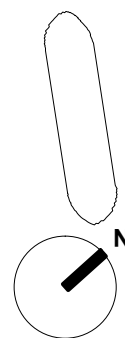
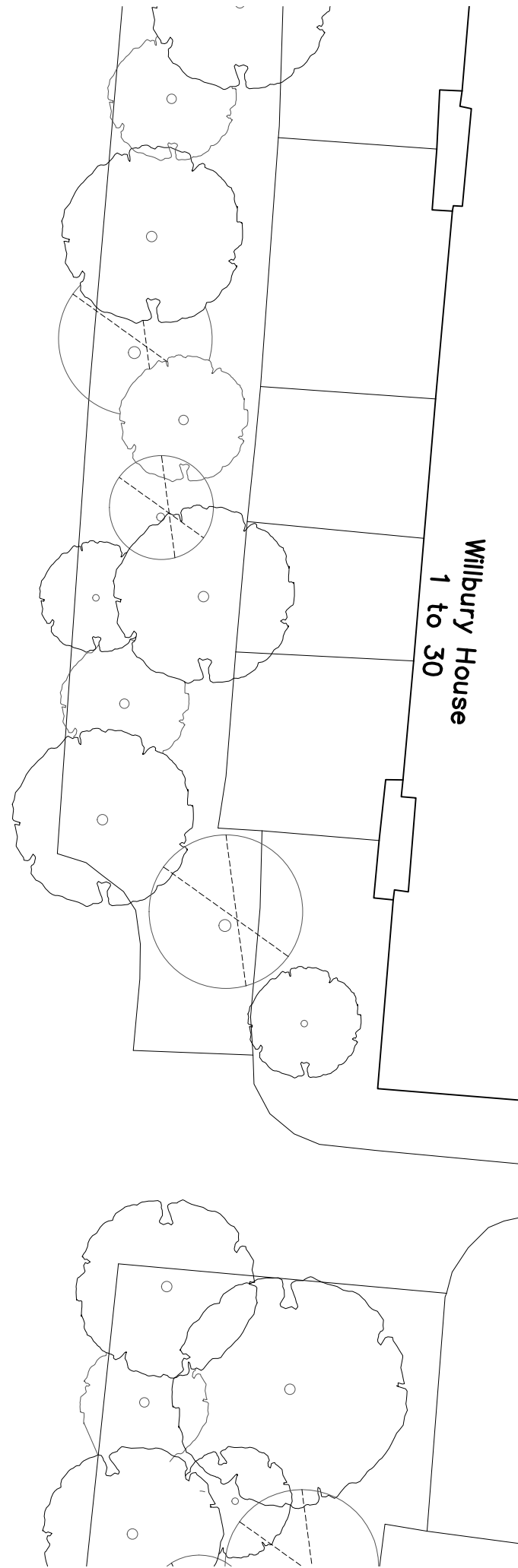


Brecknock Road



1:250



NOTES

DO NOT SCALE FROM THIS DRAWING

PLANNING

REV. A, 28.11.2014  
Scheme reduced on top floor as advised by Camden Council, turning the 2B/3P into a 1B/2P and the 1B/2P into a 1P flat and set back terraces and entrance on Torriano Avenue.  
Bike store without entrance lobby

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tel 020 7729 2474

JOB  
The Leighton  
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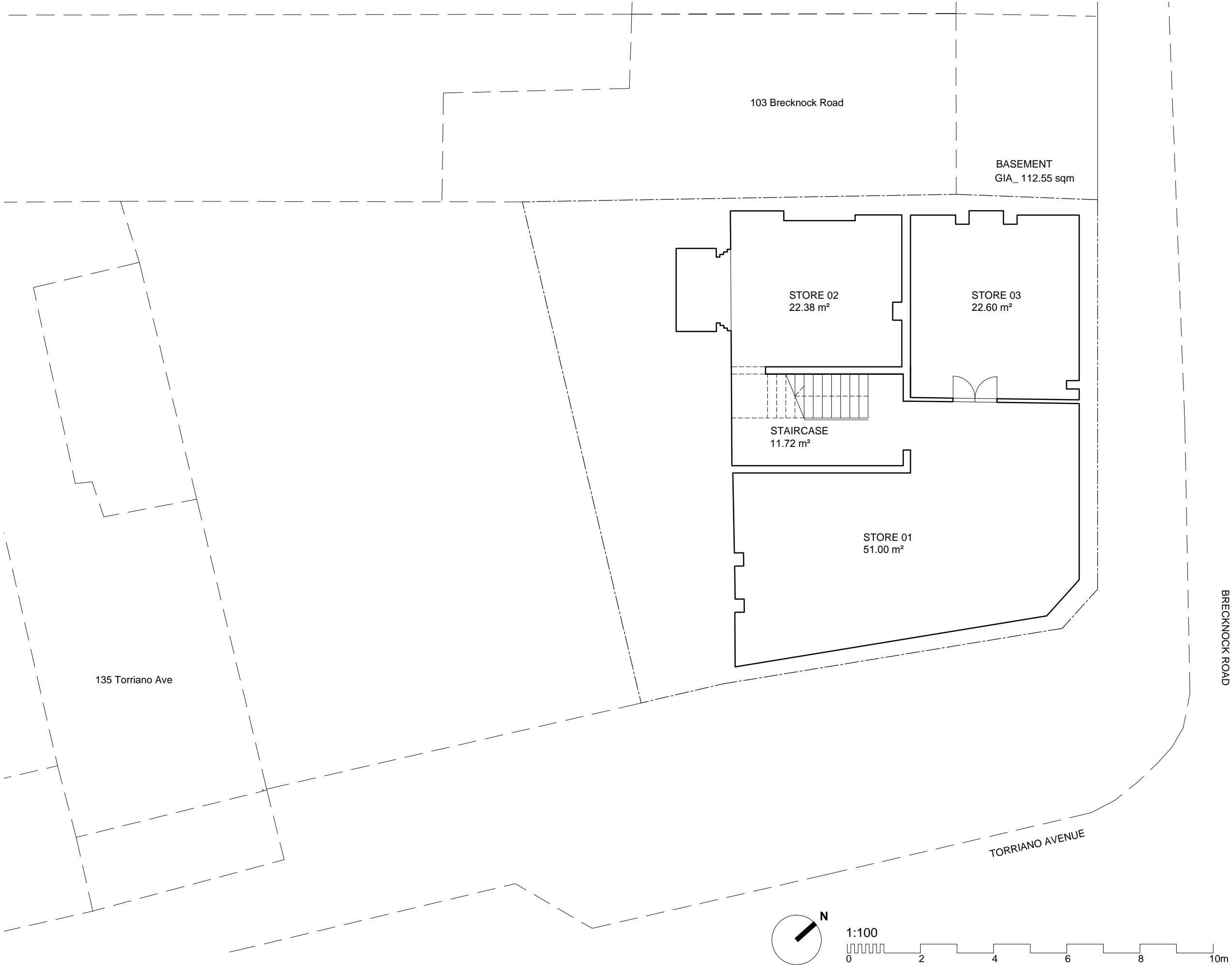
TITLE  
SITE PLAN

DATE 17.06.2014

SCALE 1:250 @ A3

DRAWN B.A.

