

**PLANNING APPLICATIONS COMMITTEE**  
**14<sup>th</sup> July 2022**

**Item No:**

<b><u>UPRN</u></b>	<b><u>APPLICATION NO.</u></b>	<b><u>DATE VALID</u></b>
	21/P3990	
<b>Address/Site</b>	9 Lancaster Road, Wimbledon Village, London, SW19 5DA	
<b>(Ward)</b>	Village	
<b>Proposal:</b>	ALTERATIONS TO EXISTING GROUND FLOOR REAR EXTENSION, ERECTION OF A FIRST FLOOR REAR EXTENSION AND ALTERATIONS TO PITCHED ROOF.	
<b>Drawing Nos:</b>	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 C1, 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.	
<b>Contact Officer:</b>	Charlotte Gilhooly (0208 545 4028)	

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**RECOMMENDATION**

**Grant Permission subject to conditions.**

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**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 Tree which is subject to a Tree Preservation Order in adjoining property at 9a Lancaster Road. 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 (front elevation): 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. Amendments include:

- Plans now show the correct address. A 21 day reconsult then took place.
- Landscaping in the rear garden is no longer proposed.
- Bike storage has been moved away from the historic side shared boundary wall at the rear.
- An Arboricultural Report has been submitted during the application process.

## 4. **PLANNING HISTORY**

- 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 (2011)

- 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
- D8 Public Realm
- 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. 6 representations have been received from 5 individuals and 1 from Clarion Housing (16 June) raising objection on the following grounds:

### 6.2 EXTERNAL

#### Construction

- 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?

#### Character and Appearance

- 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.
- Concern over the impact to construction works affecting the historic wall which is part of my property at 7 Rushmere Place.
- The proposal will not result in an increase in accommodation to justify loss of green space.

#### Neighbouring amenity

- Concern over impact on loss of daylight/sunlight to adjoining property 9a Lancaster Road.
- No daylight/sunlight report has been submitted.

- 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?
- There is no separation distance at the side boundary between the proposed extension and my extension.
- Concern about the impact to the Sycamore tree (TPO) in the neighbouring garden of 9a Lancaster Road which is also located on a boundary.
- Concern over air pollution as a result of the outdoor kitchen.

#### Other

- Proposed plans and supporting documents show an incorrect address.
- The existing extension and my extension (9a) at the rear are not equal in depth. No 9s is already deeper than mine.
- 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.
- Is the drawing LPO6 showing the sliding gates for right of way drive on display?
- The site is not Lancaster Place as can be seen on maps.
- The applicant is asking for consent upon previous consent granted and executed for further extensions to the host building and that within the context of the heritage asset of the Conservation Area. No Heritage Statement appears to have been submitted by the applicant in accordance with policy to justify what would become a dangerous precedent. I would be grateful if this can be looked into by the committee.

#### Clarion Housing

The proposed works are extensive, including extensive demolition to the rear of the property, and may result in severe disruption and nuisance to the neighbouring properties. Several of these are in Clarion's ownership.

The applicant states that the works will last from February to November 2022 (9 months), which is a considerable period of time even if the works complete on programme. Due to the limited access to the property, this will cause distress and serious disruption to the neighbouring homes in the cul-de-sac. The constructors will need to use the small cul-de-sac and shared green space for parking, site materials and access, and the applicant has proposed no strategy for managing this. We are concerned about the lack of delivery plan provided in the planning documents.

Further, the shared green space in the cul-de-sac is under Clarion's ownership since 2020, and we have received no permission note for use of this space, which may well be damaged as a result of this activity. It is an unacceptable loss of a valuable community green space.

We object to the application as it currently stands, and ask the council to consider the impact on the neighbouring properties.

#### 6.3 Planning Officers response:

- A condition is recommended below to ensure that prior to commencement, details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements during the construction process are 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.

- Plans were amended during the application process and a 21 day reconsult was carried out in order to clarify to neighbouring properties the correct site address.
- It is acknowledged a Heritage Statement should have been submitted and is a validation requirement. However having consulted the Council's Conservation Officer and looked at Historic Maps from 1865, Planning Officers are now satisfied heritage assets such as the historic wall, the character of the conservation area and the neighbouring tree have not been harmed as a result of the proposed amended plans and Arboricultural Report being submitted during the application process.

#### 6.4 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

##### Highways

INF9 INF12

H9

#### 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 proposed 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 1<sup>st</sup> 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 too bulky for the site and would not appear incongruous.

7.6 Dormer

It is noted the existing house has 2 dormers at the rear. The proposed dormer is of a similar scale to existing 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 at the front of the site is minimal in height and would 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 and 14 and 16 Marrayat 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. The impact on amenity to this neighbouring property 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 removed landscaping proposals and submitted an Arboricultural Report during the application process. 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 to the character of the host building, the Conservation area, neighbouring amenity or trees. Therefore, the proposal is considered to comply with the principles of policies DM D2, DM D3 and DM D4 of the Adopted SPP 2014, CS 14 of the LBM Core Strategy 2011 and D3, D4, D8 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 Policies 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.

#### Informatives

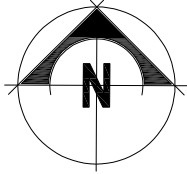
1. The applicant should be aware that the site may provide a useful habitat for swifts. Swifts are currently in decline in the UK and in order to encourage and improve the conservation of swifts the applicant is advised to consider the installation of a swift nesting box/bricks on the site.

2. INFORMATIVE 9: You are advised to contact the Council's Highways team on 020 8545 3700 before undertaking any works within the Public Highway to obtain the necessary approvals and/or licences. Please be advised that there is a further charge for this work. If your application falls within a Controlled Parking Zone this has further costs involved and can delay the application by 6 to 12 months.
  
3. INFORMATIVE 12: Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be co-ordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Merton. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with the London Borough of Merton, Network Coordinator, (telephone 020 8545 3976). This must take place at least one month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are co-ordinated to take place wherever possible at the same time.

# NORTHGATE SE GIS Print Template



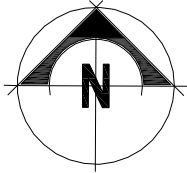
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SITE LOCATION PLAN  
AREA 2HA  
SCALE: 1:1250 @A4  
9 LANCASTER ROAD  
WIMBLEDON VILLAGE  
LONDON SW19 5DP



