

Rear of 135 Euston Road

GIA= 7m²
GEA= 10m²

Rear of
137 Euston
Road

Offices

Fire Escape
from lower
ground floor
offices

Services compartment
below the staircase

Existing 135
Euston Road
Landscaping

Section of openwork
brick bond

Line of the
building
above

New gate

Residential
Refuse &
Recycling

Residential
Entrance Foyer

Bicycle Parking

COATS

Office
Refuse &
Recycling

New section of wall

Existing boundary wall

Fire Escape
from offices

Offices fire
escape route

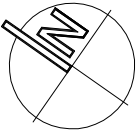
Ramp

16 Flaxman Terrace

1
070

PROPOSED GROUND FLOOR PLAN

Scale: 1:50@A3



PLANNING APPLICATION

27.02.2015	Issued for Planning	A
DATE	REVISION	NO.
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PROJECT	REAR OF 137 EUSTON ROAD LONDON NW1	
DRAWING	PROPOSED FLAXMAN TERRACE GROUND FLOOR PLAN	
DATE:	27 FEB 2015	
DRAWN:	M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS	
SCALE:	41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
DWG FILE:	DRAWING NUMBER: 2925A 070	REV. NO. A

Rear of 135 Euston Road

GIA= 30m²

GEA= 36m²

Rear of
137 Euston
Road

Void

Offices

Openwork brick bond to
allow for ventilation to fire
escape staircase

TV

Living

Kitchen

Alternative means of
escape from 137
Euston Road offices

UP

Fire
Escape

Dining

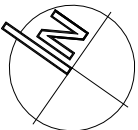
Kitchen/ living/
dinning= 25m²

16 Flaxman Terrace

1
071

PROPOSED FIRST FLOOR PLAN

Scale: 1:50@A3



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PROJECT	REAR OF 137 EUSTON ROAD LONDON NW1	
DRAWING	PROPOSED FLAXMAN TERRACE FIRST FLOOR PLAN	
DATE:	27 FEB 2015	
DRAWN:	M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS	
SCALE:	41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
DWG FILE:	DRAWING NUMBER: 2925A 071	REV. NO. A

Rear of 135 Euston Road

GIA= 28m²

GEA= 33m²

Rear of 137
Euston Road

Void

Offices

BATHROOM= 3m²

Openwork brick bond to allow
for ventilation to fire escape
staircase

Balcony

Alternative means of
escape from 137
Euston Road offices

Bedroom 1

Bath

Wardrobe / Storage

Fire
Escape

UP

UP

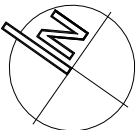
BEDROOM= 18m²

16 Flaxman Terrace

1
072

PROPOSED SECOND FLOOR PLAN

Scale: 1:50@A3



PLANNING APPLICATION

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PROJECT	REAR OF 137 EUSTON ROAD LONDON NW1	
DRAWING	PROPOSED FLAXMAN TERRACE SECOND FLOOR PLAN	
DATE:	27 FEB 2015	
DRAWN:	M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS	
SCALE:	41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
DWG FILE:	DRAWING NUMBER: 2925A 072	REV. NO. A

Rear of 135 Euston Road

GIA= 28m²

GEA= 33m²

Rear of 137
Euston Road

Void

Offices

BATHROOM= 3m²

Openwork brick bond to allow
for ventilation to fire escape
staircase

Balcony below

Alternative means of
escape from 137
Euston Road offices

Bedroom 2

Bath

Wardrobe / Storage

Fire
Escape

UP

UP

BEDROOM= 18m²

16 Flaxman Terrace

PLANNING APPLICATION

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PROJECT	REAR OF 137 EUSTON ROAD LONDON NW1	
DRAWING	PROPOSED FLAXMAN TERRACE THIRD FLOOR PLAN	
DATE:	27 FEB 2015	
DRAWN:	M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS	
SCALE:	41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
DWG FILE:	DRAWING NUMBER:	REV. NO.
	2925A 073	A

