

Rev.

Purpose

Date

-

Issued for Planning

00.00.0000

Studio Three Architects Limited. All construction works to comply with British Standards and Building Regulations requirements. Any errors on drawings or omissions should be reported to Studio Three. This drawing cannot be used to calculate areas for the purposes of valuation. All measurements should be checked on site. These drawings should not be scaled.

Key:

Existing fabric

Proposed wall

Red brick selected to match neighbouring properties at 32 Netherhall Gardens and 34 Netherhall Gardens

Wet cast masonry features (copings, sills, window surrounds) to suit the colour of the red brickwork

Roof slates

Porcelain tile paving

Notes:

1

Basement beneath the footprint of the existing house.

2

Front light wells.

3

Timber front door (level threshold). Paint finish.

4

Bay window: timber framed with wet cast masonry corner posts.

5

Timber-framed casement windows. Paint finish.

6

Timber-framed windows. Paint finish.

7

Aluminium tripartite sliding windows.

8

Rear terrace (lowered) with porcelain paviours.

9

Base of staircase finished in porcelain tile.

10

Metal staircase and railing. Paint finish.

11

External access stairs.

12

Metal railings. Paint finish.

13

Bi-folding metal vehicular access gates.

14

New metal pedestrian gate

15

New parcel delivery box, with tongue and groove timber gate.

16

Bin Store (brick).

17

Cycle store (timber batten).

18

Reinstate brick pier and cast stone coping.

19

Re-construct garden wall to match the level of the remaining garden wall. Rebuild the brick pier with new cast stone coping.

20

Metal railings atop brick garden wall.

21

Fascia panel.

22

Rebuild existing timber garden fence.

23

Glazed, timber framed side access door (level threshold). Paint finish.

24

Glazed, timber framed French Doors. Paint finish.

25

Dormer window with painted timber fascia and timber-panelled dormer cheeks.

26

Cast metal rainwater goods.

27

Cast stone coping to parapet wall.

28

Awning with fascia panel.

29

Timber Fascia Panel, Paint Finish.

30

Conservation roof light

31

Aluminium framed window

32

Photovoltaic panels

33

Obscured glazing

34

Glazed, timber framed French Doors. Paint finish.

35

Roof access hatch.

Phase

PLANNING

Drawing title

Proposed Basement Plan

Drawing No.

A\_1999

Rev.

-

Drawn

VK

Approved

RD

First revision

23.09.2024

Updated

-

STUDIO THREE

31 Percy Street, London, W1T 2DD

https://www.studiothreearchitects.com

Project No.

23074

Address

34a Netherhall Gardens  
London  
NW3 5TP

Client

Irena Kyuchukova & Nedko Kyuchukov

N

Scale

1:50 @ A1 / 1:100 @ A3

0m

1m

2m

4m

5m



Rev.

Purpose

Date

-

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00.00.0000

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Key:

Existing fabric

Proposed wall

Red brick selected to match neighbouring properties at 32 Netherhall Gardens and 34 Netherhall Gardens

Wet cast masonry features (copings, sills, window surrounds) to suit the colour of the red brickwork

Roof slates

Porcelain tile paving

Notes:

1

Basement beneath the footprint of the existing house.

2

Front light wells.

3

Timber front door (level threshold). Paint finish.

4

Bay window; timber framed with wet cast masonry corner posts.

5

Timber-framed casement windows. Paint finish.

6

Timber-framed windows. Paint finish.

7

Aluminium tripartite sliding windows.

8

Rear terrace (lowered) with porcelain paviours.

9

Base of staircase finished in porcelain tile.

10

Metal staircase and railing. Paint finish.

11

External access stairs.

12

Metal railings. Paint finish.

13

Bi-folding metal vehicular access gates.

14

New metal pedestrian gate

15

New parcel delivery box, with tongue and groove timber gate.

16

Bin Store (brick).

17

Cycle store (timber batten).

18

Reinstate brick pier and cast stone coping.

19

Re-construct garden wall to match the level of the remaining garden wall. Rebuild the brick pier with new cast stone coping.

20

Metal railings atop brick garden wall.

21

Fascia panel.

22

Rebuild existing timber garden fence.

23

Glazed, timber framed side access door (level threshold). Paint finish.

24

Glazed, timber framed French Doors. Paint finish.

25

Dormer window with painted timber fascia and timber-panelled dormer cheeks.

26

Cast metal rainwater goods.

27

Cast stone coping to parapet wall.

28

Awning with fascia panel.

29

Timber Fascia Panel, Paint Finish.

30

Conservation roof light

31

Aluminium framed window

32

Photovoltaic panels

33

Obscured glazing

34

Glazed, timber framed French Doors. Paint finish.

35

Roof access hatch.

Phase

PLANNING

Drawing title

Proposed Ground Floor Plan

Drawing No.

A\_2000

Rev.

-

Drawn

VK

Approved

RD

First revision

23.09.2024

Updated

-

STUDIO THREE

31 Percy Street, London, W1T 2DD

<https://www.studiothreearchitects.com>

Project No.

23074

Address

34a Netherhall Gardens  
London  
NW3 5TP

Client

Irena Kyuchukova & Nedko Kyuchukov

N

Scale

1:50 @ A1 / 1:100 @ A3

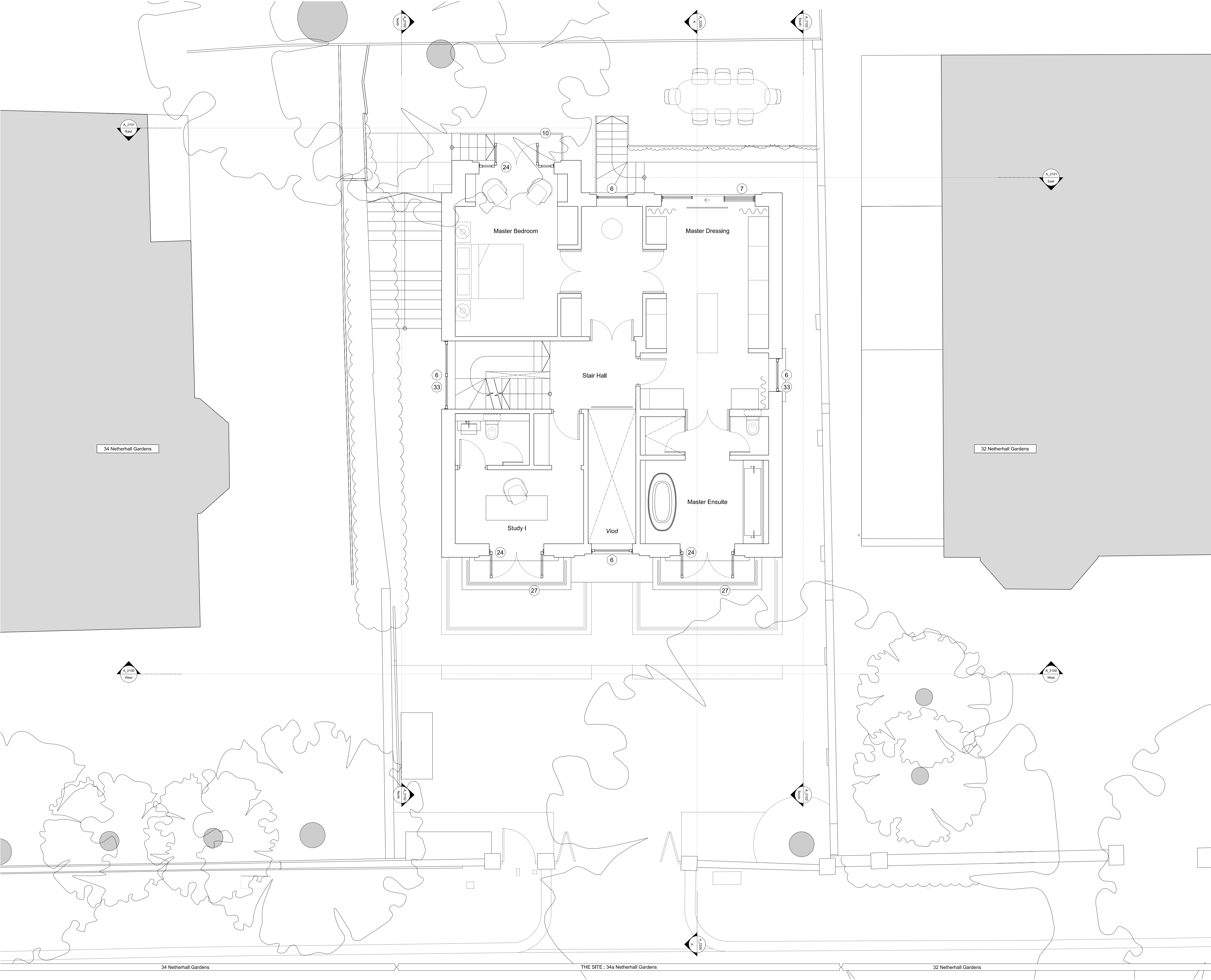
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Purpose

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-

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Key:

Existing fabric

Proposed wall

Red brick selected to match neighbouring properties at 32 Netherhall Gardens and 34 Netherhall Gardens

Wet cast masonry features (copings, sills, window surrounds) to suit the colour of the red brickwork

Roof slates

Porcelain tile paving

Notes:

1

Basement beneath the footprint of the existing house.

