

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th May 2011

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mrs J. Tebbutt Tel: 020 8379 3849

Ward: Grange

Application Number : TP/10/1386

Category: Householder
Developments

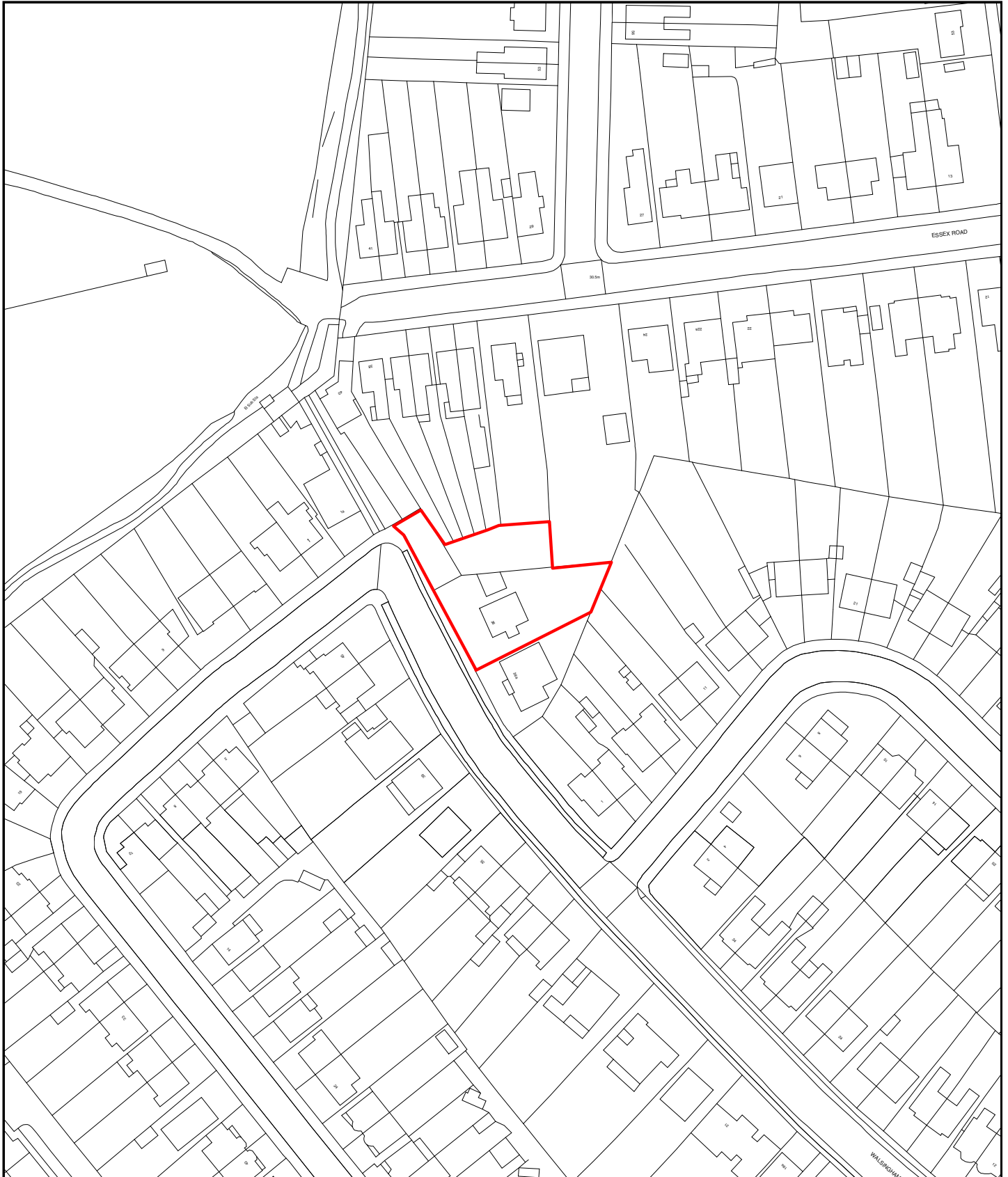
LOCATION: 36, WALSINGHAM ROAD, ENFIELD, EN2 6EY

PROPOSAL: Demolition of existing 2 storey extension and garage, erection of 2 storey side/front extension to both sides and single storey rear extension with construction of hard standing to form carriage drive with vehicular access.

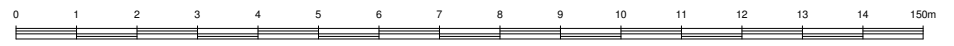
Applicant Name & Address:
Mr Kevin Fitzgerald
36, WALSINGHAM ROAD,
ENFIELD,
EN2 6EY

Agent Name & Address:
Ian Wood,
IWPS Planning & Building Control
Cumarah
Dunmow Road
Leaden Roding
Essex
CM6 1QB

RECOMMENDATION: That planning permission be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 10:33

Date of plot: 04/05/2011

1. Site and Surroundings

- 1.1 The site is an irregular shaped plot with its frontage onto Walsingham Road. The existing dwelling house and detached garage are sited towards the southern part of the plot which is sited just south of a sharp bend at the junction with Uvedale Road, together with a narrow strip of land extending to the north west, adjacent to a public footpath linking properties on Uvedale Road/Walsingham Road to Town Park.
- 1.2 Walsingham Road is characterised by single family dwellings in a mixture of housing styles. Numbers 36 and 36A, on the north eastern side of the road are 2-storey detached dwellings on elevated ground. Those dwellings on the south western side of the street are a mixture of detached bungalows and two storey semis. Within Uvedale Road, the dwellings are of a more uniform style, being mostly two storey 1930s semis.
- 1.3 The properties along the northern boundary of the site fronting Essex Road (Nos.26-40 (even) are within the Enfield Town Conservation Area and all of the aforementioned properties (except for Nos.30 & 40) are within the Article 4(2) Direction area removing permitted development rights for certain types of development.
- 1.4 Part of the garden of the property falls within the Conservation Area and Article 4(2) Direction area and historically formed part of the rear garden of 28 Essex Road.

