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Listening Learning Leading

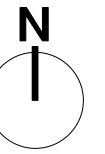
Application No. P13/S3896/FUL

1:1,249 scale



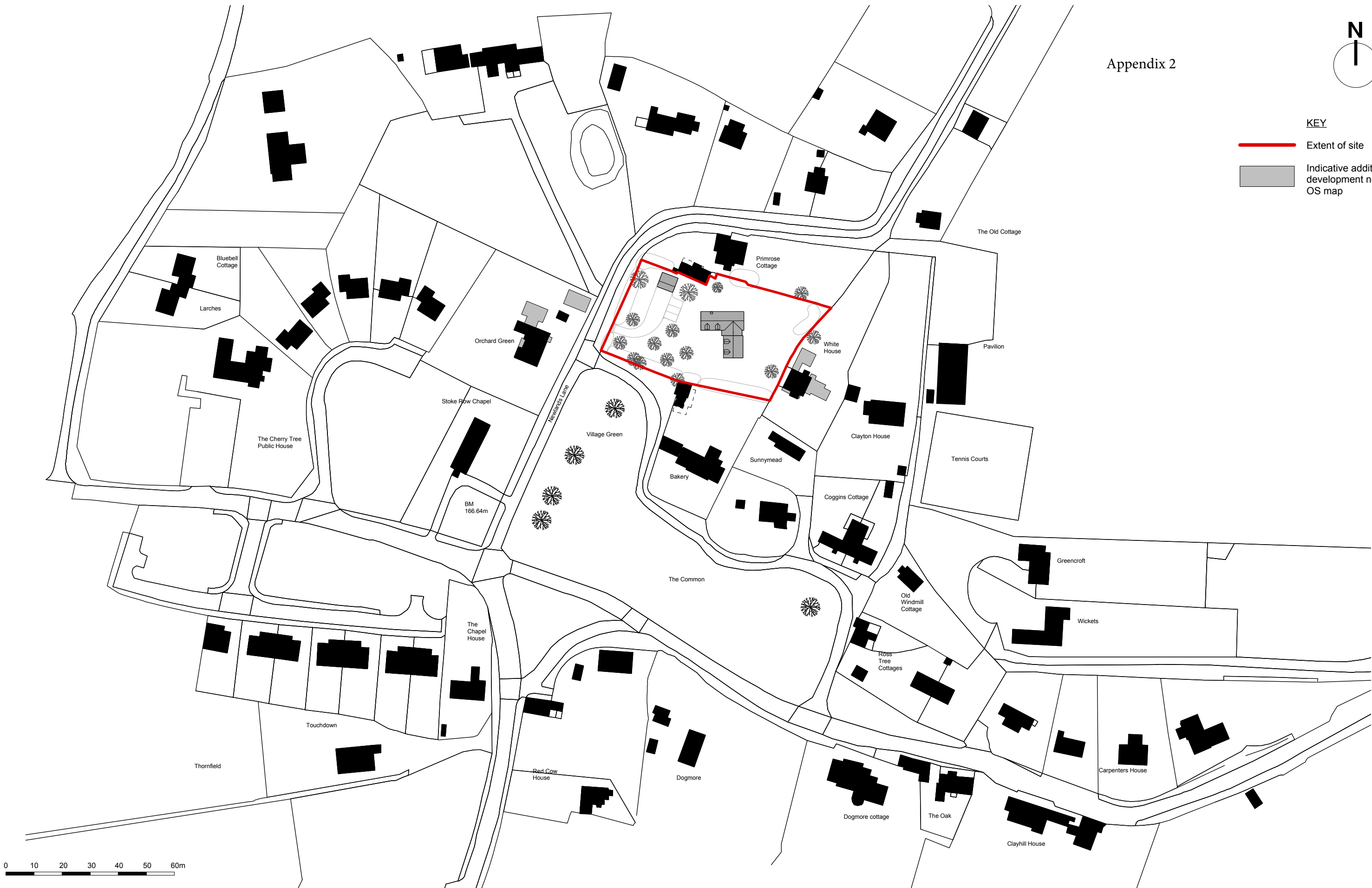
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KEY

- Extent of site
- Indicative additional new development not shown on OS map



SPACE 7 / FITZROY HOUSE
 ABBOT STREET
 LONDON E8 3DP

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**HARRY DOBBS
 DESIGN**

ARCHITECTURE
 & URBAN DESIGN

Revision	Date	Notes
A	4/2/2014	Site boundary and site revised to match land registry and OS map. Site entry relocated to match existing entry location. Indicative new development to neighbouring buildings not shown on OS map highlighted.
B	16/7/2014	Revised proposal, siting and landscape.
C	14/10/2014	Revised landscape plan including hedges to Newlands lane, retention of Holly tree on Southern boundary, location of entrance gate and fencing, and size and position of garage and parking spaces.
D	26/1/2015	Revisions to the garage position, landscape, roof pitch and material, dormer size and material, windows and brick quoins.
E	22/5/2015	Revisions to the eaves, dormers and landscape layout.
F	23/6/2015	Further revisions to the eaves and dormers.