2

Front light wells.

3

Timber front door (level threshold). Paint finish.

4

Bay window; timber framed with wet cast masonry corner posts.

5

Timber-framed casement windows. Paint finish.

6

Timber-framed windows. Paint finish.

7

Aluminium tripartite sliding windows.

8

Rear terrace (lowered) with porcelain paviours.

9

Base of staircase finished in porcelain tile.

10

Metal staircase and railing. Paint finish.

11

External access stairs.

12

Metal railings. Paint finish.

13

Bi-folding metal vehicular access gates.

14

New metal pedestrian gate

15

New parcel delivery box, with tongue and groove timber gate.

16

Bin Store (brick).

17

Cycle store (timber batten).

18

Reinstate brick pier and cast stone coping.

19

Re-construct garden wall to match the level of the remaining garden wall. Rebuild the brick pier with new cast stone coping.

20

Metal railings atop brick garden wall.

21

Fascia panel.

22

Rebuild existing timber garden fence.

23

Glazed, timber framed side access door (level threshold). Paint finish.

24

Glazed, timber framed French Doors. Paint finish.

25

Dormer window with painted timber fascia and timber-panelled dormer cheeks.

26

Cast metal rainwater goods.

27

Cast stone coping to parapet wall.

28

Awning with fascia panel.

29

Timber Fascia Panel, Paint Finish.

30

Conservation roof light

31

Aluminium framed window

32

Photovoltaic panels

33

Obscured glazing

34

Glazed, timber framed French Doors. Paint finish.

35

Roof access hatch.

Phase

PLANNING

Drawing title

Proposed First Floor Plan

Drawing No.

A\_2001

Rev.

-

Drawn

VK

Approved

RD

First revision

23.09.2024

Updated

-

STUDIO THREE

31 Percy Street, London, W1T 2DD

<https://www.studiothreearchitects.com>

Project No.

23074

Address

34a Netherhall Gardens  
London  
NW3 5TP

Client

Irena Kyuchukova & Nedko Kyuchukov

N

Scale

1:50 @ A1 / 1:100 @ A3

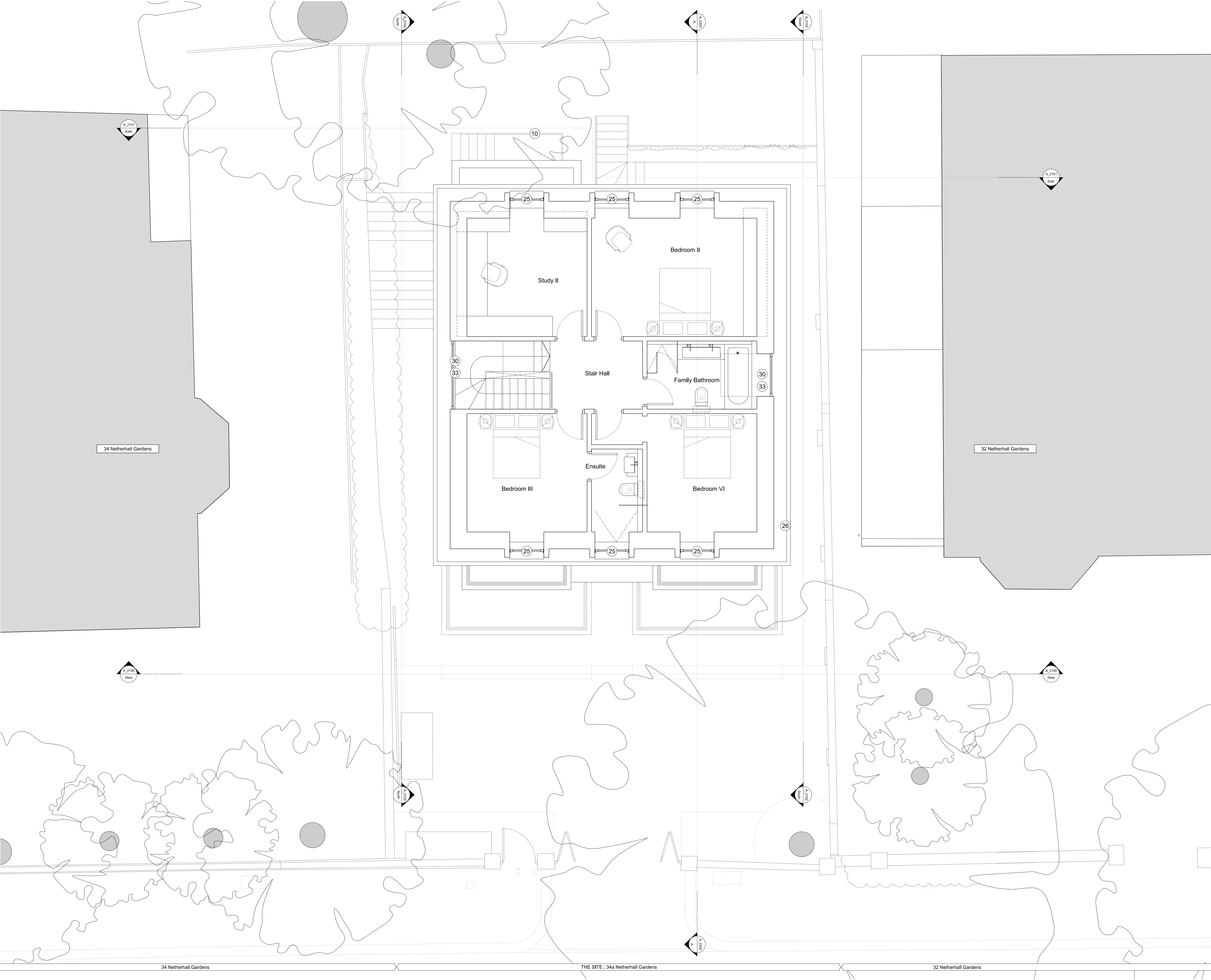
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Rev.	Purpose	Date
-	Issued for Planning	00.00.0000

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Key:		
	Existing fabric	Roof slates
	Proposed wall	Porcelain tile paving
	Red brick selected to match neighbouring properties at 32 Netherhall Gardens and 34 Netherhall Gardens	
	Wet cast masonry features (copings, sills, window surrounds) to suit the colour of the red brickwork	

- Notes:
- Basement beneath the footprint of the existing house.
  - Front light wells.
  - Timber front door (level threshold). Paint finish.
  - Bay window: timber framed with wet cast masonry corner posts.
  - Timber-framed casement windows. Paint finish.
  - Timber-framed windows. Paint finish.
  - Aluminium tripartite sliding windows.
  - Rear terrace (lowered) with porcelain paviours.
  - Base of staircase finished in porcelain tile.
  - Metal staircase and railing. Paint finish.
  - External access stairs.
  - Metal railings. Paint finish.
  - Bi-folding metal vehicular access gates.
  - New metal pedestrian gate
  - New parcel delivery box, with tongue and groove timber gate.
  - Bin Store (brick).
  - Cycle store (timber batten).
  - Reinstate brick pier and cast stone coping.
  - Re-construct garden wall to match the level of the remaining garden wall. Rebuild the brick pier with new cast stone coping.
  - Metal railings atop brick garden wall.
  - Fascia panel.
  - Rebuild existing timber garden fence.
  - Glazed, timber framed side access door (level threshold). Paint finish.
  - Glazed, timber framed French Doors. Paint finish.
  - Dormer window with painted timber fascia and timber-panelled dormer cheeks.
  - Cast metal rainwater goods.
  - Cast stone coping to parapet wall.
  - Awning with fascia panel.
  - Timber Fascia Panel, Paint Finish.
  - Conservation roof light
  - Aluminium framed window
  - Photovoltaic panels
  - Obscured glazing
  - Glazed, timber framed French Doors. Paint finish.
  - Roof access hatch.

Phase

PLANNING

Drawing title

Proposed Second Floor Plan

Drawing No.	A_2002	Rev.	-
Drawn	VK	Approved	RD
First revision	23.09.2024	Updated	-

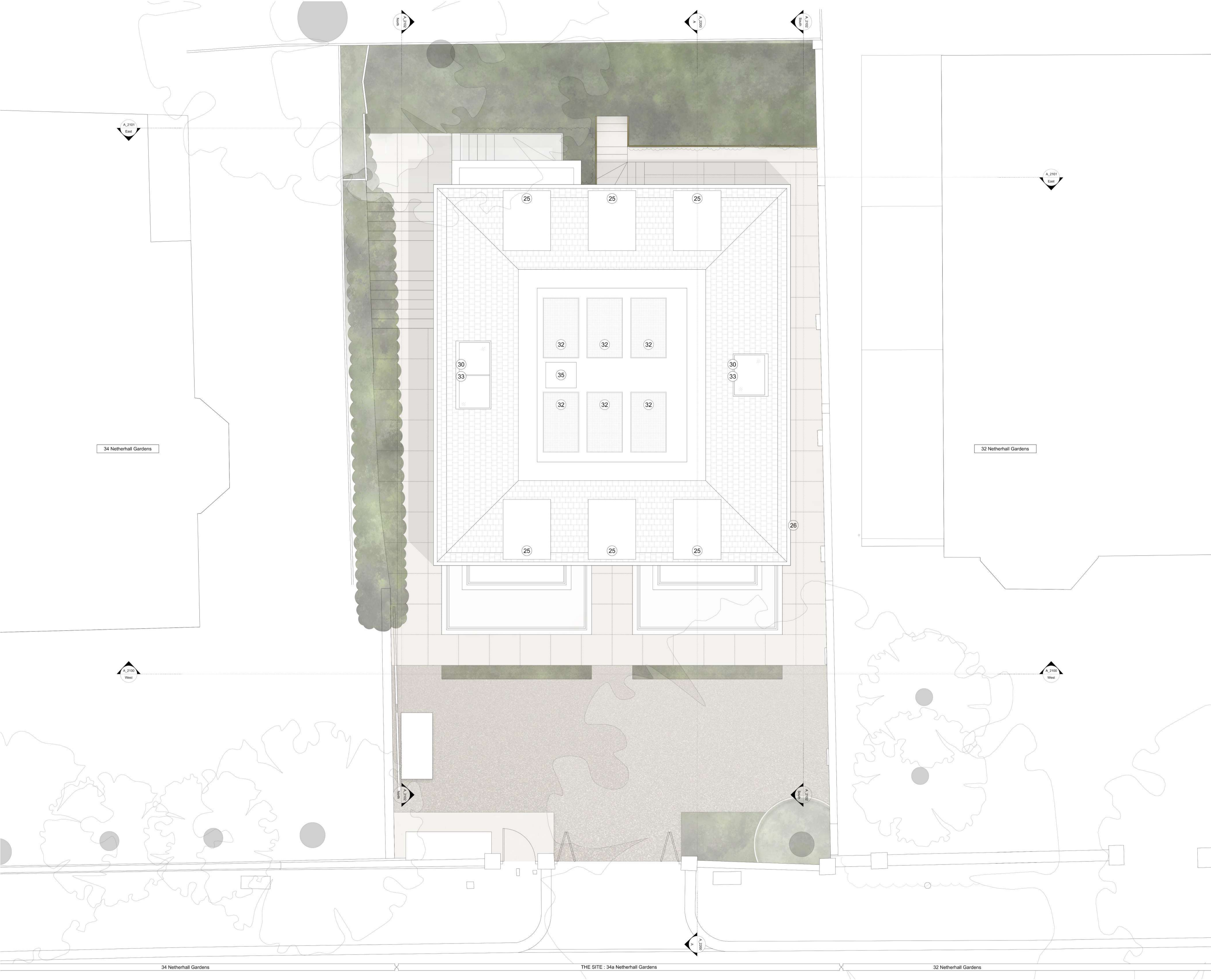
STUDIO THREE

31 Percy Street, London, W1T 2DD

https://www.studiothreearchitects.com

Project No.	23074	Address	34a Netherhall Gardens London NW3 5TP
Client	Irena Kyuchukova & Nedko Kyuchukov		
Scale	1:50 @ A1 / 1:100 @ A3		

0m	1m	2m	4m	5m
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Rev.	Purpose	Date
-	Issued for Planning	00.00.0000

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Key:

	Existing fabric		Roof slates
	Proposed wall		Porcelain tile paving
	Red brick selected to match neighbouring properties at 32 Netherhall Gardens and 34 Netherhall Gardens		
	Wet cast masonry features (copings, sills, window surrounds) to suit the colour of the red brickwork		

Notes:

- Basement beneath the footprint of the existing house.
- Front light wells.
- Timber front door (level threshold). Paint finish.
- Bay window; timber framed with wet cast masonry corner posts.
- Timber-framed casement windows. Paint finish.
- Timber-framed windows. Paint finish.
- Aluminium tripartite sliding windows.
- Rear terrace (lowered) with porcelain paviours.
- Base of staircase finished in porcelain tile.
- Metal staircase and railing. Paint finish.
- External access stairs.
- Metal railings. Paint finish.
- Bi-folding metal vehicular access gates.
- New metal pedestrian gate
- New parcel delivery box, with tongue and groove timber gate.
- Bin Store (brick).
- Cycle store (timber batten).
- Reinstate brick pier and cast stone coping.
- Re-construct garden wall to match the level of the remaining garden wall. Rebuild the brick pier with new cast stone coping.
- Metal railings atop brick garden wall.
- Fascia panel.
- Rebuild existing timber garden fence.
- Glazed, timber framed side access door (level threshold). Paint finish.
- Glazed, timber framed French Doors. Paint finish.
- Dormer window with painted timber fascia and timber-panelled dormer cheeks.
- Cast metal rainwater goods.
- Cast stone coping to parapet wall.
- Awning with fascia panel.
- Timber Fascia Panel. Paint Finish.
- Conservation roof light
- Aluminium framed window
- Photovoltaic panels
- Obscured glazing
- Glazed, timber framed French Doors. Paint finish.
- Roof access hatch.

Phase

## PLANNING

Drawing title

Proposed Roof / Site / Landscape Plan

Drawing No.	A_21010	Rev.	-
Drawn	VK	Approved	RD
First revision	23.09.2024	Updated	-

## STUDIO THREE

31 Percy Street, London, W1T 2DD <https://www.studiothreearchitects.com>

Project No.	23074	Address	34a Netherhall Gardens London NW3 5TP
Client	Irena Kyuchukova & Nedko Kyuchukov		
Scale	1:50 @ A1 / 1:100 @ A3		

0m | 1m | 2m | 4m | 5m



Rev.	Purpose	Date
-	Issued for Planning	00.00.0000

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- Key:
- Existing fabric
  - Proposed wall
  - Red brick selected to match neighbouring properties at 32 Netherhall Gardens and 34 Netherhall Gardens
  - Wet cast masonry features (copings, sills, window surrounds) to suit the colour of the red brickwork
  - Roof slates
  - Porcelain tile paving
  - Existing building outline

- Notes:
- Basement beneath the footprint of the existing house.
  - Front light wells.
  - Timber front door (level threshold). Paint finish.
  - Bay window; timber framed with wet cast masonry corner posts.
  - Timber-framed casement windows. Paint finish.
  - Timber-framed windows. Paint finish.
  - Aluminium tripartite sliding windows.
  - Rear terrace (lowered) with porcelain paviours.
  - Base of staircase finished in porcelain tile.
  - Metal staircase and railing. Paint finish.
  - External access stairs.
  - Metal railings. Paint finish.
  - Bi-folding metal vehicular access gates.
  - New metal pedestrian gate
  - New parcel delivery box, with tongue and groove timber gate.
  - Bin Store (brick).
  - Cycle store (timber batten).
  - Reinstate brick pier and cast stone coping.
  - Re-construct garden wall to match the level of the remaining garden wall. Rebuild the brick pier with new cast stone coping.
  - Metal railings atop brick garden wall.
  - Fascia panel.
  - Rebuild existing timber garden fence.
  - Glazed, timber framed side access door (level threshold). Paint finish.
  - Glazed, timber framed French Doors. Paint finish.
  - Dormer window with painted timber fascia and timber-panelled dormer cheeks.
  - Cast metal rainwater goods.
  - Cast stone coping to parapet wall.
  - Awning with fascia panel.
  - Timber Fascia Panel. Paint Finish.
  - Conservation roof light
  - Aluminium framed window
  - Photovoltaic panels
  - Obscured glazing
  - Glazed, timber framed French Doors. Paint finish.
  - Roof access hatch.

Phase		
PLANNING		
Drawing title		
Proposed Front (West) Elevation		
Drawing No.	A_2100	Rev.
Drawn	VK	Approved
First revision	23.09.2024	Updated
-		

STUDIO THREE		
31 Percy Street, London, W1T 2DD		
https://www.studiothreearchitects.com		
Project No.	23074	Address
London		34a Netherhall Gardens
Client		Irena Kyuchukova & Nedko Kyuchukov
Scale		1:50 @ A1 / 1:100 @ A3
0m   1m   2m   4m   5m		



Rev.

Purpose

Date

-

Issued for Planning

00.00.0000

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Key:

Existing fabric

Proposed wall

Red brick selected to match neighbouring properties at 32 Netherhall Gardens and 34 Netherhall Gardens

Wet cast masonry features (copings, sills, window surrounds) to suit the colour of the red brickwork

Roof slates

Porcelain tile paving

Notes:

1

Basement beneath the footprint of the existing house.

2

Front light wells.

3

Timber front door (level threshold). Paint finish.

4

Bay window: timber framed with wet cast masonry corner posts.

5

Timber-framed casement windows. Paint finish.

6

Timber-framed windows. Paint finish.

7

Aluminium tripartite sliding windows.

8

Rear terrace (lowered) with porcelain paviours.

9

Base of staircase finished in porcelain tile.

10

Metal staircase and railing. Paint finish.

11

External access stairs.

12

Metal railings. Paint finish.

13

Bi-folding metal vehicular access gates.

14

New metal pedestrian gate

15

New parcel delivery box, with tongue and groove timber gate.

16

Bin Store (brick).

17

Cycle store (timber batten).

18

Reinstate brick pier and cast stone coping.

