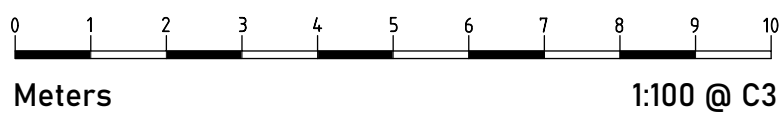
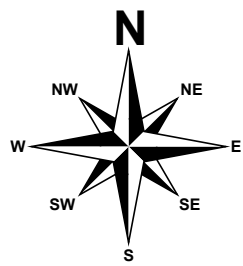
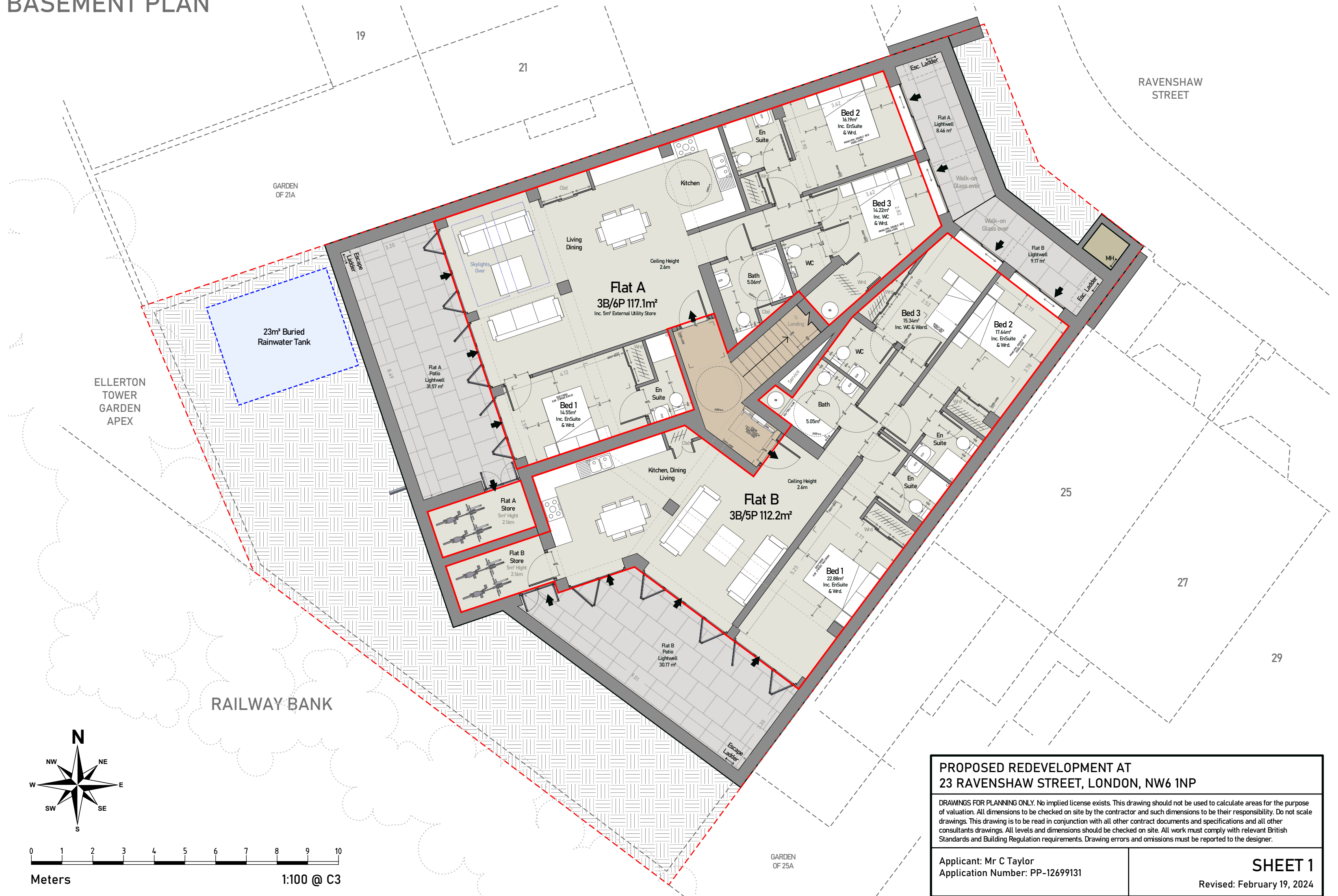
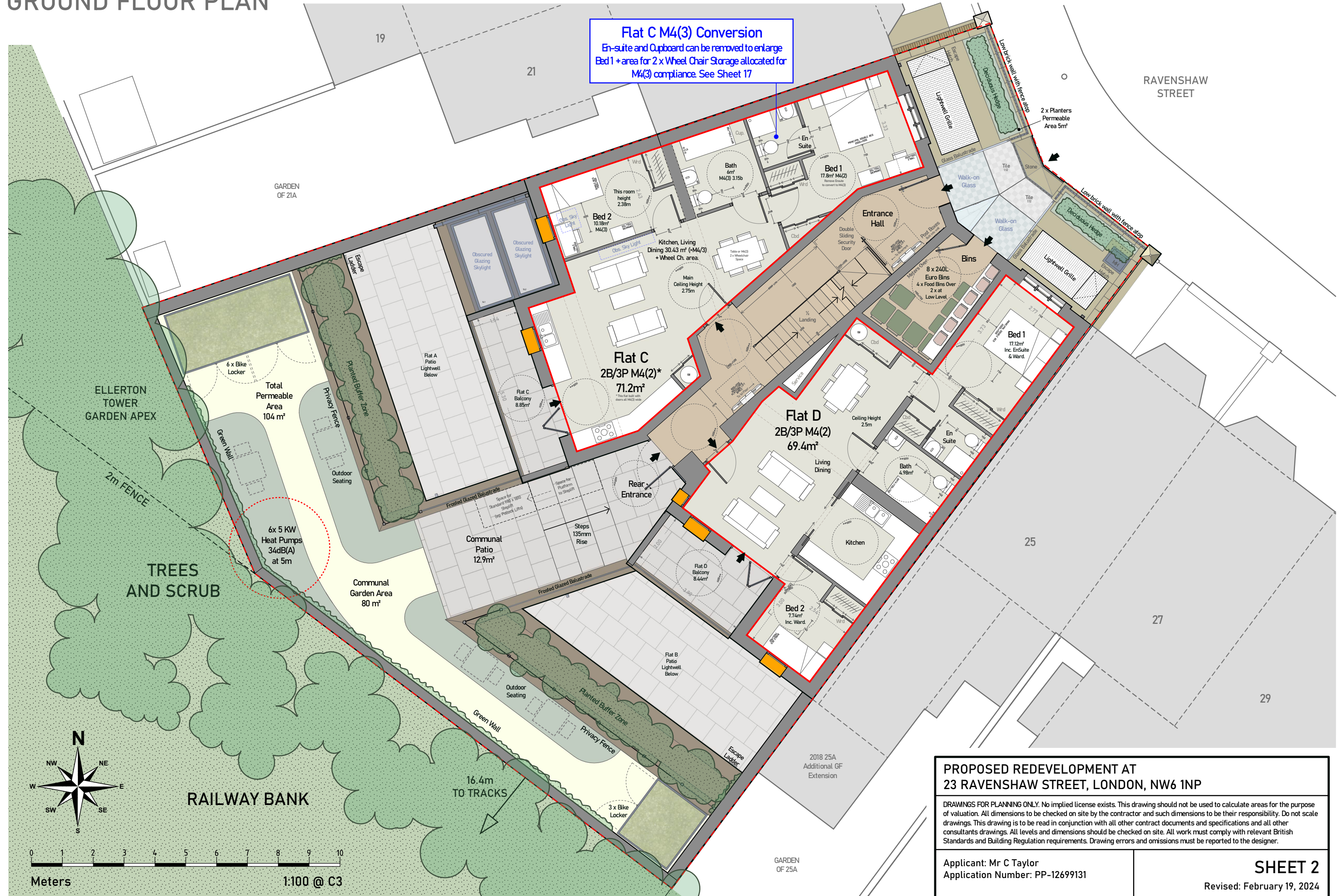


# BASEMENT PLAN

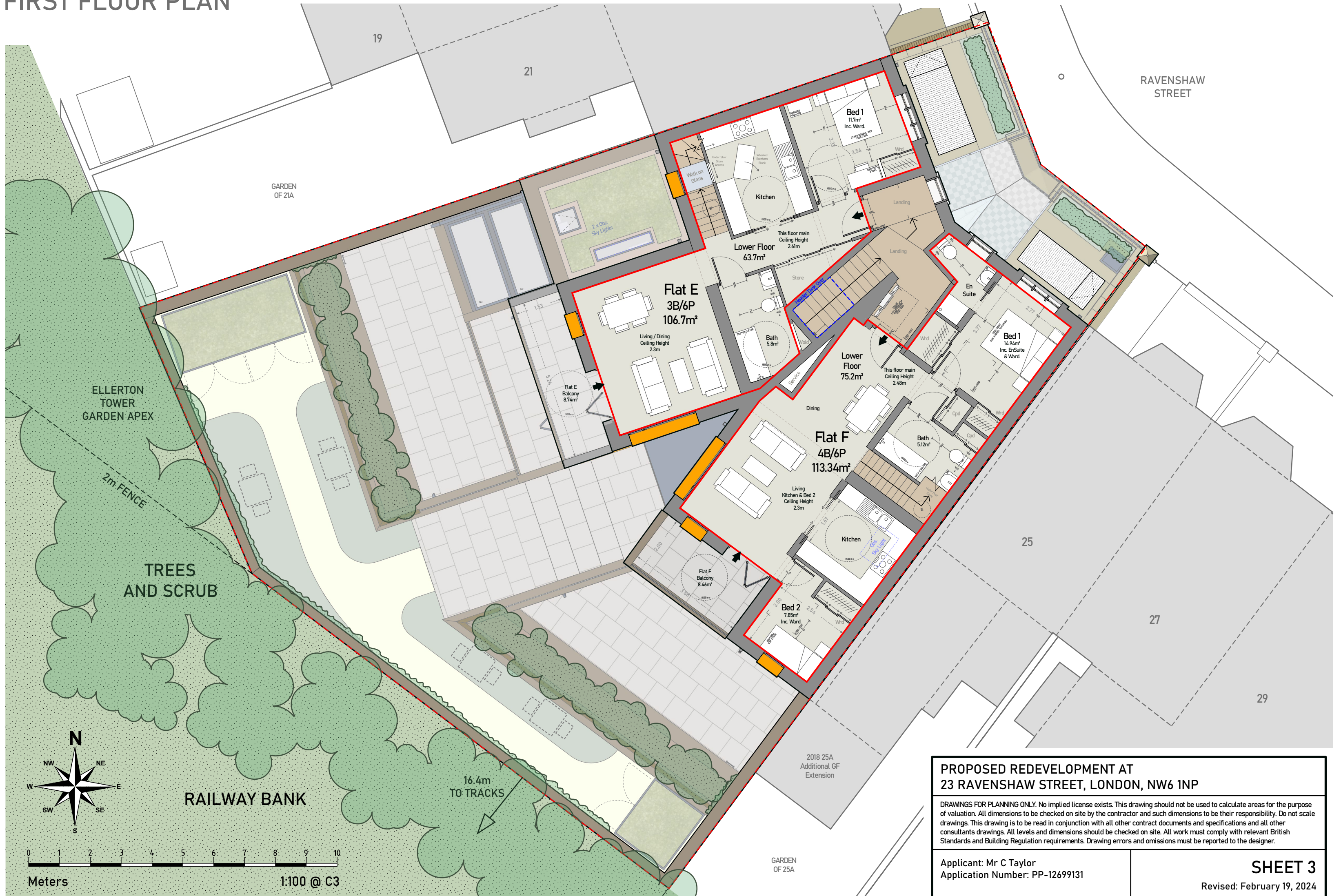


<b>PROPOSED REDEVELOPMENT AT 23 RAVENSHAW STREET, LONDON, NW6 1NP</b>	
DRAWINGS FOR PLANNING ONLY. No implied license exists. This drawing should not be used to calculate areas for the purpose of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. This drawing is to be read in conjunction with all other contract documents and specifications and all other consultants drawings. All levels and dimensions should be checked on site. All work must comply with relevant British Standards and Building Regulation requirements. Drawing errors and omissions must be reported to the designer.	
Applicant: Mr C Taylor Application Number: PP-12699131	<b>SHEET 1</b> Revised: February 19, 2024

# GROUND FLOOR PLAN

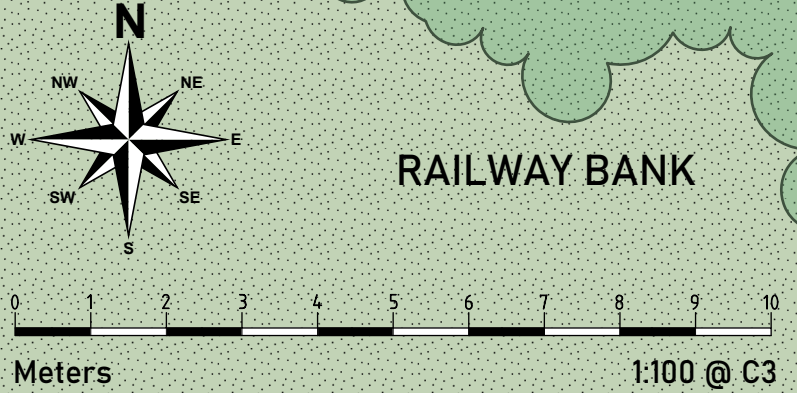
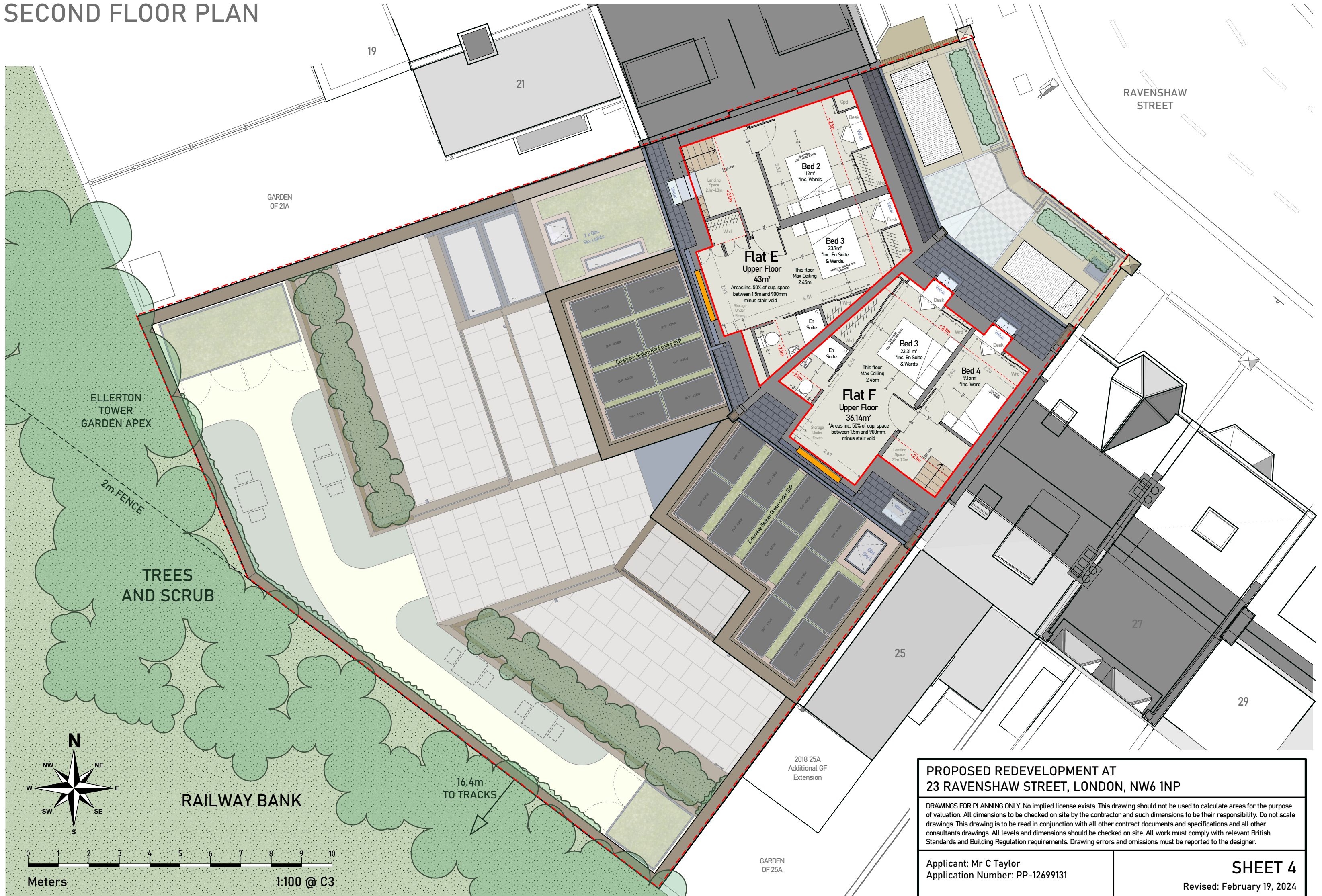


# FIRST FLOOR PLAN



<p><b>PROPOSED REDEVELOPMENT AT 23 RAVENSHAW STREET, LONDON, NW6 1NP</b></p> <p>DRAWINGS FOR PLANNING ONLY. No implied license exists. This drawing should not be used to calculate areas for the purpose of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. This drawing is to be read in conjunction with all other contract documents and specifications and all other consultants drawings. All levels and dimensions should be checked on site. All work must comply with relevant British Standards and Building Regulation requirements. Drawing errors and omissions must be reported to the designer.</p>	
<p>Applicant: Mr C Taylor Application Number: PP-12699131</p>	<p><b>SHEET 3</b> Revised: February 19, 2024</p>

# SECOND FLOOR PLAN

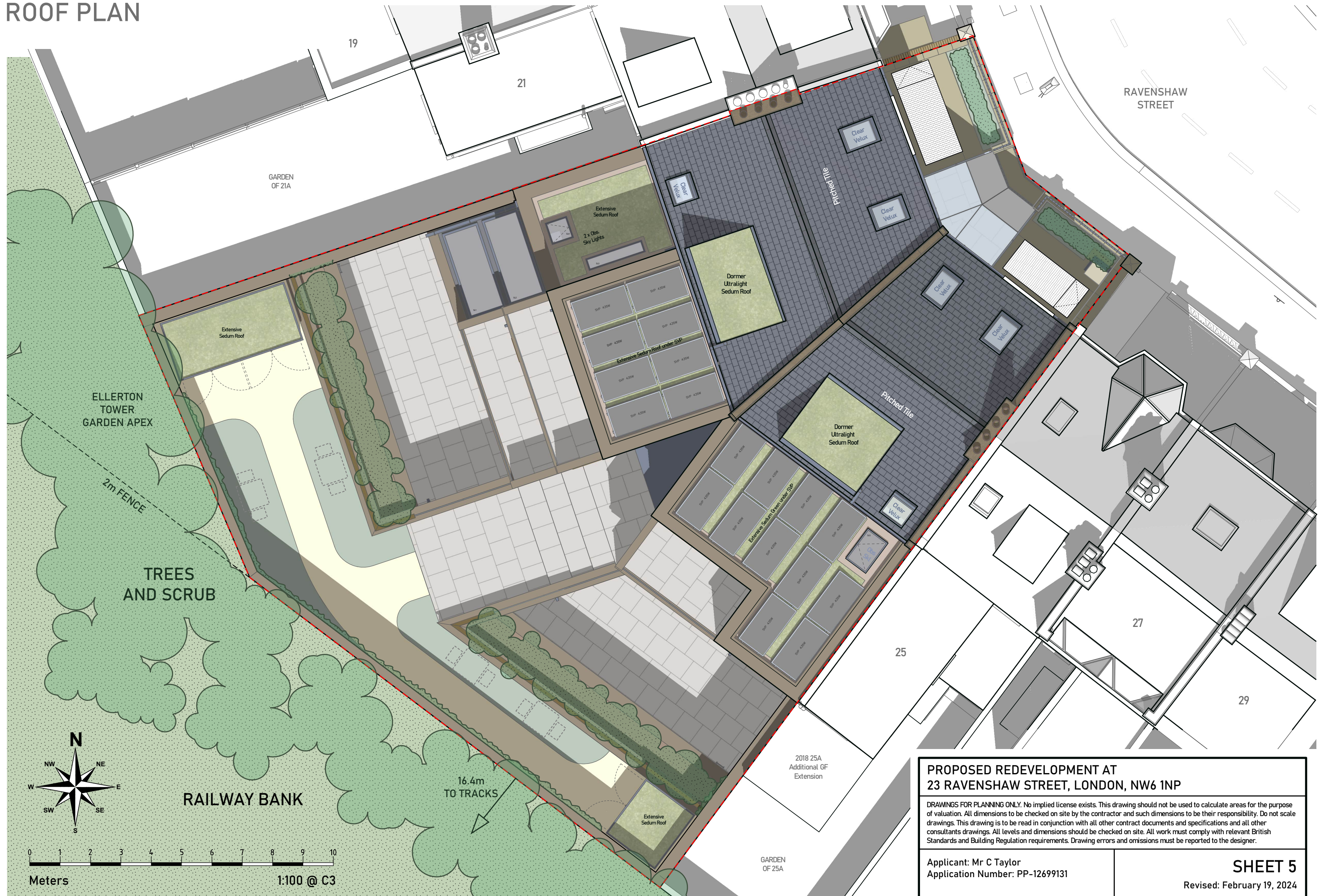


**PROPOSED REDEVELOPMENT AT  
 23 RAVENSHAW STREET, LONDON, NW6 1NP**

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Applicant: Mr C Taylor Application Number: PP-12699131	<b>SHEET 4</b> Revised: February 19, 2024
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# ROOF PLAN



<p><b>PROPOSED REDEVELOPMENT AT 23 RAVENSHAW STREET, LONDON, NW6 1NP</b></p> <p><small>DRAWINGS FOR PLANNING ONLY. No implied license exists. This drawing should not be used to calculate areas for the purpose of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. This drawing is to be read in conjunction with all other contract documents and specifications and all other consultants drawings. All levels and dimensions should be checked on site. All work must comply with relevant British Standards and Building Regulation requirements. Drawing errors and omissions must be reported to the designer.</small></p>	
<p>Applicant: Mr C Taylor Application Number: PP-12699131</p>	<p><b>SHEET 5</b> Revised: February 19, 2024</p>

# PROPOSED FRONT ELEVATION



FRONT ELEVATION: NO OBJECTION IN THREE PREVIOUS DECISIONS.

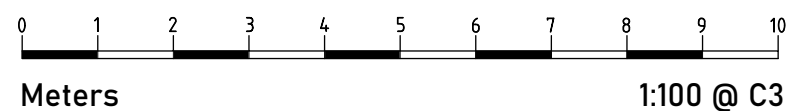
The front elevation should now be a settled issue, having not been objected to three times: at appeal APP/X5210/W/19/3225592 (aside from the lightwell issue), in the LPA's previous decision 2020/2936/P (the lightwell issue having been satisfactorily addressed), and again in appeal decision APP/X5210/W/21/3281530. The only exterior changes since application 2020/2936/P are: smaller Velux windows in the roofs and the two entrance doors having been swapped left to right.

## PROPOSED REDEVELOPMENT AT 23 RAVENSHAW STREET, LONDON, NW6 1NP

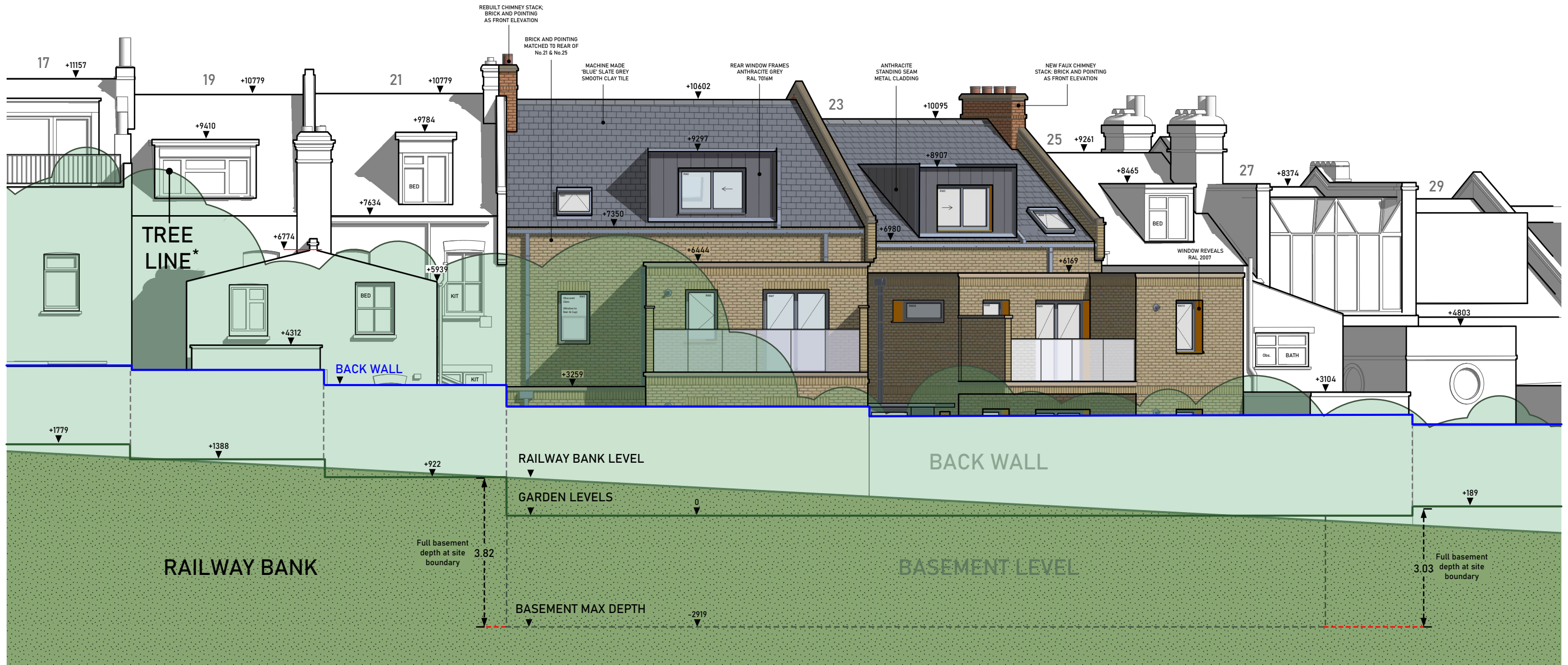
DRAWINGS FOR PLANNING ONLY. No implied license exists. This drawing should not be used to calculate areas for the purpose of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. This drawing is to be read in conjunction with all other contract documents and specifications and all other consultants drawings. All levels and dimensions should be checked on site. All work must comply with relevant British Standards and Building Regulation requirements. Drawing errors and omissions must be reported to the designer.

Applicant: Mr C Taylor  
Application Number: PP-12699131

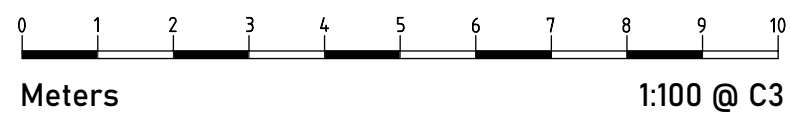
**SHEET 6**  
Revised: February 19, 2024



# PROPOSED REAR ELEVATION FACING W/SW

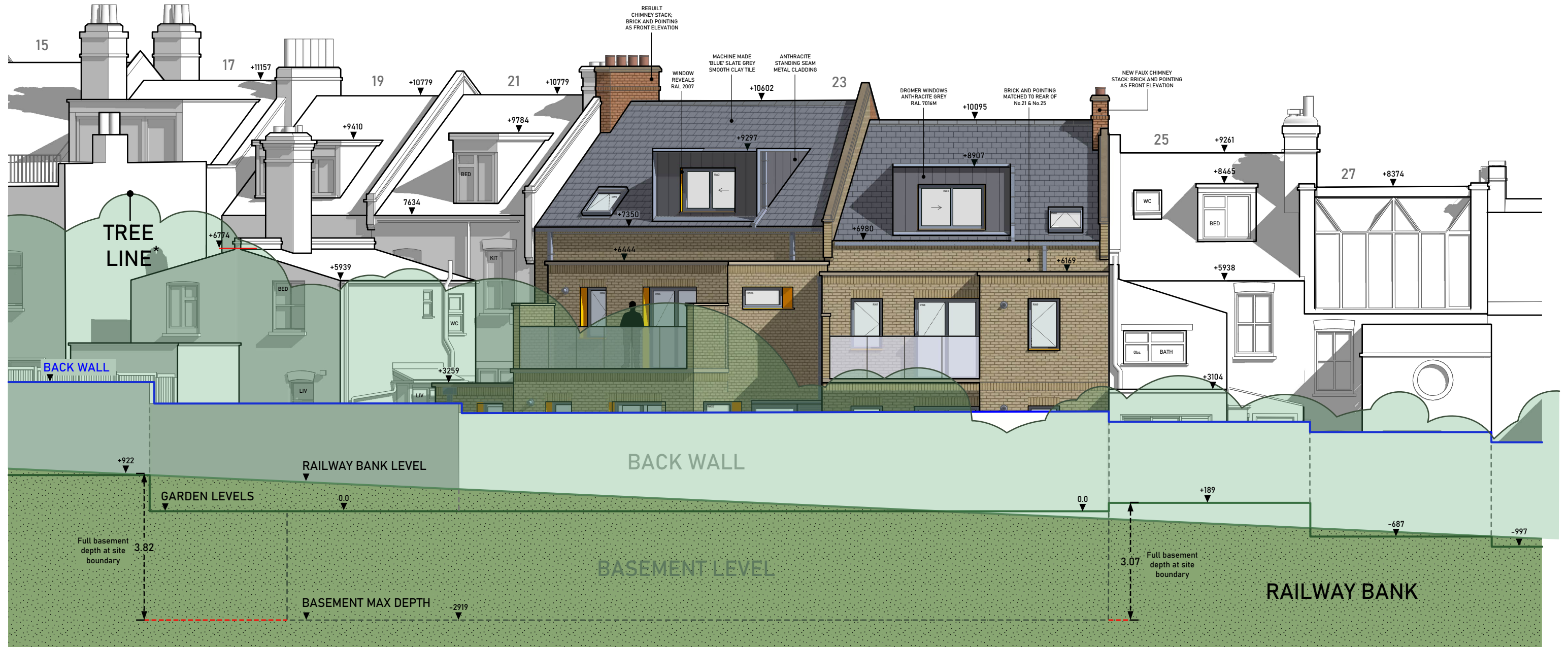


\* Tree line and foliage cover varies due to seasonal changes and intermittent cutting back by Network Rail.

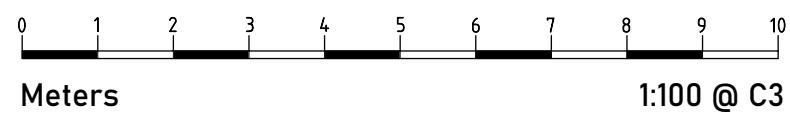


<p><b>PROPOSED REDEVELOPMENT AT</b>  <b>23 RAVENSHAW STREET, LONDON, NW6 1NP</b></p>	
<p><small>DRAWINGS FOR PLANNING ONLY. No implied license exists. This drawing should not be used to calculate areas for the purpose of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. This drawing is to be read in conjunction with all other contract documents and specifications and all other consultants drawings. All levels and dimensions should be checked on site. All work must comply with relevant British Standards and Building Regulation requirements. Drawing errors and omissions must be reported to the designer.</small></p>	
<p>Applicant: Mr C Taylor          Application Number: PP-12699131</p>	<p><b>SHEET 7</b>          Revised: February 19, 2024</p>

# PROPOSED REAR ELEVATION FACING SW



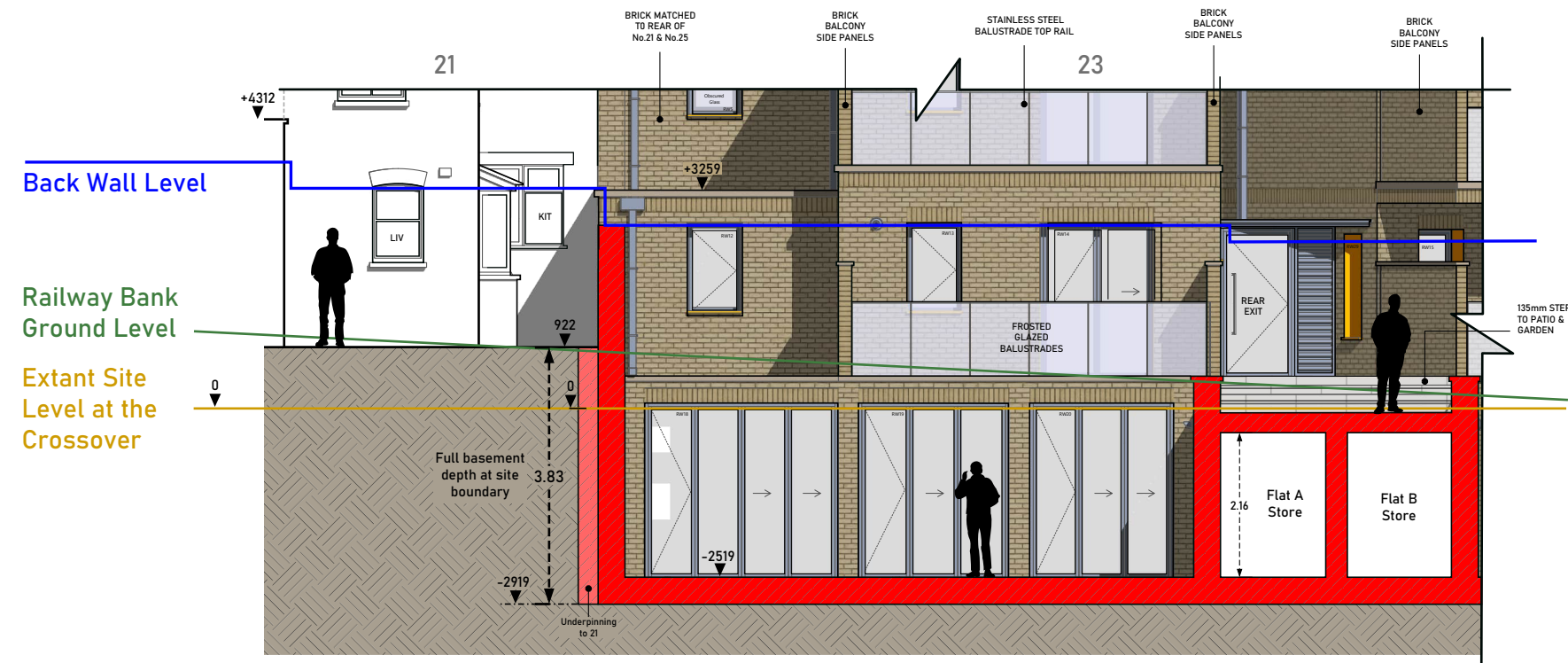
\* Tree line and foliage cover varies due to seasonal changes and intermittent cutting back by Network Rail.



<p><b>PROPOSED REDEVELOPMENT AT</b>  <b>23 RAVENSHAW STREET, LONDON, NW6 1NP</b></p>	
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<p>Applicant: Mr C Taylor          Application Number: PP-12699131</p>	<p><b>SHEET 8</b>          Revised: February 19, 2024</p>



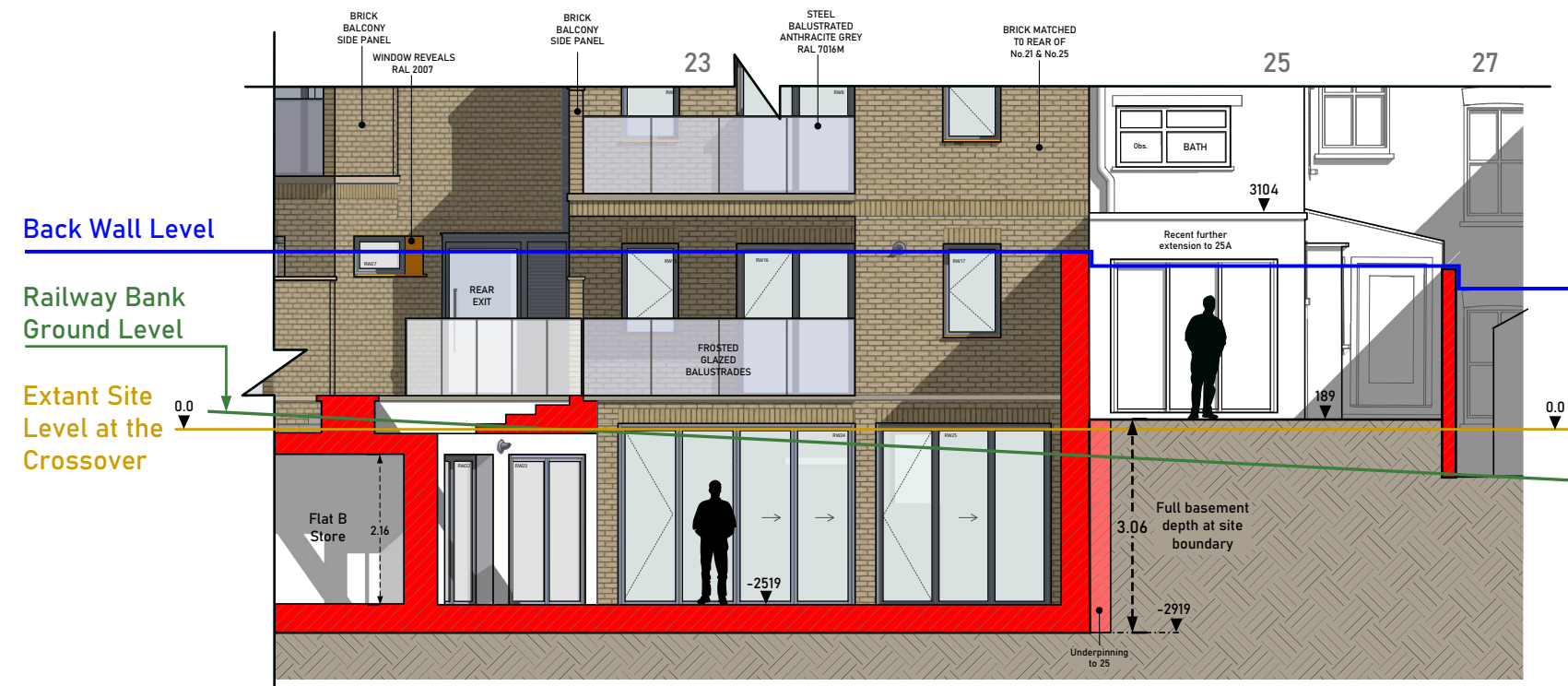
# LIGHTWELL SECTIONS



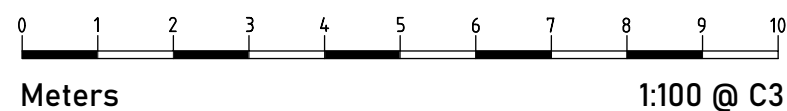
SECTION SHOWING W/SW GROUND & LOWER GROUND FLOOR WITH LIGHTWELL



SECTION THROUGH FRONT BASEMENT LIGHTWELL

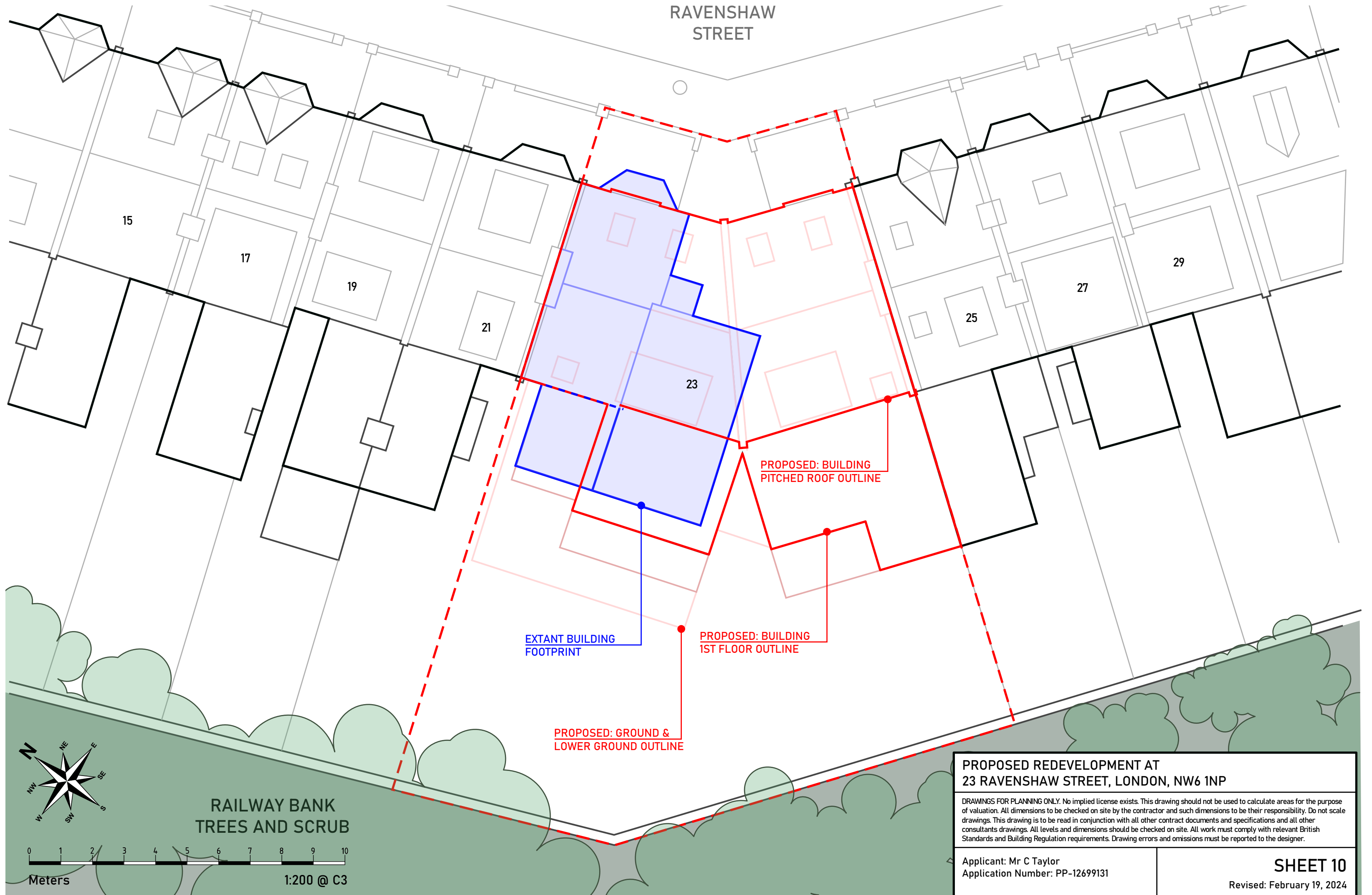


SECTION SHOWING SW GROUND & LOWER GROUND FLOOR WITH LIGHTWELL

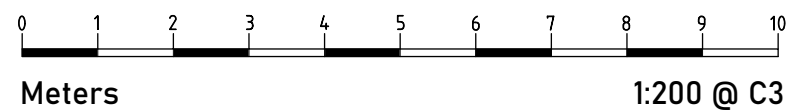
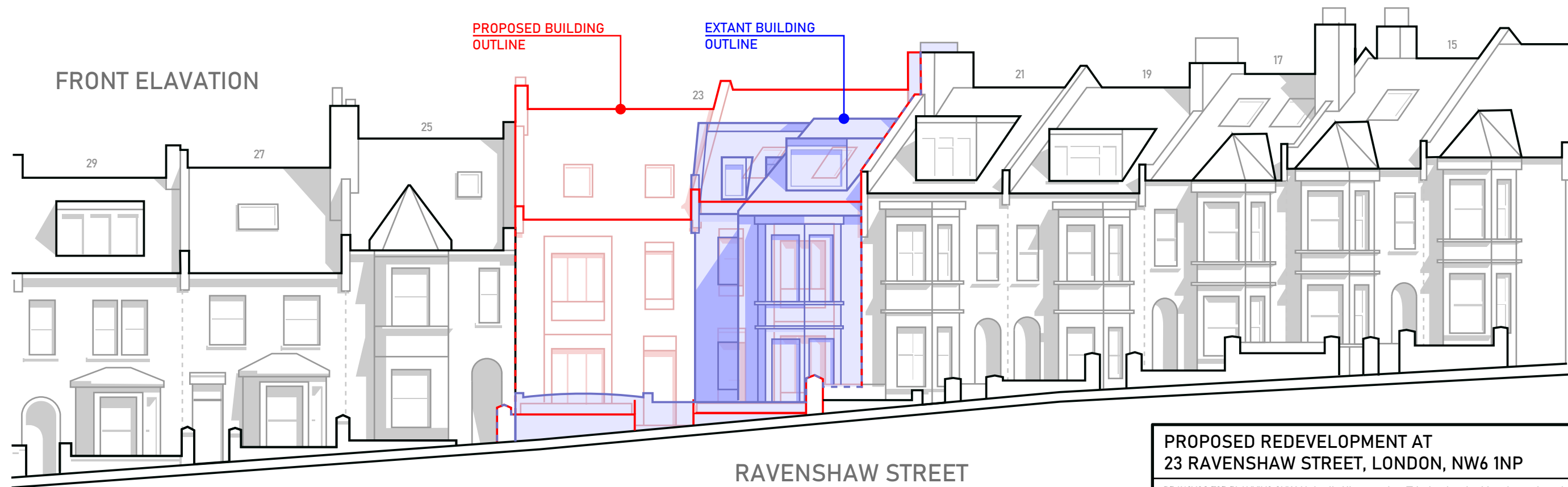
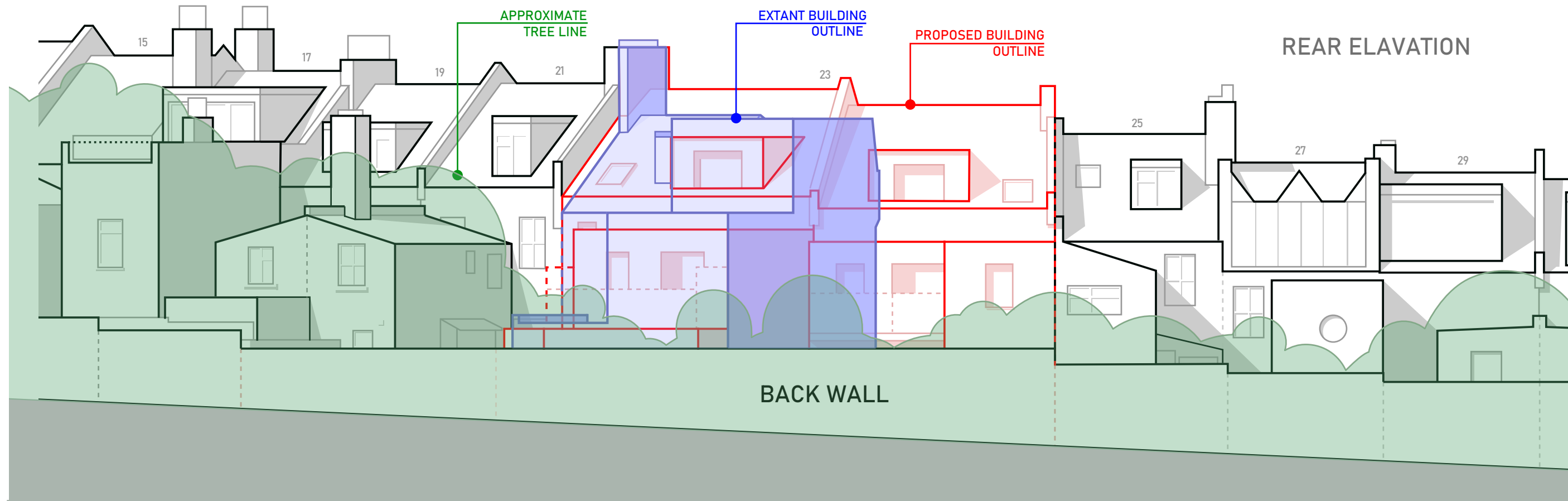


<p><b>PROPOSED REDEVELOPMENT AT 23 RAVENSHAW STREET, LONDON, NW6 1NP</b></p>	
<p><small>DRAWINGS FOR PLANNING ONLY. No implied license exists. This drawing should not be used to calculate areas for the purpose of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. This drawing is to be read in conjunction with all other contract documents and specifications and all other consultants drawings. All levels and dimensions should be checked on site. All work must comply with relevant British Standards and Building Regulation requirements. Drawing errors and omissions must be reported to the designer.</small></p>	
<p>Applicant: Mr C Taylor Application Number: PP-12699131</p>	<p><b>SHEET 9</b> Revised: February 19, 2024</p>

# MASSING: PROPOSED vs EXTANT ROOF PLAN

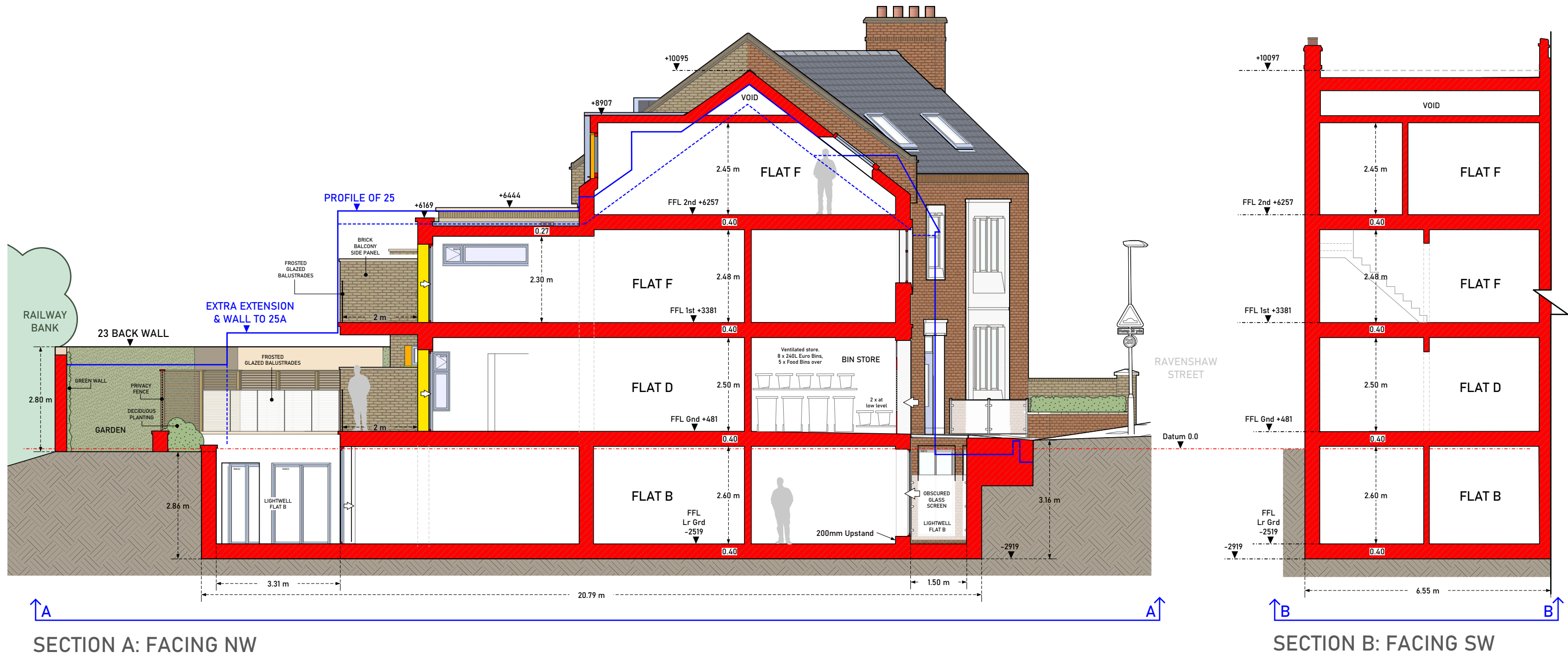


# MASSING: PROPOSED vs EXTANT ELAVATIONS



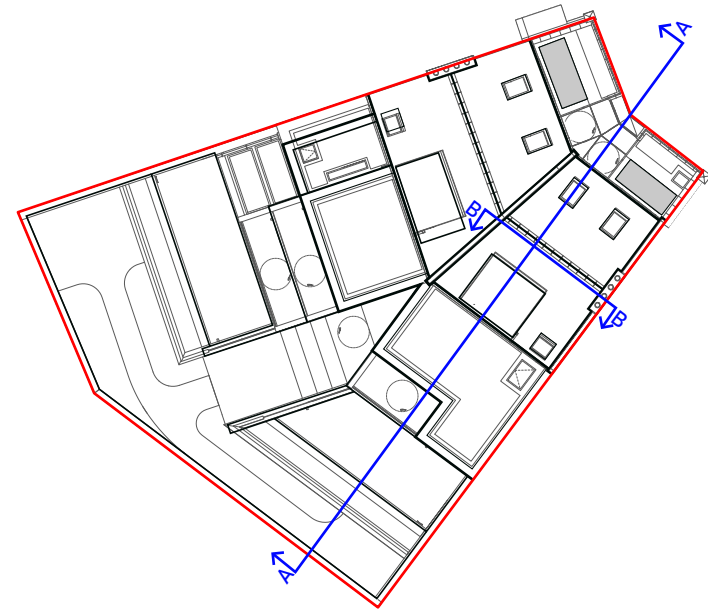
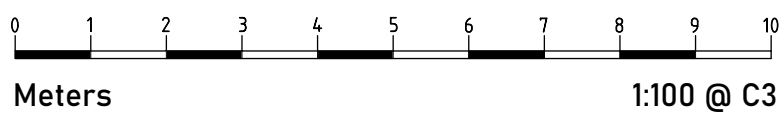
<p><b>PROPOSED REDEVELOPMENT AT 23 RAVENSHAW STREET, LONDON, NW6 1NP</b></p>	
<p><small>DRAWINGS FOR PLANNING ONLY. No implied license exists. This drawing should not be used to calculate areas for the purpose of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. This drawing is to be read in conjunction with all other contract documents and specifications and all other consultants drawings. All levels and dimensions should be checked on site. All work must comply with relevant British Standards and Building Regulation requirements. Drawing errors and omissions must be reported to the designer.</small></p>	
<p>Applicant: Mr C Taylor Application Number: PP-12699131</p>	<p><b>SHEET 11</b> Revised: February 19, 2024</p>

# PROPOSED SECTIONS 01



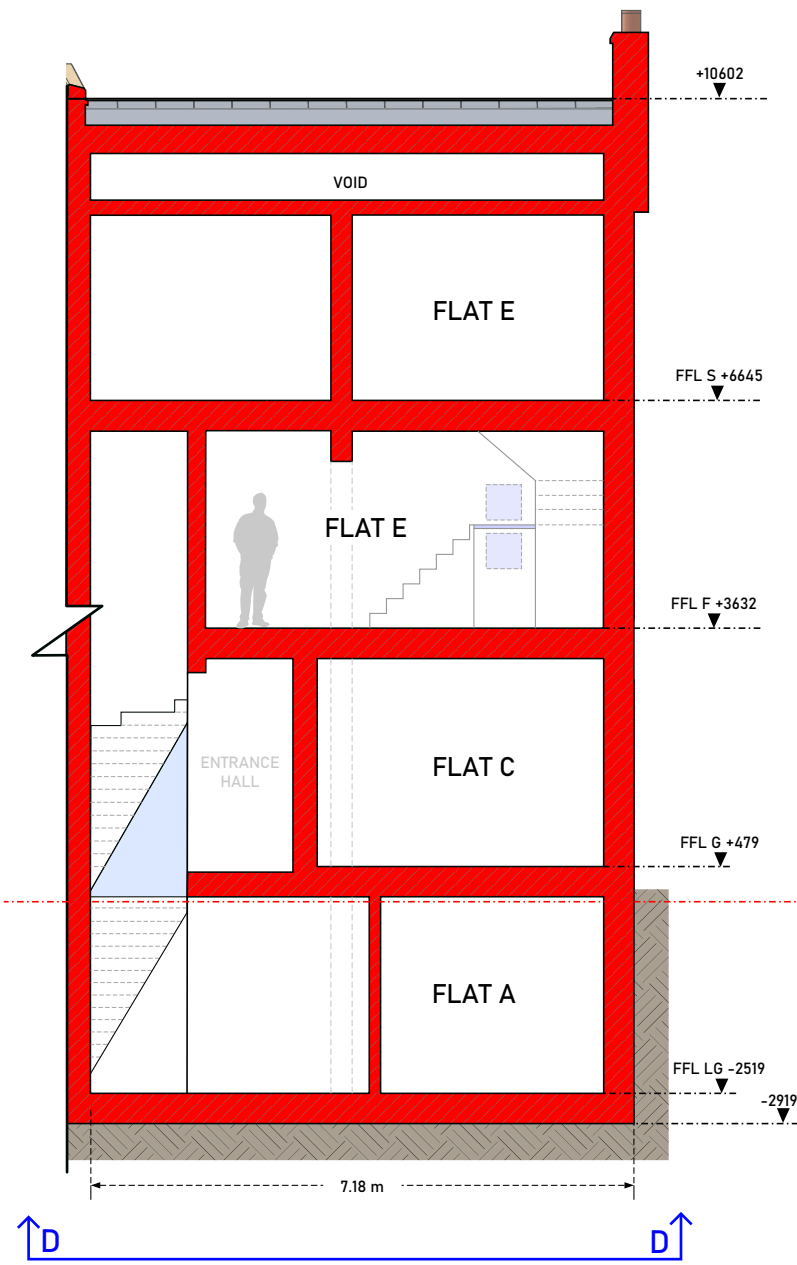
SECTION A: FACING NW

SECTION B: FACING SW

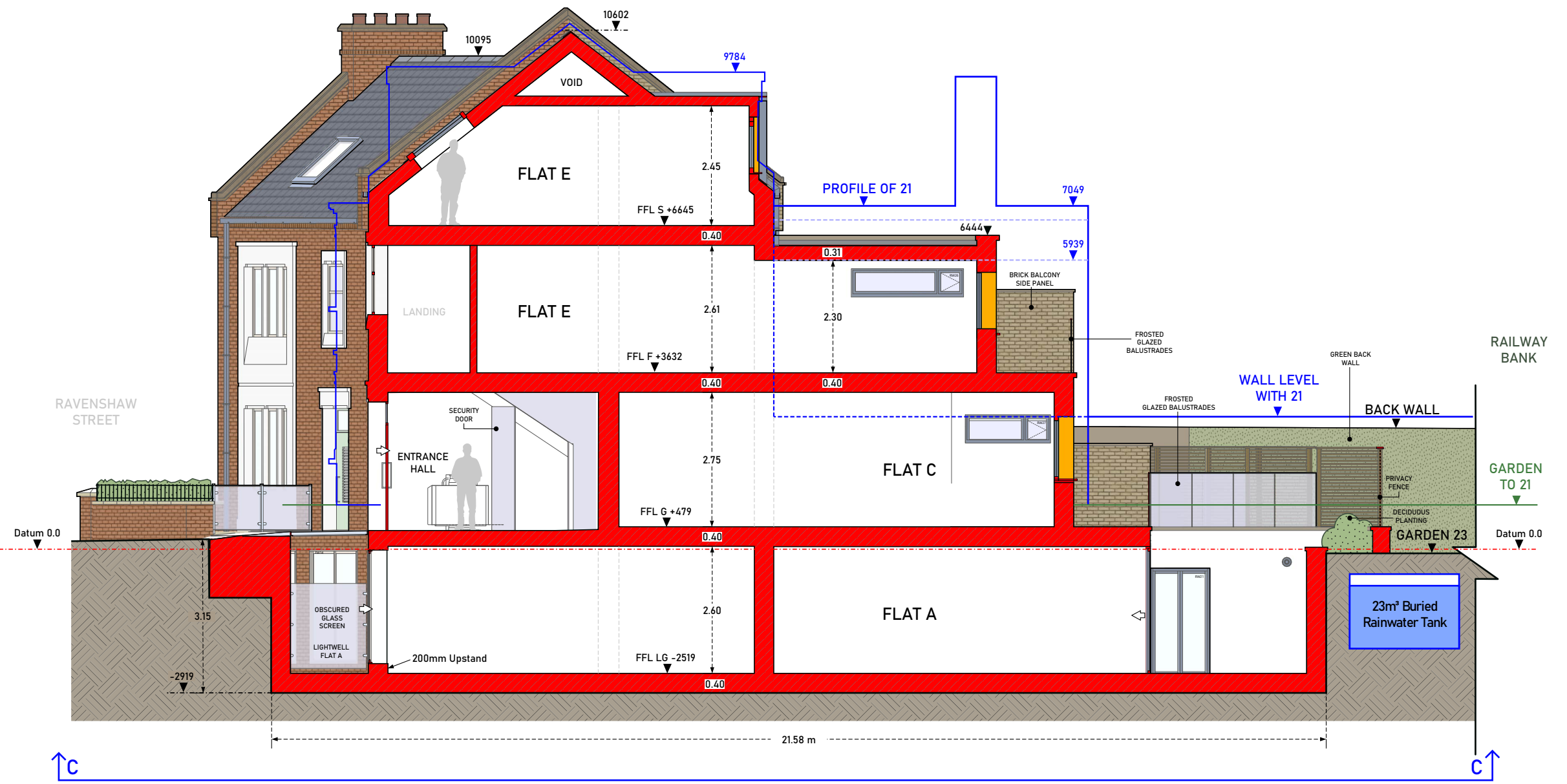


<p><b>PROPOSED REDEVELOPMENT AT</b>  <b>23 RAVENSHAW STREET, LONDON, NW6 1NP</b></p>	
<p><small>DRAWINGS FOR PLANNING ONLY. No implied license exists. This drawing should not be used to calculate areas for the purpose of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. This drawing is to be read in conjunction with all other contract documents and specifications and all other consultants drawings. All levels and dimensions should be checked on site. All work must comply with relevant British Standards and Building Regulation requirements. Drawing errors and omissions must be reported to the designer.</small></p>	
<p>Applicant: Mr C Taylor          Application Number: PP-12699131</p>	<p><b>SHEET 12</b>          Revised: February 19, 2024</p>

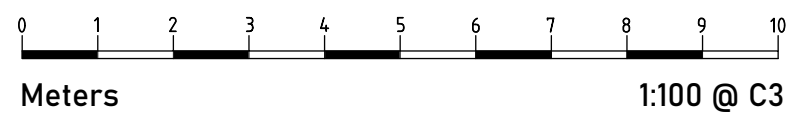
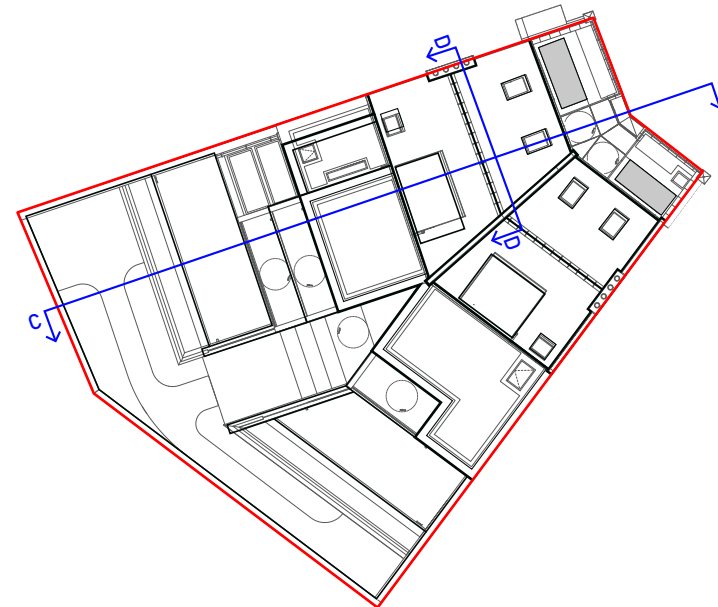
# PROPOSED SECTIONS 02



SECTION D: FACING W/SW



SECTION C: FACING S/SE



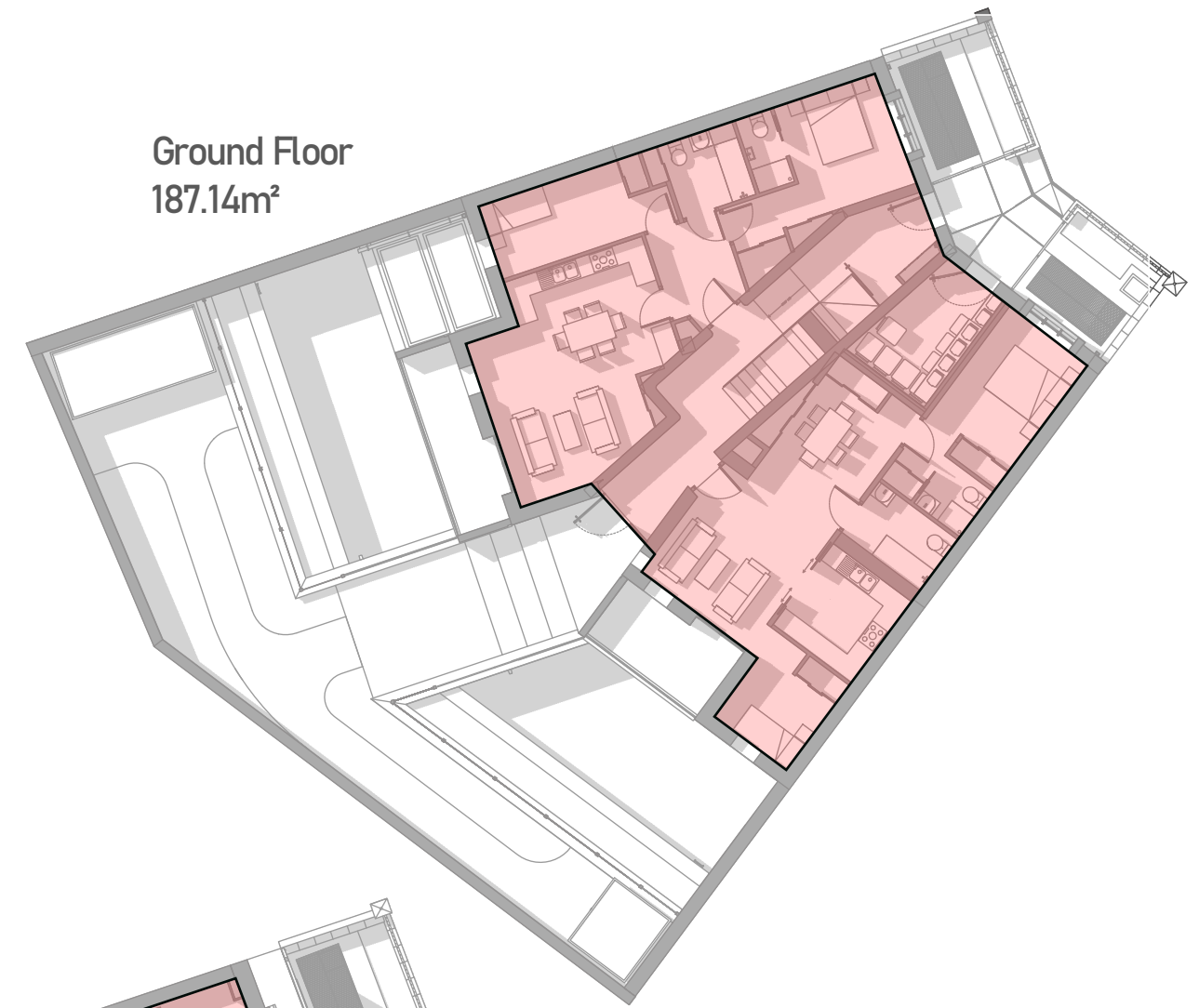
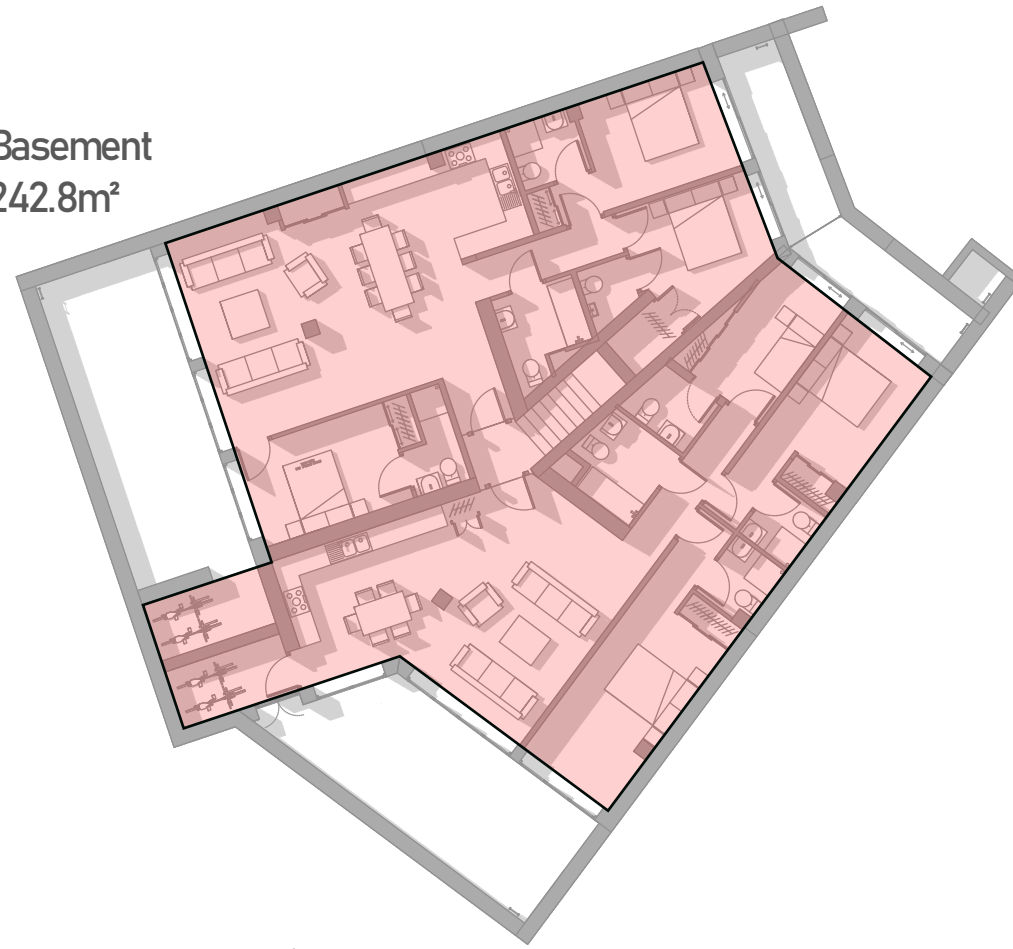
<p><b>PROPOSED REDEVELOPMENT AT 23 RAVENSHAW STREET, LONDON, NW6 1NP</b></p>	
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<p>Applicant: Mr C Taylor Application Number: PP-12699131</p>	<p><b>SHEET 13</b> Revised: February 19, 2024</p>

# PROPOSED GROSS GIA

Basement  
242.8m<sup>2</sup>

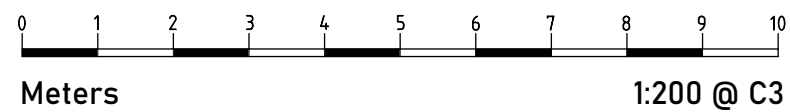
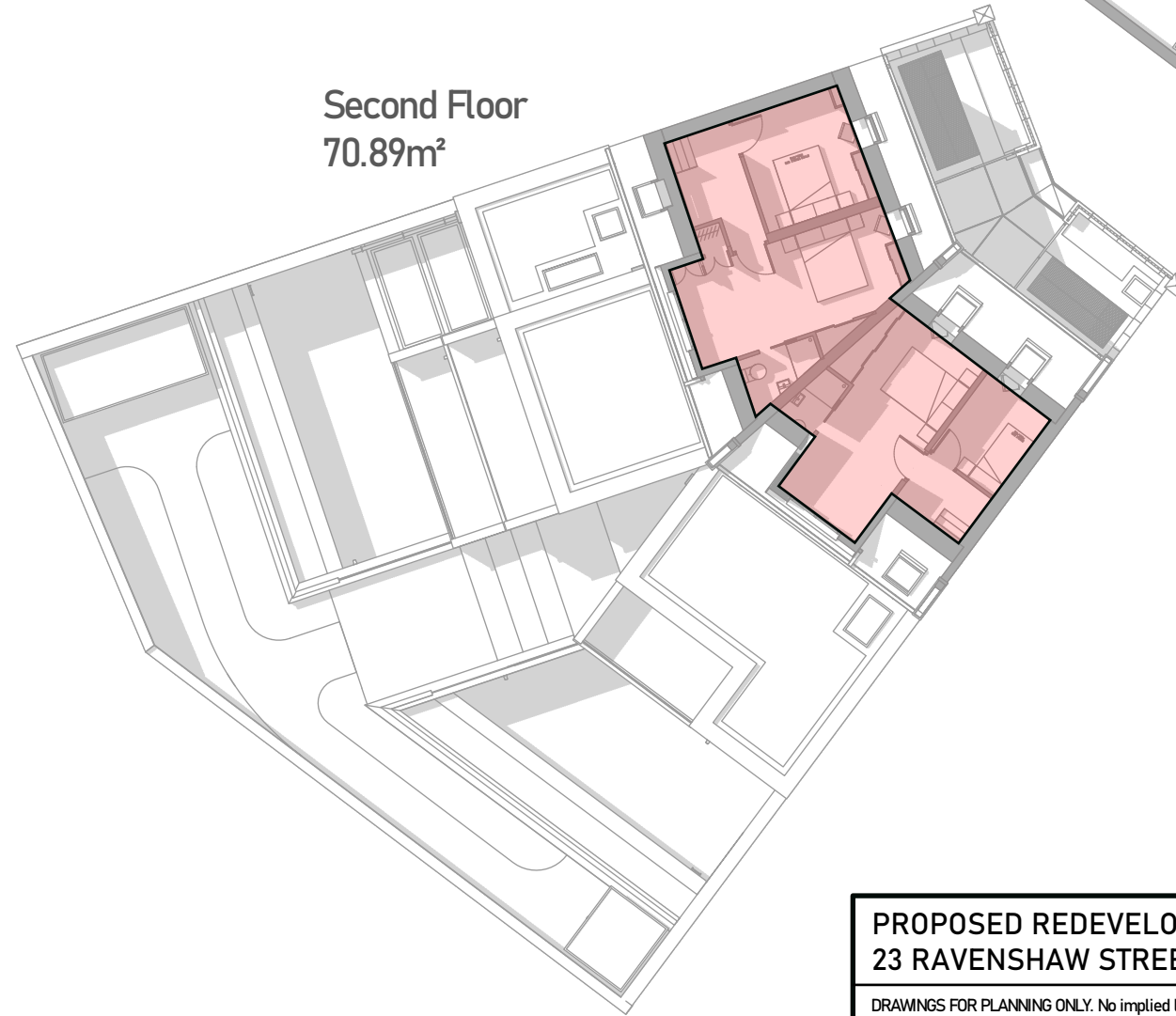
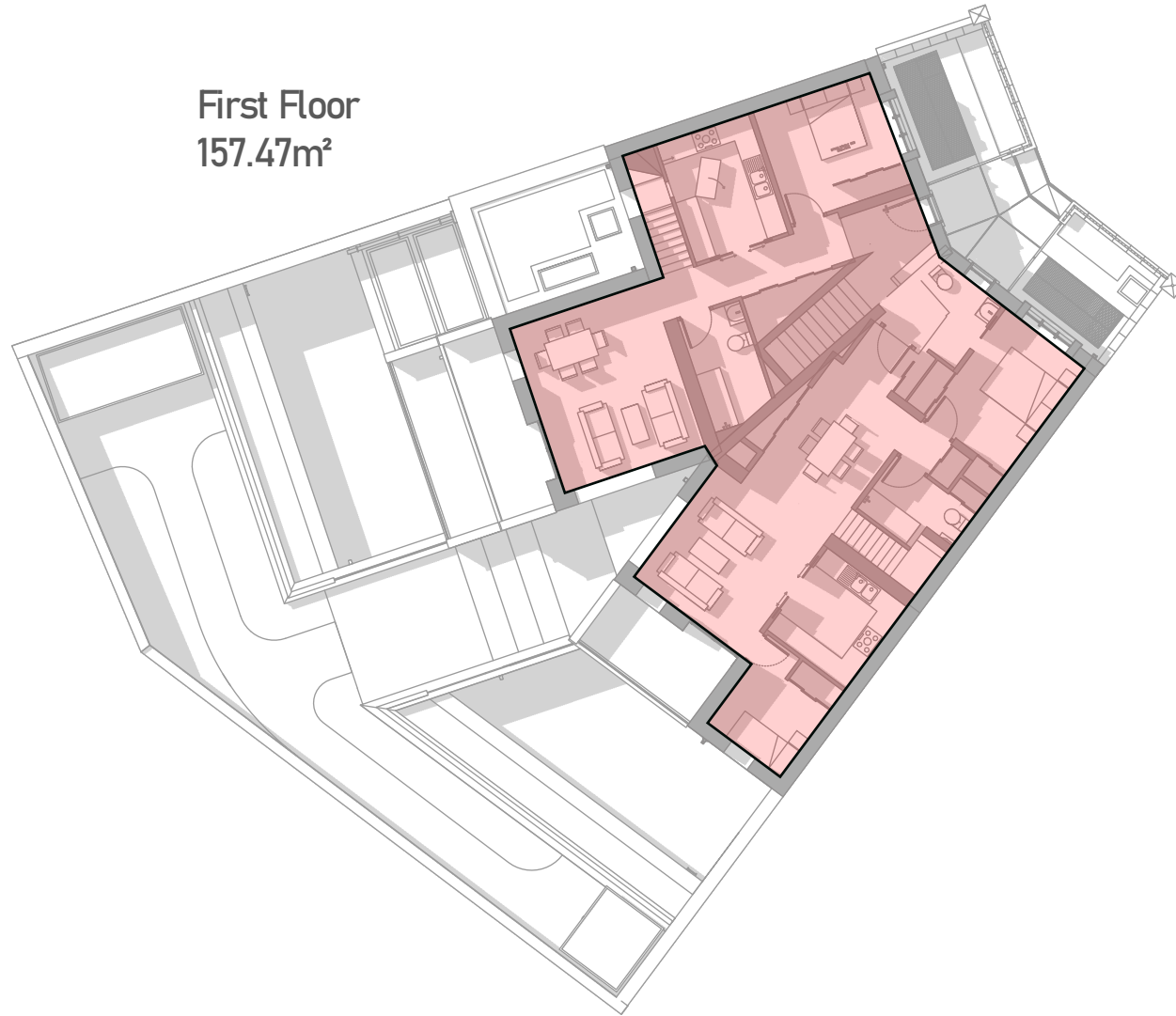
Ground Floor  
187.14m<sup>2</sup>

Basement: 242.8m<sup>2</sup>  
Ground Floor: 187.14m<sup>2</sup>  
First Floor: 157.47m<sup>2</sup>  
Second Floor: 70.89m<sup>2</sup>  
  
Total: 658.3m<sup>2</sup>



First Floor  
157.47m<sup>2</sup>

Second Floor  
70.89m<sup>2</sup>



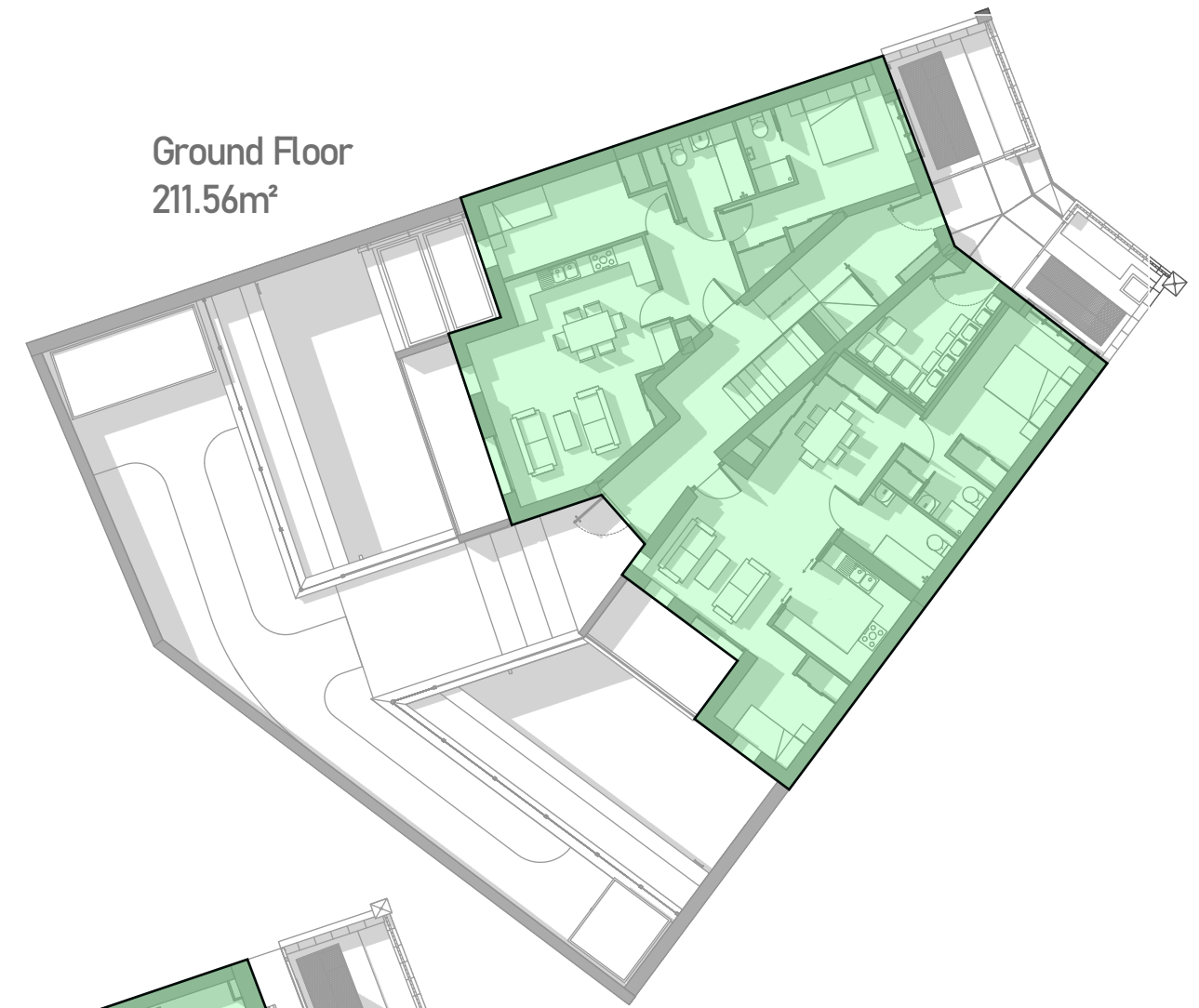
<b>PROPOSED REDEVELOPMENT AT 23 RAVENSHAW STREET, LONDON, NW6 1NP</b>	
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Applicant: Mr C Taylor Application Number: PP-12699131	<b>SHEET 14</b> Revised: February 19, 2024

