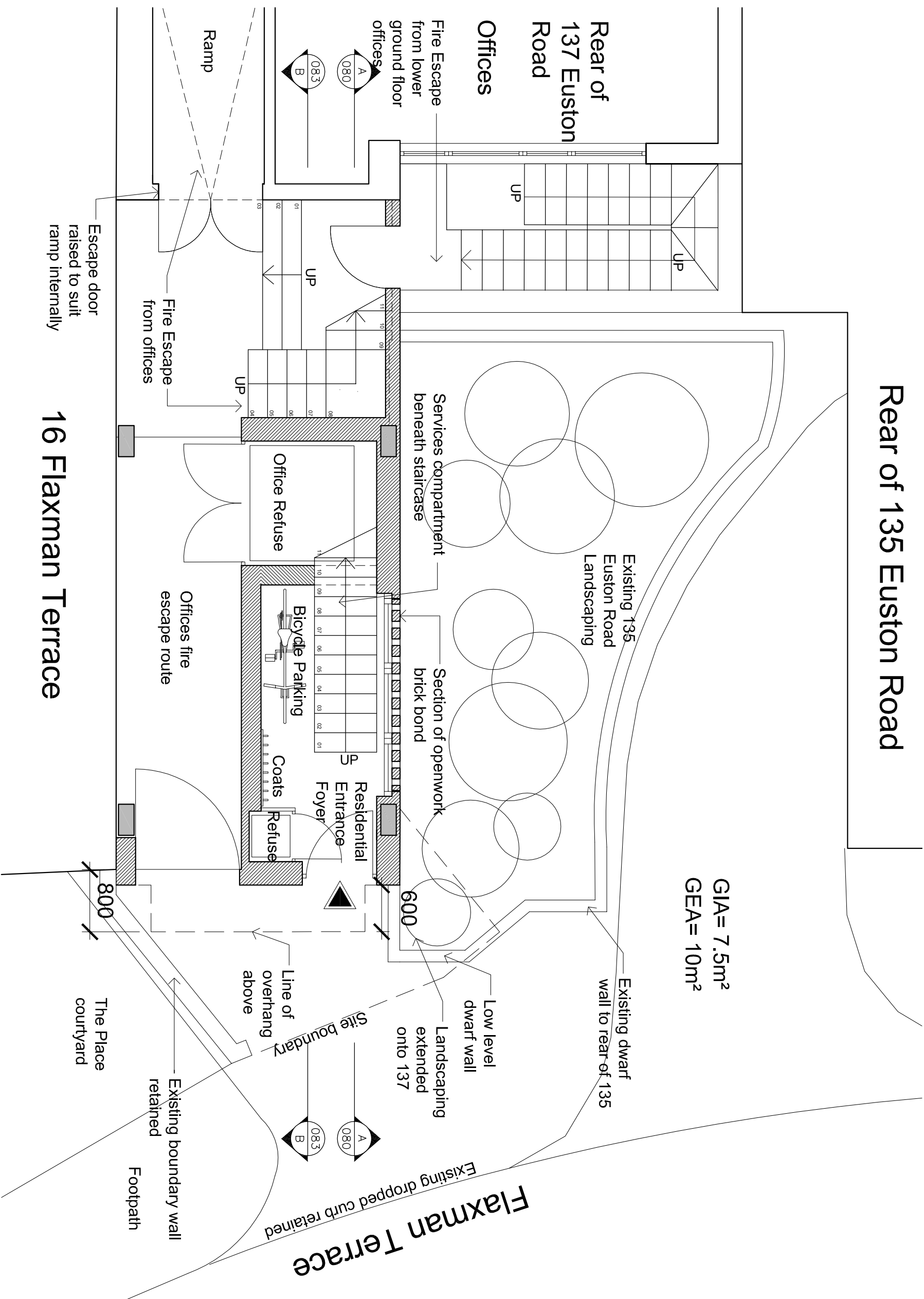


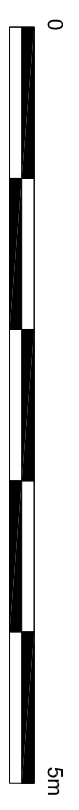
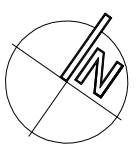
Rear of 135 Euston Road

GIA= 7.5m<sup>2</sup>  
GEA= 10m<sup>2</sup>



16 Flaxman Terrace

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



Flaxman Terrace  
Existing dropped curb retained

**PLANNING APPLICATION**

| DATE       | REVISION            | NO. |
|------------|---------------------|-----|
| 27.03.2017 | Revised scheme      | E   |
| 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 2015

