

ST JAMES'S DRIVE

PLANNING

DRG:	<b>GROUND FLOOR PLAN</b>		
SCALE	DATE	DRN	RAC
1:100@A3	Jan 2014		
DRG NUMBER		REVISION	
P-01		-	
CRAWFORD architects ltd 21 Culmstock Road LONDON SW11 6LY Info@crawfordarchitects.co.uk 020 7223 4800		Land Adjoining 124 Trinity Road- proposed new build house	
JOB:			

existing lower ground floor flat

proposed 1-bed maisonette

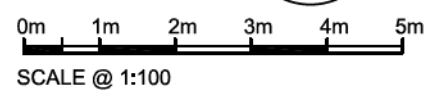
**GROUND FLOOR PLAN**

34.86 +1.95m<sup>2</sup> for lift

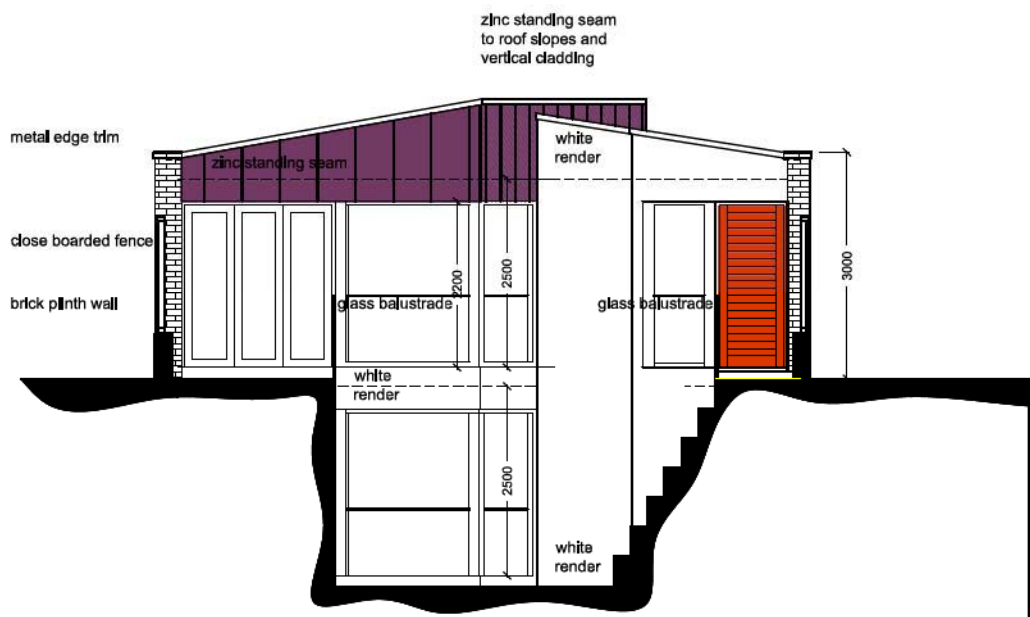
No 142C

EXISTING Tree  
sp : *Tilia tomentosa*

EXISTING Tree  
sp : *Acer pseudoplatanus*



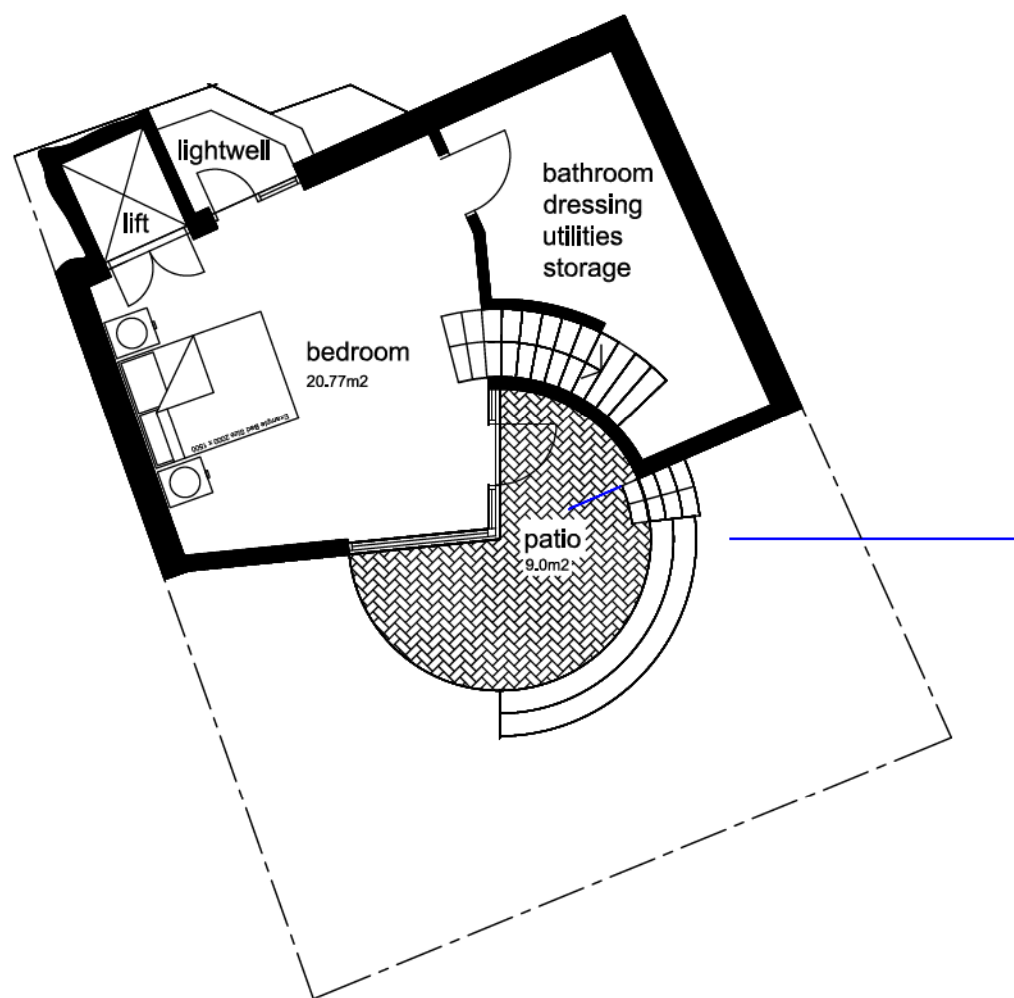
NB: THIS DRAWING IS PREPARED FOR TOWN PLANNING PURPOSES ONLY AND MUST NOT BE SCALED OR USED FOR CONSTRUCTION/OTHER PURPOSES



