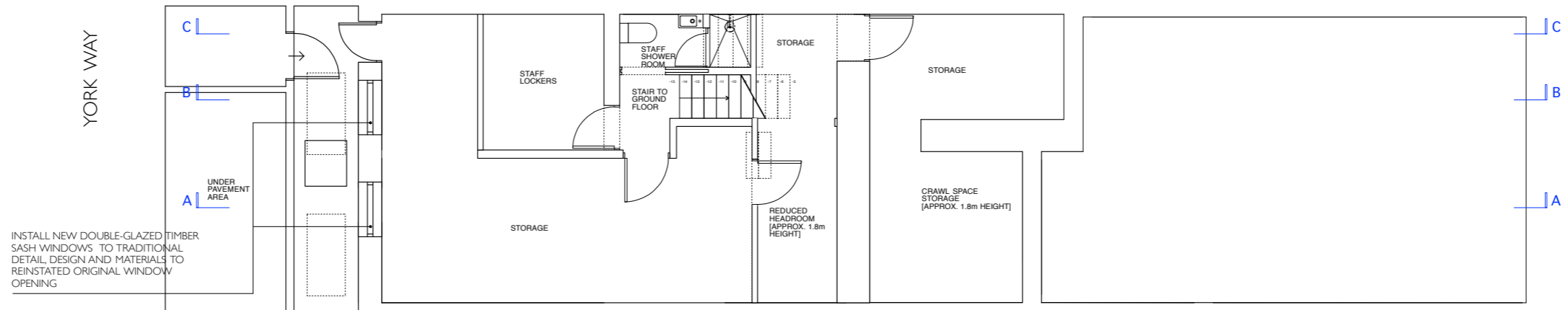


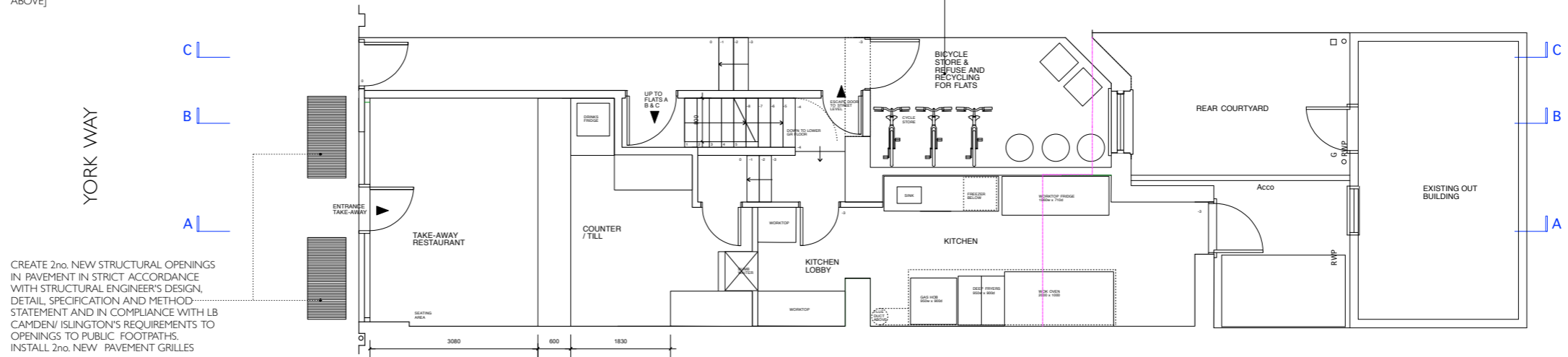
- COMMON AREAS
- TAKE-AWAY RESTAURANT



INSTALL NEW DOUBLE-GLAZED TIMBER SASH WINDOWS TO TRADITIONAL DETAIL, DESIGN AND MATERIALS TO REINSTATE ORIGINAL WINDOW OPENING

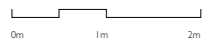
PROPOSED LOWER GROUND FLOOR PLAN
1:100 @A3

PROPOSED CHANGE OF USE TO THIS ROOM ONLY FROM ANCILLARY A5 [STORAGE ROOM FOR HOT FOOD TAKE-AWAY] TO ANCILLARY C3 [BICYCLE, REFUSE & RECYCLING STORE FOR FLATS ABOVE]



CREATE 2no. NEW STRUCTURAL OPENINGS IN PAVEMENT IN STRICT ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN, DETAIL, SPECIFICATION AND METHOD STATEMENT AND IN COMPLIANCE WITH LB CAMDEN/ ISLINGTON'S REQUIREMENTS TO OPENINGS TO PUBLIC FOOTPATHS.
INSTALL 2no. NEW PAVEMENT GRILLES

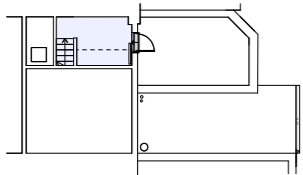
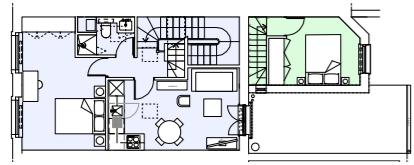
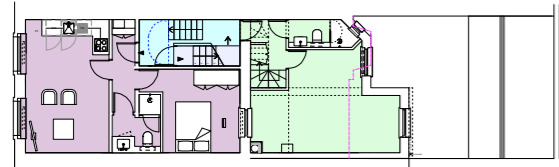
PROPOSED GROUND FLOOR PLAN
1:100 @A3



