

14/03219

London Borough
of Bromley
15 AUG 2014



139 Bush Road
Cuxton
Rochester
Kent
ME2 1EZ
Tel: 01634 724023
E-mail: curtis@sylvanarb.co.uk
Web: www.sylvanarb.co.uk

TREE PROTECTION PLAN
(Existing / Proposed Layout)

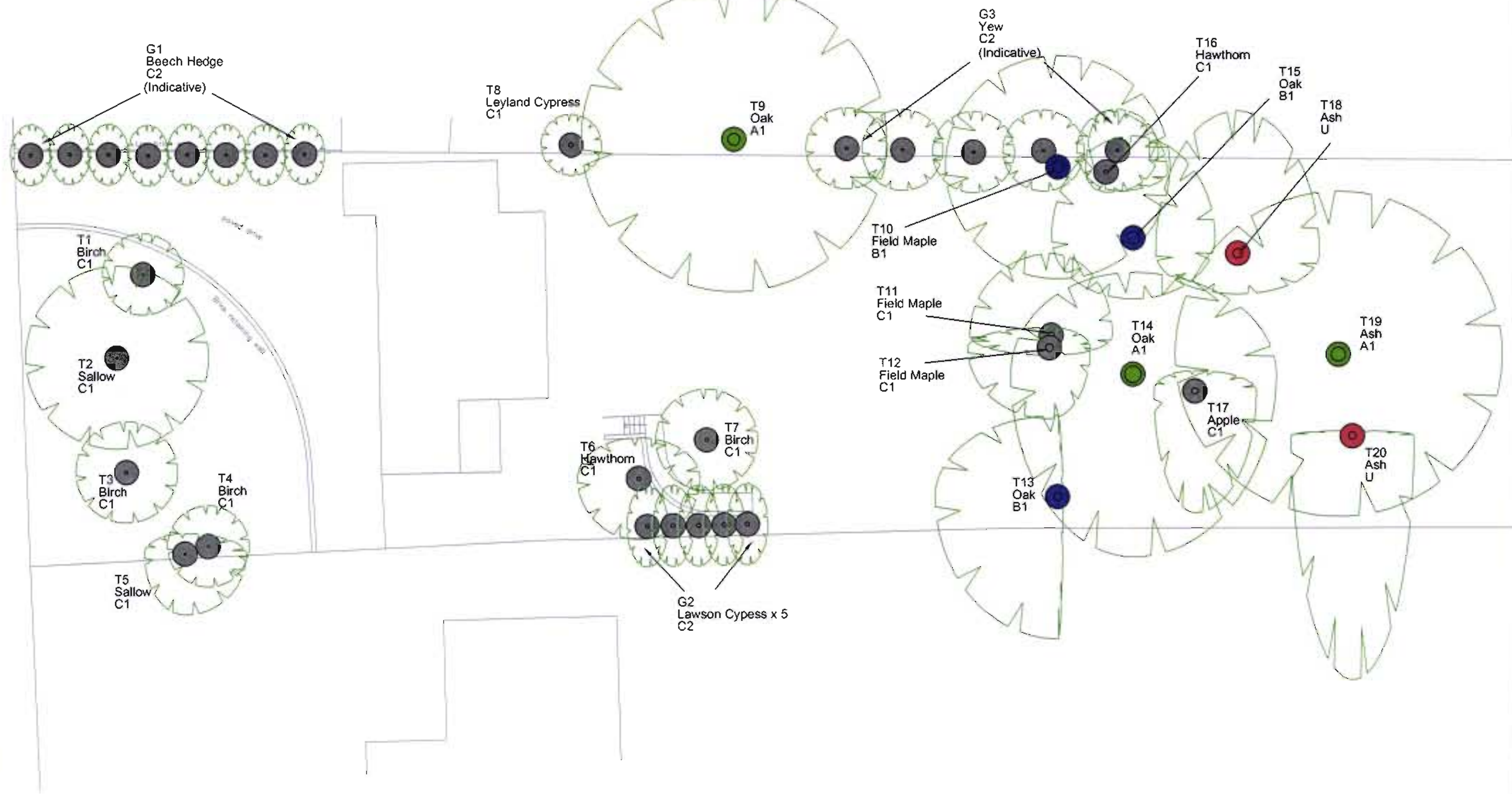
Site Address:
28 Downs Hill
Beckenham
Kent
BR3 5HB
Client:
Mr A Brandi

By: C. Barker
Date: 21 January 2014
Ref: DH/TPP/822-02
Scale: 1:200 @ A3

- Key:
- Category A Tree
 - Category B Tree
 - Category C Tree
 - Category U Tree

- Retained Tree Canopy
- Proposed Tree Removal
- Root Protection Area

- Type 1: Tree Protection Fencing (See Sylvanarb Appdx. B)
- Type 2: Tree Protection Fencing (See Sylvanarb Appdx. B)



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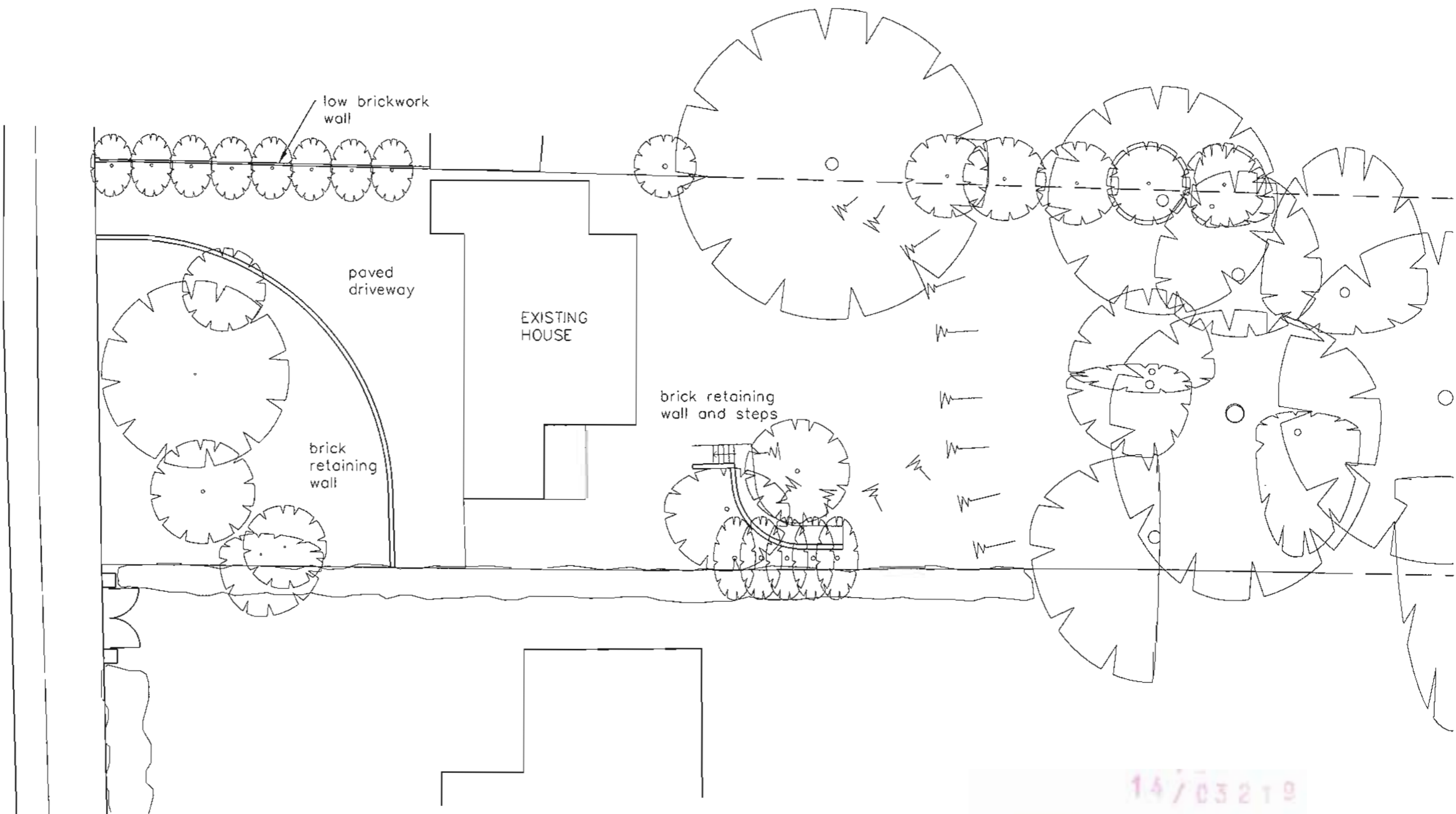
TREE SURVEY PLAN
(Existing Layout)

