

OPSISDESIGN

*9, The Mount Square, NW3 6SY*

***Heritage Statement***

*09. November. 2023*

*Ref: 231109-2309-A-Heritage*

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1.0 Introduction

1.1  
This Design & Access Statement is prepared by Opsis Design, to accompany the application for Listed building Consent for the property known as 9, The Mount Square, NW3 6SY.

1.2  
The Listed Building Application related to works including:

- Proposed works of minor interior alterations, and refurbishment.



1

2.1  
9 The Mount Square, is a property formed from the conversion of the building 'New Grove House, 28 Hampstead Grove, London, NW3 6SP.



2

9 The Mount Square

1. Aerial, 9, The Mount Square  
2. Aerial - Hampstead area with The Mount Square highlighted



3.0 The Building, & Historical Significance

- 3.1  
New Grove House is a Grade II Listed building, listed on 14 May 1974 for its special architectural or historic interest:
- 3.2  
New Grove House was converted from a single residency to 3 separate dwellings following the granting of planning and listed building consent in 12 May 1987.
- 3.3  
The listing of Heritage England was updated 11 Jan 1999, reflecting the revised address associated with the building special historic interest:

*TQ2686SW HAMPSTEAD GROVE 798-1/16/739 (East side)  
14/05/74 Nos.28 AND 28A New Grove House (Formerly Listed as: HAMPSTEAD GROVE No.28 New Grove House)*

*Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1378660  
Date first listed: 14-May-1974  
Date of most recent amendment: 11-Jan-1999  
List Entry Name: NEW GROVE HOUSE  
Statutory Address 1: NEW GROVE HOUSE, 28, HAMPSTEAD GROVE*

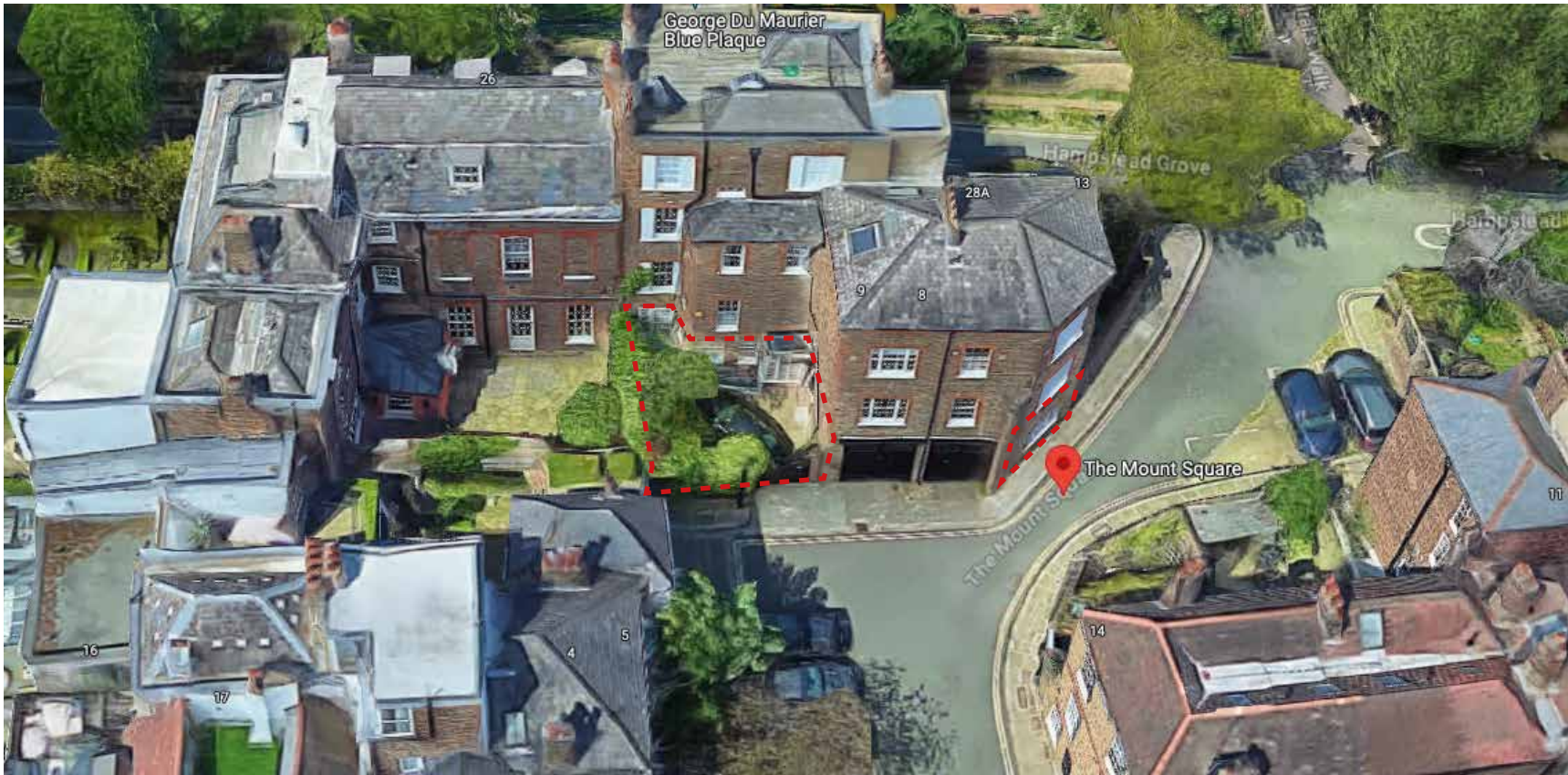
*Semi-detached house. C18, remodelled in Tudor style with additions c1840. Yellow stock brick with stone and red brick dressings; stucco full-height entrance bay to right. Slated roofs. Mostly 3 storeys. Square-headed entrance with patterned fanlight and octagonal lantern. Irregular frontage with extensions and alterations. Windows of 2 & 3 lights with pointed heads and dripmoulds; small panes. Most on stuccoed bay blind. To left, square plan stair tower in angle with strings at floor levels and lancet windows with dripmoulds.*

*INTERIOR: not inspected.*

*HISTORICAL NOTE: home of George du Maurier from 1874-95 (plaque).*

*Listing NGR: TQ2631486063*

*Source: historic england.org.uk  
<https://historicengland.org.uk/listing/the-list/list-entry/1378660?section=official-list-entry>*



1



2



3

1. View toward 9, The Mount Square  
2. View toward 28 / 28a Hampstead Grove  
3. New Grove House, 28 Hampstead Grove, London, NW3 6SP





1



2



3



4

#### 4.0 The Property

- 4.1 The Property is known as 9, The Mount Square, NW3 6SY, and is accessed from the East side of the building, was formed following the alterations granted permission on 14th May 1974.
- 4.2 The property consists of a Ground Floor and Basement level with a private courtyard entrance.
- 4.3 The property wraps the garages and has a secondary 'frontage' to the road at the window on the corner at Ground Floor level.

1. Aerial view highlighting extent of the property.  
 2. 9, The Mount Square Exterior  
 3. Exterior  
 4. Courtyard Entrance

6.0 Planning History

6.1  
Building Planning History:

9 The Mount Square, is a property formed from the conversion of the building ‘New Grove House, 28 Hampstead Grove, London, NW3 6SP.

- This conversion was Granted permission via:
- Listed Building Consent: 8670301 (Decision Granted 12/May/1987)
  - Full Planning: 8601504 (Decision Granted 12/May/1987)

6.2  
Listed Building Status:

- Currently 9, The Mount Square, Hampstead, NW3 6SY is not listed on NHLE.
- 28 and 28A, Hampstead Grove, London, NW3 6SP, are listed on the NHLE. (Listed as New Grove House, 28 Hampstead Grove)
- Number 9 The Mount Square is however on the Camden / Hampstead conservation area list Schedule 2 (Article 4 Directive)
- The above may indicate that the property ‘9 The Mount Square is not of significant historical interest, following its conversion and demise separation from the formerly New Grove House, 28 Hampstead Grove, as the listing was amended in 11, Jan 1999, and states the exterior elevations of 28 and 28a Hampstead Grove of significant importance.

7.0 Policy Context

7.1 NPPF - National Planning Policy Framework

Section 12 - Conserving & Enhancing the Historic Environment  
Paragraphs: 132-134:  
Dealing specifically with Designated Heritage Assets.

These paragraphs advise decision makers that any proposal should be judged against the impact that it may have on a heritage asset. As described above, the retained facade is the primary Listed Heritage asset, with any significant heritage assets being associated with the exterior facade of the West facing New Grove House, Hampstead Grove.

As such, it can viewed that the works would have no impact on the heritage asset, as it would have no impact on the retained facade, and would be internal alteration of an already modified interior.

8.0 Proposed Works

9.1  
The works being proposed are intended to enable a better standard of living and access.

The primary access to the property will remain as existing.

9.2  
The General Arrangement of the flat is to remain as existing. The proposed works are minor internal alterations to the WC and utility area, as well as an adjustment to the 1970's spiral staircase, and features which are not original to the building. These alterations include:

- Replacing fixtures and fittings with new
- New bespoke joinery work
- Replacement of floor finishes
- New Electrics and Plumbing
- Replacement of kitchen and bathroom suites

9.3  
For a full description of the works- please see drawings and Description of works within the attached Appendix.



## 9.0 Summary



### 10.1

- 9, The Mount Square does not form part of the Heritage Asset associated with the listed building status.
- The listed building status is clearly related to the East facing facade of new Grove House, with the internals not insepcte with regards to the listing status.
- Due to conversions and redevelopments, the Heritage assets behind the facade have been lost, including original plan layout and original features. As such, it can be advised that the proposed works will not have a detrimental effect on the Heritage Assets.

