

Rear of 135 Euston Road

GIA= 6m²  
GEA= 10m²

Existing 135  
Euston Road  
Landscaping

Rear of  
137 Euston  
Road

Offices

Fire Escape  
from lower  
ground floor  
offices

Services compartment  
below the staircase

Section of openwork  
brick bond

Residential  
Entrance Foyer

Bicycle Parking

COATS

Office  
Refuse &  
Recycling

Residential  
Refuse &  
Recycling

New timber  
fence

Line of the  
building  
above

New gate

New section of wall

Existing boundary wall

Offices fire  
escape route

Fire Escape  
from offices

16 Flaxman Terrace

Flaxman Terrace

PLANNING APPLICATION

27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A
DATE	REVISION	NO.
THIS DRAWING IS NOT TO BE SCALED. ONLY FIGURED DIMENSIONS ARE TO BE FOLLOWED (UNLESS THE DRAWING IS PART OF A PLANNING APPLICATION). CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES. AND REFER ANY APPARENT DISCREPANCY TO THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF M.R PARTNERSHIP LIMITED, AND IS NOT TO BE REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.		

PROJECT  
REAR OF 137  
EUSTON ROAD  
LONDON NW1

DRAWING  
PROPOSED  
FLAXMAN TERRACE  
GROUND FLOOR PLAN

DATE:

27 FEB 2016

DRAWN:

M.R PARTNERSHIP  
ARCHITECTS & INTERIOR DESIGNERS

SCALE:  
1:50@A3  
41 FOLEY STREET TEL: (020) 7631 5405  
LONDON W1W 7TS FAX: (020) 7631 5186

DWG FILE:

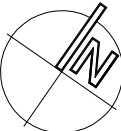
DRAWING  
NUMBER: 2925A070

REV.  
NO. C

PROPOSED GROUND FLOOR PLAN

1  
070

Scale: 1:50@A3



Rear of 135 Euston Road

GIA= 23m<sup>2</sup>

GEA= 29m<sup>2</sup>

Rear of  
137 Euston  
Road

Offices

Openwork brick bond to  
allow for ventilation to fire  
escape staircase

Projection aligned with  
face of office tower  
beyond

Alternative means of  
escape from 137  
Euston Road offices

Void

Wardrobe  
/storage

Bedroom 2

WC/  
Shower

Fire  
Escape

16 Flaxman Terrace

BEDROOM= 11m<sup>2</sup>

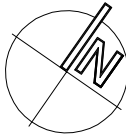
1300

1

PROPOSED FIRST FLOOR PLAN

Scale: 1:50@A3

071



PLANNING APPLICATION

27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A
DATE	REVISION	NO.
THIS DRAWING IS NOT TO BE SCALED. ONLY FIGURED DIMENSIONS ARE TO BE FOLLOWED (UNLESS THE DRAWING IS PART OF A PLANNING APPLICATION). CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES, AND REFER ANY APPARENT DISCREPANCY TO THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF M.R PARTNERSHIP LIMITED, AND MUST NOT BE REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.		

PROJECT  
REAR OF 137  
EUSTON ROAD  
LONDON NW1

DRAWING  
PROPOSED  
FLAXMAN TERRACE  
FIRST FLOOR PLAN

DATE:

27 FEB 2016

DRAWN:

**M.R PARTNERSHIP**  
ARCHITECTS & INTERIOR DESIGNERS

SCALE: 1:50@A3  
41 FOLEY STREET TEL: (020) 7631 5405  
LONDON W1W 7TS FAX: (020) 7631 5186

DWG FILE:

DRAWING  
NUMBER: 2925A071

REV.  
NO. C

Rear of 135 Euston Road

GIA= 23m²  
GEA= 29m²

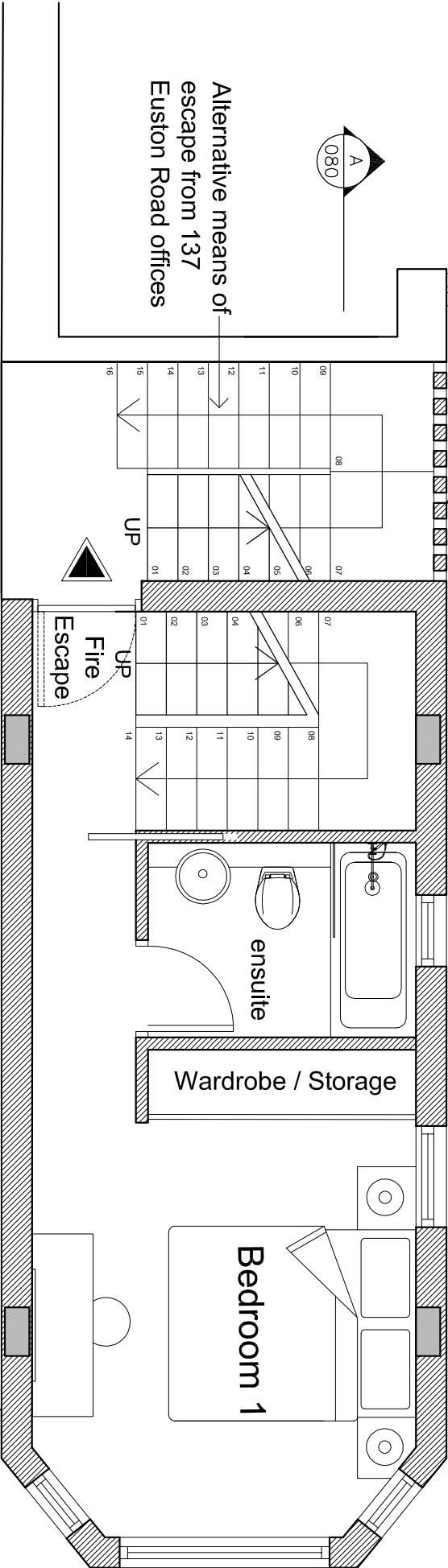
Rear of 137  
Euston Road

Offices

Openwork brick bond to allow  
for ventilation to fire escape  
staircase

Void

Alternative means of  
escape from 137  
Euston Road offices

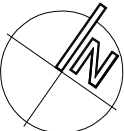


BEDROOM= 14m²

16 Flaxman Terrace

1 PROPOSED SECOND FLOOR PLAN  
072

Scale: 1:50@A3



PLANNING APPLICATION

27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A
DATE	REVISION	NO.

THIS DRAWING IS NOT TO BE SCALED. ONLY FIGURED DIMENSIONS ARE TO BE FOLLOWED (UNLESS THE DRAWING IS PART OF A PLANNING APPLICATION). CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES, AND REFER ANY APPARENT DISCREPANCY TO THE ARCHITECT.  
THIS DRAWING IS THE SOLE PROPERTY OF M.R PARTNERSHIP LIMITED, AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF M.R PARTNERSHIP LIMITED.

PROJECT  
REAR OF 137  
EUSTON ROAD  
LONDON NW1

DRAWING  
PROPOSED  
FLAXMAN TERRACE  
SECOND FLOOR PLAN

DATE:

27 FEB 2016

DRAWN:

M.R PARTNERSHIP  
ARCHITECTS & INTERIOR DESIGNERS

SCALE: 1:50@A3  
41 FOLEY STREET TEL: (020) 7631 5405  
LONDON W1W 7TS FAX: (020) 7631 5186

DWG FILE:

DRAWING  
NUMBER: 2925A072

REV.  
NO. C

135 Euston Road

GIA= 23m²

GEA= 29m²

Void

Offices

Openwork brick bond to  
allow for ventilation to fire  
escape staircase

Alternative means of  
escape from 137  
Euston Road offices



Kitchen

Living

Dining

TV

Fire  
Escape

UP

UP

16 Flaxman Terrace

Kitchen/ living/  
dinning= 20m²

PLANNING APPLICATION

27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A
DATE	REVISION	NO.

