


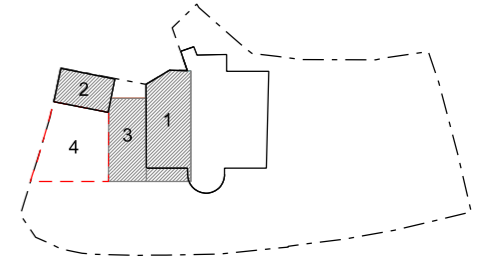
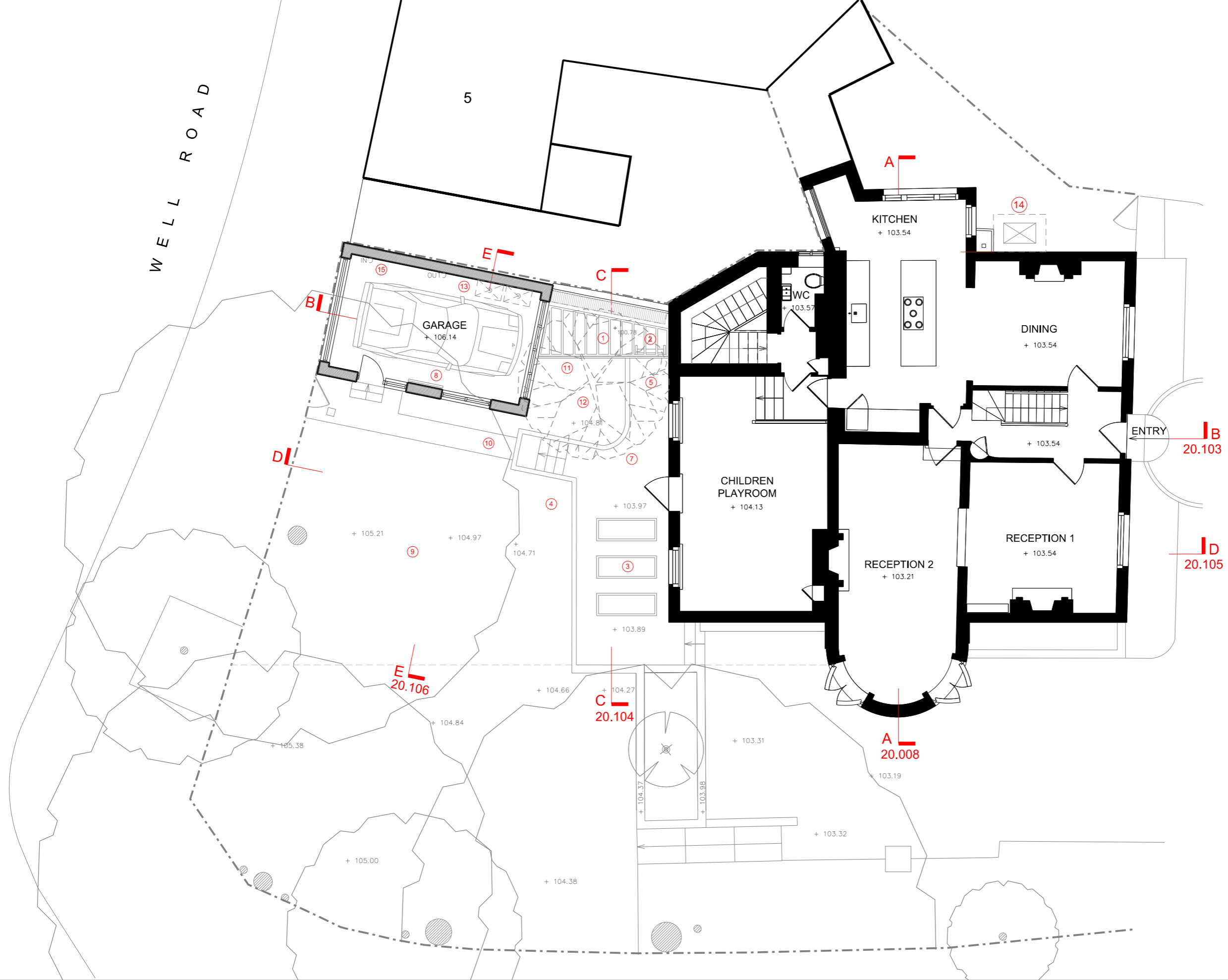