Project: The Orchard, Stoke Row

Client: Mr & Mrs Spiller

Date: 12/2013

PLANNING

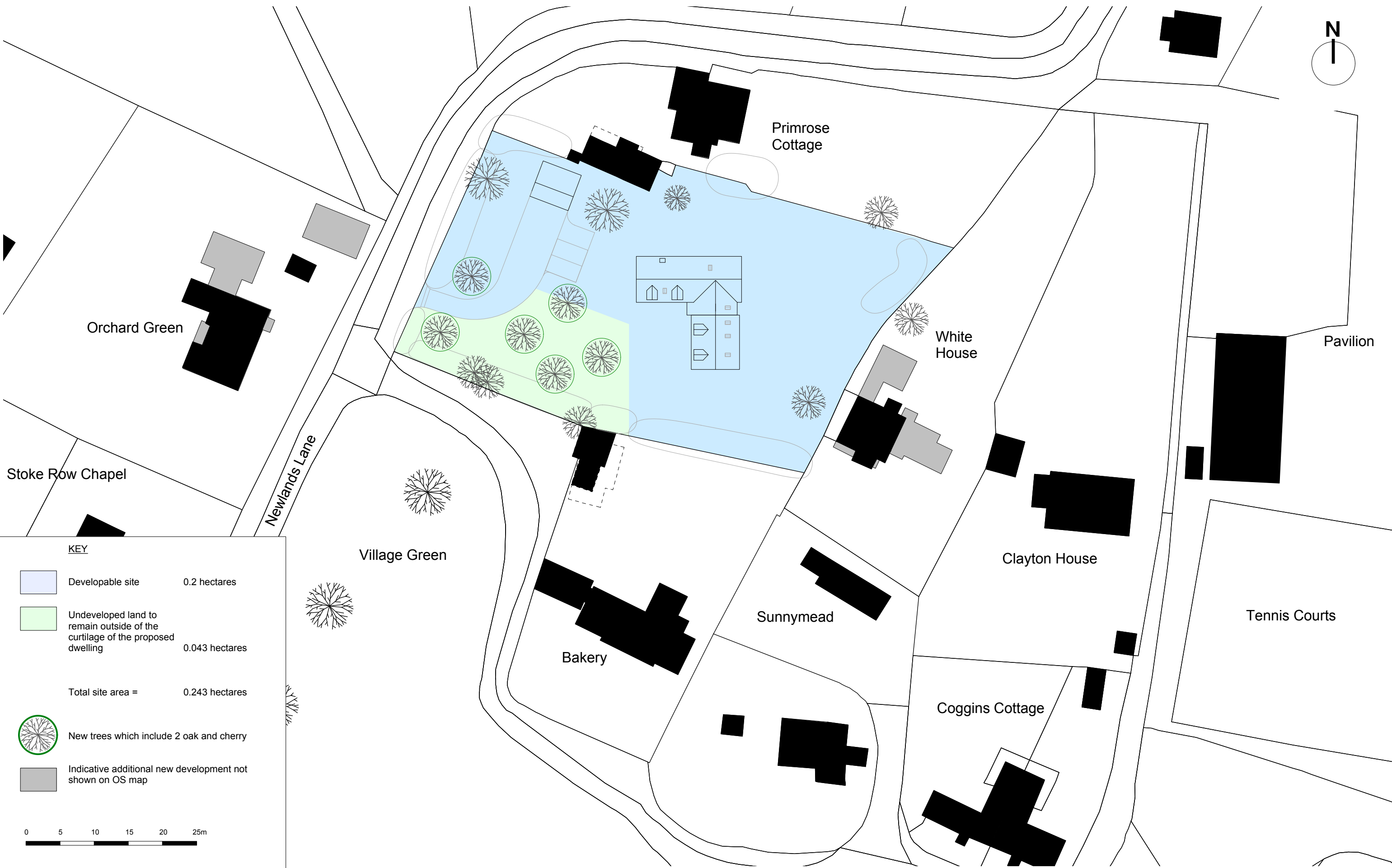
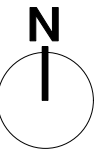
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Drawing Number: (017)STW-CD-201





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KEY

-  Developable site 0.2 hectares
-  Undeveloped land to remain outside of the curtilage of the proposed dwelling 0.043 hectares
- Total site area = 0.243 hectares
-  New trees which include 2 oak and cherry
-  Indicative additional new development not shown on OS map



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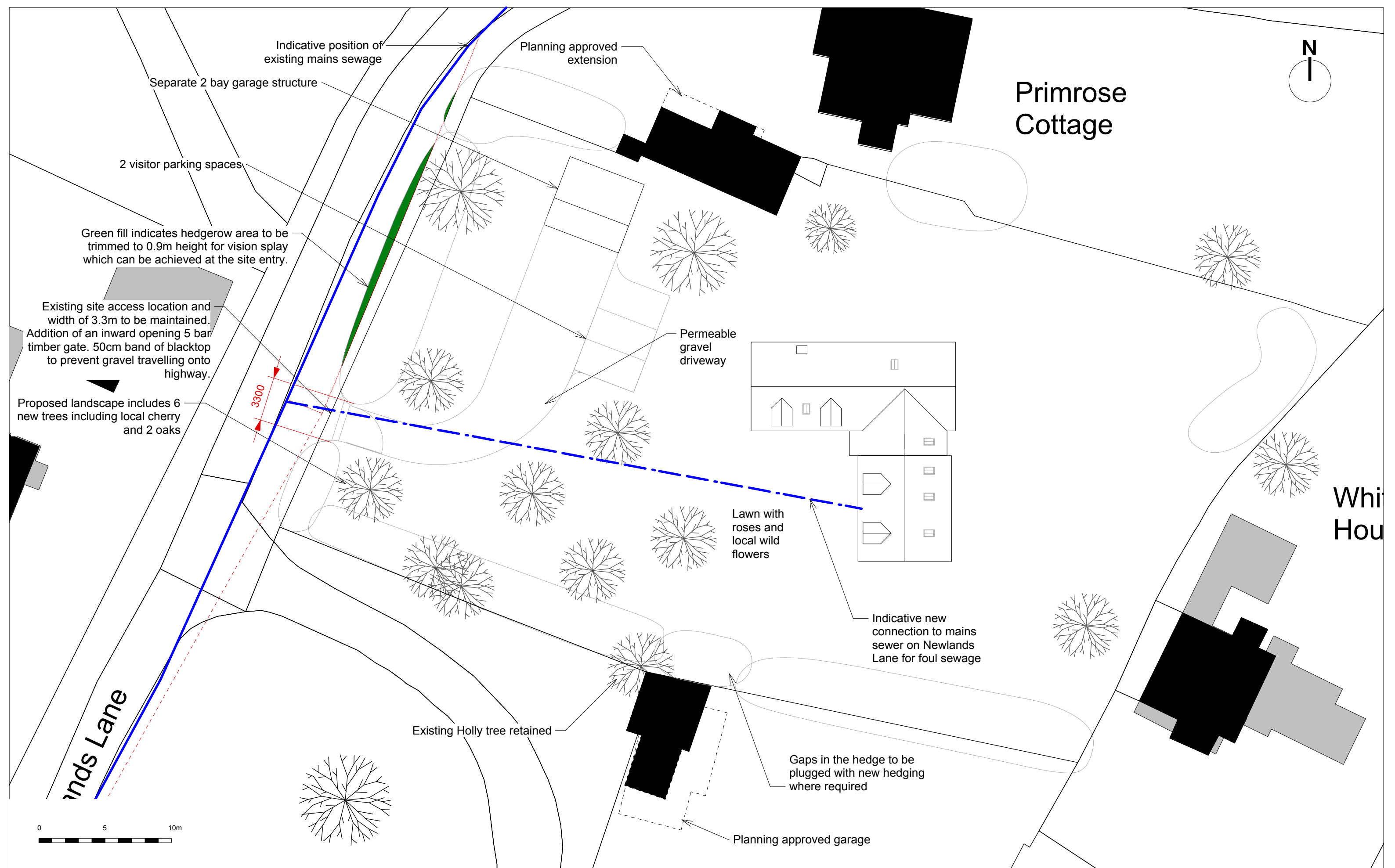
**HARRY DOBBS
DESIGN**

