

PLANNING APPLICATIONS COMMITTEE
16th June 2022

Item No:

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	21/P3990	
Address/Site	9 Lancaster Road, Wimbledon Village, London, SW19 5DA	
(Ward)	Village	
Proposal:	ALTERATIONS TO EXISTING GROUND FLOOR REAR EXTENSION, ERECTION OF A FIRST FLOOR REAR EXTENSION AND ALTERATIONS TO PITCHED ROOF.	
Drawing Nos:	Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012) 9 Lancaster Road, Wimbledon SW19 5DA (Date: 21st April 2022 Ref: TH 3336), LP 02 Revision c, LP 04 Revision B, LP 02 Revision C1, LP 06 Revision C, LP 08 Revision C, LP 05 Revision C, LP 09 Revision C, LP 07 Revision C, LP 10 Revision B, Site Location plan Amended 15.12.21.	
Contact Officer:	Charlotte Gilhooly (0208 545 4028)	

RECOMMENDATION

Grant Permission subject to conditions.

CHECKLIST INFORMATION

- Heads of Agreement: n/a
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 7
- External consultations: No
- Conservation area: Yes
- Listed building: No
- Tree protection orders: Adjoining
- Controlled Parking Zone: Yes

1. **INTRODUCTION**

- 1.1 This application is being brought to the Planning Applications Committee for determination due to the number and nature of representations received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a two storey, semi detached dwelling which is located on the north west side of Lancaster Road in Wimbledon Village. The site is not listed but is located within a Conservation Area and Archaeological Area Tier II. There are trees on site and a TPO in adjoining property. There are no further constraints.

3. **PROPOSAL**

This application seeks planning permission to demolish the existing single storey rear extension and erect a part 1, part 2 storey rear extension. The proposal would be made up of the following dimensions:

- Single storey rear extension: 12.04m wide, 2.8-3m high, and 2.58 -3.28m deep.
- Two storey rear extension: 7.82m wide, 2m deep with an eaves height of 4.98m and a maximum roof height of 7.7m. (Crown roof 2m deep.)
- Dormer: 4.39m wide, 1.04m high and 2m deep.
- Bike/garden storage: 11.87m wide, 0.68m deep and 2.18m high.
- Proposed boundary treatment: 1.13m high, 13.87m wide. To be constructed from brick and timber above. To include a vehicular and pedestrian timber gate.

Materials include:

- Walls: Red and blue brick to match existing
- Roof: Proposed clay pantile and asphalt flat roof
- Windows: Powder coated metal crittal style windows
- Doors: Powder coated aluminium doors.

Amended plans: Plans have been amended during the application process in response to comments made from the Conservation Officer and Tree Officer and representations received. Plans now show the correct address, landscaping in the rear garden is no longer proposed and the bike storage has been moved away from the historic side shared boundary wall at the rear. An Arboricultural Report was also submitted during the application process.

4. **PLANNING HISTORY**

4.1

- 03/P1543: RETROSPECTIVE APPLICATION TO RETAIN A ROOF EXTENSION INCLUDING RETENTION OF BEAM END CAPPINGS TO FRONT AND SIDE ELEVATIONS. GRANT PERMISSION SUBJECT TO CONDITIONS 28-08-2003.
- 05/P1088: ERECTION OF A REAR DORMER ROOF EXTENSION. GRANT PERMISSION SUBJECT TO CONDITIONS 21-07-2005.

5. **POLICY CONSIDERATIONS**

5.1 **POLICY CONTEXT**

5.2 National Planning Policy Framework (2021)

- 8. Promoting healthy and safe communities
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the Historic Environment.

5.3 London Plan (2021)

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- G1 Green infrastructure
- HC1 Heritage Conservation and Growth

5.4 Merton Local Development Framework Core Strategy – 2011 (Core Strategy)

- CS 13 Open space, leisure and nature conservation
- CS 14 Design

5.5 Merton Sites and Policies Plan – 2014 (SPP)

- DM D2 Design considerations in all developments
- DM D3 Alterations and extensions to existing buildings
- DM D4 Managing Heritage Assets
- DM O2 Nature conservation, Trees, hedges and landscape features

6. CONSULTATION

6.1 Press Notice, Standard 21-day site notice procedure and individual letters to 7 neighbouring occupiers. Representations have been received from 5 individuals, raising objection on the following grounds:

6.2 EXTERNAL

- The road will become an unacceptable builder's yard for the best part of a year. Concern about the impact construction will have on this small cul de sac. Where will waste be stored and where will construction vehicles be parked?
- Concern over the impact of the little green as a result of construction works. This is where children play.
- How will clear access be maintained during construction works?
- No 9 has already been extended. The current proposal will result in even less garden space.
- The proposal will lead to the loss of green space, which is a part of the character of Wimbledon Village.
- Concern over impact to potential loss of wildlife.
- The proposal will not result in an increase in accommodation to justify loss of green space.
- Please note that both plans represent the neighbouring extension at 9A as being on a par with the current extension at No 9. In fact, no 9 projects at least a metre further into the garden. See attached screenshot
- Is the drawing LPO6 showing the sliding gates for right of way drive on display?
- Concern over impact on loss of daylight/sunlight to adjoining property 9a Lancaster Road.
- No daylight/sunlight report has been submitted.
- Concern over air pollution as a result of the outdoor kitchen.
- The site is not Lancaster Place as can be seen on maps.
- Concern about the impact to the Sycamore tree (TPO) in the neighbouring garden of 9a Lancaster Road which is also located on a boundary.
- There is no separation distance at the side boundary between the proposed extension and my extension.
- The existing extension and my extension (9a) at the rear are not equal in depth. No 9s is already deeper than mine.
- Proposed plans and supporting documents show an incorrect address.

- Concern over the impact to construction works affecting the historic wall which is part of my property at 7 Rushmere Place.
- Concern over the potential impact of services such as a boiler which is shown on the party wall of the proposed ground floor plan and other flues discharging onto my property. Would I be expected to allow access from my property to service the boiler for example?

6.3 INTERNAL

Conservation Officer:

I see they have finally amended their application to put the bike shed attached to the house and not against the historic wall. Well done. Now I'm happy.

Tree Officer:

The amendment is fine. The arb. document only specifies one site visit but does say if more visits are required the arb. report can be either be amended, or a condition be attached. I would suggest attaching the following conditions:

- Tree Protection: The details and measures for the protection of the existing trees as specified in the hereby approved document 'Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS 5837:2012)' reference 'TH 3336' and dated '21 April 2022' shall be fully complied with. The methods for the protection of the existing trees shall fully accord with all of the measures specified in the report and shall be installed prior to the commencement of any site works and shall remain in place until the conclusion of all site works.
- F8

7. **PLANNING CONSIDERATIONS**

The planning considerations for the proposed extensions to this building relate to the impact on the character and appearance of the host building along with the surrounding Conservation Area, the impact upon neighbour amenity and trees.

7.1 Design and impact upon the character and appearance of the area

7.2 The National Planning Policy Framework (NPPF) states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. London-wide planning policy advice in relation to design is found in the London Plan (2021), in Policy D1-D5. These policies state that Local Authorities should seek to ensure that developments promote high quality inclusive design, enhance the public realm, and seek to ensure that development promotes world class architecture and design.

7.3 Policy DM D2 seeks to ensure a high quality of design in all development, which relates positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. Core Planning Policy CS14 supports these SPP Policies.

7.4 Part 2 storey rear extension:

The part 1 part 2 storey rear extension is considered to be of a scale, form and appearance which is considered an acceptable addition to the character of the site and surrounding conservation area. The part 2 rear extension would extend

by 2m at 1st floor level and would be set in at the side boundary on the west side. The roof would also be pitched with a hipped roof to match the existing roof (including pitch). Materials such as roof tiles and brick would match existing. As such this element of the scheme is considered acceptable.

7.5 Part 1 rear extension:

The proposed single storey rear extension would extend across the full width of the site but is considered of minimal height and depth. The rear extension has a variable height of 2.77m – 3.22m and a variable depth of 2.50-3.28m. As such this element of the scheme is not considered to bulky for the site.

7.6 Dormer

It is noted the existing house has 2 dormers at the rear. The proposed dormer is of a similar scale and would be set down, set in and set back. As such it would not be visible from the streetscene and would remain subservient to the roof.

7.7 Proposed bike store:

The proposed bike storage has now been set away from the historic wall as recommended by the Conservation Officer and would not be visible from neighbours gardens.

7.8 Boundary treatment:

The proposed boundary treatment is minimal in height and would therefore not appear overbearing or out of keeping. In addition the proposed materials are considered sympathetic to the site and conservation area. As such this element of the proposal is considered acceptable.

Overall the proposals are considered acceptable additions to the character of the site and would not cause any harm to the surrounding Conservation Area.

7.9 Impact on neighbouring amenity

7.10 SPP policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.

The following neighbouring properties have the potential to be impacted by the proposal: 9a Lancaster Place, 5 and 7 Rushmere Place, 14 and 16 Marryat Road.

7.11 9a Lancaster Road

At the 2 storey level the proposal would be pitched with a hipped roof. This element of the proposal would have a separation distance at the west side boundary of approximately 4m. The proposed dormer would also be set away from the shared boundary. The proposed single storey rear extension would be reduced in height and depth on both east and west sides and would have a height of 2.77m on the west side boundary but would extend by an additional 1.1m beyond this neighbour's existing rear wall. As such the proposals are considered to have mitigated against any potential impact on daylight/sunlight, overshadowing and are not considered to result in a loss of privacy, be overbearing or visually intrusive. This element of the proposal is therefore considered acceptable.

7.12 5 Rushmere Place

There is a reasonable separation distance of approximately 12m between the

rear wall of the proposal at the single storey level and the rear wall of this neighbouring property. As such the proposals are not considered to be overbearing, visually intrusive or result in loss of privacy or a loss of daylight/sunlight.

7.13 7 Rushmere Place

At the second floor level the proposal would extend by 2m into the rear of the site. At the single storey level the proposal would extend by a further 1m beyond the existing rear extension. There is a separation distance at the side boundary of approximately 1.6m between the existing side elevation and the shared boundary fence. In addition there is a reasonable separation distance of approximately 5m between the side elevation and the side elevation of this neighbouring property. As such the proposals are not considered to be overbearing, visually intrusive or result in a loss of daylight/sunlight for this neighbouring property.

7.14 14 and 16 Marryat Road

There is a separation distance of approximately 12m from the rear wall of the proposal at ground floor level and the rear shared boundary fence between these neighbouring properties. As such the proposals are not considered to be overbearing, visually intrusive or result in a loss of daylight/sunlight for this neighbouring property.

Overall the proposals are considered acceptable in terms of neighbouring amenity.

7.14 Impact on Trees

7.15 It is noted there is a protected tree (TPO) in the neighbouring garden of 9a Lancaster Road and concerns have been raised in the representations received above about the potential impact. The Council's Tree Officer has also raised concerns. In response, the applicant has removed landscaping proposals and submitted an Arboricultural Report. The Council's Tree Officer is now satisfied that proposal can be supported and has recommended conditions to ensure tree protection. Subject to conditions below, this element of the scheme is now considered acceptable.

8. Conclusion

The scale, form, design, positioning and materials of the proposals are not considered to have an undue detrimental impact on the host building, the Conservation area, neighbouring amenity or trees. Therefore, the proposal complies with the principles of policies DMD2, DMD3 and DMD4 of the Adopted SPP 2014, CS 14 of the LBM Core Strategy 2011 and D3, D4 and HC1 of the London Plan 2021.

9. **RECOMMENDATION**

Grant planning permission subject to conditions.

1. A1 Commencement of development (full application): The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. A7 Approved Plans: The development hereby permitted shall be carried out in accordance with the following approved plans: [Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012) 9 Lancaster Road, Wimbledon SW19 5DA (Date: 21st April 2022 Ref: TH 3336), LP 02 Revision c, LP 04 Revision B, LP 02 Revision C1, LP 06 Revision C, LP 08 Revision C, LP 05 Revision C, LP 09 Revision C, LP 07 Revision C, LP 10 Revision B, Site Location plan Amended 15.12.21.]

Reason: For the avoidance of doubt and in the interests of proper planning.

3. B3 External Materials as Specified: The facing materials to be used for the development hereby permitted shall be those specified in the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policies D4 and D8 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

4. C02 No Permitted Development (Windows and Doors): Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no window, door or other opening other than those expressly authorised by this permission shall be constructed in the side elevations without planning permission first being obtained from the Local Planning Authority.

Reason: To safeguard the amenities and privacy of the occupiers of nearby properties and to comply with the following Development Plan policies for Merton: policy D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

5. C08 No Use of Flat Roof: Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policies D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

6. D11 Construction Times: No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies D14 and T7 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Polices Plan 2014.

7. F05 Tree Protection: The details and measures for the protection of the existing trees as specified in the hereby approved document 'Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS 5837:2012)' reference 'TH 3336' and dated '21 April 2022' shall be fully complied with. The methods for the protection of the existing trees shall fully accord with all of the measures specified in the report and shall be installed prior to the commencement of any site works and shall remain in place until the conclusion of all site works.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy G7 of the London Plan 2021, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

8. F08 Site Supervision (Trees): The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to supervise, monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of the construction period. At the conclusion of the construction period the arboricultural expert shall submit to the LPA a satisfactory completion statement to demonstrate compliance with the approved protection measures.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy G7 of the London Plan 2021, policy CS13 of Merton's Core Planning Strategy 2011 and policy DMO2 of Merton's Sites and Policies Plan 2014.