DRAWING NO. BRE-PL-GA-02 A



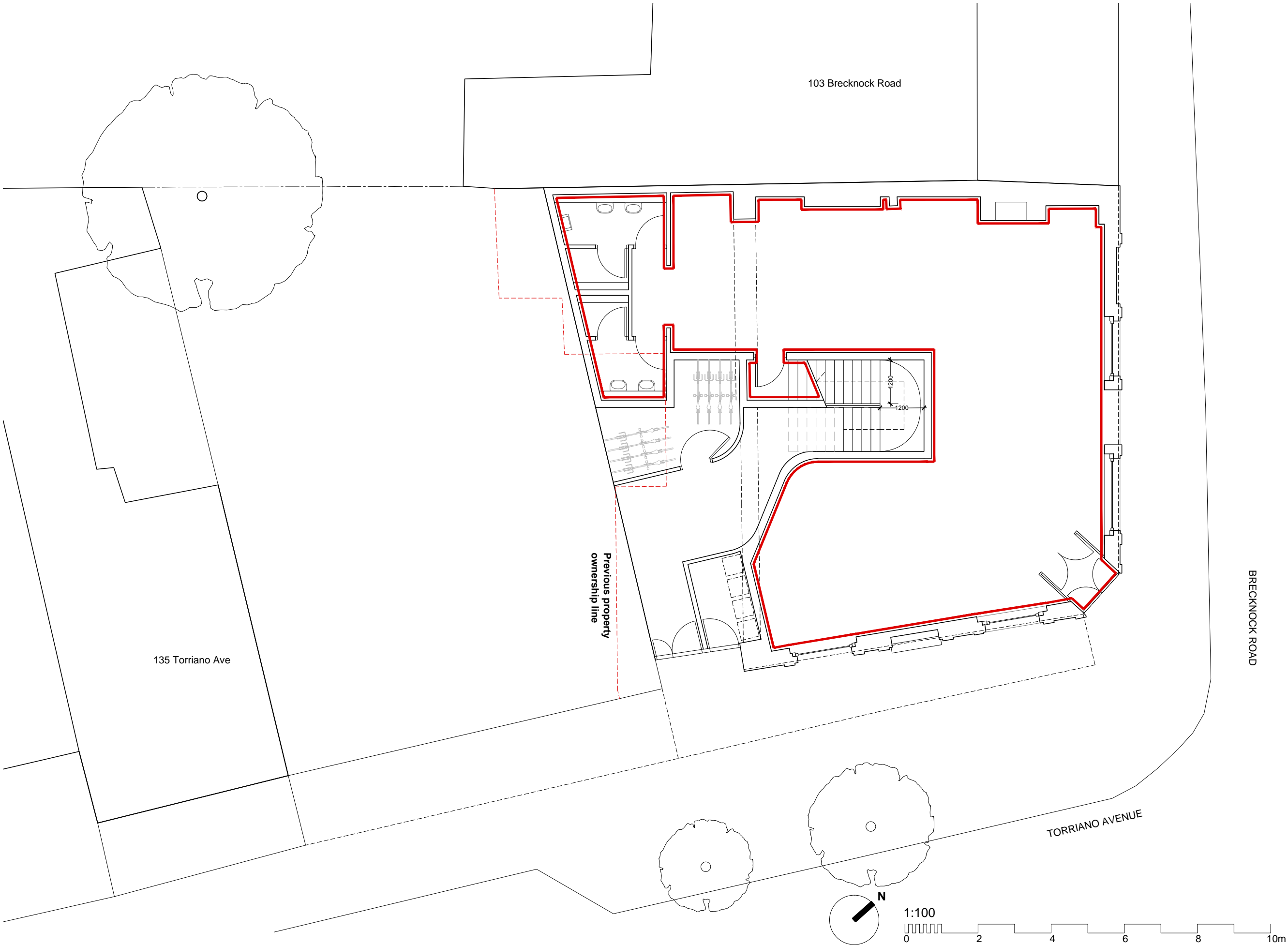
<b>Martin Evans</b> Architects © 18 Charlotte Road London EC2A 3PB tel 020 7729 2474	
<b>JOB</b> The Leighton 101 Brecknock Road London, N7 0DA	
<b>TITLE</b> BASEMENT PLAN	
<b>DATE</b>	17.06.2014
<b>SCALE</b>	1:100 @ A3
<b>DRAWN</b>	B.A.
<b>DRAWING NO.</b> BRE-PL-GA-03	

NOTES

DO NOT SCALE FROM THIS DRAWING

PLANNING

REV. A, 28.11.2014  
Scheme reduced on top floor as advised by Camden Council, turning the 2B/3P into a 1B/2P and the 1B/2P into a 1P flat and set back terraces and entrance on Torriano Avenue  
Bike store without entrance lobby



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<b>JOB</b> The Leighton 101 Brecknock Road London, N7 0DA	
<b>TITLE</b> GROUND FLOOR PLAN	
<b>DATE</b>	20.06.2014
<b>SCALE</b>	1:100 @ A3
<b>DRAWN</b>	B.A.
<b>DRAWING NO.</b> BRE-PL-GA-04 A	



NOTES

DO NOT SCALE FROM THIS DRAWING

PLANNING

REV. A\_28.11.2014  
Scheme reduced on top floor as advised by Camden Council, turning the 2B/3P into a 1B/2P and the 1B/2P into a 1P flat and set back terraces and entrance on Torriano Avenue

REV. B\_10.02.2015  
Revised drawing regarding Planning Officer comments on the email of 4 th February 2015.

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tel 020 7729 2474

**JOB**  
The Leighton  
101 Brecknock Road  
London, N7 0DA

**TITLE**  
FIRTS FLOOR PLAN

<b>DATE</b>	17.06.2014
<b>SCALE</b>	1:100 @ A3
<b>DRAWN</b>	B.A.

