

Project Status:  
PLANNING  
Project Name:  
45 Elsworthy Rd

DRAWING ISSUE SHEET

Date:  
05/07/24  
Project No:  
2333

DOCUMENT / DRAWING TITLE	REFERENCE	SIZE	SCALE	Current Rev	ISSUE DATE AND REVISION (0 = FIRST ISSUE)													
					05/07/24													
Planning Issue																		
Site Location Plan	2333 PL-001	A3	1:1250	0	0													
Existing Site Plan	2333 PL-002	A3	1:250	0	0													
Demolition Plans	2333 PL-050	A1	1:100	0	0													
Demolition Plans	2333 PL-051	A1	1:100	0	0													
Demolition Plans	2333 PL-052	A1	1:100	0	0													
Existing Plans	2333 PL-150	A1	1:100	0	0													
Existing Plans	2333 PL-151	A1	1:100	0	0													
Existing Plans	2333 PL-152	A1	1:100	0	0													
Existing Elevations	2333 PL-160	A1	1:100	0	0													
Existing Sections	2333 PL-170	A1	1:100	0	0													
Proposed Site Plan	2333 PL-199	A3	1:250	0	0													
Proposed Plans	2333 PL-200	A1	1:100	0	0													
Proposed Plans	2333 PL-201	A1	1:100	0	0													
Proposed Plans	2333 PL-202	A1	1:100	0	0													
Proposed Elevations	2333 PL-300	A1	1:100	0	0													
Proposed Sections	2333 PL-310	A1	1:100	0	0													
Design and Access Statement	2333 PL-DAS	A3	NTSC	0	0													
Drawing Issue Sheet	2333 PL-DIS																	

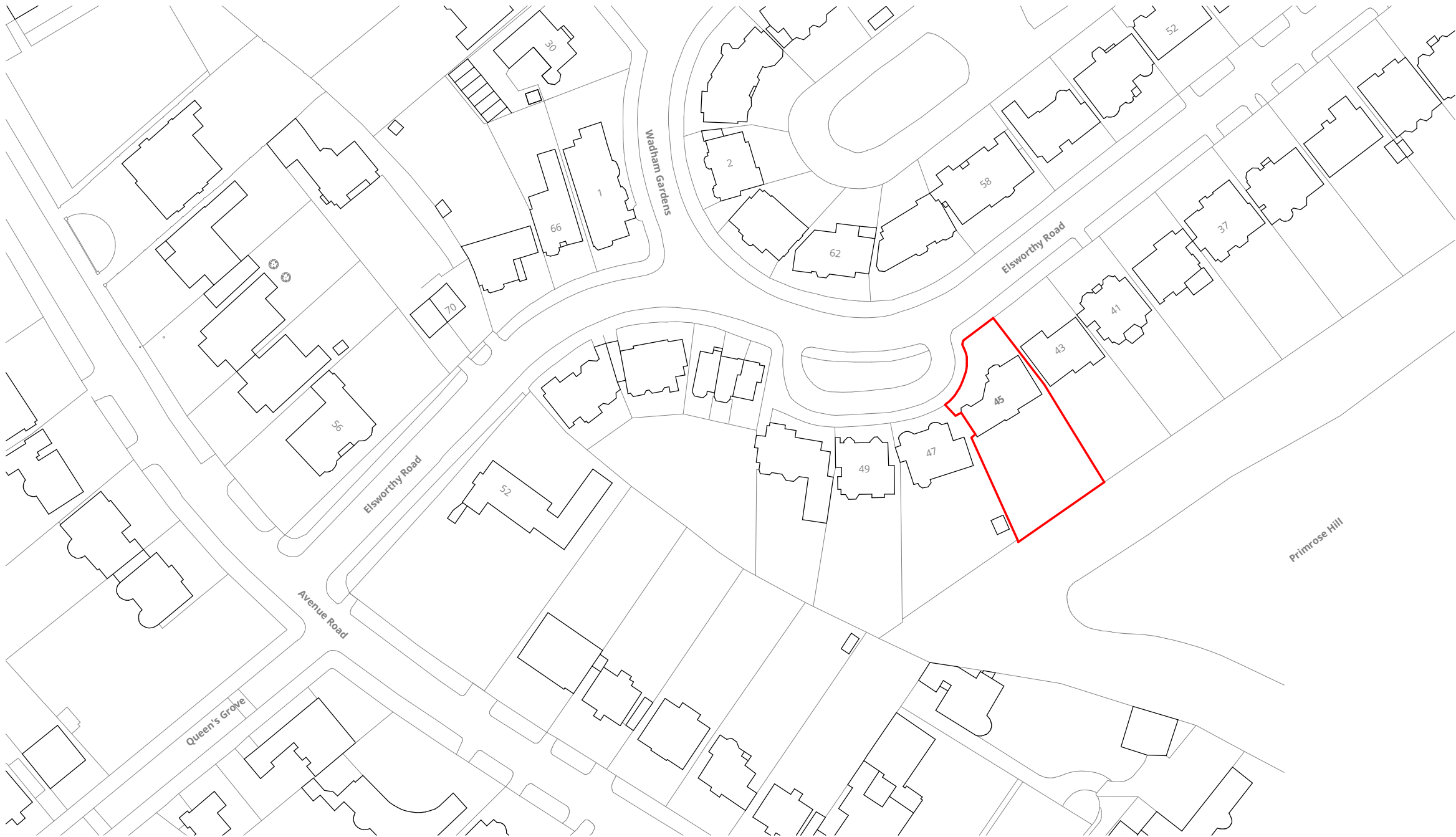
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M&E ENGINEER	Carnell Warren Associates	e*																
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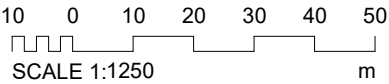


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Site Location Plan

1 : 1250



0	Planning Issue	05/07/24
Rev	Description	Date



16 lambton place  
notting hill  
london w11 2sh  
t 02072293125  
f 02072293257  
e info@wolffarchitects.co.uk

status:

PLANNING

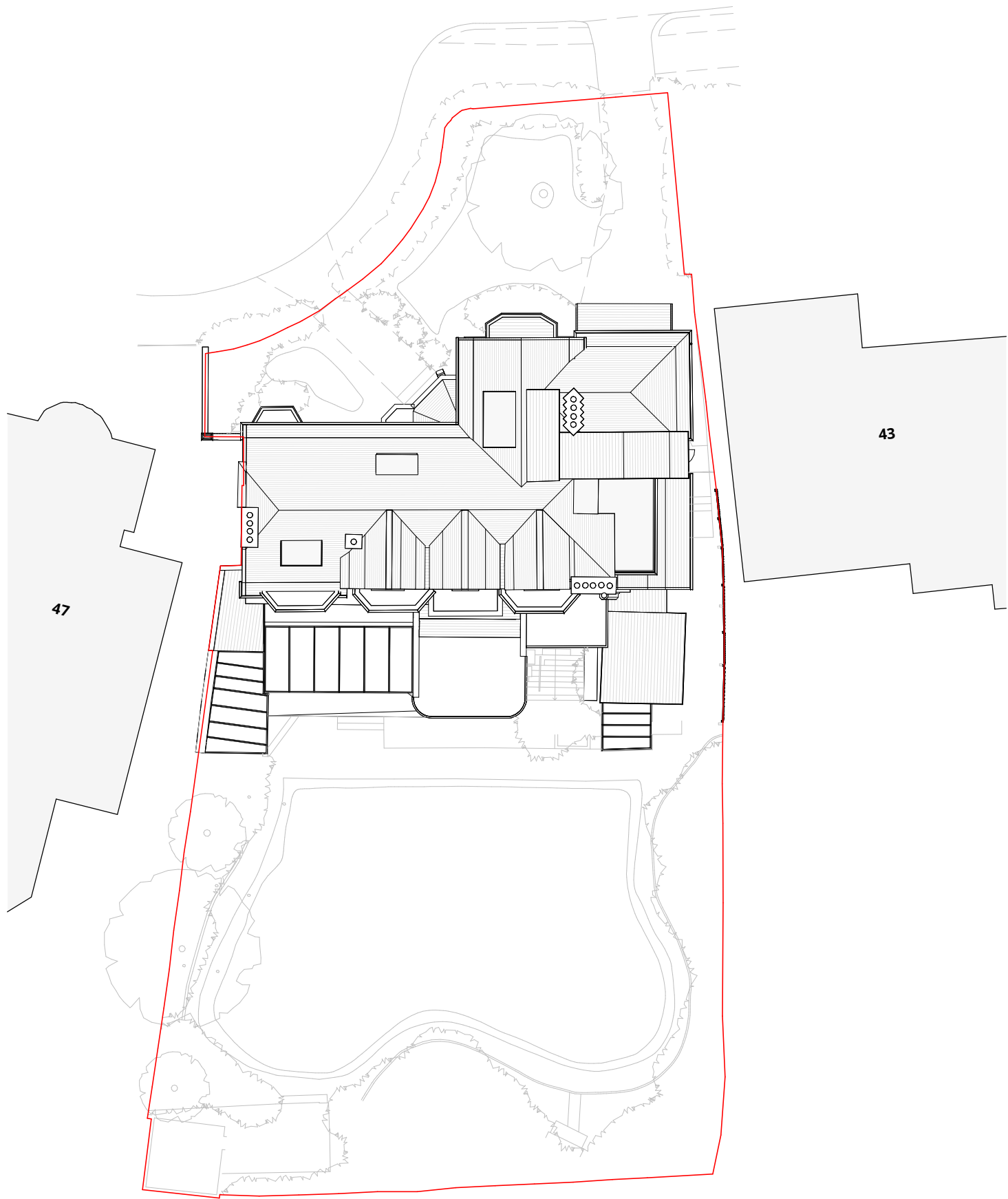
project:  
45 Elsworthy Rd  
London NW3 3BS

drawing title:  
Site Location Plan

date:	11/18/21	scale:	1 : 1250
dwg no:	2333-PL-001	rev no:	0

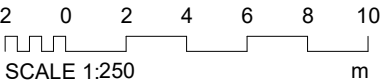


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Existing Site Plan

1 : 250



0	Planning Issue	05/07/24
Rev	Description	Date



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status:

PLANNING

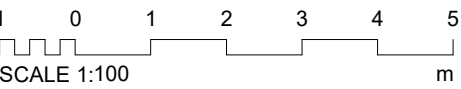
project:  
45 Elsworthy Rd  
London NW3 3BS

drawing title:  
Existing Site Plan

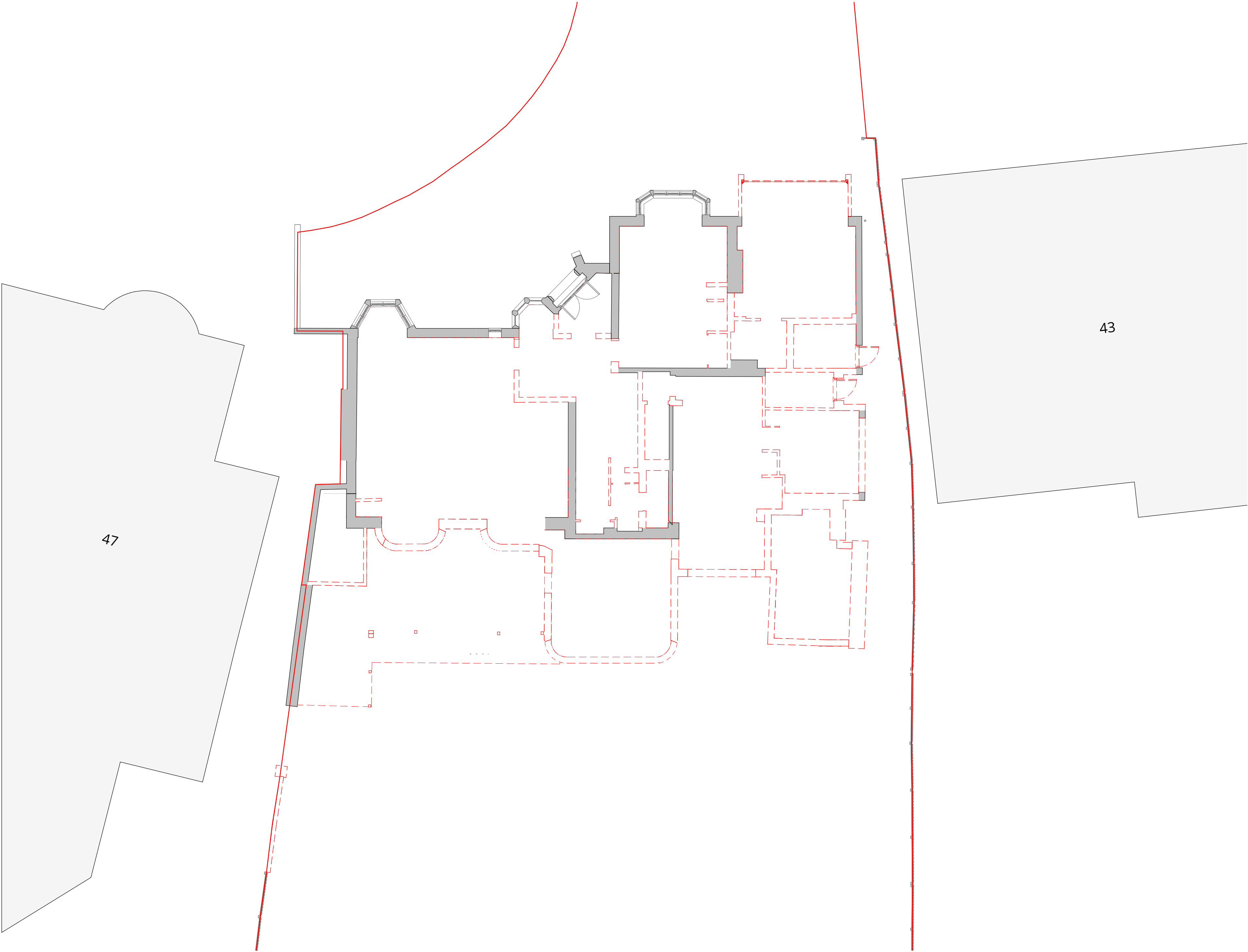
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dwg no: 2333-PL-002 | rev no: 0

