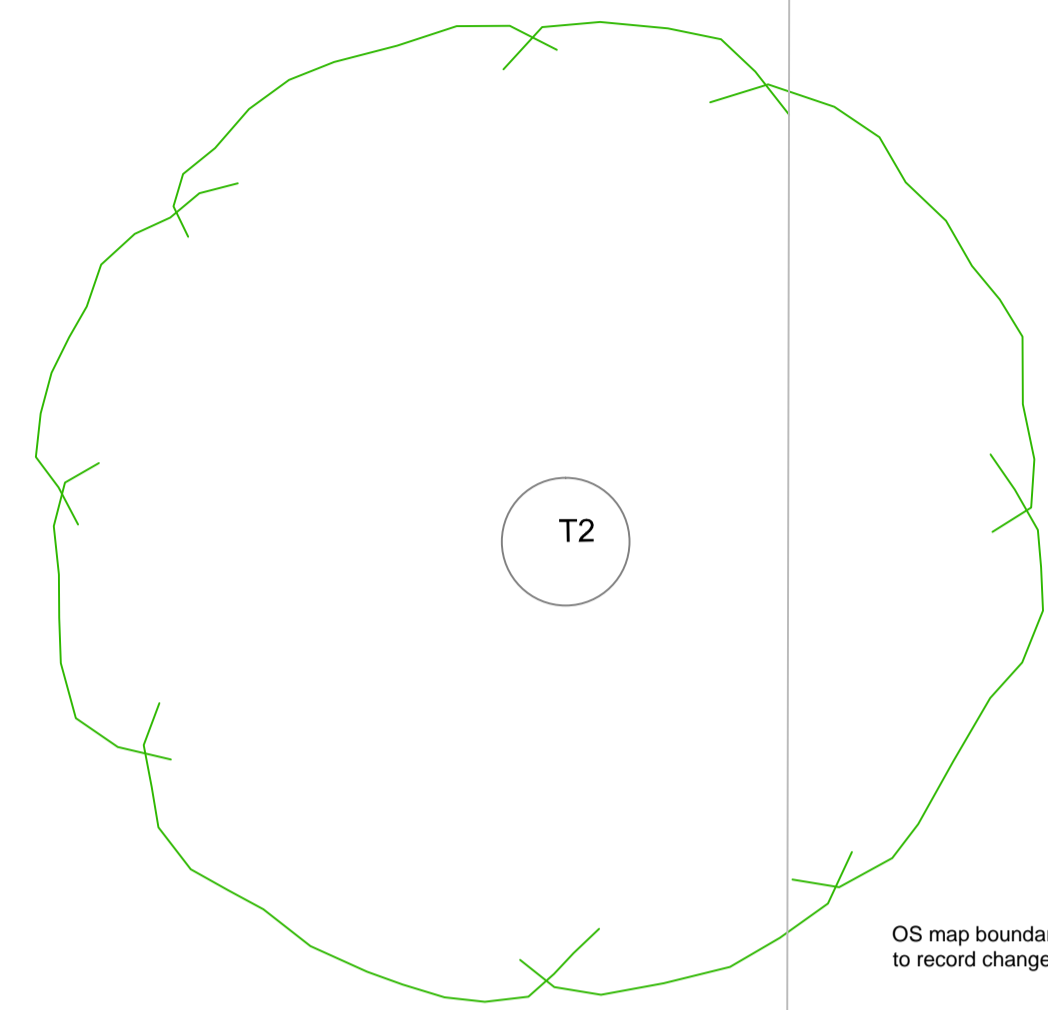
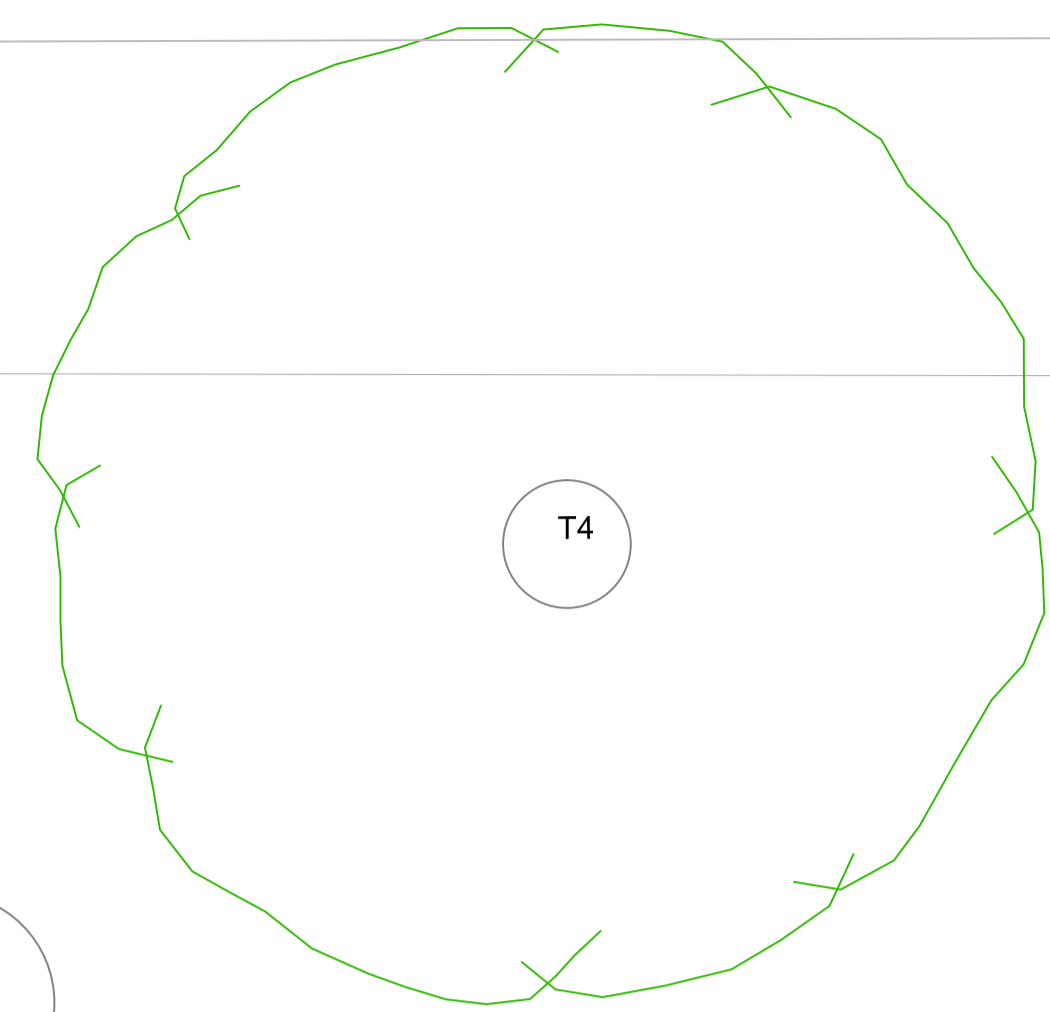


14a



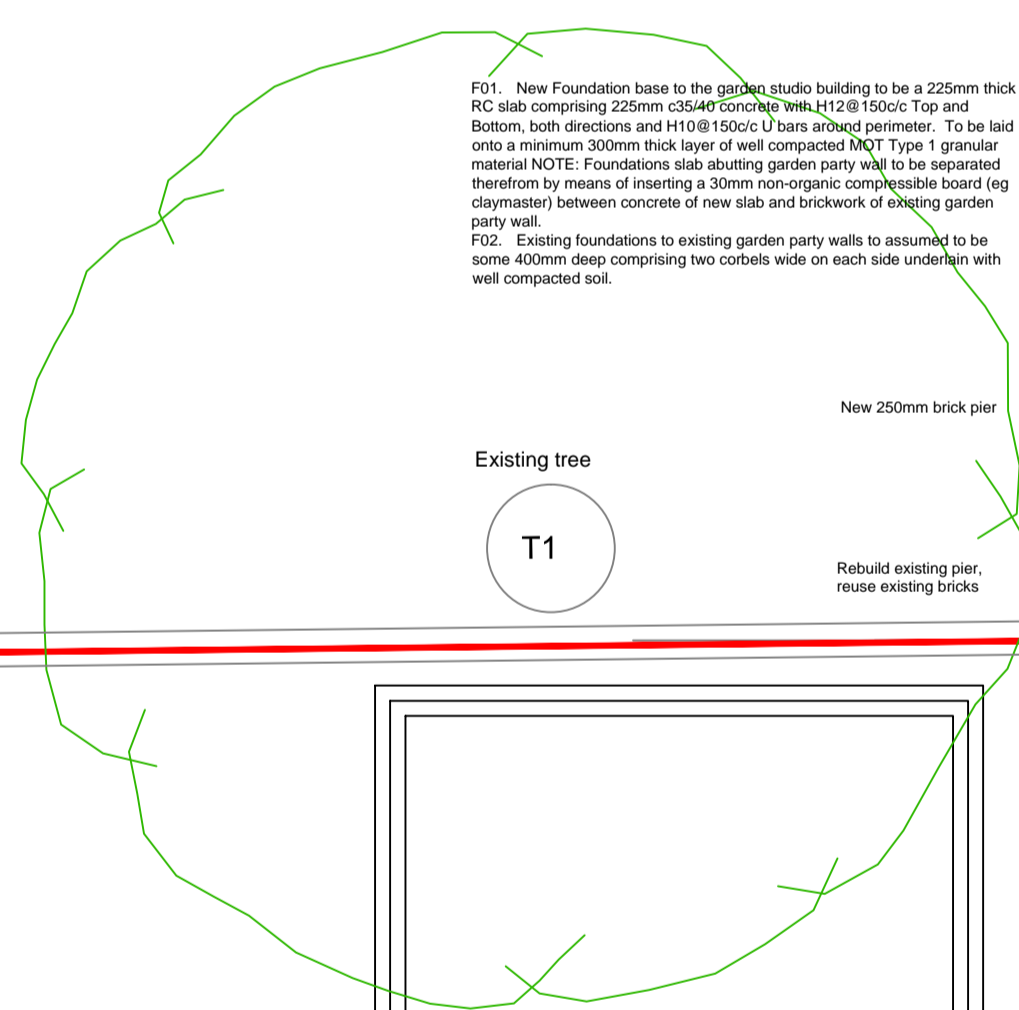
14



OS map boundary at No 14 altered on this plan to record changes carried as part of 14A development