### 10.2

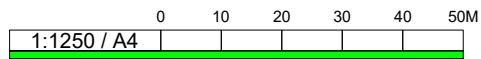
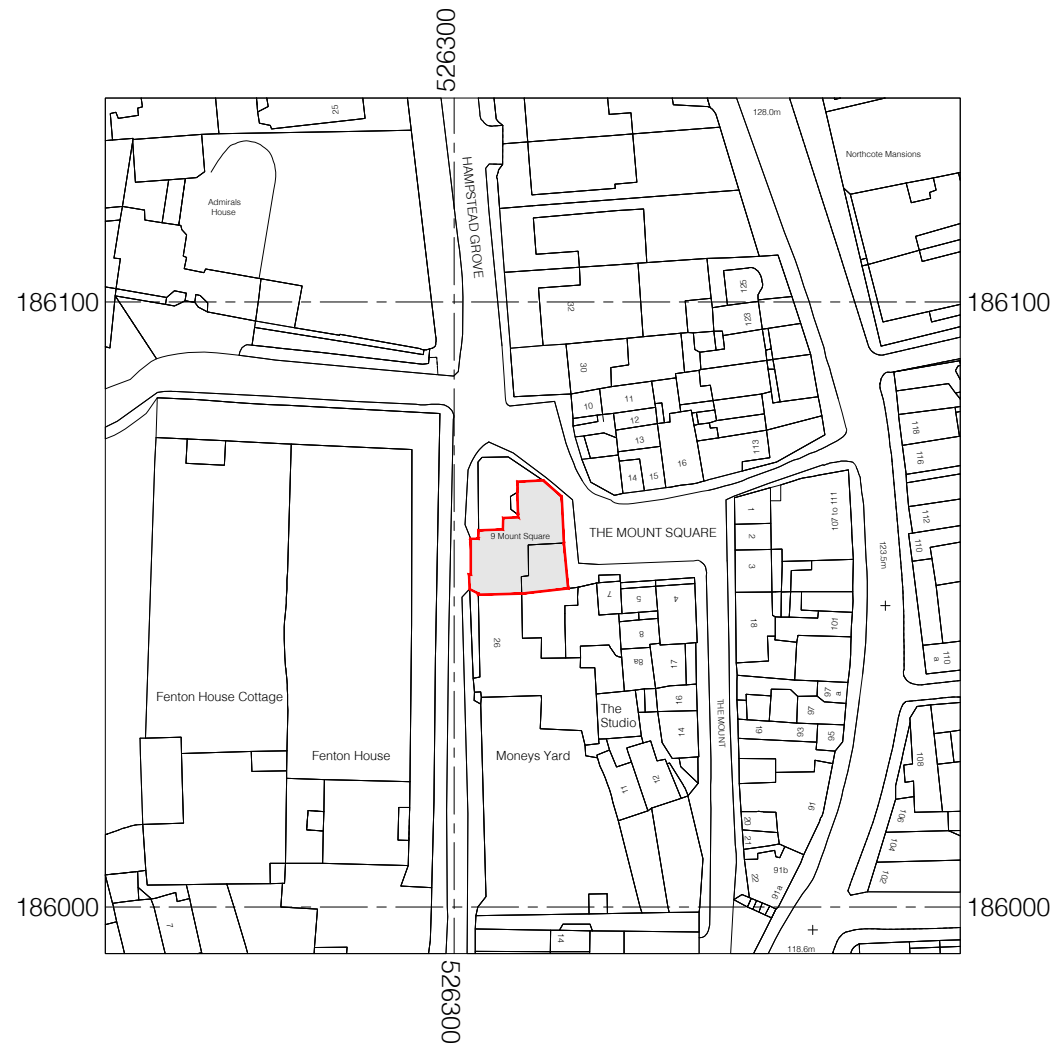
Existing internal photos opposite.  
(Please see additional photographs within the relevant document)



- A Drawings
- B Description of Works
- C Existing Interior Photographs
- D Historic Planning Approval



## A Drawings



REV.	DATE	DESCRIPTION

OPSISDESIGN

London | Athens  
www.opsisdesign.com

PROJECT NAME:  
THE MOUNT SQUARE

PROJECT NO.:  
2309

CLIENT:

ADDRESS:  
9 Mount Square,  
Hampstead, London  
NW3 6SY, UK

TITLE:  
LOCATION PLAN

SCALE:  
1:1250 (A4)

DRAWN:  
NC

STAGE:  
PLANNING

© www.opsisdesign.com

DWG #:  
A-001

DATE:  
09-NOV-2023

CHECKED:  
GM / NT

REVISION:





HAMPSTEAD GROVE

9 Mount Square

THE MOUNT SQUARE

26

10

11

12

13

14

15

16

113

1

2

3

18

7

5

4

8



REV.	DATE	DESCRIPTION

OPSIDESIGN

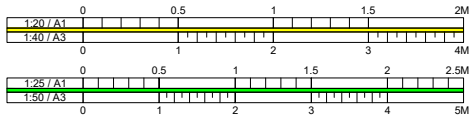
London | Athens  
www.opsidesign.com

PROJECT NAME:	THE MOUNT SQUARE
PROJECT NO.:	2309
CLIENT:	
ADDRESS:	9 Mount Square, Hampstead, London NW3 6SY, UK

TITLE:	SITE PLAN
SCALE:	1:200 (A3)
DRAWN:	NC
STAGE:	PLANNING
© www.opsidesign.com	

DWG.#:	A-002
DATE:	09-NOV-2023
CHECKED:	GM / NT
REVISION:	





REV.	DATE	DESCRIPTION

OPSIDESIGN

London | Athens  
www.opsidesign.com

PROJECT NAME:  
**THE MOUNT SQUARE**

PROJECT NO.:  
2309

CLIENT:

ADDRESS:  
9 Mount Square,  
Hampstead, London  
NW3 6SY UK

TITLE:  
**LOWER GROUND FLOOR  
EXISTING PLAN**

SCALE:  
1:25 (A1) / 1:50 (A3)

DRAWN:  
NC

STAGE:  
PLANNING

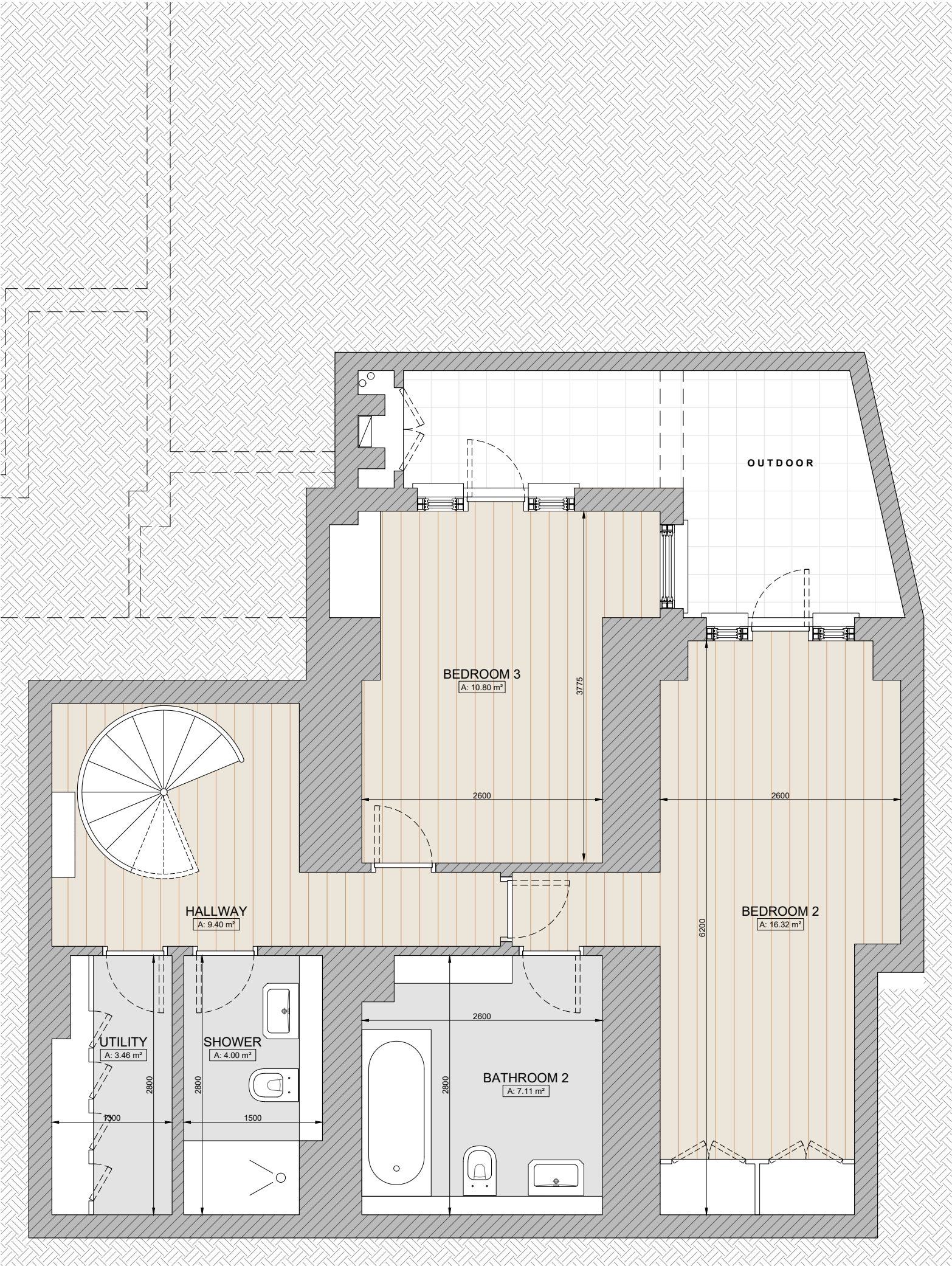
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A-101-LG

DATE:  
09-NOV-2023

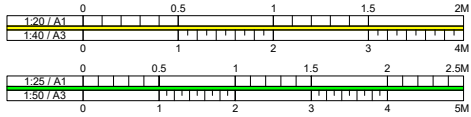
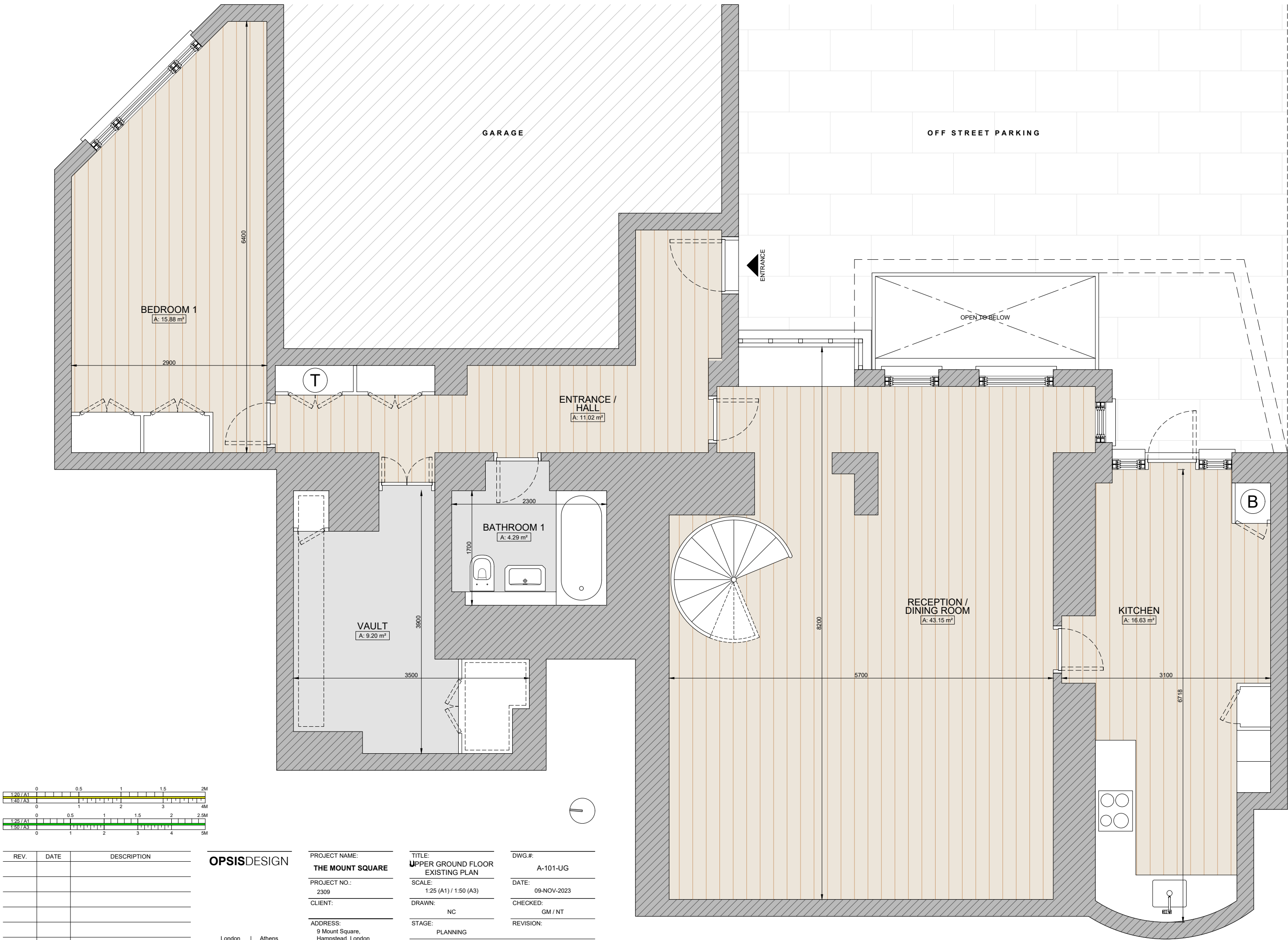
CHECKED:  
GM / NT

