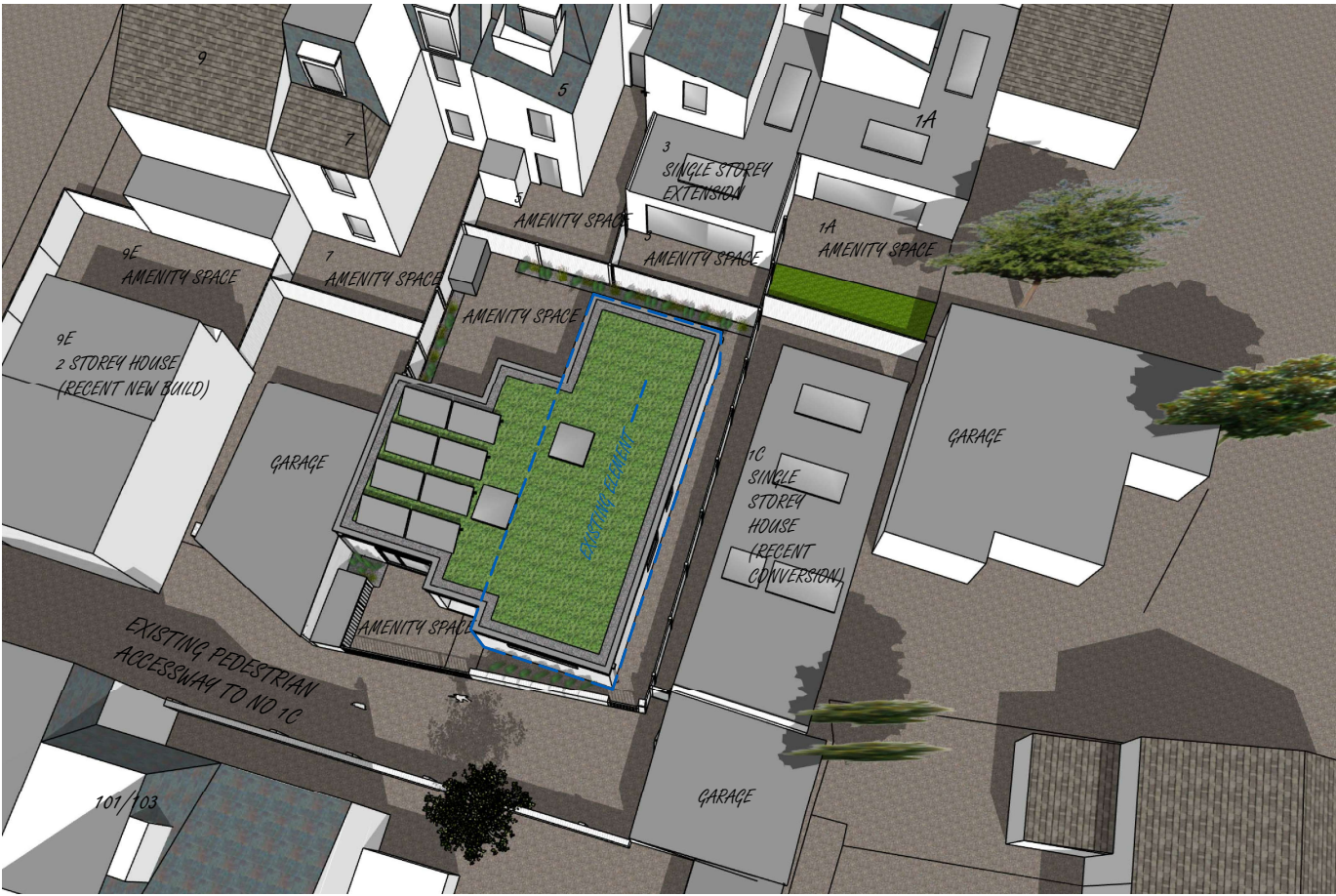


All dimensions are to be checked on site.
All dimensions are in millimetres.
All Discrepancies are to be reported to the architect immediately.
Drawings marked "planning" or "design" are not to be used for construction purposes.
Drawing is to be read with the schedule of work / specification if applicable
This drawing is Copyright of J7 Architecture Ltd.



