

2. REVISION E: Studio building revised / reduced in response to LPA consultation comments.

Pre - Application initial studio footprint proposed

1. Smaller footprint April 2016: revised following LPA pre-application feedback. Cross refer to tree & structural reports for approach to foundations.

Existing shed to be removed

Flower bed

Path

rebuilt extension - as exstg extension depth

Reception

reopen / restore existing window

Dining

summer house

landscaped steps

terrace

Kitchen

Reception

Adjacent flat

landscaped steps

boundary fence

existing studio (red line)

Hedge to be removed
New planting proposed

adjacent garden

lawn extended to studio

Adajcent extension

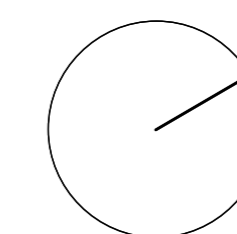
Applicant's ownership on upper levels shown in dashed line

GENERAL NOTES.
The Contractor to advise on all details and ensure stability and strength of construction. The contractor to provide setting out and rod drawings for approval prior to construction.
The contractor to check all dimensions on site and relate to these drawings. The contractor to report any discrepancies to designers prior to construction. All services to local authorities, BCO & Environmental Health requirements and to Service Engineers.
All structure to Structural Engineer's details and local authority and BCO requirements. All construction and materials to comply with the current Building and Fire Regulations.

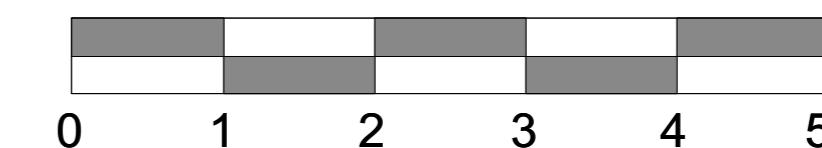
REVISION	Rev No.	Date	Description
A	April '16	Revised following LPA's pre-application input	
B	June '16	Revised following tree survey.	
C	June '16	Root protection areas indicated.	
D	July '16	Red Line boundary amend	
E	Sept '16	Studio revised / reduced and planted screen to rear boundary added in response to planning consultation comments.	

Proposed Ground Floor Plan 1:50

Boundary of development site at Ground Floor
40B ownership at first and second floor shown in dashed line



5 metres



PLANNING

Client	Mr & Mrs Bartlett
Job	40 B Hollycroft Avenue London NW3 7QN
Title	Proposed Ground Floor Plan
Date	Feb 2016
Drawn by	WI Checked By: AN
Scale	1:50@A1
Drawing No.	1512-100
Revision	E