2. Proposal

- 2.1 Permission is sought for the demolition of the existing two storey side extension to the south of the dwelling and detached garage to the north and the erection of two storey side extensions on both sides of the dwelling and a single storey rear extension with construction of hard standing to form carriage drive with vehicular access to Walsingham Road.
- 2.2 The two proposed two storey side extensions have a maximum width of approximately 4.5 metres at first floor level narrowing to 3.7 metres at ground floor, a maximum depth of 9 metres and a height of 5.4 metres to eaves level and approximately 7.4 m to the ridge of the extended pitched roof. The north facing elevation incorporates 1 obscured glazed window at first floor level to serve an en suite and a door to the utility area at ground floor level. The south facing elevation facing the flank of 36A Walsingham Road incorporates 1 double frame window at ground floor level serving the study.
- 2.3 The proposed single storey rear extension would have a maximum depth of 4 metres and a maximum width of 15 metres. The proposed height to the top of the flat roof of 3.2 metres. The flat roof incorporates 2 lantern roof lights which would project by a maximum of 0.4 metres above the roof profile. There is no fenestration proposed in the flank elevations. The rear elevation incorporates 2 sets of full length doors serving the family room and dining room and 1 window serving the rear of the utility area.
- 2.4 A carriage drive is proposed incorporating a new vehicular access onto Walsingham Road.

3. Relevant Planning Decisions

- 3.1 An application for the subdivision of site and erection of a detached 4-bed single family dwelling to side incorporating detached garage at front and vehicular access to Walsingham Road (ref TP/10/0818) was refused planning permission in November 2010 for the following reasons:-
1. The proposed development would result in the loss of an important garden element intrinsic to the character of the conservation area and would neither preserve nor enhance the setting of the conservation area but rather detract from the character of the Enfield Town Conservation Area. In this respect, it is considered that the proposed development is contrary to Policies CP30 and CP31 of the adopted Core Strategy, Policies (II)GD3, (II)C27, (II)C28 and (II)C30 of the saved Unitary Development Plan, Policies 4B.1, 4B.8 and 4B.12 of the London Plan as well as PPS5 "Planning and the Historic Environment"
 2. The proposed development due to the position and design of the access arrangements would result in vehicles movements crossing the footway which as a result of poor sight lines would give rise to conditions prejudicial to the free flow and safety of pedestrians and vehicles using the adjoining highways. This would be contrary to Policies (II) GD6 and (II) GD8 of the saved unitary development Plan.
- 3.2 An application for the erection of detached 4-bedroom house with integral garage on land forming part of side garden of house (ref: TP/87/0161) was granted planning permission in July 1987. This dwelling is now known as 36A Walsingham Road.
- 3.3 An application for the erection of detached 3-bedroom house with detached garage and parking space on land forming part of side garden of house (ref: TP/88/0965) was refused planning permission by Planning Committee in September 1988 and a subsequent Appeal in October 1989 was dismissed as it was considered to result in a cramped form of development.
- 3.4 Following the refusal to TP/88/0965 above, planning permission was granted in March 1987 for the erection of a 2-bedroom detached bungalow style dwelling including accommodation within the roof space, with an integral garage utilising the existing access off Essex Road, involving the demolition of the existing garage (ref: TP/96/0174). This dwelling is known as No.40 Essex Road.
- 3.5 An application for the demolition of garage and erection of a 2-storey side extension with basement garage (ref: TP/05/1527) was refused planning permission because of concerns of the roof design. A revised scheme (ref: TP/05/2172) was subsequently approved in February 2006.

4. Consultations

4.1 Statutory and Non-Statutory Consultees

- 4.1.1 Traffic and Transportation comment that the proposed carriage drive would improve access and egress by giving vehicles the option to exit in a forward gear from the site. Separation would be maintained between the proposed

access and the neighbouring access, one off street parking space would be lost.

- 4.1.2 English Heritage (GLAAS) advise that the proposal is not considered to have any affect on heritage assets of archaeological interest. There is no requirement for an archaeological assessment.
- 4.1.3 The Arboricultural officer comments that the applicant has plotted the trees on a site plan and refers to a BS: 5837 tree survey .In general there does not appear to be much pressure to the trees but concerned about any potential conflict with the large oak on the neighbouring property. The development would encroach into the root protection area of this tree and measures need to be taken to protect the tree and also prevent any other conflict with the building. The applicants refer to the protection and retention of trees to BS: 5837 specification on their additional drawing KF-005-11-extn/A received on 4th May 2011 but have not provided any evidence of how this will be carried out. Should planning permission be granted this can be secured by way of a suitably worded condition.

4.2 Conservation Advisory Group

This planning application was not referred to the Conservation Advisory Group as it concerned proposed extensions to an existing dwelling which is sited outside the area of the site which falls within the Enfield Town Conservation Area.

