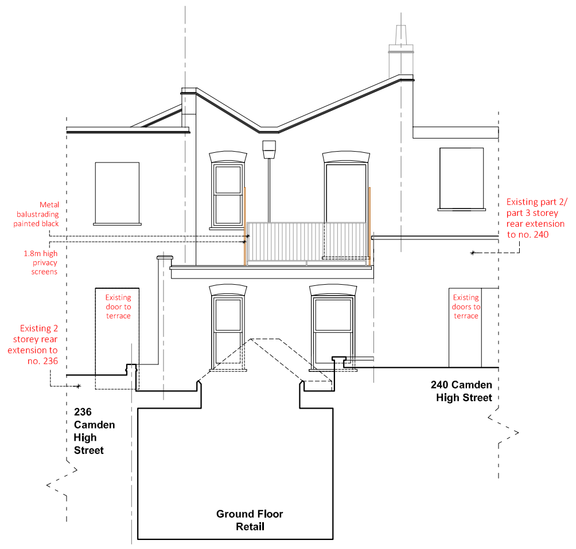
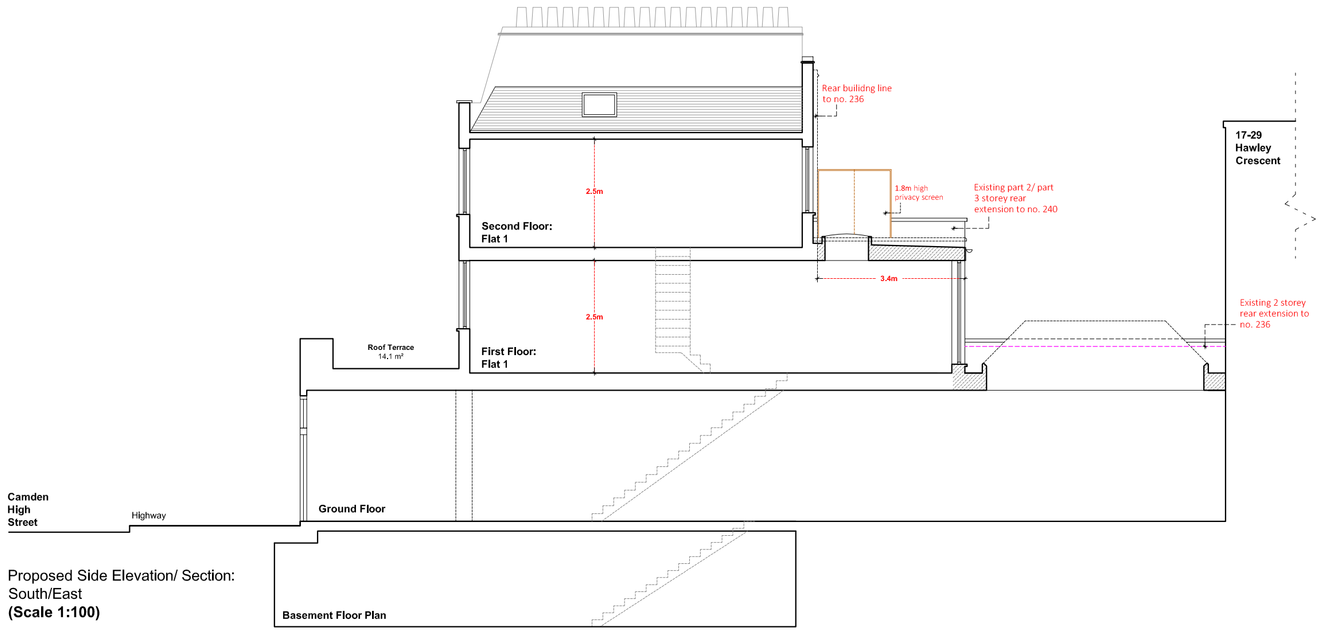


Proposed Rear Elevation:
North/East
(Scale 1:100)



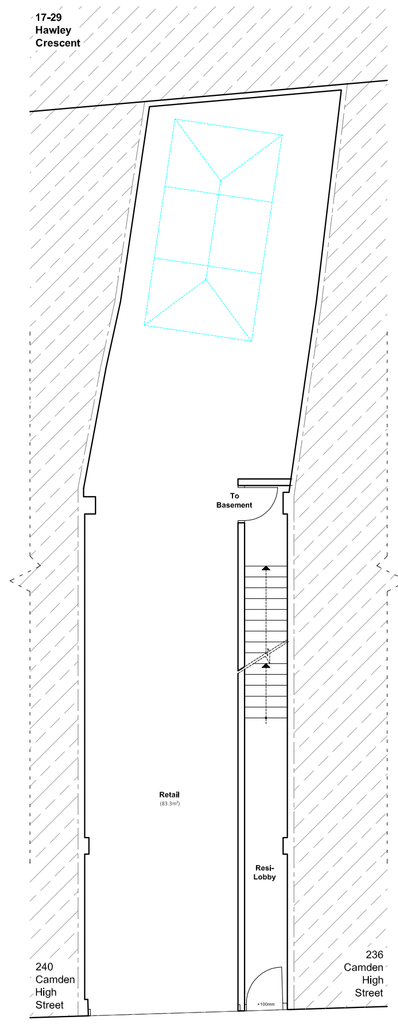
Proposed Side Elevation/ Section:
South/East
(Scale 1:100)