Site Address:
28 Downs Hill
Beckenham
Kent
BR3 5HB
Client:
Mr A Brandt

By: C. Barkel
Date: 21 January 2014
Ref: DH/TSP/822-01
Scale: 1:200 @ A3

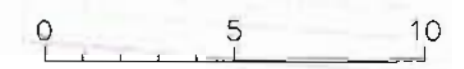
Key:

- Category A Tree (High Value)
- Category B Tree (Moderate Value)
- Category C Tree (Low Value)
- Category U Tree (Poor Condition)
- Inner Circle Shows Stem Diameter
- Tree Canopy
- 1 Tree Number
- Oak Tree Species
- A1 Retention Category



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Revisions		Description	Author
No.	Date		
P1	21.01.14	Issued for planning.	MSM
P2	07.08.14	Boundary line adjusted.	MSM

Notes:

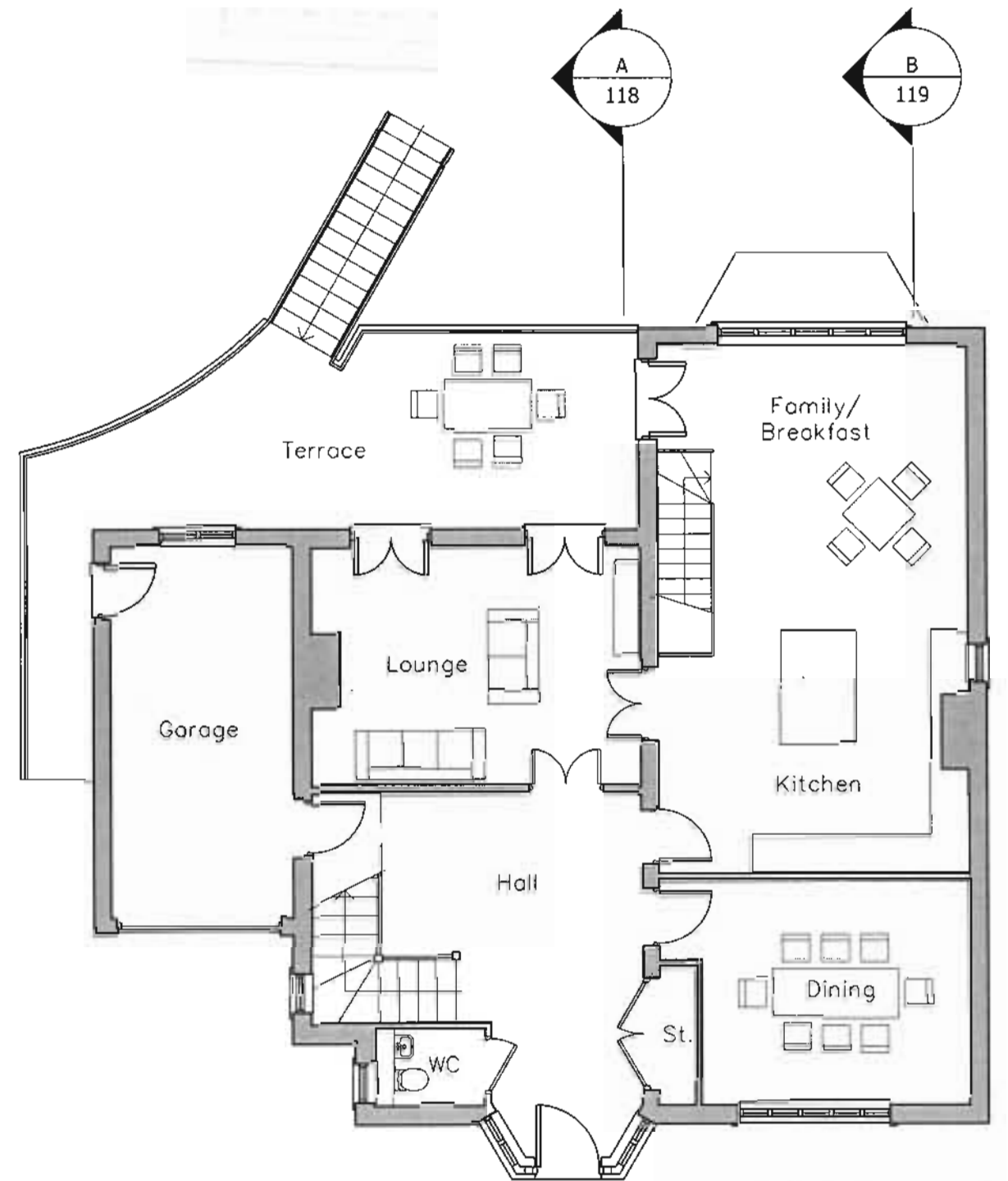
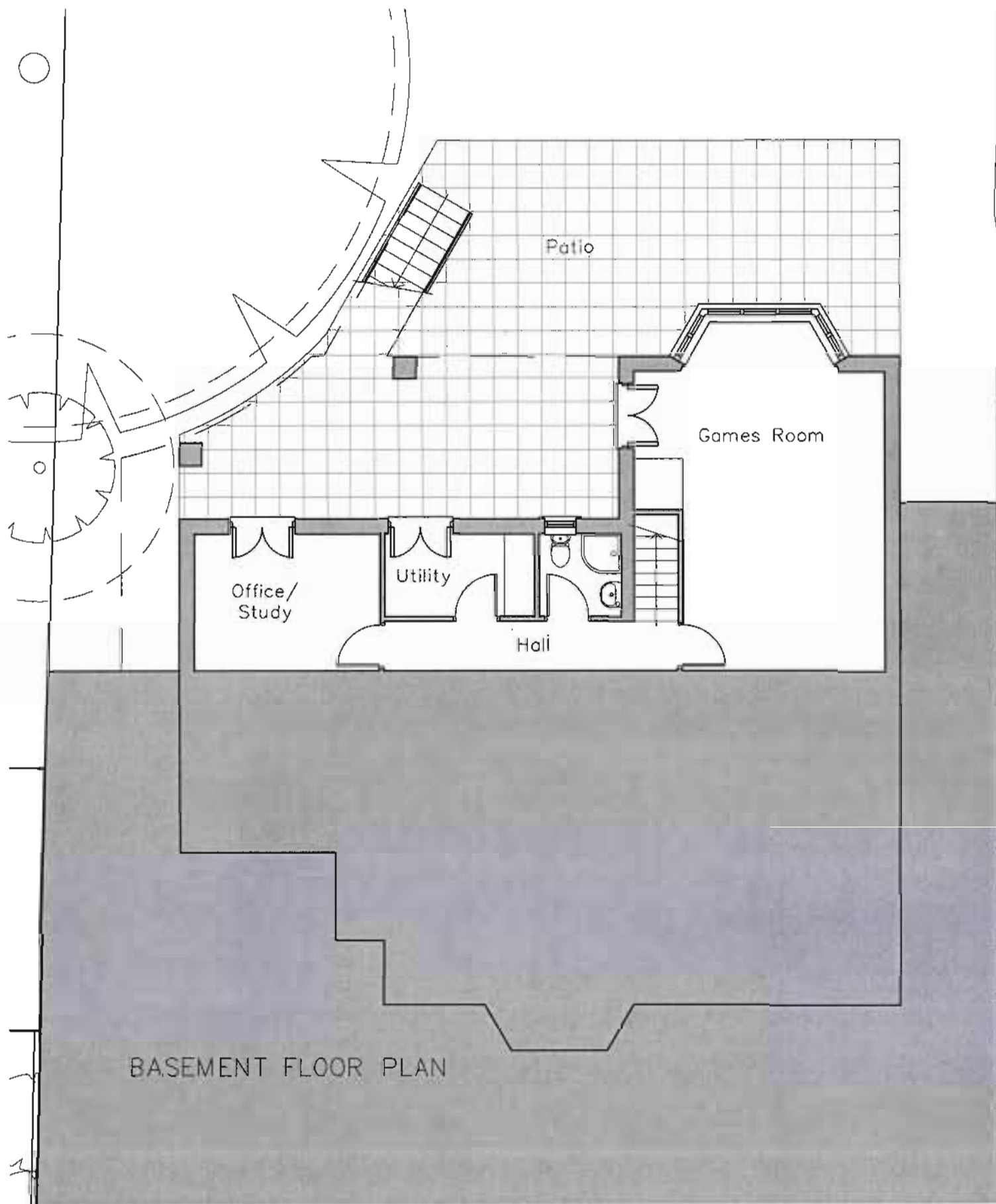
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Client
Mr A Brandi and Mrs J Foley