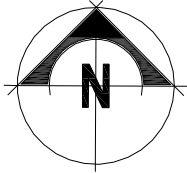
9. H09: The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

NORTHGATE SE GIS Print Template



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

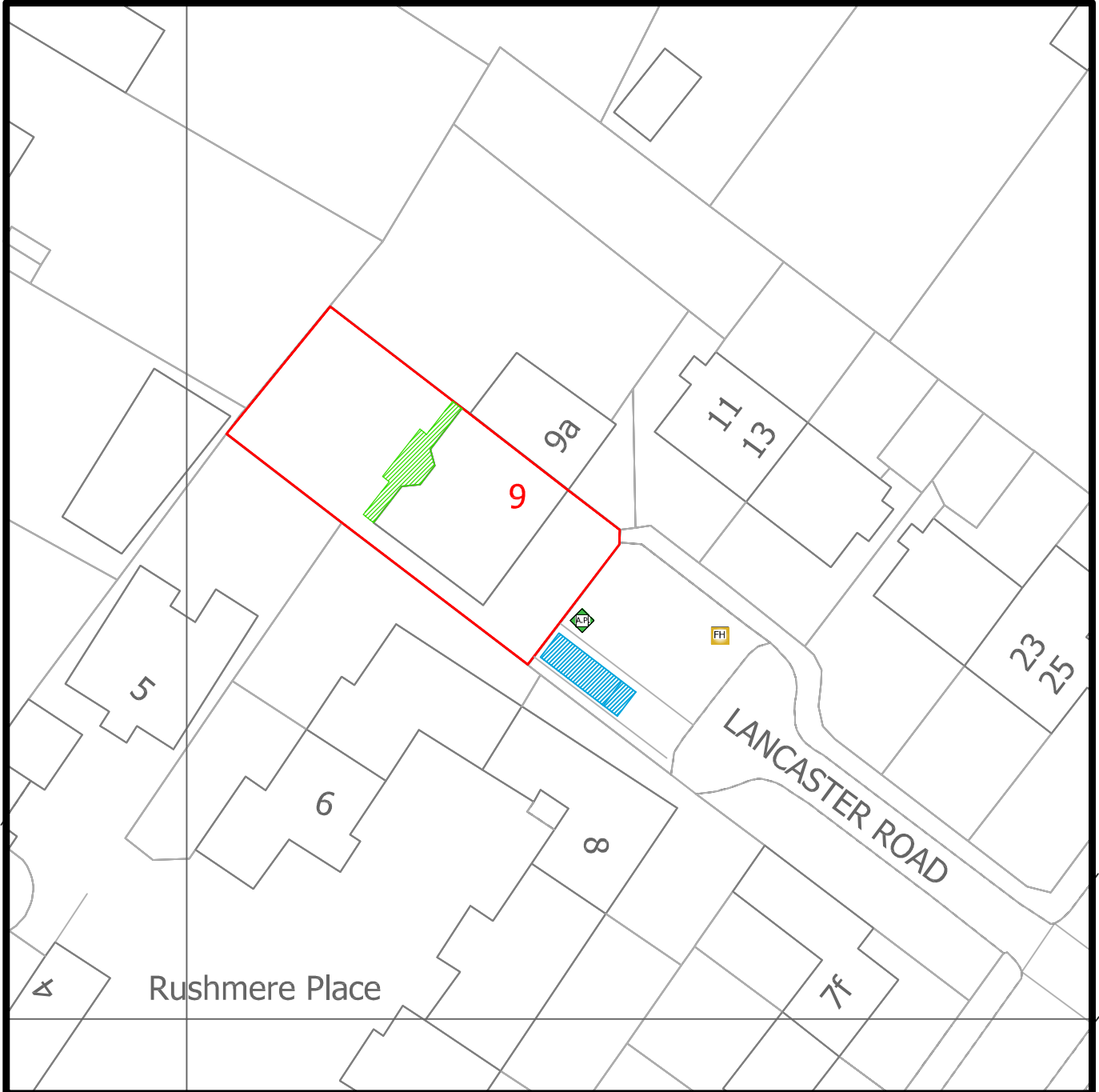


SITE LOCATION PLAN
AREA 2HA
SCALE: 1:1250 @A4
9 LANCASTER ROAD
WIMBLEDON VILLAGE
LONDON SW19 5DA



STREETWISE LICENCE NO:100047474

9 LANCASTER ROAD
WIMBLEDON VILLAGE LONDON
SW19 5DA
BLOCK PLAN



SCALE 1:500 @A4

RED LINE TO DENOTE SITE BOUNDARY

GREEN HATCH TO DENOTE EXTENSION

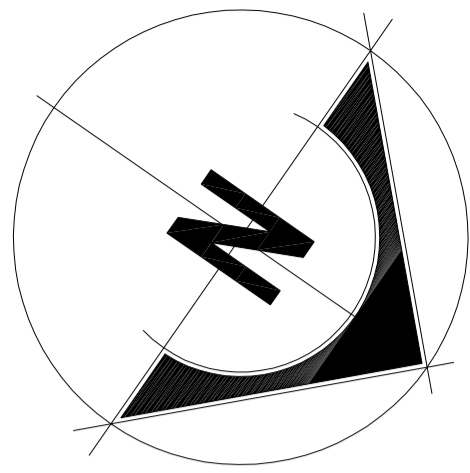
BLUE HATCH TO DENOTE PROPOSED FIRE ENGINE



FIRE HYDRANT LOCATION



ASSEMBLY POINT Page 113



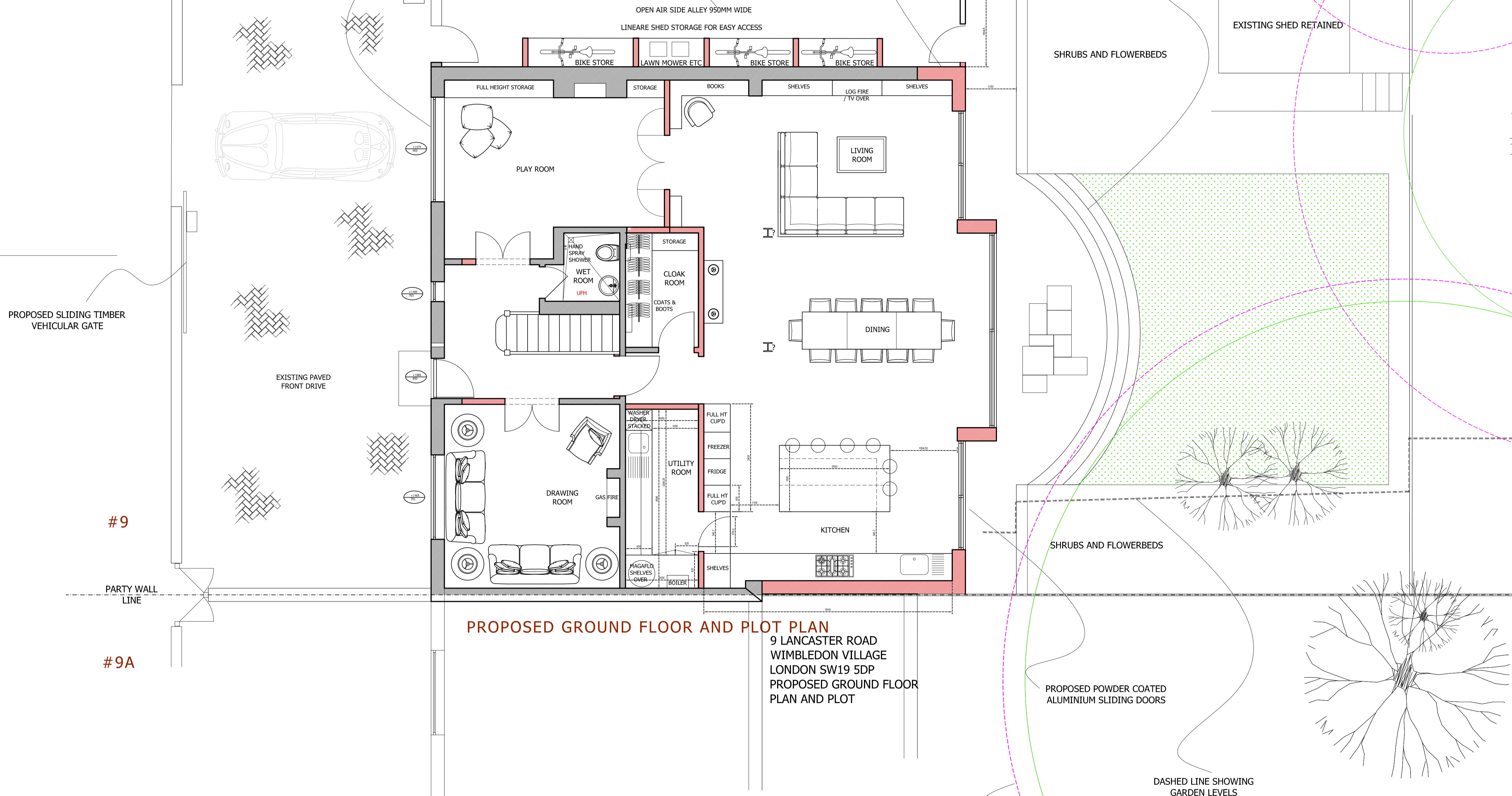
EXISTING PVC WINDOWS REPLACED WITH POWDER COATED METAL CRITTAL STYLE WINDOWS

FREE STANDING LINEAR SHED STANDING AGAINST HOUSE WALL WITHIN THE LENGTH OF SIDE PASSAGE. PASSAGE TO REMAIN OPEN AIR. EXISTING WALL NOT TO BE FIXED TO

PROPOSED REAR GROUND FLOOR EXTENSION IN BRICKS TO MATCH EXISTING

EXISTING REAR GARDEN LANDSCAPE MOSTLY RETAINED APART FROM CURVED STEPS

ROOT PROTECTION AREA



PROPOSED GROUND FLOOR AND PLOT PLAN
 9 LANCASTER ROAD
 WIMBLEDON VILLAGE
 LONDON SW19 5DP
 PROPOSED GROUND FLOOR
 PLAN AND PLOT

SHRUBS AND FLOWERBEDS

PROPOSED POWDER COATED ALUMINIUM SLIDING DOORS

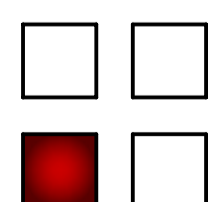
DASHED LINE SHOWING GARDEN LEVELS

ROOT PROTECTION AREA

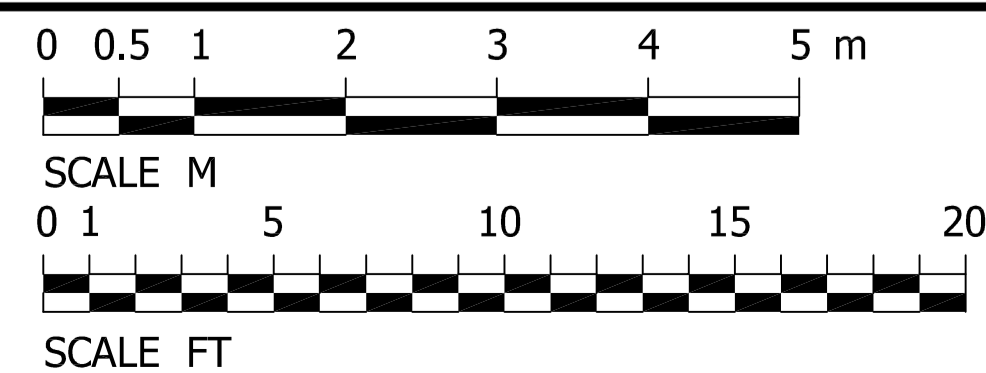
#9

#9A

PARTY WALL LINE

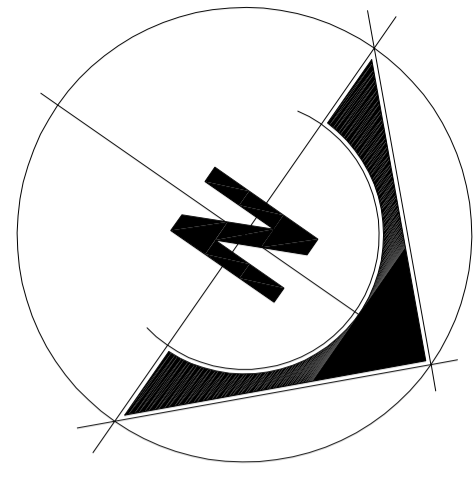


CORNERSTONE
 ARCHITECTURAL DESIGN LTD
 60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE
 TEL: 0208 879 4217 MOB: 07 545 343 661
 bbjtd@hotmail.com



EXISTING WALLS
 PROPOSED WALLS

SCALE	DATE	DRAWING NO	PROJECT
1:50 @ A1 1:100 @ A3	27TH APR 2022	LP 02 C1	9 LANCASTER ROAD WIMBLEDON VILLAGE LONDON SW19 5DA PROPOSED GROUND FLOOR PLAN AND PLOT
REVISION			
REV C1 PROPOSED CURVED STEPS TO EXISTING LAWN LEVEL			



EXISTING PVC WINDOWS REPLACED WITH POWDER COATED METAL CRITRAL STYLE WINDOWS

FREE STANDING LINEAR SHED THE WHOLE LENGTH OF SIDE PASSAGE. PASSAGE TO REMAIN OPEN AIR EXISTING WALL NOT TO BE FIXED TO

PROPOSED REAR GROUND FLOOR EXTENSION IN BRICKS TO MATCH EXISTING

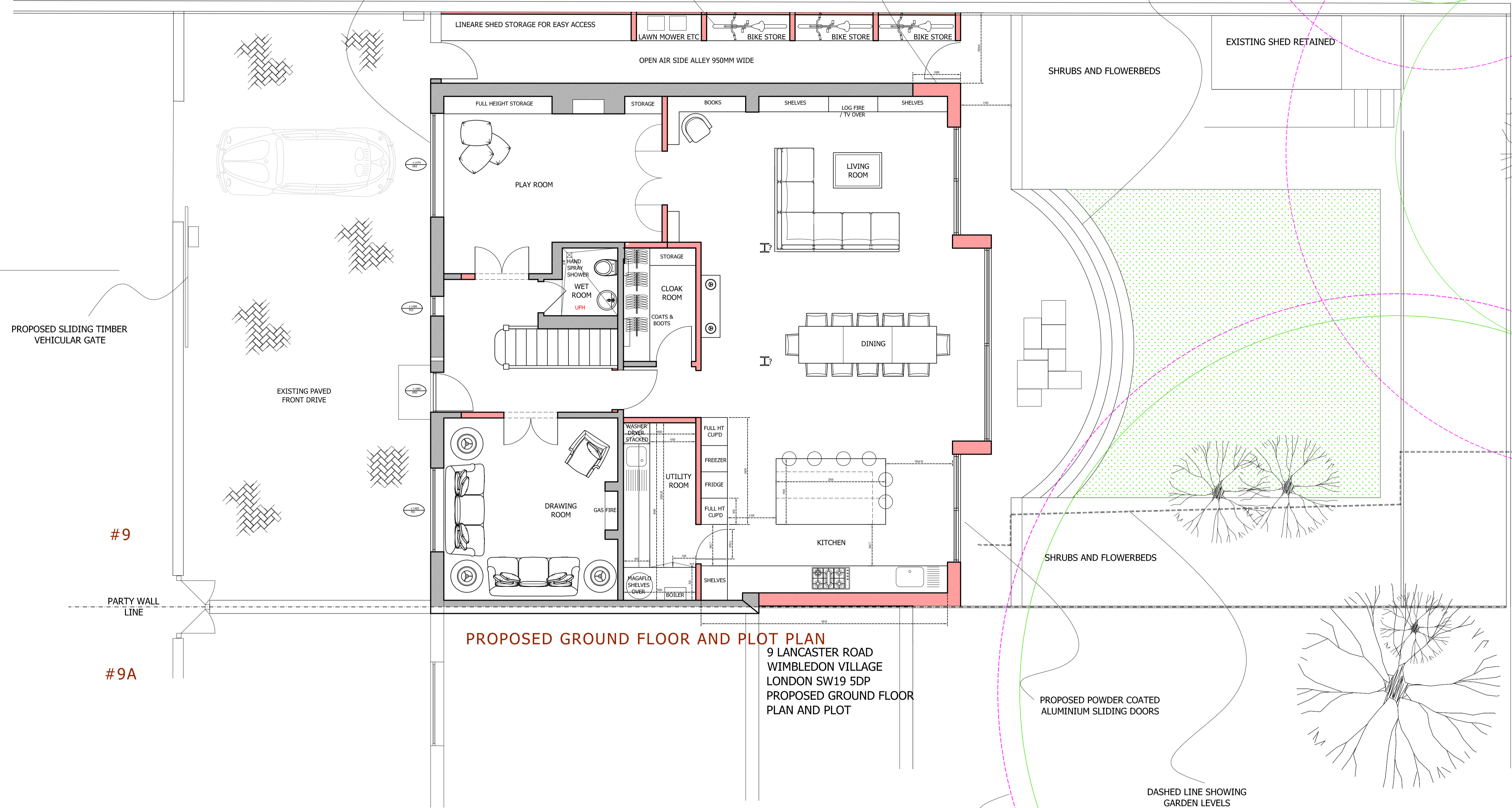
EXISTING REAR GARDEN LANDSCAPE MOSTLY RETAINED APART FROM CURVED STEPS

ROOT PROTECTION AREA

ROOT PROTECTION AREA

ROOT PROTECTION AREA

DASHED LINE SHOWING GARDEN LEVELS



PROPOSED GROUND FLOOR AND PLOT PLAN
 9 LANCASTER ROAD
 WIMBLEDON VILLAGE
 LONDON SW19 5DP
 PROPOSED GROUND FLOOR
 PLAN AND PLOT