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STATUS: PLANNING
SCALE: 1:100 @ A3
DRAWN BY: AG
DATE: 5 DECEMBER 2016

PROPOSED FLOOR PLANS
177 YORK WAY, LONDON N7 9LN
177YW-PR-01



- FLAT A [1 BEDROOM]
- FLAT B [1 BEDROOM]
- FLAT C [1 BEDROOM]

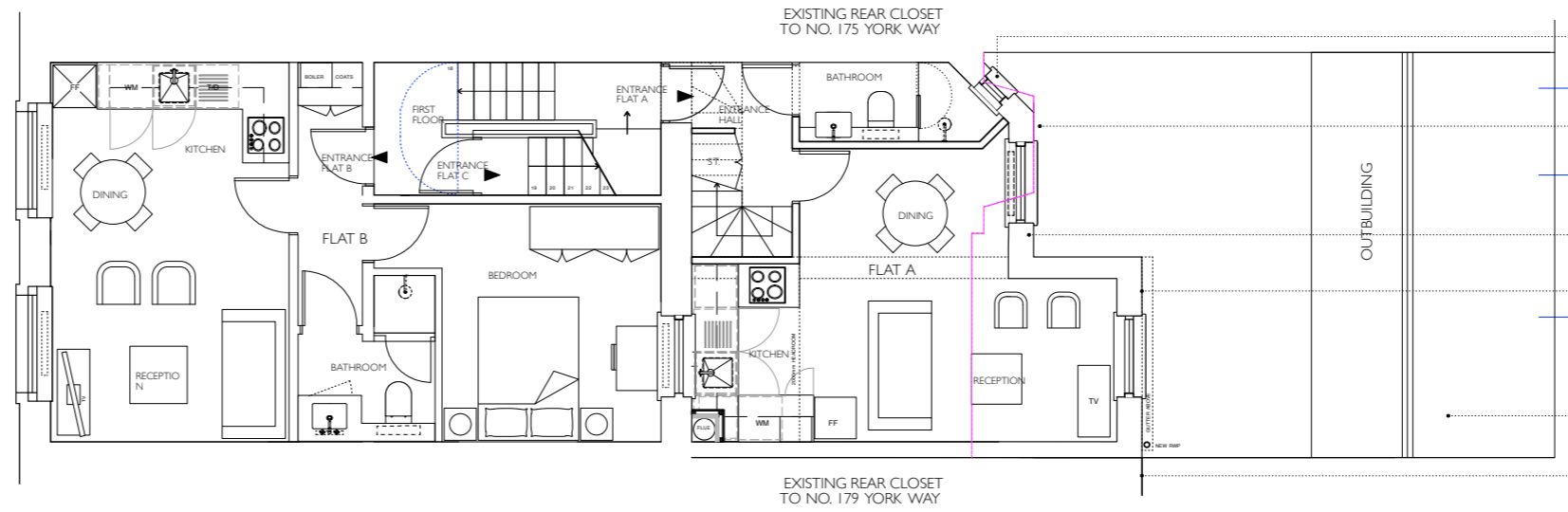
GROSS INTERNAL AREAS TOTAL FOR PROPOSED SELF-CONTAINED FLATS

FLAT A [1 BEDROOM]	38.4 Sq. m.
FLAT B [1 BEDROOM]	37.4 Sq. m.
FLAT C [1 BEDROOM]	54.3 Sq. m.