SITE CONTEXT - BUILDING SEPARATION 1



SITE CONTEXT - BUILDING SEPARATION 2



EXAMPLE OF SEDUM ROOF
(Aesthetic, biodiversity & rainwater attenuation benefits)

THE PROPOSED DWELLING MAIN ELEVATION FACES THE EXISTING SHARED ACCESSWAY. THE LOW FRONT BOUNDARY WALL AND FENCE ALLOW THE DWELLING TO BE VISIBLE AND TO ADDRESS THE ACCESSWAY.

THE PROPOSED FRONT ELEVATION FEATURES A STEPPED DESIGN THAT STEPS AWAY FROM THE ACCESSWAY. IT FEATURES A COVERED ENTRANCE, INTEGRATED REFUSE STORAGE AND WELL PLACED WINDOWS. IT CONSTITUTES A STRONG DESIGN AND ATTRACTIVE ADDITION TO THE ACCESSWAY, INCREASING THE FEELING OF OPENNESS BY REPLACING THE EXISTING HIGH DILAPIDATED BOUNDARY WALL AND GATES.

THE NEW BUILD ELEMENT OF THE PROPOSED DWELLING WILL BE CONSTRUCTED FROM LONDON STOCK FACING BRICKWORK IN KEEPING WITH THE NEARBY DWELLINGS. THE EXISTING CONVERTED ELEMENT WILL BE CLAD IN INSULATION AND A HIGH QUALITY SELF COLOURED RENDER THAT WILL NOT REQUIRE RE-PAINTING TO MAINTAIN ITS APPEARANCE.

THE PROPOSED FRONT ELEVATION ADDITIONALLY UTILISES TIMBER CLADDING TO THE INTEGRATED REFUSE STORE TO COMPLETE A SIMPLE AND COHERENT PALETTE OF MATERIALS.


THE PROPOSED DWELLING, BY WAY OF THIS ARRANGEMENT, DOES NOT DOMINATE THE ACCESSWAY IS A SUBSERVIENT FORM IN HARMONY WITH THE OUTBUILDINGS AND GARAGES IN THE VICINITY.

PASSIVE SURVEILLANCE OF THE SHARED ACCESSWAY IS IMPROVED BY DESIGN OF THE PROPOSED DWELLING.

THE PROPOSED SEDUM ROOF (DRAWING PR04) WILL ENHANCE THE OUTLOOK FROM 1ST FLOOR WINDOWS IN THE VICINITY, AS IT WILL REPLACE THE CONCRETE HARD STANDING AND THE FELT FLAT ROOF OF THE EXISTING FORECOURT AND GARAGE.

SITE CONTEXT - BUILDING SEPARATION 1 OF 2

SEE SCALED APPLICATION PLANS
SECTIONS & ELEVATIONS TO SCALE
DISTANCES AND SEE 25 DEGREE BRE
DIAGRAMS (BRE STANDARDS ARE MET
FOR ALL NEIGHBOUR'S WINDOWS)

REVISION DESCRIPTION	REV	DATE	BY
 1st architects lse 1st Architects lse, Studio 1, 128 Robinson Rd, London, SW17 9DR T:0208 767 1311 E:london@1starchitects.com www.london.1starchitects.com			
CLIENT MR. J. WADE	SCALE NTS		
PROJECT RO 3 CLARENDON ROAD SW19 2DX	DATE JAN 2022		
	BY JS		
DRAWING TITLE 3D SKETCHES - BUILDING SEPARATION 1 OF 2	JOB No. 20-518		
STATUS PLANNING	DWG No. B-PR09B		