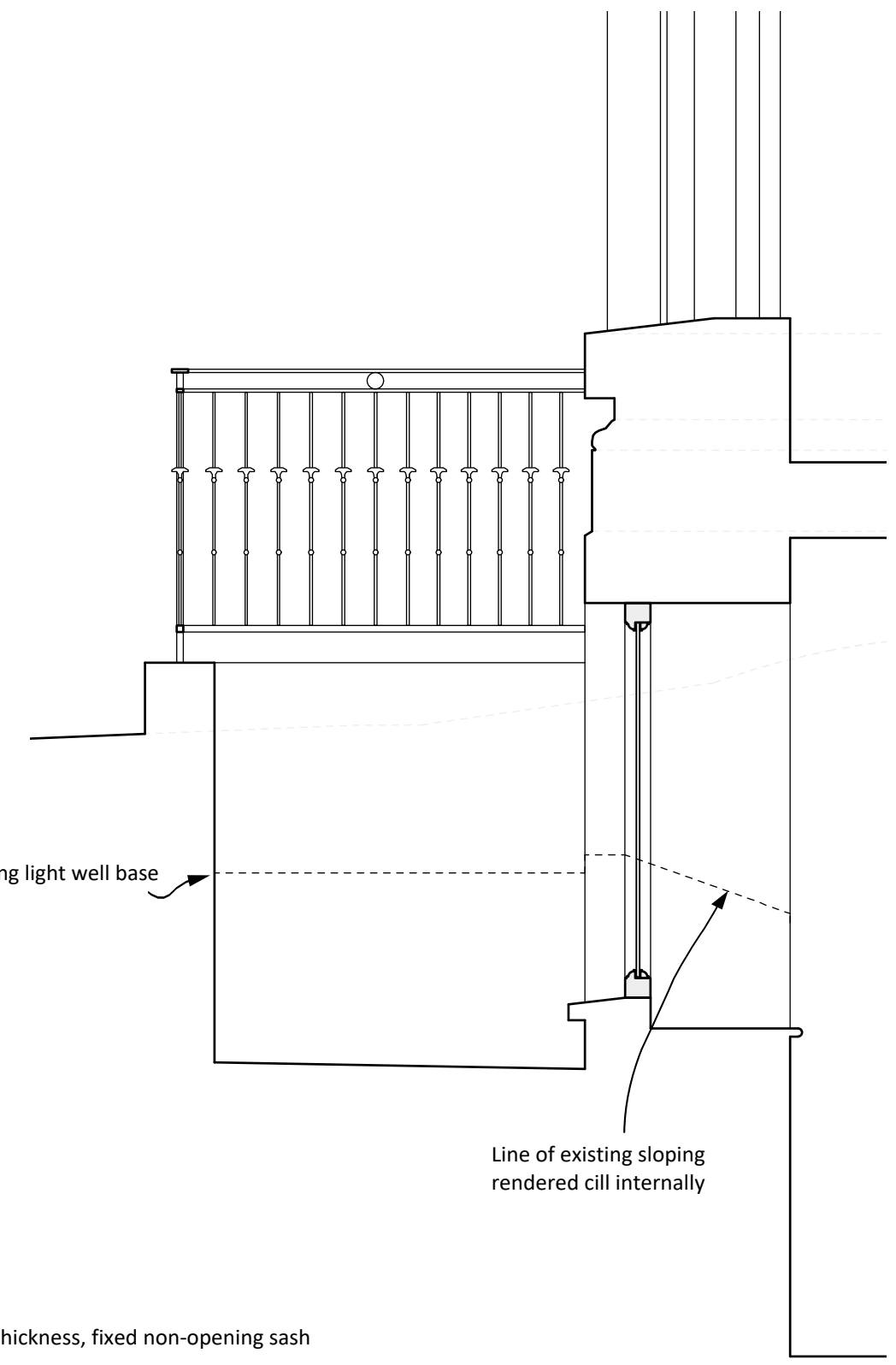
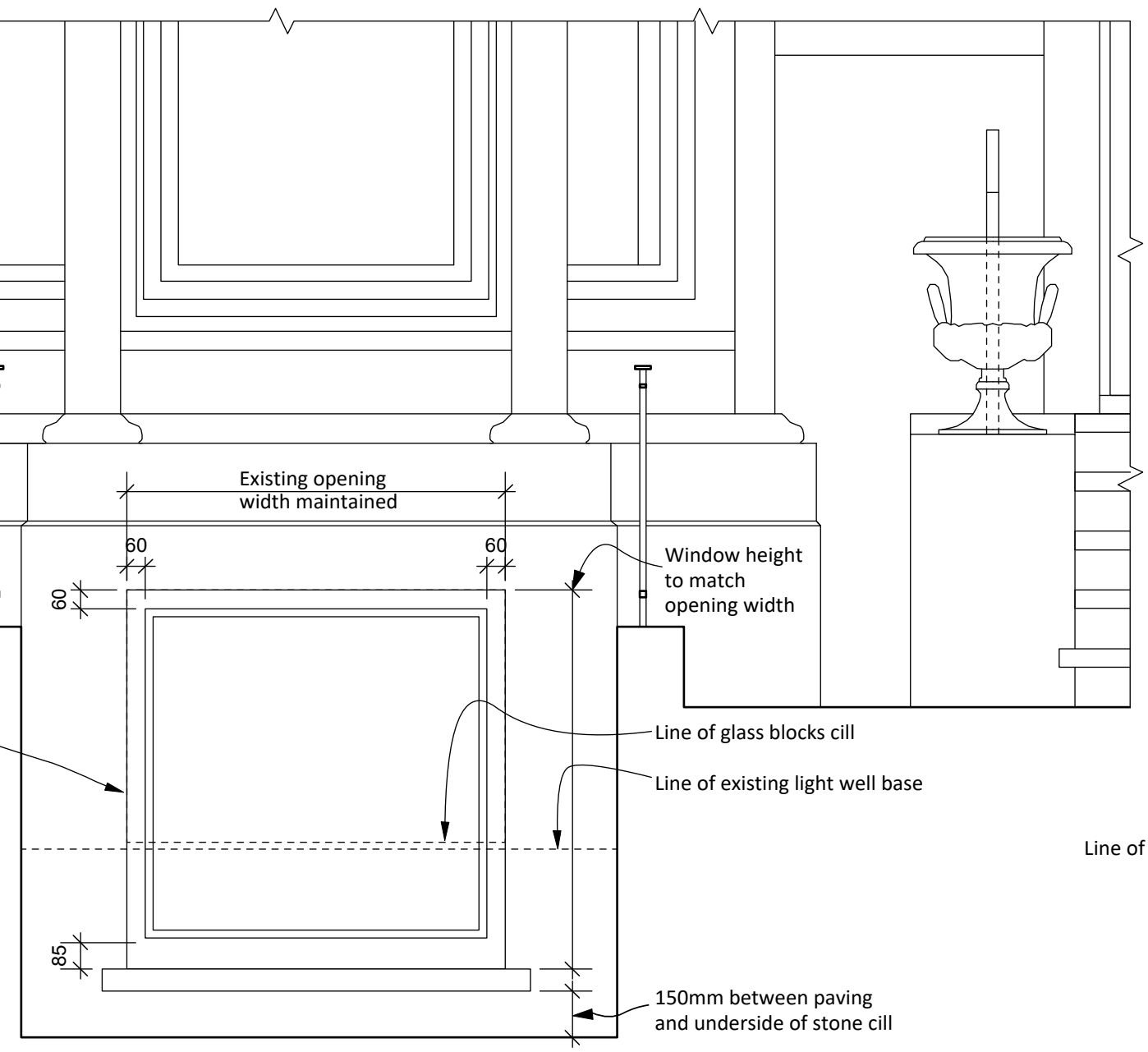
PROPOSED PLAN (scale 1:20 @ A3)