Page 115

PROPOSED SLIDING TIMBER VEHICULAR GATE

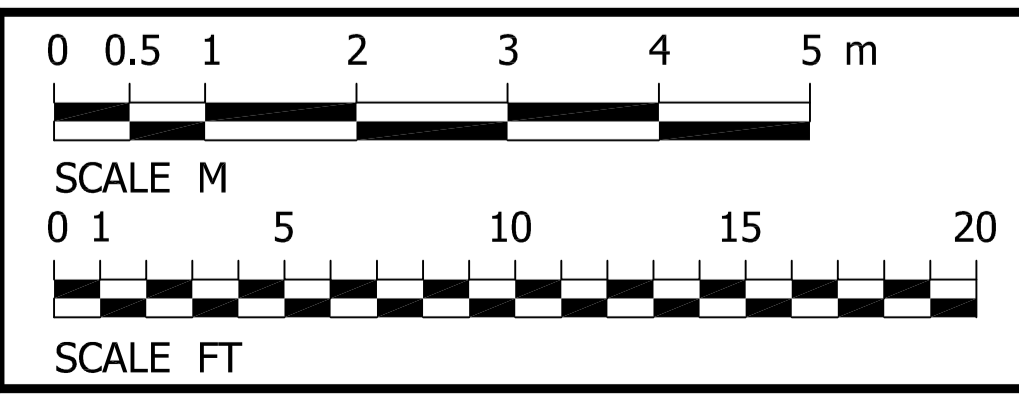
EXISTING PAVED FRONT DRIVE

#9

#9A

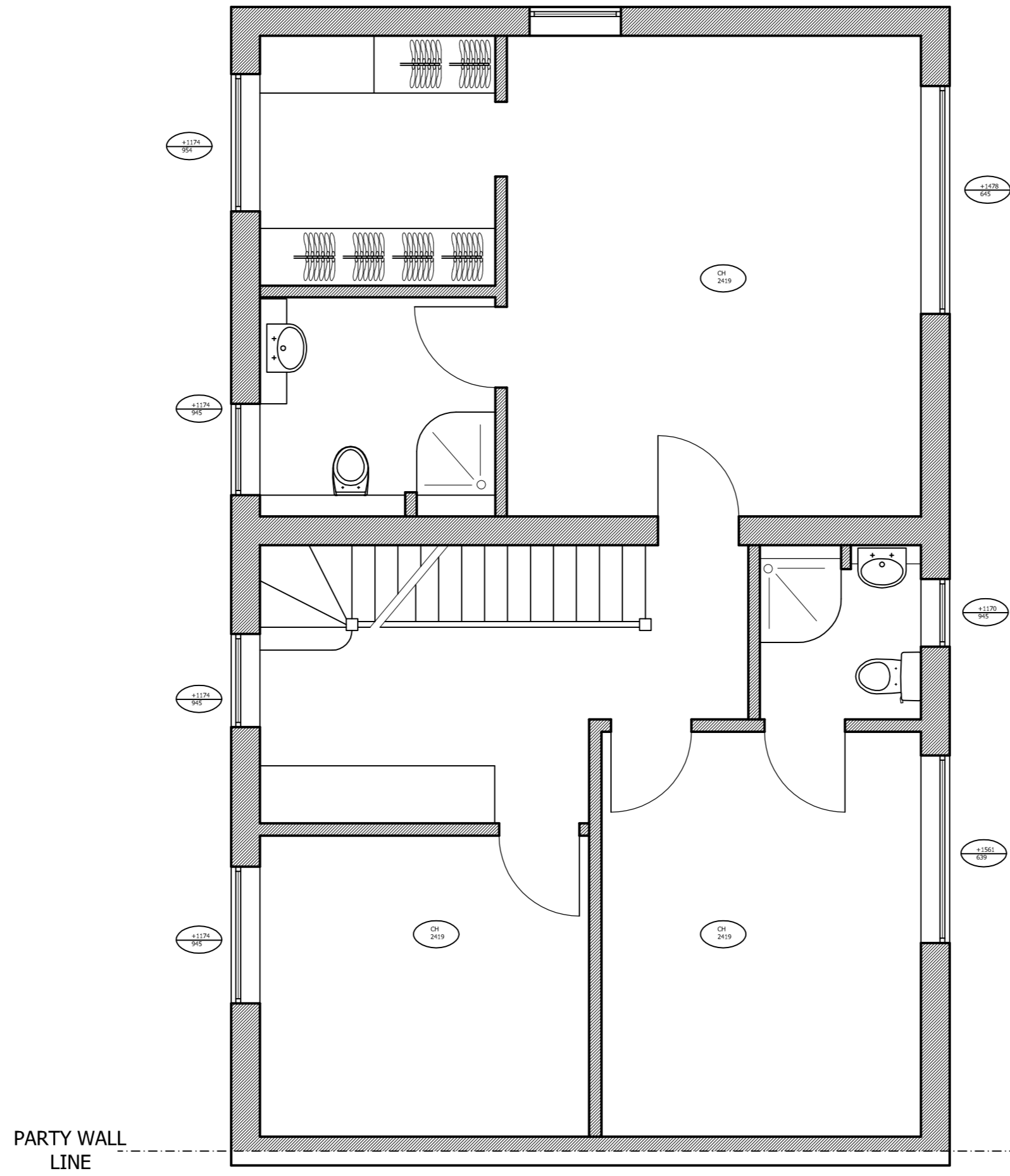
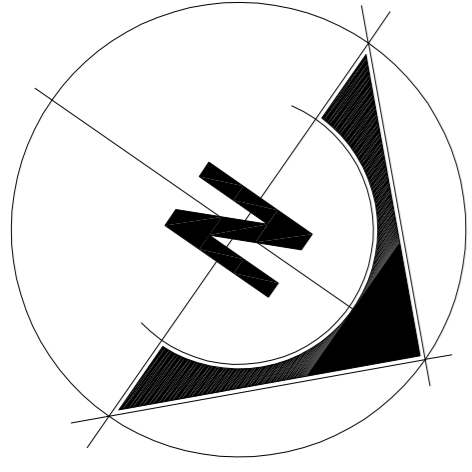
PARTY WALL LINE

CORNERSTONE
 ARCHITECTURAL DESIGN LTD
 60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE
 TEL: 0208 879 4217 MOB: 07 545 343 661
 ddtd@hotmail.com



■ EXISTING WALLS
 ■ PROPOSED WALLS

SCALE	DATE	DRAWING NO	PROJECT
1:50 @ A1 1:100 @ A3	12TH APR 2022	LP 02 C	9 LANCASTER ROAD WIMBLEDON VILLAGE LONDON SW19 5DA PROPOSED GROUND FLOOR PLAN AND PLOT
REVISION			
REV C PROPOSED CURVED STEPS TO EXISTING LAWN LEVEL			

