

EA Precedent Works

Prepared by: Extension Architecture
2015

Stage 1a – Feasibility Study – completed
Stage 1b – Site Survey – completed
Stage 2a – Pre-application – completed
Stage 2b – Main Application – completed
Stage 3 – 3D renders – completed
Stage 4 – Building Regulation Drawings – under progress
Stage 5 – Tender Pack – under progress
Stage 6 – Construction – awaiting, by YKG

BASEMENT, LOFT AND SINGLE STOREY REAR EXTENSION

Address:

26 Lincoln Avenue
SW19 5JT

Application number:
14/P0639

Date:
09.04.2014

Brief:

Demolition of existing detached house and erection of a semi detached house

Obstacles:

6 neighbours complained, the case went to committee and we won the overall consensus

Result:

Registered, currently awaiting the Section 106 agreement

Area Schedule (Rebate)		
Level	Name	Area

No	Description	Date



CLIENT
MR RAMJI

PROJECT
**26 LINCOLN AVE
SW19 5JT**

TITLE
**LOCATION
& BLOCK PLAN**

PROJECT NUMBER **26LA**

DATE **18.02.14**

DRAWN BY **YK**

SHEET NO **A101**

SCALE @ A1 **1:1250
1:500**



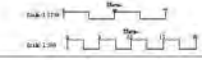
LOCATION PLAN
SCALE: 1:1250

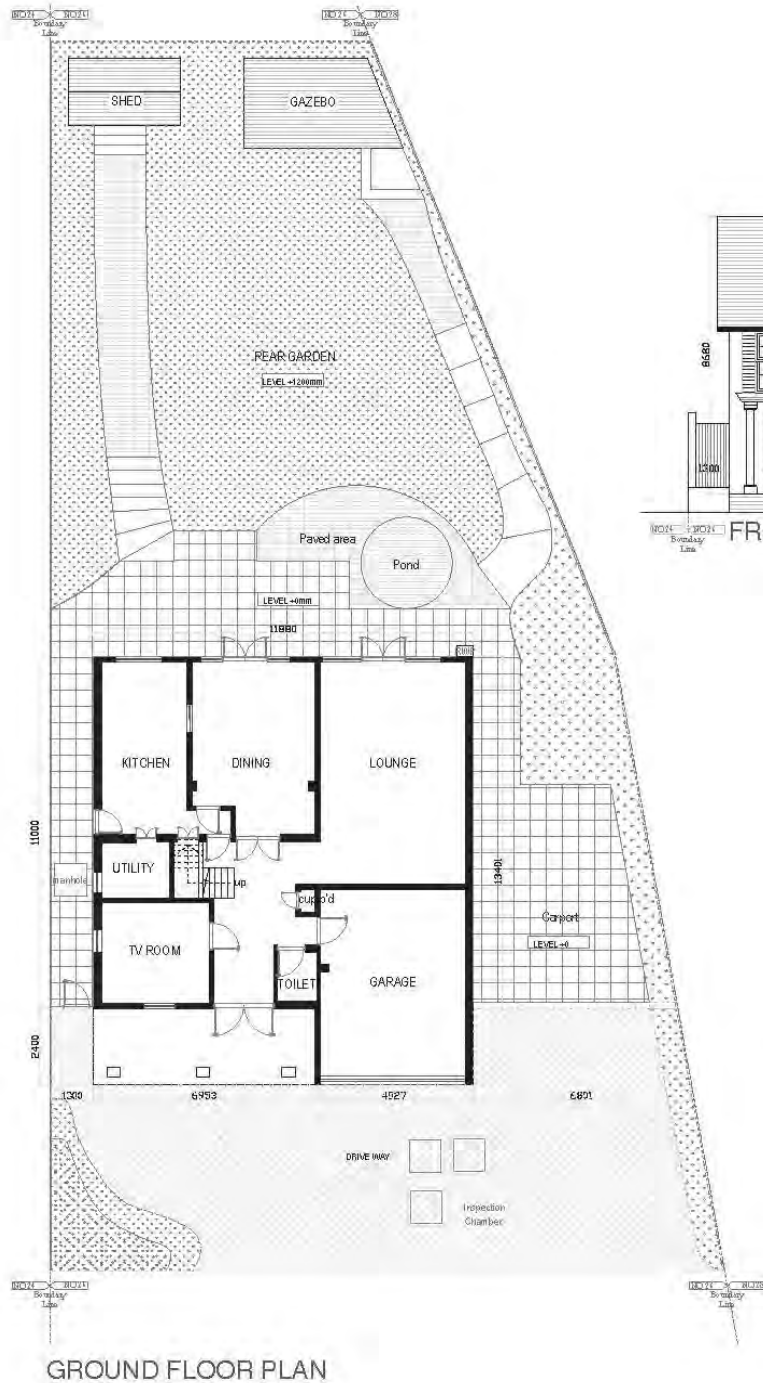


BLOCK PLAN
SCALE: 1:500



LOCATION PLAN & BLOCK PLAN





Area Schedule (Rentable)

Level	Name	Area
26 LA		
GROUND FLOOR	26 LA	131.63 sqm
FIRST FLOOR	26 LA	122.11 sqm
SECOND FLOOR	26 LA	70.68 sqm

No	Description	Date

ea
1-11 Fulham Lane House
Park Triangle
Worcester Park,
Surrey
KT7 1UE
Tel: 0181 220 2822 Fax: 0181 919 2242
extension-architecture.co.uk

CLIENT
MR RAMJI

PROJECT
**26 LINCOLN AVE
SW19 5JT**

TITLE
**EXISTING PLANS
& ELEVATIONS**

PROJECT NUMBER **26LA**
DATE **18.02.14**
DRAWN BY **YK**
SHEET NO **A102**
SCALE @ A1 **1:100**

Area Schedule (Rentable)		
Level	Name	Area
26A		
-1 LOWER GROUND	26A	107 m ²
0 - GROUND	26A	111 m ²
1 - 1ST FLOOR	26A	82 m ²
2 - 2ND FLOOR	26A	62 m ²
26B		
-1 LOWER GROUND	26B	97 m ²
0 - GROUND	26B	95 m ²
1 - 1ST FLOOR	26B	76 m ²
2 - 2ND FLOOR	26B	Not Enclosed
Grand total		631 m ²

No.	Description	Date

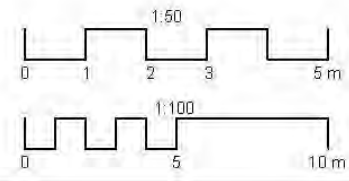
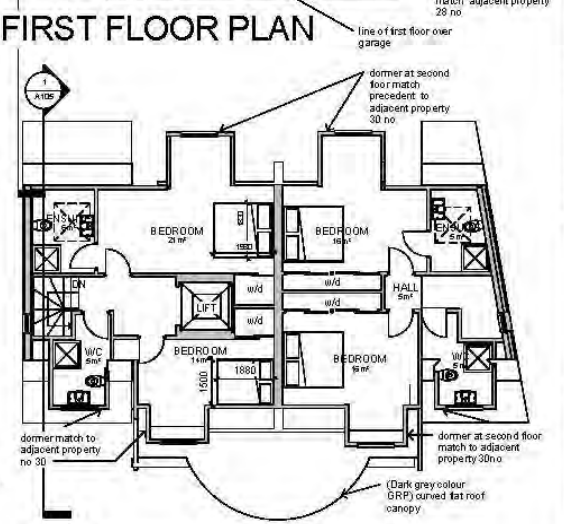
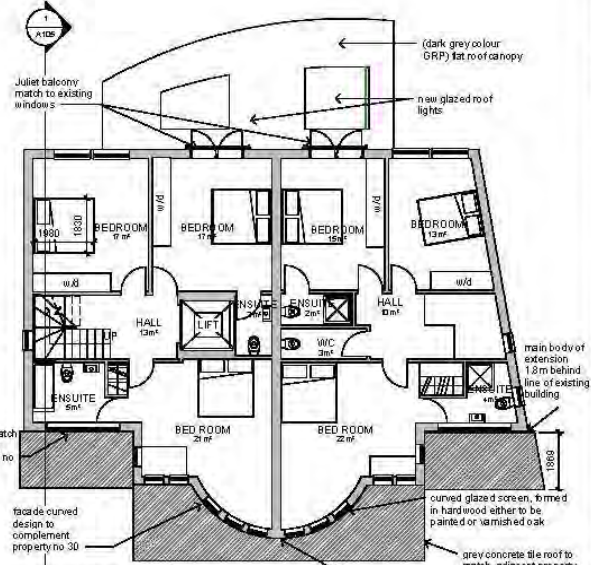
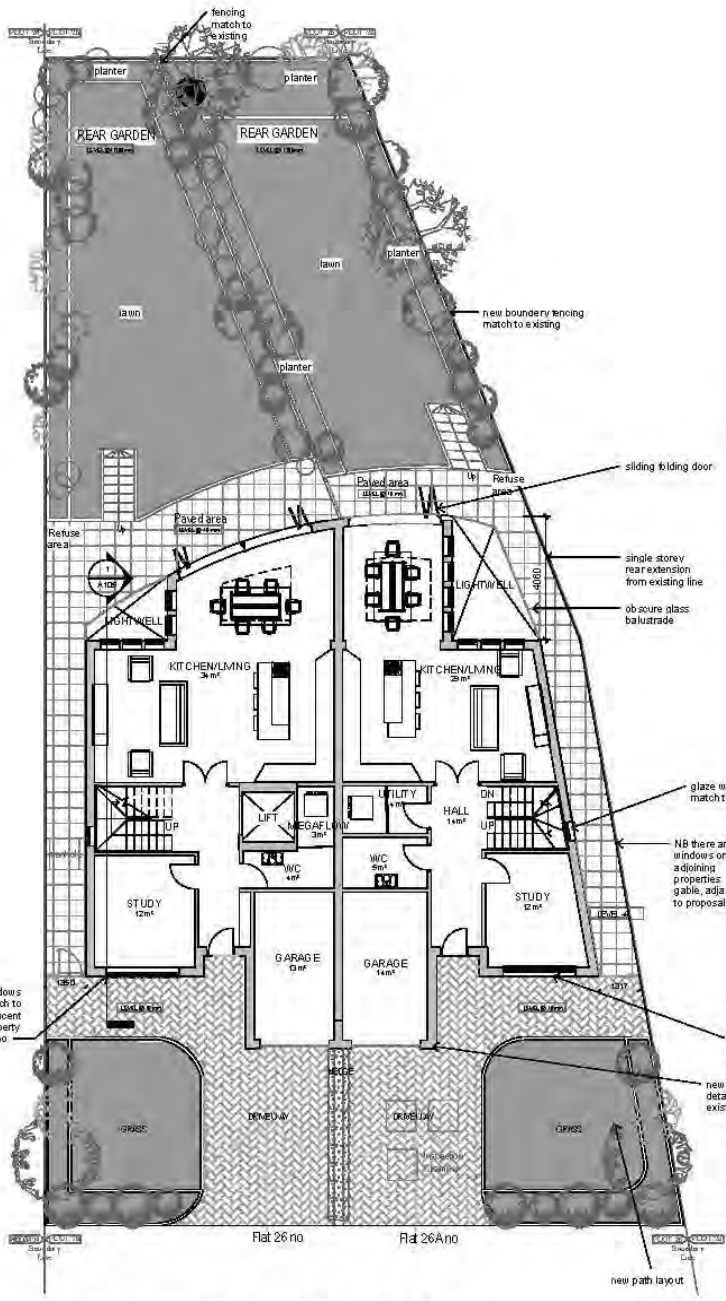
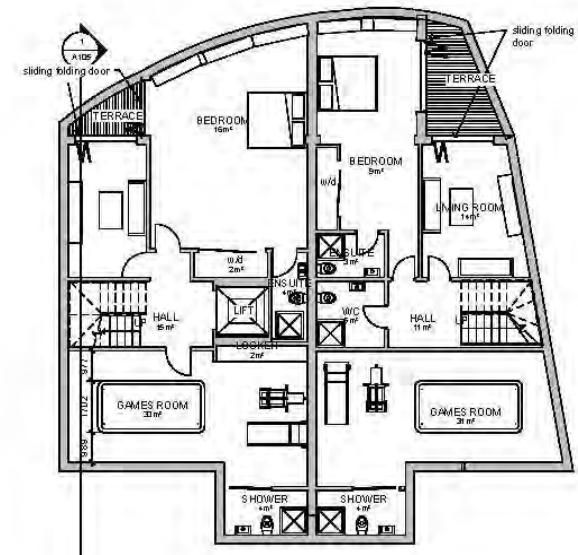
ea
1-3 Faiman Law House,
Park Terrace,
Worcester park,
Surrey,
KT4 7JZ
Tel: 0208288950 Fax: 08719182798
extensionarchitecture.co.uk

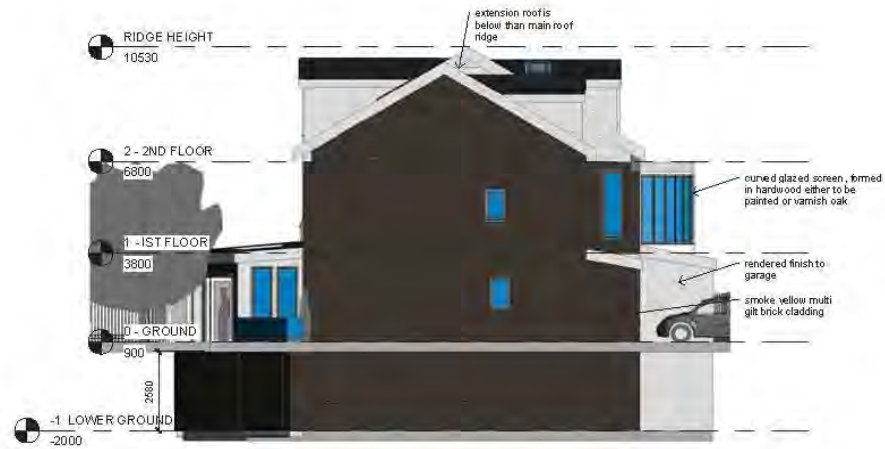
CLIENT
MR RAMJI

PROJECT
**26 LINCOLN
AVE, SW19 5JT**

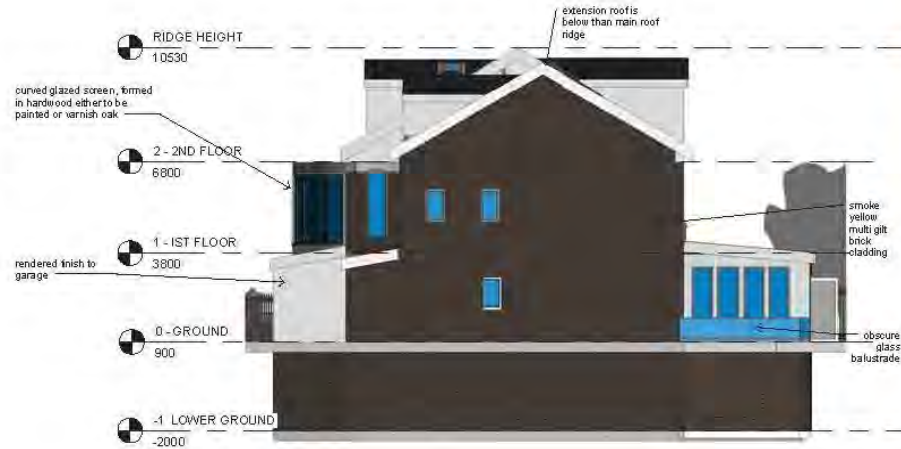
TITLE
**PROPOSED
FLOOR PLANS**

PROJECT NUMBER 26LA
DATE 18.02.2014
DRAWN BY YK
SHEET NO A103
SCALE @ A1 1 : 100





WEST ELEVATION



EAST ELEVATION



smoke yellow multi gilt brick cladding



grey concrete tiles

No.	Description	Date

ea
1-3 Fauman LawHouse,
Park Terrace,
Worcester park,
Surrey,
KT4 7JZ
Tel: 02062888950 Fax: 06719182798
extensionarchitecture.co.uk

CLIENT
MR RAMJI

PROJECT
**26 LINCOLN
AVE, SW19 5JT**

TITLE
**PROPOSED
ELEVATIONS**

PROJECT NUMBER **26LA**

DATE **18.02.2014**

DRAWN BY **YK**

SHEET NO **A104**

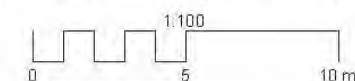
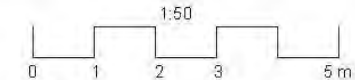
SCALE @ A1 **1 : 100**



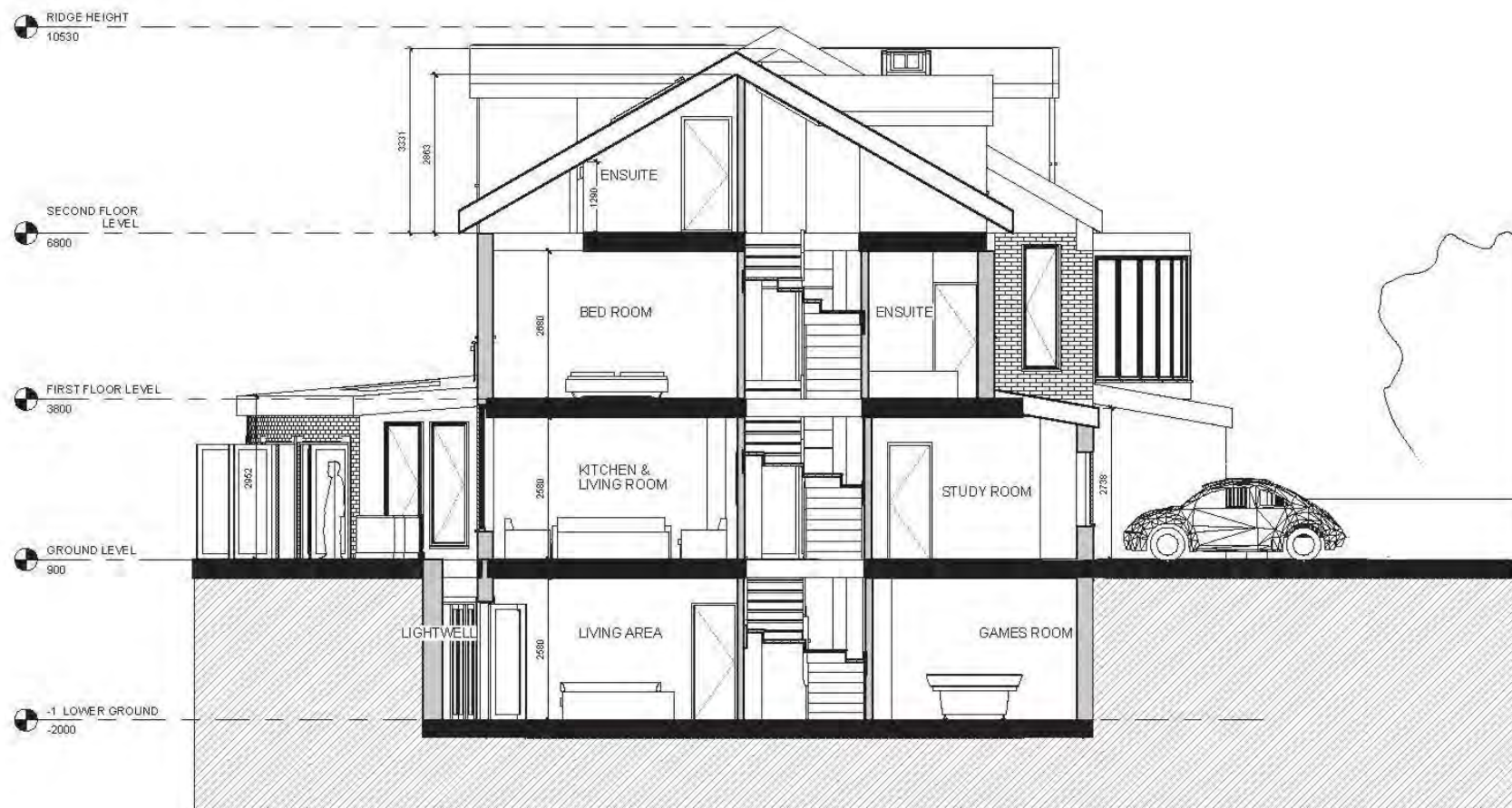
SOUTH ELEVATION



NORTH ELEVATION



PROPOSED ELEVATIONS



SECTION 01

PROPOSED SECTION

No.	Description	Date

ea
1-3 Faiman Law House,
Park Terrace,
Worcester park,
Surrey,
KT14 7JZ
Tel: 02082868950 Fax: 08719182798
www.extension-architecture.co.uk