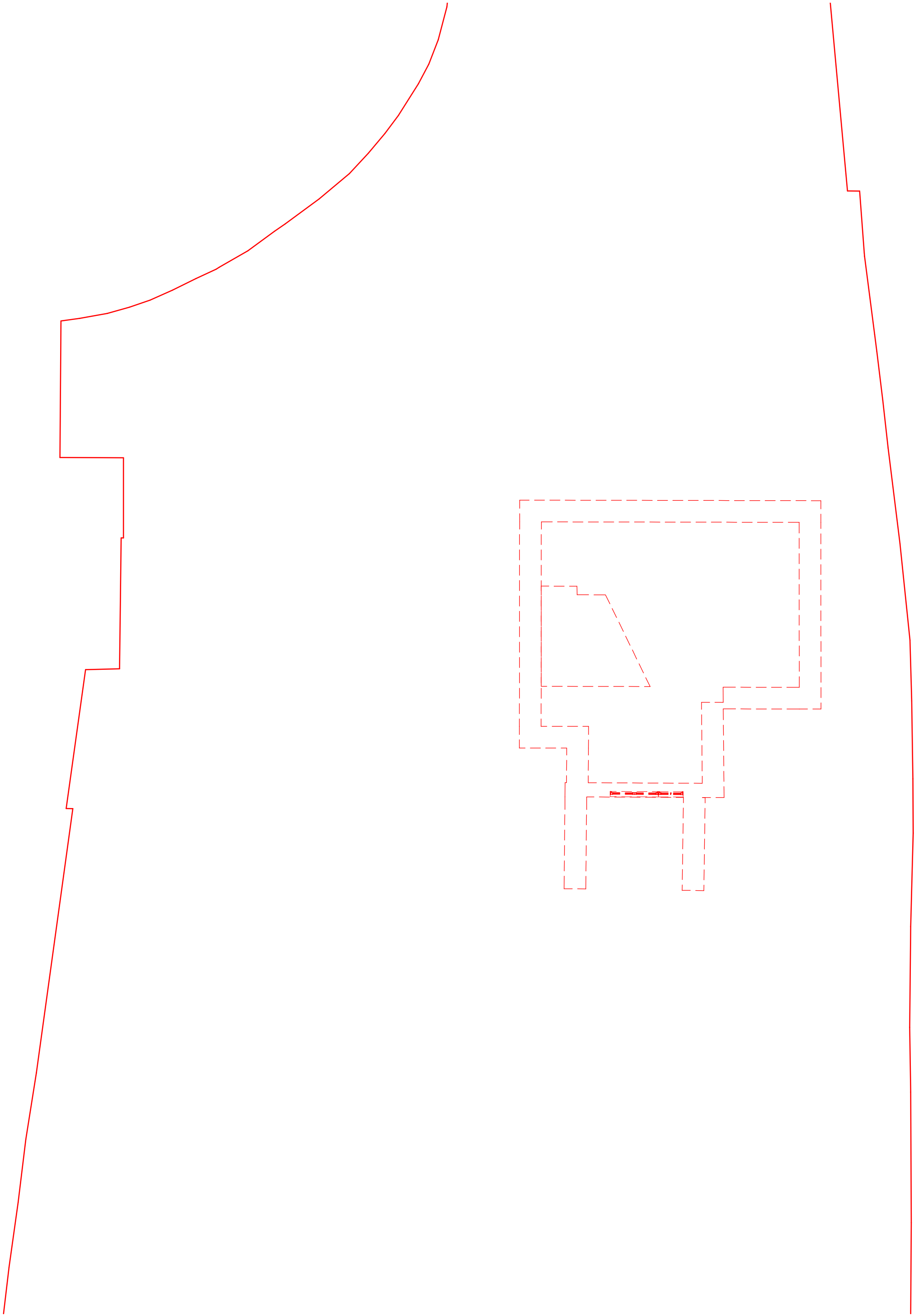
Notes:



- Property boundary
- Outline of existing
- 1.8m cut line



Ground Floor Demolition Plan  
1 : 100



Demolition PlanBasement  
1 : 100

0	Planning Issue	05/07/24
Rev	Description	Date



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Long Crendon HP18 9EE T+44 (0)1844 203310  
W www.wolffarchitects.co.uk E info@wolffarchitects.co.uk

status:

PLANNING

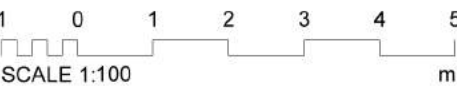
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45 Elsworthy Rd

drawing title:  
Demolition Plans

date: 03/15/23	scale: As indicated
dwg no: 2333-PL-050	rev no: 0



Notes:



- Property boundary
- Outline of existing
- 1.8m cut line

Proposed Second Floor

1:100

Proposed First Floor

1:100

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Rev	Description	Date



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status:

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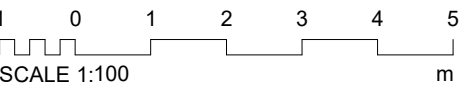
project:  
45 Elsworthy Rd

drawing title:  
Demolition Plans

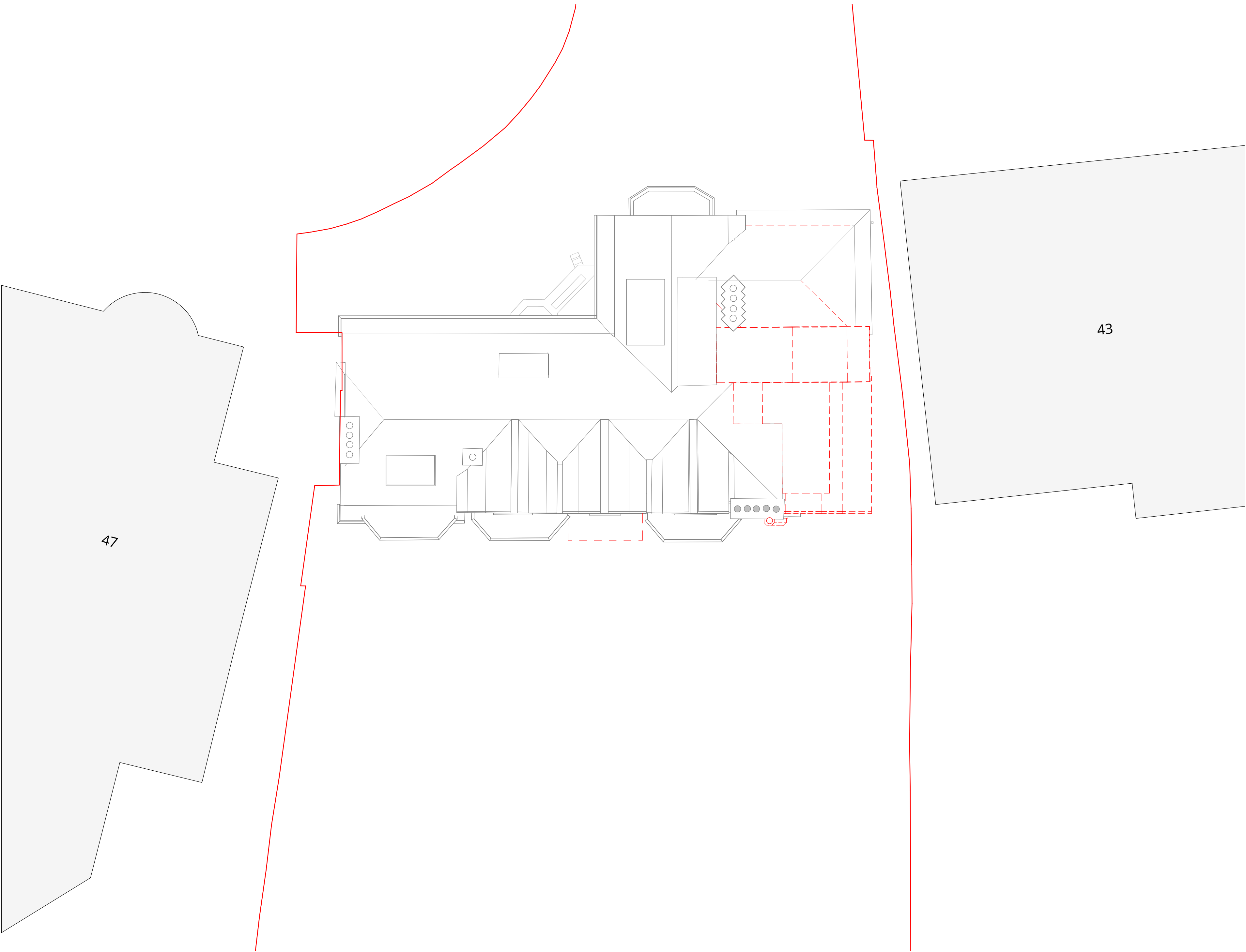
date: 03/15/23 scale: As indicated

dwg no: 2333-PL-051 rev no: 0

Notes:



- Property boundary
- Outline of existing
- 1.8m cut line



Proposed Roof  
1 : 100

0	Planning Issue	05/07/24
Rev	Description	Date



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status:

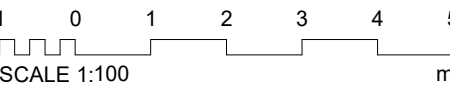
PLANNING

project:  
45 Elsworthy Rd

drawing title:  
Demolition Plans

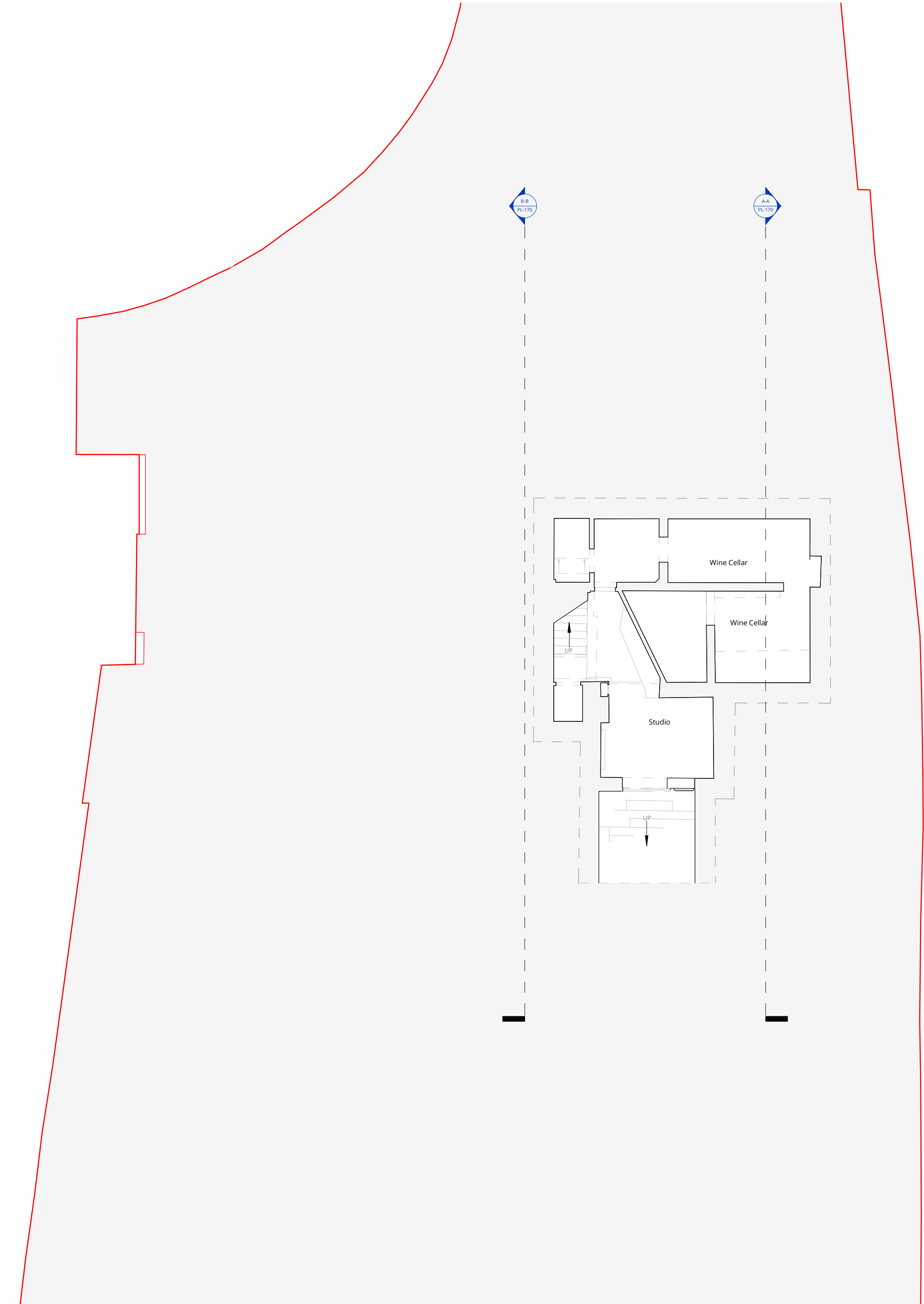
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Notes:



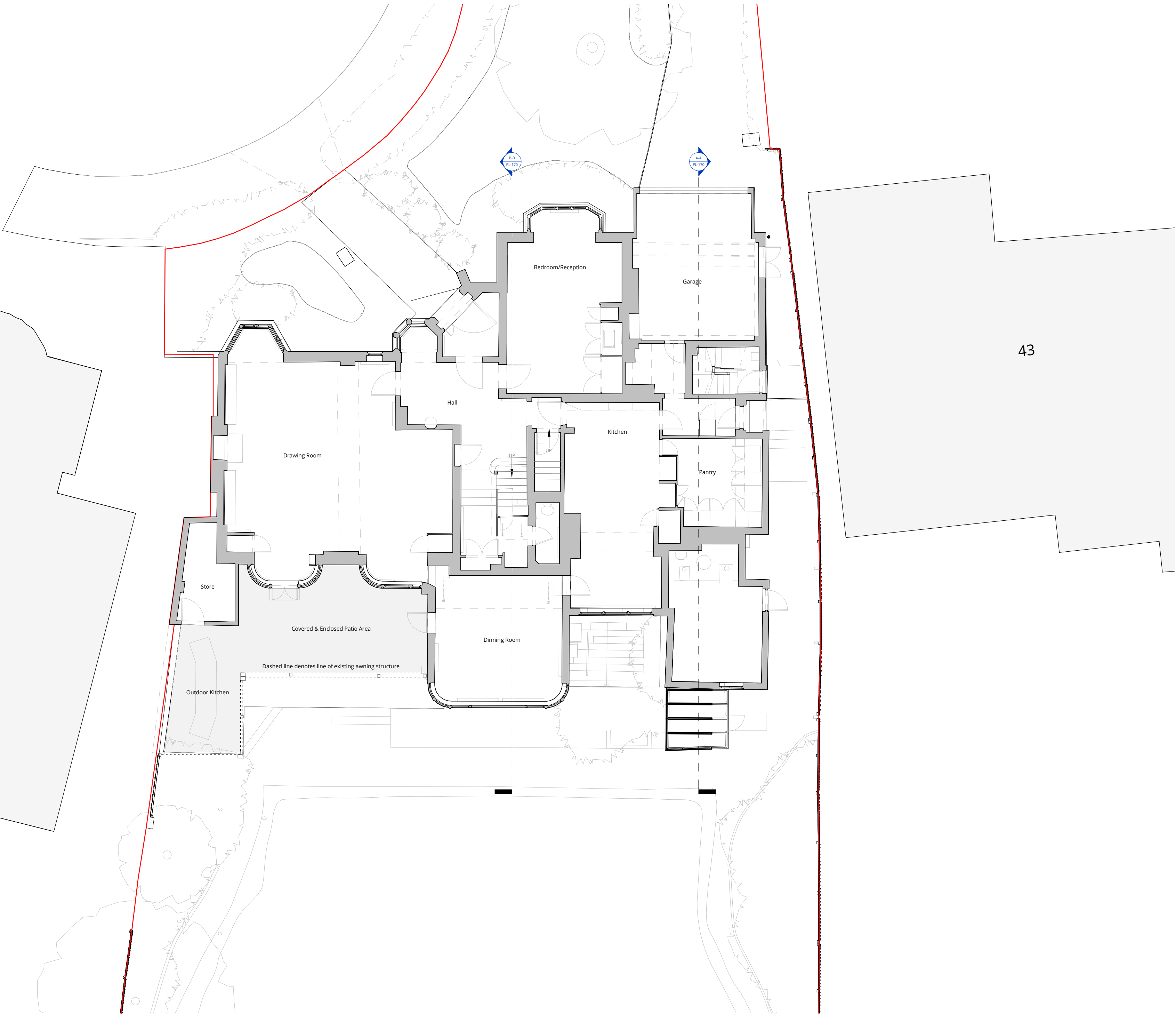
Key

Site Boundary



Existing Basement

1:100



Existing Ground Floor

1:100

0	Planning Issue	05/07/24
Rev	Description	Date



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status:

PLANNING

project:

45 Elsworthy Rd

drawing title:

Existing Plans

date:	scale:
03/15/23	As indicated

dwg no:	rev no:
2333-PL-150	0



Notes:



1 0 1 2 3 4 5  
SCALE 1:100 m

Key

Site Boundary

Existing First Floor

1:100

Existing Second Floor

1:100

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Rev	Description	Date



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status:

PLANNING

project:

45 Elsworthy Rd

drawing title:

Existing Plans

date:  
03/15/23

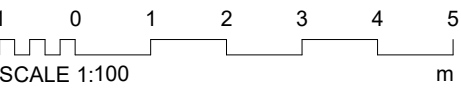
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As  
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dwg no:  
2333-PL-151

rev no:  
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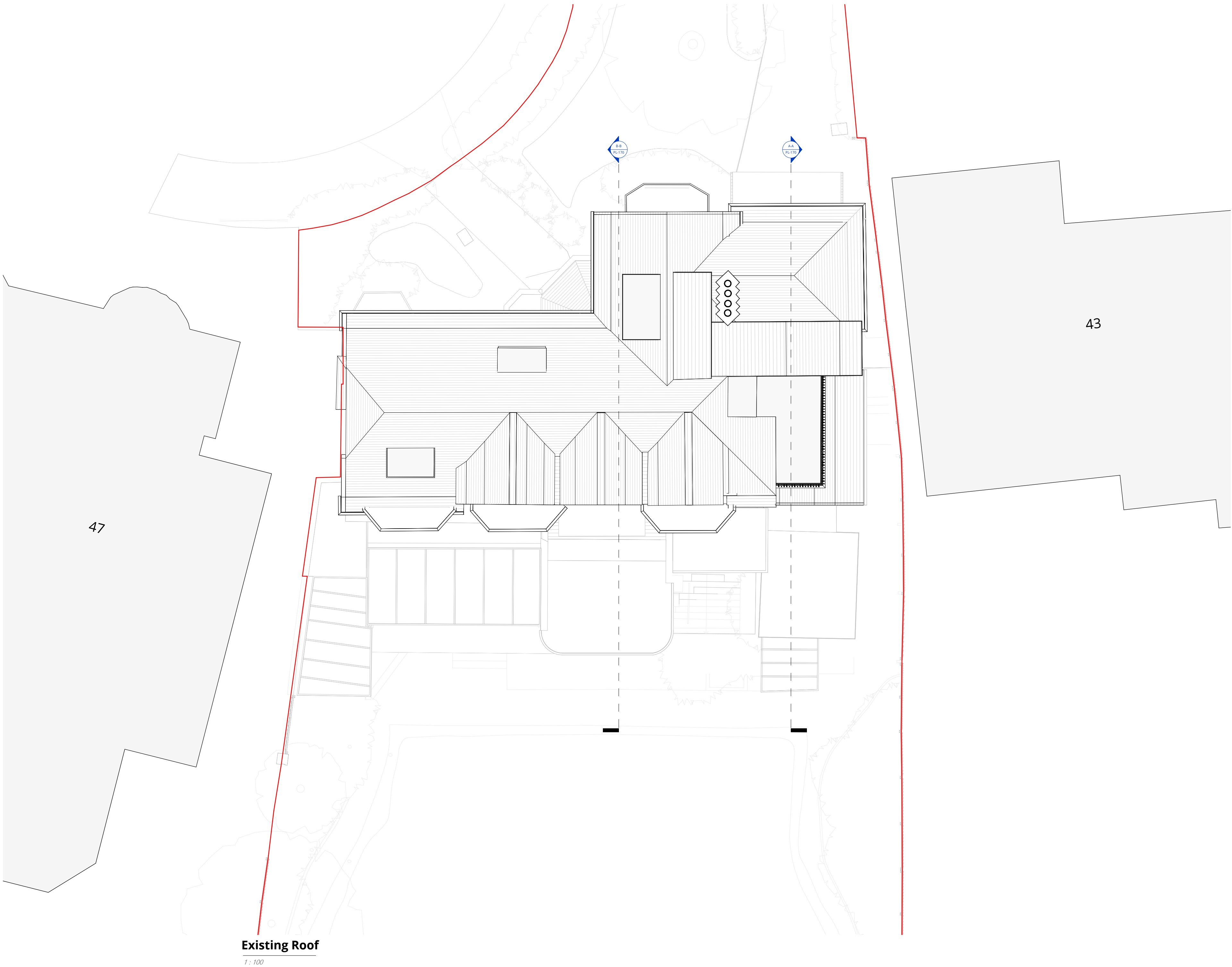


Notes:



Key

Site Boundary



0	Planning Issue	05/07/24
Rev	Description	Date



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status:

PLANNING

project:

45 Elsworthy Rd

drawing title:

Existing Plans

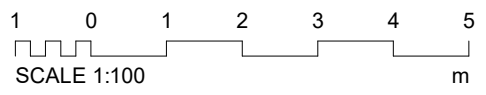
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03/15/23

scale:  
As  
indicated

dwg no:  
2333-PL-152

rev no:  
0

Notes:



Existing Front Elevation

1 : 100



Existing Side Elevation

1 : 100



Existing Rear Elevation

1 : 100



Existing Side Elevation

1 : 100

0	Planning Issue	05/07/24	MM	EW
Rev	Description	Date	Drawn	Clkd



16 lambton place  
notting hill  
london w112sh  
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e info@wolffarchitects.co.uk

status:

PLANNING

project:  
45 Elsworth Rd  
London NW3 3BS

drawing title:

Existing Elevations

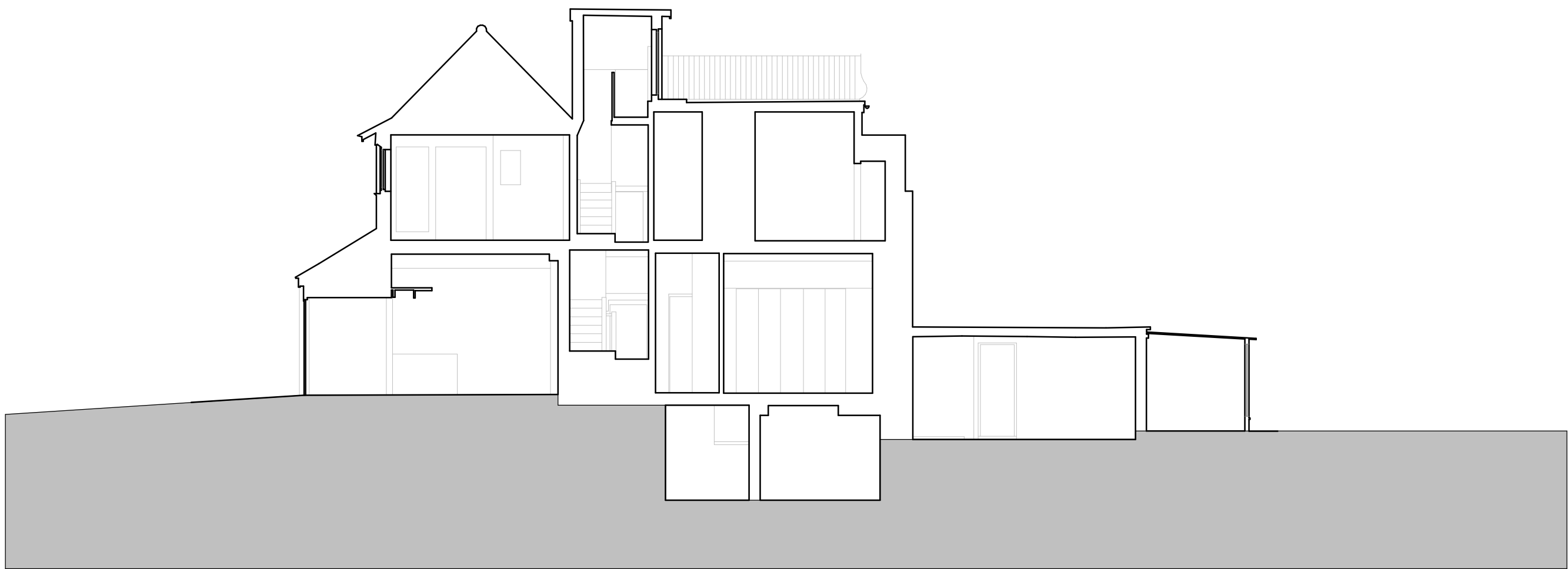
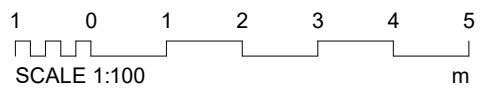
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03/24/23

scale:  
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dwg no:  
2333-PL-160