4.3 Public

Consultation letters were sent to the occupiers of 15 adjoining or nearby properties. Five letters of objection (2 from the occupiers of 26 Essex Road, 2 from the occupiers of 32 Essex Road and 1 from the occupier of 36A Walsingham Road) have been received raising some or all of the following points:

Impact on amenity

- Loss of outlook to properties fronting Essex Road.
- Elevated position would exacerbate the bulk of the proposal.
- Impact of 2 large sky lights in rear roof of property
- Rear elevation of property would double from approx 7.5 metres to 15 metres in width and double the number of windows.
- Rear extension would be sited 4 metres away from rear boundary of garden (No 26 Essex Road) with potential of overlooking
- Disruption caused by construction.

Impact on character of area

- Previous planning application TP/05/1527 was refused due to

The size, bulk and design of the proposed extension, in particular the roof design, would result in a form of extension out of keeping and character with the existing dwelling and the surrounding environment, contrary to policies (I) GD1, (I) GD2, (II) GD3 and (II) H12 of the Unitary Development Plan.

- Proposal takes it reference from 36A Walsingham Road constructed in 1988.
- Does not reflect the character of the properties in vicinity eg dormer bungalows
- Extended house out of scale with houses around it and would result in largest house in street.
- Size and bulk of proposal inappropriate for the area and out of character
- Property is situated in a sensitive position elevated from road and prominent position in relation to Conservation Area and in particular views into and out of the Conservation area.
- Property extends further into land which is poorly shaped site
- Overdevelopment an 80% increase in floor space
- Loss of existing trees

Traffic/ vehicular issues

- Impact on amenity through noise pollution and congestion for those on Walsingham Road
- Loss of on street parking

Other issues

- Occupier of 36A Walsingham Road is concerned about impact on damage/disruption to boundary wall and foundations.
- Application should be deferred until Conservation Advisory Group review
- Incorrect documentation- Application form states that no trees will be removed yet plan shows 3 apple trees and multiple conifers will be removed.

4.3.1 In addition, the Enfield Town Conservation Area Group comment that although they do not like the proposed design as it is not going to affect the Conservation Area they reluctantly do not object..

5. Relevant Policy

5.1 Core Strategy

At the meeting of the full Council on 10th November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance:

SO1: Enabling and focusing change
 SO8: Transportation and accessibility
 SO10: Built environment

CP30: Maintaining and improving the quality of the built and open environment

CP31: Built and landscape heritage

CP36: Biodiversity

5.2 Unitary Development Plan

After the adoption of the Core Strategy, a number of UDP policies are retained as material considerations pending the emergence of new and updated policies and development standards within the Development Management Document. The following are of relevance:

(II)C28	Developments in Conservations Areas
(II)C30	Development within or adjacent to a Conservation Area
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD8	Site access and servicing
(II)H8	Privacy
(II)H12	Residential extensions
(II)T13	Access onto public highway

5.3 London Plan

Policy 2A.1	Sustainability criteria
Policy 3A.3	Maximising the potential of sites
Policy 3C.23	Parking strategy
Policy 3D.14	Biodiversity and Nature Conservation
Policy 4A.3	Sustainable design and construction
Policy 4B.1	Design principles for a compact city
Policy 4B.8	Respect local context and communities
Policy 4B.11	London's built heritage
Policy 4B.12	Heritage conservation

5.4 Other Material Considerations

PPS1:	Delivering Sustainable Development
PPS3:	Housing
PPS5:	Planning for the Historic Environment
PPS9:	Biodiversity and Geological Conservation
PPG13:	Transport

Enfield Town Conservation Area Character Appraisal (2006)

6. **Analysis**

6.1 Principle

The principle of the proposed development is considered to be acceptable, providing that the proposed extensions do not unduly impact on the amenities of neighbouring occupiers, are in keeping and character with the dwelling and the street scene and do not unfavourably impact on the character of the Enfield Town Conservation Area which is adjacent to the application site.

6.2 Impact on Character and Appearance of Surrounding Area

- 6.2.1 Guidance contained within PPS1: Delivering Sustainable Development says that a Local Planning Authority (LPA) should not attempt to impose

architectural styles or particular tastes. However, good design should be integrated into the existing urban form and be well integrated with and complement the neighbouring buildings and the local area. Design policies should therefore concentrate on guiding factors such as the layout of the new development in relation to neighbouring buildings.

- 6.2.2 PPS5: Planning for the Historic Environment advises at Policy HE9.5 that not all elements of a Conservation Area will necessarily contribute to its significance. When considering proposals, Local Planning Authorities should take into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.
- 6.2.3 The footprint of the proposed extensions to the existing dwelling all fall outside the Conservation Area. However, the proximity is material in terms of its effect on the setting of the Conservation Area. The style and design of the proposed extensions is considered to reflect the character of the existing dwelling house and the neighbouring property at No 36A Walsingham Road both of which are individually designed detached dwelling houses which together form a distinct section of Walsingham Road set together in a slightly elevated position above the highway.
- 6.2.4 The two storey side extensions to the property are a maximum of 4.5 metres in width and 9 metres in depth. The proposed extensions are set back approximately 1 metre from the existing front building line of the original dwelling and the extended hipped roof is set down by approximately 0.6 metres from the ridge of the original dwelling. The extensions as a result of this set back and reduced ridge height would be viewed as subservient additions to the main dwelling. In addition, a revised plan amended the design of the front entrance door from an arched feature to a straight lintel which is considered to give a more balanced appearance to the two side extensions.
- 6.2.5 The south facing flank wall of the two storey side extension adjacent to 36 A Walsingham Road is sited approximately 1.3 m from the common boundary with No 36A Walsingham Road. This separation from the boundary at first floor level ensures there is no terracing effect and satisfies the requirements of Policy (II) H14 of the Unitary Development Plan.
- 6.2.6 The single storey rear extension would be a maximum of 4 metres in depth and 15.4 metres in width across the full width of the original property including the proposed side extensions. The proposed side extension adjacent to 36A Walsingham Road would be sited 1.2 metres from the common boundary. The maximum height of the extension to the flat roof excluding the two roof lanterns would be 3.2 metres. The proposed extension does not encroach into the area of the site which falls within the Conservation Area and with a maximum height of 3.2 metres in conjunction with the distance from the boundary of the rear of the properties that face onto Essex Road it is considered that the roof of the single storey rear extension would only just be visible above the boundary fence from ground level and any impact on views from that part of the surrounding area within the Conservation Area would be minimal.
- 6.2.7 The proposed carriage drive would be sited to the south of the site adjacent to the neighbouring property at No 36A Walsingham Road. It would therefore not give rise to the sight line issues in connection with the previously refused application for the sub division of the site. The proposal incorporates planting

