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All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

D	28/07/2020	Revised Planning Submission	SPH
с	24/07/2020	For Client Comment	SPH
в	17/07/2020	For Comment	SPH
А	18/06/2020	For Information	SPH
Rev	Date	Reason For Issue	Chk

76 Lawn Road NW3 2XB

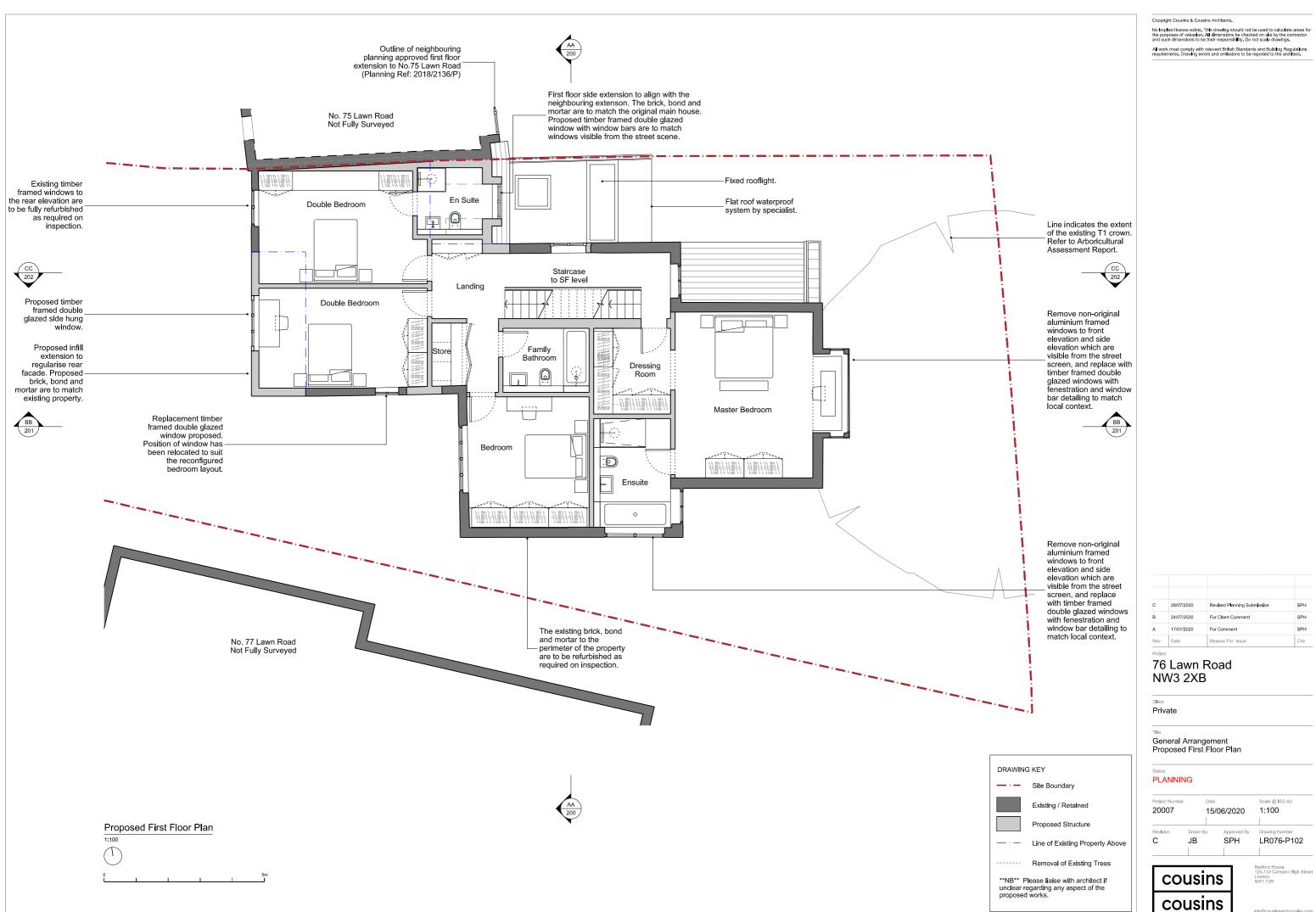
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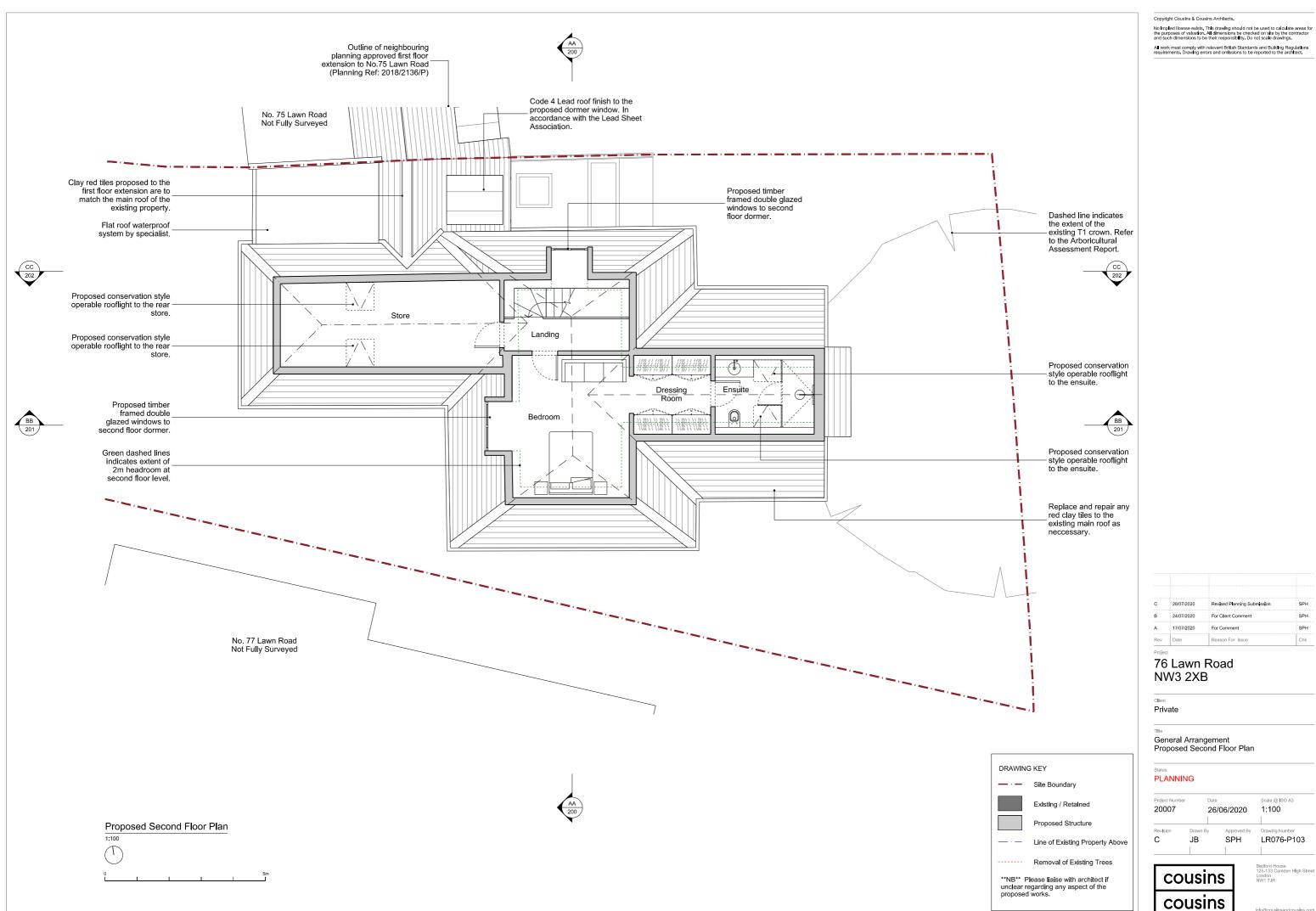
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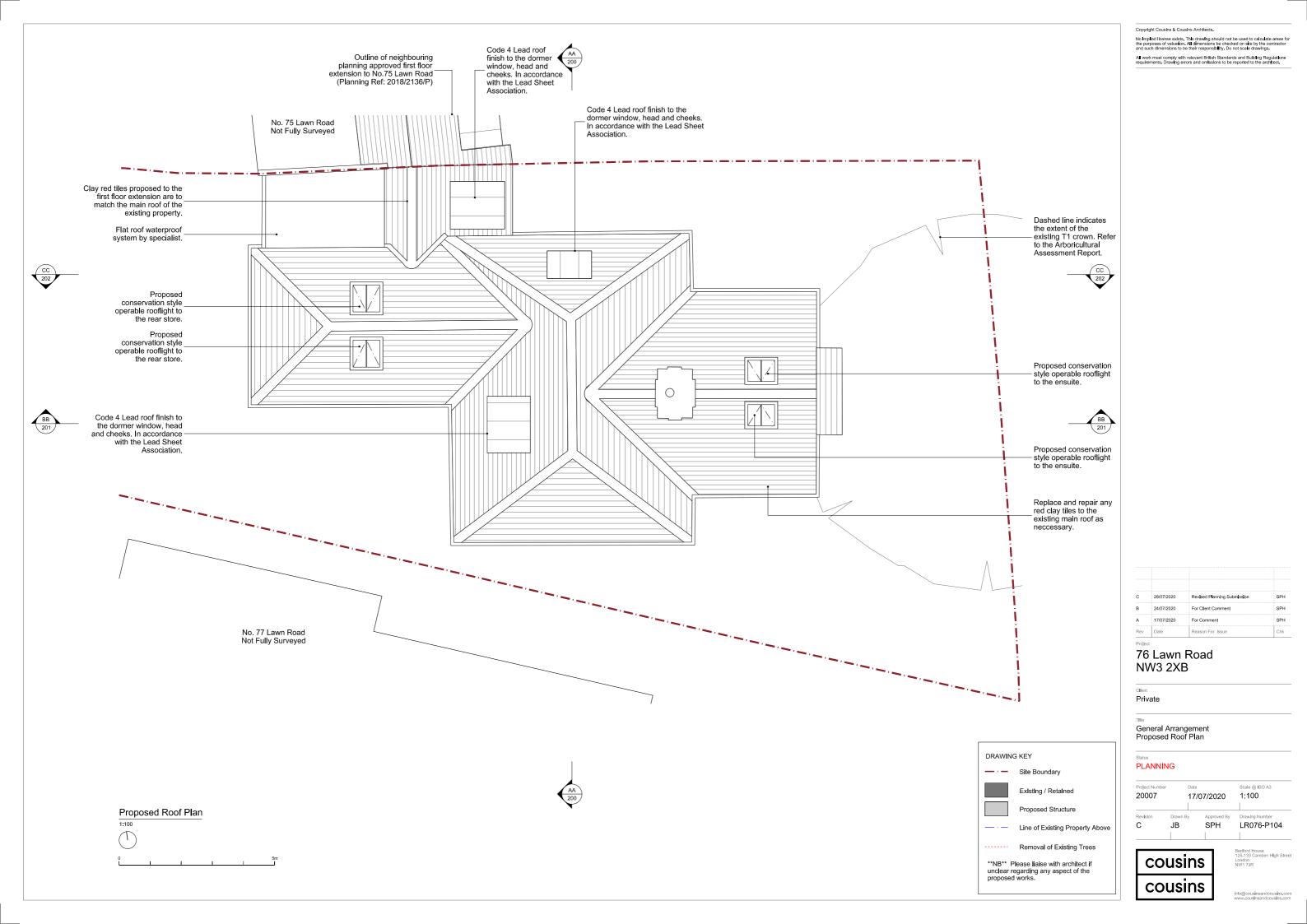
General Arrangement Proposed Ground Floor Plan

