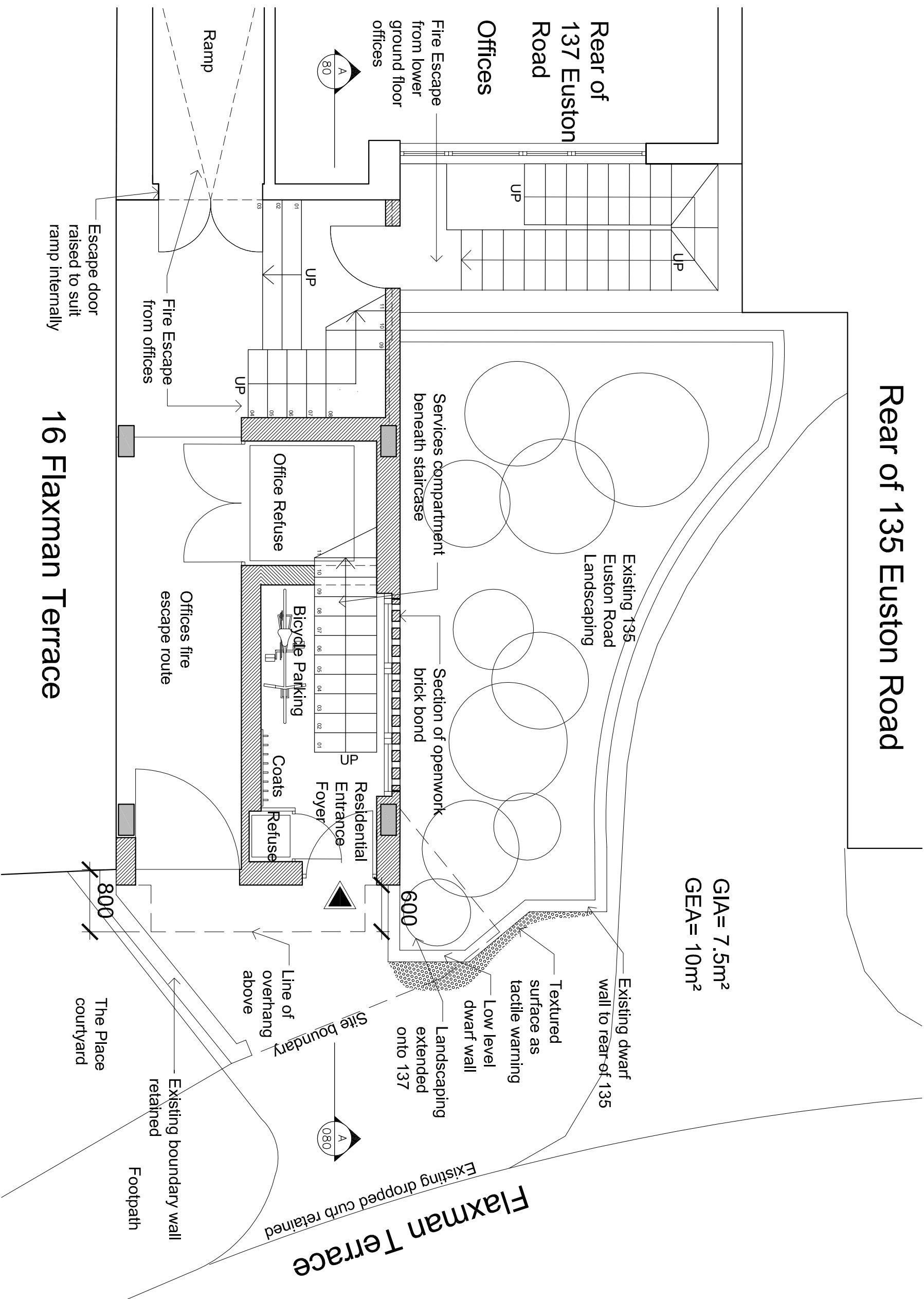


Rear of 135 Euston Road

GIA = 7.5m²
GEA = 10m²



16 Flaxman Terrace

Escape door raised to suit ramp internally

PROPOSED GROUND FLOOR PLAN

1 070

Scale: 1:50@A3



Flaxman Terrace
Existing dropped curb retained

PLANNING APPLICATION

DATE	REVISION	NO.
19.12.2016	Revised scheme	D
27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A