REVISION:

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REV.	DATE	DESCRIPTION

**OPSIDESIGN**

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www.opsidesign.com

PROJECT NAME:  
**THE MOUNT SQUARE**

PROJECT NO.:  
2309

CLIENT:

ADDRESS:  
9 Mount Square,  
Hampstead, London  
NW3 6SY, UK

TITLE:  
**UPPER GROUND FLOOR  
EXISTING PLAN**

SCALE:  
1:25 (A1) / 1:50 (A3)

DRAWN:  
NC

STAGE:  
PLANNING

DWG.#:  
A-101-UG

DATE:  
09-NOV-2023

CHECKED:  
GM / NT

REVISION:

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DEMOLITION LEGEND

EXISTING WALLS, DOORS, STAIRCASE AND WINDOWS TO BE REMOVED.

EXISTING JOINERY, SANITARYWARE AND EQUIPMENTS TO BE REMOVED.

PLUMBING REMOVALS

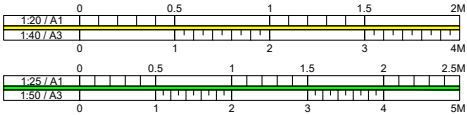
ALL EXISTING PLUMBING INFRASTRUCTURE TO BE SAFELY REMOVED BY A COMPETENT PERSON.

ALL REDUNDANT PIPES TO BE REMOVED AND BE DISPOSED OFF WHERE POSSIBLE.

ELECTRICAL REMOVALS

ALL EXISTING ELECTRICAL INFRASTRUCTURE AND FINISHES TO BE SAFELY REMOVED BY CONTRACTOR.

ALL REDUNDANT CABLES IN WALLS TO BE REMOVED AND BE DISPOSED OFF WHERE POSSIBLE.



REV.	DATE	DESCRIPTION

OPSIDESIGN

London | Athens  
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PROJECT NAME:  
**THE MOUNT SQUARE**

PROJECT NO.:  
2309

CLIENT:

ADDRESS:  
9 Mount Square,  
Hampstead, London  
NW3 6SY, UK

TITLE:  
**LOWER GROUND FLOOR  
DEMOLITION PLAN**

SCALE:  
1:25 (A1) / 1:50 (A3)

DRAWN:  
NC

STAGE:  
PLANNING

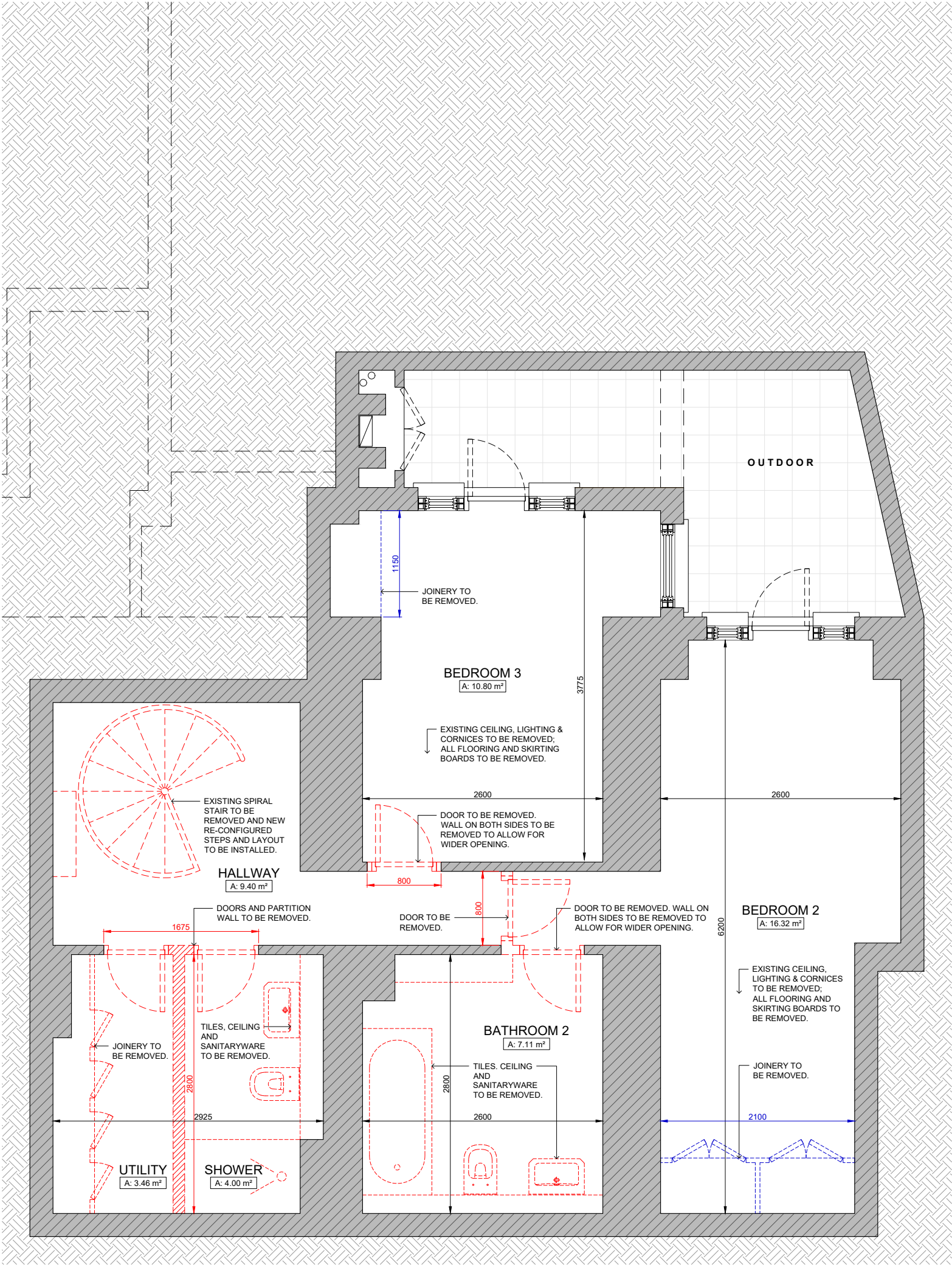
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09-NOV-2023

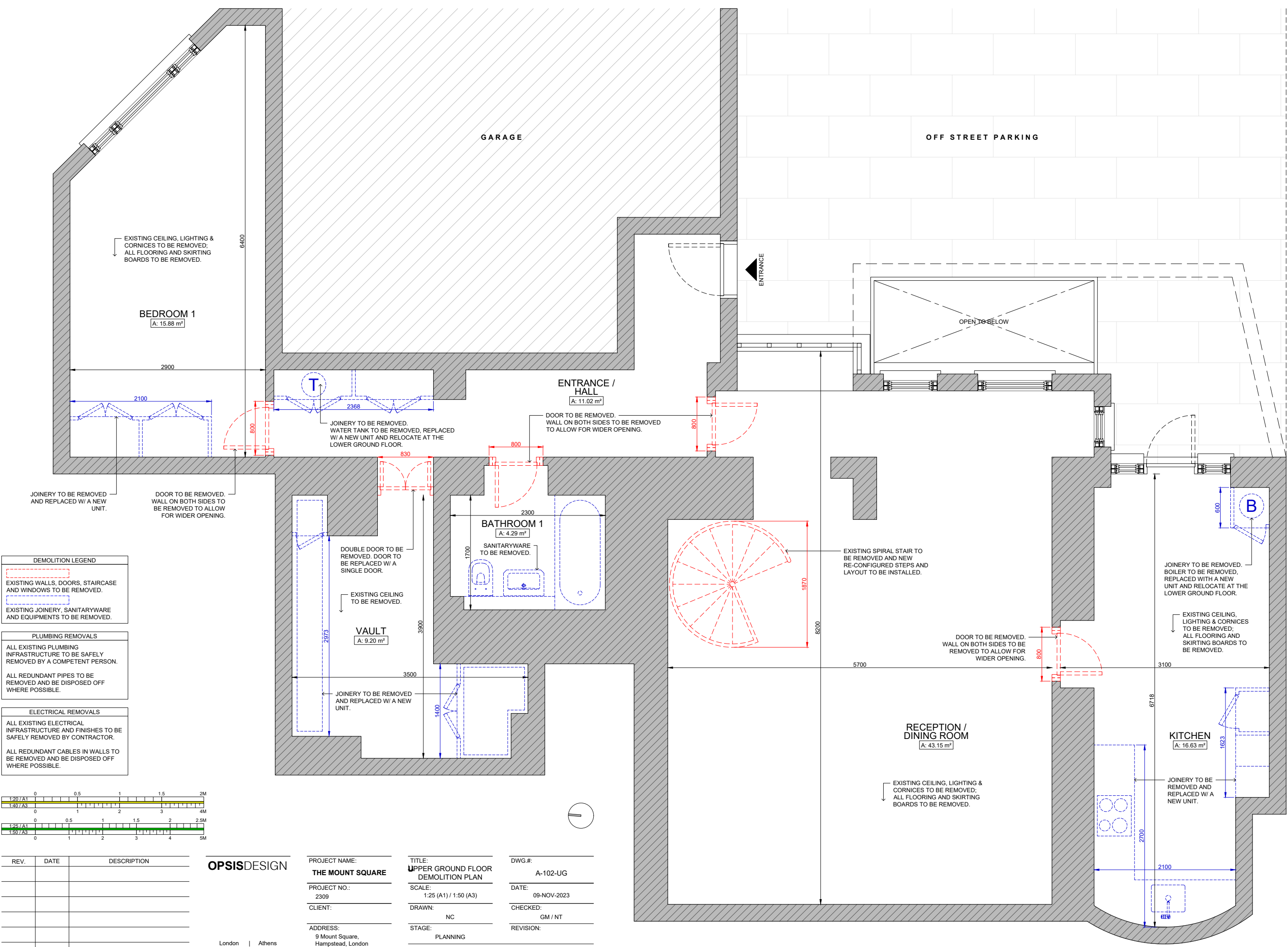
CHECKED:  
GM / NT

REVISION:

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DEMOLITION LEGEND

EXISTING WALLS, DOORS, STAIRCASE AND WINDOWS TO BE REMOVED.