NATIONAL SPACE STANDARDS MIN REQ'T

- > 37 Sq. m. for 1 BED
- > 37 Sq. m. for 1 BED
- > 37 Sq. m. for 1 BED

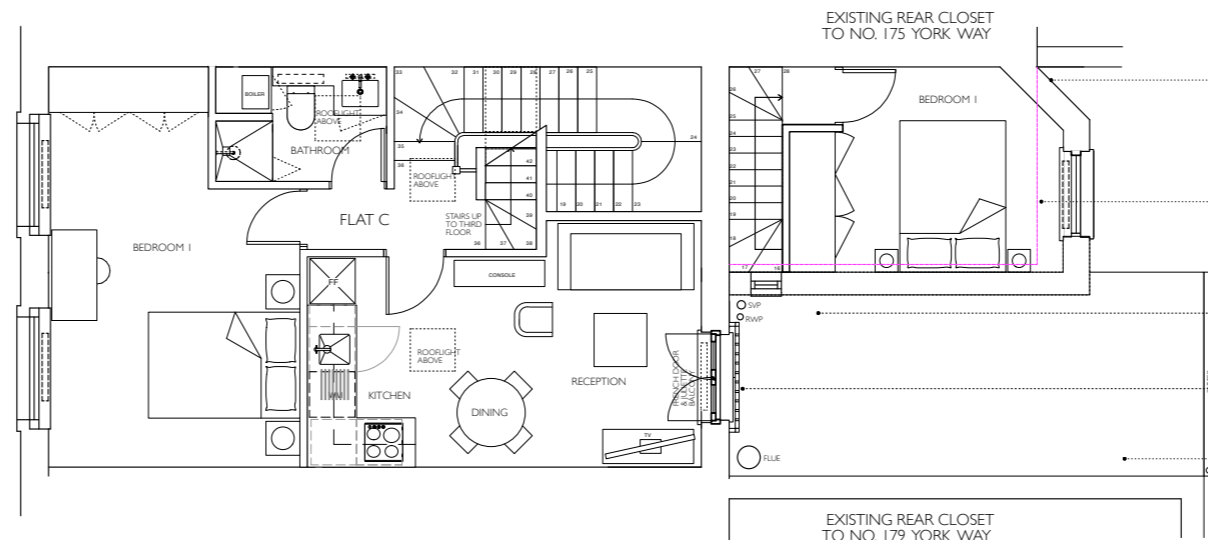
C
B
A



PROPOSED FIRST FLOOR PLAN
1:100 @A3

- CORNER OF PROPOSED REAR CLOSET WING CHAMFERED AT 45 DEGREE ANGLE TO MAINTAIN NATURAL LIGHT TO REAR NEIGHBOURING PROPERTY NO. 175 YORK WAY
- REAR FACE LINE OF PROPOSED [REBUILT] REAR CLOSET WING TO ALIGN WITH EXISTING LINE OF EXISTING BAY WINDOW
- REBUILD REAR CLOSET WING EXTENSION IN TRADITIONAL MASONRY CONSTRUCTION, WITH RENDER FINISH PAINTED WHITE [TO MATCH EXISTING]
- LINE OF PROPOSED [REBUILT] REAR CLOSET WING TO ALIGN WITH EXISTING REAR CLOSET WING TO NO. 179 YORK WAY [PINK DOTTED LINE SHOWS EXISTING LINE OF REAR CLOSET WING, TO BE DEMOLISHED]
- EXISTING OUTBUILDING RETAINED
- REAR FACE OF CLOSET WING TO NO. 179 YORK WAY

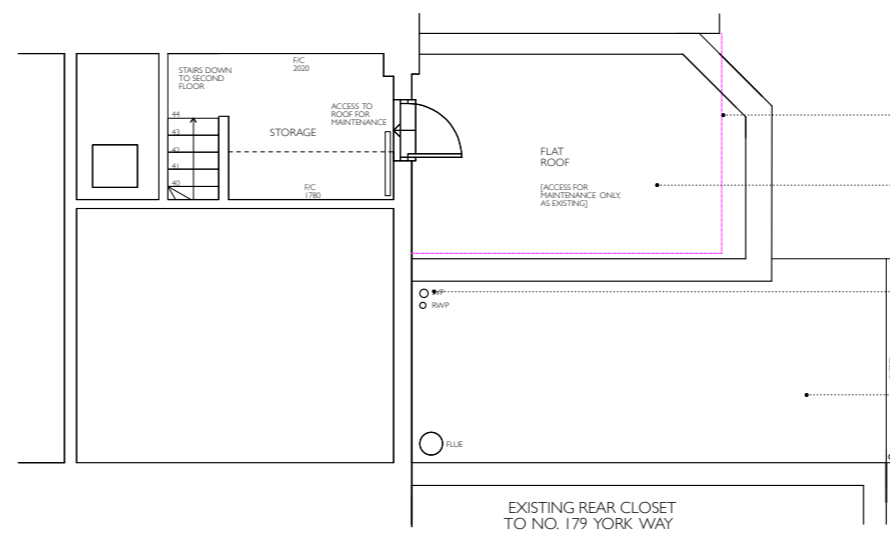
C
B
A



PROPOSED SECOND FLOOR PLAN
1:100 @A3

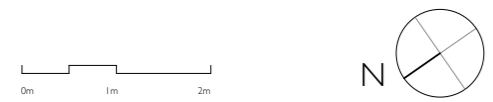
- CORNER OF PROPOSED REAR CLOSET WING CHAMFERED AT 45 DEGREE ANGLE TO MAINTAIN NATURAL LIGHT TO REAR NEIGHBOURING PROPERTY NO. 175 YORK WAY
- [PINK DOTTED LINE SHOWS EXISTING LINE OF REAR CLOSET WING, PROPOSED TO BE DEMOLISHED]
- EXTERNAL RWP'S SVP'S OTHER PIPEWORK AND CABLING TO BE RELOCATED TO ACCOMMODATE INCREASED WIDTH OF PROPOSED CLOSET WING EXTENSION
- DROP APRON BELOW WINDOW TO CREATE TALLER OPENING. INSTALL NEW INWARD OPENING DOUBLE-GLAZED FRENCH DOOR & INSTALL NEW CAST IRON [PAINTED BLACK] JULIETTE BALCONY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN & SPECIFICATION
- ASPHALT FLAT ROOF [TO FALLS] WITH LEAD FLASHINGS, TO MATCH EXISTING WITH BLACK PVC GUTTERING & RAIN WATER PIPES