19

Re-construct garden wall to match the level of the remaining garden wall. Rebuild the brick pier with new cast stone coping.

20

Metal railings atop brick garden wall.

21

Fascia panel.

22

Rebuild existing timber garden fence.

23

Glazed, timber framed side access door (level threshold). Paint finish.

24

Glazed, timber framed French Doors. Paint finish.

25

Dormer window with painted timber fascia and timber-panelled dormer cheeks.

26

Cast metal rainwater goods.

27

Cast stone coping to parapet wall.

28

Awning with fascia panel.

29

Timber Fascia Panel, Paint Finish.

30

Conservation roof light

31

Aluminium framed window

32

Photovoltaic panels

33

Obscured glazing

34

Glazed, timber framed French Doors. Paint finish.

35

Roof access hatch.

Phase

PLANNING

Drawing title

Proposed Rear (East) Elevation

Drawing No.

A\_2101

Rev.

-

Drawn

VK

Approved

RD

First revision

23.09.2024

Updated

-

STUDIO THREE

31 Percy Street, London, W1T 2DD

https://www.studiothreearchitects.com

Project No.

23074

Address

34a Netherhall Gardens  
London  
NW3 5TP

Client

Irena Kyuchukova & Nedko Kyuchukov

Scale

1:50 @ A1 / 1:100 @ A3

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Rev.

Purpose

Date

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Key:

Existing fabric

Proposed wall

Red brick selected to match neighbouring properties at 32 Netherhall Gardens and 34 Netherhall Gardens

Wet cast masonry features (copings, sills, window surrounds) to suit the colour of the red brickwork

Roof slates

Porcelain tile paving

Existing building outline

Notes:

1

Basement beneath the footprint of the existing house.

2

Front light wells.

3

Timber front door (level threshold). Paint finish.

4

Bay window: timber framed with wet cast masonry corner posts.

5

Timber-framed casement windows. Paint finish.

6

Timber-framed windows. Paint finish.

7

Aluminium tripartite sliding windows.

8

Rear terrace (lowered) with porcelain paviours.

9

Base of staircase finished in porcelain tile.

10

Metal staircase and railing. Paint finish.

11

External access stairs.

12

Metal railings. Paint finish.

13

Bi-folding metal vehicular access gates.

14

New metal pedestrian gate

15

New parcel delivery box, with tongue and groove timber gate.

16

Bin Store (brick).

17

Cycle store (timber batten).

18

Reinstate brick pier and cast stone coping.

19

Re-construct garden wall to match the level of the remaining garden wall. Rebuild the brick pier with new cast stone coping.

20

Metal railings atop brick garden wall.

21

Fascia panel.

22

Rebuild existing timber garden fence.

23

Glazed, timber framed side access door (level threshold). Paint finish.

24

Glazed, timber framed French Doors. Paint finish.

25

Dormer window with painted timber fascia and timber-panelled dormer cheeks.

26

Cast metal rainwater goods.

27

Cast stone coping to parapet wall.

28

Awning with fascia panel.

29

Timber Fascia Panel, Paint Finish.

30

Conservation roof light

31

Aluminium framed window

32

Photovoltaic panels

33

Obscured glazing

34

Glazed, timber framed French Doors. Paint finish.

35

Roof access hatch.

Phase

PLANNING

Drawing title

Proposed Side (North) Elevations

Drawing No.

A\_2102

Rev.

-

Drawn

VK

Approved

RD

First revision

23.09.2024

Updated

-

STUDIO THREE

31 Percy Street, London, W1T 2DD

https://www.studiothreearchitects.com

Project No.

23074

Address

34a Netherhall Gardens  
London  
NW3 5TP

Client

Irena Kyuchukova & Nedko Kyuchukov

Scale

1:50 @ A1 / 1:100 @ A3

0m

1m

2m

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Rev.

Purpose

Date

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Key:

Existing fabric

Proposed wall

Red brick selected to match neighbouring properties at 32 Netherhall Gardens and 34 Netherhall Gardens

Wet cast masonry features (copings, sills, window surrounds) to suit the colour of the red brickwork

Roof slates

Porcelain tile paving

Existing building outline

Notes:

1

Basement beneath the footprint of the existing house.

2

Front light wells.

3

Timber front door (level threshold). Paint finish.

4

Bay window: timber framed with wet cast masonry corner posts.

5

Timber-framed casement windows. Paint finish.

6

Timber-framed windows. Paint finish.

7

Aluminium tripartite sliding windows.

8

Rear terrace (lowered) with porcelain paviours.

9

Base of staircase finished in porcelain tile.

10

Metal staircase and railing. Paint finish.

11

External access stairs.

12

Metal railings. Paint finish.

13

Bi-folding metal vehicular access gates.

14

New metal pedestrian gate

15

New parcel delivery box, with tongue and groove timber gate.

16

Bln Store (brick).

17

Cycle store (timber batten).

18

Reinstate brick pier and cast stone coping.

19

Re-construct garden wall to match the level of the remaining garden wall. Rebuild the brick pier with new cast stone coping.

20

Metal railings atop brick garden wall.

21

Fascia panel.

22

Rebuild existing timber garden fence.

23

Glazed, timber framed side access door (level threshold). Paint finish.

24

Glazed, timber framed French Doors. Paint finish.

25

Dormer window with painted timber fascia and timber-panelled dormer cheeks.

26

Cast metal rainwater goods.

27

Cast stone coping to parapet wall.

28

Awning with fascia panel.

29

Timber Fascia Panel, Paint Finish.

30

Conservation roof light

31

Aluminium framed window

32

Photovoltaic panels

33

Obscured glazing

34

Glazed, timber framed French Doors. Paint finish.

35

Roof access hatch.

Phase

PLANNING

Drawing title

Proposed Side (South) Elevations

Drawing No.

A\_2103

Rev.

-

Drawn

VK

Approved

RD

First revision

23.09.2024

Updated

-

STUDIO THREE

31 Percy Street, London, W1T 2DD

https://www.studiothreearchitects.com

Project No.

23074

Address

34a Netherhall Gardens  
London  
NW3 5TP

Client

Irena Kyuchukova & Nedko Kyuchukov

Scale

1:50 @ A1 / 1:100 @ A3

0m

1m

2m

4m

5m



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-	Issued for Planning	00.00.0000

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Key:

	Existing fabric		Roof slates
	Proposed wall		Porcelain tile paving
	Red brick selected to match neighbouring properties at 32 Netherhall Gardens and 34 Netherhall Gardens		
	Wet cast masonry features (copings, sills, window surrounds) to suit the colour of the red brickwork		
	Existing building outline		

Notes:

- Basement beneath the footprint of the existing house.
- Front light wells.
- Timber front door (level threshold). Paint finish.
- Bay window; timber framed with wet cast masonry corner posts.
- Timber-framed casement windows. Paint finish.
- Timber-framed windows. Paint finish.
- Aluminium tripartite sliding windows.
- Rear terrace (lowered) with porcelain paviours.
- Base of staircase finished in porcelain tile.
- Metal staircase and railing. Paint finish.
- External access stairs.
- Metal railings. Paint finish.
- Bi-folding metal vehicular access gates.
- New metal pedestrian gate
- New parcel delivery box, with tongue and groove timber gate.
- Bin Store (brick).
- Cycle store (timber batten).
- Reinstate brick pier and cast stone coping.
- Re-construct garden wall to match the level of the remaining garden wall. Rebuild the brick pier with new cast stone coping.
- Metal railings atop brick garden wall.
- Fascia panel.
- Rebuild existing timber garden fence.
- Glazed, timber framed side access door (level threshold). Paint finish.
- Glazed, timber framed French Doors. Paint finish.
- Dormer window with painted timber fascia and timber-panelled dormer cheeks.
- Cast metal rainwater goods.
- Cast stone coping to parapet wall.
- Awning with fascia panel.
- Timber Fascia Panel. Paint Finish.
- Conservation roof light
- Aluminium framed window
- Photovoltaic panels
- Obscured glazing
- Glazed, timber framed French Doors. Paint finish.
- Roof access hatch.

Phase

# PLANNING

Drawing title

Proposed Front (West) Elevation - Garden Wall

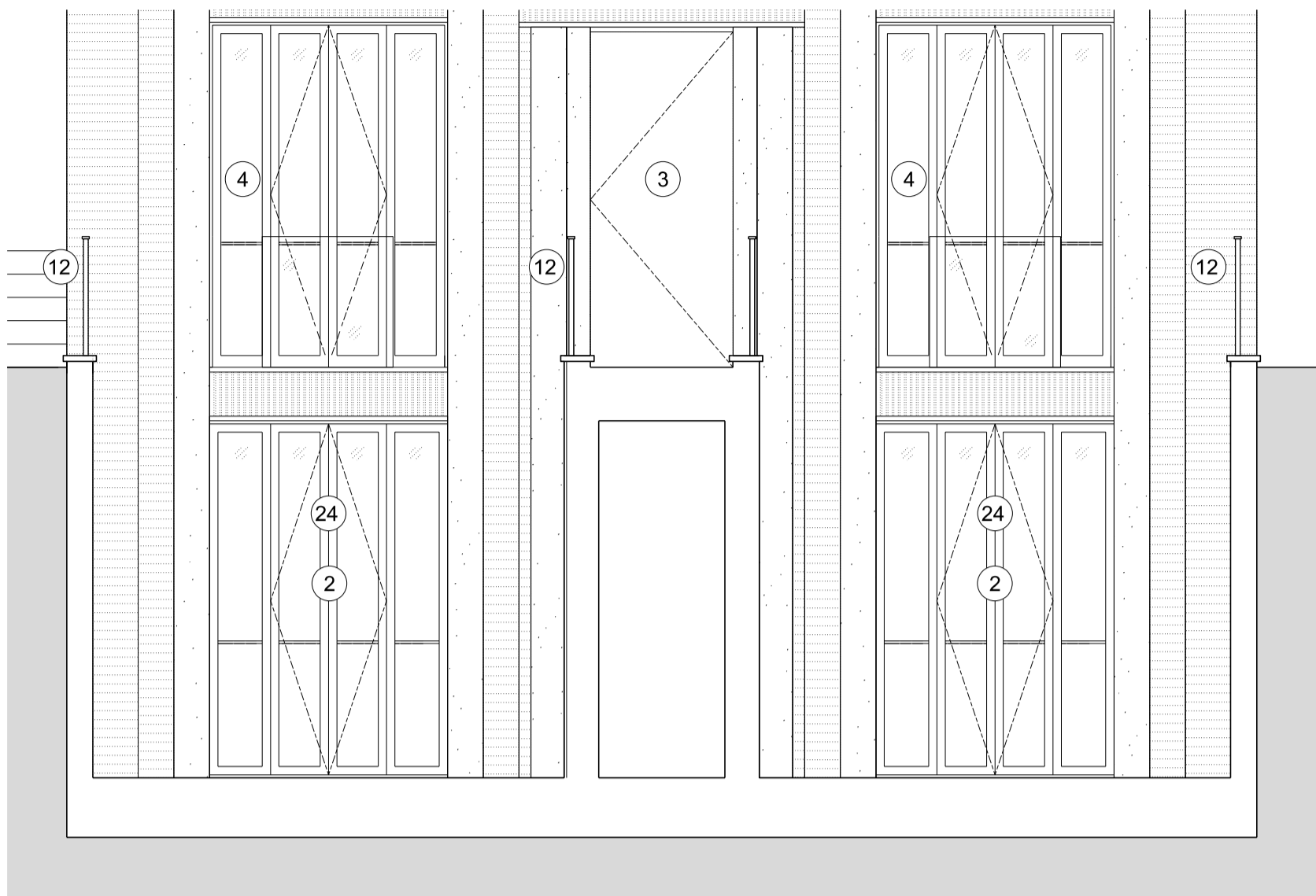
Drawing No.	A_2104	Rev.	-
Drawn	VK	Approved	RD
First revision	23.09.2024	Updated	-

## STUDIO THREE

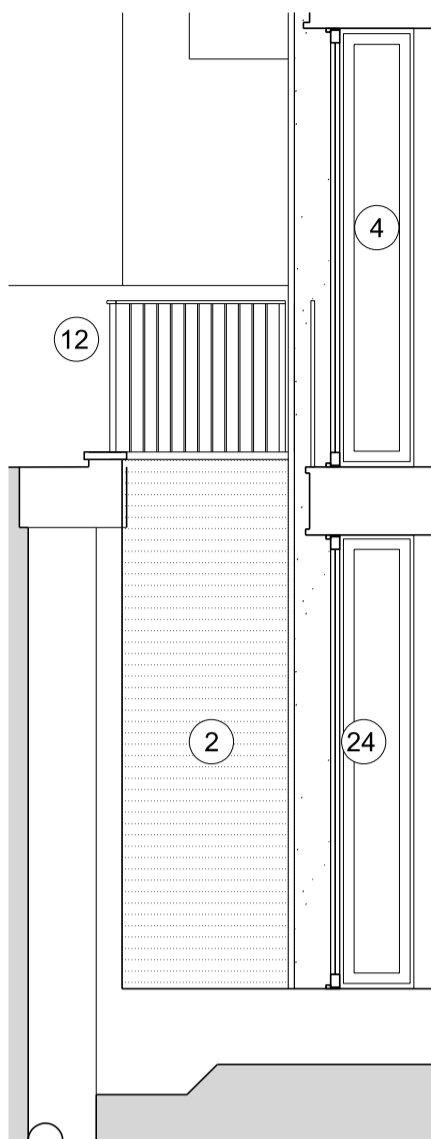
31 Percy Street, London, W1T 2DD <https://www.studiothreearchitects.com>

Project No.	23074	Address	34a Netherhall Gardens London NW3 5TP
Client	Irena Kyuchukova & Nedko Kyuchukov		
Scale	1:50 @ A1 / 1:100 @ A3		