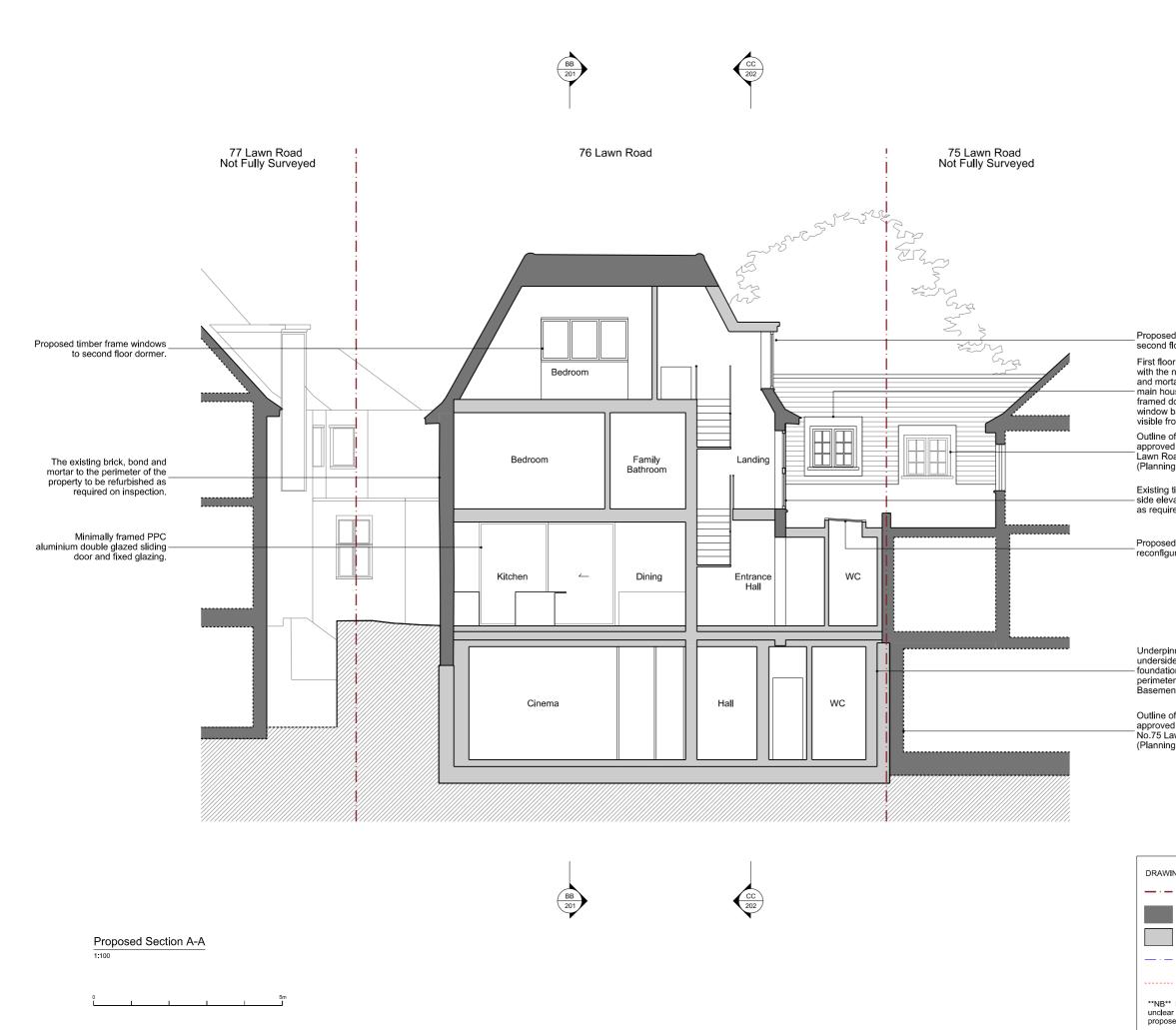
PLANNING











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Proposed timber frame windows to second floor dormer.

First floor side extension to align with the neighbouring brick, bond and mortar to match the original main house. Proposed timber
framed double glazed window with window bars to match windows visible from the street scene.

Outline of neighbouring planning approved first floor extension to No.75 Lawn Road. (Planning Ref: 2018/2136/P)

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

Proposed fixed rooflight to reconfigured wc/ powder room.

Underpinning required to the underside of the existing house - foundations to form basement perimeter structure. Refer to Basement Impact Assessment.

