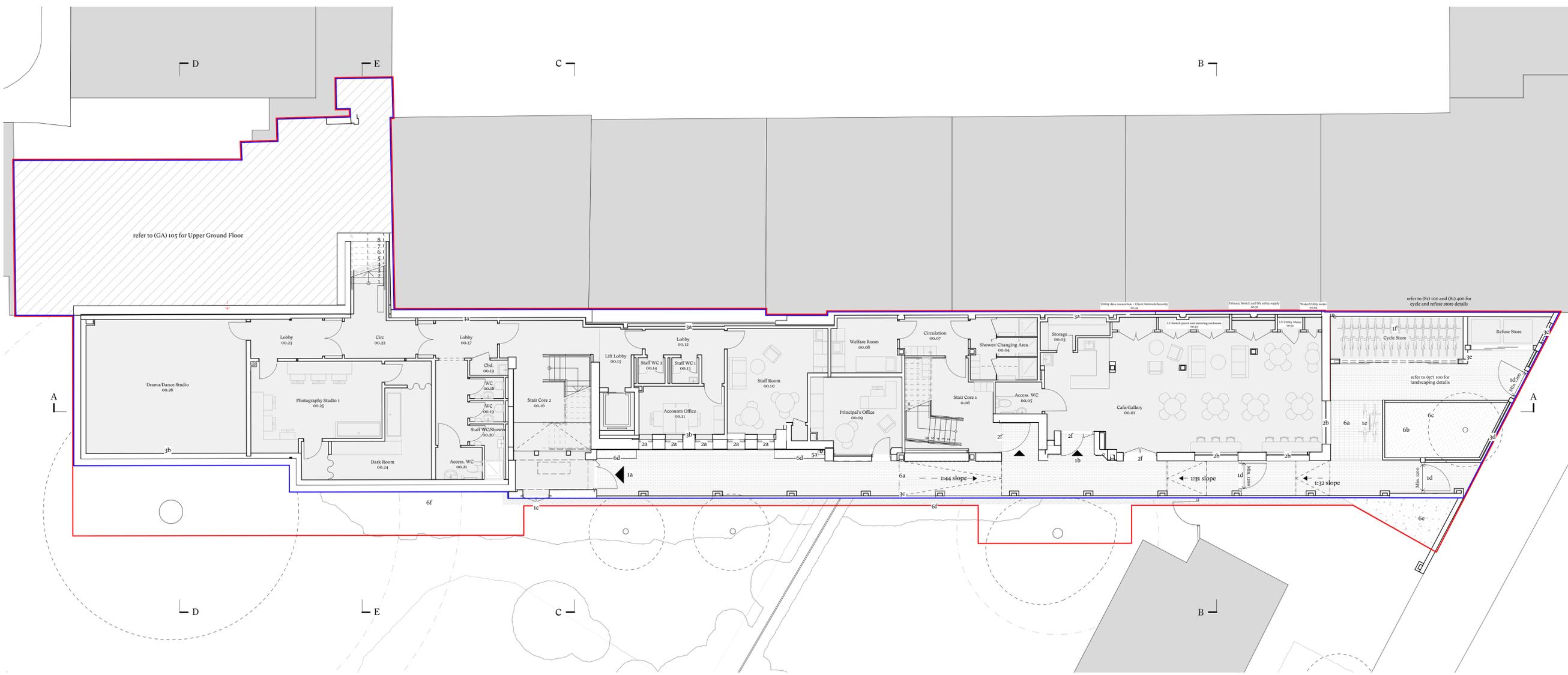


**Key**  
 Application site  
 GIA = 823m<sup>2</sup>  
 Applicant's land ownership  
 GIA = 723m<sup>2</sup>  
 Proposed building Total GIA = 1311m<sup>2</sup>



**B** Ground Floor Plan  
 Scale 1:100

**KEY**

- 1 Access**
  - 1a Main college entrance
  - 1b Cafe/gallery entrance
  - 1c Fire escape door
  - 1d New code-operated gate
  - 1e New Sheffield cycle stand for 2no. visitor cycles
  - 1f New cycle racks for 30no. student/staff cycles
  - 1g New foldable accessible stairlift
  - 1h New roof access ladder
- 2 Glazing**
  - 2a New double-glazed light-coloured powdercoated aluminium framed window
  - 2b New full height double-glazed light-coloured powdercoated aluminium picture window
  - 2c New glazed blocks
  - 2d New flat fixed rooflight
  - 2e New pitched rooflight within sawtooth roof
  - 2f New double-glazed light-coloured powdercoated aluminium framed door
- 3 Walls**
  - 3a New acoustic lining to party wall
  - 3b New thermal lining to external wall
  - 3c New red brickwork boundary wall
  - 3d New half height red brickwork boundary wall with dark metal railings above
  - 3e New grey fibre cement clad refuse/cycle store wall
- 4 Roofs**
  - 4a New grey flat roof membrane
  - 4b New intensive green roof with gravel border
  - 4c New biosolar roof (intensive green roof with PVs)
  - 4d New light-coloured powdercoated aluminium coping
- 5 Services**
  - 5a New dark-coloured powdercoated aluminium rainwater goods to replace existing throughout
  - 5b New air source heat pump
  - 5c New MVHR unit
  - 5d New photovoltaic panels
- 6 Landscaping**
  - 6a New permeable dark-coloured brick paving
  - 6b New planted bed with brickwork border
  - 6c New tree within planted bed
  - 6d New low level planter for climbing plants
  - 6e New gravel in-fill to neighbouring driveway
  - 6f Neighbouring garden made good after works

Rev	Date	Issue	Drawn	Check
K	25/10/2023	Re-based for Planning	SC	RD
J	25/10/2023	Stage 1 for Sign Off	SC	RD
I	14/10/2023	Planning	SC	RD
H	09/10/2023	Issued for Consultation for Coordination	SC	RD
G	30/07/2023	Stage 1 Cost Issue	SC	RD
F	17/07/2023	Design Freeze for Coordination	CW	SC

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**Project:**  
 81 Belsize Park Gardens

**Client:**  
 Fine Arts College Ltd

**Address:**  
 81 Belsize Park Gardens, Belsize Park, London NW3 4NJ

**Date:** 24/02/2023  
**Scale @ A1:** 1:100

**Drawing Title:**  
 Proposed Ground Floor Plan

**Drawing No.:** 4279 CDC XX GR DR A (GA) 100  
**Rev.:** K