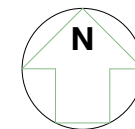


## LOWER GROUND FLOOR SITE PLAN : EXISTING

Scale 1:100



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## LOCATION PLAN

Scale 1:1250



Front elevation



Rear elevation



View of concrete store cupboards to front well



View of concrete store cupboards to front well

## EXISTING CONTEXT PHOTOGRAPHS

### SCHEME LEVEL

Based on record drawings by others

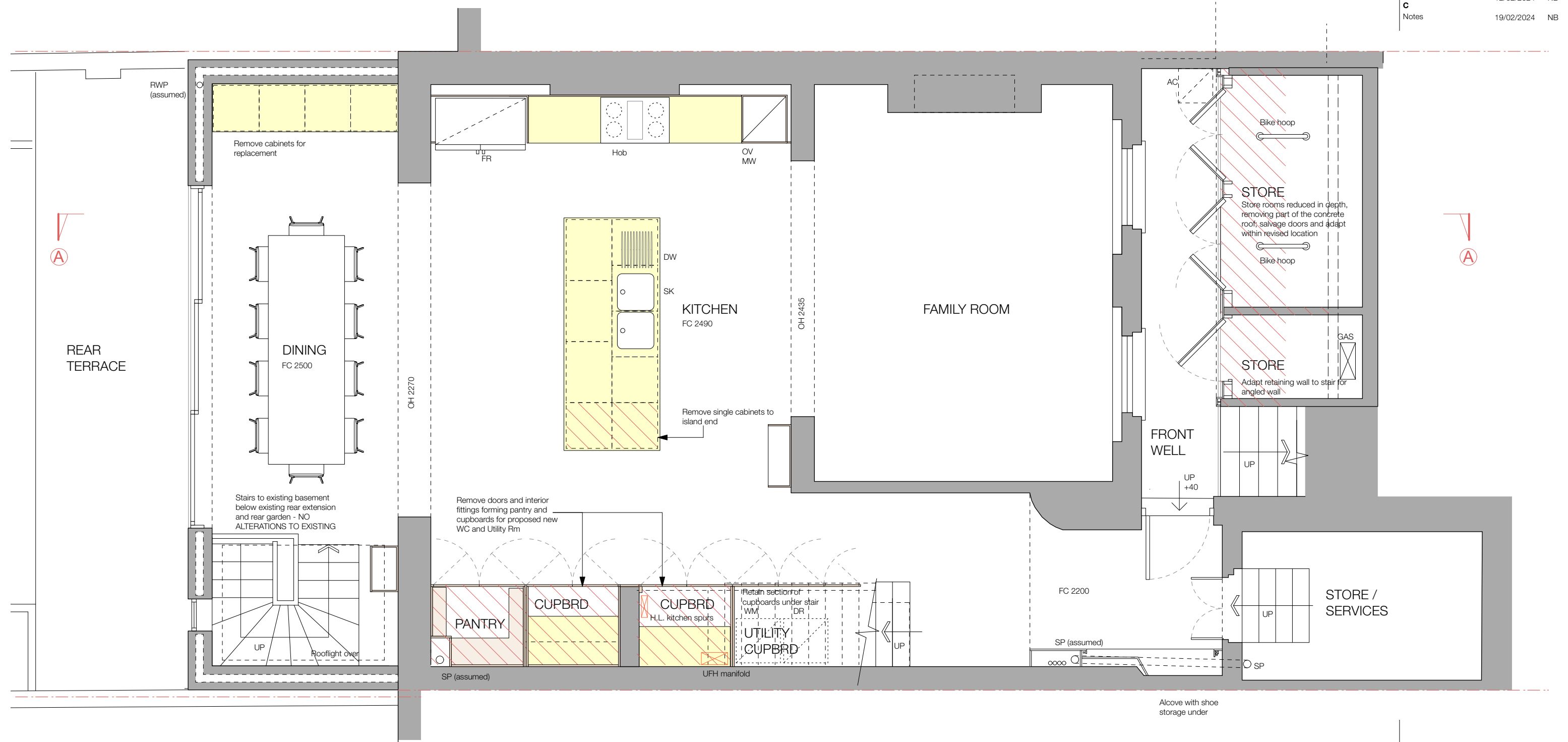
Project name:  
5 Gloucester Crescent, London, NW1 7DS

Drawing name:  
Lower Ground Floor Site Plan : Existing  
OS Location Plan

Date: 09/01/2024	Job No: <b>2023-14</b>	Drawing No: <b>01</b>
Scale: 1:100 @ A3	Revision:	Drawn by: NB



REVISIONS	Date	Int
<b>A</b>		
Front well; notes	31/01/2024	NB
<b>B</b>		
Front well	12/02/2024	NB
<b>C</b>		
Notes	19/02/2024	NB