DRAWN: M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS

SCALE: 1:50@A3

DWG FILE: 29251A 0710

REV. NO. 1

41 FOLEY STREET TEL: (020) 7631 5405  
LONDON W1W 7TS FAX: (020) 7631 5196

Rear of 135 Euston Road

GIA = 21m<sup>2</sup>  
GEA = 25m<sup>2</sup>

Rear of  
137 Euston  
Road

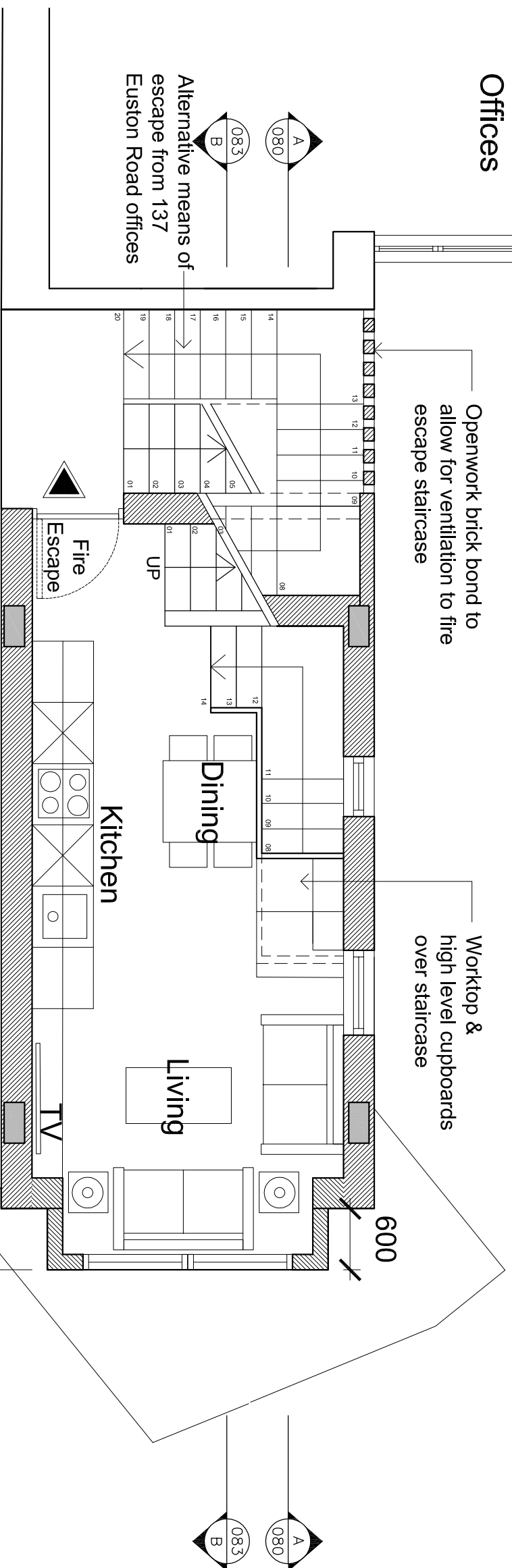
Void

Offices

Openwork brick bond to  
allow for ventilation to fire  
escape staircase

Worktop &  
high level cupboards  
over staircase

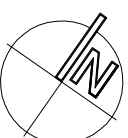
Alternative means of  
escape from 137  
Euston Road offices



16 Flaxman Terrace

Living/Kitchen area = 17.5m<sup>2</sup>

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



**PLANNING APPLICATION**

| DATE       | REVISION            | NO. |
|------------|---------------------|-----|
| 27.03.2017 | Revised scheme      | E   |
| 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<br>EUSTON ROAD<br>LONDON NW1        |
| DRAWING | PROPOSED<br>FLAXMAN TERRACE<br>FIRST FLOOR PLAN |

|                 |  |
|-----------------|--|
| DATE:           | 27 FEB 2018  |
| DRAWN:          | M.R PARTNERSHIP<br>ARCHITECTS & INTERIOR DESIGNERS |
| SCALE:          | 1:50@A3  |
| DWG FILE:       | 29251A 0711  |
| DRAWING NUMBER: | 29251A 0711  |
| REV. NO.:       | E  |

M.R PARTNERSHIP  
ARCHITECTS & INTERIOR DESIGNERS  
41 FOLEY STREET TEL: (020) 7631 5405  
LONDON W1W 7TS FAX: (020) 7631 5196

Rear of 135 Euston Road

GIA = 21m<sup>2</sup>  
GEA = 27m<sup>2</sup>

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

Bedroom 2

Bathroom

16 Flaxman Terrace

Bedroom = 12m<sup>2</sup>

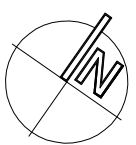
800

600

1  
072

PROPOSED SECOND FLOOR PLAN

Scale: 1:50@A3



Alternative means of  
escape from 137  
Euston Road offices

**PLANNING APPLICATION**

| DATE       | REVISION            | NO. |
|------------|---------------------|-----|
| 27.03.2017 | Revised scheme      | E   |
| 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 2015