Existing metal railings to be replaced with new to match existing to front door. All painted black.

Existing red brick wall to be rendered in finish and colour to match the existing house.

Glass blocks to be replaced with new painted timber window, profile and colour to match existing upper floor front elevation windows. Stone cill to match existing to gable lower level. Internal cill in 25mm thick timber with 50mm horns and bull nose edging.

PROPOSED WINDOW TO LOWERED LIGHTWELL
(scale 1:20@A3)

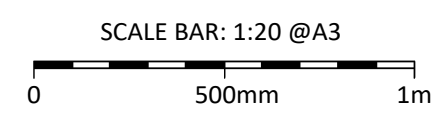


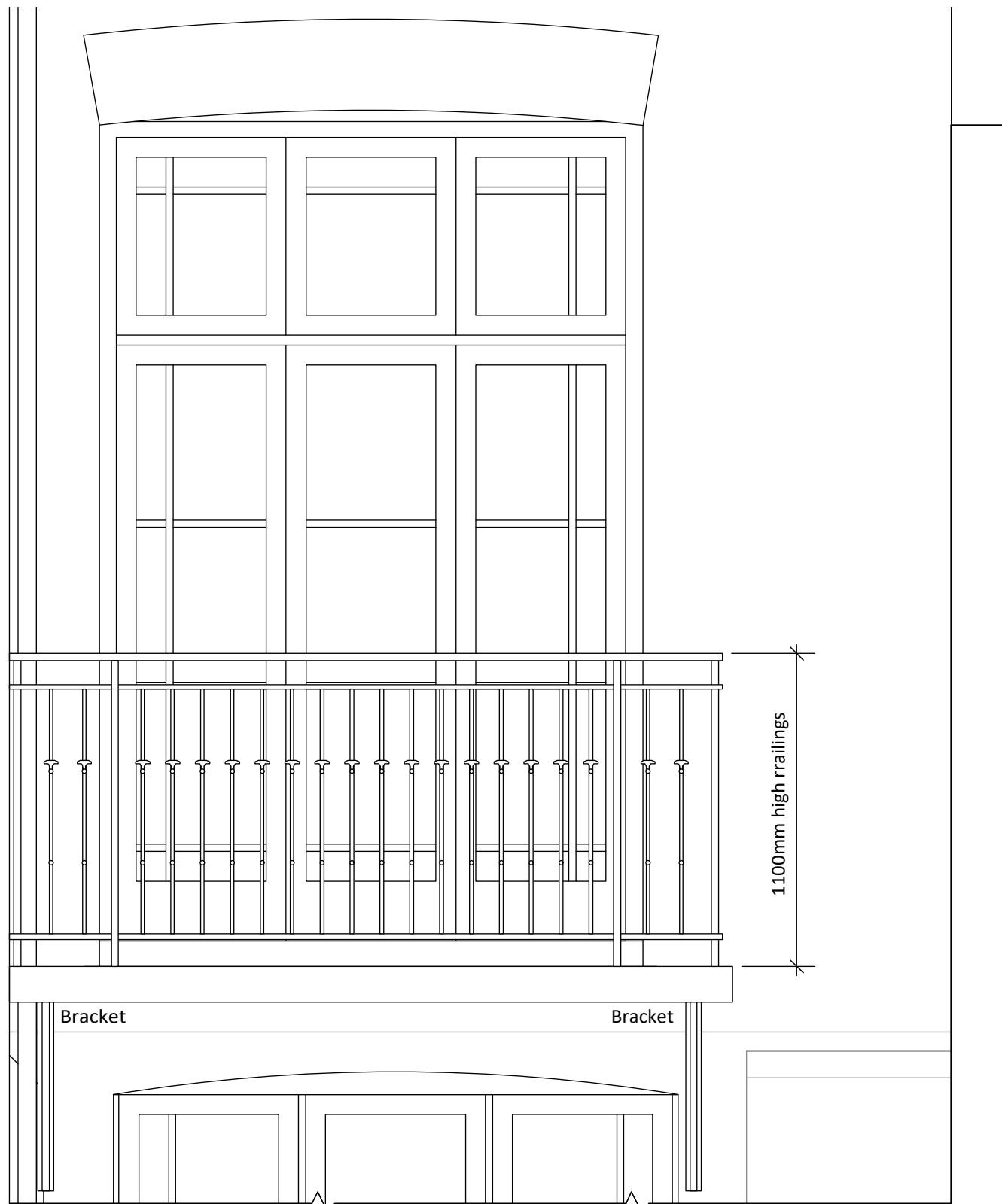
PROPOSED WINDOW CROSS SECTION
(scale 1:2@A3)

CDM 2020.ORG LTD
Construction Design Management
71-75 Shelton Street London WC2H 9JQ
e: richard@cdm2020.org t: 07701066686