Create narrow planter (min 900mm wide), leveled with paving. Install metal trim. Native, narrow hedge/ shrubs up to 1.7 ultimate height

12



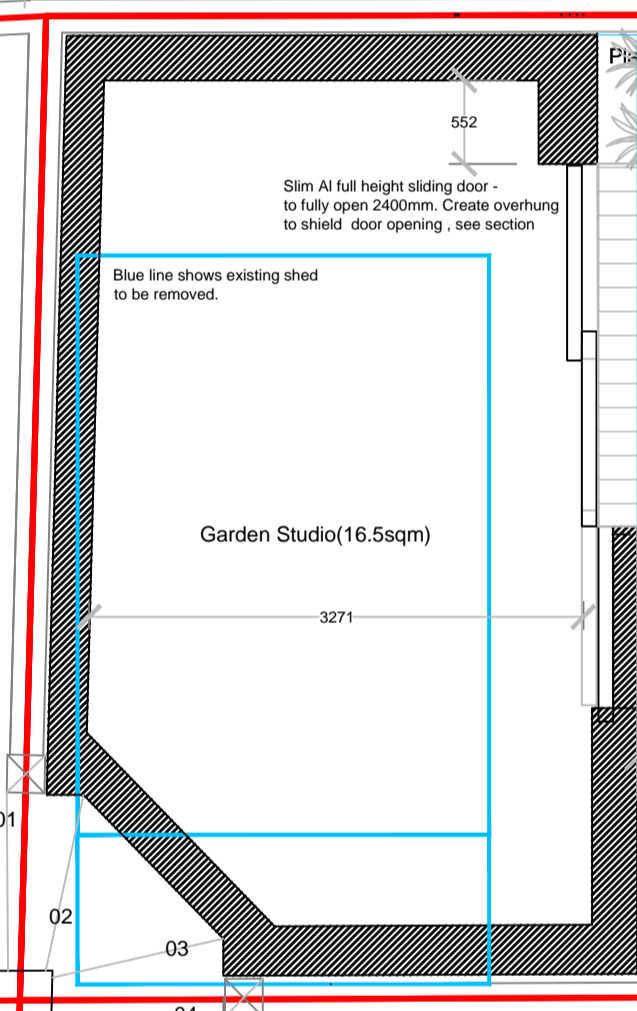
F01. New Foundation base to the garden studio building to be a 225mm thick RC slab comprising 225mm circular concrete with L12 @ 150c/c Top and Bottom, both directions and H10 @ 150c/c 1 bars around perimeter. To be laid onto a minimum 300mm thick layer of well compacted MOT 1 granular material. NOTE: Foundations slab abutting garden party wall to be separated therefrom by means of inserting a 30mm non-organic, compressible board (eg claymaster) between concrete of new slab and brickwork of existing garden party wall.
F02. Existing foundations to existing garden party walls to assumed to be some 400mm deep comprising two corbels wide on each side underlain with well compacted soil.

New 250mm brick pier

Existing tree

T1

Rebuild existing pier, reuse existing bricks



New access to No12 rear garden create 4 steps down

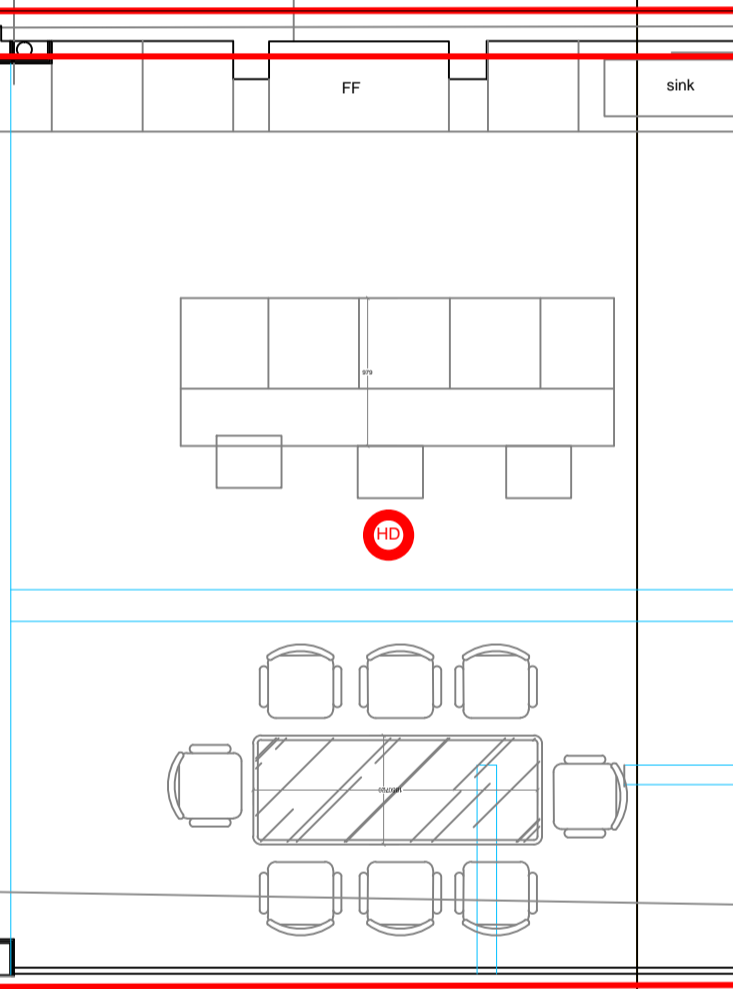
Reposition existing shed. Create new access to the garden at rear of No13 that is owned by No12. This is subject to legal agreement between No13 and No12 Chalcot Gardens.

Existing garden shed

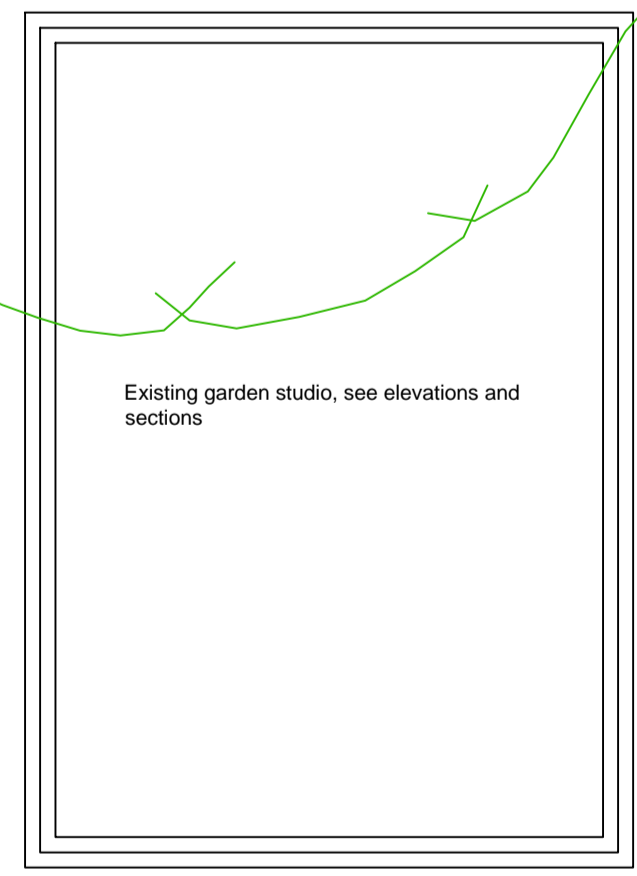
Existing garden shed

13

No 13
Planning application approved and currently under construction

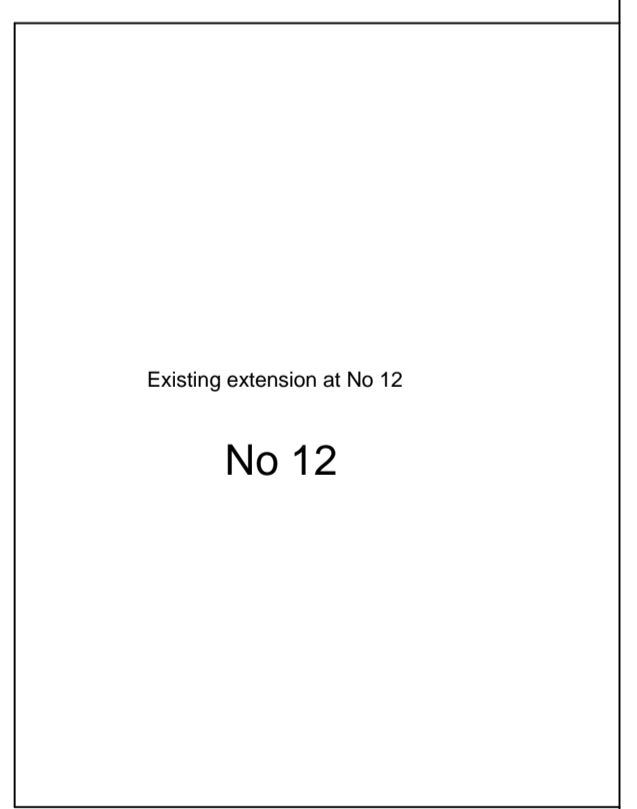


11



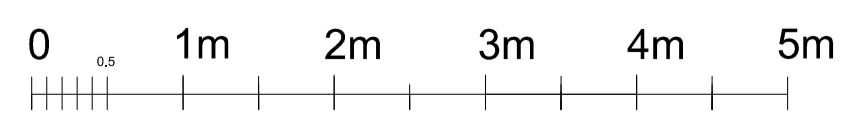
Existing garden studio, see elevations and sections