DRAWN: M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS

SCALE: 1:50@A3

DWG FILE: 29251A 072

REV. NO. E

41 FOLEY STREET TEL: (020) 7631 5405  
LONDON W1W 7TS FAX: (020) 7631 5186

Rear of 135 Euston Road

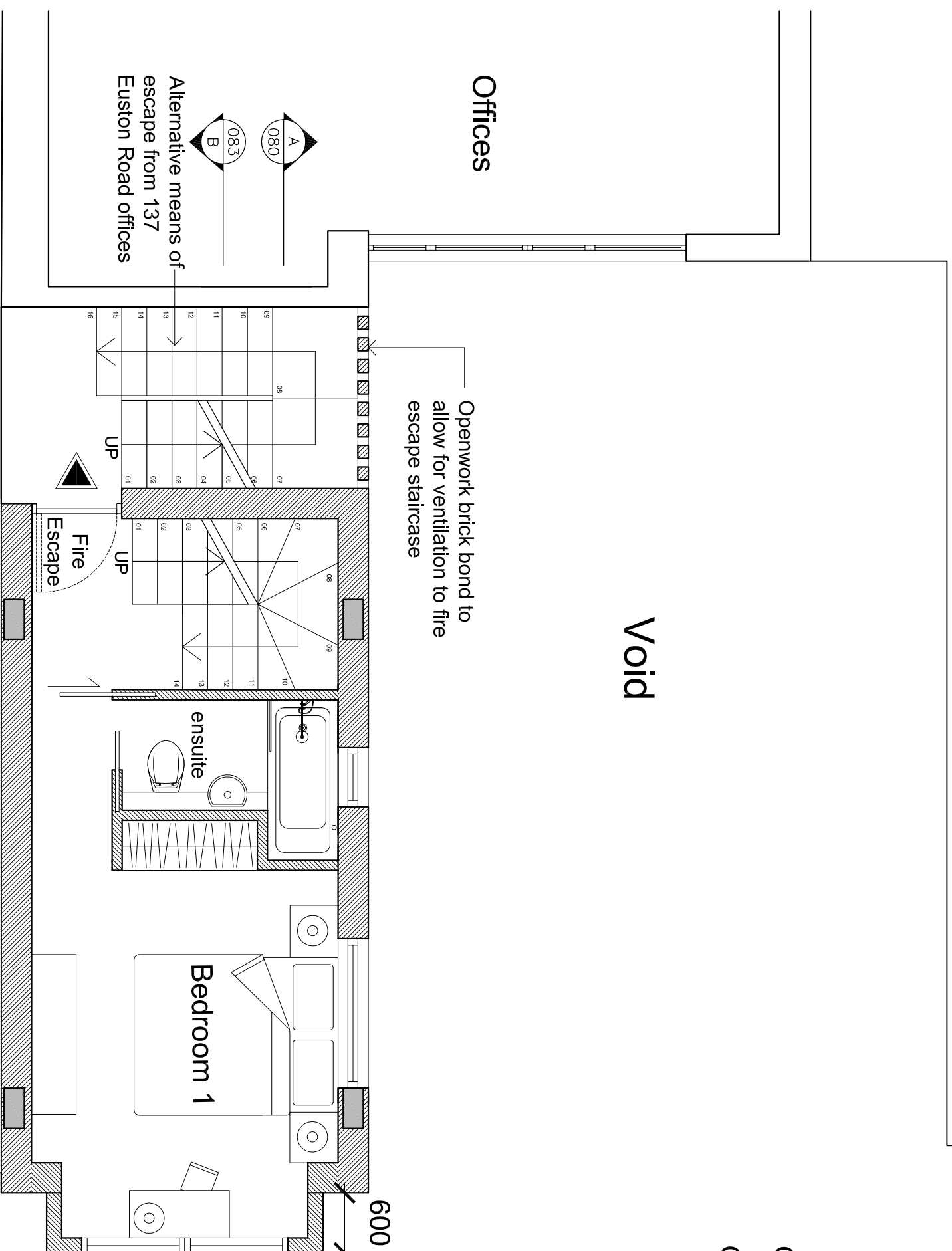
GIA= 21m<sup>2</sup>  
GEA= 27m<sup>2</sup>

Void

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= 13m<sup>2</sup>

**PLANNING APPLICATION**

| DATE       | REVISION            | NO. |
|------------|---------------------|-----|
| 27.03.2017 | Revised scheme      | E   |
| 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 2015

DRAWN:

M.R PARTNERSHIP

ARCHITECTS & INTERIOR DESIGNERS

41 FOLEY STREET TEL: (020) 7631 5405  
LONDON W1W 7TS FAX: (020) 7631 5186

SCALE:

1:50@A3

DWG FILE:

DRAWING NUMBER:

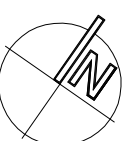
29251A 073

REV. NO. E

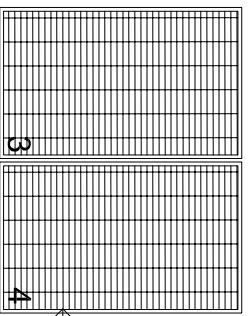
1 PROPOSED THIRD FLOOR PLAN

073

Scale: 1:50@A3



Rear of 135 Euston Road



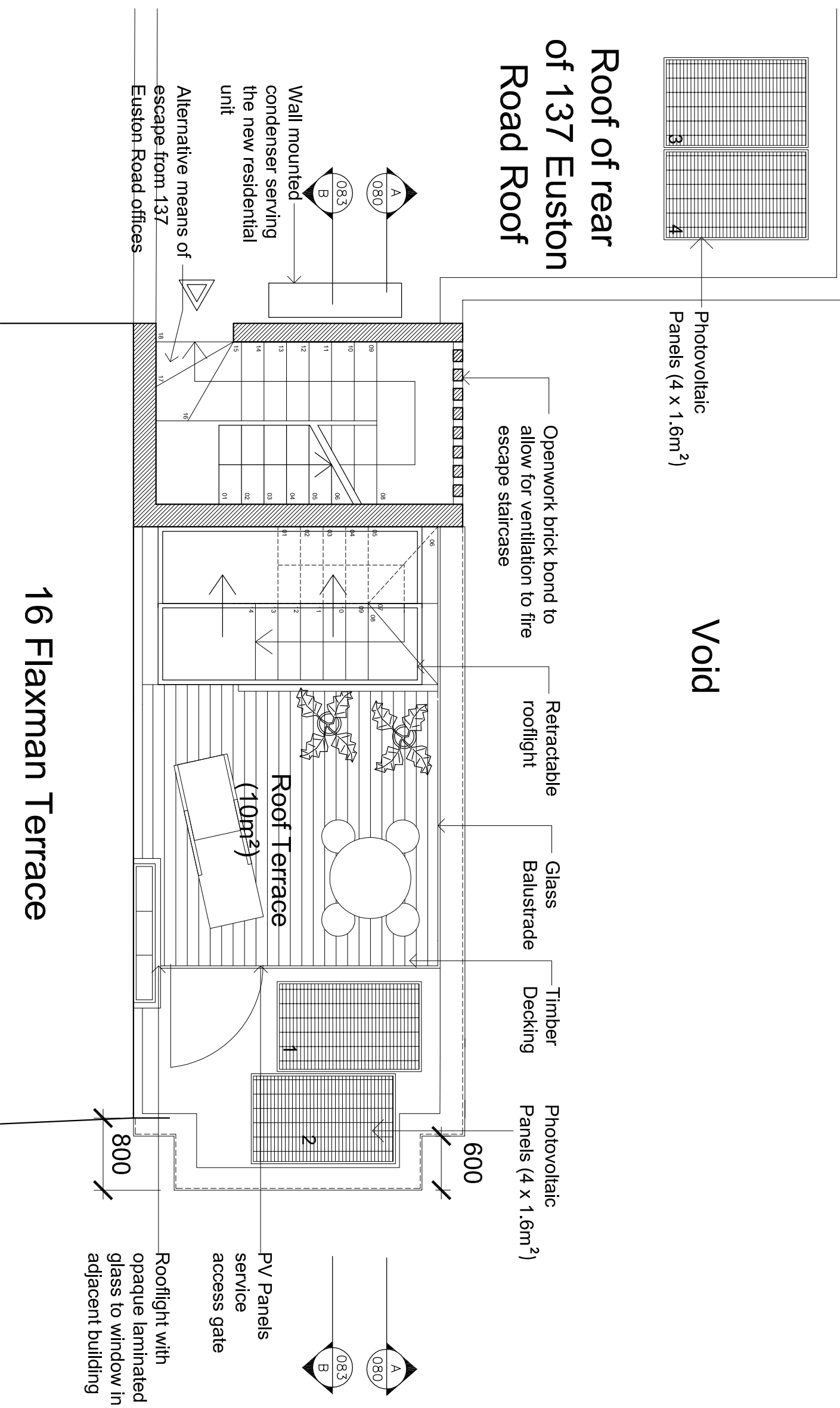
Photovoltaic Panels (4 x 1.6m<sup>2</sup>)

Void

Roof of rear of 137 Euston Road Roof

Alternative means of escape from 137 Euston Road offices

Wall mounted condenser serving the new residential unit



16 Flaxman Terrace

1 PROPOSED ROOF PLAN  
074

Scale: 1:50@A3



**PLANNING APPLICATION**

| DATE       | REVISION            | NO. |
|------------|---------------------|-----|
| 27.03.2017 | Revised scheme      | E   |
| 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  
ROOF PLAN