**LOWER GROUND FLOOR PLAN : EXISTING**

Scale 1:50



**SCHEME LEVEL**

Based on record drawings by others

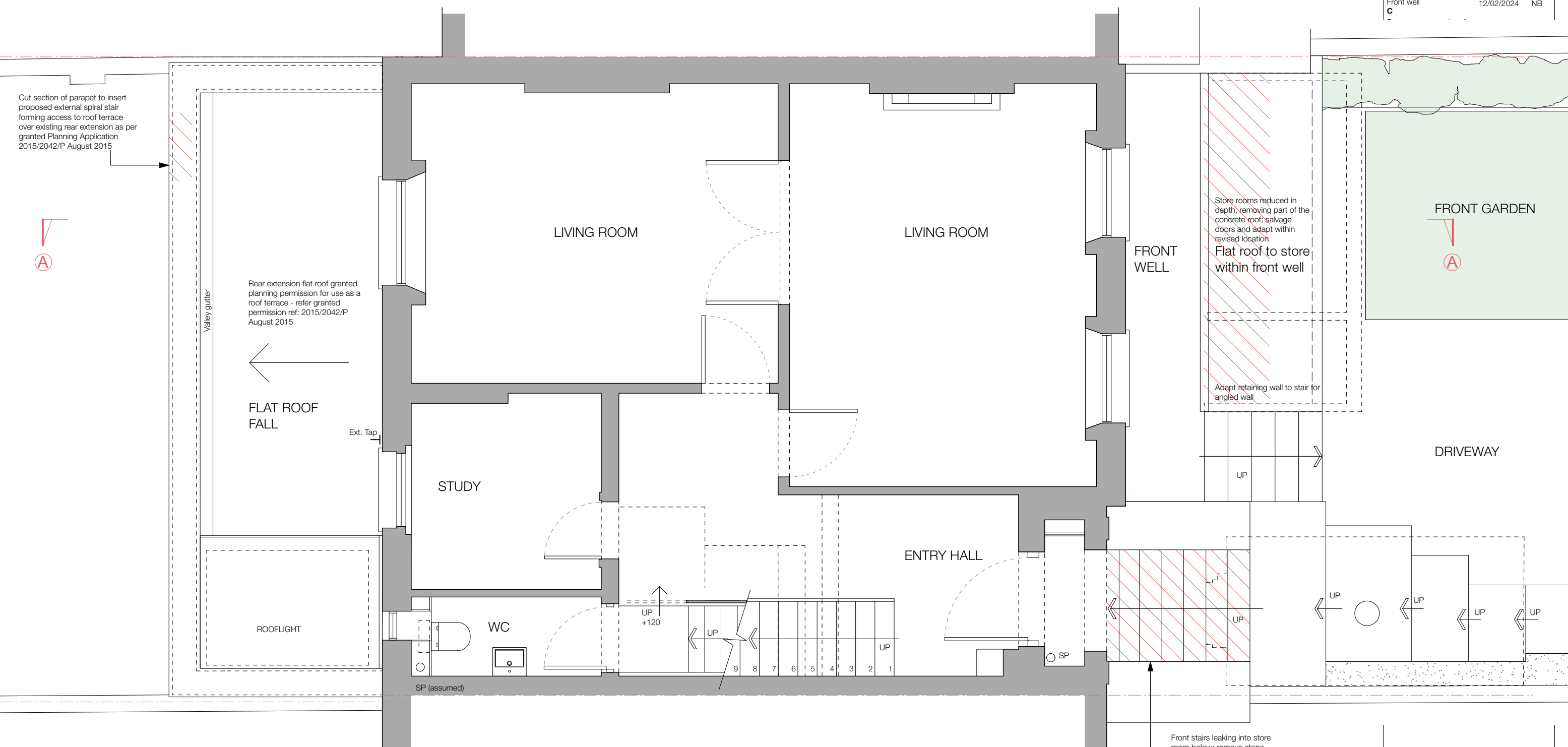
Project name:  
5 Gloucester Crescent, London, NW1 7DS

Drawing name:  
Lower Ground Floor Site Plan : Existing

Date: 09/01/2024	Job No: <b>2023-14</b>	Drawing No: <b>02</b>
Scale: 1:50 @ A3	Revision: <b>C</b>	Drawn by: NB



REVISIONS	Date	Int
<b>A</b>		
Front well	31/01/2024	NB
<b>B</b>		
Front well	12/02/2024	NB
<b>C</b>		



