TECHNIKER

Gloucester Lodge

Basement Impact Assessment (BIA)

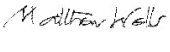
Screening and Scoping

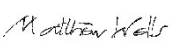
Ref: 15060/01/05

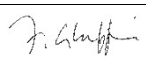
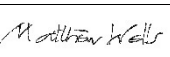
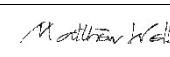
Techniker Ltd
Consulting Structural Engineers
13-19 Vine Hill
London
EC1R 5DW
020 7360 4300
techniker.co.uk

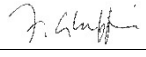
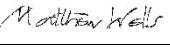
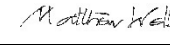
Document verification

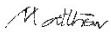
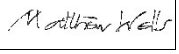
Project name	Gloucester Lodge
Document title	BIA Screening and Scoping
Project number	15060
Ref	01

Revision	Date	Description	
01	27 October 2015	Issued for Comments	
	Prepared by	Checked by	Approved by
Name	FG	MW	MW
Signature			

Revision	Date	Description	
02	28 October 2015	Issued for Planning	
	Prepared by	Checked by	Approved by
Name	FG	MW	MW
Signature			

Revision	Date	Description	
03	11.08.2016	Issued for planning	
	Prepared by	Checked by	Approved by
Name	FG	MW	MW
Signature			

Revision	Date	Description	
04	12.08.2016	Revised to suit Make Architect's comments. Issued for Planning	
	Prepared by	Checked by	Approved by
Name	FG	MW	MW
Signature			

Revision	Date	Description	
05	05.07.2017	Revised to suit Make Architect's comments. Issued for Planning	
	Prepared by	Checked by	Approved by
Name	AA	MW	MW
Signature			

Contents

1.	Introduction	5
2.	Site location and existing conditions	6
3.	Proposed development	7
4.	Screening	8
5.	Scoping for site investigations	12
6.	Summary	16
Appendix A – Existing development drawings		18
Appendix B – Existing development survey drawings		33
Appendix C – Proposed development drawings		46
Appendix D – Proposed substructure sections		73
Appendix E – General maps		77
Appendix F – Historic maps		83
Appendix G – Geology and hydrology		110
Appendix H – Scope of site investigations		246
Appendix I – Ground movement assessment		250
Appendix J – Structural stability report		260

1. Introduction

Techniker have been appointed by Iconic Properties to carry out a desktop Basement Impact Assessment (BIA) in support of a planning application for the proposed redevelopment of the property at 12 Gloucester Gate (Gloucester Lodge), Regent's Park in Camden and two mews buildings to the rear, Nos. 12 and 13 Gloucester Gate Mews.

This document is to be read in conjunction with the Planning Application submitted by Montagu Evans dated 12 August 2016. This report comprises a screening exercise for the subterranean elements of the development in line with the London Borough of Camden (LBC) published 'Planning Guidance: Basements and lightwells CPG4', dated July 2015. Based upon the findings of the screening the impact of the proposed below ground construction is summarised and the need for further investigations determined. Where relevant, scoping for these investigations has been presented and details have been included in this report for consideration by LBC.

CPG4 sets out a developer-led methodology for assessing the impacts of basement and lightwell construction in line with the June 2017 Camden Local Plan policies, in particular A1 and A5.

Sections 2 and 3 provide brief descriptions of the current site condition and the proposed development respectively.

Section 4 assesses the subterranean portion of the proposed development in accordance with the screening flow charts provided in section 3 of CPG4 (figures 3-5). The unknown or known potential issues are then carried forward to Section 5 for scoping of any further investigations that may be required.

As such this document forms the first two stages of the BIA. A geotechnical and environmental site investigation is underway, the results of which would form stage 3 of the BIA in due course. The specification for these investigative works is appended to this report.

Upon completion of the investigations, a full assessment will be carried out and the details will be submitted to LBC for review and decision making.

The structural engineering principles for the design and construction of the proposed subterranean elements, together with the analysis of the effects of the works on the existing and surrounding structures are presented in this report. An outline assessment of the ground movement risk and the damage to adjacent structures is presented in Appendix I.

2. Site location and existing conditions

The proposed development site is located at 12 Gloucester Gate on Regent's Park Outer Circle. The development extends to the east and links with two buildings to the rear on Gloucester Gate Mews. Entrance to the site is via a relatively large forecourt facing Regent's Park. Access can also be made via Albany Street onto the Mews to the east.

The post code for the development site is NW1 4HG. The approximate coordinates of the site are found to be 51.534604, -0.147227.

The site is bordered by neighbouring properties to the north, south and east.

The west entrance is directly accessible from the Outer Circle.

All adjacent ground is hard-standing and will remain as such and there will be no change to surface water run-off.

The development site is currently partly occupied by a three-storey residence with a lower ground floor which is level with the rear garden and street level on the mews side. The ground floor entrance to the main residence is approximately 500mm above external ground level at forecourt. As such, part of the development is already below ground level. The mews development to the rear comprise two two-storey buildings with timber flat and hipped roofs and level access on Gloucester Gate Mews from Albany Street. No.12 Gloucester Gate Mews is also accessible from the rear garden through the main residence. Drawings of the existing development are included in Appendix A.

3. Proposed development

Whilst the main building will not undergo any major reconfiguration at lower ground level, it is proposed to reinstate the historic extension to the courtyard (rear garden) with a basement to allow connectivity between the main building and the mews development.

The existing garden levels are to be retained following the incorporation of the basement under the courtyard.

A lightwell is to be introduced adjacent to the garden wall to the north to allow natural light into the basement under the courtyard.

A staircase is to be introduced to the existing building to allow access from the main residence and for connectivity to the rear of the development.

The proposals for the remodelling of the existing development at Nos. 12 and 13 Gloucester Gate Mews will involve the retention of the existing front façade, the formation of a single-storey basement with level access to the courtyard extension and the main residence, as well as a roof extension over the existing building.

It is anticipated that the sub-surface geology will be suitable for the extended subterranean construction and that the hydrogeology will remain largely unaffected; however, these are assessed in detail in the following sections.

4. Screening

Surface flow and flooding screening

Question 1	**Is the site within the catchment of the pond chains on Hampstead Heath?**
Response 1	No. The site lies outside of the catchment areas. Refer to Appendix G.
Question 2	**As part of the proposed site drainage, will surface water flows (e.g. volume of rainfall and peak run-off) be materially changed from the existing route?**
Response 2	No. The proposed building and hard standing areas cover the same area as occupied by the existing buildings, sheds and hard standing; hence there will be no material change to existing flows. Refer to Appendix A and C.
Question 3	**Will the proposed basement development result in a change in the proportion of hard surfaced/paved external areas?**
Response 3	No. The existing site is fully covered by buildings and hard standing/paving and the proposed development covers the same area.
Question 4	**Will the proposed basement result in changes to the profile of the inflows (instantaneous and long term) of surface water being received by adjacent properties or downstream watercourses?**
Response 4	No. Any changes will be negligible.
Question 5	**Will the proposed basement result in changes to the quality of surface water being received by adjacent properties or downstream watercourses?**
Response 5	No. There will be no material change to the condition of the site.
Question 6	**Is the site in an area known to be at risk from surface water flooding or is it at risk of flooding, for example because the proposed basement is below the static water level of a nearby surface water feature?**
Response 6	No. The site is outside the areas at risk of flooding. The Regent's Park Outer Circle to the west of the site is at low risk of flooding. Refer to Appendix G flooding maps.

Based upon the above screening no matters need to be carried forward for scoping of further investigation. Notwithstanding this, all matters relating to the design of the surface water drainage will be carried out to the satisfaction of the London Borough of Camden and Thames Water during the development of the design.

Subterranean (groundwater) flow screening

Question 1a	**Is the site located directly above an aquifer?**
Response 1a	No. The site believed to be located within Clay Formation and, according the site sensitivity maps in Appendix G, it does not lie above an aquifer. BGS borehole records of a nearby site also confirm this. site investigation to verify the assumptions.
Question 1b	**Will the proposed basement extend beneath the water table surface?**
Response 1b	Unknown. The BGS borehole data supplied in Appendix G of this report does not indicate groundwater table to the depth of 15m below ground level. This is to be verified by local site investigation.
Question 2	**Is the site within 100m of a watercourse, well (used/disused) or potential spring line?**
Response 2	No. Measurements from the maps enclosed with Appendix G of this report indicate the closest watercourse to site as the Grand Union Canal which at its nearest point to site is approximately 120m away from site boundary. There are no wells (used or unused), abstraction boreholes or spring lines evident on OS maps, BGS data or EA data.
Question 3	**Is the site within the catchment of the pond chains on Hampstead Heath?**
Response 3	No. the site lies outside the catchment area. Refer to Appendix G.
Question 4	**Will the proposed basement development result in a change in the proportion of hard surfaced/paved external areas?**
Response 4	No. The existing site is fully covered by buildings and hard standing/paving and the proposed development covers the same area. Refer to Appendix A and C.
Question 5	**As part of the site drainage, will more surface water (e.g. rainfall and run-off) than at present be discharged to the ground (e.g. via soakaways and/or SUDS)?**
Response 5	No. The proposed development will not materially change the surface water discharge from the site.
Question 6	**Is the lowest point of the proposed excavation (allowing for any drainage and foundation space under the basement floor) close to, or lower than the mean water level in any local pond (not just the pond chains in Hampstead Heath) or spring line?**
Response 6	No. The site is categorised as negligible risk of groundwater flooding risk and is outside the zone of potential flooding by rivers.

Further investigation will be required in order to confirm the ground water levels beneath the proposed development. Refer to section 5, Scoping for Site Investigations and Appendix H.

Slope stability screening

Question 1	**Does the existing site include slopes, natural or manmade, greater than 7°?**
Response 1	Yes. The existing development incorporates a lower ground level.
Question 2	**Will the proposed re-profiling of the landscaping at site change slopes at the property boundary to more than 7°?**
Response 2	Yes. The proposal involves forming a basement under the courtyard and the mews buildings.
Question 3	**Does the development neighbour land, including railway cuttings and the like, with a slope greater than 7°?**
Response 3	No. The Outer Circle to the west of the site at the site entrance is relatively flat.
Question 4	**Is the site within a wider hillside setting in which the general slope is greater than 7°?**
Response 4	No.
Question 5	**Is the London Clay the shallowest strata at the site?**
Response 5	Unknown. From BGS borehole date and geological maps enclosed in Appendix G, the site is believed to be founded on a thin layer of top soil and made ground over brown clay and the formation is believed to be London Clay. This is to be verified by local site investigation set out in Appendix H.
Question 6	**Will any tree/s be felled as part of the proposed development and/or are any works proposed within any tree protection zones where trees are to be retained?**
Response 6	Yes. Refer to Arboricultural Impact Assessment Report by Innovation Group Environmental Services, dated 11 August 2016.
Question 7	**Is there a history of shrink-swell subsidence in the local area, and or evidence of such effects at the site?**
Response 7	No. Refer to Appendix G.
Question 8	**Is the site within 100m of a watercourse, well (used/disused) or potential spring line?**
Response 8	No. Measurements from the maps enclosed in Appendix G of this report indicate the closest watercourse to site as the Grand union Canal which at its nearest point to site is approximately 120m away from site boundary. There are no wells (used or unused), abstraction boreholes or spring lines evident on OS maps, BGS data or EA data.
Question 9	**Is the site in an area of previously worked ground?**
Response 9	No. There is no evidence to indicate that the ground has been worked.

Question 9	**Is the site in an area of previously worked ground?**
Response 9	No. There is no evidence to indicate that the ground has been worked.
Question 10	**Is the site within an aquifer? If so, will the proposed basement extend beneath the water table such that dewatering may be required during construction?**
Response 10	No. Refer to the maps in Appendix G and BGS borehole records. This is to be verified by local site investigation.
Question 11	**Is the site within 50m of Hampstead Heath ponds?**
Response 11	No.
Question 12	**Is the site within 50m of a highway or pedestrian right of way?**
Response 12	Yes. The proposed locations for subterranean works in the main residence are approximately 36m away from the pavement on the Outer Circle. On the mews side, the proposed basement to the rear of the development is adjacent to Gloucester Gate Mews, circa 15m from Albany Street.
Question 13	**Will the proposed basement significantly increase the differential depth of the foundations relative to neighbouring properties?**
Response 13	Unknown. The neighbouring properties to the north and south of the main residence are believed to incorporate lower ground levels. Foundations to the adjoining mews structures are unknown and may be shallow. It is therefore proposed that further investigation be carried out to ascertain levels, at the next design stage. Refer to section 5 of this report.
Question 14	**Is the site over (or within the exclusion zone of) any tunnels, e.g. railway lines?**
Response 14	No. There are no rail or other tunnels identified on OS maps.

Based upon the above site investigations will be required in order to confirm the ground water levels and existing soil conditions in the vicinity of the proposed development. Refer to section 5, Scoping for Site Investigations and the information in Appendix H.

5. Scoping for site investigations

As described within previous sections of this report, the development site is currently occupied by a building with a lower ground floor level. The proposed development will incorporate a new single-storey basement to the courtyard and the mews buildings to the rear of the site.

Areas of uncertainty are highlighted in grey in the above tables. These are in relation to the ground conditions and groundwater levels. BGS data from a borehole in close proximity to the site is included in Appendix G of this report.

Given that many of the buildings within the area (including the one currently occupying the site) were originally constructed with lower ground levels it is unlikely that the soil and ground water conditions will have a significant impact on the proposed development.

In addition to the general ground conditions there are other considerations specific to this site that need to be investigated prior to construction as described below.

Existing building

Investigations will be required in order to ascertain information relating to the building that currently occupies the site such as type and depth of footings, wall thicknesses, load transfer paths, etc. The nature of the existing construction will inform options for removal, retention or re-utilisation in order to maintain safety and stability of the surrounding areas.

Neighbouring property

The proposed development shares party walls with the neighbouring building to the north, south and east of the site. The type and depth of the existing footings will need to be established.

The general structural methodology for the design and construction of the proposed subterranean portions of the proposed redevelopment will address potential hazards associated with the unknown elements of the adjoining structures and their foundations. Generally, one of the following conditions is expected to be encountered:

a) Shallow foundations to the neighbouring properties / Party Walls:- Conventional methods will be used to underpin the wall footings to suitable depth prior to commencement of excavation to incorporate the proposed basement.

b) Excavation adjacent to an existing subterranean structure not shallower than the proposed basement:- Existing structures (Party Walls) will be propped throughout the construction process to prevent lateral displacements.

A ground movement assessment is appended to this report (Appendix I).