EXISTING JOINERY, SANITARYWARE AND EQUIPMENTS TO BE REMOVED.

PLUMBING REMOVALS

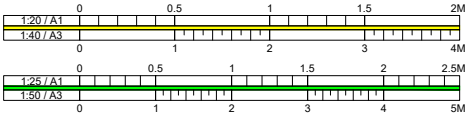
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NW3 6SY, UK

TITLE:  
**UPPER GROUND FLOOR  
DEMOLITION PLAN**

SCALE:  
1:25 (A1) / 1:50 (A3)

DRAWN:  
NC

STAGE:  
PLANNING

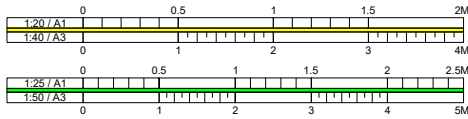
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DATE:  
09-NOV-2023

CHECKED:  
GM / NT

REVISION:

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REV.	DATE	DESCRIPTION

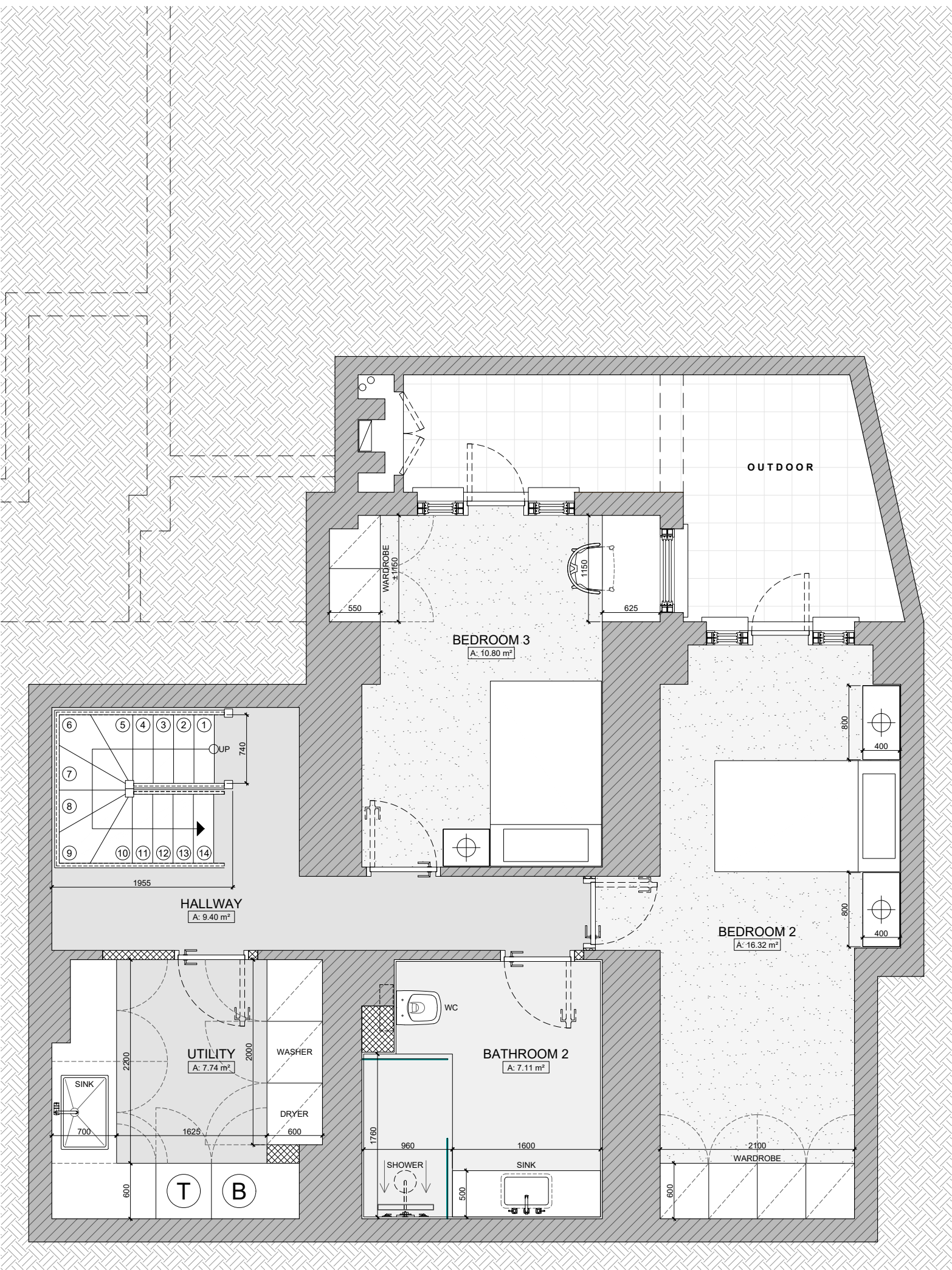
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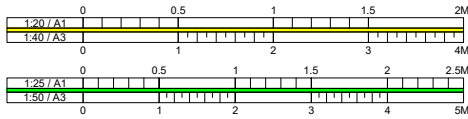
London | Athens  
www.opsisdesign.com

PROJECT NAME:	<b>THE MOUNT SQUARE</b>
PROJECT NO.:	2309
CLIENT:	
ADDRESS:	9 Mount Square, Hampstead, London NW3 6SY, UK

TITLE:	<b>LOWER GROUND FLOOR PROPOSED PLAN</b>
SCALE:	1:25 (A1) / 1:50 (A3)
DRAWN:	NC
STAGE:	PLANNING
	© www.opsisdesign.com

DWG.#:	A-103-LG
DATE:	09-NOV-2023
CHECKED:	GM / NT
REVISION:	





REV.	DATE	DESCRIPTION

OPSIDESIGN

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PROJECT NAME:  
**THE MOUNT SQUARE**

PROJECT NO.:  
2309

CLIENT:

ADDRESS:  
9 Mount Square,  
Hampstead, London  
NW3 6SY, UK

TITLE:  
**UPPER GROUND FLOOR  
PROPOSED PLAN**

SCALE:  
1:25 (A1) / 1:50 (A3)

DRAWN:  
NC

STAGE:  
PLANNING

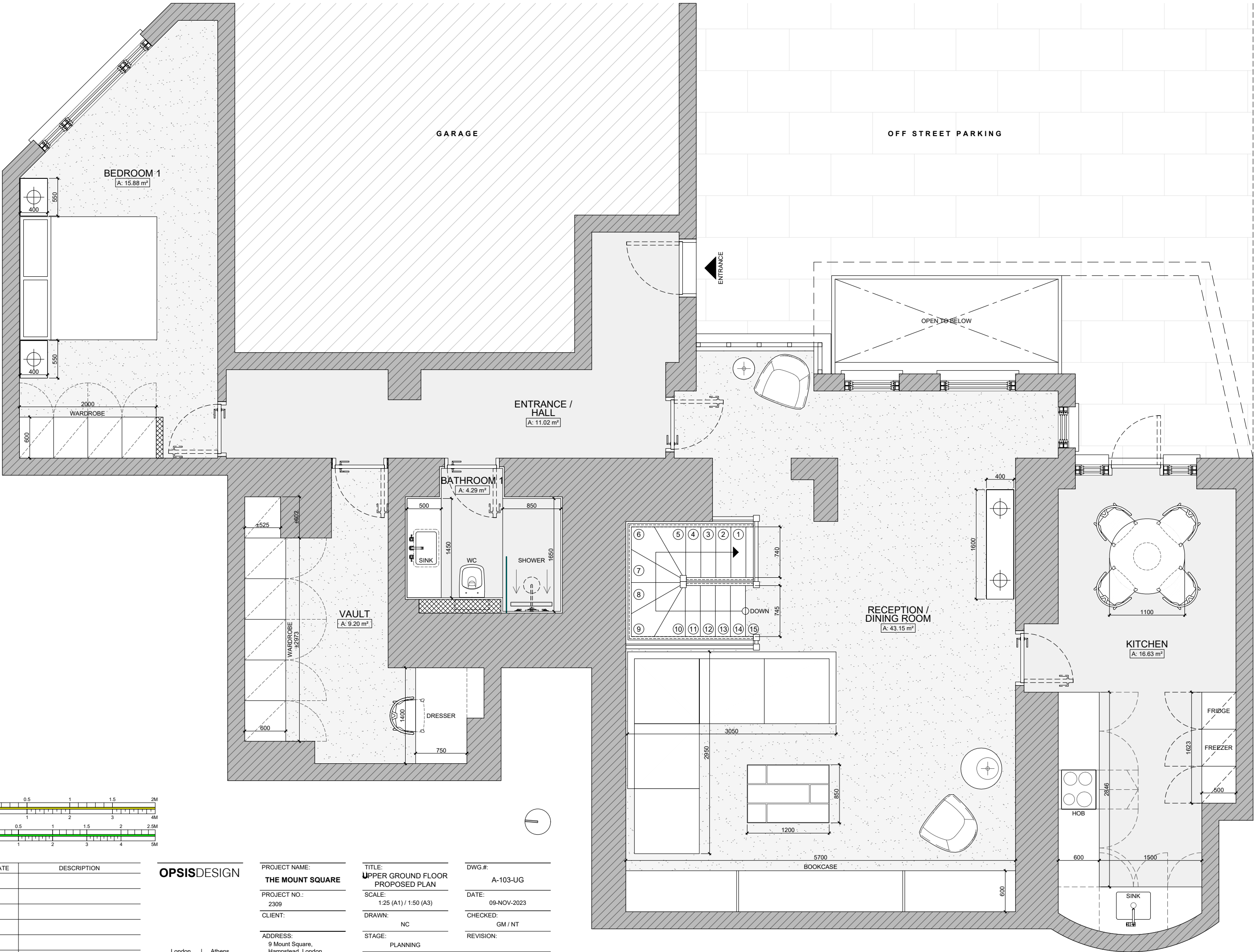
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DATE:  
09-NOV-2023