Outline of neighbouring planning approved basement development to No.75 Lawn Road. (Planning Ref: 2018/2136/P)

DRAWING KEY

- Site Boundary

Existing / Retained

Proposed Structure

Line of Existing Property Above

Removal of Existing Trees

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

с	28/07/2020	Revised Planning Submission	SPH
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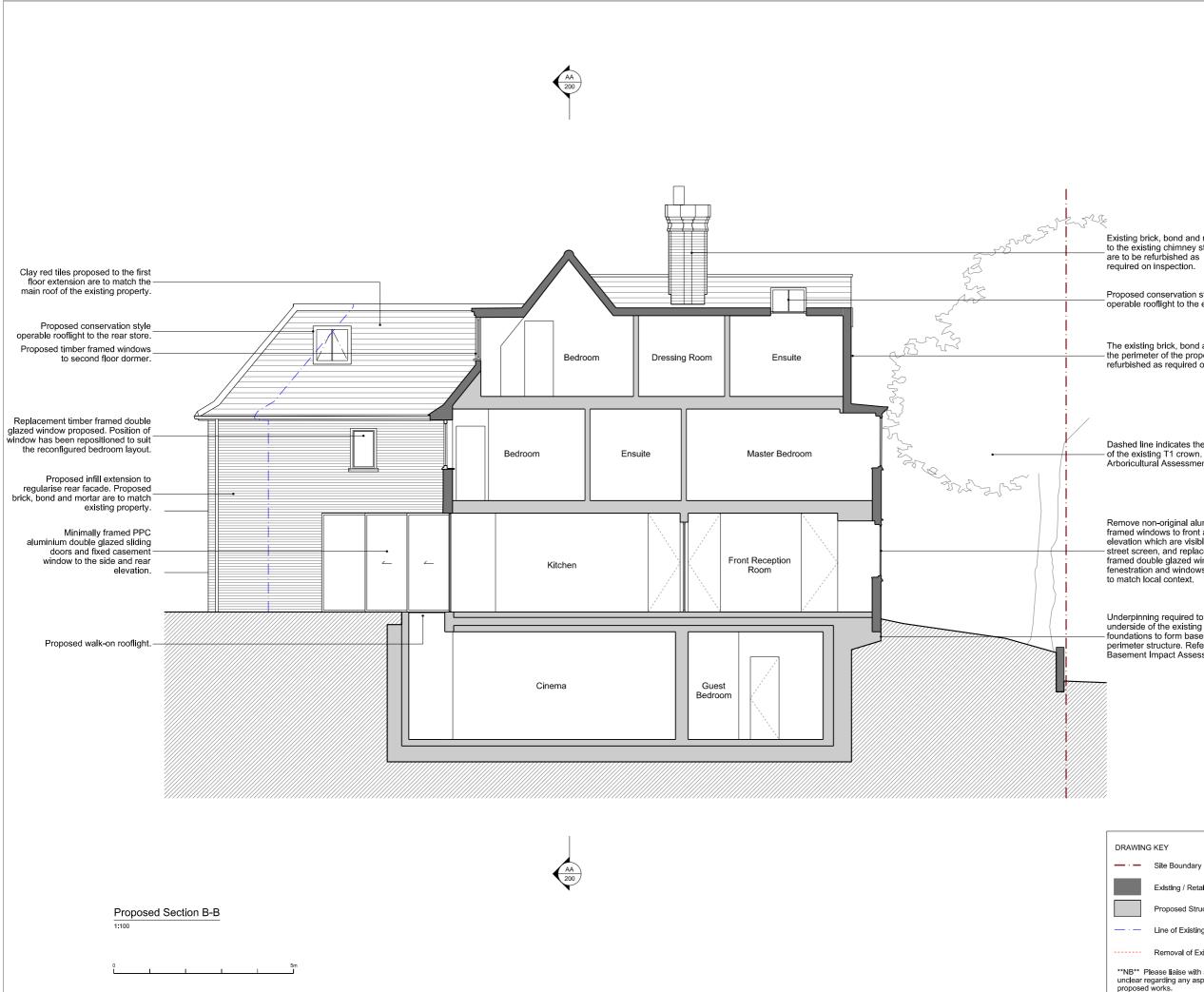
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Title

General Arrangement Proposed Section A

PLANNING





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Existing brick, bond and mortar to the existing chimney stack are to be refurbished as required on inspection.

Proposed conservation style operable rooflight to the ensuite.

The existing brick, bond and mortar to - the perimeter of the property are to be refurbished as required on inspection.

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

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.

Underpinning required to the underside of the existing house - foundations to form basement perimeter structure. Refer to Basement Impact Assessment.