Statutory authority information

Considering the location of the proposed substructure works, it is unlikely that existing buried services -usually to be positioned beneath footpaths and roads adjacent to site- be encountered. Notwithstanding this, it is important to establish positions of the existing services early on in the design process to avoid disruption/damage during the works.

Other considerations:

Cumulative effects

The cumulative effects of the proposed basement construction are dependent in part on the ground conditions and the groundwater table. These will be verified and monitored during the site investigation. It is understood that a number of properties adjacent to the development currently incorporate lower ground levels (historical) or basements which have recently been formed and as such the method of construction for the proposed substructure works (including temporary and permanent works) will address the potential cumulative effects on groundwater flow.

Archaeology

Excavation for the extension of the lower ground floor may be of archaeological interest and will need to be investigated further prior to the commencement of any works.

Based upon the above requirements the scope of site investigations will include:

- A condition survey of the existing building.
- Ground investigation (GI) to establish physical soil properties, ground water levels and the depth and type of existing footings. The proposed scope of the GI is indicated in Appendix H.
- The borehole and trial pits will be used to confirm the local soil conditions, ground water levels and existing footings. Horizontal cores (or local brick removal) in perimeter walls in locations proposed to be excavated to incorporate basement areas will be used to establish the thicknesses of the existing retaining walls.

- A desk study of information made available by the relevant statutory authorities supplemented with subsurface scans where appropriate.
- A CCTV survey of the existing below ground drainage system to assess the condition of the system and to establish routes, pipe sizes, manhole sizes and invert level and any potential defects.

The detailed site investigation will be carried out during the next stage of the project (start of Stage 3) and the findings will be submitted in support of the proposed development planning application at a later date. The specification for these investigations is summarised in Appendix H.

6. Summary

The proposed subterranean proposal for the main residence is essentially an extension of an existing lower ground floor and, as such, will not materially affect the existing surface drainage and its impact on the geology, hydrogeology and hydrology if the site and on adjoining structures is expected to be minimal.

The site investigation described above will provide sufficient information to confirm unknown aspects of the local geology and hydrogeology so that the proposed subterranean part of the development –in particular the mews buildings- can be designed and constructed in a manner that will maintain the integrity, stability and safety of the surrounding public areas, buildings, services and environment.

Monitoring of site conditions and surrounding features will form part of the construction method throughout the project. Method statements will be obtained from the contractor prior to the commencement of the works and acceptable movements will be agreed -in advance of the works- with the adjoining owners.

The general structural methodology for the design and construction of the proposed subterranean portions of the proposed redevelopment will address potential hazards associated with the unknown elements of the adjoining structures and their foundations. Generally, one of the following conditions is expected to be encountered:

a) Shallow foundations to the neighbouring properties / Party Walls:- Conventional methods will be used to underpin the wall footings to suitable depth prior to commencement of excavation to incorporate the proposed basement.

b) Excavation adjacent to an existing subterranean structure not shallower than the proposed basement:- Existing structures (Party Walls) will be propped throughout the construction process to prevent lateral displacements.

Displacements will be limited to values which would result in damage to the adjoining structures not exceeding what is identified as Burland Category 1 damage.

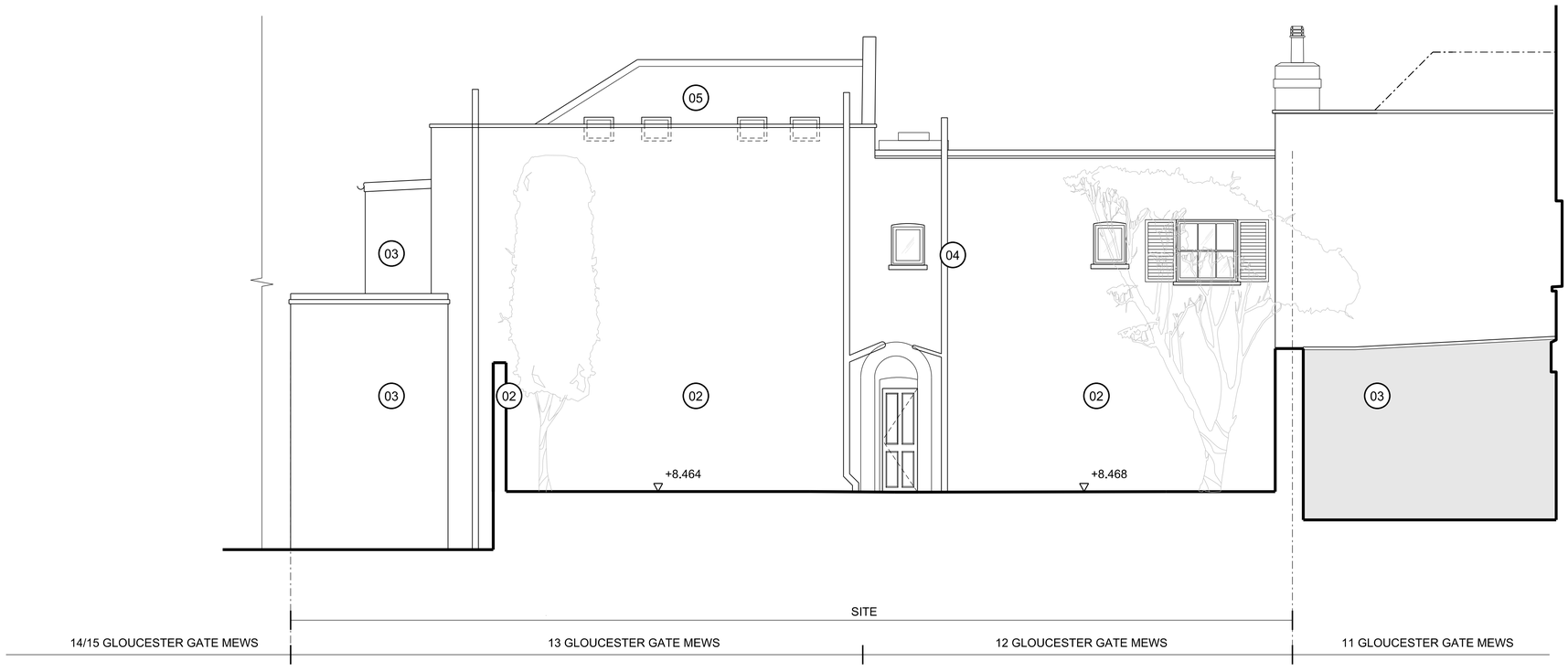
Appendices

Appendix A – Existing development drawings

01 PAINTED PLASTER
02 PAINTED BRICKWORK
03 BRICK
04 METAL
05 TILED ROOF
06 TIMBER SASH WINDOW
07 TIMBER
08 GLASS

01 PD1201

01 PD1202



01 Existing section D
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

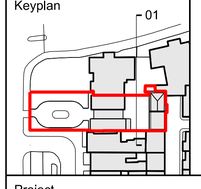
Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

PLANNING
DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



Project
Gloucester Lodge
Regents Park

Drawing Title
Existing
Section D

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD1205	01

01 Existing section F
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

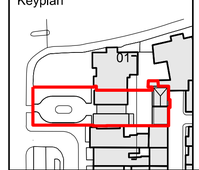
PLANNING

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan

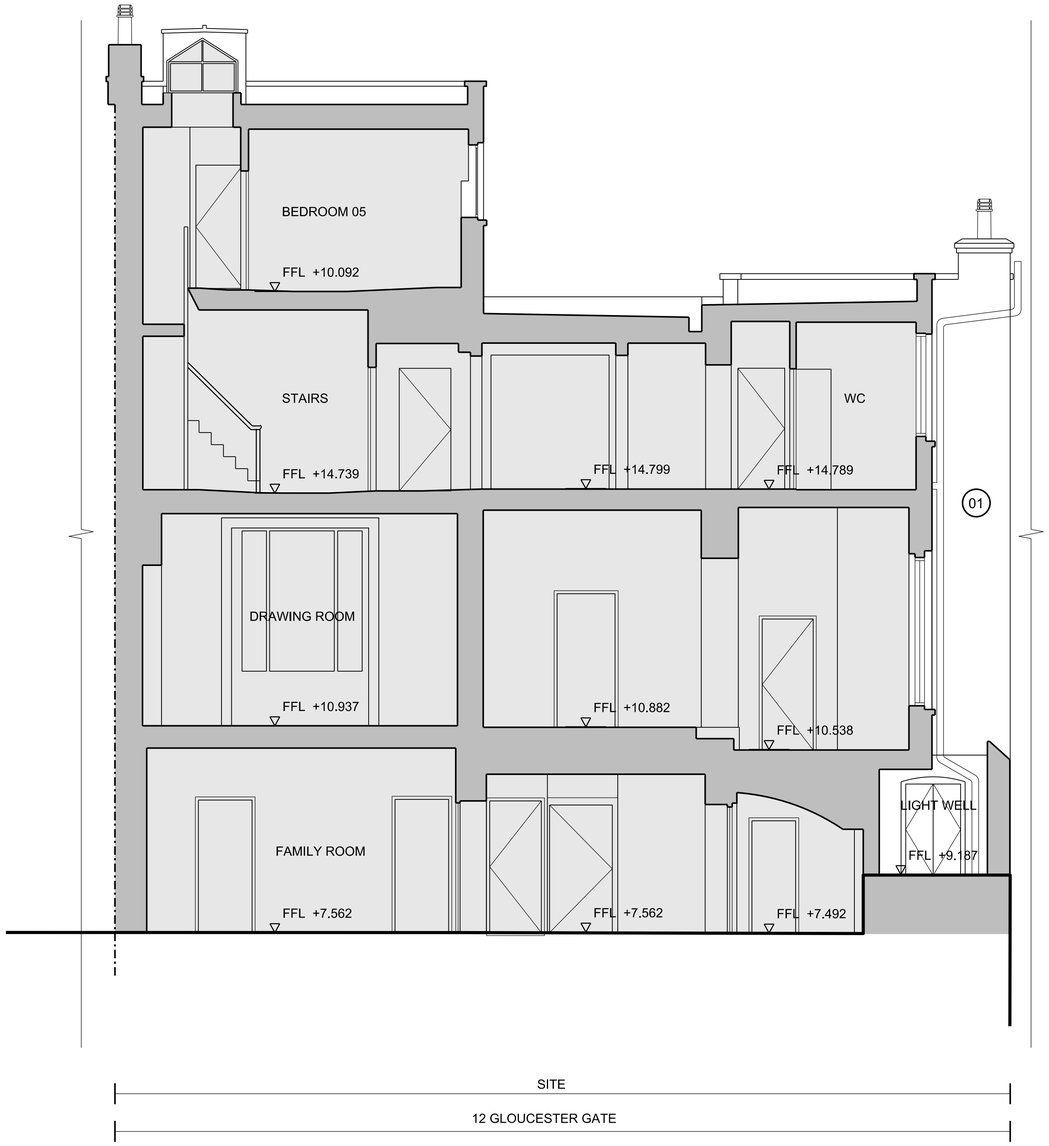


Project
Gloucester Lodge
Regents Park

Drawing Title
Existing
Section F

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD1204	01



01 Existing section C
1:50

01 PAINTED PLASTER
02 PAINTED BRICKWORK
03 BRICK
04 METAL
05 TILED ROOF
06 TIMBER SASH WINDOW
07 TIMBER
08 GLASS

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

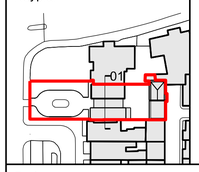
PLANNING

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan

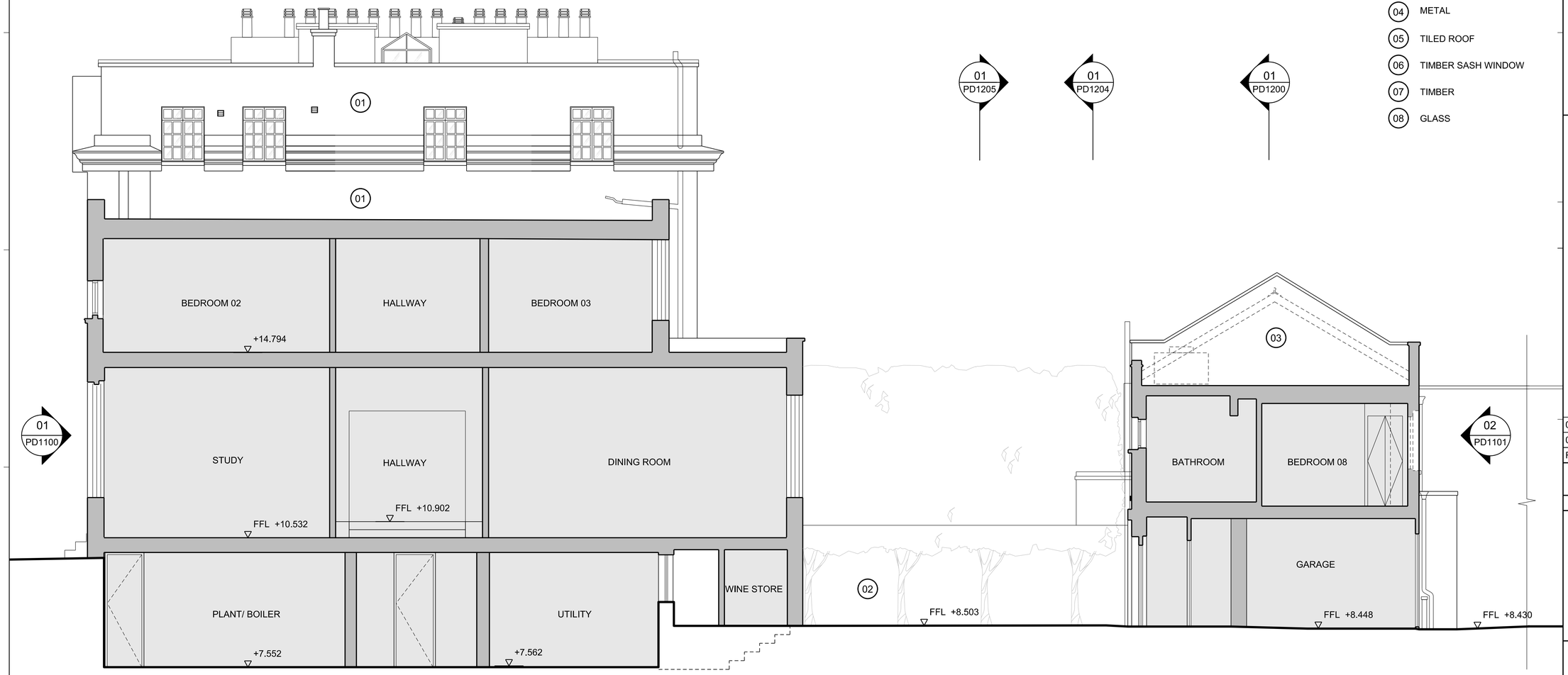


Project
Gloucester Lodge
Regents Park

Drawing Title
Existing
Section C

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD1203	01



01 Existing section A
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

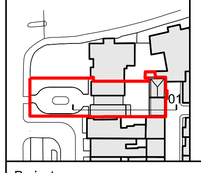
PLANNING

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



Project
Gloucester Lodge
Regents Park

Drawing Title
Existing
Section A

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD1202	01

01 PAINTED PLASTER
02 PAINTED BRICKWORK
03 BRICK
04 METAL
05 TILED ROOF
06 TIMBER SASH WINDOW
07 TIMBER
08 GLASS
09 PLANTED TRELLIS