CHECKED:  
GM / NT

REVISION:

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**B Description of Works**

**B Description of Works**

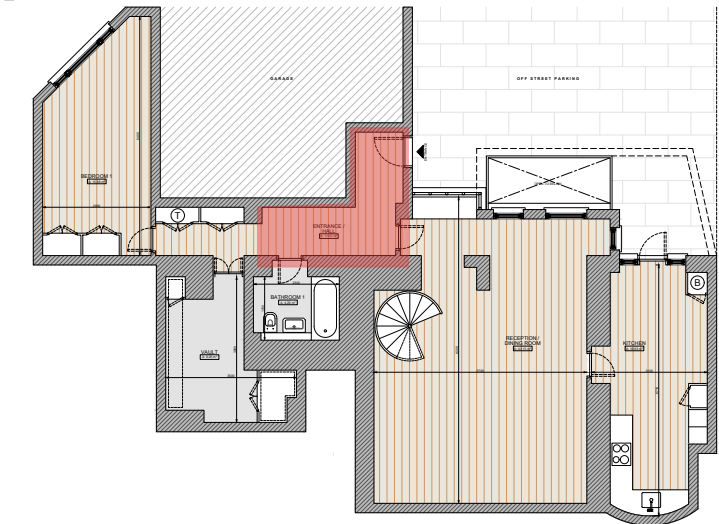
- General Arrangement to remain as existing.
- Remove floor.
- Remove kitchen and fittings.
- Remove bathrooms and fittings.
- Remove wardrobes and built in storage.
- Remove existing radiators / heating/ boiler and pipes.
- Remove Existing electrics.
- Remove skirting, architraves and potentially doors, and cornicing.
- Remove existing spiral stair, replace with new stair layout in same location.
- Re wire property.
- Re plumb property, including new heating and hot water pipes.
- New boiler and efficient tank.
- New bathroom tiling and fittings.
- New kitchen.
- New built in wardrobes and joinery.
- New cornicing.
- New skirting architraves, potentially doors and cornicing.