**DRAWING NO.** BRE-PL-GA-05 B



NOTES

DO NOT SCALE FROM THIS DRAWING

PLANNING

REV. A. 28.11.2014  
Scheme reduced on top floor as advised by Camden Council, turning the 2B/3P into a 1B/2P and the 1B/2P into a 1P flat and set back terraces and entrance on Torriano Avenue

REV. B. 09.01.2015  
Scheme reduced on top floor

REV. C. 10.02.2015  
Revised drawing regarding Planning Officer comments on the email of 4th February 2015.

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<b>JOB</b> The Leighton 101 Brecknock Road London, N7 0DA	
<b>TITLE</b> SECOND FLOOR PLAN	
<b>DATE</b>	17.06.2014
<b>SCALE</b>	1:100 @ A3
<b>DRAWN</b>	B.A.
<b>DRAWING NO.</b> BRE-PL-GA-06 C	



NOTES

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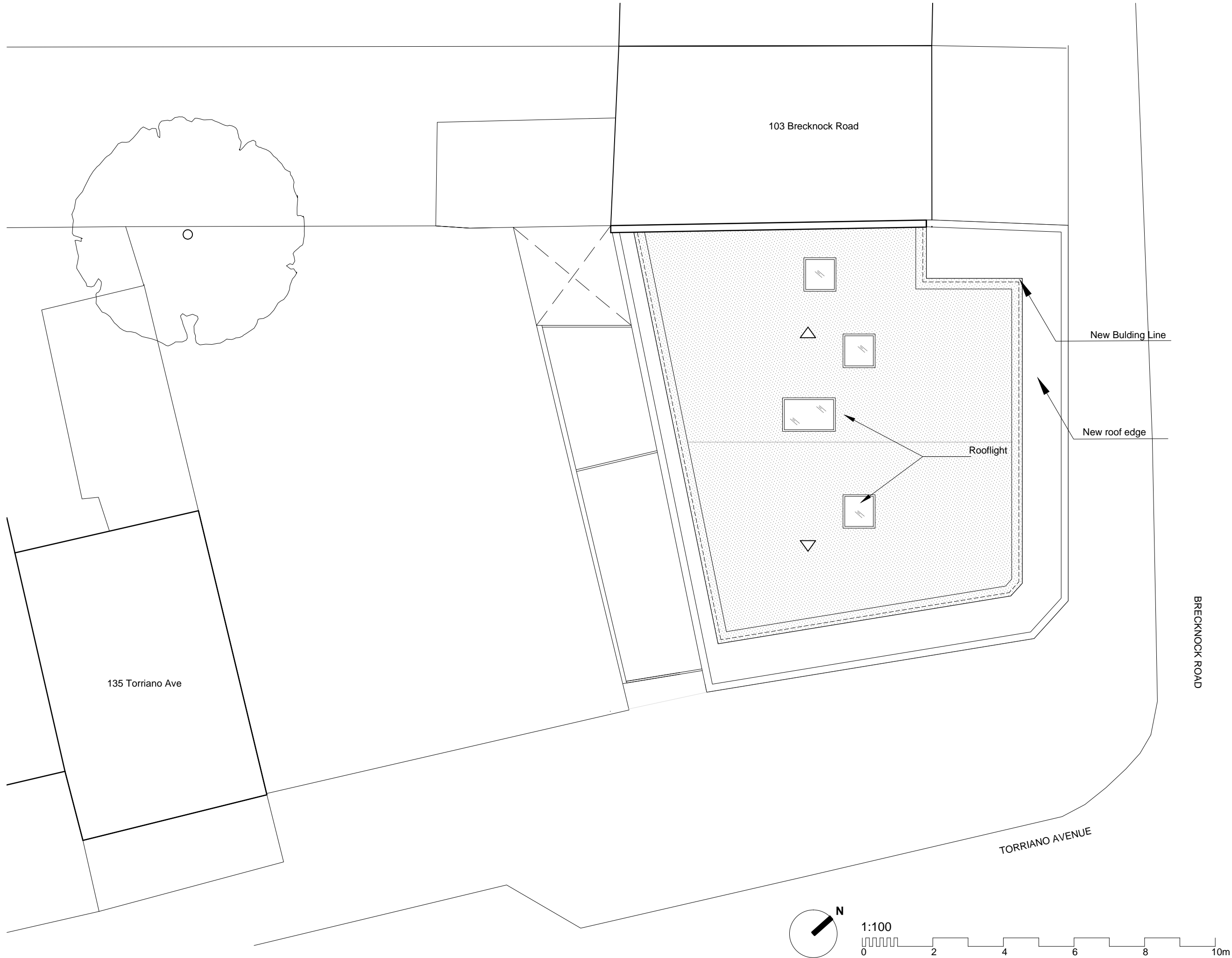
**PLANNING**

REV. A\_28.11.2014  
Scheme reduced on top floor as advised by Camden Council, turning the 2B/3P into a 1B/2P and the 1B/2P into a 1P flat and set back terraces and entrance on Torriano Avenue

REV. B\_09.01.2015  
Scheme reduced on top floor

REV. C\_10.02.2015  
Revised drawing regarding Planning Officer comments on the email of 4th February 2015.

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<b>JOB</b> The Leighton 101 Brecknock Road London, N7 0DA	
<b>TITLE</b> THIRD FLOOR PLAN	
<b>DATE</b>	17.06.2014
<b>SCALE</b>	1:100 @ A3
<b>DRAWN</b>	B.A.
<b>DRAWING NO.</b> BRE-PL-GA-07 C	



NOTES

DO NOT SCALE FROM THIS DRAWING

PLANNING

REV. A. 28.11.2014  
Scheme reduced on top floor as advised by Camden Council, turning the 2B/3P into a 1B/2P and the 1B/2P into a 1P flat and set back terraces on Torriano Avenue

REV. B. 09.01.2015  
Scheme reduced on top floor

REV. C. 10.02.2015  
Revised drawing regarding Planning Officer comments on the email of 4th February 2015.

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TITLE  
ROOF PLAN

DATE	17.06.2014
SCALE	1:100 @ A3
DRAWN	B.A.

DRAWING NO. BRE-PL-GA-08 C

NOTES

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PLANNING

REV. A. 28.11.2014  
Scheme reduced on top floor as advised by Camden Council, turning the 2B/3P into a 1B/2P and the 1B/2P into a 1P flat and set back terraces and entrance on Torriano Avenue

REV. B. 09.01.2015  
Scheme reduced on top floor

REV. C. 10.02.2015  
Revised drawing regarding Planning Officer comments on the email of 4th February 2015.