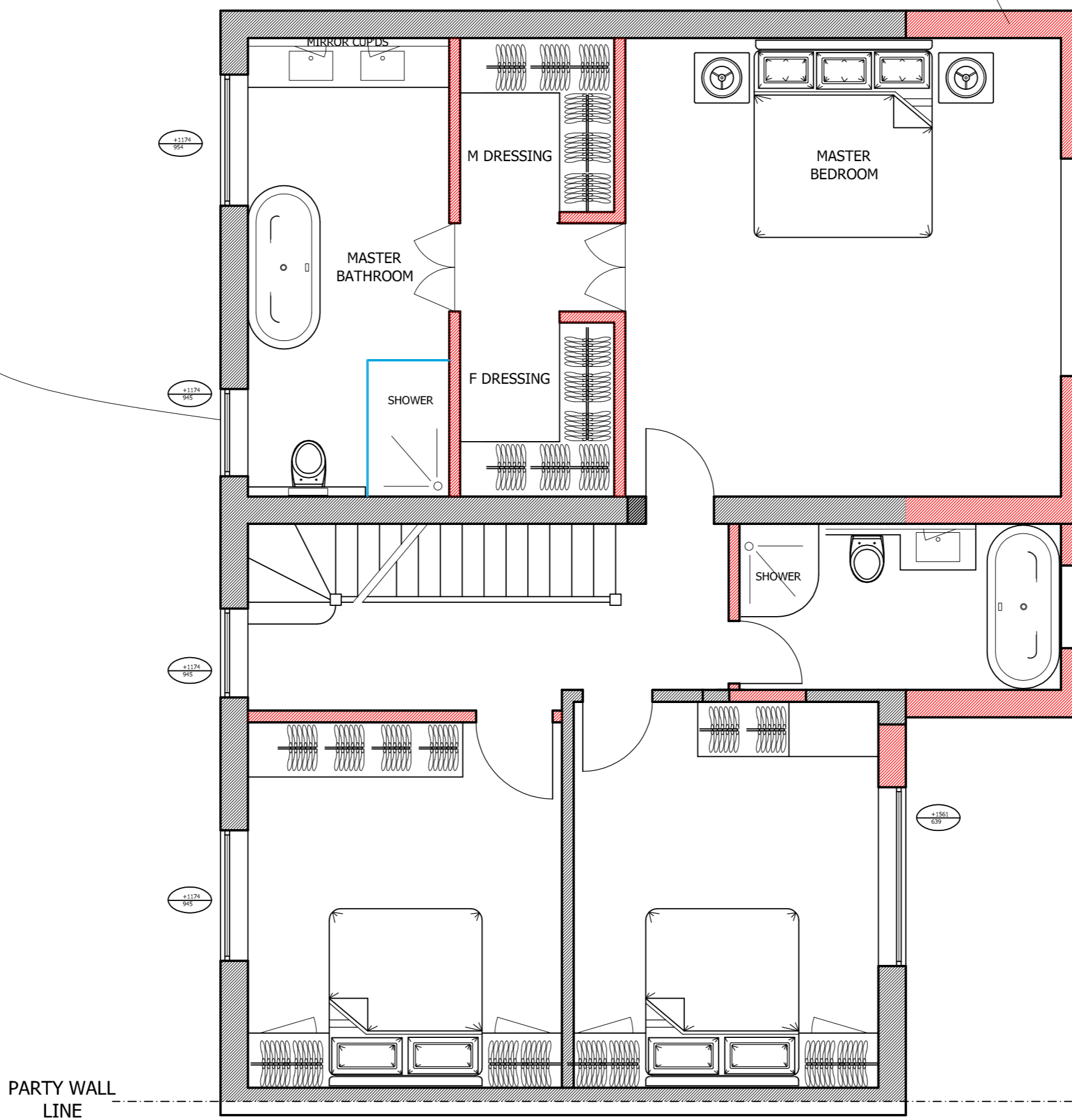


EXISTING FIRST FLOOR PLAN

PROPOSED REAR FIRST FLOOR EXTENSION
IN BRICKS TO MATCH EXISTING

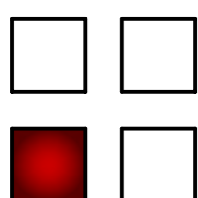
EXISTING PVC WINDOWS REPLACED
WITH POWDER COATED METAL
CRITTAL STYLE WINDOWS

EXISTING PVC WINDOWS REPLACED
WITH POWDER COATED METAL
CRITTAL STYLE WINDOWS

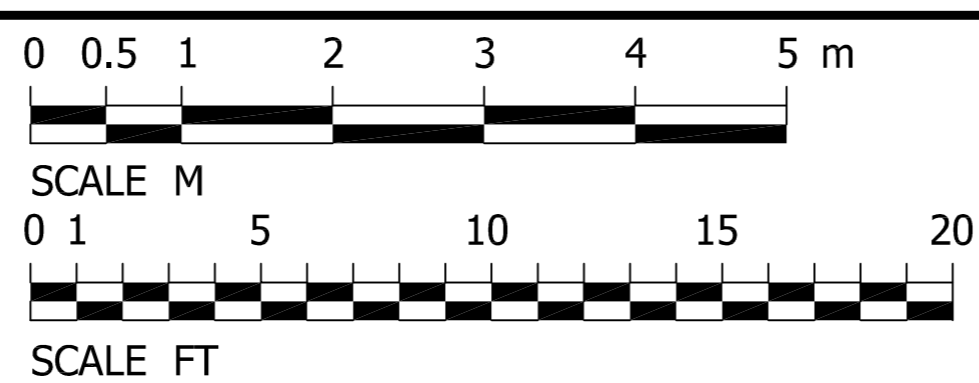


PROPOSED FIRST FLOOR PLAN

EXISTING WALLS
 PROPOSED WALLS

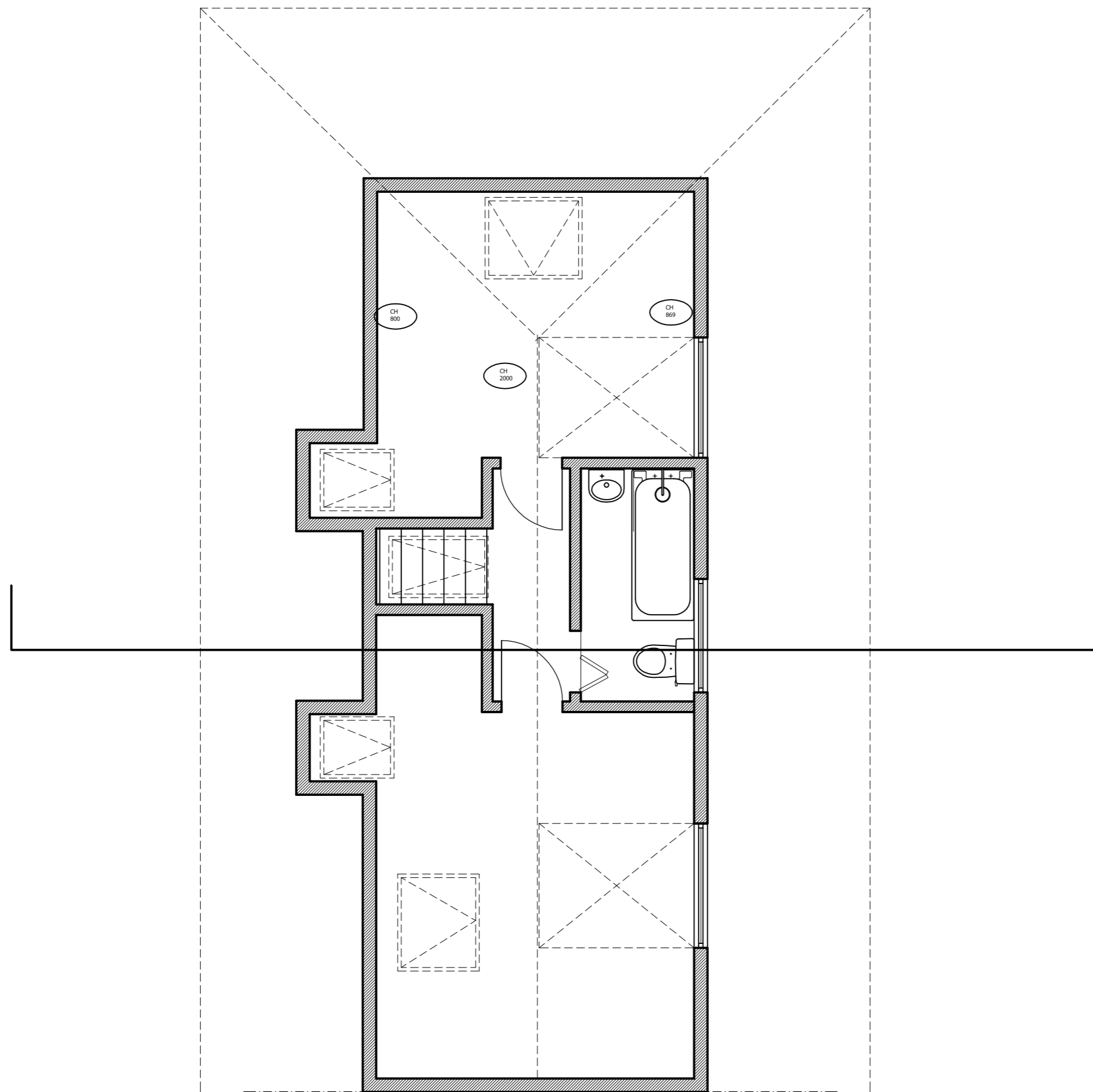
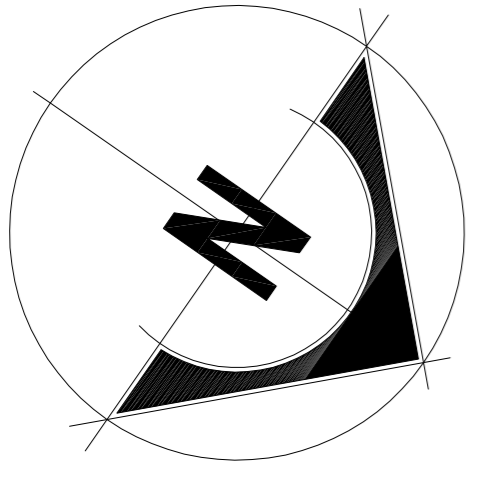


CORNERSTONE
ARCHITECTURAL DESIGN LTD
60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE
TEL: 0208 879 4217 MOB: 07 545 343 661
bbj10@hotmail.com



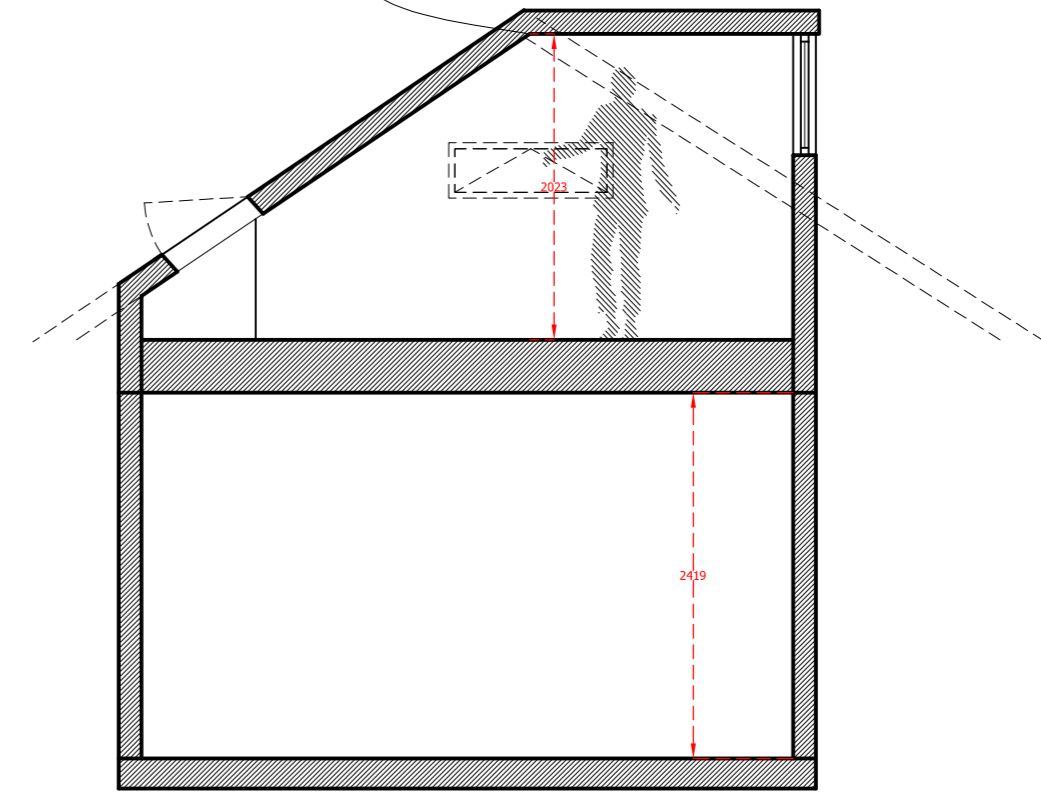
SCALE	DATE	DRAWING NO	PROJECT
1:50 @ A1 1:100 @ A3	11TH NOV 2021	LP 03 B	9 LANCASTER ROAD WIMBLEDON VILLAGE LONDON SW19 5DA
REVISION			