STREETWISE LICENCE NO:100047474

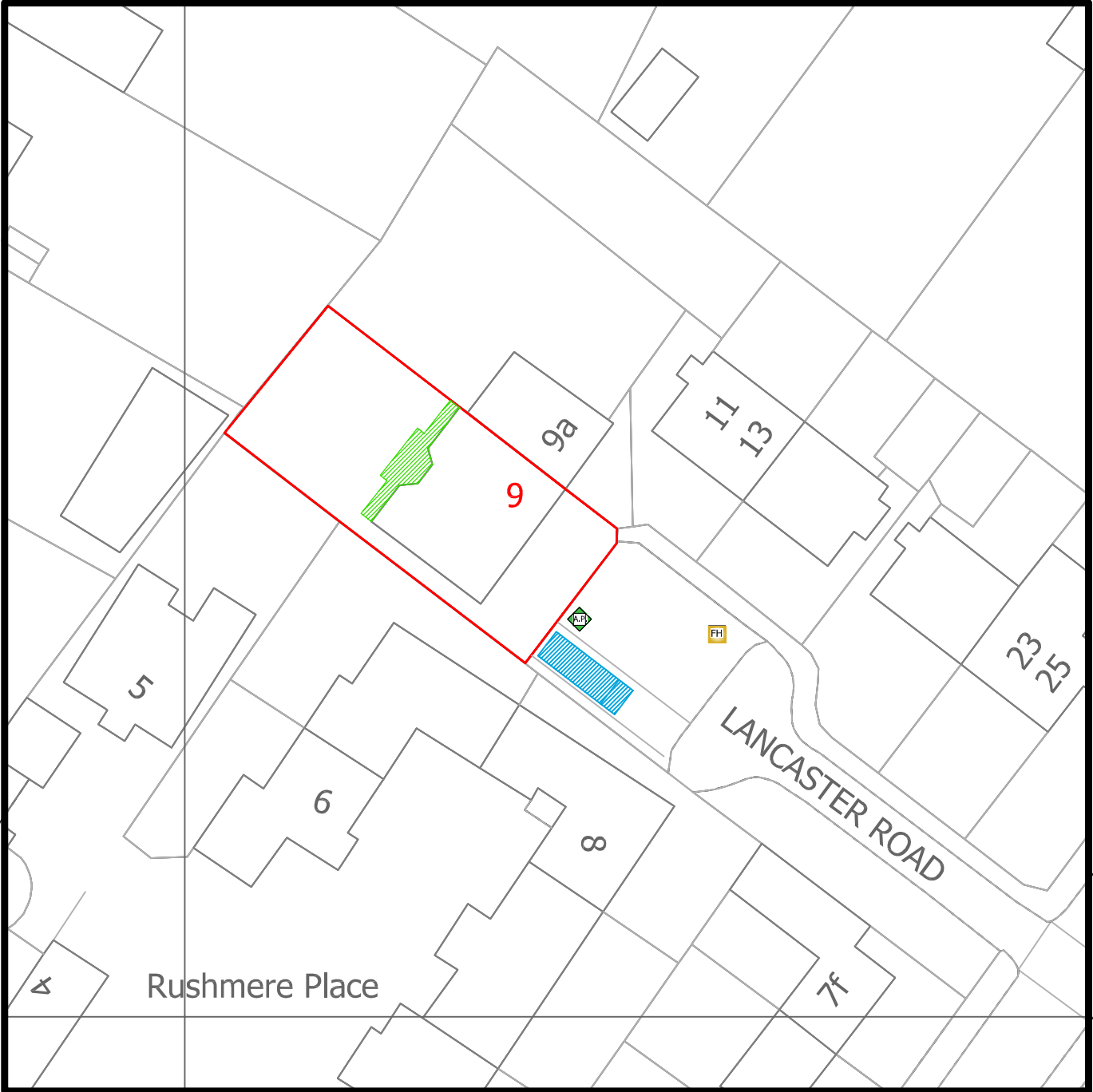


SITE LOCATION PLAN  
AREA 2HA  
SCALE: 1:1250 @A4  
9 LANCASTER ROAD  
WIMBLEDON VILLAGE  
LONDON SW19 5DA



STREETWISE LICENCE NO:100047474

9 LANCASTER ROAD  
WIMBLEDON VILLAGE LONDON  
SW19 5DA  
BLOCK PLAN



SCALE 1:500 @A4

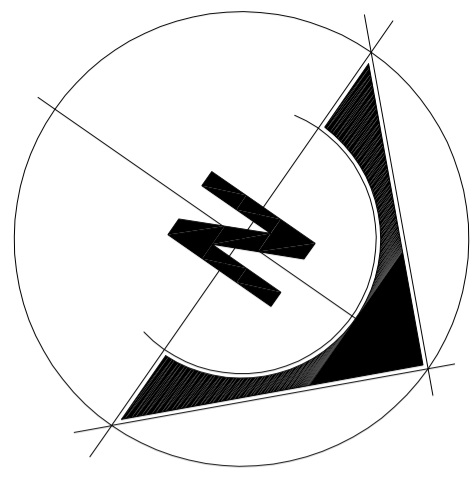
RED LINE TO DENOTE SITE BOUNDARY

GREEN HATCH TO DENOTE EXTENSION

BLUE HATCH TO DENOTE PROPOSED FIRE ENGINE

 FIRE HYDRANT LOCATION

 ASSEMBLY POINT



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

SHRUBS AND FLOWERBEDS

EXISTING SHED RETAINED

ROOT PROTECTION AREA

SHRUBS AND FLOWERBEDS

PROPOSED POWDER COATED ALUMINIUM SLIDING DOORS

DASHED LINE SHOWING GARDEN LEVELS

ROOT PROTECTION AREA

PROPOSED SLIDING TIMBER VEHICULAR GATE

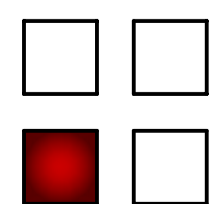
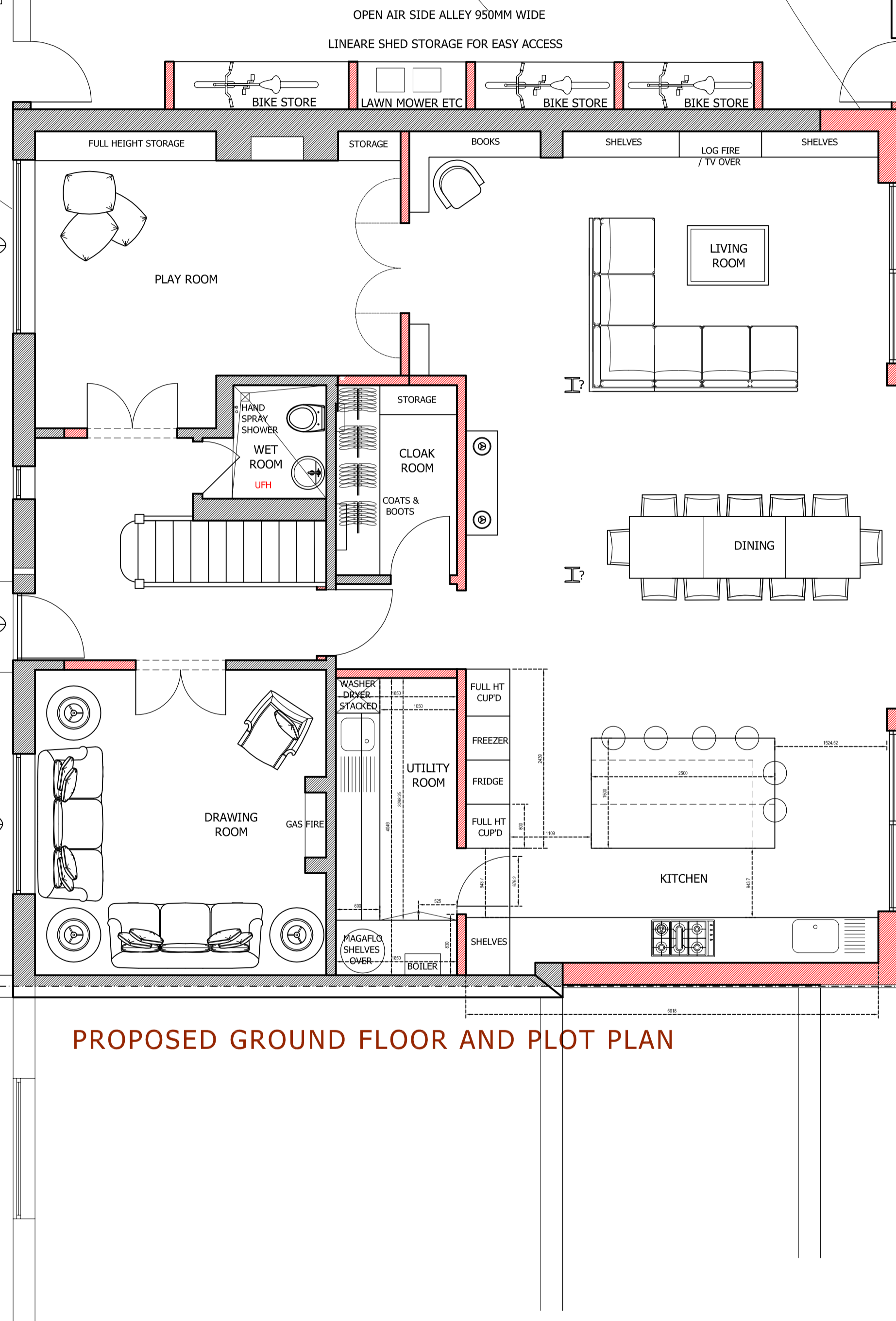
EXISTING PAVED FRONT DRIVE

#9

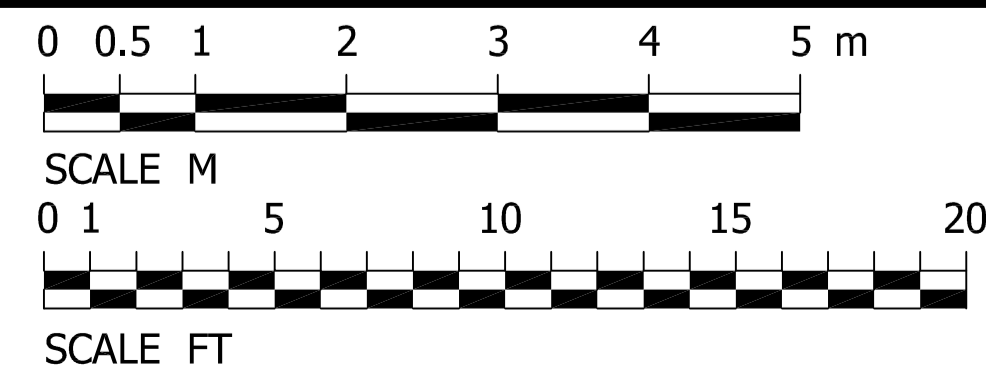
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PARTY WALL LINE

### PROPOSED GROUND FLOOR AND PLOT PLAN

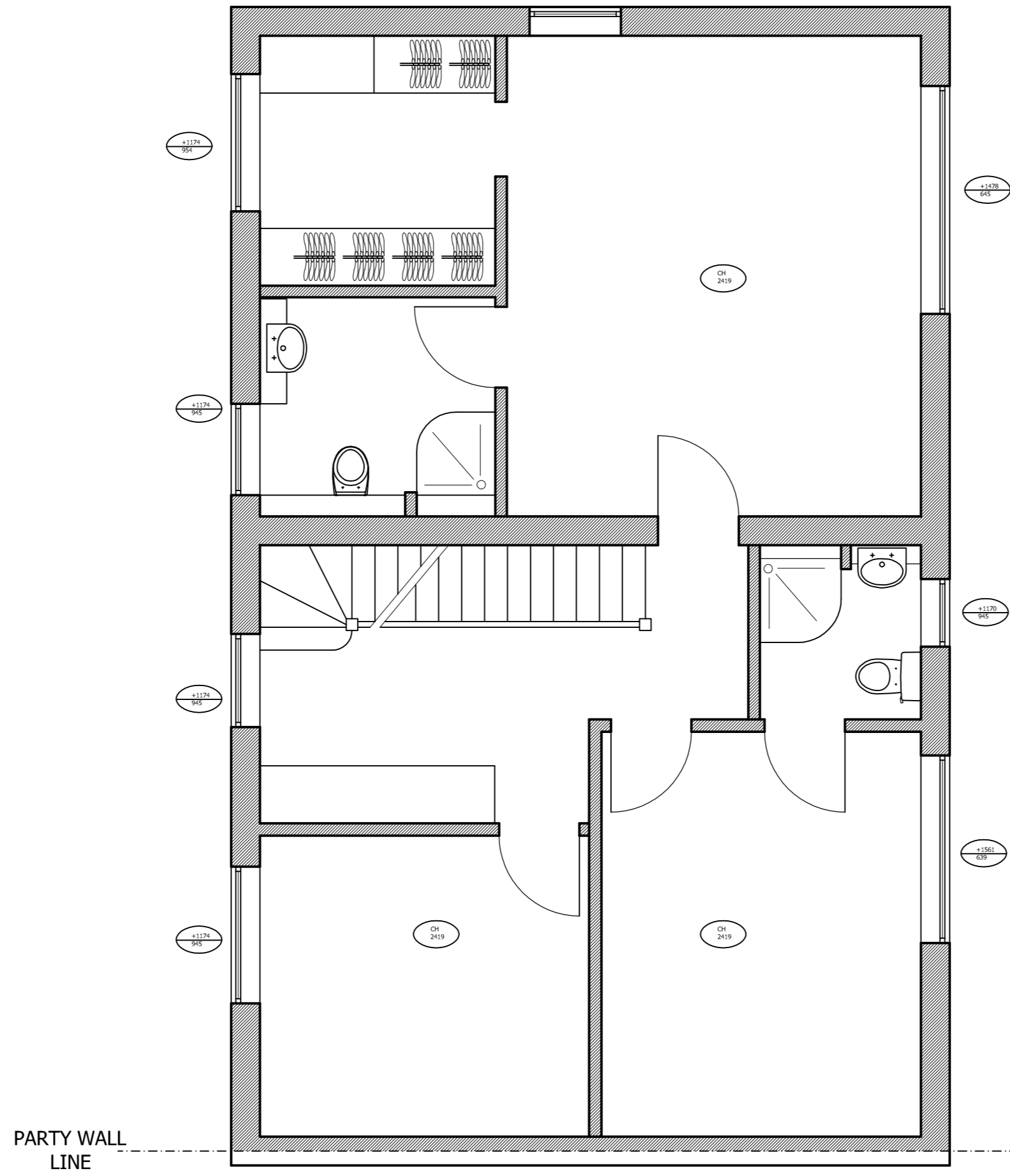
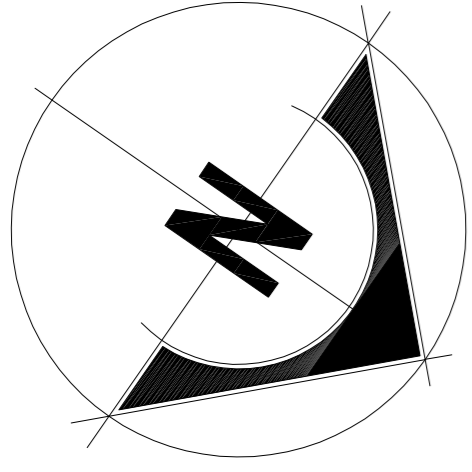