adjacent to the boundary with No 36 A Walsingham Road and adjacent to the front boundary. It is not considered that the proposed carriage drive will impact unfavourably on the street scene.

- 6.2.8 Issues have been raised in consultation with regard to the size and bulk of the proposed extensions in relation to the scale of neighbouring properties. Consideration is given to the fact that the application site is substantially larger than the majority of plots in the immediate vicinity and has a frontage to the highway of approximately 40 metres. It is therefore considered that the proposed extensions are not disproportionate in relation to the existing dwelling or the size of the plot.

6.3 Impact on Neighbouring Properties

- 6.3.1 The proposed two storey side and single storey rear extensions would not breach a line drawn at 30 or 45 degrees from the rear windows of the neighbouring property No 36A Walsingham Road . There are two windows serving a ground floor study facing towards the flank of 36 A Walsingham Road to the south but no equivalent fenestration in the flank wall of No 36A. Moreover, the properties are separated by a 2.2 metre high brick wall on the boundary. Consequently, the proposal would not result in any detrimental overlooking or loss of privacy to the occupiers of 36 A Walsingham Road and complies with policies (II) H8 and (II) H12 of the Unitary Development Plan.

- 6.3.2 The north facing flank wall of the two storey side extension is sited a minimum of 12 metres from the side boundary of the property which abuts the rear gardens of Nos 28 to 38 Essex Road and a minimum of 1 metre from the boundary of the garden area that falls within the Conservation Area. A door at ground floor level to serve the utility room is sited on this flank elevation and an obscured glazed window serving an en suite bathroom at first floor level. An amended drawing has corrected the submitted plans in respect of the deletion of full length patio doors to the flank wall of the utility area. In view of the substantial separation distances it is not considered that there would be any impact on the privacy of the occupiers of the properties in Essex Road. The proposal would comply with policies (II) H8 and (II) H12 of the Unitary Development Plan.

6.4 Impact on adjacent Enfield Town Conservation Area

- 6.4.1 Policy (II) C30 of the Unitary Development Plan requires that extensions or alterations to existing buildings within or immediately adjacent to conservation areas, serve to replicate, reflect or complement the traditional characteristics of the area in terms of all aspects of their design, materials and detailing. The two principal views of the site are from the south along Walsingham Road and from the west along Uvedale Road eastwards towards the Conservation Area. The proposal would not encroach into the garden land which is sited within the Conservation Area and the site would continue to be viewed from both vantage points as a site with an attractive garden area with semi mature trees and with the rear of the dwellings along Essex Road visible beyond. The proposed extensions would not result in the loss of this attractive garden land which is acknowledged as an important element to be preserved within the Conservation Area contributing to the setting of the Conservation Area when viewed from the south and west.

6.4.2 It is argued that the proposal is not out of keeping with the style of the original dwelling house and its frontage onto Walsingham Road which lies outside the Enfield Town Conservation area .It is considered that the proposed extensions and alterations do not in conflict with Policy (II) C30 of the Unitary Development Plan and do not harm the character of the Conservation Area with the retention of the garden area to the side preserving its intrinsic character.

6.5 Access and Traffic generation

6.5.1 The proposed carriage drive would improve access and egress by giving vehicles the option to exit in a forward gear. Separation is maintained between the proposed access and the neighbouring access, and although one parking space will be lost this is not considered to prejudice on street parking to an unacceptable level.

6.5.2 Consequently it is not considered that subject to details of any enclosure and hard surfacing the siting of the access would not lead to conditions detrimental to highway safety for both vehicular and pedestrian traffic.

6.6 Parking

6.6.1 The proposed works do not affect the provision of car parking on the site. The proposal incorporates an integral garage to replace the detached garage to be demolished. Moreover the internal dimensions of the garage meet adopted standards.

6.7 Trees

6.7.1 Further to advice from the planning Arboricultural Officer information should be provided on root protection measures should planning permission be granted, particularly for the trees within close proximity of the built development. This can be secured by a suitably worded condition.

6.8 Sustainable Design and Construction

6.8.1 A sustainability assessment is not required with this type of application, however an Advisory Leaflet has been completed whereby the applicant has indicated some sustainability measures that will be incorporated into the development, such as natural ventilation to all new rooms, energy saving devices and use of recycled materials.