01 Existing section B
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

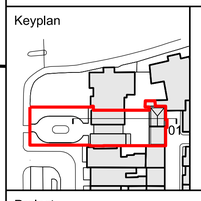
Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

PLANNING
DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



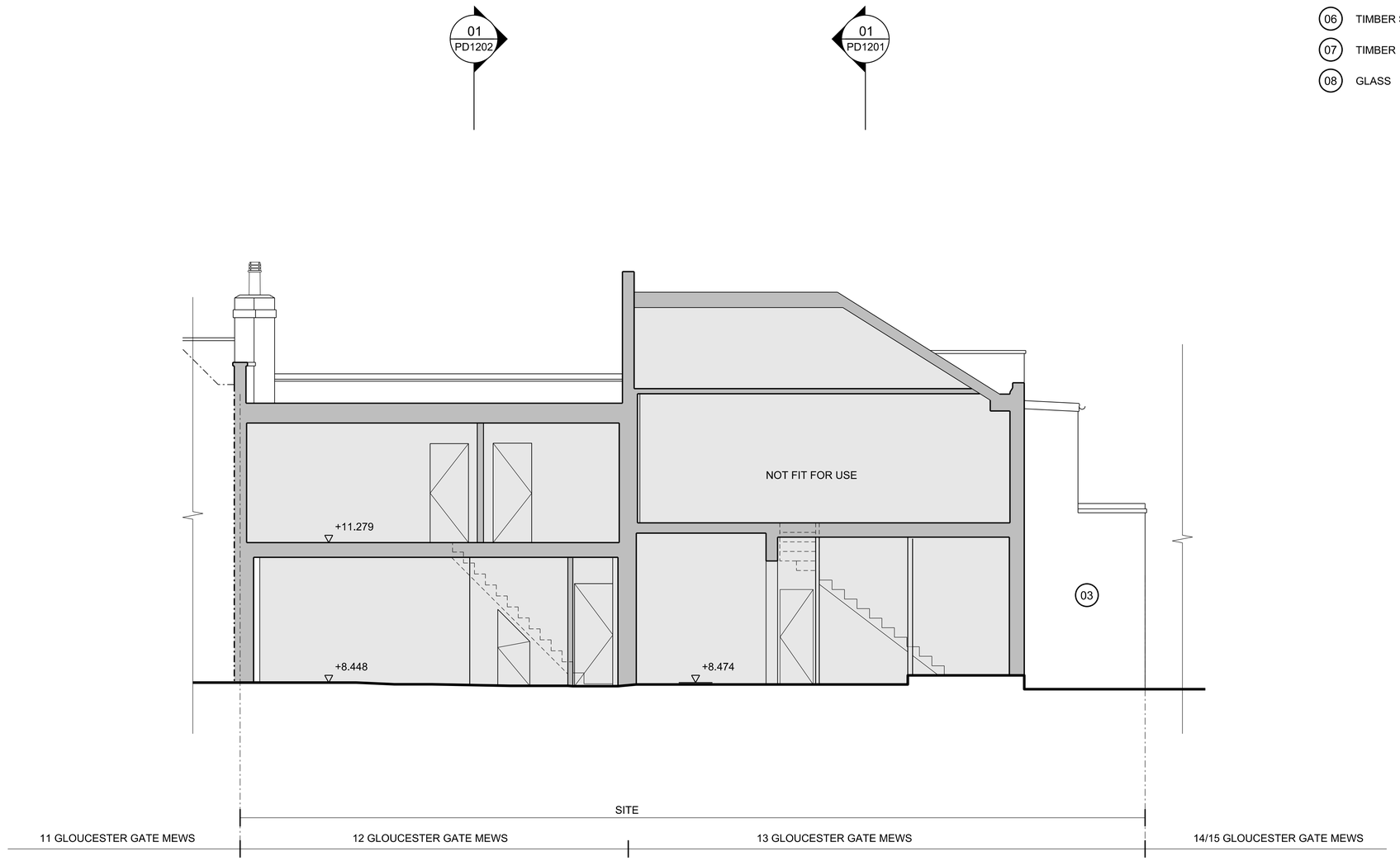
Project
Gloucester Lodge
Regents Park

Drawing Title
Existing
Section B

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD1201	01

01 PAINTED PLASTER
02 PAINTED BRICKWORK
03 BRICK
04 METAL
05 TILED ROOF
06 TIMBER SASH WINDOW
07 TIMBER
08 GLASS



01 Existing section E
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

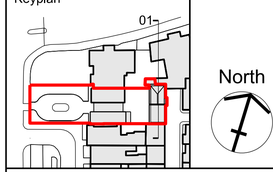
PLANNING

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



Project
Gloucester Lodge
Regents Park

Drawing Title
Existing
Section E

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD1200	01

01 PAINTED PLASTER
02 PAINTED BRICKWORK
03 BRICK
04 METAL
05 TILED ROOF
06 TIMBER SASH WINDOW
07 TIMBER
08 GLASS

01 Existing elevation 02

1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

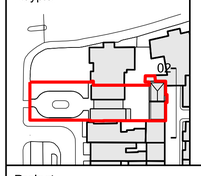
PLANNING

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



Project
Gloucester Lodge
Regents Park

Drawing Title
Existing
Elevation 02

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD1101	01

01 Existing elevation 01
1:50

01 PAINTED PLASTER
02 PAINTED BRICKWORK
03 BRICK
04 METAL
05 TILED ROOF
06 TIMBER SASH WINDOW
07 TIMBER
08 GLASS
09 STONE

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

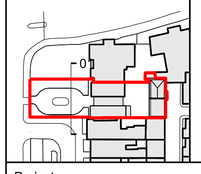
Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