Existing / Retained

Proposed Structure

Line of Existing Property

Removal of Existing Trees

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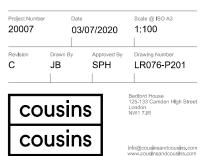
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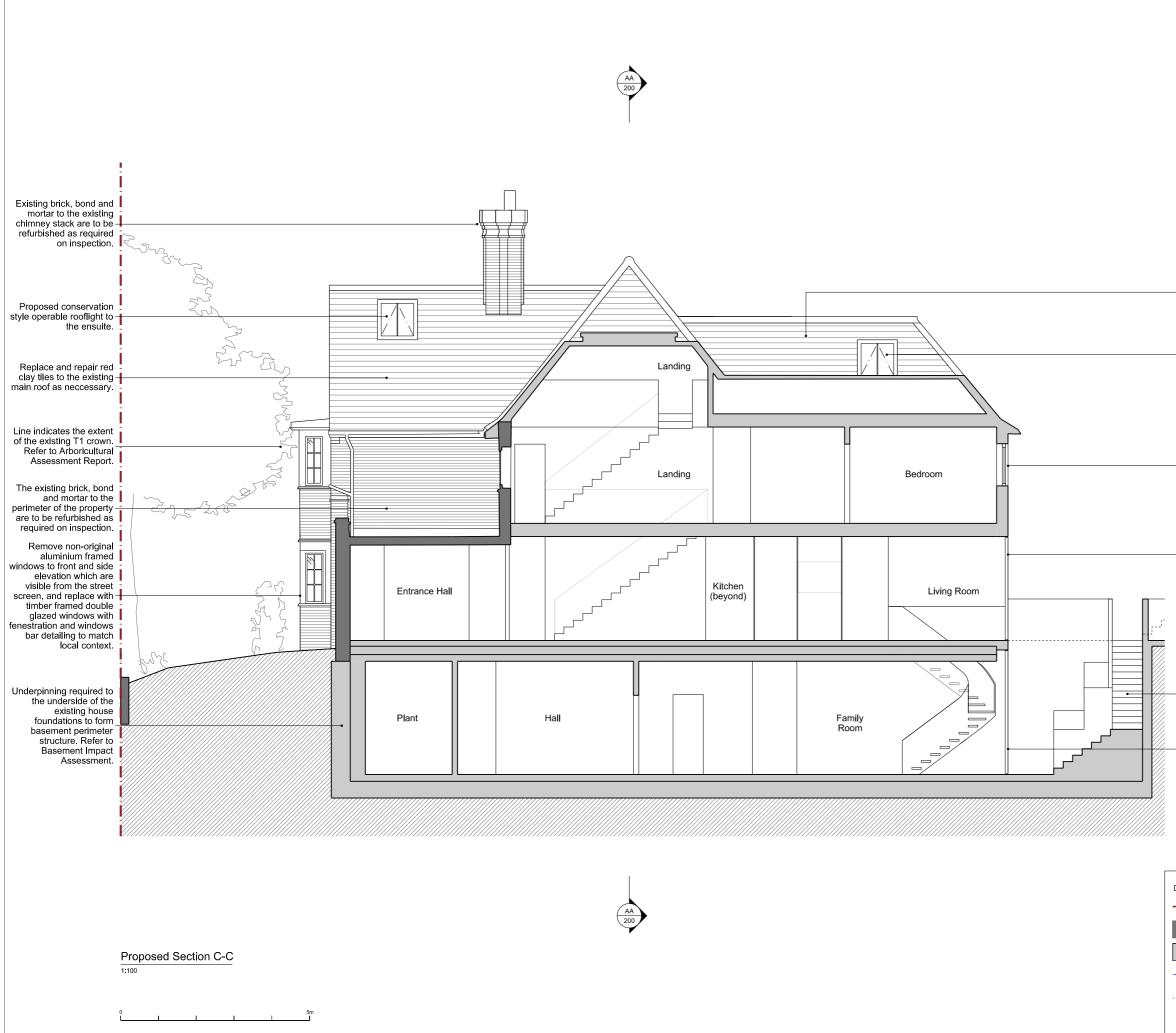
76 Lawn Road NW3 2XB

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General Arrangement Proposed Section B





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Removal of Existing Trees

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

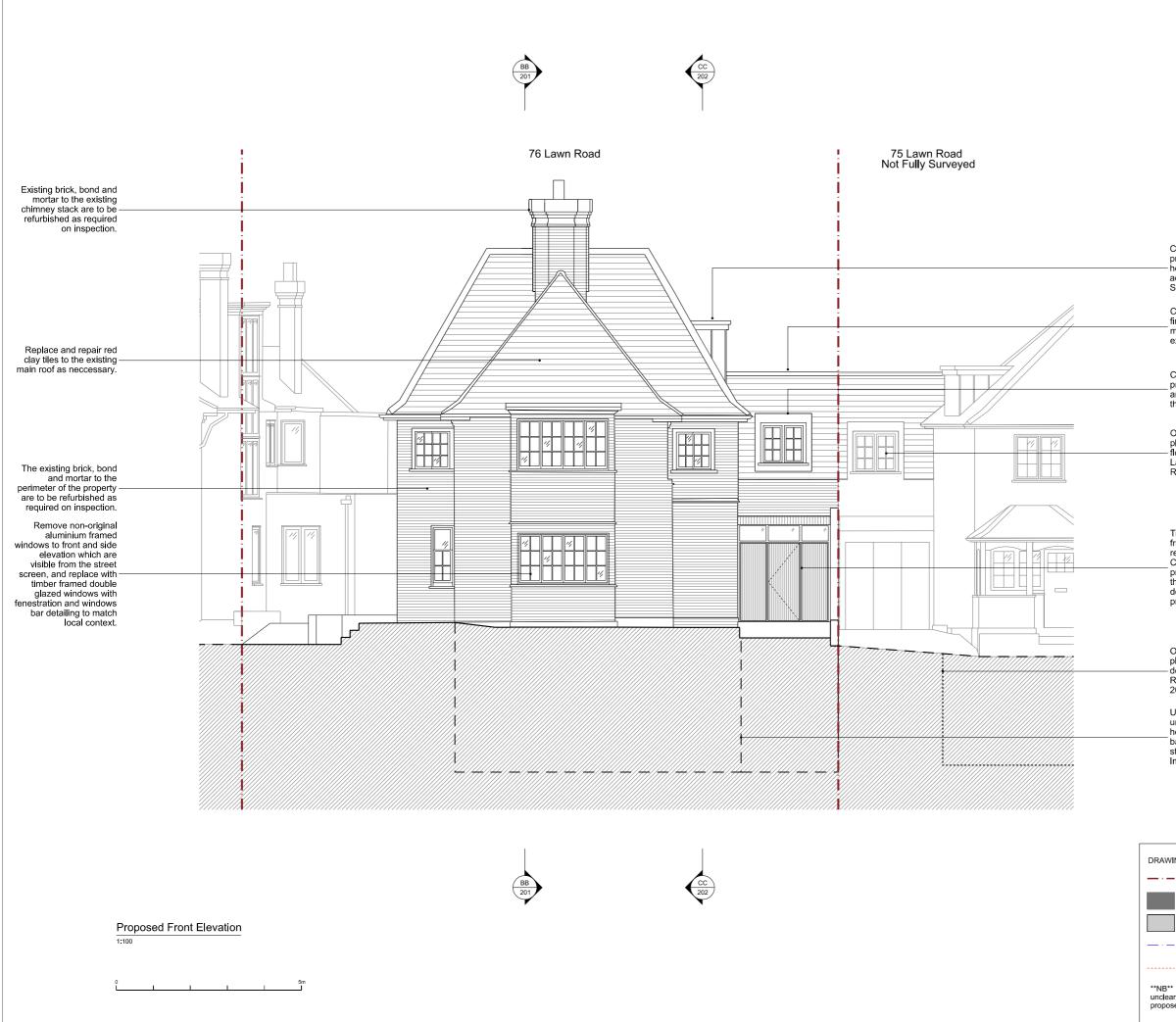
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Code 4 Lead roof finish to the proposed dormer window. head and cheeks. In accordance with the Lead Sheet Association.