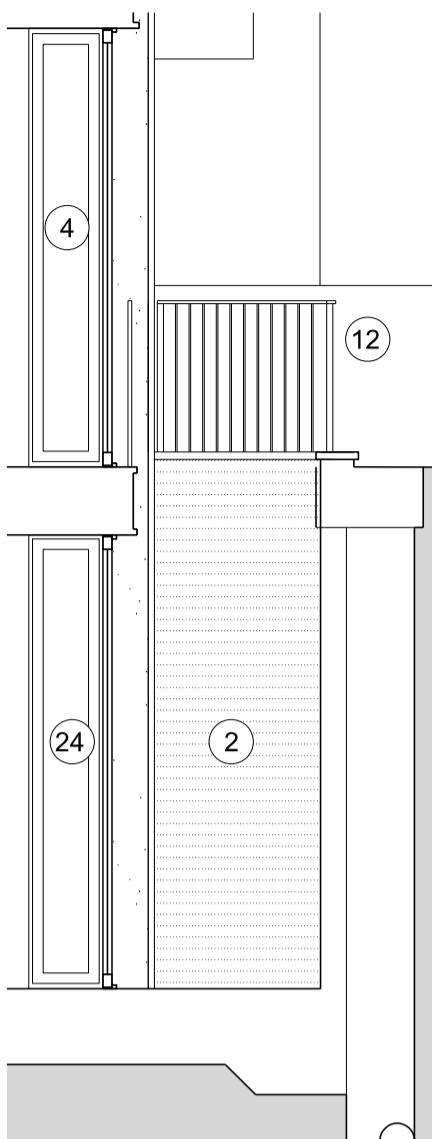
0m | 1m | 2m | 4m | 5m



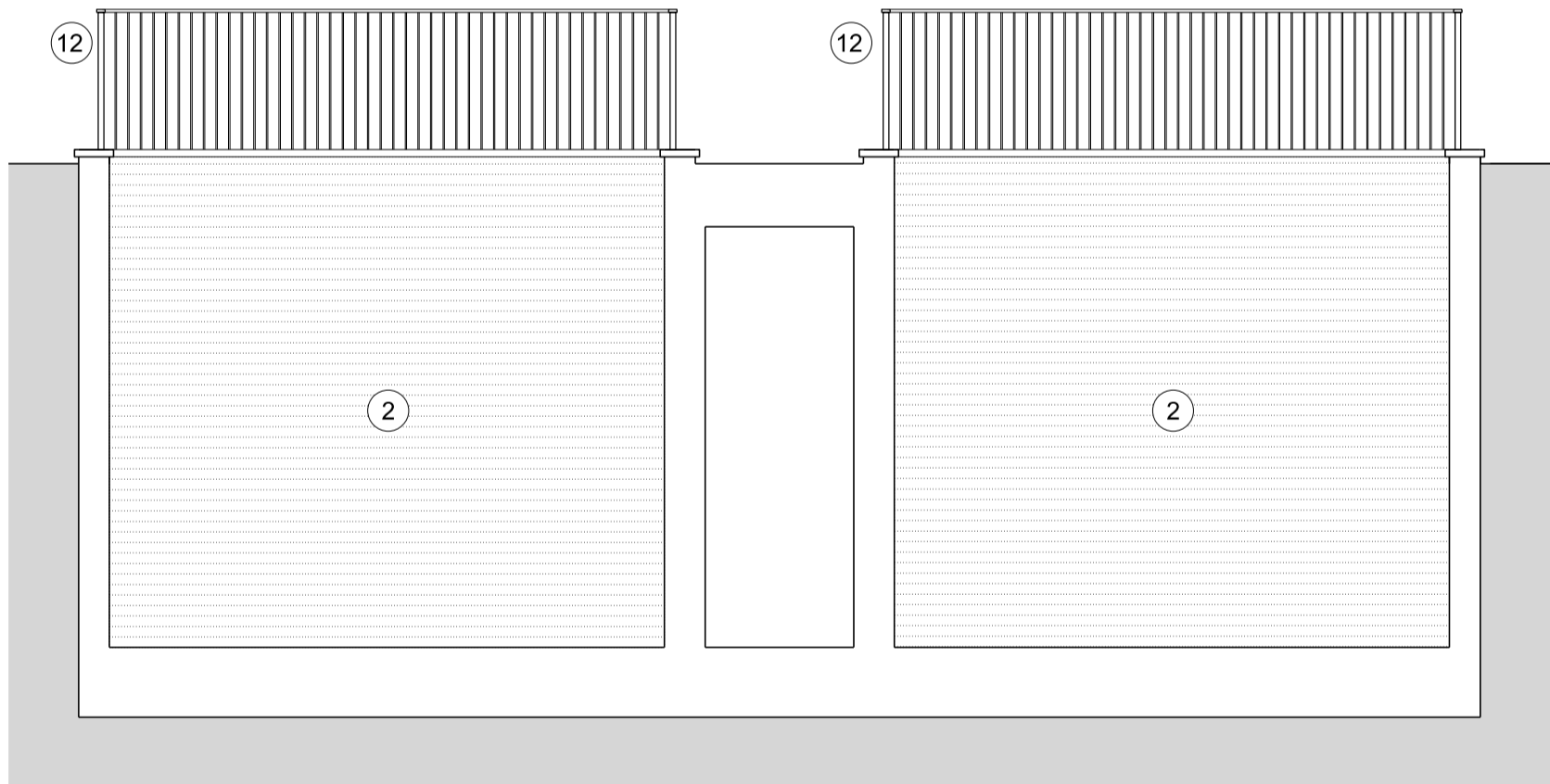
Lightwell Section B-B



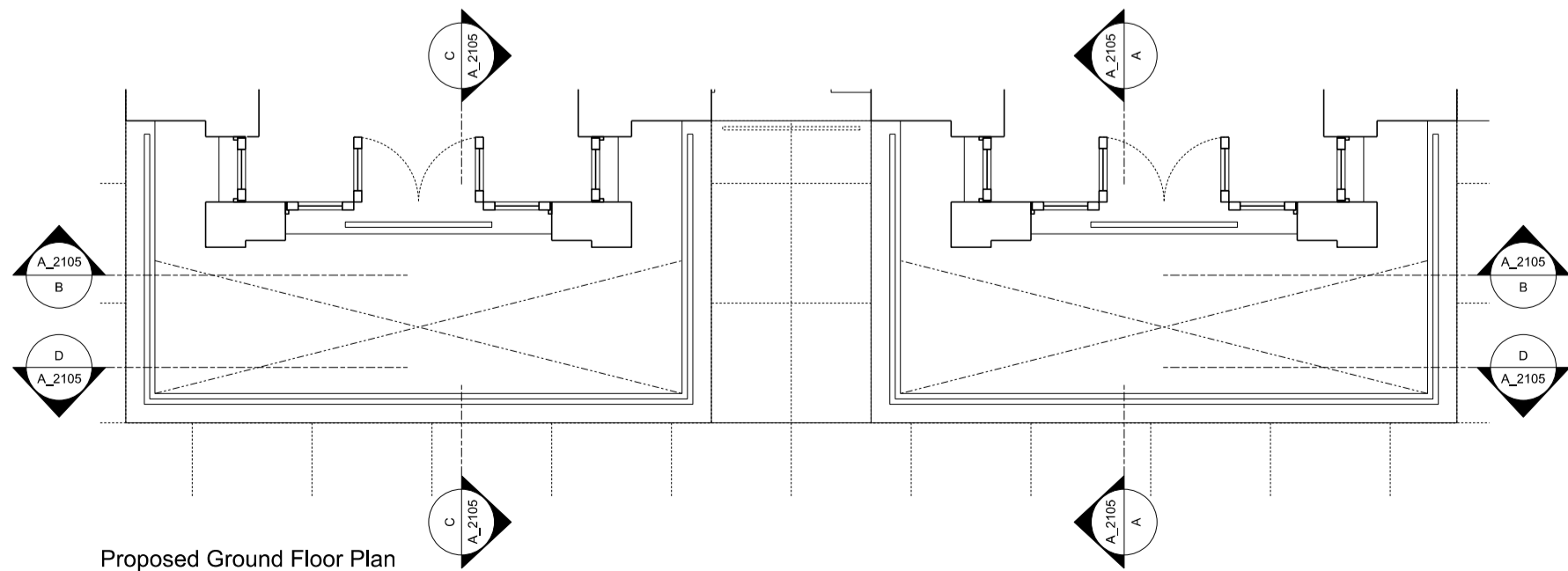
Lightwell Section A-A



Lightwell Section C-C

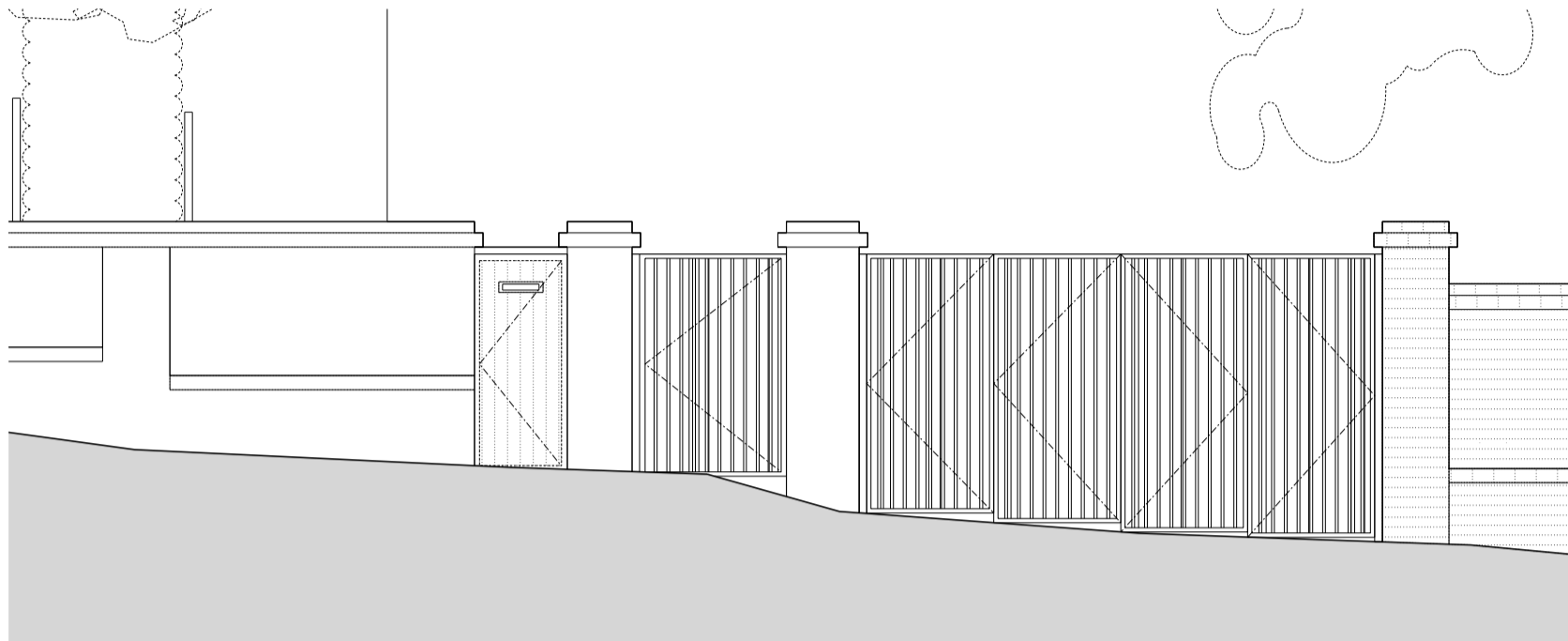


Lightwell Section D-D

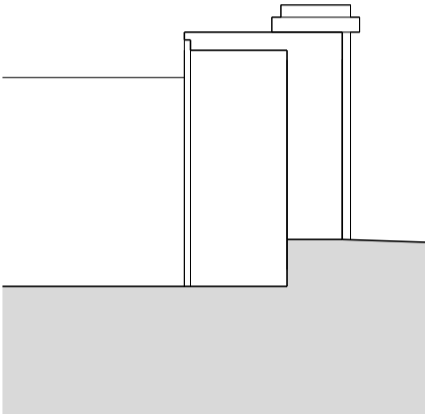


Proposed Ground Floor Plan

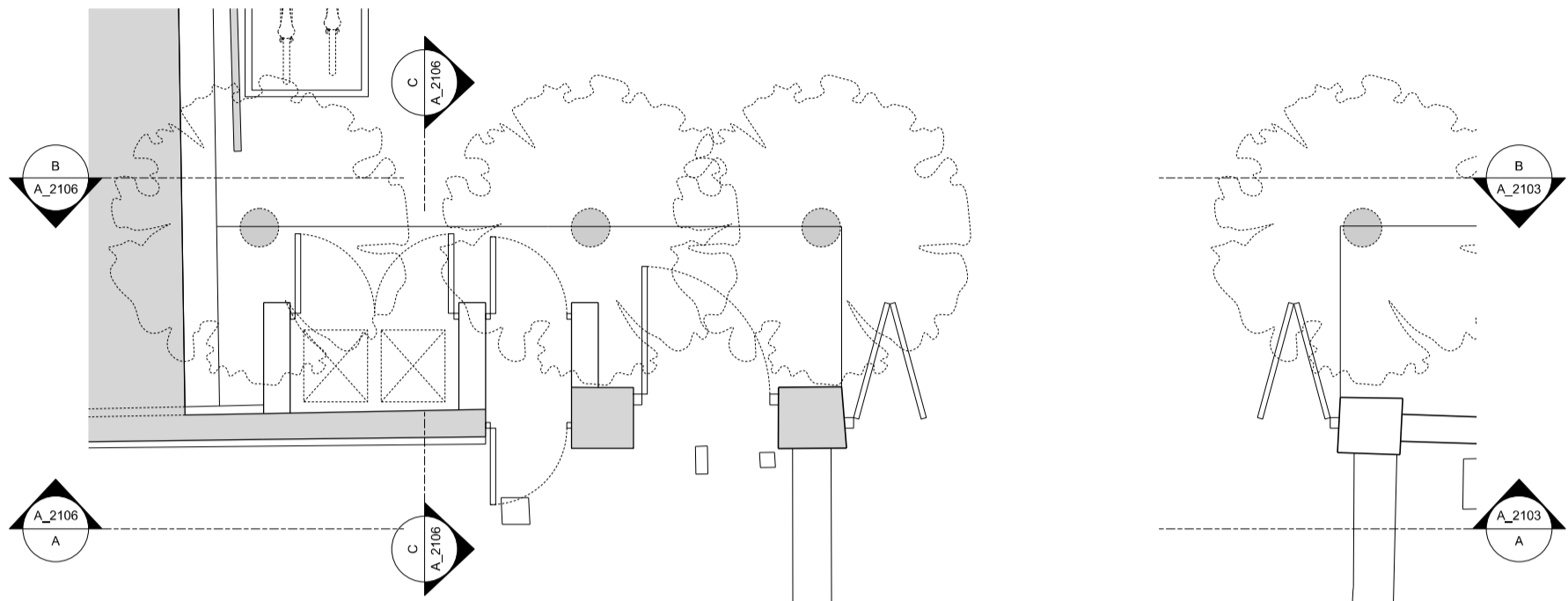
Rev.	Purpose	Date
-	Issued for Planning	00.00.0000
Studio Three Architects Limited. All construction works to comply with British Standards and Building Regulations requirements. Any errors on drawings or omissions should be reported to Studio Three. This drawing cannot be used to calculate areas for the purposes of valuation. All measurements should be checked on site. These drawings should not be scaled.		
<div>Key:<div><div>Existing fabric</div><div>Proposed wall</div><div>Red brick selected to match neighbouring properties at 32 Netherhall Gardens and 34 Netherhall Gardens</div><div>Wet cast masonry features (copings, sills, window surrounds) to suit the colour of the red brickwork</div><div>Roof slates</div><div>Porcelain tile paving</div></div></div>		
<div>Notes:<div><div>1</div>Basement beneath the footprint of the existing house.</div><div><div>2</div>Front light wells.</div><div><div>3</div>Timber front door (level threshold). Paint finish.</div><div><div>4</div>Bay window: timber framed with wet cast masonry corner posts.</div><div><div>5</div>Timber-framed casement windows. Paint finish.</div><div><div>6</div>Timber-framed windows. Paint finish.</div><div><div>7</div>Aluminium tripartite sliding windows.</div><div><div>8</div>Rear terrace (lowered) with porcelain pavours.</div><div><div>9</div>Base of staircase finished in porcelain tile.</div><div><div>10</div>Metal staircase and railing. Paint finish.</div><div><div>11</div>External access stairs.</div><div><div>12</div>Metal railings. Paint finish.</div><div><div>13</div>Bi-folding metal vehicular access gates.</div><div><div>14</div>New metal pedestrian gate</div><div><div>15</div>New parcel delivery box, with tongue and groove timber gate.</div><div><div>16</div>Bln Store (brick).</div><div><div>17</div>Cycle store (timber batten).</div><div><div>18</div>Reinstate brick pier and cast stone coping.