THIS DRAWING IS NOT TO BE SCALED. ONLY FIGURED DIMENSIONS ARE TO BE FOLLOWED (UNLESS THE DRAWING IS PART OF A PLANNING APPLICATION). CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES, AND REFER ANY APPARENT DISCREPANCY TO THE ARCHITECT.  
THIS DRAWING IS THE SOLE PROPERTY OF M.R PARTNERSHIP LIMITED, AND IS TO BE USED ONLY FOR THE PROJECT SPECIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE OWNERS WRITTEN CONSENT. (c) COPYRIGHT.

PROJECT  
REAR OF 137  
EUSTON ROAD  
LONDON NW1

DRAWING  
PROPOSED  
FLAXMAN TERRACE  
THIRD FLOOR PLAN

DATE:

27 FEB 2016

DRAWN:

**M.R PARTNERSHIP**  
ARCHITECTS & INTERIOR DESIGNERS

SCALE: 1:50@A3  
41 FOLEY STREET TEL: (020) 7631 5405  
LONDON W1W 7TS FAX: (020) 7631 5186

DWG FILE:

DRAWING  
NUMBER: 2925A073

REV.  
NO. C

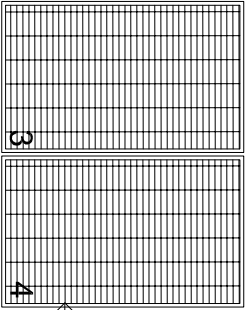
1

PROPOSED THIRD FLOOR PLAN

073

Scale: 1:50@A3

Rear of 135 Euston Road



Photovoltaic  
Panels (4 x 1.6m<sup>2</sup>)

Void

Roof of rear  
of 137 Euston  
Road Roof



Wall mounted  
condenser serving  
the new residential  
unit

Alternative means of  
escape from 137  
Euston Road offices

Openwork brick bond to  
allow for ventilation to fire  
escape staircase

Retractable  
rooflight

Glass  
Balustrade

Timber  
Decking

Photovoltaic  
Panels (4 x 1.6m<sup>2</sup>)



PV Panels  
service  
access gate

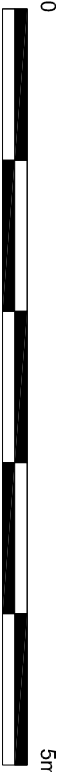
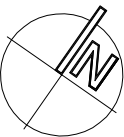
Roof Terrace  
(10m<sup>2</sup>)

16 Flaxman Terrace

1  
074

PROPOSED ROOF PLAN

Scale: 1:50@A3



PLANNING APPLICATION

DATE	REVISION	NO.
27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A

THIS DRAWING IS NOT TO BE SCALED. ONLY FIGURED DIMENSIONS ARE TO BE FOLLOWED (UNLESS THE DRAWING IS PART OF A PLANNING APPLICATION). CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES. AND REFER ANY APPARENT DISCREPANCY TO THE ARCHITECT.  
THIS DRAWING IS THE SOLE PROPERTY OF M.R PARTNERSHIP LIMITED, AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF M.R PARTNERSHIP LIMITED.