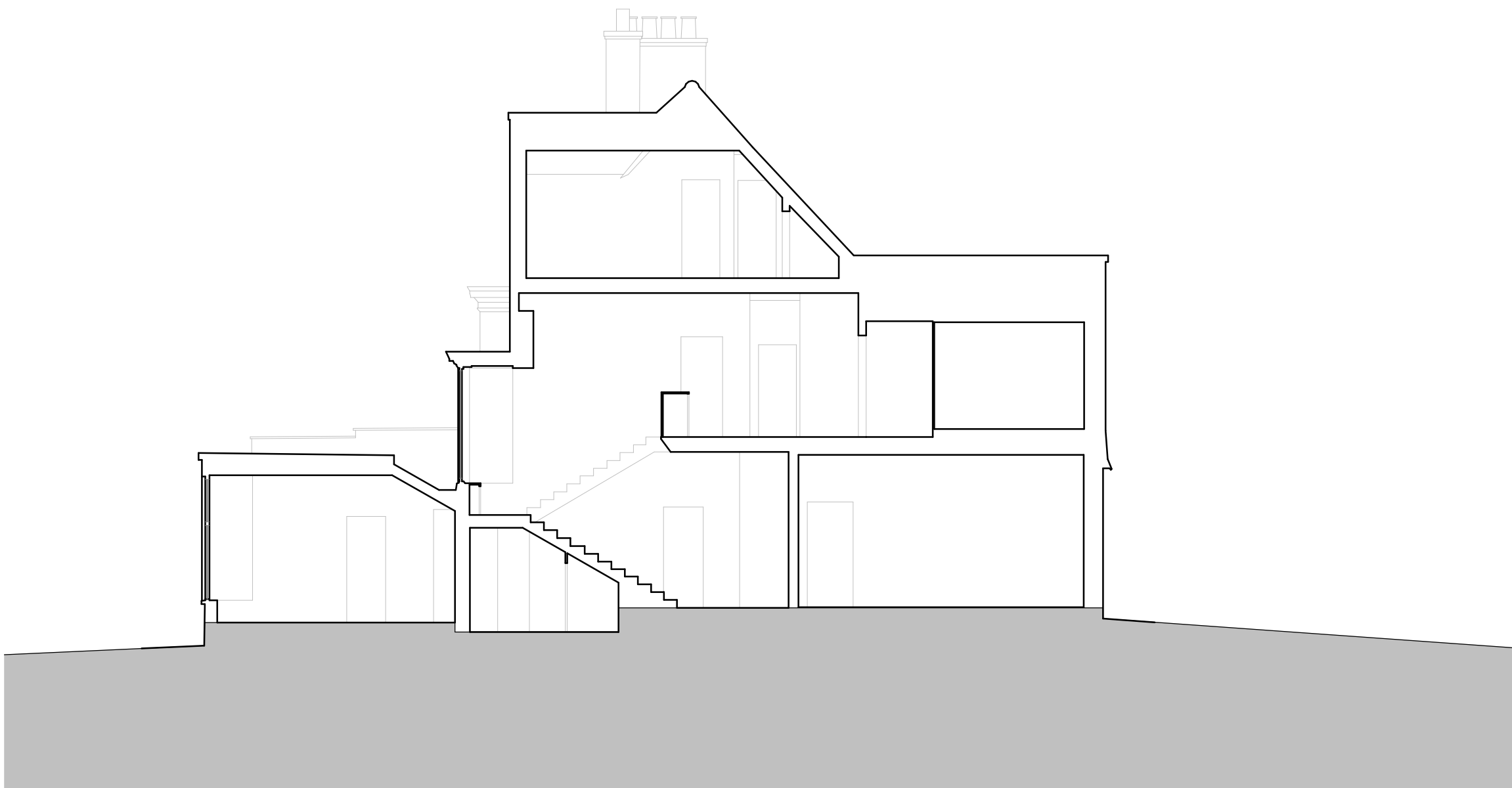
rev no:  
0

Notes:



Existing Section A-A

1 : 100



Existing Section B-B

1 : 100

0	Planning Issue	05/07/24	MM	EW
Rev	Description	Date	Drawn	Ckd



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status:

PLANNING

project:  
45 Elsworthy Rd  
London NW3 3BS

drawing title:

Existing Sections

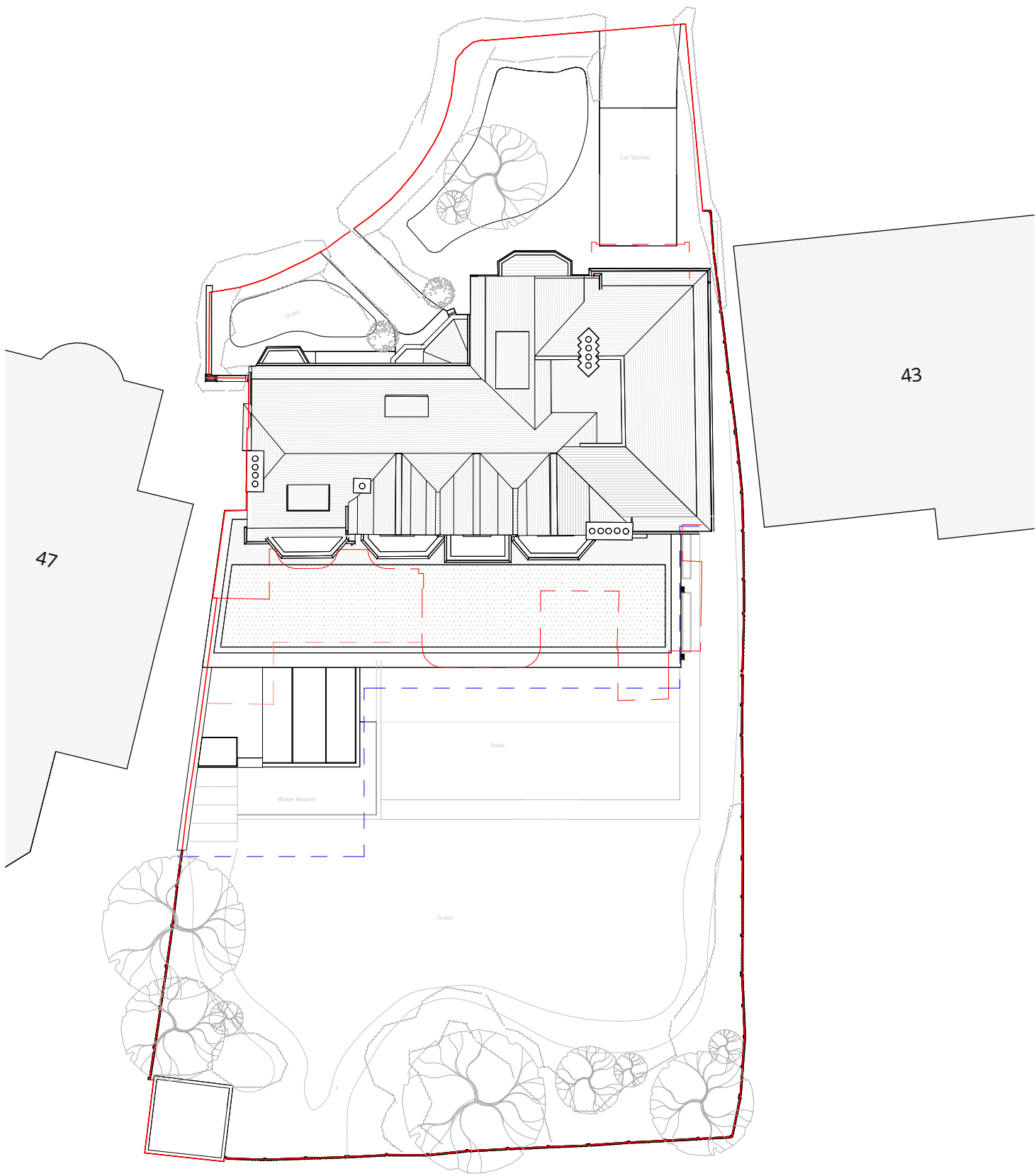
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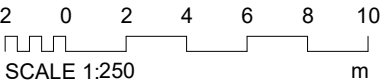
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Existing footprint  
Pre-App Footprint



Proposed Site Plan

1 : 250



0	Planning Issue	05/07/24
Rev	Description	Date



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status:

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project:  
45 Elsworthy Rd  
London NW3 3BS

drawing title:  
Proposed Site Plan

date: 01/23/07 scale: 1 : 250

dwg no: 2333-PL-199 rev no: 0

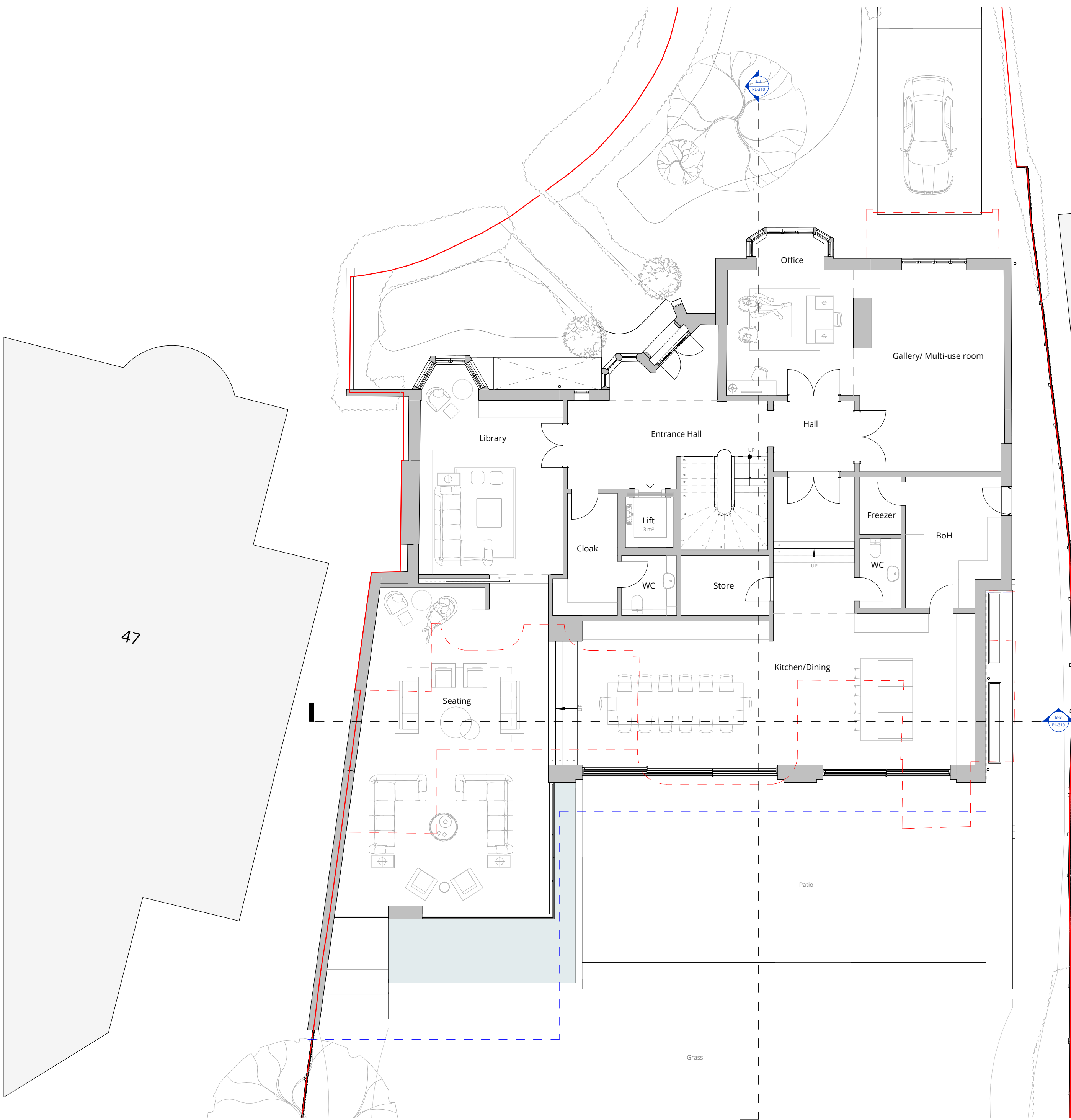


Notes:



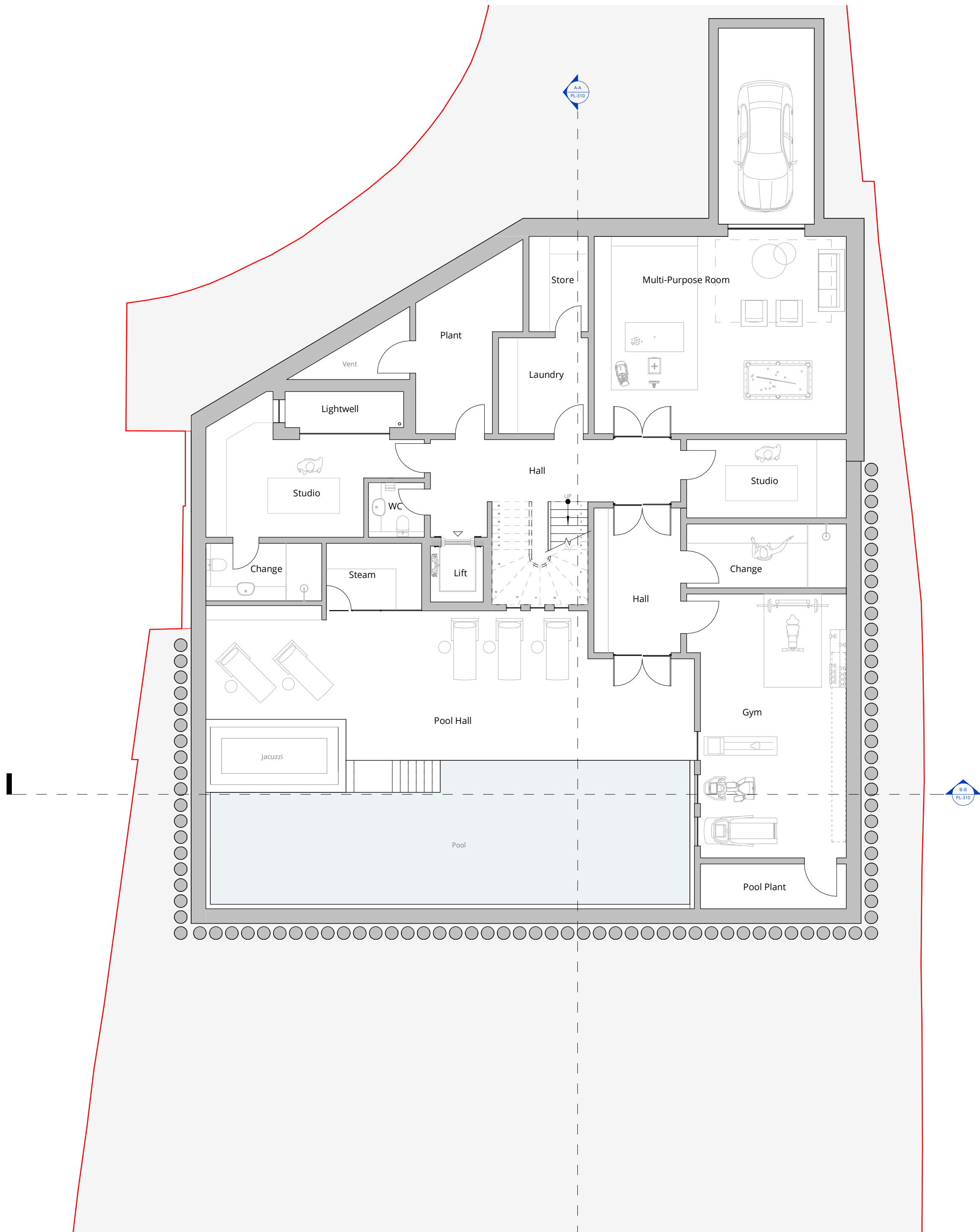
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m