EXISTING & PROPOSED
1ST FLOOR

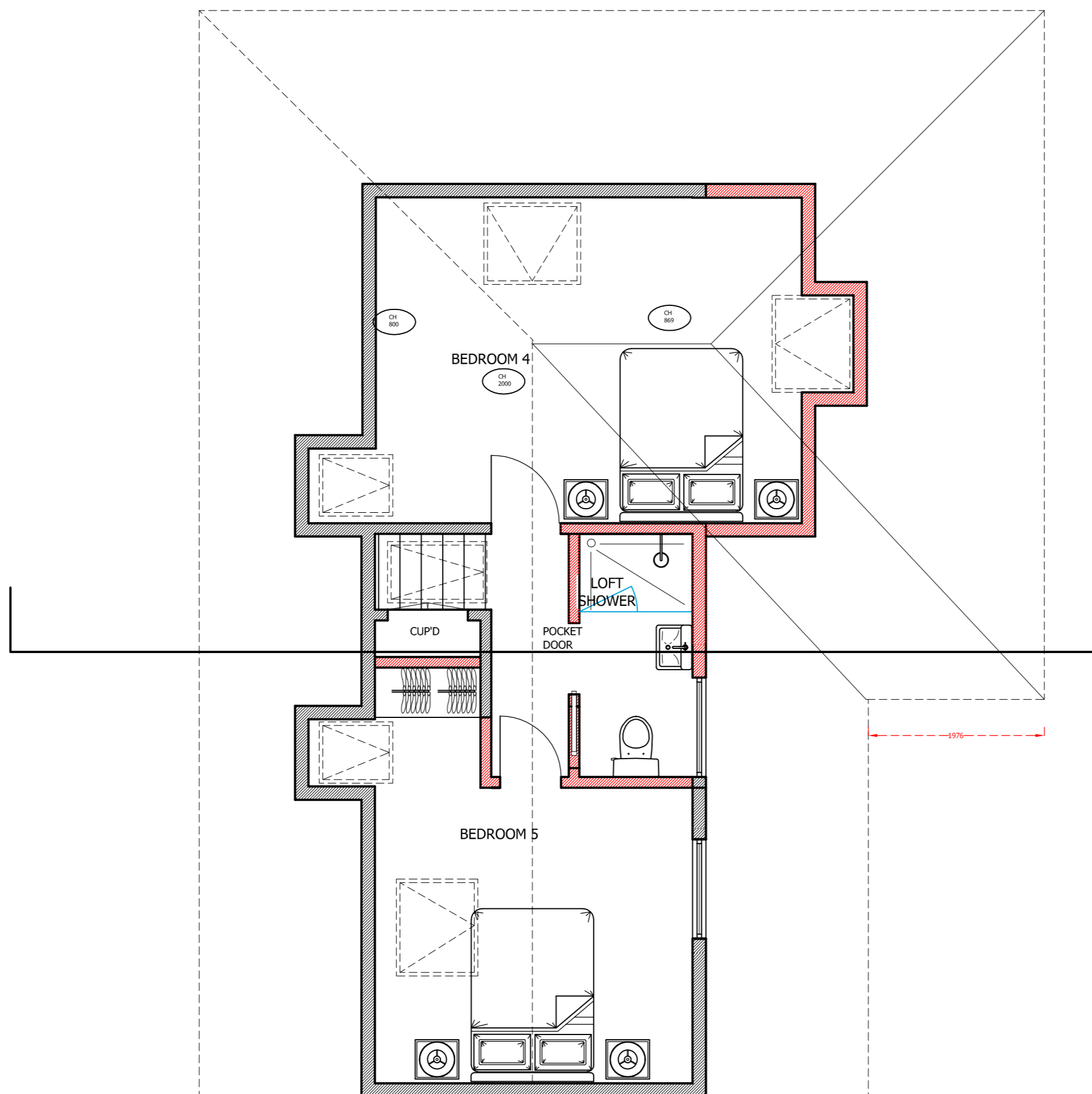


EXISTING LOFT FLOOR PLAN

EXISTING CEILING HEIGHT
2023MM AT APEX

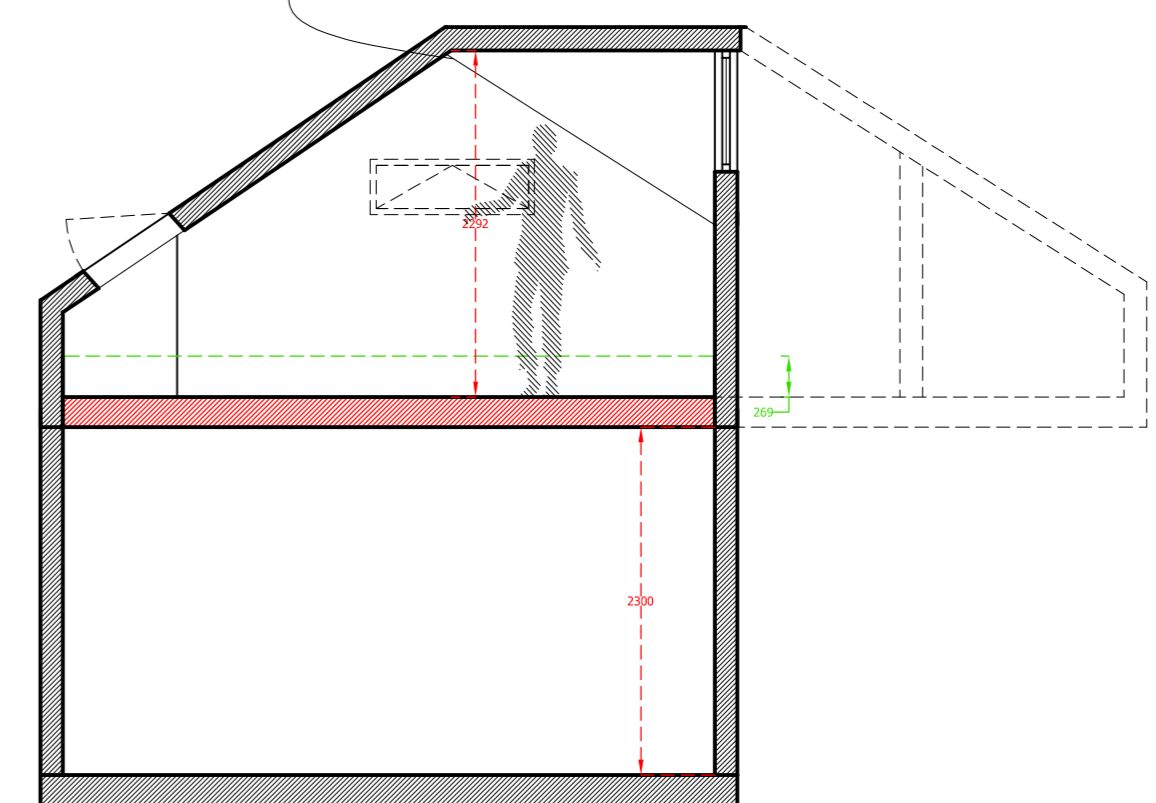


EXISTING LOFT SECTION



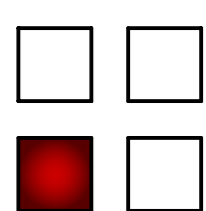
PROPOSED LOFT FLOOR PLAN

INTERNAL FLOOR LOWERED TO ACHIEVE
BETTER HEAD HEIGHT

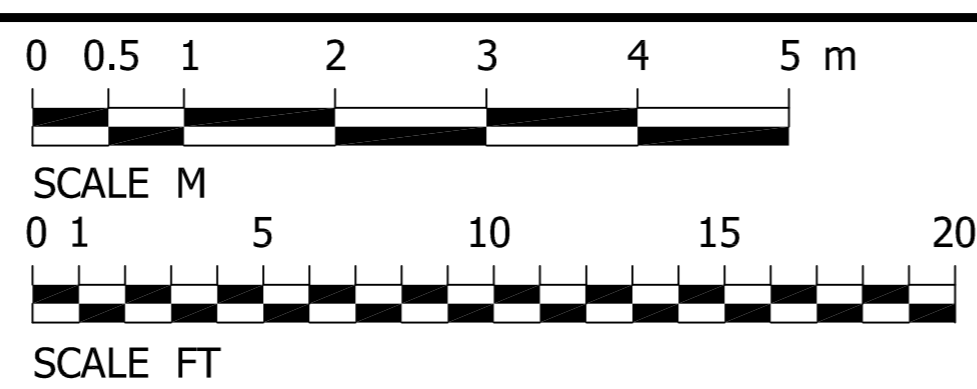


PROPOSED LOFT SECTION

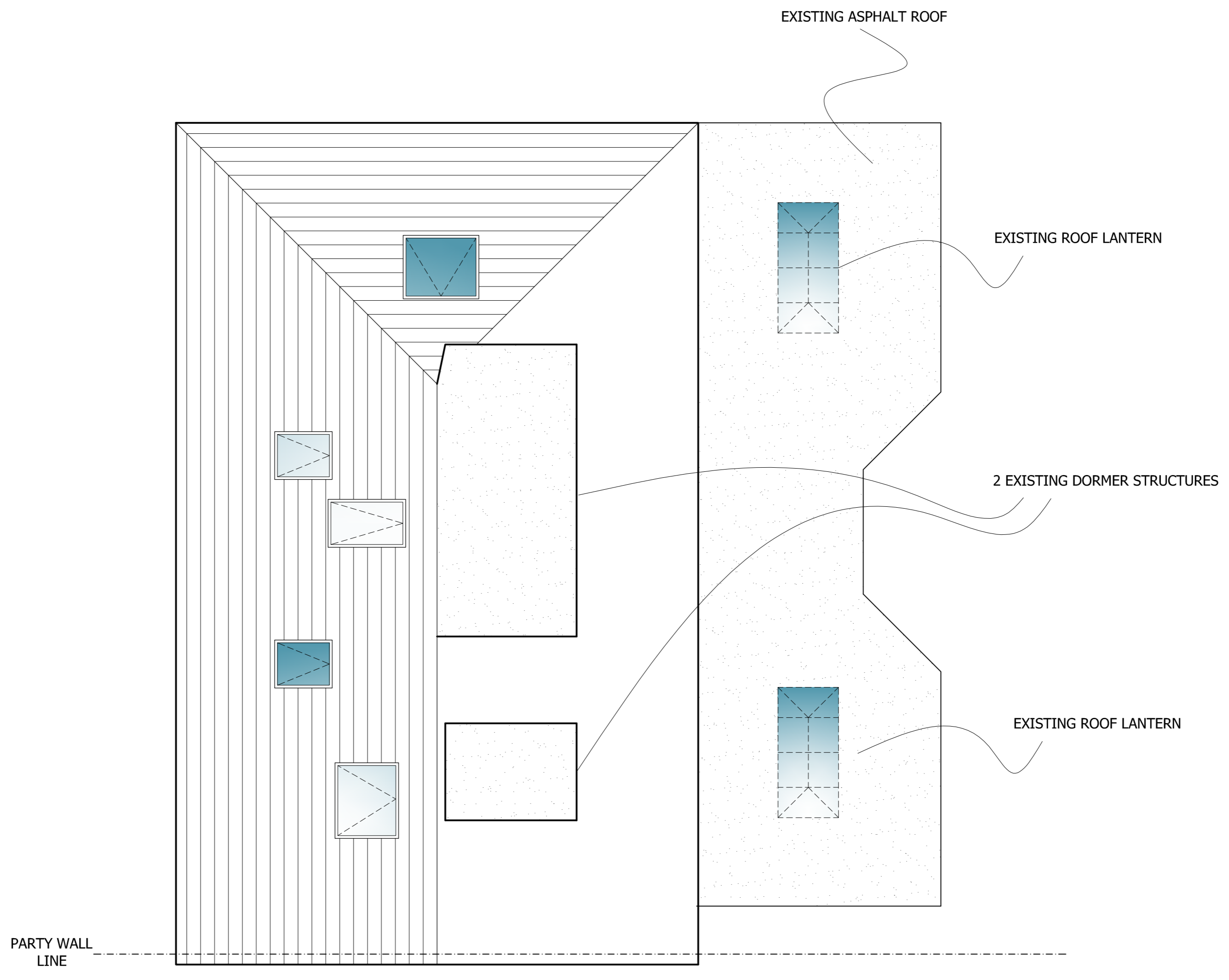
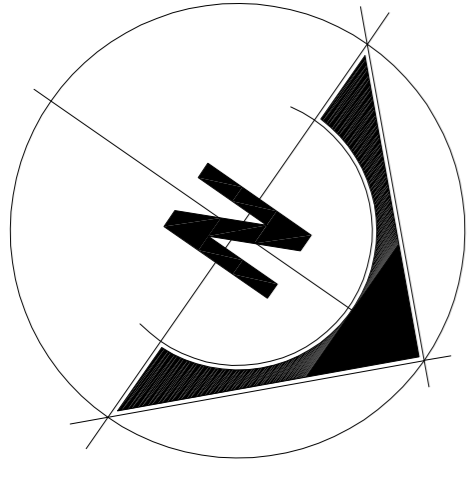
EXISTING WALLS
PROPOSED WALLS



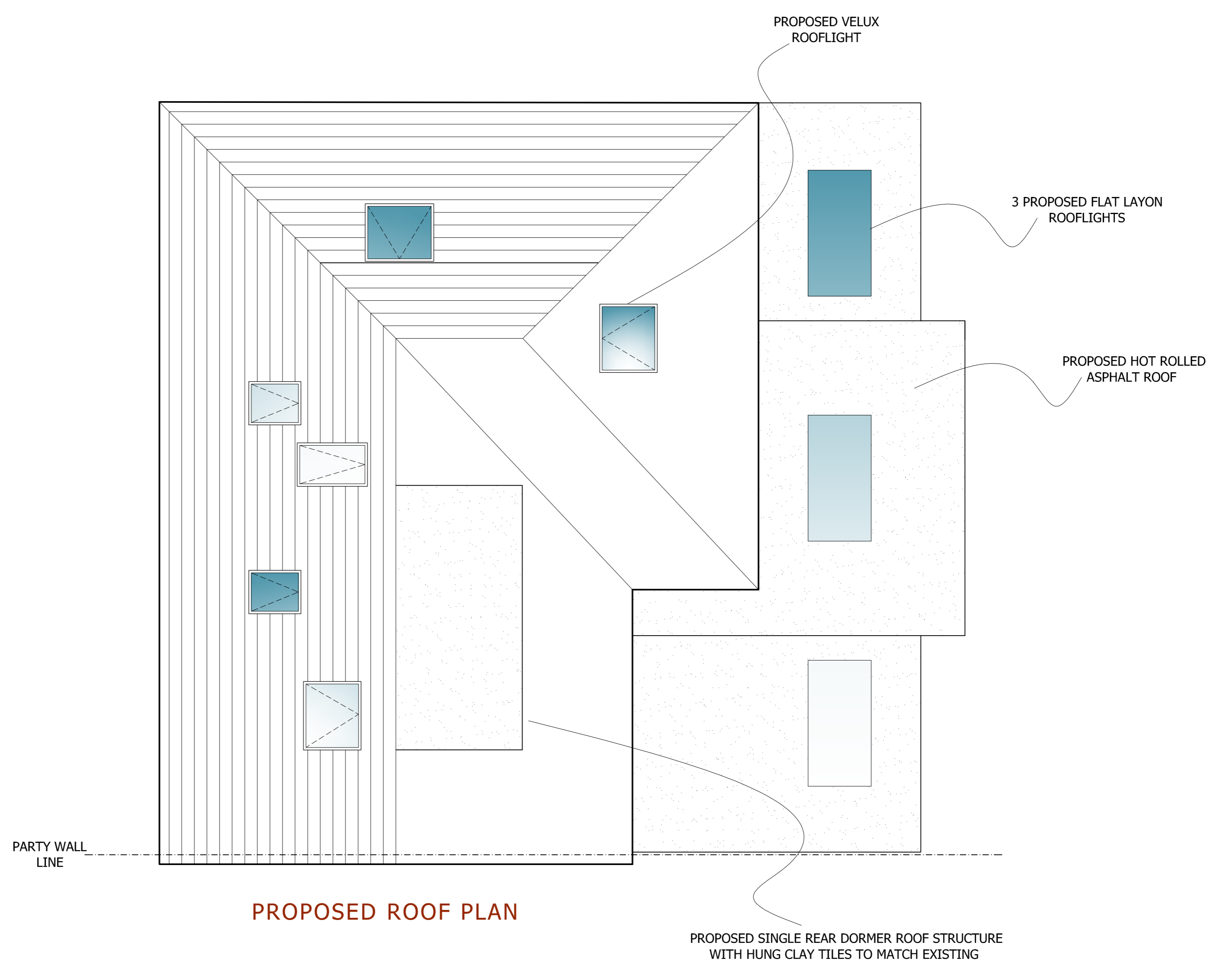
CORNERSTONE
ARCHITECTURAL DESIGN LTD
60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE
TEL: 0208 879 4217 MOB: 07 545 343 661
dojtd@hotmail.com



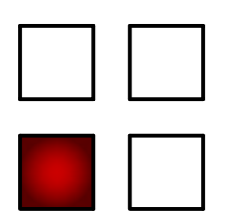
SCALE	DATE	DRAWING NO	PROJECT
1:50 @ A1 1:100 @ A3	11TH NOV 2021	LP 04 B	9 LANCASTER ROAD WIMBLEDON VILLAGE LONDON SW19 5DA
REVISION			
	EXISTING & PROPOSED LOFT PLANS & SECTIONS		



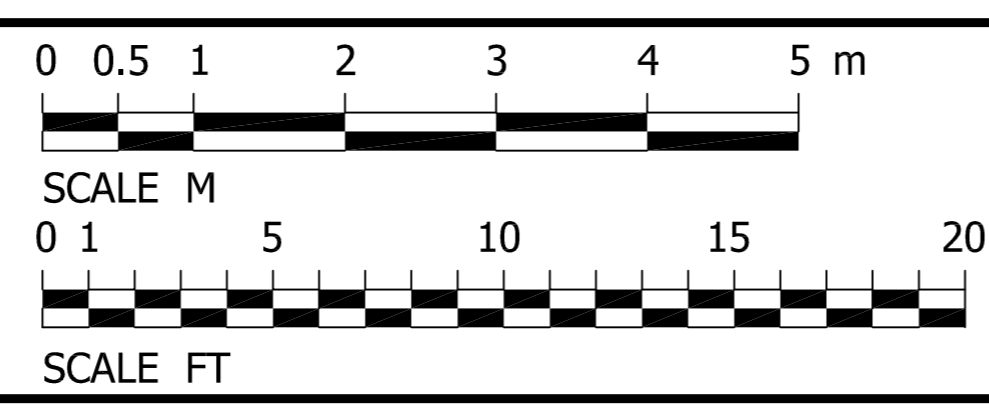
EXISTING ROOF PLAN



PROPOSED ROOF PLAN

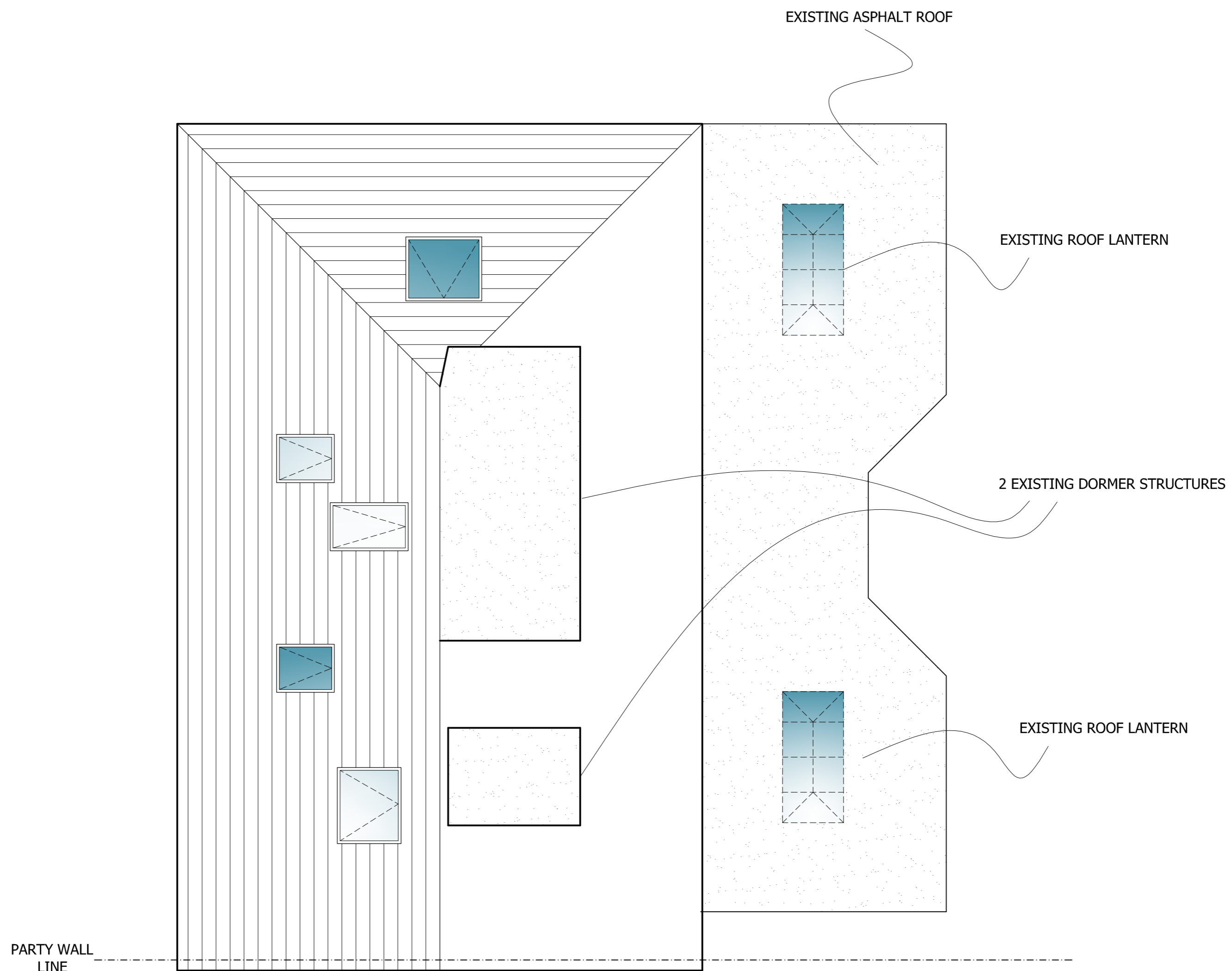
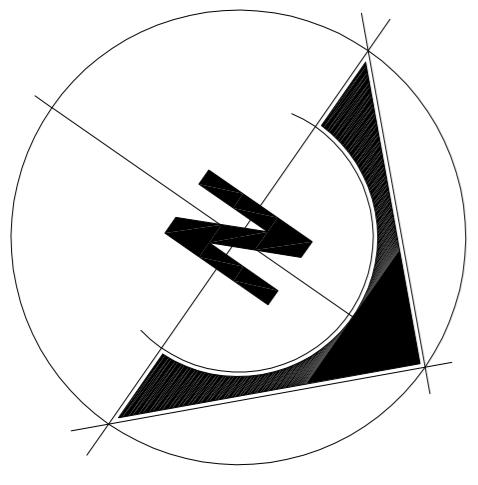