Clay red tiles proposed to the first floor extension are to match the main roof of the existing property.

Code 4 Lead roof finish to the proposed dormer window, head and cheeks. In accordance with the Lead Sheet Association.

Outline of neighbouring planning approved first floor extension to No.75 Lawn Road (Planning Ref: 2018/2136/P)

Timber framed, three panel frontage proposed to the reconfigured Boot Room Central passage door to provide secondary access to the property. 3no. fixed double glazed fanlights are proposed above each panel.

Outline of neighbouring planning approved basement - development to No.75 Lawn Road (Planning Ref: 2018/2136/P)

Underpinning required to the underside of the existing house foundations to form basement perimeter structure. Refer to Basement Impact Assessment.

DRAWING KEY

- Site Boundary

Existing / Retained

Proposed Structure

Line of Existing Property Above

Removal of Existing Trees

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

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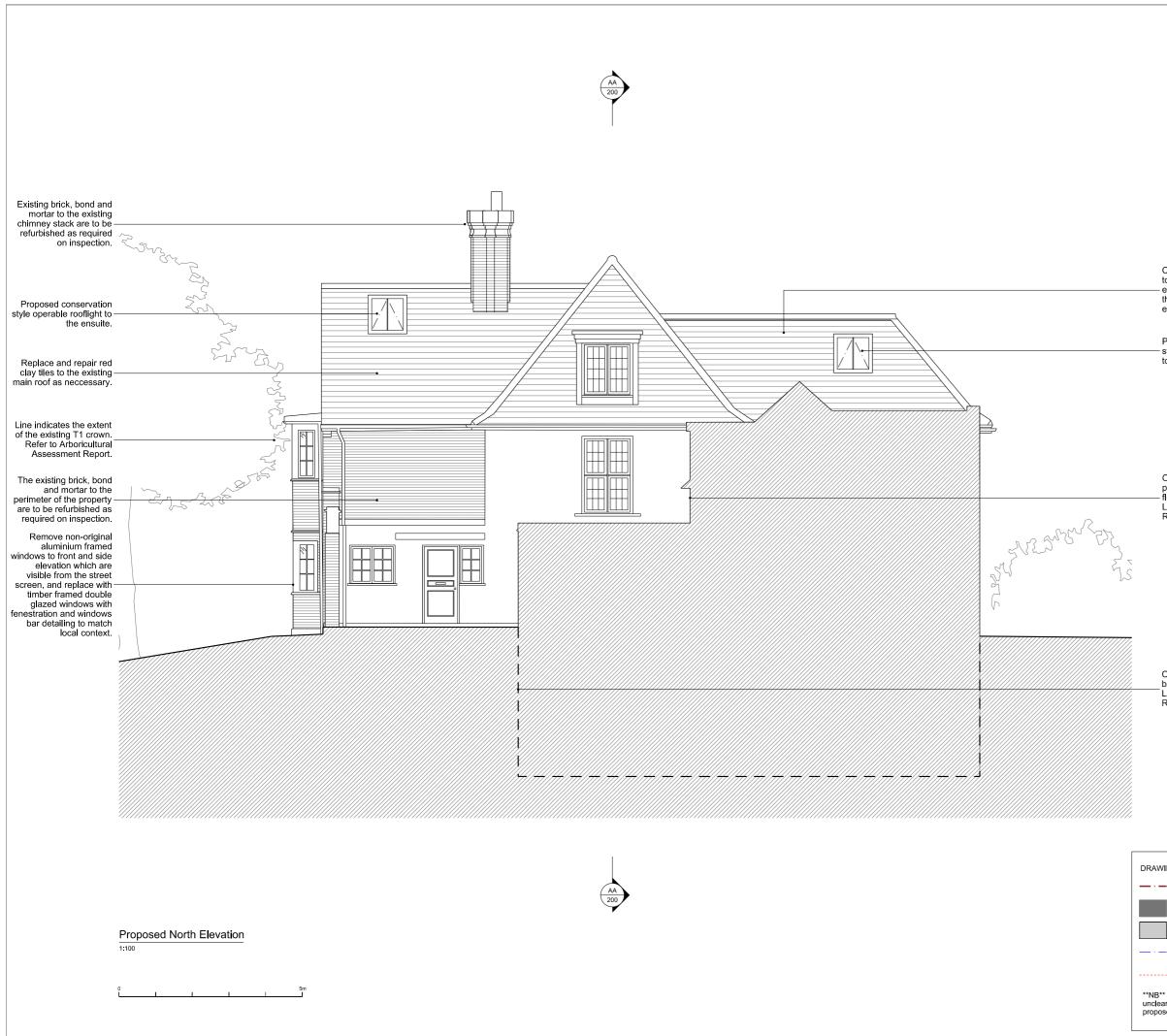
76 Lawn Road NW3 2XB

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Title

General Arrangement Proposed Front Elevation





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Clay red tiles proposed to the first floor – extension are to match the main roof of the existing property.