Project
Replacement House
28 Downs Hill, Beckenham

Drawing Title
Existing Site Plan

M E Architecture 27 Rochester Airport In. Est. 27-43 Laker Road, Rochester Kent ME1 3QX t: 01634 295441 enquiries@me-architecture.com				Drawn by: ACA		
				Date: 13.01.14		
				Scale: 1:200 CA3		
Project No.	Disc.	Zone	View	Level	Series No.	Rev.
13024	A	A	GA	00	101	P2



GROUND FLOOR PLAN

London Borough
of Bromley
15 AUG 2014



14/03219



Revisions No.	Date	Description	Author
P1	21.01.14	Issued for Planning.	MSM
P2	07.08.14	Proposed house reduced in width and repositioned on site.	ACA

Notes:

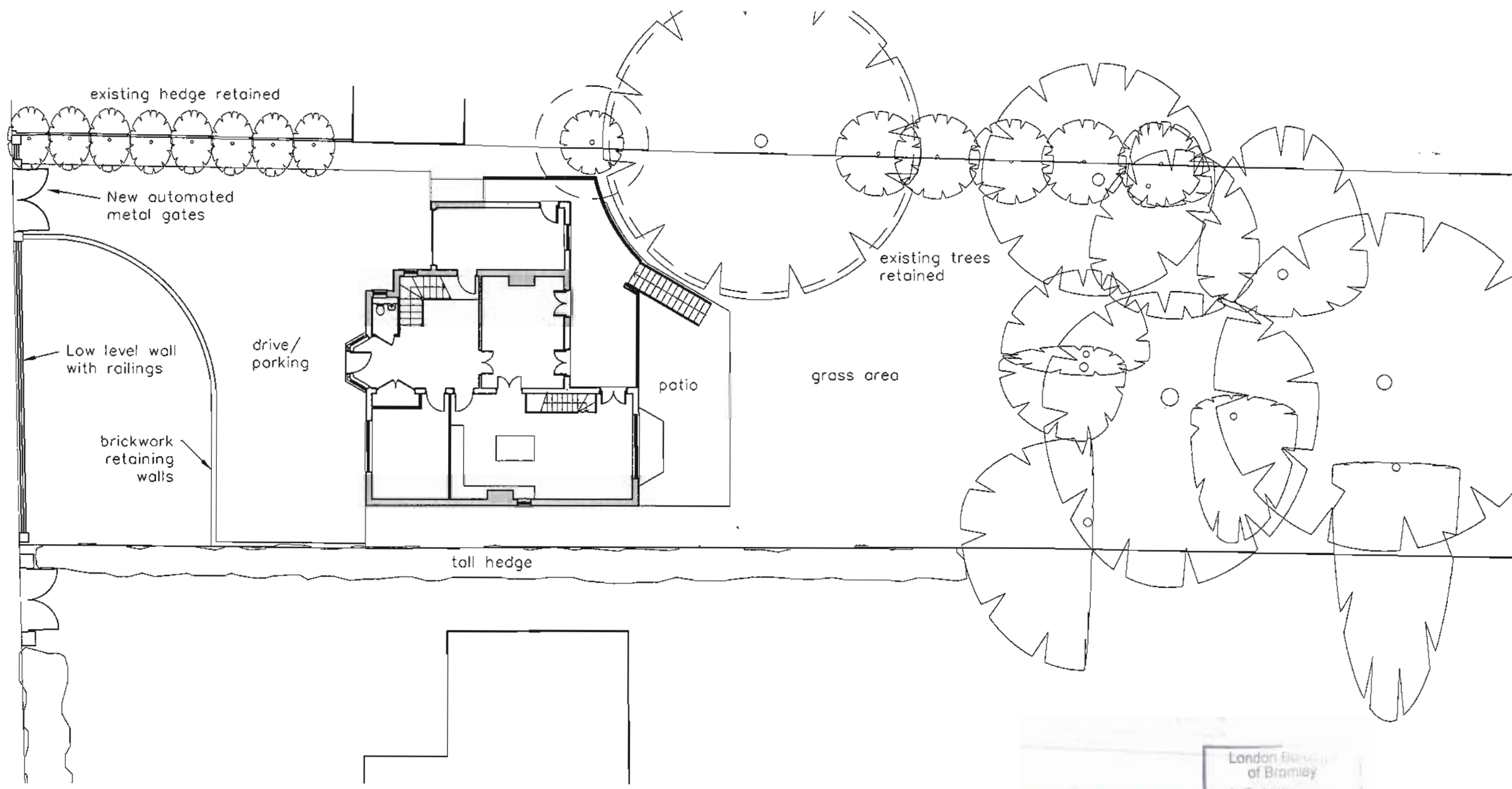
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Client
Mr A Brandi and Mrs J Foley

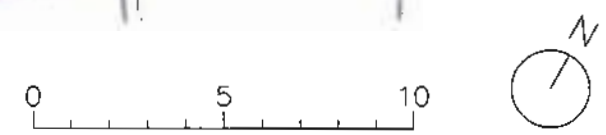
Project
Replacement House
28 Downs Hill, Beckenham

Drawing Title
Proposed Basement and Ground
Floor Plans

M E Architecture 27 Rochester Airport In. Est. 27-43 Loker Road, Rochester Kent ME1 3QX t: 01634 295441 enquiries@me-architecture.com				Drawn by:	MSM
				Date:	14.01.14
				Scale:	1:100 A3
Project No.	Disc.	Zone	View	Level	Series No.
13024	A	A	GA	XX	111
					Rev.
					P2



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 of Bromley
 15 AUG 2014



Revisions		
No.	Date	Description
P1	21.01.14	Issued for Planning.
P2	07.08.14	Boundary line amended, proposed house reduced in width and repositioned.