CORNERSTONE
 ARCHITECTURAL DESIGN LTD
 60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE
 TEL: 0208 879 4217 MOB: 07 545 343 663
 bbjtb@hotmail.com

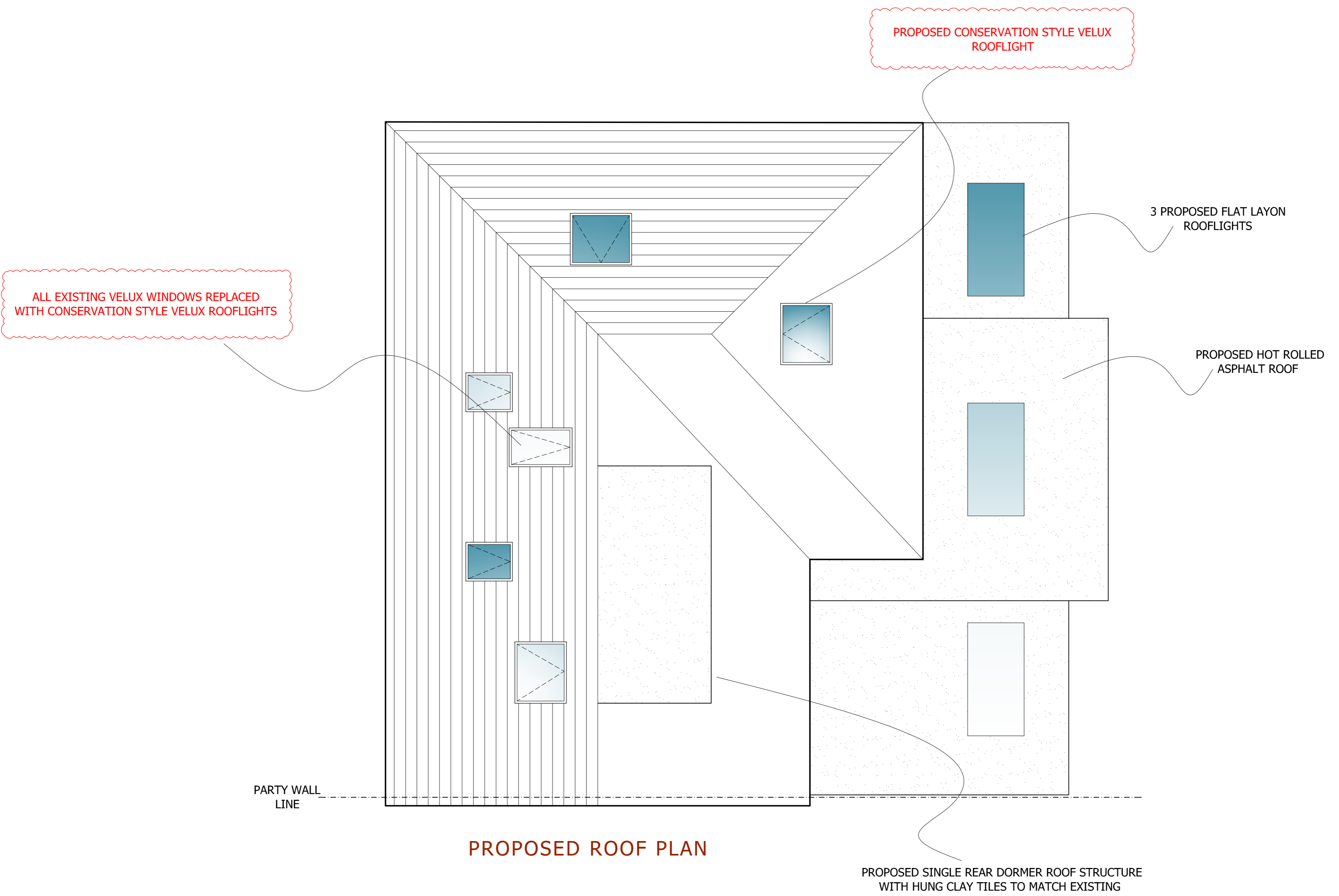


SCALE	DATE	DRAWING NO
1:50 @ A1 1:100 @ A3	11TH NOV 2021	LP 05 B
REVISION		

PROJECT
9 LANCASTER ROAD WIMBLEDON VILLAGE LONDON SW19 5DA
EXISTING & PROPOSED ROOF PLANS

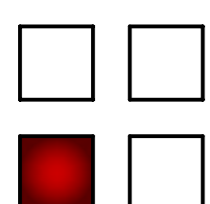


EXISTING ROOF PLAN

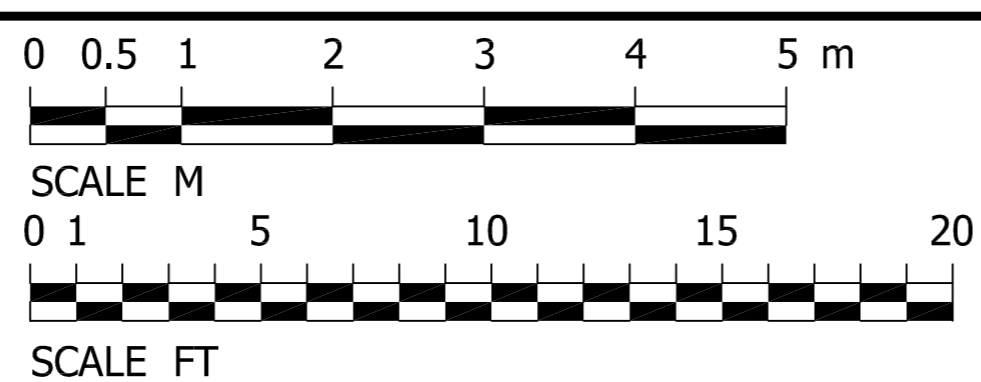


PROPOSED ROOF PLAN

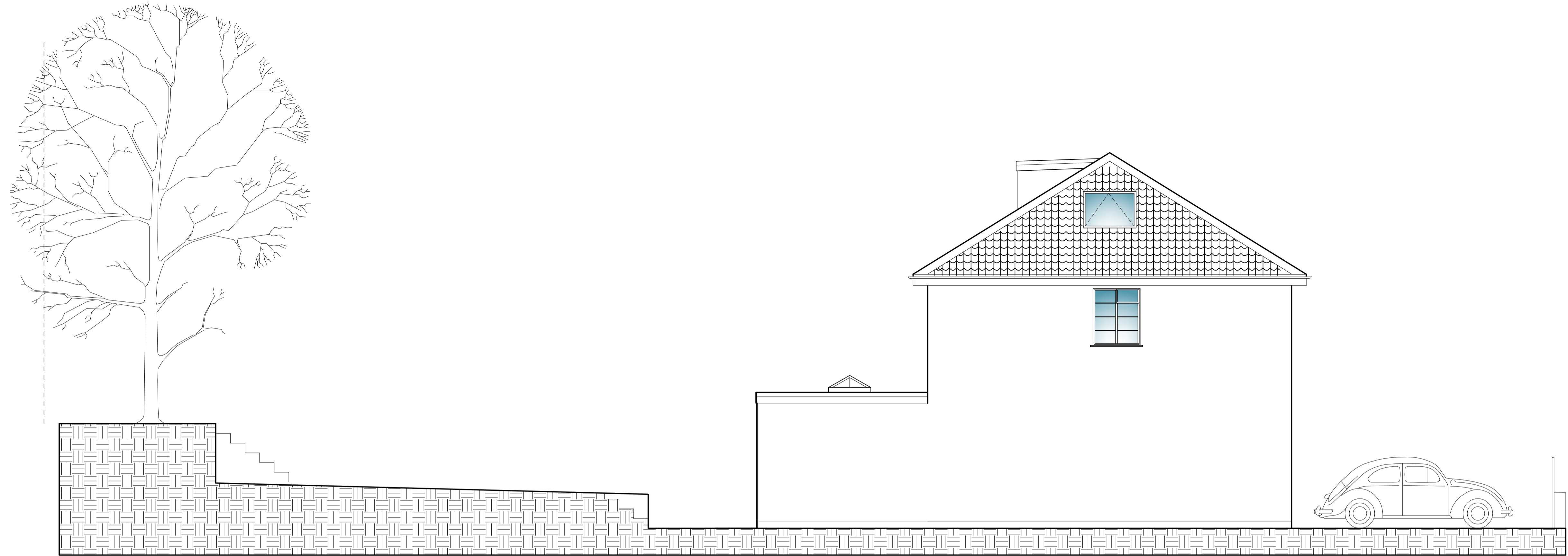
ALL EXISTING VELUX WINDOWS REPLACED WITH CONSERVATION STYLE VELUX ROOFLIGHTS



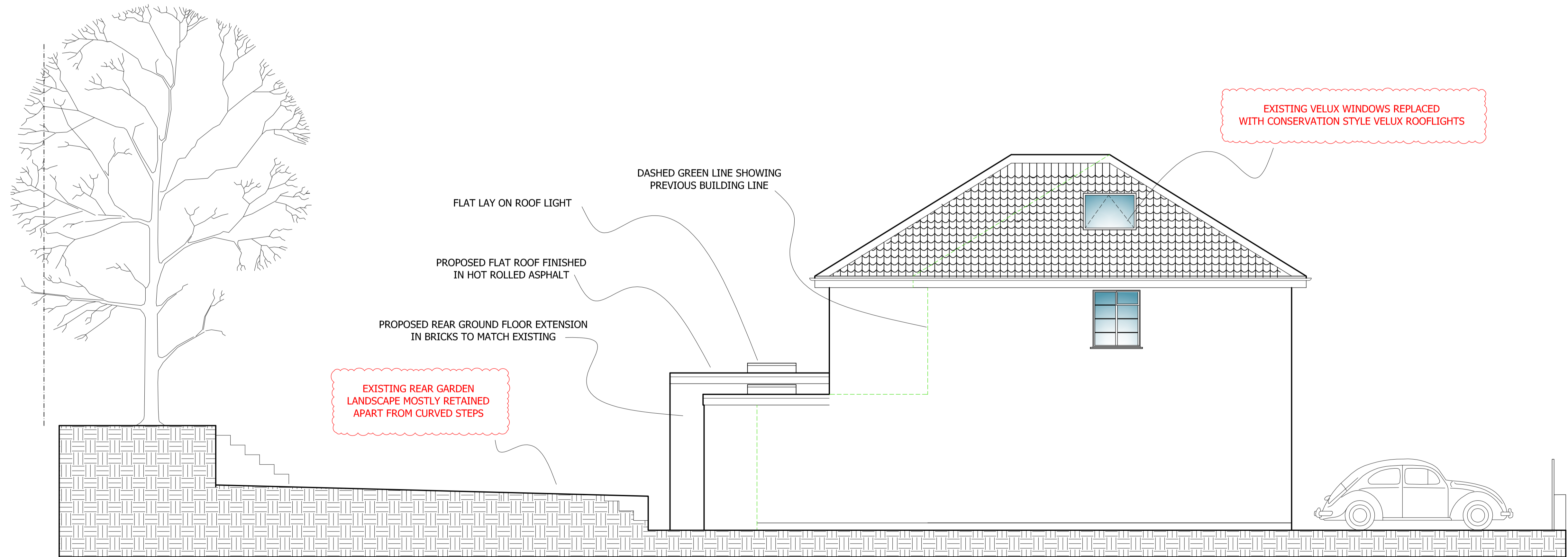
CORNERSTONE
ARCHITECTURAL DESIGN LTD
60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE
TEL: 0208 879 4217 MOB: 07 545 343 661
bbj10@hotmail.com



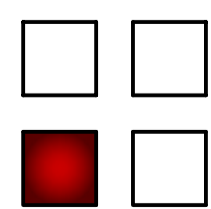
SCALE	DATE	DRAWING NO	PROJECT
1:50 @ A1 1:100 @ A3	12TH APR 2022	LP 05 C	9 LANCASTER ROAD WIMBLEDON VILLAGE LONDON SW19 5DA
REVISION			
REV C EXISTING VELUX ROOFLIGHTS REPLACED WITH CONSERVATION STYLE VELUX ROOFLIGHTS	EXISTING & PROPOSED ROOF PLANS		



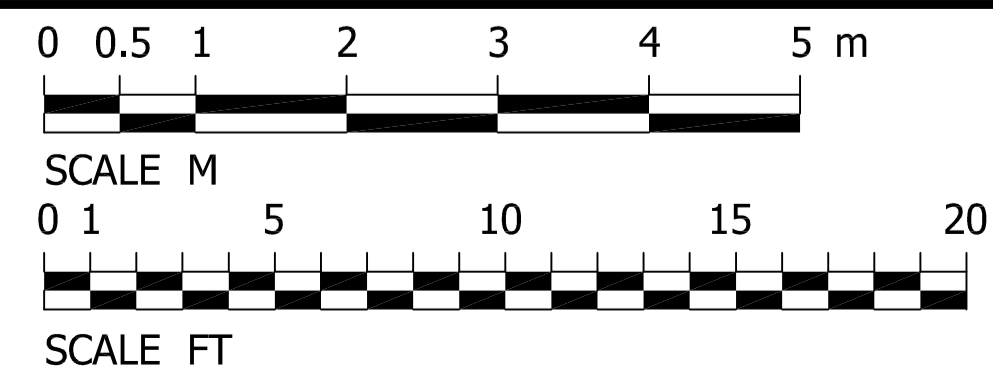
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



CORNERSTONE
 ARCHITECTURAL DESIGN LTD
 60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE
 TEL: 0208 879 4217 MOB: 07 545 343 661
 bbj5b@hotmail.com

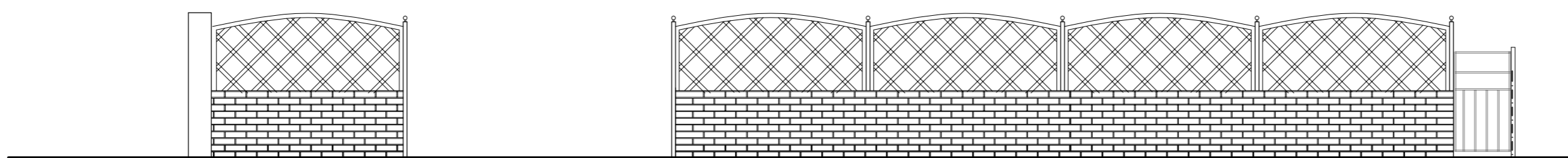


EXISTING WALLS
 PROPOSED WALLS

SCALE	DATE	DRAWING NO	PROJECT
1:50 @ A1 1:100 @ A3	12TH APR 2022	LP 07 C	9 LANCASTER ROAD WIMBLEDON VILLAGE LONDON SW19 5DA
REVISION			
REV C EXISTING GARDEN LEVELS RETAINED			
EXISTING & PROPOSED SIDE ELEVATION			