C Existing Interior Photographs



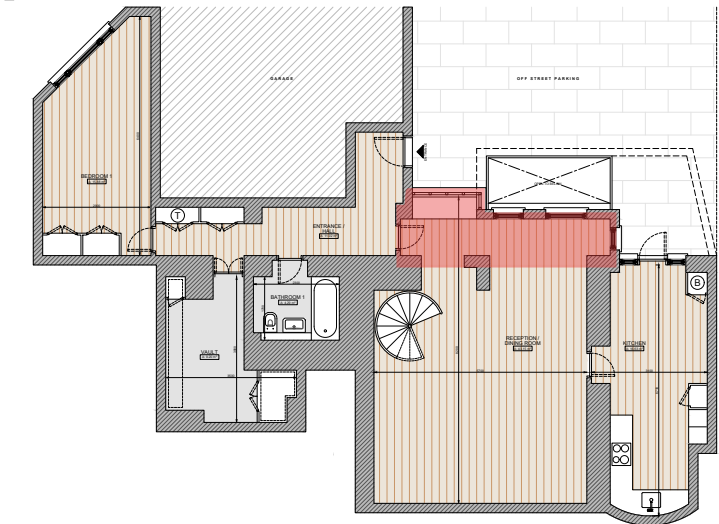
Existing Photographs

GF Entrance



Existing Photographs

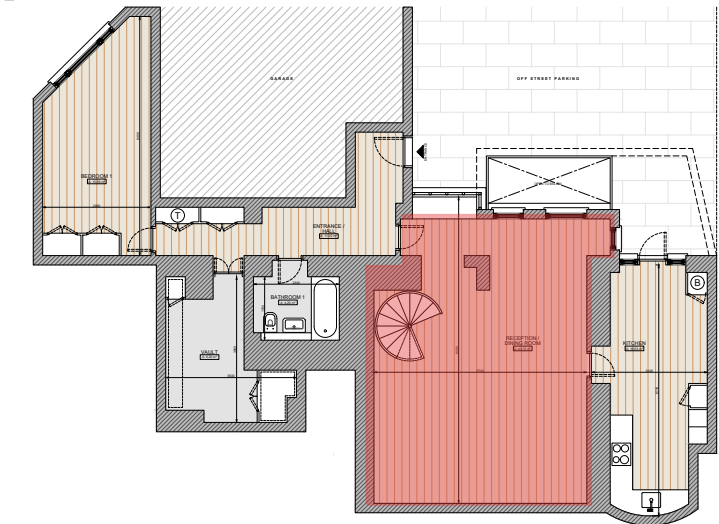
GF Conservatory





Existing Photographs

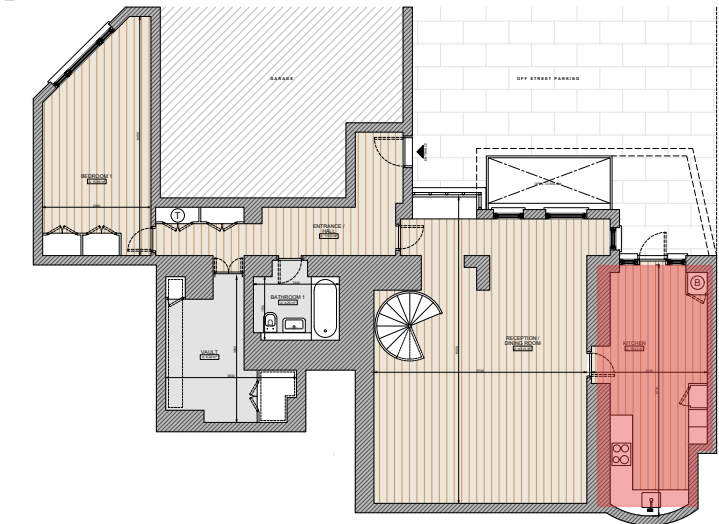
GF Primary Room





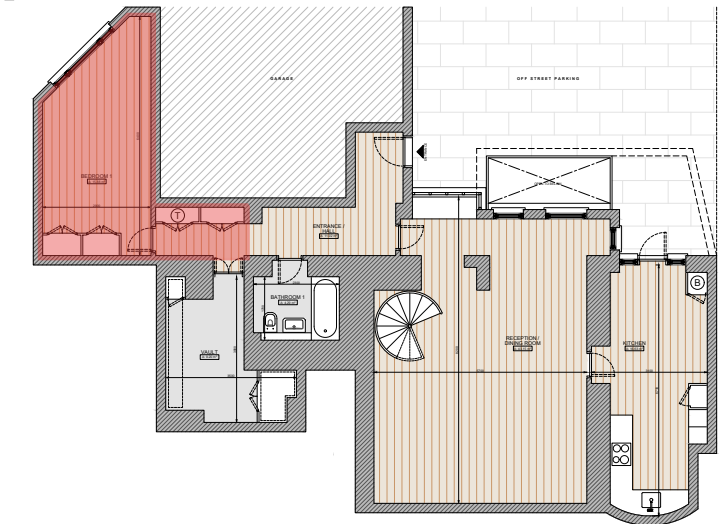
Existing Photographs

GF Kitchen



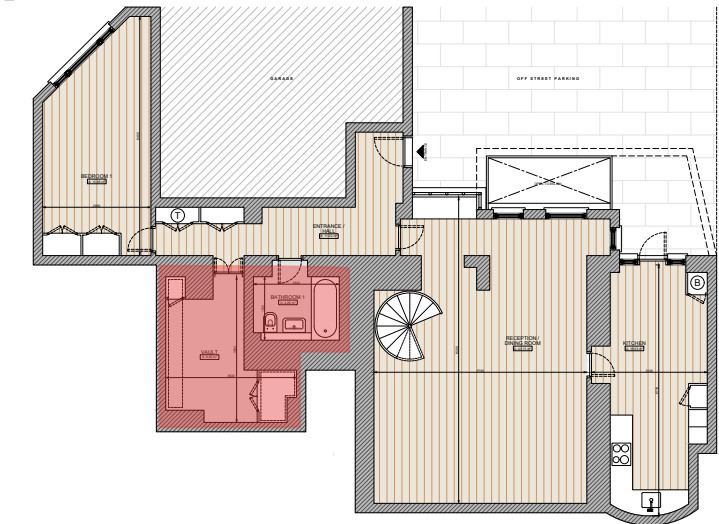
3.0 - Existing Photographs

GF Bedroom



Existing Photographs

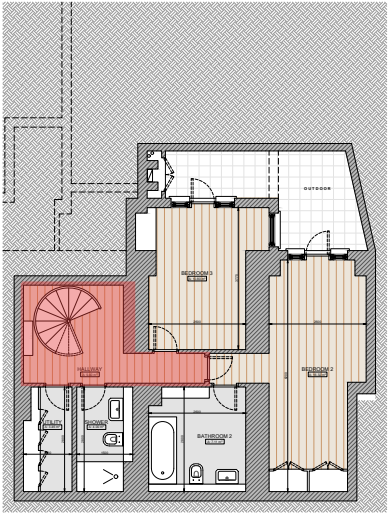
GF Vault & Bathroom





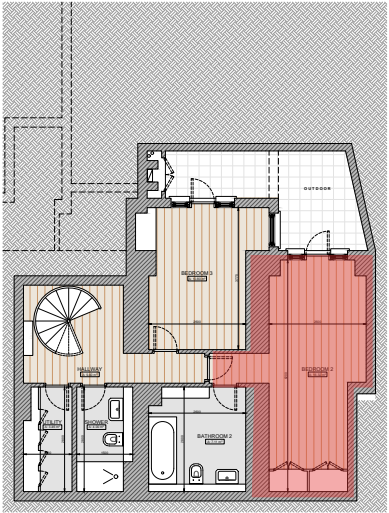
Existing Photographs

Basement - Stair and Hallway



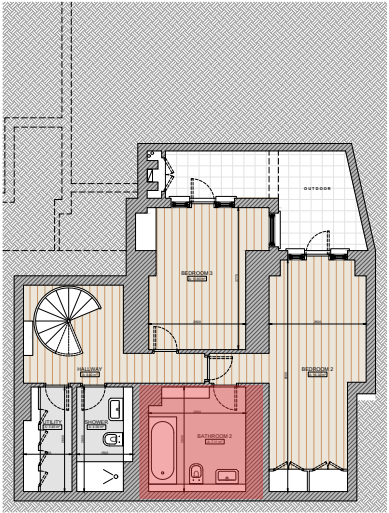
Existing Photographs

Basement - Bedroom 02



Existing Photographs

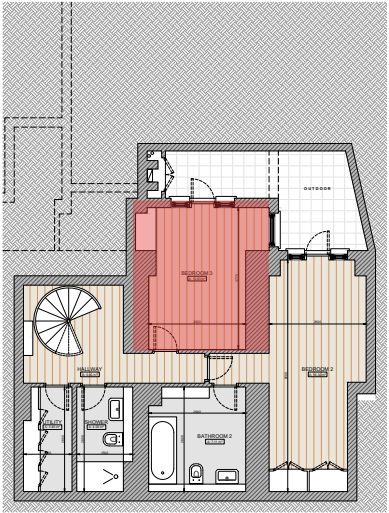
Basement - Ensuite





Existing Photographs

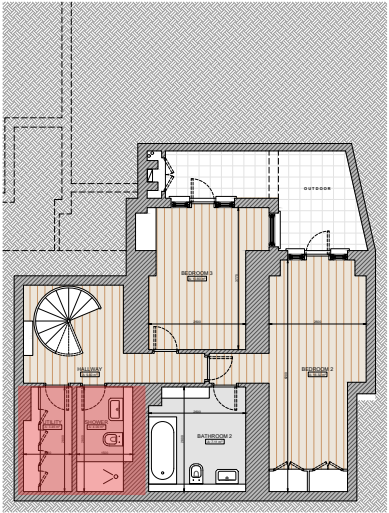
Basement - Bedroom 03





Existing Photographs

Basement - Bathroom & Utility



Existing Photographs

Utilities in need of upgrading

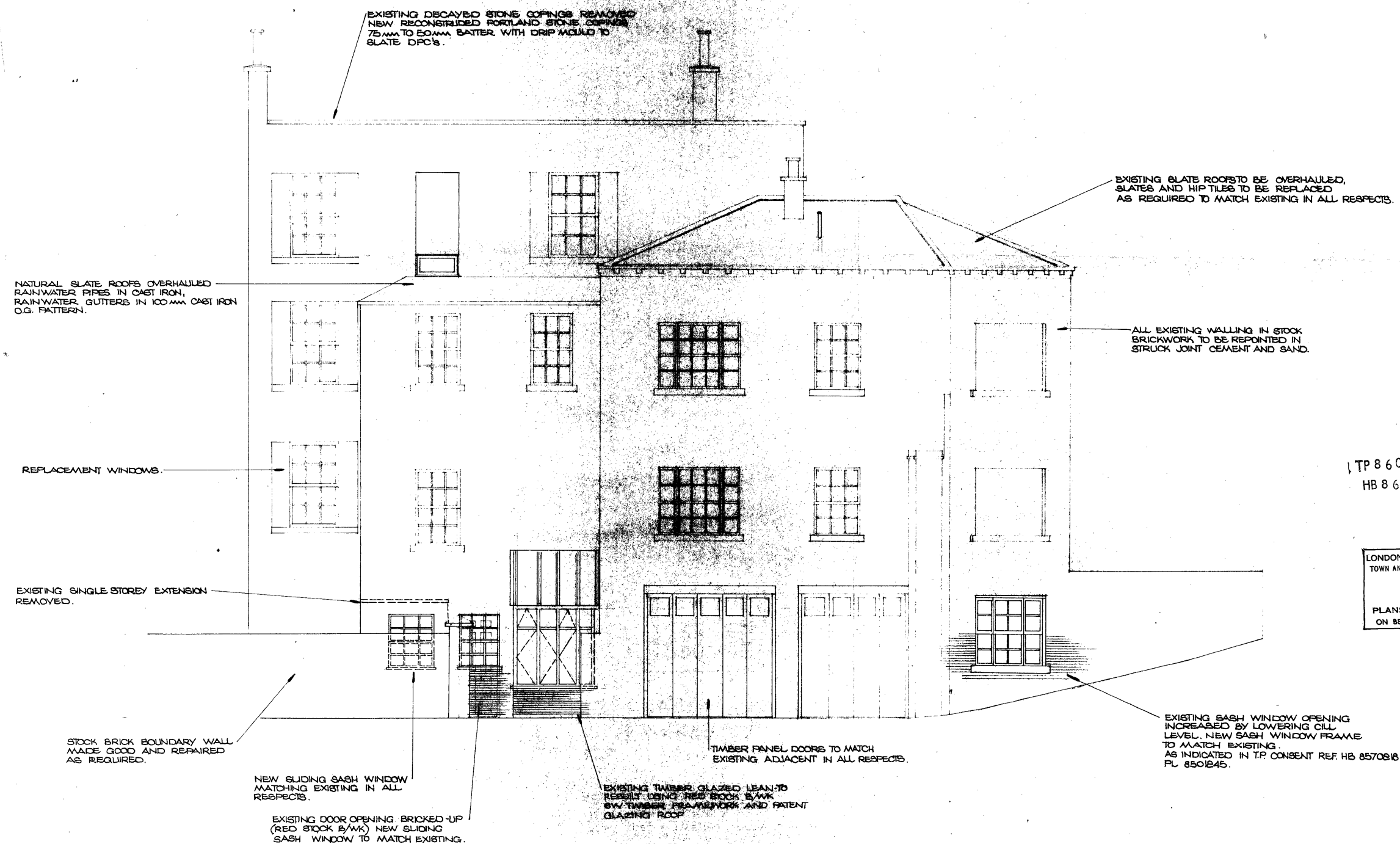


#### **D Historic Planning Approval**

- Listed Building Consent: 8670301 (Decision Granted 12/May/1987)
- *(Proposed Drawings only)*

NOTES.

1. FOR REFERENCE DRAWINGS AND  
GENERAL NOTES SEE DRAWING NO  
6205/08 - FRONT ELEVATION.



TP8601504  
HB8670301

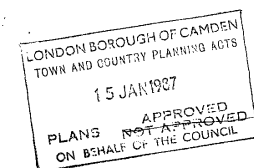
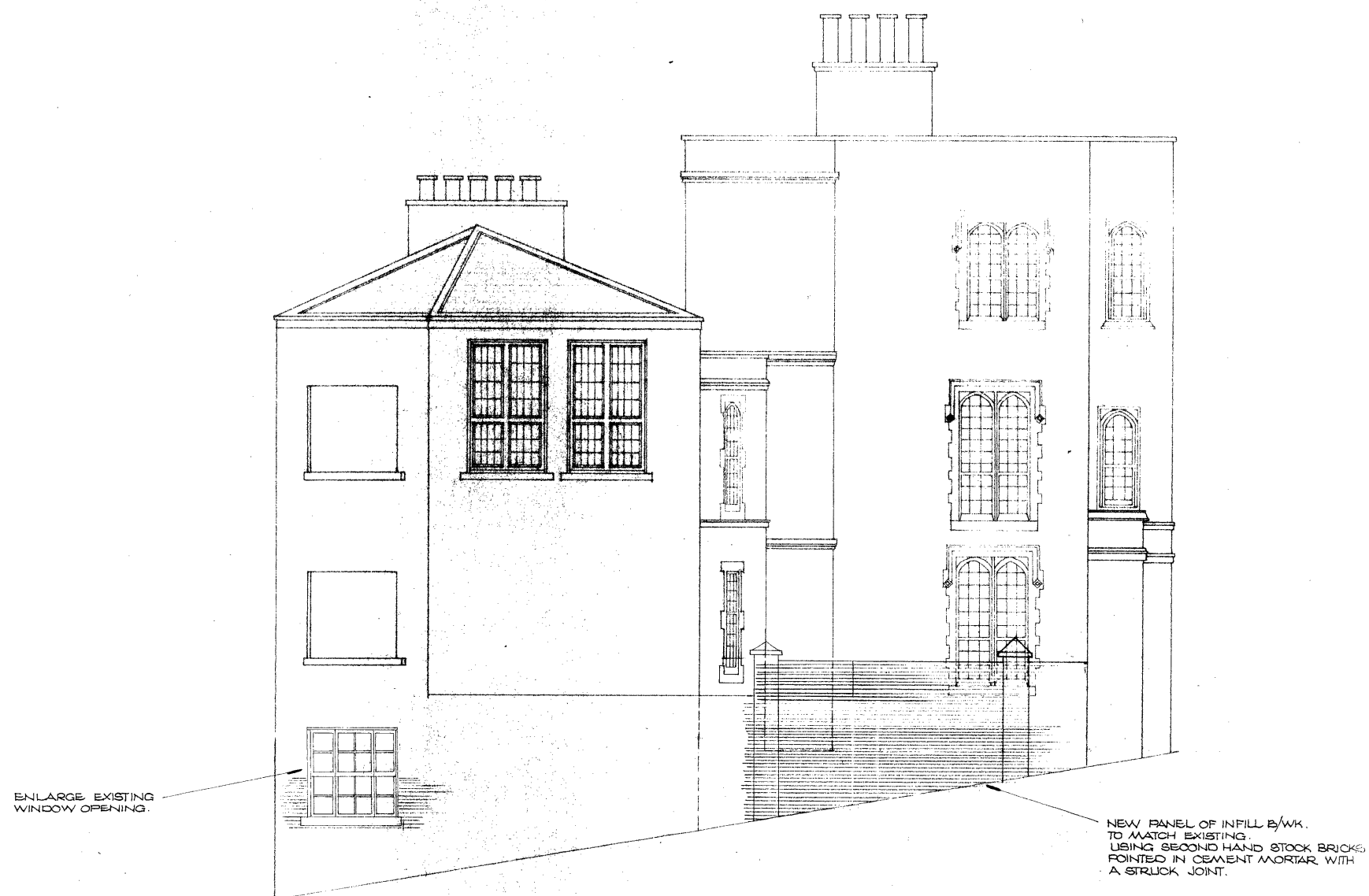
LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACTS  
15 JAN 1987  
APPROVED  
PLANS NOT APPROVED  
ON BEHALF OF THE COUNCIL

A' ISSUED FOR TP&HB. CONSENT	
CLIENT	
PROJECT	28, HAMPSTEAD GROVE
TITLE	PROPOSED REAR ELEVATION AMENDMENTS TO TP/LISTED BUILDING CONSENTS HB 857021 PL8501245
A. D. de VINE & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 12-15 HANGER GREEN WESTERN AVENUE, EALING LONDON W5 3EX TELEPHONE 01-743 7285/7	
DRN. <i>AD</i>	CHECKED
DATE APR. 80	SCALE 1:50
DRAWING No.	REVISION
6205 / 10	A



NOTES.