ARCHITECTURE
& URBAN DESIGN

Revision	Date	Notes
A	4/2/2014	Site boundary and site revised to match land registry and OS map. Site entry relocated to match existing entry location. Total site area and designated orchard area updated. Indicative new development to neighbouring buildings not shown on OS map highlighted.
B	16/7/2014	Revised proposal, siting and landscape.
C	14/10/2014	Revised landscape plan including hedges to Newlands lane, retention of Holly tree on Southern boundary, location of entrance gate and fencing, and size and position of garage and parking spaces.
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F	23/6/2015	Further revisions to the eaves and dormers.

Project: The Orchard, Stoke Row
Client: Mr & Mrs Spiller
Date: 12/2013
PLANNING

Drawing Title: Site Plan Area
Drawing Number: (017) STW-CD-203
Scale/Page: 1:500 @ A3
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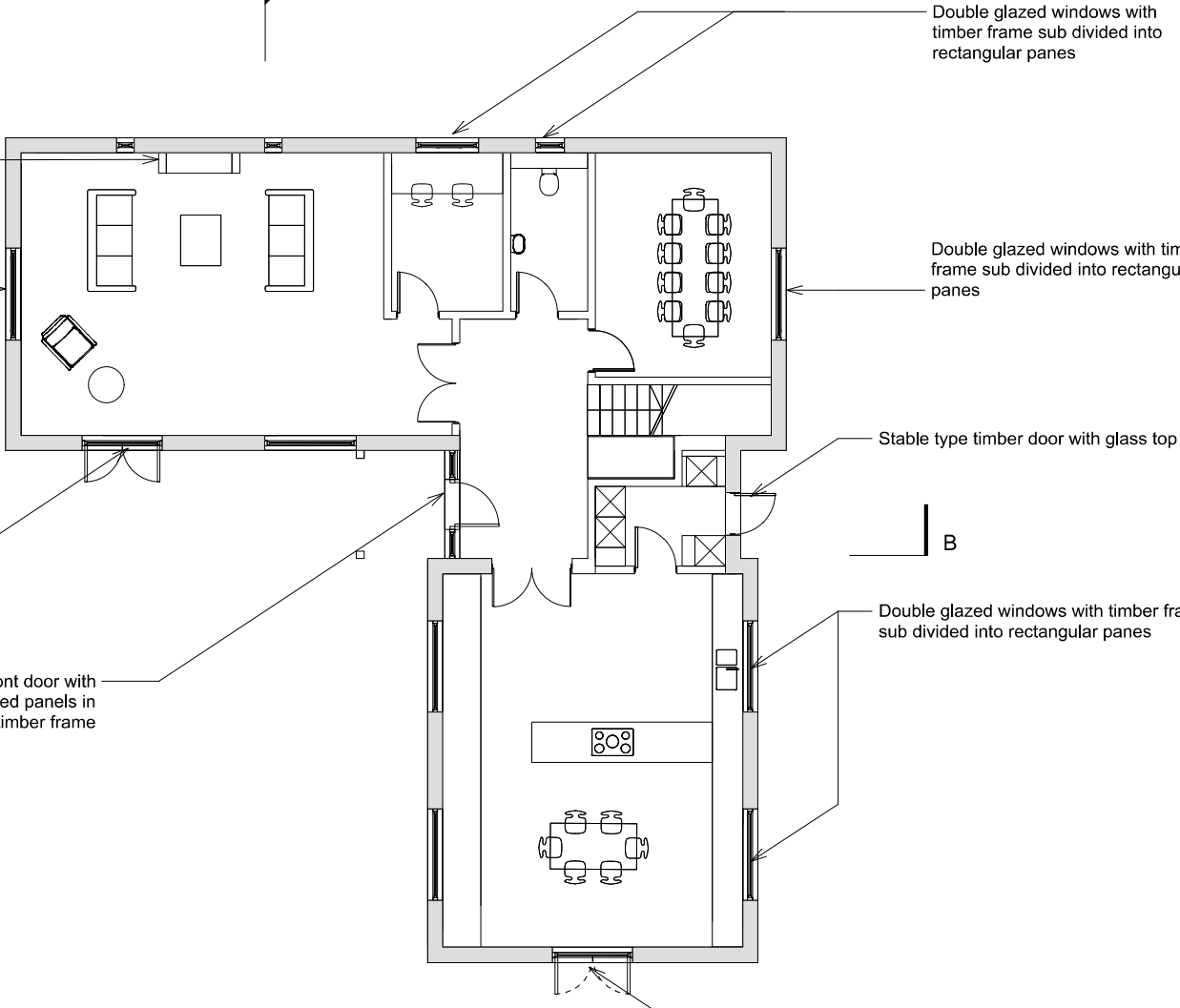
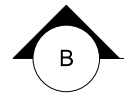
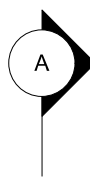
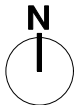
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E	22/5/2015	Revisions to the eaves, dormers and landscape layout.
F	23/6/2015	Further revisions to the eaves and dormers.