**GROUND FLOOR PLAN : EXISTING**  
Scale 1:50



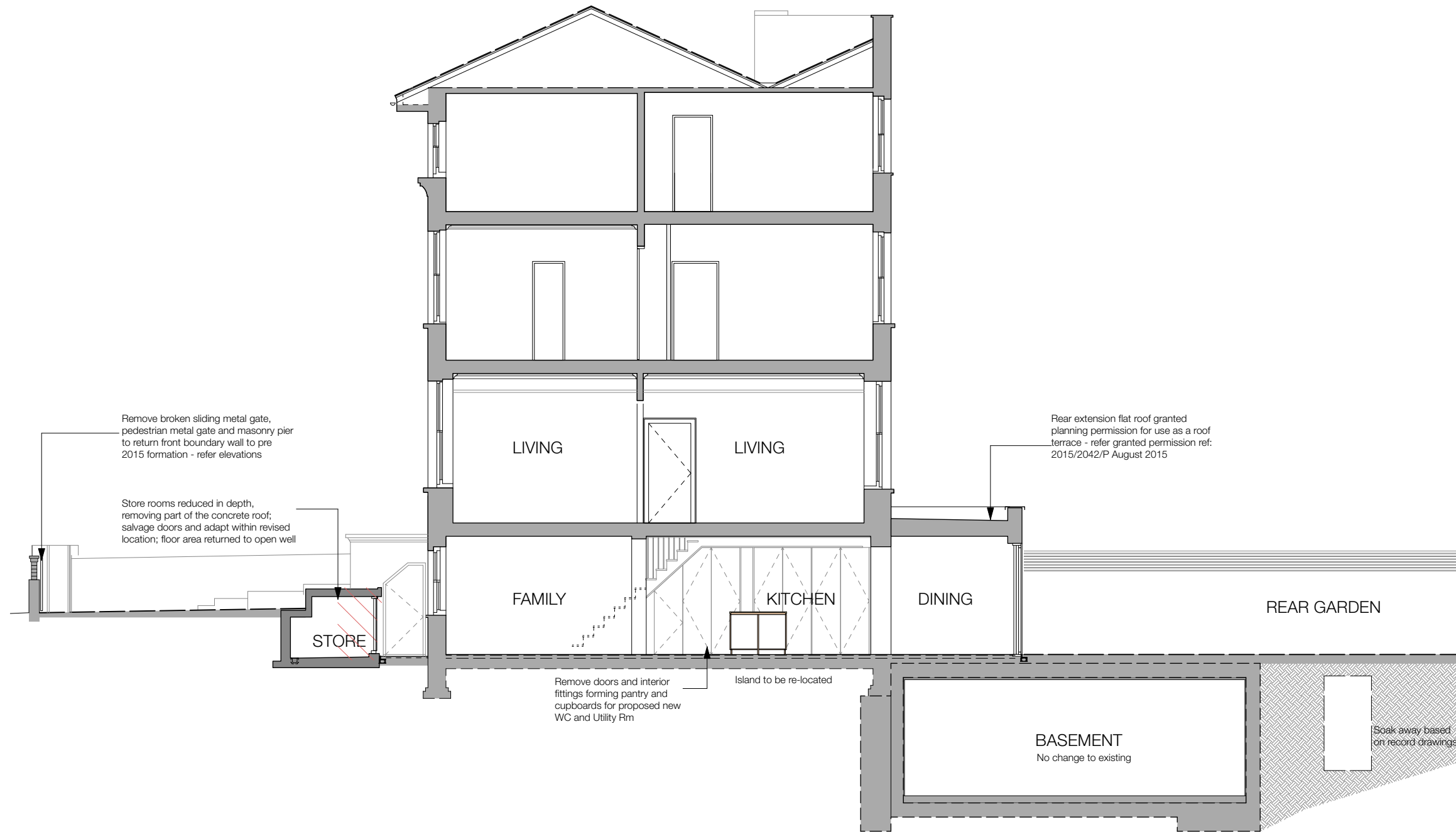
**SCHEME LEVEL**  
Based on record drawings by others

Project name:  
5 Gloucester Crescent, London, NW1 7DS

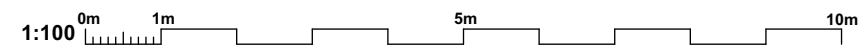
Drawing name:  
Ground Floor Site Plan : Existing

Date: 09/01/2024	Job No: <b>2023-14</b>	Drawing No: <b>03</b>
Scale: 1:50 @ A3	Revision: <b>C</b>	Drawn by: NB

REVISIONS	Date	Inl
<b>A</b>		
Notes	31/01/2024	NB
<b>B</b>		
Front well	12/02/2024	NB



**SECTION AA : EXISTING**  
Scale 1:100



**SCHEME LEVEL**

Based on record drawings by others

Project name: 5 Gloucester Crescent, London, NW1 7DS		
Drawing name: Section AA : Existing		
Date: 09/01/2024	Job No: <b>2023-14</b>	Drawing No: <b>04</b>
Scale: 1:100 @ A3	Revision: <b>B</b>	Drawn by: NB



REVISIONS	Date	Inl
<b>A</b>		
Notes	31/01/2024	NB
<b>B</b>		
Remove proposed door opening to roof terrace	05/06/2024	NB