Author
MSM ACA

Notes:

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Client
 Mr A Brandi and Mrs J Foley

Project
 Replacement House
 28 Downs Hill, Beckenham

Drawing Title
 Proposed Site Plan

M E Architecture 27 Rochester Airport In. Est. 27-43 Laker Road, Rochester Kent ME1 3OX t: 01634 295441 enquiries@me-architecture.com				Drawn by: MSM		
				Date: 14.01.14		
				Scale: 1: 200 A3		
Project No.	Disc.	Zone	View	Level	Series No.	Rev.
13024	A	A	GA	00	110	P2



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 London Borough of Bromley
 15 AUG 2014

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Revisions		Description	Author
No.	Date		
P1	21.01.14	Issued for planning.	MSM

Notes:

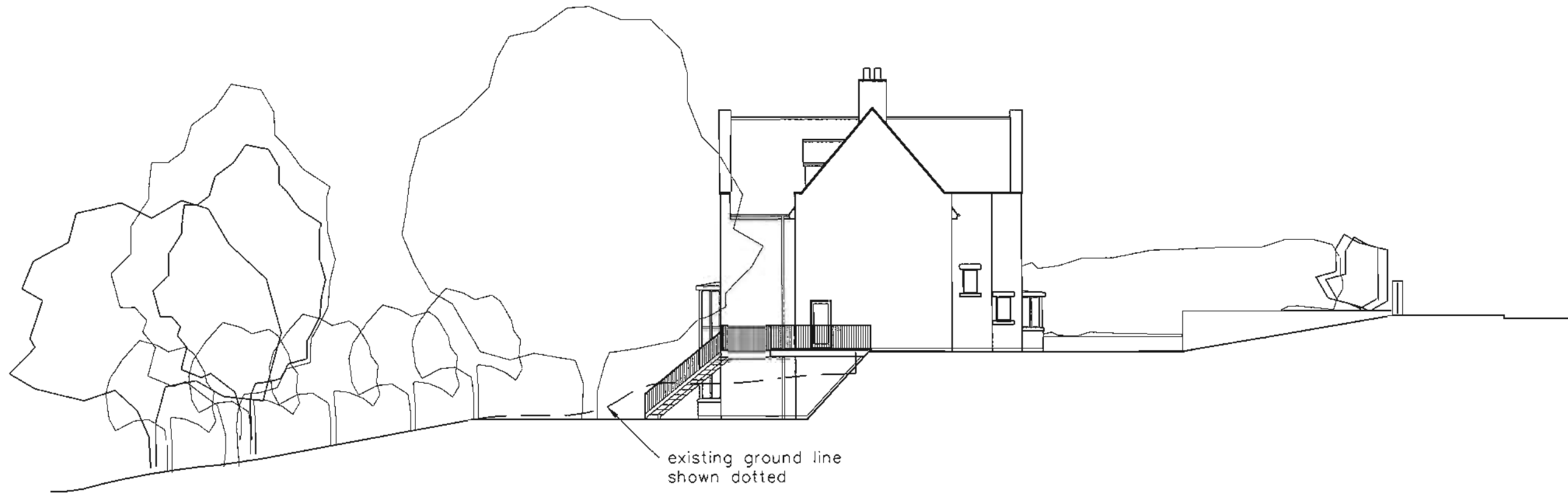
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Client
 J Foley and A Brandi

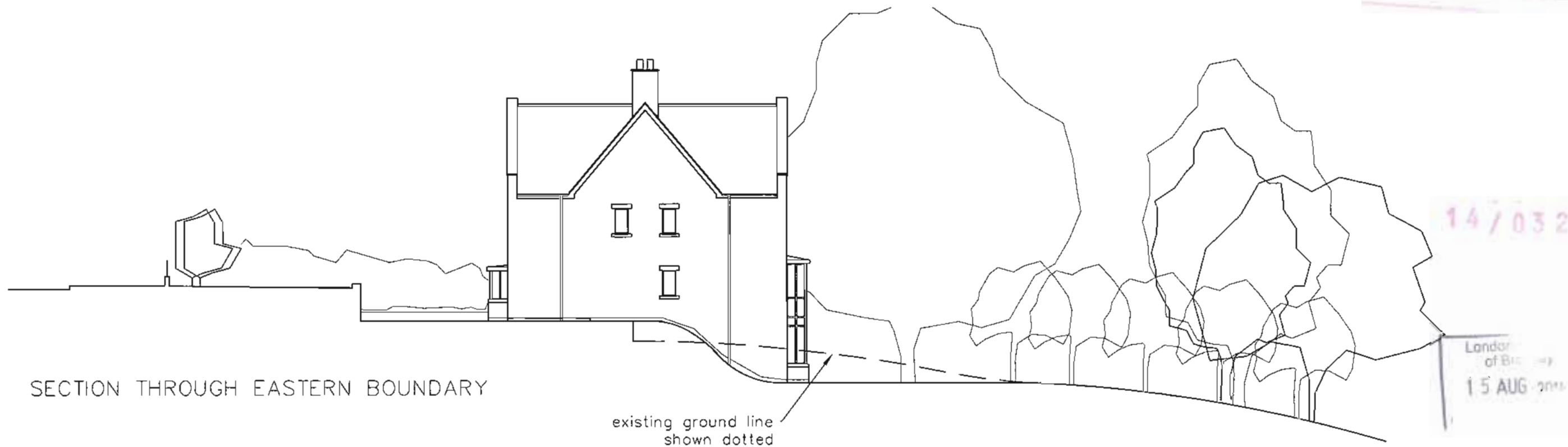
Project
 New House at
 28 Downs Hill Beckenham

Drawing Title
 Site Location Plan

M E Architecture 27 Rochester Airport In. Est. 27-43 Laker Road, Rochester Kent ME1 3OX t: 01634 295441 enquiries@me-architecture.com				Drawn by: MSM		
				Date: 11.09.13		
				Scale: 1:1000 A3		
Project No.	Disc.	Zone	View	Level	Series No.	Rev.
13024	A	A	GA	00	100	P1



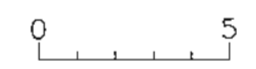
SECTION THROUGH WESTERN BOUNDARY



SECTION THROUGH EASTERN BOUNDARY

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London of Building
15 AUG 2014



Revisions No.	Date	Description	Author
P1	21.01.14	Issued for planning.	MSM
P2	07.08.14	Updated to match revised plans.	MSM

Notes:

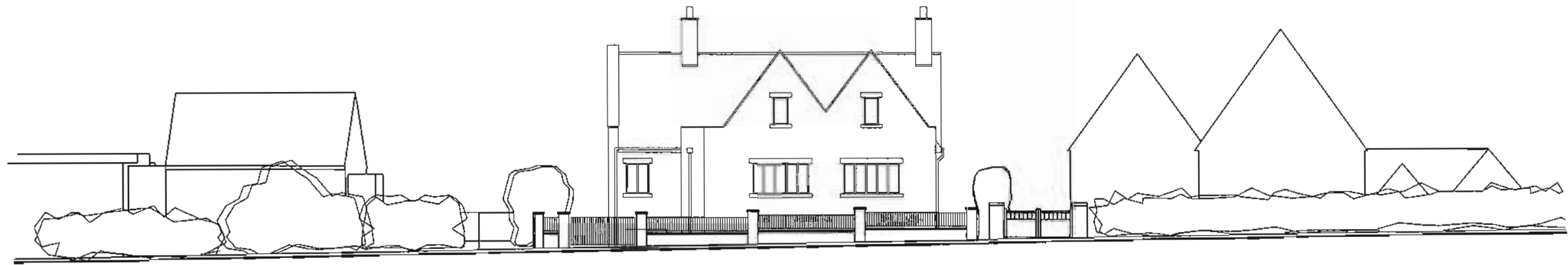
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Client
Mr A Brandi and Mrs J Foley

Project
Replacement House
28 Downs Hill, Beckenham

Drawing Title
Long Site Sections

M E Architecture 27 Rochester Airport In. Est. 27-43 Laker Road, Rochester Kent ME1 3QX t: 01634 295441 enquiries@me-architecture.com				Drawn by: ACA		
				Date: 14.01.14		
				Scale: 1:200		
Project No.	Disc.	Zone	View	Level	Series No.	Rev.
13024	A	A	GA	00	121	P2



