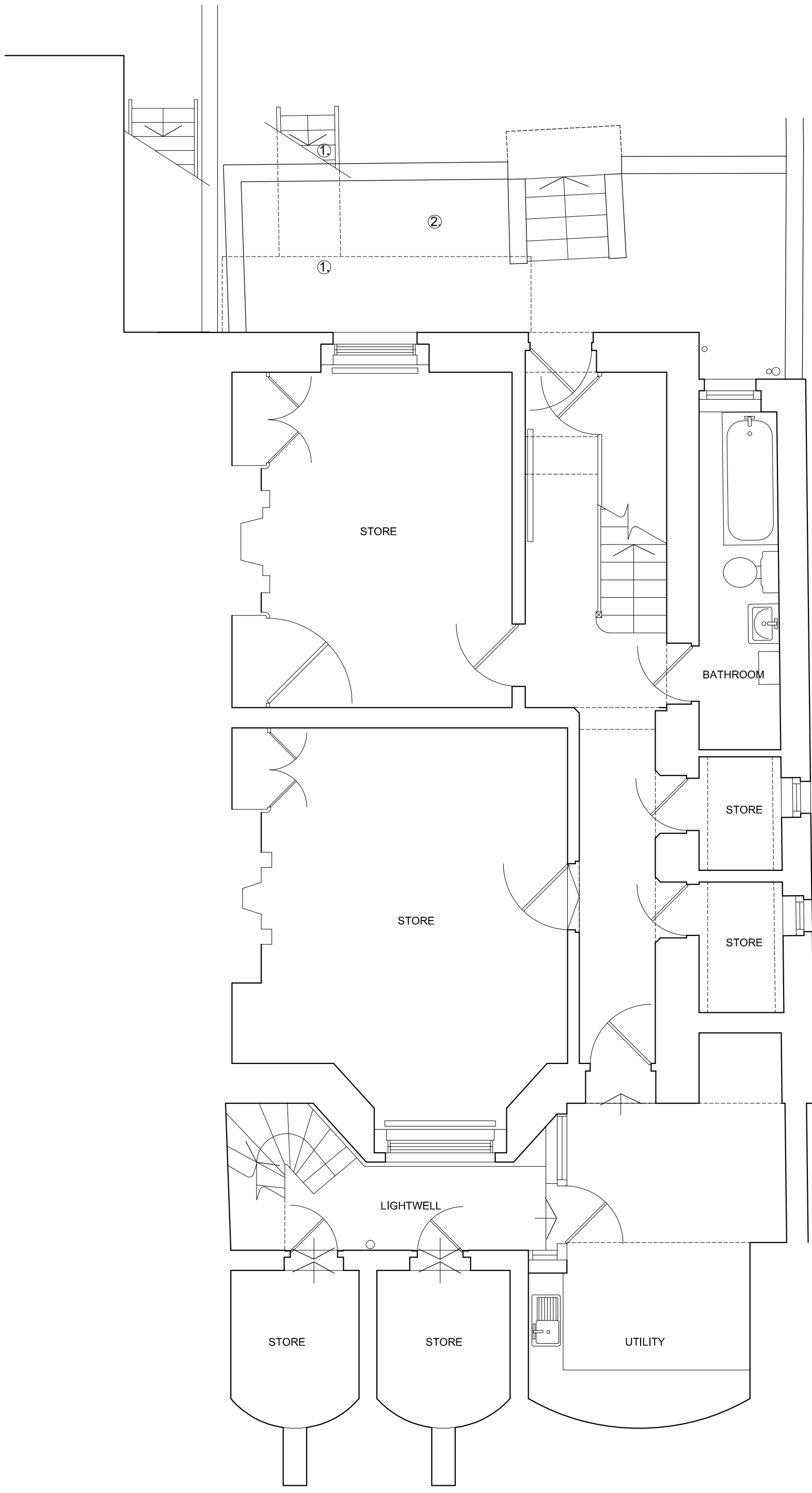


## **APPENDIX B**



EXISTING LOWER GROUND FLOOR PLAN

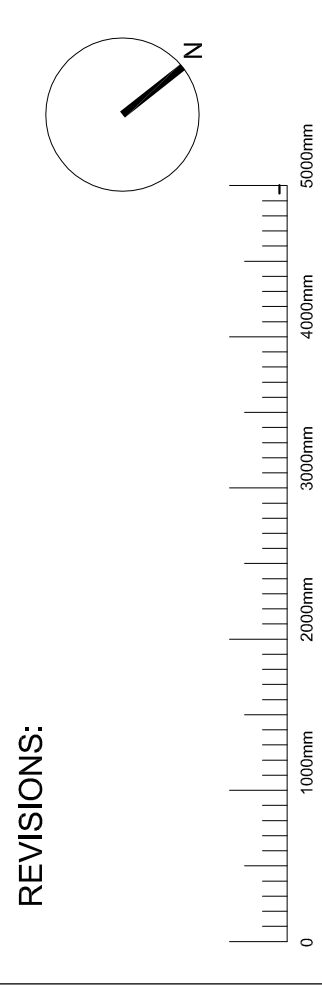
- KEY:
- 1. EXISTING TERRACE ABOVE, TO REMIAN AND EXISTING EXTERNAL STAIR, TO BE REMOVED
  - 2. EXISTING LOWER GROUND TERRACE

DRAWING:  
**EXISTING LOWER GROUND PLAN**  
**1701 / EX.01**

format: A3      scale: 1:50      date: JAN.17

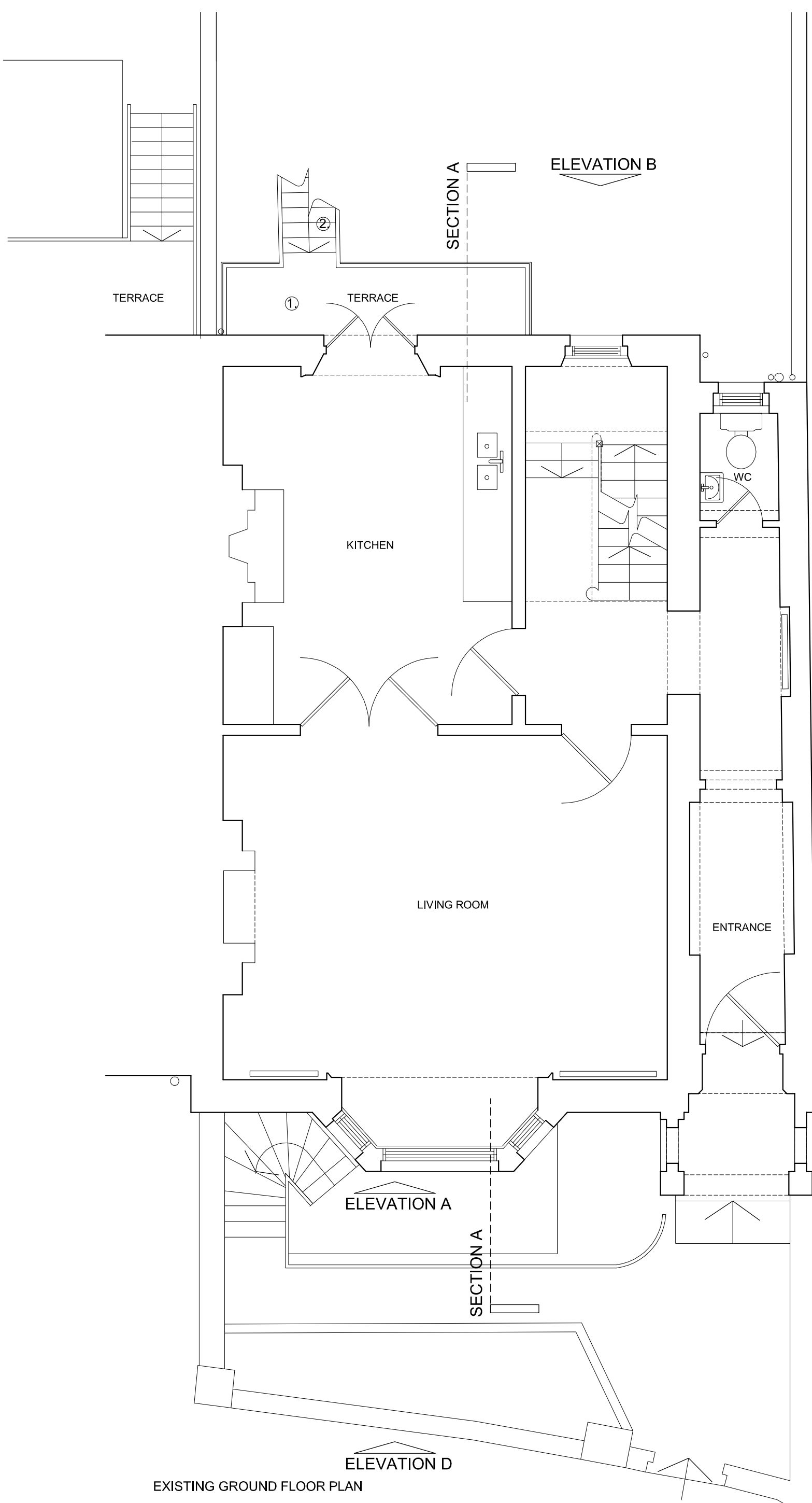
PROJECT:  
**31 St Mark's Crescent, NW1**  
 CLIENT:  
**N. Beard & C. Comber**

SHER + WHITE  
**ARCHITECTS**  
 CONTACT:  
 Deborah Sher 07966 205 219  
 Gemma White 07711 605 633



NOTES:

1. Do not scale from this drawing
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3. Report any discrepancy to the Client immediately
4. Execute all work in accordance with all laws, regulations and by-laws



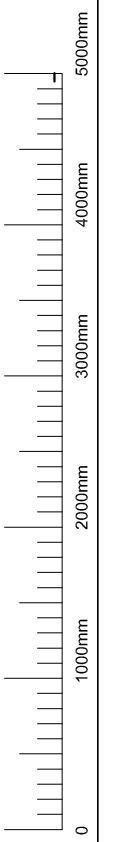
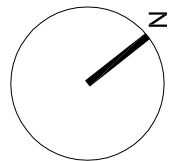
EXISTING GROUND FLOOR PLAN

- KEY:
- 1. EXISTING TERRACE
  - 2. EXISTING EXTERNAL STAIR, TO BE REMOVED

**NOTES:**

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2. Check all levels and dimensions on site before executing work
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**REVISIONS:**



**SHER + WHITE ARCHITECTS**  
 CONTACT:  
 Deborah Sher 07966 205 219  
 Gemma White 07711 605 633

**PROJECT:**  
 31 St Mark's Crescent, NW1

**CLIENT:**  
 N. Beard & C. Comber

**DRAWING:**  
 EXISTING GROUND PLAN  
**1701 / EX.02**

format: A3  
 scale: 1:50  
 date: JAN.17

EXISTING ELEVATION A



EXISTING STREET ELEVATION D

LOWER GROUND FLOOR LEVEL

GARDEN LEVEL

LOWER GROUND FLOOR CEILING LEVEL

GROUND FLOOR LEVEL

GROUND FLOOR CEILING LEVEL

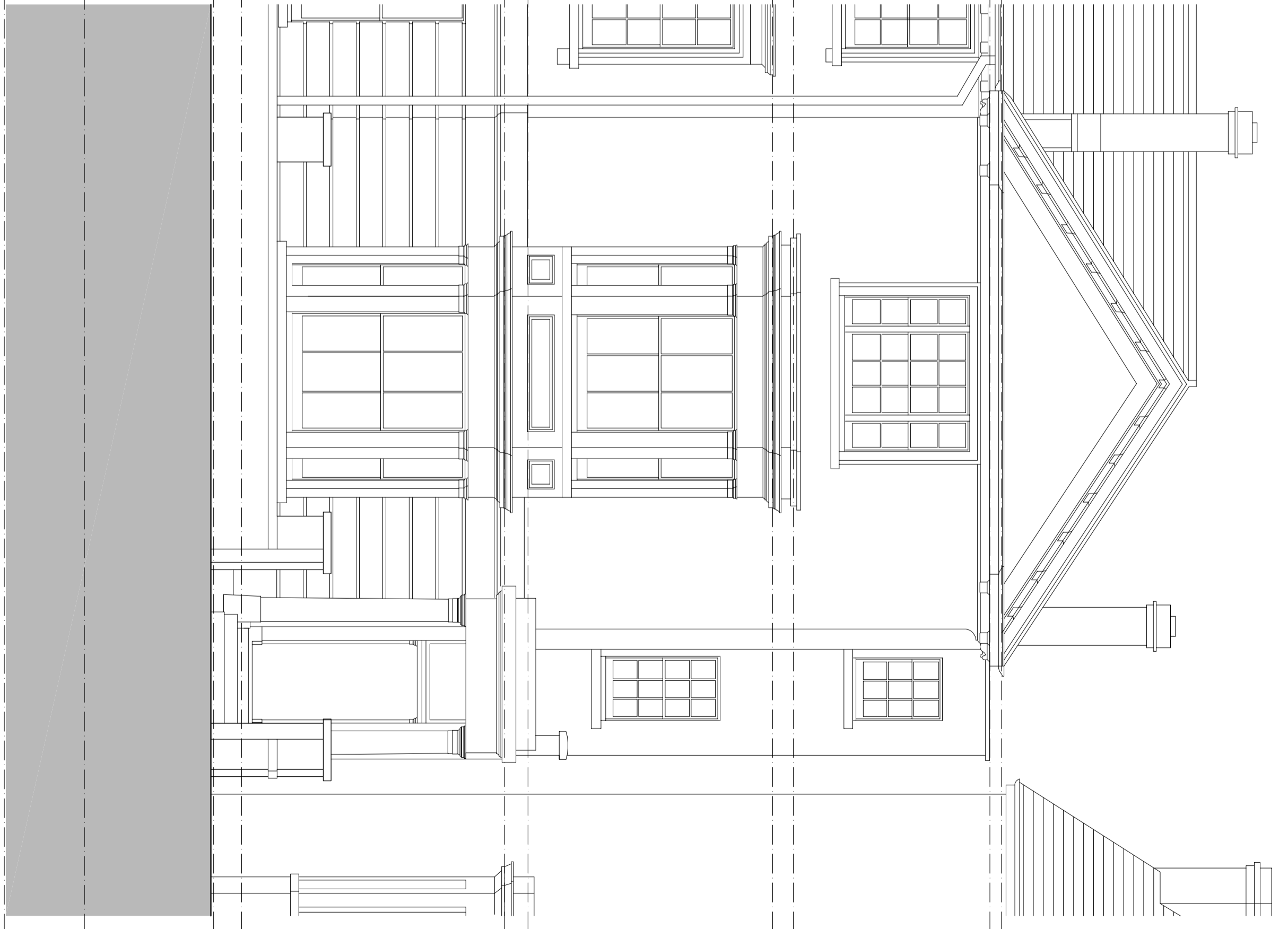
FIRST FLOOR LEVEL

FIRST FLOOR CEILING LEVEL

SECOND FLOOR LEVEL

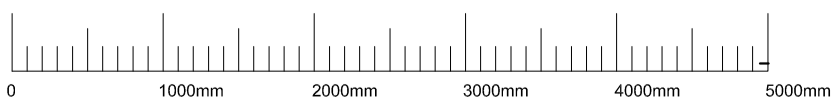
SECOND FLOOR CEILING LEVEL

LOFT LEVEL



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- 2. Check all levels and dimensions on site before executing work
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**SHER+WHITE ARCHITECTS**  
CONTACT:

Deborah Sher 07966 205 219  
Gemma White 07711 605 633

PROJECT:

31 St Mark's Crescent, NW1

CLIENT:

N. Beard & C. Comber

DRAWING: EXISTING SECTION A

**1701 / EX.10**

format:

A2

scale:

1:50

date:

JAN.17

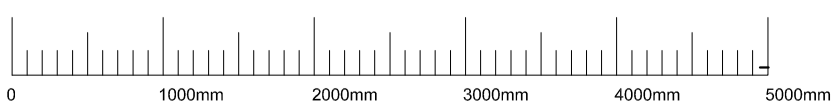
KEY:  
 1. EXISTING TERRACE AND BALUSTRADE  
 2. EXISTING EXTERNAL STAIR, TO BE REMOVED

EXISTING ELEVATION B



NOTES:

1. Do not scale from this drawing
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**SHER+WHITE  
 ARCHITECTS**

CONTACT:

Deborah Sher 07966 205 219  
 Gemma White 07711 605 633

PROJECT:

**31 St Mark's Crescent, NW1**

CLIENT:

**N. Beard & C. Comber**

DRAWING:  
**EXISTING SECTION A**

**1701 / EX.11**

format:

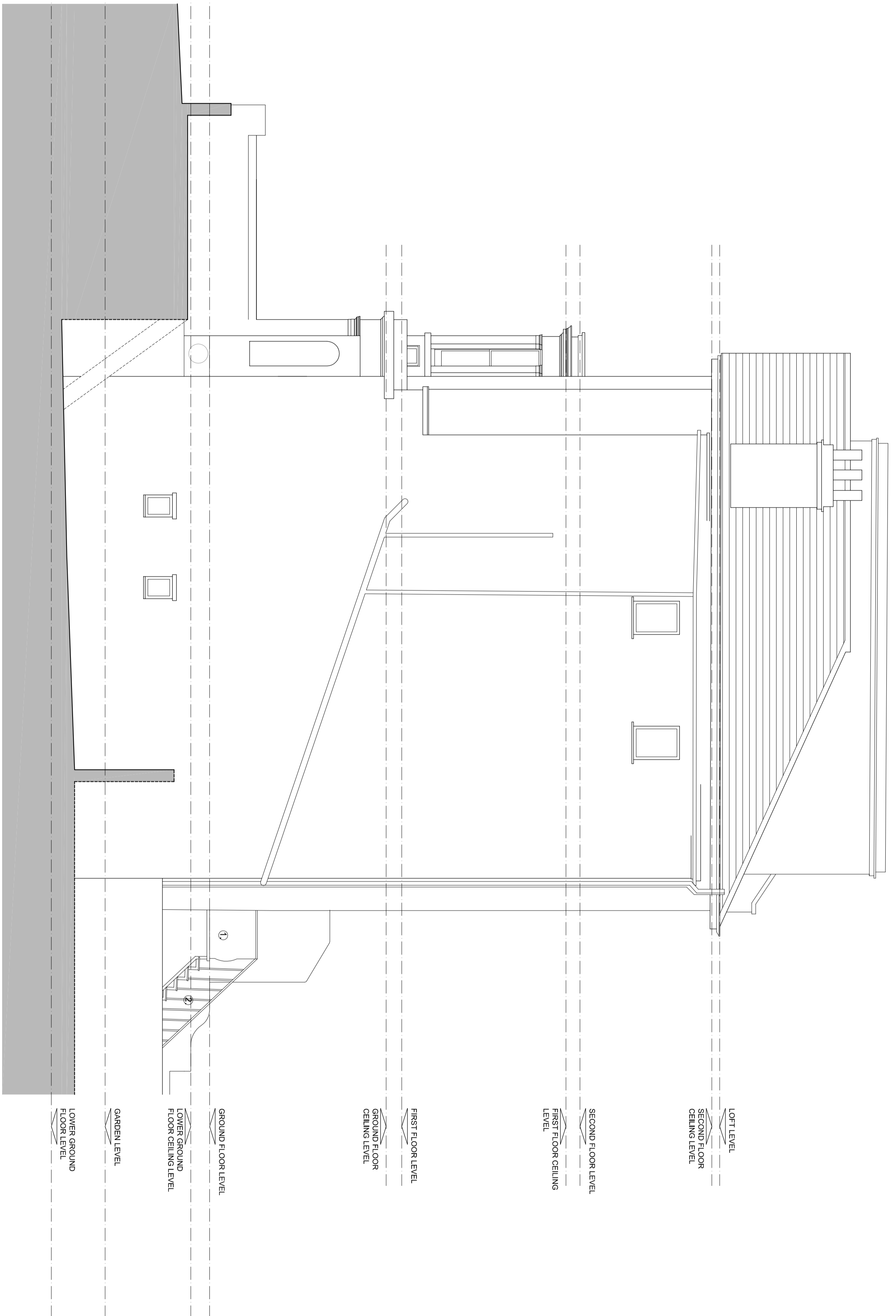
A2

scale:

1:50

date:

JAN.17

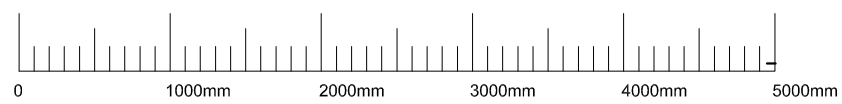


EXISTING ELEVATION C

KEY:  
 1. EXISTING TERRACE AND BALUSTRADE  
 2. EXISTING EXTERNAL STAIR, TO BE REMOVED

NOTES:

1. Do not scale from this drawing
2. Check all levels and dimensions on site before executing work
3. Report any discrepancy to the Client immediately
4. Execute all work in accordance with all laws, regulations and by-laws

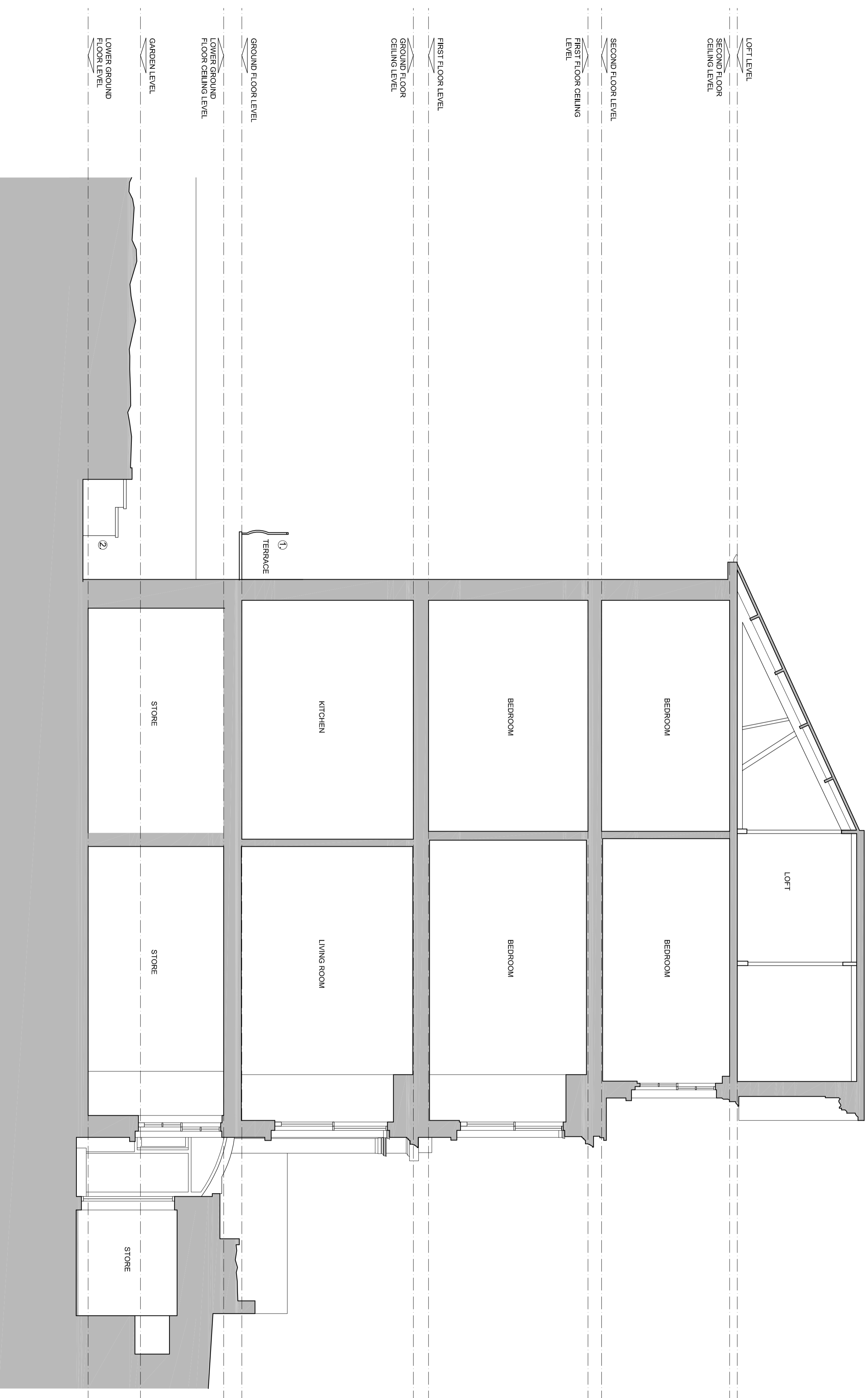


**SHER+WHITE ARCHITECTS**  
 CONTACT:  
 Deborah Sher 07966 205 219  
 Gemma White 07711 605 633

PROJECT:  
**31 St Mark's Crescent, NW1**  
 CLIENT:  
**N. Beard & C. Comber**

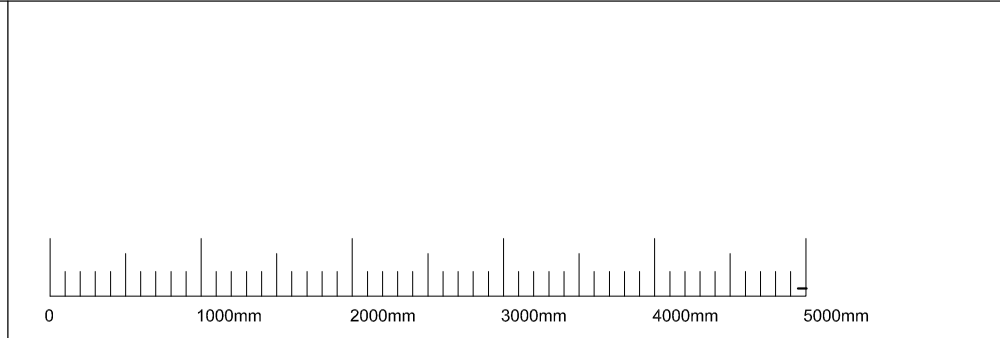
DRAWING:  
**EXISTING SECTION A**  
**1701 / EX.12**

format: A2	scale: 1:50	date: JAN.17
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EXISTING SECTION A  
 KEY:  
 1. EXISTING TERRACE  
 2. EXISTING LOWER GROUND TERRACE

NOTES:  
 1. Do not scale from this drawing  
 2. Check all levels and dimensions on site before executing work  
 3. Report any discrepancy to the Client immediately  
 4. Execute all work in accordance with all laws, regulations and by-laws