12



Existing extension at No 12
No 12

Upper Ground Floor Plan - As Existing



GS01 rev A

T3

11

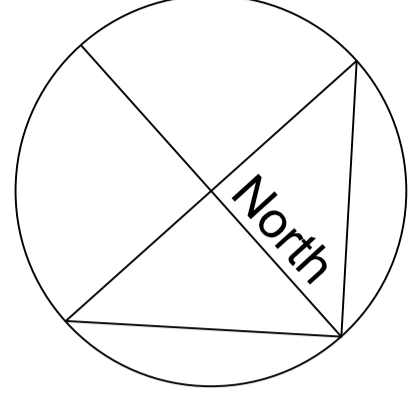
Rev A 12th February 2025
Garden Studio reduced in plan from 19.5sqm to 16.5sqm including minor alteration to sunken patio

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client JG
site address
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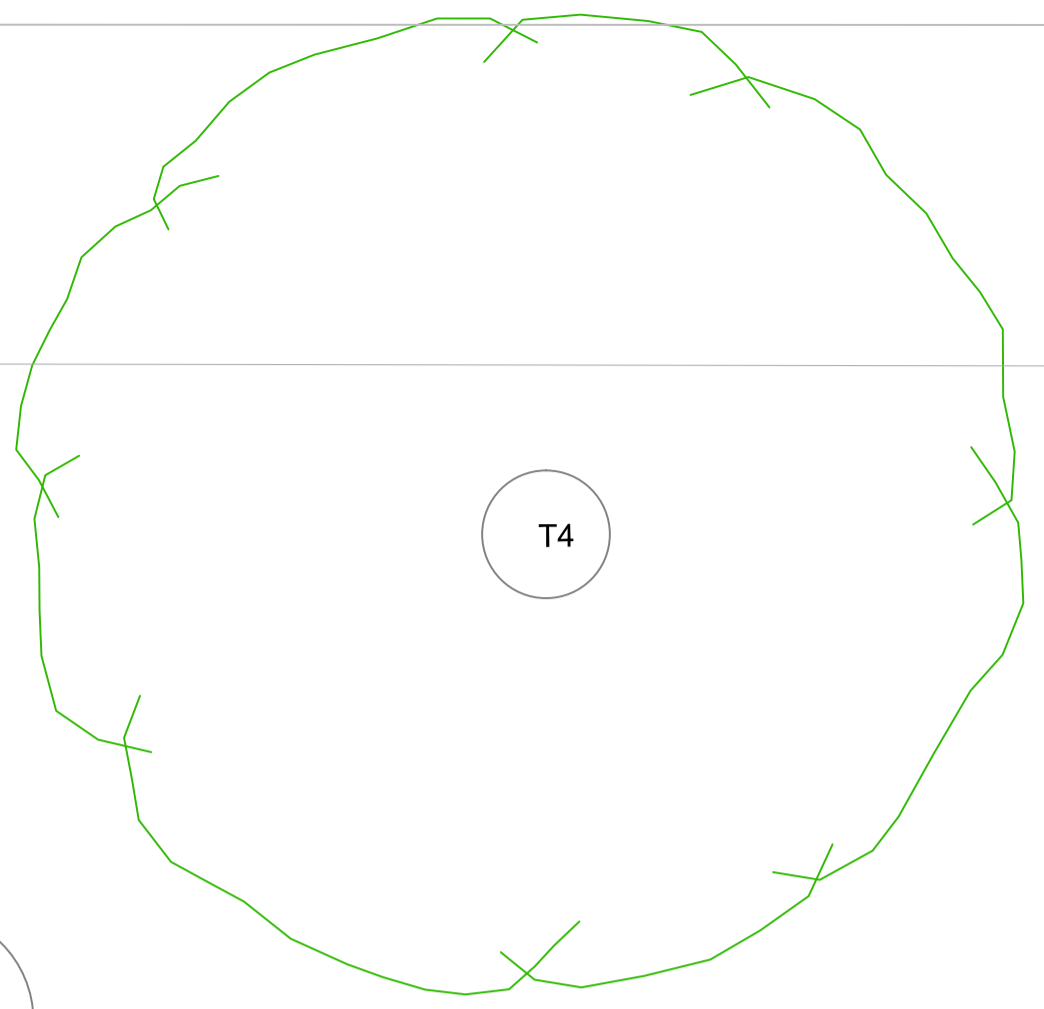
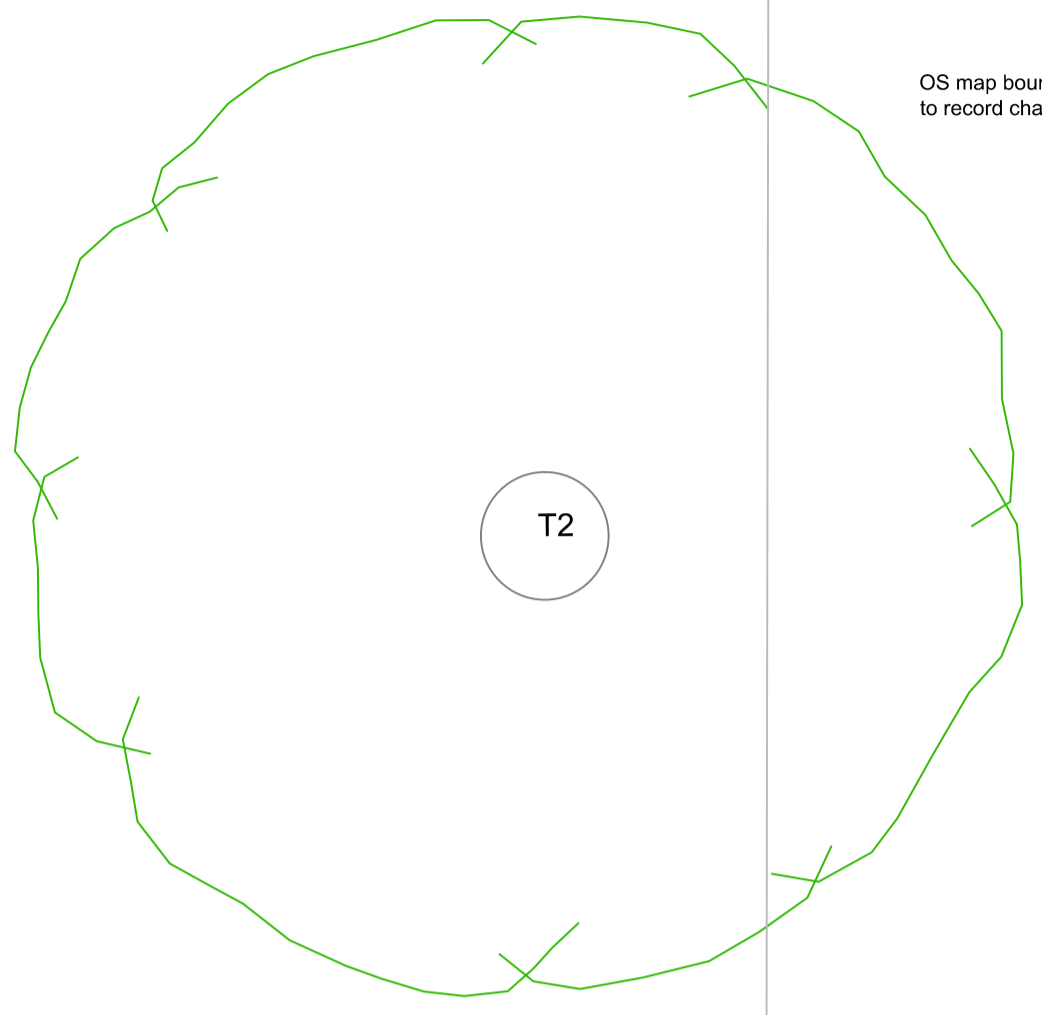
drawing title
Garden Studio _ As Proposed
scale 1:200 @ A3 drawn by MS date
job No 24021 dsg No GS01 rev REV A