6.9 Other Matters

6.9.1 The inaccuracies in the plans have been addressed by revised drawings. It has also been confirmed by the Applicant that no trees or hedges will need to be removed or pruned in order to carry out the proposal.

6.9.2 Objectors raised the issue that the application should be referred to the Conservation Advisory Group (CAG) as was the case with the earlier refused application under reference TP/10/0818. The application was not referred to the advisory group because the proposal was for extensions to an existing dwelling sited outside the Conservation Area. The chair of the Group was notified of the application and made no request for it to be called in for consideration by CAG. Furthermore the lead member of the Conservation

Advisory Group in respect of issues affecting the Enfield Town Conservation Area and representing the Enfield Town Conservation Area Group was consulted on the proposal and made no objection. The view of the group is set out at paragraph 4.3.1 above.

- 6.9.3 Reference has been made to the refusal of planning permission under reference TP/05/1527 for the erection of a two storey side extension with basement garage. This application was refused because the proposed roofline was not considered to reflect the roof line of the existing dwelling. This resulted in the main from the proposed extension following the line of the boundary of the site at that time. A subsequent application under reference TP/05/2172 was granted permission in January 2006 (but never implemented) on the basis that the proposed extension was stepped in from the boundary and this was also reflected in the design of the roof. Neither of these proposals are comparable to the current proposal as both pre date the enlarged site area.

7. Conclusion

- 7.1 It is considered that the proposed extensions are proportionate in relation to the existing dwelling and the size of the plot in which it is sited. The Enfield Town Conservation Area Character Appraisal clearly highlights the importance of the large gardens in this part of the conservation area and the important vistas towards the conservation area from the west and south towards the densely vegetated garden. The proposed extensions do not result in the loss of this attractive garden land which forms part of the application site but lies outside the scope of the proposed extensions. It is not considered that the views within the Conservation Area and the views from the south and west into the conservation area will be detrimentally affected as a result of this proposal. It is therefore recommended that planning permission be granted for the following reasons:

1. The proposed development due to its design, size and siting does not unduly affect the amenities or privacy of adjoining or nearby residential properties nor does it detract from the character and appearance of the adjoining Enfield Town Conservation Area and the surrounding area having regard to policies (II) C30, (II) GD3, (II) H8 and (II) H12 of the Unitary Development Plan policy CP30 and 31 of the Core Strategy and policies 4B.1 and 4B.8 of The London Plan.
2. The proposal makes appropriate provision for access and car parking having regard to policies (II) GD6 and (II) GD8 of the Unitary Development Plan, Government advice contained in PPG13 and The London Plan policy 3C.23.

8. Recommendation

- 8.1 That planning permission be GRANTED subject to the following conditions:-
1. C60- Approved Drawing
 2. C8- Materials to match
 3. C9-Details of hard surfacing
 4. C11- Details of Enclosure
 5. C15 Private Vehicles Only – Garages
 6. C16 Private Vehicles Only - Parking Areas

7. JET1Tree Protection

The development shall not commence until an Arboricultural Implications Assessment and Tree Protection Plan to BS5837:2005 have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect existing planting during construction.

8. C24-Obscured glazing

The glazing serving north facing side elevation of the development indicated on drawing No.KF-004-11/B shall be fixed shut and in obscured glass with an equivalent obscuration as level 3 on the Pilkington Obscuration Range. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of adjoining and neighbouring properties.

9. C25-No additional fenestration

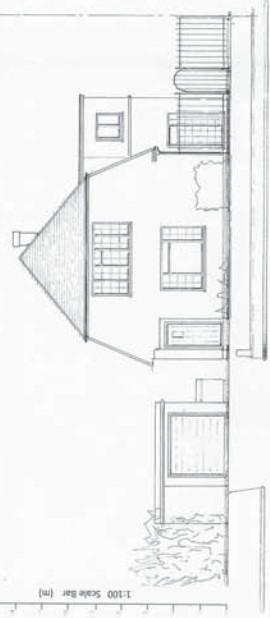
10. C26-Restriction of Use of Extension Roofs