NOTES

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PLANNING

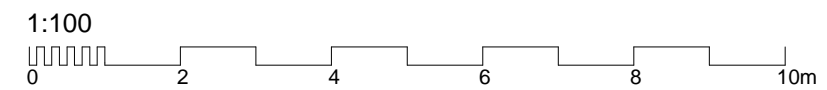
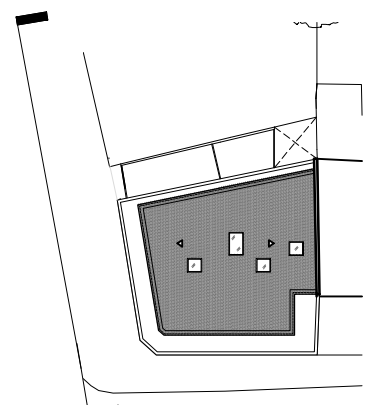
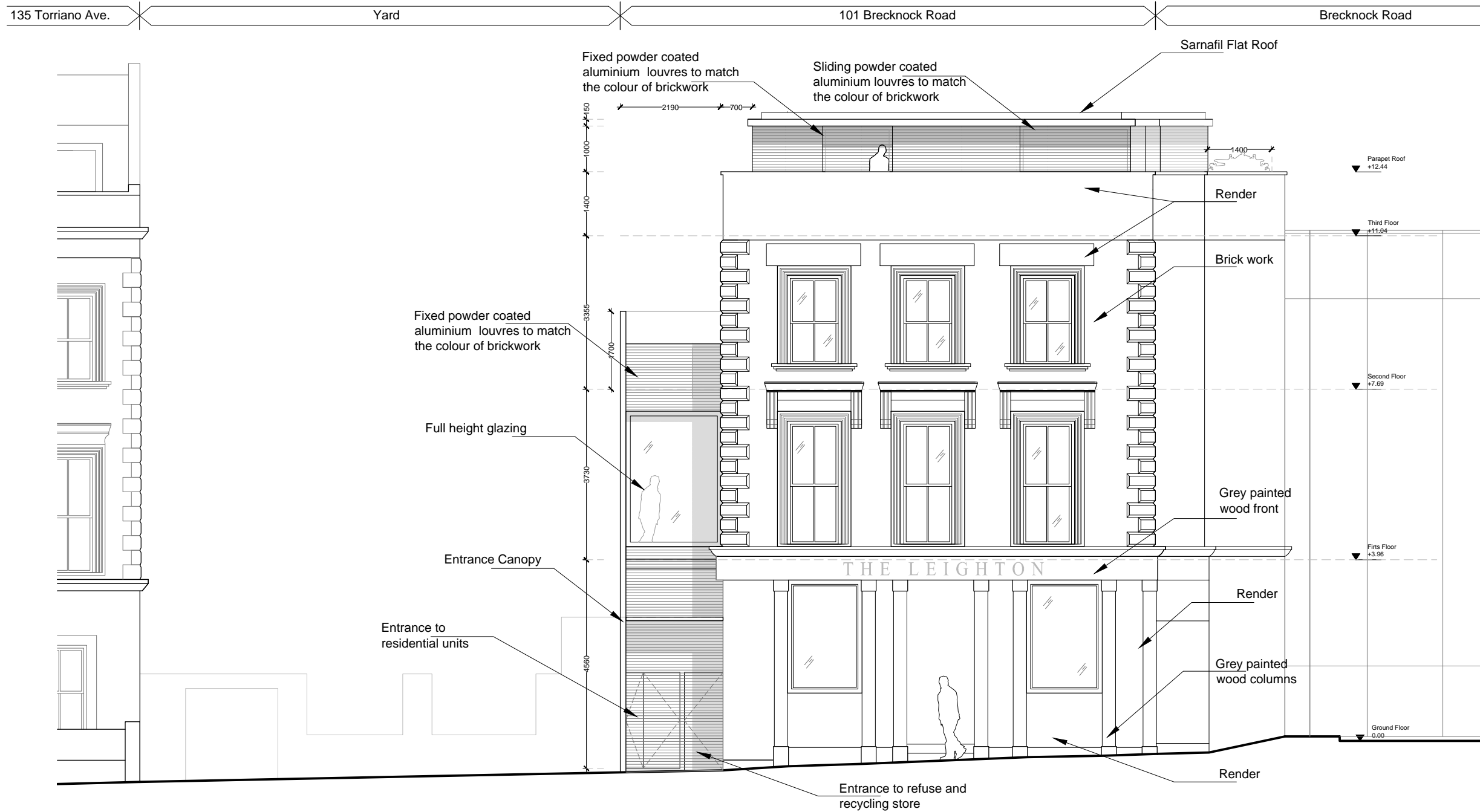
Rev A : scheme reduced on top floor as advised by Camden Council, turning the 2B/3P into a 1B/2P and the 1B/2P into a 1P flat

Rev B : powder coated aluminium louvres in front of balcony go up to the top floor to prevent overlooking

REV. C\_28.11.2014  
Set back terraces and entrance on Torriano Avenue

REV. D\_09.01.2015  
Scheme reduced on top floor

REV. E\_10.02.2015  
Revised drawing regarding Planning Officer comments on the email of 4th February 2015.



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**TITLE**  
Torriano Ave. Elevation

<b>DATE</b>	17.06.2014
<b>SCALE</b>	1:100 @ A3
<b>DRAWN</b>	B.A.