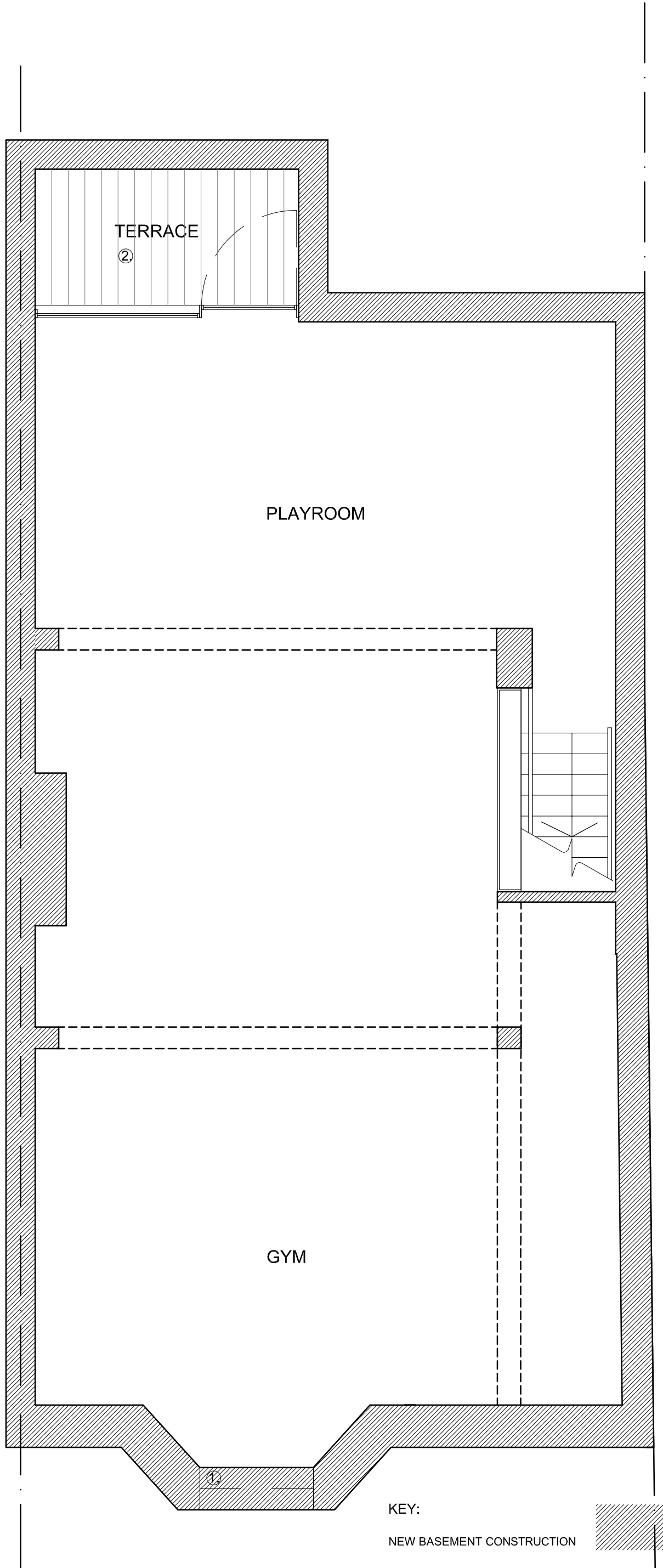


**SHER+WHITE ARCHITECTS**  
 CONTACT:  
 Deborah Sher 07966 205 219  
 Gemma White 07711 605 633

PROJECT:  
**31 St Mark's Crescent, NW1**  
 CLIENT:  
**N. Beard & C. Comber**

DRAWING:  
**EXISTING SECTION A**  
**1701 / EX.13**  
 format: A2 scale: 1:50 date: JAN.17

PROPOSED BASEMENT PLAN



KEY:

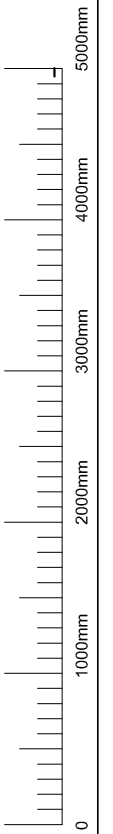
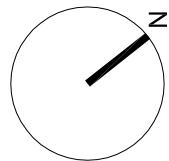
NEW BASEMENT CONSTRUCTION

- 1. HIGH LEVEL WINDOW TO PROVIDE BORROWED LIGHT FROM LOWER GROUND FLOOR LIGHTWELL
- 2. LIGHTWELL, OPEN TO LOWER GROUND FLOOR TERRACE ABOVE

NOTES:

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- 2. Check all levels and dimensions on site before executing work
- 3. Report any discrepancy to the Client immediately
- 4. Execute all work in accordance with all laws, regulations and by-laws

REVISIONS:



**SHER + WHITE**  
**ARCHITECTS**  
CONTACT:

Deborah Sher 07966 205 219  
Gemma White 07711 605 633

PROJECT:  
**31 St Mark's Crescent, NW1**

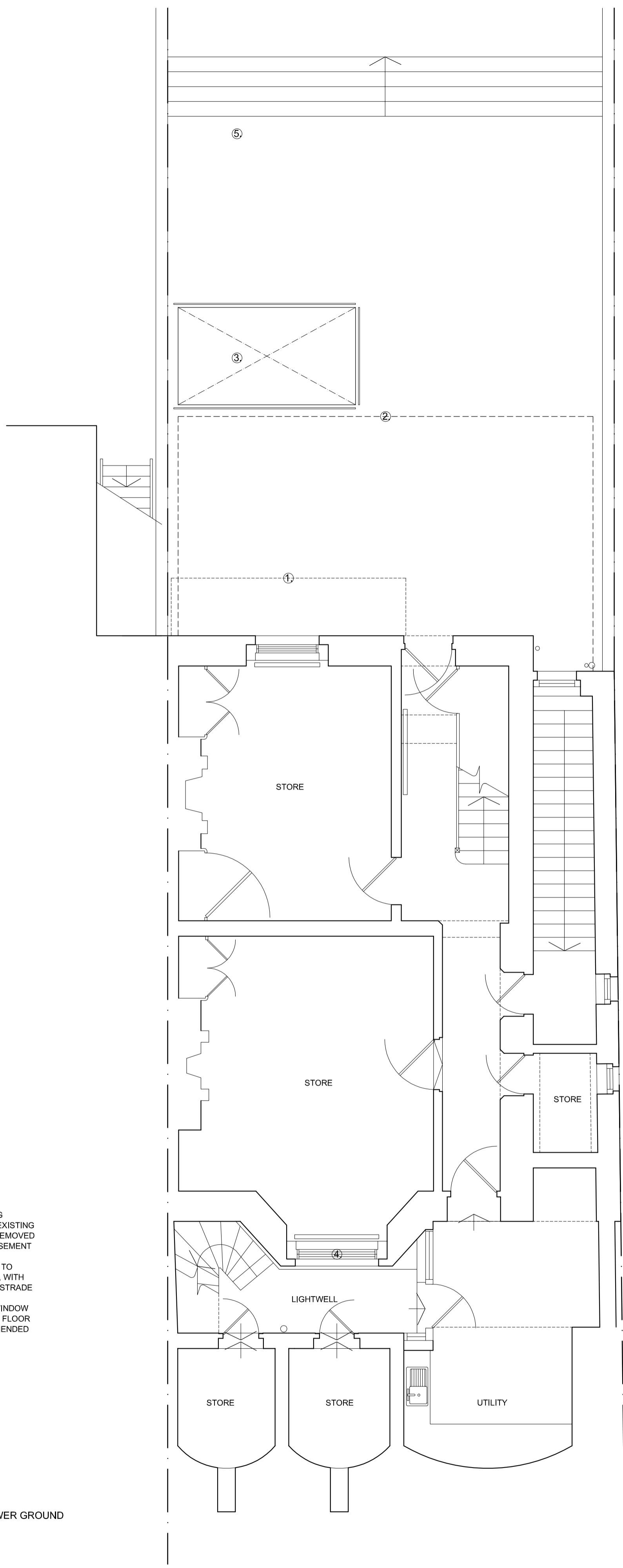
CLIENT:  
**N. Beard & C. Comber**

DRAWING:

**PROPOSED BASEMENT PLAN**  
**1701 / PL.00**

format: **A3**  
scale: **1:50**  
date: **JAN.17**





**KEY:**

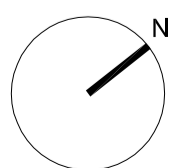
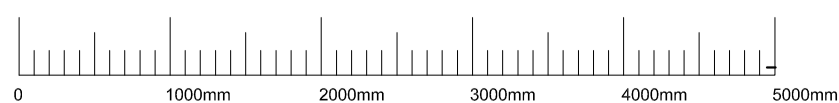
- 1. LINE OF EXISTING TERRACE ABOVE, EXISTING EXTERNAL STAIR REMOVED
- 2. LINE OF NEW BASEMENT BELOW
- 3. NEW LIGHTWELL TO BASEMENT BELOW, WITH NEW GLAZED BALUSTRADE
- 4. NEW LOW LEVEL PAINTED TIMBER WINDOW
- 5. LOWER GROUND FLOOR TERRACE AREA AMENDED

PROPOSED LOWER GROUND FLOOR PLAN

**NOTES:**

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- 3. Report any discrepancy to the Client immediately
- 4. Execute all work in accordance with all laws, regulations and by-laws

**REVISIONS:**



**SHER+WHITE ARCHITECTS**  
CONTACT:

Deborah Sher 07966 205 219  
Gemma White 07711 605 633

**PROJECT:**

31 St Mark's Crescent, NW1

**CLIENT:**

N. Beard & C. Comber

**DRAWING:**

**PROPOSED LOWER GROUND PLAN**  
**1701/PL.01**

format:

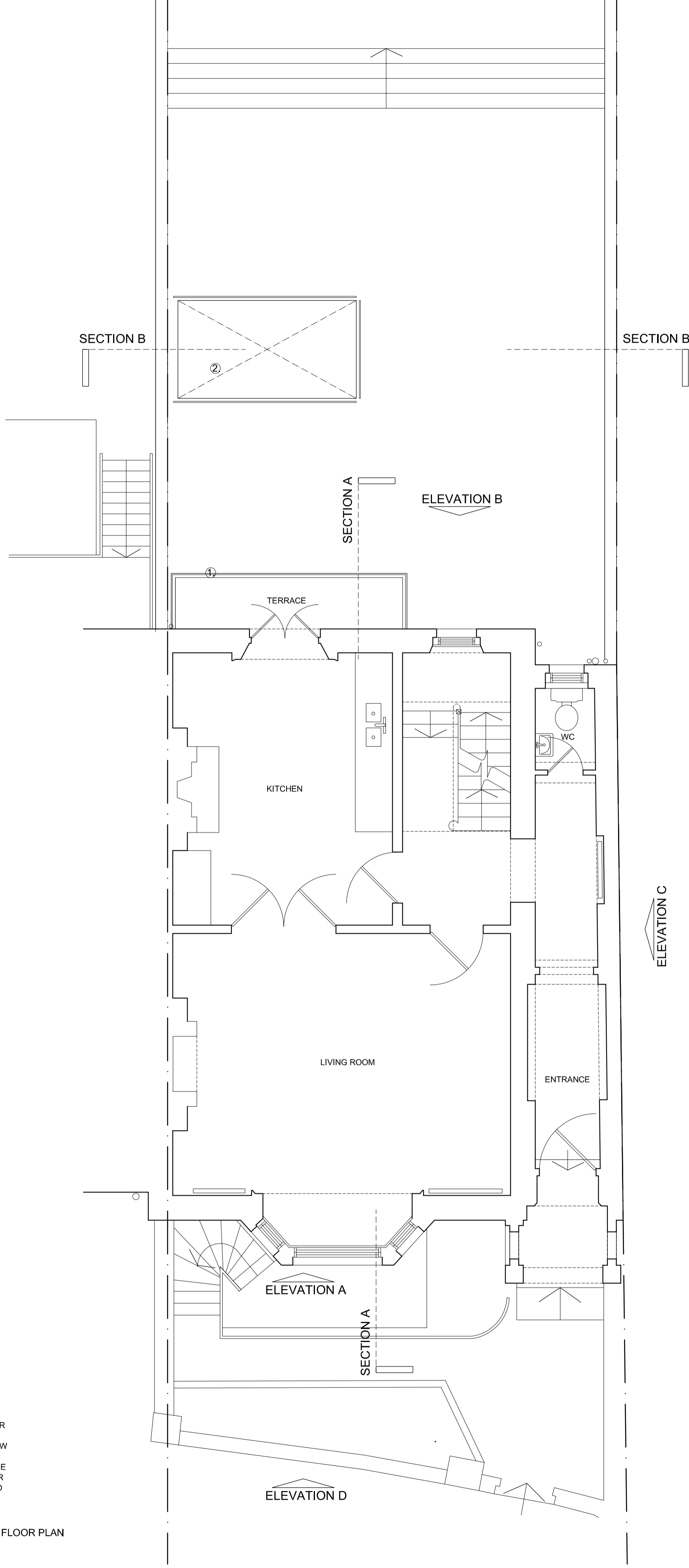
A2

scale:

1:50

date:

JAN.17



- KEY:**
- 1. EXISTING TERRACE, EXISTING EXTERNAL STAIR REMOVED
  - 2. NEW LIGHTWELL TO NEW BASEMENT BELOW, WITH NEW GLAZED BALUSTRADE
  - 3. LOWER GROUND FLOOR TERRACE AREA AMENDED

PROPOSED GROUND FLOOR PLAN

**NOTES:**

1. Do not scale from this drawing
2. Check all levels and dimensions on site before executing work
3. Report any discrepancy to the Client immediately
4. Execute all work in accordance with all laws, regulations and by-laws

**REVISIONS:**

**SHER+WHITE ARCHITECTS**  
 CONTACT:  
 Deborah Sher 07966 205 219  
 Gemma White 07711 605 633

**PROJECT:**  
 31 St Mark's Crescent, NW1  
**CLIENT:**  
 N. Beard & C. Comber

**DRAWING:**  
 PROPOSED GROUND PLAN  
**1701/PL.02**

format:	scale:	date:
A2	1:50	DEC.17



PROPOSED ELEVATION A

KEY:

1. NEW PAINTED TIMBER WINDOW

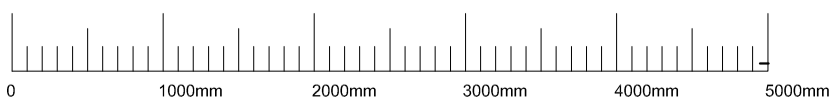


PROPOSED ELEVATION D  
NO CHANGES TO THIS ELEVATION

LOWER GROUND FLOOR LEVEL  
LOWER GROUND FLOOR CEILING LEVEL  
GROUND FLOOR LEVEL

NOTES:

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**SHER+WHITE ARCHITECTS**

CONTACT:

Deborah Sher 07966 205 219  
Gemma White 07711 605 633

PROJECT:

31 St Mark's Crescent, NW1

CLIENT:

**N. Beard & C. Comber**

DRAWING:

**PROPOSED ELEVATIONS A & D  
1701 / PL.10**

format:

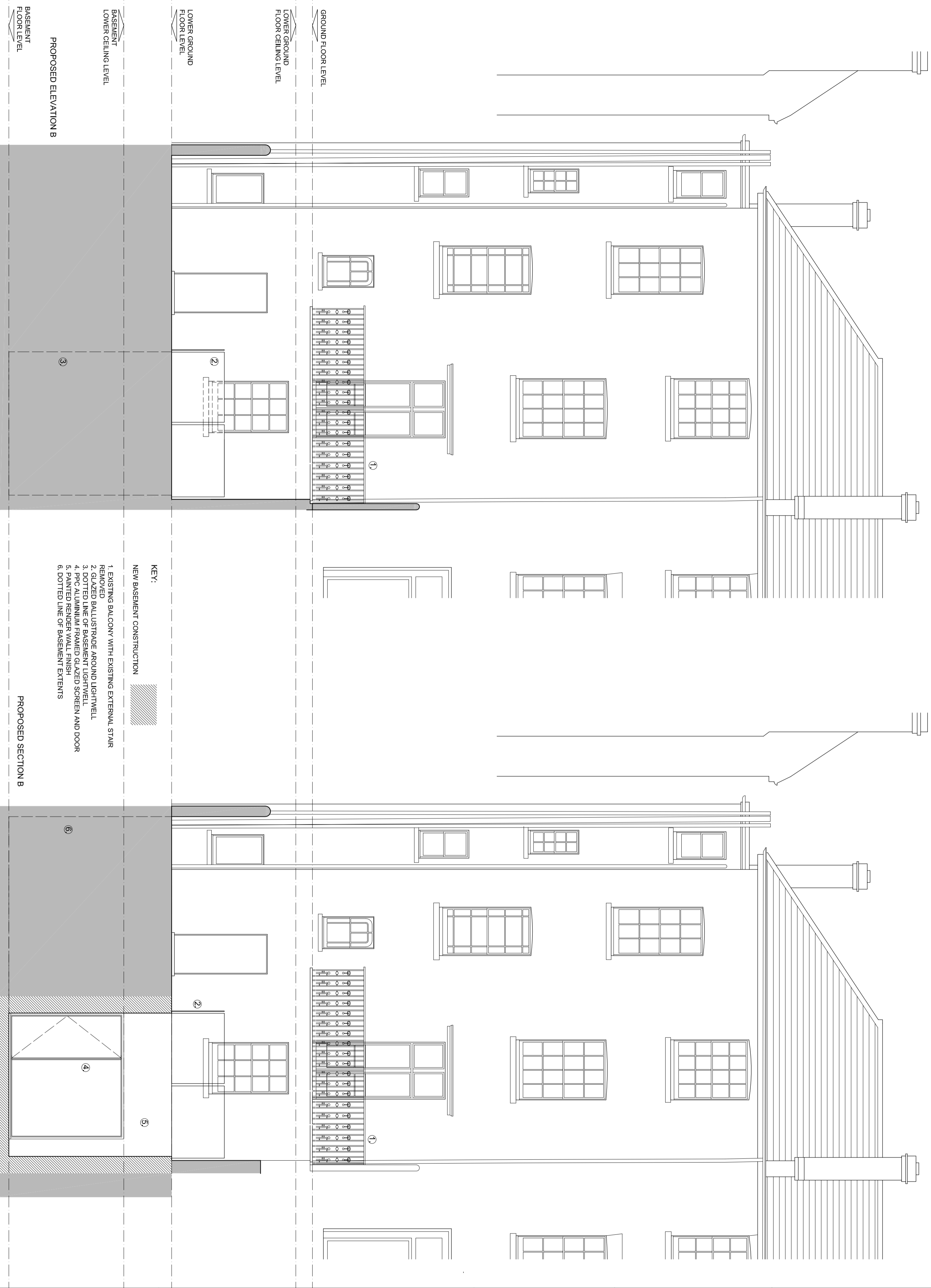
A2

scale:

1:50

date:

JAN.17



PROPOSED ELEVATION B

BASEMENT FLOOR LEVEL

BASEMENT LOWER CEILING LEVEL

LOWER GROUND FLOOR LEVEL

LOWER GROUND FLOOR CEILING LEVEL

GROUND FLOOR LEVEL

KEY:

NEW BASEMENT CONSTRUCTION

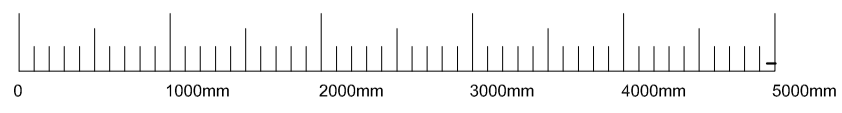


- 1. EXISTING BALCONY WITH EXISTING EXTERNAL STAIR REMOVED
- 2. GLAZED BALUSTRADE AROUND LIGHTWELL
- 3. DOTTED LINE OF BASEMENT LIGHTWELL
- 4. PPC ALUMINIUM FRAMED GLAZED SCREEN AND DOOR
- 5. PAINTED RENDER WALL FINISH
- 6. DOTTED LINE OF BASEMENT EXTENTS

PROPOSED SECTION B

**NOTES:**

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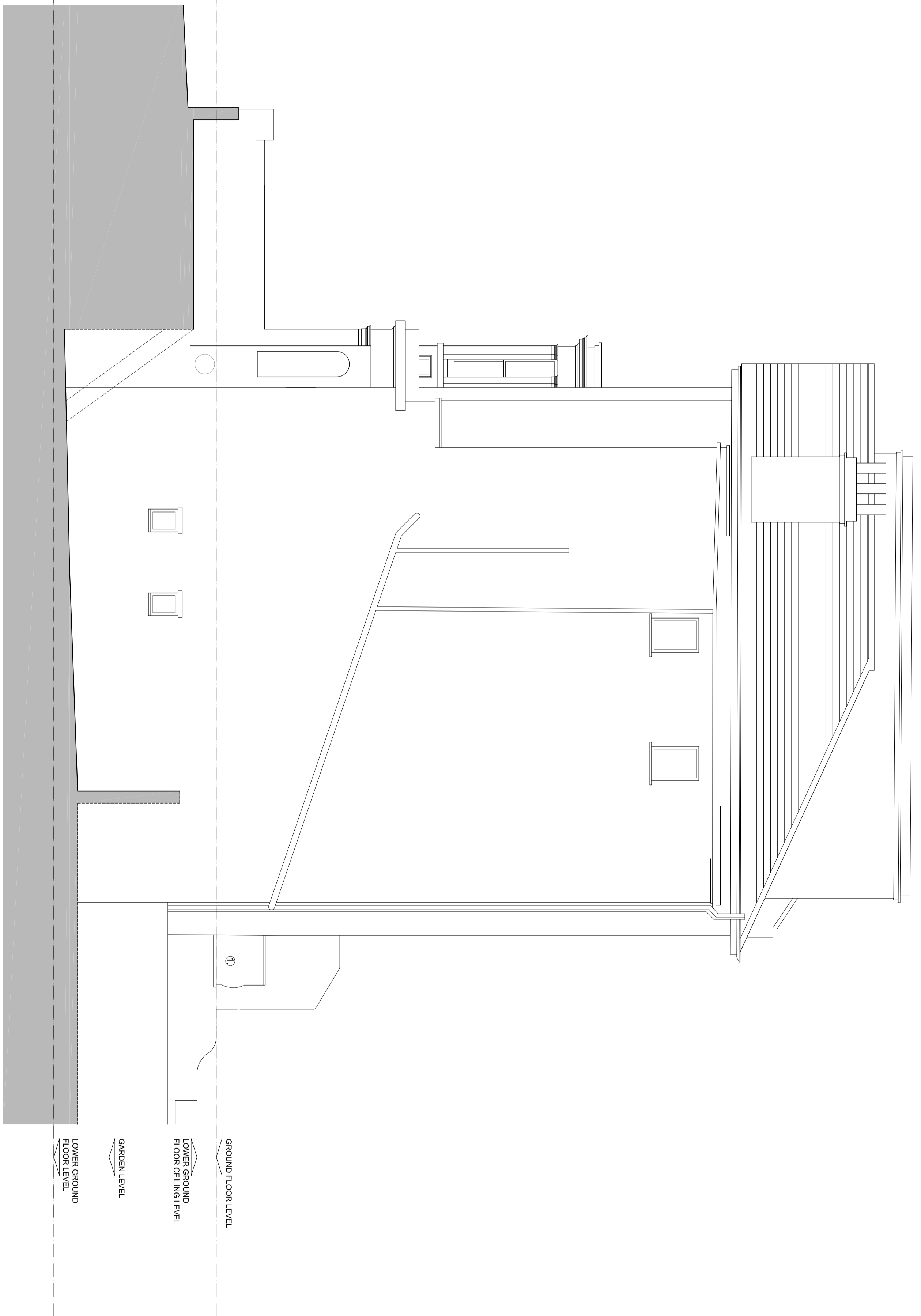


**SHER+WHITE ARCHITECTS**  
 CONTACT:  
 Deborah Sher 07966 205 219  
 Gemma White 07711 605 633

**PROJECT:**  
 31 St Mark's Crescent, NW1  
**CLIENT:**  
 N. Beard & C. Comber

**DRAWING:**  
 PROPOSED ELEV B AND SECTION B  
**1701 / PL.11**

format:	scale:	date:
A2	1:50	JAN.17



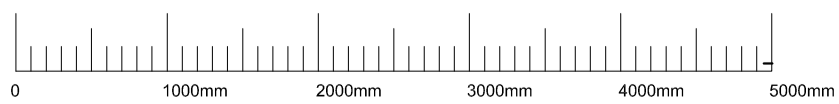
PROPOSED ELEVATION C

KEY:

1. EXISTING BALCONY WITH EXISTING EXTERNAL STAIR REMOVED

NOTES:

1. Do not scale from this drawing
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**SHER+WHITE ARCHITECTS**

CONTACT:

Deborah Sher 07966 205 219  
Gemma White 07711 605 633

PROJECT:

31 St Mark's Crescent, NW1

CLIENT:

**N. Beard & C. Comber**

DRAWING:  
**PROPOSED ELEVATION C**

**1701 / PL.12**

format:

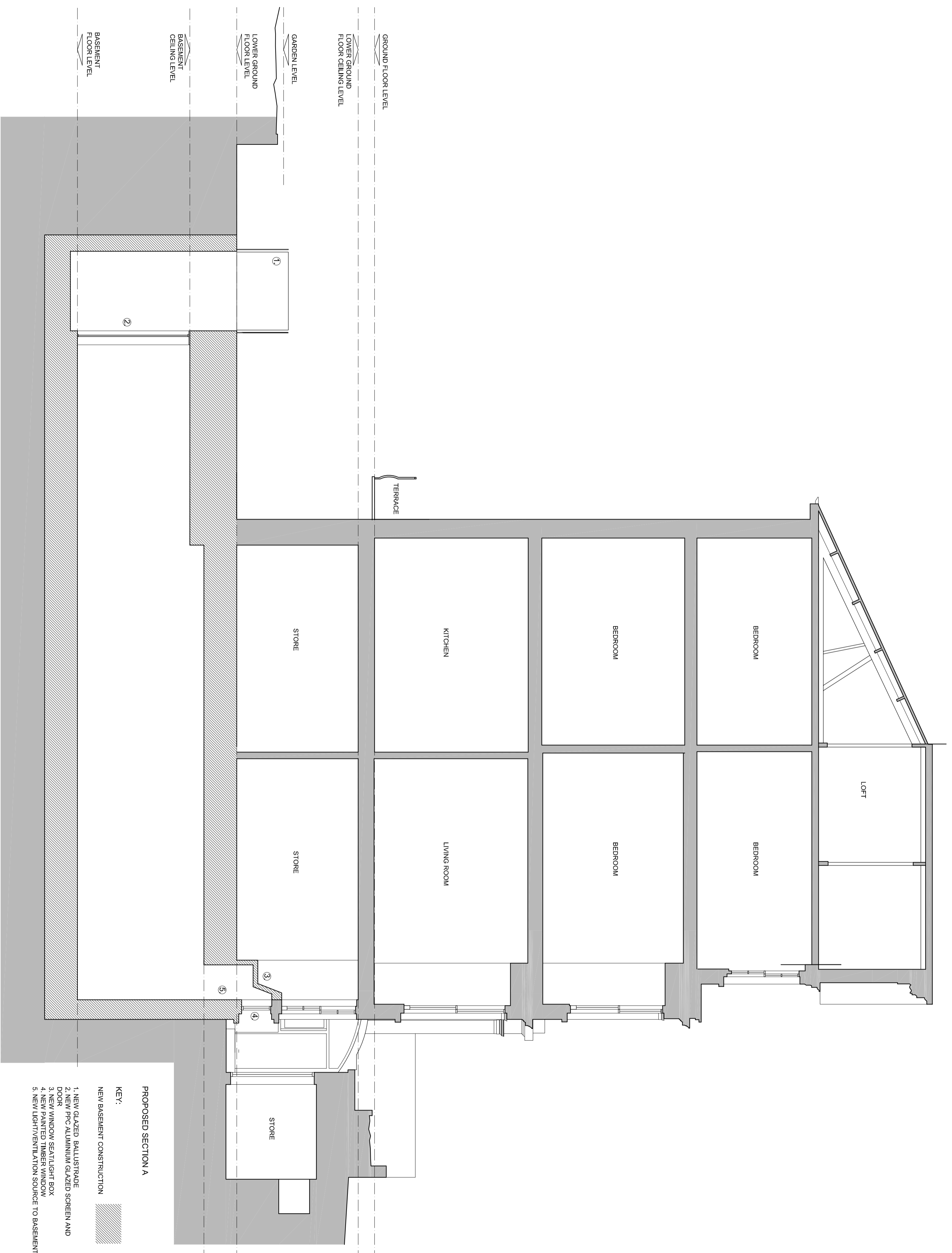
A2

scale:

1:50

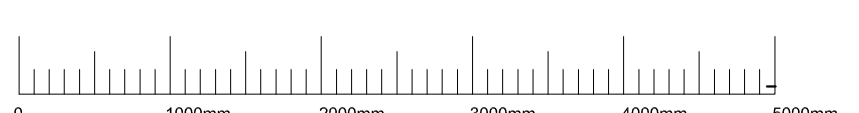
date:

JAN.17



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**SHER+WHITE ARCHITECTS**

CONTACT:

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Gemma White 07711 605 633

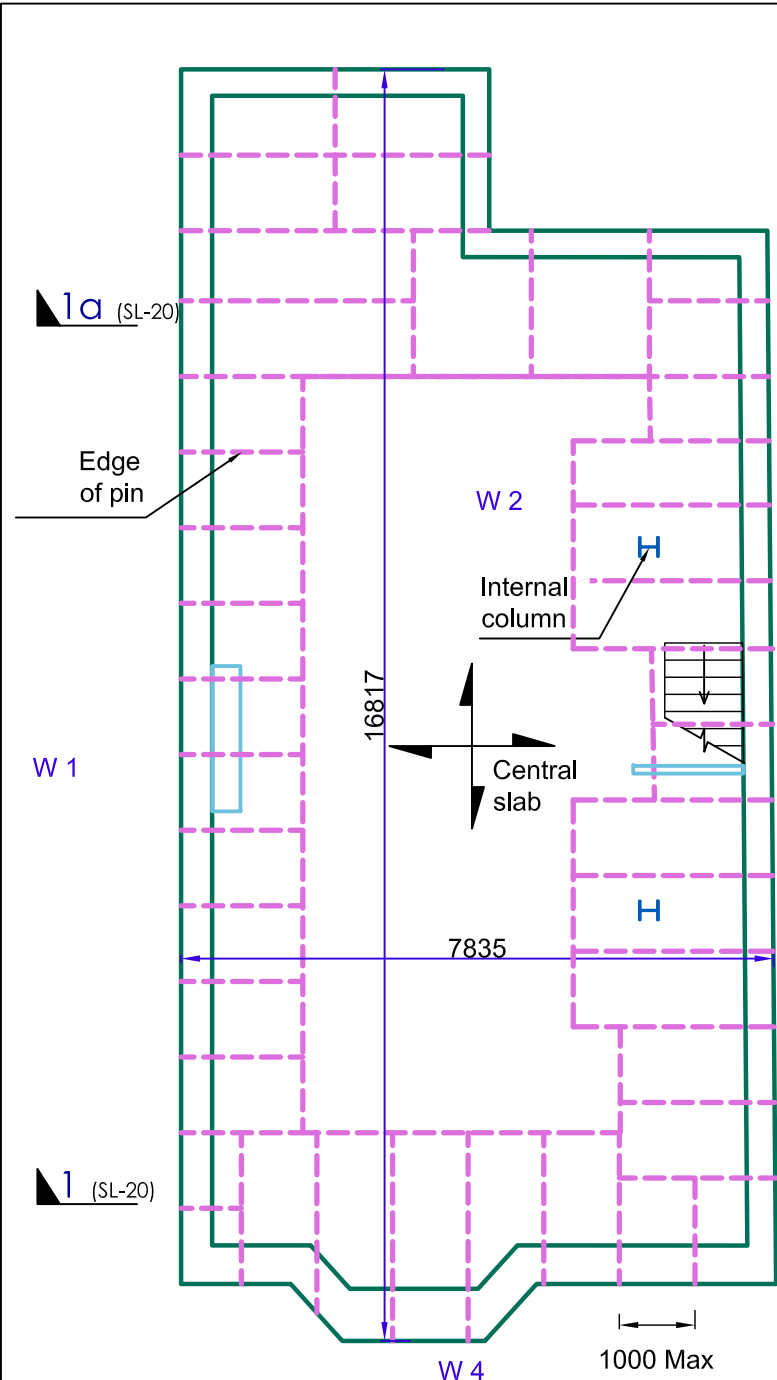
PROJECT:  
**31 St Mark's Crescent, NW1**

CLIENT:  
**N. Beard & C. Comber**

DRAWING:  
**PROPOSED SECTION A**

**1701 / PL.13**

format:	scale:	date:
A2	1:50	JAN.17



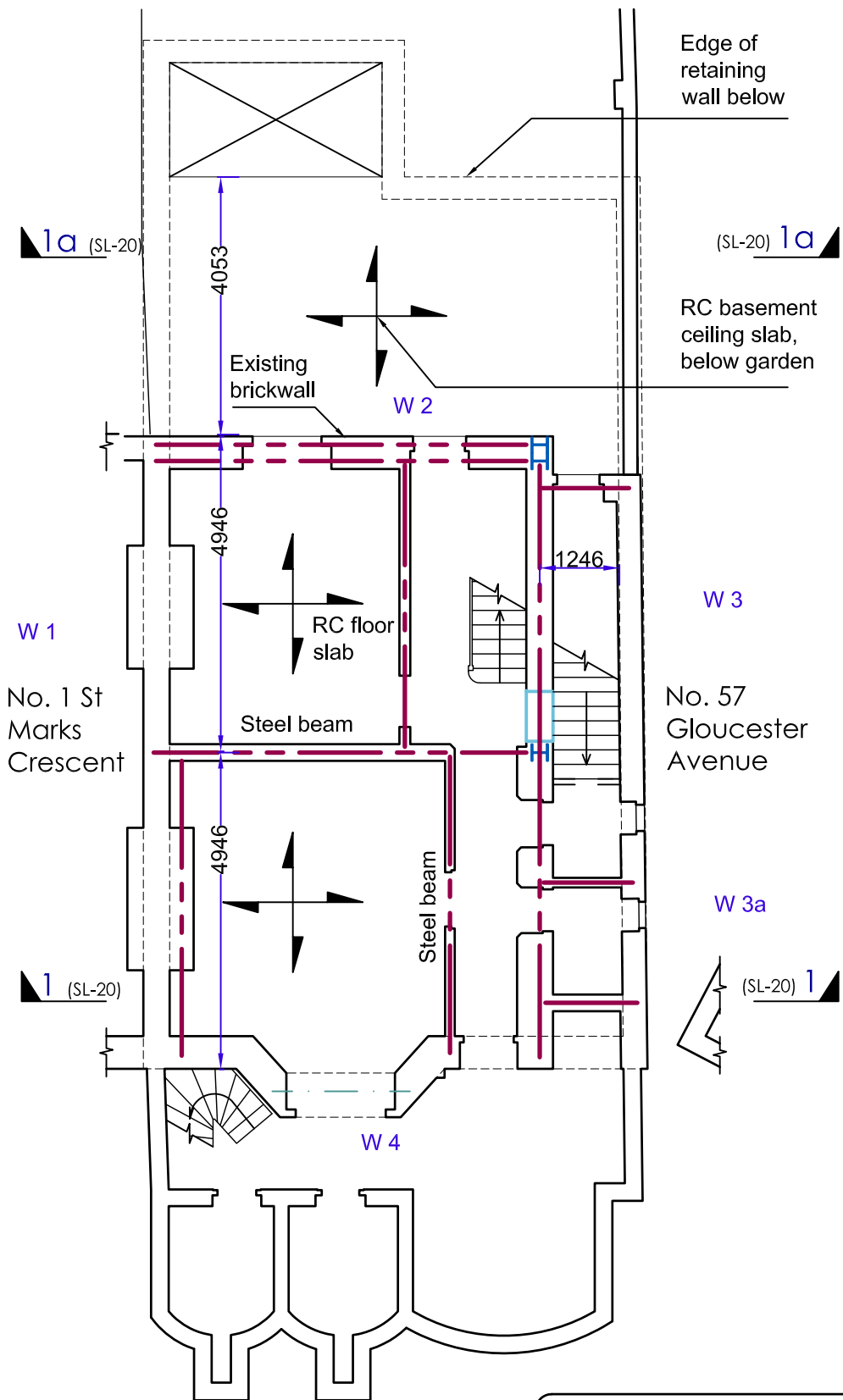
**Basement Floor Plan**  
(Scale 1:100)

ALL DIMENSIONS SHOWN ARE APPROXIMATE

**- PLANNING ISSUE -  
NOT FOR CONSTRUCTION**

Rev	Date	Amendments
	12.02.2017	First issue for comment

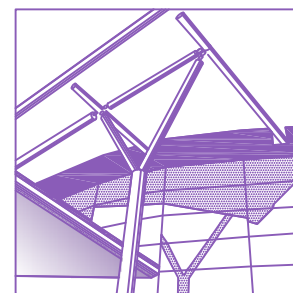
**DRAFT**



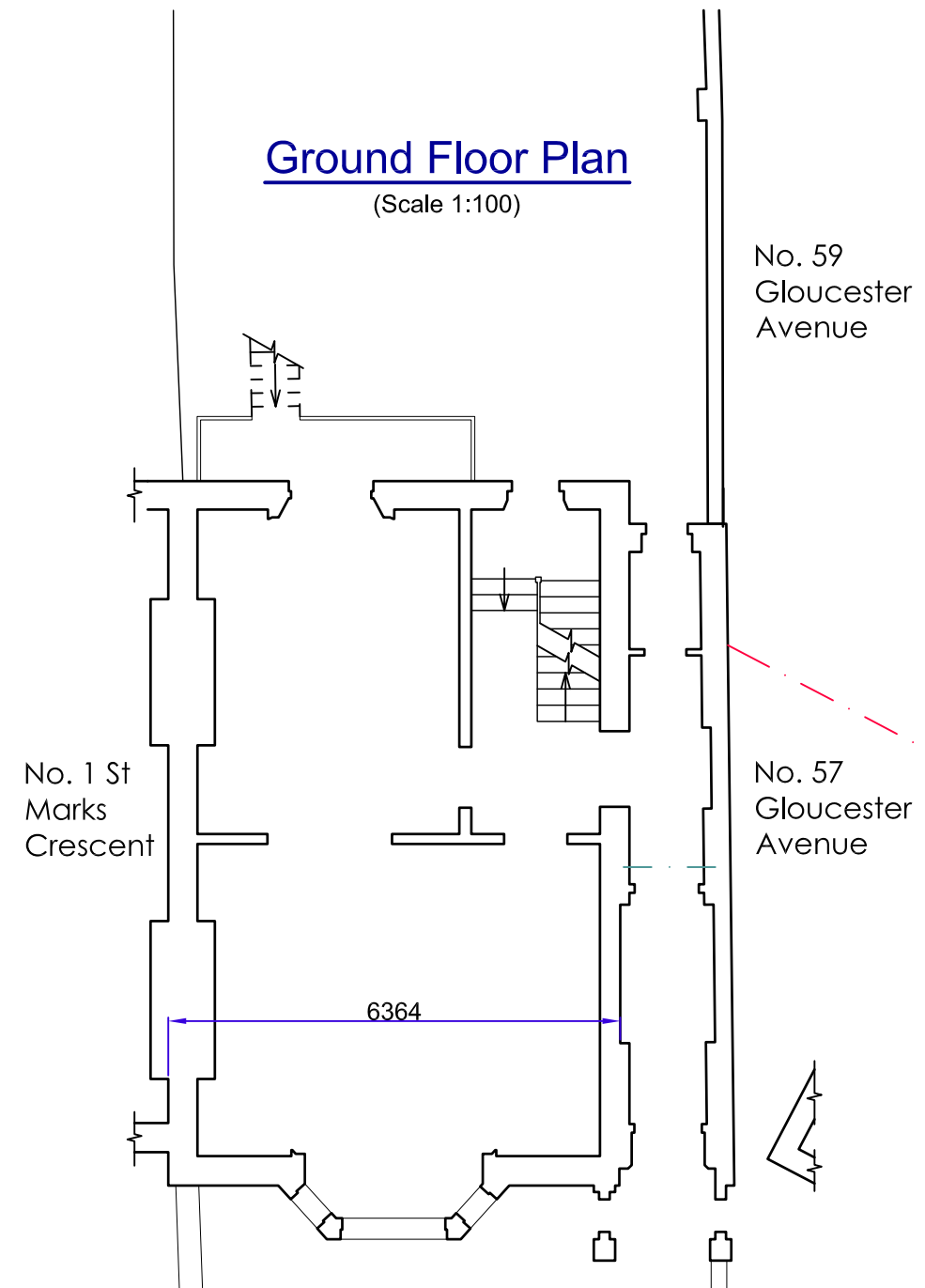
**Lower Ground Floor Plan**  
(Scale 1:100)

**Croft Structural Engineers**

Clockshop Mews,  
r/o 60 Saxon Rd,  
London, SE25 5EH.  
020 8684 4744  
www.croftse.co.uk