Project: The Orchard, Stoke Row
Client: Mr & Mrs Spiller
Date: 12/2013
PLANNING

Drawing Title: Site Plan landscape
Drawing Number: (017) STW-CD-204
Scale/Page: 1:250 @ A3
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Double glazed windows with timber frame sub divided into rectangular panes

Fireplace with chimney flue above

Double glazed windows with timber frame sub divided into rectangular panes

Double glazed windows with timber frame sub divided into rectangular panes

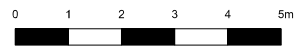
Stable type timber door with glass top

Timber double glazed doors sub divided into rectangular panes

Double glazed windows with timber frame sub divided into rectangular panes

Solid timber front door with adjoining double glazed panels in matching timber frame

Timber double glazed doors sub divided into rectangular panes



SPACE 1 / ZROY HOUSE
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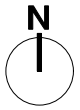
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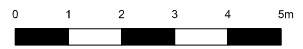
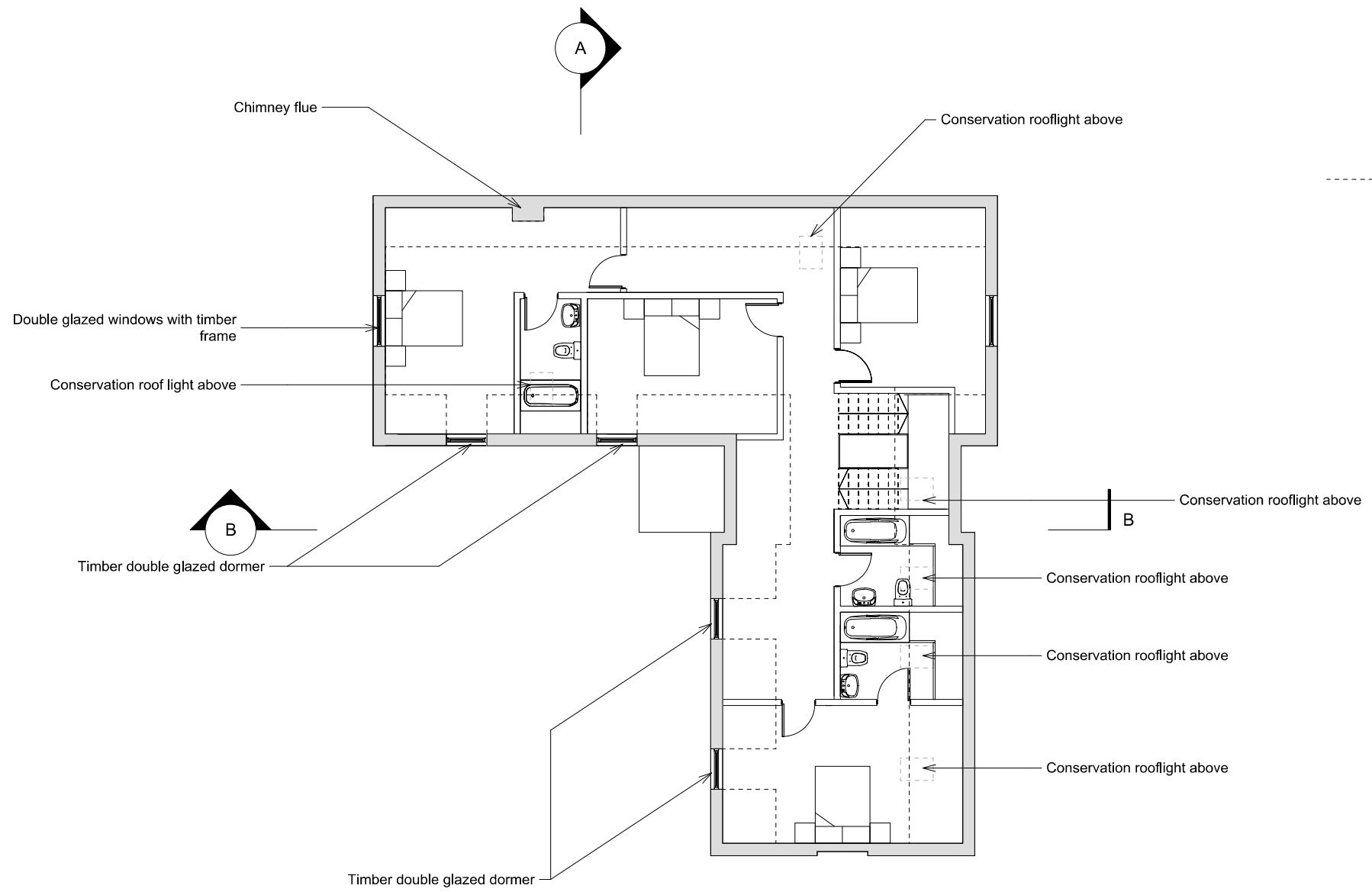
Revision	Date	Notes
A	16/7/2014	Revised proposal, siting and landscape.
B	22/5/2015	Revisions to the eaves, dormers and landscape layout.

