

Lyndhurst Terrace

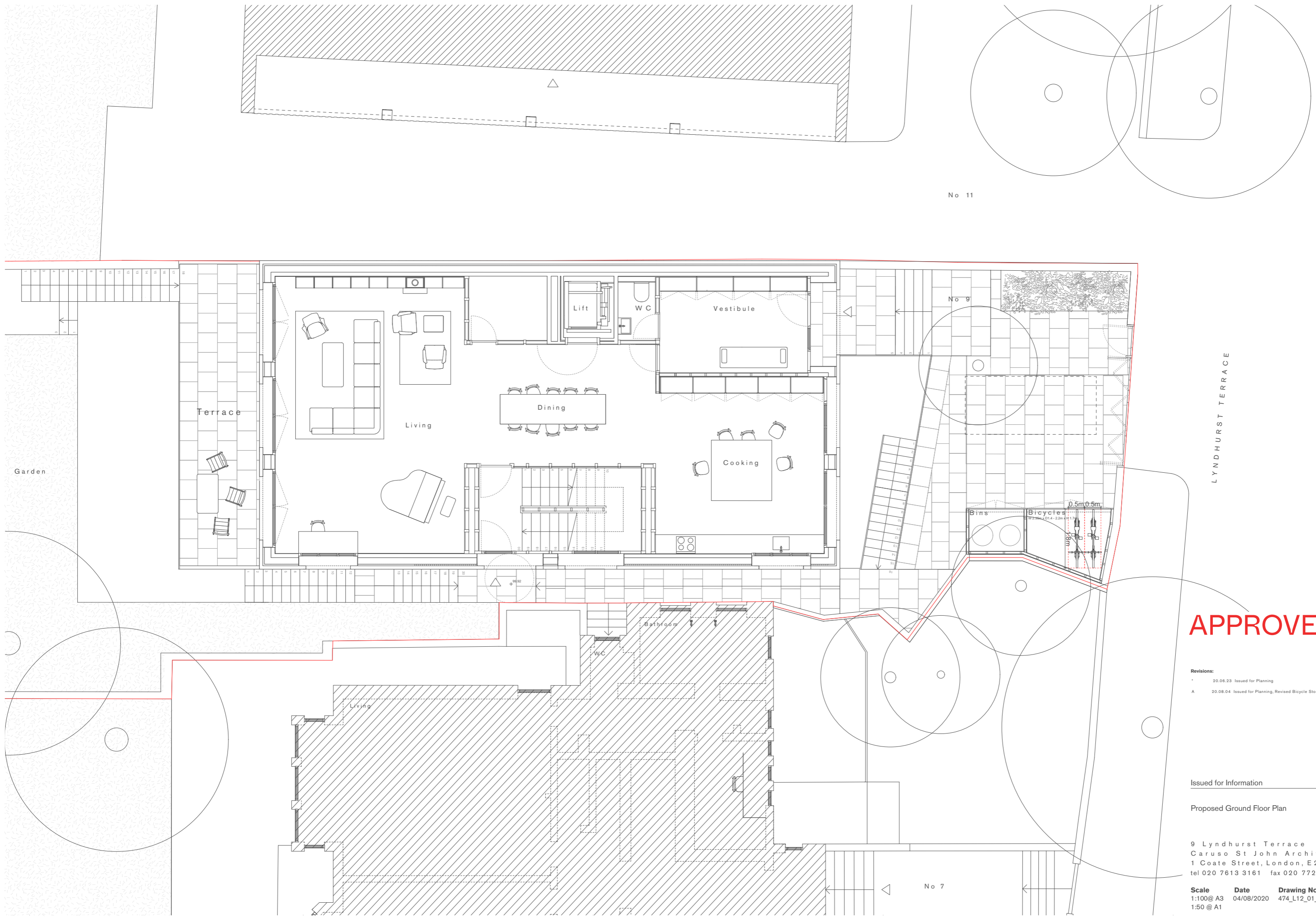
Brinkworth

Proposed Amendments

5th September 2023

Schedule of Proposed Amendments:

- | | |
|--|--|
| <p>B1: Parapet height raised</p> <p>Reason: To conceal lift overrun, allow for better roof drainage, and to retain consistent facade proportions across storeys</p> | <p>B8: Garden path to side of house now level; Garden stair relocated</p> <p>Reason: To provide level access to rear terrace</p> |
| <p>B2: Recessed brickwork within arch to second storey of front facade</p> <p>Reason: For consistent brickwork detailing, and to provide a recessed bench to terrace</p> | <p>B9: Rear facade brickwork detail revised</p> <p>Reason: To better suit revised internal arrangement</p> |
| <p>B3: Revised glazing beads</p> <p>Reason: To better suit revised internal arrangements</p> | <p>B10: 2no. new openings to north elevation</p> <p>Reason: To allow natural daylight and ventilation to bathrooms</p> |
| <p>B4: Reintroduction of opening to second storey of south elevation (previously approved)</p> <p>Reason: To allow natural daylight to stairwell / hall</p> | <p>B11: Ground floor building line to shift back from approved building line</p> <p>Reason: To accommodate revised front access</p> |
| <p>B5: Brick pier between openings (in lieu of stone)</p> <p>Reason: To suit revised internal arrangement and overall south elevation</p> | <p>B12: Enlarged basement (not visible from street view)</p> <p>Reason: To provide areas for storage, bike parking and renewable energy (ASHP) plant</p> |
| <p>B6: Front hardscaping revised to a ramped driveway and altered stair lightwell</p> <p>Reason: To provide level access to main entrance and side access/ rear terrace, and to allow more natural light into garden level storey for a more habitable space</p> | <p>B13: New pedestrian gate</p> <p>Reason: To suit new front hardscaping; to provide separate access to side path and bin store</p> |
| <p>B7: Garden level storey enlarged at rear and with revised facade treatment to rough cast concrete / cementitious render to suit tone of brickwork</p> <p>Reason: To enable a more generous ground floor terrace, and redistribute floor area deducted from the front of the plan to better meet client's spatial requirements</p> | <p>B14: Recessed glazing line</p> <p>Reason: To suit revised second floor plan</p> |



APPROVED

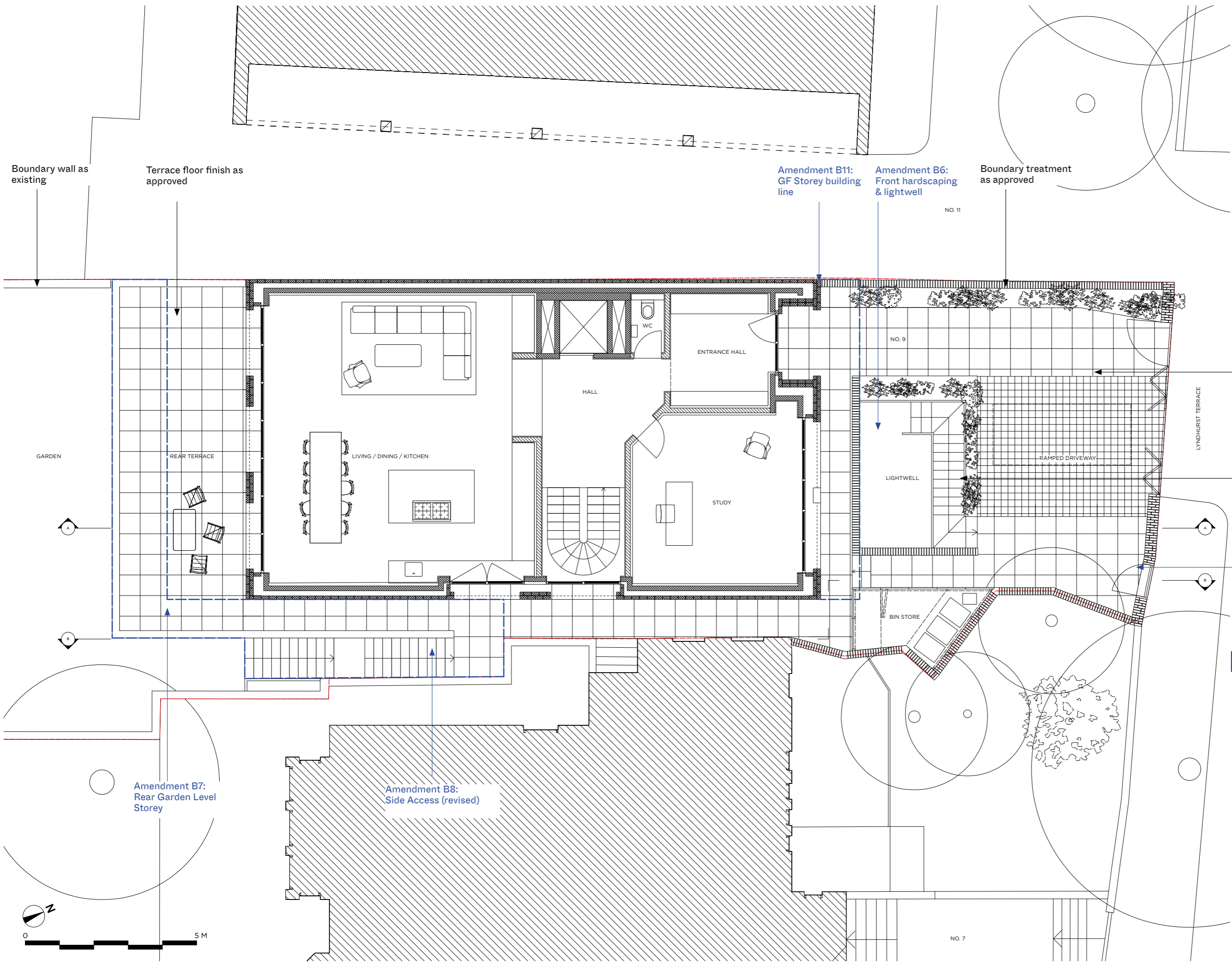
Revisions:
 * 20.06.23 Issued for Planning
 A 20.08.04 Issued for Planning, Revised Bicycle Store