11. C51A-Time limited Permission

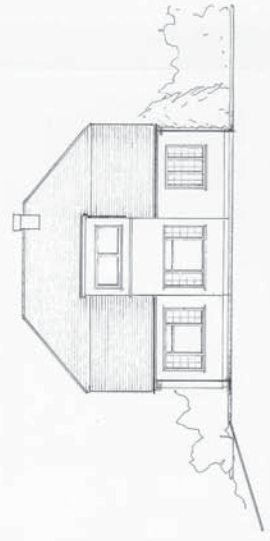
TP/10/1386

Existing Elevations 1:100

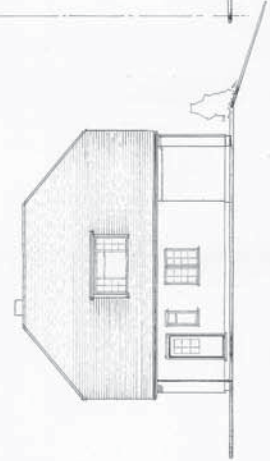
36 Walsingham Road



front



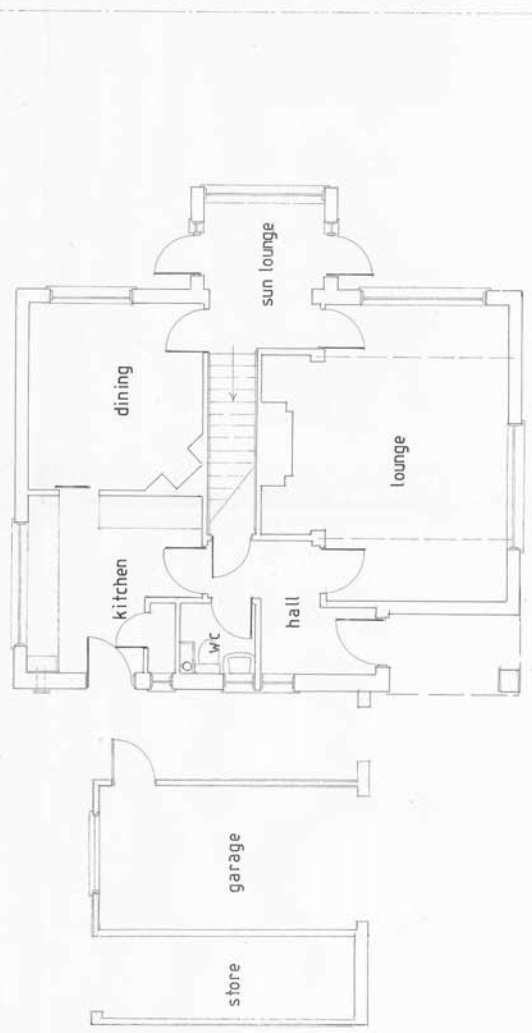
side



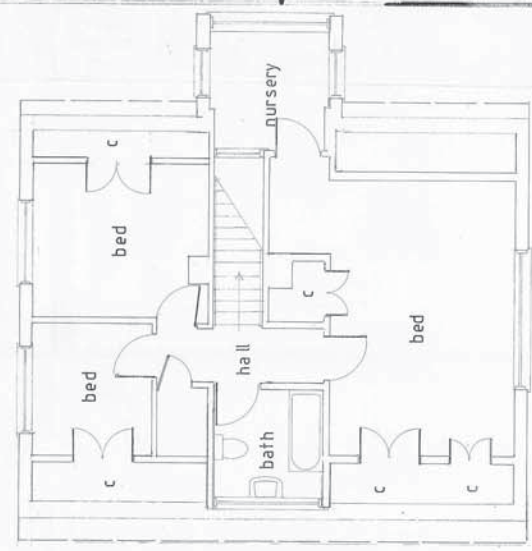
side



rear



ground



first

LONDON BOROUGH OF ENFIELD
18 FEB 2011
PLANNING

All dimensions to be indicated on site.		Prepared by Ian Wood
REVISION:	DATE:	REMARK:
B	February 2011	Prepared for Planning & Building Control Applications
PROPOSED: EXTENSION & ALTERATIONS		
SITE: 36 WALSINGHAM ROAD, ENFIELD, MIDDLESEX. EN2 6EY		
CLIENT: Mr Mrs K. FITZGERALD		
DRAWING SCALE: EXISTING ELEVATIONS 1:100 EXISTING FLOOR PLANS 1:50		
Original drawing format @ A1		
DATE:	DRAWING No. / Revision	
FEBRUARY 2011	NF-001 - 111 / B	

Existing Floor Plans 1:50

TP/10/1386

LONDON BOROUGH OF ENFIELD
18 FEB 2011
DEVELOPMENT SERVICES

REVISION	DATE	REMARK
B	February 2011	Prepared for Planning & Building Control Applications

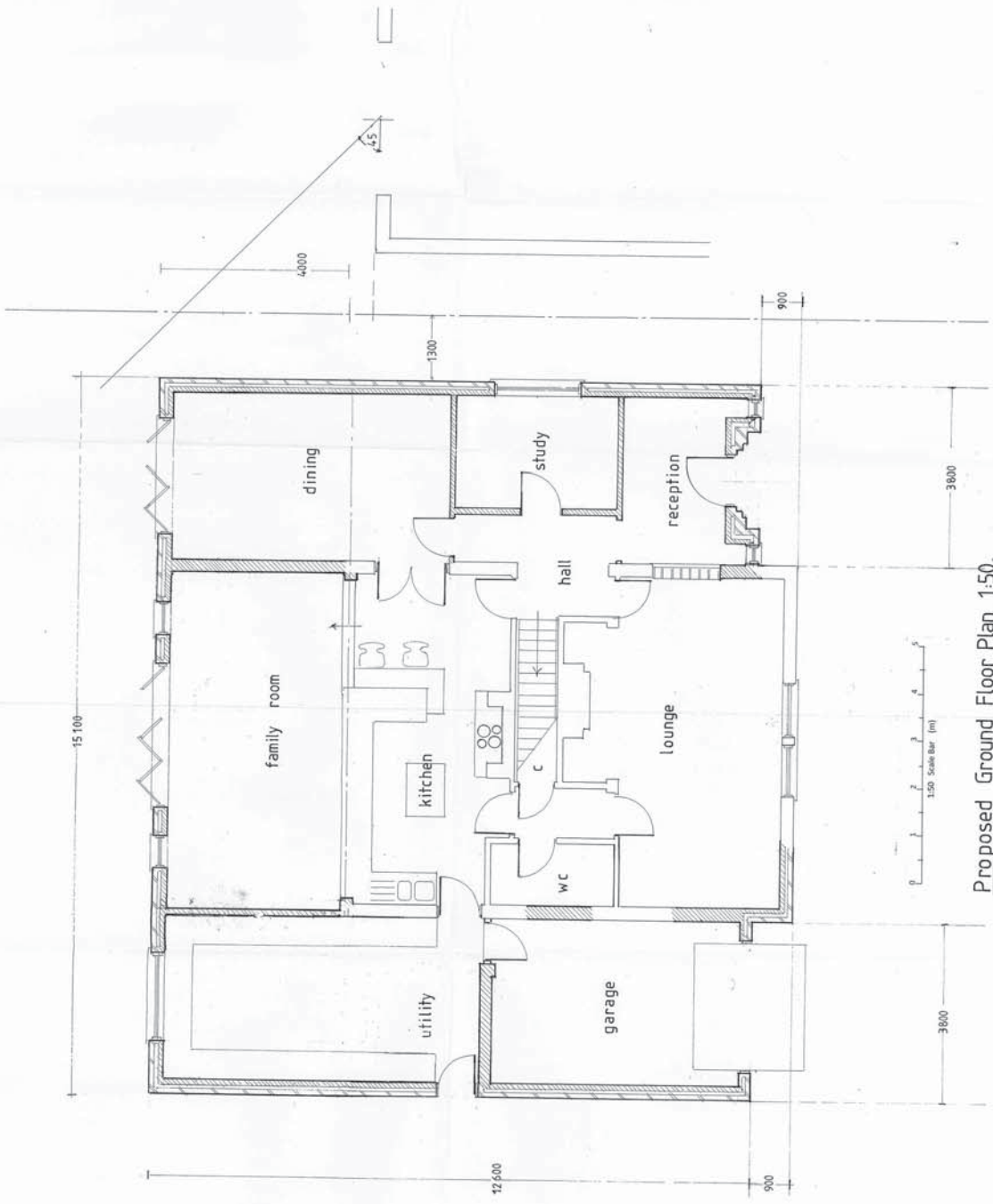
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ENFIELD,
MIDDLESEX,
EN9 6EY