Project: The Orchard, Stoke Row
Client: Mr & Mrs Spiller
Date: 12/2013
PLANNING

Drawing Title: Ground Floor Plan
Drawing Number: (017)STW-CD-210
Scale/Page: 1:100 @ A3
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KEY
 - - - - - 2m ceiling height



Page 25

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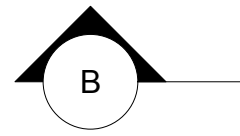
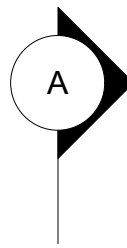
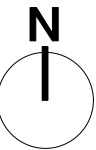
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Revision	Date	Notes
A	16/7/2014	Revised proposal, siting and landscape.
B	26/1/2015	Revisions to the garage position, landscape, roof pitch and material, dormer size and material, windows and brick quoins.
C	22/5/2015	Revisions to the eaves, dormers and landscape layout.

Project: The Orchard, Stoke Row
Client: Mr & Mrs Spiller
Date: 12/2013
PLANNING

Drawing Title: First Floor Plan
Drawing Number: (017)STW-CD-211
Scale/Page: 1:100 @ A3
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Brick chimney with clay pot

Proposed clay tiles to L.A. approval

Flush conservation rooflight

Dormer window with clay tiling to roof and sides and lead flashing

Flush conservation rooflight

Proposed clay tiles to L.A. approval

Flush conservation rooflight

Flush conservation rooflight

Flush conservation rooflight

Flush conservation rooflight



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Revision	Date	Notes
A	16/7/2014	Revised proposal, siting and landscape.
B	26/1/2015	Revisions to the garage position, landscape, roof pitch and material, dormer size and material, windows and brick quoins.
C	22/5/2015	Revisions to the eaves, dormers and landscape layout.
D	23/6/2015	Further revisions to the eaves and dormers.

Project: The Orchard, Stoke Row
Client: Mr & Mrs Spiller
Date: 12/2013
PLANNING

Drawing Title: Roof Plan
Drawing Number: (017)STW-CD-212
Scale/Page: 1:100 @ A3
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Proposed clay tiles to L.A. approval

Primrose Cottage ridge line

Old Bakery ridge line

171.0

167.2

164.5

Brick faced chimney stack with clay pot

Timber double glazed windows with brick detail surround

Black aluminium rainwater goods

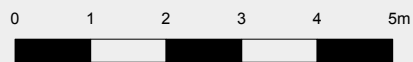
Random knapped flint wall

Brick quoins

Timber double glazed windows with brick detail surround

Brick in flemish bond with string course

Orange/Red handmade bricks from H.G.Matthews/Bovingdon brickworks to L.A. approval



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Revision	Date	Notes
A	16/7/2014	Revised proposal, siting and landscape.
B	10/10/2014	Garage position revised and size reduced.
C	26/1/2015	Revisions to the garage position, landscape, roof pitch and material, dormer size and material, windows and brick quoins.
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Project: The Orchard, Stoke Row

Client: Mr & Mrs Spiller

Date: 12/2013

PLANNING

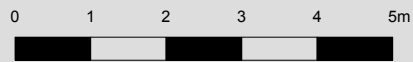
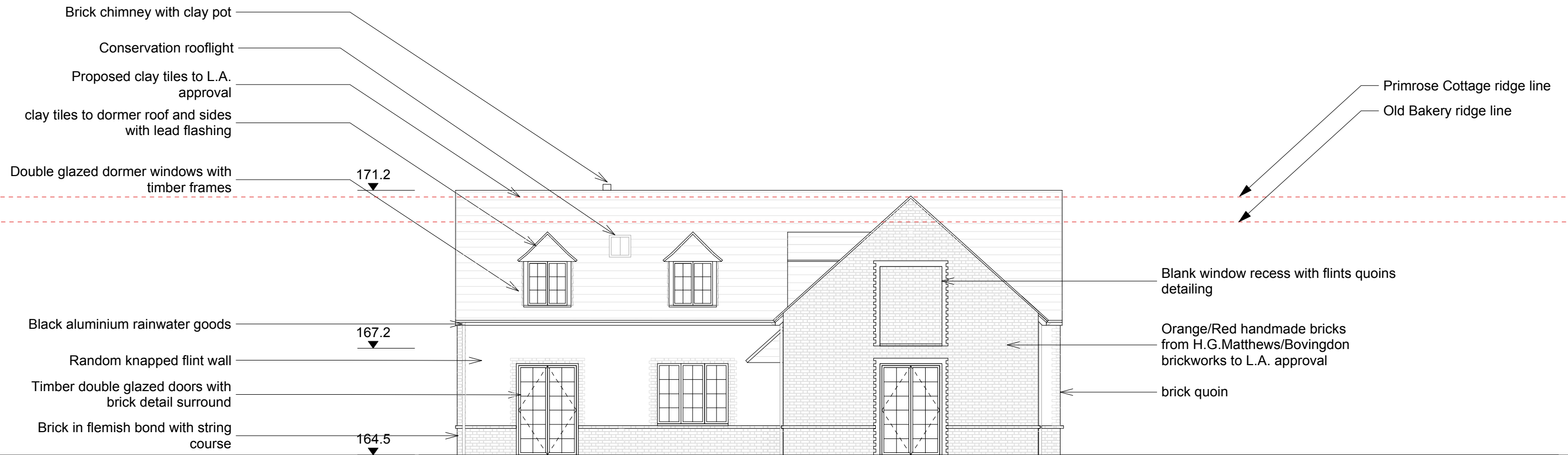
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Drawing Number: (017) STW-CD-221

