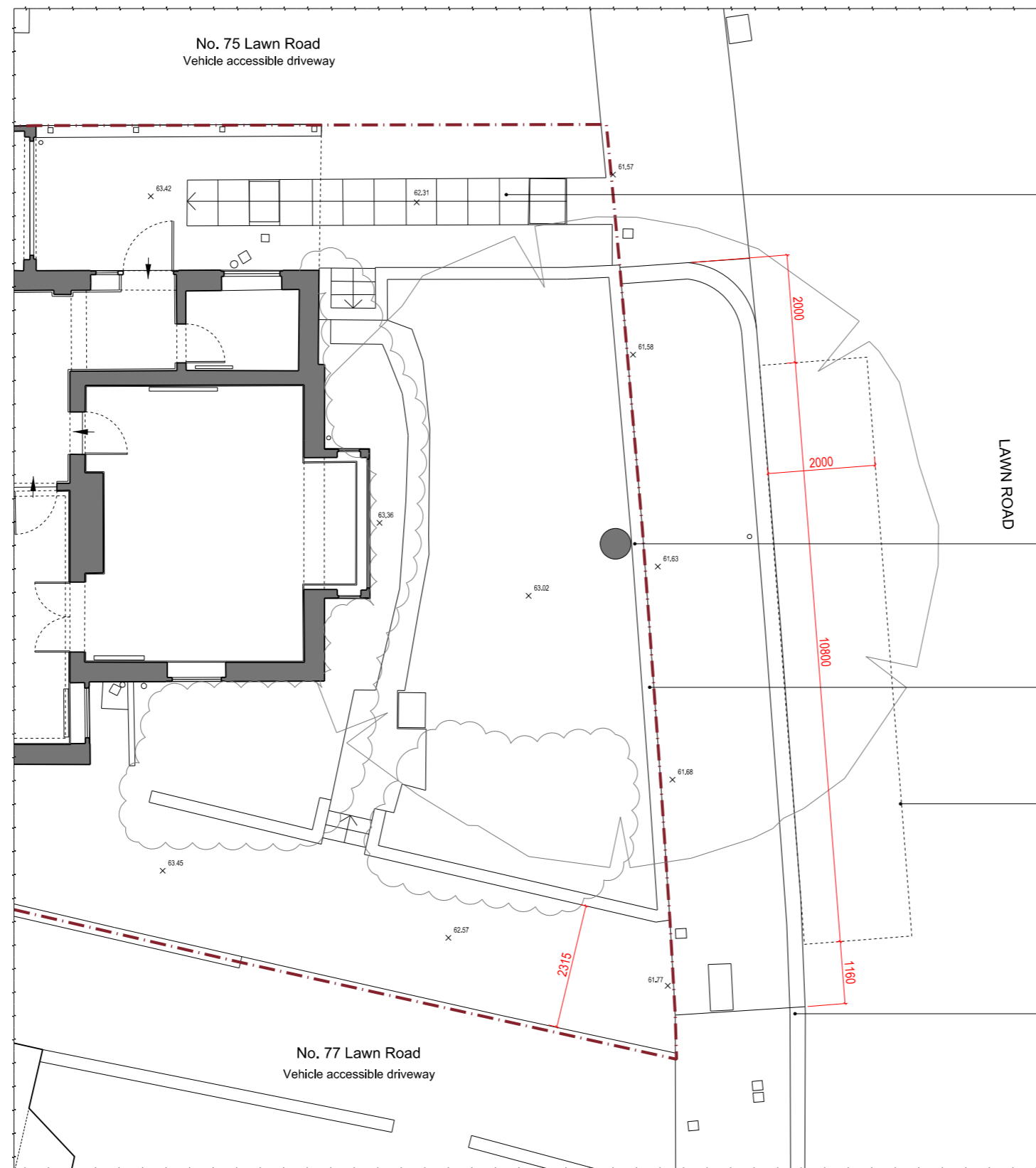


KEY:	
	Existing Structure
	Site Boundary
	Spot Height



Existing brick paver driveway with central inset concrete steps.

The existing Sycamore tree (TPO) continues to distress the retaining wall structure to the application site and presents risk of structural failure to the front boundary wall.