</div><div><div>19</div>Re-construct garden wall to match the level of the remaining garden wall. Rebuild the brick pier with new cast stone coping.</div><div><div>20</div>Metal railings atop brick garden wall.</div><div><div>21</div>Fascia panel.</div><div><div>22</div>Rebuild existing timber garden fence.</div><div><div>23</div>Glazed, timber framed side access door (level threshold). Paint finish.</div><div><div>24</div>Glazed, timber framed French Doors. Paint finish.</div><div><div>25</div>Dormer window with painted timber fascia and timber-panelled dormer cheeks.</div><div><div>26</div>Cast metal rainwater goods.</div><div><div>27</div>Cast stone coping to parapet wall.</div><div><div>28</div>Awning with fascia panel.</div><div><div>29</div>Timber Fascia Panel, Paint Finish.</div><div><div>30</div>Conservation roof light</div><div><div>31</div>Aluminium framed window</div><div><div>32</div>Photovoltaic panels</div><div><div>33</div>Obscured glazing</div><div><div>34</div>Glazed, timber framed French Doors. Paint finish.</div><div><div>35</div>Roof access hatch.</div></div>		
<div>Phase<div>PLANNING</div></div>		
<div>Drawing title<div>Proposed Lightwell Elevations</div></div>		
Drawing No.	A_2105	Rev. -
Drawn	VK	Approved RD
First revision	23.09.2024	Updated -
<div>STUDIO THREE<div>31 Percy Street, London, W1T 2DDhttps://www.studiothreearchitects.com</div></div>		
Project No.	23074	Address34a Netherhall Gardens London NW3 5TP
Client	Irena Kyuchukova & Nedko Kyuchukov	
Scale	1:50 @ A1 / 1:100 @ A3	
<div>0m   1m   2m   4m   5m</div>		



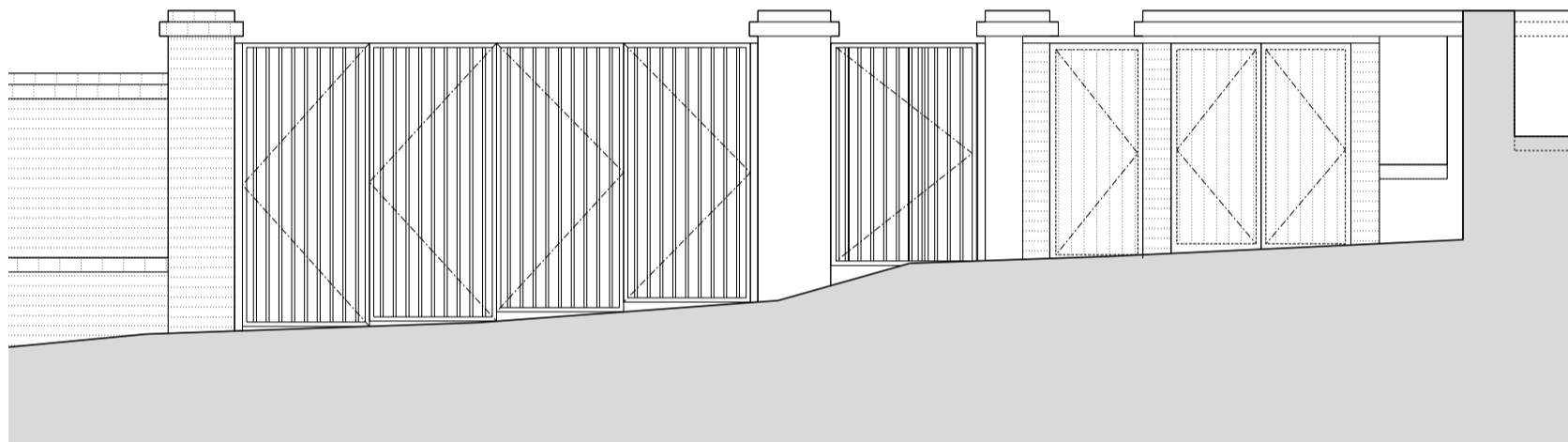
AA - Proposed Bin Store - Front (Street) Elevation



CC - Proposed Bin Store - Section



Proposed Bin Store - Plan



BB - Proposed Bin Store - Rear Elevation



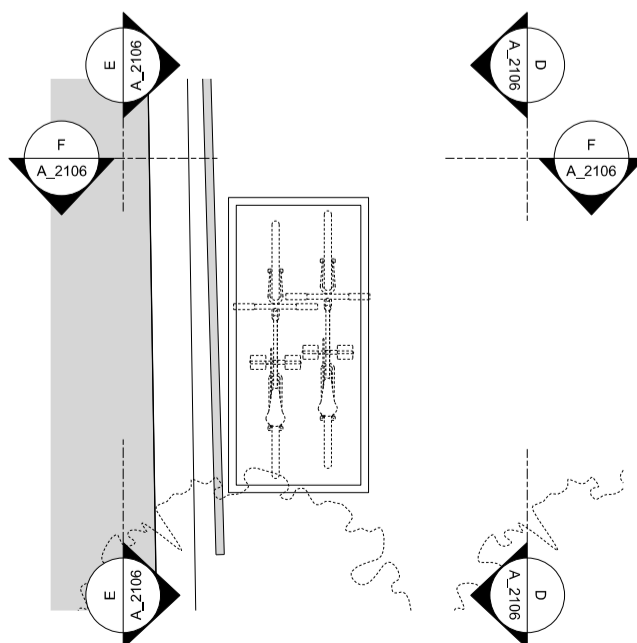
DD - Proposed Bike Store - Front Elevation



EE - Proposed Bike Store - Rear Elevation



FF - Proposed Bike Store - Side Elevation



Proposed Bike Store - Plan

Studio Three Architects Limited. All construction works to comply with British Standards and Building Regulations requirements. Any errors on drawings or omissions should be reported to Studio Three. This drawing cannot be used to calculate areas for the purposes of valuation. All measurements should be checked on site. These drawings should not be scaled.