- Property boundary
- Outline of existing
- 1.8m cut line



Proposed Ground Floor

1 : 100



Proposed Basement

1 : 100

0	Planning Issue	05/07/24
Rev	Description	Date



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status:

PLANNING

project:

45 Elsworthy Rd

drawing title:

Proposed Plans

date:  
03/15/23

scale:  
As  
indicated

dwg no:  
2333-PL-200

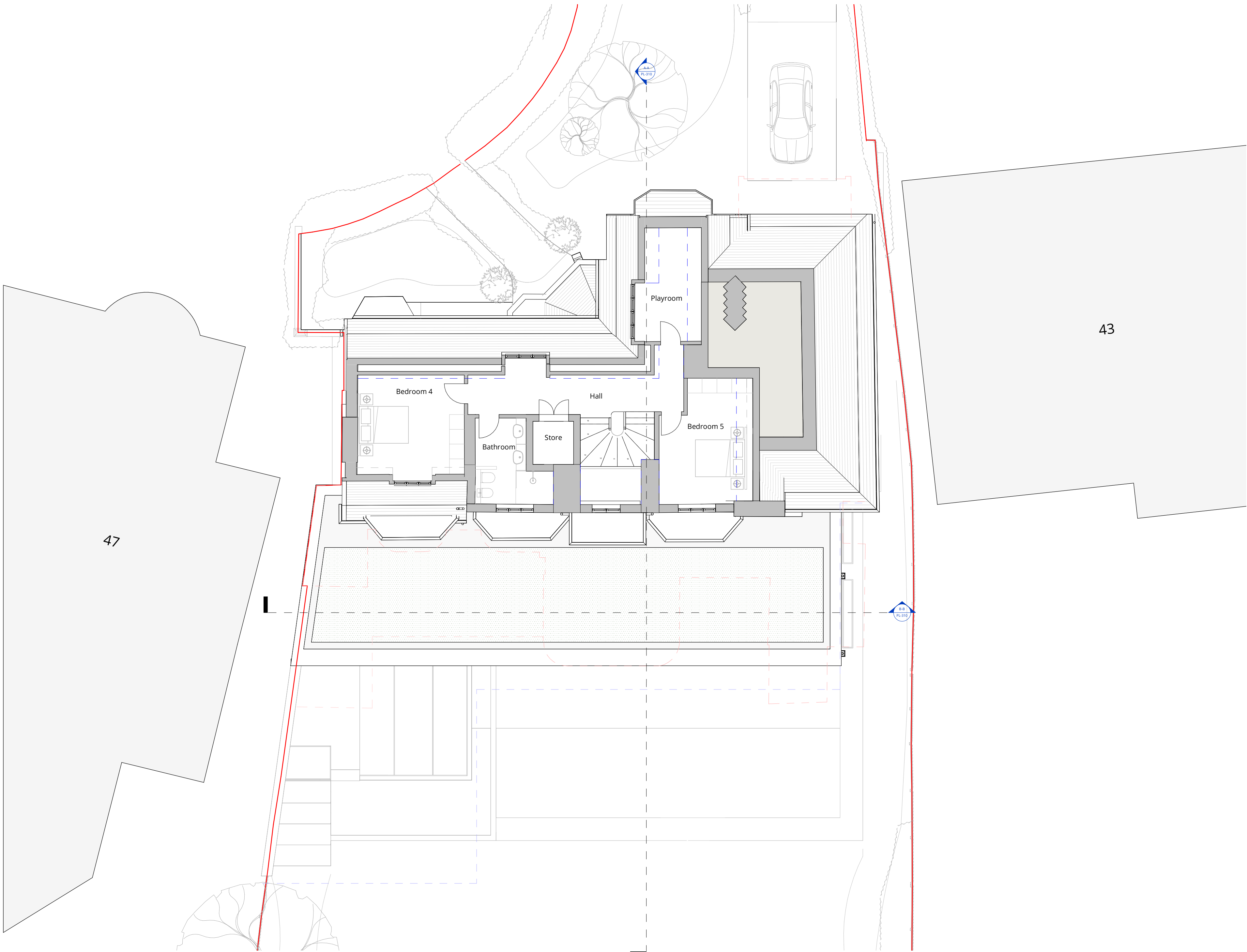
rev no:  
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Notes:



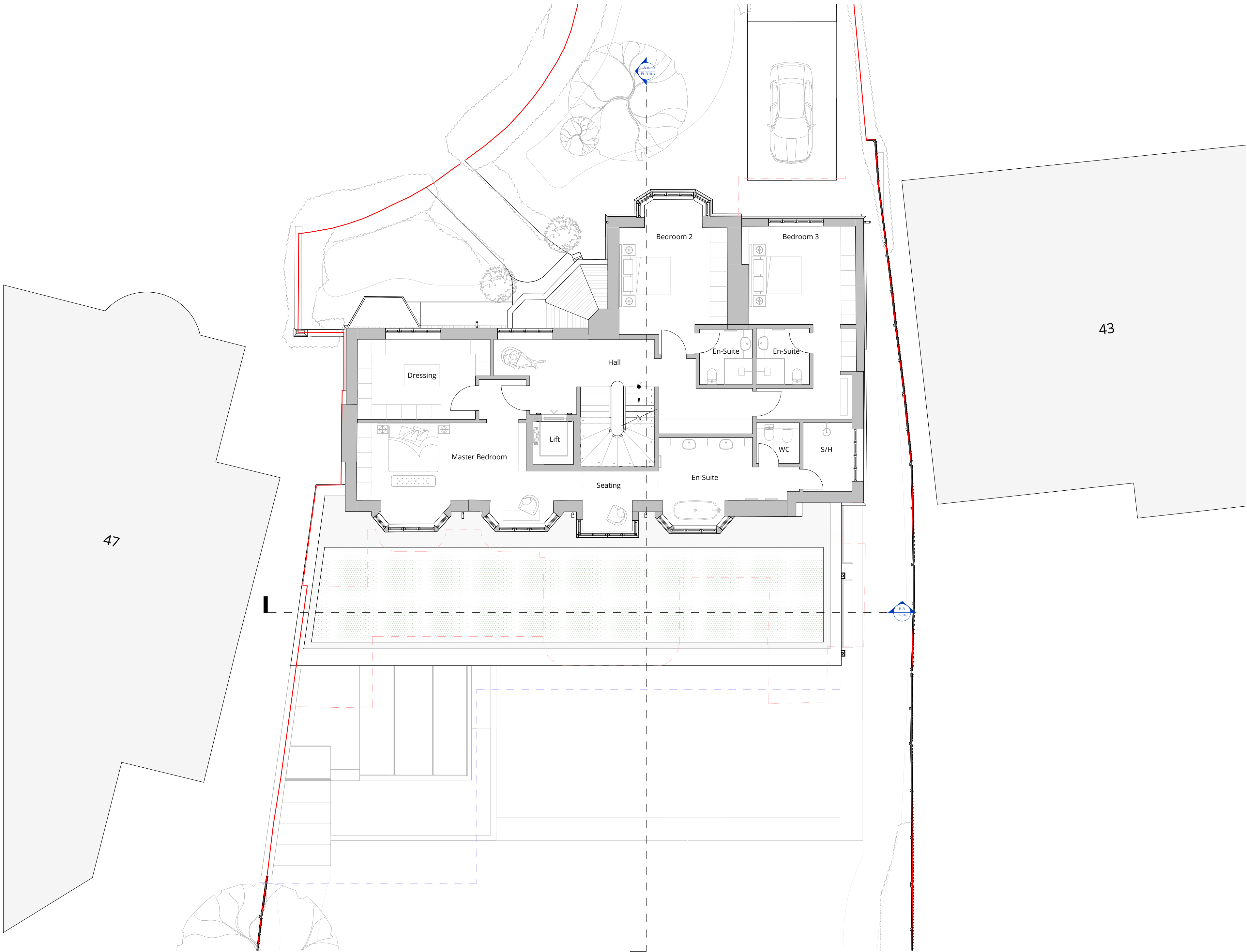
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SCALE 1:100 m

- Property boundary
- Outline of existing
- 1.8m cut line



Proposed Second Floor

1 : 100



Proposed First Floor

1 : 100

0	Planning Issue	05/07/24
Rev	Description	Date



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status:

PLANNING

project:  
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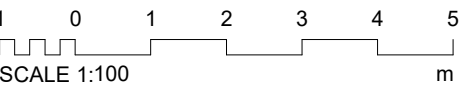
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date: 03/15/23 scale: As indicated

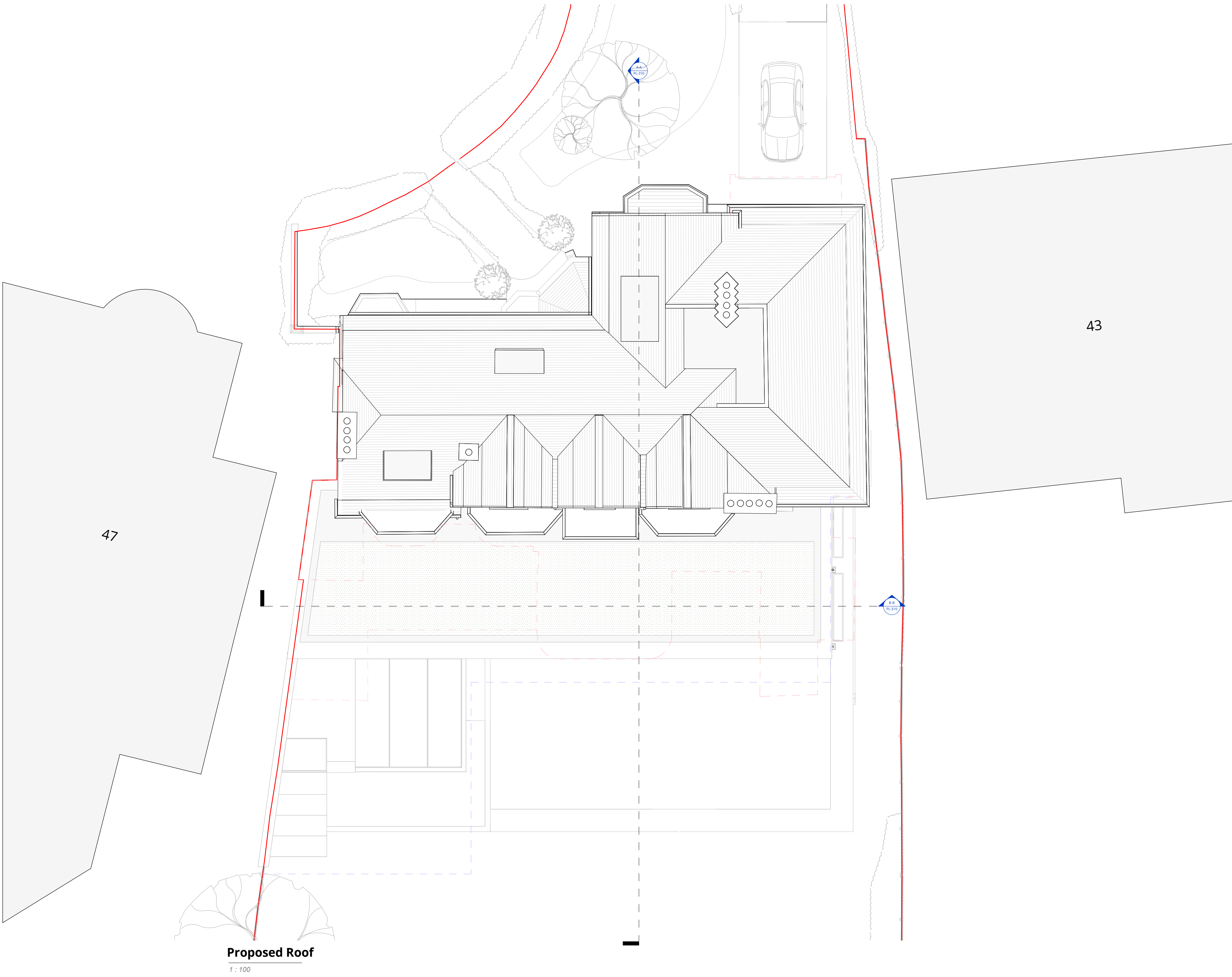
dwg no: 2333-PL-201 rev no: 0



Notes:



- Property boundary
- Outline of existing
- 1.8m cut line



Proposed Roof  
1 : 100

0	Planning Issue	05/07/24
Rev	Description	Date



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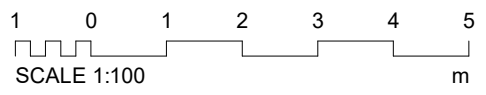
PLANNING

project:  
45 Elsworthy Rd

drawing title:  
Proposed Plans

date: 03/15/23	scale: As indicated
dwg no: 2333-PL-202	rev no: 0

Notes:



Notes:

All drawings subject to final coordination with structural engineer and M&E engineer

Property boundary

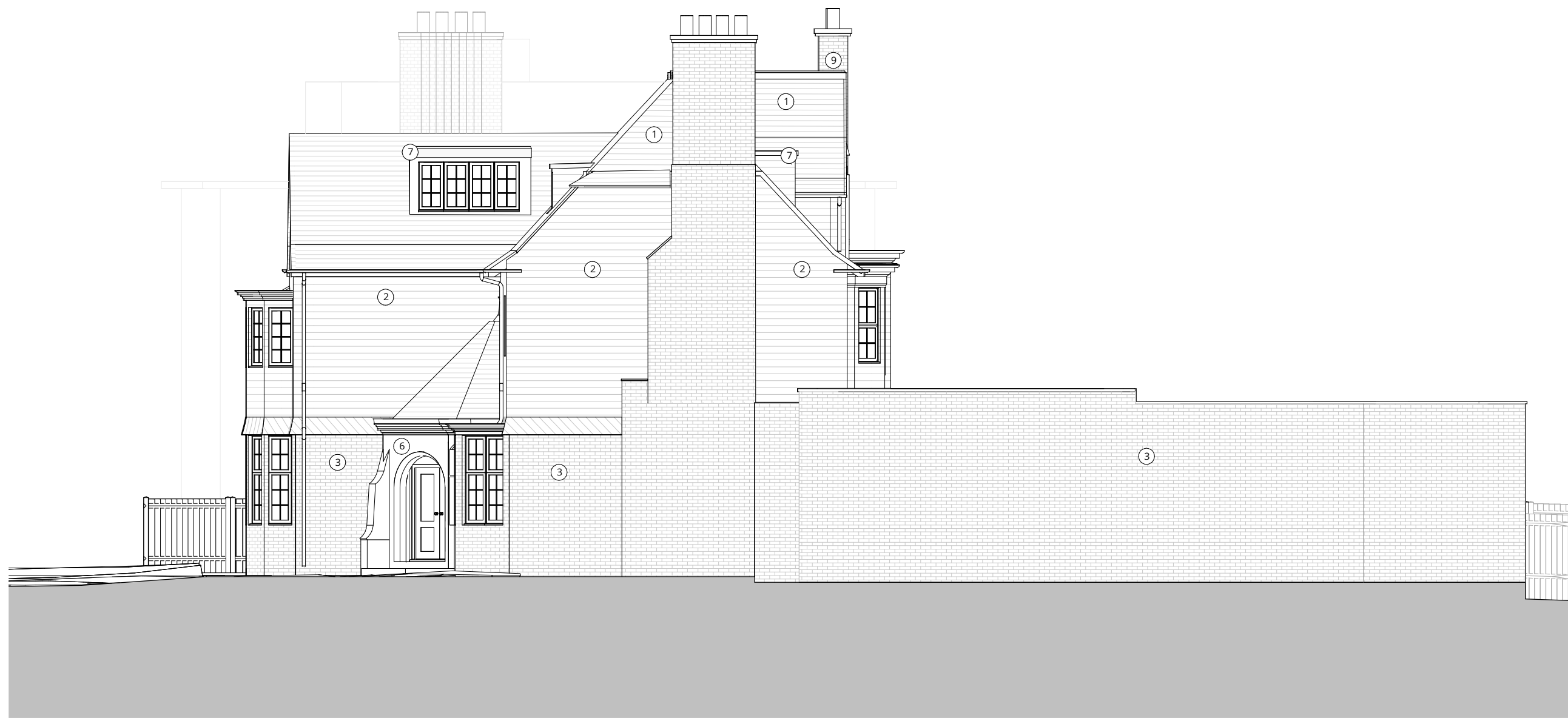
Outline of existing

- 1 Brown plain clay roof tiles matching existing in size, texture and colour
- 2 Red plain hanging clay roof tiles matching existing in size, texture and colour
- 3 Red multi-stock brick
- 4 Existing white painted hardwood windows and doors
- 5 New white painted hardwood windows and doors matching existing
- 6 White painted entrance portico
- 7 Existing dormer with lead roof, white painted timber moulding and hanging roof tiles to cheeks to be refurbished
- 8 Water feature
- 9 Existing Chimney stack retained, repointed and made good
- 10 White painted render
- 11 440mm linear brown brick soldier course
- 12 Brown coping stone matching extension brick colour
- 13 Stack bond surrounding sliding door
- 14 Projecting header bond in brown colour
- 15 Aluminium sliding door system
- 16 Cantilevered glass box conservatory
- 17 Corten steel clad column



Proposed Front Elevation

1:100



Proposed Side Elevation

1:100



Proposed Rear Elevation

1:100



Proposed Side Elevation

1:100

0	Planning Issue	05/07/24	MM	EW
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45 Elsworth Rd  
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drawing title:

Proposed Elevations

date:  
03/24/23

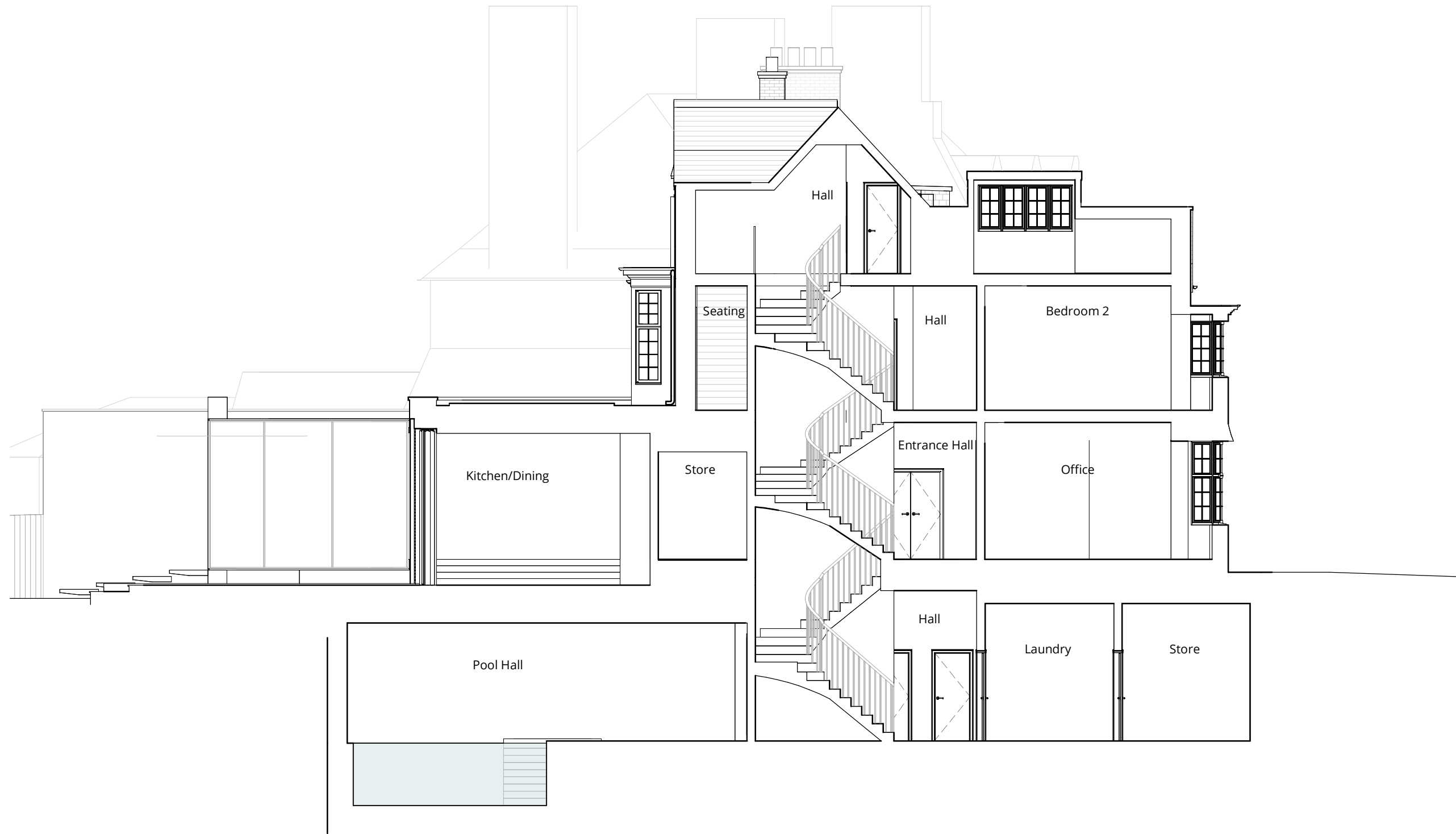
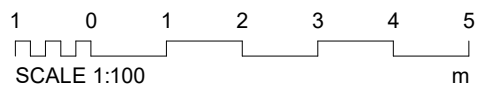
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As  
indicated

dwg no:  
2333-PL-300

rev no:  
0



Notes:



Proposed Section A-A

1 : 100



Proposed Section B-B

1 : 100

0	Planning Issue	05/07/24	MM	EW
Rev	Description	Date	Drawn	Clkd



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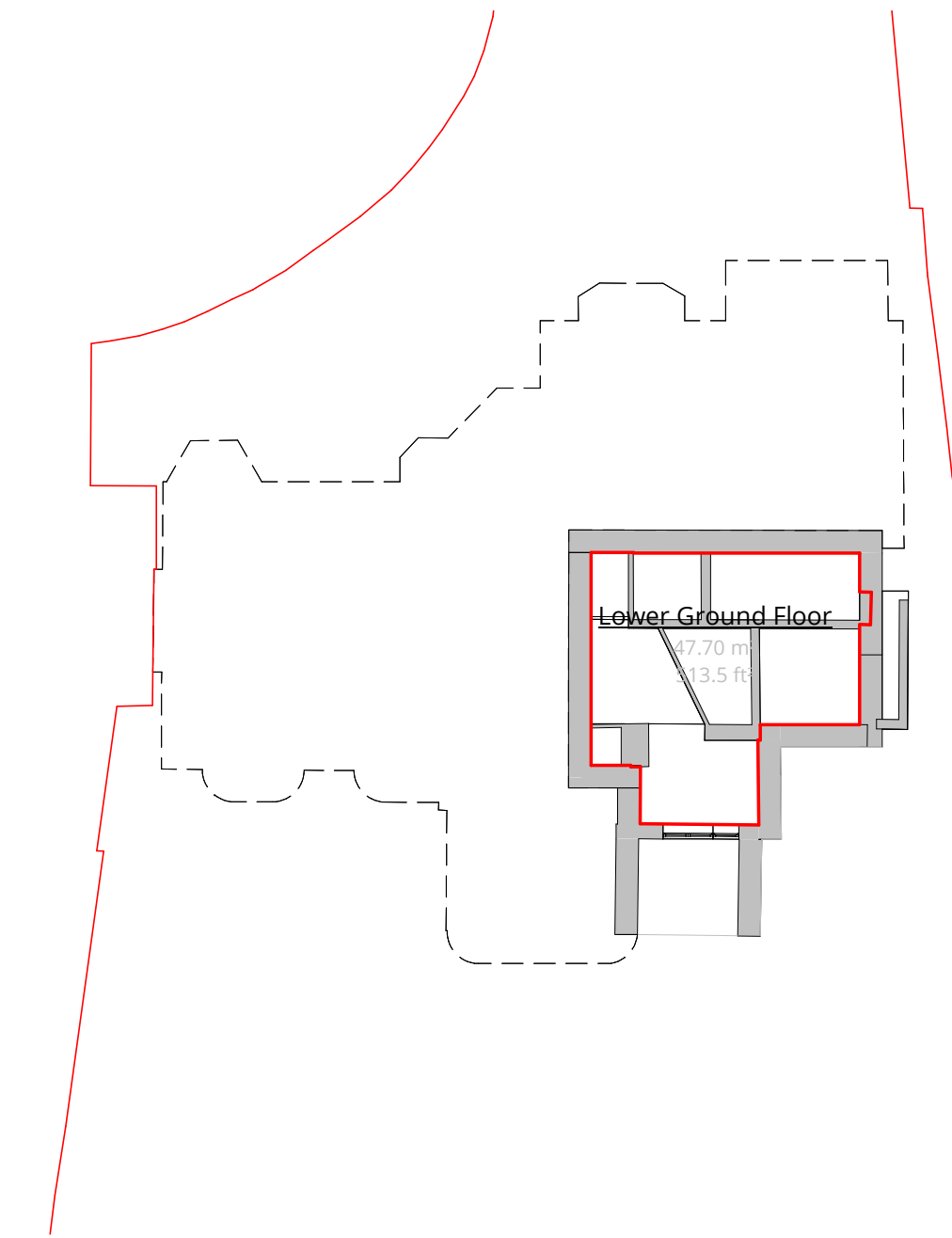
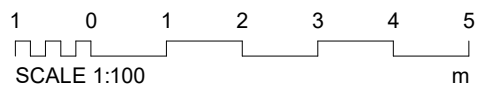
drawing title:

Proposed Sections

date: 11/19/21 | scale: 1 : 100

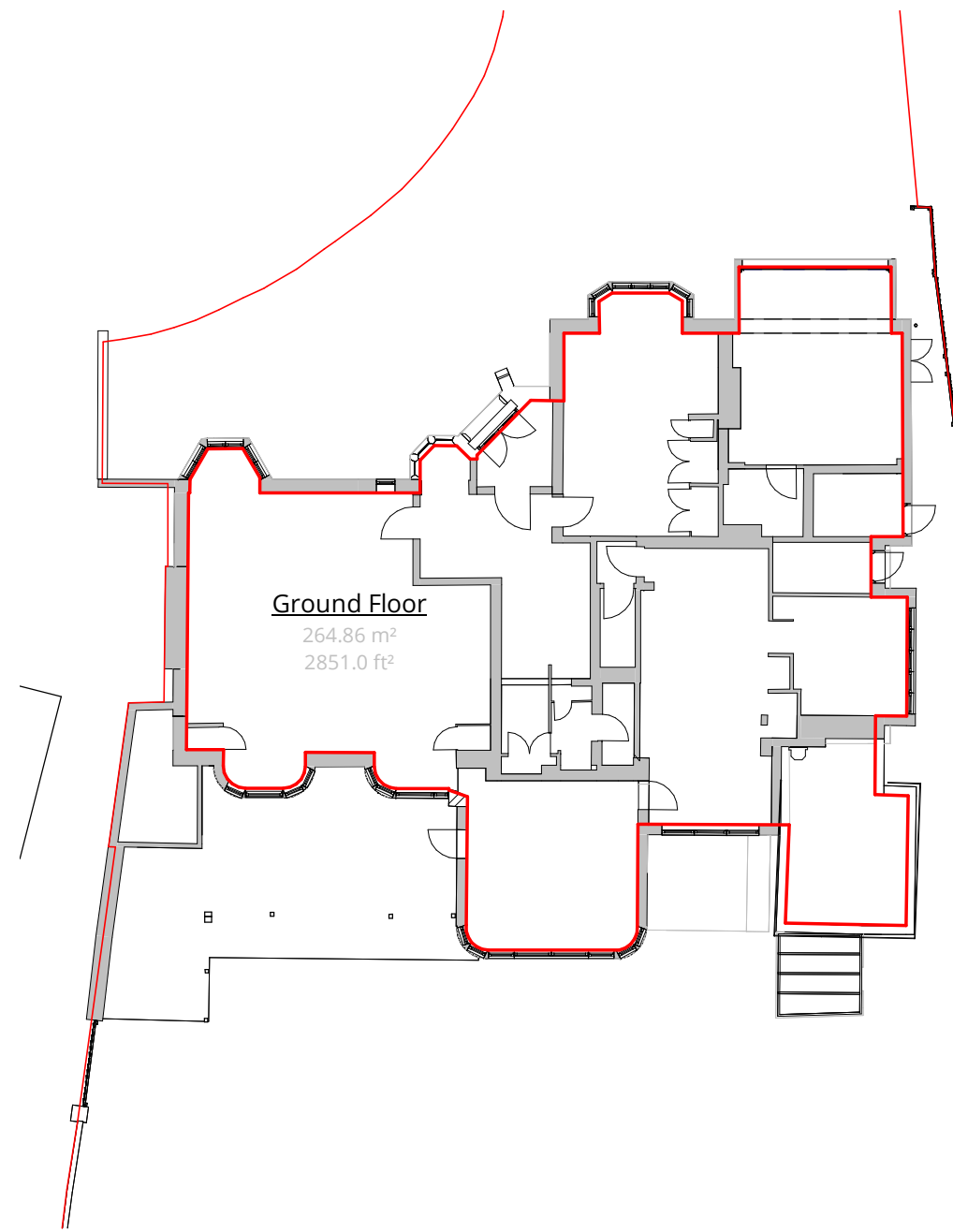
dwg no: 2333-PL-310 | rev no: 0

Notes:



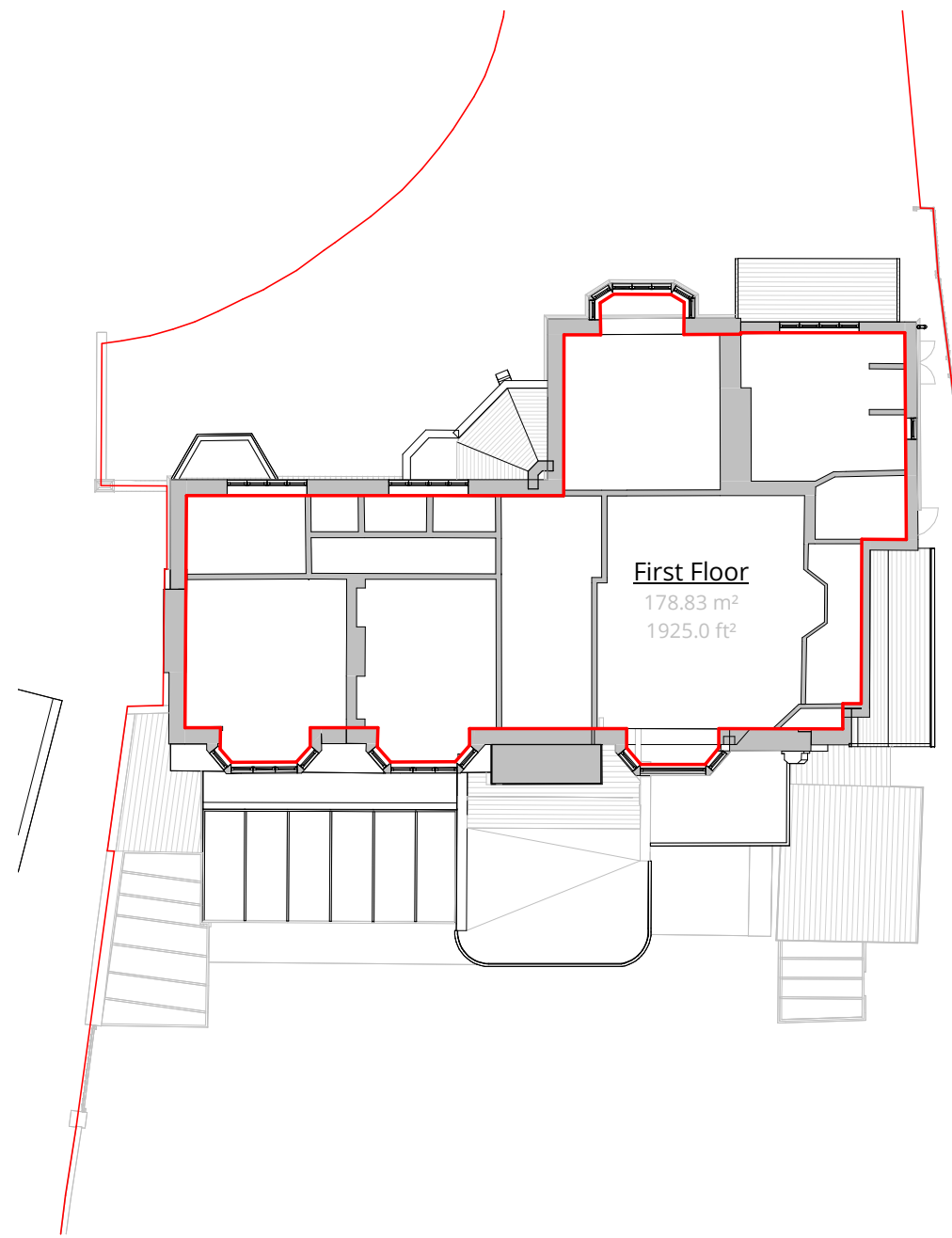
Existing Lower Ground Floor

1 : 200



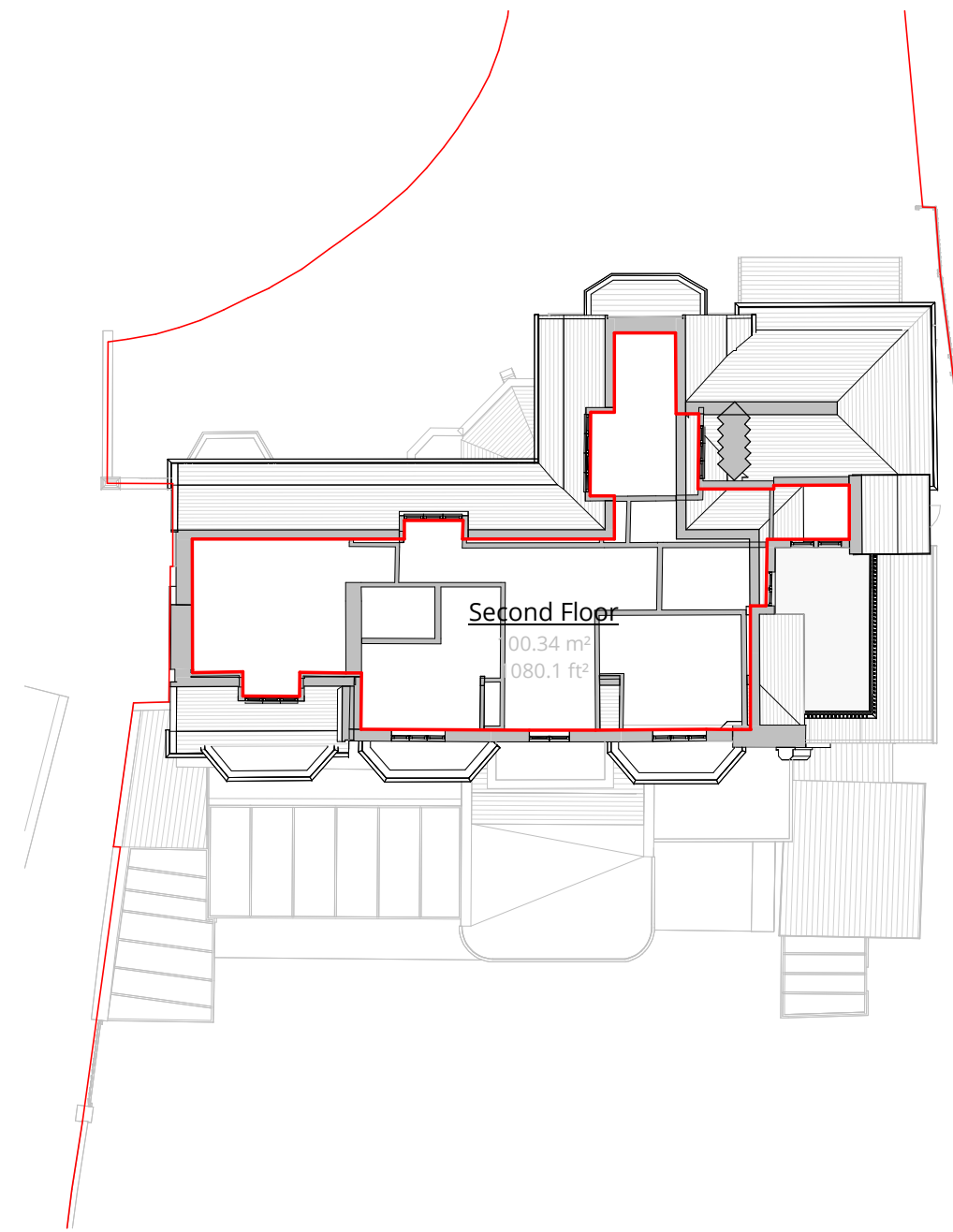
Existing Ground Floor

1 : 200



Existing First Floor

1 : 200

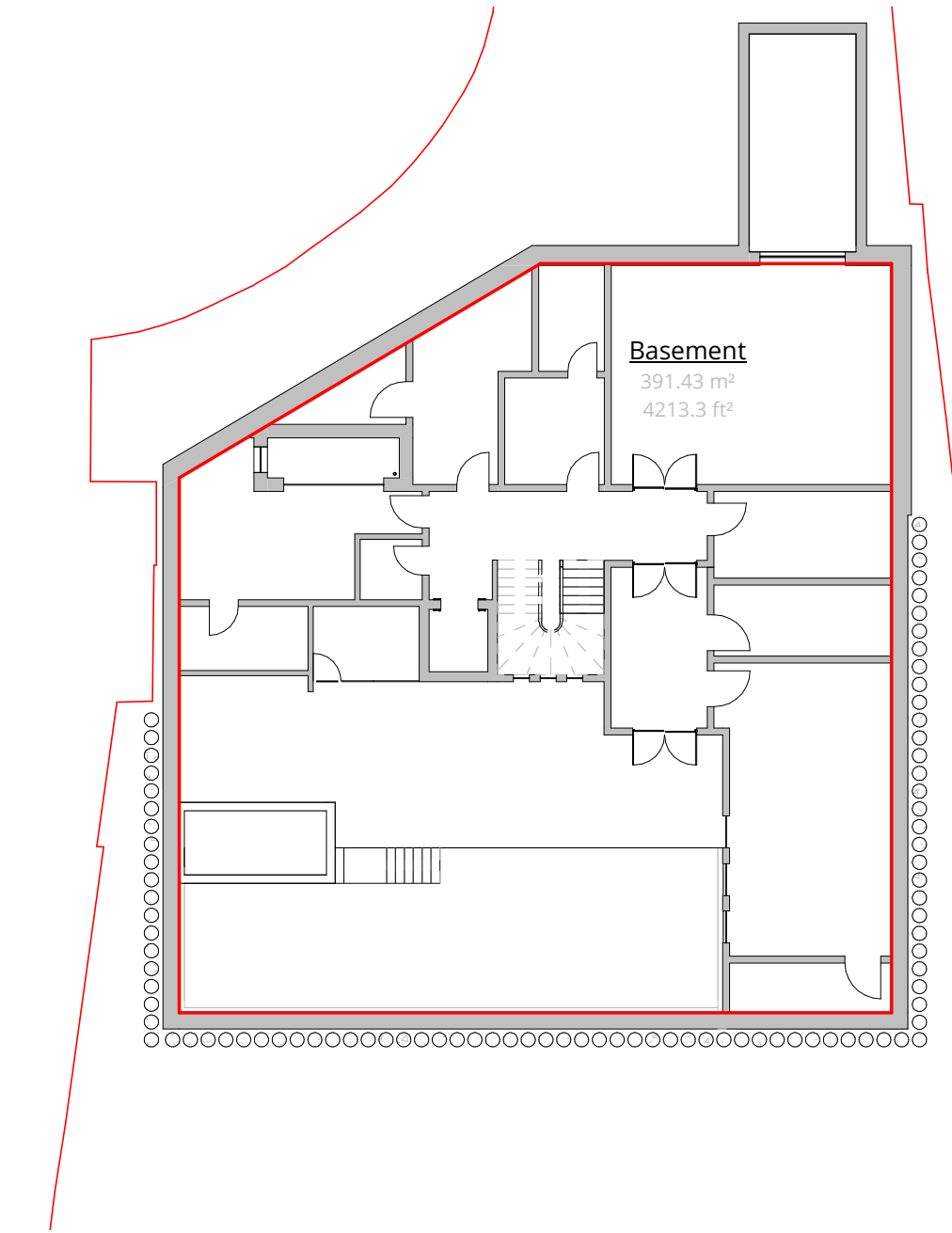


Existing Second Floor

1 : 200

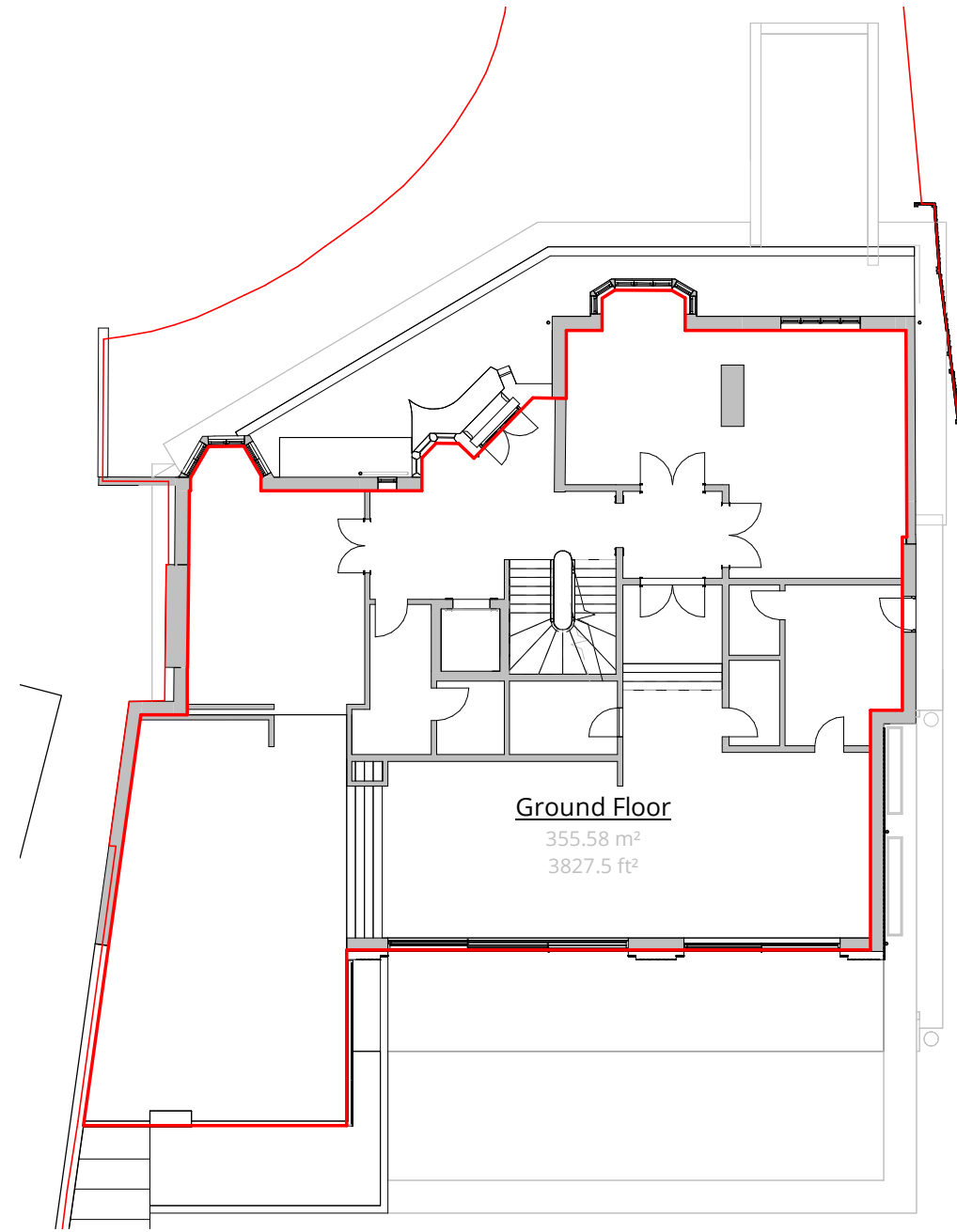
Gross Internal Area Schedule (Existing)

Name	Area (m2)	Area (ft2)
Lower Ground Floor	48 m²	513.5 ft²
Ground Floor	265 m²	2851.0 ft²
First Floor	179 m²	1925.0 ft²
Second Floor	100 m²	1080.1 ft²
Grand total: 4	592 m²	6369.5 ft²



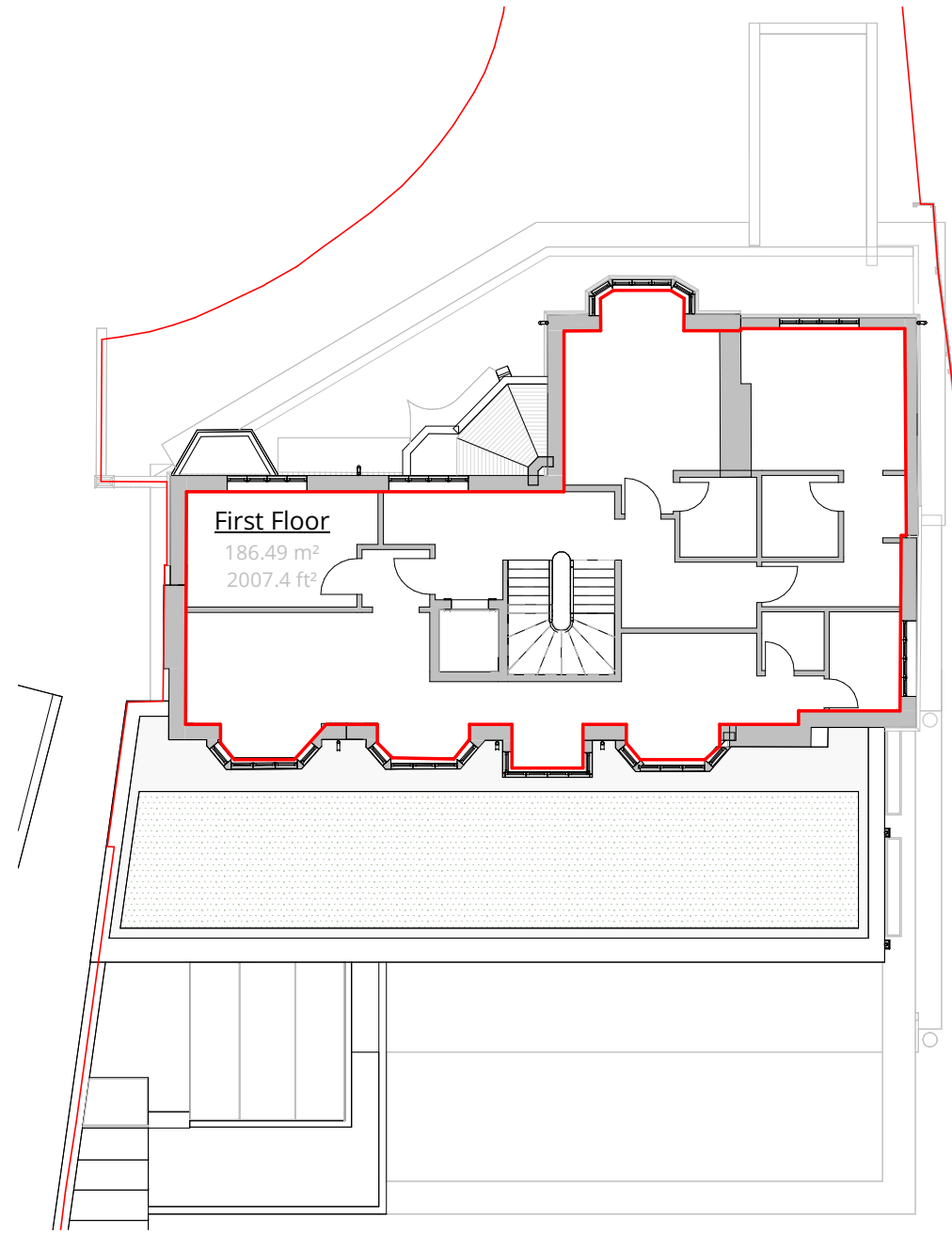
Proposed Basement

1 : 200



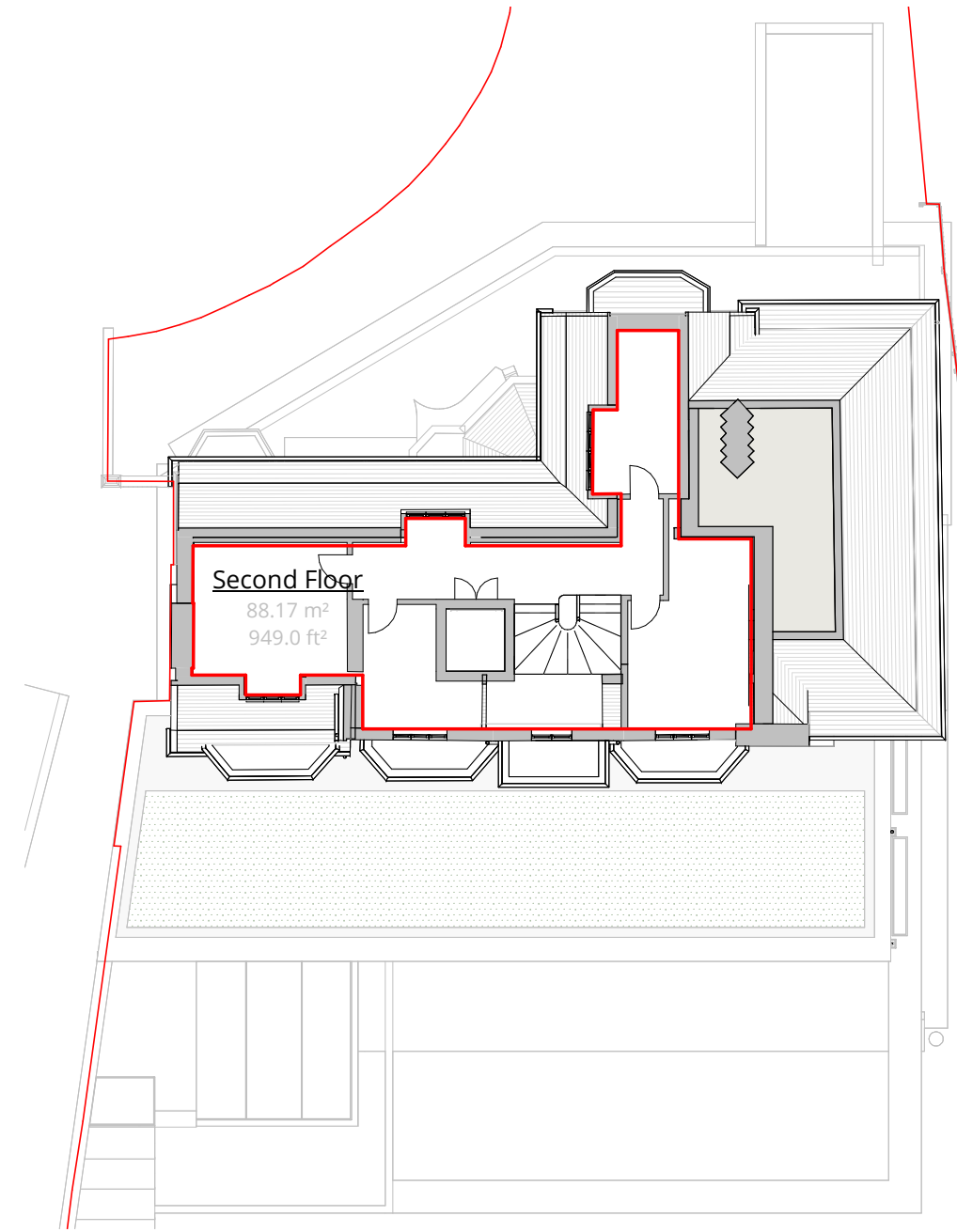
Proposed Ground Floor

1 : 200



Proposed First Floor

1 : 200



Proposed Second Floor

1 : 200

Gross Internal Area Schedule (Proposed)

Name	Area (m2)	Area (ft2)
Ground Floor	355.6 m²	3827.5 ft²
First Floor	186.5 m²	2007.4 ft²
Second Floor	88.2 m²	949.0 ft²
Basement	391.4 m²	4213.3 ft²
Grand total	1021.7 m²	10997.1 ft²

Rev	Description	Date	Drawn	Clkd
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status:

PLANNING

project:  
45 Elsworth Rd  
London NW3 3BS

drawing title:

Existing and Proposed  
GIA

date:  
01/08/24

scale:  
1 : 200

dwg no:  
2333-PL-710

rev no: