

APPENDIX G

DRAWINGS SUBMITTED FOR THE PRE-PLANNING APPLICATION (2016)

26 Christchurch Hill



Scale 1:1250

1 SITE LOCATION PLAN
scale 1:1250 @ A3

REVISION

-	18.02.2014	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2014)
A	04.03.2016	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016)

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 SITE LOCATION PLAN

DWG No 0036.P.00.001 A | SCALE 1:1250 @ A3

ERICA JONG ARCHITECTS
ARCHITECTURE DESIGN MANAGEMENT

48 Fairhazel Gardens London NW6 3SJ
T 0207 372 5768
E info@ericajongarchitects.com
www.ericajongarchitects.com



1 EXISTING SITE PLAN

REVISION

-	18.02.2014	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2014)
A	04.03.2016	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016); INCORPORATED COMMENTS FROM PRE-APP (2014), INCLUDING REINSTATED EXISTING LANDSCAPE WITH SLIGHT MODIFICATIONS, INCORPORATED A LIGHTWELL FOR ALLOWING DAYLIGHT & VENTILATION INTO OFFICE. GLAZED FLOOR UNIT & ROOM SWAPPED. REVISED FOOTPRINT TO INCLUDE EXTENSION BASED ON "TUNNEL" CONSTRUCTION, COURTYARD & SECONDARY MEANS OF ESCAPE STAIR INCLUDED. OMITTED SPIRAL STAIR LEADING TO OFFICE. EXTENDING OFFICE TO BE SAME LEVEL AS PER THE MAIN BASEMENT EXTENSION

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 EXISTING SITE PLAN
DWG No 0036.P.00.002_A

SCALE 1:200 @ A3

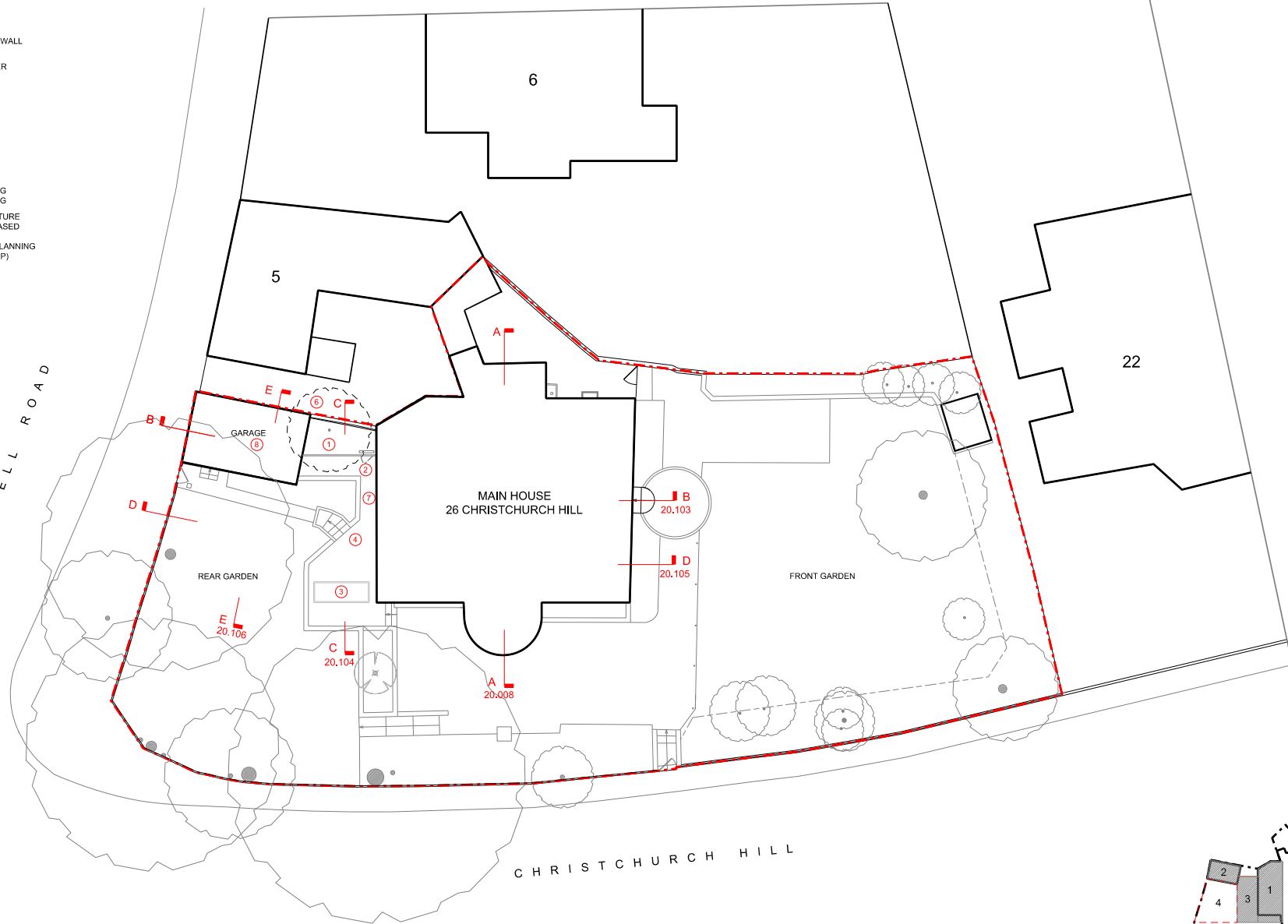
ERICA JONG ARCHITECTS
ARCHITECTURE DESIGN MANAGEMENT

48 Fairhazel Gardens London NW6 3SJ
T 0207 372 5768
E Info@ericajongarchitects.com
www.ericajongarchitects.com

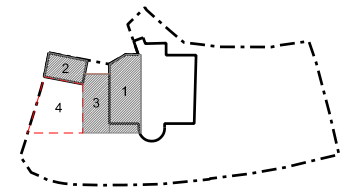
NOTE

- 1 'SUNKEN' COURTYARD WITH A 'GREEN' WALL
- 2 GLAZED BALUSTRADE & GATE FOR THE 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 NOT USED
- 6 REMOVE APPLE TREE
- 7 MINOR MODIFICATIONS TO THE EXISTING RETAINING WALLS & SOFT LANDSCAPING
- 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)

WELL ROAD



CHRISTCHURCH HILL



1 PROPOSED SITE PLAN

REVISION

-	18.02.2014	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2014)
A	26.08.2015	ISSUED FOR REVIEW: COMMENTS OF PRE-PLANNING APPLICATION ADVICE (2014) INCORPORATED
B	10.02.2016	ISSUED FOR REVIEW: REVISED FOOTPRINT TO INCLUDE EXTENSION BASED ON 'TUNNEL' CONSTRUCTION & COURTYARD. EXTENDING OFFICE TO BE SAME LEVEL AS PER THE MAIN BASEMENT EXTENSION. OMITTED SPIRAL STAIR LEADING TO OFFICE.
C	04.03.2016	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016); SECONDARY MEANS OF ESCAPE STAIR INCLUDED VIA A LADDER LOCATED IN COURTYARD.

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 SITE PLAN

DWG No 0036.P.00.003_C

SCALE 1:200 @ A3









ERICA JONG ARCHITECTS
ARCHITECTURE DESIGN MANAGEMENT

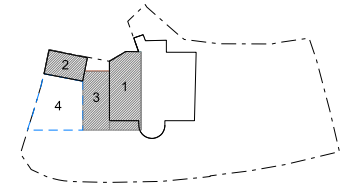
48 Fairhazel Gardens London NW6 3SJ
T 01207 372 5768
E info@ericajongarchitects.com
www.ericajongarchitects.com

NOTE

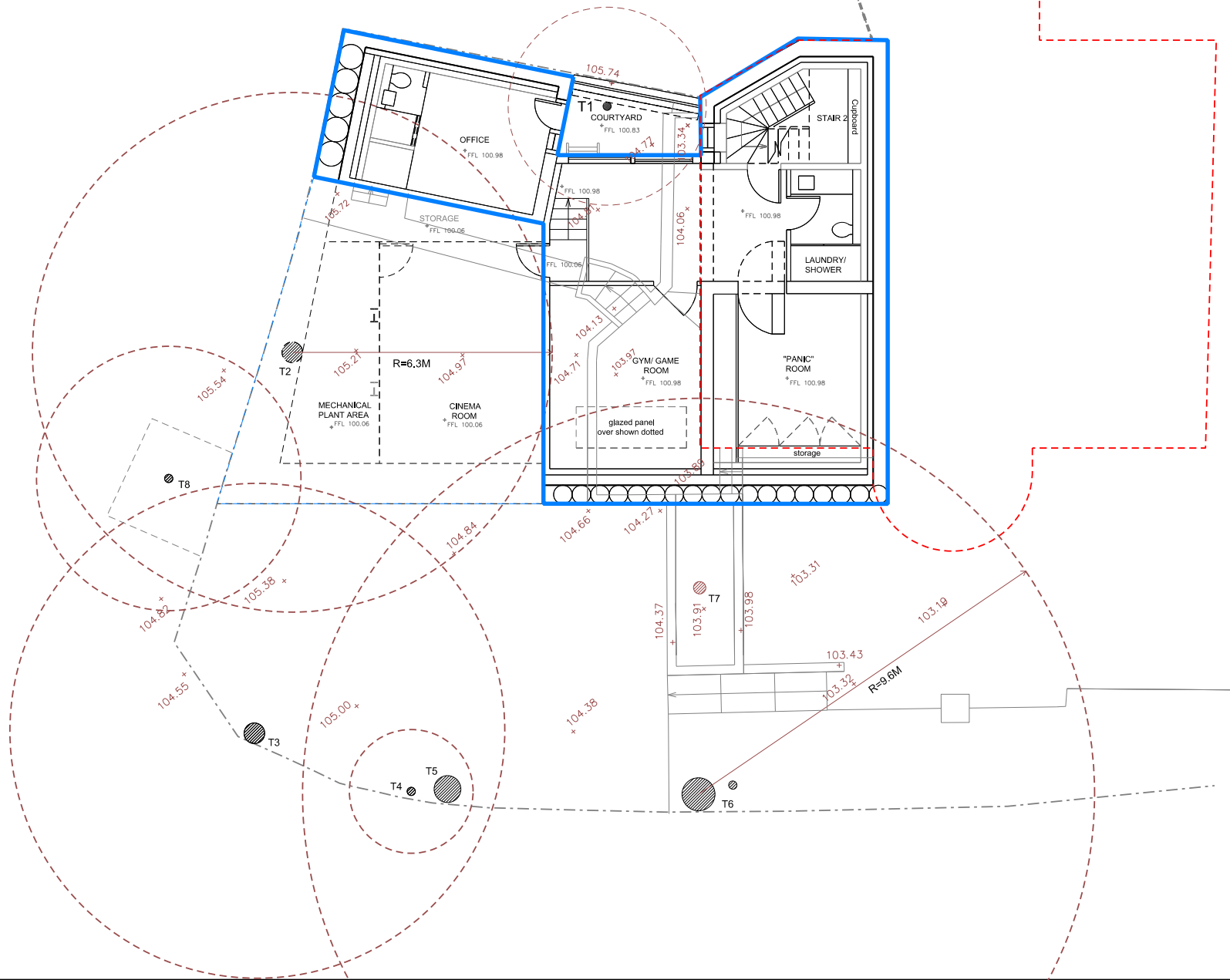
1. TREE POSITIONS ARE BASED ON CPB SURVEYS DATED JUNE 2013
THERE ARE SLIGHT DISCREPANCIES ON THE EXACT POSITION
AS TREE TRUNKS HAVE GROWN AND SOME CLASH
WITH BOUNDARY FENCES (FINAL POSITIONS NEED TO BE RE-MEASURED
PRIOR TO PLANNING SUBMISSION)
2. TREE NUMBERING & RPA ARE BASED ON BARRELL TREE CARE'S
TREE SCHEDULE DATED 14 SEPTEMBER 2015
3. T1 (EXISTING APPLE TREE) TO BE RELOCATED

LEGEND

-  EXISTING HARD LANDSCAPING
-  EXISTING FOOTPRINT OF THE MAIN DWELLINGHOUSE
-  PROPOSED BASEMENT FOOTPRINT
-  PROPOSED 'TUNNEL' SECTION OF THE BASEMENT FOOTPRINT
-  EXISTING SPOT LEVEL
-  PROPOSED FINISHED FLOOR LEVEL
-  PROPOSED LINE OF CONTIGUOUS PILING
-  DENOTES TYPICAL TREE PROTECTION AREA



1 PROPOSED BASEMENT FLOOR PLAN



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 BASEMENT FOOTPRINT
WITH SITE CONSTRAINTS

DWG No

0036.P.00.004_-

1:50 @ A1
SCALE 1:100 @ A3

ERICA JONG ARCHITECTS
ARCHITECTURE DESIGN MANAGEMENT

48 Fairhazel Gardens London NW6 3SJ
T 0207 372 5768
E info@ericajongarchitects.com
www.ericajongarchitects.com

REVISION

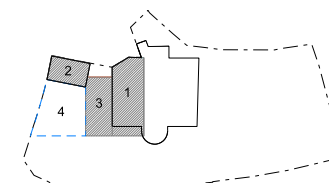
04.03.2016 ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016)

NOTE

1. TREE POSITIONS ARE BASED ON CPB SURVEYS DATED JUNE 2013
THERE ARE SLIGHT DISCREPANCIES ON THE EXACT POSITION
AS TREE TRUNKS HAVE GROWN AND SOME CLASH
WITH BOUNDARY FENCES (FINAL POSITIONS NEED TO BE RE-MEASURED
PRIOR TO PLANNING SUBMISSION)
2. TREE NUMBERING & RPA ARE BASED ON BARRELL TREE CARE'S
TREE SCHEDULE DATED 14 SEPTEMBER 2015
3. T1 (EXISTING APPLE TREE) TO BE RELOCATED

LEGEND

- EXISTING HARD LANDSCAPING
- EXISTING MAIN DWELLINGHOUSE
- EXISTING STUDIO TO BE DEMOLISH & REBUILD BASED ON ORIGINAL MATERIALS & DESIGN
- PROPOSED BASEMENT FOOTPRINT
- PROPOSED BASEMENT 'TUNNEL' FOOTPRINT
- EXISTING SPOT LEVEL
- PROPOSED FINISHED FLOOR LEVEL
- PROPOSED LINE OF CONTIGUOUS PILING
- DENOTES TYPICAL TREE PROTECTION AREA



1 PROPOSED GROUND FLOOR PLAN

REVISION

04.03.2016 ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016)

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

28 CHRISTCHURCH HILL
LONDON NW3 1LG

TITLE

PROPOSED BASEMENT FOOTPRINT
@ GROUND FLOOR
WITH SITE CONSTRAINTS

DWG No

0036.P.00.005_-

1:50 @ A1
SCALE 1:100 @ A3

ERICA JONG ARCHITECTS
ARCHITECTURE DESIGN MANAGEMENT

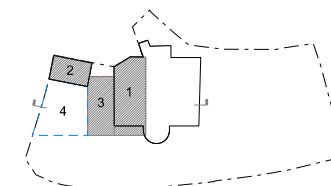
48 Falrhazel Gardens London NW6 3SJ
T [0]207 372 5768
E Info@ericajongarchitects.com
www.ericajongarchitects.com

NOTE

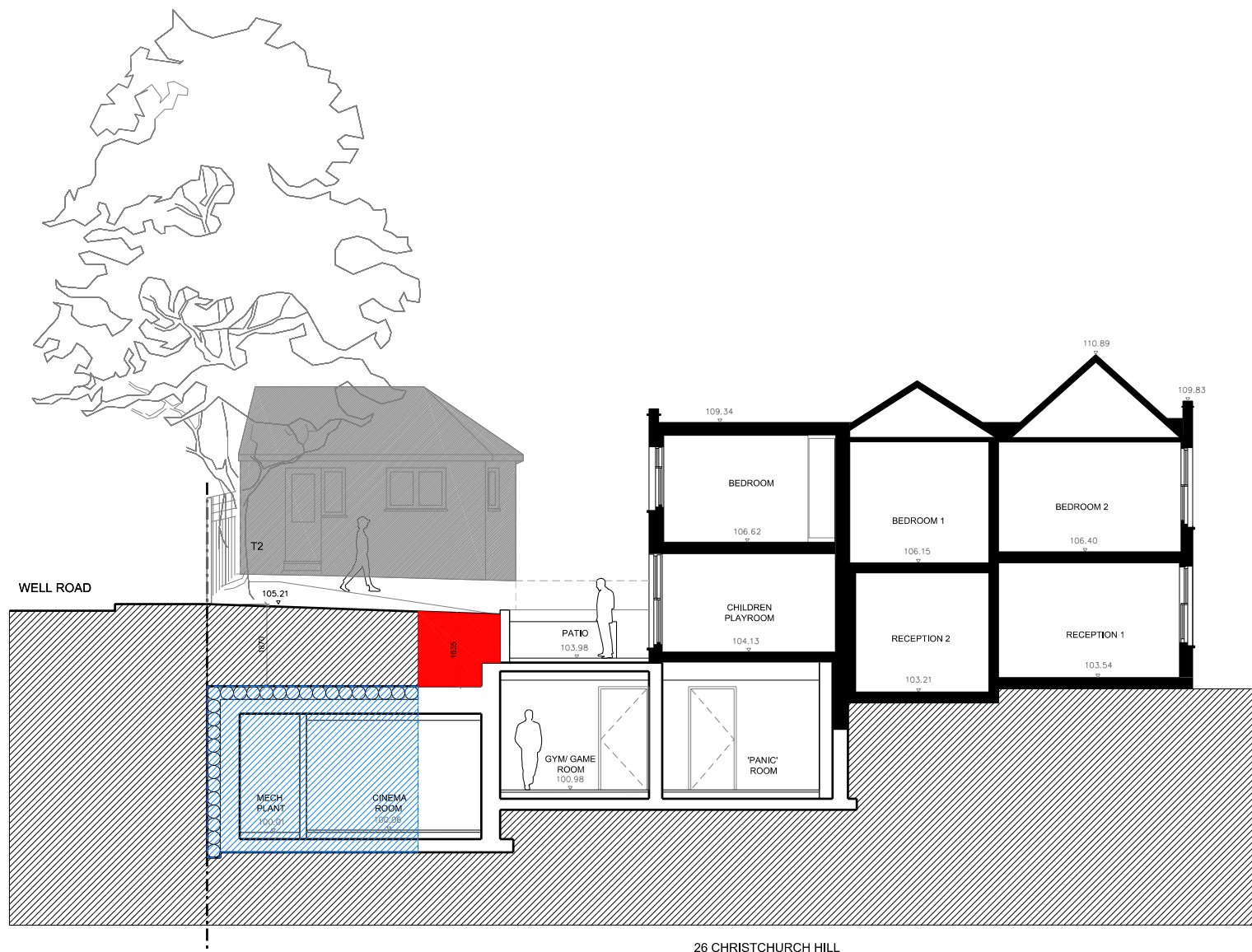
1. TREE POSITIONS ARE BASED ON CPB SURVEYS DATED JUNE 2013
THERE ARE SLIGHT DISCREPANCIES ON THE EXACT POSITION
AS TREE TRUNKS HAVE GROWN AND SOME CLASH
WITH BOUNDARY FENCES (FINAL POSITIONS NEED TO BE RE-MEASURED
PRIOR TO PLANNING SUBMISSION)
2. TREE NUMBERING & RPA ARE BASED ON BARRELL TREE CARE'S
TREE SCHEDULE DATED 14 SEPTEMBER 2015
3. T1 (EXISTING APPLE TREE) TO BE RELOCATED

LEGEND

- EXISTING MAIN DWELLINGHOUSE
- PROPOSED BASEMENT STRUCTURE
- DEMOLISH & REBUILD BASED ON ORIGINAL MATERIALS & DESIGN
- PROPOSED 'TUNNEL' SECTION OF BASEMENT
- AREA FALLS WITHIN RPAs - PROPOSED TRADITIONAL CONSTRUCTION METHOD
- PROPOSED FINISHED FLOOR LEVEL
- PROPOSED 'TUNNEL' CONSTRUCTION - ROOF & WALL FORMED BY PIPE-JACKING