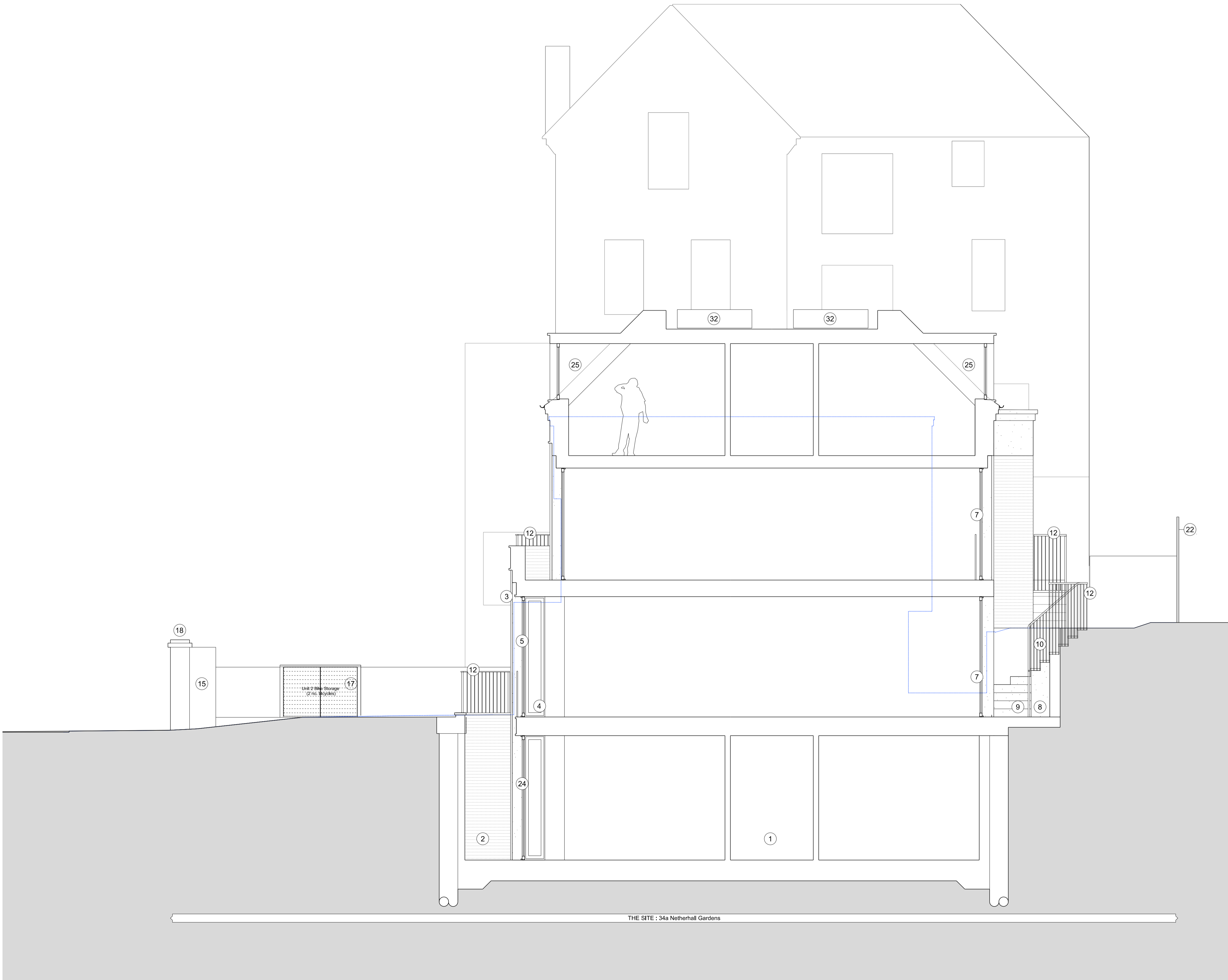
- Key:
- Existing fabric
  - Proposed wall
  - Red brick selected to match neighbouring properties at 32 Netherhall Gardens and 34 Netherhall Gardens
  - Wet cast masonry features (copings, sills, window surrounds) to suit the colour of the red brickwork
  - Roof slates
  - Porcelain tile paving

- Notes:
- Basement beneath the footprint of the existing house.
  - Front light wells.
  - Timber front door (level threshold). Paint finish.
  - Bay window: timber framed with wet cast masonry corner posts.
  - Timber-framed casement windows. Paint finish.
  - Timber-framed windows. Paint finish.
  - Aluminium tripartite sliding windows.
  - Rear terrace (lowered) with porcelain paviours.
  - Base of staircase finished in porcelain tile.
  - Metal staircase and railing. Paint finish.
  - External access stairs.
  - Metal railings. Paint finish.
  - Bi-folding metal vehicular access gates.
  - New metal pedestrian gate
  - New parcel delivery box, with tongue and groove timber gate.
  - Bin Store (brick).
  - Cycle store (timber batten).
  - Reinstate brick pier and cast stone coping.
  - Re-construct garden wall to match the level of the remaining garden wall. Rebuild the brick pier with new cast stone coping.
  - Metal railings atop brick garden wall.
  - Fascia panel.
  - Rebuild existing timber garden fence.
  - Glazed, timber framed side access door (level threshold). Paint finish.
  - Glazed, timber framed French Doors. Paint finish.
  - Dormer window with painted timber fascia and timber-panelled dormer cheeks.
  - Cast metal rainwater goods.
  - Cast stone coping to parapet wall.
  - Awning with fascia panel.
  - Timber Fascia Panel, Paint Finish.
  - Conservation roof light
  - Aluminium framed window
  - Photovoltaic panels
  - Obscured glazing
  - Glazed, timber framed French Doors. Paint finish.
  - Roof access hatch.

## PLANNING

Drawing title Proposed Bike & Bin Stores Elevations		
Drawing No.	A_2106	Rev. -
Drawn	VK	Approved RD
First revision	23.09.2024	Updated -

<h1>STUDIO THREE</h1>			
31 Percy Street, London, W1T 2DD		<a href="https://www.studiothreearchitects.com">https://www.studiothreearchitects.com</a>	
Project No.		Address	
23074		34a Netherhall Gardens London NW3 5TP	
Client	Irena Kyuchukova & Nedko Kyuchukov		
Scale	1:50 @ A1 / 1:100 @ A3		
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Rev.	Purpose	Date
-	Issued for Planning	00.00.0000

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Key:

Existing fabric

Proposed wall

Red brick selected to match neighbouring properties at 32 Netherhall Gardens and 34 Netherhall Gardens

Wet cast masonry features (copings, sills, window surrounds) to suit the colour of the red brickwork

Roof slates

Porcelain tile paving

Notes:

1

Basement beneath the footprint of the existing house.

2

Front light wells.

3

Timber front door (level threshold). Paint finish.

4

Bay window: timber framed with wet cast masonry corner posts.

5

Timber-framed casement windows. Paint finish.

6

Timber-framed windows. Paint finish.

7

Aluminium tripartite sliding windows.

8

Rear terrace (lowered) with porcelain paviours.

9

Base of staircase finished in porcelain tile.

10

Metal staircase and railing. Paint finish.

11

External access stairs.

12

Metal railings. Paint finish.

13

Bi-folding metal vehicular access gates.

14

New metal pedestrian gate

15

New parcel delivery box, with tongue and groove timber gate.

16

Bln Store (brick).

17

Cycle store (timber batten).

18

Reinstate brick pier and cast stone coping.

19

Re-construct garden wall to match the level of the remaining garden wall. Rebuild the brick pier with new cast stone coping.

20

Metal railings atop brick garden wall.

21

Fascia panel.

22

Rebuild existing timber garden fence.

23

Glazed, timber framed side access door (level threshold). Paint finish.

24

Glazed, timber framed French Doors. Paint finish.

25

Dormer window with painted timber fascia and timber-panelled dormer cheeks.

26

Cast metal rainwater goods.

27

Cast stone coping to parapet wall.

28

Awning with fascia panel.

29

Timber Fascia Panel, Paint Finish.

30

Conservation roof light

31

Aluminium framed window

32

Photovoltaic panels

33

Obscured glazing

34

Glazed, timber framed French Doors. Paint finish.

35

Roof access hatch.

Phase

PLANNING

Drawing title

Proposed Section A-A

Drawing No.

A\_2200

Rev.

-

Drawn

VK

Approved

RD

First revision

23.09.2024

Updated

-

STUDIO THREE

31 Percy Street, London, W1T 2DD

https://www.studiothreearchitects.com

Project No.

23074

Address

34a Netherhall Gardens  
London  
NW3 5TP

Client

Irena Kyuchukova & Nedko Kyuchukov

Scale

1:50 @ A1 / 1:100 @ A3

0m

1m

2m

4m

5m