**DRAWING NO.** BRE-PL-GA-10 E

NOTES

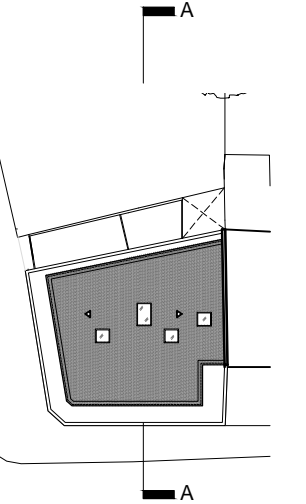
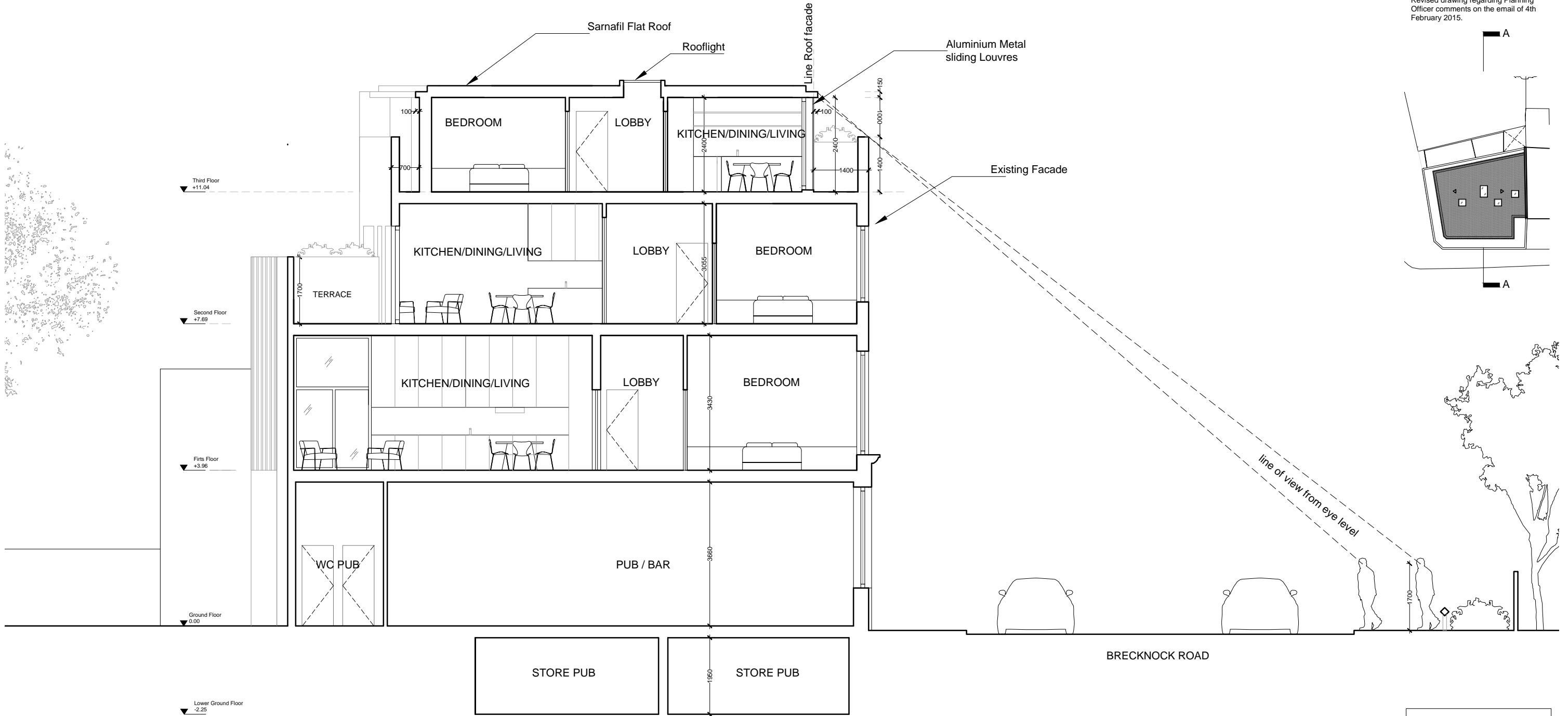
DO NOT SCALE FROM THIS DRAWING

PLANNING

REV. A. 28.11.2014  
Scheme reduced on top floor as advised by Camden Council, turning the 2B/3P into a 1B/2P and the 1B/2P into a 1P flat and set back terraces and entrance on Torriano Avenue

REV. B. 09.01.2015  
Scheme reduced on top floor

REV. C. 10.02.2015  
Revised drawing regarding Planning Officer comments on the email of 4th February 2015.



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<b>JOB</b> The Leighton 101 Brecknock Road London, N7 0DA	
<b>TITLE</b> Section AA	
<b>DATE</b>	17.06.2014
<b>SCALE</b>	1:100 @ A3
<b>DRAWN</b>	B.A.
<b>DRAWING NO.</b> BRE-PL-GA-11 C	

NOTES

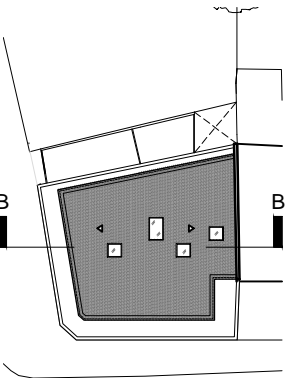
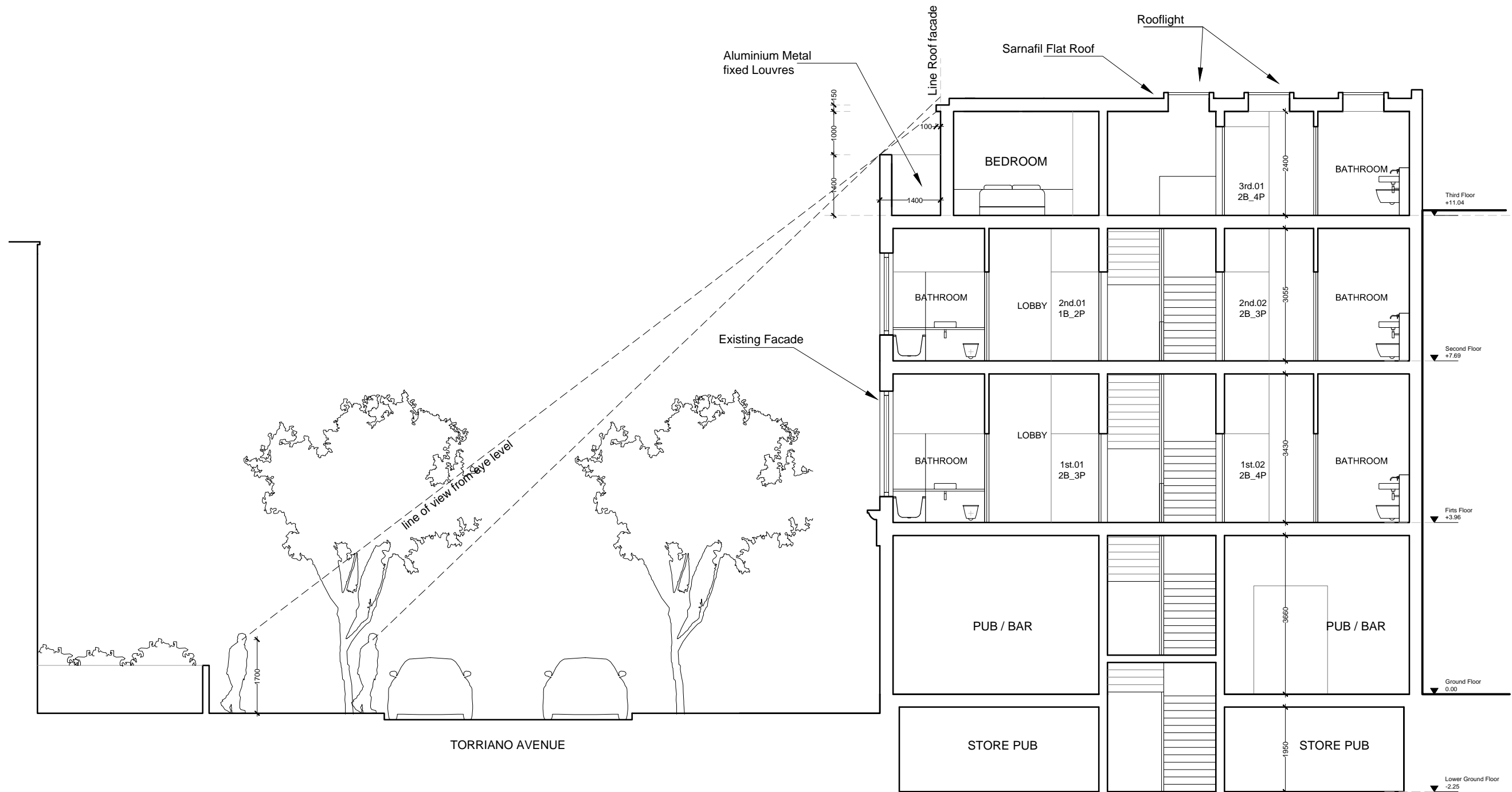
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PLANNING