Dotted line indicates concrete store to front well  
Store rooms reduced in depth, removing part of the concrete roof; salvage doors and adapt within revised location; floor area returned to open well  
Cut section of parapet to insert proposed external spiral stair forming access to roof terrace over existing rear extension as per granted Planning Application 2015/2042/P August 2015



Remove broken sliding metal gate, pedestrian metal gate and masonry pier to return front boundary wall to pre 2015 formation



**FRONT ELEVATION : EXISTING**

**FRONT ELEVATION : STREET : EXISTING**

Scale 1:100

**REAR ELEVATION : EXISTING**

Scale 1:100



**SCHEME LEVEL**

Based on record drawings by others

Project name:  
5 Gloucester Crescent, London, NW1 7DS

Drawing name:  
Section AA : Existing

Date:  
09/01/2024

Job No:  
**2023-14**

Drawing No:  
**05**

Scale:  
1:100 @ A3

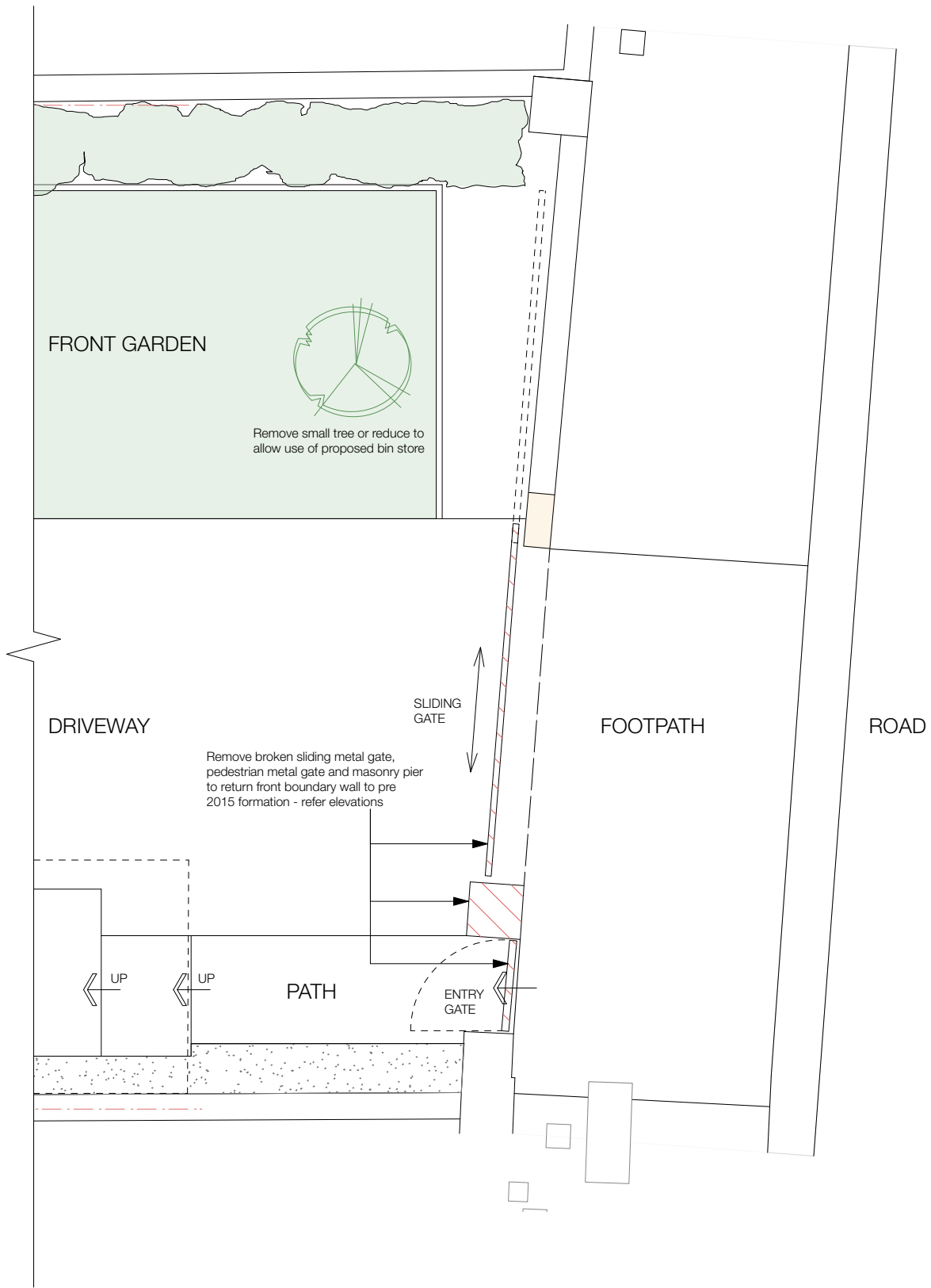
Revision:  
**B**

Drawn by:  
NB