STREET SCENE 1:200



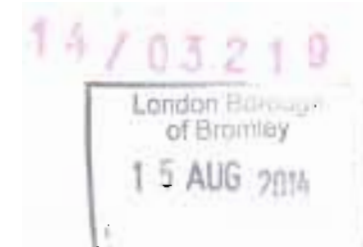
new automated metal gates

new brickwork wall topped with coping and metal railings

new brickwork pier

existing gate to neighbouring house

BOUNDARY ELEVATION 1:100



Revisions No.	Date	Description	Author
P1	21.01.14	Issued for planning.	MSM
P2	07.08.14	Updated to match revised plans. New wall amended to revised boundary line.	MSM

Notes:

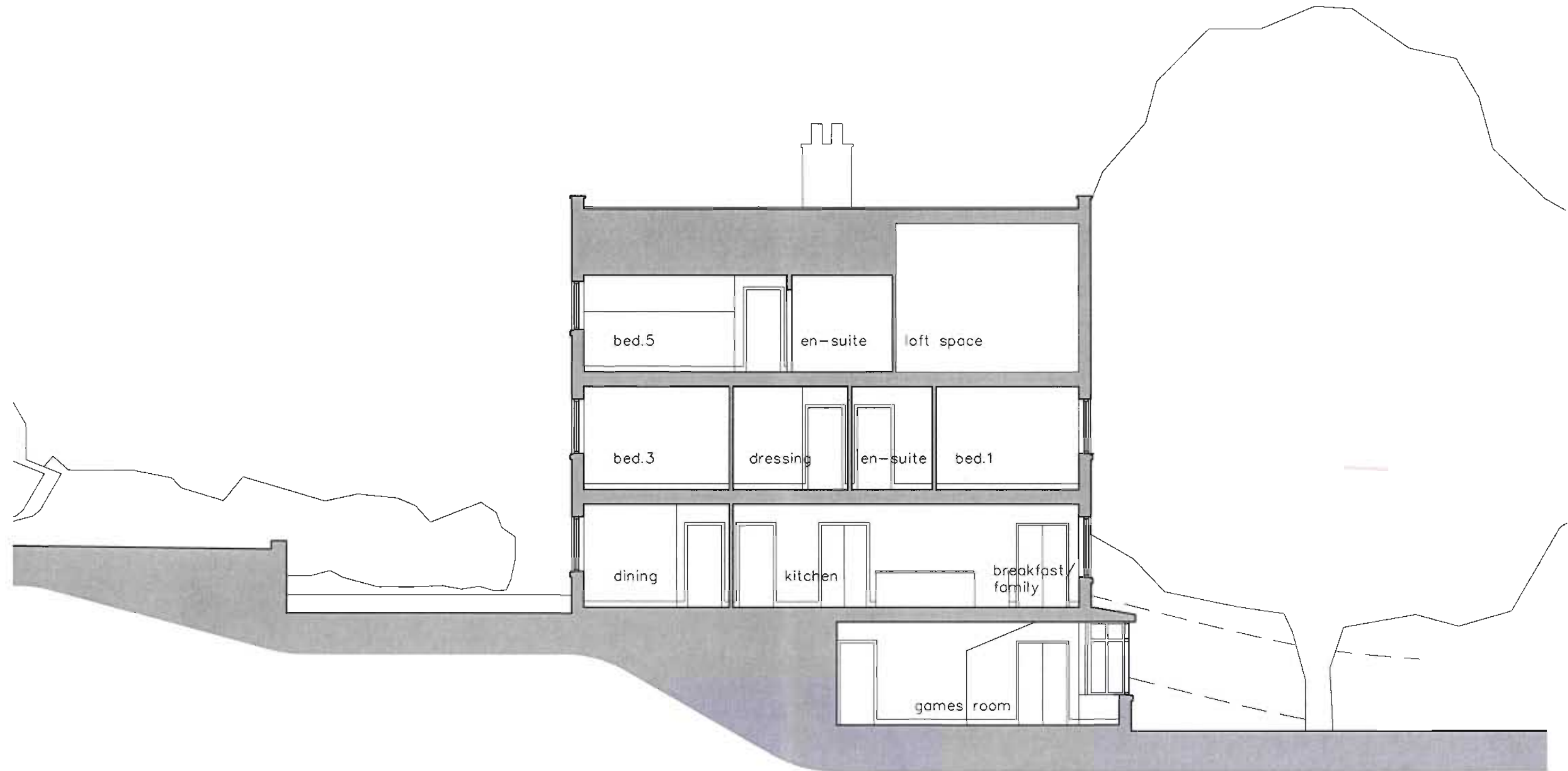
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Client
Mr A Brandi and Mrs J Foley

Project
Replacement House
28 Downs Hill, Beckenham

Drawing Title
Proposed Street Scene and Front Boundary Treatment

M E Architecture 27 Rochester Airport In. Est. 27-43 Laker Road, Rochester Kent ME1 3QX t: 01634 295441 enquiries@me-architecture.com				Drawn by: ACA		
				Date: 16.01.14		
				Scale: 1:100 GA3		
Project No.	Disc.	Zone	View	Level	Series No.	Rev.
13024	A	A	GA	00	120	P2



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London Bx
of Bromley
15 AUG 2014



Revisions			Author
No.	Date	Description	
P1	21.01.14	Issued for planning.	MSM
P2	07.08.14	Updated to match revised plans.	MSM

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Client
Mr A Brandi and Mrs J Foley

Project
Replacement House
28 Downs Hill, Beckenham

Drawing Title
Proposed Section B-B

M E Architecture 27 Rochester Airport In. Est. 27-43 Laker Road, Rochester Kent ME1 3QX t: 01634 295441 enquiries@me-architecture.com						Drawn by: ACA
						Date: 14.01.14
						Scale: 1:100
Project No.	Disc.	Zone	View	Level	Series No.	Rev.
13024	A	A	GA	XX	119	P1



14/03219

London Borough
of Bromley
15 AUG 2014



Revisions			Author
No.	Date	Description	
P1	21.01.14	Issued for planning.	MSM
P2	07.08.14	Background added, minor amendments to match plans.	ACA

