

PLANNING ISSUE

revisions  
 Rev A - 31.10.13 Revised to draft planning  
 issue  
 Rev B - 18.12.13 Revised to planning  
 issue

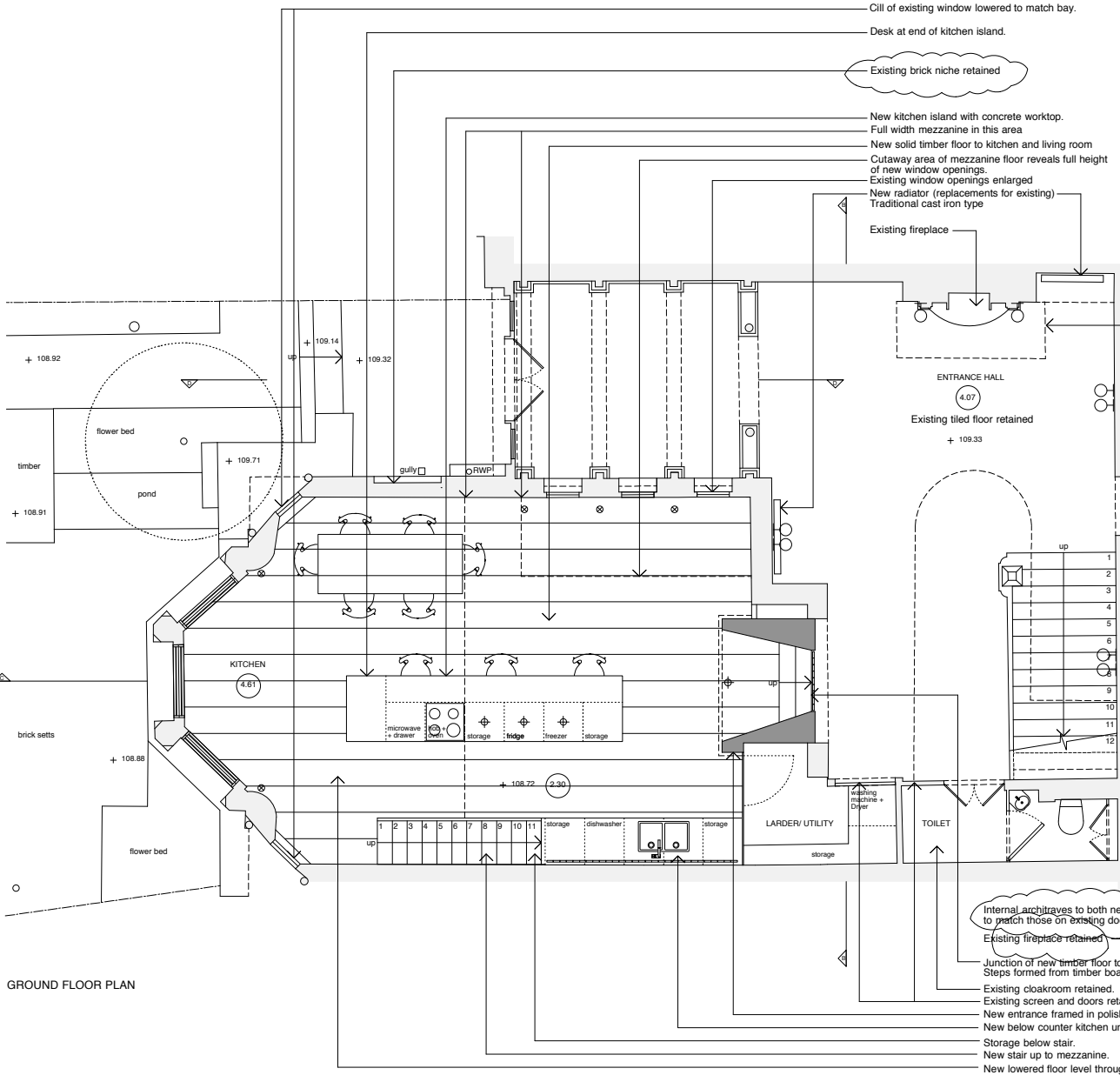




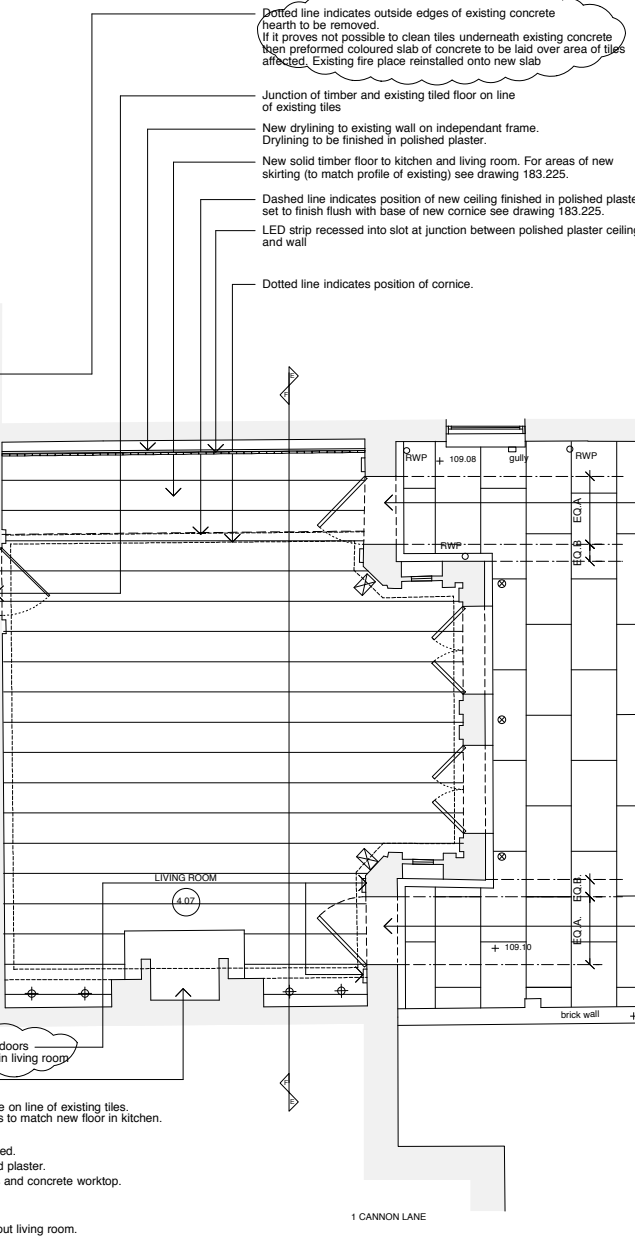
## PLANNING ISSUE

revisions  
Rev A - 22.02.13 - Revised for client meeting  
Rev B - 11.03.13 - Revised for Pre-application submission  
Rev C - 02.09.13 Location of extension revised. Internal windows between entrance hall and kitchen reduced in size. Section designations amended.  
Rev D - 31.10.13 Revised to draft Planning Issue.  
Rev E - 18.12.13 Revised to Planning Issue.  
Rev F - 04.09.14 Revised to incorporate amendments suggested by Conservation Officer.

1. Recessed uplighters in hall floor omitted
2. Fireplace in living room retained
3. Proposed window sills brick niche omitted
4. Additional door added to left hand side of bay window (viewed from garden). Door positioned to be symmetrical with proposed door on other side of bay window. Then proposed doors to match each other and to replicate architectural detailing of frames to existing doors in bay.



GROUND FLOOR PLAN



New glazed door to terrace. Detailing on frame to match detailing used on existing doors to projecting bay. Note positioning and width of door openings affected by position of existing mortar joints between bricks and the need to match the internal architrave used on the existing internal door in the living room. Exact position to be determined through detailed setting out on site.