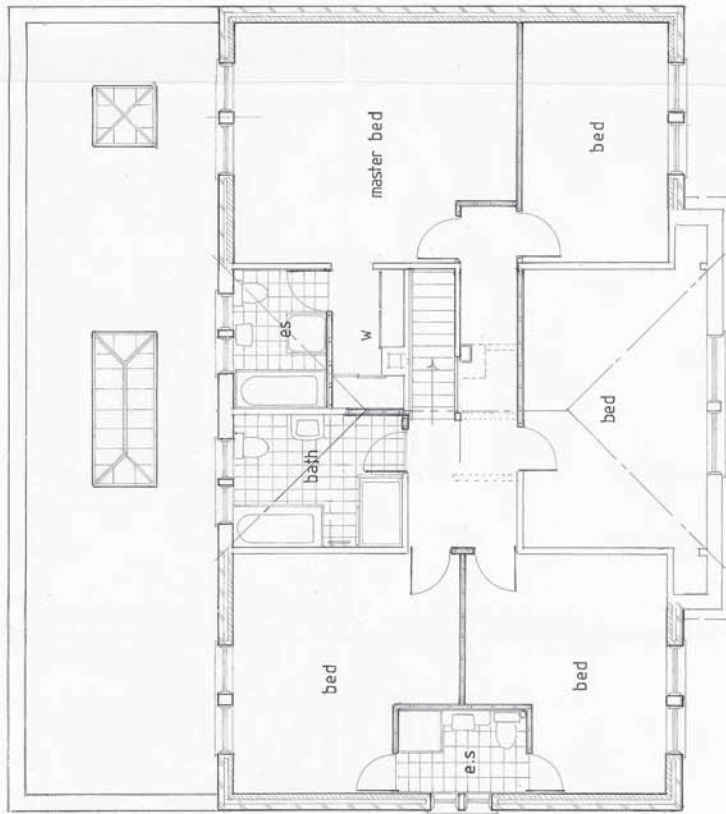
CLIENT: Mr/Mrs K. FITZGERALD

DRAWING SCALE: PROPOSED GROUND FLOOR PLAN 1:50

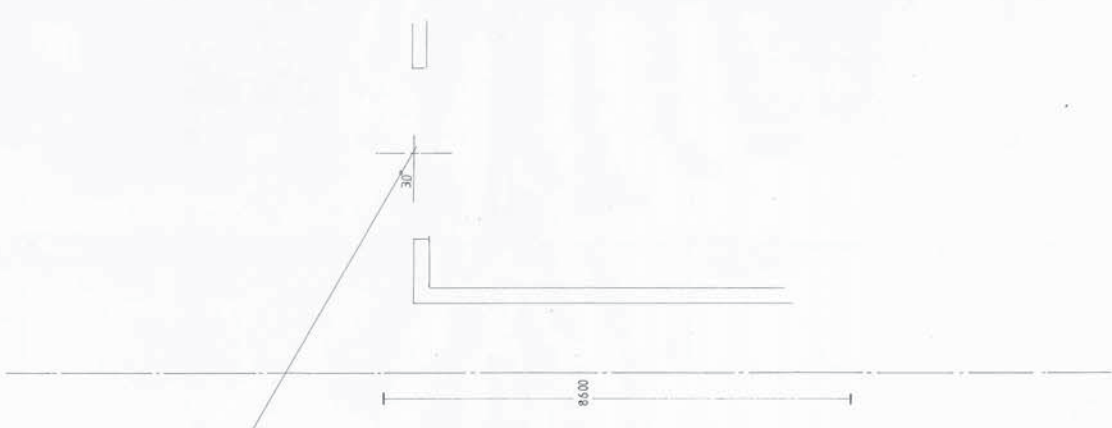
DATE: FEBRUARY 2011	DRAWING No. / Revision KF-002 - 11 / B
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Proposed Ground Floor Plan 1:50.



