

Retaining wall set back from the boundary of No. 75 Lawn Rd.

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

Underpinning required to existing party wall.

Proposed cavity sump and foul waste pump below plant room.

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

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

New external stairs to the existing rear garden level

Minimal framed PPC aluminium double glazed sliding pocket door.

Frameless fixed double glazed window.

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

Staircase to GF level

The acoustic enclosure will be accessible from the front lightwell for servicing when required. The exposed elevation will be treated with acoustic louvres to mitigate the transfer of sound. Please refer to the appended EEC Plant Noise Survey Assessment for further details.

Elements of the drawing highlighted in blue, represent the installation of an external air-conditioning condenser. The external air conditioning condenser is to be concealed within an acoustic enclosure and housed under the proposed front lightwell staircase. Please refer to the appended EEC Plant Noise Survey Assessment for further details.

Dashed line indicates walk-on fixed rooflight above.

No. 77 Lawn Road Not Fully Surveyed



DRAWING KEY

- Site Boundary
- Existing / Retained
- Planning Approved Works (Ref: 2020/0384/P)
- Proposed Works - Variation to Current Planning Approval.

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

Rev	Date	Reason For Issue	Chk
E	06/04/2021	Section 73 Planning Application	NR
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

76 Lawn Road
NW3 2XB

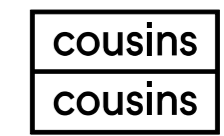
Client:
 Private

Title:
 General Arrangement
 Proposed Basement Plan

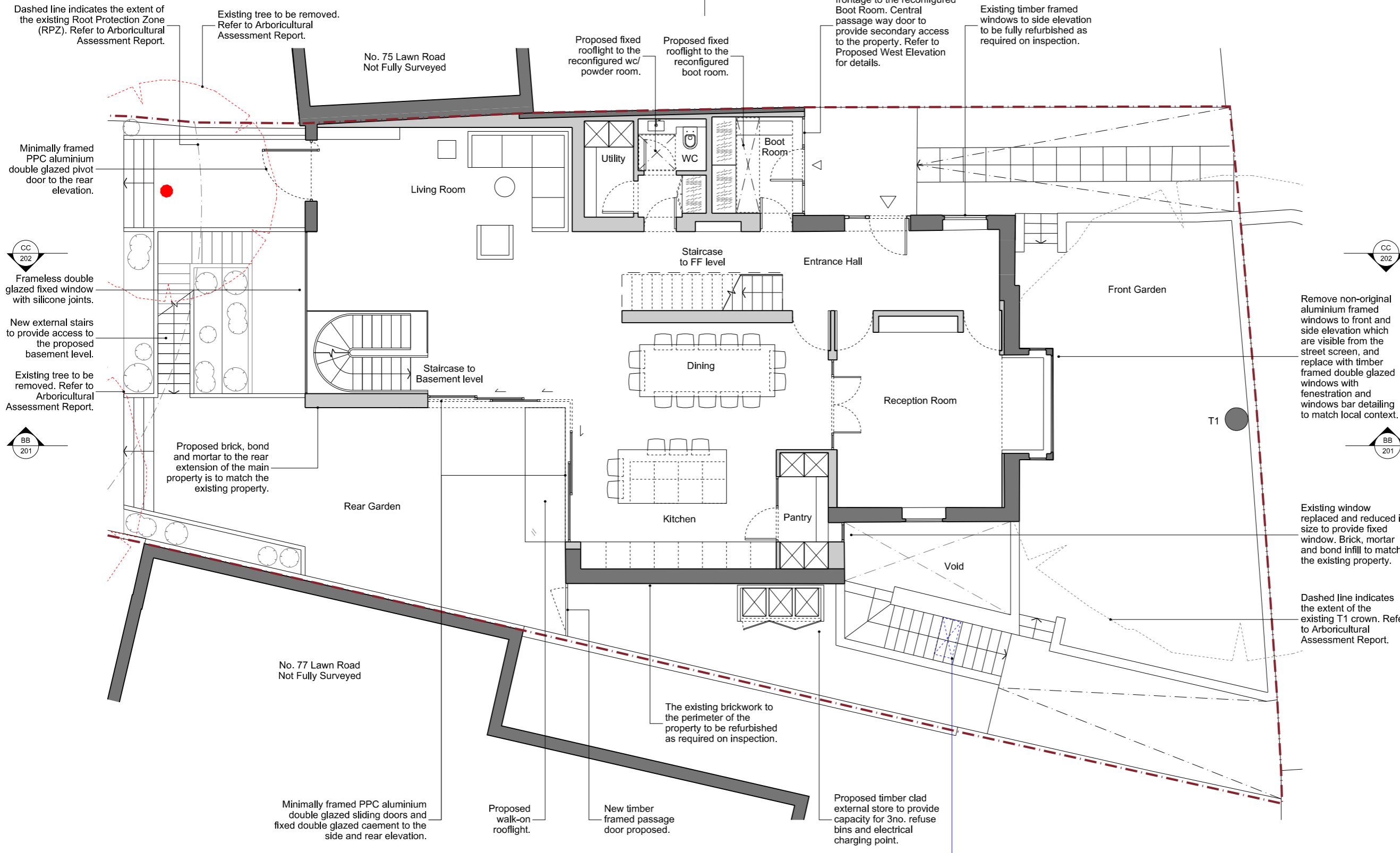
Status:
PLANNING

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

Revision	Drawn By	Approved By	Drawing Number
E	JB	SPH	LR076-P100



Bedford House
 125-133 Camden High Street
 London
 NW1 7JR
 info@cousinsandcousins.com
 www.cousinsandcousins.com



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.

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.

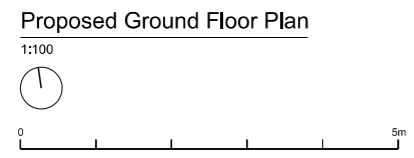
Dashed line indicates the extent of the existing T1 crown. Refer to Arboricultural Assessment Report.

Elements of the drawing highlighted in blue, represent the installation of an external air-conditioning condenser at basement floor level. The external air conditioning condenser is to be concealed within an acoustic enclosure and housed under the proposed front lightwell staircase. Please refer to the appended EEC Plant Noise Survey Assessment for further details.

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Project
76 Lawn Road
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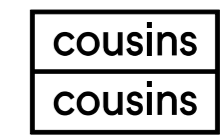
Client
 Private