Single storey extension and conservatory at rear of 20 Well Road.  
Proposed new extension at number 20

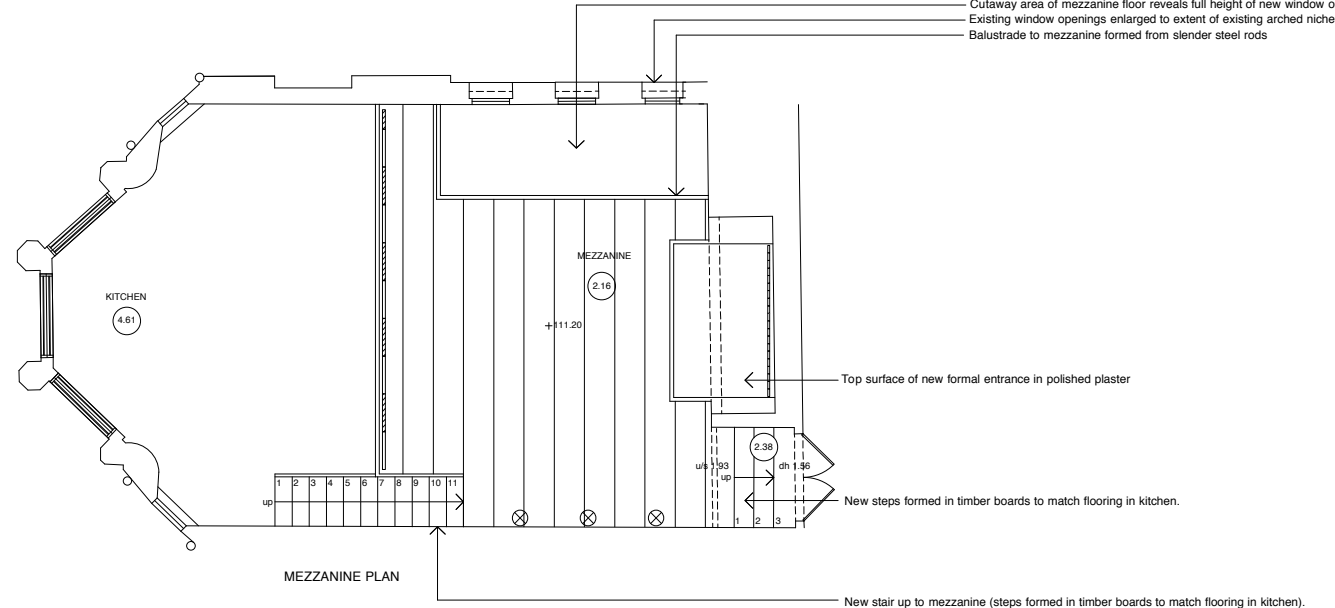
20 WELL ROAD

New stone patio adjacent to rear elevation.

New glazed door to terrace. Detailing on frame to match detailing used on existing doors to projecting bay. Note positioning and width of door openings affected by position of existing mortar joints between bricks and the need to match the internal architrave used on the existing internal door in the living room. Exact position to be determined through detailed setting out on site.

Existing shed.

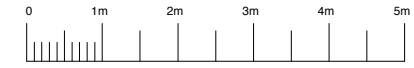
1 CANNON LANE



MEZZANINE PLAN

LIGHTING KEY  
Note symbols are not indicative of scale

- ⊗ Floor mounted uplighter
- Recessed LED strip light
- ⊗ Wall mounted uplighter
- ⊕ Plastered in downlighter
- Recessed slot uplighter



PLANNING ISSUE

revisions  
Rev A - 22.02.13 Revised for Client meeting  
Rev B - 11.03.13 Revised for Pre application  
submission  
Rev C - 05.09.13 Section designations  
amended, Revised to show new extension.  
Rev D - 16.09.13 Brick arches over new  
opening amended.  
Rev E - 31.10.13 Revised to draft planning  
draw.  
Rev F - 18.12.13 Revised to planning  
issue  
Rev G - 04.08.14 Revised to incorporate  
amendments suggested by Conservation  
Officer.  
Existing fireplace in living room retained

syte  
architects

85-87 Denwick Street London W1F 8TS T: 020 7704 8010 F: 020 7704 8011  
client

George O'Dowd

project

18 Well Road  
London NW3 1LH

drawing title

Sections A.A As Proposed

date	drawn by	revision
Feb 13	BM	G
scale	checked by	drawing
1:50@A1		
1:100@A3 RW		183.220