Existing Schedule		**Area (m²)**	
Site Area:		**107.7**	
Commercial			
Existing:	**(Retail to Ground Floor):**	**69.2**	
	(Storage to Basement):	**56.5**	
	Retail to First + Second Floors:	**71.1**	
Proposed:	**(Retail to Ground Floor):**	**83.3**	**(+ 14.1m²)**
	(Storage to Basement):	**56.51**	**(+ 0.0m²)**
Residential			
1st Floor:	**Flat 1** (1 Bedroom Flat)	**40.6**	
2nd Floor:	**Flat 2** (1 Bedroom Flat)	**38.7**	**(+ 8.2m²)**

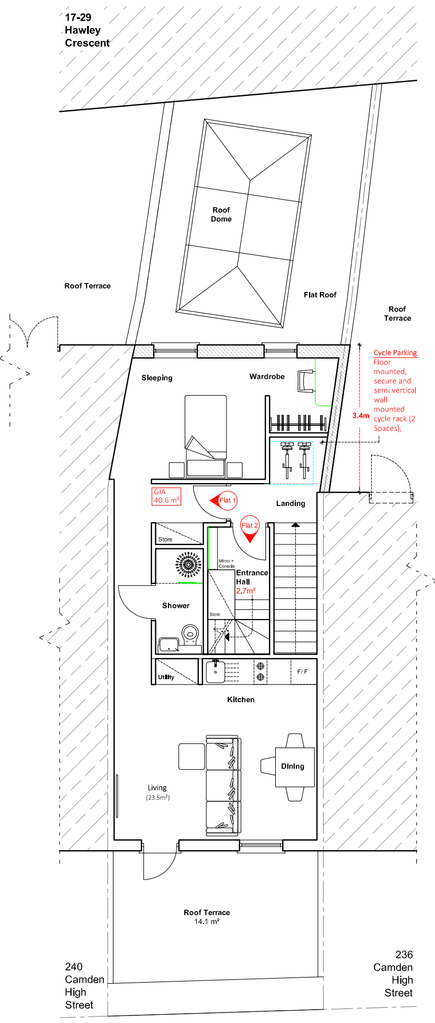
London Plan Policy 3.5 Table 3.3 Minimum Space & Floor Standards;			
Dwelling type (bedroom (b)/ persons-bedspaces (p))		GIA (sqm) (London Plan)	- As Proposed
Flat 1	(1b/ 1p) =	(37 m²)	**- 40.6 m²**
Flat 2	(1b/ 1p) =	(37 m²)	**- 38.7 m²**