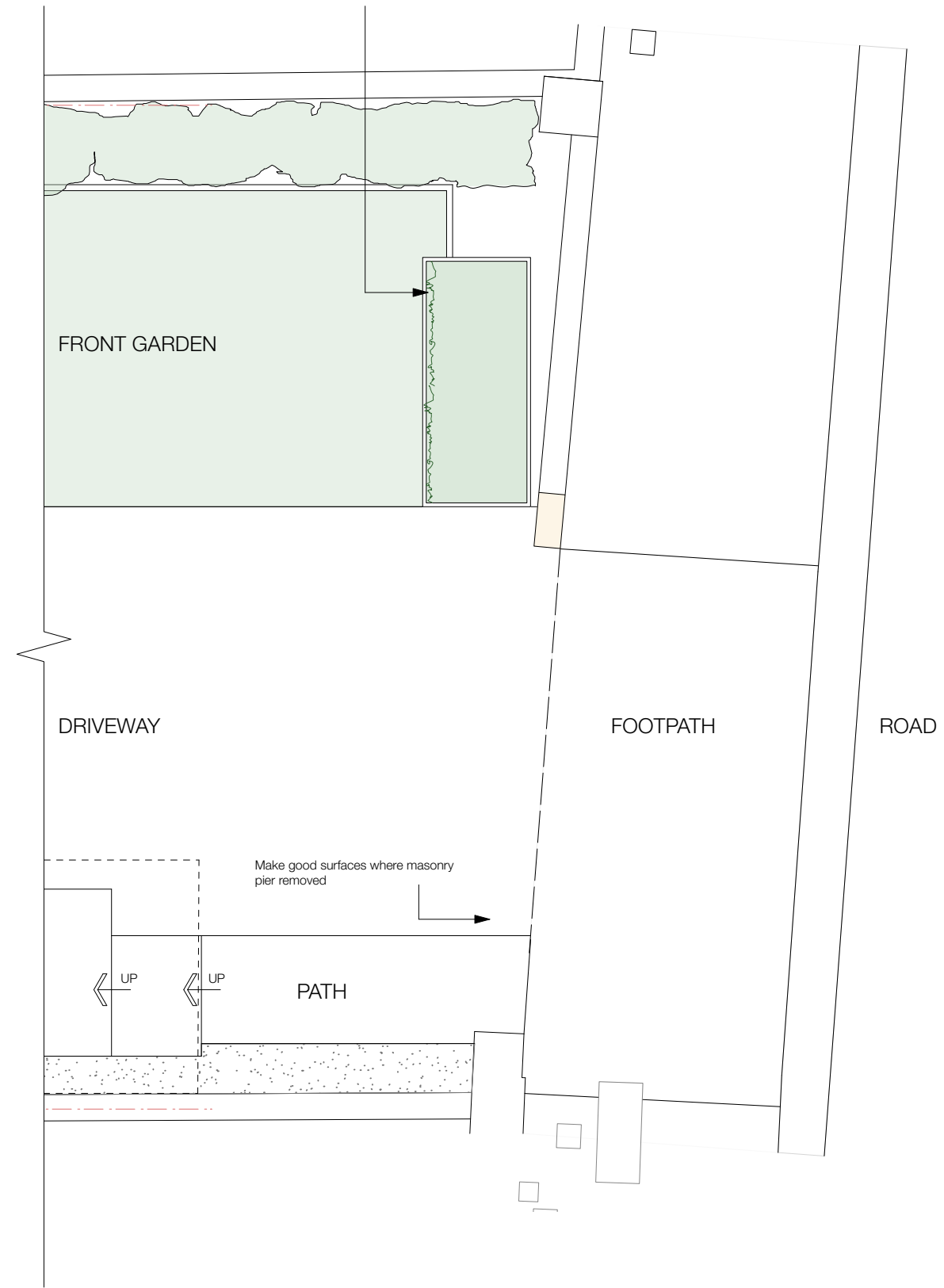


New bin store for 3 wheele bins as timber framed and clad structure with green roof. Off the shelf product such as example image right

REVISIONS	Date	Int
<b>A</b>		
Bin store	31/01/2024	NB



**FRONT BOUNDARY PLAN : EXISTING**  
Scale 1:50



**FRONT BOUNDARY PLAN : PROPOSED**  
Scale 1:50



**SCHEME LEVEL**  
Based on record drawings by others

Project name:  
5 Gloucester Crescent, London, NW1 7DS

Drawing name:  
Front Boundary Plan : Existing

Date: 10/01/2024	Job No: <b>2023-14</b>	Drawing No: <b>06</b>
Scale: 1:50 @ A3	Revision: <b>A</b>	Drawn by: NB



REVISIONS	Date	Int
<b>A</b>	31/01/2024	NB
<b>B</b>	12/02/2024	NB
<b>C</b>	19/02/2024	NB

Metal spiral stair up to roof terrace on rear extension flat roof as per granted Planning Application 2015/2042/P August 2015

Replace existing low level cabinets and worktop for tall cabinets in order to provide additional storage post removal of pantry and stores

