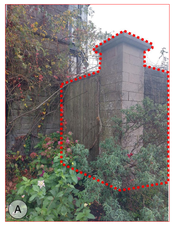
1 REMOVAL OF LATE 20TH CENTURY WALL









The stone wall to the west of the rear garden (Labelled 1 on the plan) we understand to be a late 20th century addition, planning for which was granted in 1995, AVA/LB/995/826. Specifically, image 'A' illustrates a 20th century construction technique to the column and modern fencing; image 'B' is an early 20th century photograph showing no wall in situ. Image 'C' demonstrates the extent of the wall blocking views out to the parkland from the rear of the property. From his initial plans it was certainly Nesflieds intent to have open views, this is especially evident in the location of the bay window to the southern elevation (demonstrated in image 'B'). Image 'D' demonstrates further use of 20th century construction techniques in coursed rubble albeit with partial re-use of existing fabric from elsewhere.

5 6 7 REMOVAL OF TIMBER OUTBUILDING, GREENHOUSE AND TIN ROOF



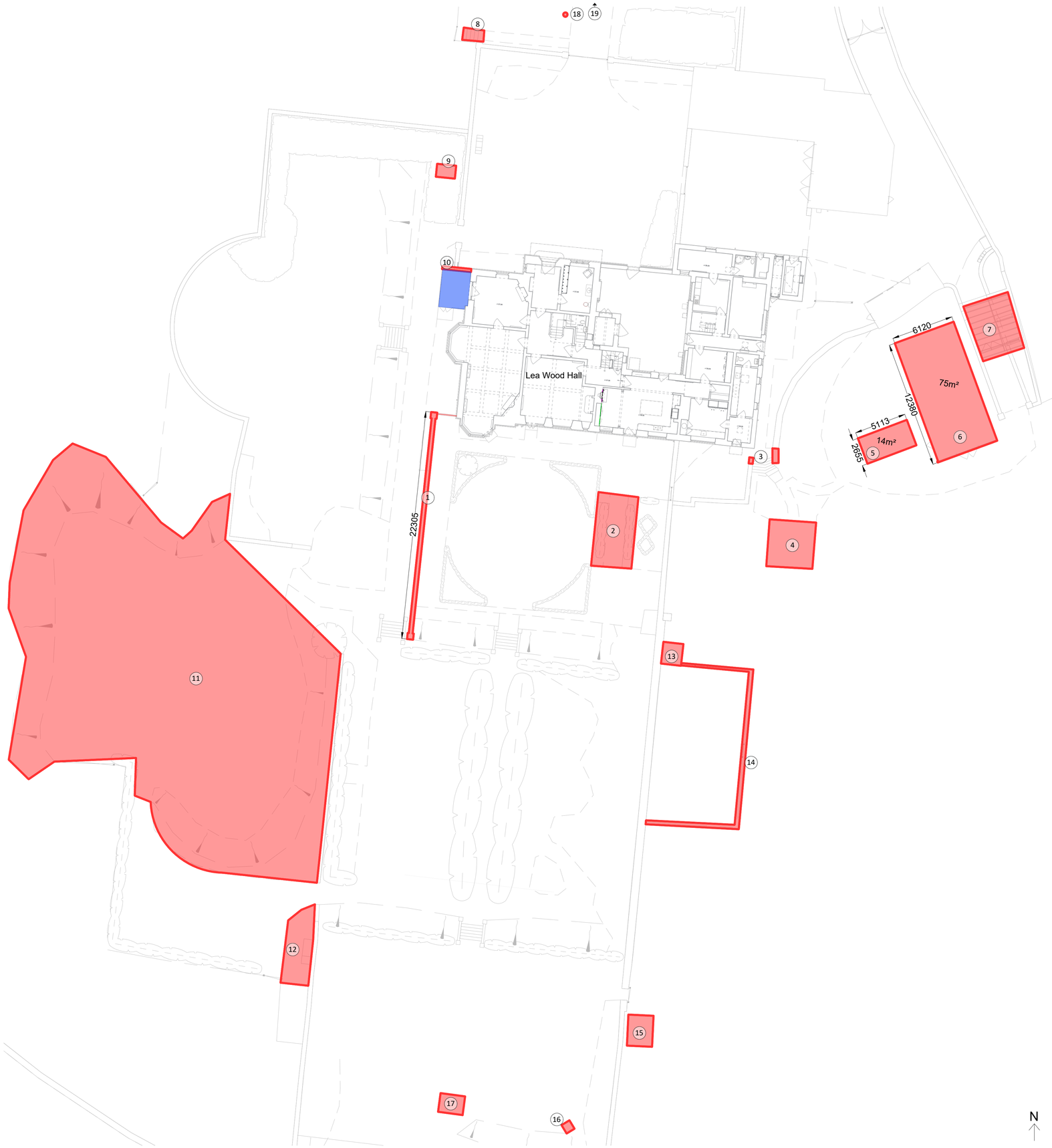
The timber agricultural shed (labelled 6 on the plan) shown in image 'E' was granted planning permission in 1995, AVA/395/234. The shed occupies 75m² of former kitchen garden and work area. The shed does little to contribute to the character of the property and gardens and removal is proposed.