Title
 General Arrangement
 Proposed Ground Floor Plan

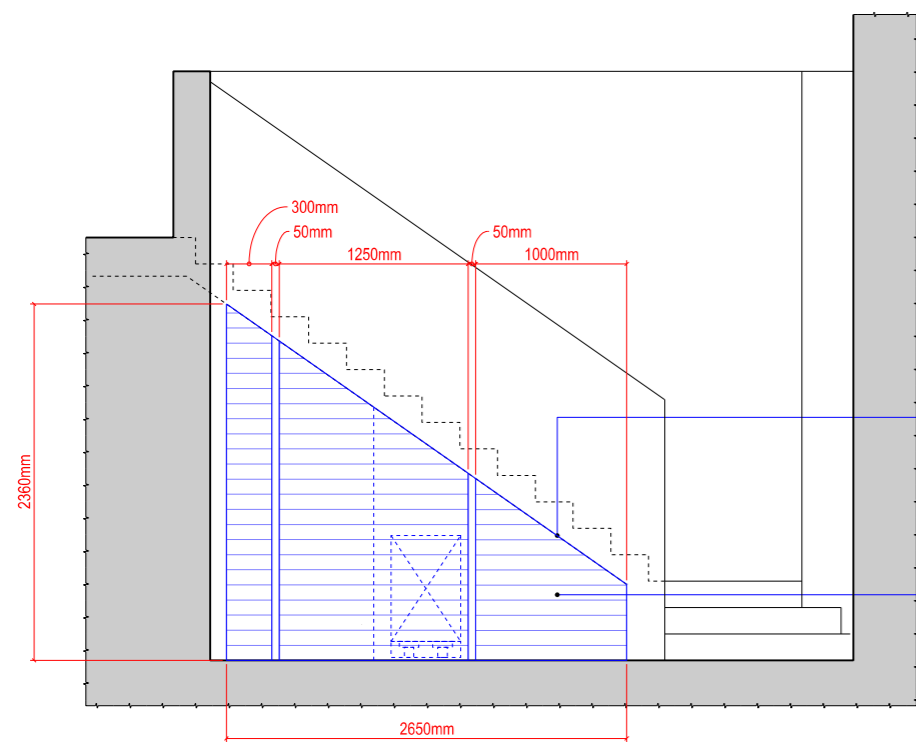
Status
PLANNING

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

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



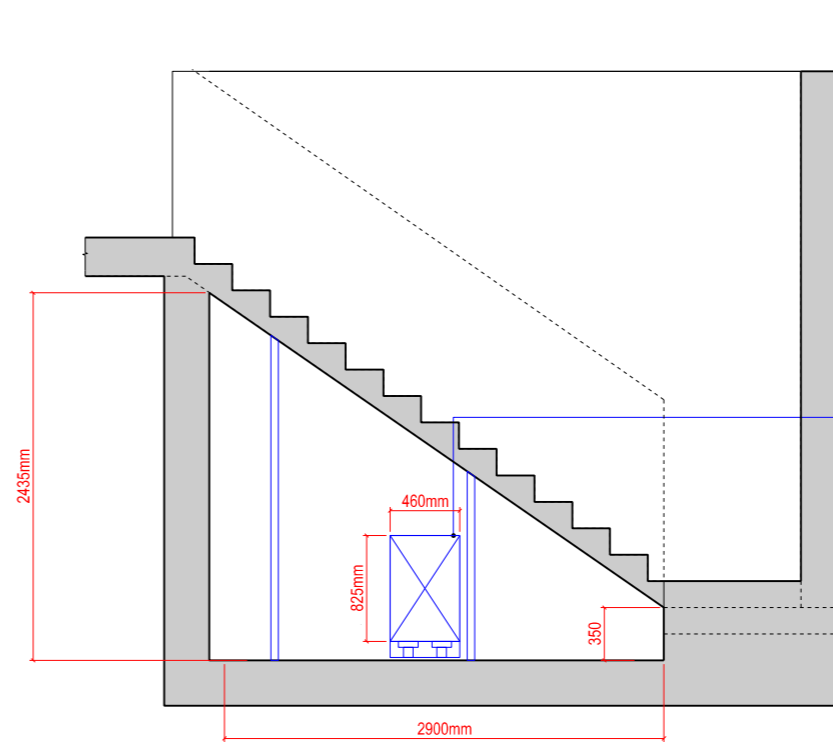
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The acoustic enclosure will be accessible from the front lightwell for servicing when required. The exposed elevation will be treated with acoustic louvres to mitigate the transfer of sound. Please refer to the appended EEC Plant Noise Survey Assessment for further details.

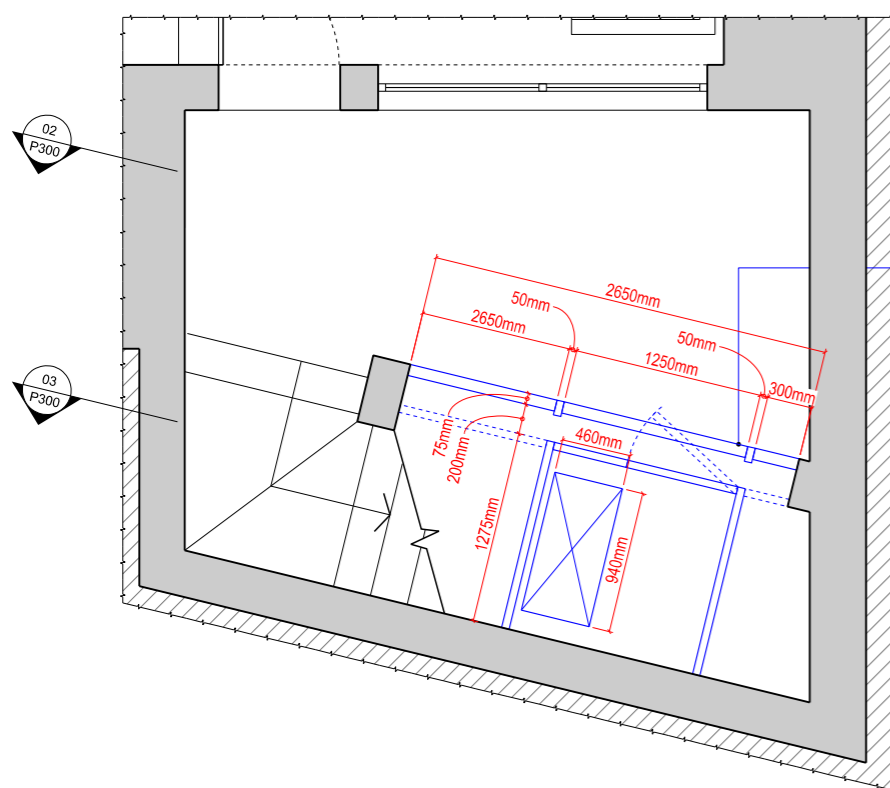
Polyster powder coated horizontal acoustic louvres to the air condition condenser enclosure.

02 Detailed Elevation - Front Lightwell - Acoustic Enclosure
1:50



Elements of the drawing highlighted in blue, represent the installation of an external air-conditioning condenser. The external air conditioning condenser is to be concealed within an acoustic enclosure and housed under the proposed front lightwell staircase. Please refer to the appended EEC Plant Noise Survey Assessment for further details.

03 Detailed Section - External Air Conditioning Condenser Installation
1:50



Polyster powder coated horizontal acoustic louvres to the air condition condenser enclosure.

01 Detailed Plan - Proposed Front Lightwell
1:50



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Rev	Date	Reason For Issue	Chk
1	06/04/2021	Section 73 Planning App. Submission	NR

Project
**76 Lawn Road
 NW3 2XB**

Client
Private

Title
**Detailed Acoustic Enclosure
 Proposed External Air Condenser Positioning**

Status
PLANNING

Project Number 20007 Date 06/04/2021 Scale @ ISO A3 1:50

Revision / Drawn By ED Approved By NR Drawing Number 90_400

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 London
 NW1 7JR

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 www.cousinsandcousins.com