Scale/Page: 1:100 @ A3

Drawn / Checked: SNM/HD

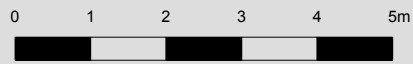
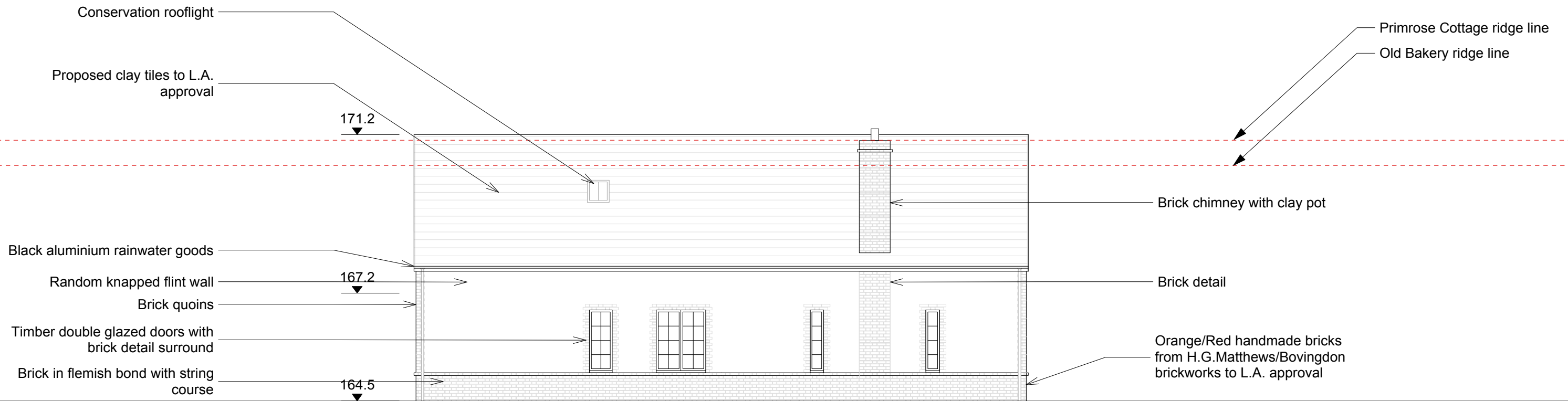
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Revision	Date	Notes
A	16/7/2014	Revised proposal, siting and landscape.
B	26/1/2015	Revisions to the garage position, landscape, roof pitch and material, dormer size and material, windows and brick quoins.
C	22/5/2015	Revisions to the eaves, dormers and landscape layout.
D	23/6/2015	Further revisions to the eaves and dormers.

Project: The Orchard, Stoke Row
Client: Mr & Mrs Spiller
Date: 12/2013
PLANNING

Drawing Title: South Elevation
Drawing Number: (017) STW-CD-220
Scale/Page: 1:100 @ A3
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Revision	Date	Notes
A	16/7/2014	Revised proposal, siting and landscape.
B	26/1/2015	Revisions to the garage position, landscape, roof pitch and material, dormer size and material, windows and brick quoins.
C	22/5/2015	Revisions to the eaves, dormers and landscape layout.
D	23/6/2015	Further revisions to the eaves and dormers.

Project: The Orchard, Stoke Row

Client: Mr & Mrs Spiller

Date: 12/2013

PLANNING

Drawing Title: North Elevation

Drawing Number: (017) STW-CD-222

Scale/Page: 1:100 @ A3

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Proposed clay tiles to L.A. approval

Conservation rooflight

Orange/Red handmade bricks from H.G. Matthews/Bovingdon brickworks to L.A. approval

Brick in flemish bond with string course

Primrose Cottage ridge line

Old Bakery ridge line

171.2

Brick faced chimney stack with clay pot

Random knapped flint wall

167.2

Brick quoins

Black aluminium rainwater goods

Timber double glazed windows with brick detail surround

164.5



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Revision	Date	Notes
A	16/7/2014	Revised proposal, siting and landscape.
B	26/11/2015	Revisions to the garage position, landscape, roof pitch and material, dormer size and material, windows and brick quoins.
C	22/5/2015	Revisions to the eaves, dormers and landscape layout.
D	23/6/2015	Further revisions to the eaves and dormers.

Project: The Orchard, Stoke Row

Client: Mr & Mrs Spiller

Date: 12/2013

PLANNING

Drawing Title: East Elevation

Drawing Number: (017) STW-CD-223

Scale/Page: 1:100 @ A3

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Primrose Cottage

Chimney Height: 171.11
 Max. Ridge Height: 171.07
 Min. Ridge Height: 170.55
 Max Eaves Level: 168.93
 Min Eaves Level: 168.92

Proposal

Chimney Height: 171.09
 Max. Ridge Height: 171.10
 Min. Ridge Height: 170.69
 Max Eaves Level: 168.20
 Min Eaves Level: 166.96

Old Bakery

Chimney Height: 171.95
 Max. Ridge Height: 170.43
 Min. Ridge Height: 169.13
 Max Eaves Level: 168.26
 Min Eaves Level: 167.01



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Revision	Date	Notes
A	10/10/2014	Garage position revised and size reduced.
B	26/1/2015	Revisions to the garage position, landscape, roof pitch and material, dormer size and material, windows and brick quoins.
C	22/5/2015	Revisions to the eaves, dormers and landscape layout.
D	23/6/2015	Further revisions to the eaves and dormers.