Proposed conservation style operable rooflight to the rear store room.

Outline of neighbouring planning approved first floor extension to No.75 Lawn Road (Planning Ref: 2018/2136/P)

Outline of approved basement to No.75 Lawn Road (Planning Ref: 2018/2136/P)

DRAWING KEY

- Site Boundary

Existing / Retained

Proposed Structure

Line of Existing Property Above

Removal of Existing Trees

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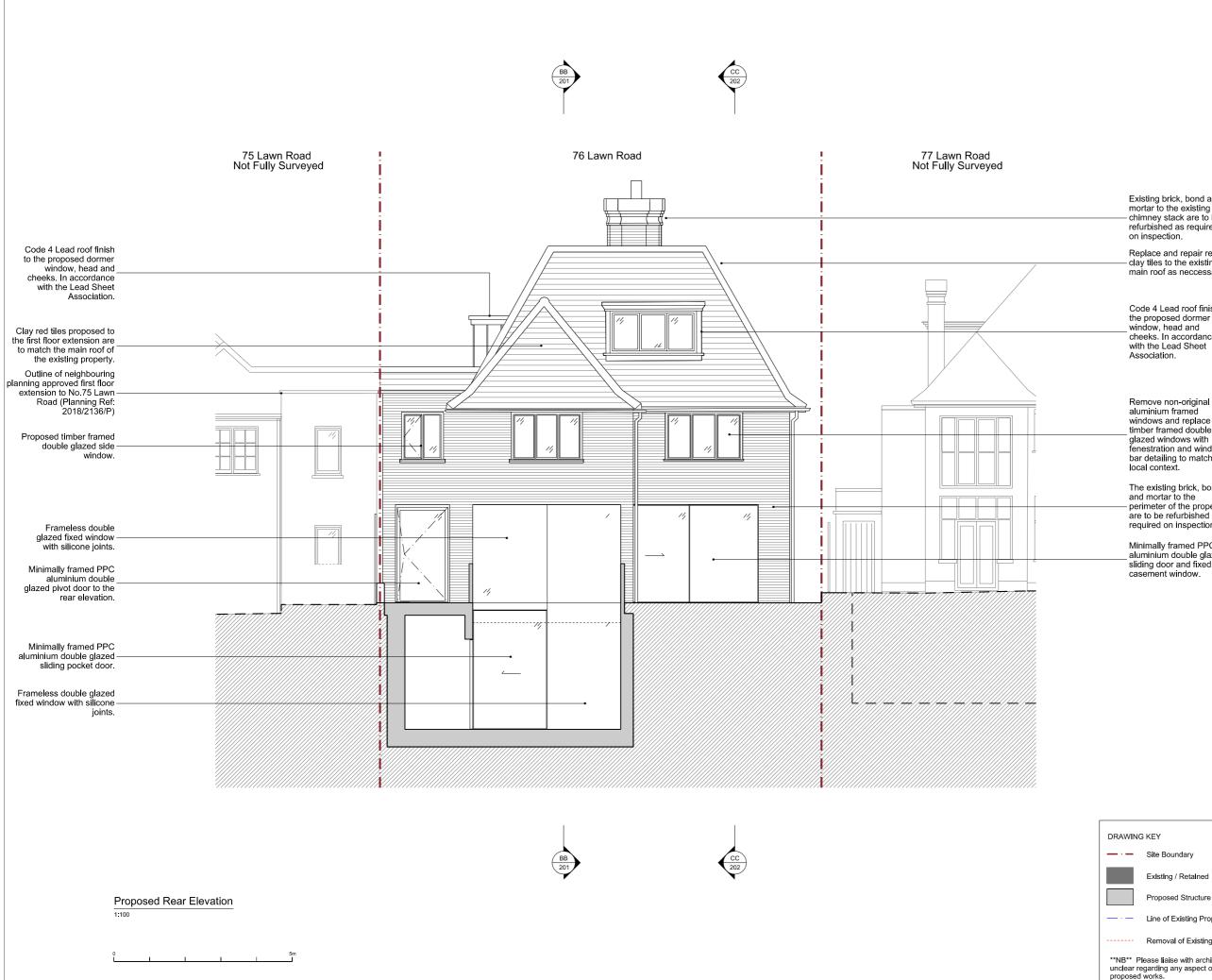
76 Lawn Road NW3 2XB

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Title

General Arrangement Proposed North Elevation

Project Number 20007	Date 18	/06/2020	Scale @ ISO A3 1:100
Revision C	Drawn By	Approved By SPH	Drawing Number LR076-P211
со	usin	S	Bedford House 125-133 Camden High Street London NW1 7JR
co	usin		



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Existing brick, bond and mortar to the existing - chimney stack are to be refurbished as required on inspection.

Replace and repair red clay tiles to the existing main roof as neccessary.