CLIENT
MR RAMJI

PROJECT
26 LINCOLN AVE, SW19 5JT

TITLE
PROPOSED SECTION

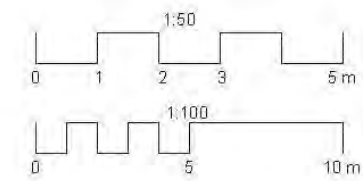
PROJECT NUMBER 26LA

DATE 18.02.2014

DRAWN BY YK

SHEET NO A105

SCALE @ A1 1 : 50





PROPOSED STREET FRONT VIEW

Area Schedule (Rentable)		
Level	Name	Area

26no

REAR GARDEN	26A	

26A no

REAR GARDEN	26B	

No	Description	Date

ea
 1-3 Fairman Law House
 Park Terrace
 Worcester Park
 Surrey
 KT4 7JZ
 Tel: (0208) 298 9902 Fax: (0871) 918 2788
 extensionarchitecture.co.uk

CLIENT
MR RAMJI

PROJECT
**26 LINCOLN AVE
 SW19 5JT**

TITLE
PROPOSED STREET VIEW

PROJECT NUMBER
26LA

DATE
19.09.14

DRAWN BY
YK

SHEET NO

SCALE @ A1 not to scale



PROPOSED STREET FRONT VIEW

Area Schedule (Rentable)		
Level	Name	Area

26no		
REAR GARDEN	26A	

26A no		
REAR GARDEN	26B	

No	Description	Date

ea
1-3 Farman Law House
Park Terrace
Worcester Park
Surrey
KT4 7JZ
Tel: (0208) 288 8800 Fax: (0871) 918 2788
extension-architecture.co.uk

CLIENT
MR RAMJI

PROJECT
**26 LINCOLN AVE
SW19 5JT**

TITLE
**PROPOSED
STREET
VIEW**

PROJECT NUMBER **26LA**

DATE **19.09.14**

DRAWN BY **YK**

SHEET NO

SCALE @ A1 **not to scale**

Stage 1a – Feasibility Study – completed
Stage 1b – Site Survey – completed
Stage 2 – Main Application – under progress
Stage 3 – 3D renders – completed
Stage 4 – Building Regulation Drawings – awaiting
Stage 5 – Tender Pack – awaiting
Stage 6 – Construction – awaiting, by YKG

SINGLE STOREY REAR EXTENSION, DOUBLE STOREY SIDE EXTENSION AND ROOF EXTENSION

Address:

36 Raymond Road
SW19 4AP

Application number:
14/P4145

Date:

11.11.2014

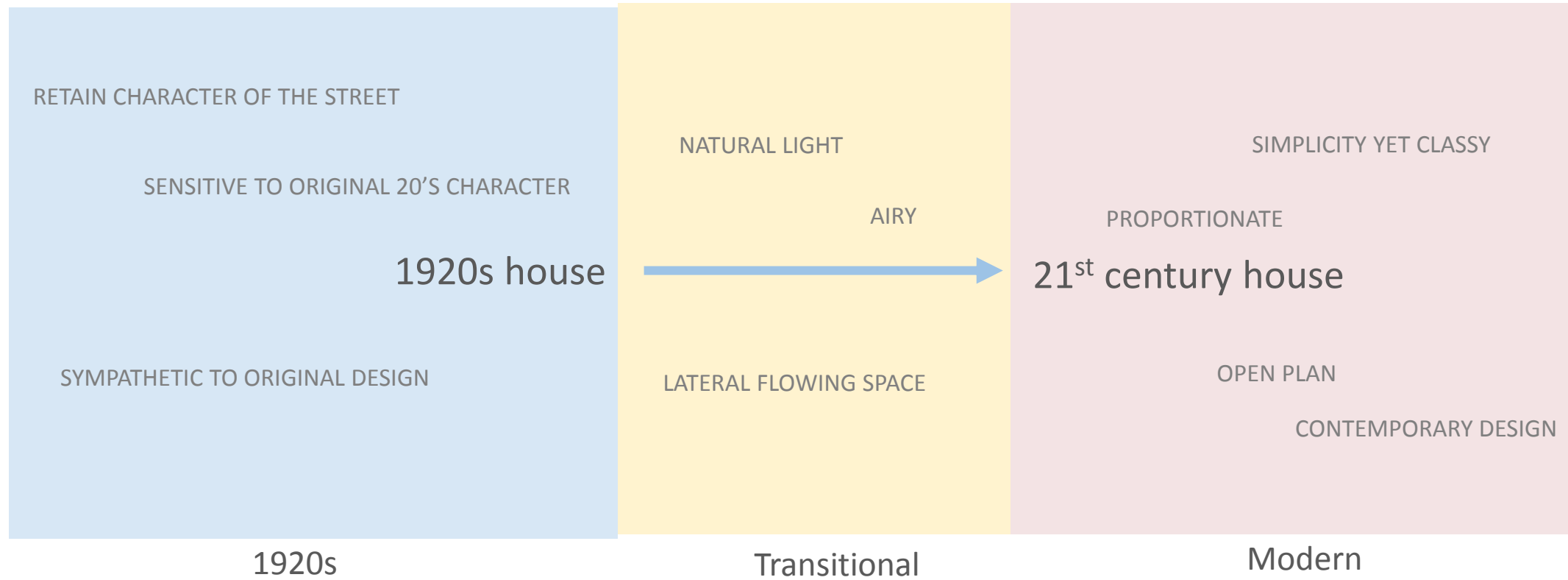
Brief:

To enhance the existing property and introduce more light and space internally.

Obstacles:

Daylight, Sunlight and Overshadowing Report was created to help justify the extension not affecting the neighbour.

OBJECTIVES - Journey



FORM FOLLOWS FUNCTION

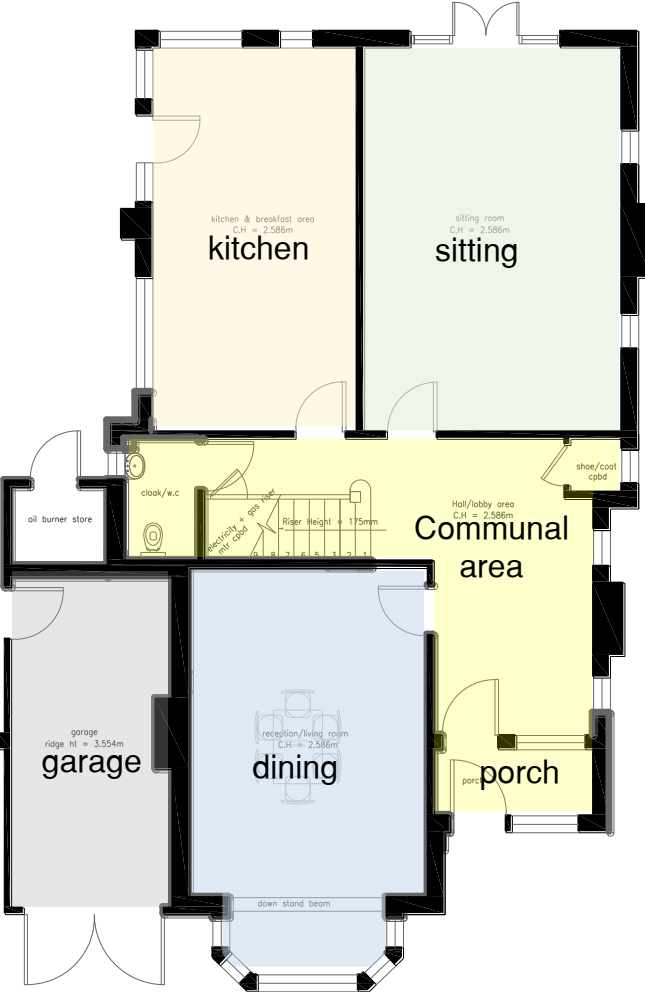
*"Whether it be the sweeping eagle in his flight, or the open apple-blossom, the toiling work-horse, the blithe swan, the branching oak, the winding stream at its base, the drifting clouds, over all the coursing sun, **form ever follows function**, and this is the law. Where function does not change, form does not change."* quote by architect **Louis Sullivan** and utilised **by Le Corbusier**

He spoke on how a building looked to come after how a building worked. Architectural function can bring another dimension to the building's overall identity, sometimes even being the primary source of the building's identity.