1. FOR REFERENCE DRAWINGS AND  
GENERAL NOTES SEE DRAWING NO  
6205/08 - FRONT ELEVATION.



A ISSUED FOR TP&HB CONSENTS	
CLIENT	
PROJECT	
28, HAMPSTEAD GROVE.	
TITLE	
PROPOSED SIDE ELEVATION (THE MOUNT SQUARE)	
AMENDMENTS TO TP/LISTED BUILDING CONSENTS REF HB 85070218 PL 8501246	
A. D. de VINE & ASSOCIATES	
CONSULTING ENGINEERS & SURVEYORS	
12-15 HANGER GREEN WESTERN AVENUE, EALING LONDON W5 3EX	
TELEPHONE 01-743 7285/7	
DRN. <i>AM</i>	CHECKED
DATE APR 82	SCALE 1:50
DRAWING No.	REVISION
6205/09	A

- NOTES
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG. NO. 6205/01 L.GRD FLOOR PLAN
  - 02 U.GRD. " "
  - 03 1<sup>st</sup> & 2<sup>nd</sup> " "
  - 04 ROOF " "
  - 09 SIDE ELEVATION
  - 10 REAR " "



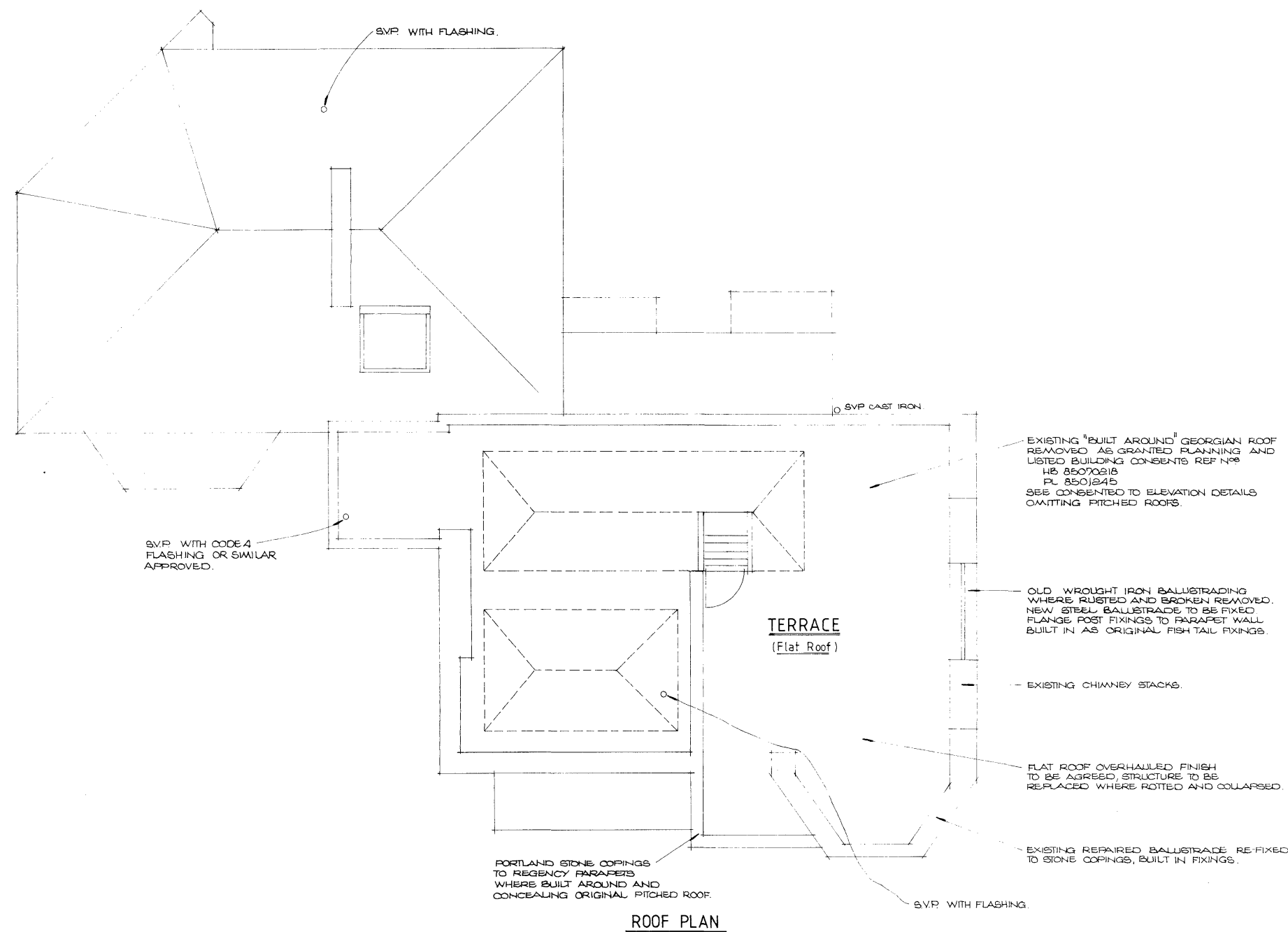
LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACTS  
15 JAN 1987  
PLANS ~~NOT APPROVED~~ APPROVED  
ON BEHALF OF THE COUNCIL

LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACTS  
15 JAN 1987  
PLANS ~~NOT APPROVED~~ APPROVED  
ON BEHALF OF THE COUNCIL

A' ISSUED FOR TP & HB CONSENTS *A.M.*

CLIENT	
PROJECT	
28, HAMPSTEAD GROVE.	
TITLE	
PROPOSED FRONT ELEVATION. AMENDMENTS TO TP/ LISTED BUILDINGS CONSENTS REF HB 8570218 PL 8501245	
A. D. de VINE & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 12-15 HANGER GREEN WESTERN AVENUE, EALING LONDON W5 3EX TELEPHONE 01-743 7285/7	
DRN. <i>A.M.</i>	CHECKED
DATE APR 86	SCALE 1:50
DRAWING No.	REVISION
6205 / 08	A

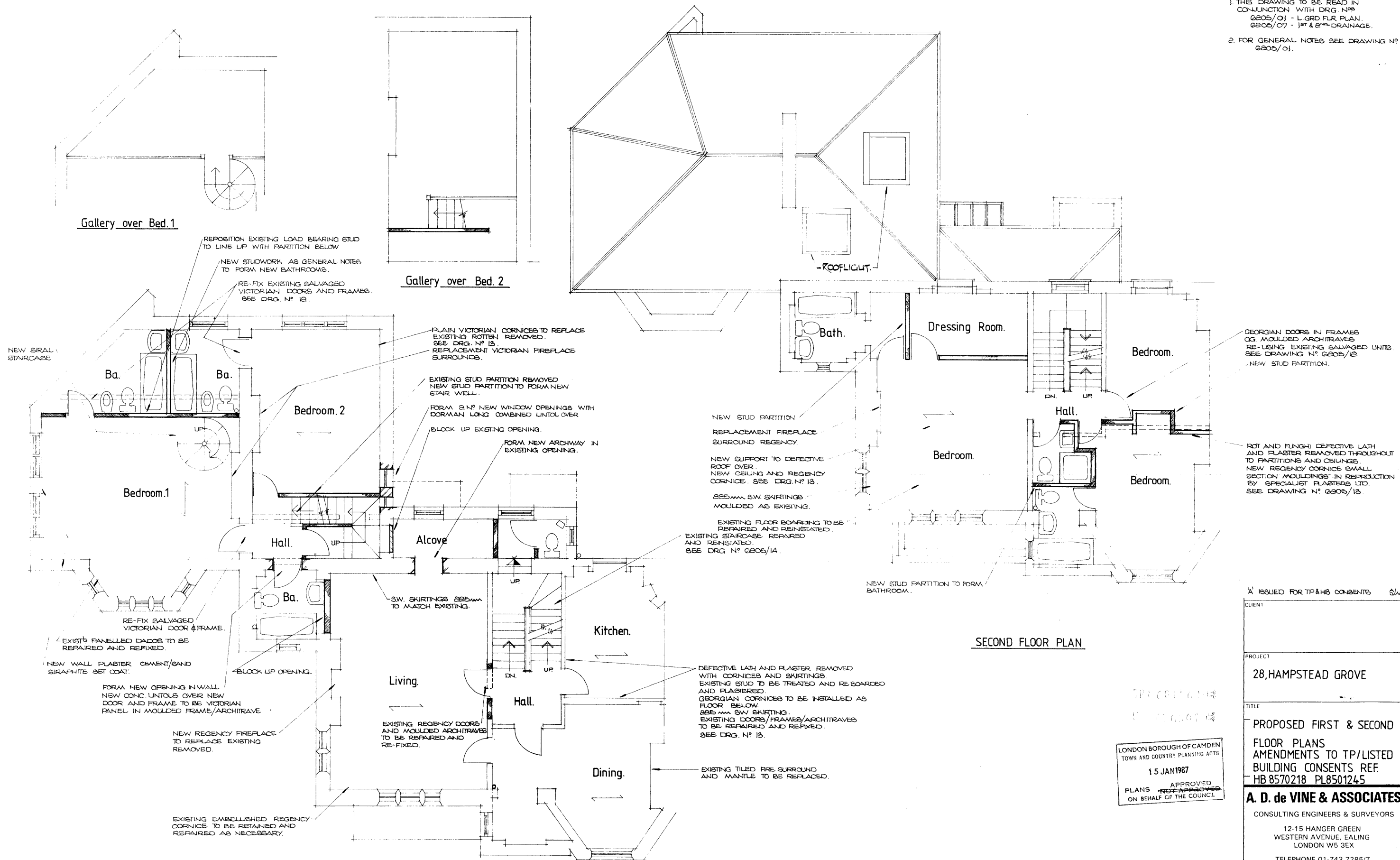
NOTES  
 1. THIS DRAWING TO BE READ IN  
 CONJUNCTION WITH DRG. NOS  
 6205/01 - 03 - FLOOR PLANS.  
 05 - 07 - DRAINAGE.



LONDON BOROUGH OF CAMDEN  
 TOWN AND COUNTRY PLANNING ACTS  
 15 JAN 1987  
 PLANS ~~NOT APPROVED~~ APPROVED  
 ON BEHALF OF THE COUNCIL

A' ISSUED FOR TP&HB CONSENTS <i>AM</i>	
CLIENT	
PROJECT 28, HAMPSTEAD GROVE	
TITLE PROPOSED ROOF PLAN. AMENDMENTS TO TP/LISTED BUILDING CONSENTS REF HB 85070218 PL 8501245	
A. D. de VINE & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 12-15 HANGER GREEN WESTERN AVENUE, EALING LONDON W5 3EX TELEPHONE 01-743 7285, 7	
DIN <i>AM</i>	CHECKED
DATE APR 80	SCALE 1/50
DRAWING NO 6205 / 04	REVISIONS A

NOTES.  
 1. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG. N° 6205/01 - L.GRD. FLR. PLAN.  
 6205/07 - 1<sup>ST</sup> & 2<sup>ND</sup> DRAINAGE.  
 2. FOR GENERAL NOTES SEE DRAWING N° 6205/01.