Issued for Information

Proposed Ground Floor Plan

9 Lyndhurst Terrace
 Caruso St John Architects
 1 Coate Street, London, E2 9AG
 tel 020 7613 3161 fax 020 7729 6188

Scale 1:100@ A3
Date 04/08/2020
Drawing No 474_L12_01_A
 1:50 @ A1



Boundary wall as existing

Terrace floor finish as approved

Amendment B11: GF Storey building line

Amendment B6: Front landscaping & lightwell

Boundary treatment as approved

Surface finish to driveway as approved

Staircase lightwell with brick and metal mesh guarding with planted border

Amendment B13: New pedestrian gate

Amendment B7: Rear Garden Level Storey

Amendment B8: Side Access (revised)

PROPOSED BRINKWORTH

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 WWW.BRINKWORTH.CO.UK
 4-6 ELLSWORTH ST, LONDON E2 0AX

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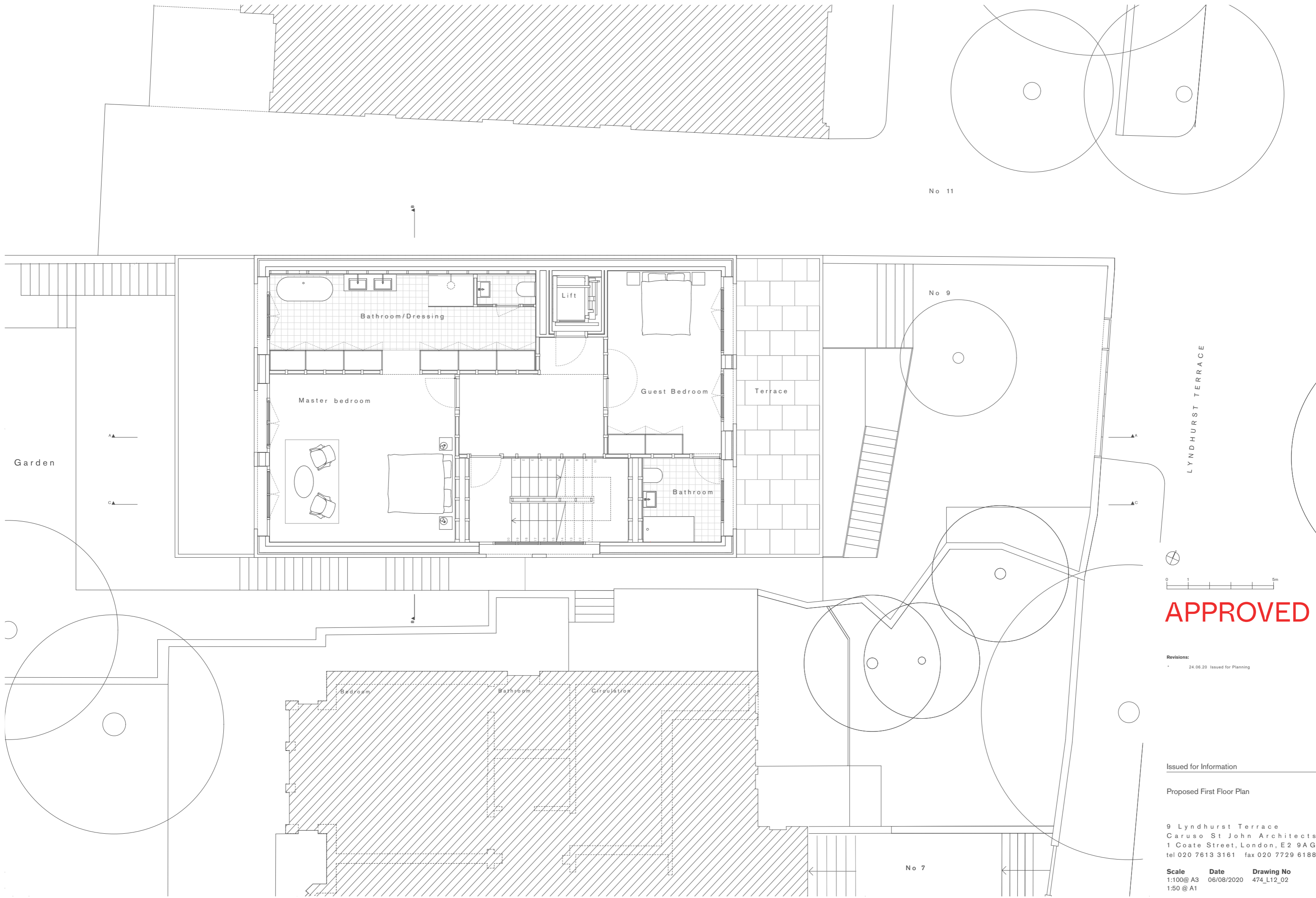
CLIENT	David Smith & Pushpa Gulhane		
JOB	Lyndhurst Terrace		
TITLE	Proposed Ground Floor Plan		
JOB NO.	4195	DWG. NO.	3000
DRAWN BY	GG	CHECKED BY	KB
SCALE	1:50 @A1 / 1:100 @A3		
DATE	August 2023	REV	



Lyndhurst Terrace

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Page 4



No 11

No 9

LYNDHURST TERRACE



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Revisions:
 24.06.20 Issued for Planning