DESIGN PROCESS



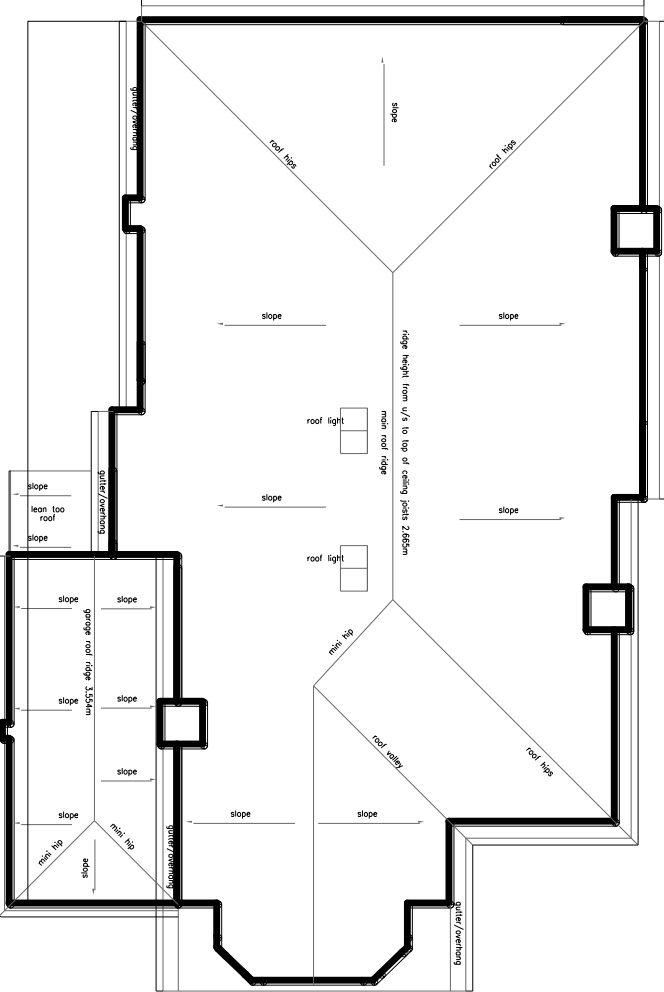
DESIGN PROCESS



EXISTING GROUND FLOOR PLAN

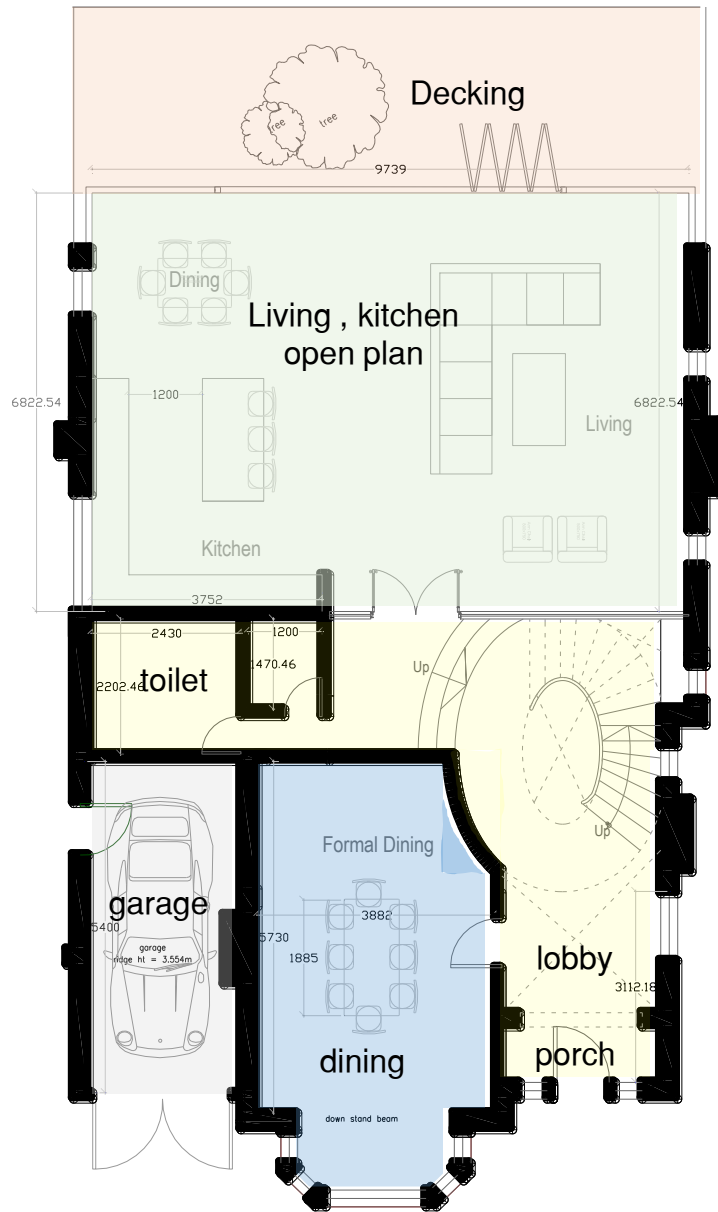


EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN

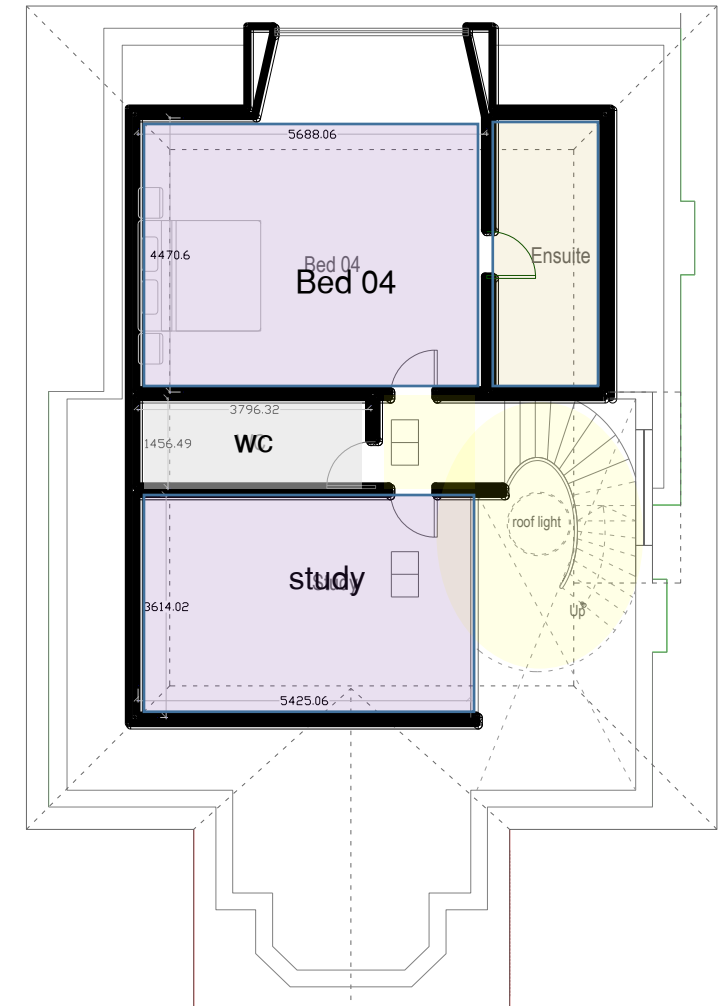
DESIGN PROCESS



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

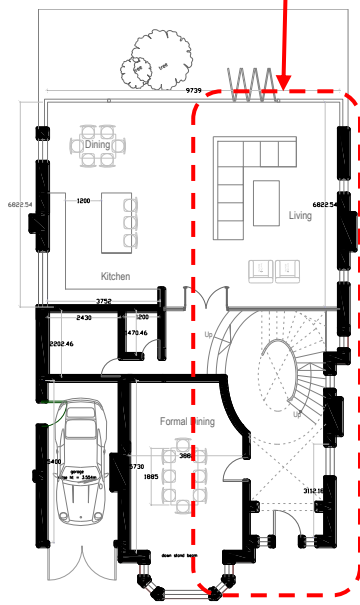


PROPOSED LOFT PLAN

INTERNAL CONCEPTS

DESIGN RESEARCH

View from rear

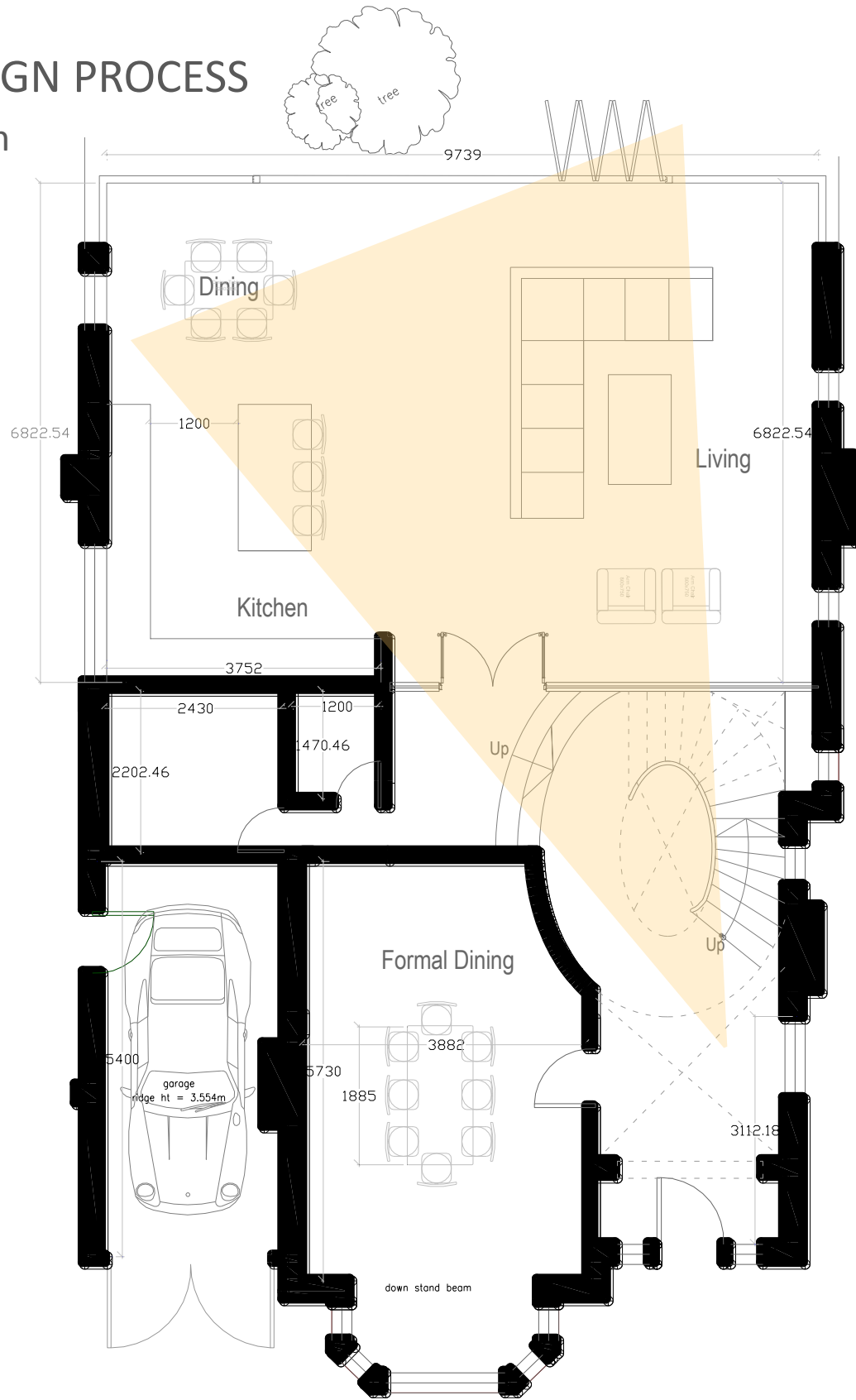


PROPOSED GROUND FLOOR PLAN

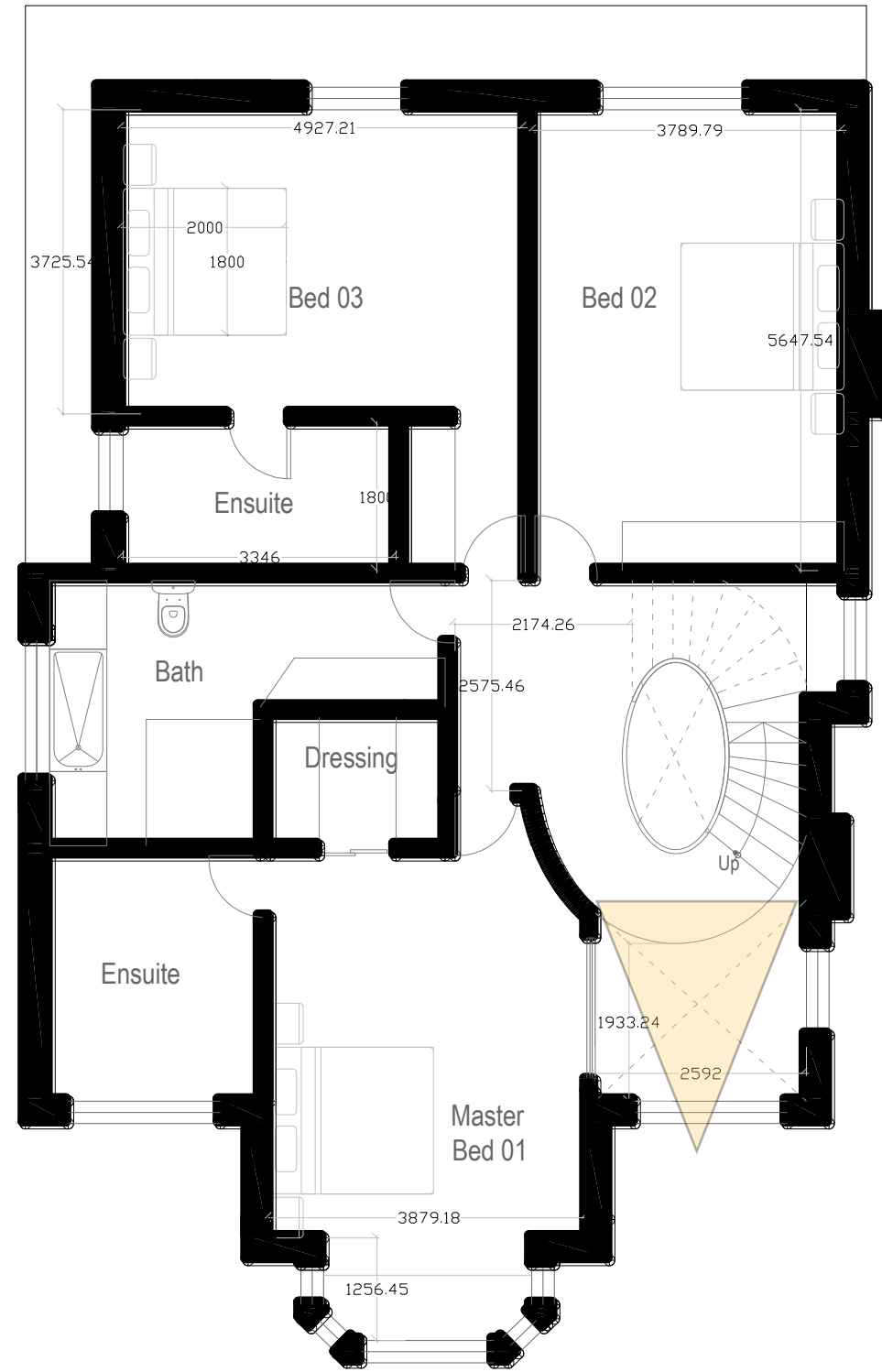


DESIGN PROCESS

Vision



PROPOSED GROUND FLOOR PLAN

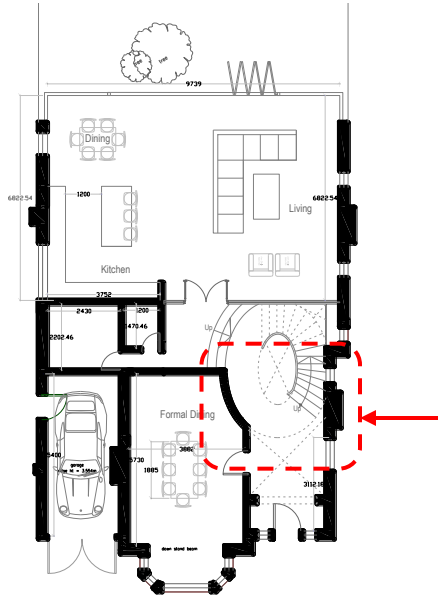


PROPOSED FIRST FLOOR PLAN

Proposed floor plans (Option 02)

DESIGN RESEARCH

Lobby

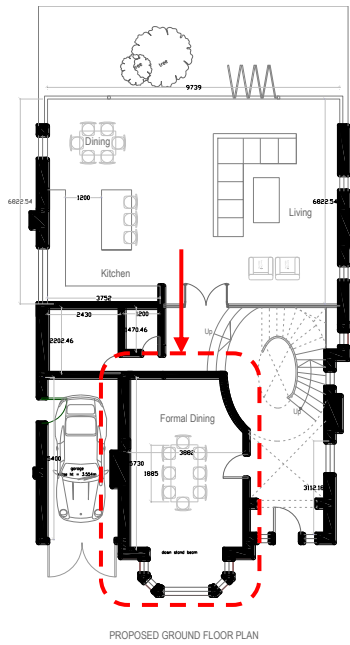


PROPOSED GROUND FLOOR PLAN

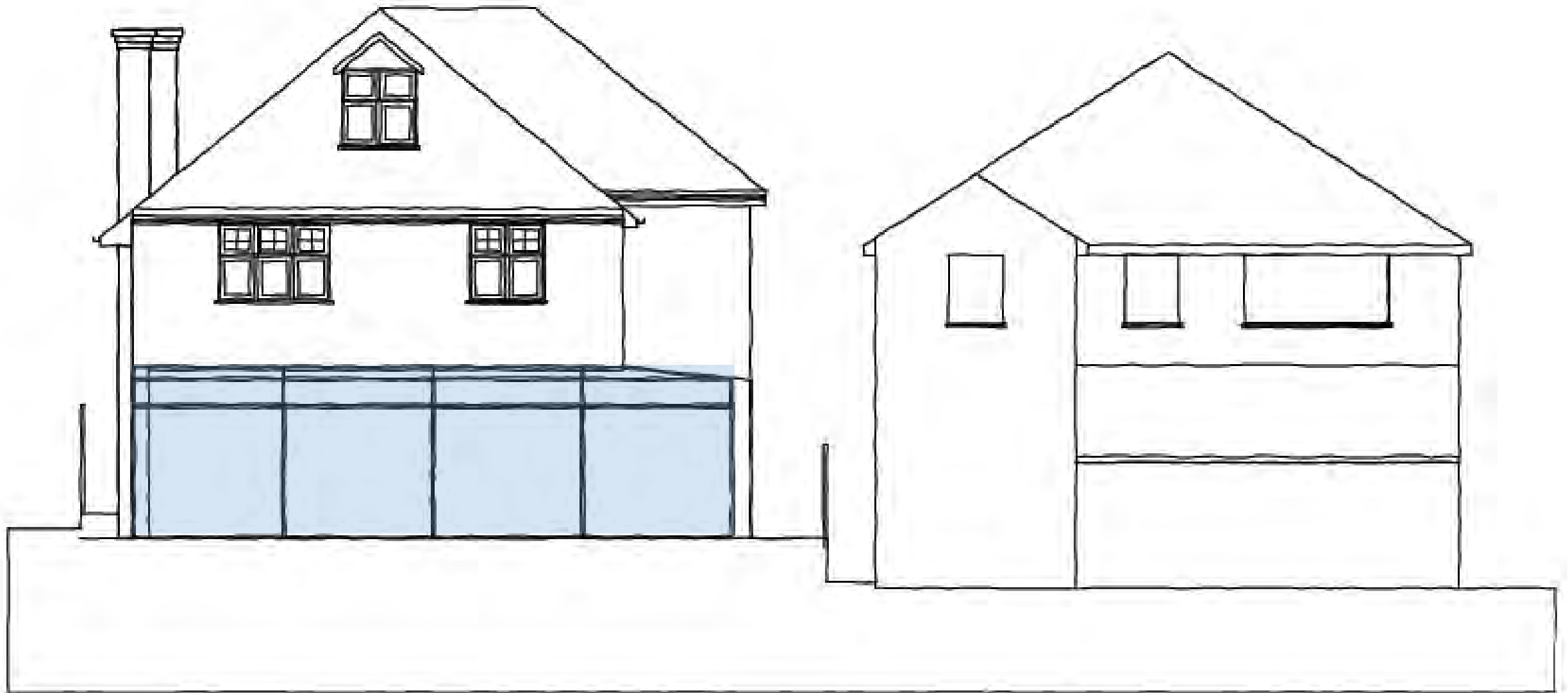


DESIGN RESEARCH

Dining

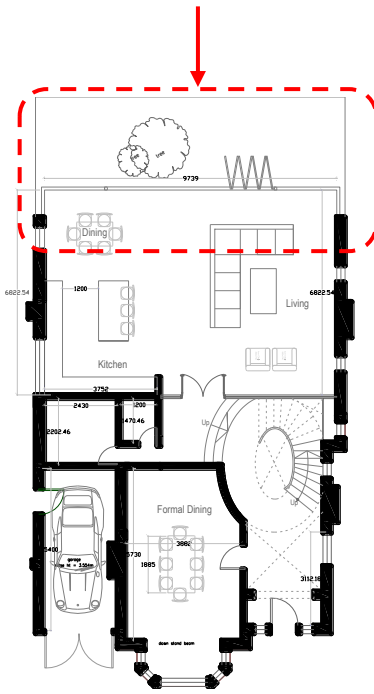


EXTERNAL CONCEPTS



Proposed Rear elevation

DESIGN RESEARCH



PROPOSED GROUND FLOOR PLAN



3D STUDY – 1920's entrance



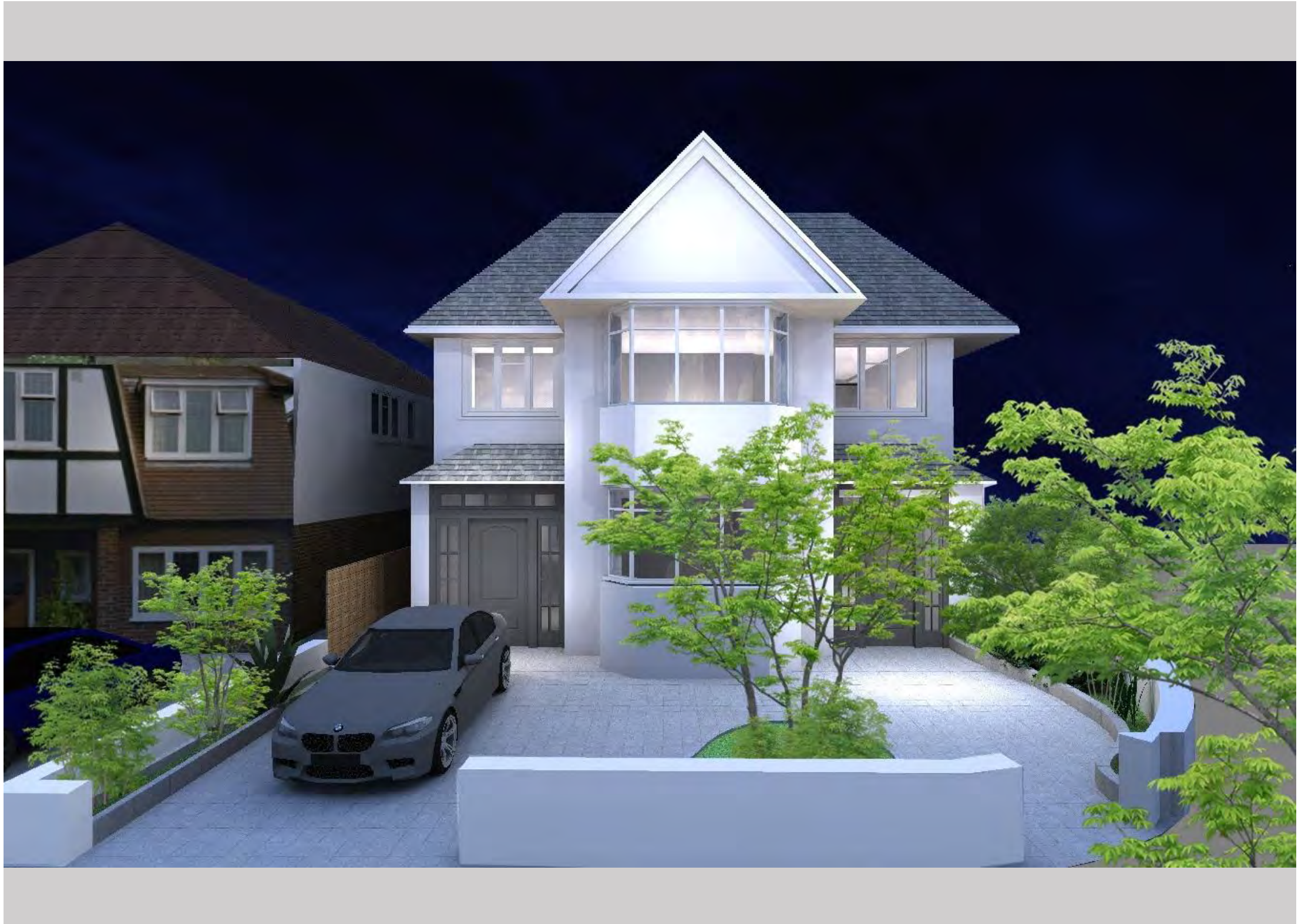
3D STUDY – 1920's entrance



3D STUDY



3D STUDY – External View



Stage 1a – Feasibility Study – completed
Stage 1b – Site Survey – completed
Stage 2 – Main Application – completed
Stage 3 – Building Regulation Drawings – under progress
Stage 5 – Tender Pack – under progress
Stage 6 – Construction – awaiting, by YKG

DOUBLE STOREY SIDE EXTENSION AND LOFT CONVERSION

Address:

82 Consfield Avenue
KT3 6HE

Result:

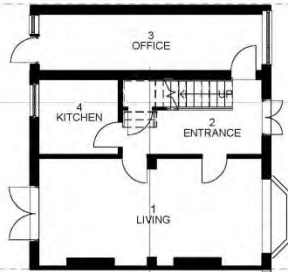
Permission Granted

Application number:

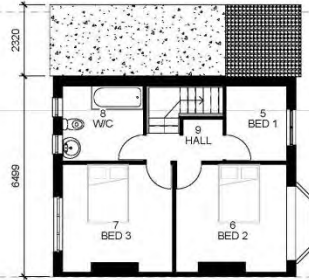
14/P1792

Date:

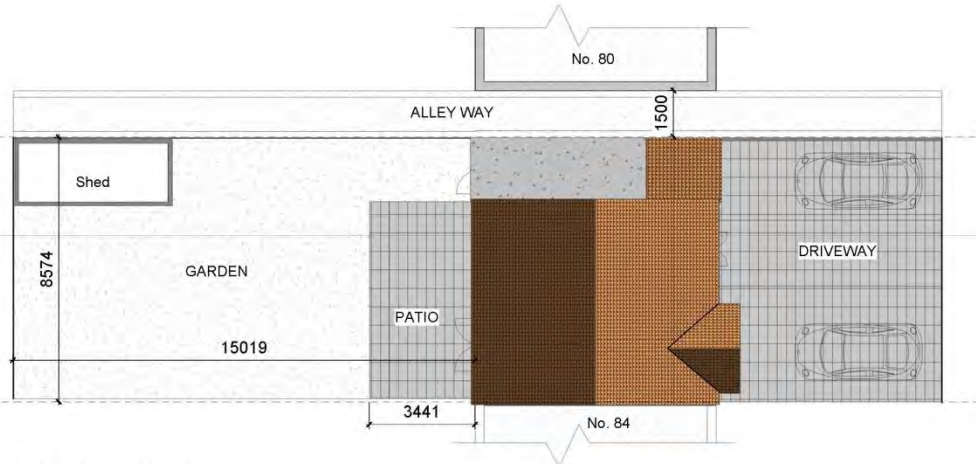
02.06.2014



Ground Floor Plan
1 : 100



1st Floor Plan
1 : 100



Roof/Site Plan
1 : 100



Location Plan
1 : 2500



East
1 : 100



West
1 : 100



North
1 : 100



South
1 : 100



Block Plan
1 : 500

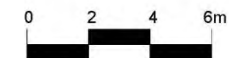


82 Consfeild Avenue

80 Consfeild Avenue

Image Source: Google Streetview, 2012

Double Storey Side Extension to No.80



ykgroup.co.uk

1-3 Fairman Law House
Park Terrace
Worcester Park
London
KT4 7JZ

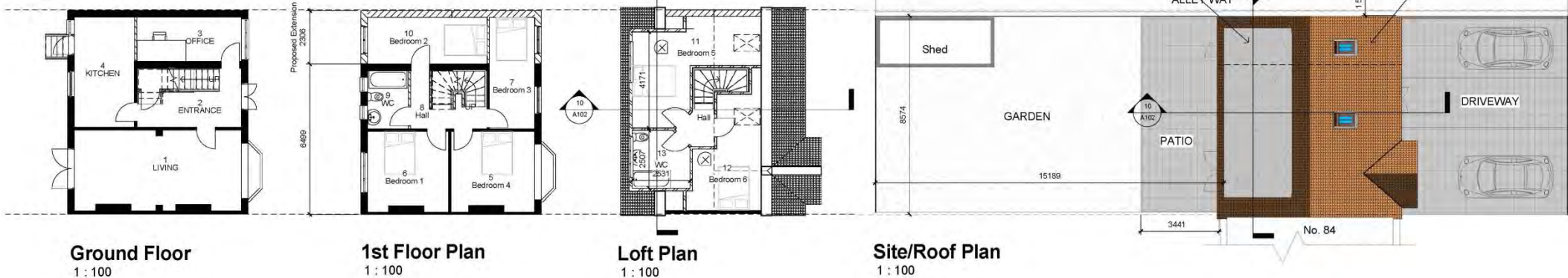
No.	Description	Date
1	1st Draft Plans Submitted	07.05.14
2	1st proposed draft to YK	07.05.12