**CORNERSTONE**  
ARCHITECTURAL DESIGN LTD  
60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE  
TEL: 0208 879 4217 MOB: 07 545 343 661  
bbjtd@hotmail.com



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			

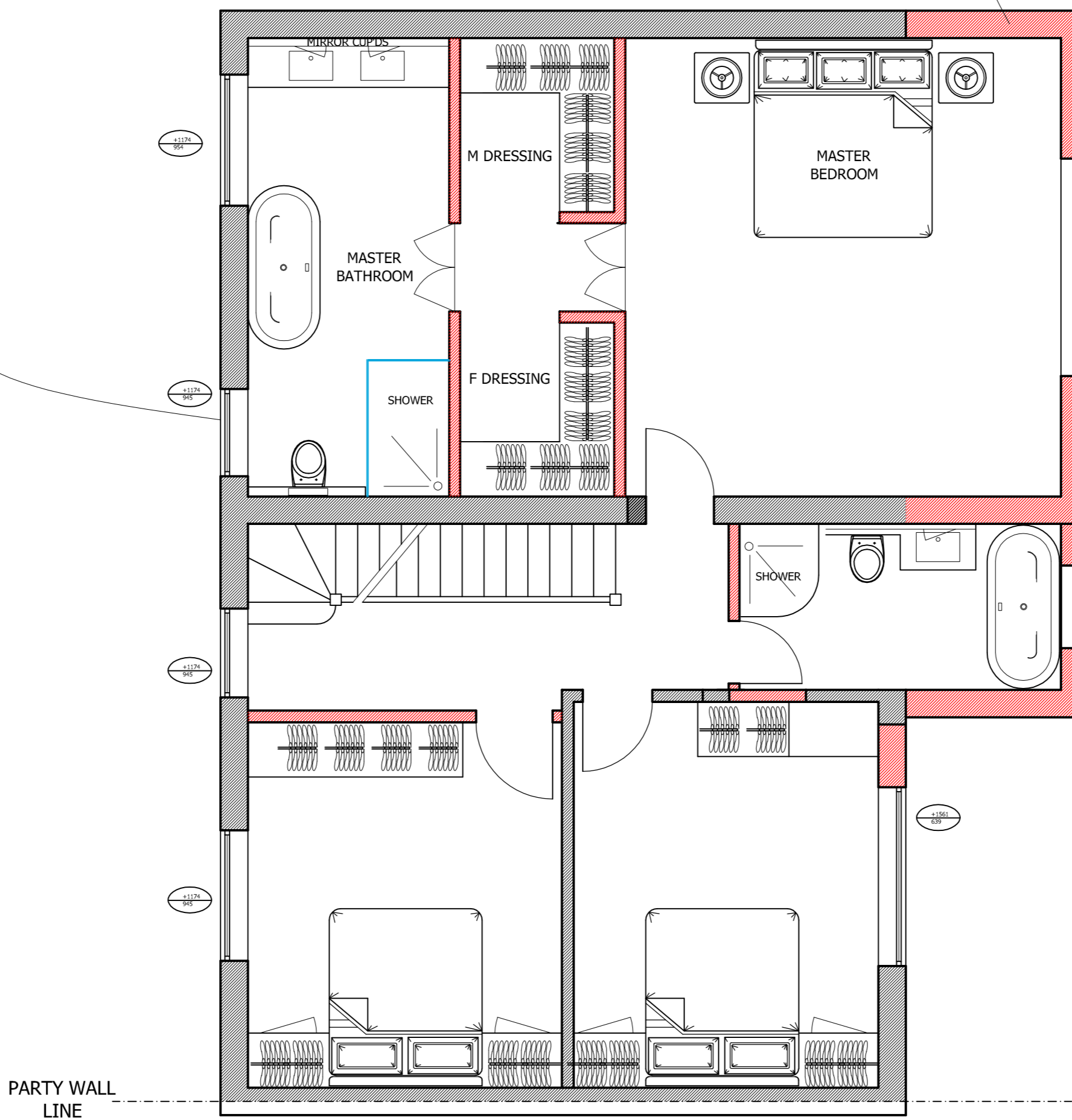


EXISTING FIRST FLOOR PLAN

PROPOSED REAR FIRST FLOOR EXTENSION  
IN BRICKS TO MATCH EXISTING

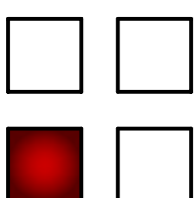
EXISTING PVC WINDOWS REPLACED  
WITH POWDER COATED METAL  
CRITTAL STYLE WINDOWS

EXISTING PVC WINDOWS REPLACED  
WITH POWDER COATED METAL  
CRITTAL STYLE WINDOWS

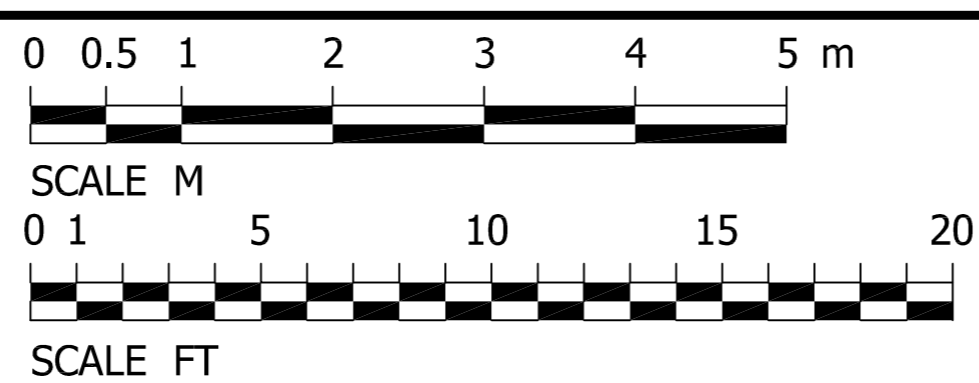


PROPOSED FIRST FLOOR PLAN

EXISTING WALLS  
PROPOSED WALLS



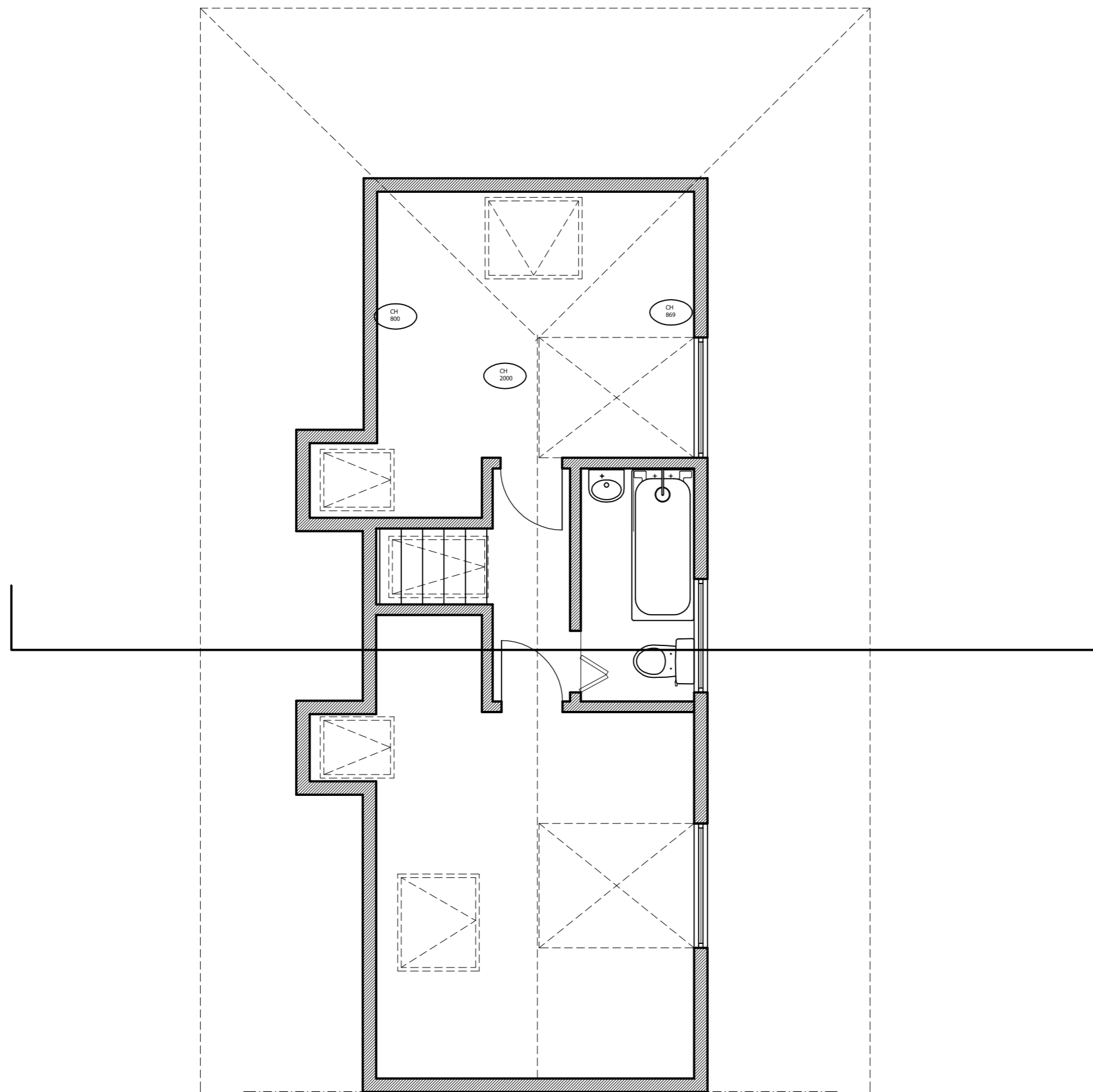
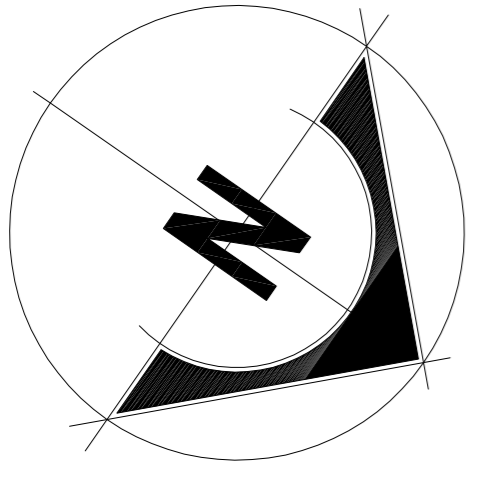
**CORNERSTONE**  
ARCHITECTURAL DESIGN LTD  
60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE  
TEL: 0208 879 4217 MOB: 07 545 343 661  
bbj10@hotmail.com