Issued for Information

Proposed First Floor Plan

9 Lyndhurst Terrace
 Caruso St John Architects
 1 Coate Street, London, E2 9AG
 tel 020 7613 3161 fax 020 7729 6188

Scale 1:100@ A3 06/08/2020 474_L12_02
 1:50 @ A1

No 7

Garden

Bedroom Bathroom Circulation

Bathroom/Dressing

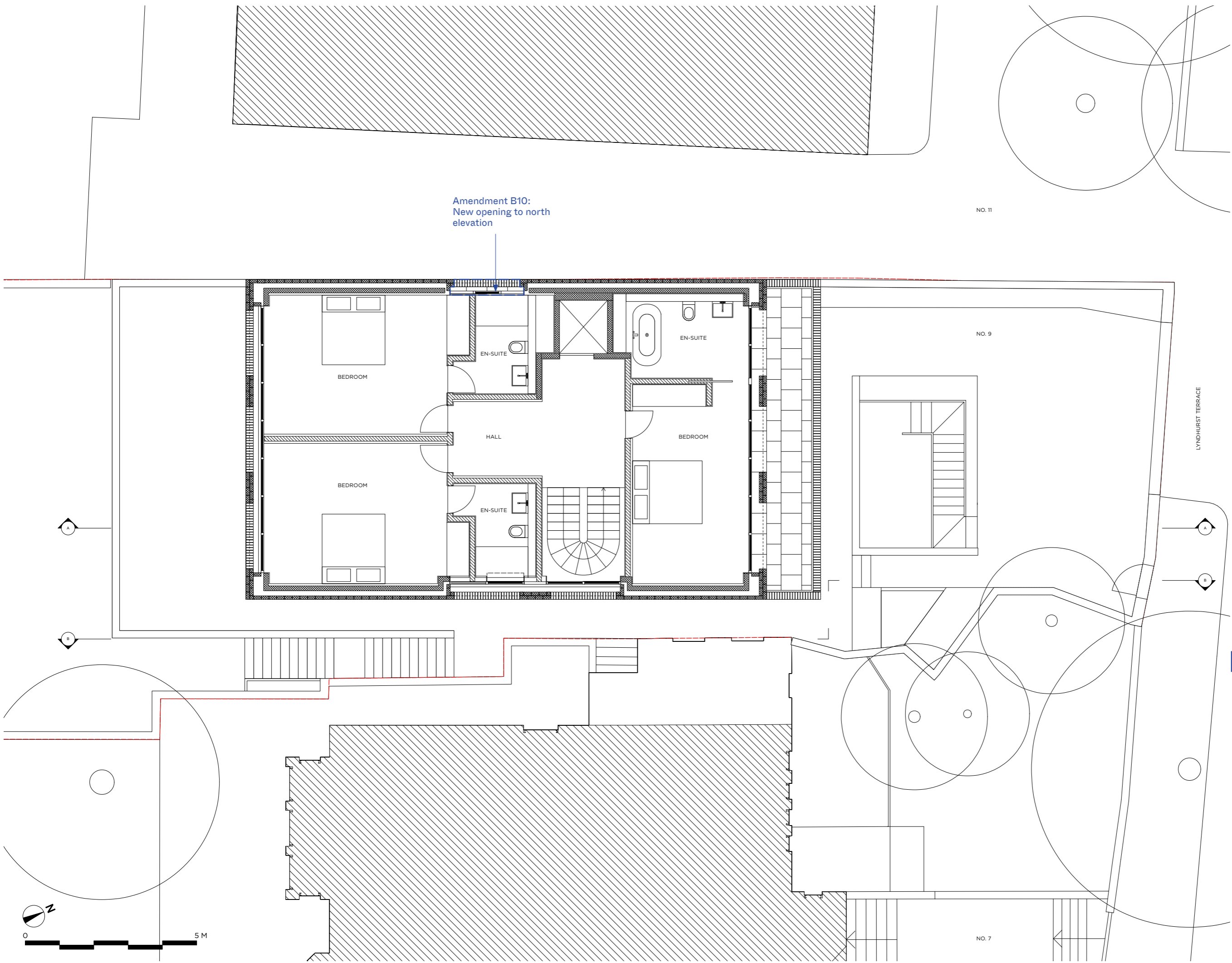
Master bedroom

Guest Bedroom

Terrace

Lift

Bathroom



Amendment B10:
New opening to north
elevation

NO. 11

NO. 9

LYNDHURST TERRACE

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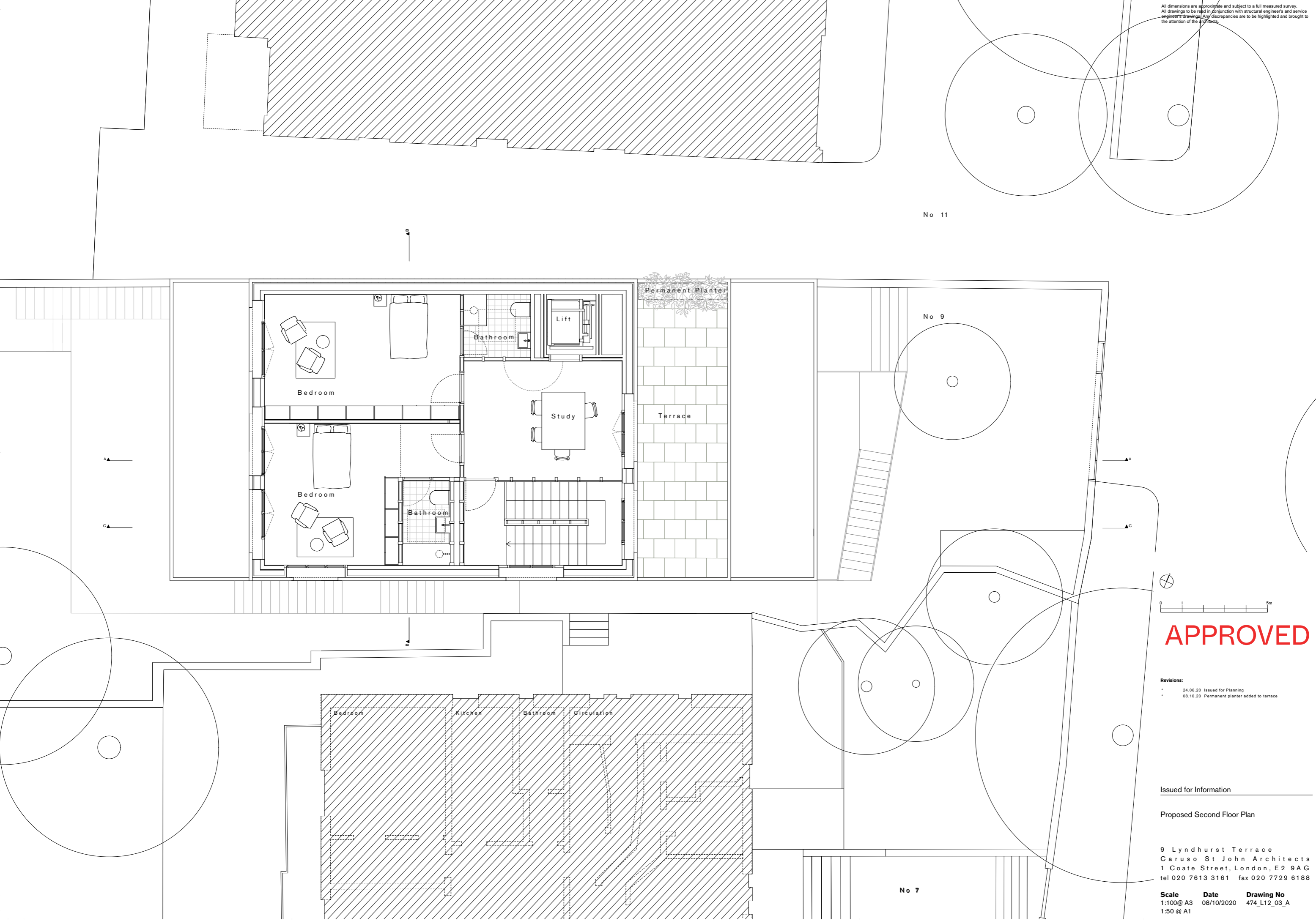
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CLIENT	David Smith & Pushpa Gulhane
JOB	Lyndhurst Terrace
TITLE	Proposed First Floor Plan
JOB NO. 4195	DWG. NO. 3001
DRAWN BY	CHECKED BY
SCALE 1:50 @A1 / 1:100 @A3	
DATE August 2023	REV

All dimensions are approximate and subject to a full measured survey.
All drawings to be read in conjunction with structural engineer's and service engineer's drawings. Any discrepancies are to be highlighted and brought to the attention of the Architects.



No 11

No 9

No 7

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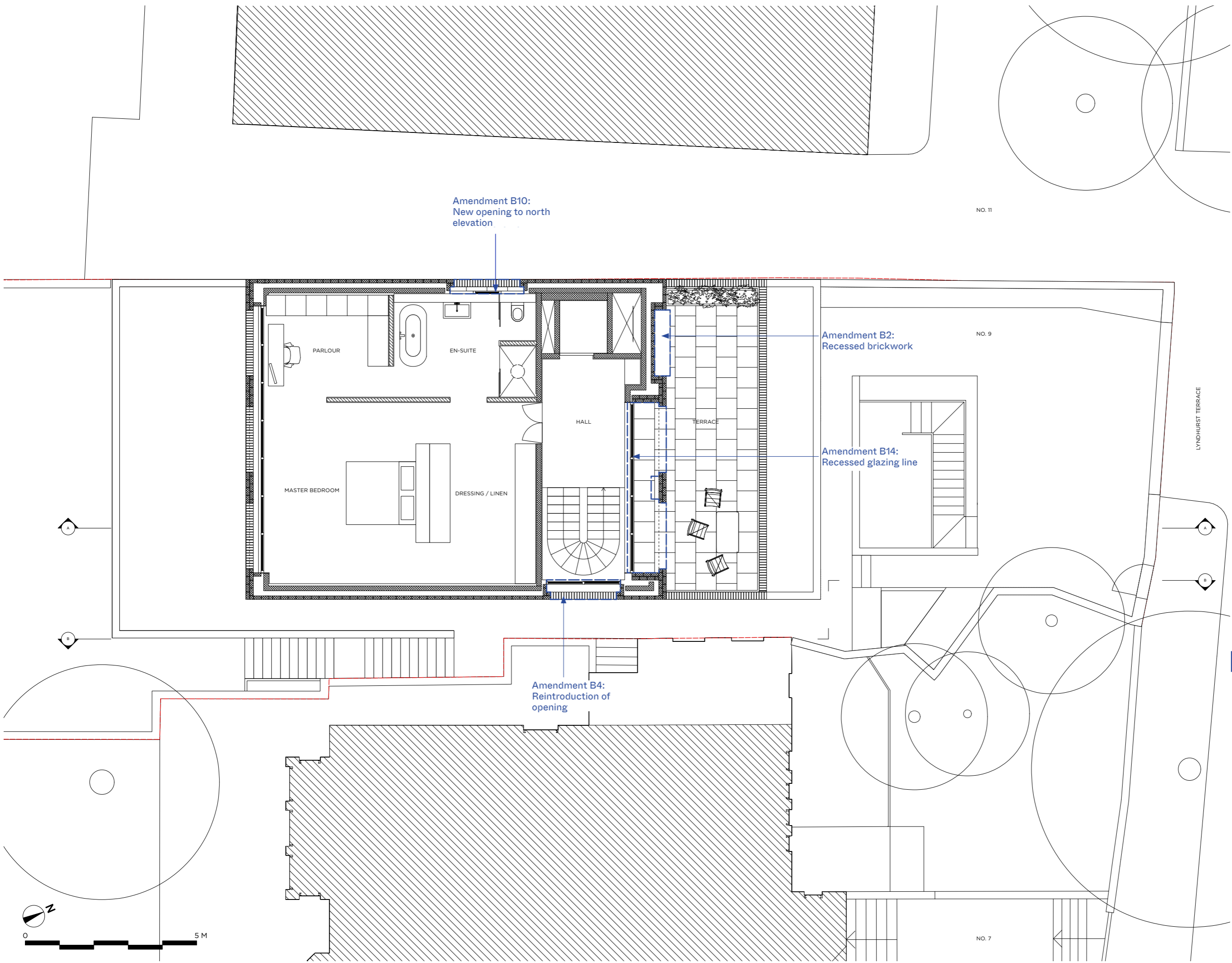
- Revisions:
- 24.06.20 Issued for Planning
 - 08.10.20 Permanent planter added to terrace

Issued for Information

Proposed Second Floor Plan

9 Lyndhurst Terrace
Caruso St John Architects
1 Coate Street, London, E2 9AG
tel 020 7613 3161 fax 020 7729 6188

Scale 1:100@ A3 1:50 @ A1
Date 08/10/2020
Drawing No 474_L12_03_A



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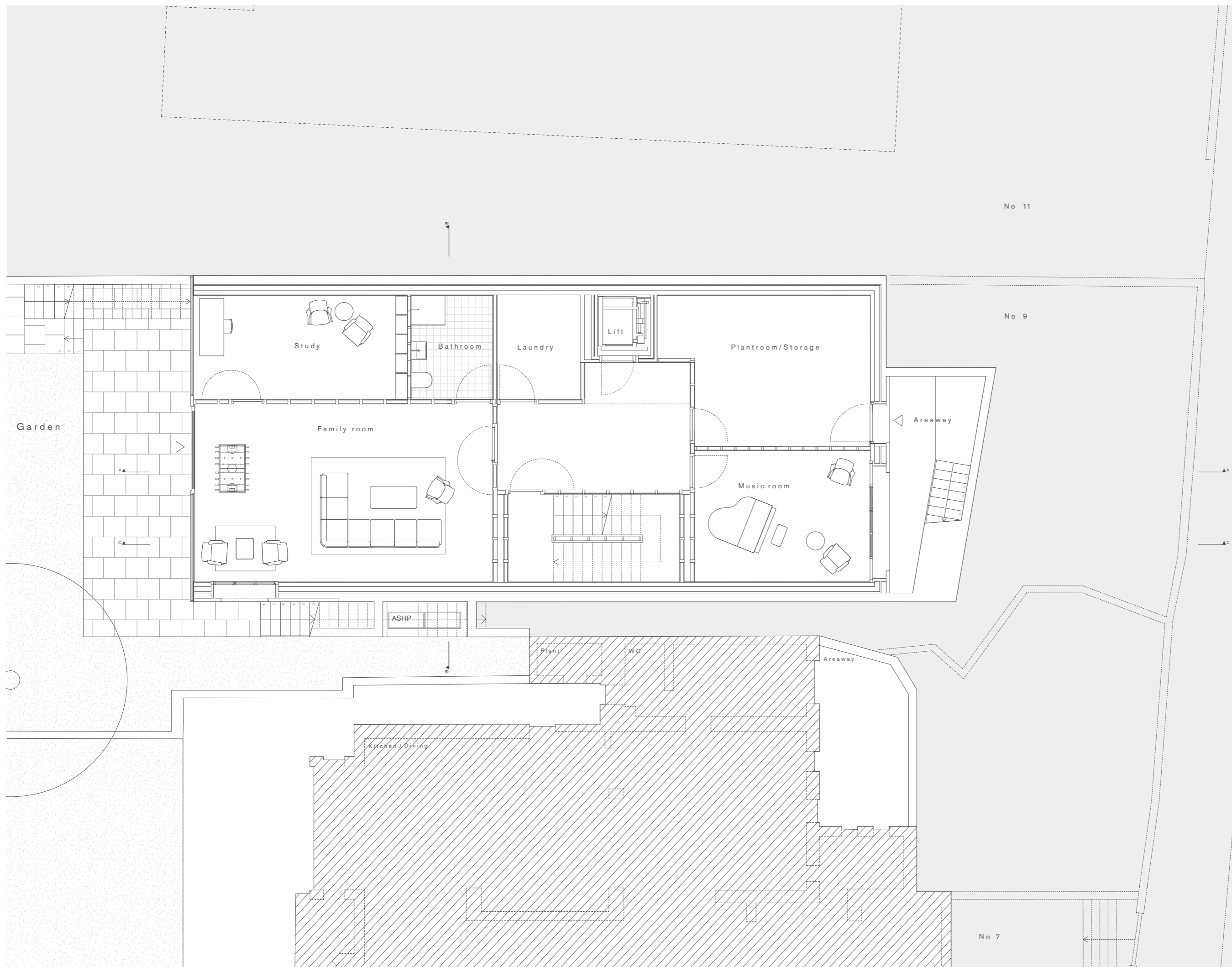
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CLIENT	David Smith & Pushpa Gulhane
JOB	Lyndhurst Terrace
TITLE	Proposed Second Floor Plan
JOB NO.	4195
DWG. NO.	3002
DRAWN BY	CHECKED BY
SCALE	1:50 @A1 / 1:100 @A3
DATE	August 2023
REV	