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14a

14a

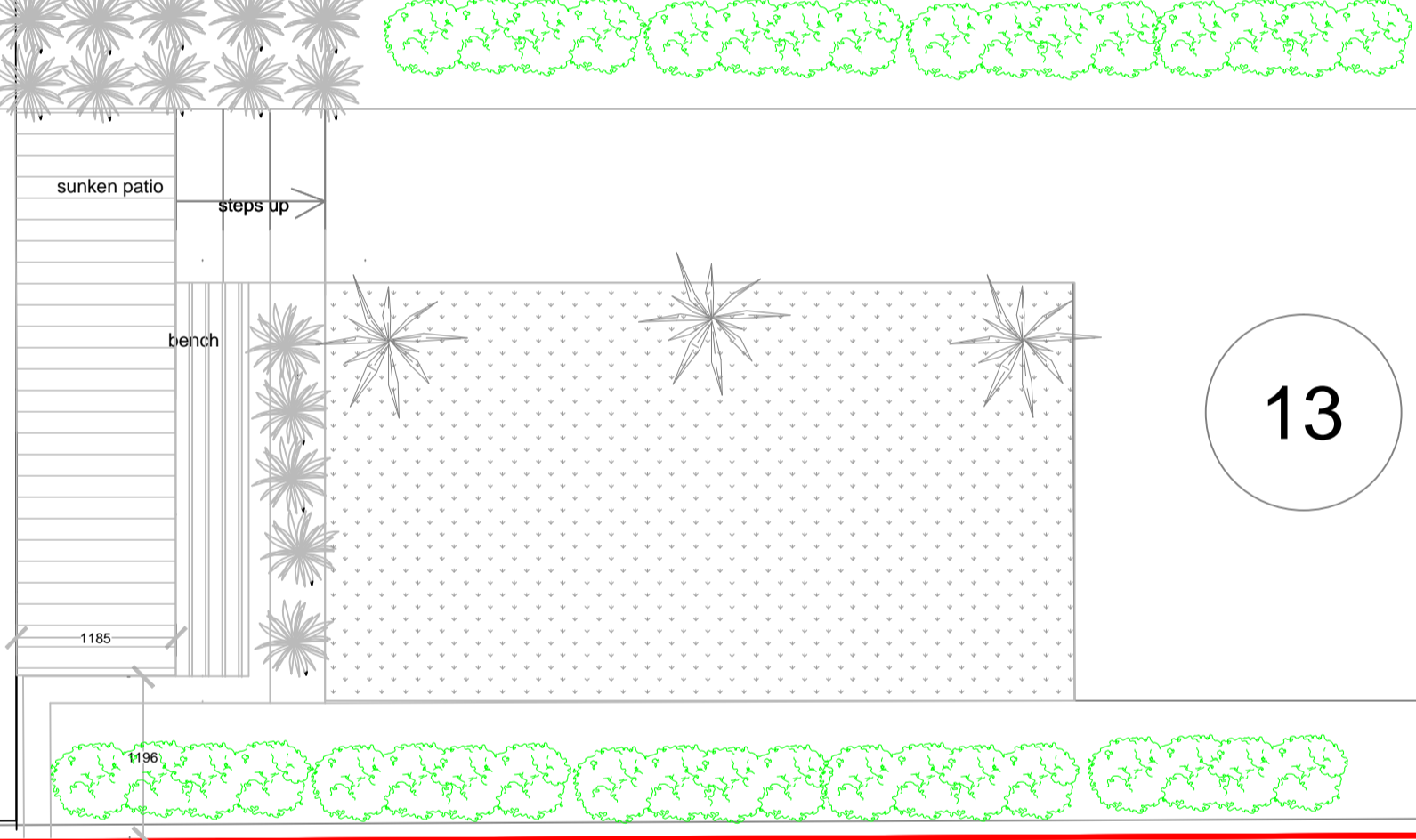
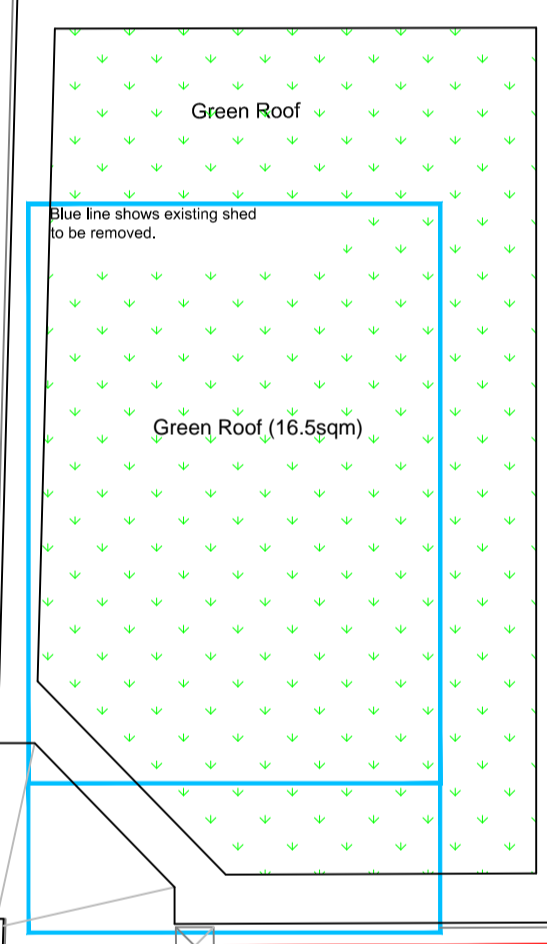
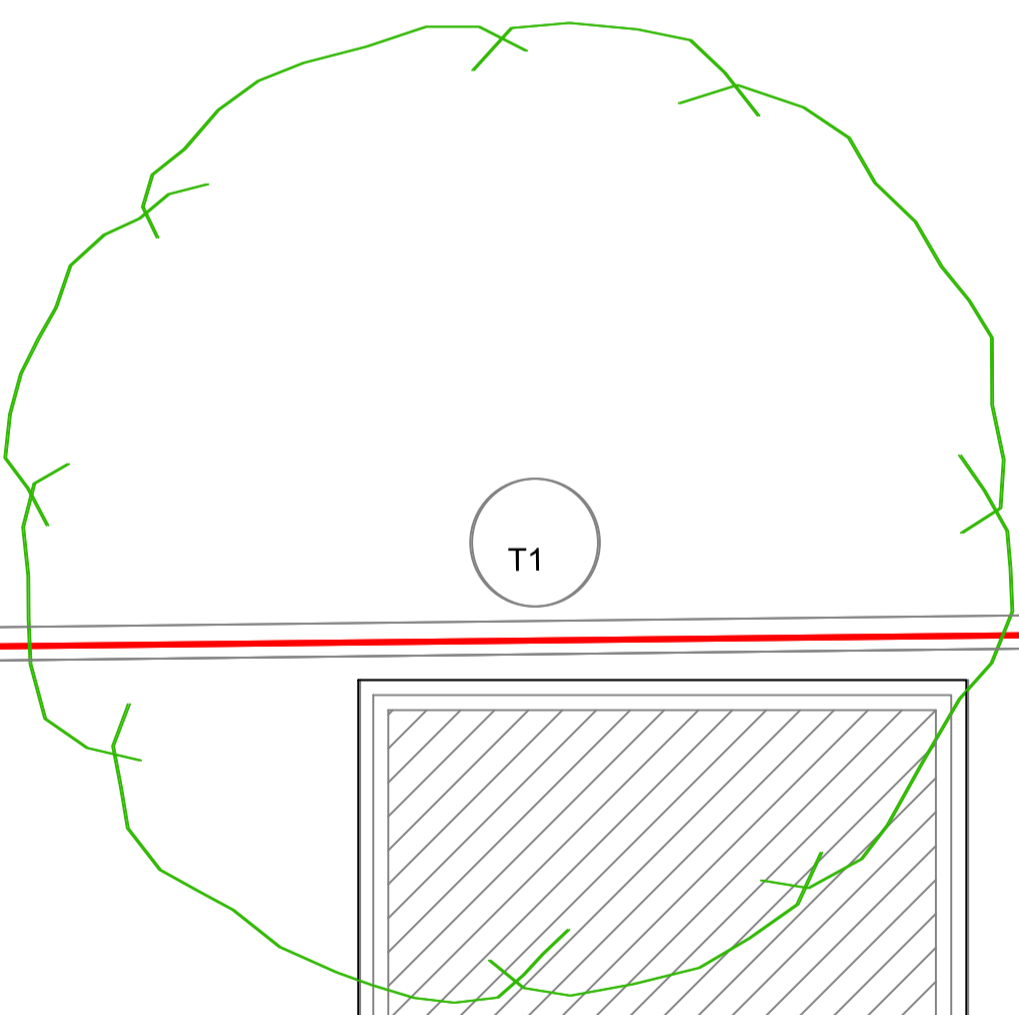


OS map boundary at No 14 altered on this plan to record changes carried as part of 14A development

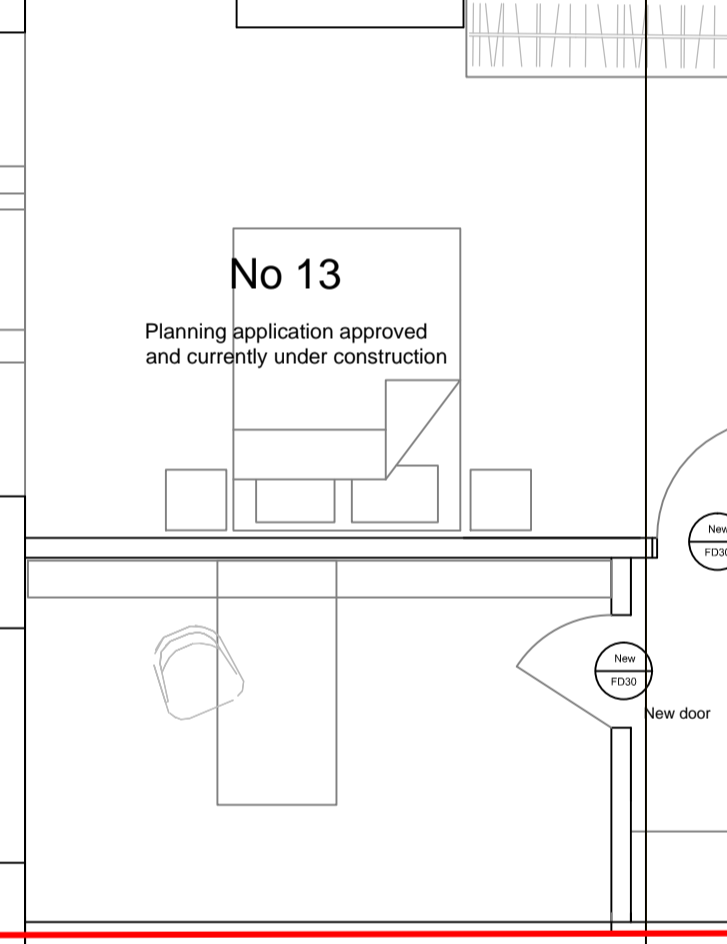
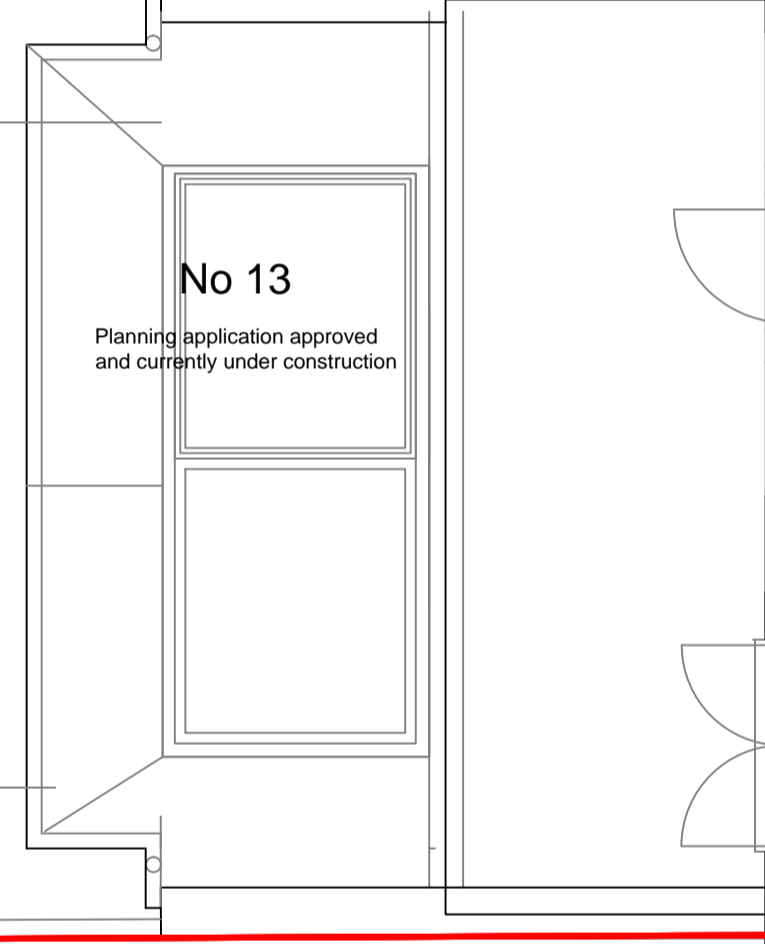
14