C
B
A



PROPOSED THIRD FLOOR PLAN
1:100 @A3

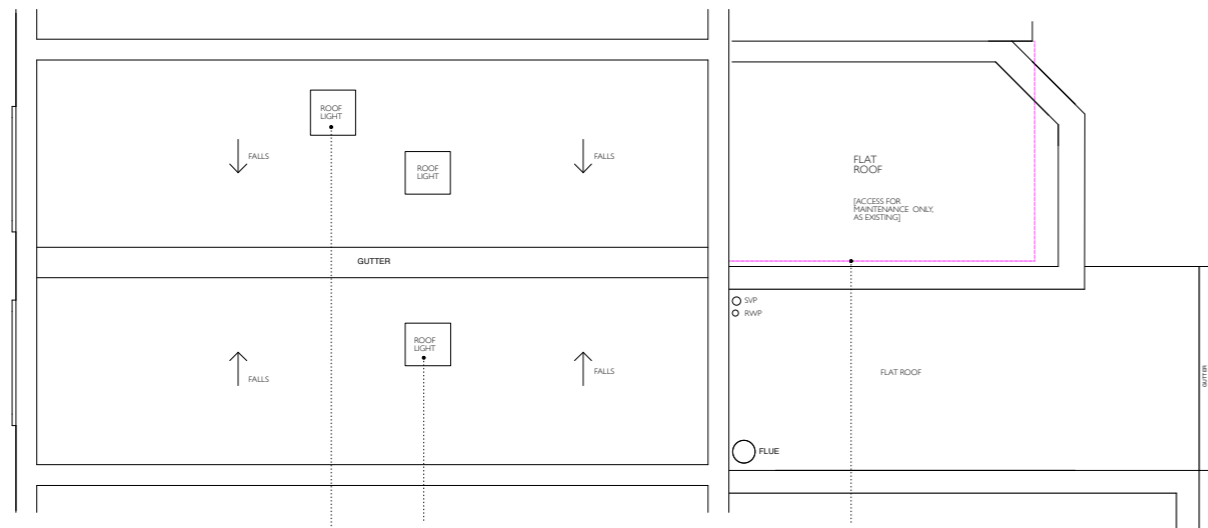
- PINK DOTTED LINE SHOWS EXISTING LINE OF TO REAR CLOSET WING [PROPOSED TO BE DEMOLISHED]
- PROPOSED FLAT ROOF TO UPPER PART OF REBUILT CLOSET WING EXTENSION TO BE ASPHALT WITH HARDWOOD DECKING
- RAINWATER PIPES RELOCATED
- ASPHALT FLAT ROOF [TO FALLS] WITH LEAD FLASHINGS, TO MATCH EXISTING WITH BLACK PVC GUTTERING & RAIN WATER PIPES



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PROPOSED FLOOR PLANS,
177 YORK WAY, LONDON N7 9LN
177YW-PR-02A



PROPOSED ROOF PLAN

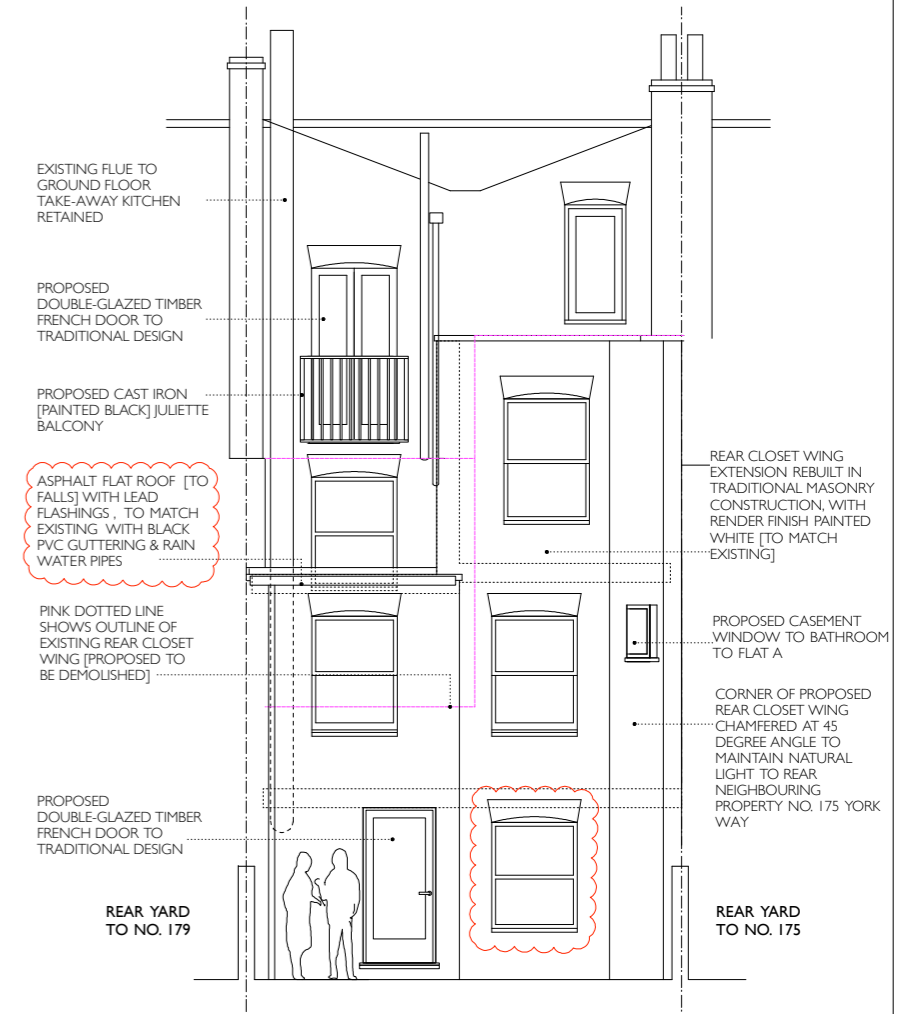
2^{no} PROPOSED ROOFLIGHTS TO MATCH EXISTING