The existing glasshouse (labelled 5 on the plan) occupies 14m², removal is proposed to allow for a replacement glass house, commensurate to the proportions of the property and one that reflects and contributes to the late Victorian character of the main house, referencing the historic kitchen garden, now lost to housing development to the east.

To the eastern boundary is a cobbled access ramp with surrounding stone walls (labelled 7 on the plan). Later additions of a sheet metal roof and timber internal shelving with modern brickwork detract from the character of the access and removal of these modern elements is proposed.

DRAWING NOTE:
Please refer to the following drawings for details of other removals:

- AWB.207 P301 - Conservatory Wall Proposals - Planning
- AWB.207 P302 - Steps to Kitchen Garden Proposals - Planning



Removals Plan 1:200 @ A1

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REMOVALS SCHEDULE

1. Removal of late 20th century stone wall and timber fence
2. Removal of modern metal / plastic pergola
3. Removal of existing wall nibs - see drawing AWB.207 P302 Steps to Kitchen Garden Proposals - Planning
4. Removal of existing concrete hard standing for washing line
5. Removal of existing Greenhouse
6. Removal of large agricultural timber shed
7. Removal of sheet metal roof and timber shelving, with retention of existing stone walls and cobble setts
8. Removal of concrete slab steps
9. Removal of small modern shed
10. Removal of existing wall to conservatory - see drawing AWB.207 P301 Conservatory Wall Proposals - Planning
11. Recently remodelled levels to be restored to original parkland levels.
12. Removal of modern fish smoking unit and concrete hard standing
13. Removal to small timber shed
14. Removal post and wire fencing to restore parkland setting
15. Removal of small timber shed
16. Removal of existing well
17. Removal of small timber summer house
18. Removal of existing lampost
19. Removal of existing lampost (northern drive)

GENERAL NOTES

Do not scale from this drawing, If in doubt ask the landscape architect.

This drawing is to be read in conjunction with the all relevant MEP, Civils, Structural and Architects drawings and information.

All work to be undertaken to the satisfaction of the local authority building control, Planning Department & conservation officer (if relevant). All workmanship and materials shall comply with the latest British Standards and codes of practice.

All dimensions are in millimetres unless stated otherwise, the contractor is responsible for verification of dimensions on site with any discrepancies to be reported back to the Landscape Architects prior to commencing works.

Contractor is to make good all disturbed surfaces, and is to conduct themselves on site in a tidy and workmanlike manner.

The contractor will be held to have examined the documents, visited the site, to have satisfied themselves with regards to and made allowance for local conditions and restrictions likely to affect the execution of the works, the accessibility of the works, the full extent and nature of the intended operations, the supply of (and all existing or possible conditions affecting) labour, and any difficulties to be overcome in the execution of the contract generally.

No claim on the ground of lack of such knowledge will be entertained.

All specialist manufactured items or works are to be carried out and installed in accordance with manufacturers recommendations and requirements.

Photographic evidence is to be supplied by the contractor throughout the works.

Sample panels of walls/ materials may be requested prior to actual installation of the relevant element on site.

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REV	DATE	NOTE
A	24.04.2023	Planning

☐ preliminary ☐ comment ☐ construction
☒ planning ☐ tender ☐ record

Drawn	Checked	
AL	AWB	

CLIENT NAME: JONATHAN AND REBECCA GLASSBERG
PROJECT NO.: AWB.207
PROJECT NAME: LEA WOOD HALL
DWG NO.: AWB.207 P300
DWG NAME: REMOVALS DRAWING - PLANNING

DATE: 24.04.2023
SCALE: 1:200 @A1
REVISION: A

Do not scale from drawing

ALISTAIR W BALDWIN
LANDSCAPE ARCHITECTURE | GARDEN DESIGN