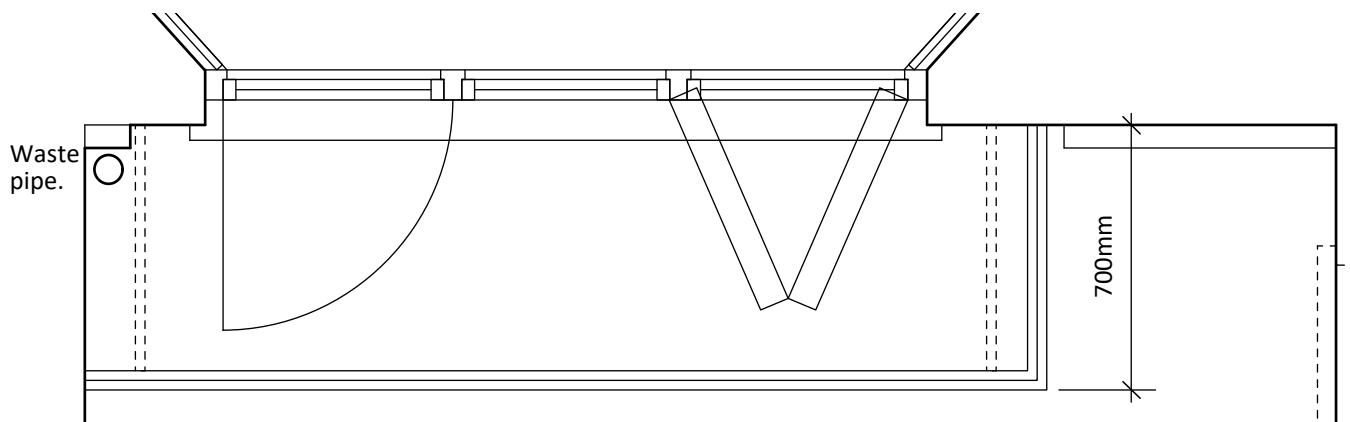
DRAWING TITLE: PROPOSED LIGHTWELL WINDOW
DRAWING REF: 9STALB - PP - 10 DATE: 26/02/2021

SITE ADDRESS: 9 ST ALBANS ROAD LONDON NW5 1RG
SCALE 1:20 @A3

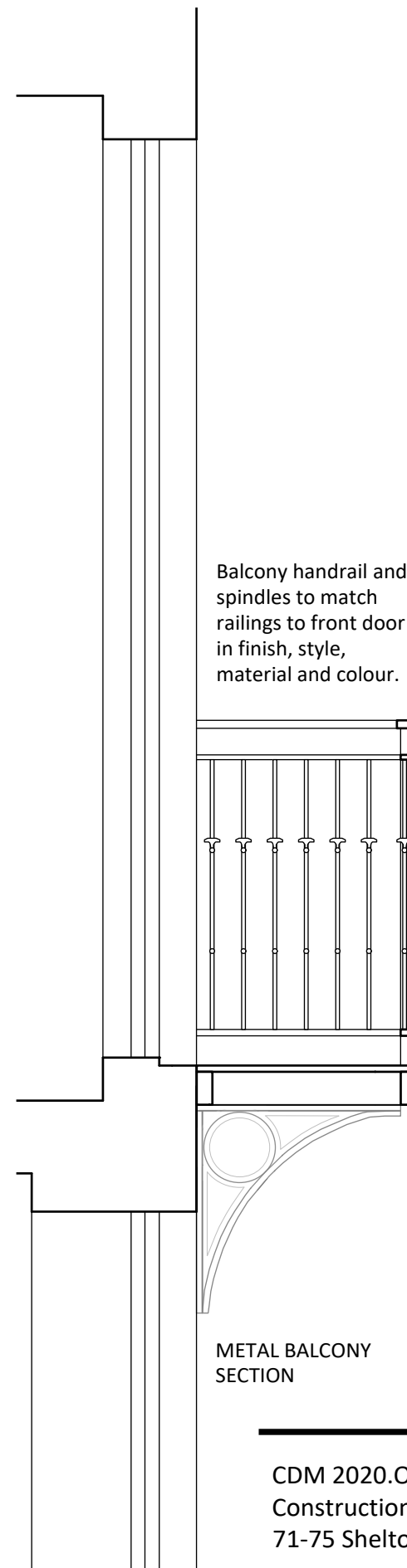




METAL BALCONY ELEVATION

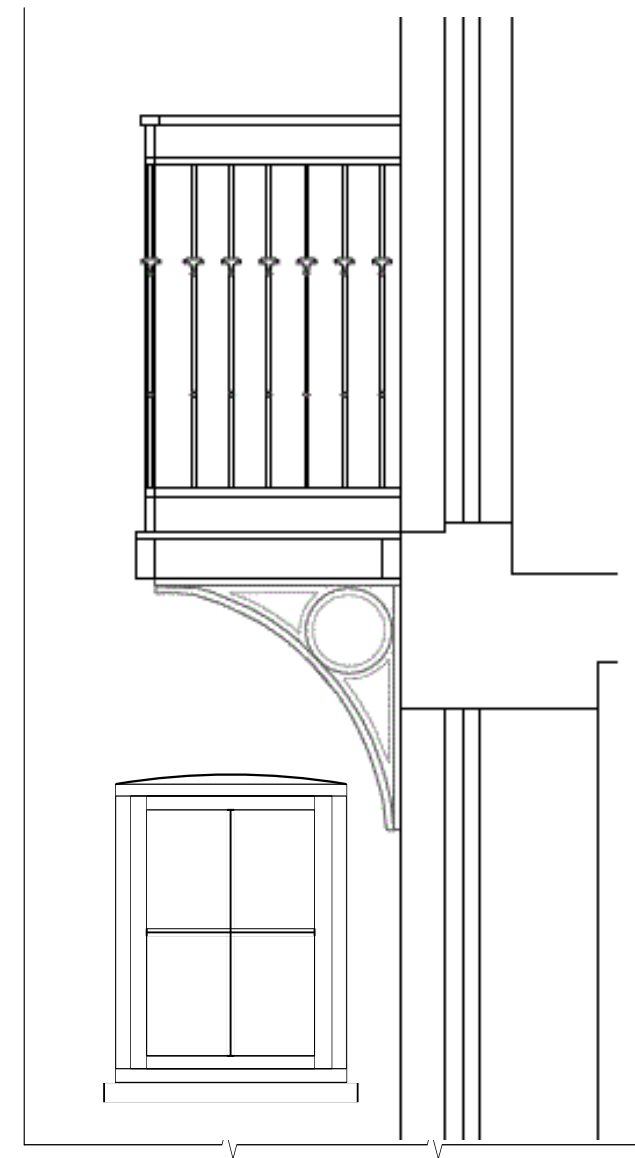


METAL BALCONY PLAN



Balcony handrail and spindles to match railings to front door in finish, style, material and colour.