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Revisions:
 * 24.06.20 Issued for Planning

Issued for Information

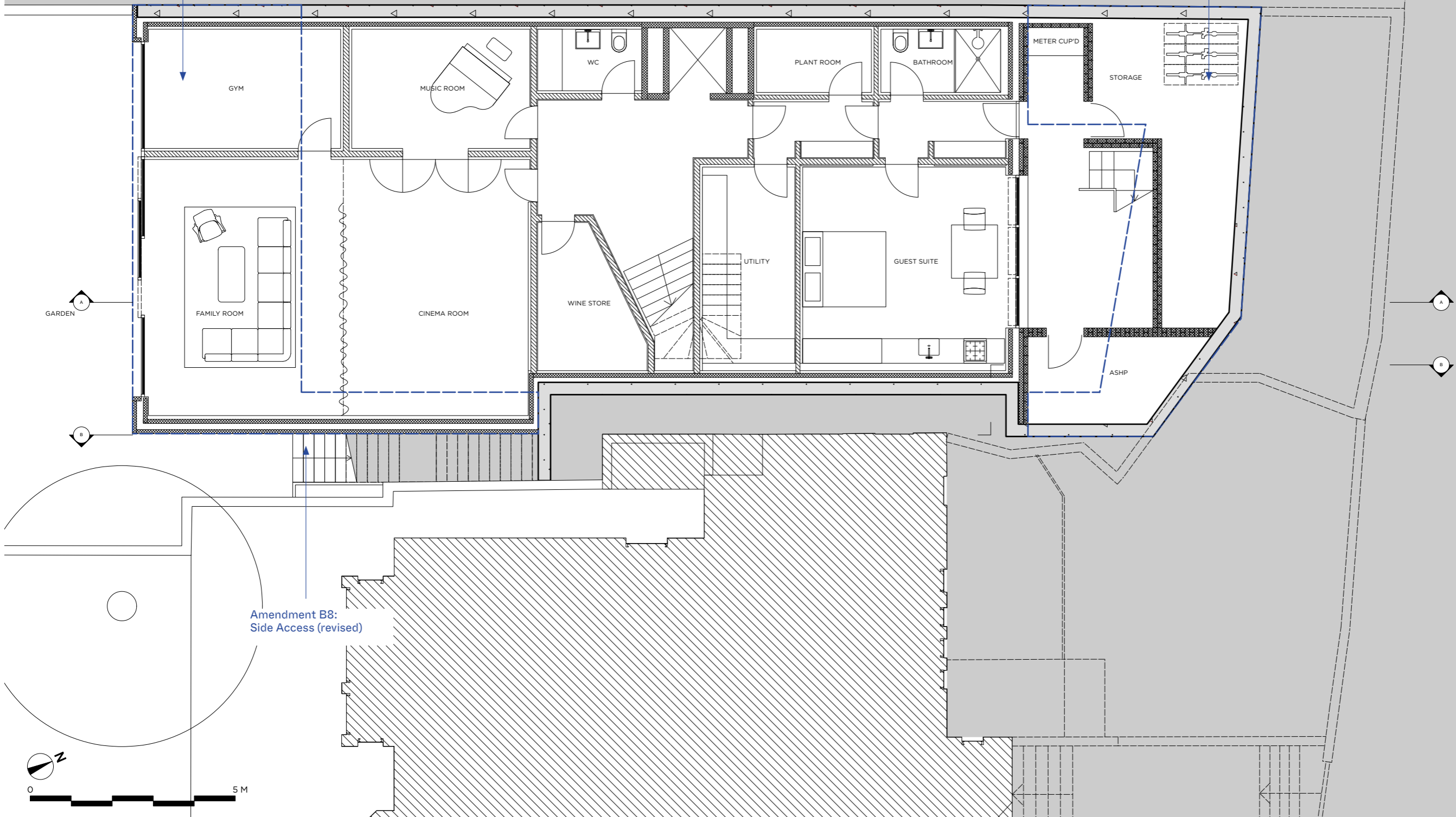
Proposed Garden Level Floor Plan

9 Lyndhurst Terrace
 Caruso St John Architects
 1 Coate Street, London, E2 9AG
 tel 020 7613 3161 fax 020 7729 6188

Scale 1:100@ A3 1:50 @ A1
 Date 06/08/2020
 Drawing No 474_L12_04

Amendment B7:
Rear Garden Level Storey
(extended)

Amendment B12:
Enlarged basement



Amendment B8:
Side Access (revised)

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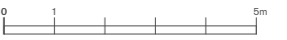
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CLIENT	David Smith & Pushpa Gulhane		
JOB	Lyndhurst Terrace		
TITLE	Proposed Garden Level Plan		
JOB NO.	4195	DWG. NO.	3003
DRAWN BY	GG	CHECKED BY	KB
SCALE	1:50 @A1 / 1:100 @A3		
DATE	August 2023	REV	



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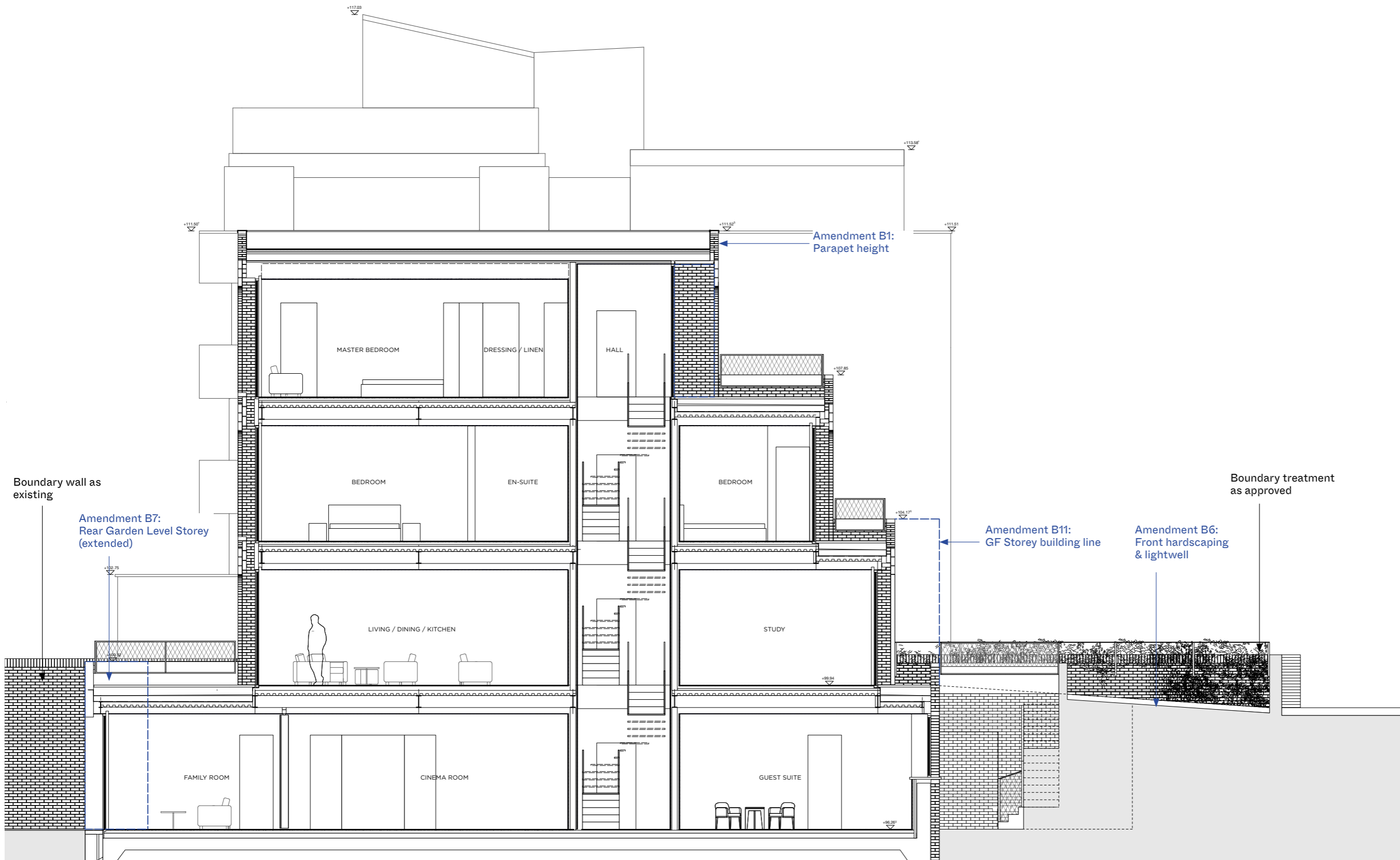
- Revisions:**
- 24.06.20 Issued for Planning
 - A 06.08.20 Issued for Planning, Revised Balustrade