PINK DOTTED LINE SHOWS OUTLINE OF EXISTING REAR CLOSET WING (PROPOSED TO BE DEMOLISHED)

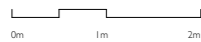


NO PROPOSED CHANGES TO FRONT ELEVATION

PROPOSED FRONT ELEVATION
1:100 @A3



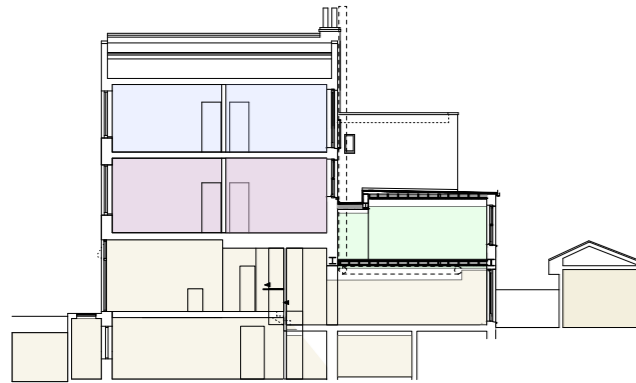
PROPOSED REAR ELEVATION /
1:100 @A3



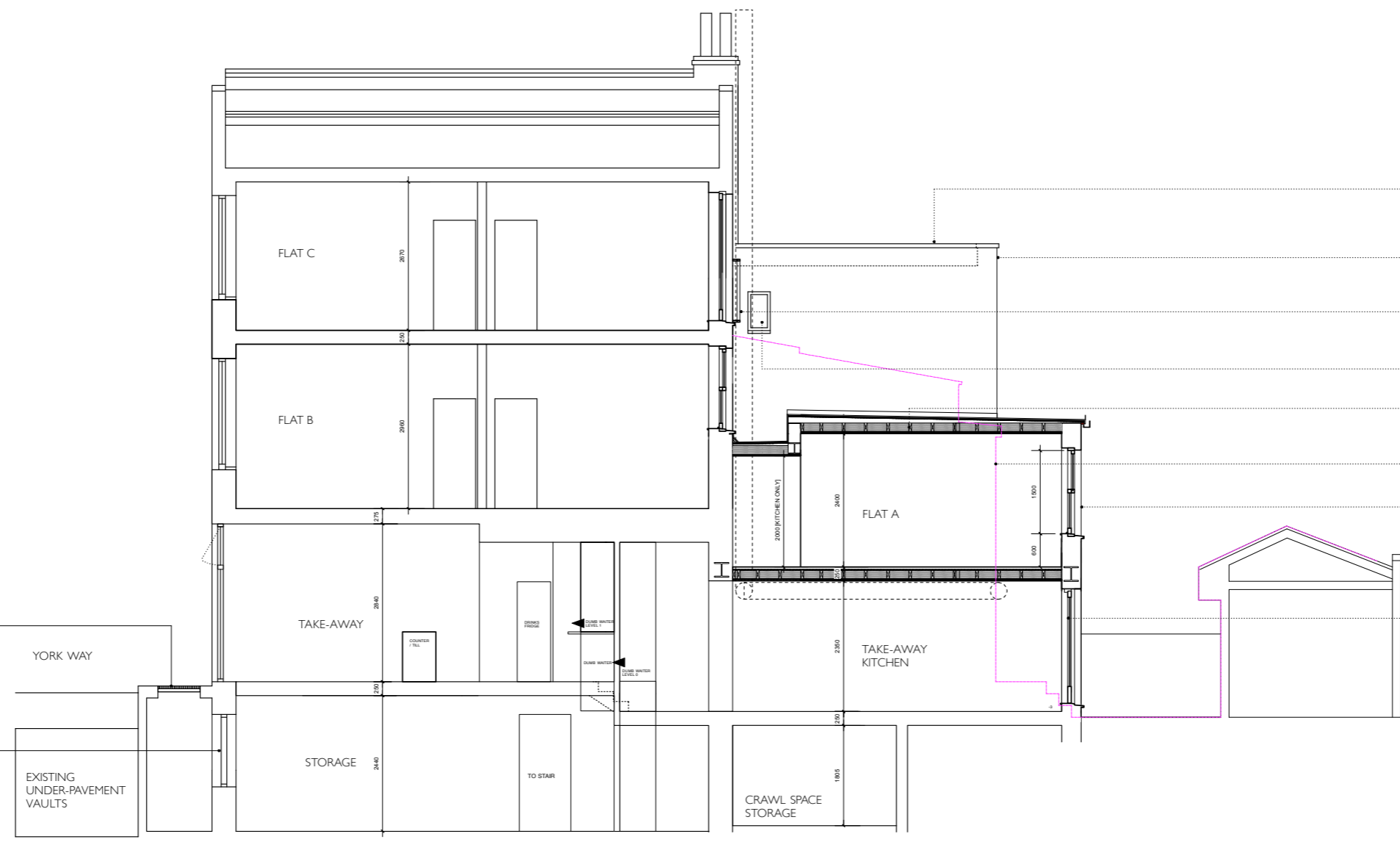
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ROOF PLAN & PROPOSED ELEVATIONS
177 YORK WAY, LONDON N7 9LN
177YW-PR-03A



- TAKE-AWAY RESTAURANT
- FLAT A [1 BEDROOM]
- FLAT B [1 BEDROOM]
- FLAT C [1 BEDROOM]



CREATE 2^{no.} NEW STRUCTURAL OPENINGS IN PAVEMENT IN STRICT ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN, DETAIL, SPECIFICATION AND METHOD STATEMENT AND IN COMPLIANCE WITH LB CAMDEN/ ISLINGTON'S REQUIREMENTS TO OPENINGS TO PUBLIC FOOTPATHS. INSTALL 2^{no.} NEW PAVEMENT GRILLES.