Green Roof - WB native wildflower system
The pre-grown native wildflower blanket (BauhofGREEN WB), allows the quick establishment of a green roof. The blanket typically has 40 varieties of British native wildflowers with less than 10% grass species. Collected in line with the Flora Locale Code it is designed to give a long flowering season (RHS perfect for pollinators and Buglife approved). The system is fully GRO and FLL compliant.

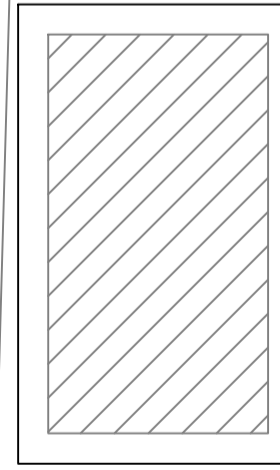
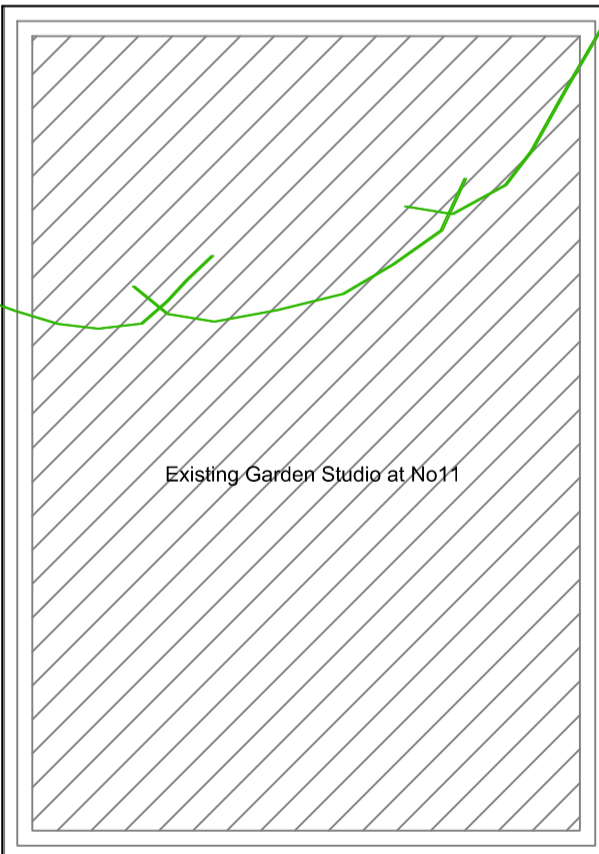
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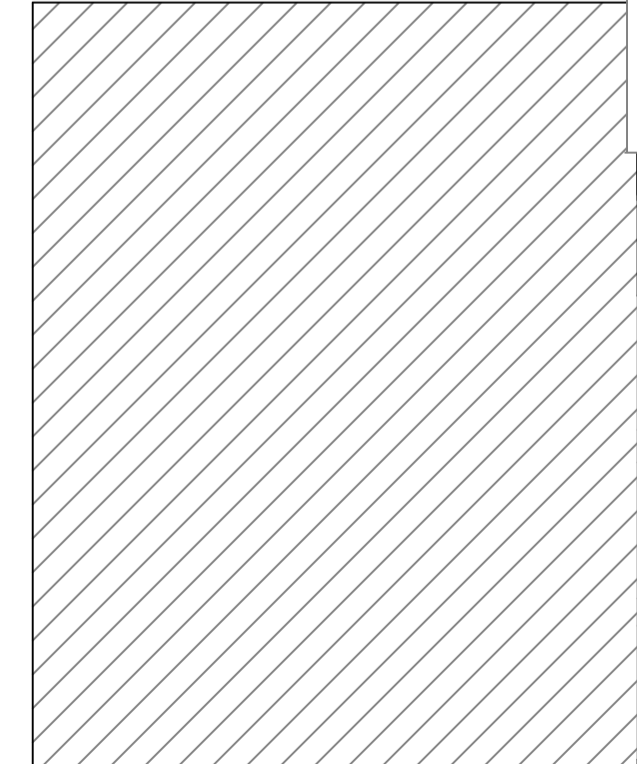
13



11



12



GS02-rev A

T3

Upper Ground Floor Plan - As Proposed



11

Rev A 12th February 2025
Garden Studio reduced in plan from 19.5sqm to 16.5sqm including minor alteration to sunken patio

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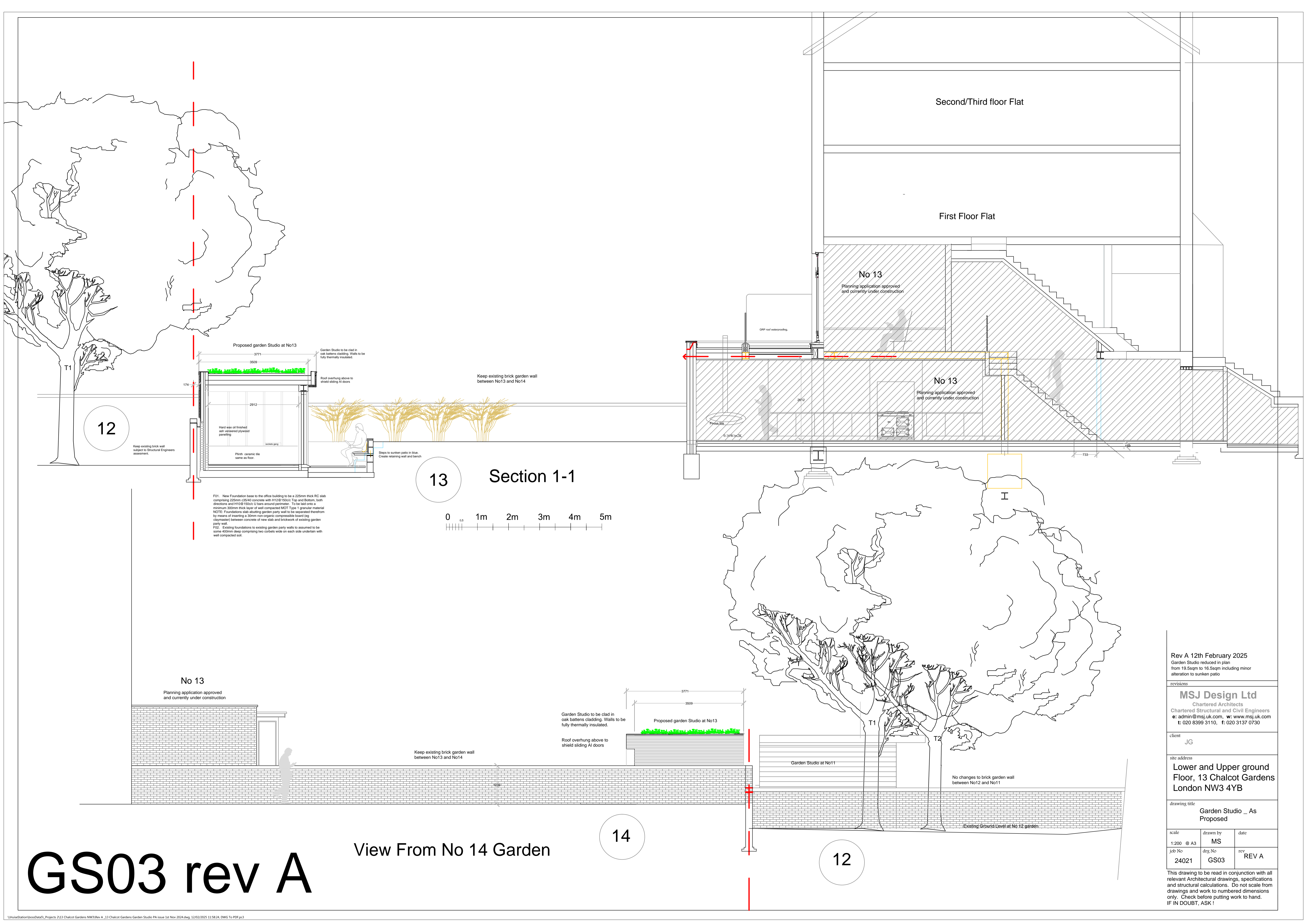
client JG

site address
Lower and Upper ground Floor, 13 Chalcot Gardens London NW3 4YB

drawing title
Garden Studio - As Proposed

scale	drawn by	date
1:200 @ A3	MS	
job No	deg No	rev
24021	GS02	REV A

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Second/Third floor Flat

First Floor Flat

No 13
Planning application approved
and currently under construction

No 13
Planning application approved
and currently under construction

Proposed garden Studio at No13

Garden Studio to be clad in oak battens cladding. Walls to be fully thermally insulated.