REV. A\_28.11.2014  
Scheme reduced on top floor as advised by Camden Council, turning the 2B/3P into a 1B/2P and the 1B/2P into a 1P flat and set back terraces and entrance on Torriano Avenue

REV. B\_09.01.2015  
Scheme reduced on top floor

REV. C\_10.02.2015  
Revised drawing regarding Planning Officer comments on the email of 4th February 2015.



1:100



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**JOB**  
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London, N7 0DA

**TITLE**  
Section BB

<b>DATE</b>	17.06.2014
<b>SCALE</b>	1:100 @ A3
<b>DRAWN</b>	B.A.

**DRAWING NO.** BRE-PL-GA-12 C

NOTES

DO NOT SCALE FROM THIS DRAWING

PLANNING

REV. A. 28.11.2014  
Scheme reduced on top floor as advised  
by Camden Council, turning the 2B/3P  
into a 1B/2P and the 1B/2P into a 1P flat  
and set back terraces and entrance on  
Torriano Avenue

REV. B. 09.01.2015  
Scheme reduced on top floor

REV. C. 10.02.2015  
Revised drawing regarding Planning  
Officer comments on the email of 4th  
February 2015.

125 127 129 131 133 135 Yard 101 Brecknock Rd Brecknock Road Willbury House

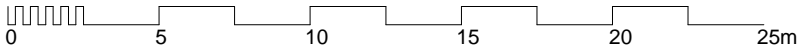


95 97 99 Torriano Avenue 101 103 105 107 109 111 113 Leighton Grove

THIRD PLAN



1:250



<b>Martin Evans</b> Architects © 18 Charlotte Road London EC2A 3PB tel 020 7729 2474	
<b>JOB</b> The Leighton 101 Brecknock Road London, N7 0DA	
<b>TITLE</b> CONTEXT ELEVATIONS	
<b>DATE</b>	17.06.2014
<b>SCALE</b>	1:250 @ A3
<b>DRAWN</b>	B.A.
<b>DRAWING NO.</b> BRE-PL-GA-13 C	

PLANNING

LIFETIME HOME.  
16 Design Criteria from 5 July 2010 (REVISED)

**Criterion (1)a On plot (non-communal) parking**  
Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

**Criterion (1)b Communal or shared parking**  
Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided

**Criterion (2) Approach to dwelling from parking.**  
The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

**Criterion (3) Approach to all entrances**  
The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below

**Criterion (4) Entrances**  
All entrances should:  
a) Be illuminated  
b) Have level access over the threshold; and  
c) Have effective clear opening widths and nibs as specified below.  
d) Have adequate weather protection\*  
e) Have a level external landing

**Criterion (5)a Communal Stairs**  
Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.

**Criterion (5)b Communal Lifts**  
Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.

**Criterion (6) Internal doorways and hallways**  
Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification below.

**Criterion (7) - Circulation Space**  
There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

**Criterion (9) Potential for entrance level bed-space**  
In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

**Criterion (10) Entrance level WC and shower drainage**  
Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed – as detailed in the specification below. (See Appendix 1 for definition of entrance level).

**Criterion 11 – WC and bathroom walls**  
Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

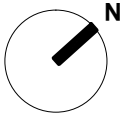
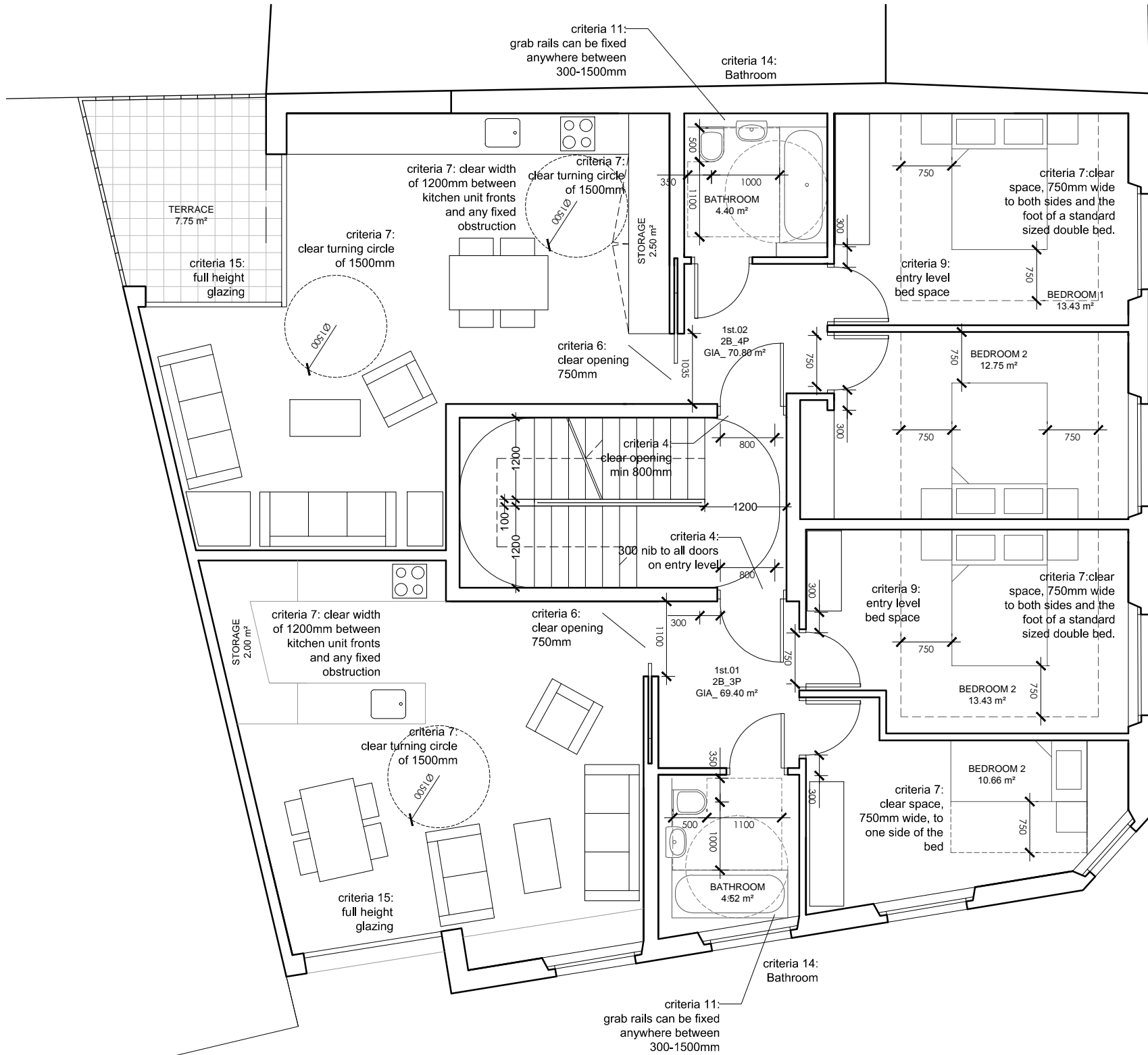
**Criterion 12 - Stairs and potential though-floor lift in dwellings**  
The design within a dwelling of two or more storeys should incorporate both:  
a) Potential for stair lift installation; and  
b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14