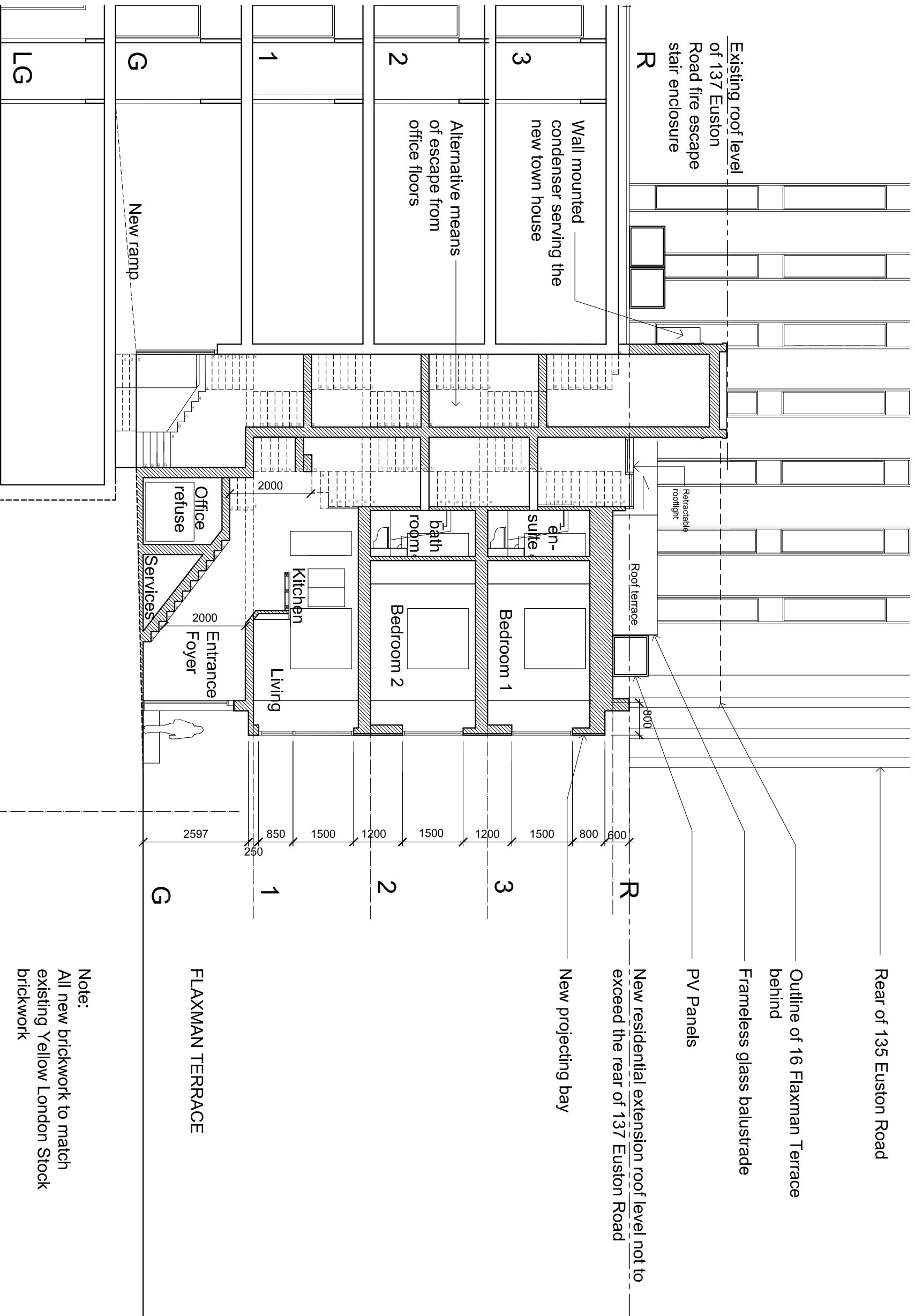
DATE:  
27 FEB 2018

DRAWN:  
M.R PARTNERSHIP  
ARCHITECTS & INTERIOR DESIGNERS  
41 FOLEY STREET TEL: (020) 7631 5405  
LONDON W1W 7TS FAX: (020) 7631 5196

SCALE:  
1:50@A3

DWG FILE:  
DRAWING NUMBER: 29251A 074

REV. NO.:



137 Euston Road Existing Building

Proposed Residential Extension

LG

G

1

2

3

R

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

Office  
refuse

Services

2000  
Entrance  
Foyer

Kitchen

Living

bath  
room

Bedroom 2

Bedroom 1

Roof terrace

Retractable  
rooflight

800

2597

850

1500

1200

1500

1200

1500

800

600

G

1

2

3

R

Rear of 135 Euston Road

Outline of 16 Flaxman Terrace  
behind

Frameless glass balustrade

PV Panels

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

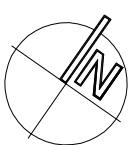
DRAWN:  
M.R PARTNERSHIP  
ARCHITECTS & INTERIOR DESIGNERS

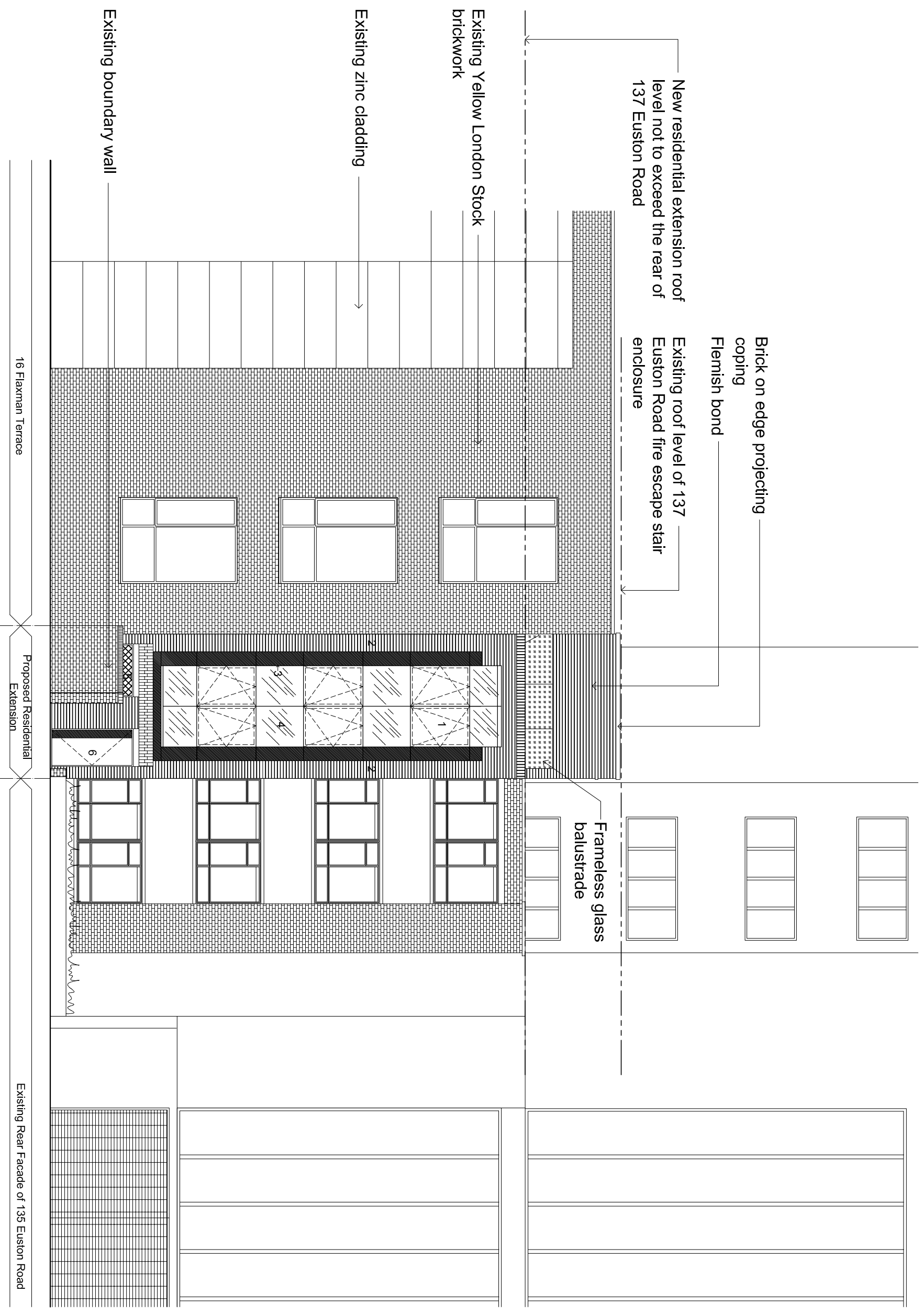
SCALE:  
1:100@A3  
41 FOLEY STREET TEL: (020) 7631 5405  
LONDON W1W 7TS FAX: (020) 7631 5186

DWG FILE:  
DRAWING  
NUMBER: 29251A 080  
REV. NO. 1

A  
080

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





Key:

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

**PLANNING APPLICATION**

| DATE       | REVISION            | NO. |
|------------|---------------------|-----|
| 27.03.2017 | Revised scheme      | E   |
| 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  
 COLOURED ELEVATION