Roof overhang above to shield sliding Al doors

Keep existing brick garden wall between No13 and No14

174

3771

3509

2912

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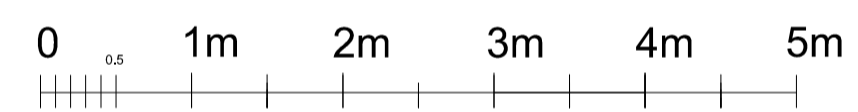
174

174

12

13

Section 1-1



F01. New Foundation base to the office building to be a 225mm thick RC slab comprising 225mm c35/40 concrete with H12@150c Top and Bottom, both directions and H10@150c U bars around perimeter. To be laid onto a minimum 300mm thick layer of well compacted MOT Type 1 granular material
NOTE: Foundations slab abutting garden party wall to be separated therefrom by means of inserting a 30mm non-organic compressible board (eg claymaster) between concrete of new slab and brickwork of existing garden party wall.
F02. Existing foundations to existing garden party walls to assumed to be some 400mm deep comprising two courses wide on each side underlain with well compacted soil.

No 13
Planning application approved
and currently under construction

Garden Studio to be clad in oak battens cladding. Walls to be fully thermally insulated.

Roof overhang above to shield sliding Al doors

Keep existing brick garden wall between No13 and No14

Proposed garden Studio at No13

3771

3509

Garden Studio at No11

No changes to brick garden wall between No12 and No11

Existing Ground Level at No 12 garden

14

12

View From No 14 Garden

GS03 rev A

Rev A 12th February 2025

Garden Studio reduced in plan from 19.5sqm to 16.5sqm including minor alteration to sunken patio

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site address

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drawing title

Garden Studio _ As Proposed

scale 1:200 @ A3

drawn by MS

date

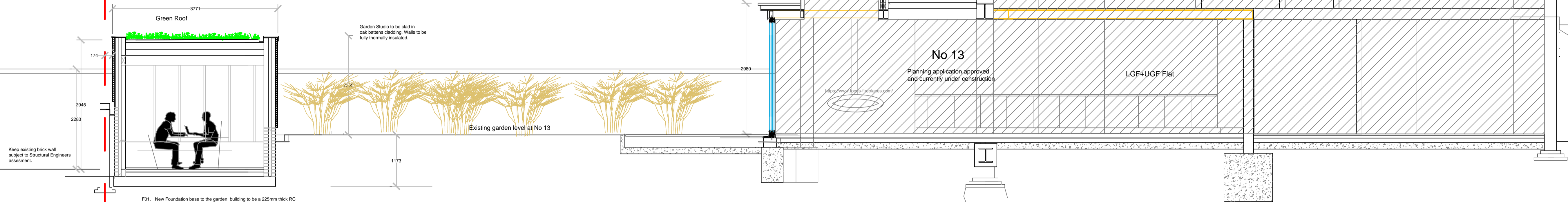
job No 24021

deg No GS03

rev REV A

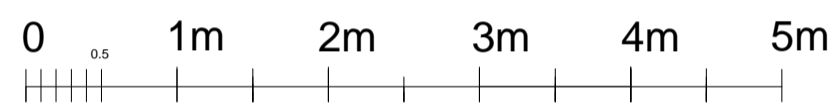
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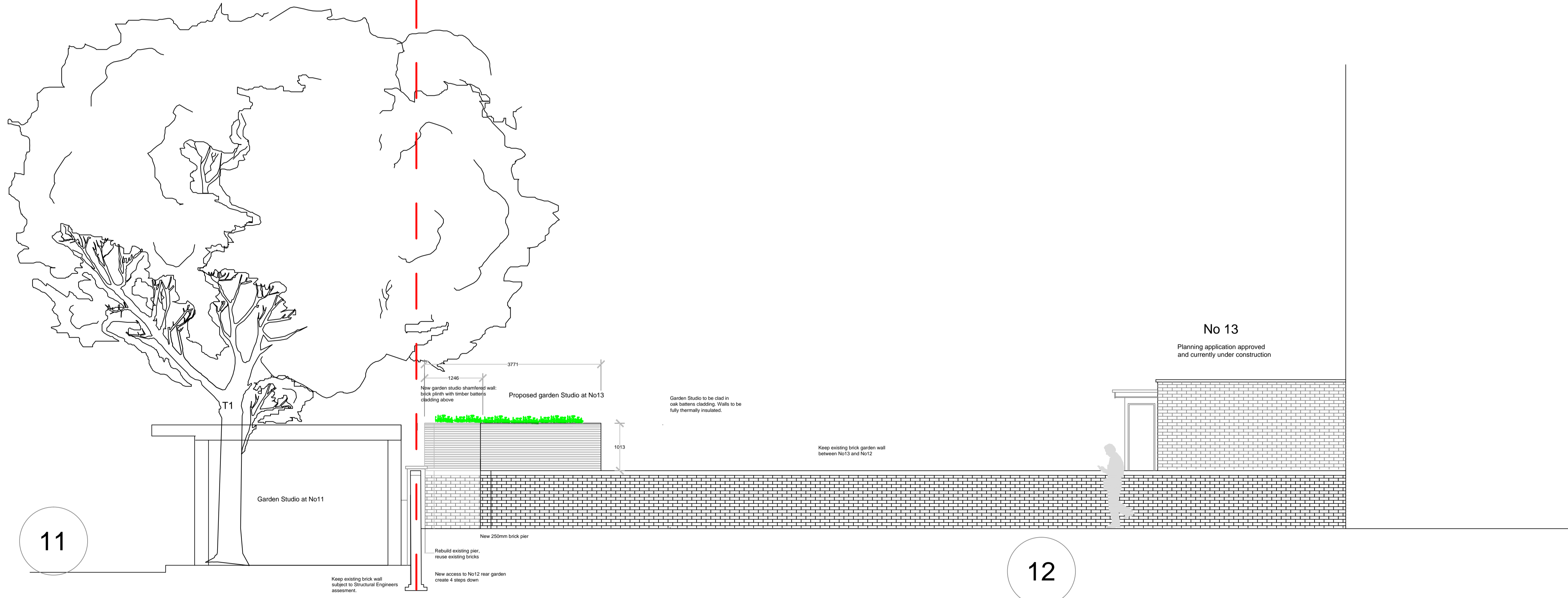


F01. New Foundation base to the garden building to be a 225mm thick RC slab comprising 225mm C30/37 concrete with H12@150c/c Top and Bottom, both directions and H10@150c/c U bars around perimeter. To be laid onto a minimum 300mm thick layer of well compacted MOT Type 1 granular material
 NOTE: Foundations slab abutting garden party wall to be separated therefrom by means of inserting a 30mm non-organic compressible board (eg claymat) between concrete of new slab and brickwork of existing garden party wall.
 F02. Existing foundations to existing garden party walls to assumed to be some 400mm deep comprising two courses wide on each side underlain with well compacted soil.

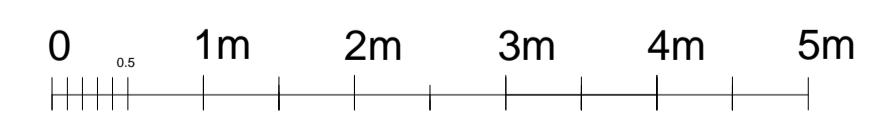
Section 2-2



11



View From No 12 Garden



Rev A 12th February 2025
 Garden Studio reduced in plan from 19.5sqm to 16.5sqm including minor alteration to sunken patio

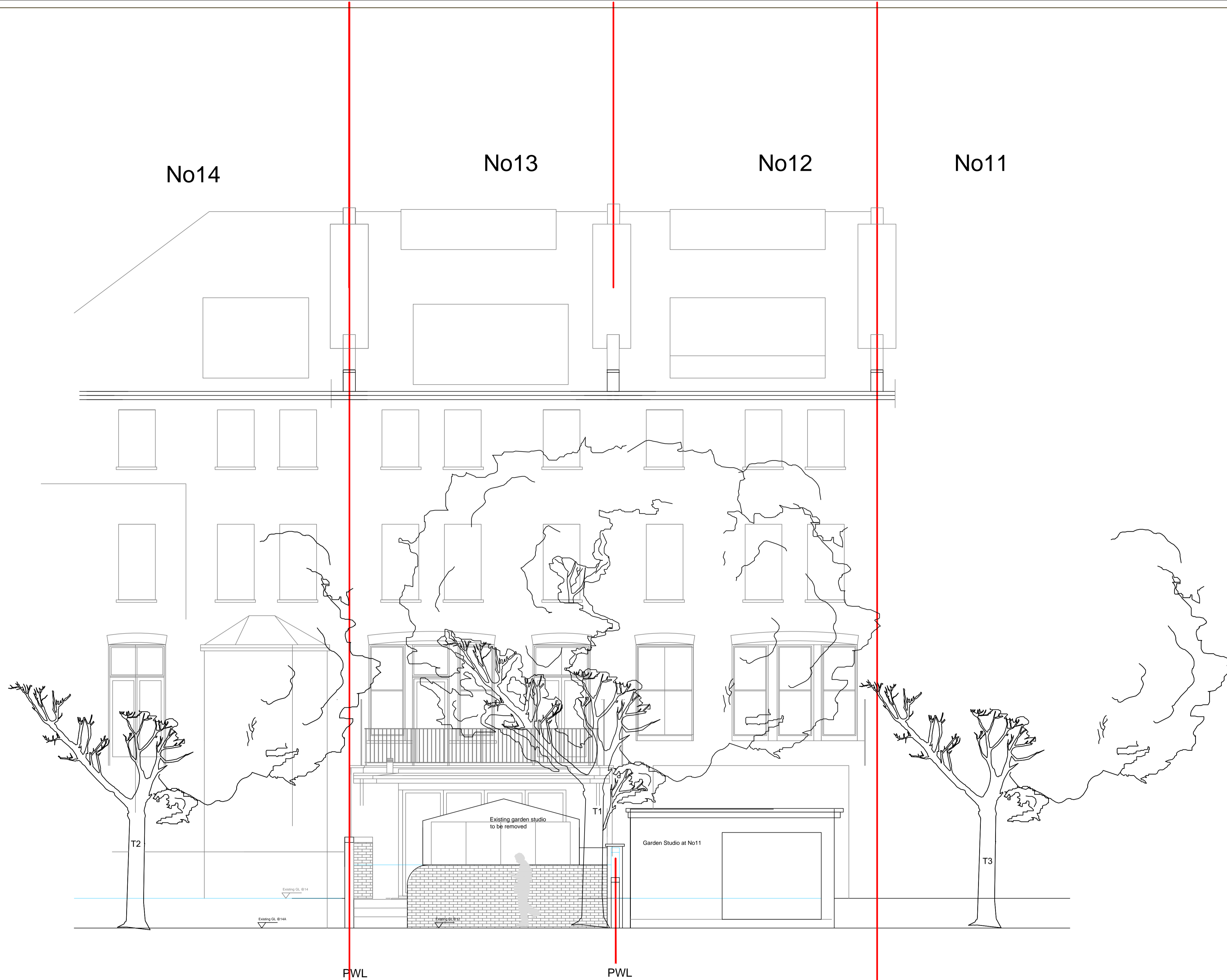
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client
 JG
 site address
Lower and Upper ground Floor, 13 Chalcot Gardens London NW3 4YB