**Criterion 13 – Potential for future fitting of hoists and bedroom / bathroom relationship**  
Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

**Criterion (14) – Bathrooms**  
An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

**Criterion (15) Glazing and window handle heights**  
Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people

**Criterion (16) - Location of service controls** Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner



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<b>JOB</b> The Leighton 101 Brecknock Road London, N7 0DA	
<b>TITLE</b> LIFETIME HOME	
<b>DATE</b>	17.06.2014
<b>SCALE</b>	1:75 @ A3
<b>DRAWN</b>	B.A.
<b>DRAWING NO.</b> BRE-PL-GA-14	

NOTES

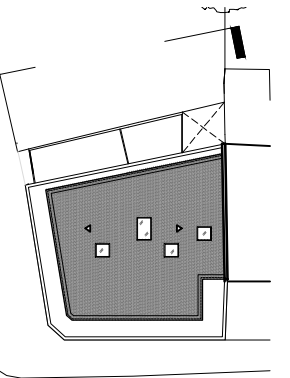
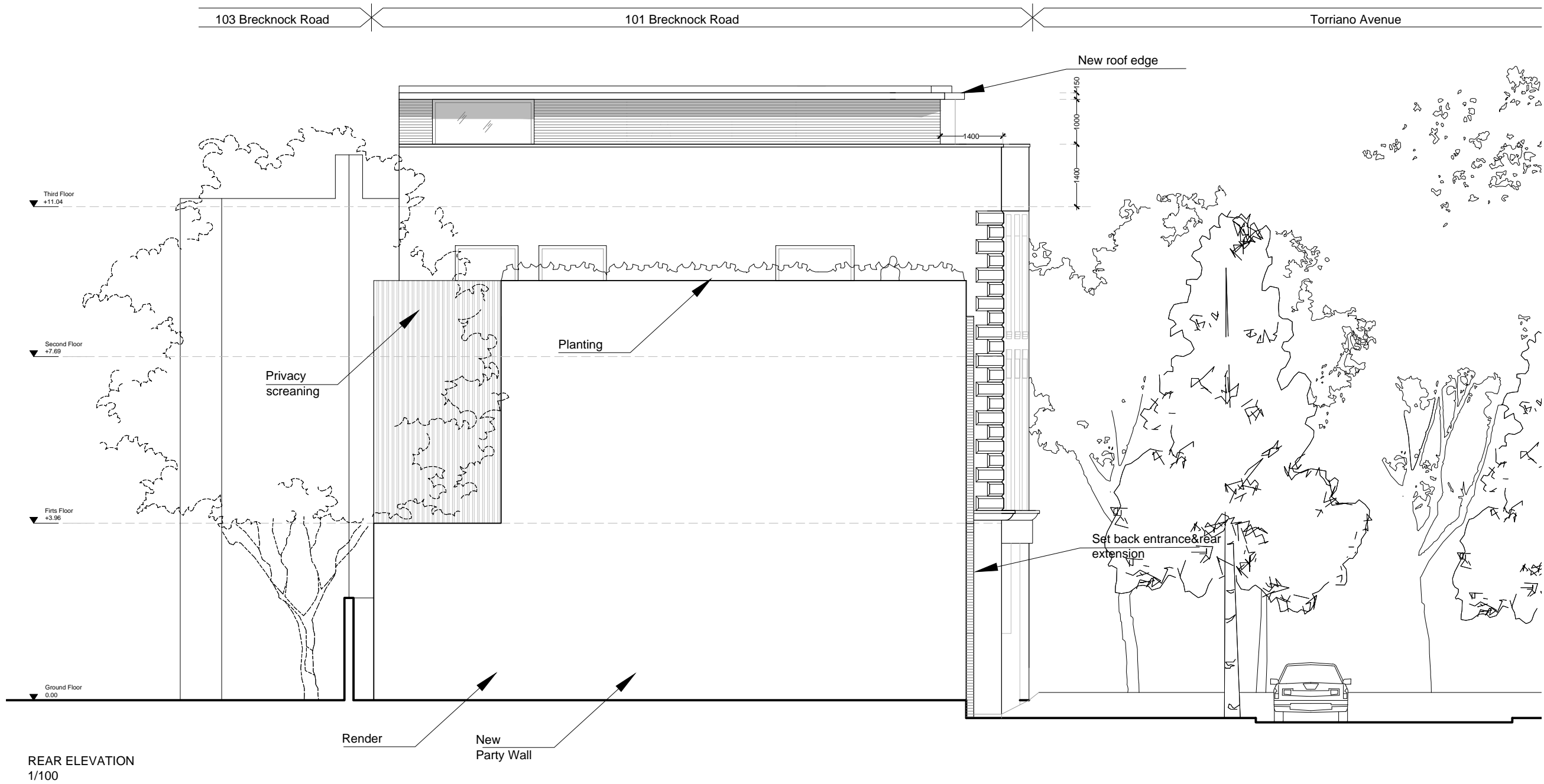
DO NOT SCALE FROM THIS DRAWING

PLANNING

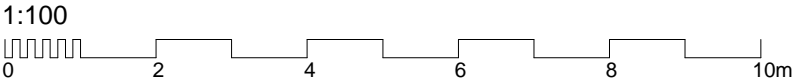
REV. A\_28.11.2014  
Scheme reduced on top floor as advised by Camden Council, turning the 2B/3P into a 1B/2P and the 1B/2P into a 1P flat and set back terraces and entrance on Torriano Avenue

REV. B\_09.01.2015  
Scheme reduced on top floor

REV. C\_10.02.2015  
Revised drawing regarding Planning Officer comments on the email of 4th February 2015.