PLANNING
DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan

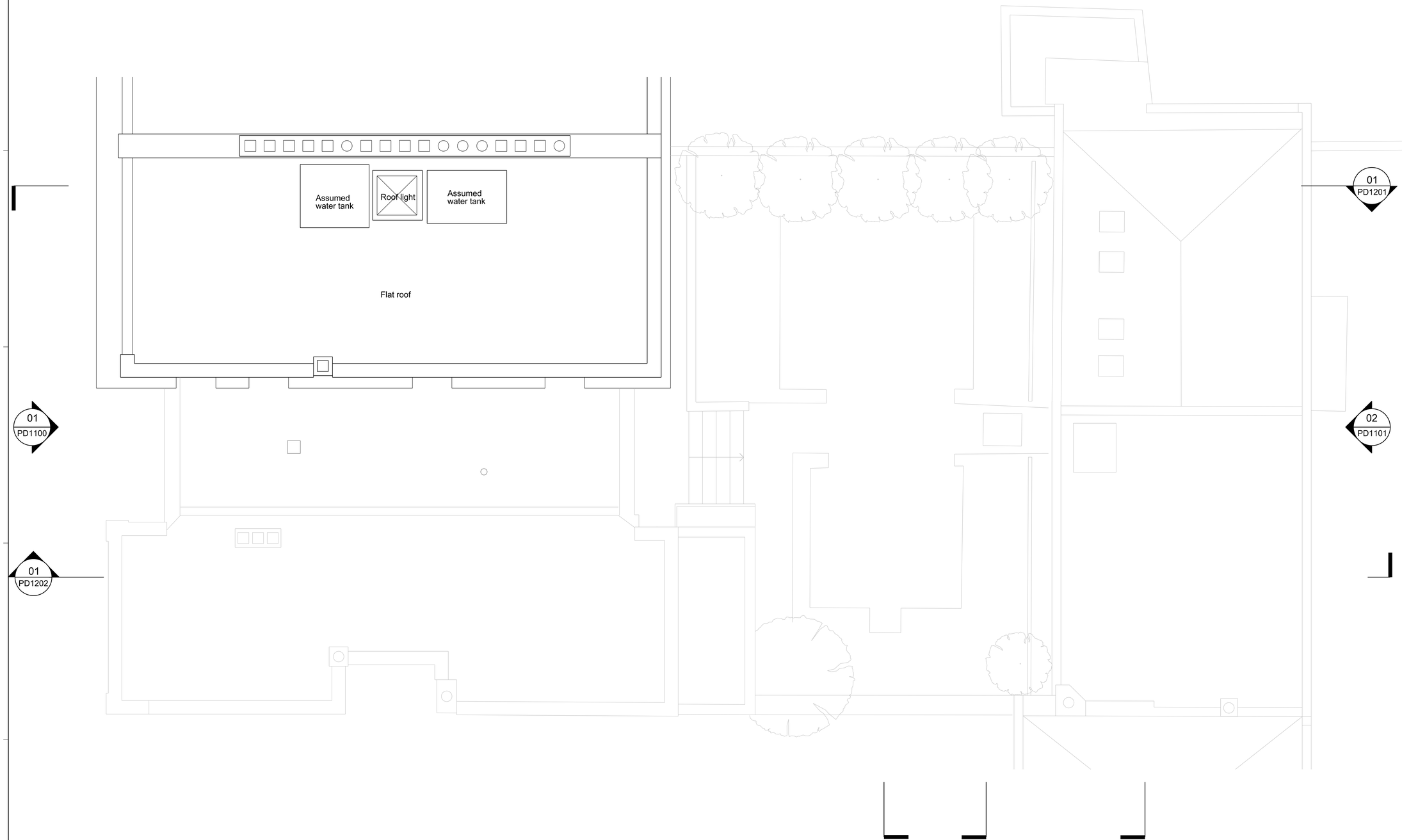


Project
Gloucester Lodge
Regents Park

Drawing Title
Existing
Elevation 01

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD1100	01



01 Existing roof plan

1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

PLANNING

DRAWING STATUS

make

32 Cleveland Street,
London, W1T 4JY

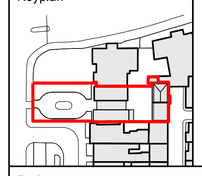
tel +44 (0) 20 7636 5151

info@makearchitects.com
www.makearchitects.com

Client

Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



Project

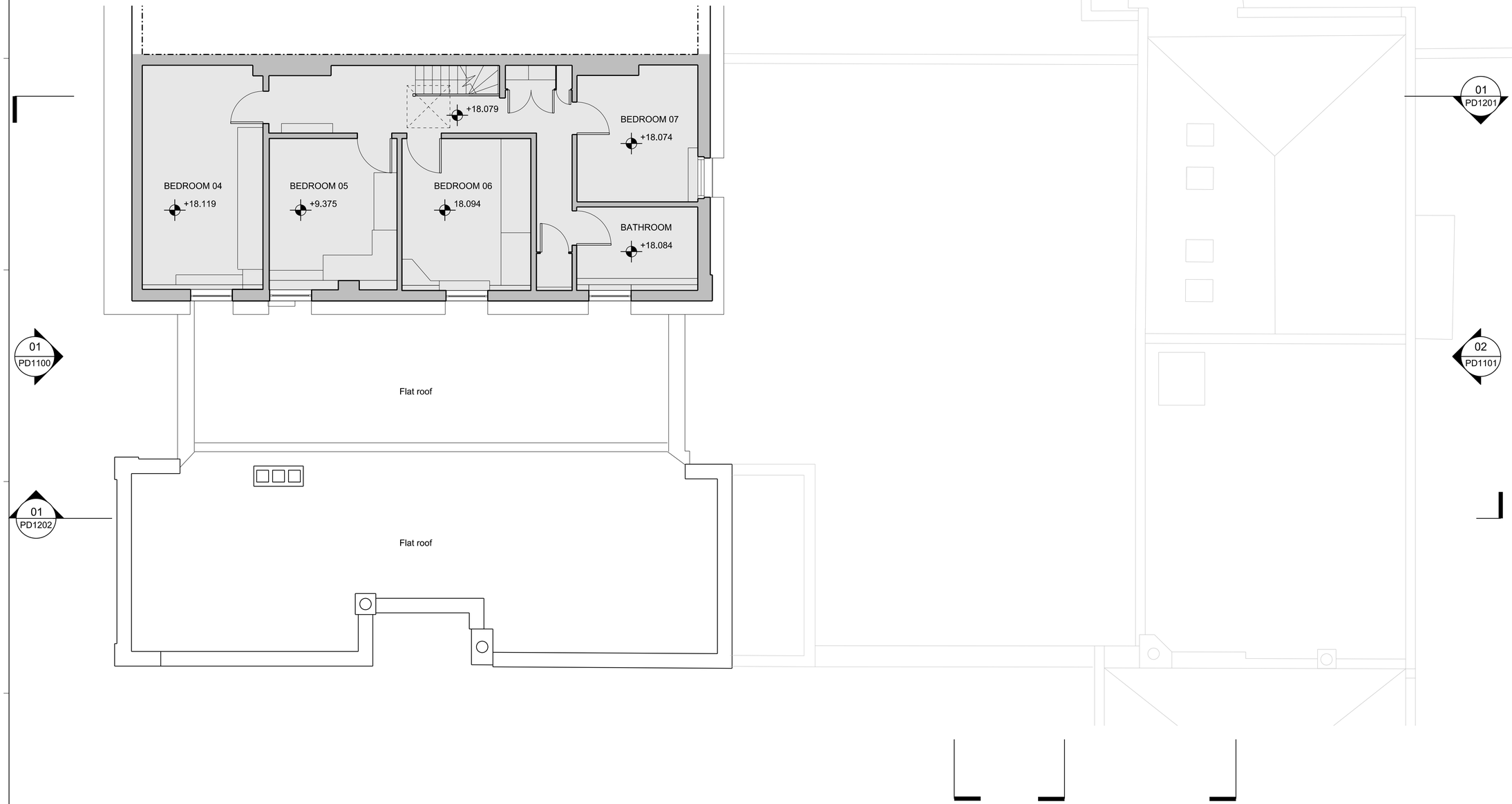
Gloucester Lodge
Regents Park

Drawing Title

Existing
Roof Plan

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD1003	01



01 Existing second floor plan

1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

PLANNING

DRAWING STATUS

make

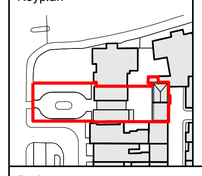
32 Cleveland Street,
London, W1T 4JY

tel +44 (0) 20 7636 5151

info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



North

Project
Gloucester Lodge
Regents Park

Drawing Title
Existing
Second Floor Plan

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD1002	01

01 Existing first floor plan

1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

PLANNING

DRAWING STATUS

make

32 Cleveland Street,
London, W1T 4JY

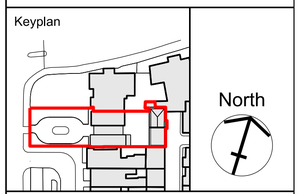
tel +44 (0) 20 7636 5151

info@makearchitects.com
www.makearchitects.com

Client

Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



Project

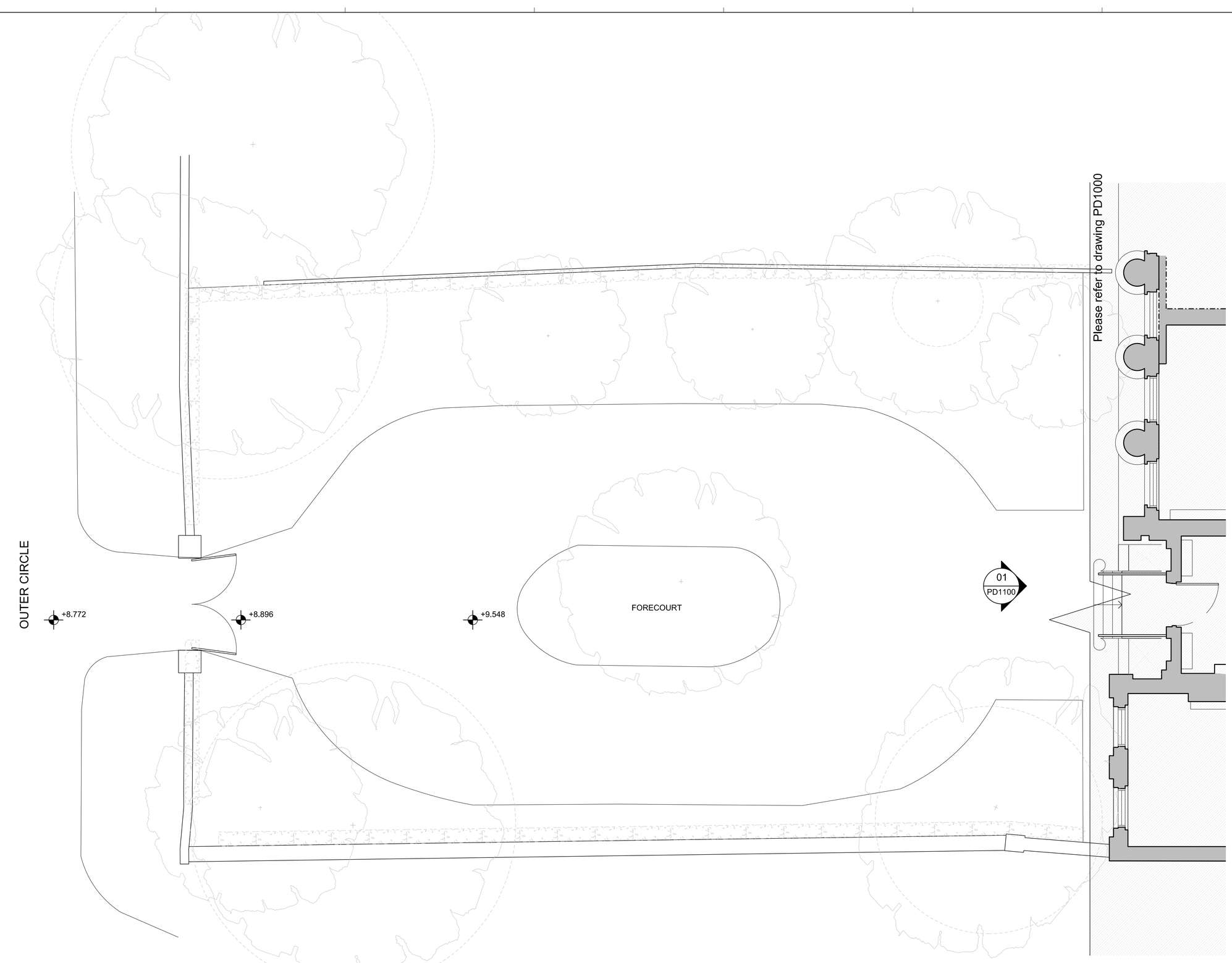
Gloucester Lodge
Regents Park

Drawing Title

Existing
First Floor Plan

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD1001	01



01 Existing ground floor forecourt plan

1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

PLANNING

DRAWING STATUS

make

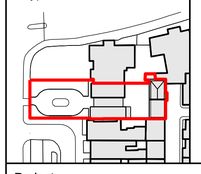
32 Cleveland Street,
London, W1T 4JY

tel +44 (0) 20 7636 5151

info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



Project
Gloucester Lodge
Regents Park

Drawing Title
Existing
Ground Floor Forecourt Plan

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD1000A	01

Please refer to drawing PD1000A

01 PD1205

01 PD1204

01 PD1200

01 PD1201

02 PD1101

01 PD1100

01 PD1202

DRAWING ROOM
+10.937

RECEPTION HALL
+10.882

WC

STUDY
+10.538

DINING ROOM
+10.542

COURTYARD BELOW

NOT FIT FOR USE

Flat roof

BATHROOM

KITCHEN

SITTING ROOM
+11.279

BEDROOM

01 Existing ground floor plan
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

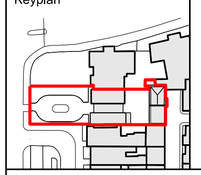
PLANNING

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



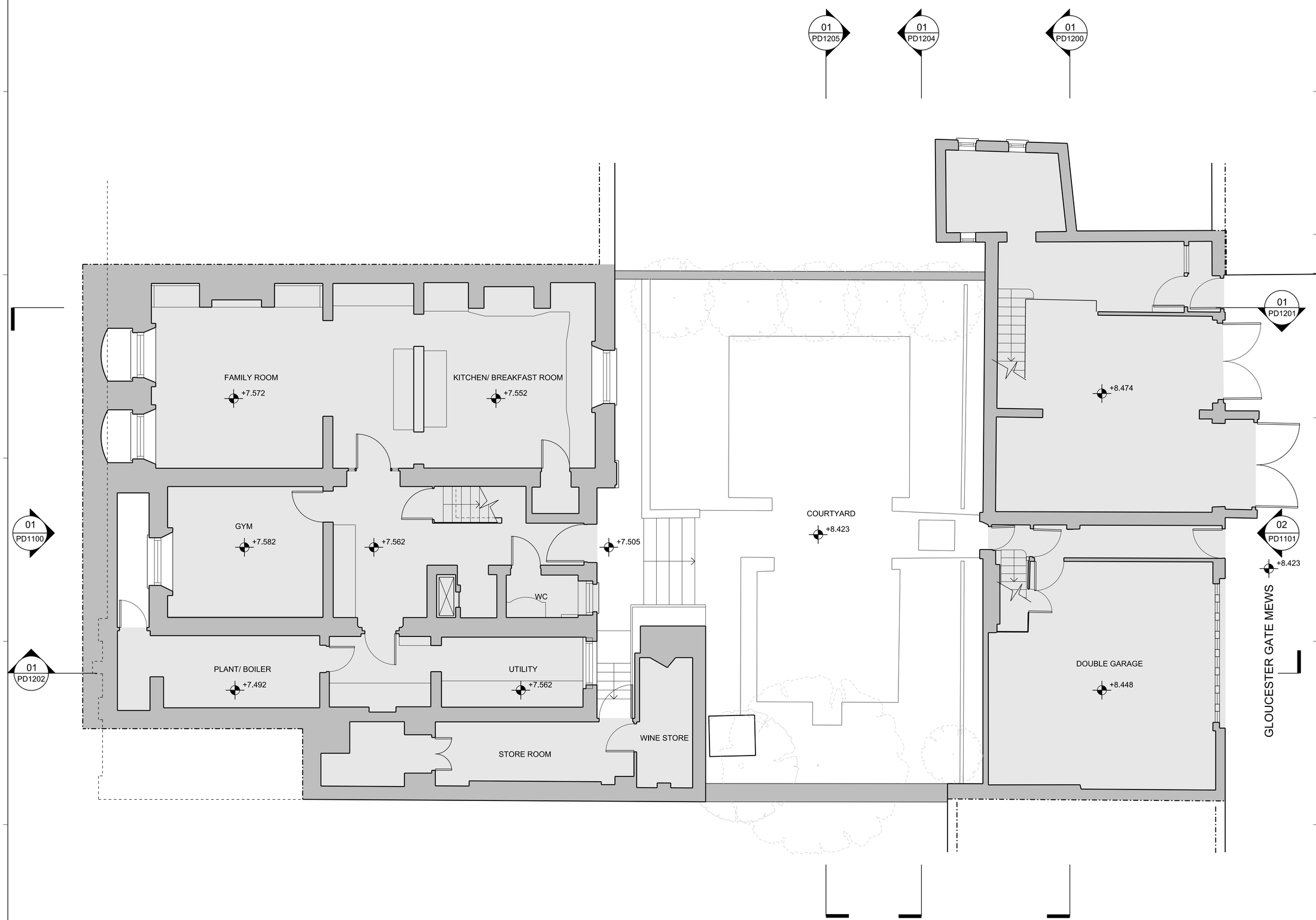
North

Project
Gloucester Lodge
Regents Park

Drawing Title
Existing
Ground Floor Plan

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD1000	01



01 Existing lower ground floor plan
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

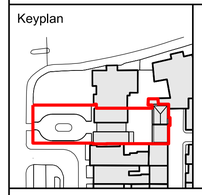
PLANNING

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan

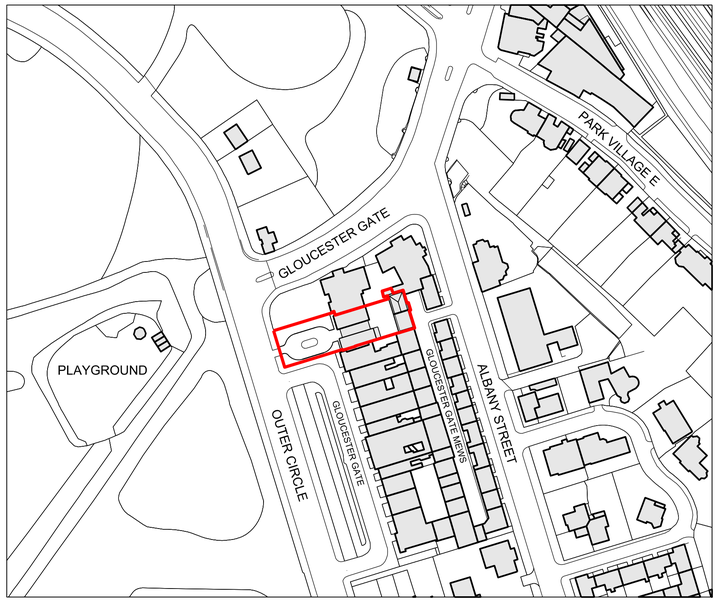


Project
Gloucester Lodge
Regents Park

Drawing Title
Existing
Lower Ground Floor Plan

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD0999	01



01 Existing site plan
1:1250

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	12.08.16	Planning submission	KG
00	30.06.16	For Pre-application	JC

PLANNING

DRAWING STATUS

make

32 Cleveland Street,
London, W1T 4JY

tel +44 (0) 20 7636 5151

info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan

North

Project
Gloucester Lodge
Regents Park

Drawing Title
Existing
Site Plan

Scale	Paper Size	Date
1:1250	@A1/ A3	10.07.15

Project No.	Draw No.	Rev No.
1202	PD0010	01

Appendix B – Existing development survey drawings

MICTEC ltd.
1 BOURNE WAY
SUTTON, SURREY
SM1 2EN
info@mictec.co.uk
078 0955 7477

PROJECT NAME AND ADDRESS
GLOUCESTER LODGE, 12 &13 GLOUCESTER MEWS, LONDON

DRAWING NAME
EXISTING:
LOWER GROUND FLOOR PLAN

SCALE	SURVEY DATE	REVISION	DRAWING NUMBER
1:50@A1,1:100@A3	JULY 2015	A	EX1
	SURVEYED BY: MZ	JOB NUMBER: J347	

ALL DIMENSIONS TO BE CHECKED ON SITE.
DISCREPANCIES TO BE REFERRED TO AUTHOR. DO NOT SCALE OFF THIS DRAWING.

ABBREVIATION LIST

AL	ALARM BOX
C	CEILING HEIGHT
STR C	STRUCTURAL CEILING H
G	SUSPENDED CEILING GRID H
B	FLOOR TO BEAM HEIGHT
H	HEIGHT
HH	HEAD HEIGHT
P	PURLIN HEIGHT
OH	OPENING HEIGHT
EM	ELECTRIC METER
FFL	FINISHED FLOOR LEVEL
FB	FUSE BOX
GM	GAS METER
EM	ELECTRIC METER
RWP	RAIN WATER PIPE
SH	SILL HEIGHT
SVP	SOIL & VENT PIPE
WP	WASTE PIPE
UTL	UNABLE TO LIFT
IL	INVERT LEVEL
CL	COVER LEVEL
ToW	TOP OF THE WALL
AD	ABOVE DATUM
J	HEIGHT- FLOOR TO JOIST
JH	JOIST HEIGHT

SCALE 0 1m 2m 3m 4m 5m

SCALE 1:50@A1, 1:100@A3

LOWER GROUND FLOOR PLAN

mictec
MEASURED BUILDING SURVEYS

MICTEC ltd.
1 BOURNE WAY
SUTTON, SURREY
SM1 2EN
info@mictec.co.uk
078 0955 7477

PROJECT NAME AND ADDRESS
GLOUCESTER LODGE, 12 &13 GLOUCESTER MEWS, LONDON

DRAWING NAME
EXISTING:
UPPER GROUND FLOOR PLAN - PART 1/2

SCALE	SURVEY DATE	REVISION	DRAWING NUMBER
1:50@A1,1:100@A3	JULY 2015	A	EX2
	SURVEYED BY: MZ	JOB NUMBER: J347	

ALL DIMENSIONS TO BE CHECKED ON SITE.
DISCREPANCIES TO BE REFERRED TO AUTHOR. DO NOT SCALE OFF THIS DRAWING.