drawing title
Garden Studio _ As Proposed
 scale
 1:200 @ A3
 drawn by
 MS
 date
 job No
 24021
 dng No
 GS04
 rev
 REV A

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GS04 revA



Rear Elevation _Existing
View from gaden at No12

GS05

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client
 JG

site address
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 London NW3 4YB

drawing title
 Garden Studio _ As
 existing

scale	drawn by	date
1:200 @ A3	MS	
job No	diag No	rev
24021	GS05	

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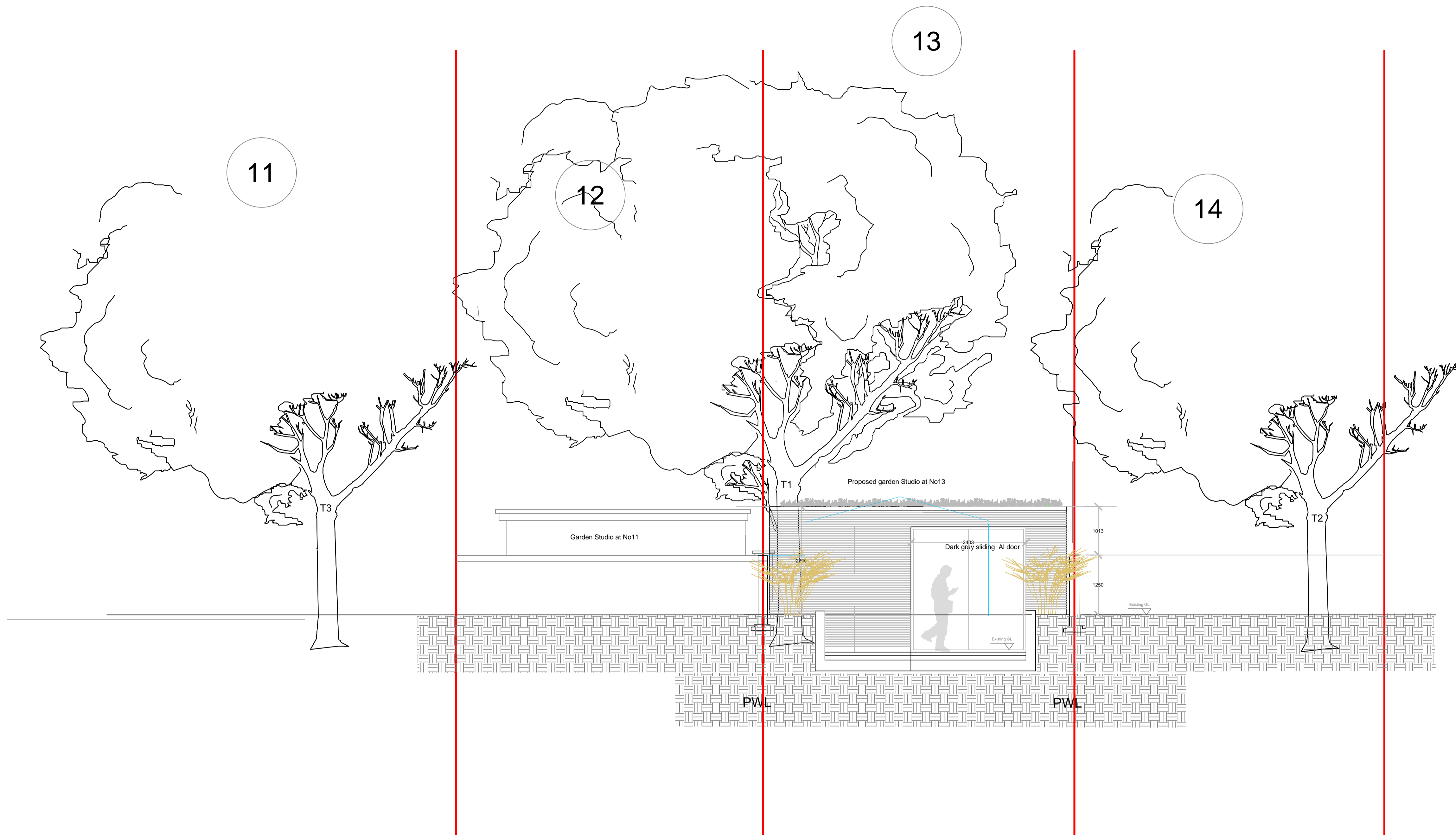


Rear Elevation _As Proposed
View from garden at No12

GS06

revisions		
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client JG		
site address Lower and Upper ground Floor, 13 Chalcot Gardens London NW3 4YB		
drawing title Garden Studio _ As Proposed		
scale 1:200 @ A3	drawn by MS	date
job No 24021	dra No GS06	rev

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Front Elevation _Proposed
View from gaden at No12

GS07 revA

Rev A 12th February 2025
Garden Studio reduced in plan
from 19.50gpm to 16.50gpm including minor
alteration to sunken patio

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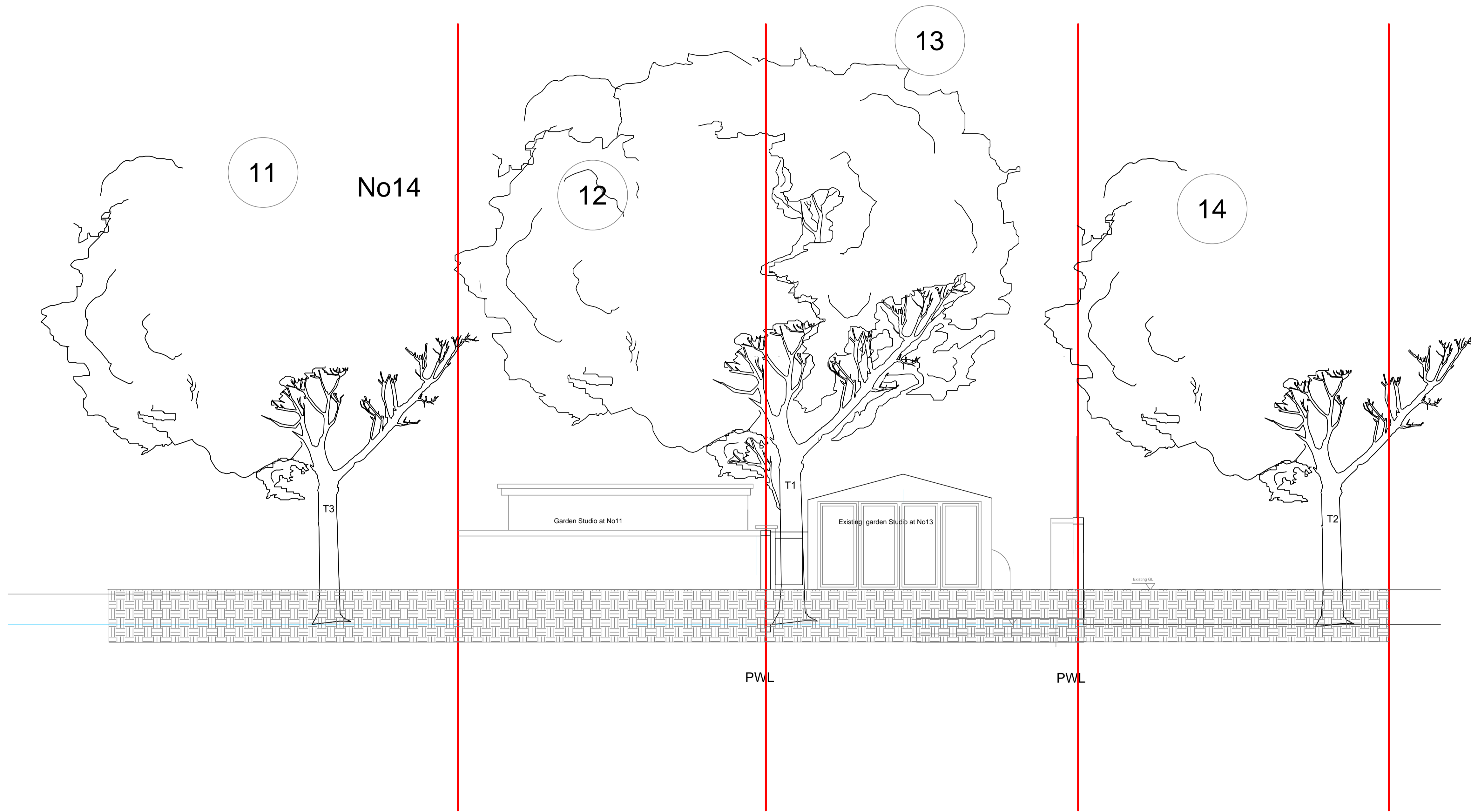
client JG

site address
Lower and Upper ground
Floor, 13 Chalcot Gardens
London NW3 4YB

drawing title
Garden Studio _ As
Proposed

scale	drawn by	date
1:200 @ A3	MS	
job No	des No	rev
24021	GS07	REV A

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relevant Architectural drawings, specifications
and structural calculations. Do not scale from
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only. Check before putting work to hand.
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Front Elevation _Existing
View from gaden at No13