Issued for Information

Proposed Section CC

9 Lyndhurst Terrace
 Caruso St John Architects
 1 Coate Street, London, E2 9AG
 tel 020 7613 3161 fax 020 7729 6188

Scale	Date	Drawing No
1:100 @ A3	06/08/2020	474_L14_03_A
1:50 @ A1		



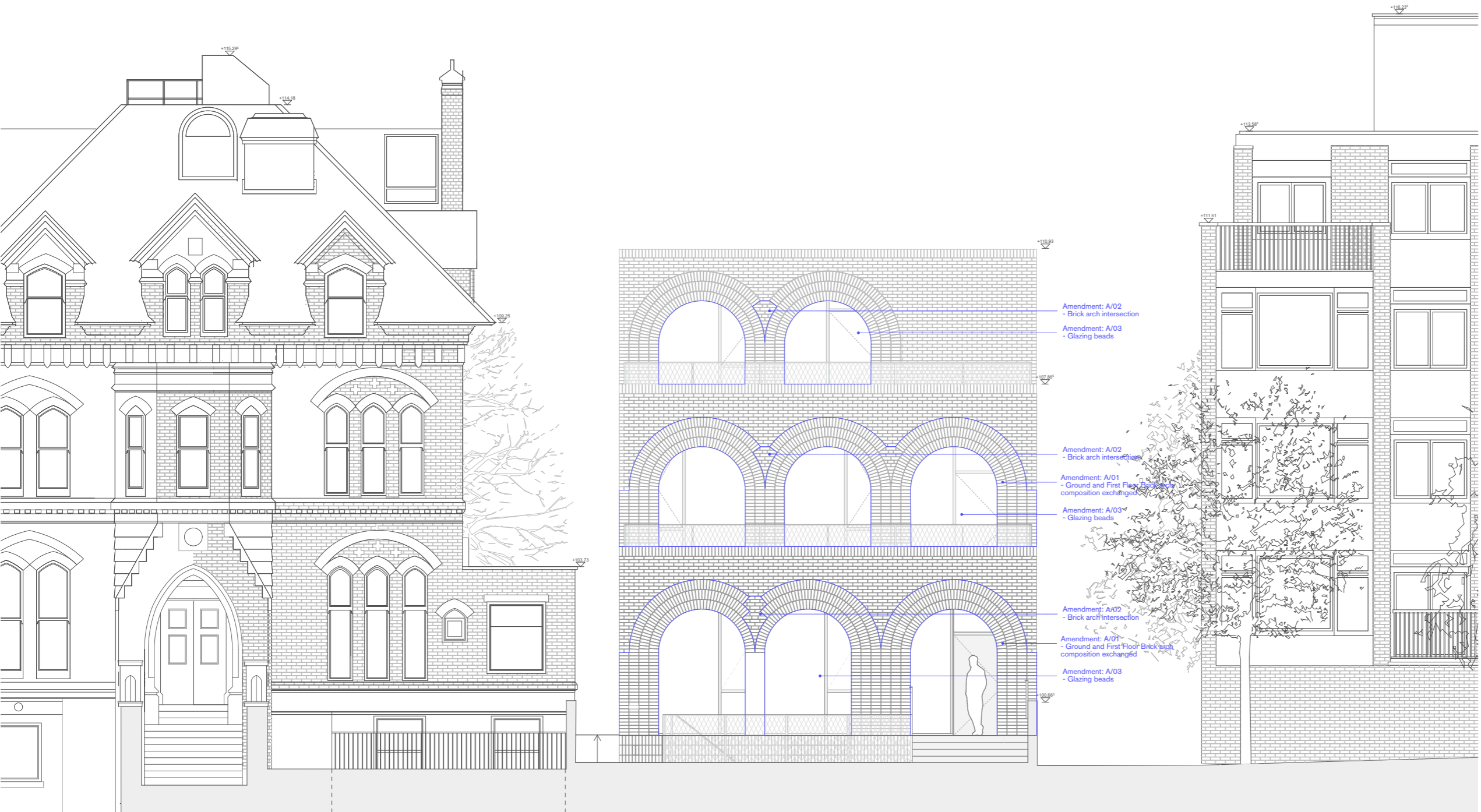
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CLIENT	David Smith & Pushpa Gulhane		
JOB	Lyndhurst Terrace		
TITLE	Proposed Section A		
JOB NO.	4195	DWG. NO.	4100
DRAWN BY	GG	CHECKED BY	KB
SCALE	1:50 @A1 / 1:100 @A3		
DATE	August 2023	REV	



Amendment: A/02
- Brick arch intersection

Amendment: A/03
- Glazing beads

Amendment: A/02
- Brick arch intersection

Amendment: A/01
- Ground and First Floor Brick arch composition exchanged

Amendment: A/03
- Glazing beads

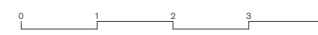
Amendment: A/02
- Brick arch intersection

Amendment: A/01
- Ground and First Floor Brick arch composition exchanged

Amendment: A/03
- Glazing beads

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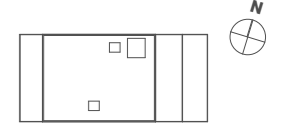
APPROVED



INDEX	DATE	REVISION
P03	06.07.21	Suitable for Costing
P01	12.07.21	Suitable for Stage Approval
P02	17.09.21	Suitable for Stage Approval
P03	29.09.21	Approved as Stage Complete
T00	10.06.22	Tender Information
T01	26.09.22	Amendments outlined for the Statutory Authorities

Caruso St John Architects

Lyndhurst Terrace



Proposed East Elevation

Suitable for Tender

No 7

No 9

No 8

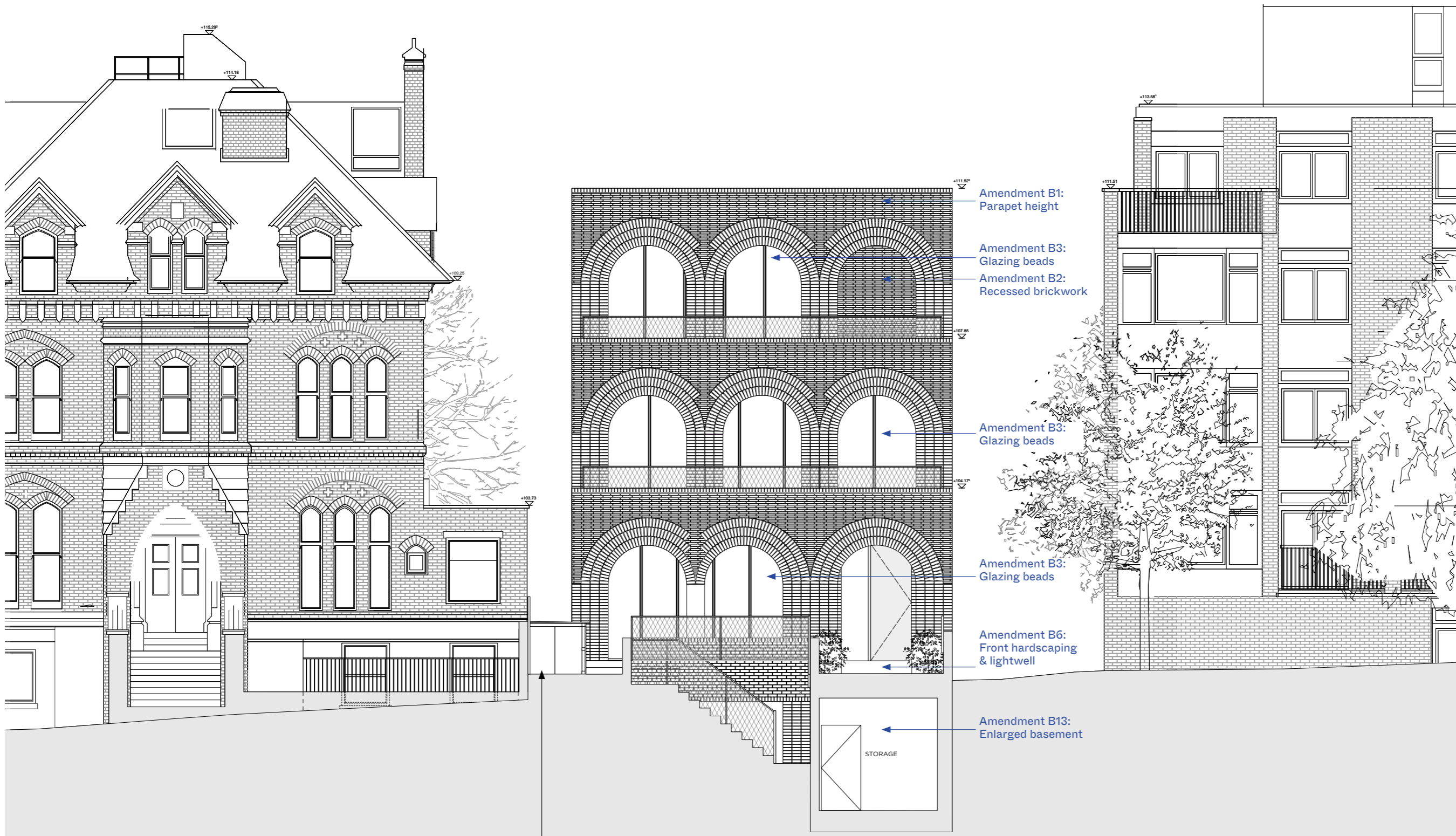
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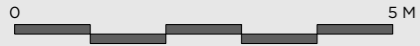
Stage 4	±0.00 = 99.25 AOD
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Client:
David Smith and Pooja Gulhane
London, NW3 5QA

Architect:
Caruso St John Architects LLP
1 Coate Street, London E2 8AG, UK +44 (0)20 7613 3161, london@carusostjohn.com