## FRONT ELEVATION

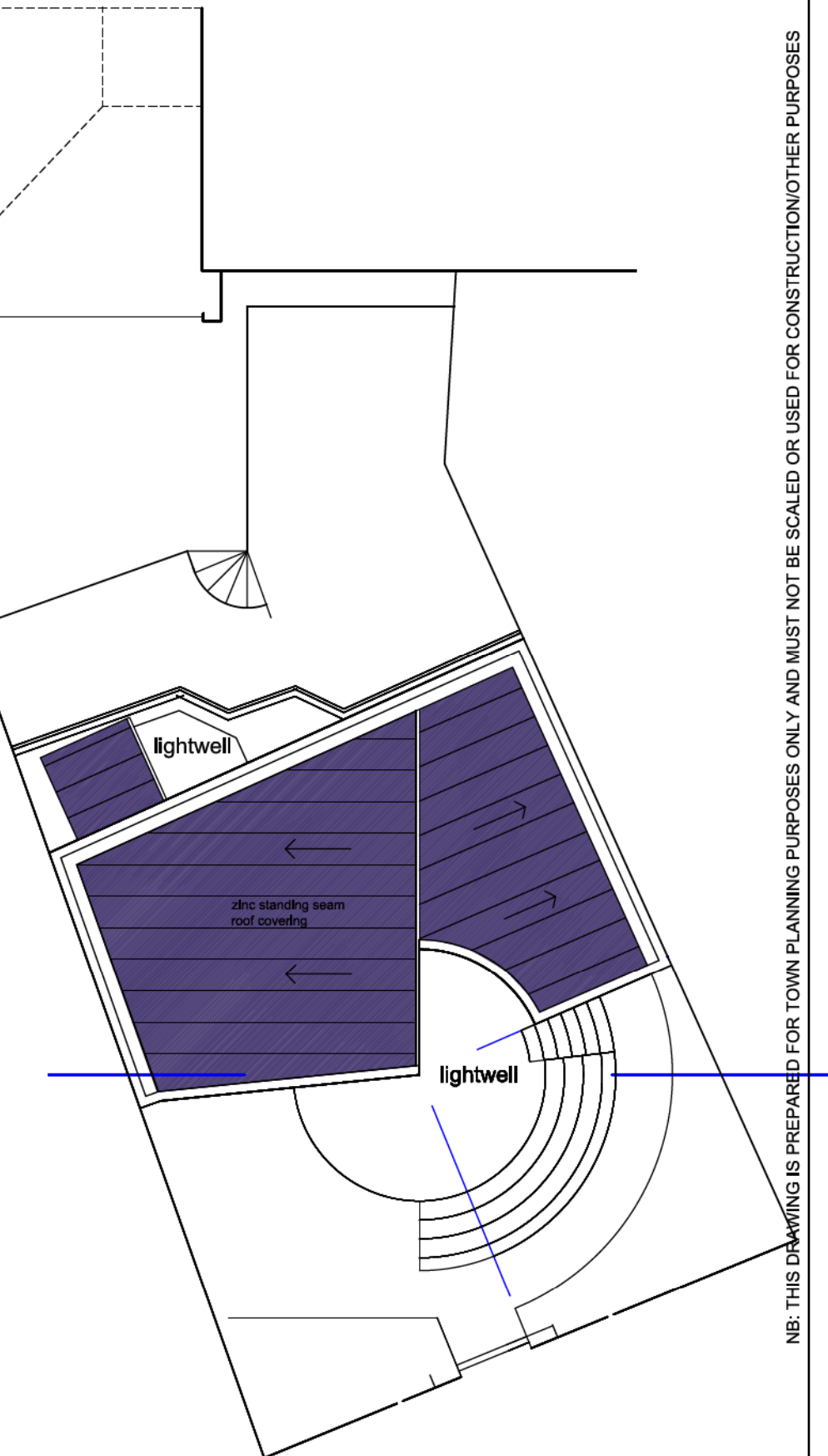
### Schedule of facing materials

- |                          |  |
|--------------------------|--|
| main walls               | - reclaimed stock facing bwk in stretcher bond<br>- white render to full height curved wall & wall around entrance |
| edge trim                | - 75 deep polyester powder coated aluminum ( grey)   |
| wall cladding            | - zinc sheet with standing seams (grey)  |
| roof covering            | - zinc sheet with standing seams (grey)  |
| window & door frames     | - polyester powder coated aluminum (mid grey)  |
| entrance doors           | - timber panelled door with stainless steel furniture  |
| enclosure/boundary       | - brick plinth with close-boarded infill   |
| boundary to Trinity Road | - brick plinth walls between brick piers, brick plinth walls & piers to have weathered stone copings               |
- 
- |                          |  |
|--------------------------|--|
| Hard & Soft landscaping  |  |
| paving to ground floor   | - stone laid to ramp (no steps) with irregular joint patterns                              |
| balustrading             | - clear frame-less glass to light well   |
| lower ground floor patio | - brick paviors in herring bone pattern  |
| steps to light well      | - stone treads, white rendered risers  |
| planting                 | - low maintenance shrubs around path edges and existing trees, to provide colour & variety |
| refuse & recycling       | - proprietary brand timber shed enclosure  |
| bike stand               | - 1no Sheffield bike stand located under shelter of tree                                   |