PROJECT  
REAR OF 137  
EUSTON ROAD  
LONDON NW1

DRAWING  
PROPOSED  
FLAXMAN TERRACE  
ROOF PLAN

DATE:

27 FEB 2016

DRAWN:

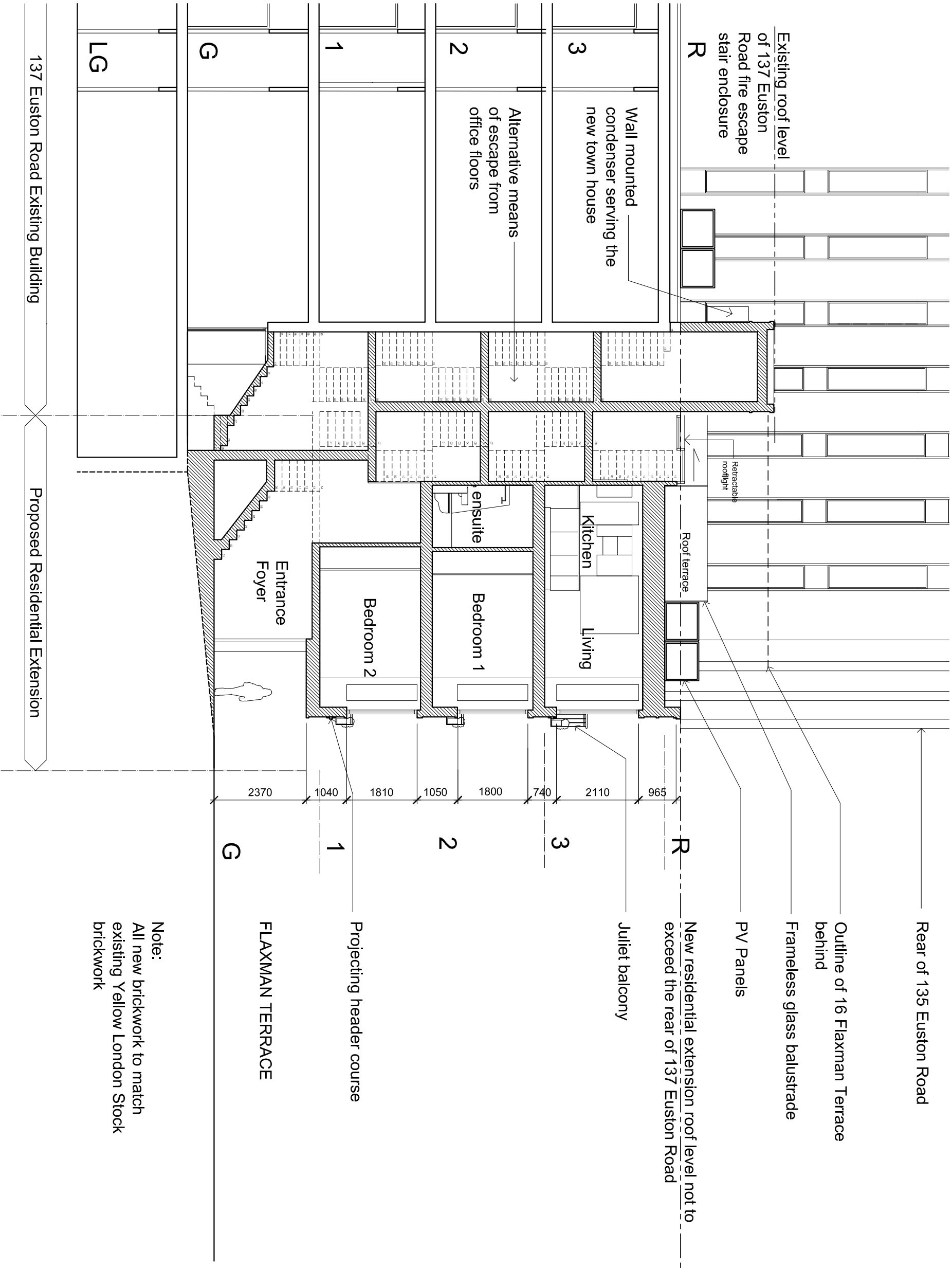
M.R PARTNERSHIP  
ARCHITECTS & INTERIOR DESIGNERS

SCALE: 1:50@A3  
41 FOLEY STREET TEL: (020) 7631 5405  
LONDON W1W 7TS FAX: (020) 7631 5186

DWG FILE:

DRAWING  
NUMBER: 2925A074

REV.  
NO. C



PLANNING APPLICATION

DATE	REVISION	NO.
27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A

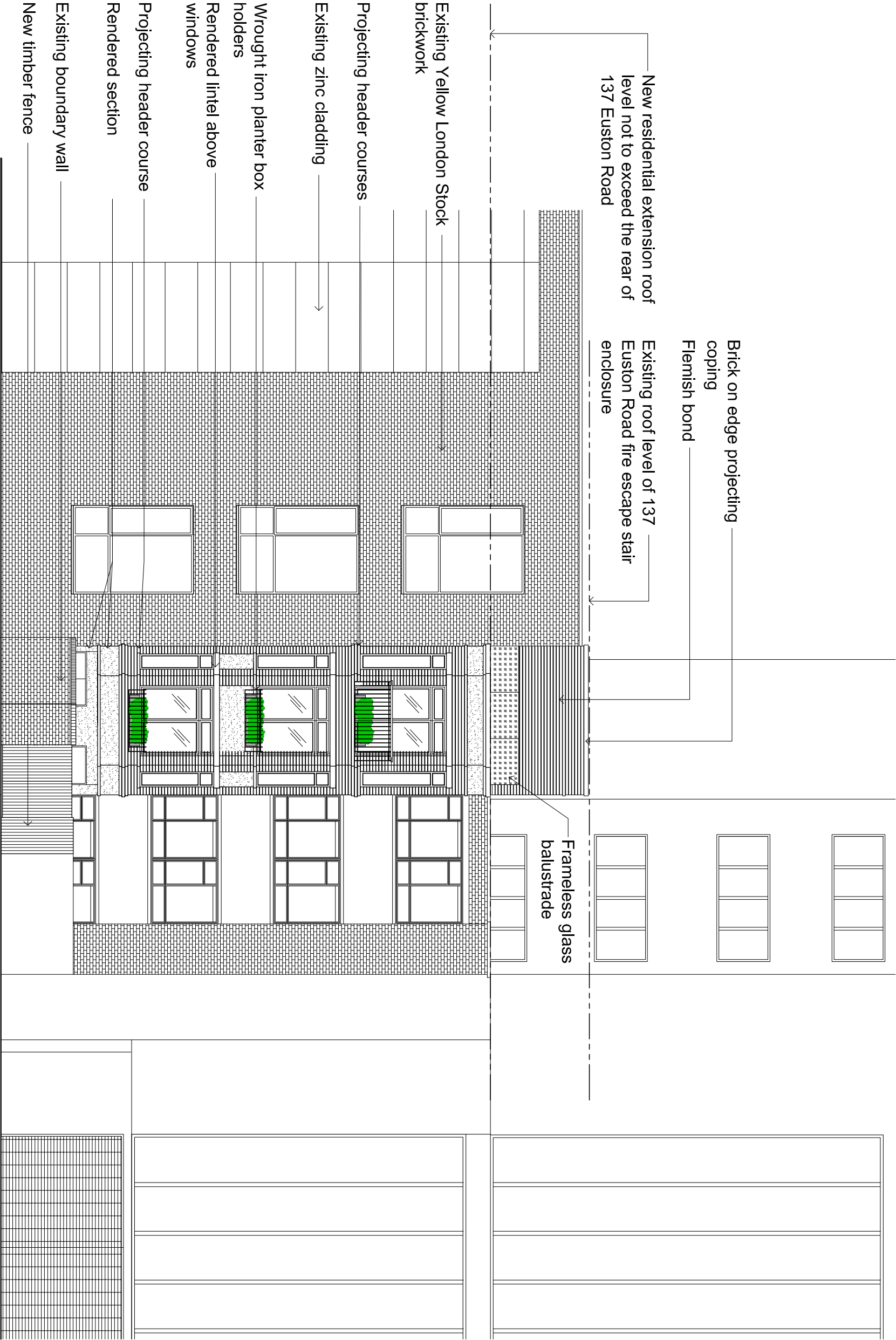
THIS DRAWING IS NOT TO BE SCALED. ONLY FIGURED DIMENSIONS ARE TO BE FOLLOWED (UNLESS THE DRAWING IS PART OF A PLANNING APPLICATION). CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES, AND REPORT ANY APPARENT DISCREPANCY TO THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF M.R PARTNERSHIP LIMITED, AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF M.R PARTNERSHIP LIMITED.