Bin store relocated and resized. Construction and materiality as approved



PROPOSED BRINKWORTH

PHONE +44 (0)20 7613 5341
 INFO@BRINKWORTH.CO.UK
 WWW.BRINKWORTH.CO.UK
 4-6 ELLSWORTH ST, LONDON E2 0AX

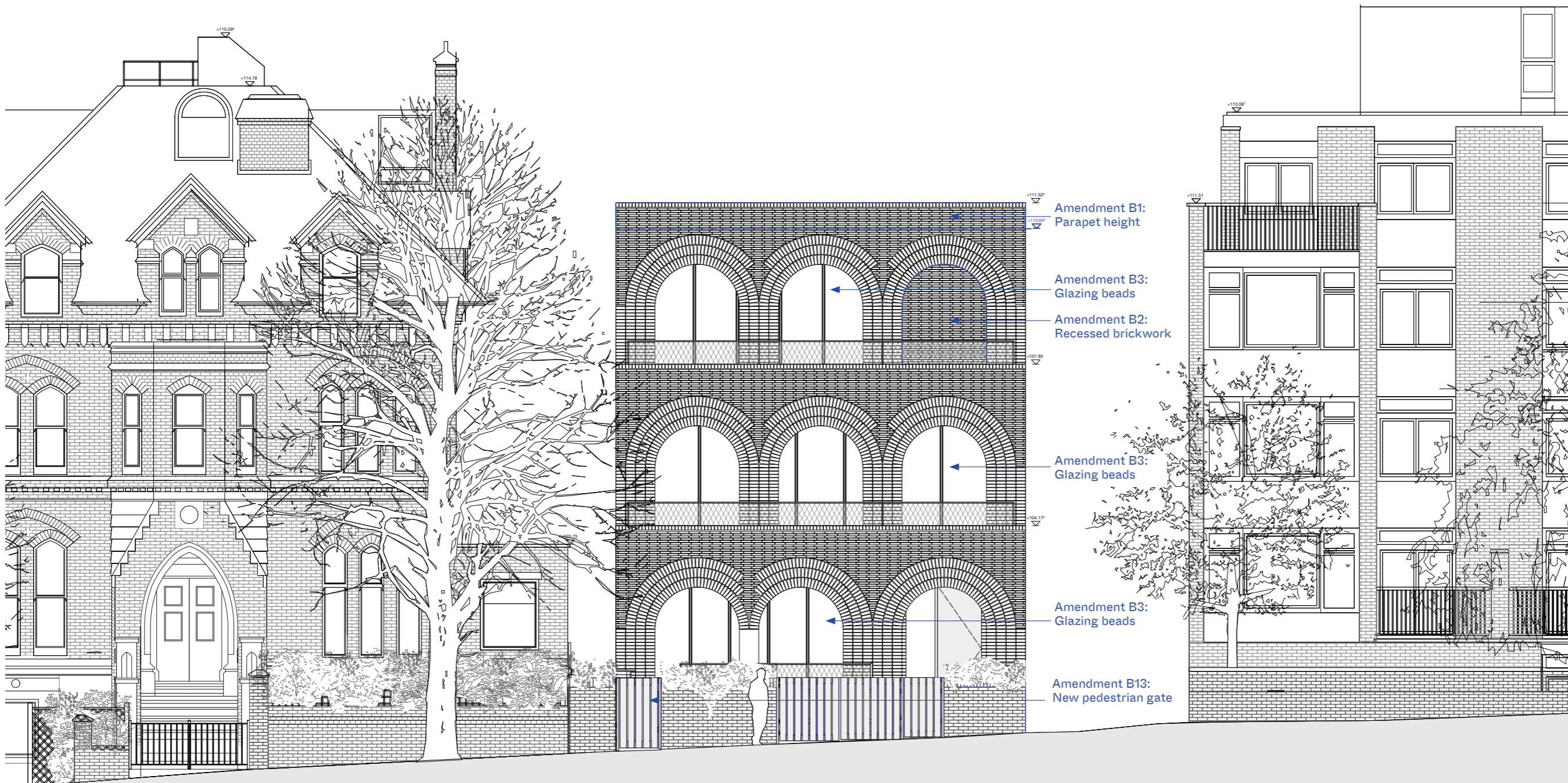
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CLIENT	David Smith & Pushpa Gulhane		
JOB	Lyndhurst Terrace		
TITLE	Proposed East Elevation		
JOB NO.	4195	DWG. NO.	4000
DRAWN BY	GG	CHECKED BY	KB
SCALE	1:50 @A1 / 1:100 @A3		



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 WWW.BRINKWORTH.CO.UK
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CLIENT David Smith & Pushpa Gulhane

JOB Lyndhurst Terrace

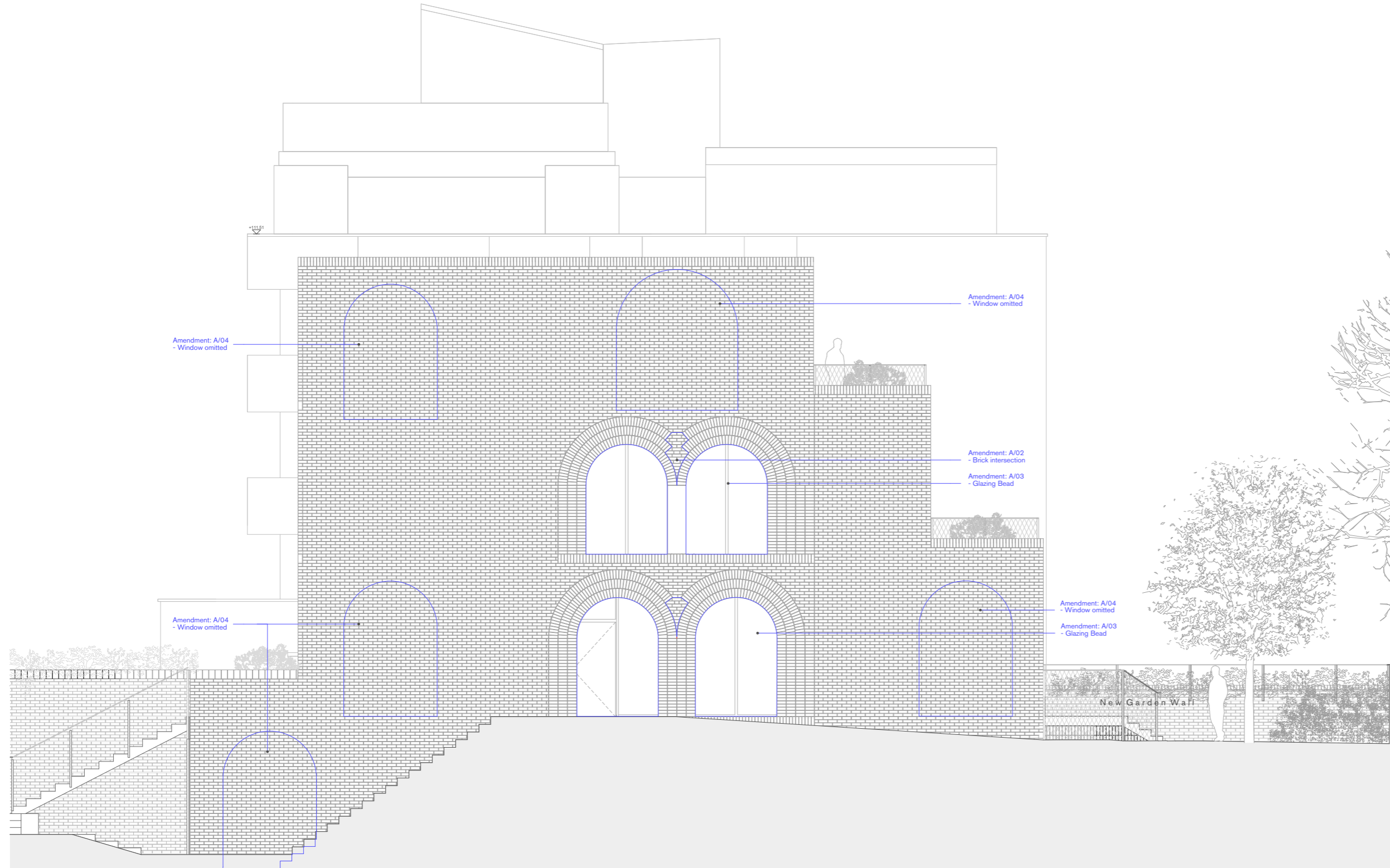
TITLE Proposed Street Elevation

JOB NO. 4195 DWG. NO. 4001

DRAWN BY GG CHECKED BY KB

SCALE 1:50 @A1 / 1:100 @A3

General notes:
 All dimensions are approximate and subject to a full measured survey
 All drawings to be read in conjunction with Structural Engineers and Services Engineers drawings. Any discrepancies are to be highlighted and brought to the attention of the Architects.



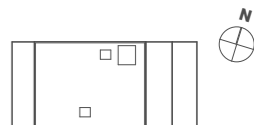
Notes:

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INDEX	DATE	REVISION
P00	06.07.21	Suitable for Costing
P01	12.07.21	Suitable for Stage Approval
P02	17.09.21	Suitable for Stage Approval
P03	29.09.21	Approved as Stage Complete
T00	10.08.22	Tender Information
T01	26.09.22	Amendments outlined for the Statutory Authorities