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			

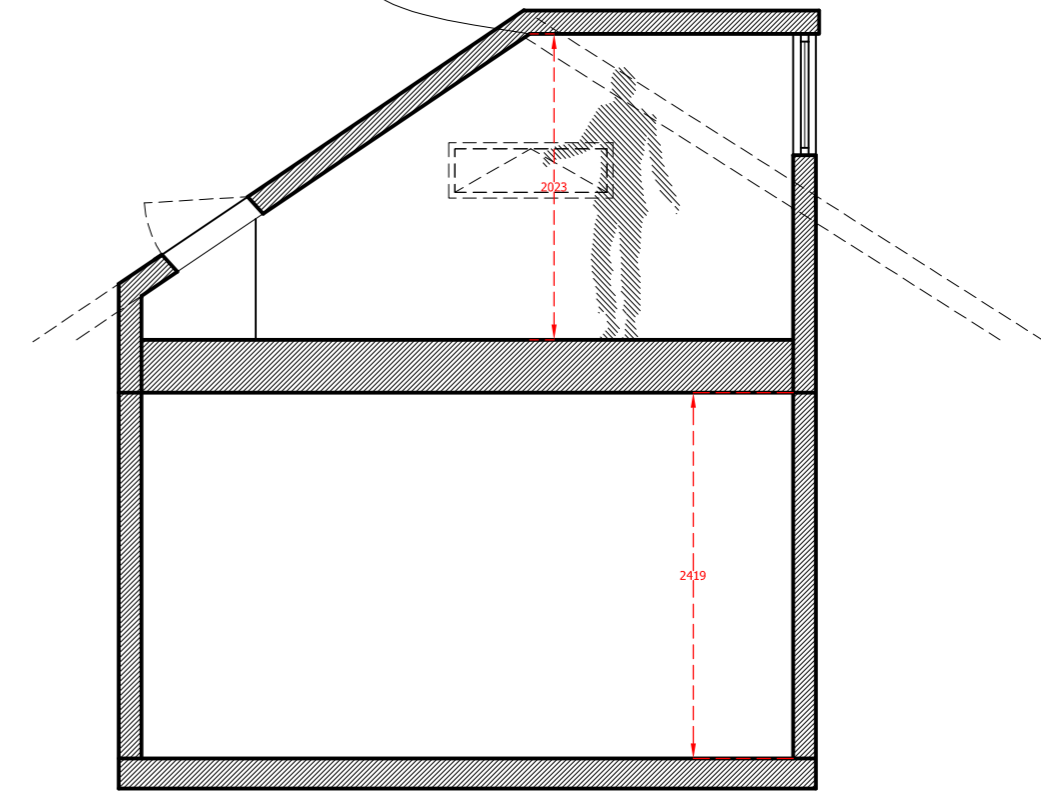
EXISTING & PROPOSED  
1ST FLOOR



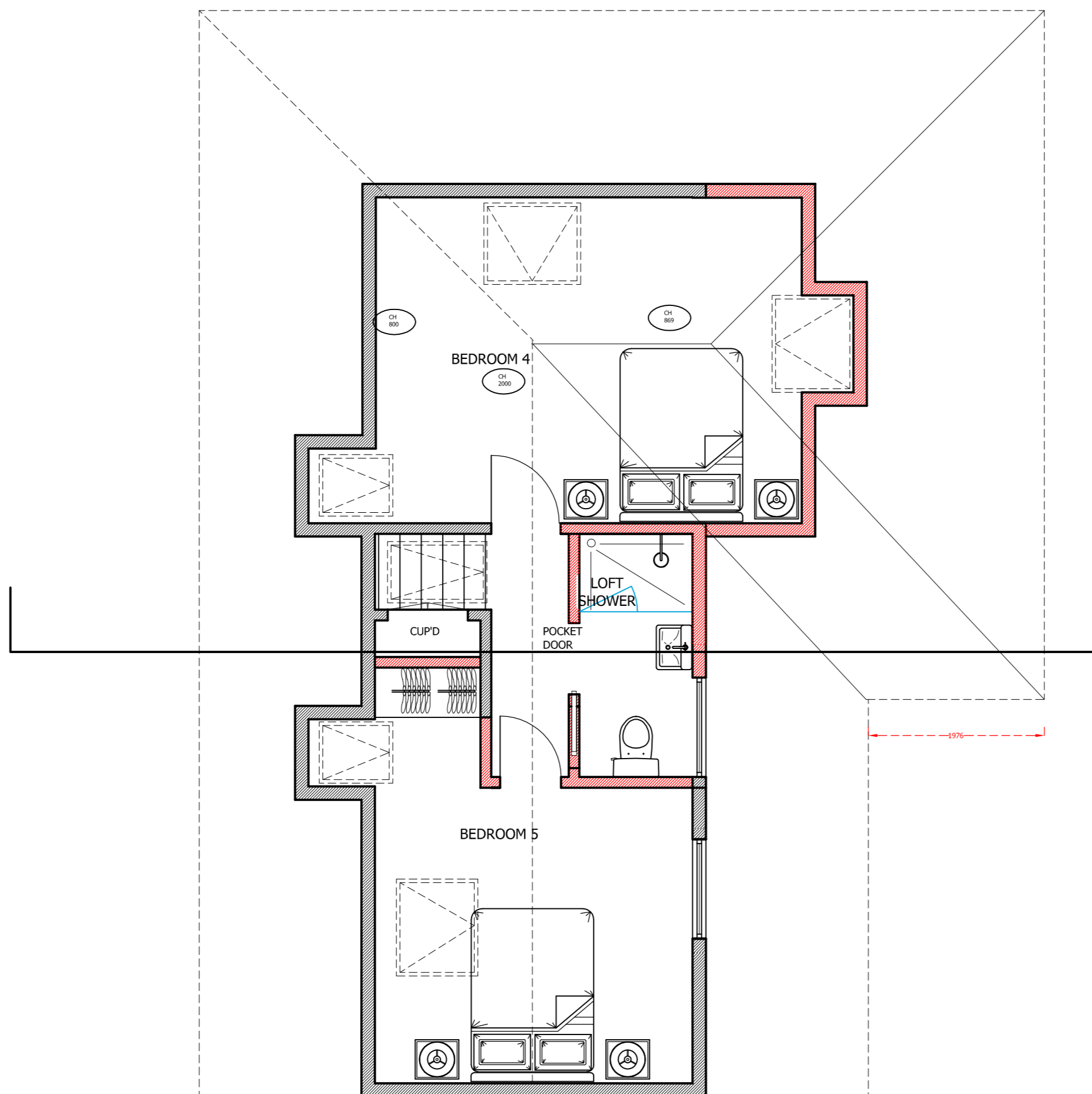


EXISTING LOFT FLOOR PLAN

EXISTING CEILING HEIGHT  
2023MM AT APEX

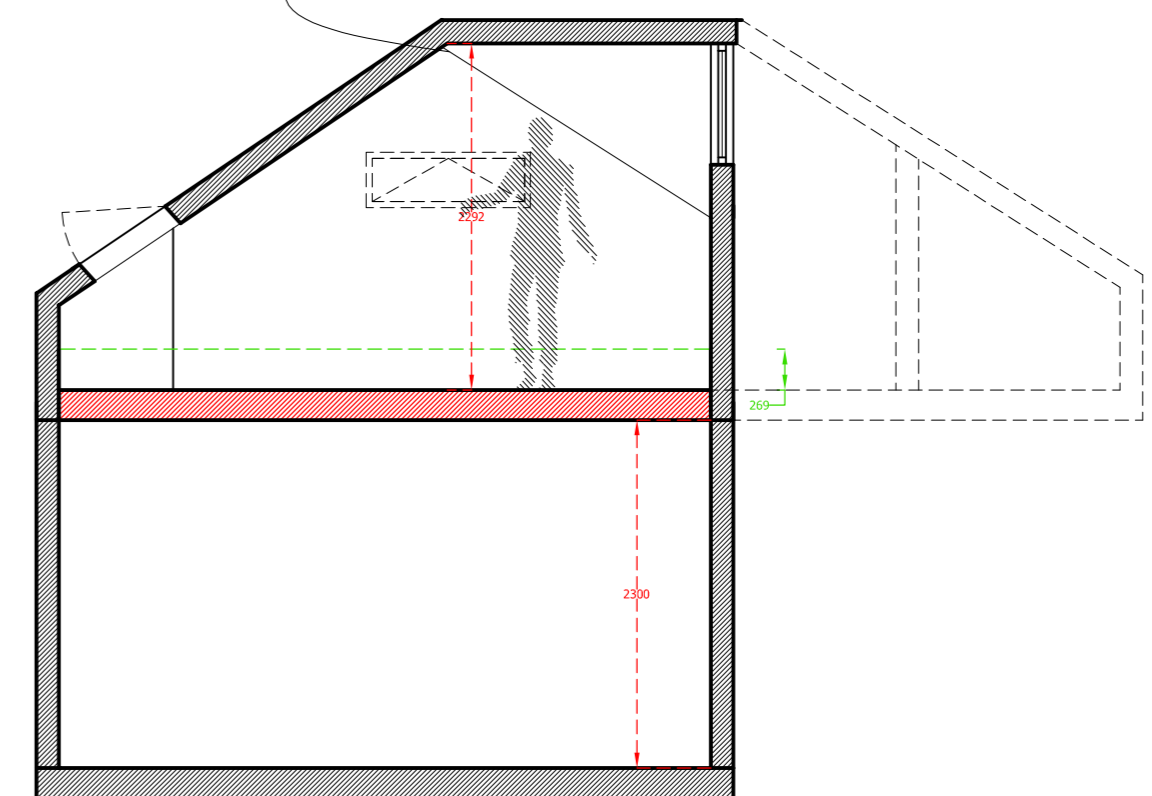


EXISTING LOFT SECTION



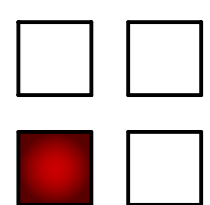
PROPOSED LOFT FLOOR PLAN

INTERNAL FLOOR LOWERED TO ACHIEVE  