1
073

PROPOSED THIRD FLOOR PLAN

Scale: 1:50@A3

Rear of 135 Euston Road

Void

Roof of rear
of 137 Euston
Road Roof

Photovoltaic
Panels (4 x 1.6m²)

Openwork brick bond to
allow for ventilation to fire
escape staircase

Retractable
rooflight

Glass
Balustrade

Timber
Decking



Wall mounted
condenser serving
the new residential
unit

Alternative means of
escape from 137
Euston Road offices



PLANNING APPLICATION

Roof Terrace
(10m²)

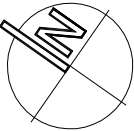
PV Panels
service
access gate

16 Flaxman Terrace

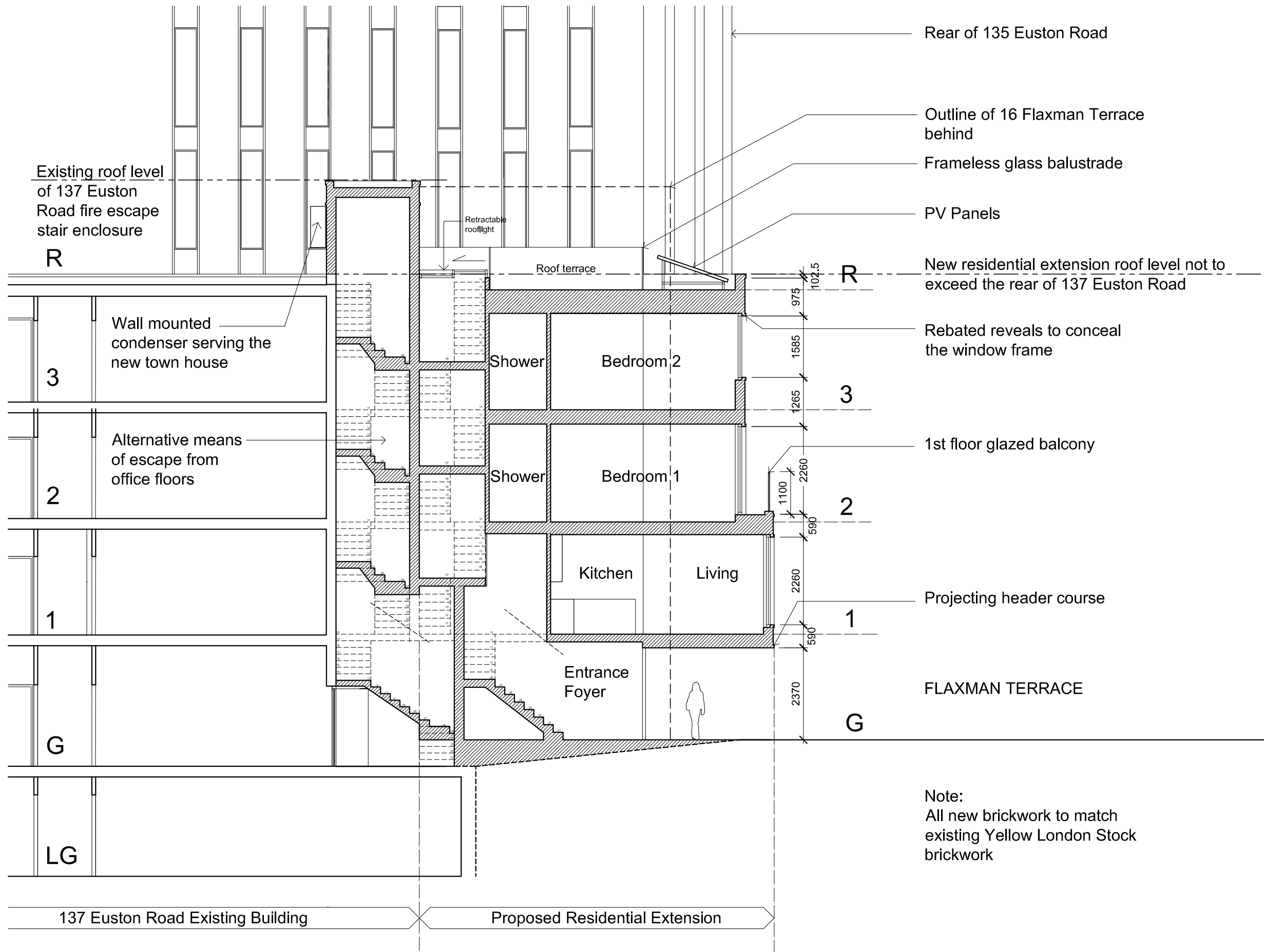
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074