## BASEMENT PLAN

0m 1m 2m 3m 4m 5m  
SCALE @ 1:100



## ROOF PLAN

PLANNING

DRG: **PLANS & ELEVATION**

SCALE: 1:100@A3

DATE: Jan 2014

DRN: RAC

REVISION: -

**CRAWFORD architects ltd**  
21 Cullinstock Road  
LONDON SW11 6LY  
Info@crawfordarchitects.co.uk  
020 7223 4800

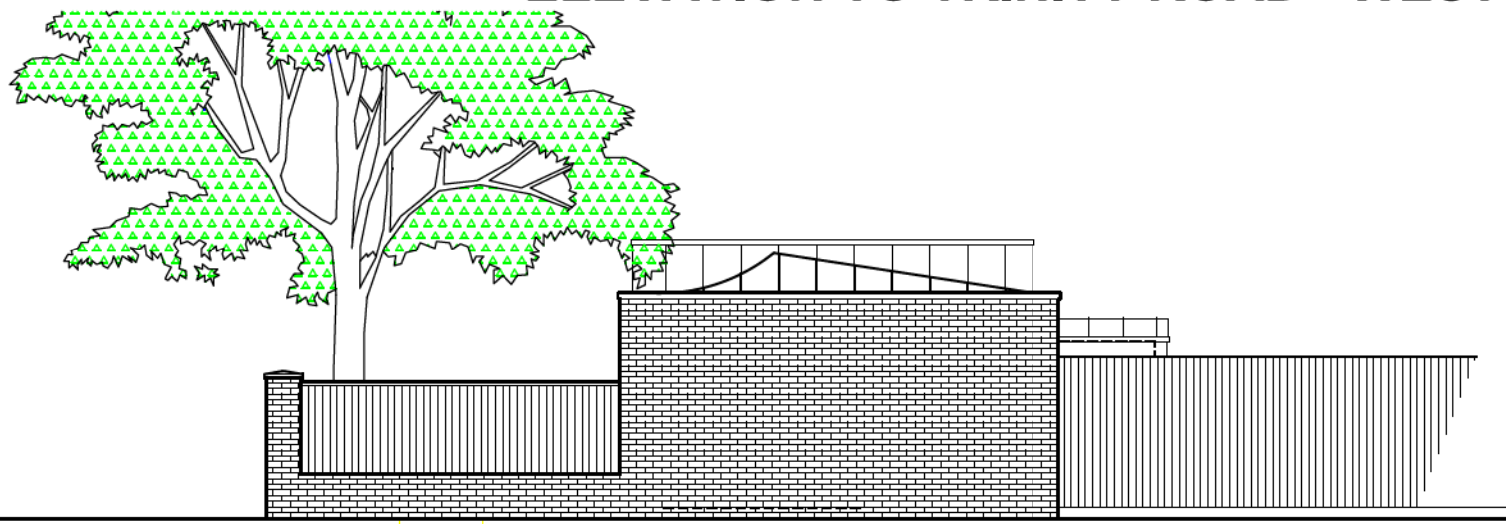
JOB: Land Adjoining 124 Trinity Road-  
proposed new build house

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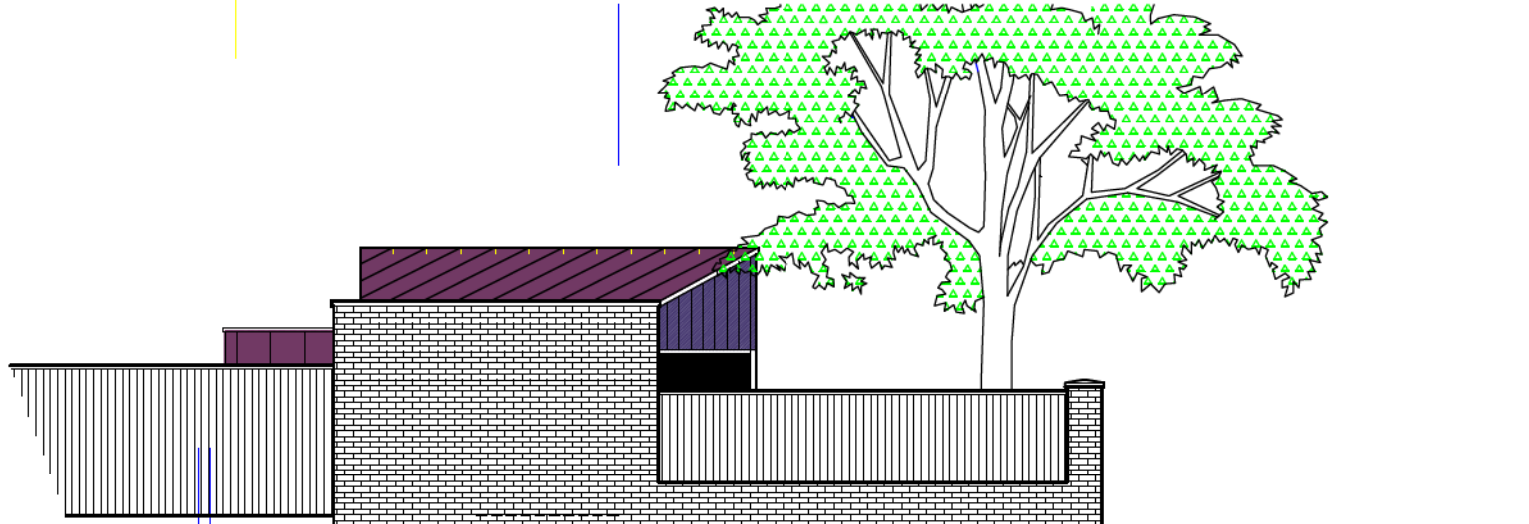