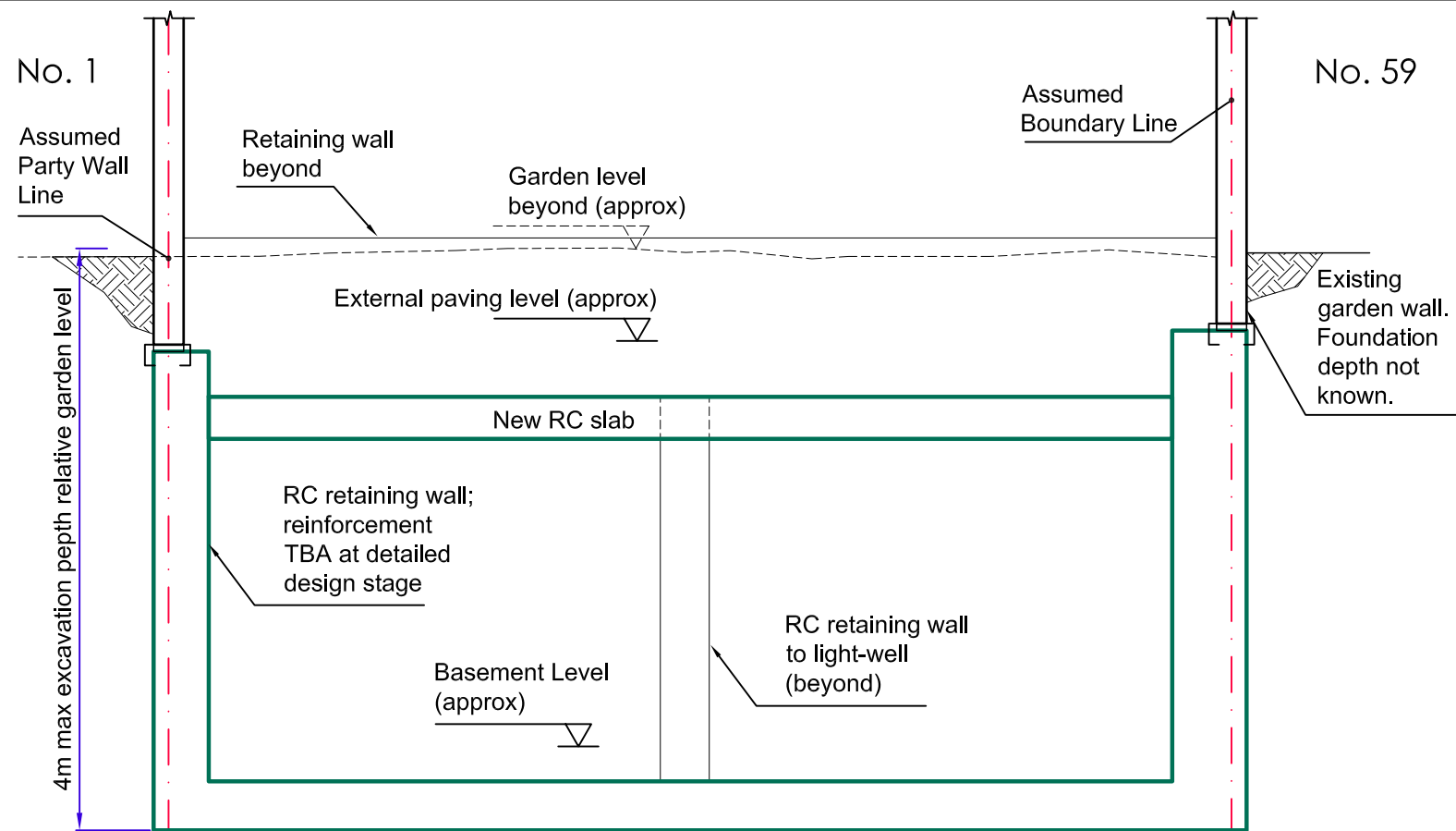


**Ground Floor Plan**  
(Scale 1:100)

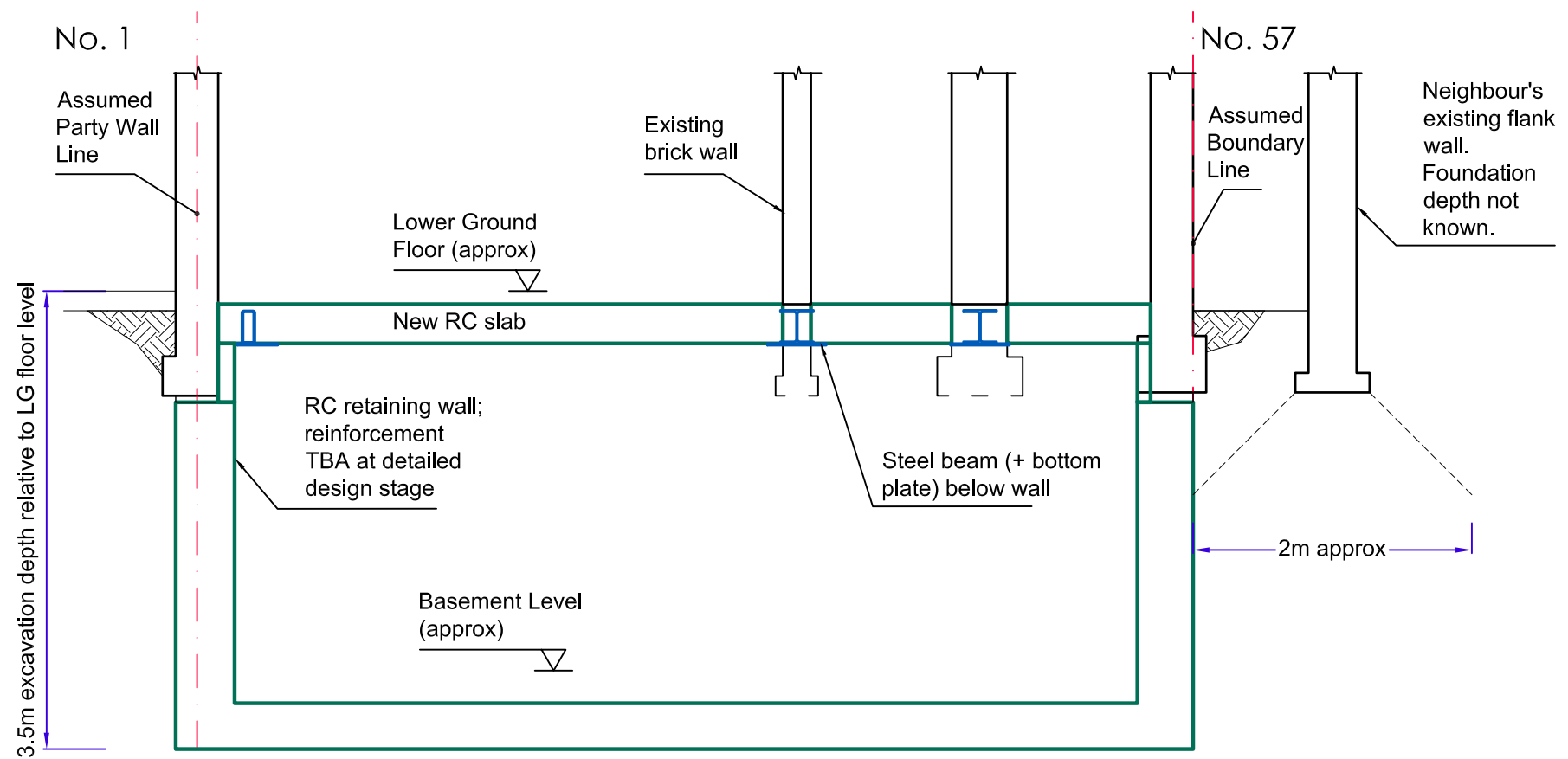


Job No. <b>161202</b>	Drawn <b>GW</b>	Scale As shown @ A3
Dwg No. <b>SL-10</b>	Rev. -	Date Jan 2017

Client:	Basement Design Studio
Project:	31 St Marks Crescent
Title :	Structural Scheme Design



**Section 1a-1a**  
(1:50)



**Section 1-1**  
(1:50)

**- PLANNING ISSUE -  
NOT FOR CONSTRUCTION**

<b>DRAFT</b>		
Rev	Date	Amendments
	27.02.2017	First issue for comment

Job No.	Drawn	Scale
161202	GW	As shown @ A3
Dwg No.	Chkd	Date
SL-20	-	Jan 2017

**Croft Structural Engineers**

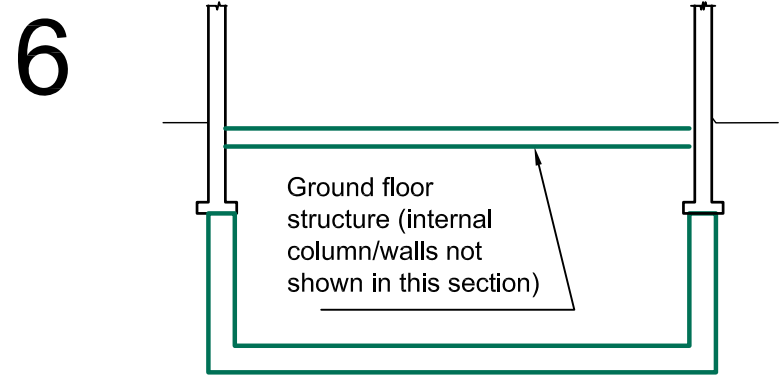
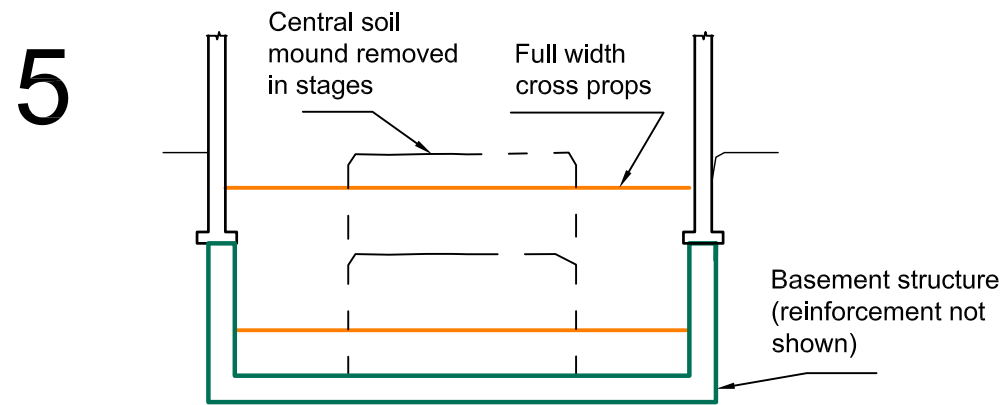
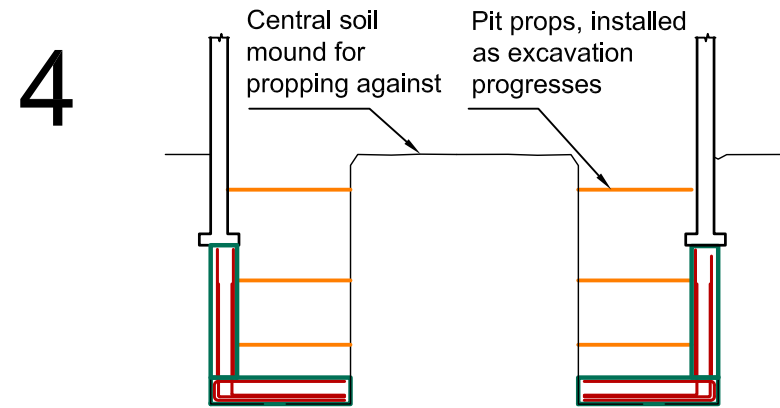
Clockshop Mews,  
r/o 60 Saxon Rd,  
London, SE25 5EH.  
020 8684 4744  
www.croftse.co.uk

Client:	Basement Design Studio
Project:	31 St Marks Crescent
Title :	Structural Scheme Design



Outline construction sequence

1. Break away floor Lower Ground Floor slab, excavate and cast pins that will support ends of new steel beams
2. Needle and prop front, rear and internal load-bearing walls from existing lower ground floor slab
3. Locally demolish lower ground floor slab to allow steel beams to be inserted below load-bearing walls, insert steel and drypack to load-bearing walls
4. Continue to excavate basement perimeter walls in 1m wide hit and miss segments, leaving in place the central soil mound for propping against (see diagram)
5. Excavate central soil mound, installing full width cross props as excavation progresses (see diagram).
6. Cast basement slab (see diagram). Props may be remove after basement structure is complete.



Typical section through building showing construction sequence

(1:100)

**- PLANNING ISSUE -  
NOT FOR CONSTRUCTION**

<b>DRAFT</b>		17.02.2017	First issue for comment
Rev	Date	Amendments	

Job No.	Drawn	Scale
161202	GW	As shown @ A3
Dwg No.	Chkd	Date
TW-10	-	Jan 2017

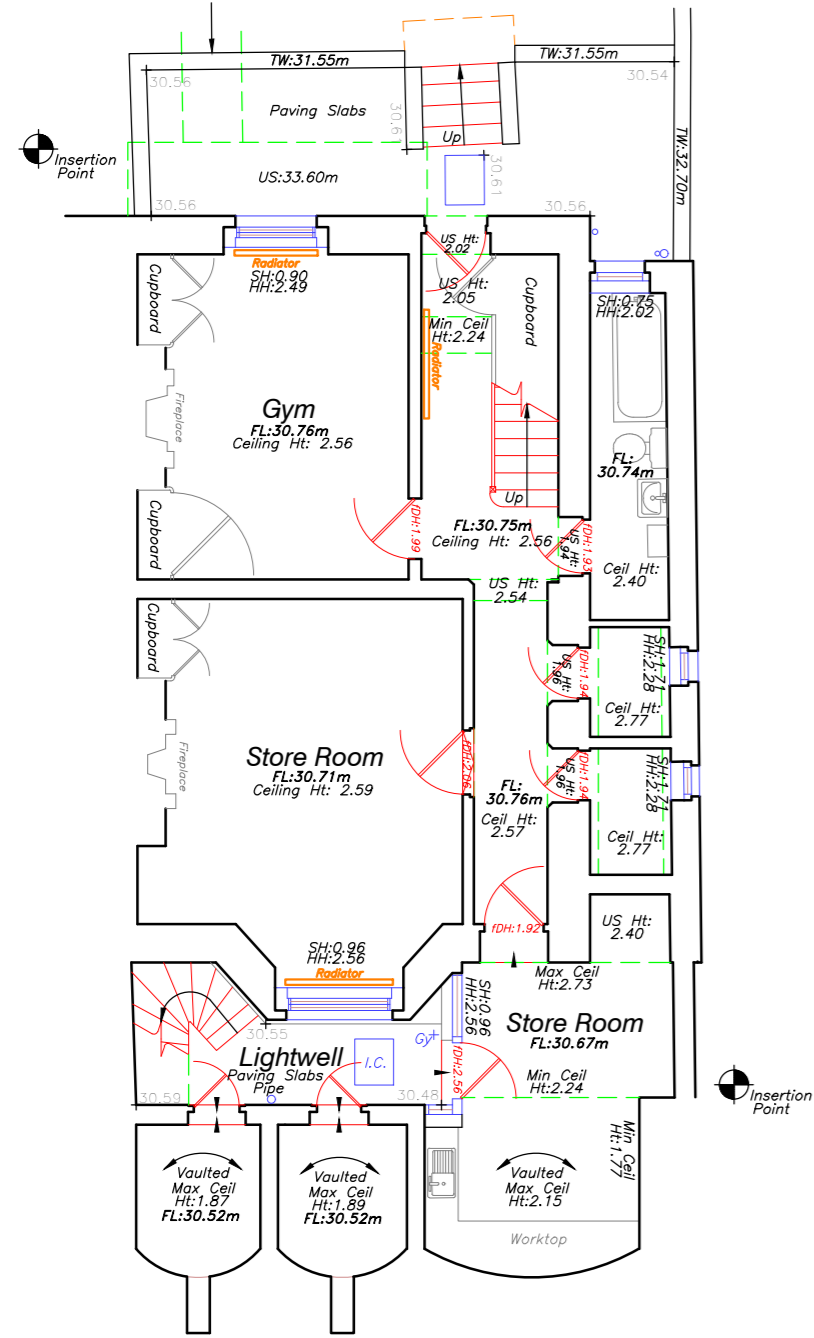
**Croft Structural Engineers**

Clockshop Mews,  
r/o 60 Saxon Rd,  
London, SE25 5EH.  
020 8684 4744  
www.croftse.co.uk