METAL BALCONY SECTION



Metal balcony section viewed from No.11 side, featuring proposed new window to WC. For further details concerning the proposed window, refer to Drg. PP-00, PP-02, PP-04, PP-14 and PP-15.

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Construction Design Management
71-75 Shelton Street London WC2H 9JQ

SITE ADDRESS: 9 ST ALBANS ROAD
LONDON NW5 1RG

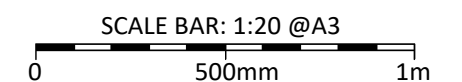
e: richard@cdm2020.org t: 07701066686

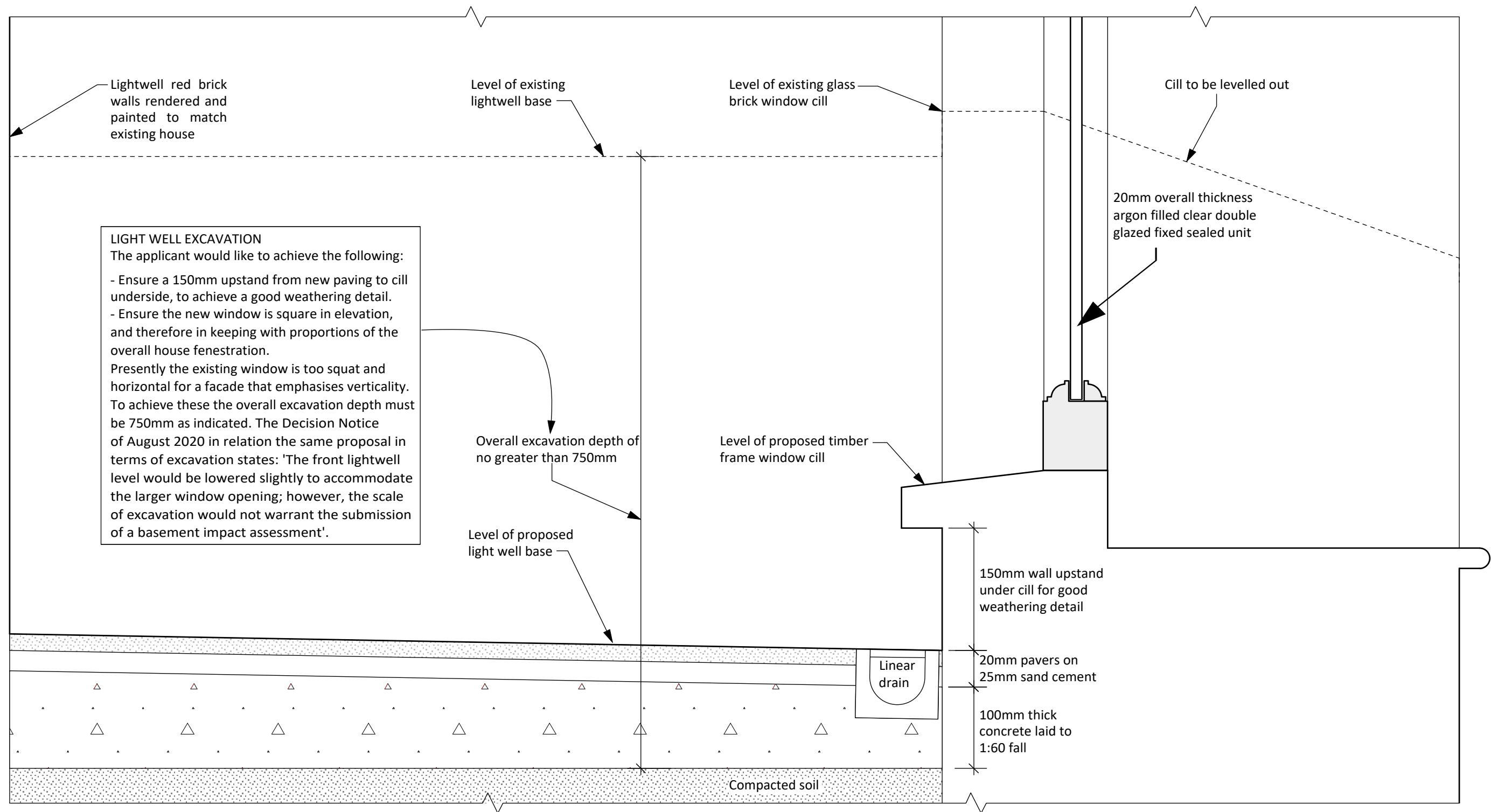
DATE: 26/02/2021

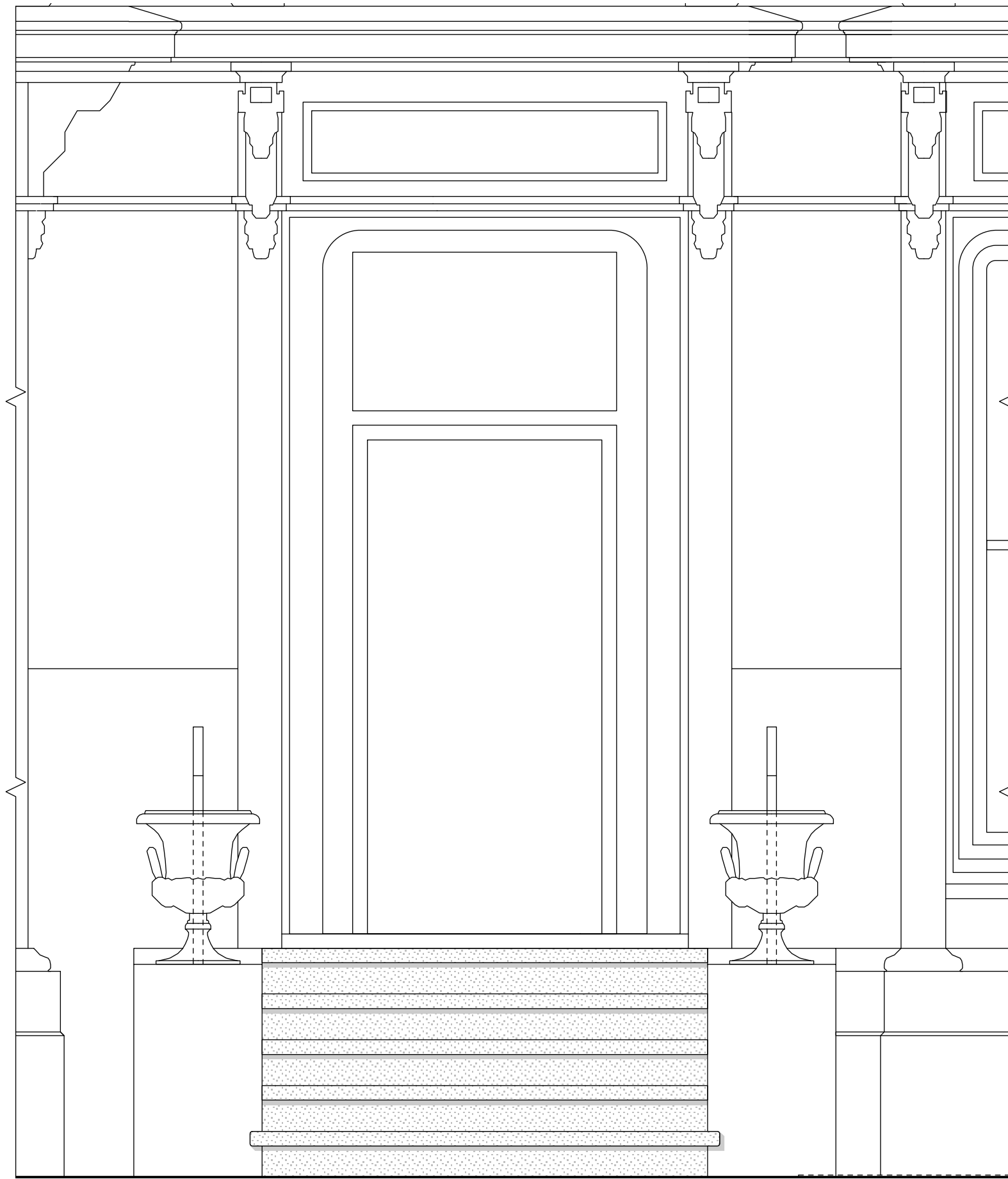
DRAWING TITLE: PROPOSED BALCONY TO REAR

DRAWING REF: 9STALB - PP - 11

SCALE 1:20 @A3

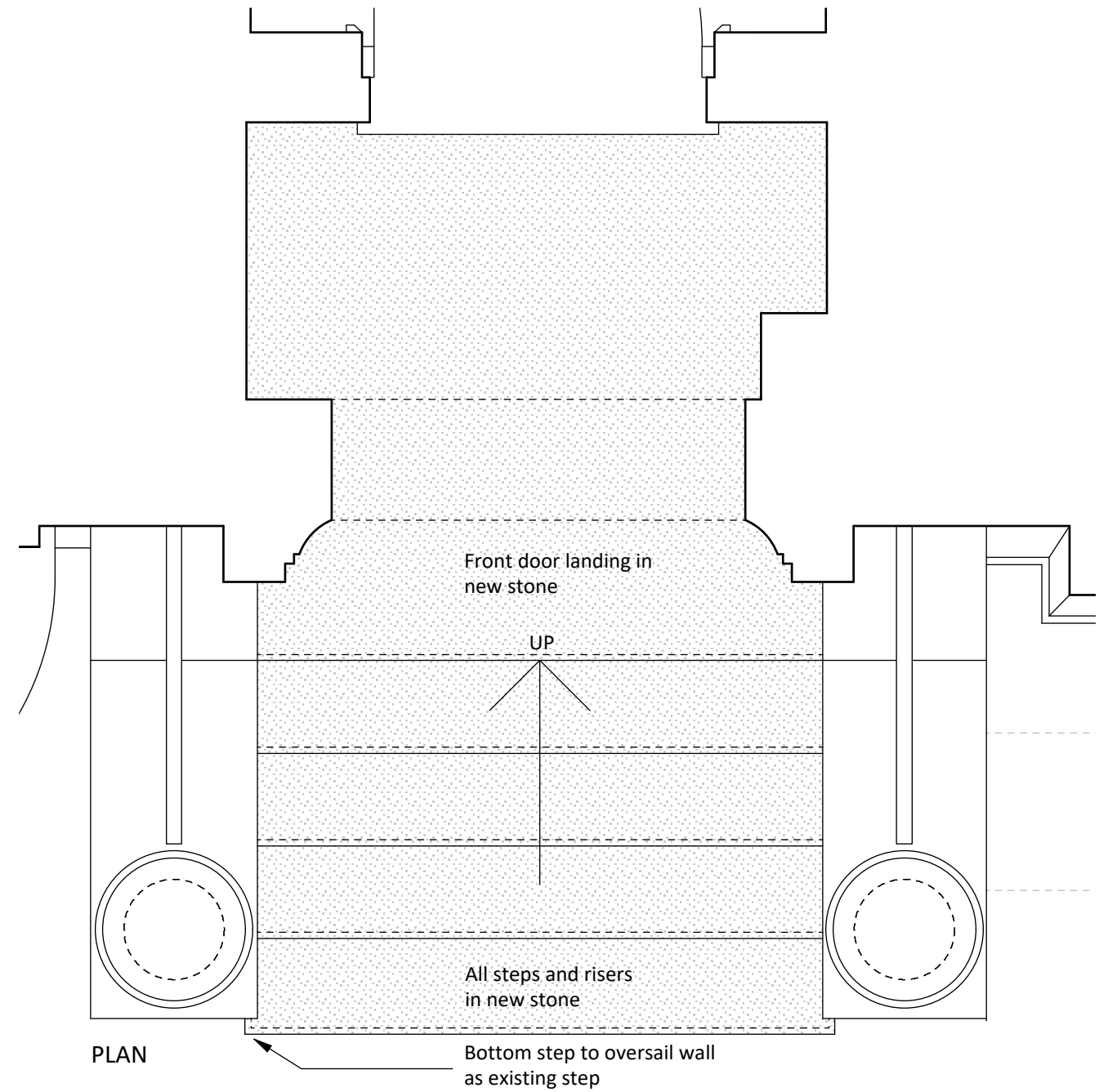
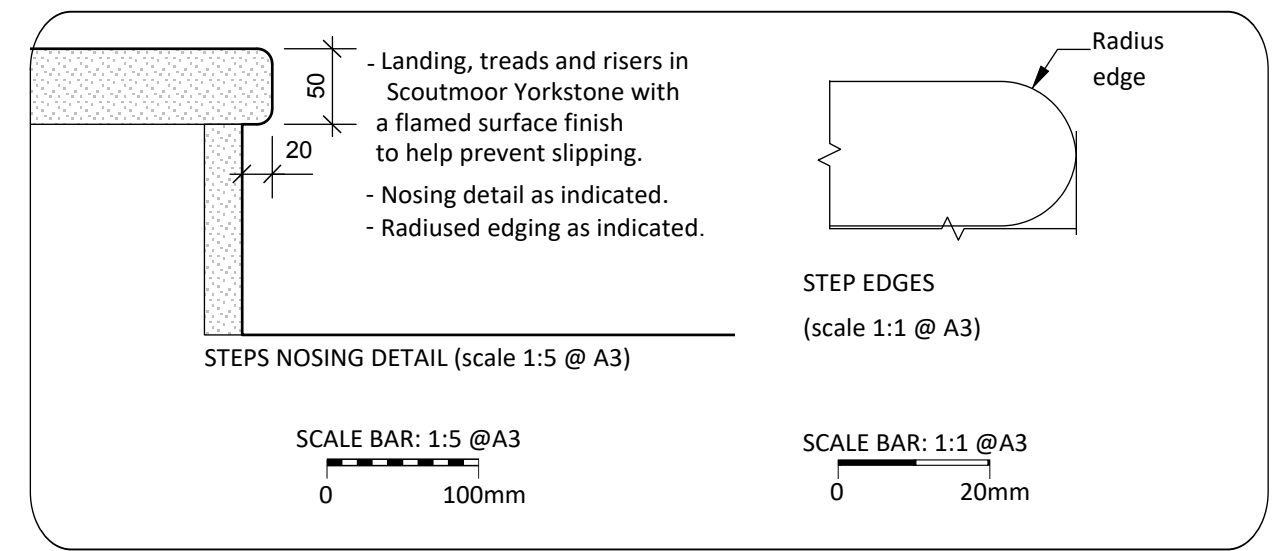