Hob  
OV  
MW

**KITCHEN**  
FC 2490

**FAMILY ROOM**

**FRONT WELL**

UP

**LOBBY / LGF ENTRY HALL**  
FC 2200

**STORE / SERVICES**

**DINING**  
FC 2500

**REAR TERRACE**

New garden tool and BBQ store within existing wall recess; timber slats with hinged doors and green roof

Stairs to existing basement below existing rear extension and rear garden - NO ALTERATIONS TO EXISTING

Review option for high level glass panel to provide natural light into Utility (will compromise acoustics)

Hinged door on parliment hinges for Utility access; potential for port hole window to door

New separating partitions built with high acoustic specification + solid doors

Towel rad.

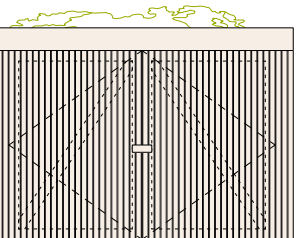
Large sink for dog washing 1000 cabinet

Pocket door access to WC from Utility

Curved partition

IHL. kitchen spurs

Retain section of cupboards under stair



Garden store in elevation

# LOWER GROUND FLOOR PLAN : PROPOSED

Scale 1:50

SP (assumed)

Connect WC waste to existing internal SP within concealed duct below worktop  
Form new Utility room with WM+DR below worktop plus large sink for dog washing; connect wastes to existing

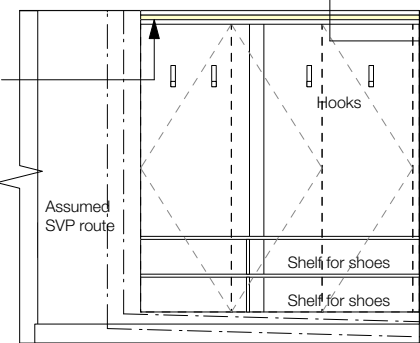
Existing UFH manifold retained; conceal within cistern duct with access panel  
Form new WC accessed via Utility; connect wastes to assumed SP  
Conceal existing kitchen bank of switched spurs within minimal depth cupboard at high level

LED strip light at high level built within new cupboards to provide light to Lobby area

Open up existing joinery and establish route of assumed soil pipe ready for increased shoe storage and coat hanging cupboard

Doors in dotted line

**Elevation of potential new shoe and coat storage**  
Scope TBC



## SCHEME LEVEL

Based on record drawings by others

Project name:  
5 Gloucester Crescent, London, NW1 7DS

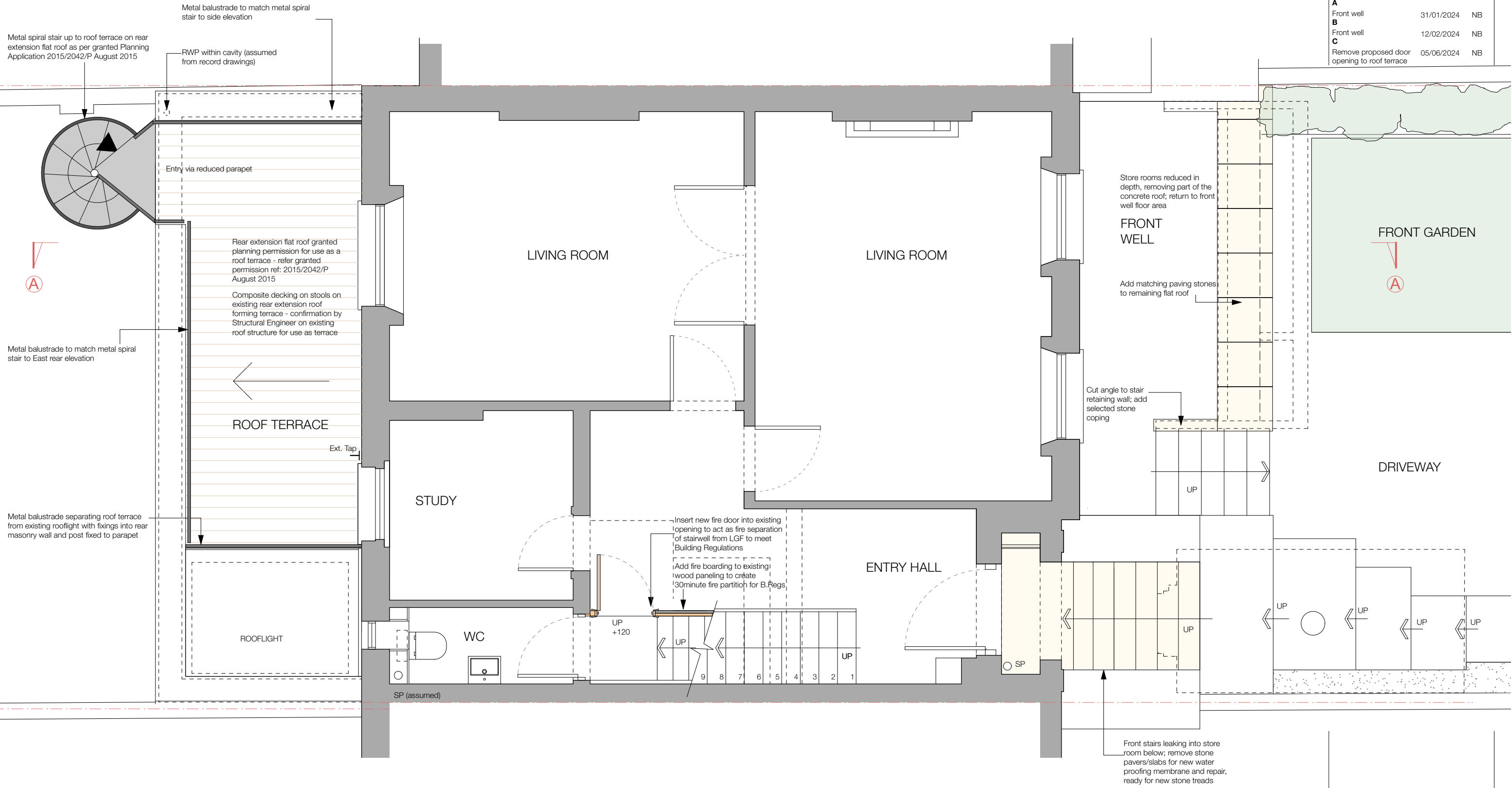
Drawing name:  
Lower Ground Floor Site Plan : Proposed