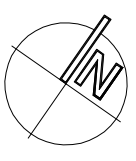
DATE: 27 FEB 2015  
 DRAWN: M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS  
 SCALE: 1:100@A3  
 DWG FILE: 29251A085  
 DRAWING NUMBER: 29251A085  
 REV. NO. 1

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

1  
 081

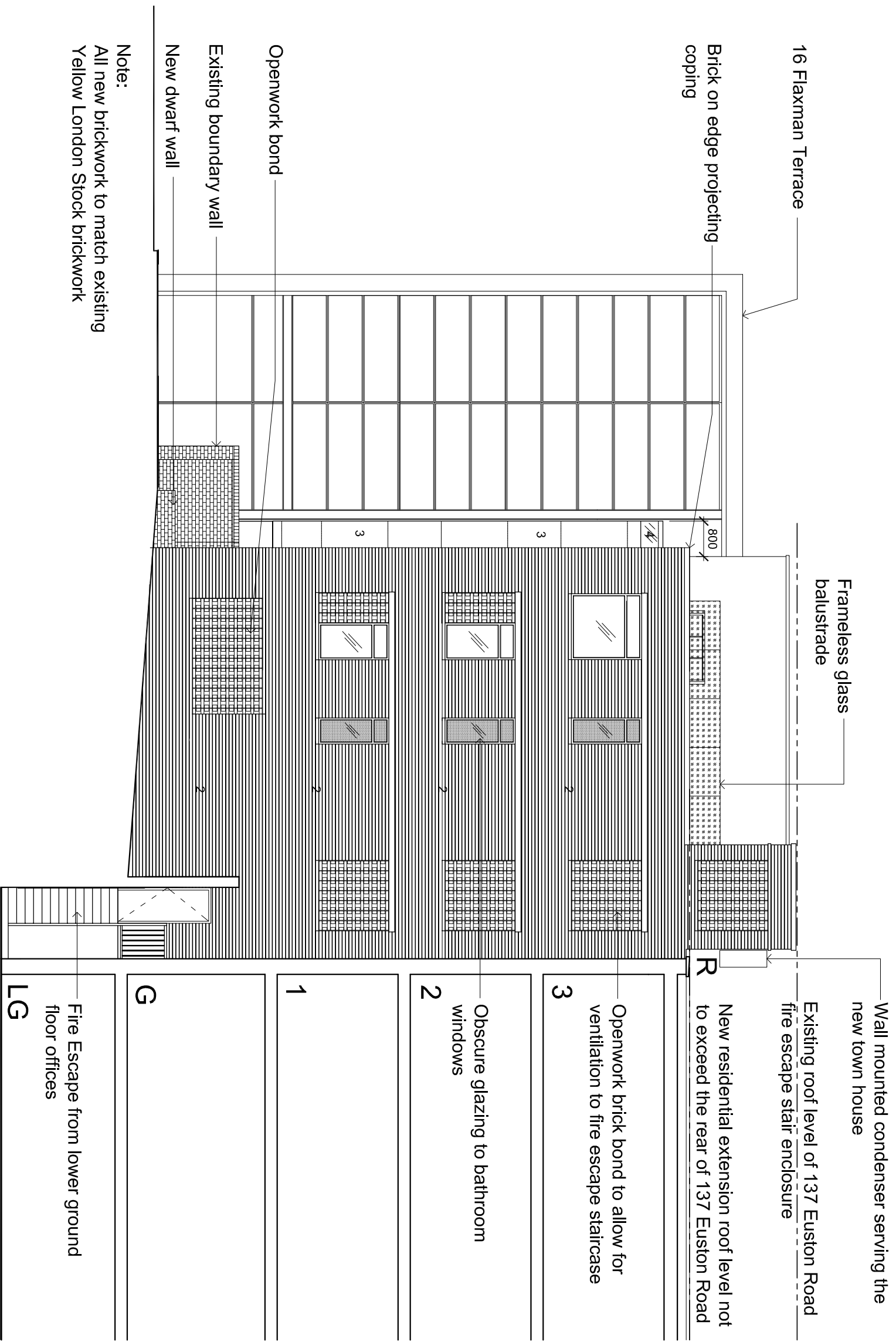
**POPOSED FLAXMAN TERRACE ELEVATION**

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

Fire Escape from lower ground floor offices

LG

G

1

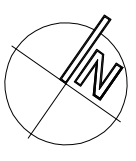
2

3

R

1  
082

PROPOSED FLANK ELEVATION  
Scale: 1:100@A3



**PLANNING APPLICATION**

| DATE       | REVISION            | NO. |
|------------|---------------------|-----|
| 27.03.2017 | Revised scheme      | E   |
| 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   |

PROJECT  
REAR OF 137  
EUSTON ROAD  
LONDON NW1

DRAWING  
PROPOSED  
FLAXMAN HOUSE  
FLANK ELEVATION

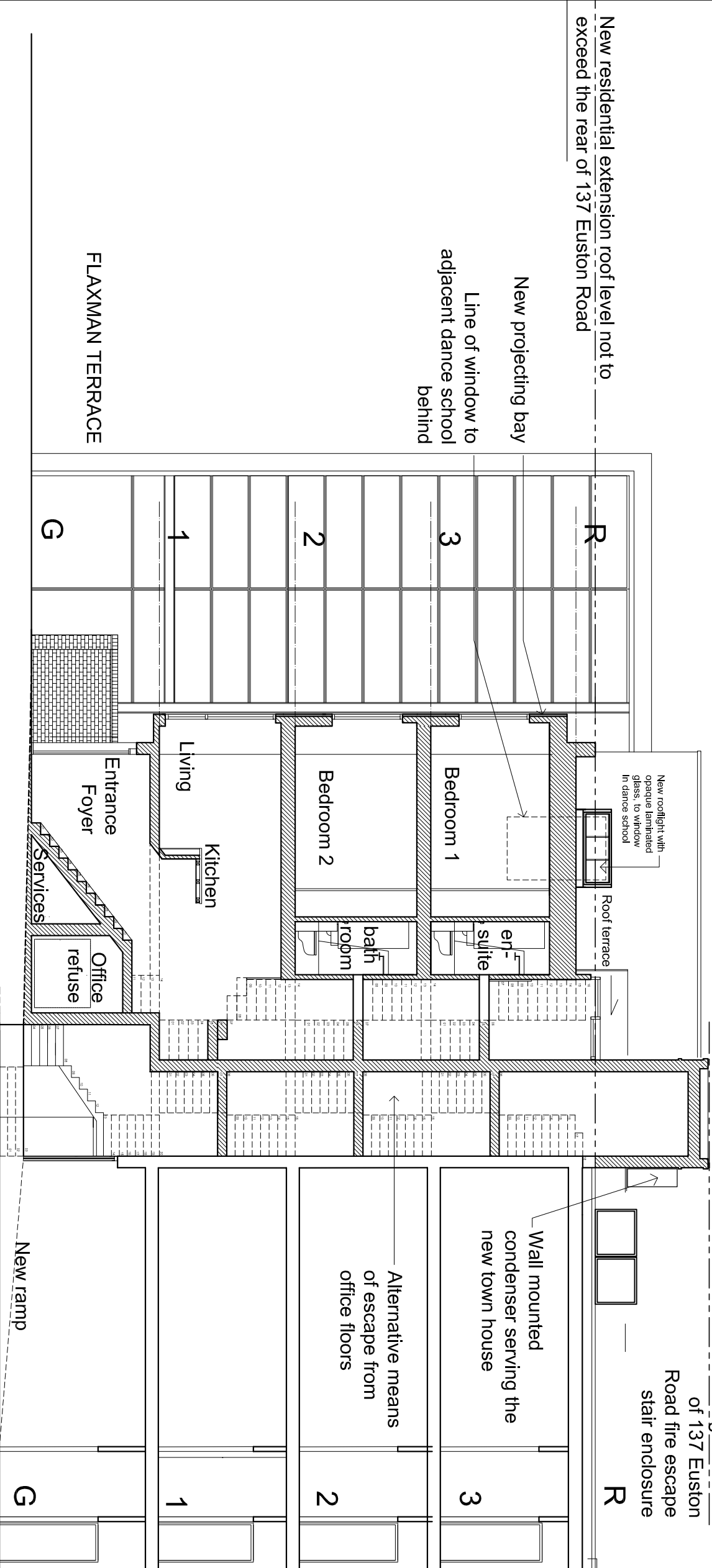
DATE: FEB 2015  
DRAWN: M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS  
SCALE: 1:100@A3  
DWG FILE: 29251A082  
REV. NO. 1

M.R PARTNERSHIP  
ARCHITECTS & INTERIOR DESIGNERS  
41 FOLEY STREET TEL: (020) 7631 5405  
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Key:

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

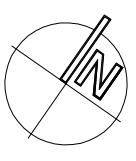


Proposed Residential Extension | 137 Euston Road Existing Building

1  
083

PROPOSED SECTION B-B

Scale: 1:100@A3



PLANNING APPLICATION

| DATE       | REVISION            | NO. |
|------------|---------------------|-----|
| 28.03.2017 | Issued for Planning | A   |

PROJECT  
 REAR OF 137  
 EUSTON ROAD  
 LONDON NW1

DRAWING  
 PROPOSED  
 FLAXMAN TERRACE  
 SECTION B-B

DATE: MAR 17  
 DRAWN: M.R PARTNERSHIP ARCHITECTS & INTERIOR DESIGNERS  
 SCALE: 1:100@A3  
 DWG FILE: 29251A083  
 DRAWING NUMBER: 29251A083  
 REV. NO.: A

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