BETTER HEAD HEIGHT

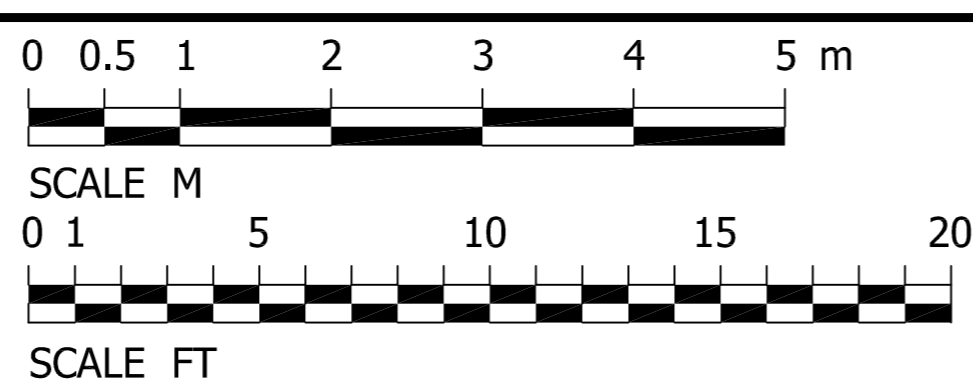


PROPOSED LOFT SECTION

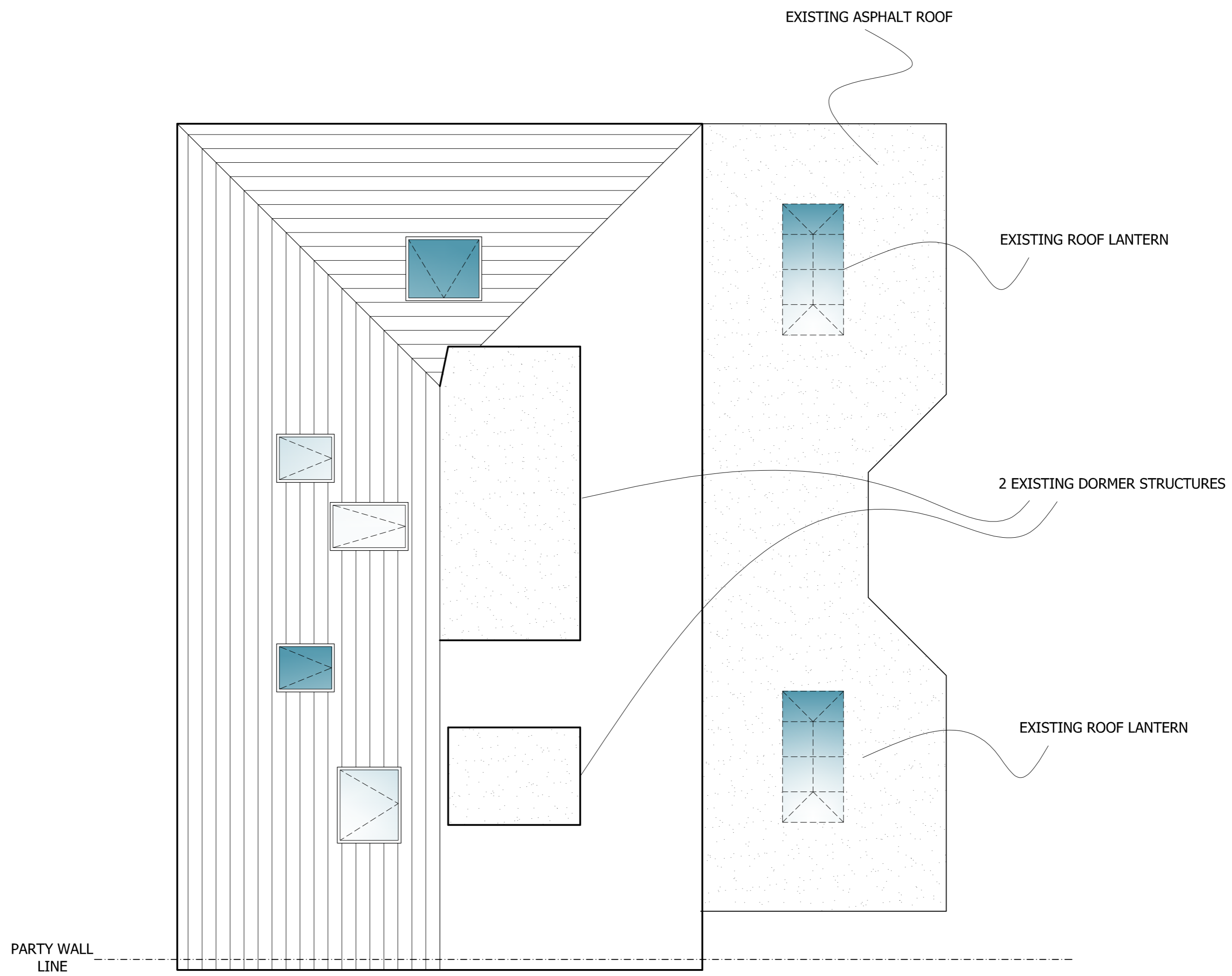
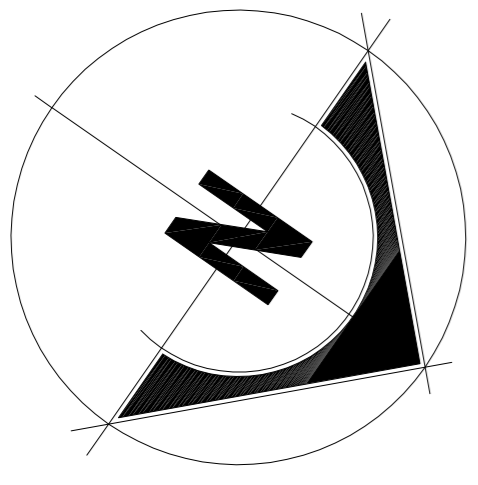
EXISTING WALLS  
 PROPOSED WALLS



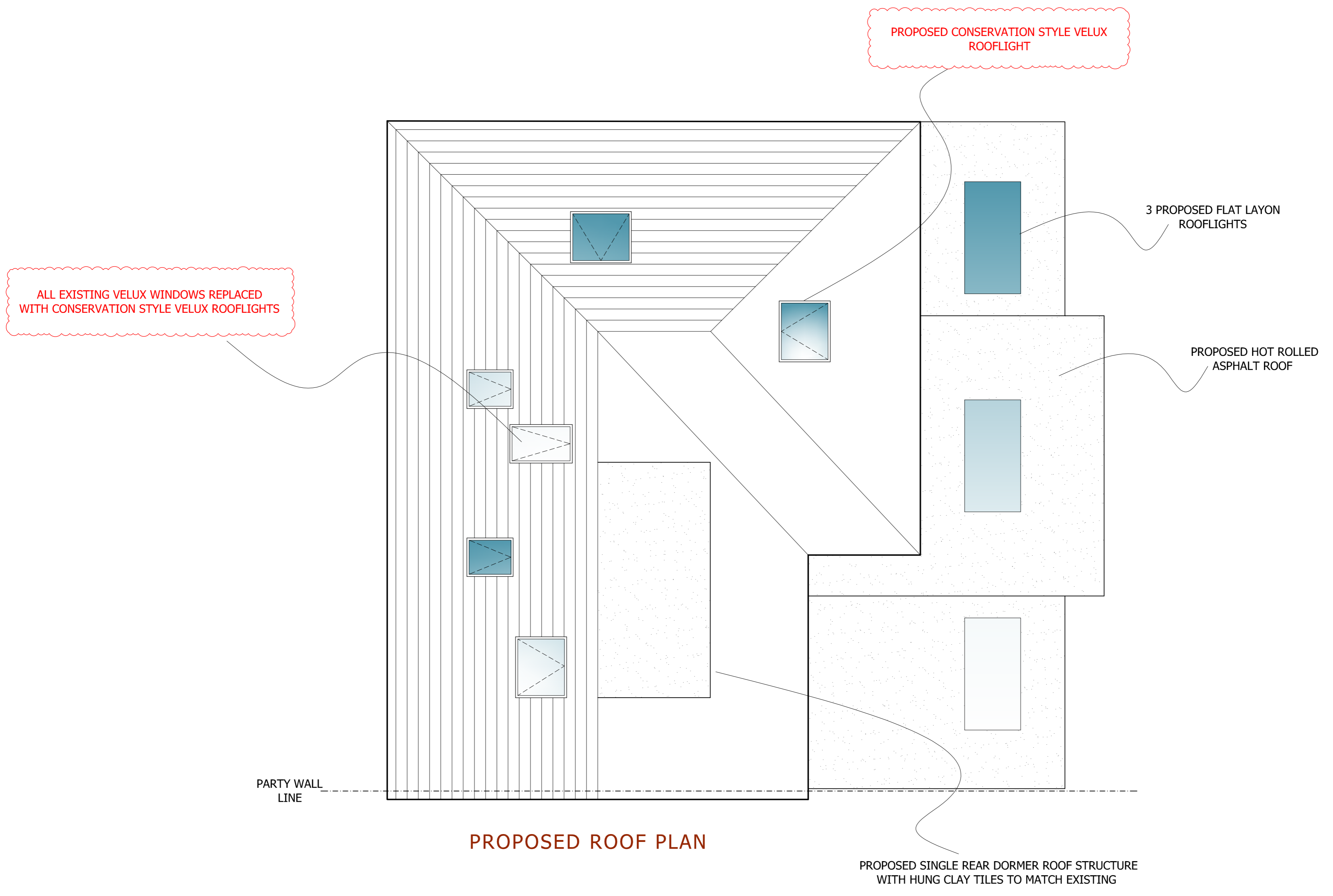
**CORNERSTONE**  
ARCHITECTURAL DESIGN LTD  
60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE  
TEL: 0208 879 4217 MOB: 07 545 343 661  
bojtd@hotmail.com