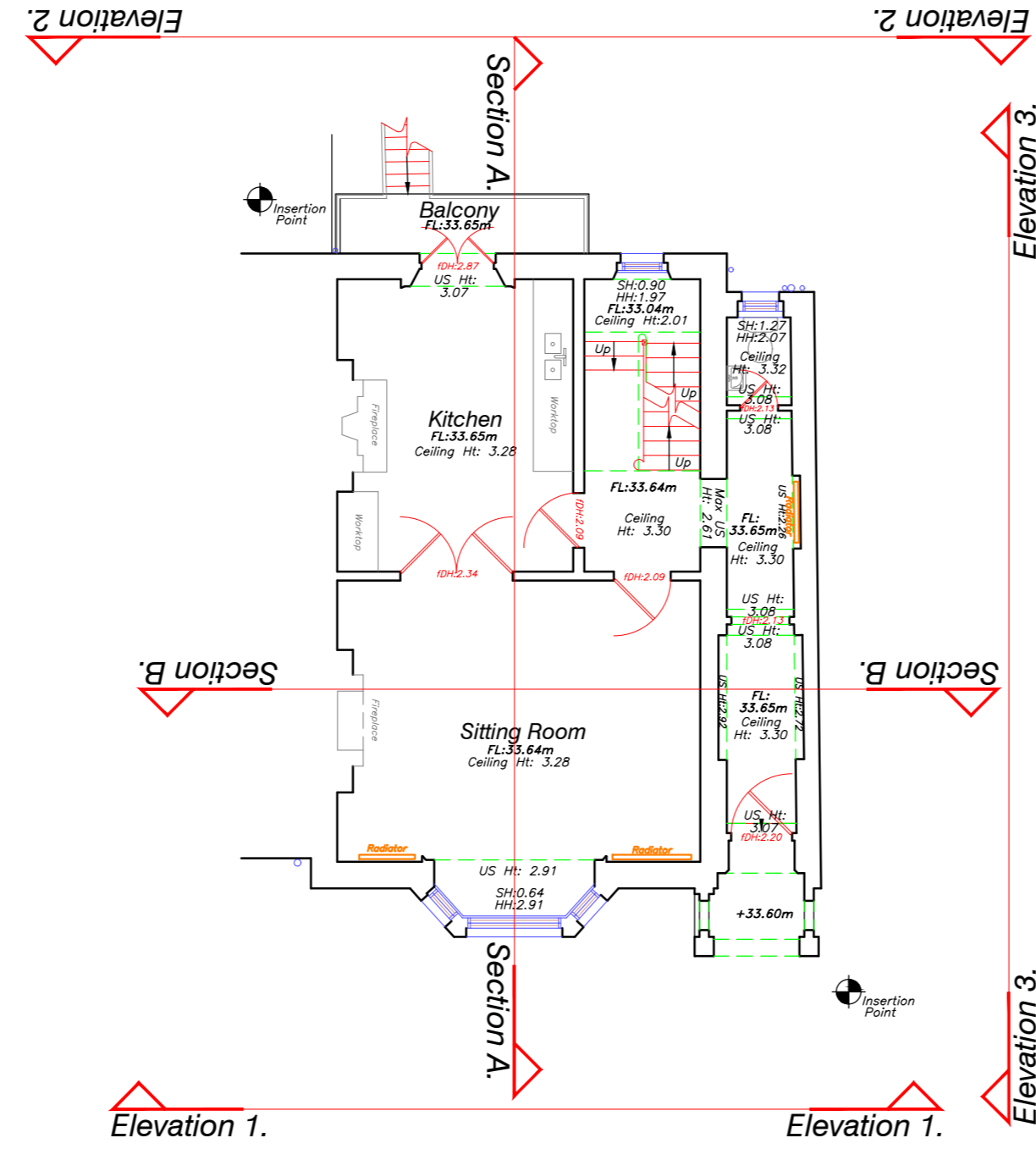
Client:	Basement Design Studio
Project:	31 St Marks Crescent
Title :	Temporary Works Scheme Design



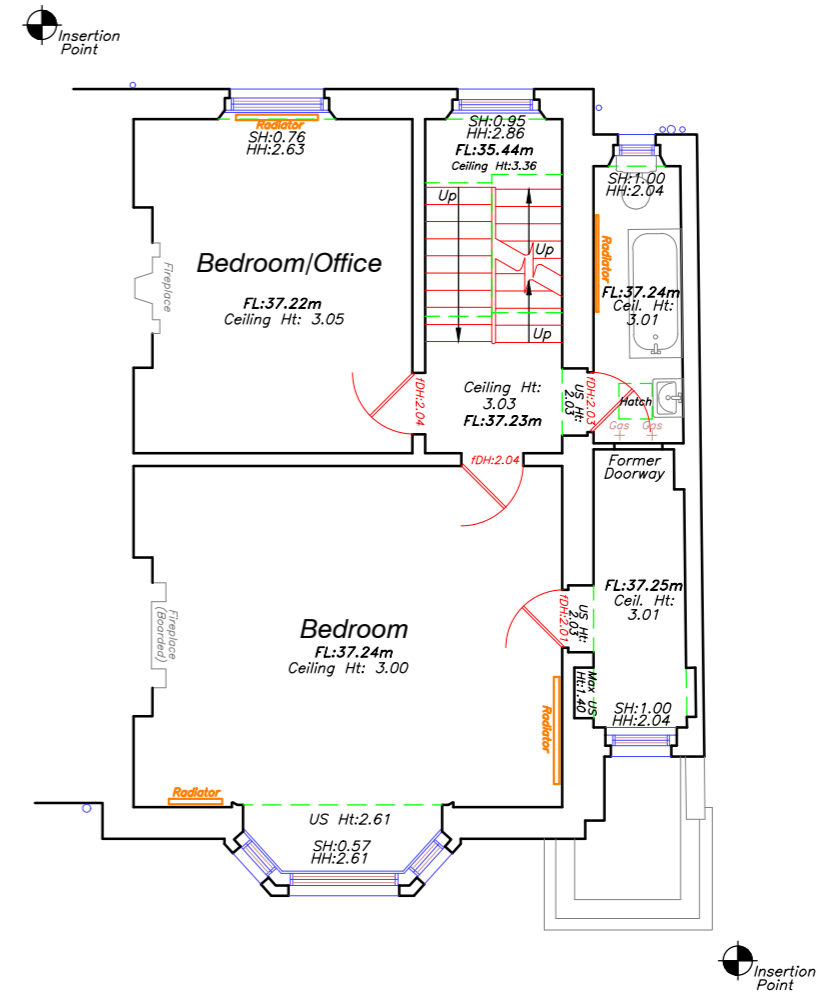
## Basement



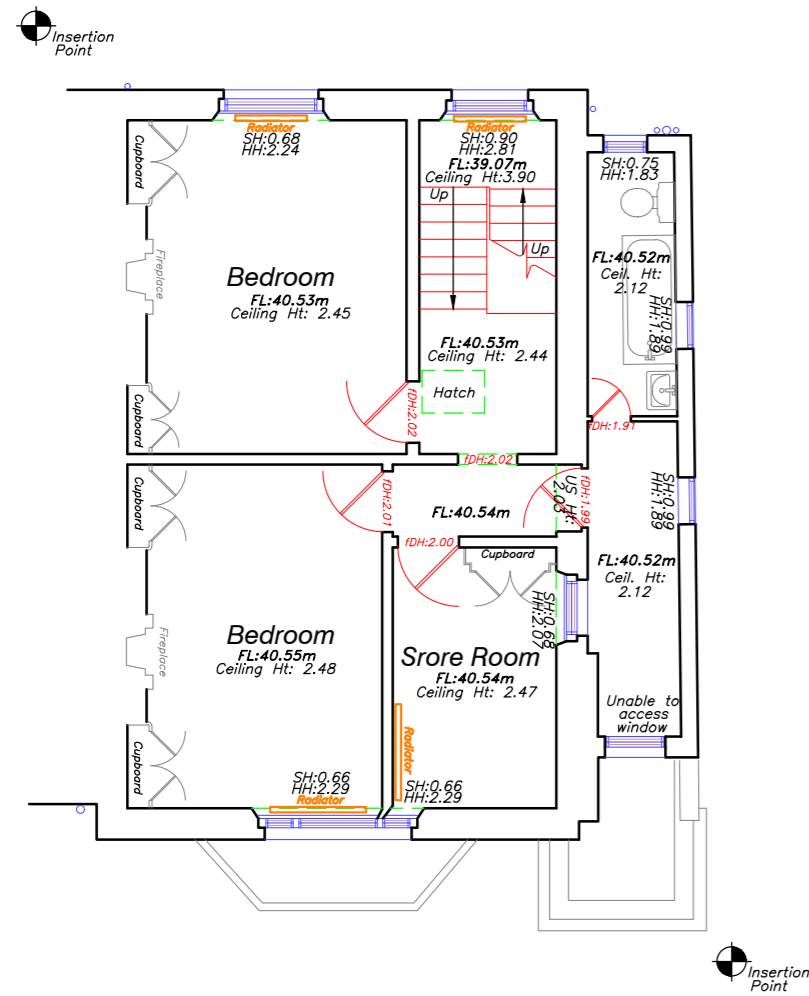
## Ground Floor



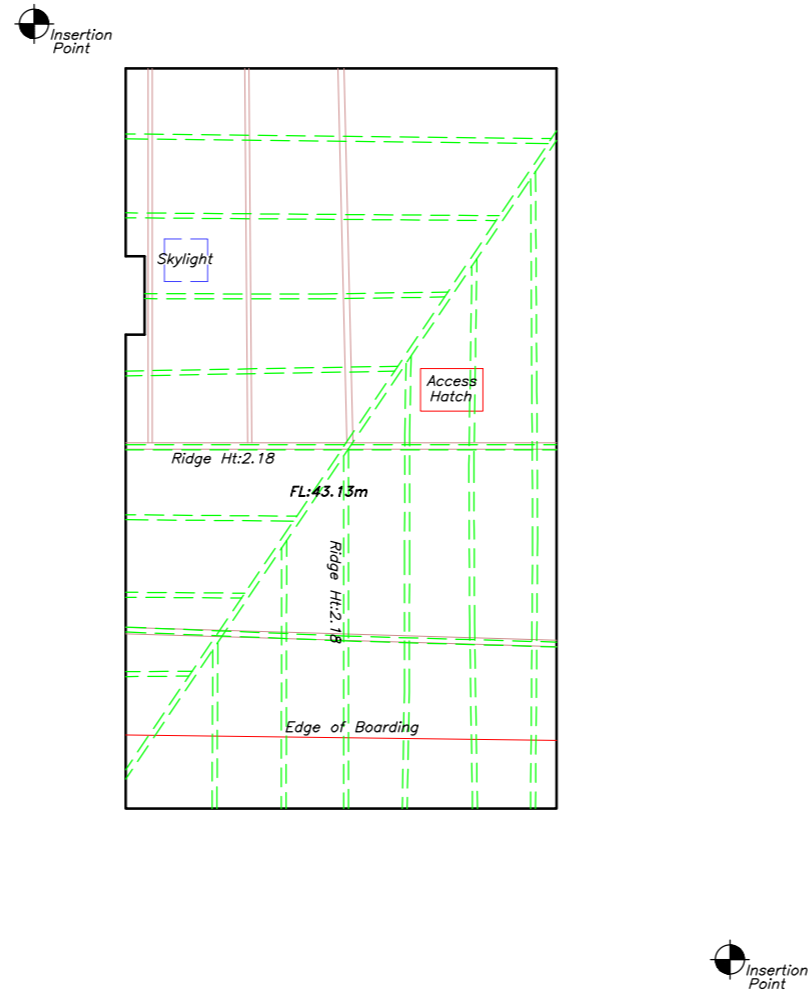
## First Floor



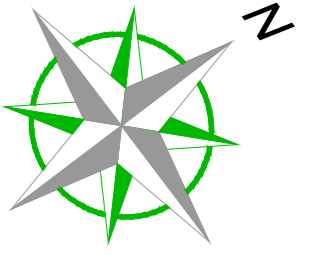
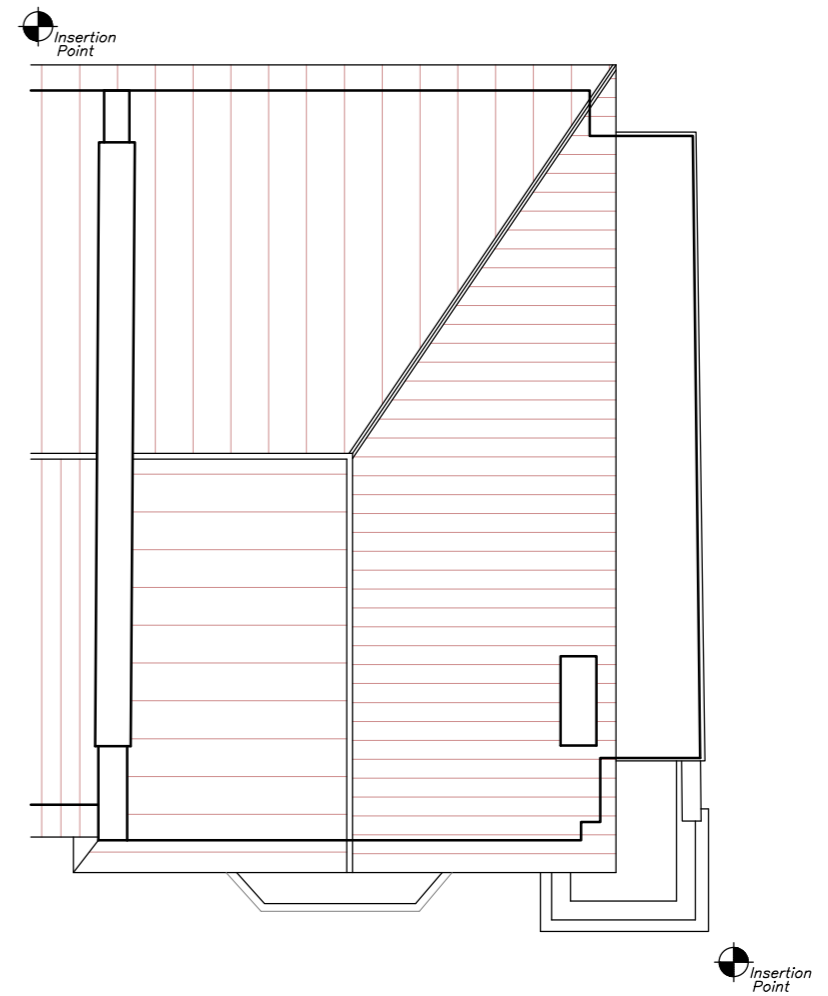
## Second Floor



## Loft Space



## Roof



Note:  
Some services may have been omitted due to a parked vehicle.  
The Ordnance Survey tile is to be used as a guide only.

OS Buildings Surveyed Buildings   
This survey has been orientated to the Ordnance Survey (O.S.) National Grid (OSGB36) via Global Navigational Satellite Systems (GNSS) and the O.S. Active Network (OS AN).  
A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15 & OSGM15 transformation models.  
The survey has been correlated to this point and a further one or more OSGB36 points established to create a true O.S. bearing for angle orientation.  
No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. coordinates which have a scale factor applied.  
Please refer to Survey Station Table to enable establishment of the on-site grid.

### Building Survey Legend:

SH: 1.00	SH: Height from FFL
HH: 2.12	HH: Head Height from FFL
SL: 51.03m	SL: Level from defined datum.
HL: 52.82m	HL: Head Level from defined datum.
Susp CH: 2.00	Suspended Ceiling Height from FFL
Struct CH: 3.00	Structural Ceiling Height from FFL
Susp Ceil: 30.00m	Suspended Ceiling Level from datum
Struct Ceil: 31.00m	Structural Ceiling Level from datum.
IFL: 100.00m	Internal Floor Level (General)
+100.00m	Internal Floor Level (Specific)
	Insertion Point for overlay drawings of other floors or details.

### Legend:

	Red dashed line		Black dashed line		Blue dashed line
	Green dashed line		Yellow dashed line		Purple dashed line
	Red solid line		Black solid line		Blue solid line
	Green solid line		Yellow solid line		Purple solid line
	Red dot		Black dot		Blue dot
	Green dot		Yellow dot		Purple dot

Rev	Date	Description	Drawn	O. Ref.



- Topographical Surveys
- Site Engineering
- Utility / CCTV Surveys
- Measured Building Surveys
- 3D Laser Scanning
- Revit & BIM Models

**Rowan House**  
Duffield Road  
Little Eaton  
Derby  
DE21 5DR  
Tel: (01332) 830044 Fax: (01332) 830055  
admin@greenhatch-group.co.uk  
www.greenhatch-group.co.uk

St Albans Unit 8, The Courtyard Albin Park St Albans Hertfordshire AL1 6LA t. (01727) 854481	Newcastle 24 Riverside Studios Ameyst Road Newcastle Bus Park Newcastle-U-Tyne NE4 7FL t. (01912) 736391	Poland ul. Rybnicka 91 40-761 Katowice Poland t. 0048 32 202 2292 www.greenhatch.pl
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**CLIENT**  
Sher & White  
Architects

**PROJECT**  
31 St Mark's Crescent  
London  
NW11 7TT

**TITLE**  
Existing Floor  
Plans

SCALE <b>A2@ 1: 100</b>	DATE <b>21/11/16</b>
DRAWN <b>SB</b>	QUALITY REF. <b>B1362</b>

Level datum	OS GPS
Grid orientation	OS GPS
Job number	24742

Drawing No.	24742_02_P	Rev.	0
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**Comments:**  
This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.  
All dimensions should be checked on site prior to design and construction.  
Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

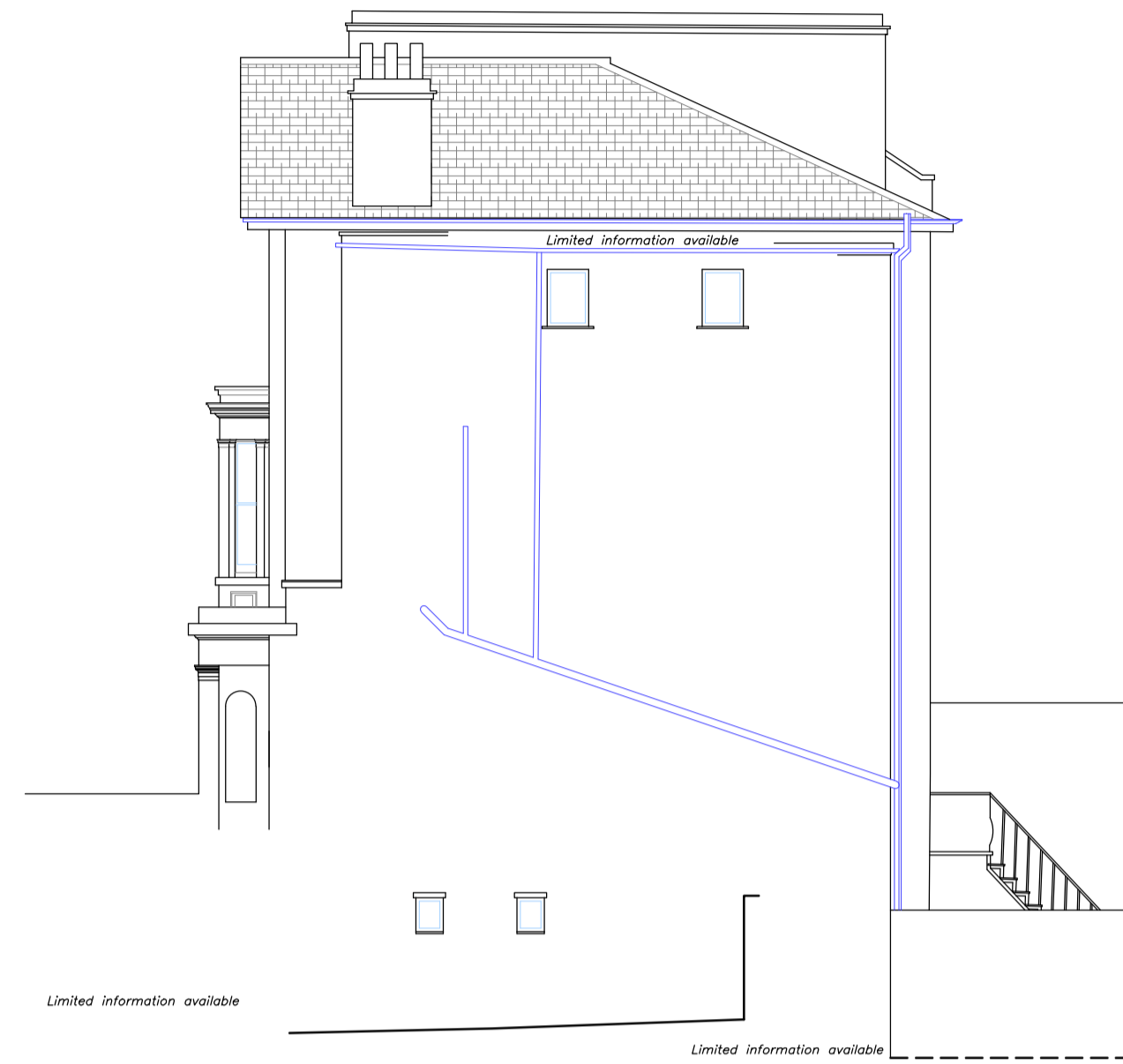
**Notes:**



Datum: 29.00m.  
Elevation 1.



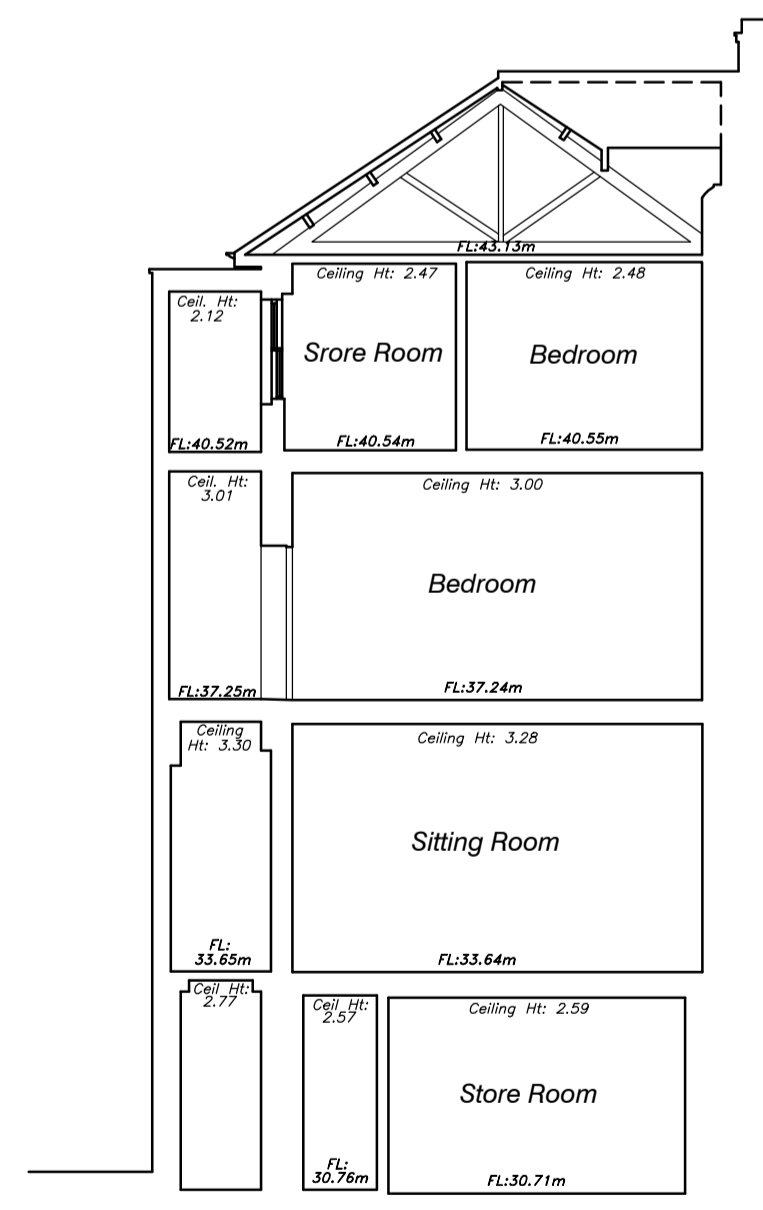
Datum: 29.00m.  
Elevation 2.



Datum: 29.00m.  
Elevation 3.



Datum: 29.00m.  
Section A.



Datum: 29.00m.  
Section B.

OS Note:  
Some services may have been omitted due to parked vehicles.  
The Ordnance Survey site is to be used as a guide only.

OS Buildings [Symbol] Surveyed Buildings [Symbol]

This survey has been orientated to the Ordnance Survey (O.S.) National Grid (OSGB36) via Global Navigational Satellite Systems (GNSS) and the O.S. Active Network (OS Act).  
A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15 & OSGM15 transformation models.  
The survey has been correlated to this point and a further one or more OSGB36 points established to create a true O.S. bearing for angle orientation.

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Please refer to Survey Station Table to enable establishment of the on-site grid.

**Building Survey Legend:**

SHt: 1.00	Sill Height from FFL
Hht: 2.12	Head Height from FFL
SL: 51.03m	Sill Level from defined datum.
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Struct. Cht: 3.00	Structural Ceiling Height from FFL
Susp. Cell: 30.00m	Suspended Ceiling Level from datum.
Struct. Cell: 31.00m	Structural Ceiling Level from datum.
IFL: 100.00m	Internal Floor Level (General)
+100.00m	Internal Floor Level (Specific)
Insertion Point	Insertion Point for overlay drawings of other floors or details.

**Legend:**

Overhead Cable	OC	Roofline	RF	Roofline	RFL	Roofline
Concrete edge	CE	Roofline	RF	Roofline	RFL	Roofline
Asphalt	AS	Roofline	RF	Roofline	RFL	Roofline
Grass	GR	Roofline	RF	Roofline	RFL	Roofline
Path	PA	Roofline	RF	Roofline	RFL	Roofline
Drainage	DR	Roofline	RF	Roofline	RFL	Roofline
Manhole	MH	Roofline	RF	Roofline	RFL	Roofline
Electricity	EL	Roofline	RF	Roofline	RFL	Roofline
Water	WA	Roofline	RF	Roofline	RFL	Roofline
Gas	GA	Roofline	RF	Roofline	RFL	Roofline

Rev	Date	Description	Drawn	By	Ref

**greenhatch group**

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St Albans Unit 8, The Courtyard Alban Park St Albans Herts SG8 4LN t. (01777) 854481	Newcastle 24 Riverside Studios Armsley Road Newcastle Bus Park Newcastle-Upon-Tyne NE4 7PL t. (0191) 736391	Poland ul. Panewnicka 91 49-703 Kolowice Poland t. 0048 32 202 2292 www.greenhatch.pl
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**CLIENT**  
**Sher & White Architects**

**PROJECT**  
**31 St Mark's Crescent**  
**London**  
**NW1 7TT**

**TITLE**  
**Existing Elevations & Sections**

SCALE <b>A1@ 1: 100</b>	DATE <b>21/11/16</b>
DRAWN <b>SB</b>	QUALITY REF <b>B1362</b>

Level datum	OS GPS
Grid orientation	OS GPS
Job number	24742
Drawing No.	24742_03_ES
Rev.	0

Comments  
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Notes:

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