Please refer to the appended Arboricultural Impact Assessment [REF: P3430.1.3 - 76 Lawn Road, Camden, AIA Aug 2021]

The existing double skin brick retaining wall is in current state of disrepair with risk of collapse onto the public highway. Immediate proximity to the large Sycamore tree is the primary cause of the structural failure. The wall requires re-building from an appropriate ground bearing footing and it cannot be suitably repaired as currently positioned.

Please refer to the appended Structural Assessment [Ref: R11438_RO1_Front Garden Wall]

Dashed line indicates the extent of the existing 2 nr. standard parking bays.

Line cutting across the public highway delineates the extent of the existing vehicle crossover.

Please refer to the appended Design & Access Statement for site photos.

P1	26.08.21	Planning Application	NR
/	30.07.21	For Client Comment	NR
Rev	Date	Reason For Issue	Chk

Project
**76 Lawn Road
 NW3 2XB**

Client
Private

Title
**Existing
 Front Garden Plan**

Status
PLANNING

Project Number	Date	Scale @ ISO A3
20007	26/08/2021	1:100

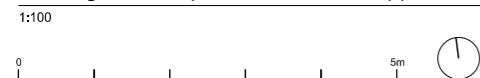
Revision	Drawn By	Approved By	Drawing Number
P1	ED	NR	PA4_EX_105

cousins
cousins

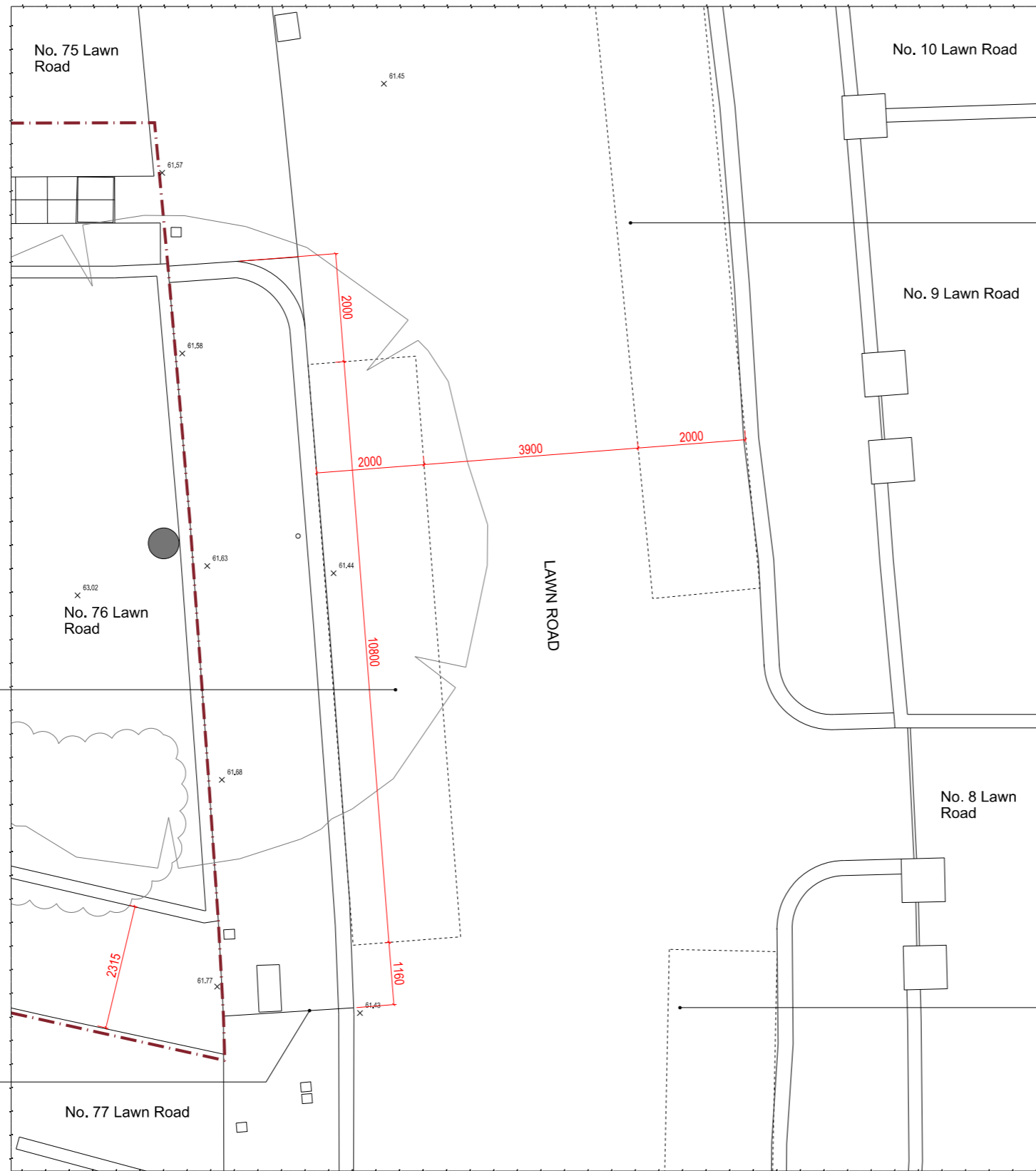
Bedford House
 125-133 Camden High Street
 London
 NW1 7JR