Existing window lowered  
Balustrade to mezzanine formed from slender steel rods  
New mezzanine floor. Polished plaster soffit, timber boards as floor surface.  
Existing ceiling mouldings and decoration retained and redecorated  
Polished plaster volume set in existing alcove

Existing fireplace retained  
New cornice finished in polished plaster  
Existing timber cladding to ceiling to be retained and redecorated  
Existing boxing put to services removed, new skirting to match existing installed (areas of new skirting shown shaded)  
Existing timber floor thermally upgraded with introduction of insulation between joists, underfloor heating and new timber floor boards  
Wall mounted uplighters  
Existing architrave and linings around window to be retained and redecorated

New cornice below this line

MEZZANINE

KITCHEN

New stair to mezzanine, steel stringer and balusters.  
Kitchen island behind shown dotted  
Kitchen units below stair. White lacquer finish.  
Lining to new entrance finished in polished plaster

Existing door fixed shut

BEDROOM  
(no works proposed)

BEDROOM  
(no works proposed)

HALL

108/51

SECTION AA - AS PROPOSED





Dashed outline shows potential extension at number 20 (granted permission)

Detailing to frame of proposed door to match that used on existing doors  
New doors to garden from living room. Single glazed, timber frame painted white. New brick arch over to match design of arches over existing French doors to bay. Call and bottom rail of new door to align with existing doors. Approximate width of door opening dimension "EQ.A" 900mm approximate width of dimension "EQ.B" 270mm. Exact dimension to be determined on site in accordance with existing brick modules and positions of mortar joints

Approximate garden level

REAR ELEVATION - AS PROPOSED

#### PLANNING ISSUE

revisions

Rev A - 05.09.13 Revised to show new extension  
Rev B - 16.09.13 Brick arches over new extension  
Rev C - 17.09.13 Revised to draft planning  
Rev D - 18.12.13 Revised to planning  
Rev E - 04.09.14 Revised to incorporate amendments suggested by Conservation Officer

Additional door added to left hand side of bay window (viewed from garden). Door positioned to be symmetrical with proposed door on other side of bay window. Two proposed doors to match each other and to replicate architectural detailing of frames to existing doors in bay.