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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
DWG FILE:	29 25 A 070
DRAWING NUMBER:	29 25 A 070
REV. NO.:	D

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Rear of 135 Euston Road

GIA = 21m²
GEA = 25m²

Rear of
137 Euston
Road

Void

Offices

Openwork brick bond to
allow for ventilation to fire
escape staircase

Worktop &
high level cupboards
over staircase

Alternative means of
escape from 137
Euston Road offices

Fire
Escape

Dining

Kitchen

Living

TV

16 Flaxman Terrace

Living/Kitchen area = 17.5m²



PLANNING APPLICATION

DATE	REVISION	NO.
19.12.2016	Revised scheme	D
27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A

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PROJECT
REAR OF 137
EUSTON ROAD
LONDON NW1

DRAWING
PROPOSED
FLAXMAN TERRACE
FIRST FLOOR PLAN

DATE:
27 FEB 2016

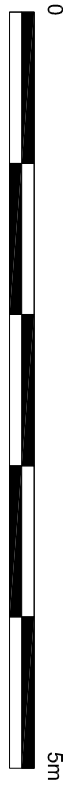
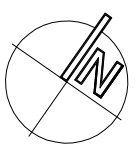
DRAWN:
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LONDON W1W 7TS FAX: (020) 7631 5196

SCALE:
1:50@A3

DWG FILE:
DRAWING NUMBER: 2925A 071

REV. NO.: D

1 PROPOSED FIRST FLOOR PLAN
Scale: 1:50@A3



Rear of 135 Euston Road

GIA = 21m²
GEA = 27m²

Void

Rear of 137
Euston Road

Offices

Alternative means of
escape from 137
Euston Road offices

Openwork brick bond to allow
for ventilation to fire escape
staircase

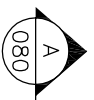
Fire
Escape

Bathroom

Bedroom 2

Bedroom = 12m²

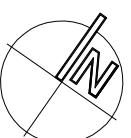
16 Flaxman Terrace



1
072

PROPOSED SECOND FLOOR PLAN

Scale: 1:50@A3



PLANNING APPLICATION

DATE	REVISION	NO.
19.12.2016	Revised scheme	D
27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A

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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
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DWG FILE: **29251A 072**

REV. NO. **D**

135 Euston Road

Void

GIA= 21m²
GEA= 27m²

Offices

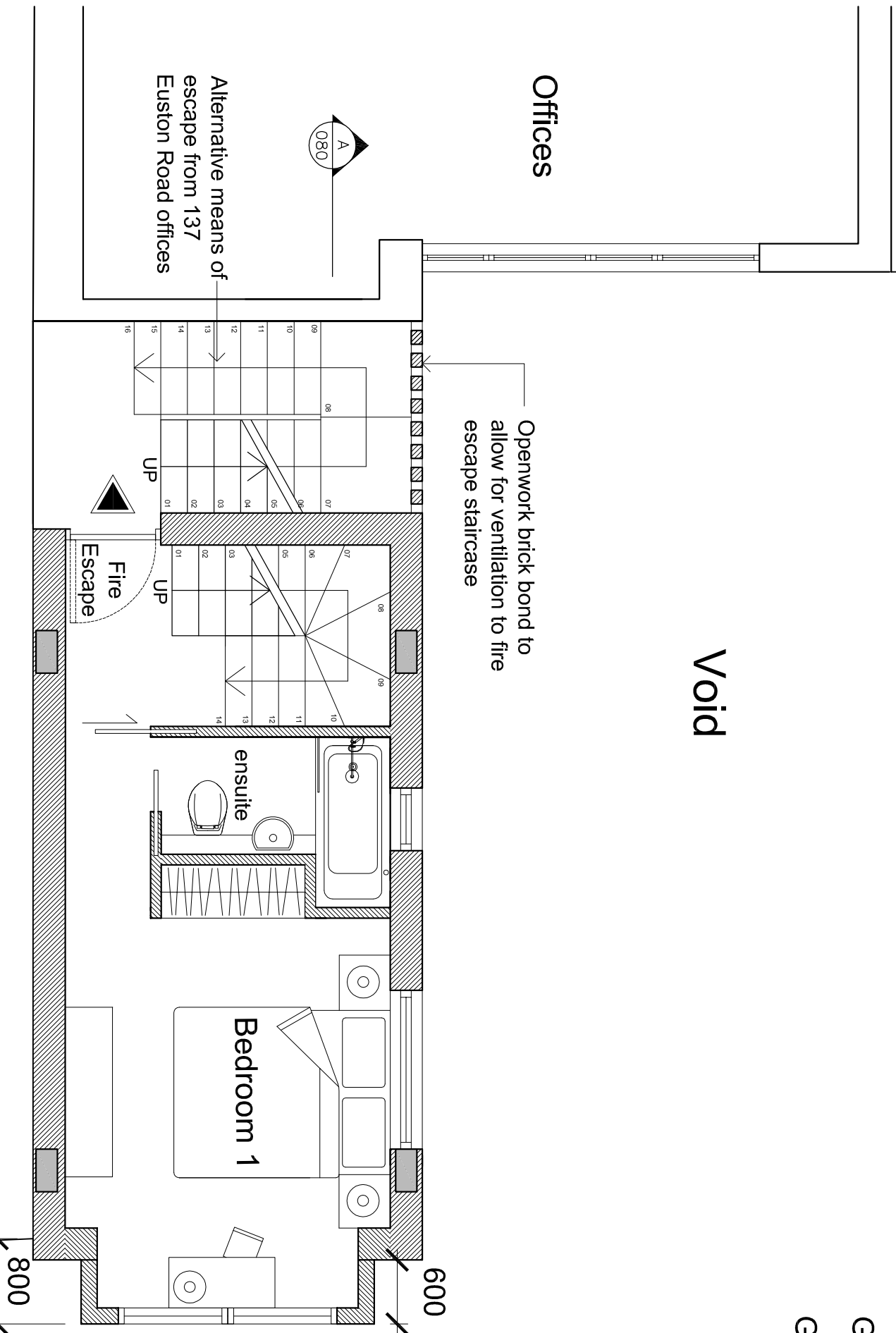
Openwork brick bond to allow for ventilation to fire escape staircase

Alternative means of escape from 137 Euston Road offices

16 Flaxman Terrace

Bedroom 1

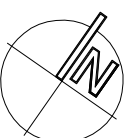
Bedroom= 13m²



1 PROPOSED THIRD FLOOR PLAN

073

Scale: 1:50@A3



PLANNING APPLICATION

DATE	REVISION	NO.
19.12.2016	Revised scheme	D
27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A

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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

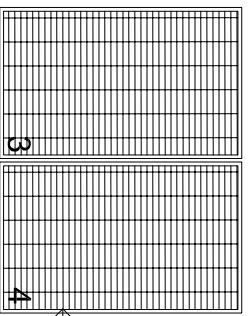
DWG FILE: 29251A073

DRAWING NUMBER: 29251A073

REV. NO. 1

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Rear of 135 Euston Road

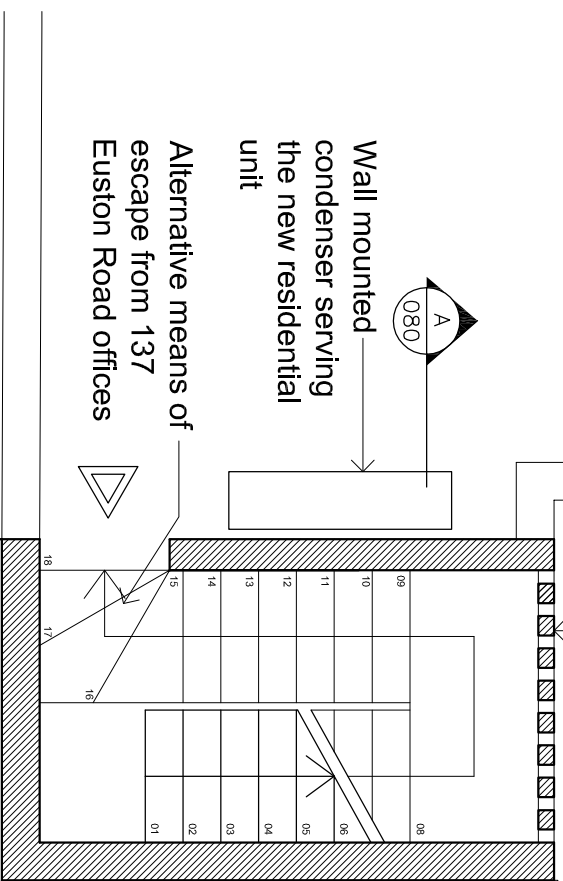


Photovoltaic Panels (4 x 1.6m²)

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 1.6m²)

Roof Terrace (10m²)

PV Panels service access gate

16 Flaxman Terrace

1 PROPOSED ROOF PLAN
Scale: 1:50@A3



PLANNING APPLICATION

DATE	REVISION	NO.
19.12.2016	Revised scheme	D
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PROJECT
REAR OF 137
EUSTON ROAD
LONDON NW1

DRAWING
PROPOSED
FLAXMAN TERRACE
ROOF PLAN

DATE: 27 FEB 2016

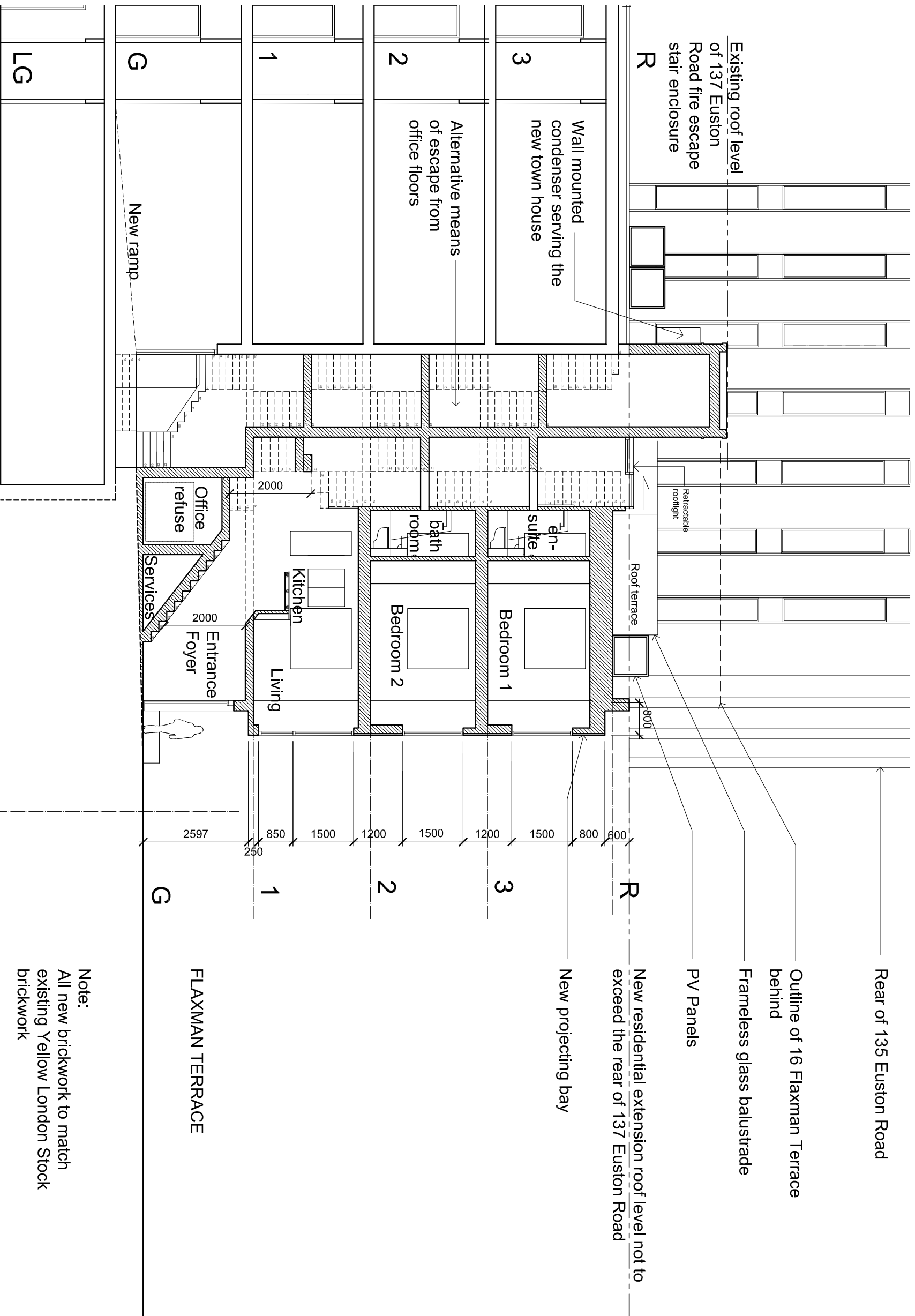
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SCALE: 1:50@A3

DWG FILE: **29|25|A|074**

DRAWING NUMBER: **29|25|A|074**

REV. NO. **D**



137 Euston Road Existing Building

Proposed Residential Extension

Existing roof level of 137 Euston Road fire escape stair enclosure

Wall mounted condenser serving the new town house

Alternative means of escape from office floors

New ramp

Retractable rooflight

Roof terrace

PV Panels

Rear of 135 Euston Road

Outline of 16 Flaxman Terrace behind

Frameless glass balustrade

New residential extension roof level not to exceed the rear of 137 Euston Road

New projecting bay

FLAXMAN TERRACE

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

PLANNING APPLICATION

DATE	REVISION	NO.
19.12.2016	Revised scheme	D
27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A

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PROJECT
REAR OF 137
EUSTON ROAD
LONDON NW1

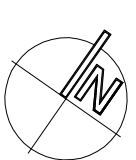
DRAWING
PROPOSED
FLAXMAN TERRACE
SECTION A-A

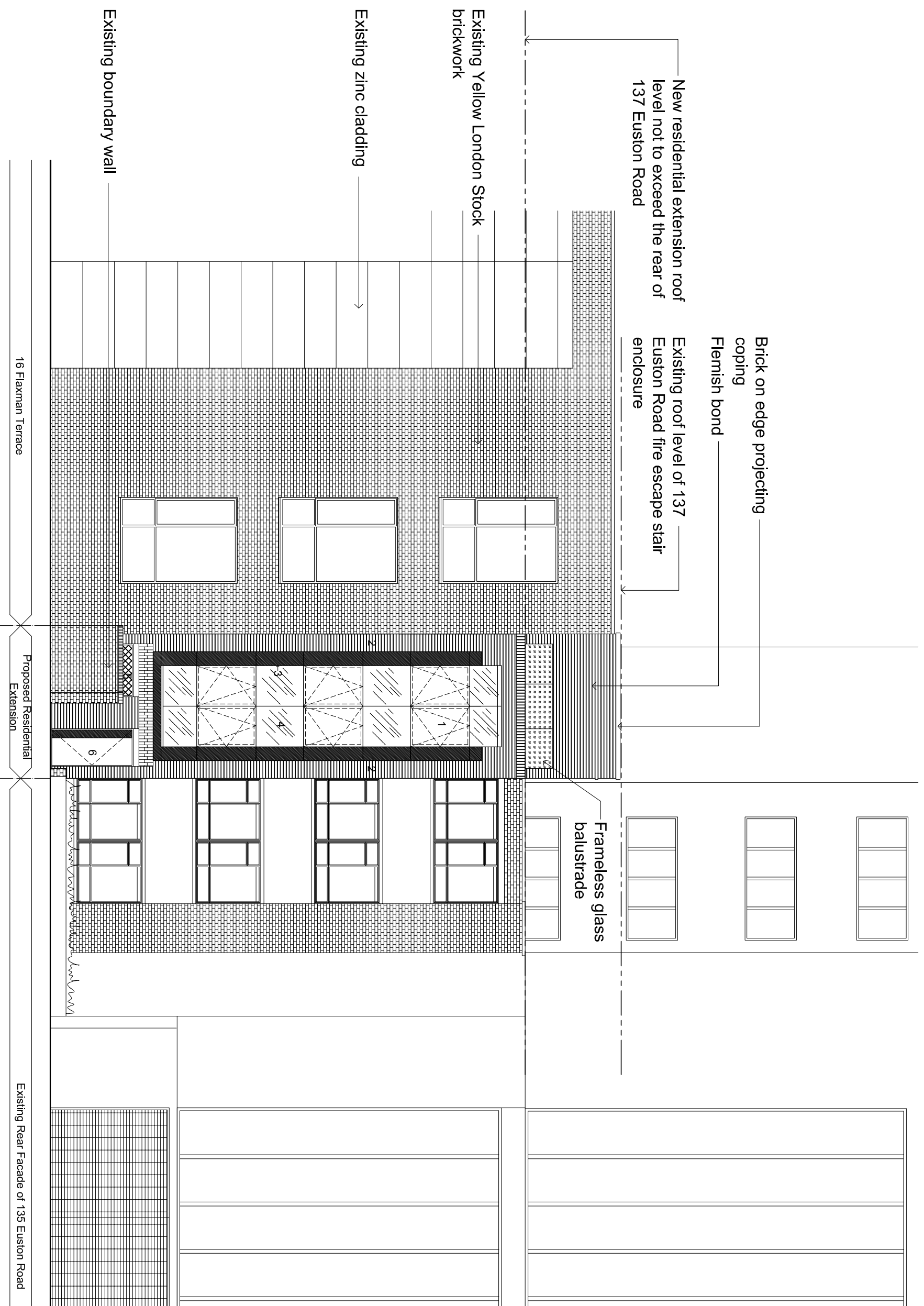
DATE: 27 FEB 2016

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SCALE: 1:100@A3
DWG FILE: 29251A080
DRAWING NUMBER: 29251A080
REV. NO. D

A 080
PROPOSED SECTION A-A
Scale: 1:100@A3





Key:

- 1: Flush framless glazing
- 2: Brick
- 3: Metal
- 4: Opaque spandrel glazing
- 5: Metal gate
- 6: Resi entrance

PLANNING APPLICATION

DATE	REVISION	NO.
19.12.2016	Revised scheme	D
27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A

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PROJECT
 REAR OF 137
 EUSTON ROAD
 LONDON NW1

DRAWING
 PROPOSED
 FLAXMAN TERRACE
 ELEVATION

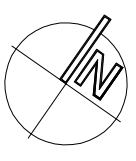
DATE: 27 FEB 2016
 DRAWN: M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS
 SCALE: 1:100@A3
 DWG FILE: 29251A081
 DRAWING NUMBER: 29251A081
 REV. NO. 1

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

1
 081

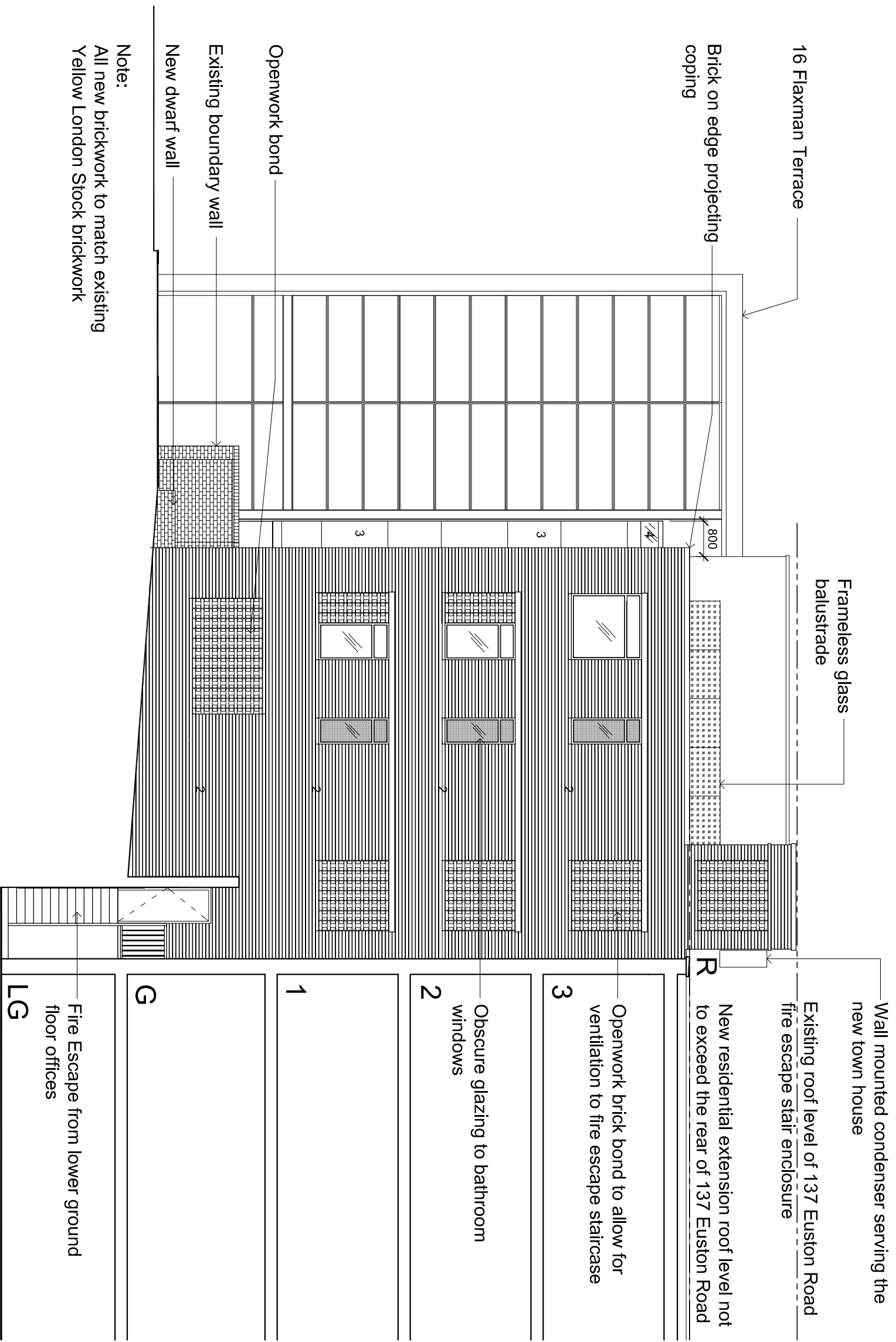
POPOSED FLAXMAN TERRACE ELEVATION

Scale: 1:100@A3



Key:

- 1: Flush framless glazing
- 2: Brick
- 3: Metal
- 4: Opaque spandrel glazing
- 5: Metal gate
- 6: Resi entrance



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

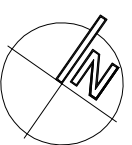
Proposed Residential Extension

137 Euston Road Existing Building

PROPOSED FLANK ELEVATION

1
082

Scale: 1:100@A3



PLANNING APPLICATION

DATE	REVISION	NO.
19.12.2016	Revised scheme	D
27.07.2016	Revised scheme	C
04.12.2015	Revised scheme	B
27.02.2015	Issued for Planning	A

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PROJECT
REAR OF 137
EUSTON ROAD
LONDON NW1

DRAWING
PROPOSED
FLAXMAN HOUSE
FLANK ELEVATION

DATE: FEB 2015
DRAWN: M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS
SCALE: 1:100@A3
DWG FILE: 29251A082
REV. NO. 1

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Frameless glazing examples

Brick on edge projecting coping
Flemish bond

New residential extension roof level not to exceed the rear of 137 Euston Road

Existing roof level of 137 Euston Road fire escape stair enclosure

Frameless glass balustrade

Existing Yellow London Stock brickwork

Existing zinc cladding

Existing boundary wall



Key:

- 1: Flush frameless glazing
- 2: Brick
- 3: Metal
- 4: Opaque spandrel glazing
- 5: Metal gate
- 6: Resi entrance

PLANNING APPLICATION

DATE	REVISION	NO.
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PROJECT
REAR OF 137
EUSTON ROAD
LONDON NW1

DRAWING
PROPOSED
FLAXMAN TERRACE
COLOURED ELEVATION

DATE: 27 FEB 2016

DRAWN: MR PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS

SCALE: 1:100@A3
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DWG FILE: DRAWING NUMBER: 2925/A 085 REV. NO. D

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

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