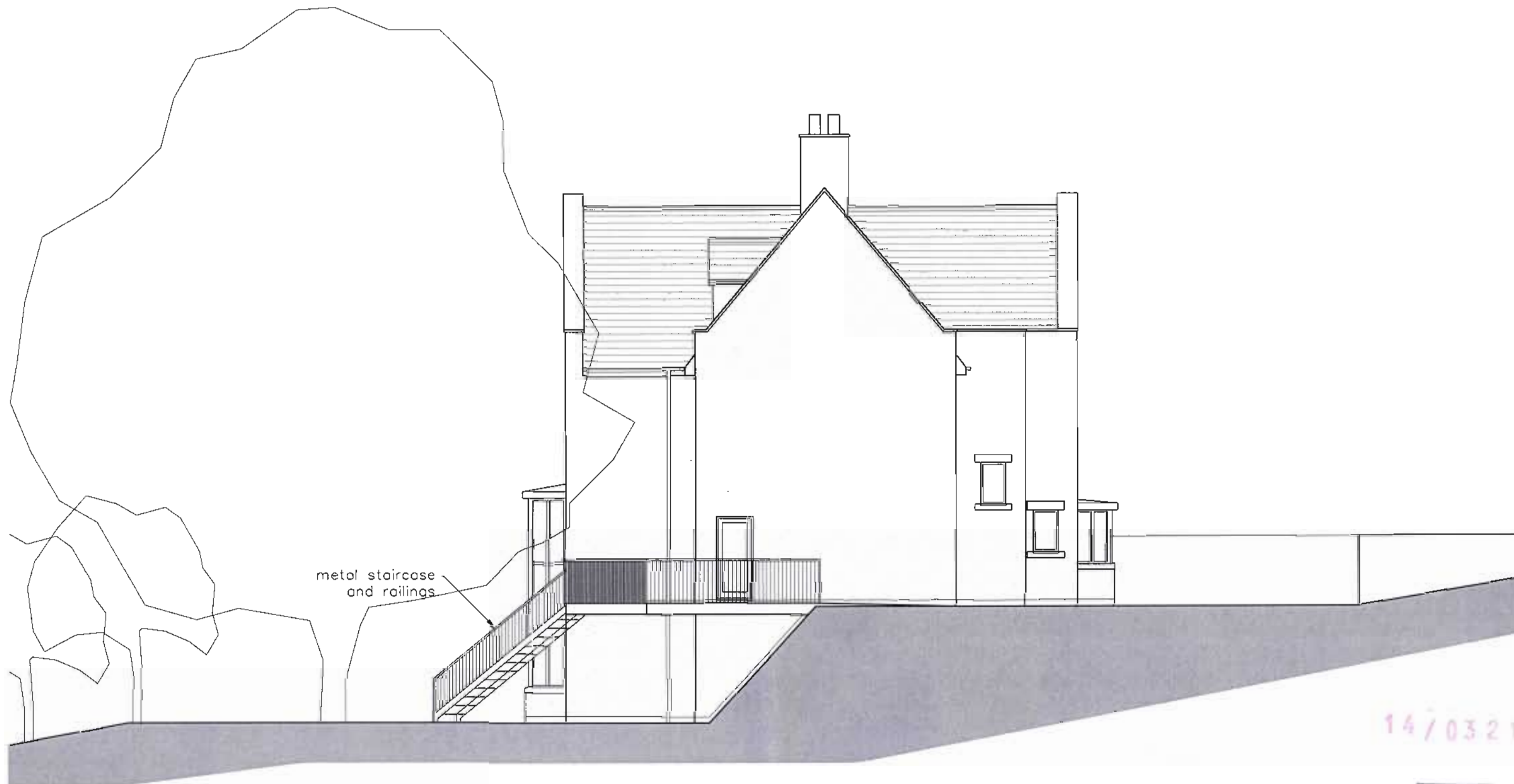
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Client
Mr A Brandi and Mrs J Foley

Project
Replacement House
28 Downs Hill, Beckenham

Drawing Title
Proposed Section A-A

M E Architecture 27 Rochester Airport In. Est. 27-43 Laker Road, Rochester Kent ME1 3QX t: 01634 295441 enquiries@me-architecture.com						Drawn by: ACA
						Date: 14.01.14
						Scale: 1:100 @A3
Project No.	Disc.	Zone	View	Level	Series No.	Rev.
13024	A	A	GA	XX	118	P2



metal staircase
and railings

14/03210

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of 14
15 AUG 2014



Revisions			Author
No.	Date	Description	
P1	21.01.14	Issued for planning.	MSM
P2	07.08.14	Updated to match revised plans.	MSM

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Client
Mr A Brandi and Mrs J Foley

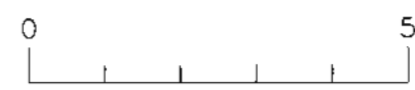
Project
Replacement House
28 Downs Hill, Beckenham

Drawing Title
Proposed Side Elevation

M E Architecture 27 Rochester Airport In. Est. 27-43 Laker Road, Rochester Kent ME1 3QX t: 01634 295441 enquiries@me-architecture.com						Drawn by: ACA
						Date: 14.01.14
						Scale: 1:100 GA3
Project No.	Disc.	Zone	View	Level	Series No.	Rev.
13024	A	A	GA	XX	117	P2



14/03211



London
of Bn
15 AUG 2014



Revisions		
No.	Date	Description
P1	21.01.14	Issued for planning.
P2	07.08.14	Updated to match revised plans.

Author
MSM
MSM

Notes;

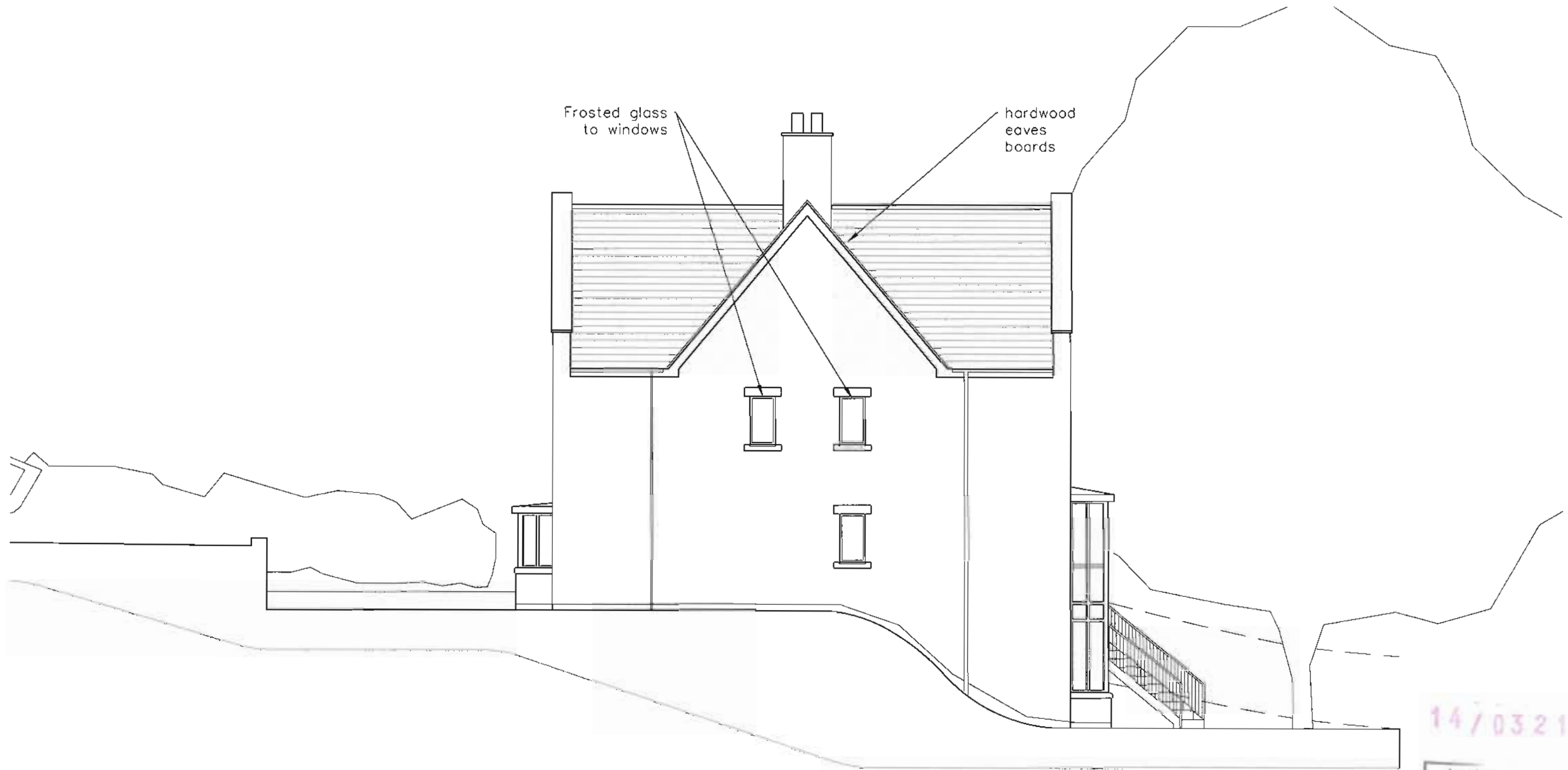
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Client
Mr A Brandi and Mrs J Foley