Project: The Orchard, Stoke Row

Client: Mr & Mrs Spiller

Date: 07/2014

PLANNING

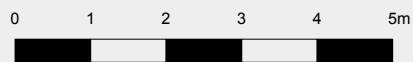
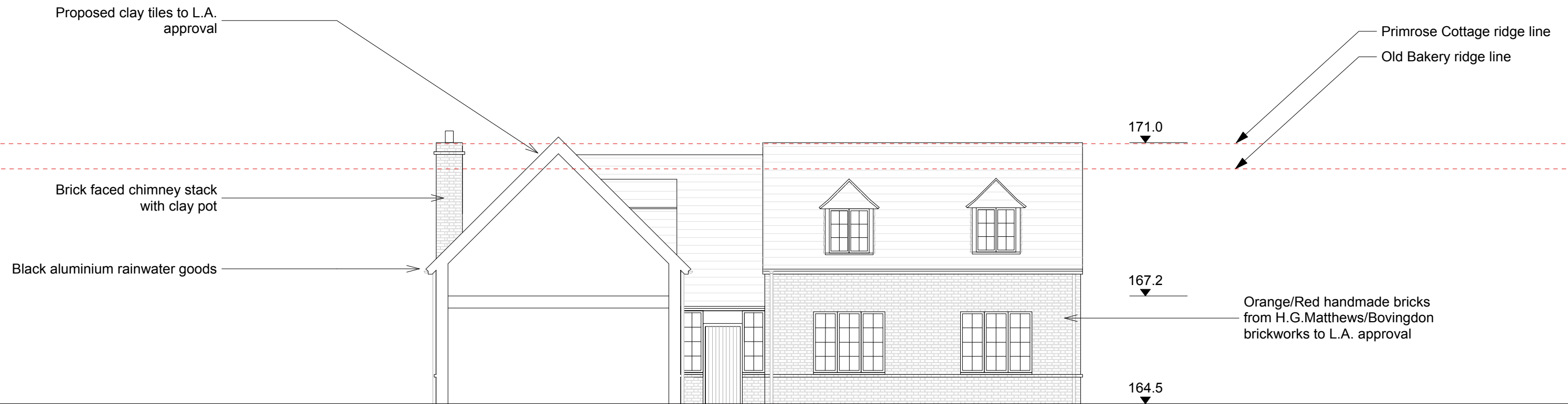
Drawing Title: Long West Elevation

Drawing Number: (017) STW-CD-224

Scale/Page: 1:200 @ A3

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B	26/1/2015	Revisions to the garage position, landscape, roof pitch and material, dormer size and material, windows and brick quoins.
C	22/5/2015	Revisions to the eaves, dormers and landscape layout.
D	23/6/2015	Further revisions to the eaves and dormers.

Project: The Orchard, Stoke Row

Client: Mr & Mrs Spiller

Date: 12/2013

PLANNING

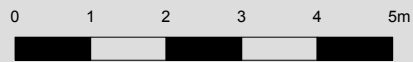
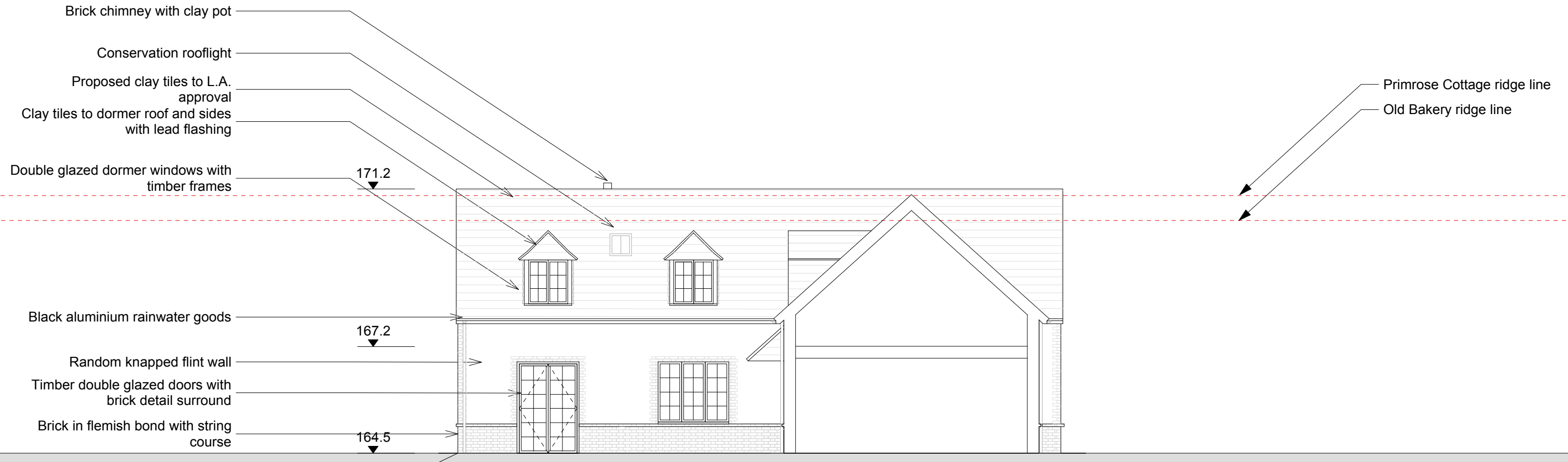
Drawing Title: Section A

Drawing Number: (017) STW-CD-300

Scale/Page: 1:100 @ A3

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Revision	Date	Notes
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D	23/6/2015	Further revisions to the eaves and dormers.