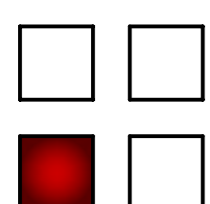
SCALE	DATE	DRAWING NO	PROJECT
1:50 @ A1 1:100 @ A3	11TH NOV 2021	LP 04 B	9 LANCASTER ROAD WIMBLEDON VILLAGE LONDON SW19 5DA
REVISION			
	EXISTING & PROPOSED LOFT PLANS & SECTIONS		



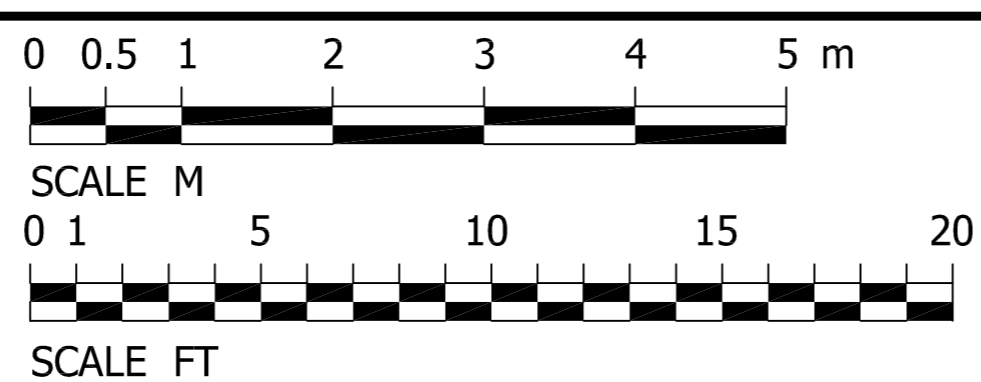
EXISTING ROOF PLAN



PROPOSED ROOF PLAN



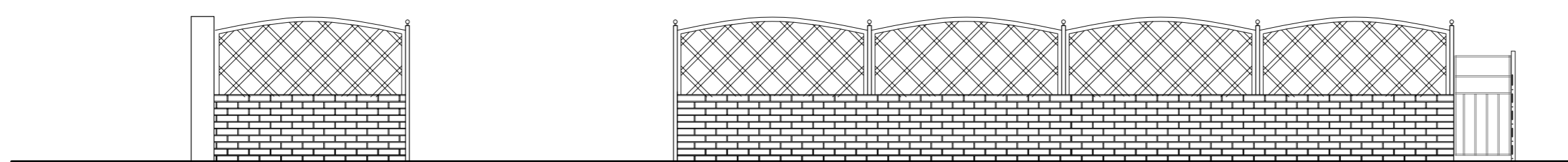
**CORNERSTONE**  
 ARCHITECTURAL DESIGN LTD  
 60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE  
 TEL: 0208 879 4217 MOB: 07 545 343 661  
 bbj10@hotmail.com



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		



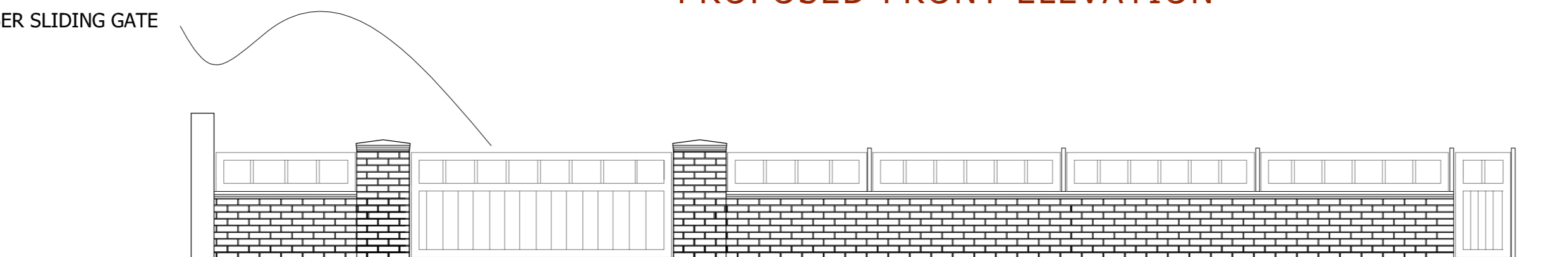
EXISTING FRONT ELEVATION



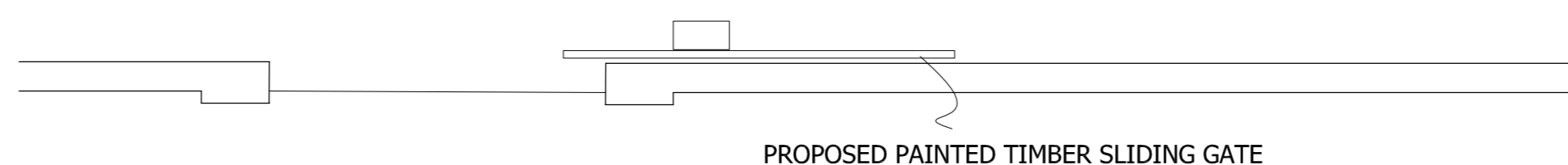
EXISTING BOUNDARY WALL AND TRELLIS



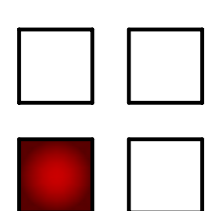
PROPOSED FRONT ELEVATION



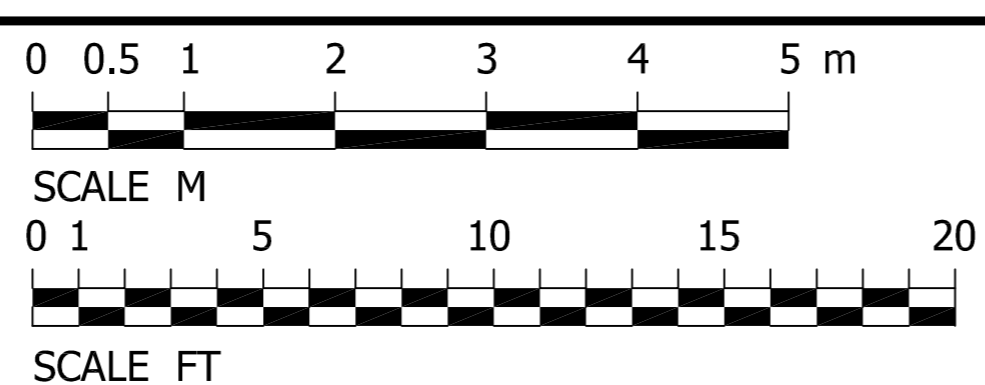
PROPOSED BOUNDARY WALL AND TRELLIS



PROPOSED PAINTED TIMBER SLIDING GATE



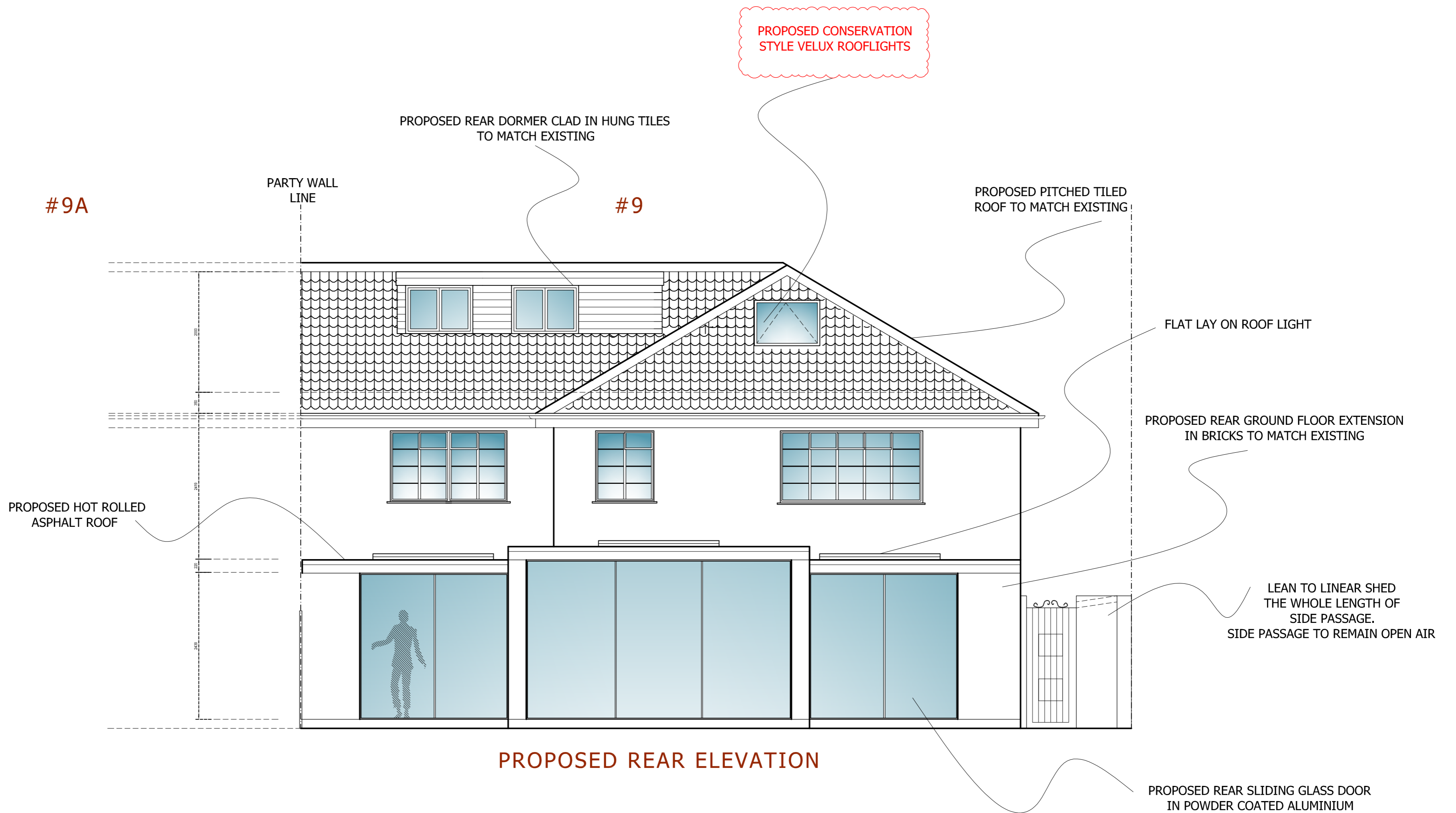
**CORNERSTONE**  
ARCHITECTURAL DESIGN LTD  
60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE  
TEL: 0208 879 4217 MOB: 07 545 343 661  
bb1tb@hotmail.com