1 PROPOSED SECTION



26 CHRISTCHURCH HILL

REVISION

- 04.03.2016 ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016)

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 BASEMENT SECTION
WITH SITE CONSTRAINTS

DWG No

0036.P.00.006_-

1:50 @ A1
SCALE 1:100 @ A3

ERICA JONG ARCHITECTS
ARCHITECTURE DESIGN MANAGEMENT

48 Fairhazel Gardens London NW6 3SJ
T: 0207 372 5768
E: Info@ericajongarchitects.com
www.ericajongarchitects.com



1 EXISTING GROUND FLOOR PLAN
WITH SITE CONTEXT

REVISION

-	18.02.2014	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2014)
A	04.03.2016	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016)

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

EXISTING GROUND FLOOR PLAN
WITH SITE CONTEXT

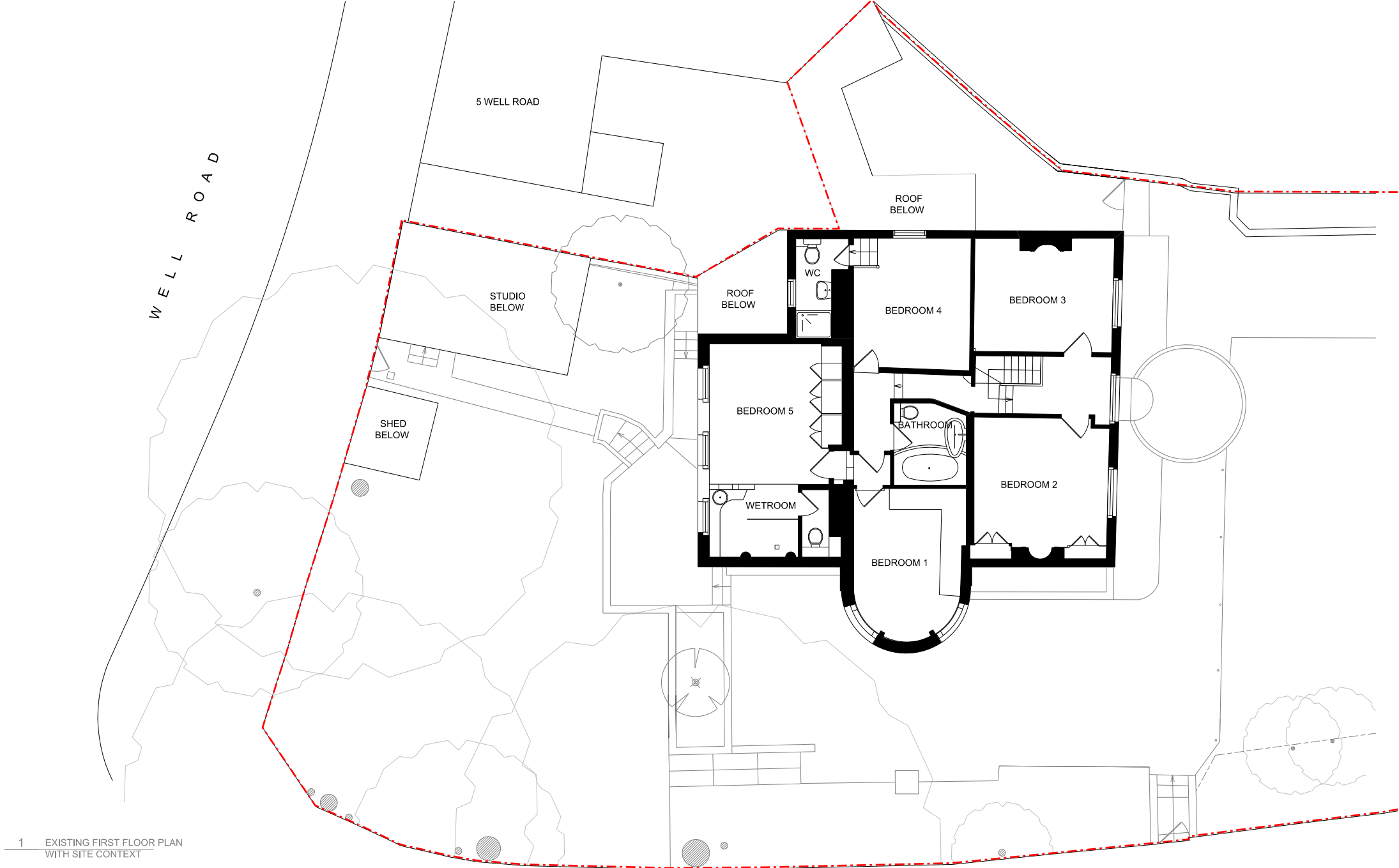
DWG No

0036.P.20.001_A

1:50 @ A1
SCALE 1:100 @ A3

ERICA JONG ARCHITECTS
ARCHITECTURE DESIGN MANAGEMENT

48 Fairhazel Gardens London NW6 3SJ
T 0207 372 5768
E Info@ericajongarchitects.com
www.ericajongarchitects.com



1 EXISTING FIRST FLOOR PLAN
WITH SITE CONTEXT

REVISION

-	18.02.2014	ISSUED FOR PRE-PLANNING APPLICATION ADVICE
A	04.03.2016	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016)