PROJECT	REAR OF 137 EUSTON ROAD LONDON NW1
---------	------------------------------------

DRAWING	PROPOSED FLAXMAN TERRACE SECTION A-A
---------	--------------------------------------

DATE:	27 FEB 2016
DRAWN:	M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS
SCALE:	41 FOLEY STREET TEL: (020) 7631 5405 LONDON W1W 7TS FAX: (020) 7631 5186
DWG FILE:	2925A080
DRAWING NUMBER:	2925A080
REV. NO.:	C





16 Flaxman Terrace

Proposed Residential  
Extension

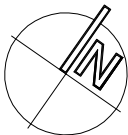
Existing Rear Facade of 135 Euston Road

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

1  
081

POPOSED FLAXMAN TERRACE ELEVATION

Scale: 1:100@A3



## PLANNING APPLICATION

27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A
DATE	REVISION	NO.

THIS DRAWING IS NOT TO BE SCALED. ONLY FIGURED DIMENSIONS ARE TO BE FOLLOWED (UNLESS THE DRAWING IS PART OF A PLANNING APPLICATION). CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES. AND REFER ANY APPARENT DISCREPANCY TO THE ARCHITECT.  
THIS DRAWING IS THE SOLE PROPERTY OF M.R PARTNERSHIP LIMITED, AND IS NOT TO BE REPRODUCED IN ANY MANNER UNLESS ORDERED BY THE ARCHITECT. ANY REPRODUCTION WITHOUT THE ARCHITECT'S WRITTEN CONSENT, IS A BREACH OF THE COPYRIGHT.