ABBREVIATION LIST

AL	ALARM BOX
C	CEILING HEIGHT
STR C	STRUCTURAL CEILING H
G	SUSPENDED CEILING GRID H
B	FLOOR TO BEAM HEIGHT
H	HEIGHT
HH	HEAD HEIGHT
P	PURLIN HEIGHT
OH	OPENING HEIGHT
EM	ELECTRIC METER
FFL	FINISHED FLOOR LEVEL
FB	FUSE BOX
GM	GAS METER
EM	ELECTRIC METER
RWP	RAIN WATER PIPE
SH	SILL HEIGHT
SVP	SOIL & VENT PIPE
WP	WASTE PIPE
UTL	UNABLE TO LIFT
IL	INVERT LEVEL
CL	COVER LEVEL
ToW	TOP OF THE WALL
AD	ABOVE DATUM
J	HEIGHT- FLOOR TO JOIST
JH	JOIST HEIGHT

ELEVATION 4

FLAT ROOF

UNDER CONSTRUCTION

J=2.592
RIDGE H=4.303

FLOOR JOISTS
11.669

VELUX

C=2.271
SH=1.110
OH=1.021

KITCHEN
C=2.364
11.259

LIVING
C=2.364
11.279

UNEVEL FLOOR

C=2.373
B=1.985
C=2.445
11.354

C=2.384
B=1.994
C=2.458
11.277

C=2.400
B=2.006
BEDROOM
C=2.486
11.319

C=2.486

FLAT ROOF

ELEVATION 3

ELEVATION 2

N

APPROXIMATE

10.857
10.872
10.872
10.892
C=3.462
10.937
DRAWING ROOM
10.912
10.927
10.902
C=3.521

C MIN=2.682
CEILING FALL
RADIATOR CASE
10.877
C=3.573
WC
C=2.955
C=3.052
DUMB WAITER
10.912
C=3.544
HALL
10.892
C=3.571

10.542
DINING
C=3.930
10.542
C=2.170
10.542
C=3.958
10.532
STUDY
C=3.975
10.538

LIGHT WELL
LIGHT WELL
10.827
10.05
ENTRANCE

·7.494
·10.063
·11.91
·10.062
·10.057
·10.052
·10.016
·10.07
·10.062
·10.015

SHRUBS
BOUNDARY WALL
COATS

SCALE 0 1m 2m 3m 4m 5m

SCALE 1:50@A1, 1:100@A3

UPPER GROUND FLOOR PLAN - PART 1/2

mictec
MEASURED BUILDING SURVEYS

MICTEC ltd.
1 BOURNE WAY
SUTTON, SURREY
SM1 2EN
info@mictec.co.uk
078 0955 7477

PROJECT NAME AND ADDRESS
GLOUCESTER LODGE, 12 &13 GLOUCESTER MEWS, LONDON

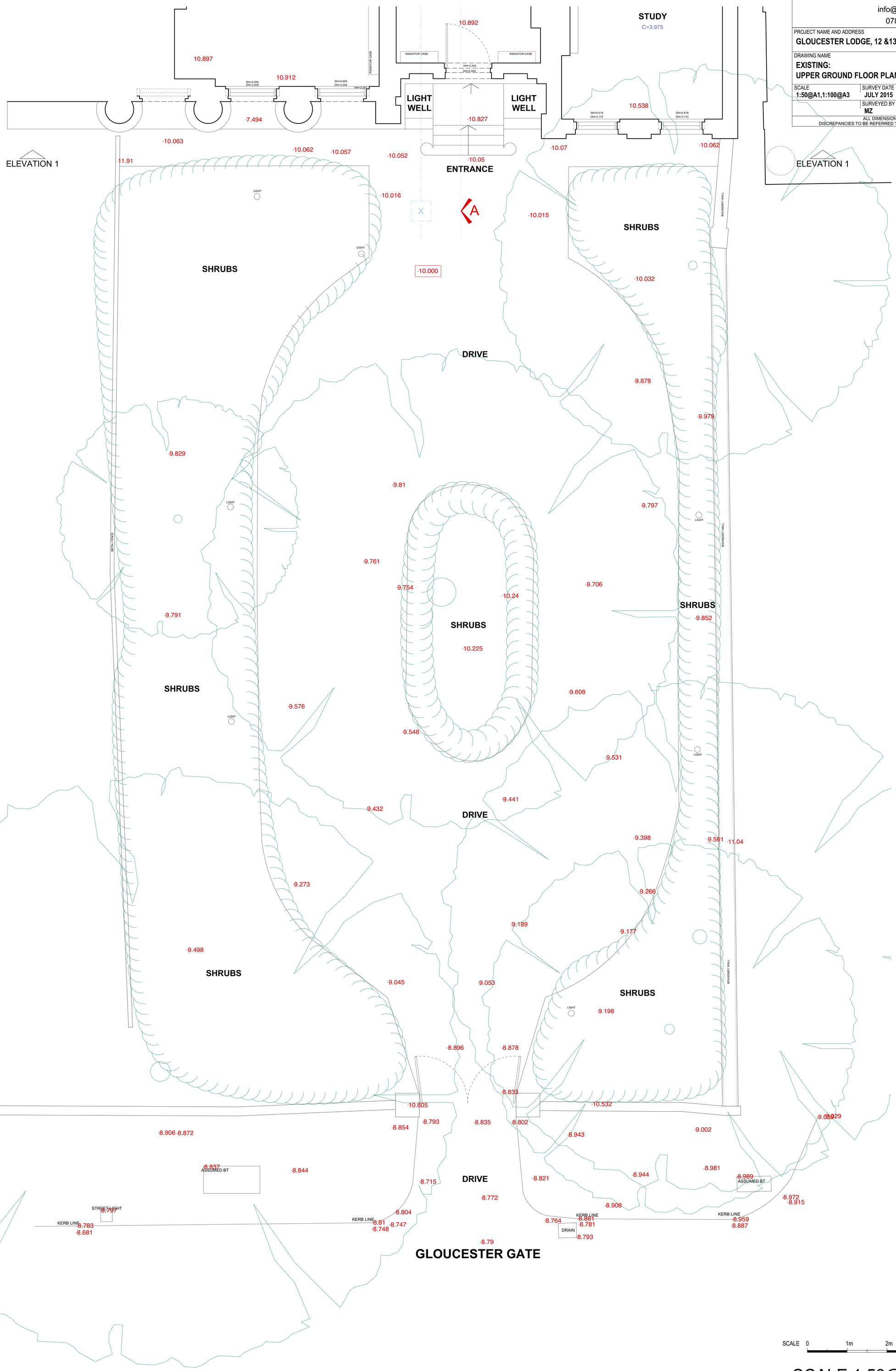
DRAWING NAME
EXISTING:
UPPER GROUND FLOOR PLAN - GARDEN PART 2/2

SCALE	SURVEY DATE	REVISION	DRAWING NUMBER
1:50@A1,1:100@A3	JULY 2015	A	EX3
	SURVEYED BY: MZ	JOB NUMBER: J347	

ALL DIMENSIONS TO BE CHECKED ON SITE.
DISCREPANCIES TO BE REFERRED TO AUTHOR. DO NOT SCALE OFF THIS DRAWING.

ABBREVIATION LIST

AL	ALARM BOX
C	CEILING HEIGHT
STR C	STRUCTURAL CEILING H
G	SUSPENDED CEILING GRID H
B	FLOOR TO BEAM HEIGHT
H	HEIGHT
HH	HEAD HEIGHT
P	PURLIN HEIGHT
OH	OPENING HEIGHT
EM	ELECTRIC METER
FFL	FINISHED FLOOR LEVEL
FB	FUSE BOX
GM	GAS METER
EM	ELECTRIC METER
RWP	RAIN WATER PIPE
SH	SILL HEIGHT
SVP	SOIL & VENT PIPE
WP	WASTE PIPE
UTL	UNABLE TO LIFT
IL	INVERT LEVEL
CL	COVER LEVEL
ToW	TOP OF THE WALL
AD	ABOVE DATUM
J	HEIGHT- FLOOR TO JOIST
JH	JOIST HEIGHT



SCALE 0 1m 2m 3m 4m 5m

SCALE 1:50@A1, 1:100@A3

FRONT GARDEN PLAN - PART 2/2

mictec
MEASURED BUILDING SURVEYS

MICTEC ltd.
1 BOURNE WAY
SUTTON, SURREY
SM1 2EN
info@mictec.co.uk
078 0955 7477

PROJECT NAME AND ADDRESS
GLOUCESTER LODGE, 12 &13 GLOUCESTER MEWS, LONDON

DRAWING NAME
EXISTING:
FIRST FLOOR PLAN

SCALE	SURVEY DATE	REVISION	DRAWING NUMBER
1:50@A1,1:100@A3	JULY 2015	A	EX4
	SURVEYED BY: MZ	JOB NUMBER: J347	

ALL DIMENSIONS TO BE CHECKED ON SITE.
DISCREPANCIES TO BE REFERRED TO AUTHOR. DO NOT SCALE OFF THIS DRAWING.

ABBREVIATION LIST

AL	ALARM BOX
C	CEILING HEIGHT
STR C	STRUCTURAL CEILING H
G	SUSPENDED CEILING GRID H
B	FLOOR TO BEAM HEIGHT
H	HEIGHT
HH	HEAD HEIGHT
P	PURLIN HEIGHT
OH	OPENING HEIGHT
EM	ELECTRIC METER
FFL	FINISHED FLOOR LEVEL
FB	FUSE BOX
GM	GAS METER
EM	ELECTRIC METER
RWP	RAIN WATER PIPE
SH	SILL HEIGHT
SVP	SOIL & VENT PIPE
WP	WASTE PIPE
UTL	UNABLE TO LIFT
IL	INVERT LEVEL
CL	COVER LEVEL
ToW	TOP OF THE WALL
AD	ABOVE DATUM
J	HEIGHT- FLOOR TO JOIST
JH	JOIST HEIGHT

ELEVATION 4

ELEVATION 4

FLAT ROOF

FALL

FALL

FALL

FALL

FLAT ROOF

FALL

FLAT ROOF

VELUX

VELUX

VELUX

VELUX

ASSUMED WATER TANK SHOWN INDICATIVELY

FLAT ROOF

ELEVATION 3

ELEVATION 3

N

APPROXIMATE

ELEVATION 2

ELEVATION 2

FLAT ROOF

RADIATOR CASE SH=0.806 OH=1.804

HH=1.920 SH=0.919 OH=1.892

FITTED WARDROBE

14.810

FITTED WARDROBE

14.840

SH=1.570 OH=0.585

HH=2.137 SH=0.874 OH=2.112

CPD'S

DRESSING
C=3.030

14.799

UNEVEL FLOOR

14.789

BEDROOM 2
C=2.737
14.789

14.724

BATHROOM
C=2.396

14.799

C=2.375

FITTED WARDROBE

OH=2.001

OH=2.188

OH=1.972

C=2.000

FITTED WARDROBE

FITTED WARDROBE

BLOCKED

C=1.967

SVP

14.789

C=2.989

14.734

C=2.407

14.769

C=2.383

14.799

C=2.382

14.799

C=2.736

SH=0.869 OH=1.683

14.789

BATHROOM
C=2.734

RADIATOR CASE

OH=2.013

OH=1.993

14.759

C=2.132

RWP

OH=1.985

OH=1.584

14.927

C=2.273

14.799

14.799

MASTER BEDROOM
C=3.026

UNEVEL FLOOR

14.789

14.739

BATHROOM
C=2.406
14.794

CPD'S

BEDROOM 3
C=2.744

14.774

14.809

OH=1.938

RADIATOR CASE SH=0.862 OH=0.795

14.809

RADIATOR CASE SH=0.820 OH=1.609 HH=1.680

RADIATOR CASE SH=0.812 OH=1.604 HH=1.720

14.810

SH=0.815 OH=1.610

RADIATOR CASE

SH=0.815 OH=1.610

RADIATOR CASE

SCALE 0 1m 2m 3m 4m 5m

SCALE 1:50@A1, 1:100@A3

ELEVATION 1

ELEVATION 1

FIRST FLOOR PLAN

mictec
MEASURED BUILDING SURVEYS

MICTEC ltd.
1 BOURNE WAY
SUTTON, SURREY
SM1 2EN
info@mictec.co.uk
078 0955 7477

PROJECT NAME AND ADDRESS
GLOUCESTER LODGE, 12 &13 GLOUCESTER MEWS, LONDON

DRAWING NAME
EXISTING:
SECOND FLOOR PLAN

SCALE	SURVEY DATE	REVISION	DRAWING NUMBER
1:50@A1,1:100@A3	JULY 2015	A	EX5
	SURVEYED BY: MZ	JOB NUMBER: J347	

ALL DIMENSIONS TO BE CHECKED ON SITE.
DISCREPANCIES TO BE REFERRED TO AUTHOR. DO NOT SCALE OFF THIS DRAWING.

ABBREVIATION LIST

AL	ALARM BOX
C	CEILING HEIGHT
STR C	STRUCTURAL CEILING H
G	SUSPENDED CEILING GRID H
B	FLOOR TO BEAM HEIGHT
H	HEIGHT
HH	HEAD HEIGHT
P	PURLIN HEIGHT
OH	OPENING HEIGHT
EM	ELECTRIC METER
FFL	FINISHED FLOOR LEVEL
FB	FUSE BOX
GM	GAS METER
EM	ELECTRIC METER
RWP	RAIN WATER PIPE
SH	SILL HEIGHT
SVP	SOIL & VENT PIPE
WP	WASTE PIPE
UTL	UNABLE TO LIFT
IL	INVERT LEVEL
CL	COVER LEVEL
ToW	TOP OF THE WALL
AD	ABOVE DATUM
J	HEIGHT- FLOOR TO JOIST
JH	JOIST HEIGHT

ELEVATION 4

ELEVATION 4

FLAT ROOF

FALL

FALL

FALL

FALL

FLAT ROOF

FLAT ROOF

VELUX

VELUX

VELUX

VELUX

ASSUMED WATER TANK SHOWN INDICATIVELY

FLAT ROOF

FLAT ROOF

ELEVATION 3

ELEVATION 3

N

APPROXIMATE

ELEVATION 2

ELEVATION 2

FLAT ROOF

LEDGE

LEDGE

RADIATOR CASE

SH=1.128
OH=1.175

BEDROOM 4
C=2.641
18.074

BATHROOM
C=2.624
18.084

LOWLEVEL WALL

LOWLEVEL WALL

H=0.975

H=1.852

LEDGE

SH=1.142
OH=1.183

OH=2.011

OH=1.998

OH=1.046

UTILITY CPD
C=2.610

OH=0.976

H=1.792

LOWLEVEL BOXOUT

BOXOUT

OH=1.978

18.074

C=2.634

18.084

LEDGE

FITTED WARDROBE

H=1.735

SH=1.143
OH=1.183

BEDROOM 5
C=2.650
UNEVEL FLOOR

18.094

RADIATOR CASE

C MAX=4.006

18.054

OH=1.941

CPD'S

18.079

UNEVEL FLOOR

B=2.402

OH=1.906

18.079

FITTED WARDROBE

H=1.736

C=2.626

BEDROOM 6
C=2.609
UNEVEL FLOOR

18.119

RADIATOR CASE

H=1.736

RADIATOR CASE

PLINTH

SH=1.139
OH=1.173

OH=2.016

FITTED WARDROBE

LEDGE

UNEVEL FLOOR

BEDROOM 7

18.119

C=2.582

18.139

OH=1.174
SH=1.114

H=1.723

LEDGE

LEDGE

SVP

RWP

SCALE 0 1m 2m 3m 4m 5m

SCALE 1:50@A1, 1:100@A3

ELEVATION 1

ELEVATION 1

SECOND FLOOR PLAN

mictec
MEASURED BUILDING SURVEYS

MICTEC ltd.
1 BOURNE WAY
SUTTON, SURREY
SM1 2EN
info@mictec.co.uk
078 0955 7477

PROJECT NAME AND ADDRESS
GLOUCESTER LODGE, 12 &13 GLOUCESTER MEWS, LONDON

DRAWING NAME
EXISTING:
ROOF PLAN

SCALE	SURVEY DATE	REVISION	DRAWING NUMBER
1:50@A1,1:100@A3	JULY 2015	A	EX6
	SURVEYED BY: MZ	JOB NUMBER: J347	

ALL DIMENSIONS TO BE CHECKED ON SITE.
DISCREPANCIES TO BE REFERRED TO AUTHOR. DO NOT SCALE OFF THIS DRAWING.