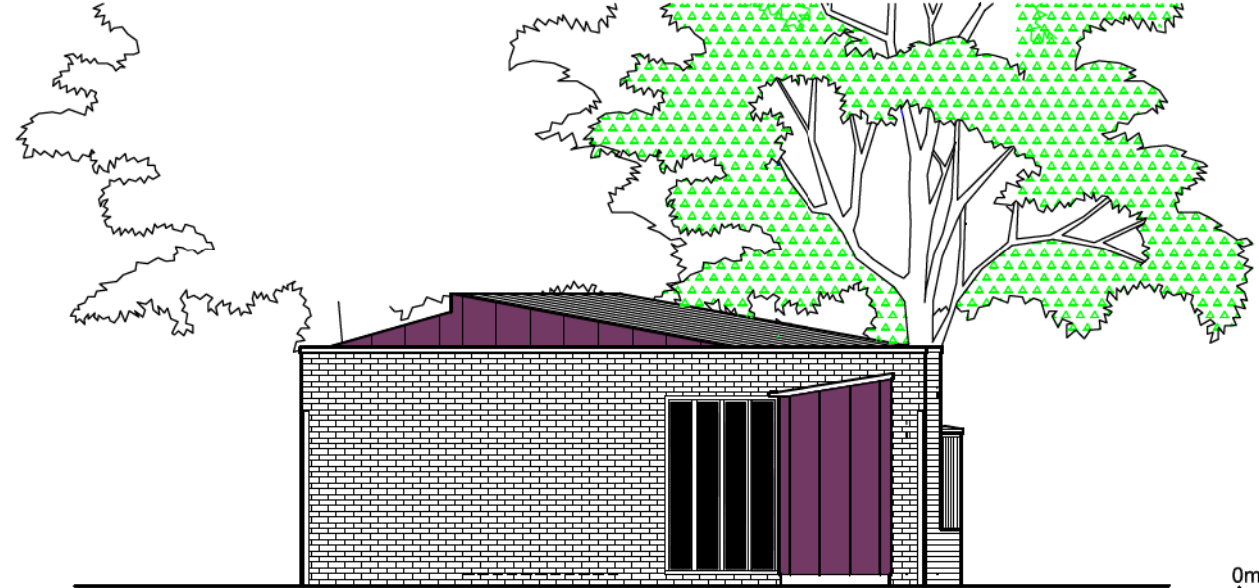
**ELEVATION TO TRINITY ROAD - WEST**



**SOUTH ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**

0m 1m 2m 3m 4m 5m  
SCALE @ 1:100

PLANNING

DRG: <b>ELEVATIONS</b>	SCALE	DATE	DRN
	1:100@A3	Jan 2014	RAC
CRAWFORD architects ltd 21 Culmstock Road LONDON SW11 6LY info@crawfordarchitects.co.uk 020 7223 4800	DRG NUMBER	REVISION	
		-	
JOB: Land Adjoining 124 Trinity Road - proposed new build house		P-03	

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