PROJECT  
REAR OF 137  
EUSTON ROAD  
LONDON NW1

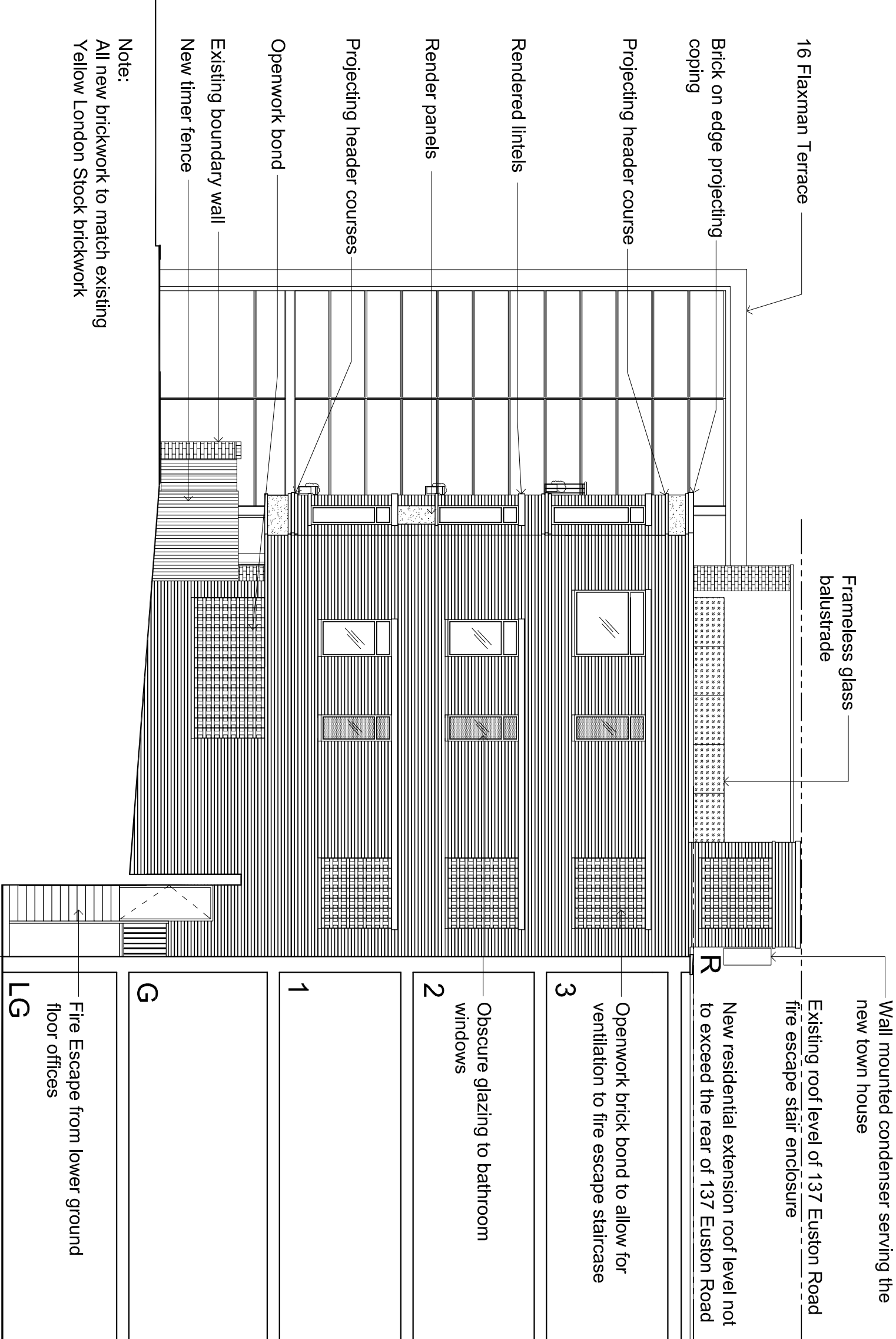
DRAWING  
PROPOSED  
FLAXMAN TERRACE  
ELEVATION

DATE:  
27 FEB 2016

DRAWN:  
ARCHITECTS & INTERIOR DESIGNERS

SCALE:  
1:100@A3  
41 FOLEY STREET TEL: (020) 7631 5405  
LONDON W1W 7TS FAX: (020) 7631 5186

DWG FILE: 2925A081 REV. NO. C



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

Proposed Residential Extension

137 Euston Road Existing Building

1  
082

PROPOSED FLANK ELEVATION

Scale: 1:100@A3



## PLANNING APPLICATION

27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A
DATE	REVISION	NO.

THIS DRAWING IS NOT TO BE SCALED. ONLY FIGURED DIMENSIONS ARE TO BE FOLLOWED (UNLESS THE DRAWING IS PART OF A PLANNING APPLICATION). CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE WORK COMMENCES, AND REFER ANY APPARENT DISCREPANCY TO THE ARCHITECT.  
THIS DRAWING IS THE SOLE PROPERTY OF M.R PARTNERSHIP LIMITED, AND IS NOT TO BE REPRODUCED IN ANY MANNER (UNLESS AS AFORESAID) WITHOUT THE OWNERS WRITTEN CONSENT.

PROJECT  
REAR OF 137  
EUSTON ROAD  
LONDON NW1

DRAWING  
PROPOSED  
FLAXMAN HOUSE  
FLANK ELEVATION

DATE: FEB 2015	<b>M.R PARTNERSHIP</b> 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: 29251A082	REV. NO.: C
-----------	------------------------------	----------------