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

EXISTING FIRST FLOOR PLAN WITH CONTEXT
- NO CHANGE

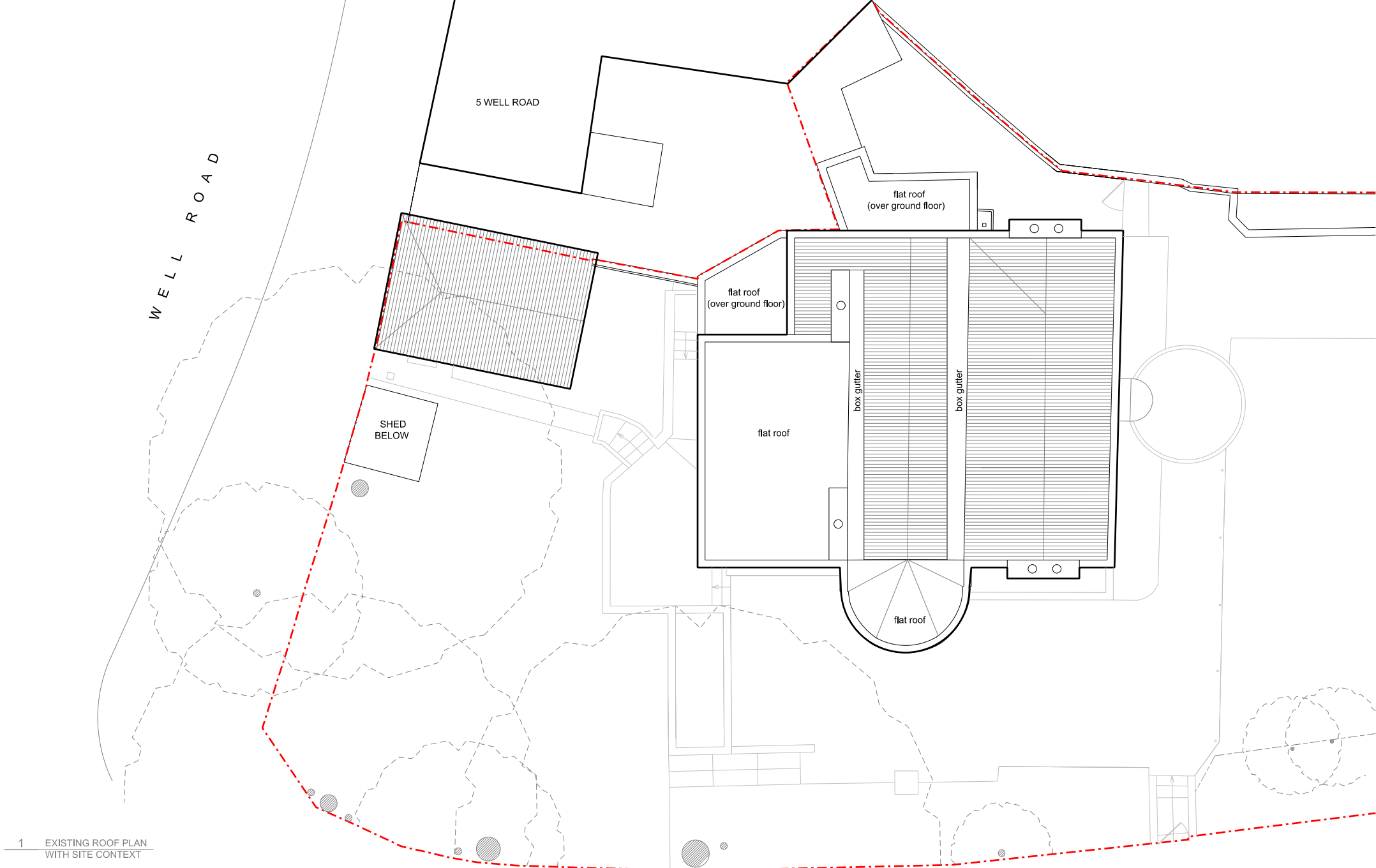
DWG No

0036.P.20.002_A

SCALE 1:50 @ A1
1:100 @ A3

ERICA JONG ARCHITECTS
ARCHITECTURE DESIGN MANAGEMENT

48 Fairhazel Gardens London NW6 3SJ
T 0207 372 5768
E info@ericajongarchitects.com
www.ericajongarchitects.com



1 EXISTING ROOF PLAN
WITH SITE CONTEXT

REVISION

-	18.02.2013	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2014)
A	04.03.2016	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016)

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

EXISTING ROOF FLOOR PLAN WITH SITE CONTEXT
- NO CHANGE

DWG No

0036.P.20.003_A

SCALE 1:50 @ A1
1:100 @ A3

ERICA JONG ARCHITECTS
ARCHITECTURE DESIGN MANAGEMENT

48 Fairhazel Gardens London NW6 3SJ
T 0207 372 5768
E info@ericajongarchitects.com
www.ericajongarchitects.com



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

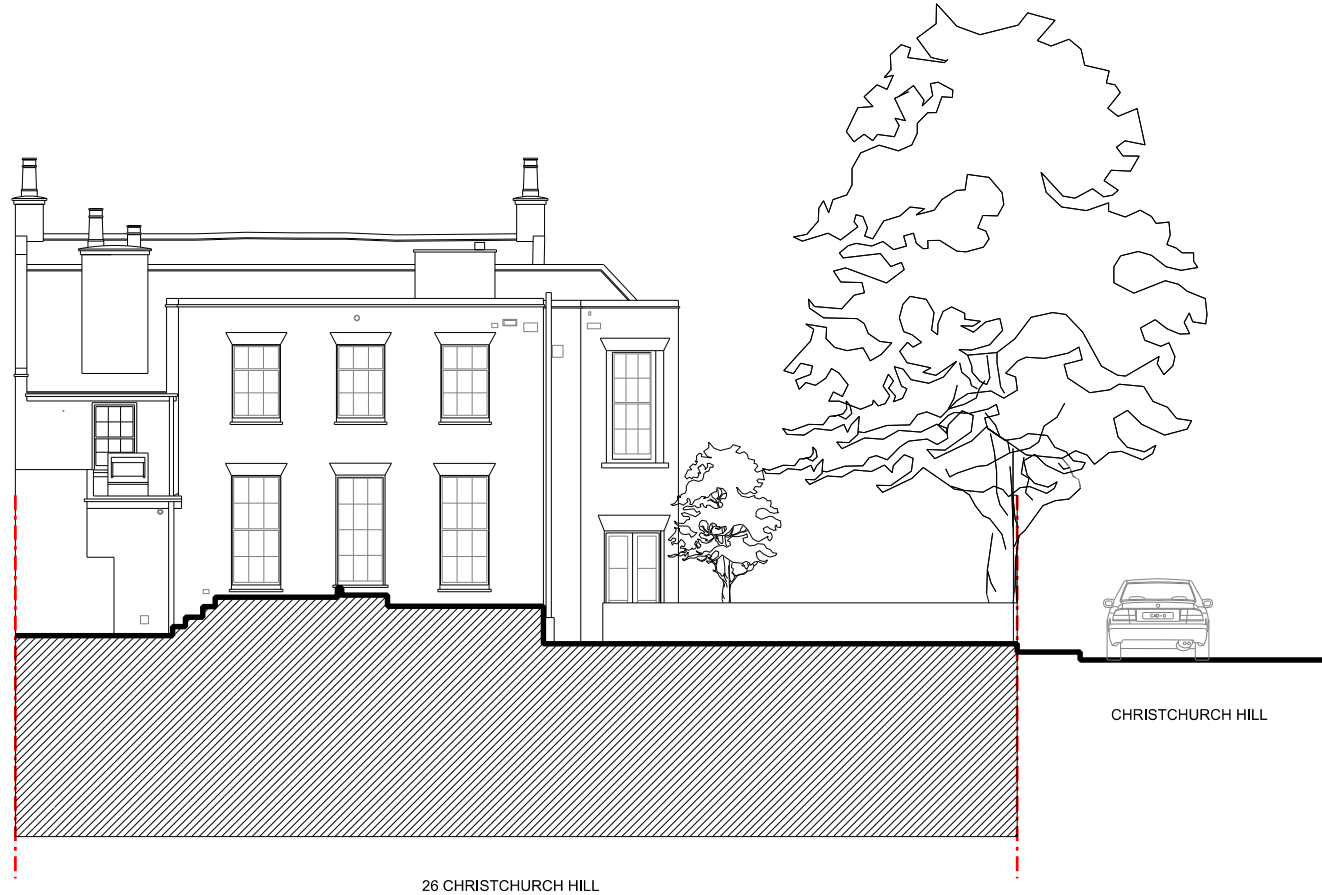
TITLE EXISTING FRONT ELEVATION (SOUTH EAST)
WITH SITE CONTEXT - NO CHANGE

DWG No 0036.P.20.004_A

1:50 @ A1
SCALE 1:100 @ A3

ERICA JONG ARCHITECTS
ARCHITECTURE DESIGN MANAGEMENT

48 Falrhazel Gardens London NW6 3SJ
T 0207 372 5768
E info@ericajongarchitects.com
www.ericajongarchitects.com



1 EXISTING REAR ELEVATION
(NORTH WEST)

REVISION

-	18.02.2014	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2014)
A	04.03.2016	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016)

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

EXISTING REAR ELEVATION (NORTH WEST)
WITH SITE CONTEXT

DWG No

0036.P.20.005_A

1:50 @ A1
SCALE 1:100 @ A3

ERICA JONG ARCHITECTS
ARCHITECTURE DESIGN MANAGEMENT

48 Fairhazel Gardens London NW6 3SJ
T: 0207 372 5768
E: info@ericajongarchitects.com
www.ericajongarchitects.com



1 EXISTING SIDE ELEVATION 1
(SOUTH WEST)

26 CHRISTCHURCH HILL

REVISION

-	18.02.2014	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016)
A	04.03.2016	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016)

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 EXISTING SIDE ELEVATION 1 (SOUTH WEST)
WITH SITE CONTEXT
DWG No 0036.P.20.006_A

1:50 @ A1
SCALE 1:100 @ A3

ERICA JONG ARCHITECTS
ARCHITECTURE DESIGN MANAGEMENT

48 Fairhazel Gardens London NW6 3SJ
T 0207 372 5768
E info@ericajongarchitects.com
www.ericajongarchitects.com



WELL ROAD

1 EXISTING SIDE ELEVATION 2
(NORTH EAST)

26 CHRISTCHURCH HILL

REVISION		
-	18.02.2014	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2014)
A	04.03.2016	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016)

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

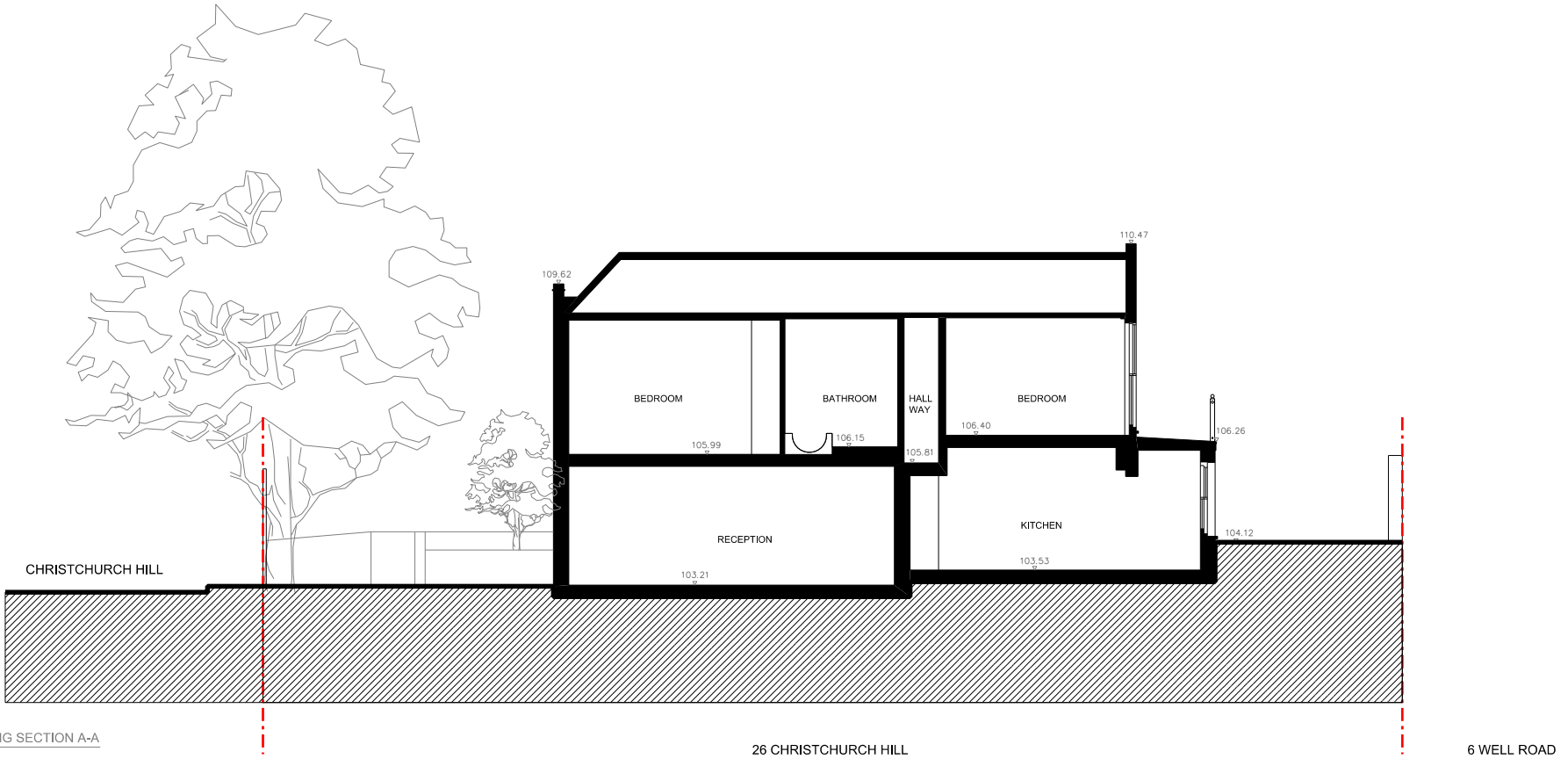


CLIENT	MR RON PASCALOVICI
PROJECT	26 CHRISTCHURCH HILL LONDON NW3 1LG
TITLE	EXISTING SIDE ELEVATION 2 (NORTH EAST) WITH SITE CONTEXT
DWG No	0036.P.20.007_A

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



REVISION

-	18.02.2014	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2014)
A	04.03.2016	ISSUED FOR PRE-PLANNING APPLICATION ADVICE (2016)

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

EXISTING SECTION A-A
(NO CHANGE)

DWG No

0036.P.20.008_A

1:50 @ A1
SCALE 1:100 @ A3

ERICA JONG ARCHITECTS
ARCHITECTURE DESIGN MANAGEMENT

48 Falrhazel Gardens London NW6 3SJ
T 0207 372 5768
E info@ericajongarchitects.com
www.ericajongarchitects.com