ABBREVIATION LIST

AL	ALARM BOX
C	CEILING HEIGHT
STR C	STRUCTURAL CEILING H
G	SUSPENDED CEILING GRID H
B	FLOOR TO BEAM HEIGHT
H	HEIGHT
HH	HEAD HEIGHT
P	PURLIN HEIGHT
OH	OPENING HEIGHT
EM	ELECTRIC METER
FFL	FINISHED FLOOR LEVEL
FB	FUSE BOX
GM	GAS METER
EM	ELECTRIC METER
RWP	RAIN WATER PIPE
SH	SILL HEIGHT
SVP	SOIL & VENT PIPE
WP	WASTE PIPE
UTL	UNABLE TO LIFT
IL	INVERT LEVEL
CL	COVER LEVEL
ToW	TOP OF THE WALL
AD	ABOVE DATUM
J	HEIGHT- FLOOR TO JOIST
JH	JOIST HEIGHT

ELEVATION 4

FLAT ROOF

FALL

FALL

FALL

FALL

FLAT ROOF

FALL

VELUX

VELUX

VELUX

VELUX

ASSUMED WATER TANK SHOWN INDICATIVELY

FLAT ROOF

FLAT ROOF

ELEVATION 3

ELEVATION 3

N

APPROXIMATE

ELEVATION 2

ELEVATION 2

FLAT ROOF

ASSUMED WATER TANK

ASSUMED WATER TANK

FLAT ROOF

FLAT ROOF

FLAT ROOF

ELEVATION 1

ELEVATION 1

SCALE 0 1m 2m 3m 4m 5m

SCALE 1:50@A1, 1:100@A3

ROOF PLAN

mictec
MEASURED BUILDING SURVEYS

mictec
MEASURED BUILDING SURVEYS

SCALE 0 1m 2m 3m 4m 5m

SCALE 1:50@A1, 1:100@A3

MICTEC ltd.
1 BOURNE WAY
SUTTON, SURREY
SM1 2EN
info@mictec.co.uk
078 0955 7477

PROJECT NAME AND ADDRESS
GLOUCESTER LODGE, 12 &13 GLOUCESTER MEWS, LONDON

DRAWING NAME
EXISTING:
FRONT ELEVATION 1-1

SCALE	SURVEY DATE	REVISION	DRAWING NUMBER
1:50@A1,1:100@A3	JULY 2015	A	EX7
	SURVEYED BY: MZ	JOB NUMBER: J347	

ALL DIMENSIONS TO BE CHECKED ON SITE.
DISCREPANCIES TO BE REFERRED TO AUTHOR. DO NOT SCALE OFF THIS DRAWING.

FRONT ELEVATION 1

mictec
MEASURED BUILDING SURVEYS

SCALE 0 1m 2m 3m 4m 5m

SCALE 1:50@A1, 1:100@A3

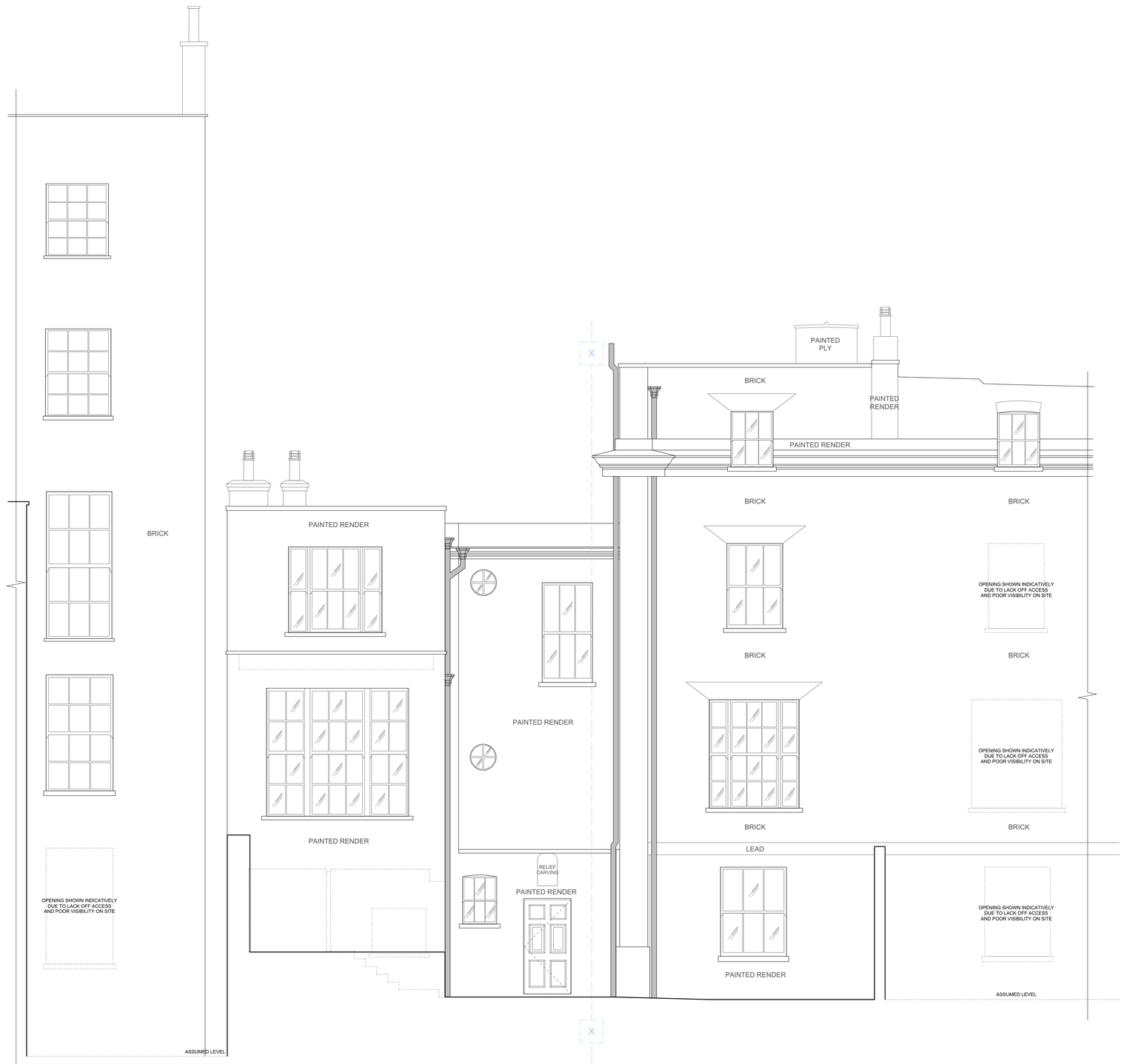
MICTEC ltd.
1 BOURNE WAY
SUTTON, SURREY
SM1 2EN
info@mictec.co.uk
078 0955 7477

PROJECT NAME AND ADDRESS
GLOUCESTER LODGE, 12 &13 GLOUCESTER MEWS, LONDON

DRAWING NAME
EXISTING:
REAR ELEVATION 2-2

SCALE	SURVEY DATE	REVISION	DRAWING NUMBER
1:50@A1,1:100@A3	JULY 2015	A	EX8
	SURVEYED BY: MZ	JOB NUMBER: J347	

ALL DIMENSIONS TO BE CHECKED ON SITE.
DISCREPANCIES TO BE REFERRED TO AUTHOR. DO NOT SCALE OFF THIS DRAWING.



REAR ELEVATION 2

mictec
MEASURED BUILDING SURVEYS

SCALE 0 1m 2m 3m 4m 5m

SCALE 1:50@A1, 1:100@A3

MICTEC ltd.
1 BOURNE WAY
SUTTON, SURREY
SM1 2EN
info@mictec.co.uk
078 0955 7477

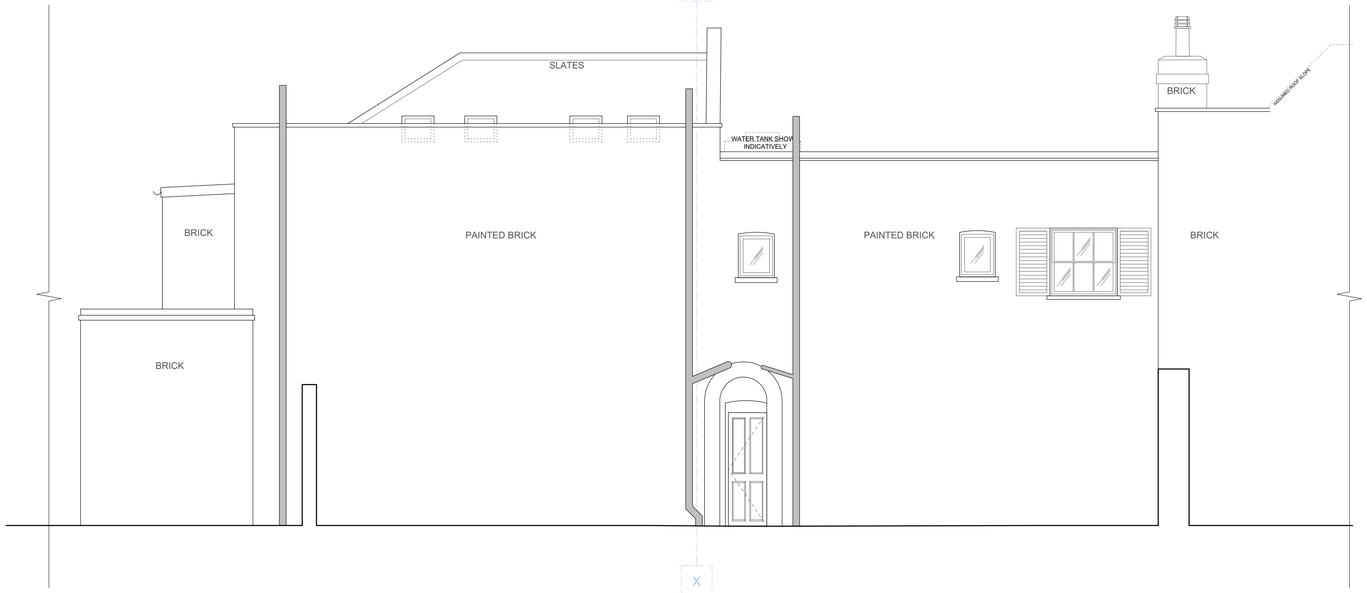
PROJECT NAME AND ADDRESS
GLOUCESTER LODGE, 12 &13 GLOUCESTER MEWS, LONDON

DRAWING NAME
EXISTING:
FRONT ELEVATION 4-4, REAR ELEVATION 3-3

SCALE	SURVEY DATE	REVISION	DRAWING NUMBER
1:50@A1,1:100@A3	JULY 2015	A	EX9
	SURVEYED BY: MZ	JOB NUMBER: J347	

ALL DIMENSIONS TO BE CHECKED ON SITE.
DISCREPANCIES TO BE REFERRED TO AUTHOR. DO NOT SCALE OFF THIS DRAWING.