INSTALL NEW DOUBLE-GLAZED TIMBER SASH WINDOWS TO TRADITIONAL DETAIL DESIGN AND MATERIALS TO REINSTATED ORIGINAL WINDOW OPENING

YORK WAY

EXISTING UNDER-PAVEMENT VAULTS

STORAGE

TO STAR

CRAWL SPACE STORAGE

TAKE-AWAY

COUNTER
SINK

FRIDGE

WASHER
DRYER

WATER

WATER

FLAT A

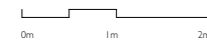
TAKE-AWAY KITCHEN

FLAT C

FLAT B

- COPING STONES TO MATCH EXISTING
- REAR CLOSET WING EXTENSION REBUILT IN TRADITIONAL MASONRY CONSTRUCTION, WITH RENDER FINISH PAINTED WHITE [TO MATCH EXISTING]
- DROP APRON BELOW WINDOW TO CREATE TALLER OPENING. INSTALL NEW INWARD OPENING DOUBLE-GLAZED FRENCH DOOR & INSTALL NEW CAST IRON [PAINTED BLACK] JULIETTE BALCONY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN & SPECIFICATION
- PROPOSED SIDE WINDOW TO SIDE ELEVATION TO MATCH EXISTING IN SIZE
- ASPHALT FLAT ROOF [TO FALLS] WITH LEAD FLASHINGS, TO MATCH EXISTING WITH BLACK PVC GUTTERING & RAIN WATER PIPES
- PINK DOTTED LINE SHOWS SILHOUETTE OF EXISTING REAR CLOSET WING TO PROPERTY [PROPOSED TO BE DEMOLISHED & REBUILT]
- LINE OF PROPOSED [REBUILT] REAR CLOSET WING TO ALIGN WITH EXISTING REAR CLOSET WING TO NO. 179 YORK WAY
- PROPOSED DOUBLE-GLAZED TIMBER FRENCH DOOR TO TRADITIONAL DESIGN

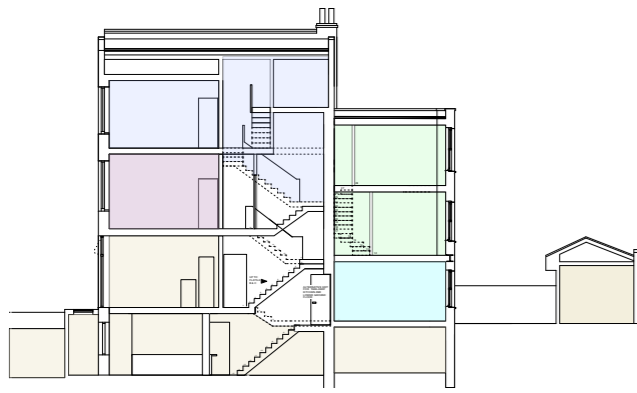
PROPOSED SECTION A-A
1:100 @A3



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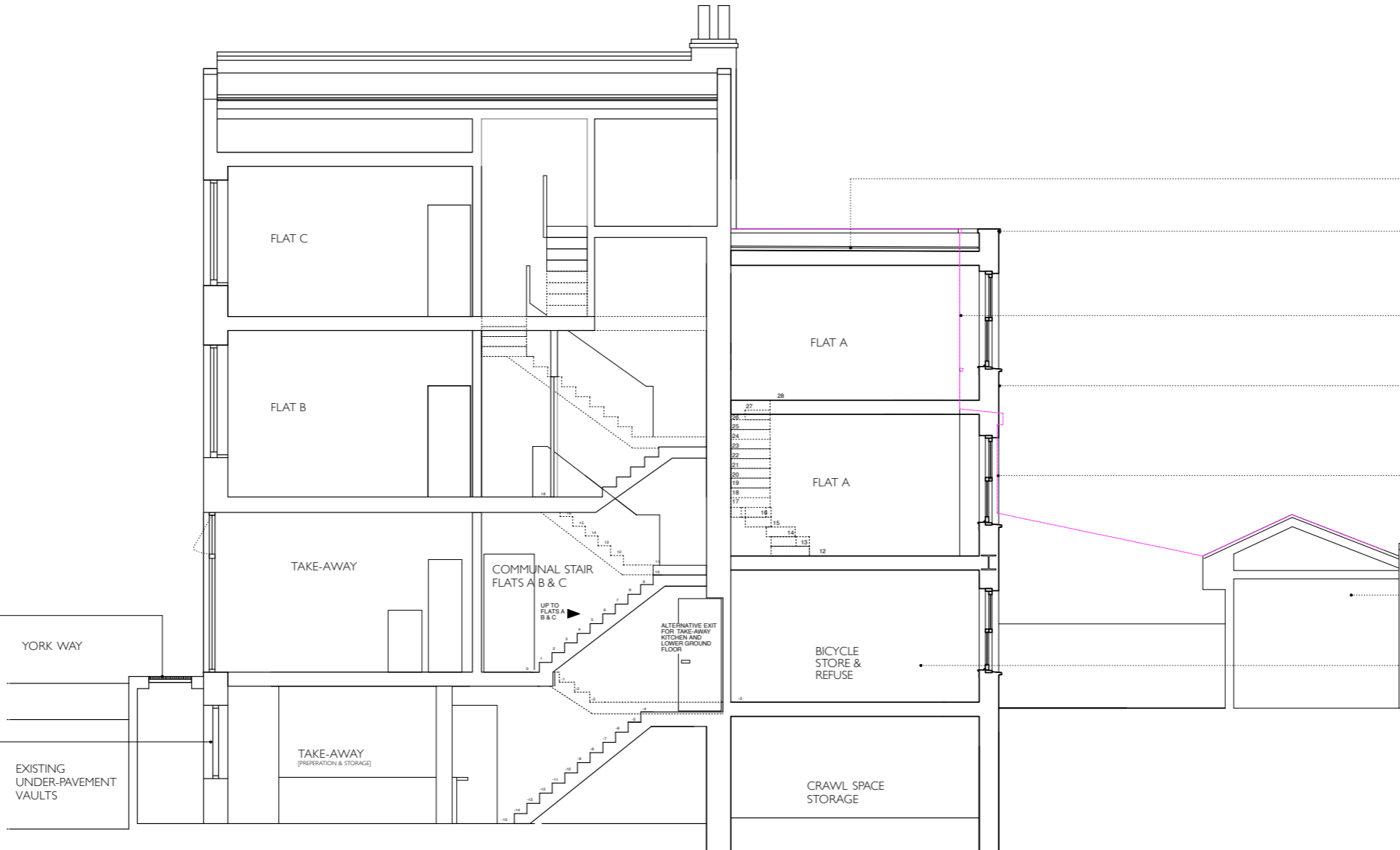
PROPOSED SECTION A-A
177 YORK WAY, LONDON N7 9LN
177YW-PR-04A



- TAKE-AWAY RESTAURANT
- COMMON AREAS: BICYCLE STORE & REFUSE
- FLAT A [1 BEDROOM]
- FLAT B [1 BEDROOM]
- FLAT C [1 BEDROOM]

CREATE 2no. NEW STRUCTURAL OPENINGS IN PAVEMENT IN STRICT ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN, DETAIL, SPECIFICATION AND METHOD STATEMENT AND IN COMPLIANCE WITH LB CAMDEN/ ISLINGTON'S REQUIREMENTS TO OPENINGS TO PUBLIC FOOTPATHS. INSTALL 2no. NEW PAVEMENT GRILLES.

INSTALL NEW SASH WINDOWS TO REINSTATE ORIGINAL WINDOW OPENING



PROPOSED FLAT ROOF TO UPPER PART OF REBUILT CLOSET WING EXTENSION TO BE ASPHALT WITH HARDWOOD DECKING [CONCEALED BY PARAPET]

COPING STONES TO MATCH EXISTING

PINK DOTTED LINE SHOWS EXISTING ROOFLINE TO REAR OF PROPERTY

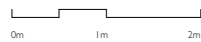
REAR CLOSET WING EXTENSION REBUILT IN TRADITIONAL MASONRY CONSTRUCTION, WITH RENDER FINISH PAINTED WHITE [TO MATCH EXISTING]

PROPOSED DOUBLE-GLAZED TIMBER FRENCH SASH WINDOWS TO TRADITIONAL DESIGN

EXISTING OUTBUILDING RETAINED

PROPOSED CHANGE OF USE TO THIS ROOM ONLY FROM ANCILLARY A5 [STORAGE ROOM FOR HOT FOOD TAKE-AWAY] TO ANCILLARY C3 [BICYCLE REFUSE & RECYCLING STORE FOR FLATS ABOVE]