Caruso St John Architects

9 Lyndhurst Terrace



Proposed South Elevation

Suitable for Tender

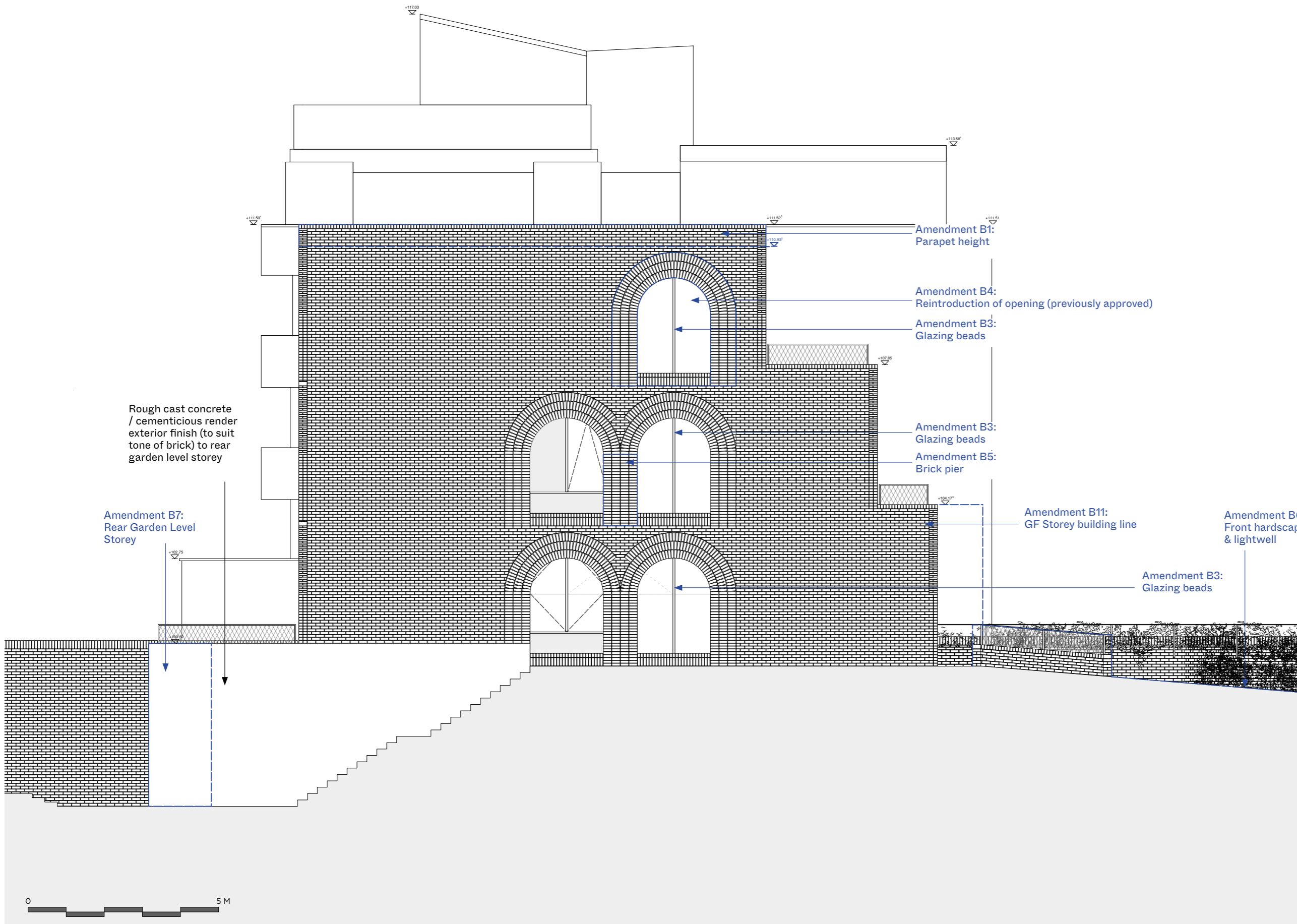
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Project No	Author	List	Level	Type	Discipline	Number	Status	Revision

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Scale	Size W x H (mm)	Date	Revised	Drawn	Checked

Stage 4	±0.00 = #99.25 AOD
Project phase	Project datum

Client:
 David Smith and Pushpa Gulhane
 London, NW3 5QA

Architect:
 Caruso St John Architects LLP
 1 Coote Street, London E2 9AG, UK, +44 (0)20 7613 3161, london@carusostjohn.com



PROPOSED BRINKWORTH

PHONE +44 (0)20 7613 5341
 INFO@BRINKWORTH.CO.UK
 WWW.BRINKWORTH.CO.UK
 4-6 ELLSWORTH ST, LONDON E2 0AX

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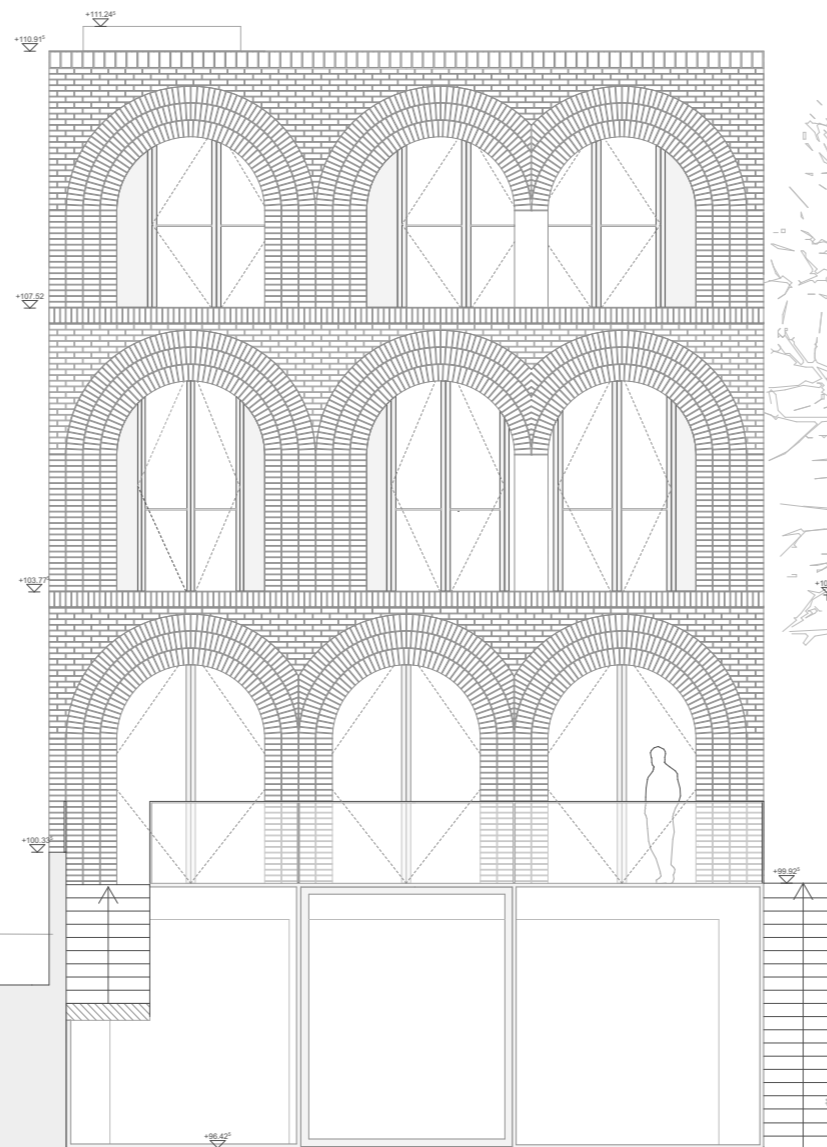
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CLIENT David Smith & Pushpa Gulhane	
JOB Lyndhurst Terrace	
TITLE Proposed South Elevation	
JOB NO. 4195	DWG. NO. 4002
DRAWN BY GG	CHECKED BY KB
SCALE 1:50 @A1 / 1:100 @A3	

General notes:
All dimensions are approximate and subject to a full
All drawings to be read in conjunction with structural
engineer's drawings. Any discrepancies are to be hig
the attention of the architects.



No 11



No 9



No 7



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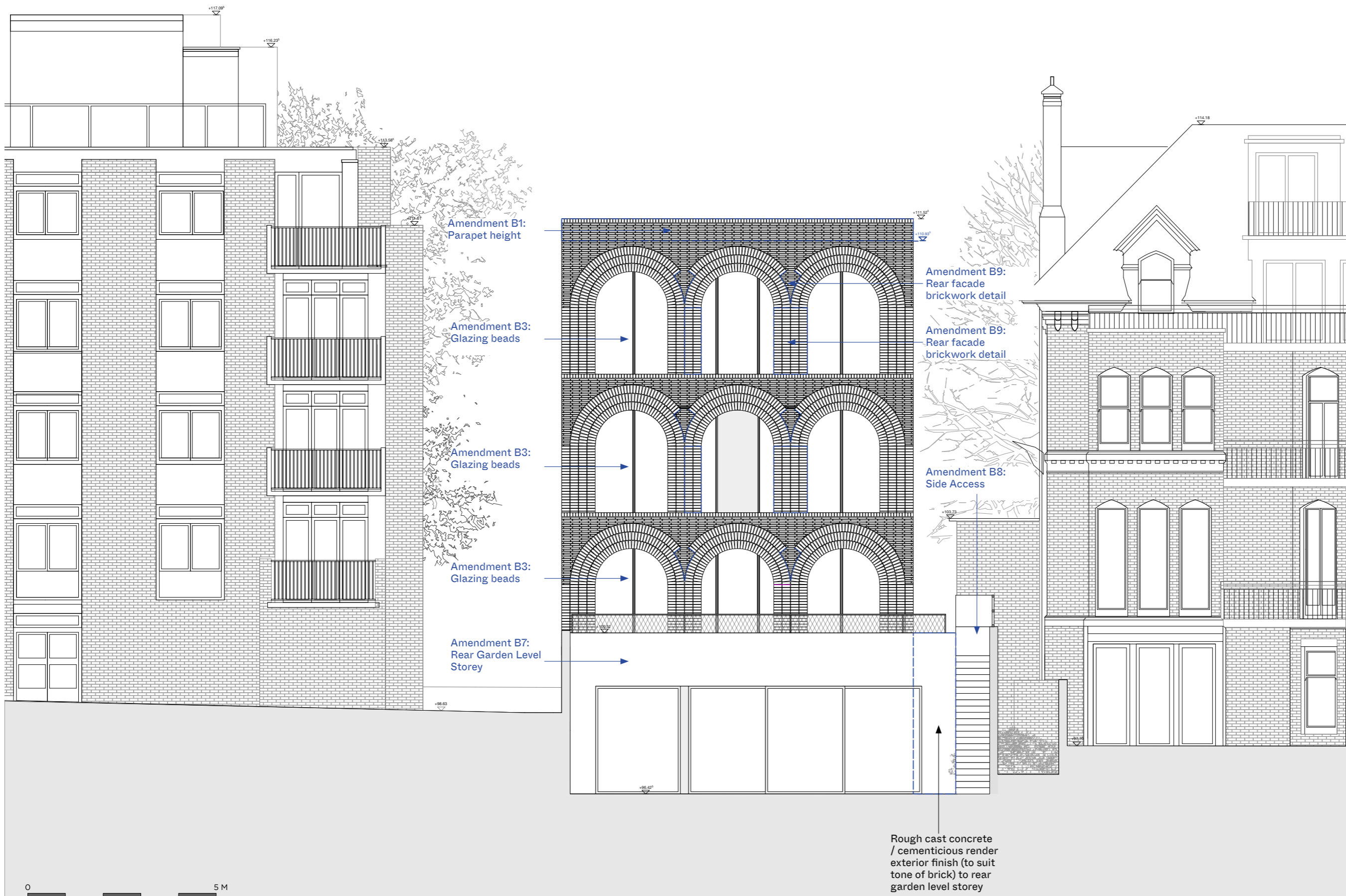
Revisions:
24.06.20 Issued for Planning