GS08

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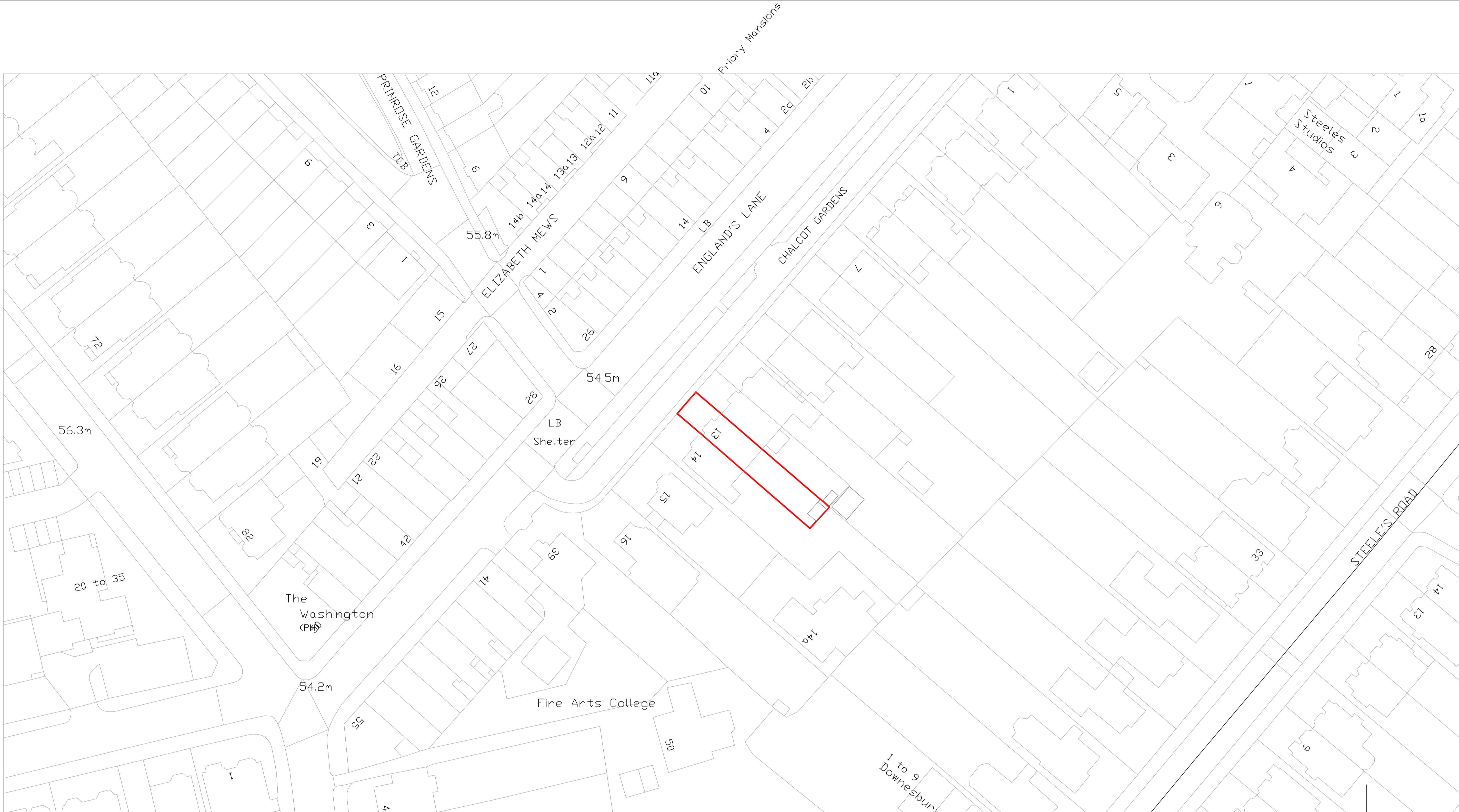
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site address
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London NW3 4YB

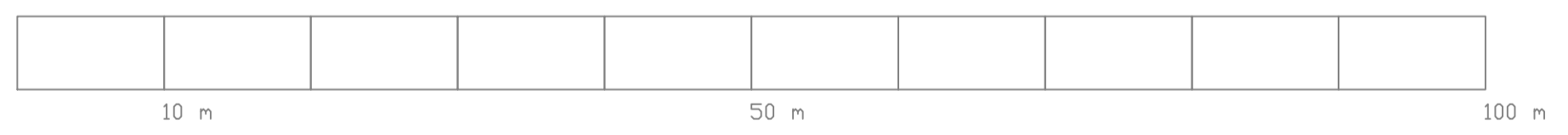
drawing title
Garden Studio _ As
existing

scale	drawn by	date
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job No	diag No	rev
24021	GS08	

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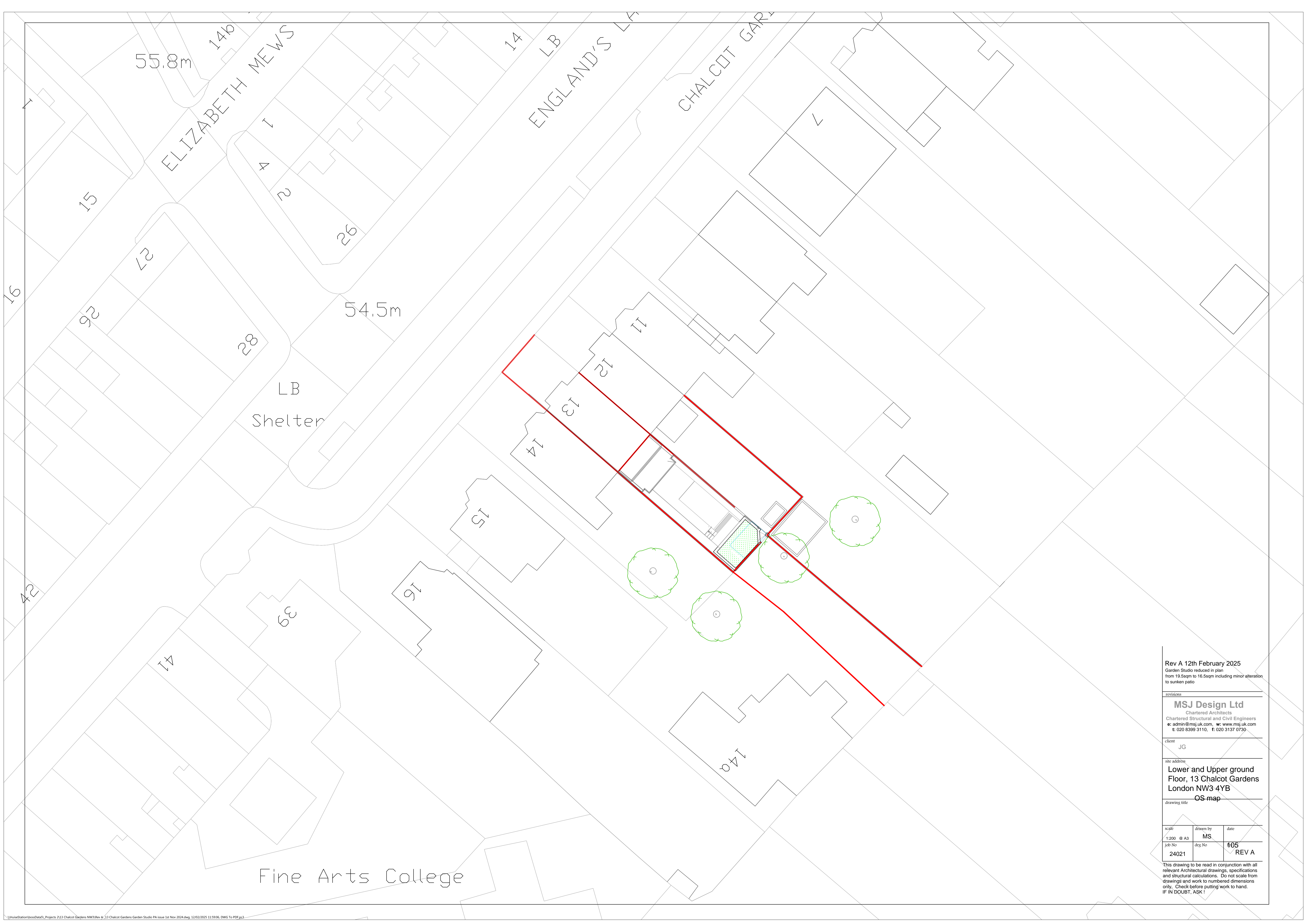


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 Map Produced for planning application
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 1 Years subscription from 21-09-2024 for 1 workstation.



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client	JG	
site address	Lower and Upper ground Floor, 13 Chalcot Gardens London NW3 4YB	
drawing title	OS map	
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job No	drw No	rev
24021	OS map	

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55.8m

146

ELIZABETH MEWS

14

ENGLAND'S LANE

CHALCOT GARDENS

26

54.5m

28

LB Shelter

15

16

39

41

149

Fine Arts College

Rev A 12th February 2025
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 from 19.5sqm to 16.5sqm including minor alteration
 to sunken patio

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drawing title
OS map

scale	drawn by	date
1:200 @ A3	MS	
job No	drg No	REV A
24021		

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