Existing Plans

Project number	82CA
Date	07/05/14
Drawn by	YK
Checked by	YK

A101

Scale @ A1 As indicated



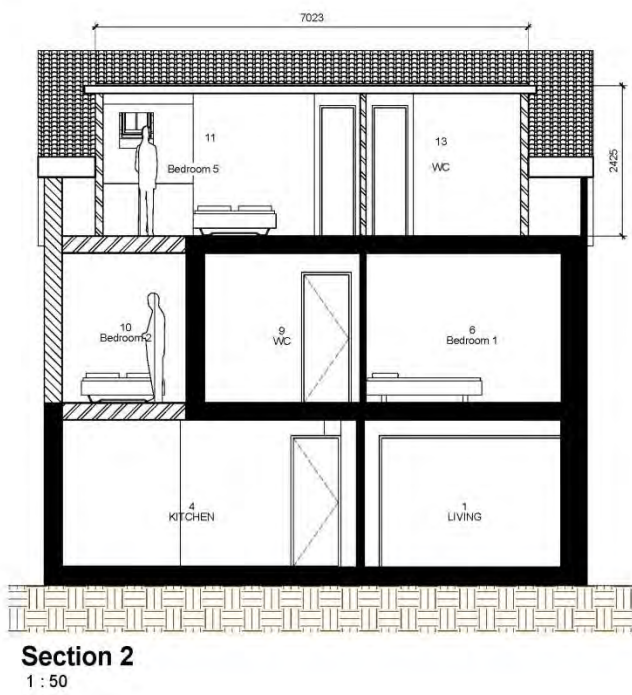
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1-3 Fairman Law House
Park Terrace
Worcester Park
London
KT4 7JZ

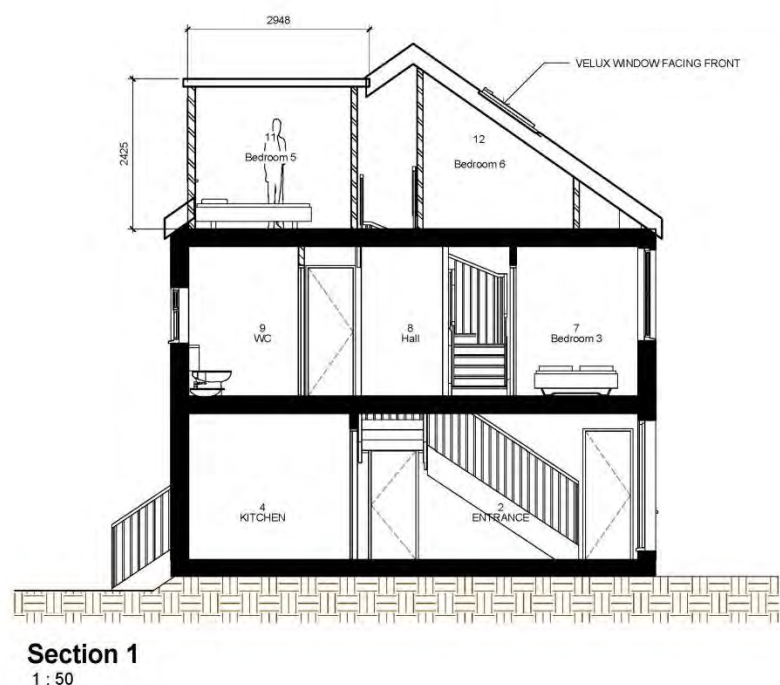
No.	Description	Date
1	START - proposed plans w/double side ext. and full width rear dormer	06.05.14
2	1st proposed draft to YK	07.05.12



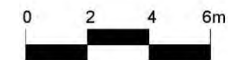
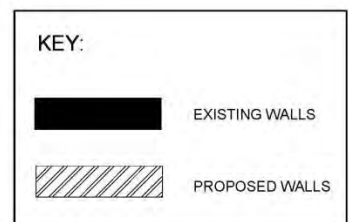
Block Plan
1 : 500



Section 2
1 : 50



Section 1
1 : 50



Proposed Plans

Project number	82CA
Date	060514
Drawn by	YK
Checked by	YK

A102

Scale @ A1 As indicated

Stage 1a – Feasibility Study – completed
Stage 1b – Site Survey – completed
Stage 2a – Main Application of 2 options – completed
Stage 2b – Design and Access Statement – completed
Stage 3 – Building Regulation Drawings – under progress
Stage 4 – Tender Pack – under progress
Stage 5 – Construction – awaiting, by YKG

LOFT EXTENSION

Address:

2 Catherine Villas
Copse Hill
SW20 0ED

Application number:

14/P2230
14/P2109

Brief:

Erection of a rear dormer roof extension and installation of 2 x roof lights to front roof slope.

Obstacles:

Was in a conservation area. Submitted 2 different options for dormer, one smaller and the other larger

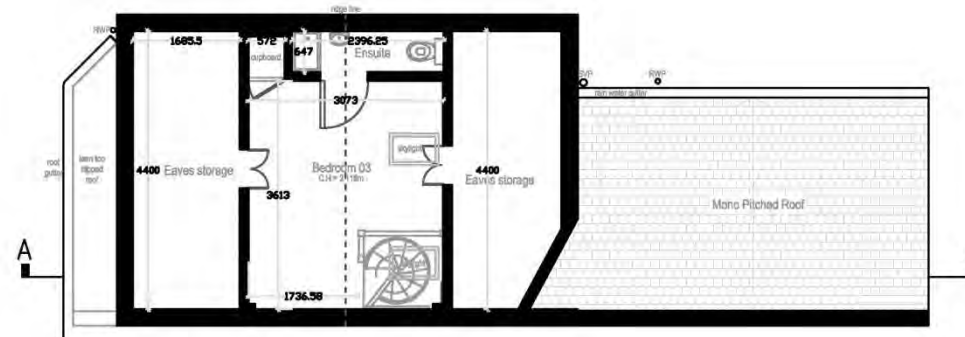
Result:

Both approved

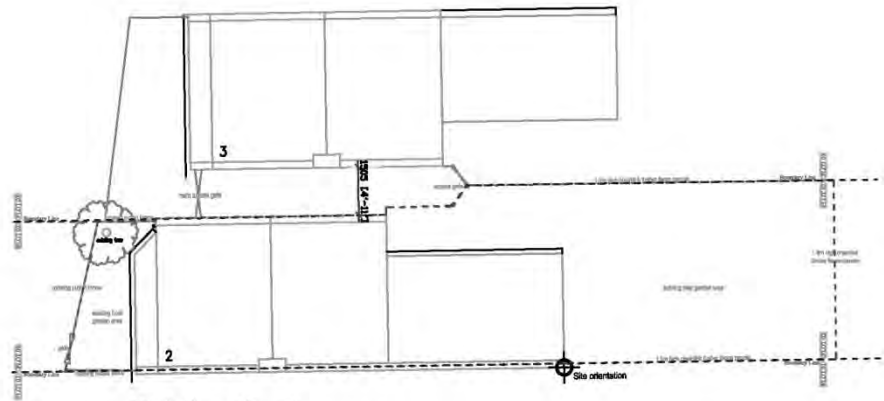
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FOR ANY STRUCTURAL STEELWORKS DETAILS PLEASE REFER TO STRUCTURAL ENGINEER'S DRAWINGS & CALCULATIONS.

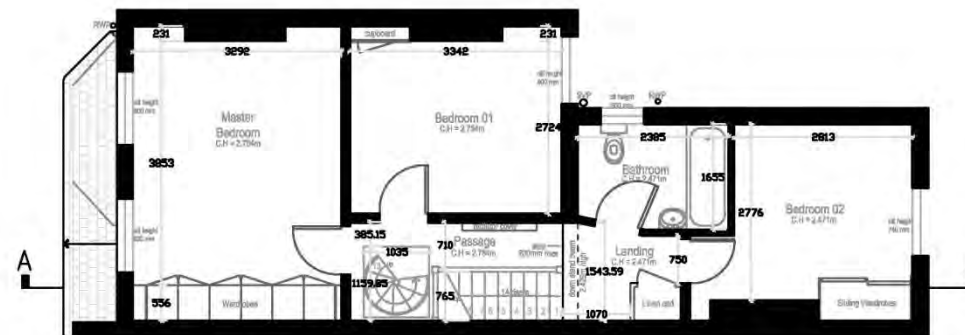
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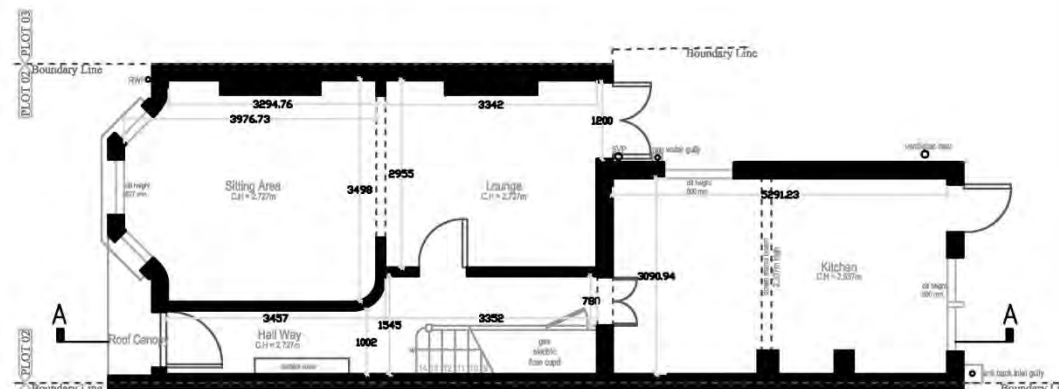
Existing Second floor plan



Existing Site plan
1:200 @ A3



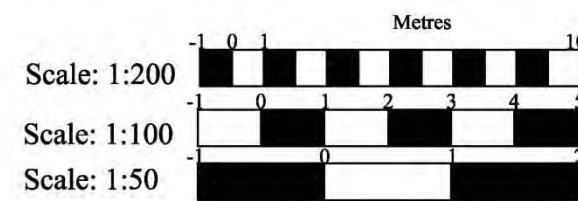
Existing First floor plan



Existing Ground floor plan



Existing plans



No	Description	Date
1	rev 01	28.05.14

ea
1-3 Fairman Law House
Park Terrace
Worcester Park
Surrey
KT4 7JZ
Tel: (0208) 288 8950 Fax: (0871) 910 2798
extension.architecture.co.uk

CLIENT
Fraser Simpson Wright

PROJECT
**2 Catherine Villas,
Copse Hill, SW20 0ED**

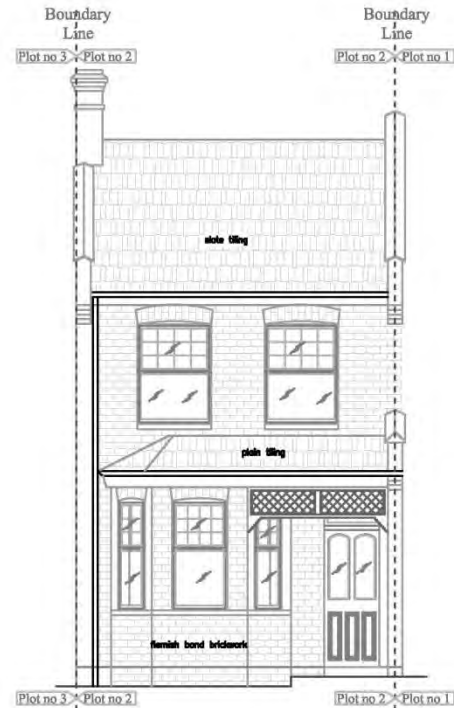
TITLE
EXISTING PLANS

SCALE	DATE
1:200 @ A3	09.06.14
1:100 @ A3	
DRAWN	SHEET NO
TA	2CV 02

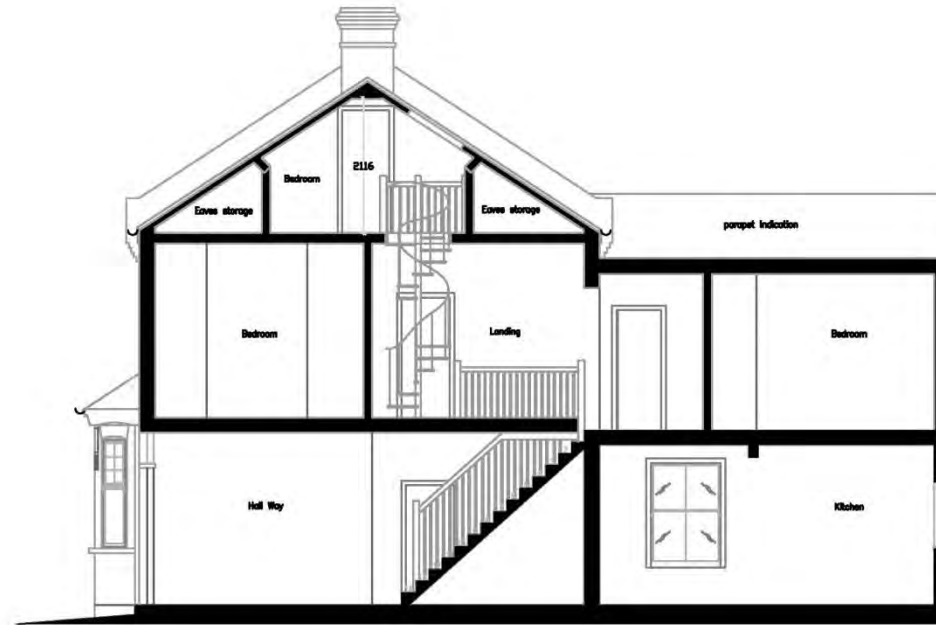
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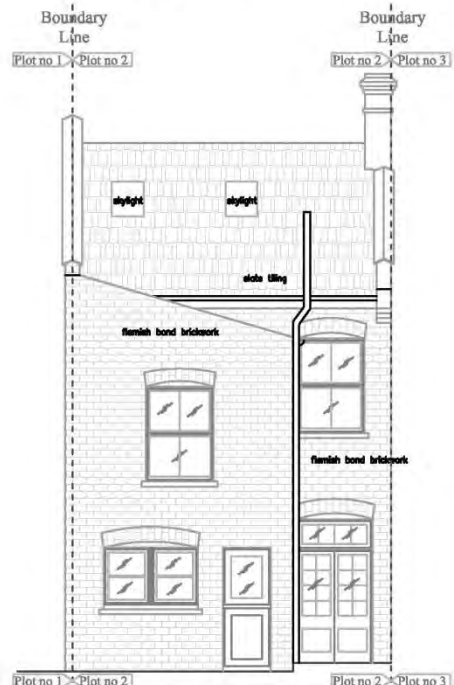
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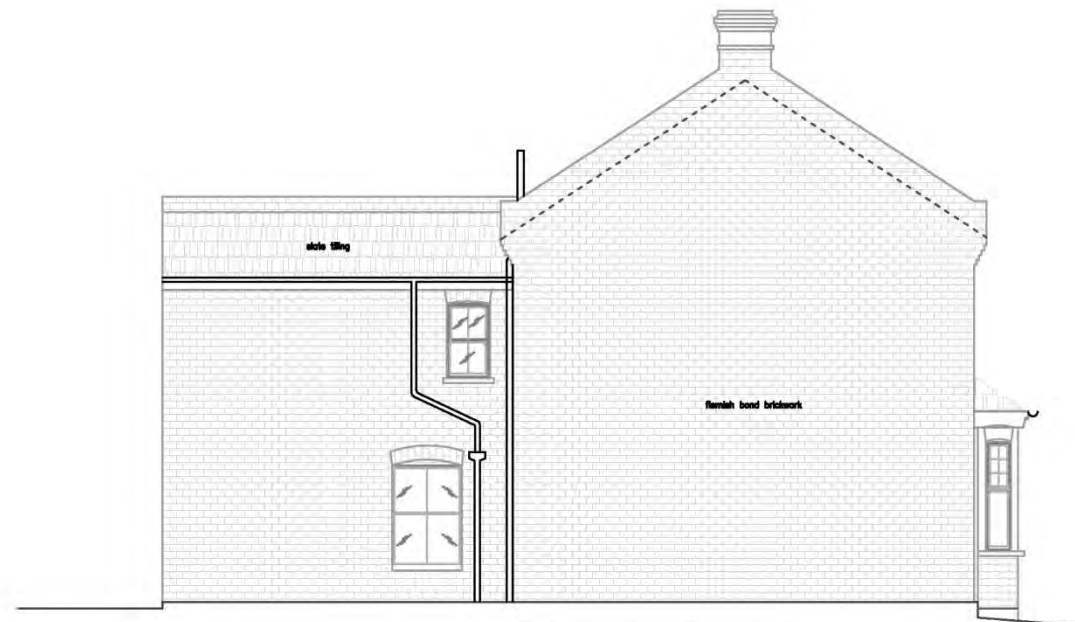
Existing Front elevation



Existing Longitudinal Section A - A



Existing Rear Elevation



Existing Flank Elevation

Existing section & elevations

Scale: 1:100
Scale: 1:50



No	Description	Date
1	rev 01	28.05.14

ea
1-3 Fairman Law House
Park Terrace
Worcester Park
Surrey
KT4 7JZ
Tel: (0208) 288 8650 Fax: (0871) 918 2798
extension.architecture.co.uk

CLIENT
Fraser Simpson Wright

PROJECT
**2 Catherine Villas,
Copse Hill, SW20 0ED**

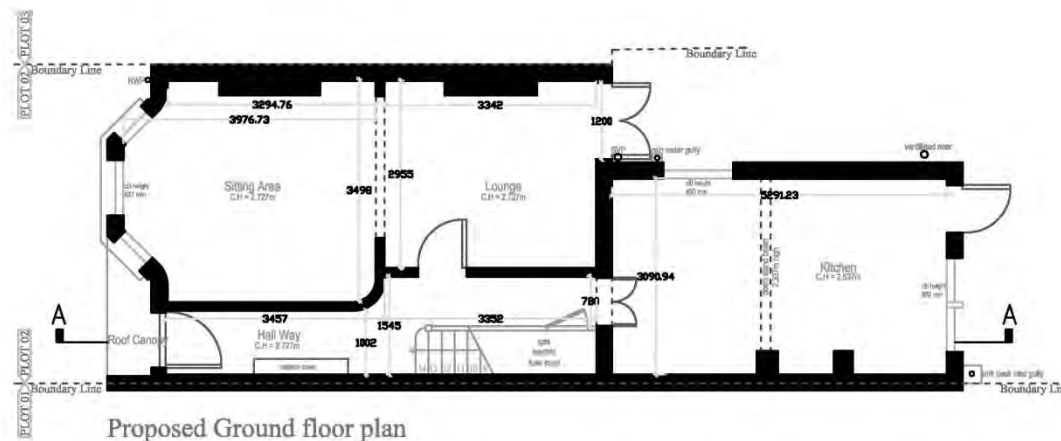
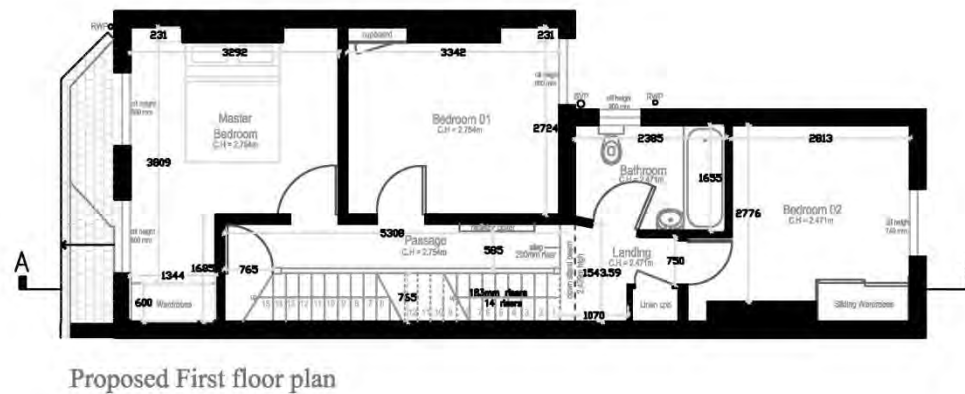
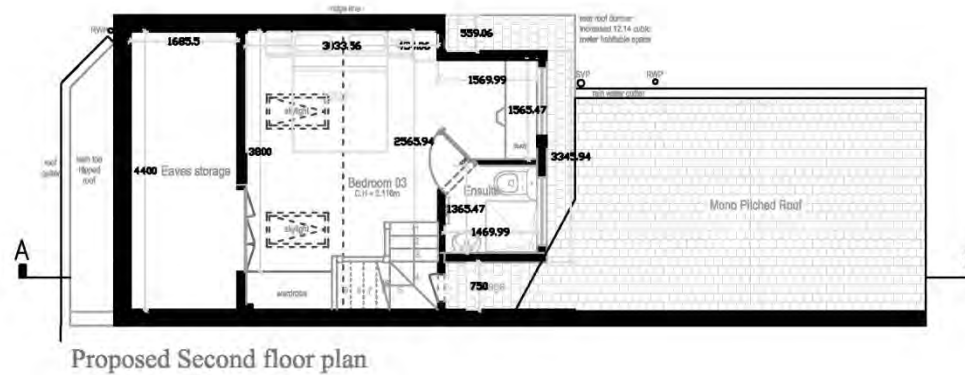
TITLE
**EXISTING SECTION &
ELEVATIONS**

SCALE 1:100 @ A3	DATE 09.06.14
DRAWN TA	SHEET NO 2CV 03

DO NOT SCALE OFF THIS DRAWING. ALL DIMENSION SHALL BE CHECK AND CONFIRMED WITH SITE REP AND ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE SHALL BE REPORTED TO PM. THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS SPECIFICATION AND DETAILS. FOR CONSTRUCTION INFORMATION PLEASE REFER TO ALL DRAWINGS AND SPECIFICATION OF WORKS.

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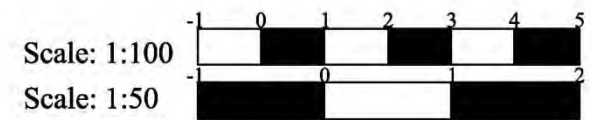
No	Description	Date
1	rev 01	28.05.14

ea
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 Park Terrace
 Worcester Park
 Surrey
 KT4 7JZ
 Tel: (0208) 288 8950 Fax: (0871) 910 3798
 extensionarchitecture.co.uk

CLIENT
 Fraser Simpson Wright

PROJECT
 2 Catherine Villas,
 Copse Hill, SW20 0ED

TITLE
 PROPOSED PLANS

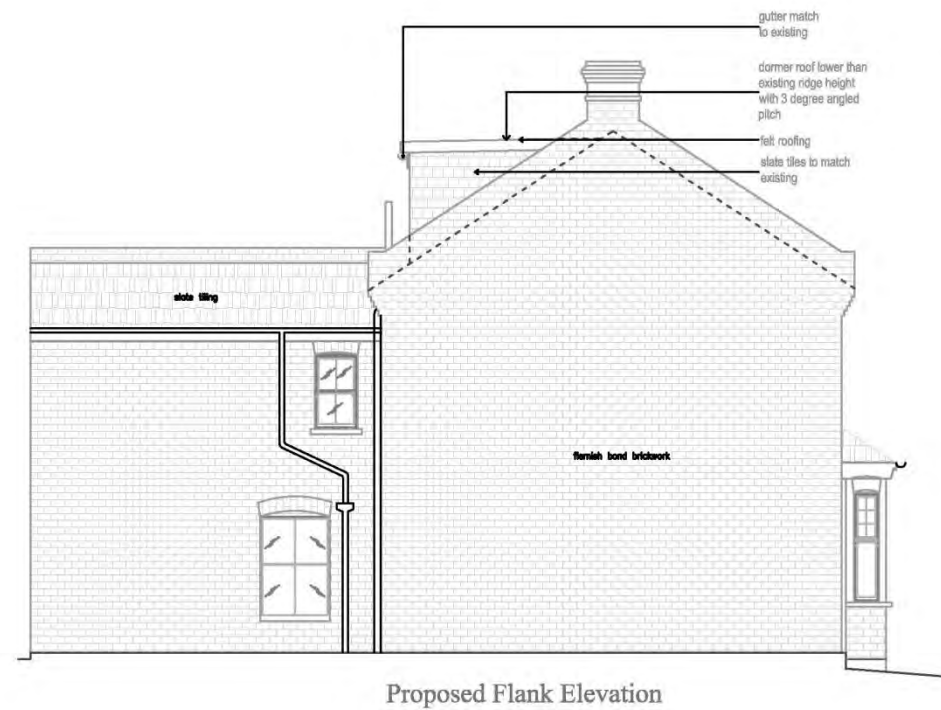
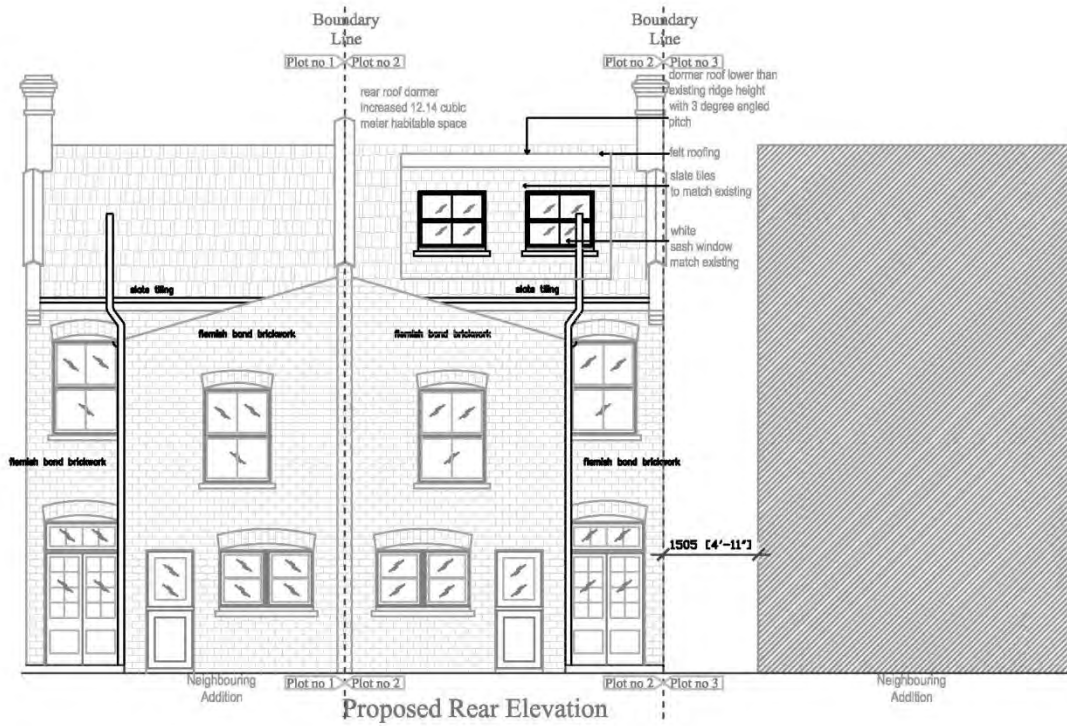
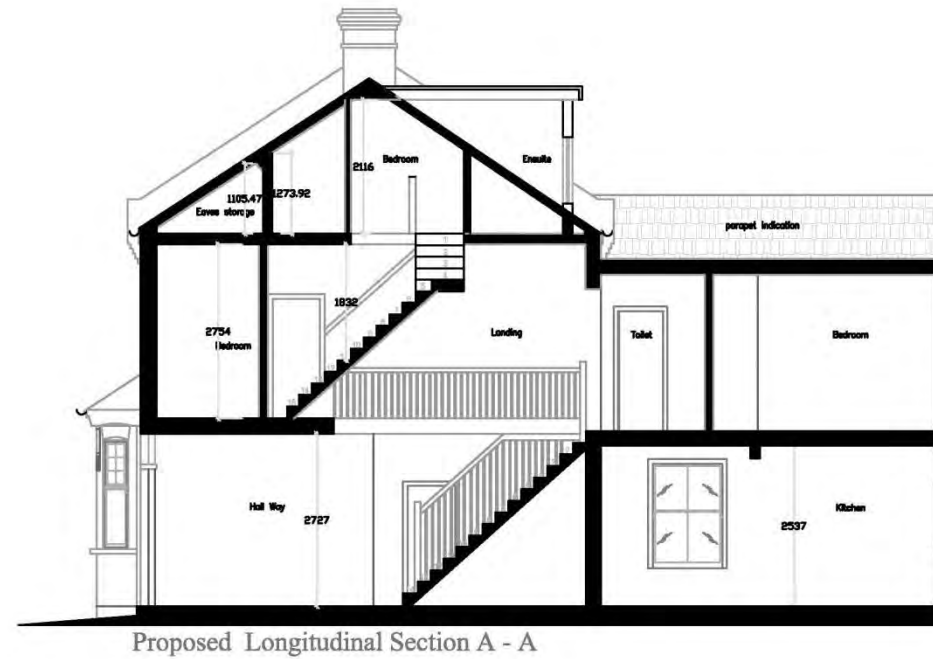
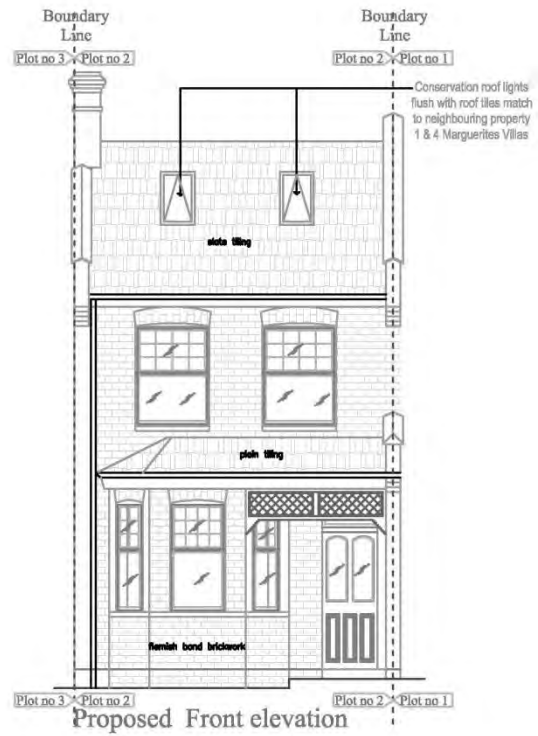


SCALE	DATE
1:100 @ A3	09.06.14
DRAWN	SHEET NO
TA	2CV 04

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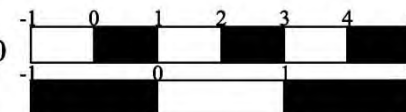
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Proposed Elevations & Section

Scale: 1:100
Scale: 1:50



No	Description	Date
1	rev 01	28.05.14

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PROJECT
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TITLE
PROPOSED ELEVATIONS
& SECTION

SCALE 1:100 @ A3	DATE 09.06.14
DRAWN TA	SHEET NO 2CV 05

Stage 1a – Feasibility Study – completed
Stage 1b – Site Survey – completed
Stage 2 – Planning Application – completed
Stage 3 – Building Regulation Drawings – completed
Stage 4 – Tender Pack – under progress
Stage 5 – Construction – awaiting, by YKG

SINGLE STOREY REAR EXTENSION

Address:

56 Portland Avenue,
New Malden,
KT3 6AY

Application number:

15/14445/HOU

Date:

10.06.2015

Brief:

Demolition of existing rear conservatory and erection of a single storey rear extension.

Obstacles:

N/A

Result:

Got approval

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CLIENT

Toby Alloway

PROJECT

**56 Portland Avenue,
New Malden, KT3 6AY**

TITLE

Site Plan and Block Plan

SCALE

As Shown

DRAWN
WB

DATE

18.05.15

SHEET NO
56PA01

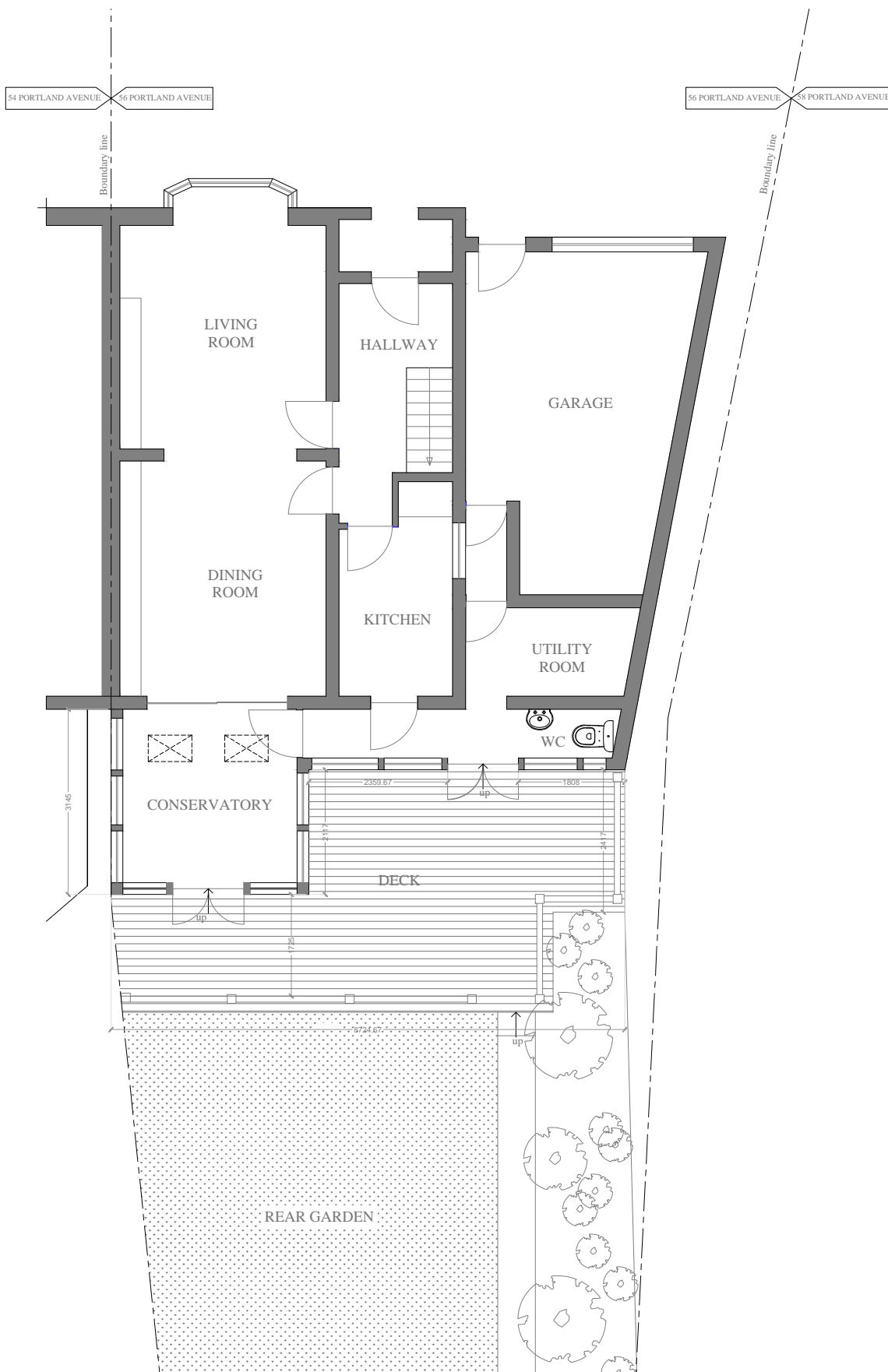


Site Plan
Scale: 1:1250

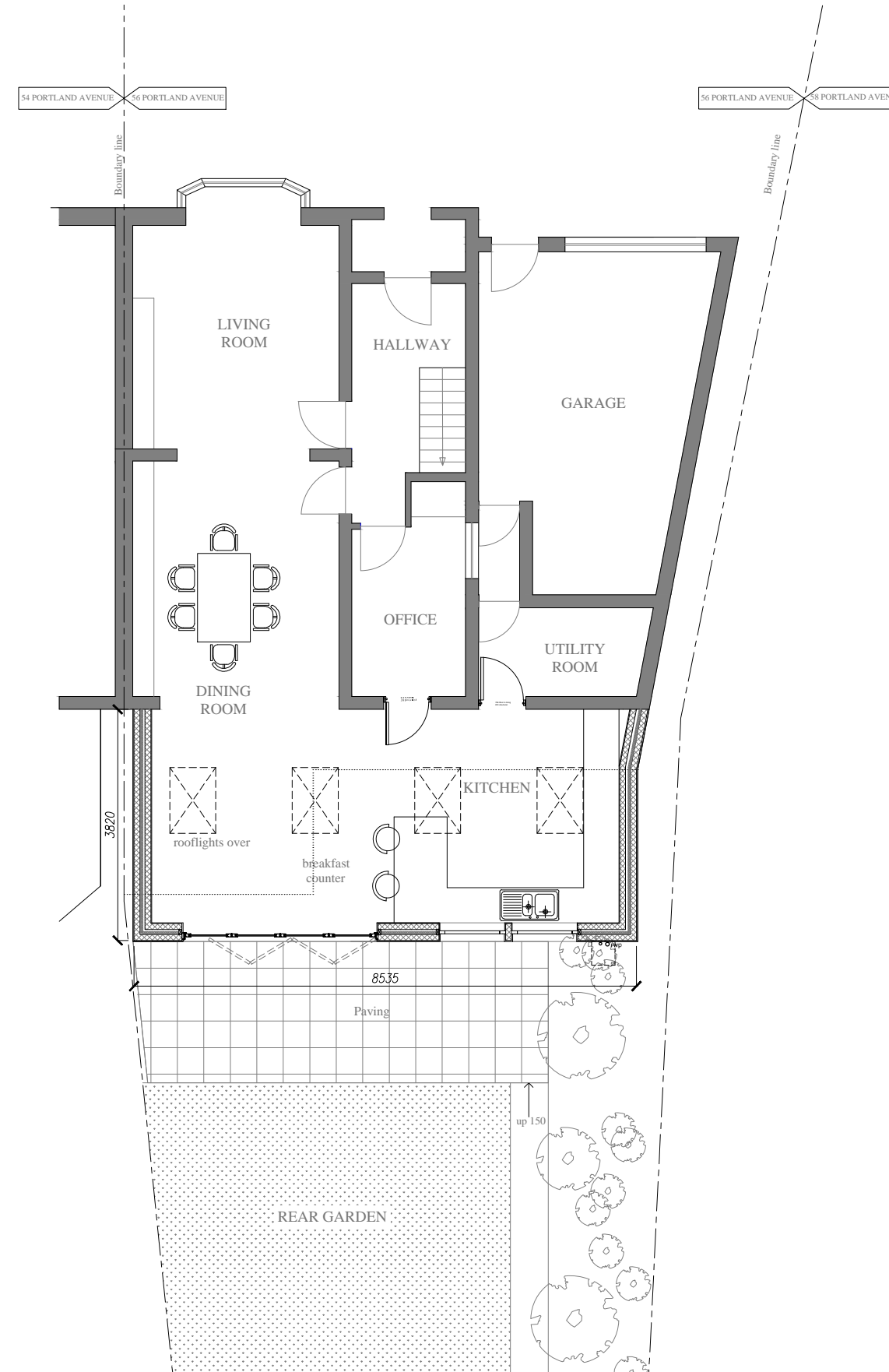


Block Plan
Scale 1:500





Existing Ground Floor Plan



Proposed Ground Floor Plan

No	Description	Date

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PROJECT

**56 Portland Avenue,
New Malden, KT3 6AY**

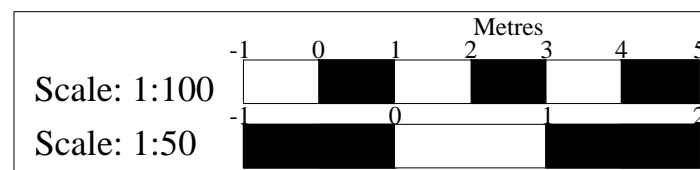
TITLE

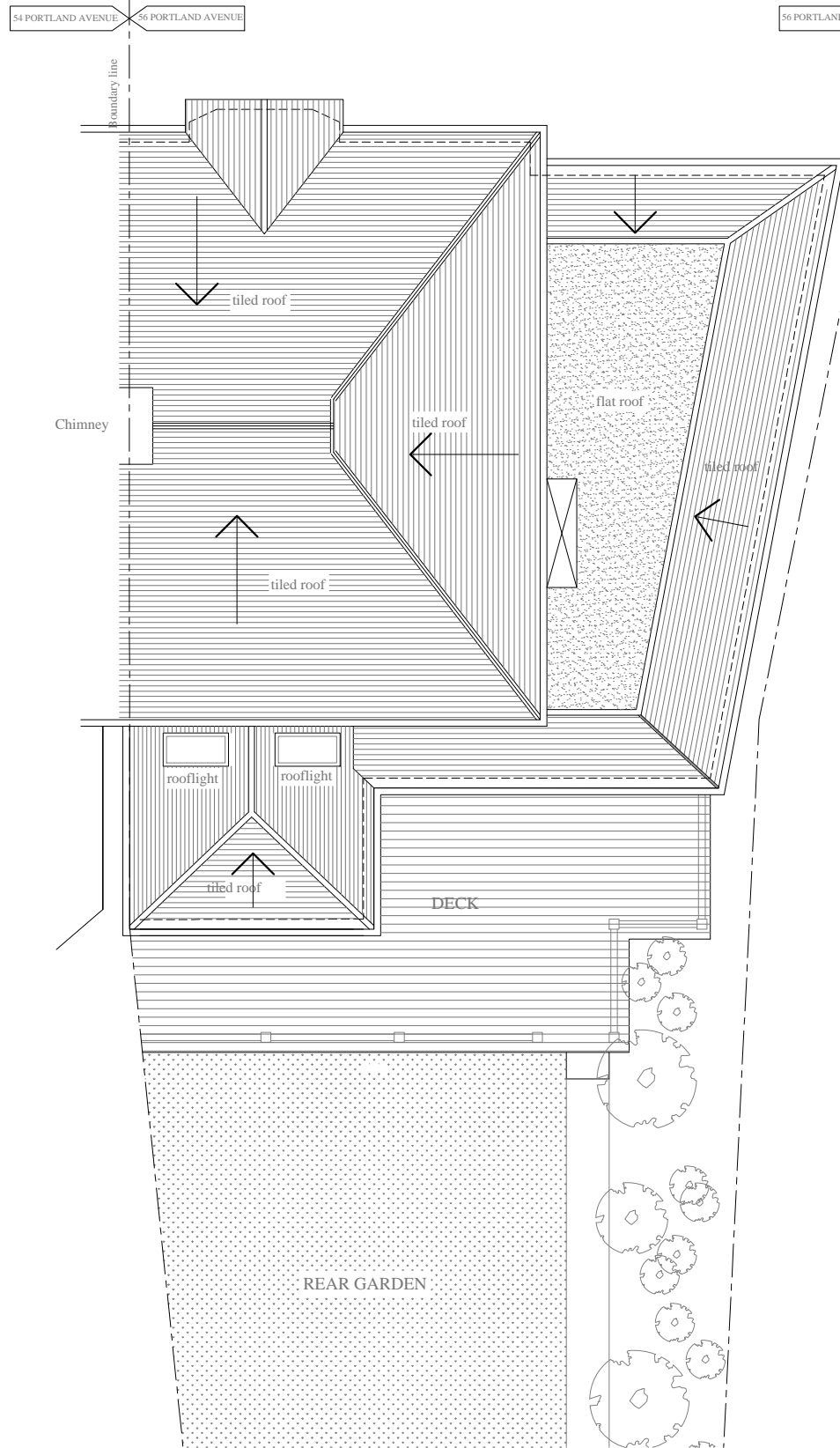
**Existing and Proposed
Ground Floor Plan**

SCALE 1:100 @ A3	DATE 18.05.15
DRAWN WB	SHEET NO 56PA02

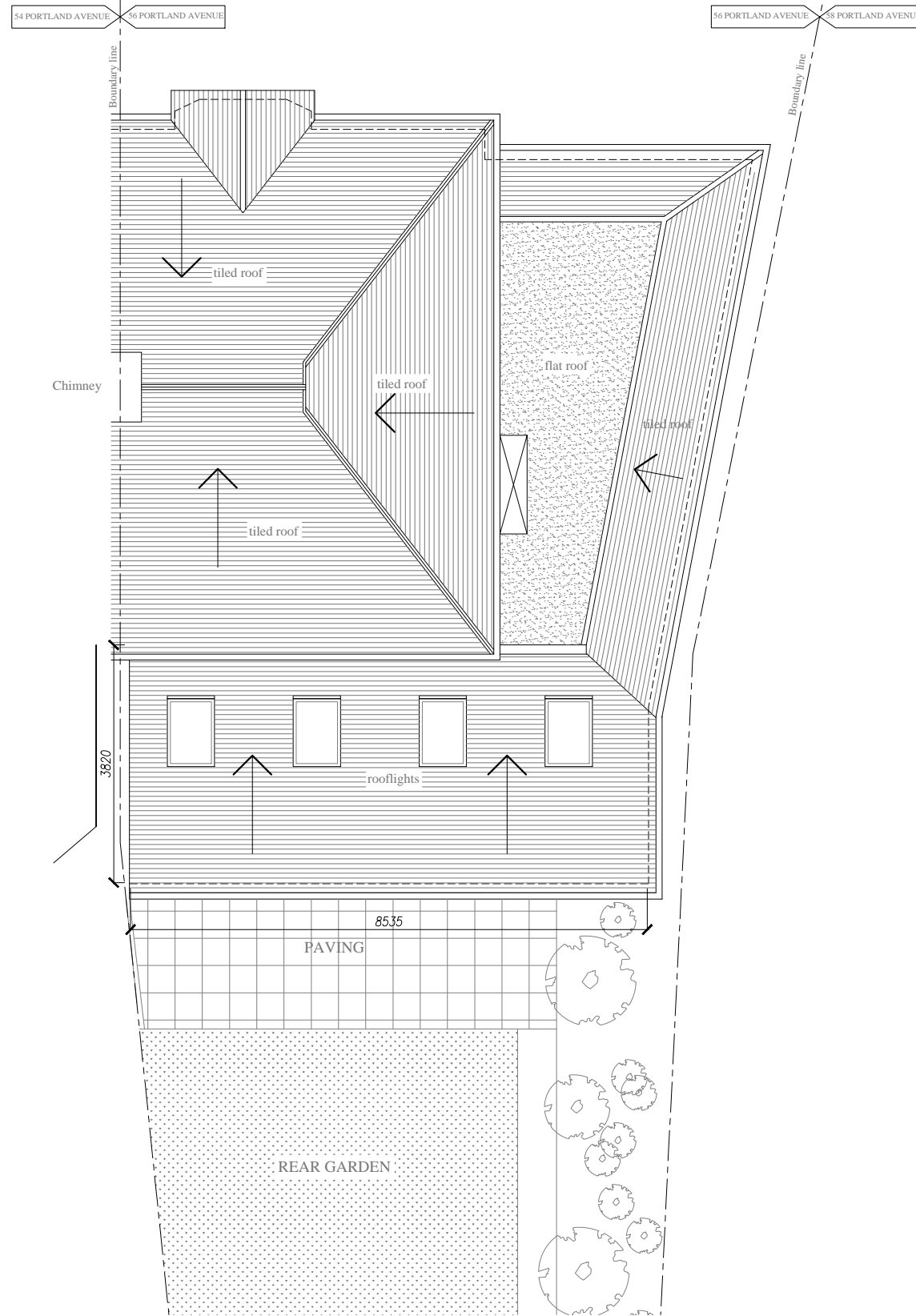


**Existing and Proposed Ground
Floor Plan**





Existing Roof Plan



Proposed Roof Plan

No	Description	Date

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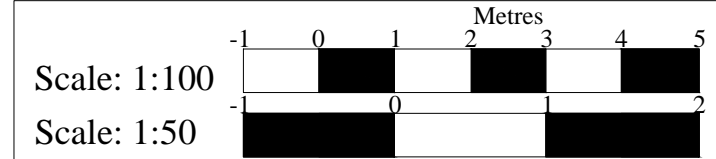
PROJECT
**56 Portland Avenue,
 New Malden, KT3 6AY**

TITLE
**Existing and proposed
 Roof Plan**

SCALE 1:100 @ A3	DATE 18.05.15
DRAWN WB	SHEET NO 56PA03



**Existing and Proposed Roof
 Plan**



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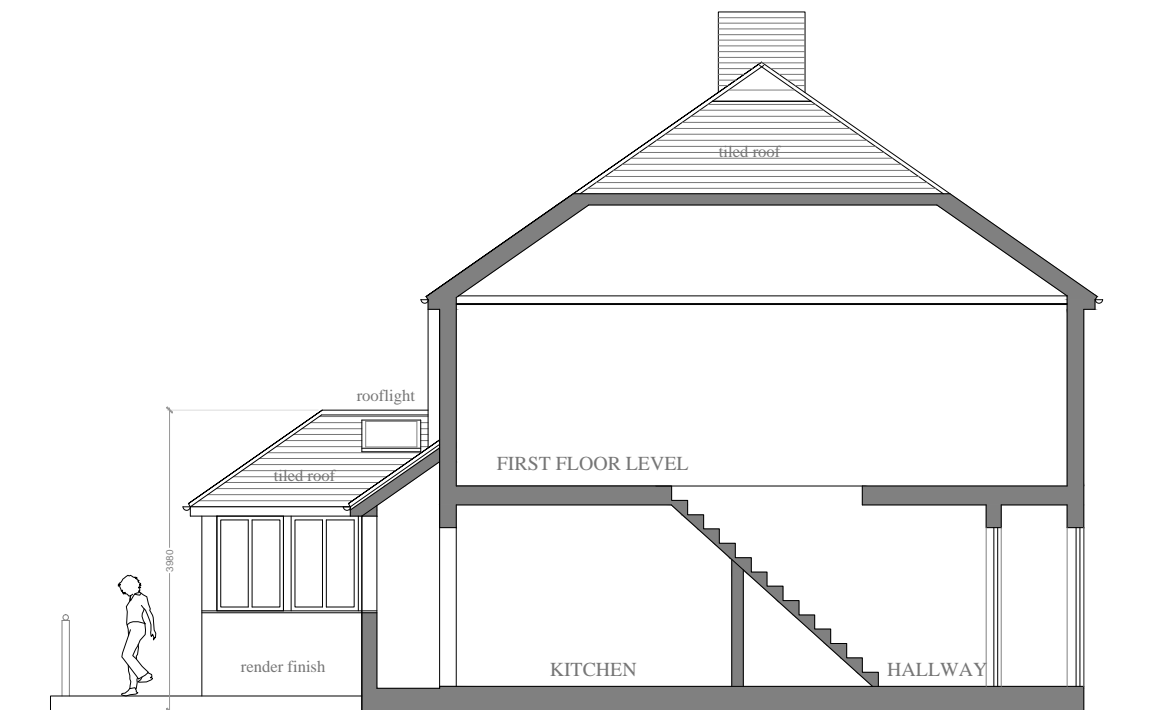
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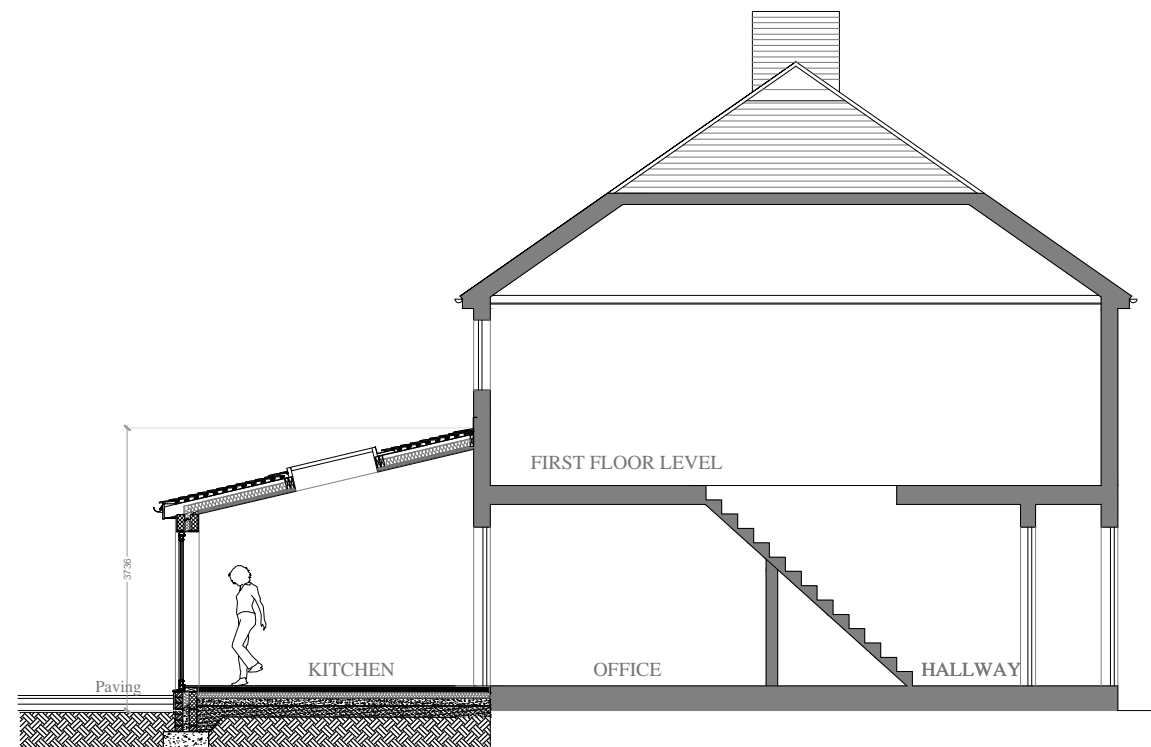
Existing Rear Elevation



Proposed Rear Elevation

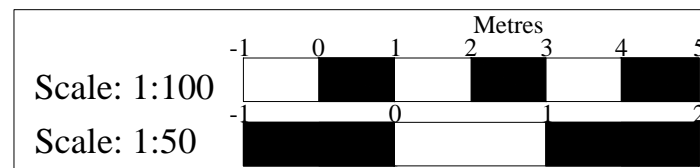


Existing Section



Proposed Section

Existing and Proposed Rear Elevation and Section



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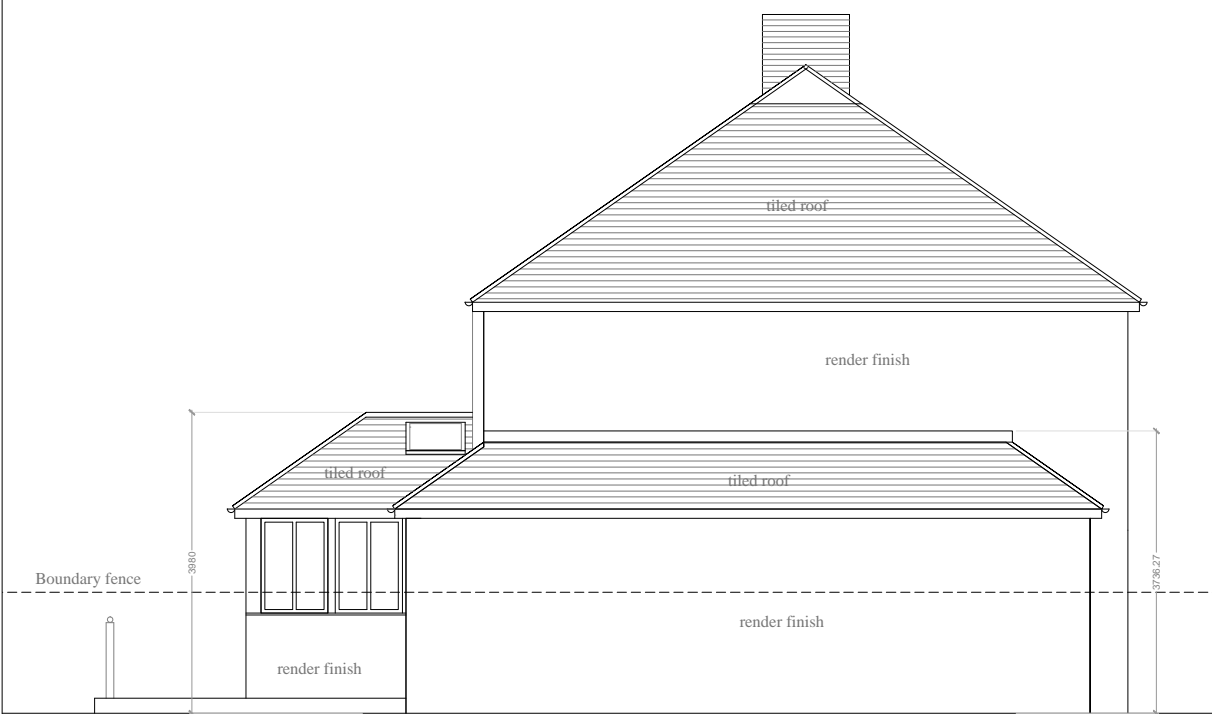
TITLE
Existing and Proposed Rear Elevation and section

SCALE 1:100 @ A3	DATE 18.05.15
DRAWN WB	SHEET NO 56PA04

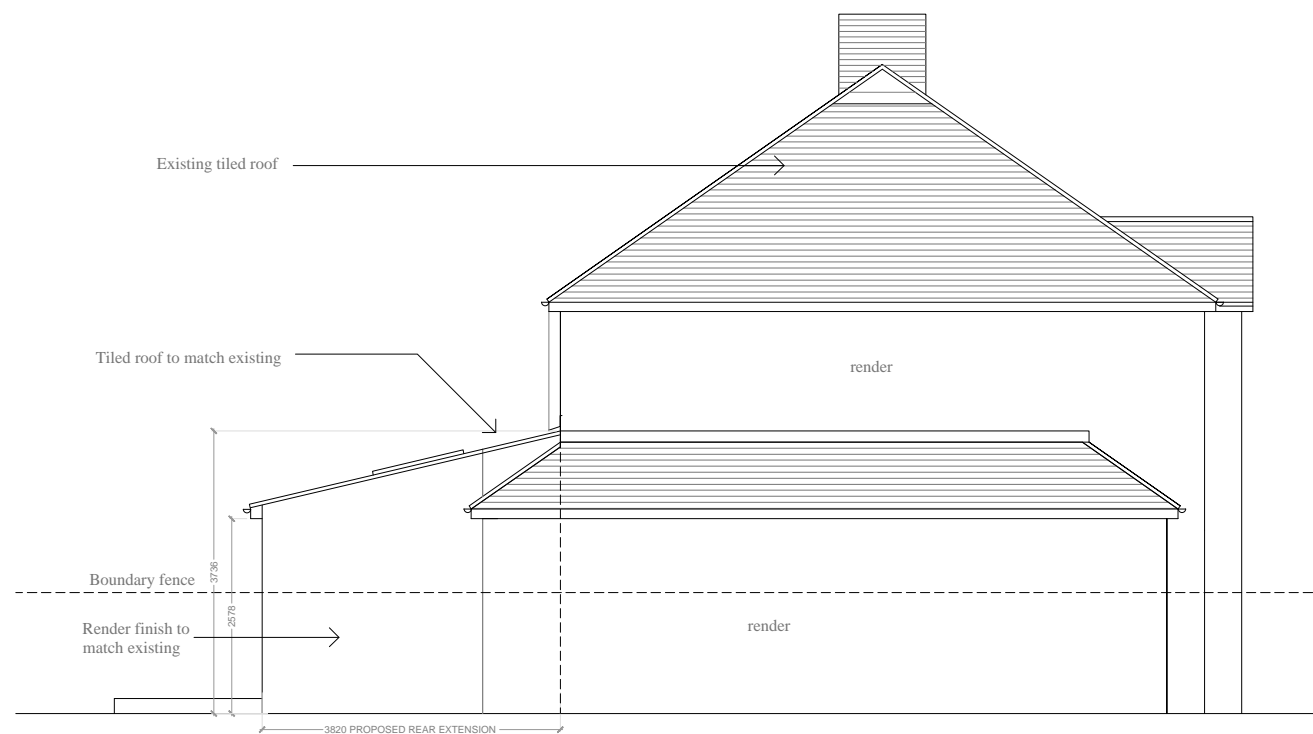
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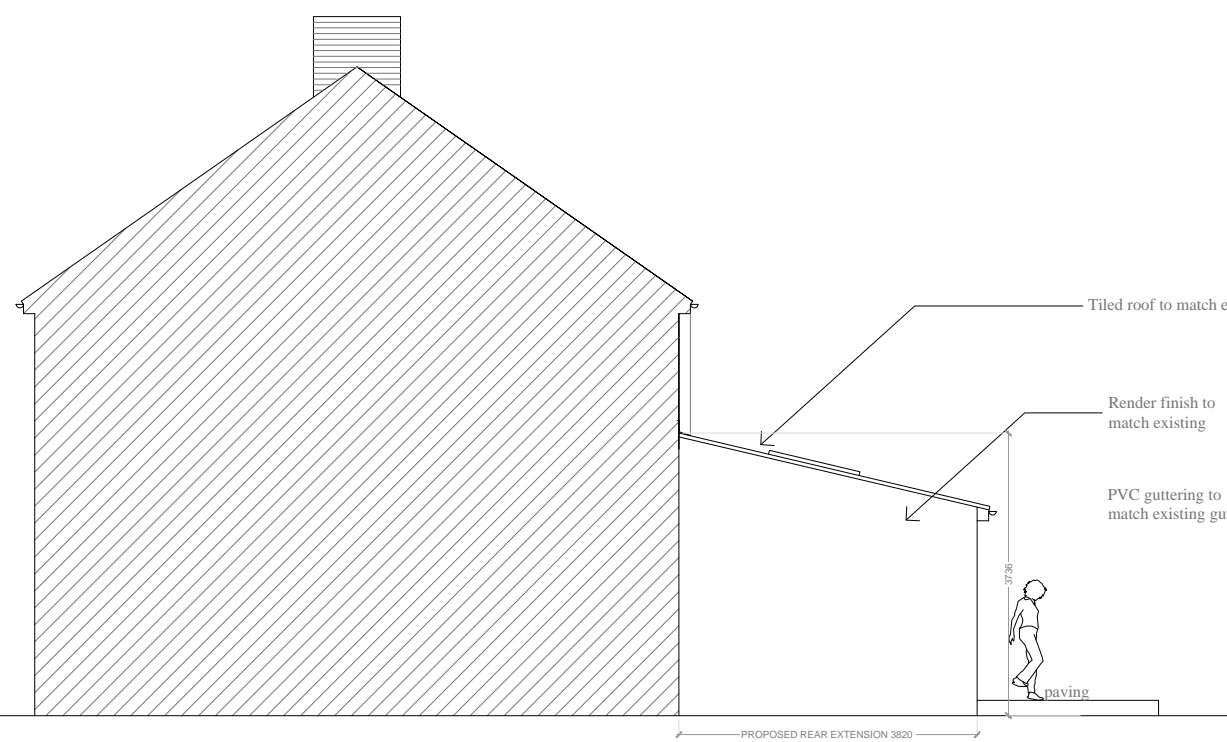
Existing Left Side Elevation