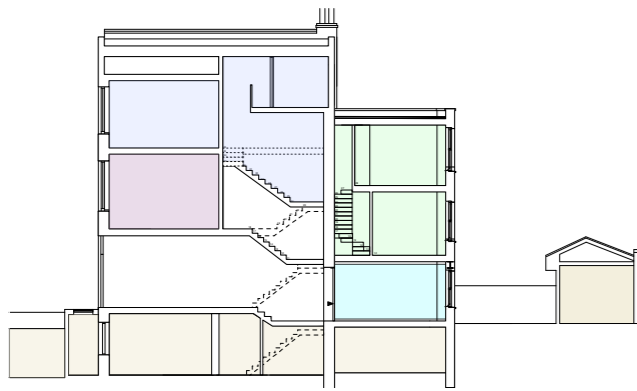
PROPOSED SECTION B-B
1:100 @A3



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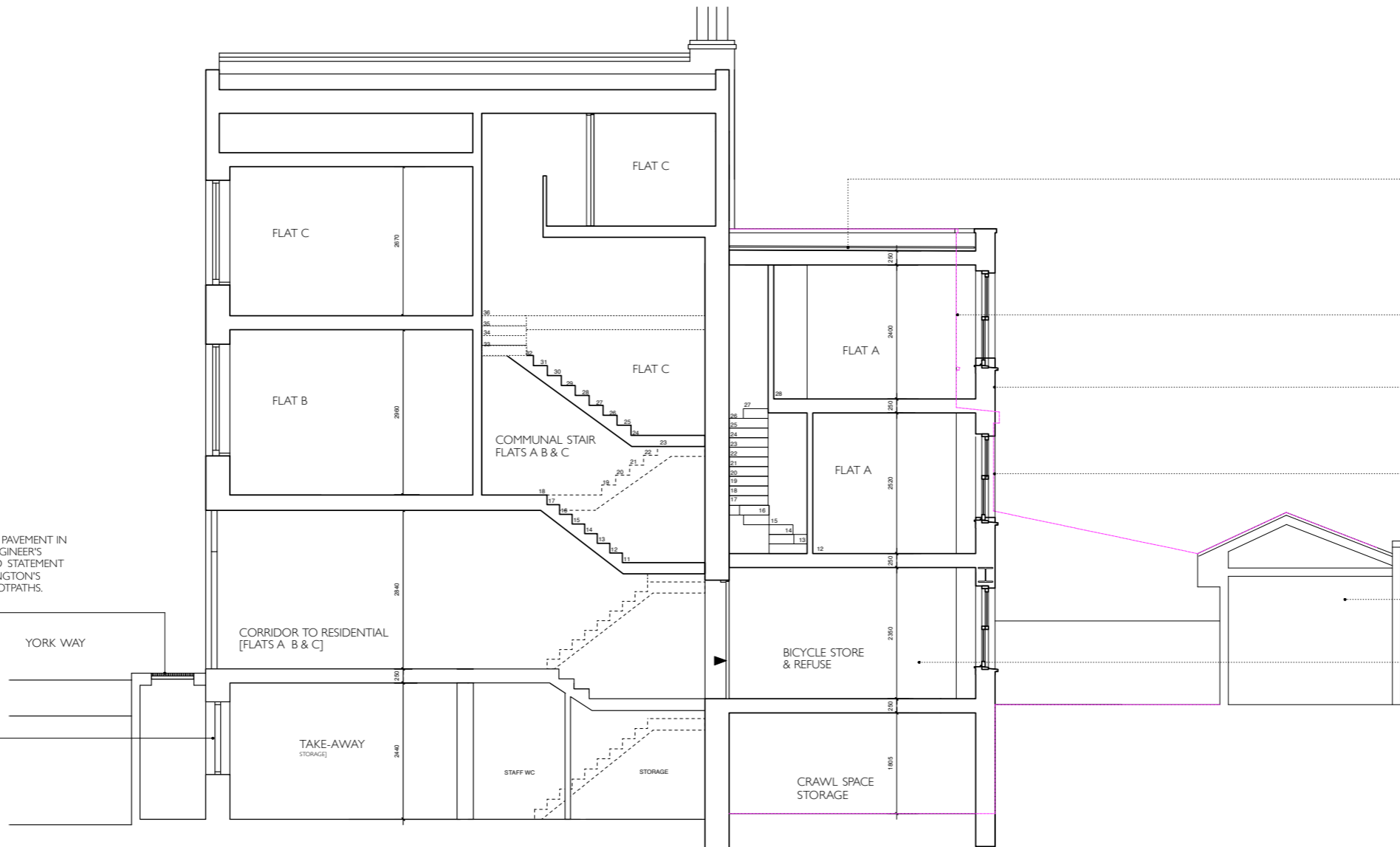
PROPOSED SECTION B-B
177 YORK WAY, LONDON N7 9LN
177YW-PR-05



- TAKE-AWAY RESTAURANT
- BICYCLE STORE & REFUSE
- FLAT A [1 BEDROOM]
- FLAT B [1 BEDROOM]
- FLAT C [1 BEDROOM]

CREATE 2no. NEW STRUCTURAL OPENINGS IN PAVEMENT IN STRICT ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN, DETAIL, SPECIFICATION AND METHOD STATEMENT AND IN COMPLIANCE WITH LB CAMDEN/ ISLINGTON'S REQUIREMENTS TO OPENINGS TO PUBLIC FOOTPATHS. INSTALL 2no. NEW PAVEMENT GRILLES.

INSTALL NEW SASH WINDOWS TO REINSTATE ORIGINAL WINDOW OPENING



PROPOSED FLAT ROOF TO UPPER PART OF REBUILT CLOSET WING EXTENSION TO BE ASPHALT WITH HARDWOOD DECKING [CONCEALED BY PARAPET]

PINK DOTTED LINE SHOWS EXISTING ROOFLINE TO REAR OF PROPERTY

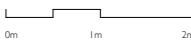
REAR CLOSET WING EXTENSION REBUILT IN TRADITIONAL MASONRY CONSTRUCTION, WITH RENDER FINISH PAINTED WHITE [TO MATCH EXISTING]

PROPOSED DOUBLE-GLAZED TIMBER FRENCH SASH WINDOWS TO TRADITIONAL DESIGN

EXISTING OUTBUILDING RETAINED

PROPOSED CHANGE OF USE TO THIS ROOM ONLY FROM ANCILLARY A5 [STORAGE ROOM FOR HOT FOOD TAKE-AWAY] TO ANCILLARY C3 [BICYCLE REFUSE & RECYCLING STORE FOR FLATS ABOVE]

PROPOSED SECTION C-C
1:100 @A3



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STATUS: PLANNING
SCALE: 1:100 @ A3
DRAWN BY: AG
DATE: 5 DECEMBER 2016

PROPOSED SECTION C-C,
177 YORK WAY, LONDON N7 9LN
177YW-PR-06A