FRONT ELEVATION 4



REAR ELEVATION 3

mictec
MEASURED BUILDING SURVEYS

SCALE 0 1m 2m 3m 4m 5m

SCALE 1:50@A1, 1:100@A3

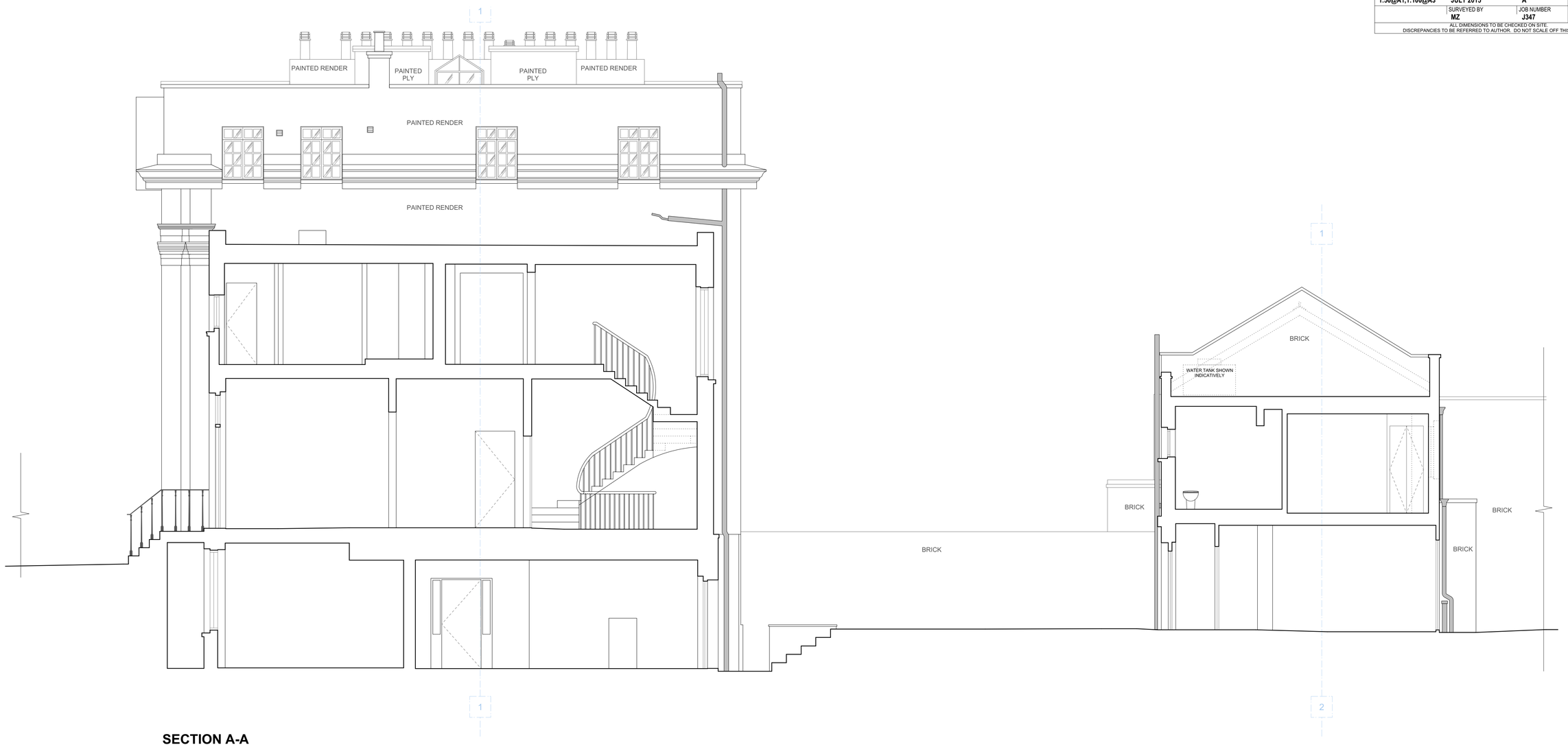
MICTEC ltd.
1 BOURNE WAY
SUTTON, SURREY
SM1 2EN
info@mictec.co.uk
078 0955 7477

PROJECT NAME AND ADDRESS
GLOUCESTER LODGE, 12 &13 GLOUCESTER MEWS, LONDON

DRAWING NAME
EXISTING:
SECTION A-A

SCALE	SURVEY DATE	REVISION	DRAWING NUMBER
1:50@A1,1:100@A3	JULY 2015	A	EX10
	SURVEYED BY: MZ	JOB NUMBER: J347	

ALL DIMENSIONS TO BE CHECKED ON SITE.
DISCREPANCIES TO BE REFERRED TO AUTHOR. DO NOT SCALE OFF THIS DRAWING.



SECTION A-A

mictec
MEASURED BUILDING SURVEYS

SCALE 0 1m 2m 3m 4m 5m

SCALE 1:50@A1, 1:100@A3

MICTEC ltd.
1 BOURNE WAY
SUTTON, SURREY
SM1 2EN
info@mictec.co.uk
078 0955 7477

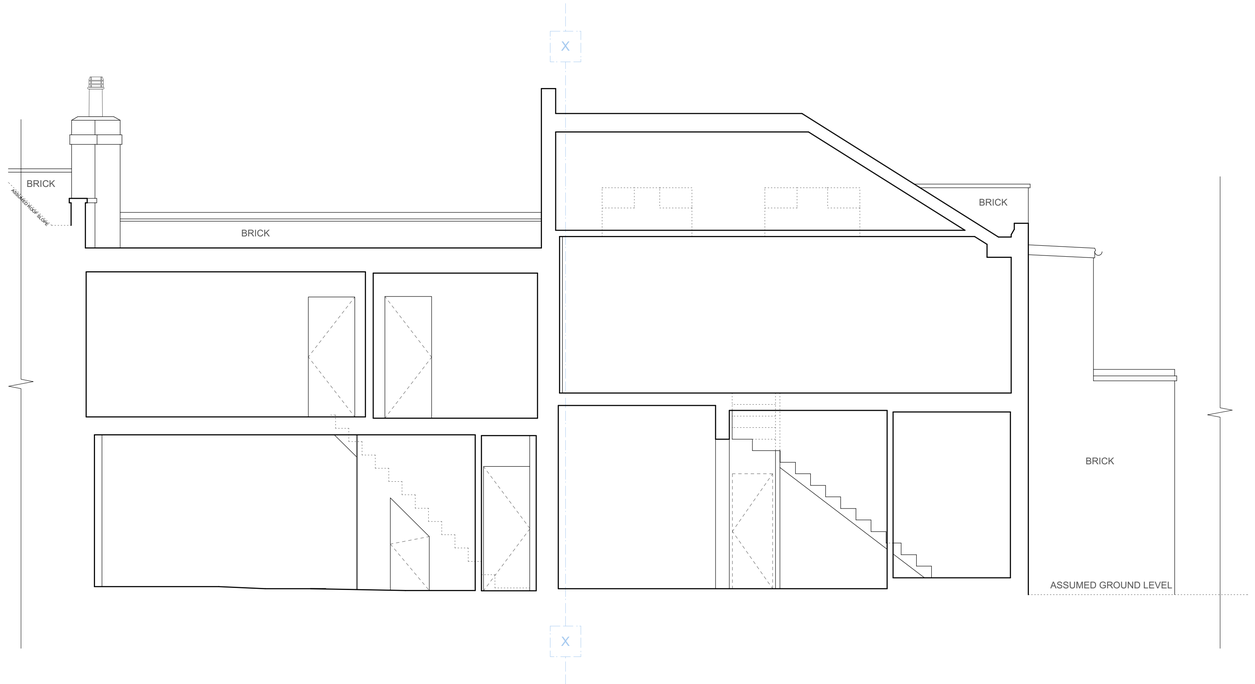
PROJECT NAME AND ADDRESS
GLOUCESTER LODGE, 12 &13 GLOUCESTER MEWS, LONDON

DRAWING NAME
EXISTING:
SECTIONS B-B, C-C

SCALE	SURVEY DATE	REVISION	DRAWING NUMBER
1:50@A1,1:100@A3	JULY 2015	A	EX11
	SURVEYED BY: MZ	JOB NUMBER: J347	

ALL DIMENSIONS TO BE CHECKED ON SITE.
DISCREPANCIES TO BE REFERRED TO AUTHOR. DO NOT SCALE OFF THIS DRAWING.

SECTION B-B



SECTION C-C

mictec
MEASURED BUILDING SURVEYS

SCALE 0 1m 2m 3m 4m 5m

SCALE 1:50@A1, 1:100@A3

MICTEC ltd.
1 BOURNE WAY
SUTTON, SURREY
SM1 2EN
info@mictec.co.uk
078 0955 7477

PROJECT NAME AND ADDRESS
GLOUCESTER LODGE, 12 &13 GLOUCESTER MEWS, LONDON

DRAWING NAME
EXISTING:
SECTION D-D

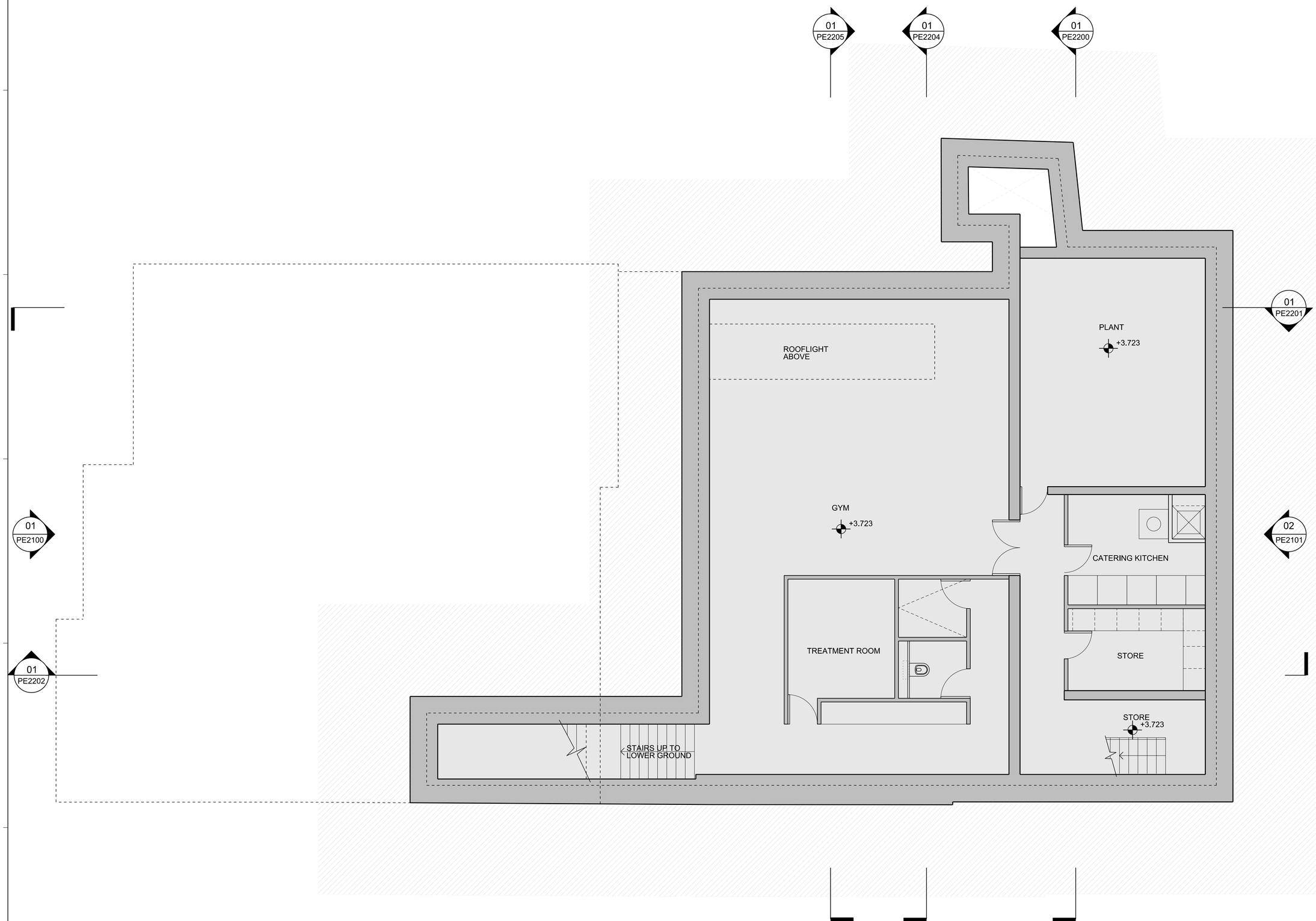
SCALE	SURVEY DATE	REVISION	DRAWING NUMBER
1:50@A1,1:100@A3	**JULY 2012**	**A**	**EX12**
	SURVEYED BY **MZ**	JOB NUMBER **J347**	

ALL DIMENSIONS TO BE CHECKED ON SITE.
DISCREPANCIES TO BE REFERRED TO AUTHOR. DO NOT SCALE OFF THIS DRAWING.

SECTION D-D

Appendix C – Proposed development drawings

- Proposed drawings



01 Proposed basement plan
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	24.04.17	Pre-application discussions	KG
00	21.03.17	Pre-application discussions	KG

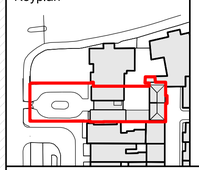
DRAFT 170531

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



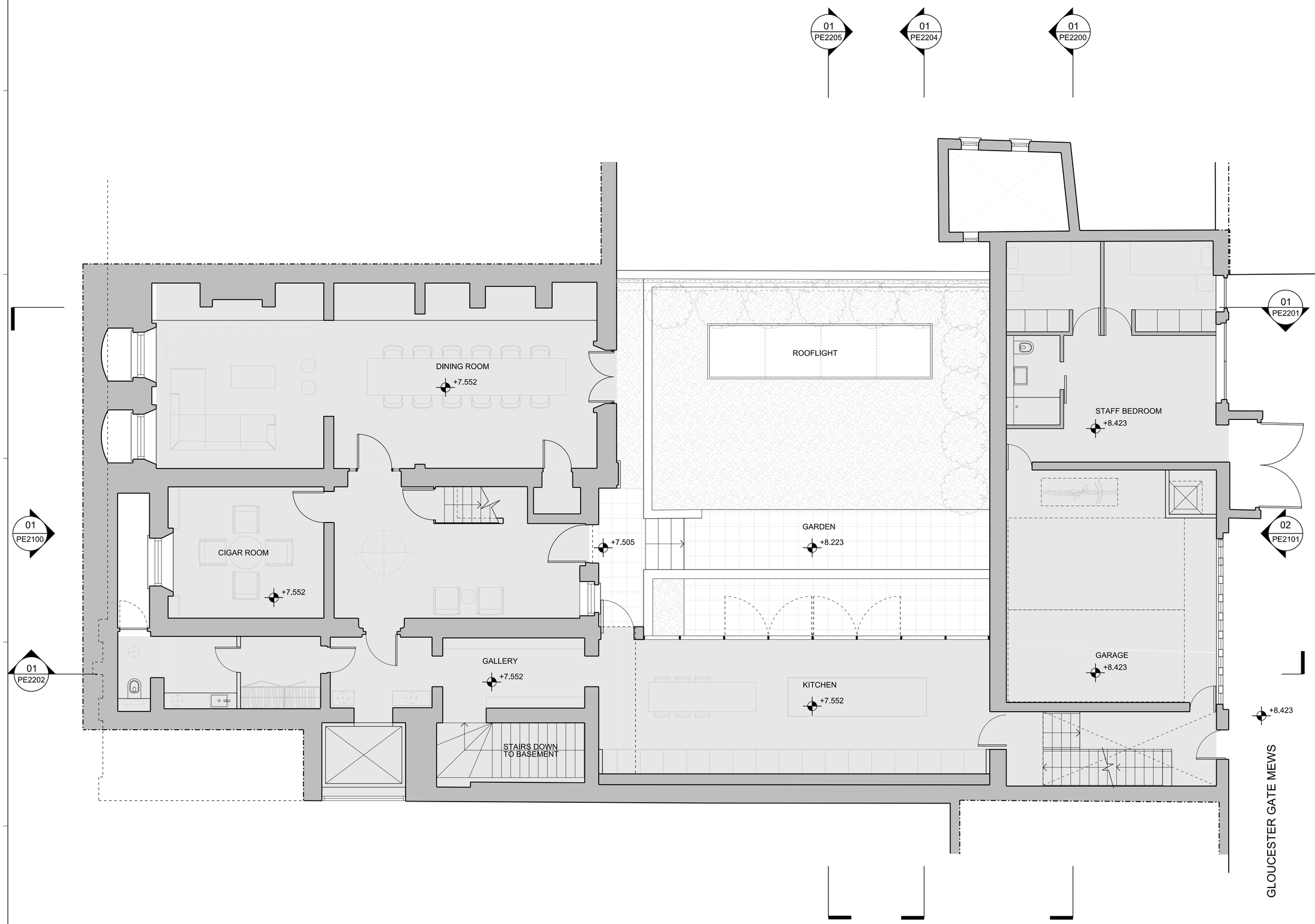
North

Project
Gloucester Lodge
Regents Park

Drawing Title
Proposed
Basement Plan

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	09.09.16

Project No.	Draw No.	Rev No.
1202	PE1998	01



01 Proposed lower ground floor plan
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	24.04.17	Pre-application discussions	KG
00	21.03.17	Pre-application discussions	KG