WELL ROAD

- LEGEND**
-  EXISTING MAIN DWELLINGHOUSE
 -  PROPOSED BASEMENT STRUCTURE
 -  DEMOLISH & REBUILD BASED ON ORIGINAL MATERIALS & DESIGN

- NOTE**
- ① SUNKEN COURTYARD WITH A 'GREEN' WALL
 - ② SECONDARY MEANS OF ESCAPE LADDER
 - ③ GLAZED FLOOR PANELS OVER BASEMENT EXTENSION TO ALLOW NATURAL LIGHT INTO THE SPACE
 - ④ EXTERNAL LANDSCAPE TO BE RE-INSTATED
 - ⑤ RECLAIMED TIMBER GATE
 - ⑥ REMOVE APPLE TREE
 - ⑦ MINOR MODIFICATION OF THE EXISTING RETAINING WALL
 - ⑧ DEMOLISH & RE-BUILD GARAGE STRUCTURE FROM THE REMAINDER MATERIALS & BASED ON THE ORIGINAL DESIGN (REFER LISTED BUILDING CONSENT & PLANNING PERMISSION, 2013/ 2561/ L & 2013/ 1740/ P)
 - ⑨ "TUNNEL" CONSTRUCTION UNDER 1.5-1.87M TOPSOIL TO AVOID RPAS (REFER AREA 4 IN KEY PLAN)
 - ⑩ STRAIGHTENED THE EXISTING PATHWAY & STEPS
 - ⑪ PROPOSED RECLAIMED TIMBER PERGOLA WITH TRANSLUCENT GLAZING OVER SUNKEN COURTYARD
 - ⑫ A MATURED APPLE TREE PLANTED IN THE GROUND TO REPLACE THE EXISTING APPLE TREE OF POOR CONDITION
 - ⑬ NEW BOILERS & FLUES
 - ⑭ NEW CONDENSER UNIT (WALL MOUNTED)
 - ⑮ NEW HEAT RECOVERY VENTILATION UNIT WITH INTAKE AND DISCHARGE FLUE PIPES



1 PROPOSED GROUND FLOOR PLAN

REVISION

-	18.02.2014	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2014)
A	26.08.2015	ISSUED FOR REVIEW - PRE-PLANNING APPLICATION ADVICE (2014) INCORPORATED
B	10.02.2016	ISSUED FOR REVIEW - OMITTED EXTERNAL SPIRAL STAIR AND ROOFLIGHTS ADJACENT TO GARAGE & OVER THE BASEMENT. INCORPORATED A 'SUNKEN' COURTYARD & GLAZED BALUSTRADE. SLIGHT MODIFICATIONS TO THE RETAINING WALL ADJACENT TO REAR WINDOWS
C	04.03.2016	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016)
D	15.10.2016	DRAFT - ISSUED FOR COMMENT; PRE-PLANNING ADVICE AND SERVICES REQUIREMENTS INCORPORATED
E	24.10.2016	ISSUED FOR LISTED BUILDING CONSENT & PLANNING APPLICATION

NOTES:

- THIS IS A "SCHEME LEVEL DRAWING" AND IS INTENDED TO ILLUSTRATE THE GENERAL ARRANGEMENT OF THE PROJECT PROPOSALS FOR THE PURPOSE OF PLANNING APPLICATION
- THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION
- DO NOT SCALE FROM THIS DRAWING
- ALL DIMENSIONS MUST BE VERIFIED FROM SITE



CLIENT
MR RON PASCALOVICI

PROJECT
26 CHRISTCHURCH HILL
LONDON NW3 1LG

TITLE
PROPOSED GROUND FLOOR PLAN
WITH SITE CONTEXT

DWG No
0036.P.20.102_E

1:50 @ A1
SCALE 1:100 @ A3

ERICA JONG ARCHITECTS
ARCHITECTURE DESIGN MANAGEMENT

48 Fairhazel Gardens London NW6 3SJ
T [0]207 372 5768
E info@ericajongarchitects.com
www.ericajongarchitects.com