Project: The Orchard, Stoke Row

Client: Mr & Mrs Spiller

Date: 12/2013

PLANNING

Drawing Title: Section B

Drawing Number: (017) STW-CD-302

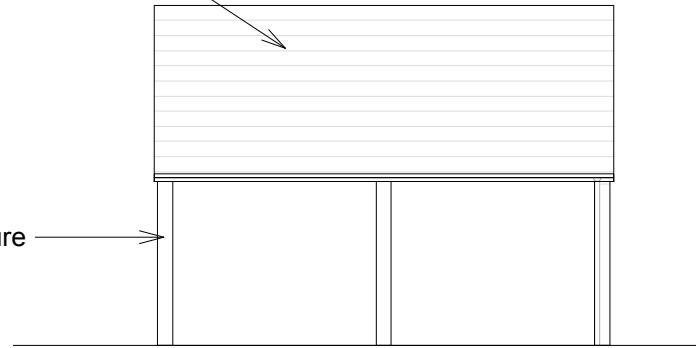
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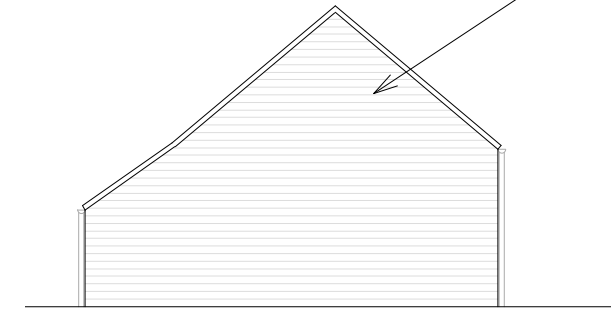
Proposed clay tiles to L.A. approval

Timber structure

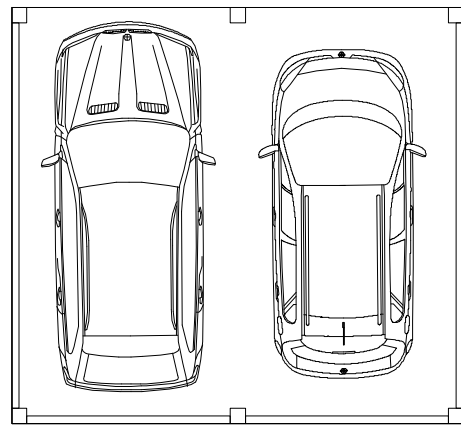


SOUTH ELEVATION

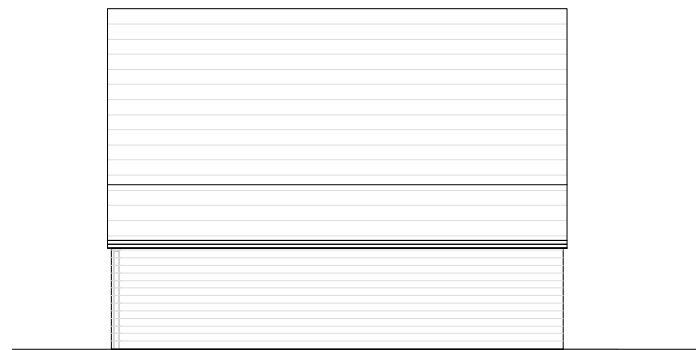
Proposed feather-edged weatherboarding to L.A. approval



WEST ELEVATION



GARAGE PLAN



NORTH ELEVATION



EAST ELEVATION



Revision	Date	Notes
A	10/10/2014	Garage position size reduced.
B	26/1/2015	Revisions to the garage position, landscape, roof pitch and material, dormer size and material, windows and brick quoins.
C	23/6/2015	Revision to the garage orientation.

Project: The Orchard, Stoke Row

Client: Mr & Mrs Spiller

Date: 07/2014

DRAFT

Drawing Title: Garage plan and elevations

Drawing Number: (017)STW-CD-230

Scale/Page: 1:100 @ A3

Drawn / Checked: UY/HD

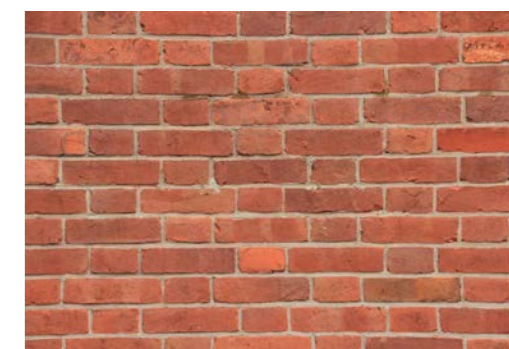
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- Clay tile roof with varied ridge lines
- Lower roof ridge extending down to ground floor to create porch
- Pitched roofed gabled dormers
- Black aluminium rainwater goods
- Conservation rooflights

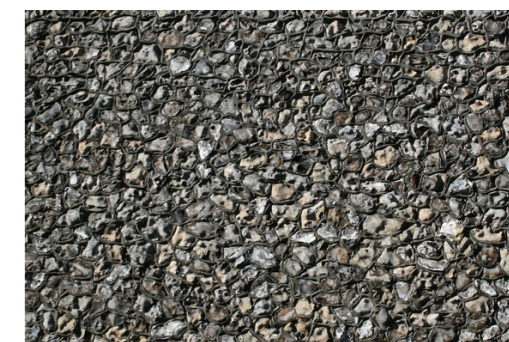
- Random knapped flint walls
- Brick quoins
- Red/orange brick in Flemish bond with string course
- Timber framed windows with brick surrounds
- Handmade bricks from local supplier such as H.G. Matthews or Bovingdon



Clay roof tiles



Handmade red/orange bricks in Flemish bond to L.A. approval. Bricks to be sourced from local brickwork supplier such as H.G. Matthews or Bovingdon



Random knapped flint



Feather-edged weatherboarding for garage structure

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ARCHITECTURE
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Revision	Date	Notes
A	16/7/2014	Revised to reflect new proposal
B	26/11/2015	Updated to show revisions to roof design and materials, dormers
C	22/5/2015	Revisions to the eaves, dormers and landscape layout.
D	23/6/2015	Further revisions to the eaves and dormers.

Project: The Orchard, Stoke Row

Client: Mr & Mrs Spiller

Date: 12/2013

PLANNING

Drawing Title: Photomontage and materials

Drawing Number: (017) STW-CD-602

Scale/Page: nts @ A3

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