Code 4 Lead roof finish to the proposed dormer window, head and cheeks. In accordance with the Lead Sheet Association.

Remove non-original aluminium framed windows and replace with timber framed double glazed windows with fenestration and windows bar detailing to match local context.

The existing brick, bond and mortar to the perimeter of the property are to be refurbished as required on inspection.

Minimally framed PPC aluminium double glazed sliding door and fixed casement window.

DRAWING KEY

Proposed Structure

Line of Existing Property Above

Removal of Existing Trees

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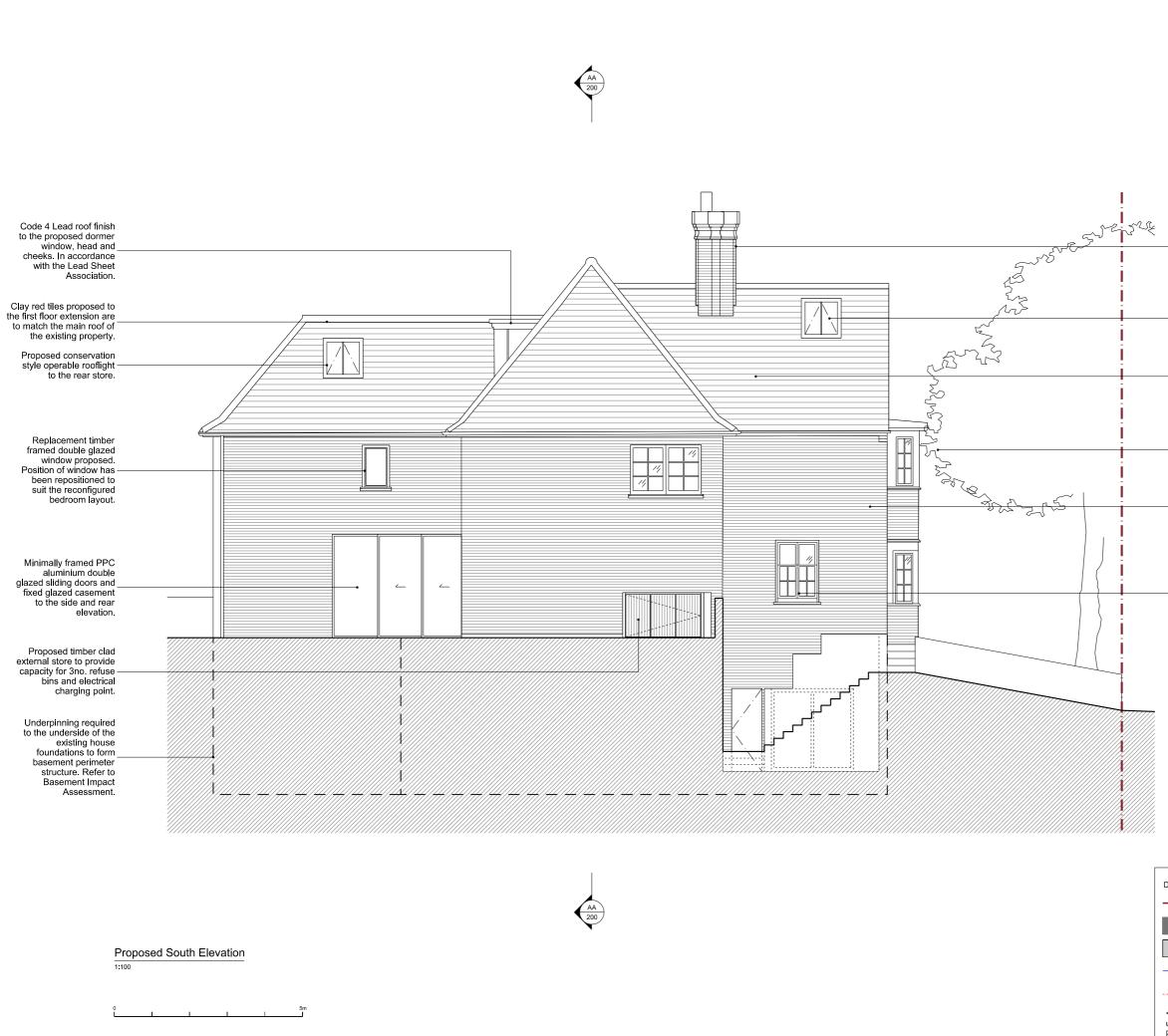
76 Lawn Road NW3 2XB

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Title

General Arrangement Proposed Rear Elevation

Project Number 20007	Date 18	/06/2020	Scale @ ISO A3 1:100
Revision B	Drawn By JB	Approved By SPH	Drawing Number LR076-P212
со	usin	s	Bedford House 125-133 Camden High Stree London NW1 7JR
co	usin	s	info@cousinsandcousins.com



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All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Existing brick, bond and mortar to the existing - chimney stack are to be refurbished as required on inspection.

Proposed conservation - style operable rooflight to the ensuite.

Replace and repair red clay tiles to the existing main roof as neccessary.

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

The existing brick, bond and mortar to the perimeter of the property are 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.

DRAWING KEY

- Site Boundary



Proposed Structure

Line of Existing Property Above

Removal of Existing Trees

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General Arrangement Proposed South Elevation

Project Number 20007	Date 18	/06/2020	Scale @ ISO A3 1:100
Revision C	Drawn By JB	Approved By SPH	Drawing Number LR076-P213
со	usin	s	Bedford House 125-133 Camden High Stre London NW1 7JR
co	usin	info@couriescondcouries co	