Date: 10/01/2024  
Job No: 2023-14  
Drawing No: 07

Scale: 1:50 @ A3  
Revision: C  
Drawn by: NB



REVISIONS	Date	Int
A		
Front well	31/01/2024	NB
B		
Front well	12/02/2024	NB
C		
Remove proposed door opening to roof terrace	05/06/2024	NB



# GROUND FLOOR PLAN : PROPOSED

Scale 1:50



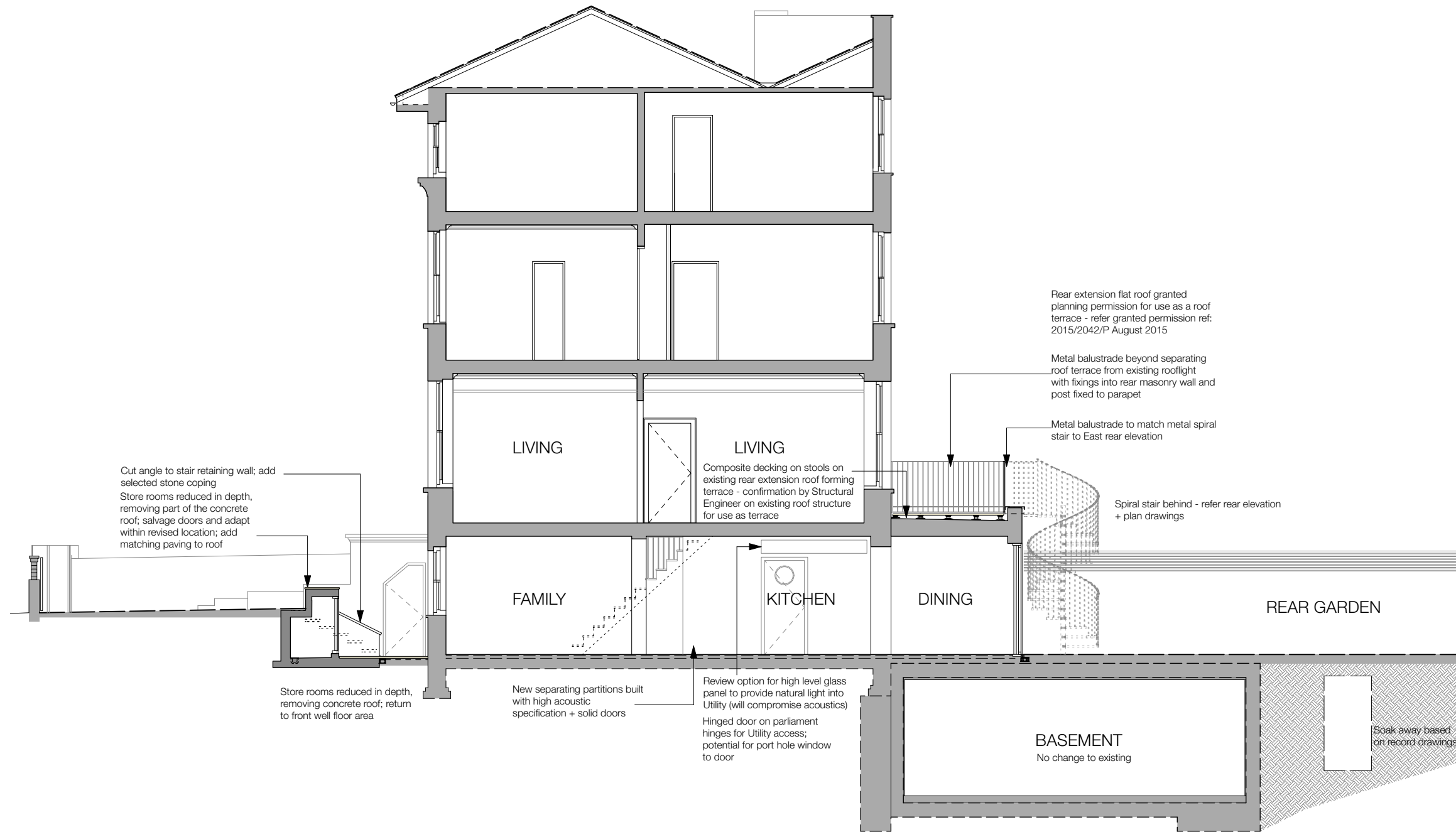
## SCHEME LEVEL

Based on record drawings by others

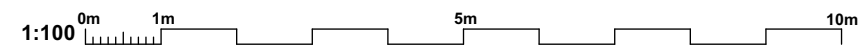
Project name: 5 Gloucester Crescent, London, NW1 7DS		
Drawing name: Ground Floor Site Plan : Proposed		
Date: 10/01/2024	Job No: 2023-14	Drawing No: 08
Scale: 1:50 @ A3	Revision: C	Drawn by: NB



REVISIONS	Date	Inl
<b>A</b>		
Front well	31/01/2024	NB
<b>B</b>		
Front well	12/02/2024	NB



**SECTION AA : PROPOSED**  
Scale 1:100



**SCHEME LEVEL**

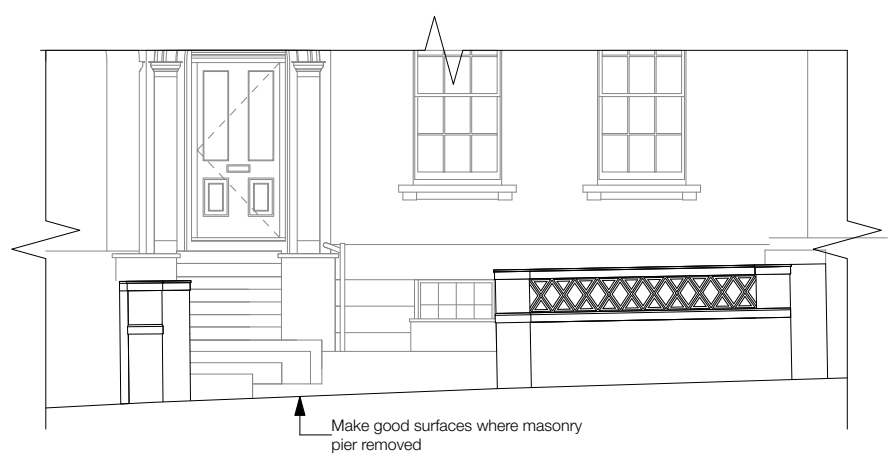
Based on record drawings by others

Project name: 5 Gloucester Crescent, London, NW1 7DS		
Drawing name: Section AA : Proposed		
Date: 10/01/2024	Job No: <b>2023-14</b>	Drawing No: <b>09</b>
Scale: 1:100 @ A3	Revision: <b>B</b>	Drawn by: NB

