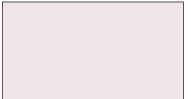
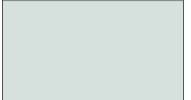

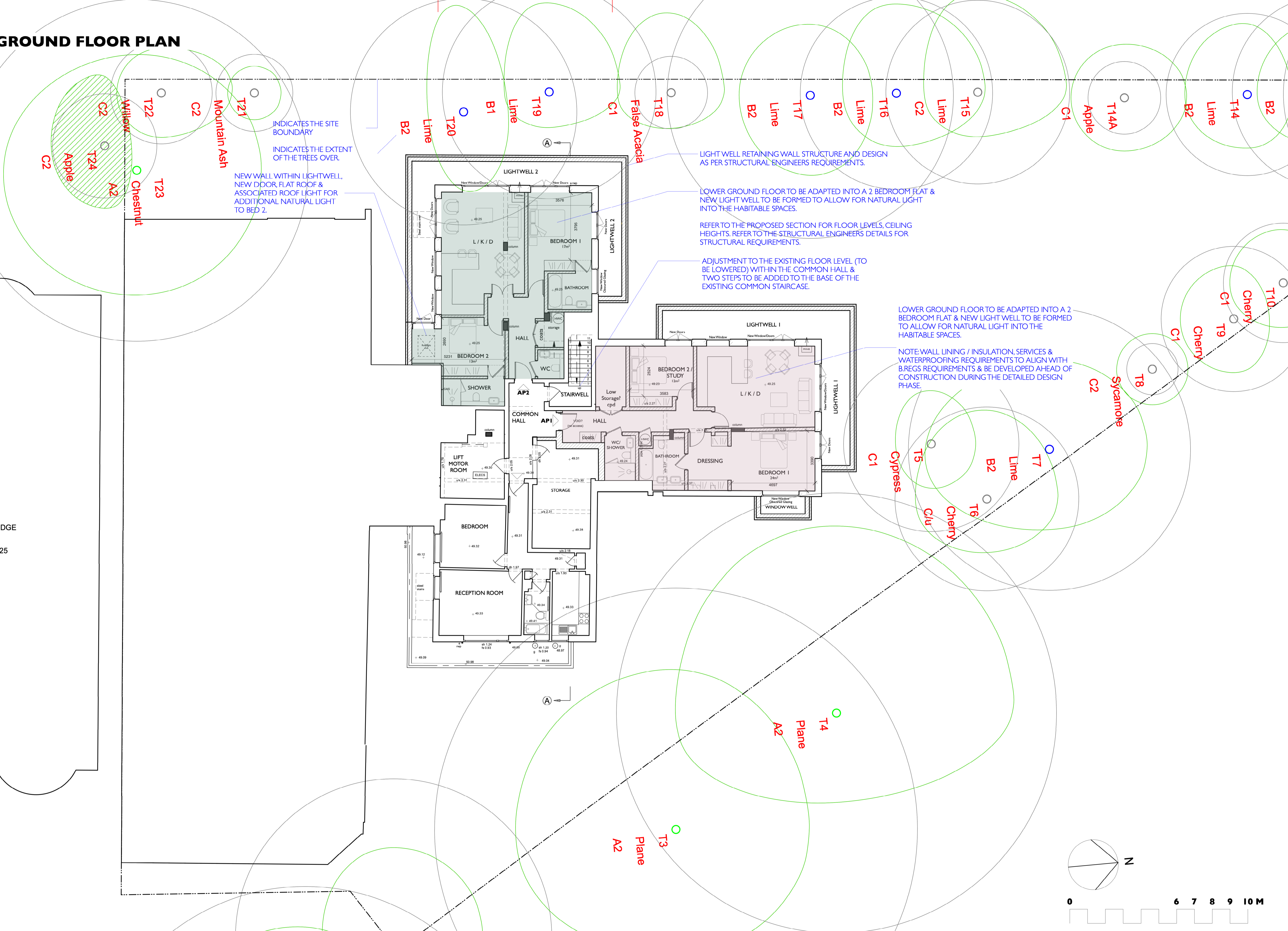


**PROPOSED LOWER GROUND FLOOR PLAN**

-  Apartment 1
-  Apartment 2
-  New Walls

PARK LODGE  
No 1-25



INDICATES THE SITE BOUNDARY  
INDICATES THE EXTENT OF THE TREES OVER.  
NEW WALL WITHIN LIGHTWELL, NEW DOOR, FLAT ROOF & ASSOCIATED ROOF LIGHT FOR ADDITIONAL NATURAL LIGHT TO BED 2.

LIGHT WELL RETAINING WALL STRUCTURE AND DESIGN AS PER STRUCTURAL ENGINEERS REQUIREMENTS.

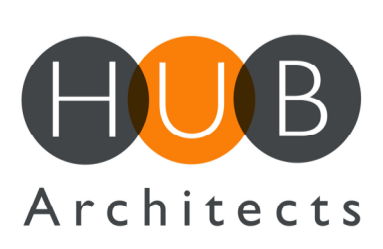
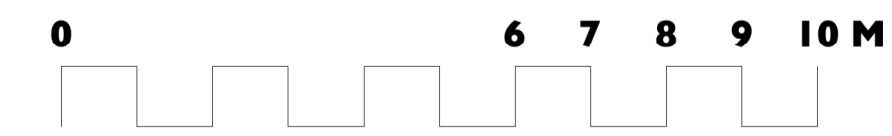
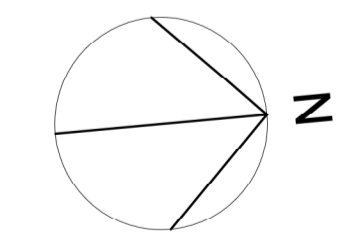
LOWER GROUND FLOOR TO BE ADAPTED INTO A 2 BEDROOM FLAT & NEW LIGHT WELL TO BE FORMED TO ALLOW FOR NATURAL LIGHT INTO THE HABITABLE SPACES.

REFER TO THE PROPOSED SECTION FOR FLOOR LEVELS, CEILING HEIGHTS. REFER TO THE STRUCTURAL ENGINEERS DETAILS FOR STRUCTURAL REQUIREMENTS.

ADJUSTMENT TO THE EXISTING FLOOR LEVEL (TO BE LOWERED) WITHIN THE COMMON HALL & TWO STEPS TO BE ADDED TO THE BASE OF THE EXISTING COMMON STAIRCASE.

LOWER GROUND FLOOR TO BE ADAPTED INTO A 2 BEDROOM FLAT & NEW LIGHT WELL TO BE FORMED TO ALLOW FOR NATURAL LIGHT INTO THE HABITABLE SPACES.

NOTE: WALL LINING / INSULATION, SERVICES & WATERPROOFING REQUIREMENTS TO ALIGN WITH B.REGS REQUIREMENTS & BE DEVELOPED AHEAD OF CONSTRUCTION DURING THE DETAILED DESIGN PHASE.



Unit 25, BASEPOINT  
EVESHAM  
WORCESTERSHIRE  
WR11 1GP  
t : 020 7328 2576  
Email: info@hubarchitects.co.uk

All dimensions are to be checked on site before commencement of works.  
All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.  
Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions.  
This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

Rev.	Date.	Description.
C	2202-11	General drawing update.
D	2208-09	General drawing update, Landmark Trees RPA info added.
E	2209-16	General drawing update to AP2 for water tank.
F	2211-01	General drawing update.
G	2305-03	General drawing update to window / door openings.
H	2401-08	General drawing update, services coordination.

Initial.  
JC  
JC  
JC  
JC  
JC  
JC

**PLANNING**

Project: 95 Avenue Road, London, NW8 6HY	Drawing: Proposed Lower Ground Floor Plan
Scale: 1:100 @ A1 & 1:200 @ A3	DWG: 1289 - PP2 - 103
Date: Jan 2021	Revision: H