Project
Replacement House
28 Downs Hill, Beckenham

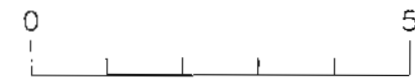
Drawing Title
Proposed Rear Elevation

M E Architecture 27 Rochester Airport In. Est. 27-43 Loker Road, Rochester Kent ME1 3QX t: 01634 295441 enquiries@me-architecture.com				Drawn by:	ACA
				Date:	14.01.14
				Scale:	1:100
Project No.	Disc.	Zone	View	Level	Series No.
13024	A	A	GA	XX	116
					Rev.
					P2



14/03219

London
of Building
15 AUG 2014



Revisions			Author
No.	Date	Description	
P1	21.01.14	Issued for planning	MSM
P2	07.08.14	Updated to match revised plans.	MSM

Notes:

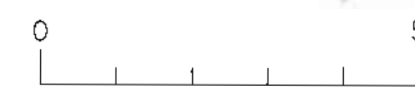
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Client
Mr A Brandi and Mrs J Foley

Project
Replacement House
28 Downs Hill, Beckenham

Drawing Title
Proposed Side Elevation

M E Architecture 27 Rochester Airport In. Est. 27-43 Laker Road, Rochester Kent ME1 3QX t: 01634 295441 enquiries@me-architecture.com						Drawn by: ACA
						Date: 14.01.14
						Scale: 1:100 ●A3
Project No.	Disc.	Zone	View	Level	Series No.	Rev.
13024	A	A	GA	XX	115	P2



14/03219
 London of Bromley
 15 AUG 2014



Revisions No.	Date	Description	Author
P1	21.01.14	issued for Planning.	MSM
P2	07.08.14	Proposed house repositioned and reduced in width. New boundary wall amended to suit revised boundary position.	MSM

Notes:

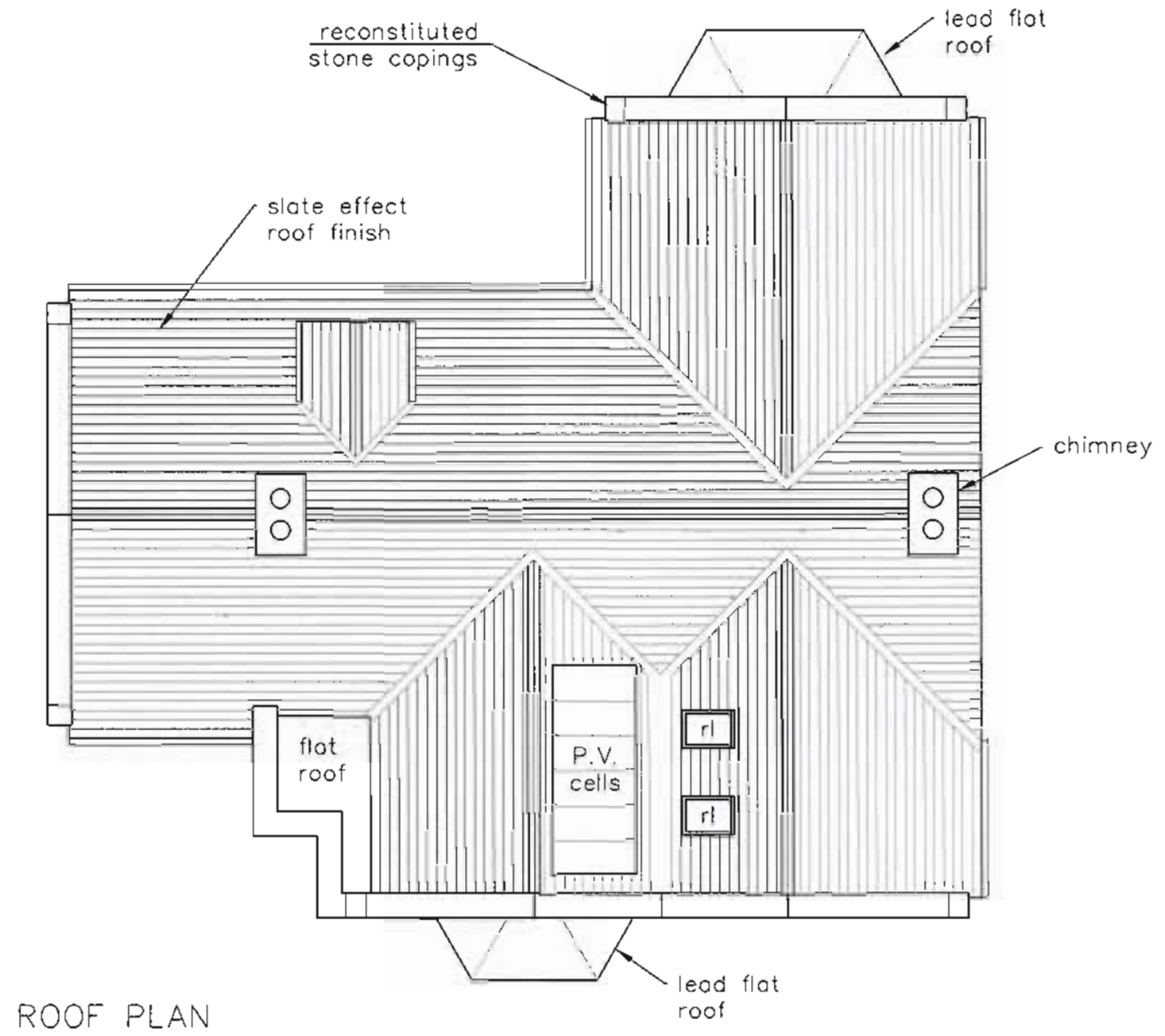
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Client
 Mr A Brandi and Mrs J Foley

Project
 Replacement House
 28 Downs Hill, Beckenham

Drawing Title
 Proposed Front Elevation

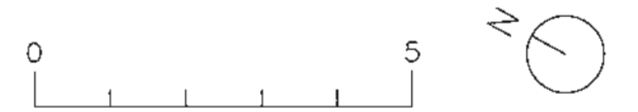
M E Architecture 27 Rochester Airport In. Est. 27-43 Laker Road, Rochester Kent ME1 3QX t: 01634 295441 enquiries@me-architecture.com				Drawn by: ACA		
				Date: 14.01.14		
				Scale: 1:100 ●A3		
Project No.	Disc.	Zone	View	Level	Series No.	Rev.
13024	A	A	GA	XX	114	P2



ROOF PLAN

14/03219

London Borough of Bromley
15 AUG 2014



Revisions			Author
No.	Date	Description	
P1	21.01.14	Issued for Planning.	MSM
P2	07.08.14	Amended to suit revised plan.	MSM

Notes:

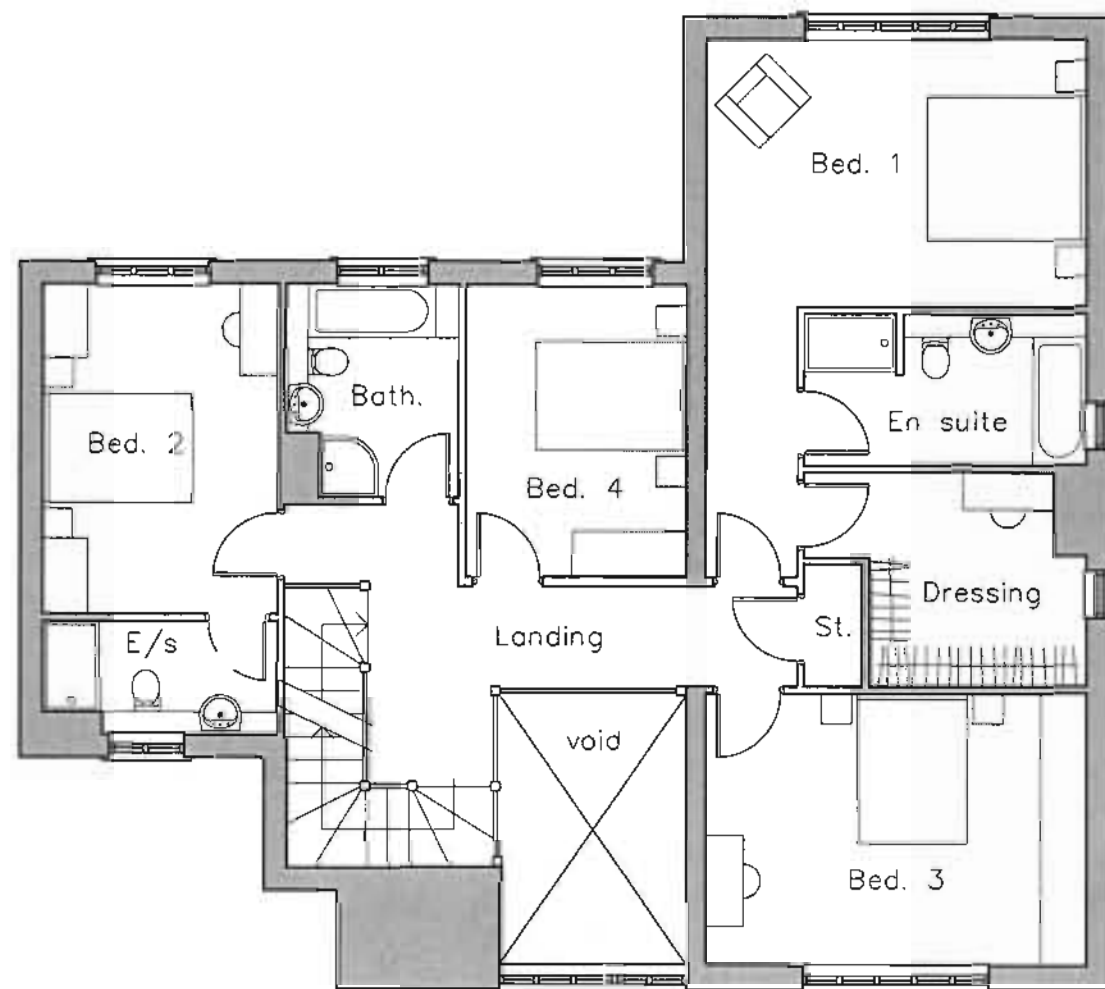
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Client
Mr A Brandi and Mrs J Foley

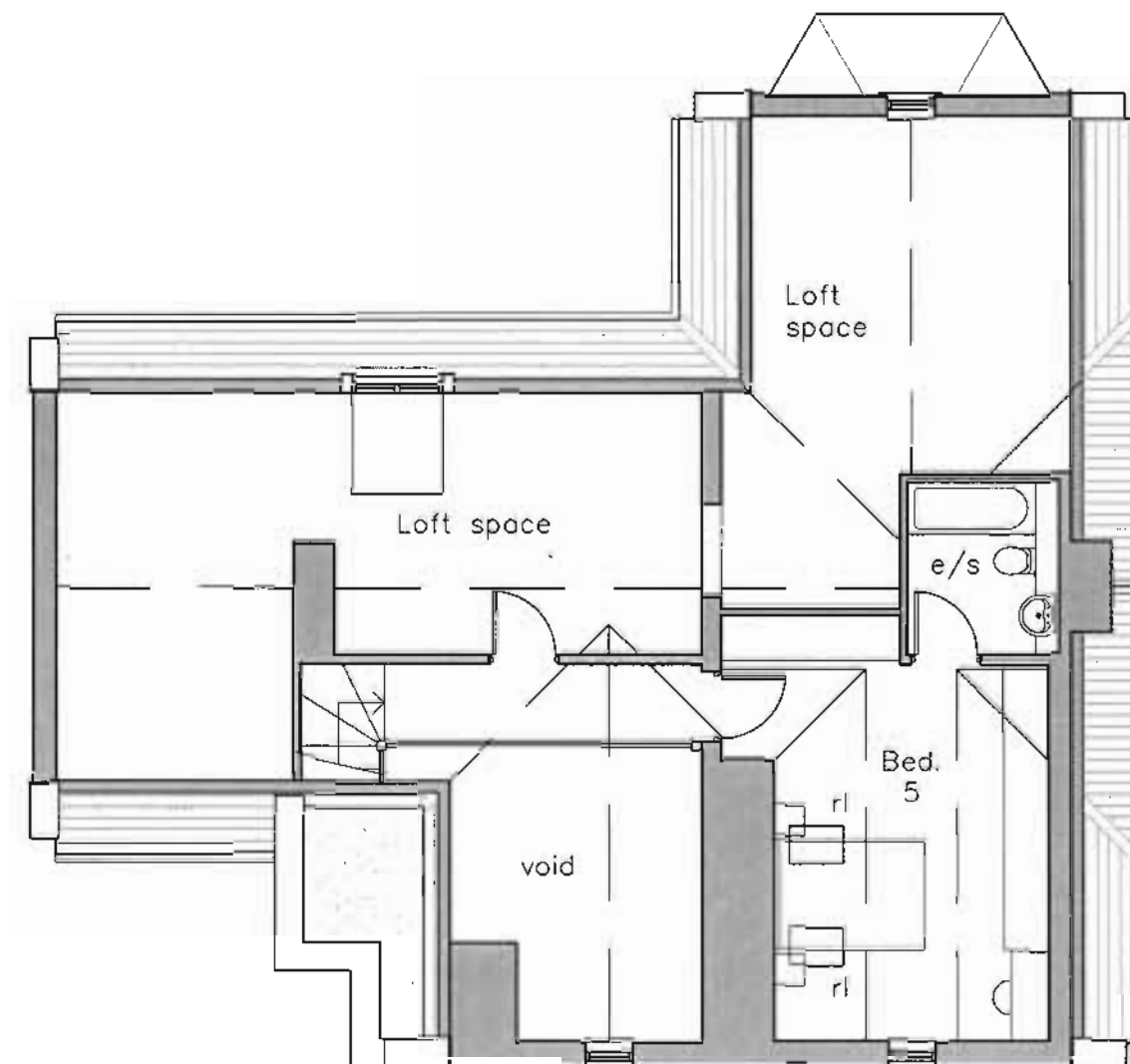
Project
Replacement House
28 Downs Hill, Beckenham

Drawing Title
Proposed Roof Plan

M E Architecture 27 Rochester Airport In. Est. 27-43 Laker Road, Rochester Kent ME1 3QX t: 01634 295441 enquiries@me-architecture.com				Drawn by: ACA		
				Date: 14.01.14		
				Scale: 1:100		
Project No.	Disc.	Zone	View	Level	Series No.	Rev.
13024	A	A	GA	RF	113	P2



FIRST FLOOR PLAN



SECOND FLOOR PLAN

14/03219

London
of Building
15 AUG 2014



Revisions			Author
No.	Date	Description	
P1	21.01.14	Issued for Planning.	MSM
P2	07.08.14	External wall width amended. House width reduced.	MSM

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Client
Mr A Brondi and Mrs J Foley

Project
Replacement House
28 Downs Hill, Beckenham

Drawing Title
Proposed First and Second
Floor Plans

M E Architecture 27 Rochester Airport In. Est. 27-43 Laker Road, Rochester Kent ME1 30X t: 01634 295441 enquiries@me-architecture.com				Drawn by: ACA		
				Date: 14.01.14		
				Scale: 1:100		
Project No.	Disc.	Zone	View	Level	Series No.	Rev.
13024	A	A	GA	XX	112	P2