


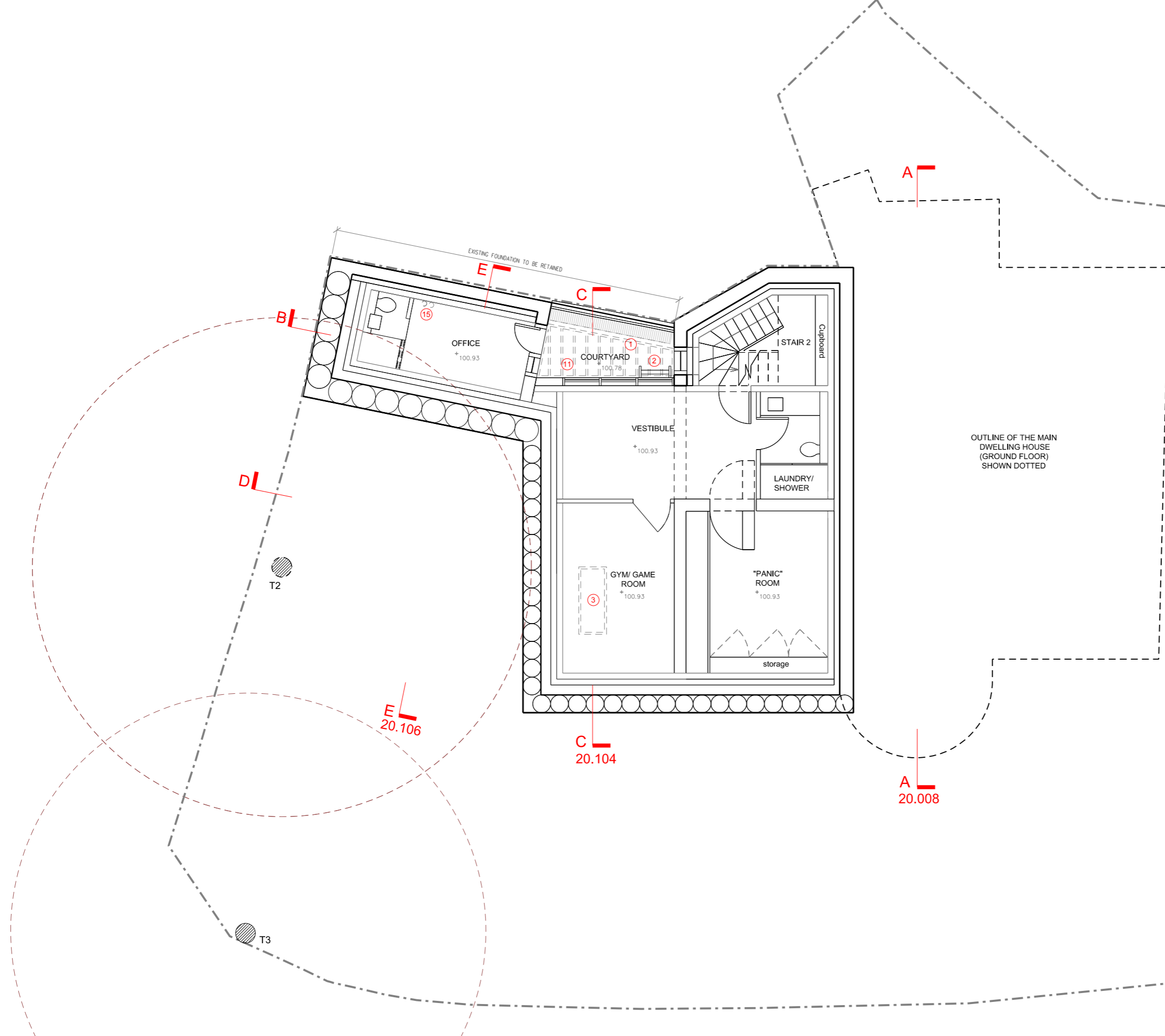


LEGEND

-  EXISTING MAIN DWELLINGHOUSE
-  PROPOSED BASEMENT STRUCTURE
-  DEMOLISH & REBUILD BASED ON ORIGINAL MATERIALS & DESIGN (PARTY WALL & FOUNDATION TO BE RETAINED)

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 (RETAIN EXISTING PARTY WALL & FOUNDATION) & 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 OMITTED
- 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 (HIGH LEVEL)



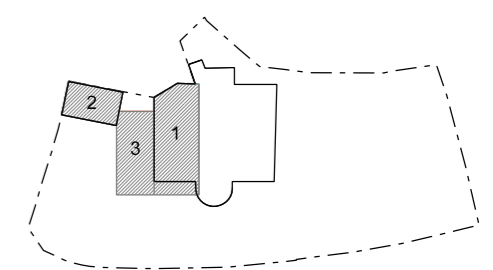
B
20.103

D
20.105

E
20.106

C
20.104

A
20.008



1 PROPOSED BASEMENT FLOOR PLAN

REVISION	DATE	DESCRIPTION
-	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 APPLICATION ADVICE AND SERVICES REQUIREMENTS INCORPORATED
E	24.10.2016	ISSUED FOR LISTED BUILDING CONSENT & PLANNING APPLICATION
F	20.01.2017	ISSUED FOR PLANNING APPLICATION; 'TUNNEL' FOOTPRINT OMITTED; GLAZED FLOOR UNITS REDUCED TO A SINGLE & SMALLER UNIT AND POSITION AWAY FROM THE LINE OF THE REAR BUILDING FACADE

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 FLOOR PLAN WITH SITE CONTEXT - 50% footprint "tunnel construction"
 DWG No 0036.P.20.101_F
 SCALE 1:50 @ A1, 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