Existing Photographs of Site

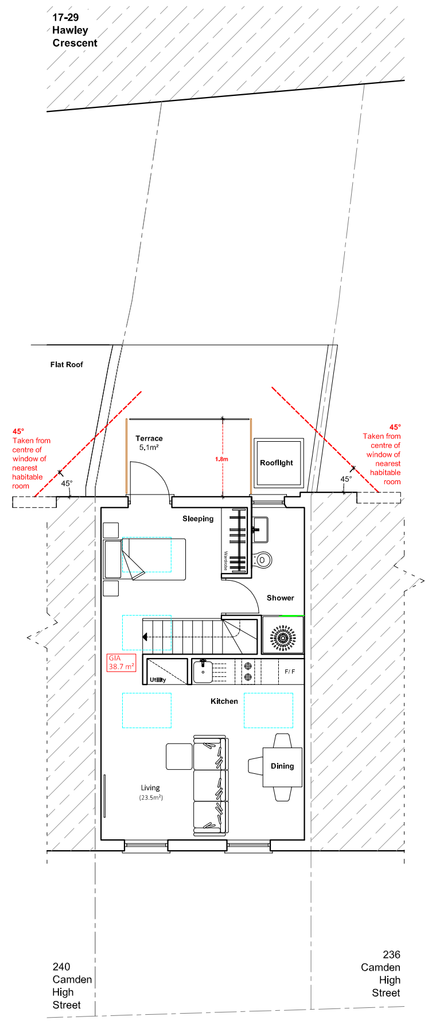
● = Application Site



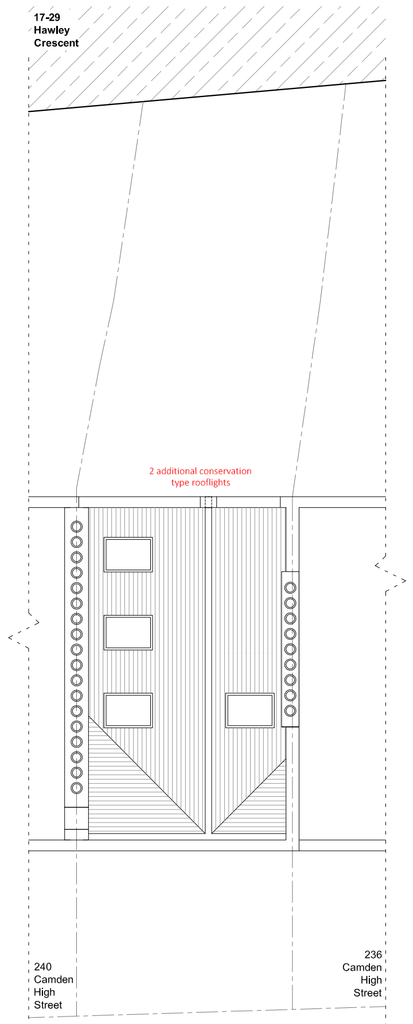
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

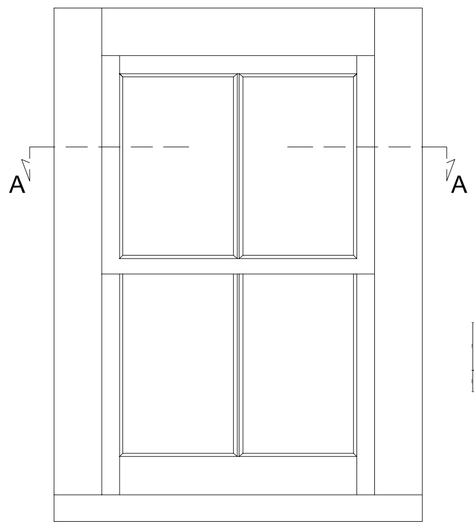


Proposed Roof Plan

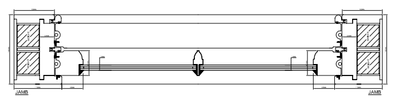
NEW SASH WINDOWS
The new/ replacement timber sash windows are to accurately replicate, in terms of material, profile and detailing, the original/ historic timber windows.

They are to be:

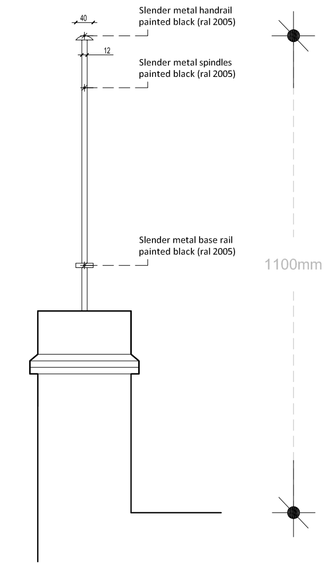
- Painted timber;
- Double hung sash windows with narrow, integral (not applied) glazing bars with a true putty finish;
- Glazing to be 12mm in total thickness (4mm glass: 4mm argon filled cavity: 4mm glass);
- There are to be no horns, trickle vents or metallic/ perforated spacer bars;

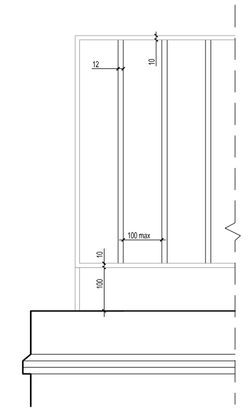


External Elevation of sliding box sash window
Scale 1:10



Section A - A of sliding box sash window
Design based on original late Georgian windows surviving in Camden Road
Scale 1:10





Railings Details
Design based on original Victorian railings
Scale 1:10

0m 1 2 3 4 5 **1:100**
0m 2 4 6 8 10 **1:200**
0m 0.1 0.2 0.3 0.4 0.5 **1:10**

Notes
Report any discrepancies
Copyright owned by Andreas Charalambous Riba
For planning purposes only

Andreas Charalambous Riba
CHARTERED ARCHITECT
22 Woodside Buckhurst Hill IG9 5DR
m: 078687 15430 e-mail: andreascr73@me.com

Rev.	Date	Drawing Status	Project	Project Description	Drawing Name	Scale:	Date	Drg. No. Rev.
		Planning Application	238 Camden High Street London NW1 8QS	Proposed Works	Proposed Plans, Elevations, Schedule + Photos	1:100 + 1:10 @ A1	06.05.24	Cam/24/P/02