EXISTING FRONT ELEVATION



EXISTING BOUNDARY WALL AND TRELLIS

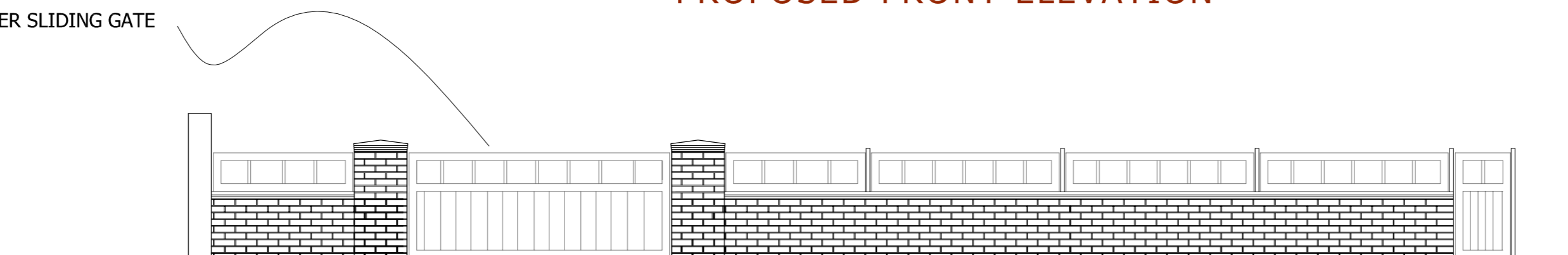


ALL EXISTING VELUX WINDOWS REPLACED WITH CONSERVATION STYLE VELUX ROOFLIGHTS

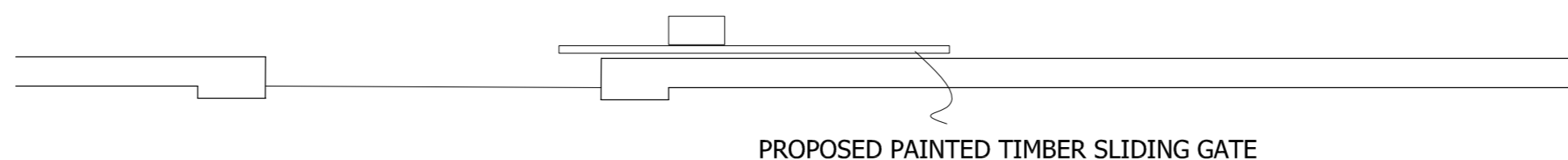
EXISTING PVC WINDOWS REPLACED WITH POWDER COATED METAL CRITTALL STYLE WINDOWS

LEAN TO LINEAR SHED THE WHOLE LENGTH OF SIDE PASSAGE. SIDE PASSAGE TO REMAIN OPEN AIR

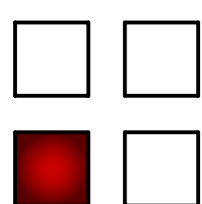
PROPOSED FRONT ELEVATION



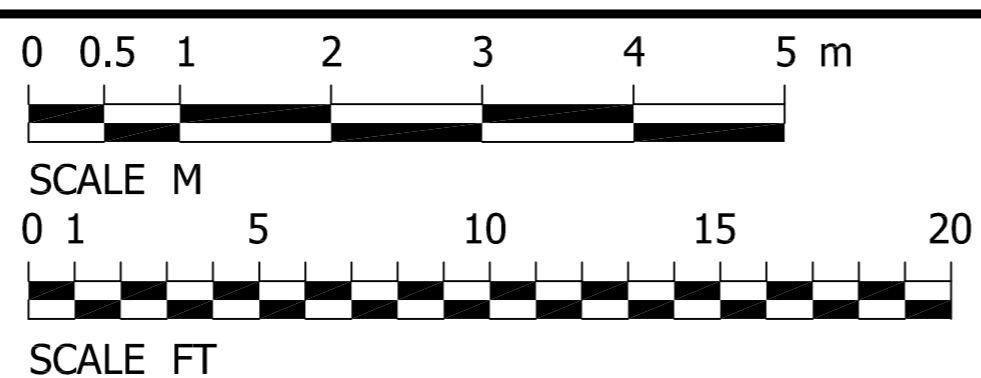
PROPOSED BOUNDARY WALL AND TRELLIS



PROPOSED PAINTED TIMBER SLIDING GATE



CORNERSTONE
ARCHITECTURAL DESIGN LTD
60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE
TEL: 0208 879 4217 MOB: 07 545 343 661
bb1tb@hotmail.com

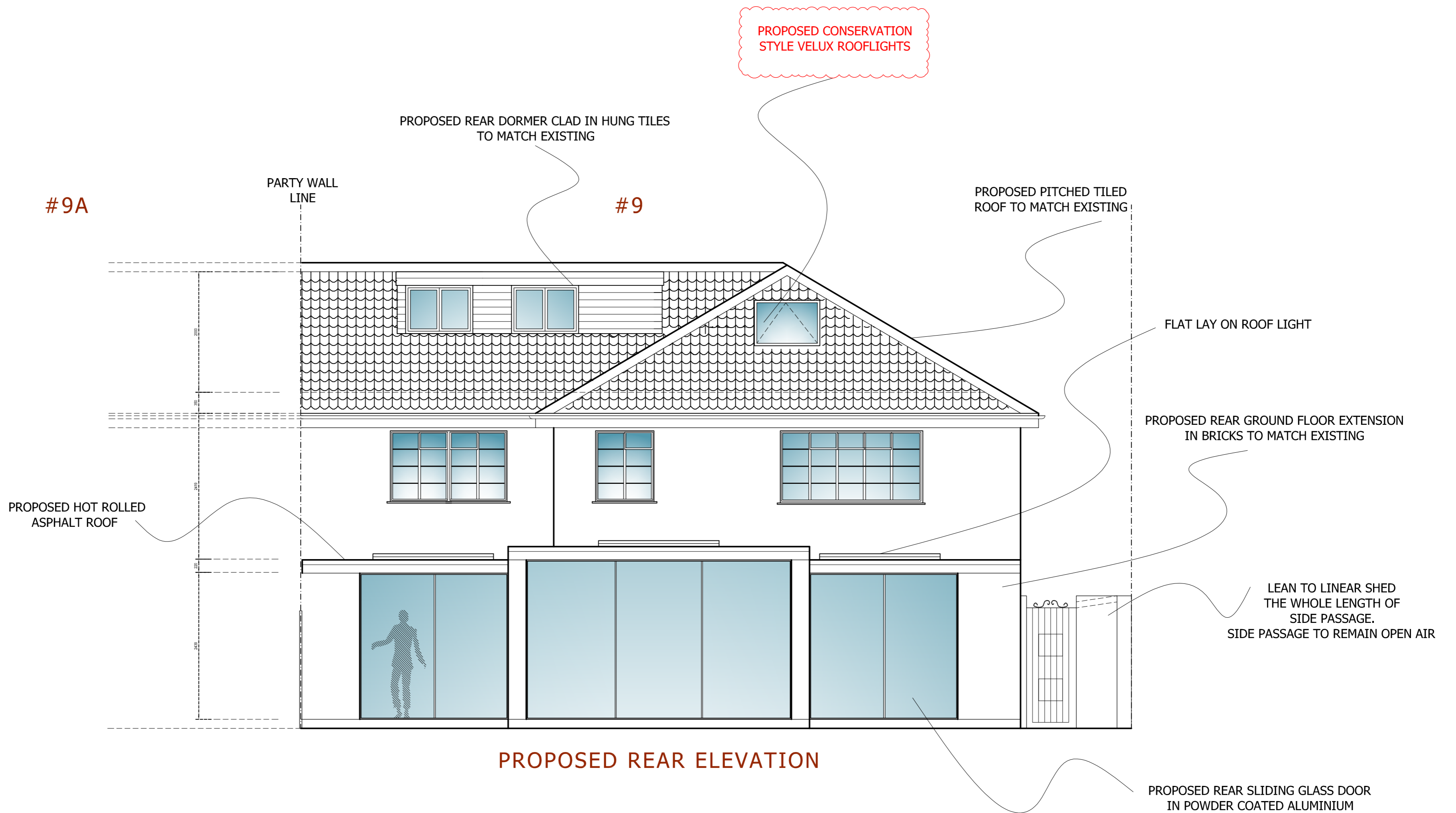


SCALE	DATE	DRAWING NO	PROJECT
1:50 @ A1 1:100 @ A3	12TH APR 2022	LP 06 C	9 LANCASTER ROAD WIMBLEDON VILLAGE LONDON SW19 5DA
REVISION			EXISTING & PROPOSED FRONT ELEVATION
REV C EXISTING VELUX ROOFLIGHTS REPLACED WITH CONSERVATION STYLE VELUX ROOFLIGHTS			

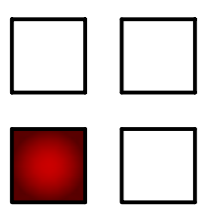
EXISTING & PROPOSED
FRONT ELEVATION



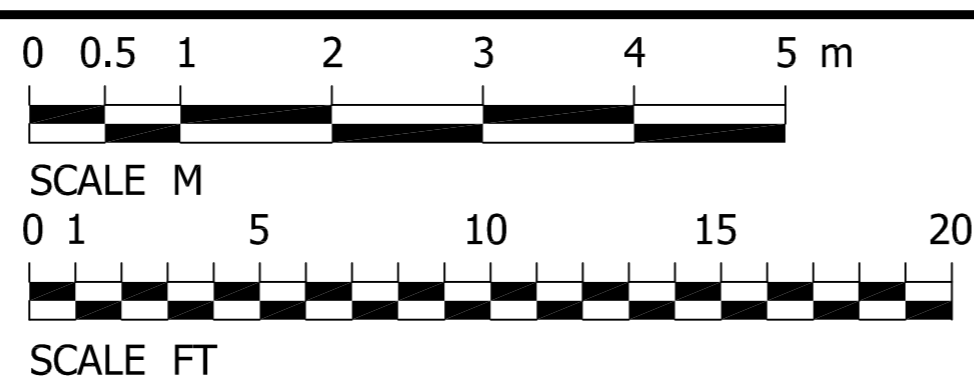
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

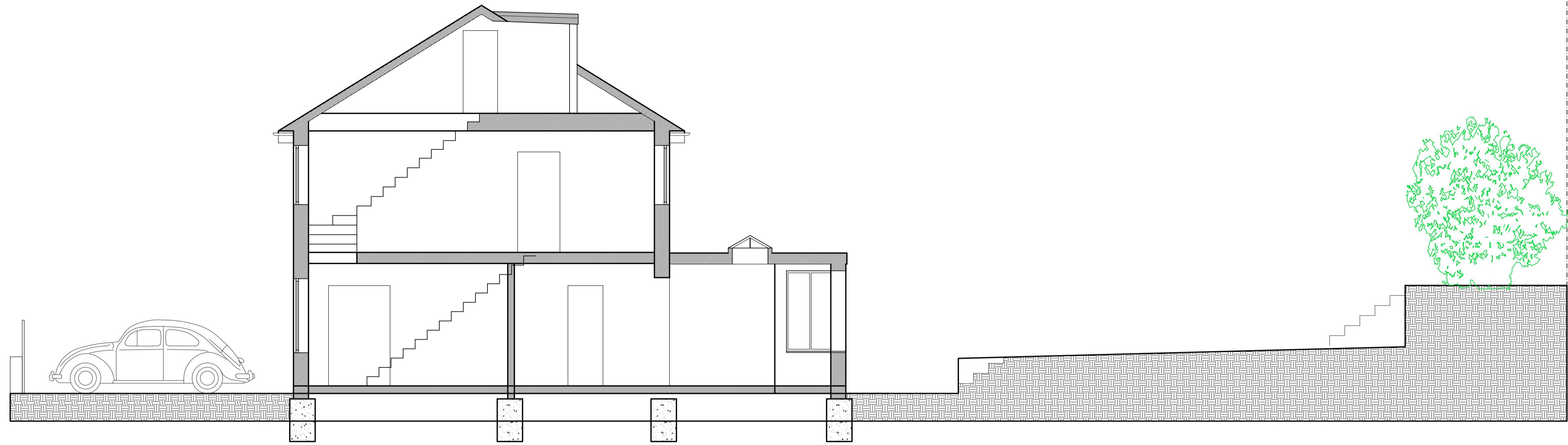


CORNERSTONE
ARCHITECTURAL DESIGN LTD
60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE
TEL: 0208 879 4217 MOB: 07 545 343 661
bbjtb@hotmail.com

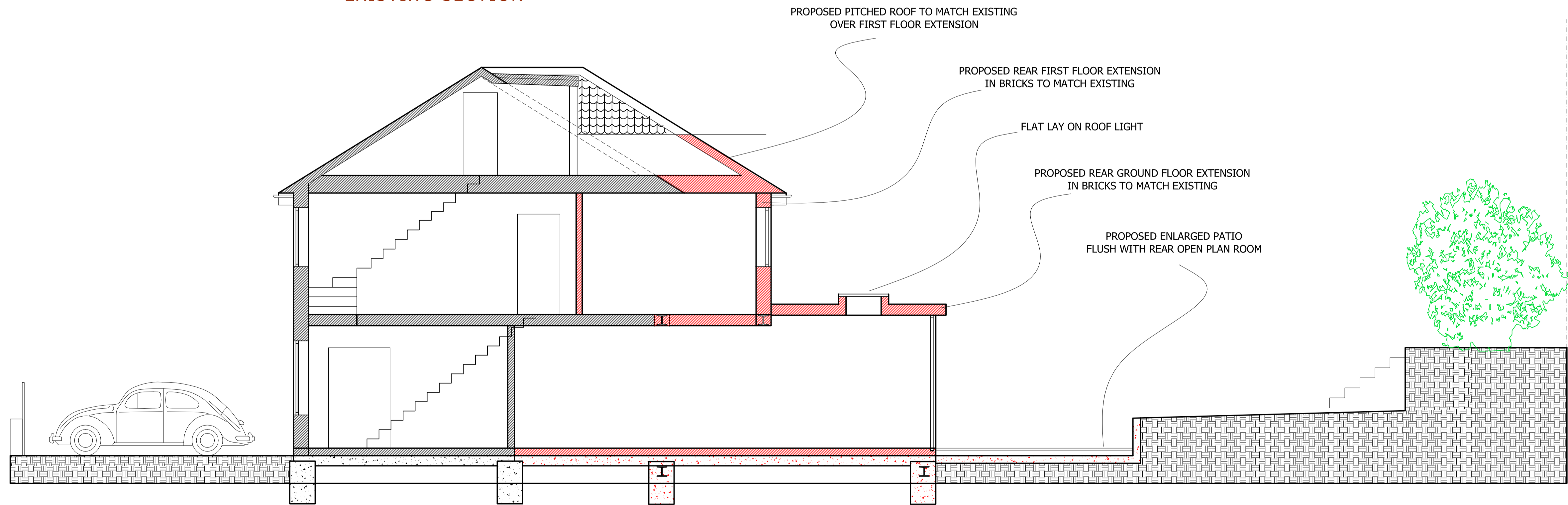


SCALE	DATE	DRAWING NO	PROJECT
1:50 @ A1 1:100 @ A3	12TH APR 2022	LP 08 C	9 LANCASTER ROAD WIMBLEDON VILLAGE LONDON SW19 5DA
REVISION			
REV C EXISTING VELUX ROOFLIGHTS REPLACED WITH CONSERVATION STYLE VELUX ROOFLIGHTS			