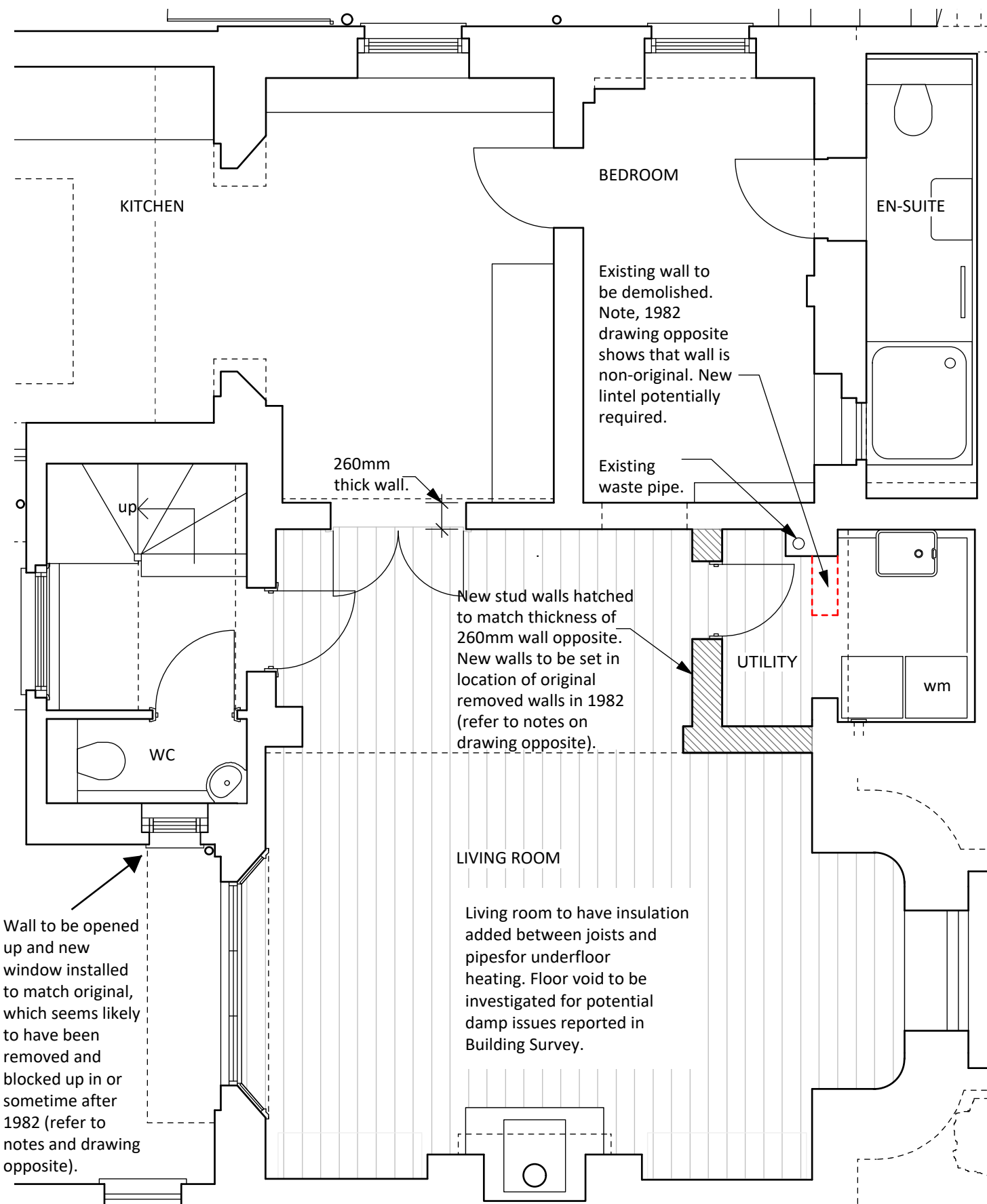




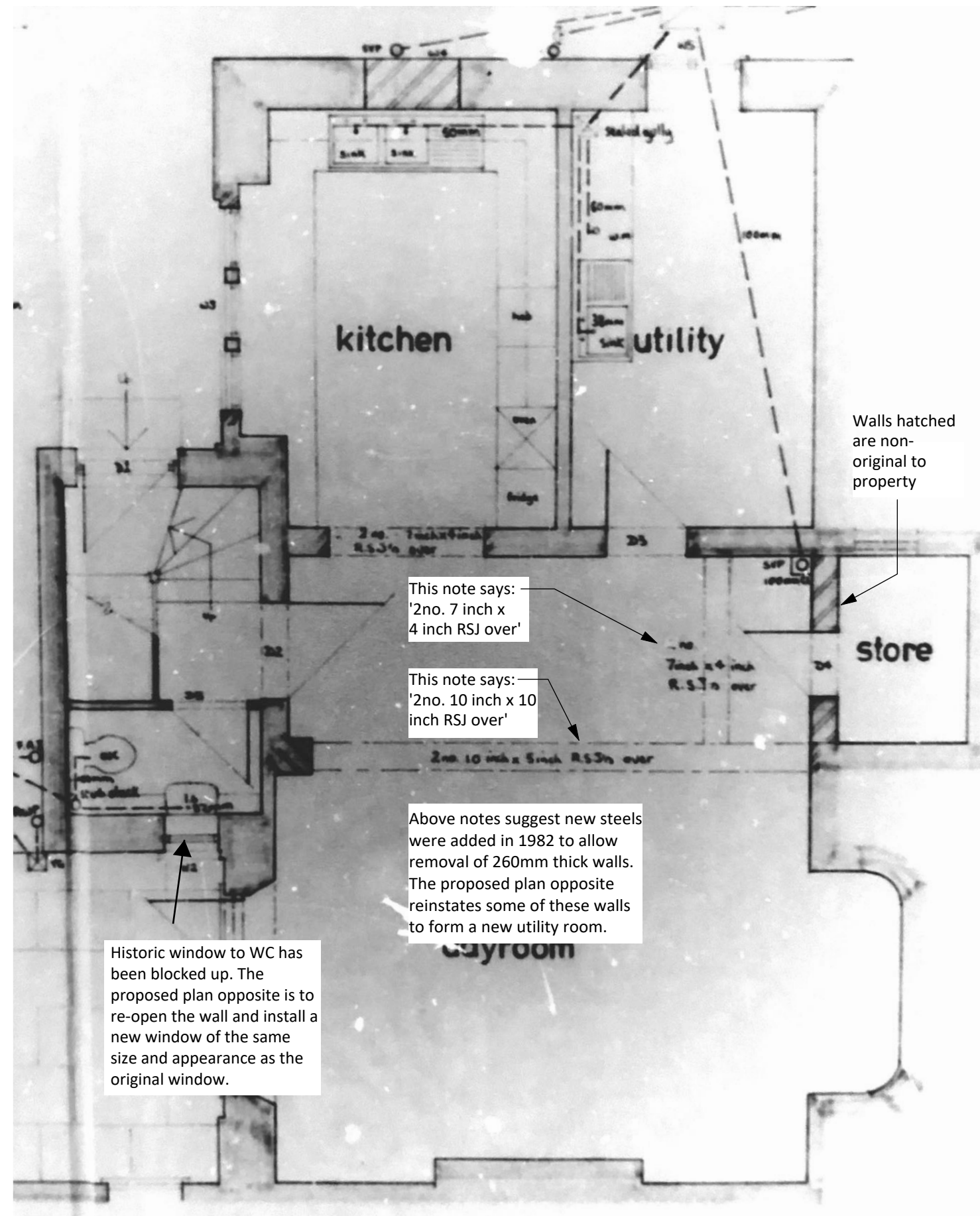
PROPOSED FRONT DOOR EXTERNAL STEPS

SCALE BAR: 1:20 @ A3
 0 500mm 1m





PART-PLAN OF PROPOSED LOWER GROUND FLOOR



CONSTRUCTION DRAWINGS SUBMITTED TO COUNCIL IN 1982
Located on microfiche at The Camden Archives Library.

SPECIFICATION

FRAME: Head, jambs, cill, mullion and transom sections to replicate the existing window opposite at no.11 (refer to photograph opposite).

SASH: Top rail, bottom rail and stiles to replicate the existing window opposite at no.11.

PROFILE: Existing profiles (including putty profile) at no.11 opposite to be replicated, notably in respect of the proposed sash beads which shall be timber (see Detail - 01 below).

PROJECTION: Dimensions in terms of cill projections to imitate window opposite at no.11.

REVEALS: Rendered reveals to match the dimensions of the external reveals at no.11. A rendered arch profile above the window (Note: the wall at no.9 is fully rendered up to first floor level, unlike at no.11. Refer to Design & Access/Heritage Statement Page 5, Image no.11. Refer also to Drg. PP-04 and PP-11).

STONE CILL: To match the details and dimensions of the window opposite, including horns to either side (refer to photograph opposite).