info@cousinsandcousins.com
 www.cousinsandcousins.com

Existing Landscape Plan - Front of Application Site.



KEY:	
	Existing Structure
	Site Boundary
	Spot Height



Dashed line indicates the extent of the existing 2 nr. standard parking bays.

Dashed line indicates the extent of the existing 3 nr. standard parking bays.

Dashed line indicates the extent of the existing 2 nr. standard parking bays.

Line cutting across the public highway delineates the extent of the existing vehicle crossover.
 Please refer to the appended Design & Access Statement for site photos.

Existing Street Plan

1:100



Rev	Date	Reason For Issue	Chk
/	30.07.21	For Client Comment	NR

Project
**76 Lawn Road
 NW3 2XB**

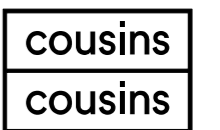
Client
 Private

Title
 Existing
 Street Plan

Status
PLANNING

Project Number	Date	Scale @ ISO A3
20007	30/07/2021	1:100

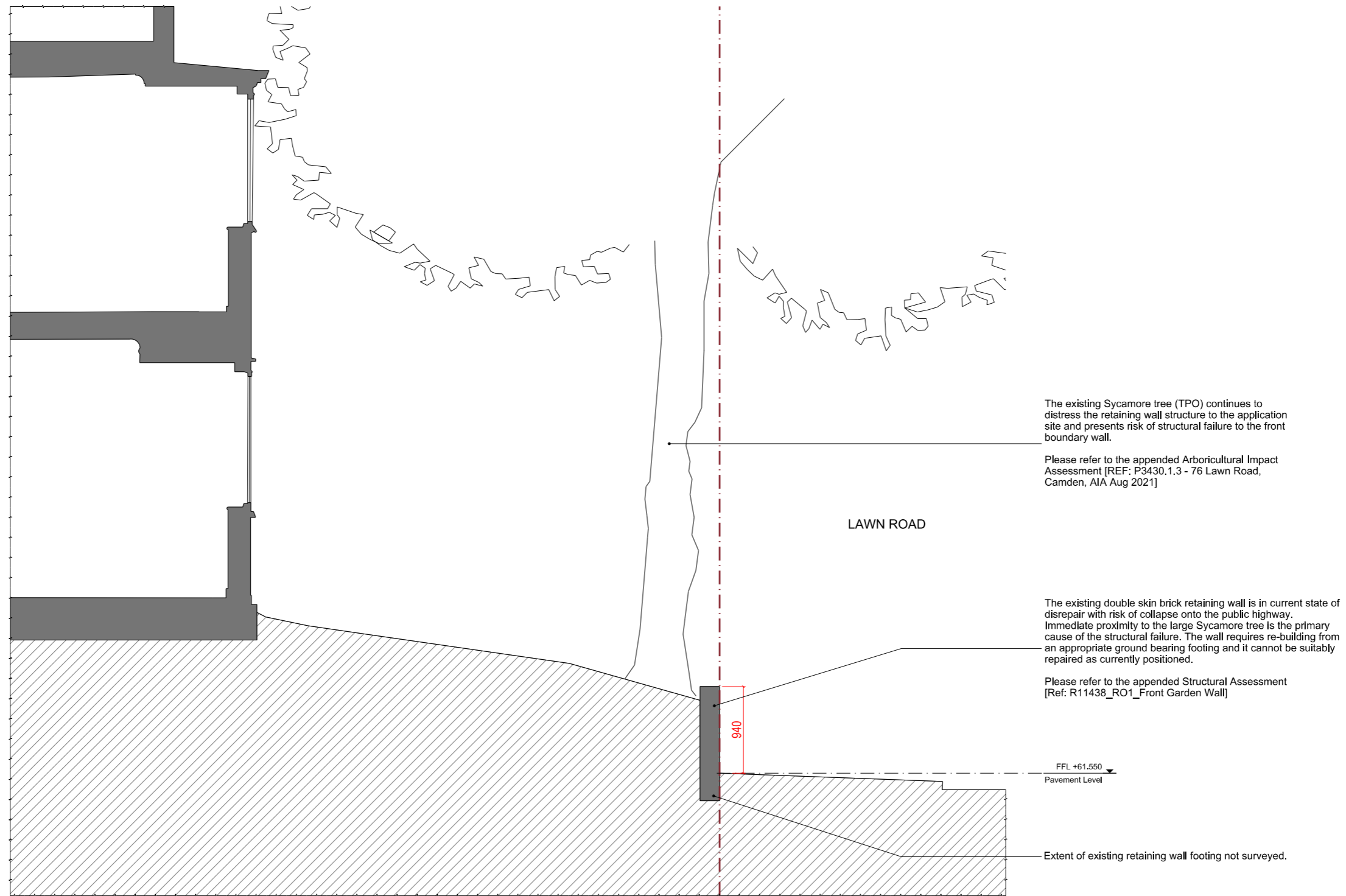
Revision	Drawn By	Approved By	Drawing Number
/	ED	NR	PA4_EX_110



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KEY:	
	Existing Structure
	Proposed Structure
	Site Boundary



P1	26.08.21	Planning Application	NR
/	30.07.21	For Client Comment	NR
Rev	Date	Reason For Issue	Chk