Issued for Information

Proposed West Elevation

9 Lyndhurst Terrace
Caruso St John Ar
1 Coate Street, London
tel 020 7613 3161 fax 020

Scale Date Draw
1:100@ A3 06/08/2020 474_L
1:50 @ A1



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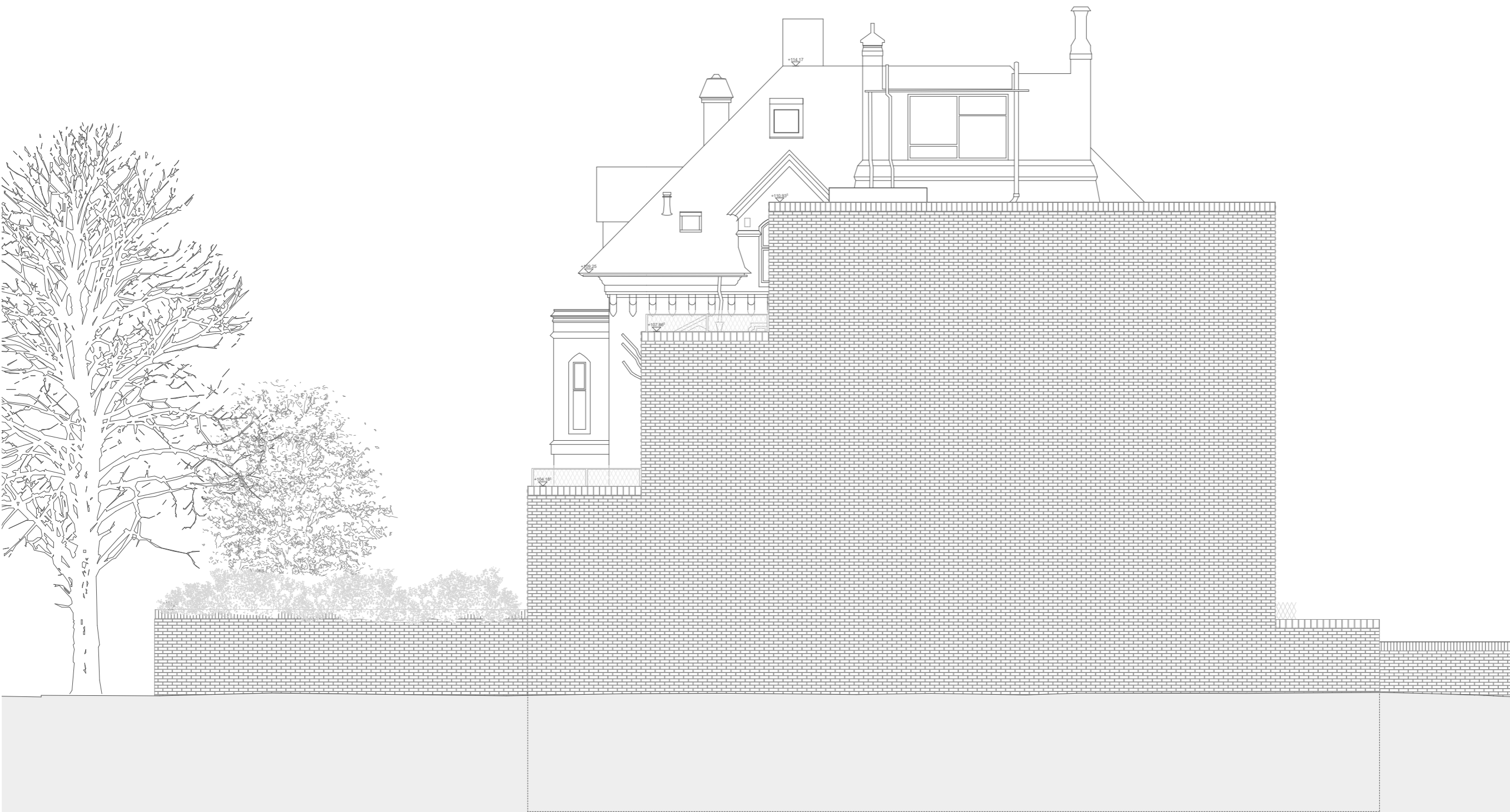
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CLIENT	David Smith & Pushpa Gulhane		
JOB	Lyndhurst Terrace		
TITLE	Proposed West Elevation		
JOB NO.	4195	DWG. NO.	4003
DRAWN BY	GG	CHECKED BY	KB
SCALE	1:50 @A1 / 1:100 @A3		
DATE	August 2023	REV	



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Revisions:

-	24.06.20	Issued for Planning
A	06.08.20	Issued for Planning, Revised balustrade

Issued for Information

Proposed North Elevation

9 Lyndhurst Terrace
 Caruso St John Architects
 1 Coate Street, London, E2 9AG
 tel 020 7613 3161 fax 020 7729 6188

Scale	Date	Drawing No
1:100@ A3	06/08/2020	474_L15_05_A
1:50 @ A1		



Amendment B1:
Parapet height

Amendment B10:
New openings to
north elevation

Amendment B10:
New openings to
north elevation

PROPOSED

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 WWW.BRINKWORTH.CO.UK
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CLIENT David Smith & Pushpa Gulhane

JOB Lyndhurst Terrace

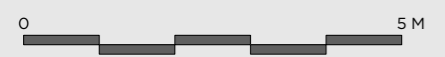
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JOB NO. 4195 DWG. NO. 4004

DRAWN BY GG CHECKED BY KB

SCALE 1:50 @A1 / 1:100 @A3

DATE August 2023 REV





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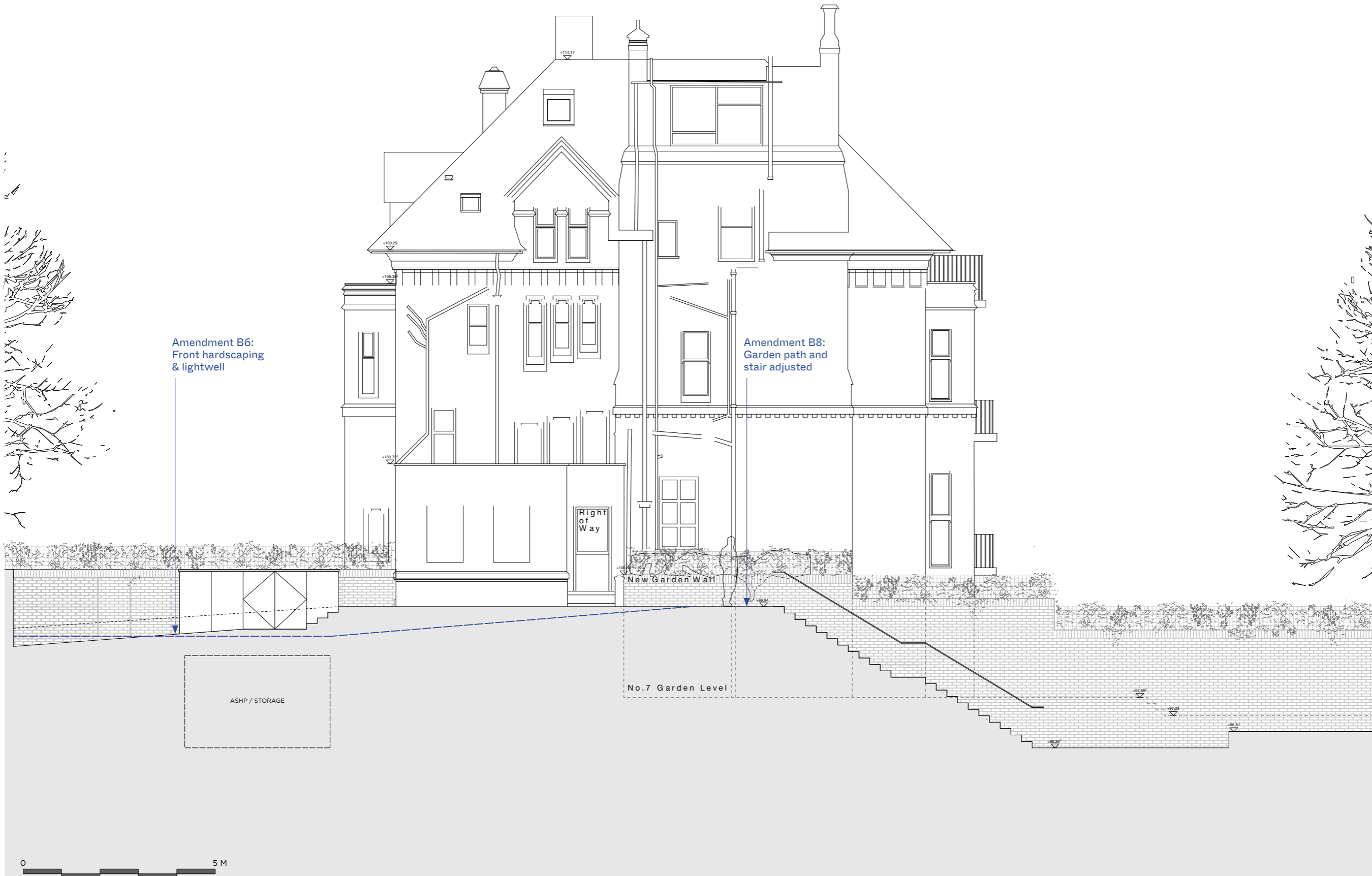
Revisions:
 24.06.20 Issued for Information

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No. 7 Proposed North Elevation

9 Lyndhurst Terrace
 Caruso St John Architects
 1 Coate Street, London, E2 9AG
 tel 020 7613 3161 fax 020 7729 6188

Scale	Date	Drawing No
1:100@ A3	06/08/2020	474_L15_22_A
1:50 @ A1		



Amendment B6:
Front hardscaping
& lightwell

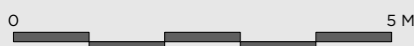
Amendment B8:
Garden path and
stair adjusted

Right
of
Way

New Garden Wall

No.7 Garden Level

ASHP / STORAGE



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CLIENT David Smith & Pushpa Gulhane	
JOB Lyndhurst Terrace	
TITLE Proposed Section B	
JOB NO. 4195	DWG. NO. 4200
DRAWN BY GG	CHECKED BY KB
SCALE 1:50 @A1 / 1:100 @A3	
DATE August 2023	REV

Contact

Brinkworth

+44 (0) 207 613 5341

4-6 Ellsworth Street, London E2 OAX, UK

brinkworth.com