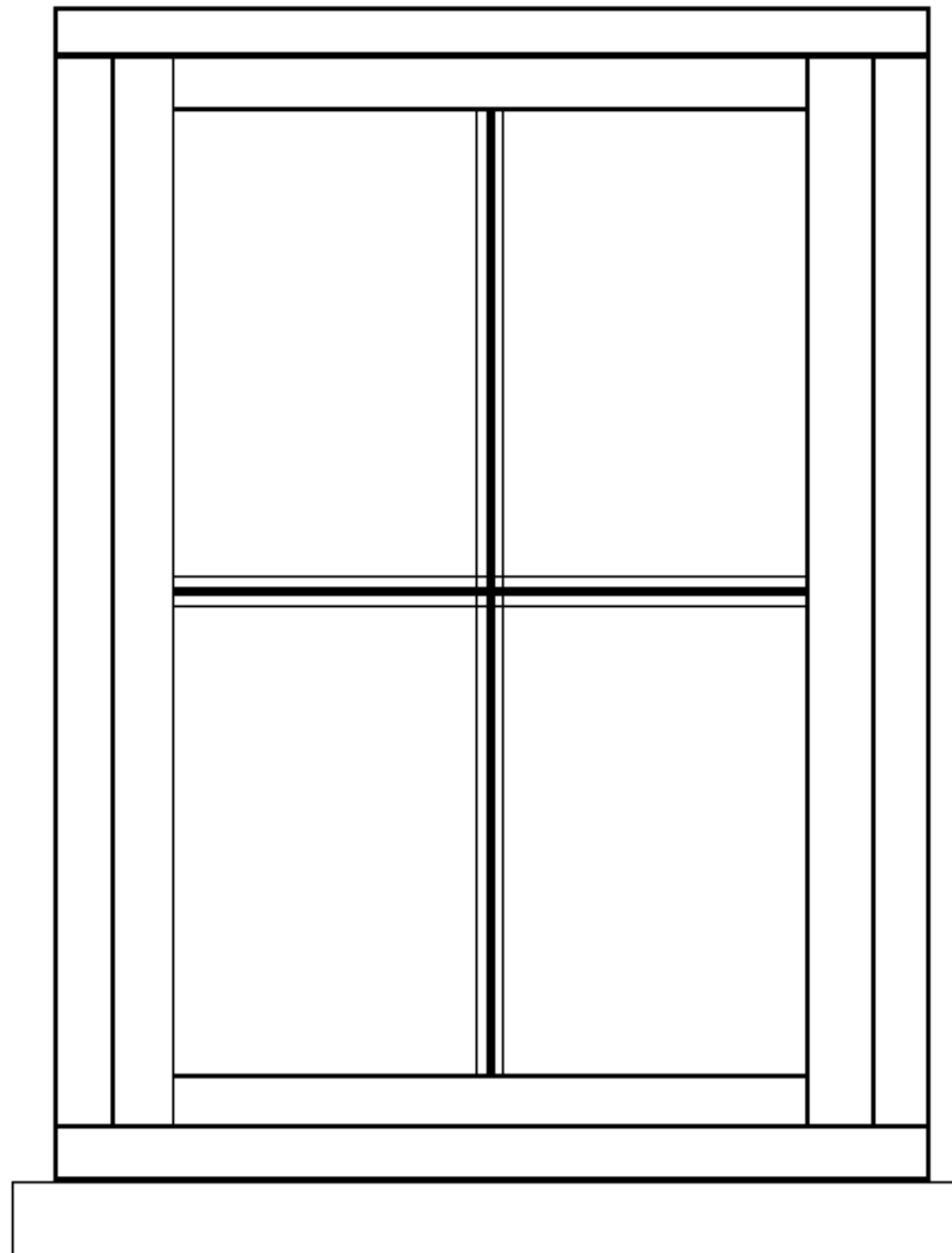
GLAZING: Obscure glass inner and outer leaf. 14mm Low E Sealed Unit (4mm /6mm Aluminium Space/4mm). Krypton filled cavity.

WINDOW BOARD: Internally a window board to match the profile of window boards elsewhere at Lower Ground Floor is to be provided. Window board groove to be provided in the cill to accommodate this element.

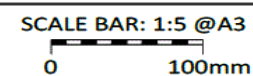
NOTES

All dimensions and details to be verified on site prior to manufacture of bespoke window. Refer to the Design & Access/Heritage Statement Page 5.

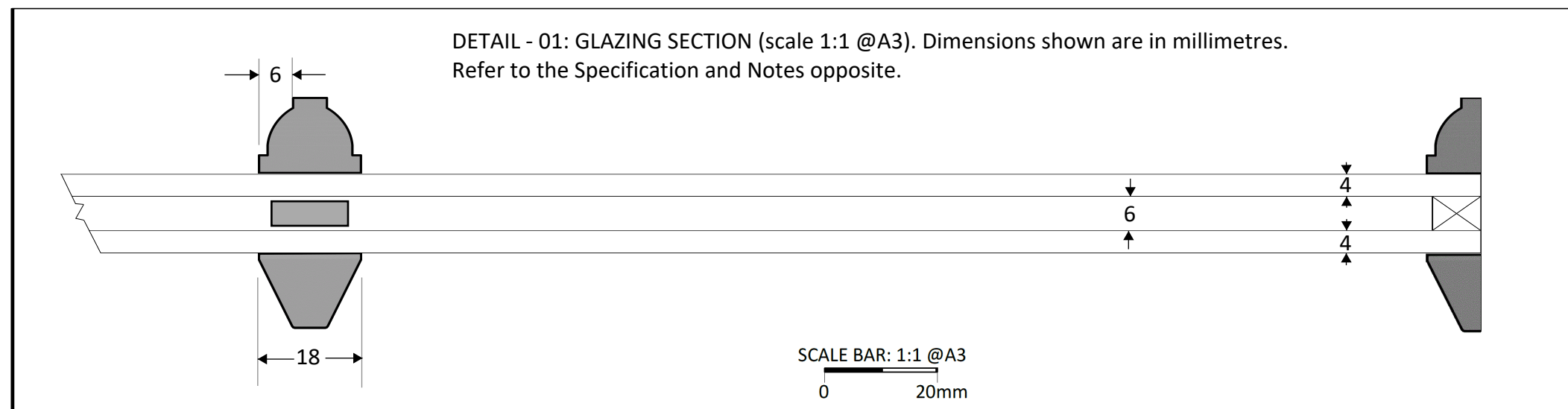
In particular, the contractor is to carefully open up the existing wall to investigate and establish the precise location of the original window (refer to Drg. PP-14) prior to ordering the manufacture of a bespoke window of the same dimensions, to be installed in exactly the same location as the original window.



Proposed window to WC (scale 1:5 @A3)



Photograph of existing window at no.11 St. Alban's Road, opposite the proposed WC window at no.9 . The window at no.11 is also identified on Drg. PP-07 and PP-14.



DETAIL - 01: GLAZING SECTION (scale 1:1 @A3). Dimensions shown are in millimetres. Refer to the Specification and Notes opposite.