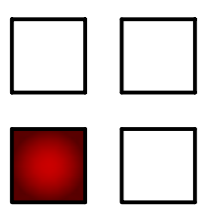
SCALE	DATE	DRAWING NO	PROJECT
1:50 @ A1 1:100 @ A3	12TH APR 2022	LP 06 C	9 LANCASTER ROAD WIMBLEDON VILLAGE LONDON SW19 5DA
REVISION			EXISTING & PROPOSED FRONT ELEVATION
REV C EXISTING VELUX ROOFLIGHTS REPLACED WITH CONSERVATION STYLE VELUX ROOFLIGHTS			



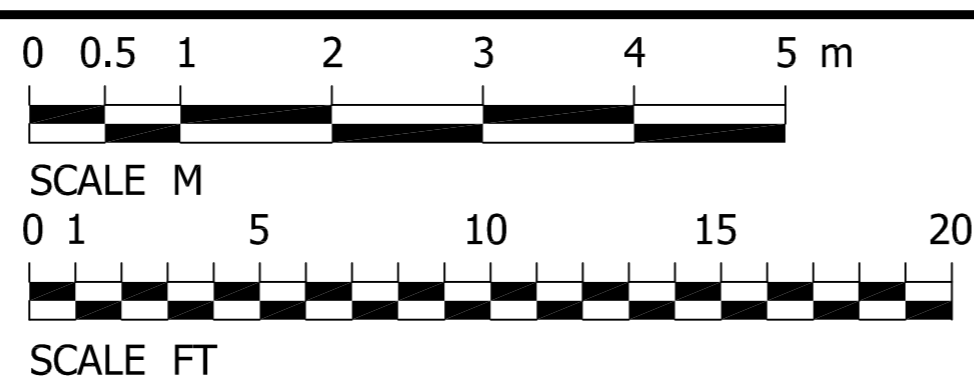
EXISTING REAR ELEVATION



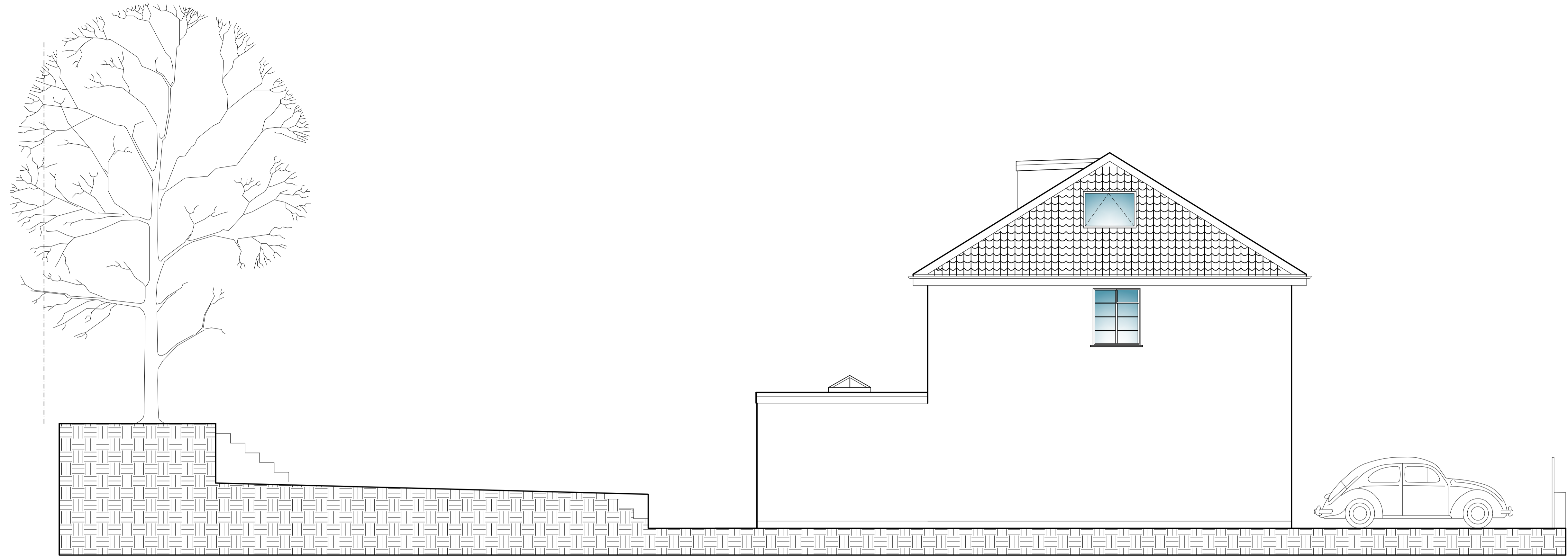
PROPOSED REAR ELEVATION



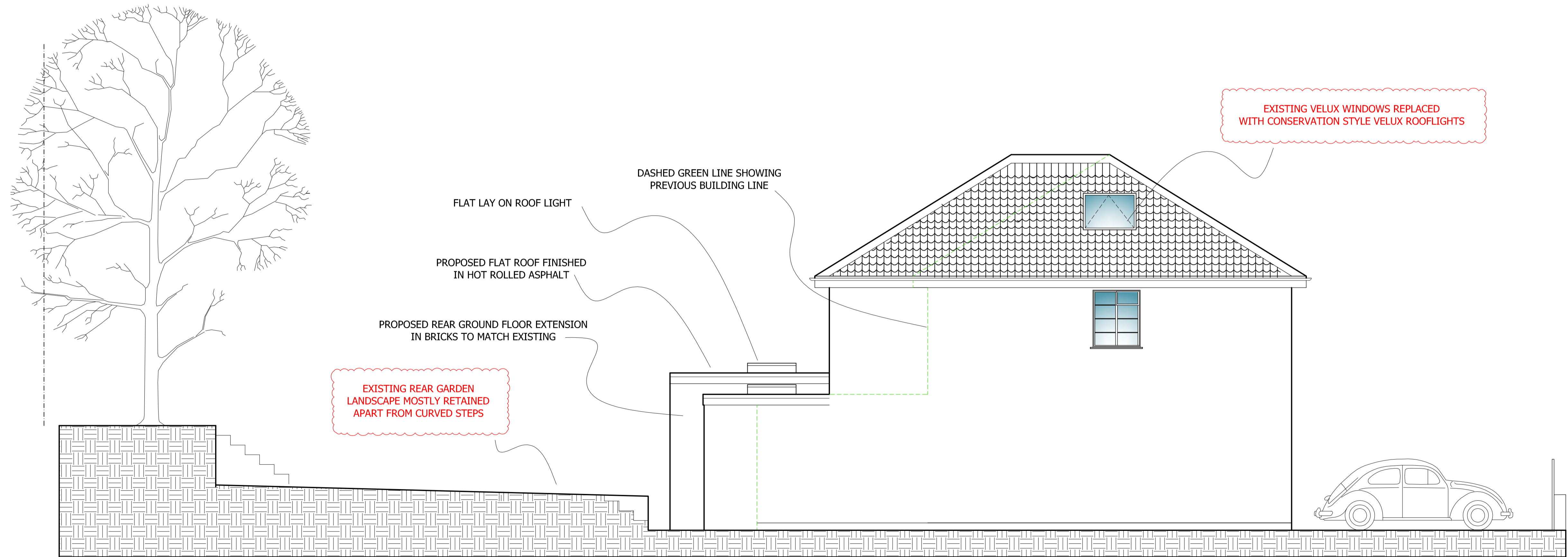
**CORNERSTONE**  
ARCHITECTURAL DESIGN LTD  
60 HIGH STREET WIMBLEDON VILLAGE SW19 5EE  
TEL: 0208 879 4217 MOB: 07 545 343 661  
bbjtb@hotmail.com



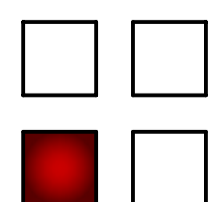
SCALE	DATE	DRAWING NO	PROJECT
1:50 @ A1 1:100 @ A3	12TH APR 2022	LP 08 C	9 LANCASTER ROAD WIMBLEDON VILLAGE LONDON SW19 5DA
REVISION			EXISTING & PROPOSED REAR ELEVATION
REV C EXISTING VELUX ROOFLIGHTS REPLACED WITH CONSERVATION STYLE VELUX ROOFLIGHTS			



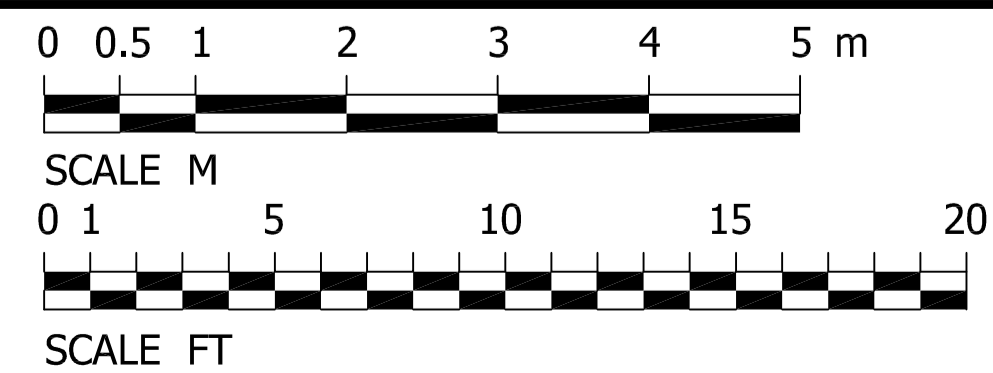
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