syte

85-87 Denwick Street, London W1F 8TS T: 020 7704 8014 F: 020 7704 8011

client

George O'Dowd

project

18 Well Road  
London NW3 1LH

drawing title

Rear elevation As Proposed

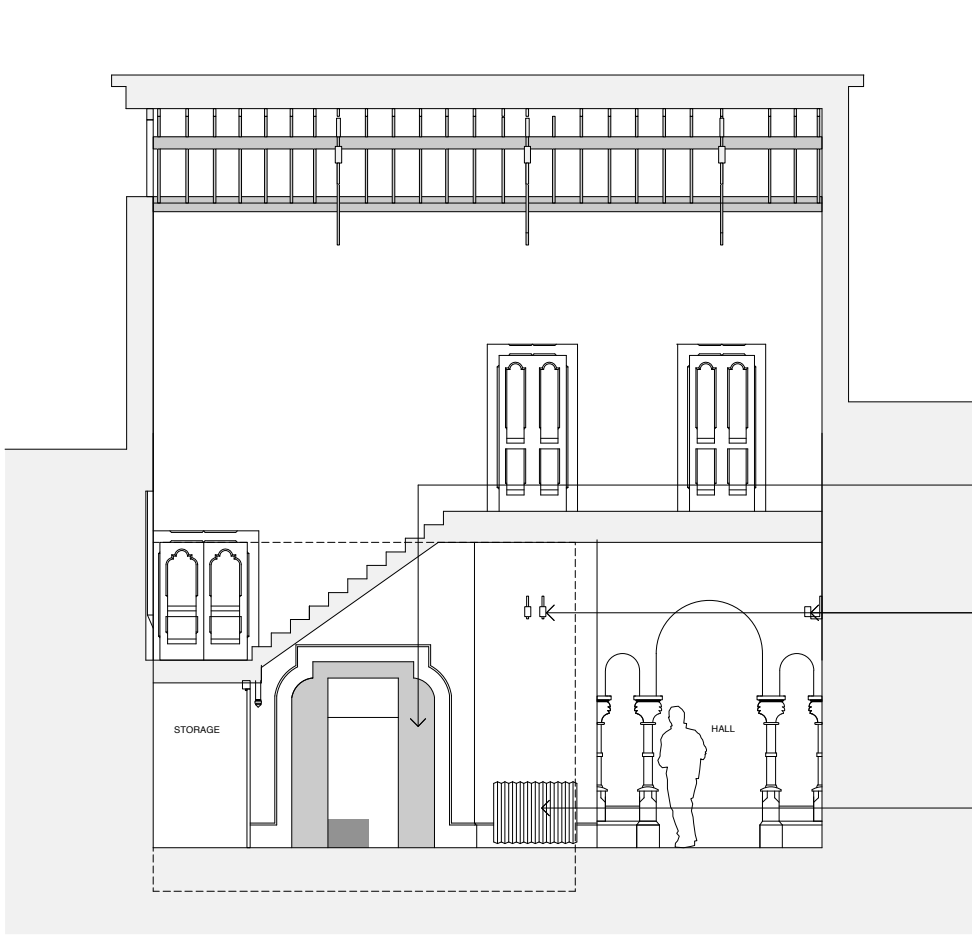
date drawn by revision

Feb 13 BM E

scale checked by drawing

1:50@A1 1:100@A3 RW 183.222





SECTION BB - AS PROPOSED

New entrance to kitchen within existing plaster moulding frame

Wall mounted uplighters

New cast iron radiator

Existing brick niche retained

BATHROOM  
(no works proposed)

Existing window openings opened to full height of existing arched recess

Section of concrete under existing window to be removed and each window enlarged



SECTION DD - AS PROPOSED



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unless all dimensions are given in millimetres of the work  
if the drawing exceeds the standard in any way the architect is to be  
responsible for the work in accordance with the relevant  
do not scale dimensions from drawing - drawing is straight  
drawing to be used in conjunction with relevant engineer's drawings and  
specification

**PLANNING ISSUE**

revisions

Rev A - 31.10.13 Revised to draft planning  
issue  
Rev B - 18.12.13 Revised to planning  
issue  
Rev C - 04.09.14 Revised to incorporate  
amendments suggested by Conservation  
Officer  
Proposed window within brick niche omitted

**syte**  
architects

85-87 Denwick Street, London W1F 8TS T: 020 7704 8014 F: 020 7704 8011

client

George O'Dowd

project

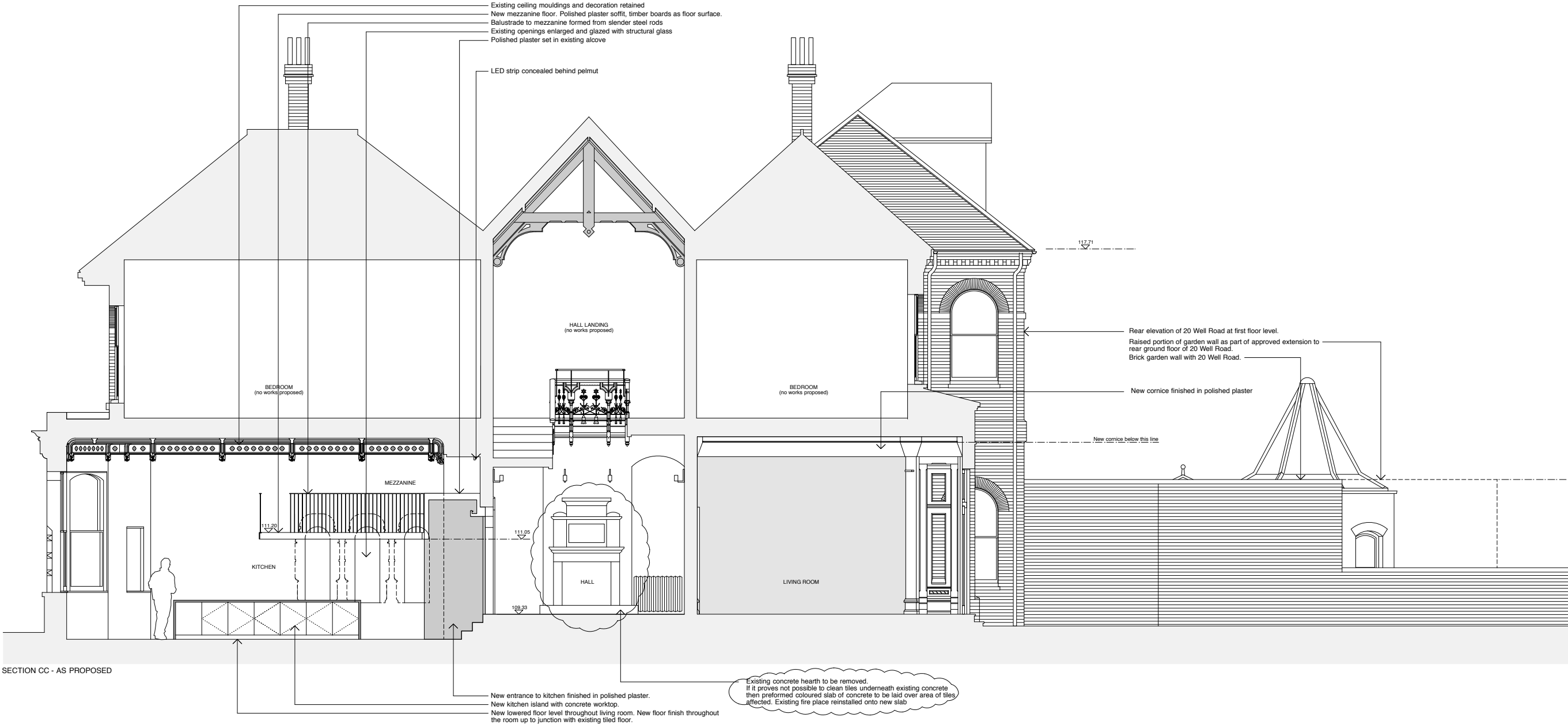
18 Well Road  
London NW3 1LH

drawing title

Sections B-B and D-D  
As Proposed

date	drawn by	revision
Oct 13	BM	C

scale	checked by	drawing
1:50 @ A1		
1:100 @ A3 RW		183.223



SECTION CC - AS PROPOSED

Existing ceiling mouldings and decoration retained  
New mezzanine floor. Polished plaster soffit, timber boards as floor surface.  
Balustrade to mezzanine formed from slender steel rods  
Existing openings enlarged and glazed with structural glass  
Polished plaster set in existing alcove

LED strip concealed behind pelmet

HALL LANDING  
(no works proposed)

BEDROOM  
(no works proposed)

MEZZANINE

KITCHEN

HALL

LIVING ROOM

Existing concrete hearth to be removed.  
If it proves not possible to clean tiles underneath existing concrete  
then preformed coloured slab of concrete to be laid over area of tiles  
affected. Existing fire place reinstalled onto new slab

New entrance to kitchen finished in polished plaster.  
New kitchen island with concrete worktop.  
New lowered floor level throughout living room. New floor finish throughout  
the room up to junction with existing tiled floor.

Rear elevation of 20 Well Road at first floor level.  
Raised portion of garden wall as part of approved extension to  
rear ground floor of 20 Well Road.  
Brick garden wall with 20 Well Road.

New cornice finished in polished plaster

New cornice below this line



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Drawn at 1:50 scale or other prior to submission of the work

If the drawing exceeds the quantity in any way the architect is to be

responsible for the excess and is not to be

drawn to be used in conjunction with the architect's drawings and

specification

PLANNING ISSUE

revisions

Rev A - 18.12.13 Revised to planning

issue

Rev B - 04.09.14 Revised to incorporate

amendments suggested by Conservation

Officer

Existing fireplace in hall retained in its current

position rather than being relocated to living

room. Proposed window to existing brick

niche omitted

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85-87 Denwick Street, London W1F 8TS T: 020 7704 8014 F: 020 7704 8011

client

George O'Dowd

project

18 Well Road

London NW3 1LH

drawing title

Sections C-C

As Proposed

date drawn by revision

Oct 13 BM B

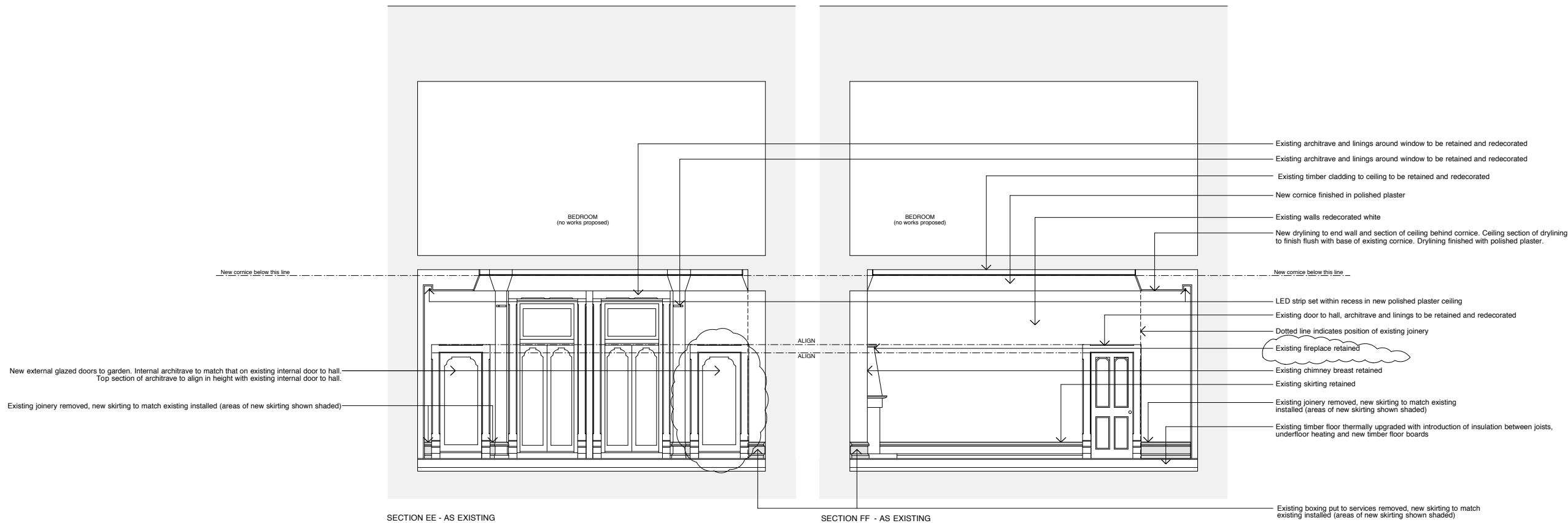
scale checked by drawing

1:50@A1

1:100@A3 RW 183.224

## PLANNING ISSUE

revisions  
Rev A - 18.12.13 Revised to planning  
Issue  
Rev B - 04.09.14 Revised to incorporate  
amendments suggested by Conservation  
Officer  
Fireplace in living room retained  
Additional door added to left hand side of  
bay window (viewed from garden). Door  
positioned to be symmetrical with proposed  
door on other side of bay window. Two  
proposed doors to match each other and to  
replicate architectural detailing.  
Of frames to existing doors in living.  
Internally architrave to match and align with  
that used on existing door in living room



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85-87 Denwick Street, London W1F 8TS. T: 020 7704 8010 F: 020 7704 8011  
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project

18 Well Road  
London NW3 1LH  
drawing title

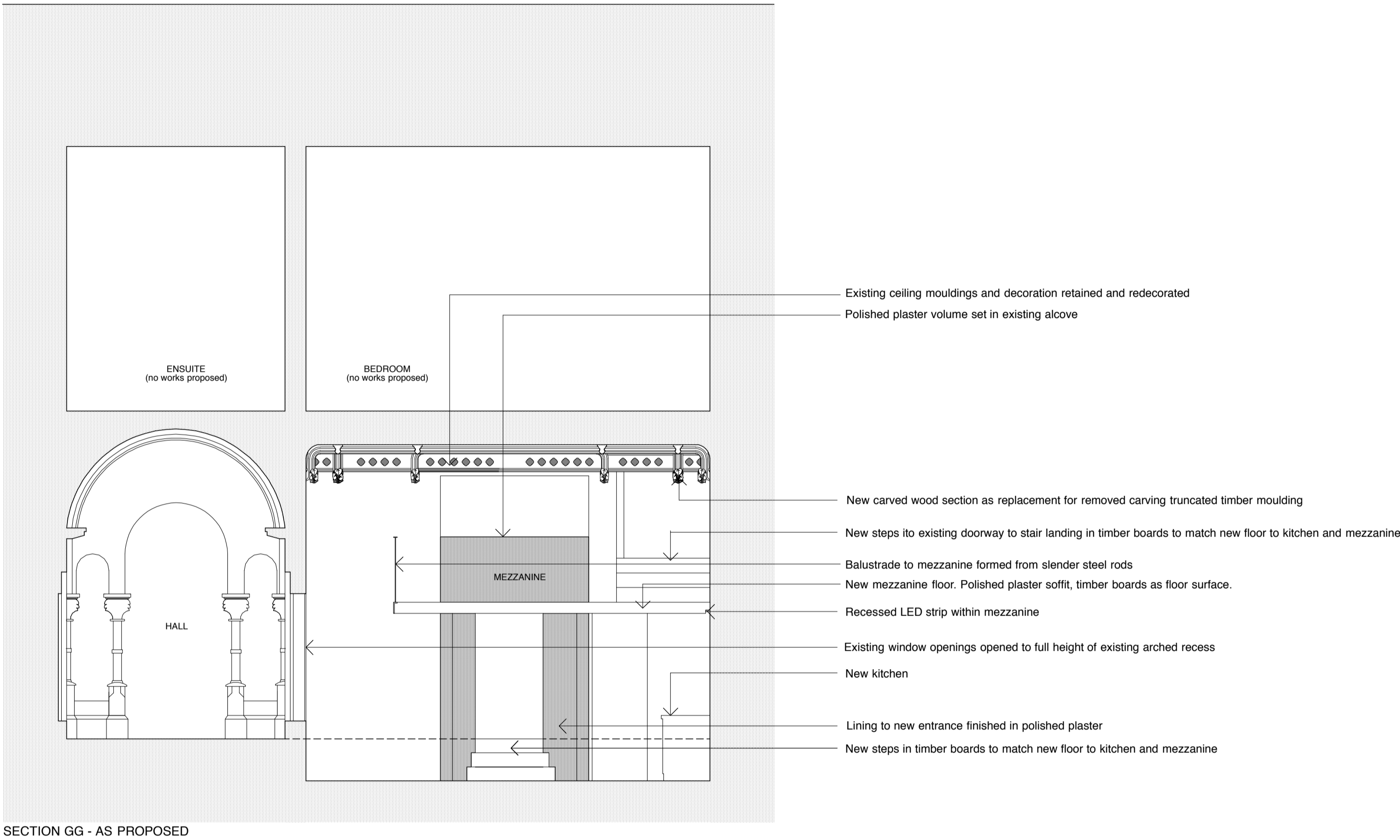
Sections E:E and F:F  
As Proposed

date	drawn by	revision
Oct 13	BM	B
1:50@A1	checked by	drawing
1:100@A3 RW		183.225



PLANNING ISSUE

revisions  
Rev A - 18.12.13 Revised to planning  
issue



SECTION GG - AS PROPOSED

syte

83-84 Bernick Street, London NW1 4TS T 020 7734 8310 F 020 7734 8301

client

George O'Dowd

project

18 Well Road  
London NW3 1LH

drawing title

Sections G.G  
As Proposed

date drawn by revision

Oct 13 BM A

scale checked by drawing

1:50@A1 1:100@A3 RW 183.226