REVISIONS	Date	Inl
<b>A</b>		
Front well	31/01/2024	NB
<b>B</b>		
Front well	12/02/2024	NB
<b>C</b>		
Remove proposed door opening to roof terrace	05/06/2024	NB



**FRONT ELEVATION : EXISTING**



**FRONT ELEVATION : STREET : PROPOSED**

Scale 1:100

Rear extension flat roof granted planning permission for use as a roof terrace - refer granted permission ref: 2015/2042/P August 2015

Metal balustrade to match metal spiral stair to East rear elevation

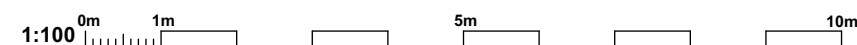
Store rooms reduced in depth, removing part of the concrete roof; add matching paving to roof

Metal spiral stair up to roof terrace on rear extension flat roof as per granted Planning Application 2015/2042/P August 2015



**REAR ELEVATION : PROPOSED**

Scale 1:100



**SCHEME LEVEL**

Based on record drawings by others

Project name:  
5 Gloucester Crescent, London, NW1 7DS

Drawing name:  
Section AA : Proposed

Date: 10/01/2024	Job No: <b>2023-14</b>	Drawing No: <b>10</b>
Scale: 1:100 @ A3	Revision: <b>C</b>	Drawn by: NB