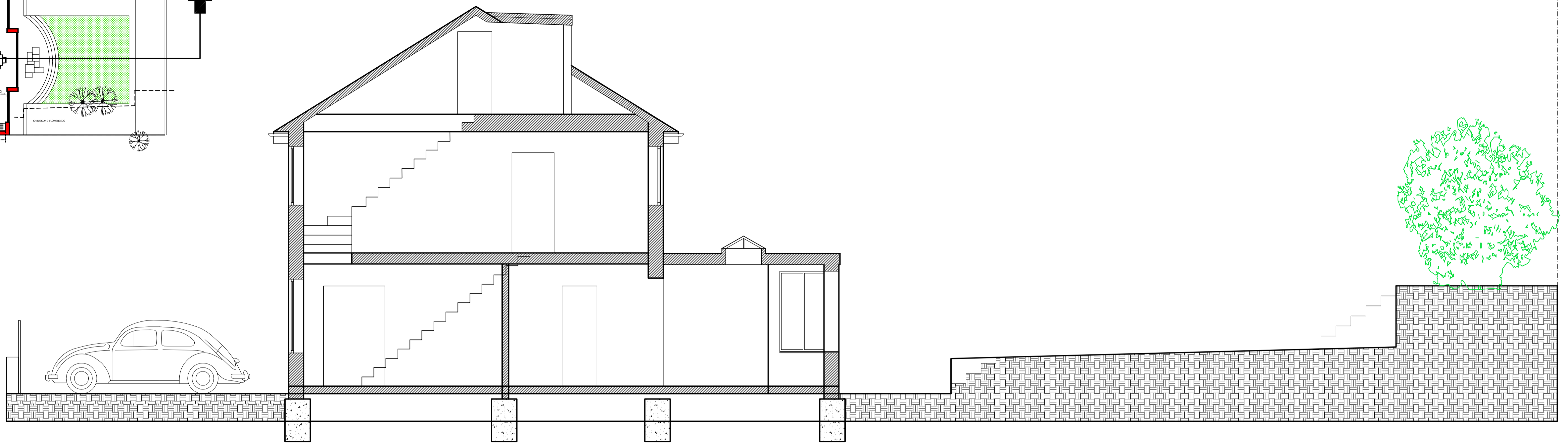
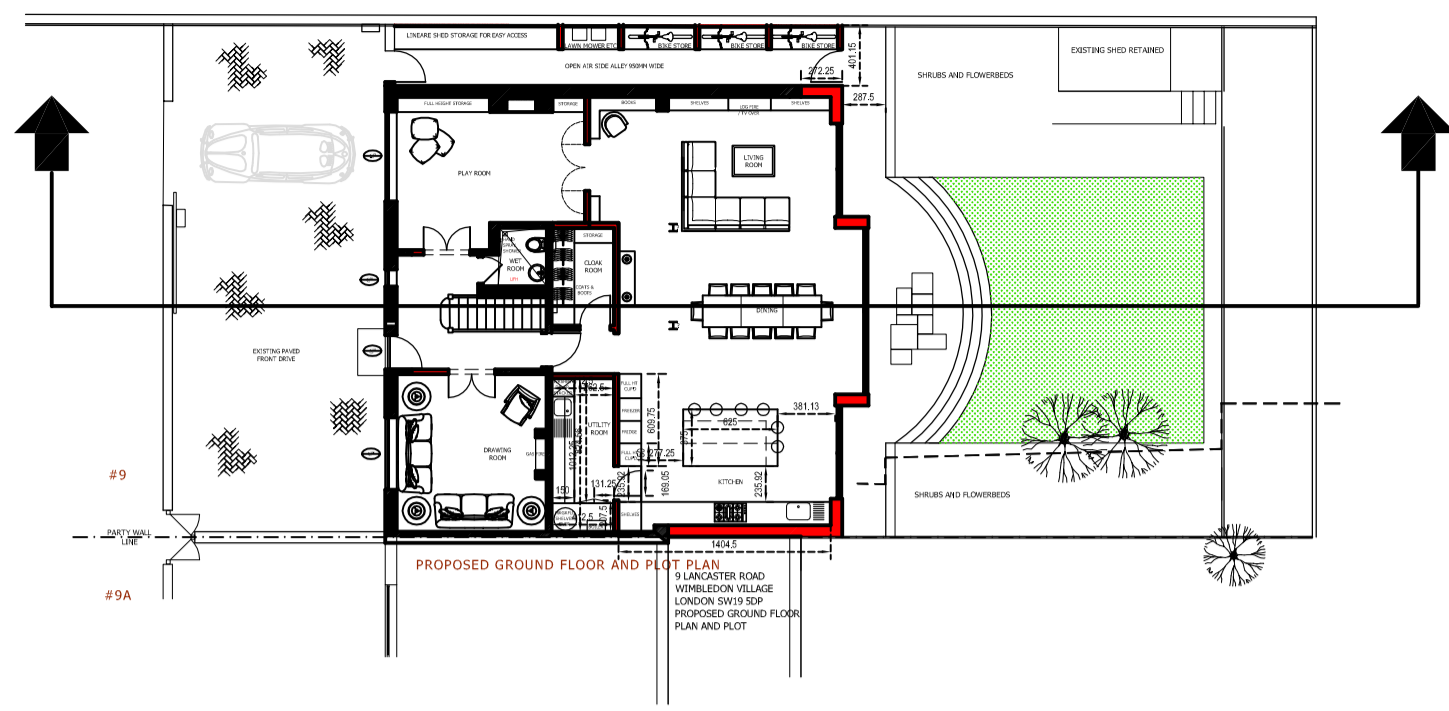
**CORNERSTONE**  
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 TEL: 0208 879 4217 MOB: 07 545 343 661  
 bbj5b@hotmail.com



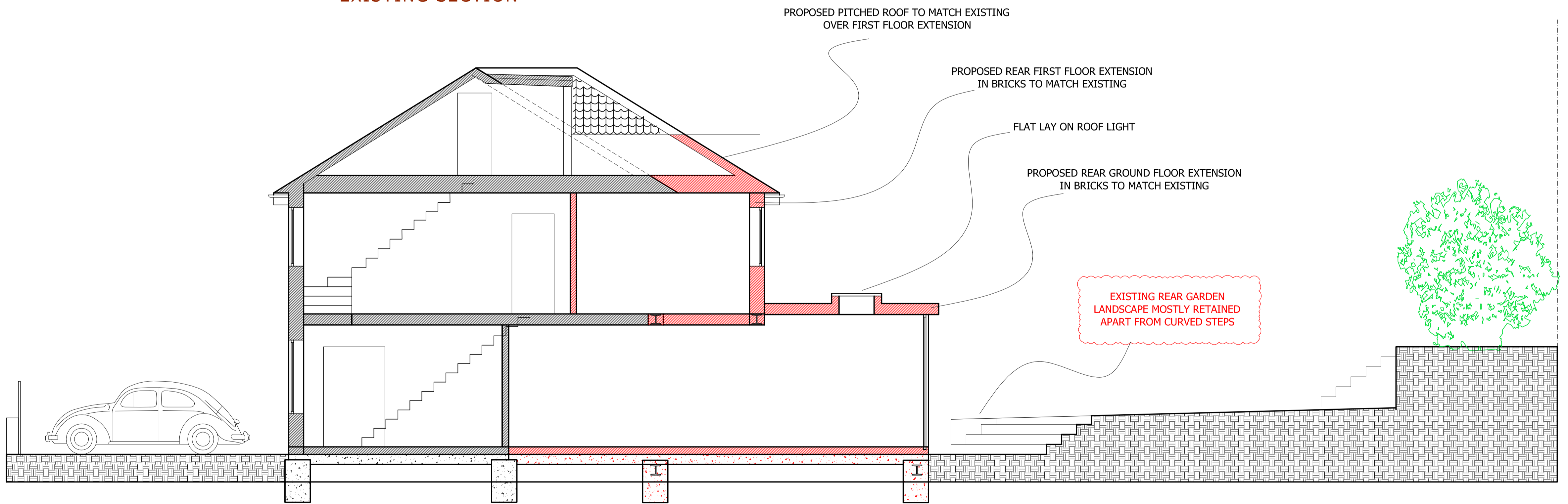
EXISTING WALLS  
 PROPOSED WALLS

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			

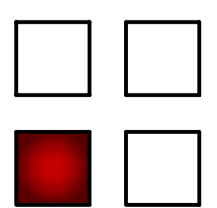
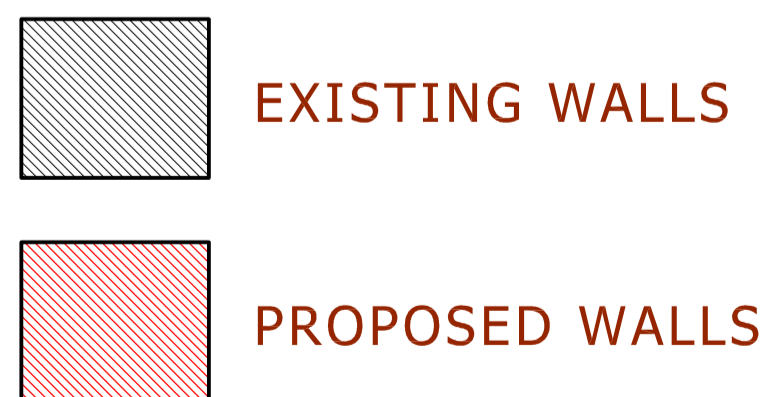
EXISTING & PROPOSED  
 SIDE ELEVATION



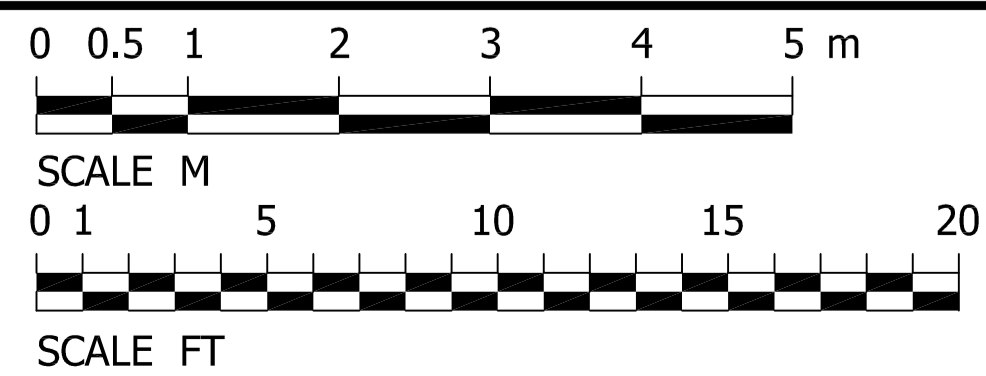
EXISTING SECTION



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