PROJECT
EXISTING & PROPOSED REAR ELEVATION



EXISTING SECTION



PROPOSED SECTION

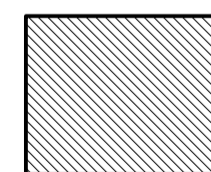
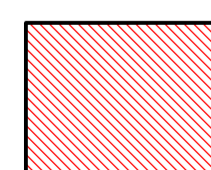
PROPOSED PITCHED ROOF TO MATCH EXISTING OVER FIRST FLOOR EXTENSION

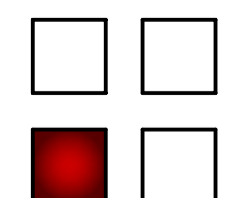
PROPOSED REAR FIRST FLOOR EXTENSION IN BRICKS TO MATCH EXISTING

FLAT LAY ON ROOF LIGHT

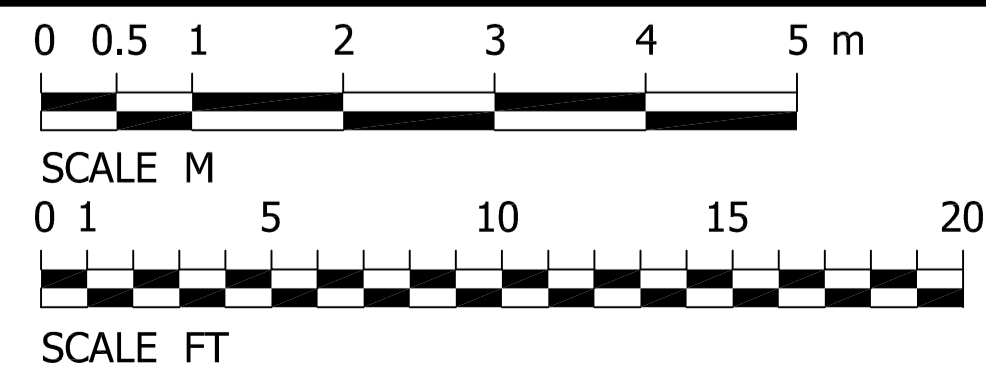
PROPOSED REAR GROUND FLOOR EXTENSION IN BRICKS TO MATCH EXISTING

PROPOSED ENLARGED PATIO FLUSH WITH REAR OPEN PLAN ROOM

 EXISTING WALLS
 PROPOSED WALLS

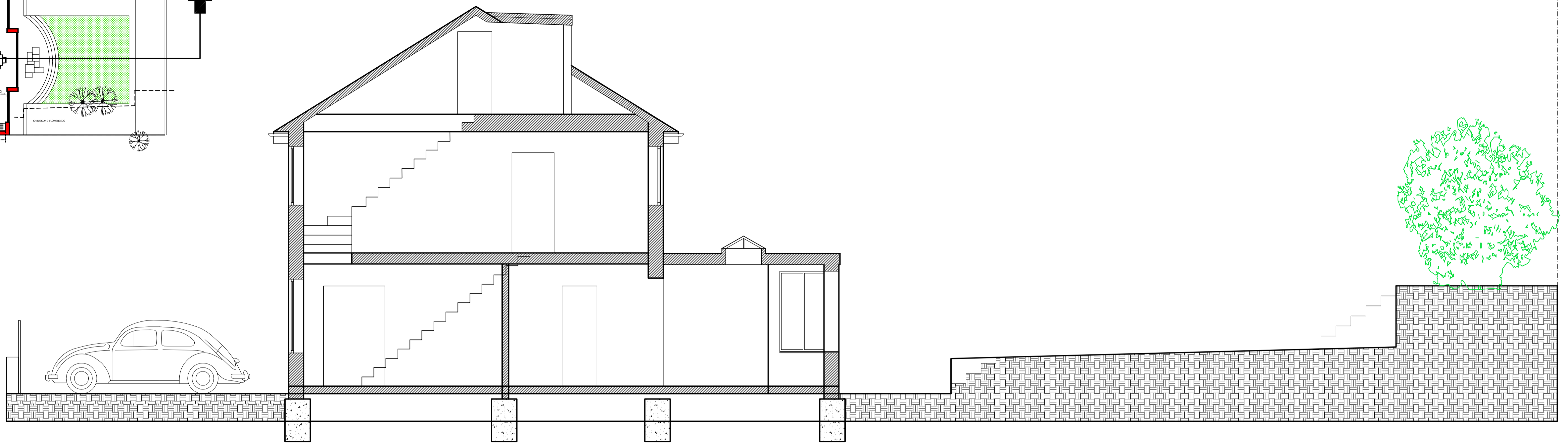
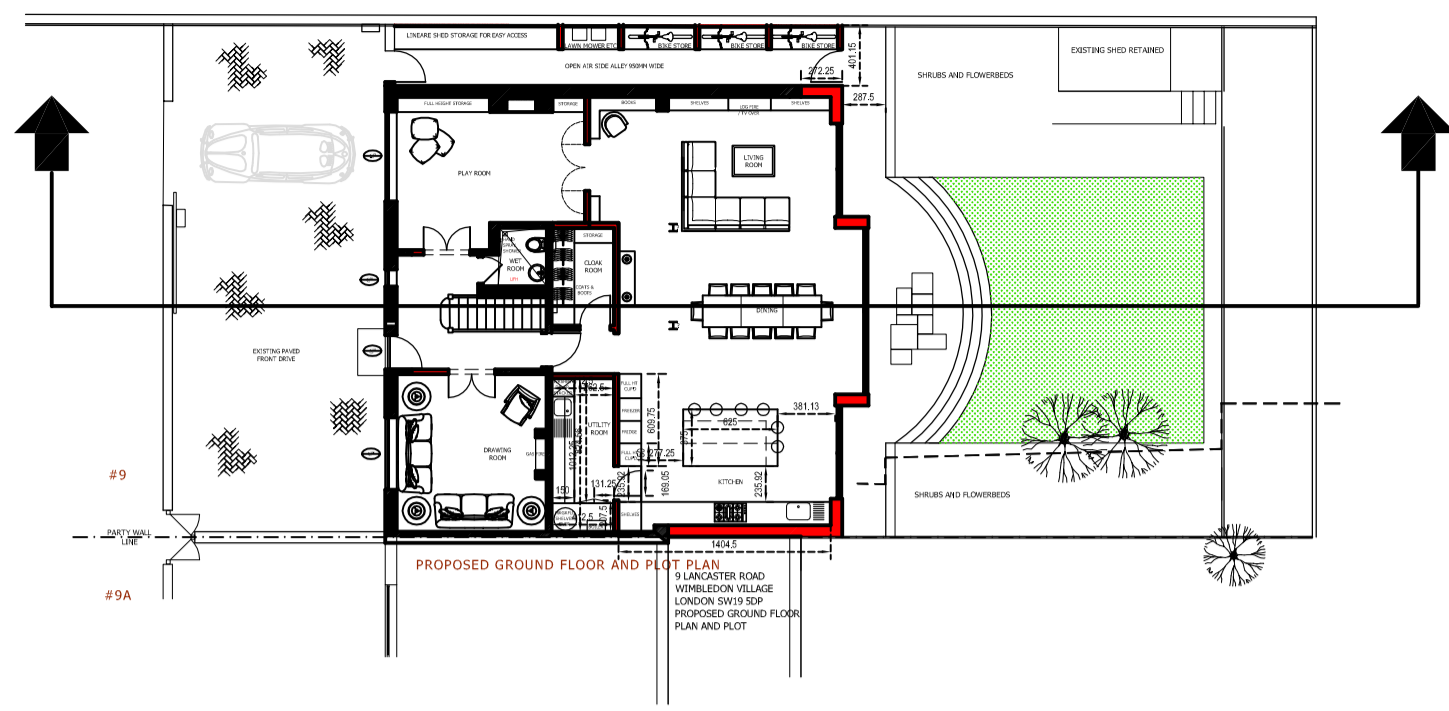


CORNERSTONE
 ARCHITECTURAL DESIGN LTD
 60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE
 TEL: 0208 879 4217 MOB: 07 545 343 661
 info@cornerstonead.com

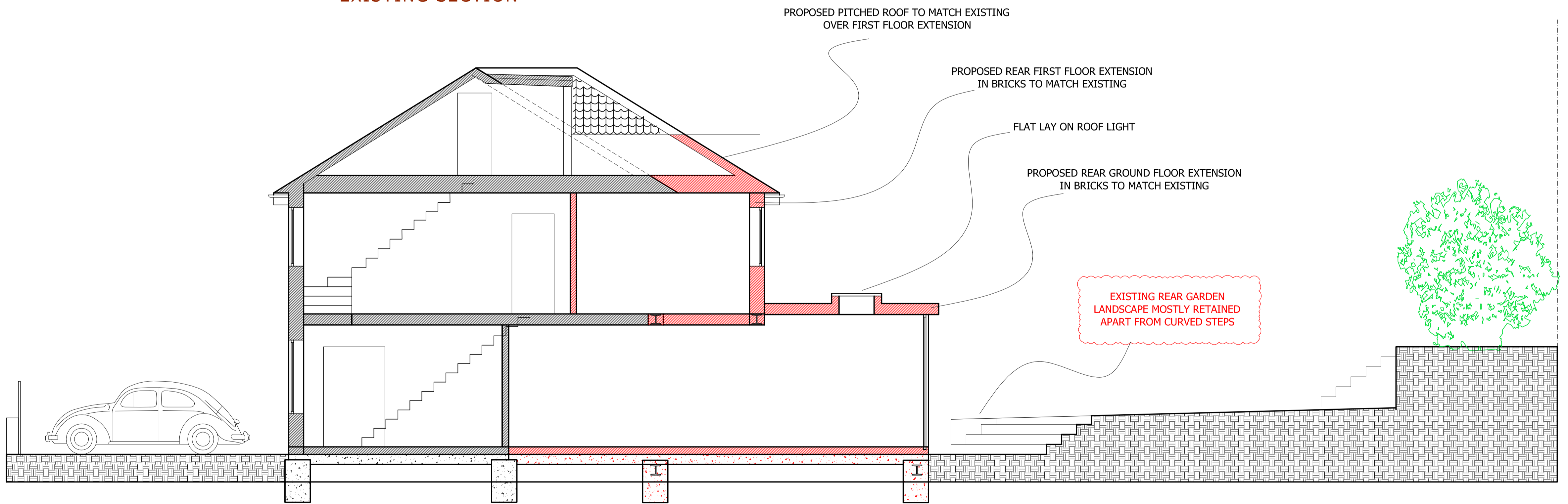


 EXISTING WALLS
 PROPOSED WALLS

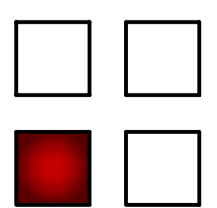
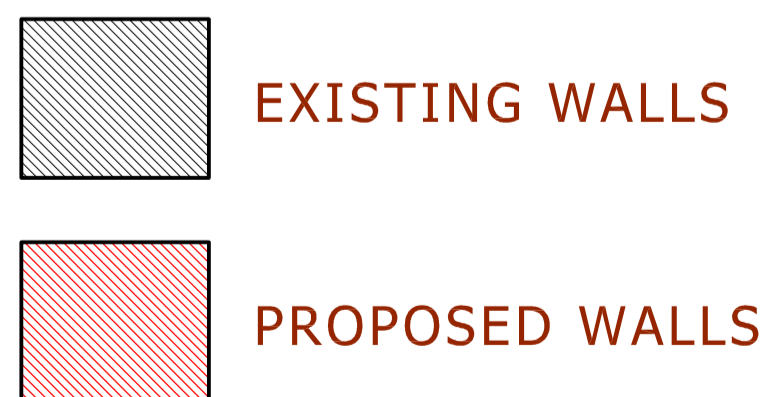
SCALE	DATE	DRAWING NO	PROJECT
1:50 @ A1 1:100 @ A3	11TH NOV 2021	LP 09 B	9 LANCASTER ROAD WIMBLEDON VILLAGE LONDON SW19 5DA
REVISION			EXISTING & PROPOSED SECTION



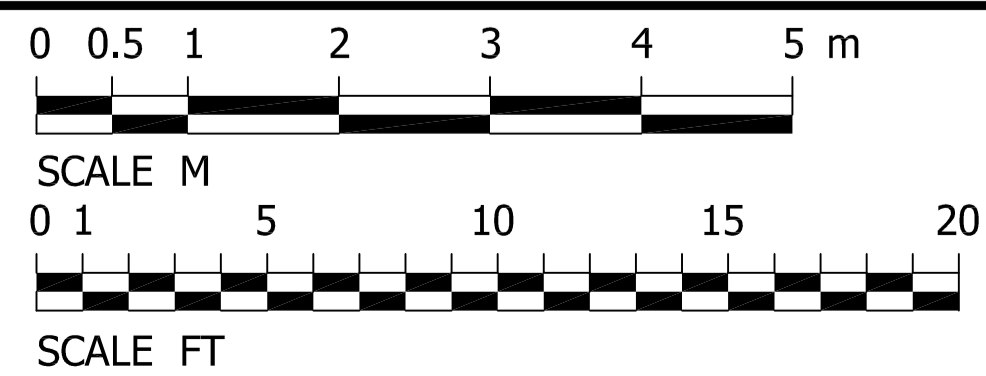
EXISTING SECTION



PROPOSED SECTION



CORNERSTONE
ARCHITECTURAL DESIGN LTD
60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE
TEL: 0208 879 4217 MOB: 07 545 343 661
bbjtb@hotmail.com



SCALE	DATE	DRAWING NO	PROJECT
1:50 @ A1 1:100 @ A3	12TH APR 2022	LP 09 C	9 LANCASTER ROAD WIMBLEDON VILLAGE LONDON SW19 5DA
REVISION			
REV C EXISTING GARDEN LEVELS RETAINED			

EXISTING & PROPOSED SECTION