Proposed Left Side Elevation



Existing Right Side Elevation



Proposed Right Side Elevation

Existing and Proposed Right and Left Side Elevation

No	Description	Date

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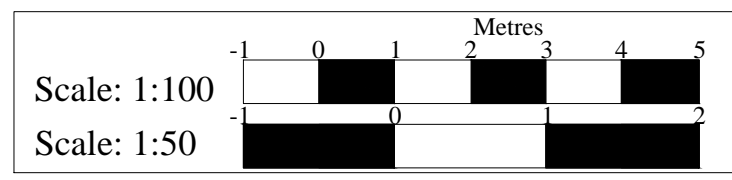
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PROJECT

**56 Portland Avenue,
New Malden, KT3 6AY**

TITLE

**Existing and Proposed
Right and Left Side
Elevation**

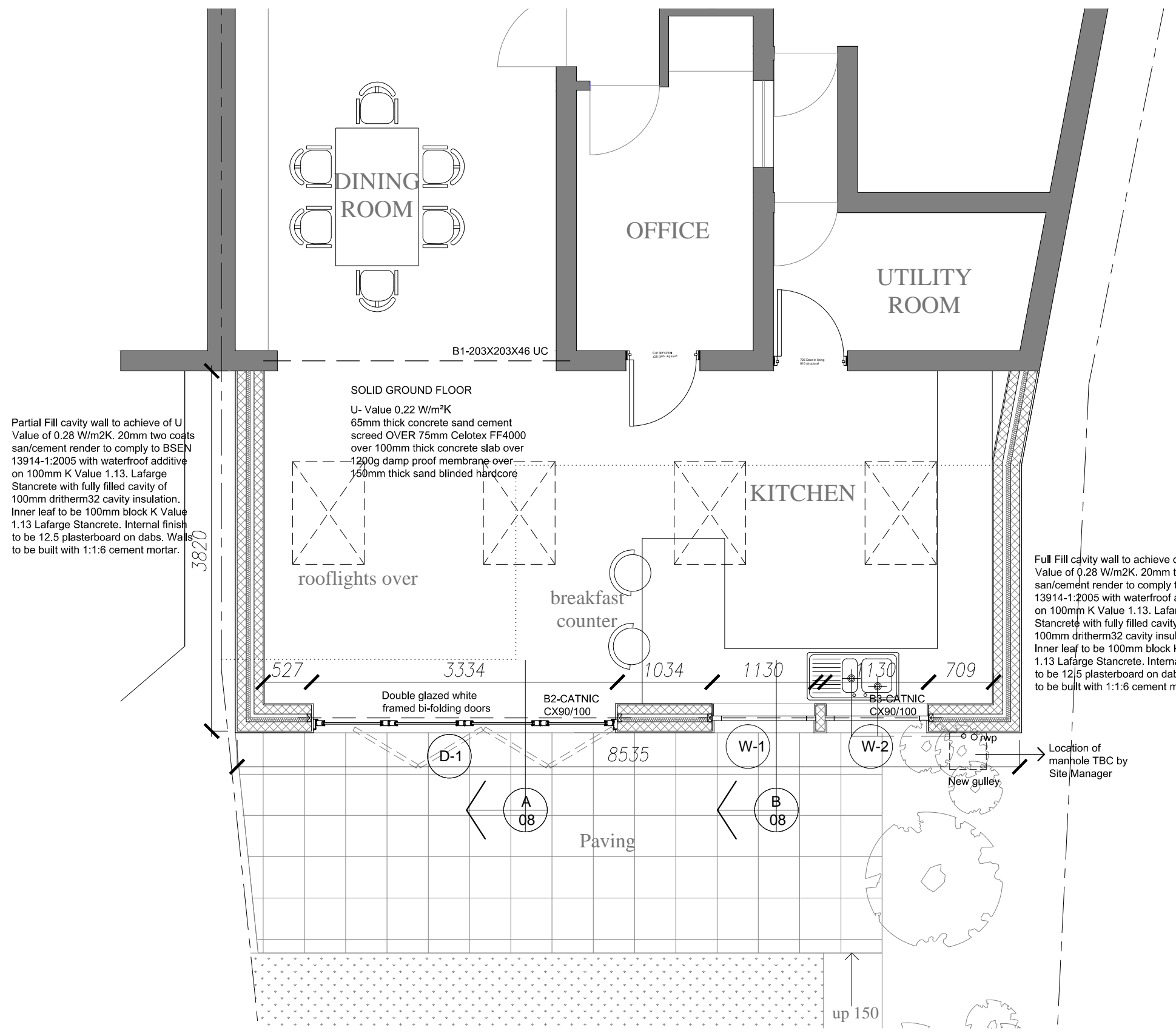


SCALE	DATE
1:100 @ A3	18.05.15
DRAWN	SHEET NO
WB	56PA05

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**Proposed Part
 Ground Floor Plan
 Scale 1:50**



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PROJECT
**56 Portland Avenue,
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TITLE
**Proposed Part Ground
 Floor Plan**

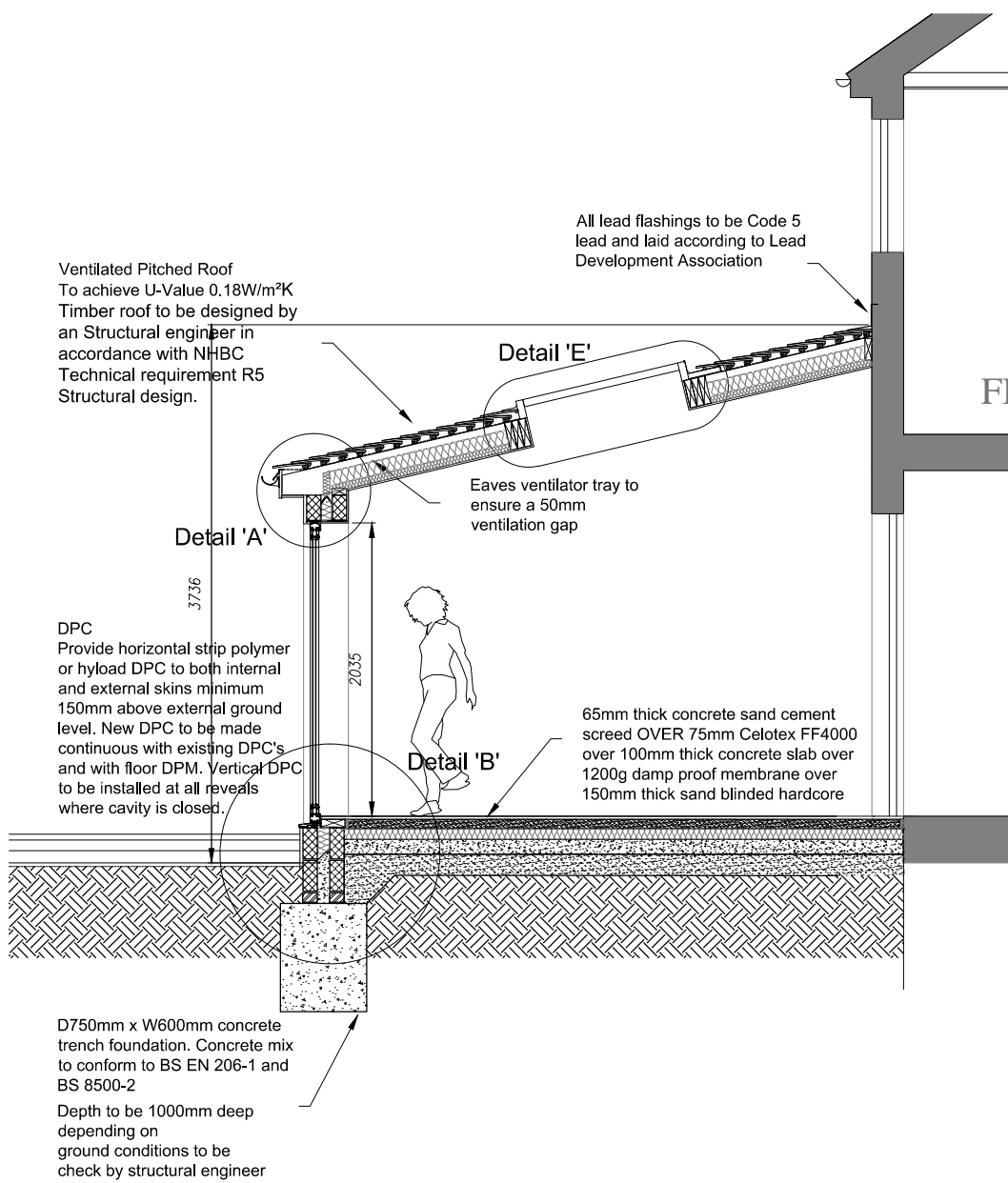
SCALE 1:50 @ A3	DATE 18.05.15
DRAWN WB	SHEET NO 56PA07

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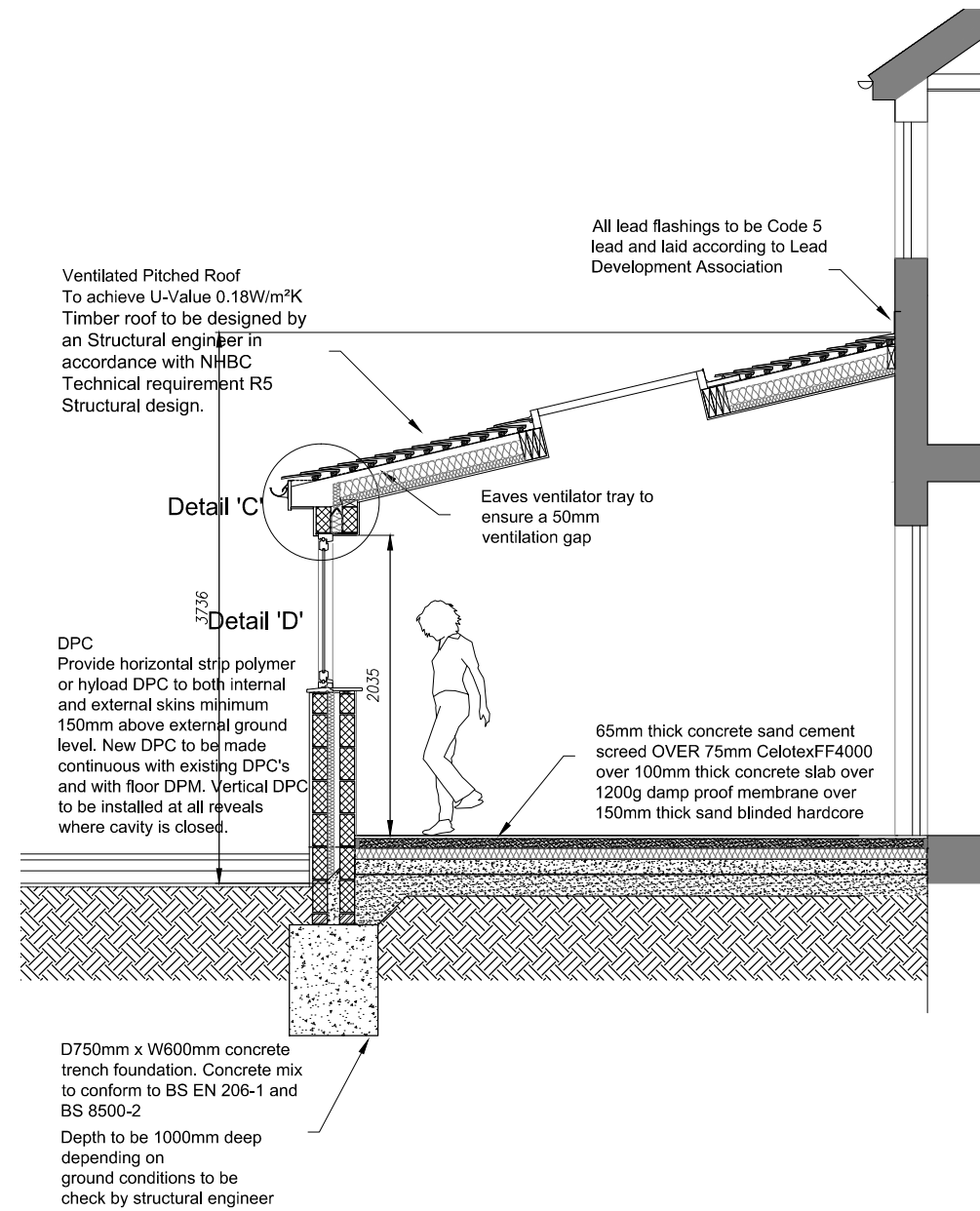
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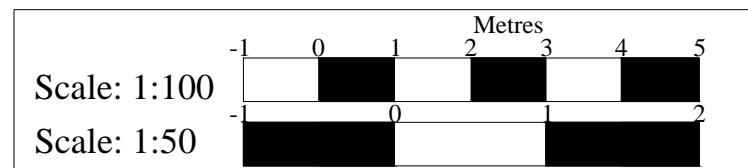
No	Description	Date



Section 'A'
Scale 1:50



Section 'B'
Scale 1:50



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PROJECT

**56 Portland Avenue,
New Malden, KT3 6AY**

TITLE

Section 'A' and 'B'