Project
**76 Lawn Road
 NW3 2XB**

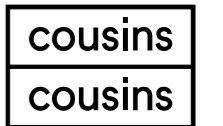
Client
Private

Title
**Existing
 Front Garden Section**

Status
PLANNING

Project Number	Date	Scale @ ISO A3
20007	26/08/2021	1:50

Revision	Drawn By	Approved By	Drawing Number
P1	ED	NR	PA4_EX_200



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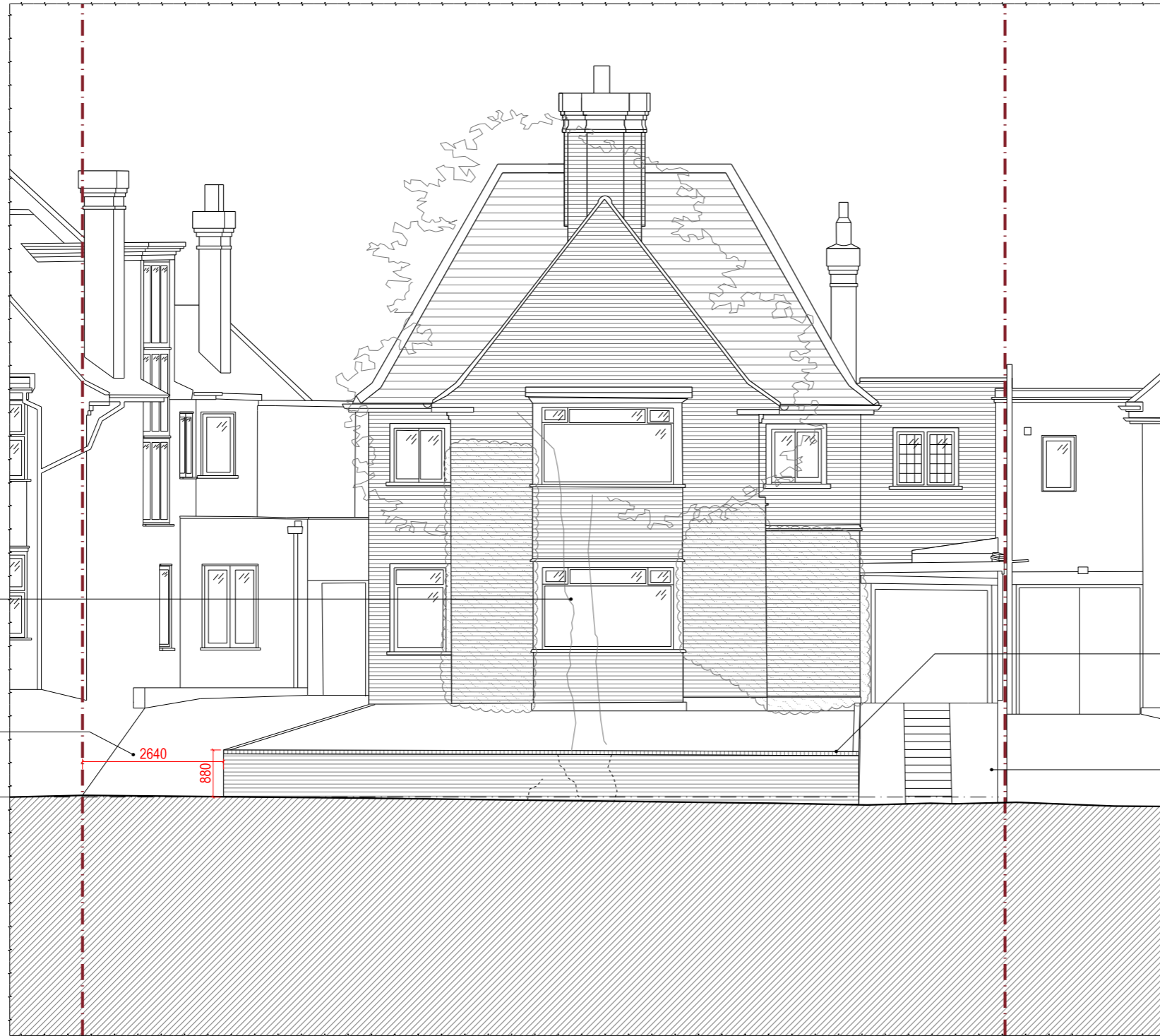
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 www.cousinsandcousins.com

Existing Section - Front Garden

1:50



KEY:	
	Existing Structure
	Site Boundary



The existing Sycamore tree (TPO) continues to distress the retaining wall structure to the application site and presents risk of structural failure to the front boundary wall.

Please refer to the appended Arboricultural Impact Assessment [REF: P3430.1.3 - 76 Lawn Road, Camden, AIA Aug 2021]

Driveway too narrow for vehicular access

FFL +61.550
Pavement Level

The existing double skin brick retaining wall is in current state of disrepair with risk of collapse onto the public highway. Immediate proximity to the large Sycamore tree is the primary cause of the structural failure. The wall requires re-building from an appropriate ground bearing footing and it cannot be suitably repaired as currently positioned.

Please refer to the appended Structural Assessment [Ref: R11438_RO1_Front Garden Wall]

Steeply sloped brick paver driveway

P1	26.08.21	Planning Application	NR
/	30.07.21	For Client Comment	NR
Rev	Date	Reason For Issue	Chk

Project
**76 Lawn Road
 NW3 2XB**

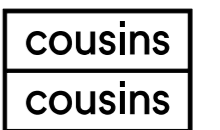
Client
Private

Title
**Existing
 Street Elevation**

Status
PLANNING

Project Number Date Scale @ ISO A3
20007 26/08/2021 1:100

Revision	Drawn By	Approved By	Drawing Number
P1	ED	NR	PA4_EX_300



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Existing Street Elevation - Lawn Road

1:100