PROPOSED ROOF PLAN

Scale: 1:50@A3



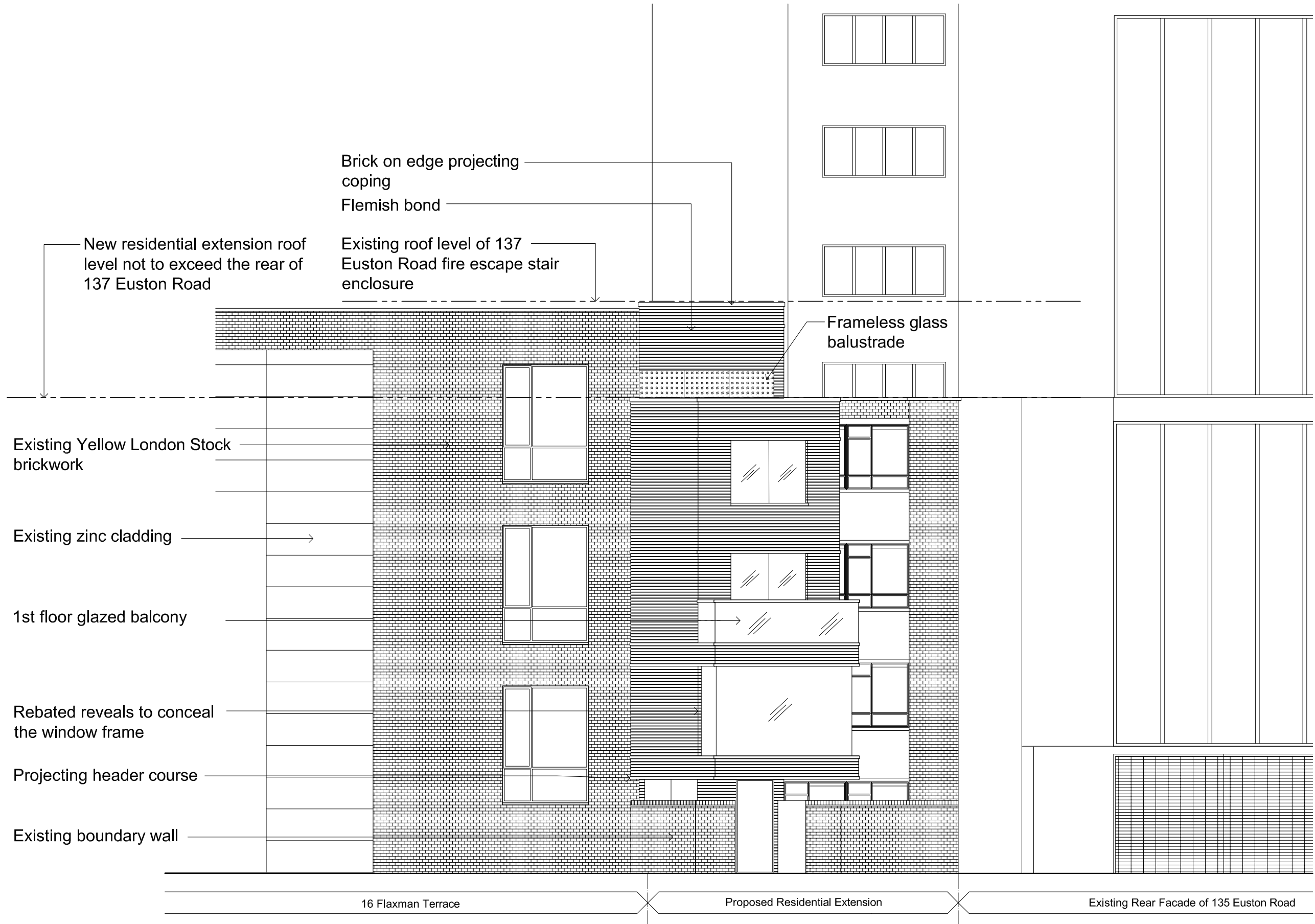
27.02.2015	Issued for Planning	A
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PROJECT	REAR OF 137 EUSTON ROAD LONDON NW1	
DRAWING	PROPOSED FLAXMAN TERRACE ROOF PLAN	
DATE:	27 FEB 2015	
DRAWN:	M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS	
SCALE:	41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
DWG FILE:	DRAWING NUMBER: 2925A 074	REV. NO. A