SCALE

1:50 @ A3

DATE

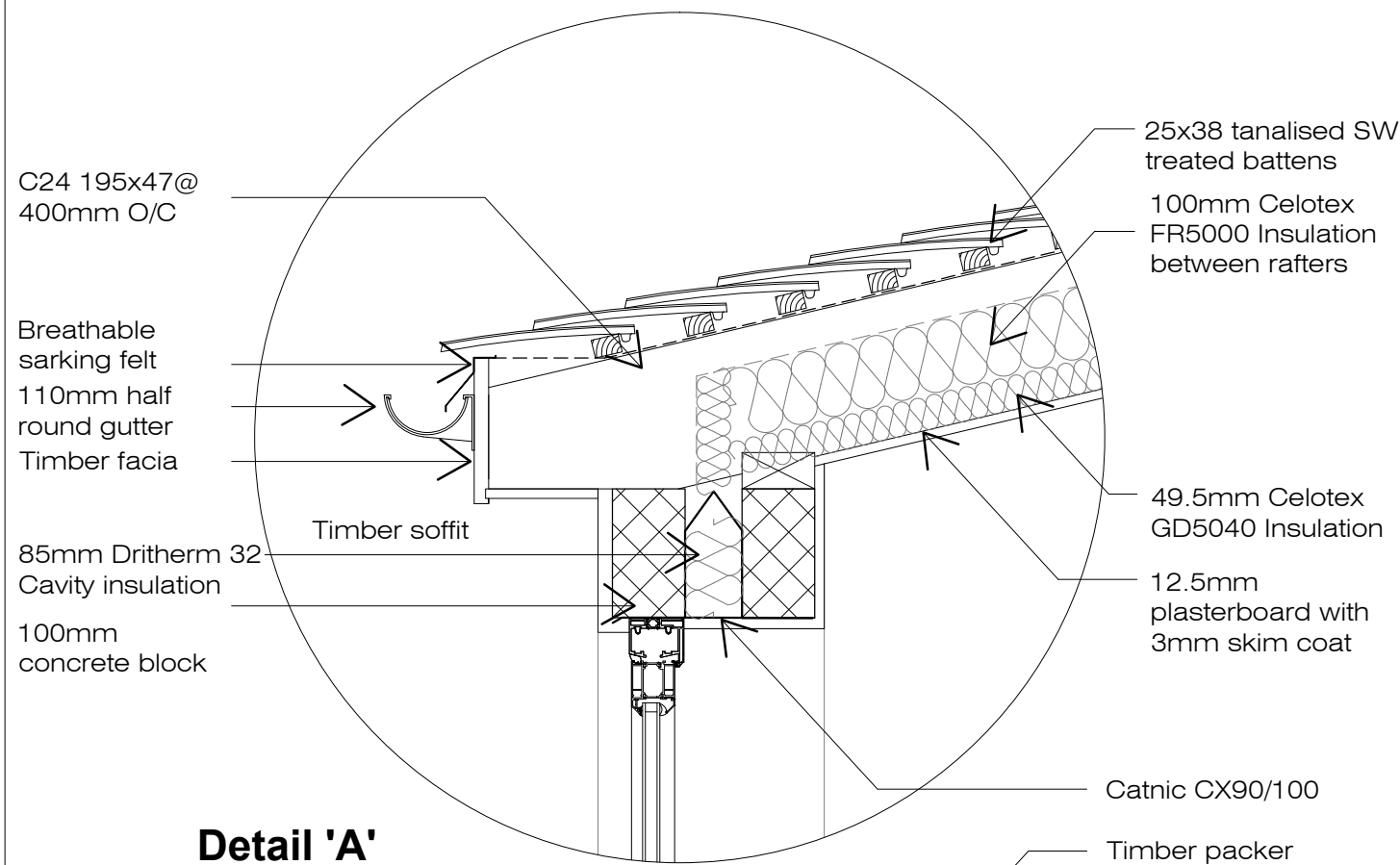
18.05.15

DRAWN

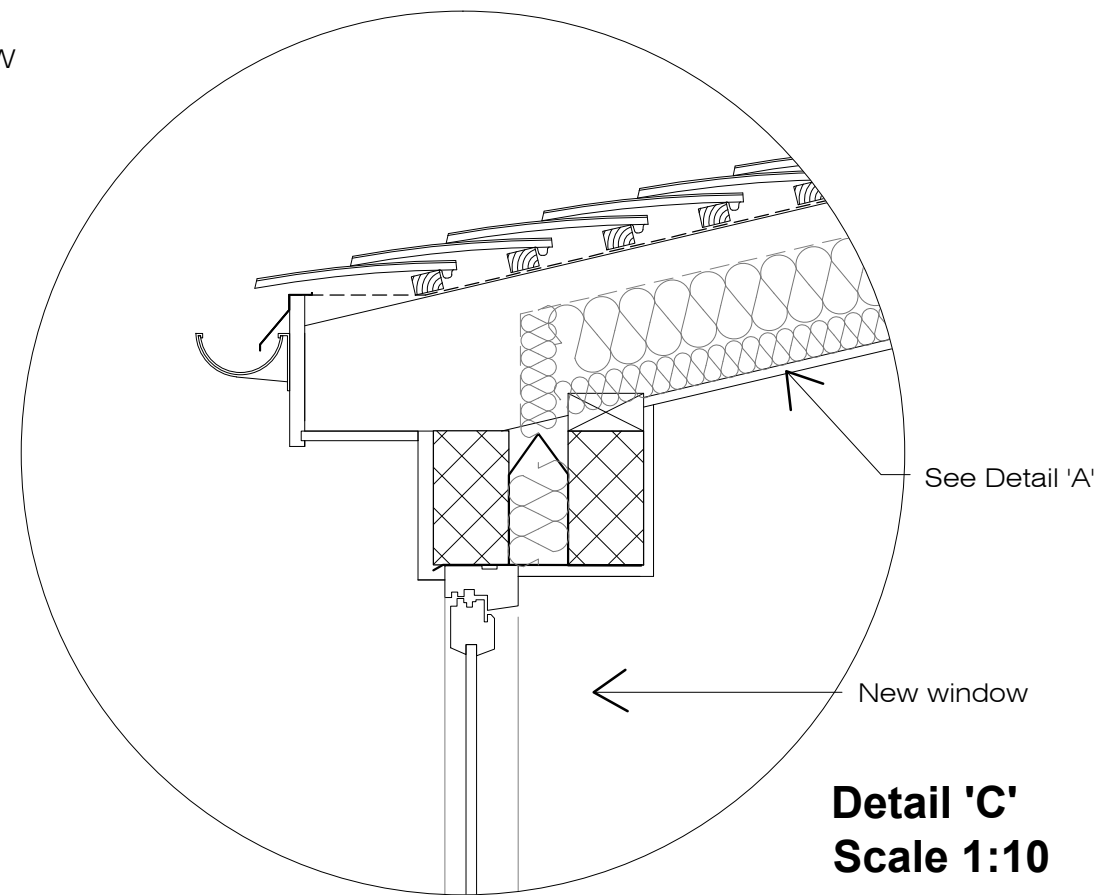
WB

SHEET NO

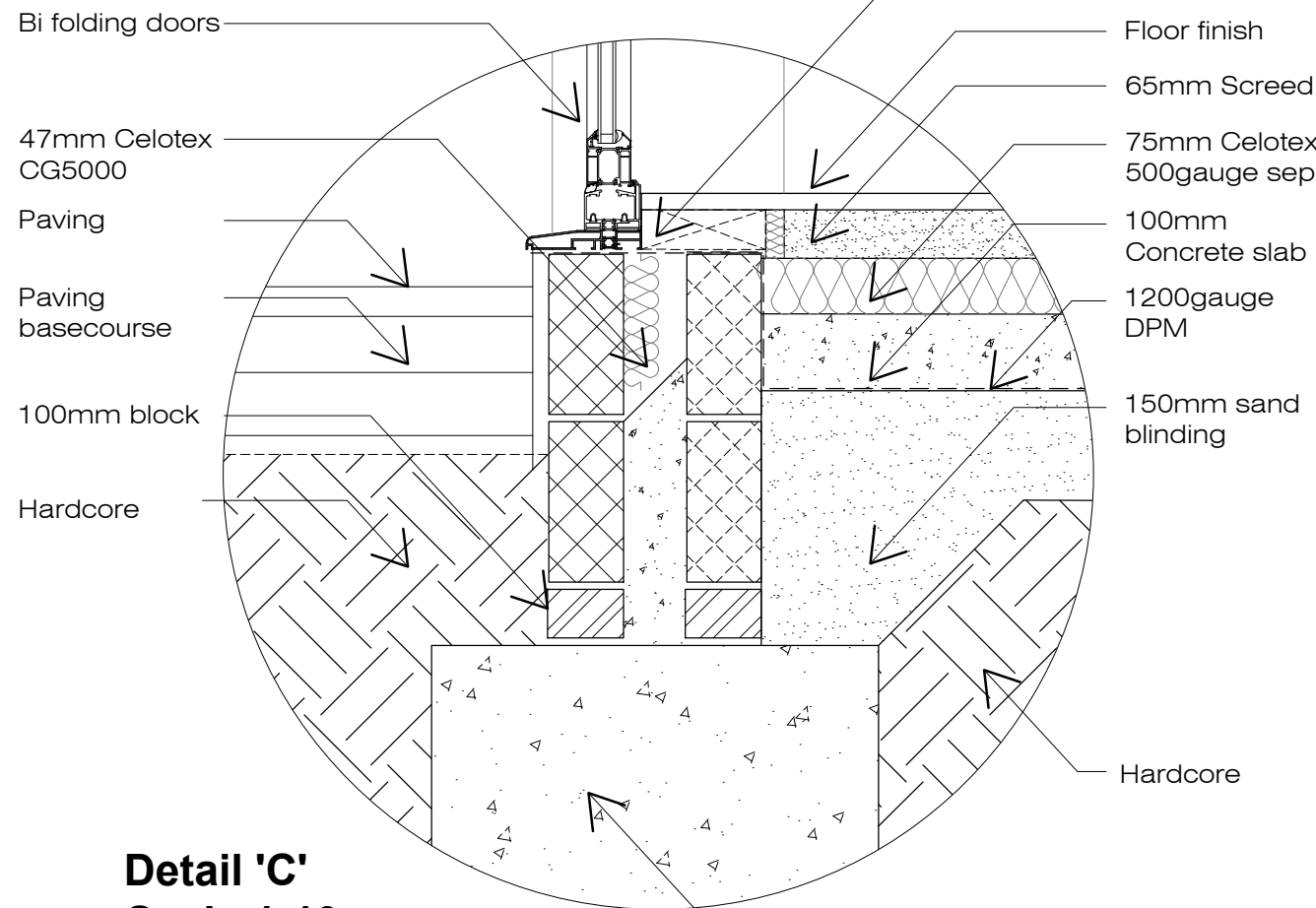
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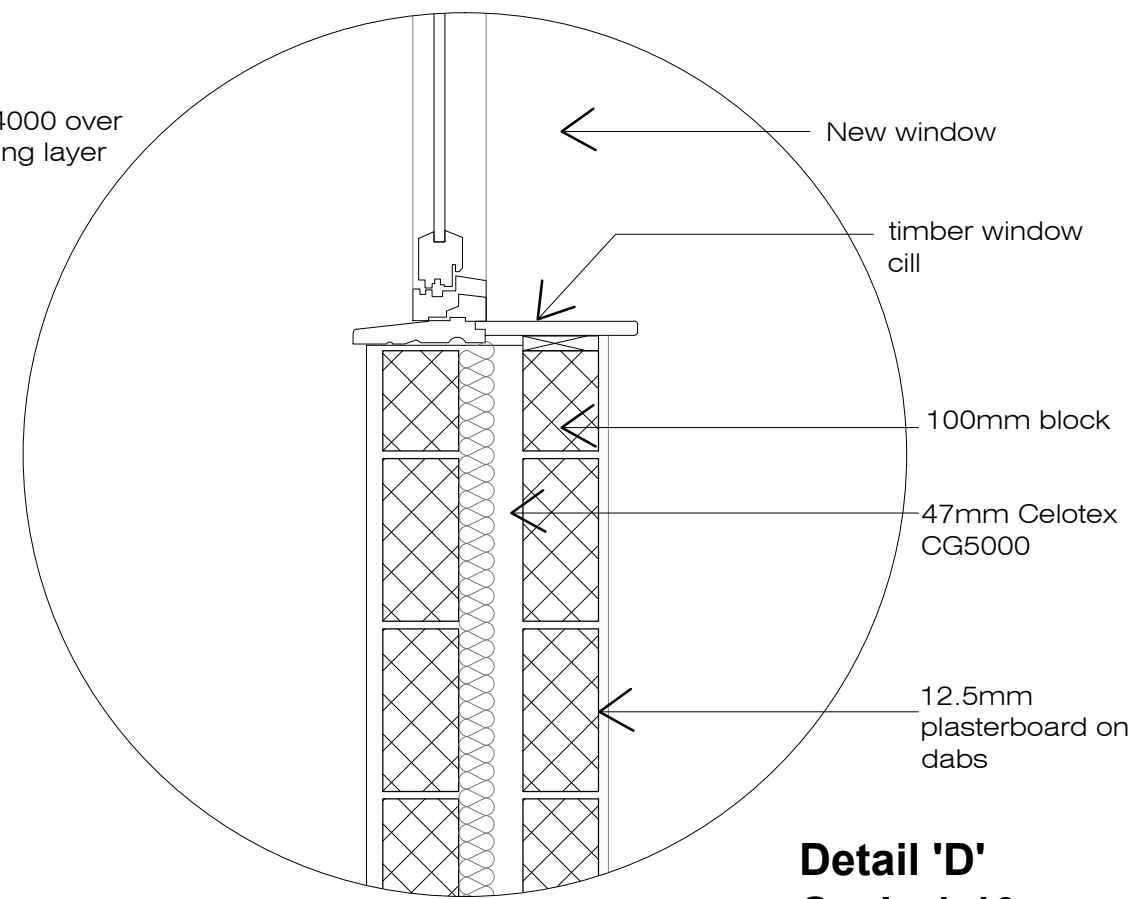
Detail 'A'
Scale 1:10



Detail 'C'
Scale 1:10



Detail 'C'
Scale 1:10



Detail 'D'
Scale 1:10

750 x 600mm concrete trench foundation. Concrete mix to BSEN 206-1 and BS 8500-2

Depth to be 1000mm deep depending on ground conditions

No	Description	Date

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**56 Portland Avenue,
New Malden, KT3 6AY**

TITLE

Details 'A', 'B', 'C', 'D'

SCALE

1:10 @ A3

DATE

18.05.15

DRAWN

WB

SHEET NO

56PA09

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**56 Portland Avenue,
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TITLE

Rooflights Details

SCALE

1:5 @ A3

DATE

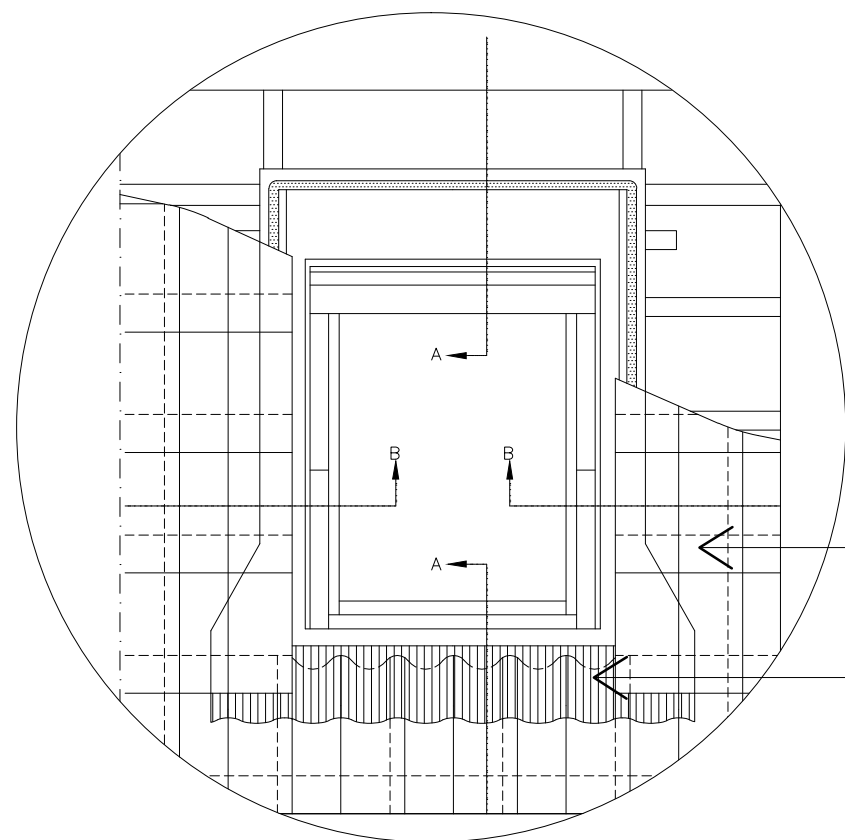
18.05.15

DRAWN

WB

SHEET NO

56PA10



Plan

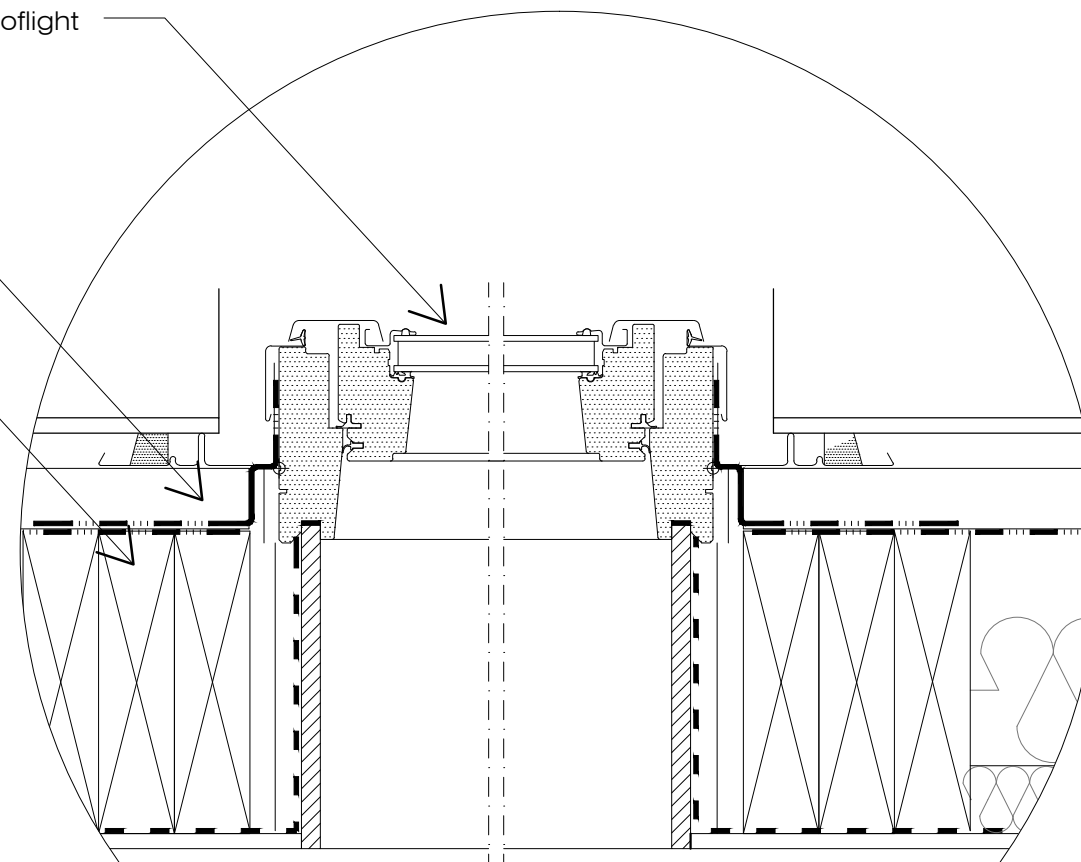
Breathable sarking felt

3No. 47 x 195mm Trimmer

Flashing by Rooflight specialist.

Flashing by Rooflight specialist.

Rooflight

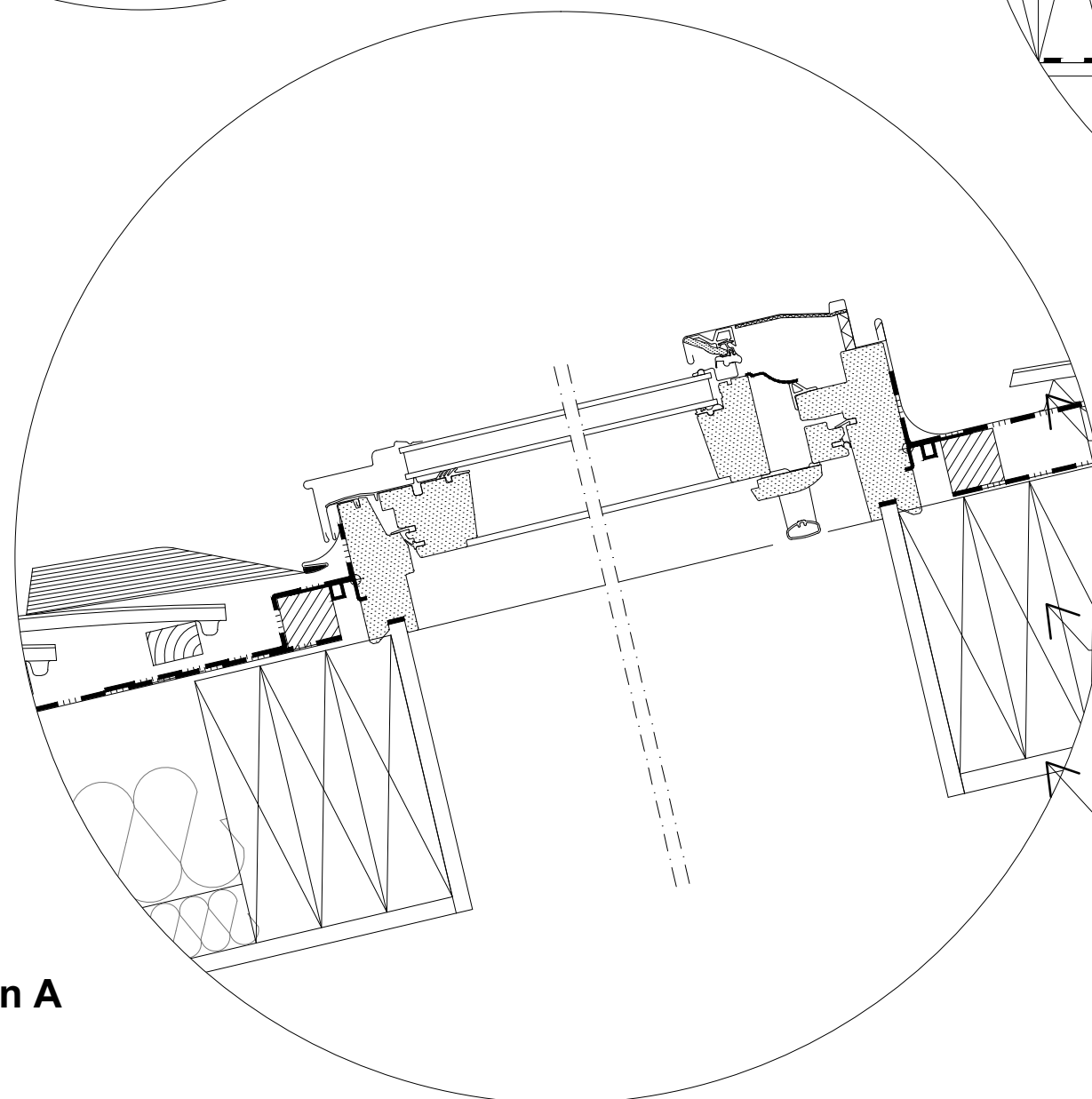


Section B

Flashing by Rooflight specialist.

3No. 47 x 195mm Trimmer

12.5mm plasterboard with 5mm skim coat



Section A

**Detail 'E' (Rooflights)
Scale 1:5**

Thank you