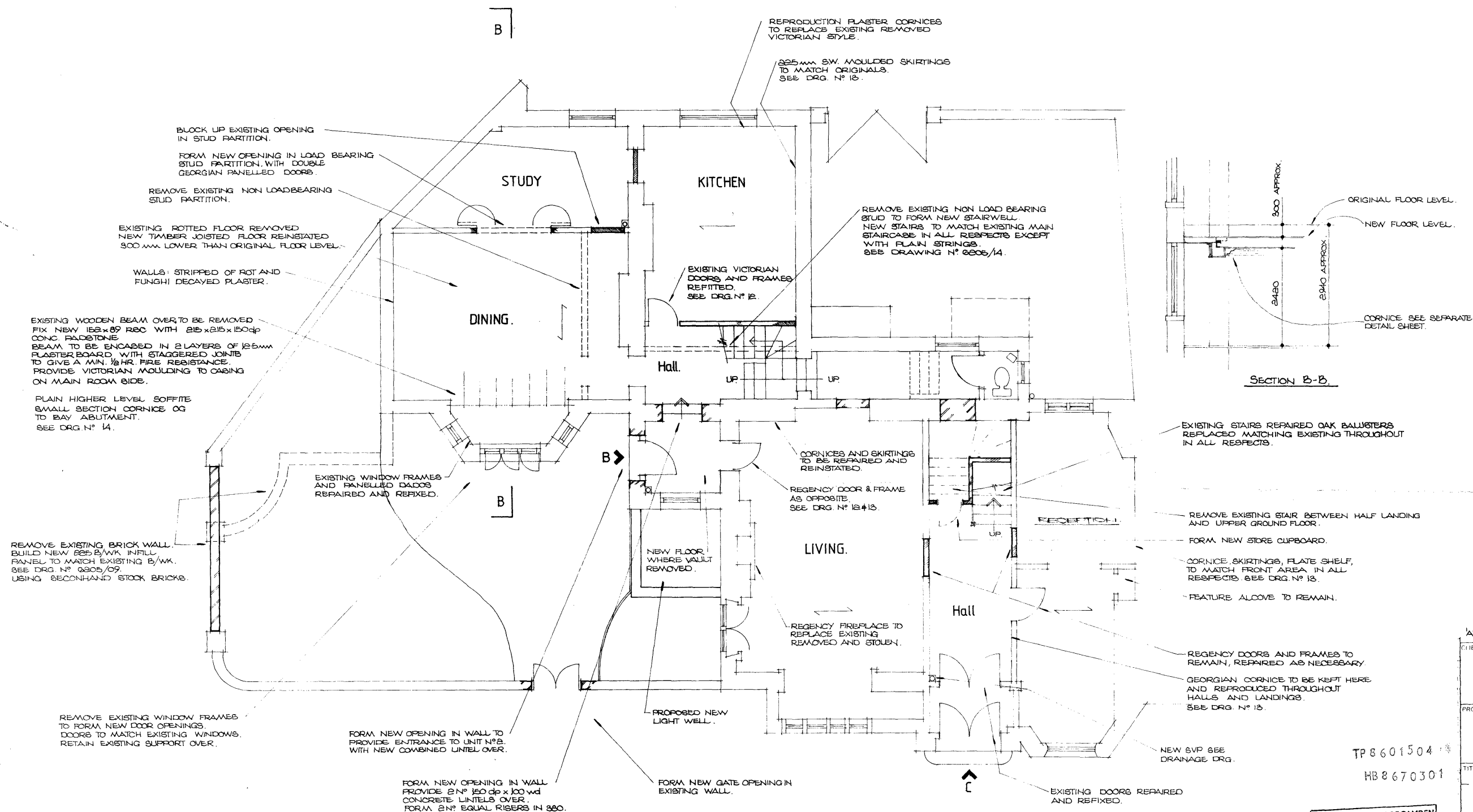
LONDON BOROUGH OF CAMDEN  
 TOWN AND COUNTRY PLANNING ACTS  
 15 JAN 1987  
 APPROVED  
 PLANS NOT APPROVED  
 ON BEHALF OF THE COUNCIL

ISSUED FOR TP&HB CONSENTS	
CLIENT	
PROJECT	28, HAMPSTEAD GROVE
TITLE	PROPOSED FIRST & SECOND FLOOR PLANS AMENDMENTS TO TP/LISTED BUILDING CONSENTS REF. HB 8570218 PL8501245
A. D. de VINE & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 12-15 HANGER GREEN WESTERN AVENUE, EALING LONDON W5 3EX TELEPHONE 01-743 7285/7	
DRN. <i>AM</i>	CHECKED
DATE APR '80	SCALE 1:50
DRAWING No	REVISION
6205 / 03	A



NOTES:  
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG N° 6205/01 L. GRD. FLR. & BASEMENT. /02 " - DRAINAGE.

2. FOR GENERAL NOTES SEE DRG. N° 6205/01.



UPPER GROUND FLOOR PLAN

B/C DENOTES ENTRANCES TO 3 BEDROOM MAISONNETTES.

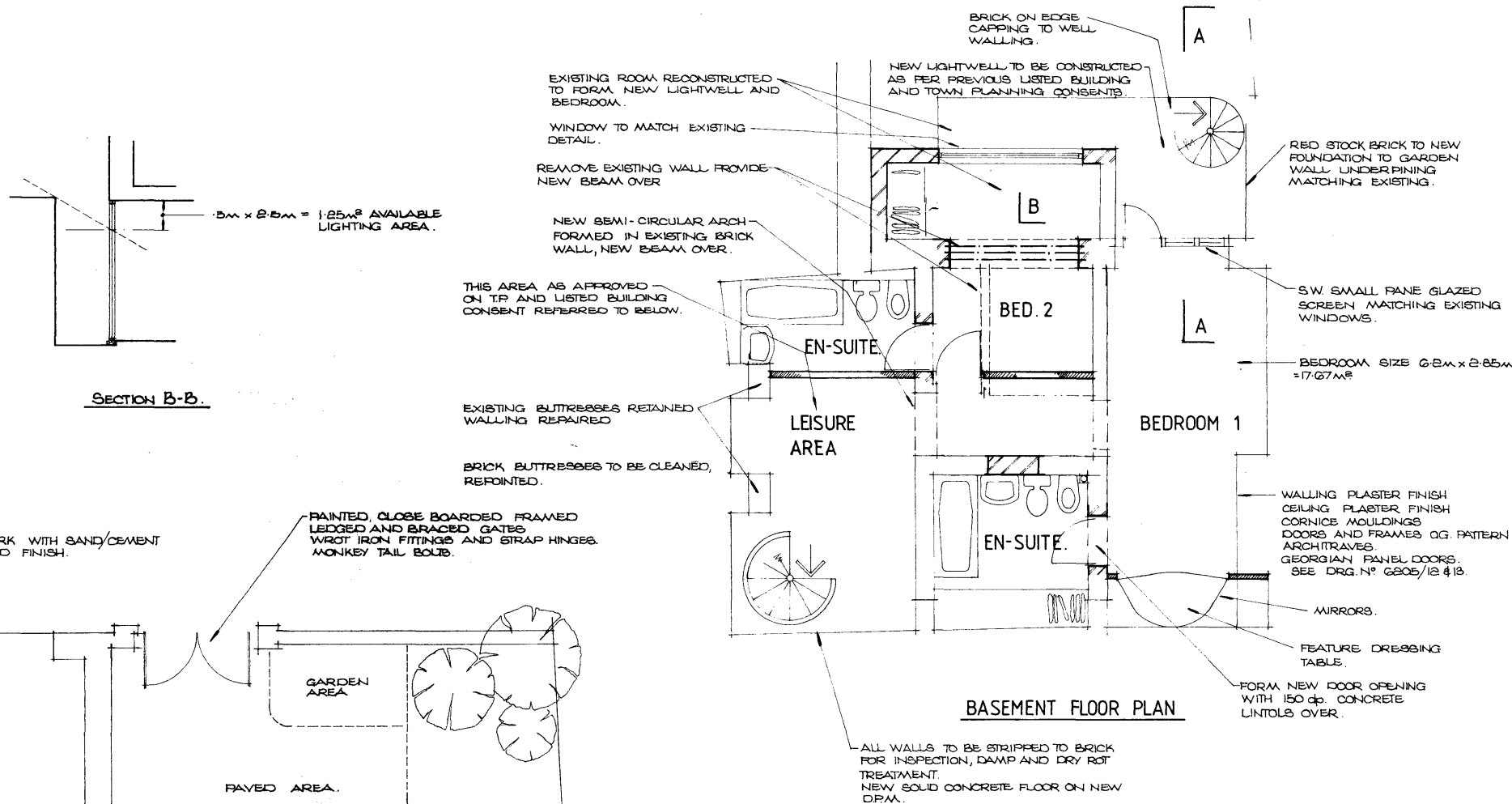
LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACTS  
15 JAN 1987  
APPROVED  
PLANS NOT APPROVED  
ON BEHALF OF THE COUNCIL

ISSUED FOR TP & HB CONSENTS	
CLIENT	
PROJECT	28, HAMPSTEAD GROVE
TITLE	PROPOSED UPPER GROUND FLOOR PLAN.
AMENDMENTS TO TP/LISTED BUILDING CONSENTS REF HB 8570218 PL 8501245.	
A. D. de VINE & ASSOCIATES	
CONSULTING ENGINEERS & SURVEYORS	
12-15 HANGER GREEN WESTERN AVENUE, EALING LONDON W5 3EX	
TELEPHONE 01-743 7285/7	
DRN	A/M
CHECKED	
DATE	APR 1987
SCALE	1:50
DRAWING NO.	6205 / 02
REVISION	A

NOTES.  
 1. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG N° 6205/08 - UPPER GRD. FLOOR  
 03 - FIRST & SECOND FL.  
 04 - ROOF  
 05 - L. GRD. FLR - DRAINAGE  
 06 - U. GRD. FLR - " "  
 07 - FIRST & SEC. " "

2. FOUNDATIONS.  
 FOUNDATIONS TO BE TAKEN DOWN BELOW THE INVERT LEVEL OF ANY ADJOINING DRAINS. USE 1:2:4 MIX. WITH SULPHATE RESISTING CEMENT.

3. STUD PARTITIONS.  
 75mm x 50mm STUD PARTITIONS WITH NOGGINGS AND 75mm x 50mm SOLE AND HEAD PLATES, FACED ON BOTH SIDES 13mm PLASTERBOARD SKIM. DOUBLE UP JOISTS UNDER NEW PARTITIONS, WHERE JOISTS ARE PARALLEL.



SECTION B-B.

BASEMENT FLOOR PLAN

SECTION A-A.

DRG. DETAILING AMENDMENTS TO TP/LISTED BUILDING CONSENTS REF. HB 8070818/PL 8501245.

'A' ISSUED FOR TP & HB CONSENTS

TP 8601504  
 HB 8670301

LONDON BOROUGH OF CAMDEN  
 TOWN AND COUNTRY PLANNING ACTS  
 15 JAN 1987  
 APPROVED  
 PLANS NOT APPROVED  
 ON BEHALF OF THE COUNCIL

28, HAMPSTEAD GROVE

PROPOSED LOWER GROUND FLOOR & BASEMENT FLOOR PLANS FORMING 3 BEDROOM MAISONNETTE 'A'

A. D. de VINE & ASSOCIATES  
 CONSULTING ENGINEERS & SURVEYORS  
 12-15 HANGER GREEN  
 WESTERN AVENUE, EALING  
 LONDON W5 3EX  
 TELEPHONE 01-743 7285/7

DRN	AM	CHECKED	
DATE	APR '86	SCALE	1:50
DRAWING No.	6205 / 01	REVISION	A

Location Plan

**OPSIS**DESIGN