# PROPOSED GEA

Basement  
271.03m<sup>2</sup>

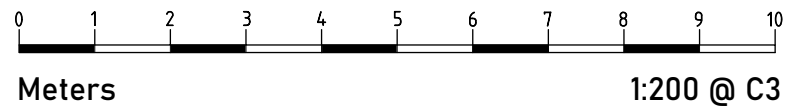
Ground Floor  
211.56m<sup>2</sup>

Basement: 271.03m<sup>2</sup>  
Ground Floor: 211.56m<sup>2</sup>  
First Floor: 183.43m<sup>2</sup>  
Second Floor: 88.23m<sup>2</sup>  
  
Total: 754.24 m<sup>2</sup>



First Floor  
183.43m<sup>2</sup>

Second Floor  
88.23m<sup>2</sup>

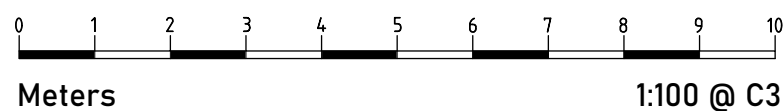
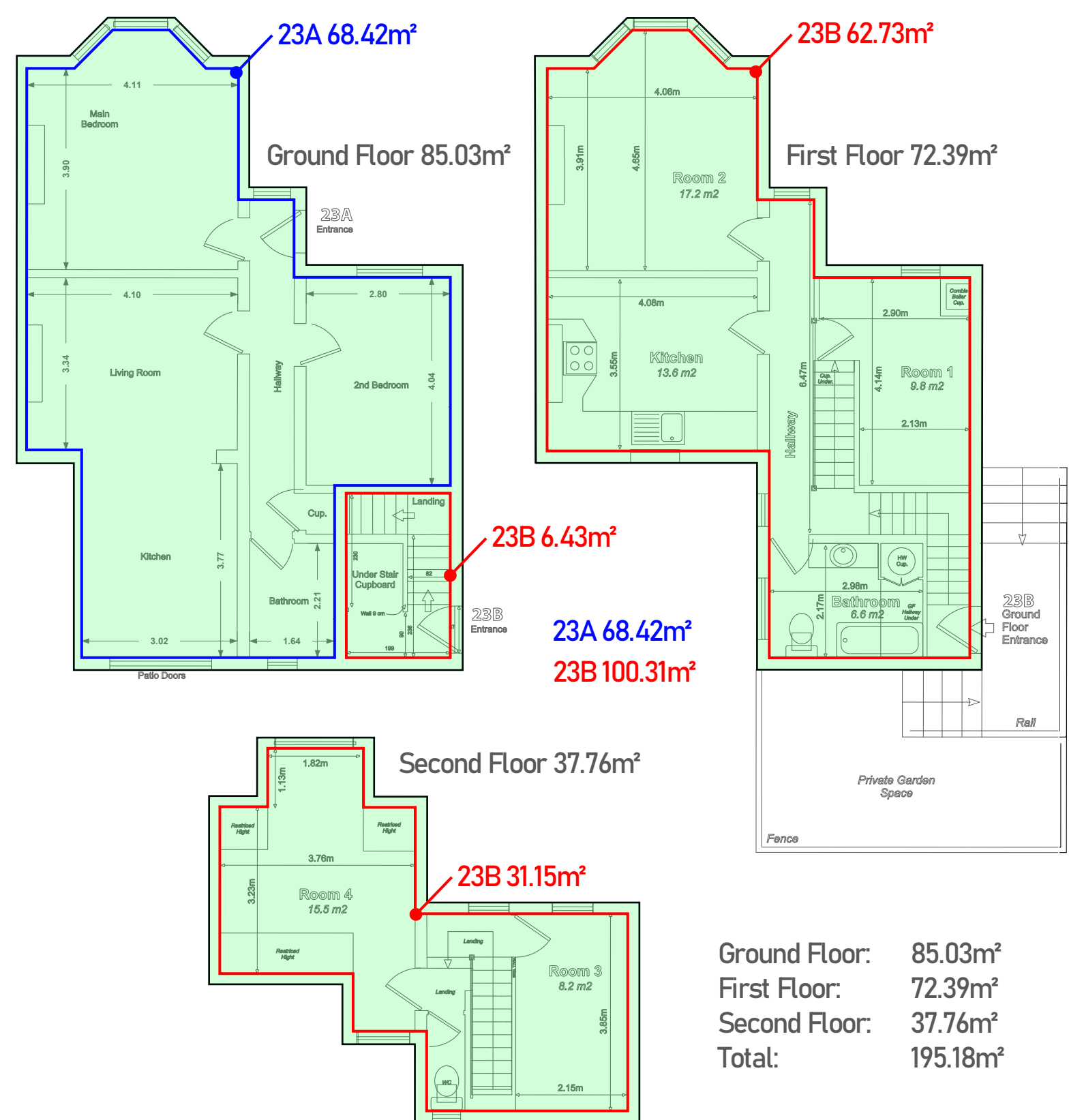


<b>PROPOSED REDEVELOPMENT AT 23 RAVENSHAW STREET, LONDON, NW6 1NP</b>	
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Applicant: Mr C Taylor Application Number: PP-12699131	<b>SHEET 15</b> Revised: February 19, 2024

# GROSS EXTANT GIA



# GROSS EXTANT GEA



**PROPOSED REDEVELOPMENT AT  
23 RAVENSHAW STREET, LONDON, NW6 1NP**

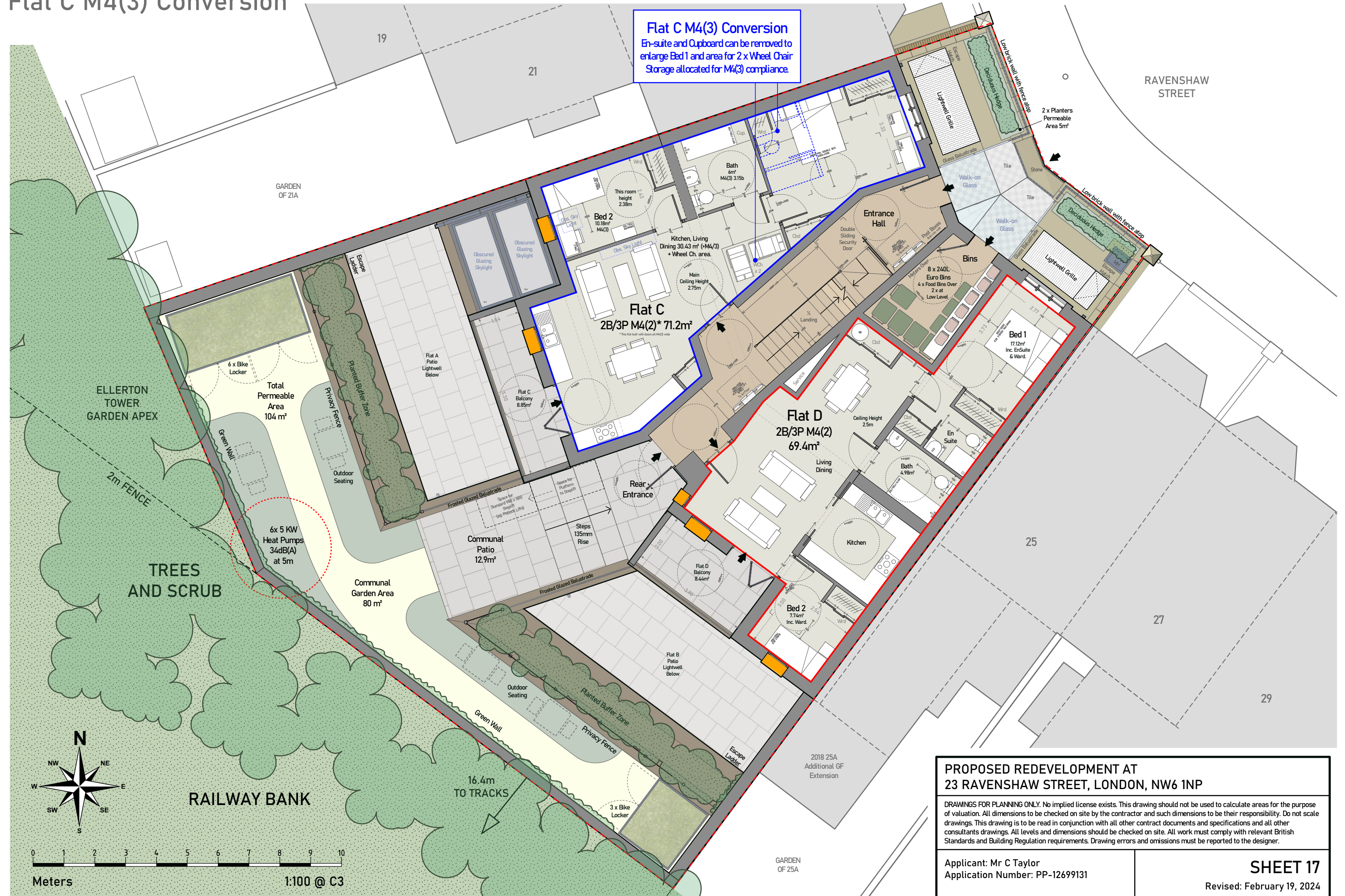
DRAWINGS FOR PLANNING ONLY. No implied license exists. This drawing should not be used to calculate areas for the purpose of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. This drawing is to be read in conjunction with all other contract documents and specifications and all other consultants drawings. All levels and dimensions should be checked on site. All work must comply with relevant British Standards and Building Regulation requirements. Drawing errors and omissions must be reported to the designer.

Applicant: Mr C Taylor  
Application Number: PP-12699131

**SHEET 16**  
Revised: February 19, 2024



# Flat C M4(3) Conversion



**Flat C M4(3) Conversion**  
 En-suite and Cupboard can be removed to enlarge Bed 1 and area for 2 x Wheel Chair Storage allocated for M4(3) compliance.

**PROPOSED REDEVELOPMENT AT**  
**23 RAVENSHAW STREET, LONDON, NW6 1NP**

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Applicant: Mr C Taylor Application Number: PP-12699131	<b>SHEET 17</b> Revised: February 19, 2024
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