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<b>JOB</b> The Leighton 101 Brecknock Road London, N7 0DA	
<b>TITLE</b> Rear Elevation	
<b>DATE</b>	17.06.2014
<b>SCALE</b>	1:100 @ A3
<b>DRAWN</b>	B.A.
<b>DRAWING NO.</b> BRE-PL-GA-15 C	



NOTES

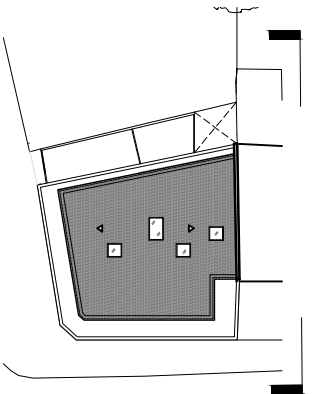
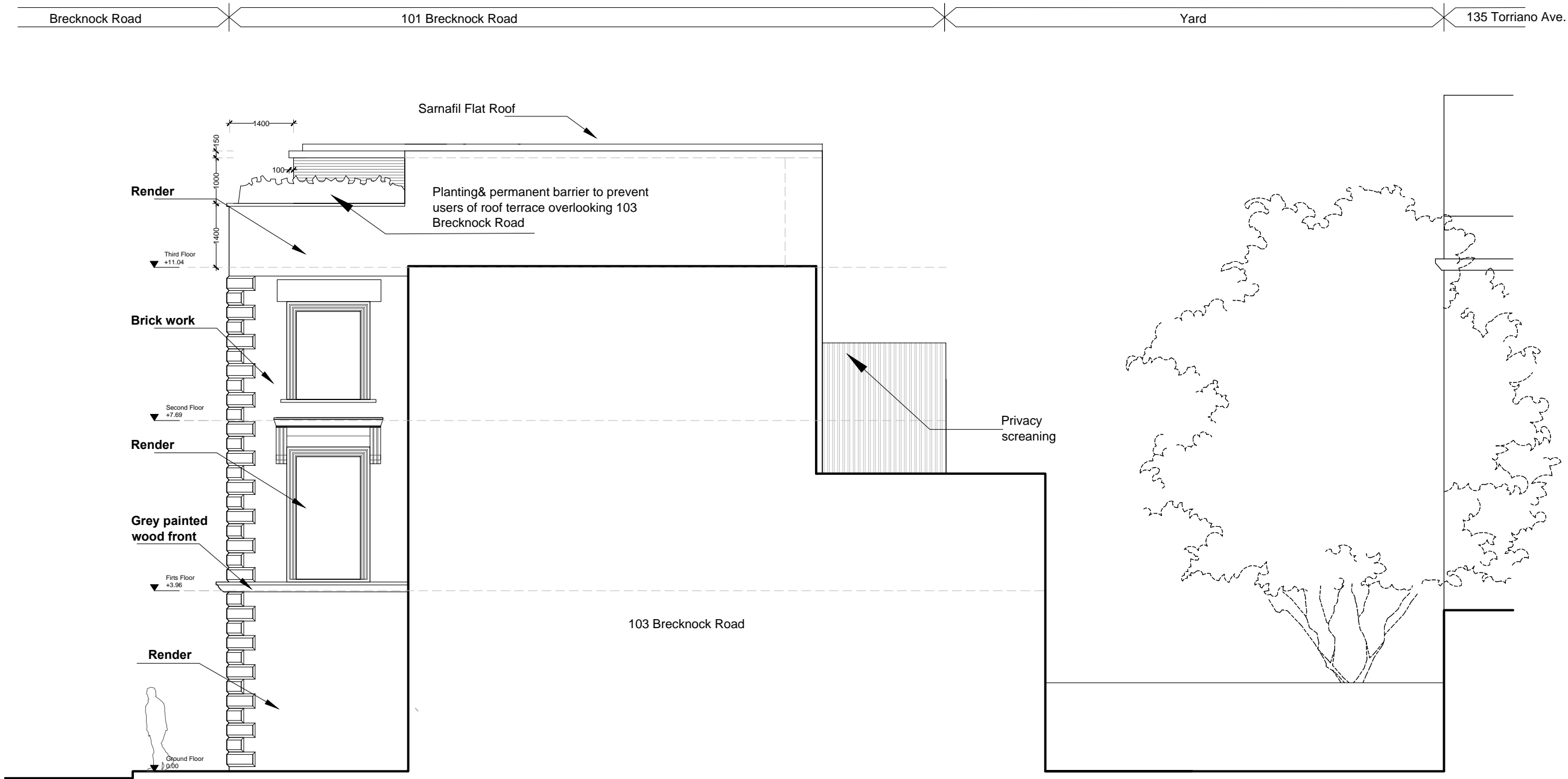
DO NOT SCALE FROM THIS DRAWING

PLANNING

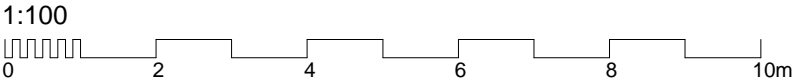
REV. A. 28.11.2014  
Scheme reduced on top floor as advised by Camden Council, turning the 2B/3P into a 1B/2P and the 1B/2P into a 1P flat and set back terraces and entrance on Torriano Avenue

REV. B. 09.01.2015  
Scheme reduced on top floor

REV. C. 10.02.2015  
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SIDE ELEVATION  
1/100



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<b>JOB</b> The Leighton 101 Brecknock Road London, N7 0DA	
<b>TITLE</b> Side Elevation	
<b>DATE</b>	17.06.2014
<b>SCALE</b>	1:100 @ A3
<b>DRAWN</b>	B.A.
<b>DRAWING NO.</b> BRE-PL-GA-16 C	