Proposed First Floor Plan 1:50



LONDON BOROUGH OF ENFIELD
18 FEB 2011
DEVELOPMENT SERVICES

All dimensions to be checked on site. Prepared by Ian Wood

REVISION	DATE	REMARK
B	February 2011	Prepared for Planning & Building Control Applications

PROPOSED: EXTENSION & ALTERATIONS

SITE:
36 WALSINGHAM ROAD,
ENFIELD,
MIDDLESEX,
EN2 8EY

CLIENT: Mr Mrs K. FITZGERALD

DRAWING SCALE: PROPOSED FIRST FLOOR PLAN 1:50

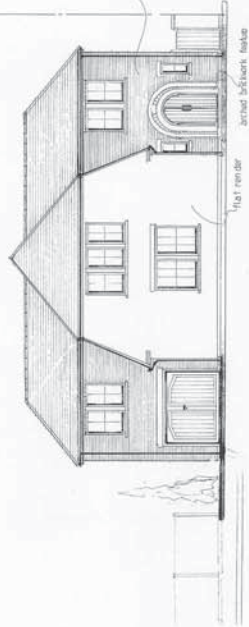
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DATE: FEBRUARY 2011	DRAWING No. / Revision KF-003 - 11 / B
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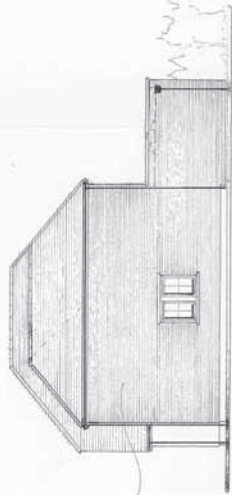
TP/10/1386

Proposed Elevations 1:100

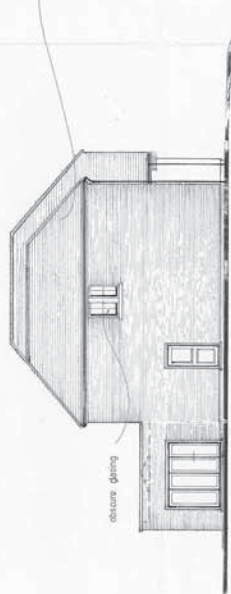
36 Walsingham Road



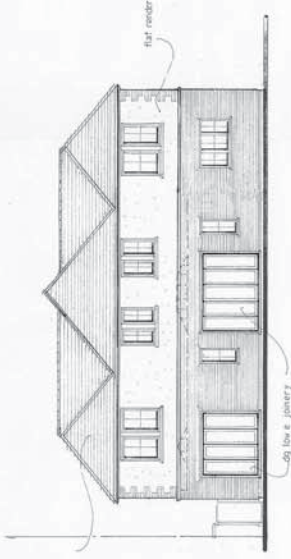
front



side



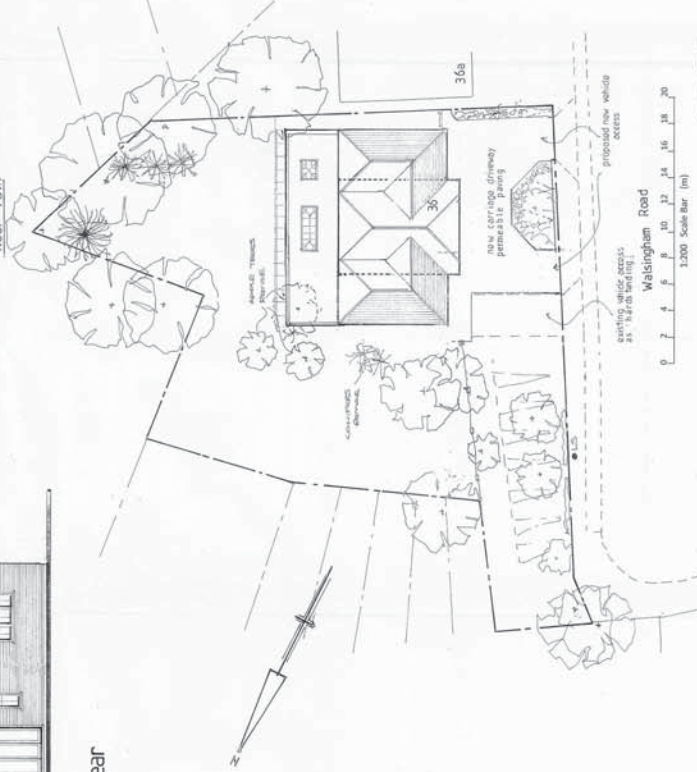
side



rear

Site Block Plan 1:200

ROOF PLAN



TP/10/1388

LONDON BOROUGH OF ENFIELD
18 FEB 2011
PROCESSED UNDER 133

Prepared by Ian Flood

REVISION	DATE	REMARK
B	February 2011	Prepared for Planning & Building Control Applications

All dimensions to be checked on site.

PROPOSED:
EXTENSION & ALTERATIONS

SITE:
36 WALSINGHAM ROAD,
ENFIELD,
MIDDLESEX,
EN2 6EY

CLIENT:
MR & MRS K. FITZGERALD

DRAWING SCALE:
PROPOSED ELEVATIONS 1:100
SITE BLOCK PLAN 1:200
Original drawing format @ A1

DATE: FEBRUARY 2011	DRAWING No. / Revision KF-004 - 11 / B
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