PROPOSED SECTION A-A
Scale: 1:100@A3

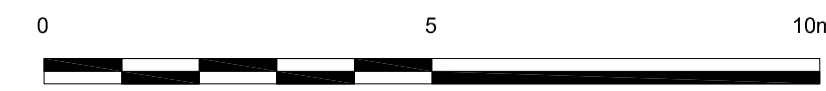
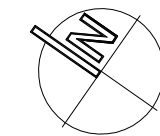
PLANNING APPLICATION

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PROJECT		
REAR OF 137 EUSTON ROAD LONDON NW1		
DRAWING		
PROPOSED FLAXMAN TERRACE SECTION A-A		
DATE:	27 FEB 2015	
DRAWN:	M.R PARTNERSHIP	
SCALE:	ARCHITECTS & INTERIOR DESIGNERS	
1:100@A3	41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
DWG FILE:	DRAWING NUMBER:	REV. NO.
	2925A 080	A



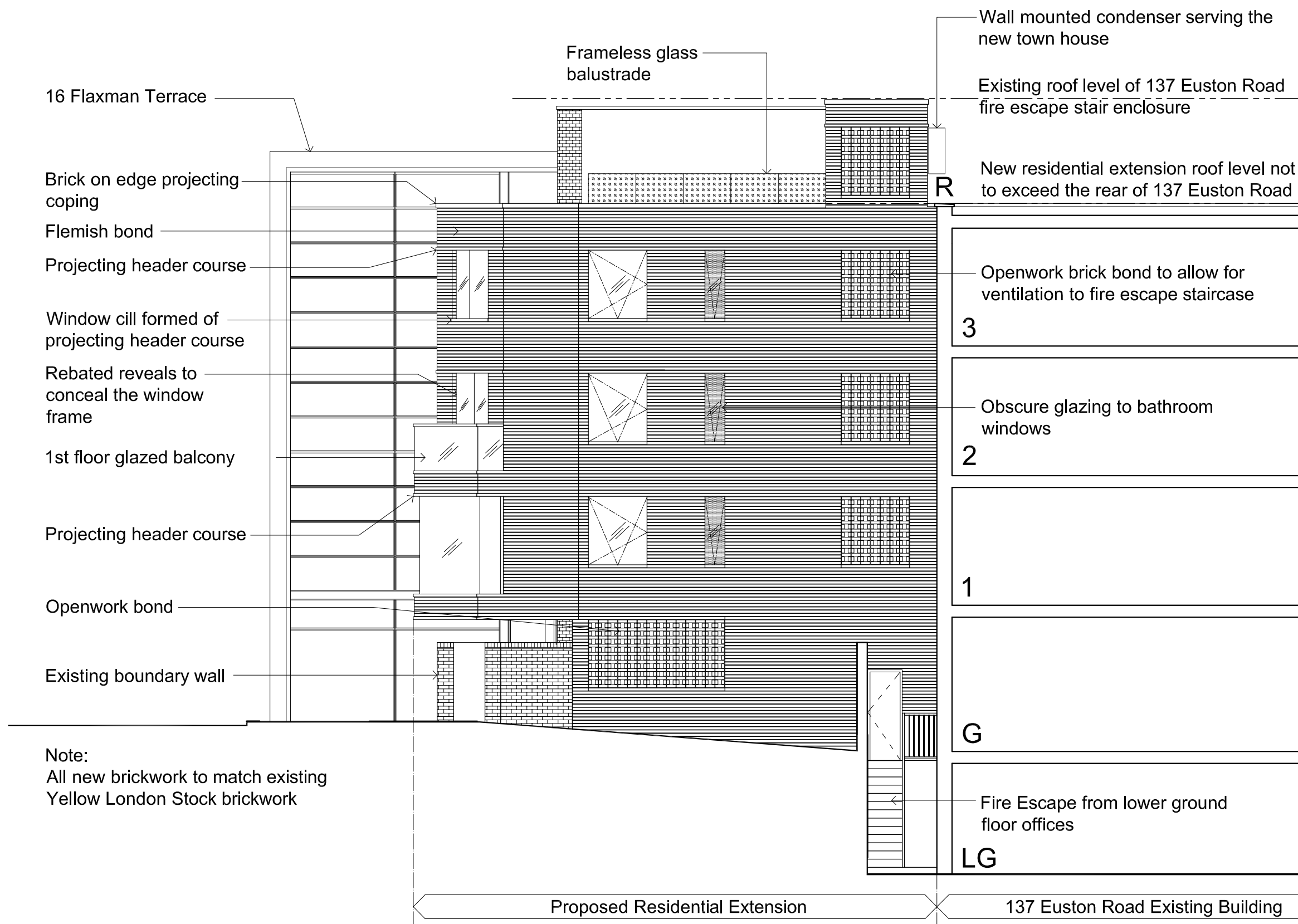
Note:
All new brickwork to match existing Yellow London Stock brickwork

1
081
POPOSED FLAXMAN TERRACE ELEVATION
Scale: 1:100@A3



PLANNING APPLICATION

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PROJECT REAR OF 137 EUSTON ROAD LONDON NW1		
DRAWING PROPOSED FLAXMAN TERRACE ELEVATION		
DATE: 27 FEB 2015	M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS	
DRAWN:	41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
SCALE: 1:100@A3		
DWG FILE:	DRAWING NUMBER: 2925A 081	REV. NO. A



PLANNING APPLICATION

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PROJECT	REAR OF 137 EUSTON ROAD LONDON NW1	
DRAWING	PROPOSED FLAXMAN HOUSE FLANK ELEVATION	
DATE: FEB 2015	M•R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS 41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
DRAWN:		
SCALE: 1:100@A3		
DWG FILE:	DRAWING NUMBER: 2925A 082	REV. NO. A

16 Flaxman Terrace

Brick on edge projecting coping

1st floor glazed balcony

Rebated reveals to conceal the window frame

Projecting course

Existing boundary wall

FLAXMAN TERRACE

Note:
All new brickwork to match existing
Yellow London Stock brickwork

PLANNING APPLICATION

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PROJECT		
REAR OF 137 EUSTON ROAD LONDON NW1		
DRAWING		
PROPOSED FLAXMAN TERRACE SOUTH WEST ELEVATION		
DATE: APR 2015	M•R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS	
DRAWN:		
SCALE: 1:100@A3	41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186	
DWG FILE:	DRAWING NUMBER:	REV. NO.
	2925A 083	A

1
082

PROPOSED SOUTH WEST FACING ELEVATION

Scale: 1:100@A3