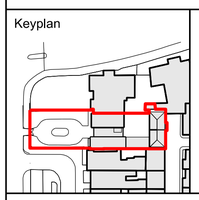
DRAFT 170531

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan

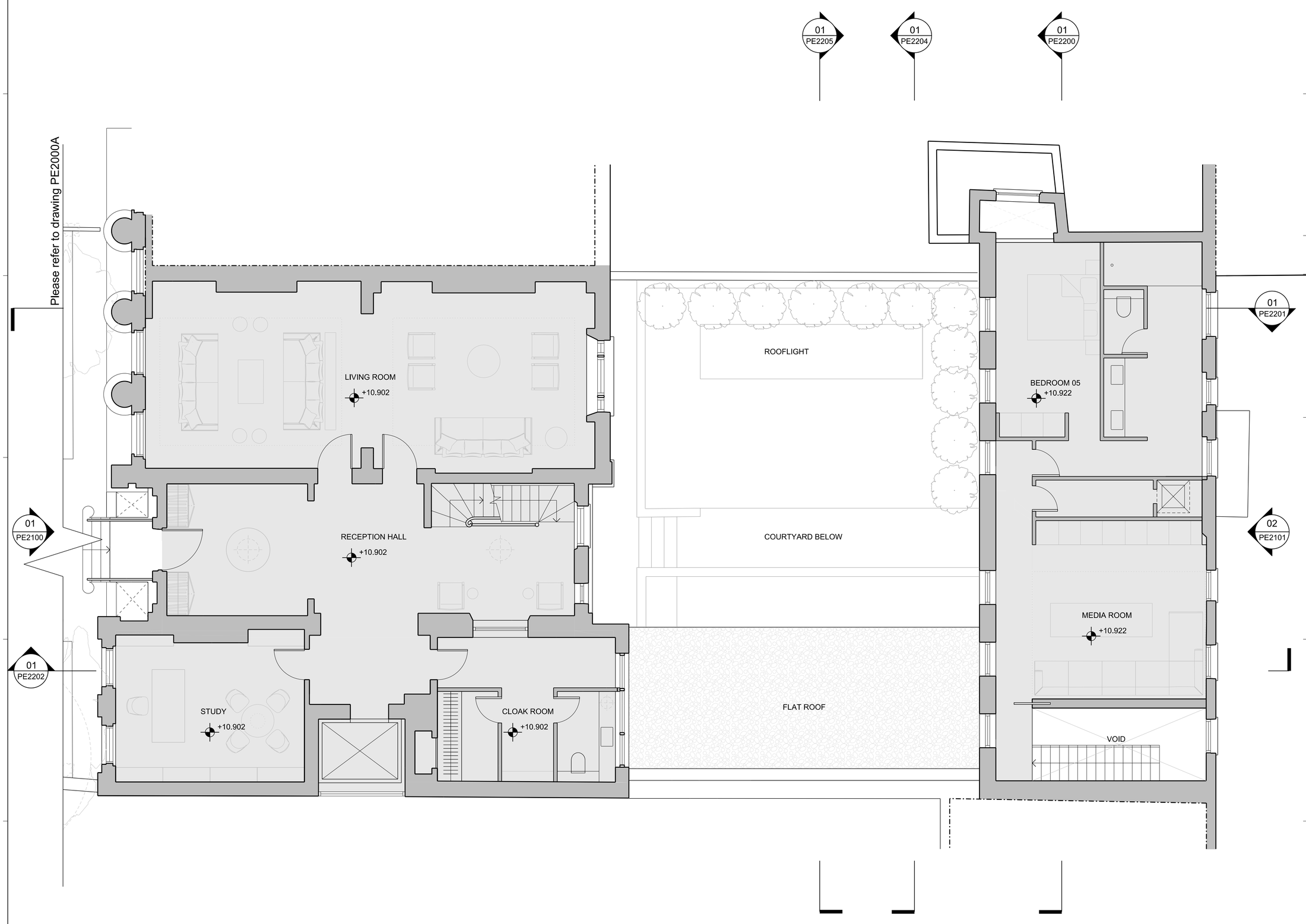


Project
Gloucester Lodge
Regents Park

Drawing Title
Proposed
Lower Ground Floor Plan

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	09.09.16

Project No.	Draw No.	Rev No.
1202	PE1999	01



01 Proposed ground floor plan
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	24.04.17	Pre-application discussions	KG
00	21.03.17	Pre-application discussions	KG

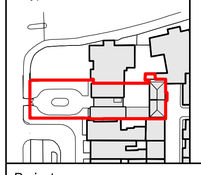
DRAFT 170531

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan

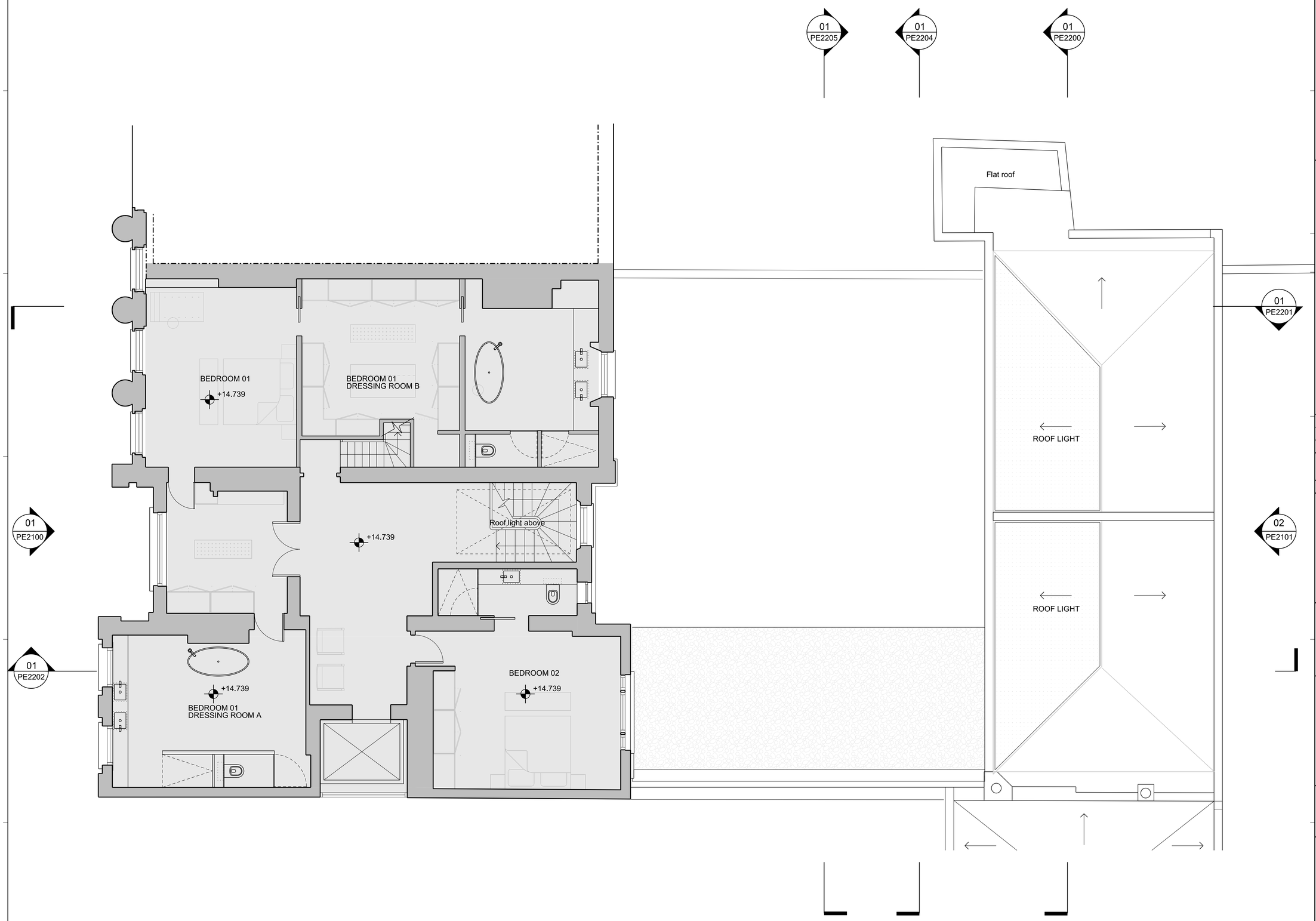


Project
Gloucester Lodge
Regents Park

Drawing Title
Proposed
Ground Floor Plan

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	09.09.16

Project No.	Draw No.	Rev No.
1202	PE2000	01



01 Proposed first floor plan
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	24.04.17	Pre-application discussions	KG
00	21.03.17	Pre-application discussions	KG

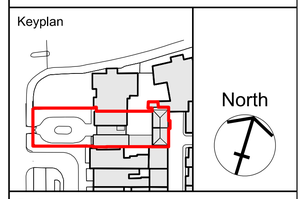
DRAFT 170531

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



Project
Gloucester Lodge
Regents Park

Drawing Title
Proposed
First Floor Plan

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	09.09.16

Project No.	Draw No.	Rev No.
1202	PE2001	01

01 Proposed second floor plan

1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	24.04.17	Pre-application discussions	KG
00	21.03.17	Pre-application discussions	KG

DRAFT 170531

DRAWING STATUS

make

32 Cleveland Street,
London, W1T 4JY

tel +44 (0) 20 7636 5151

info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan

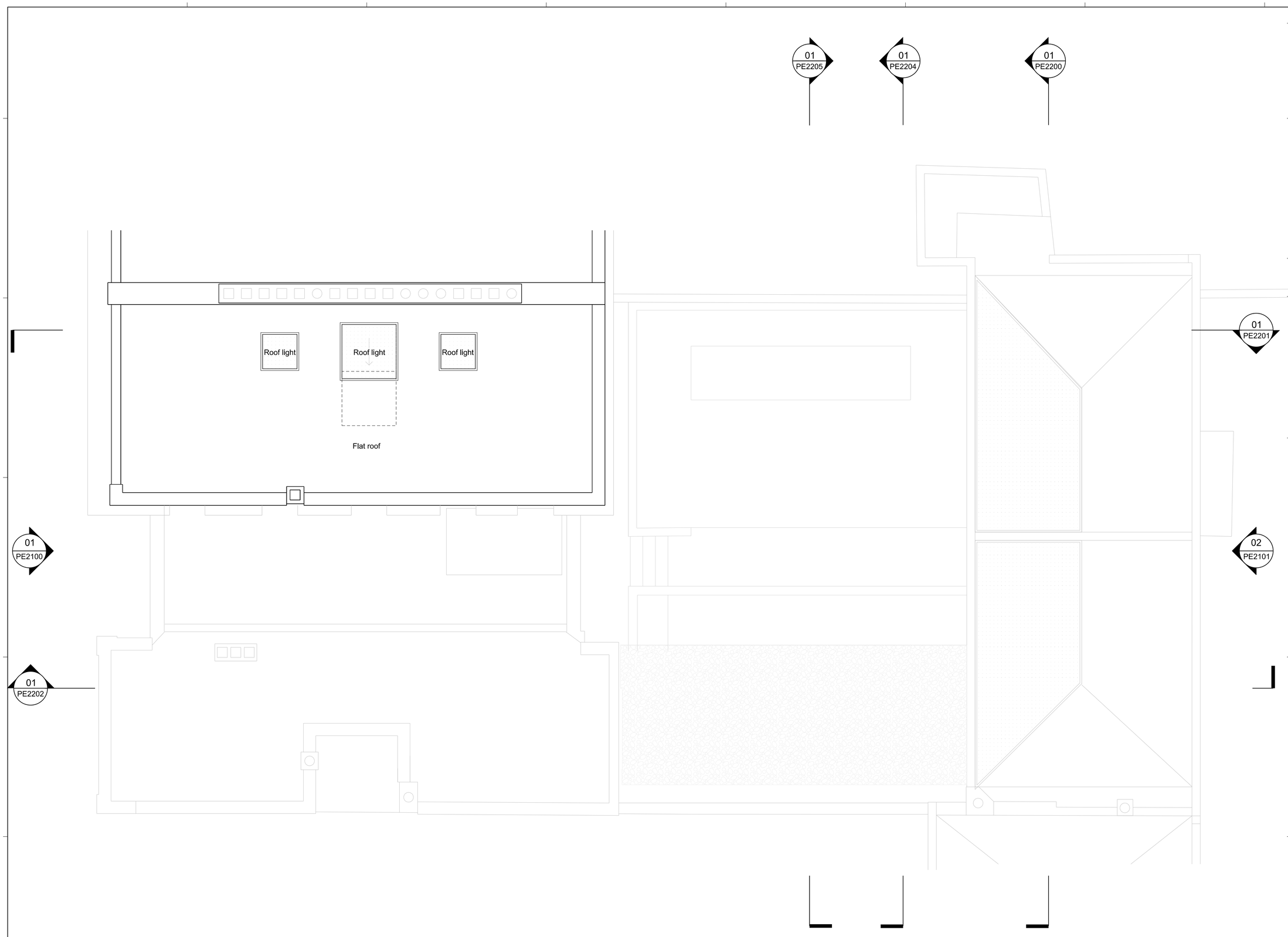
North

Project
Gloucester Lodge
Regents Park

Drawing Title
Proposed
Second Floor Plan

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	09.09.16

Project No.	Draw No.	Rev No.
1202	PE2002	01



01 Proposed roof plan
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	24.04.17	Pre-application discussions	KG
00	21.03.17	Pre-application discussions	KG

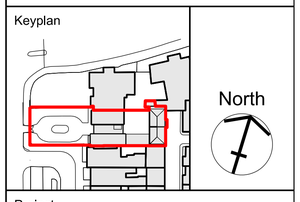
DRAFT 170531

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



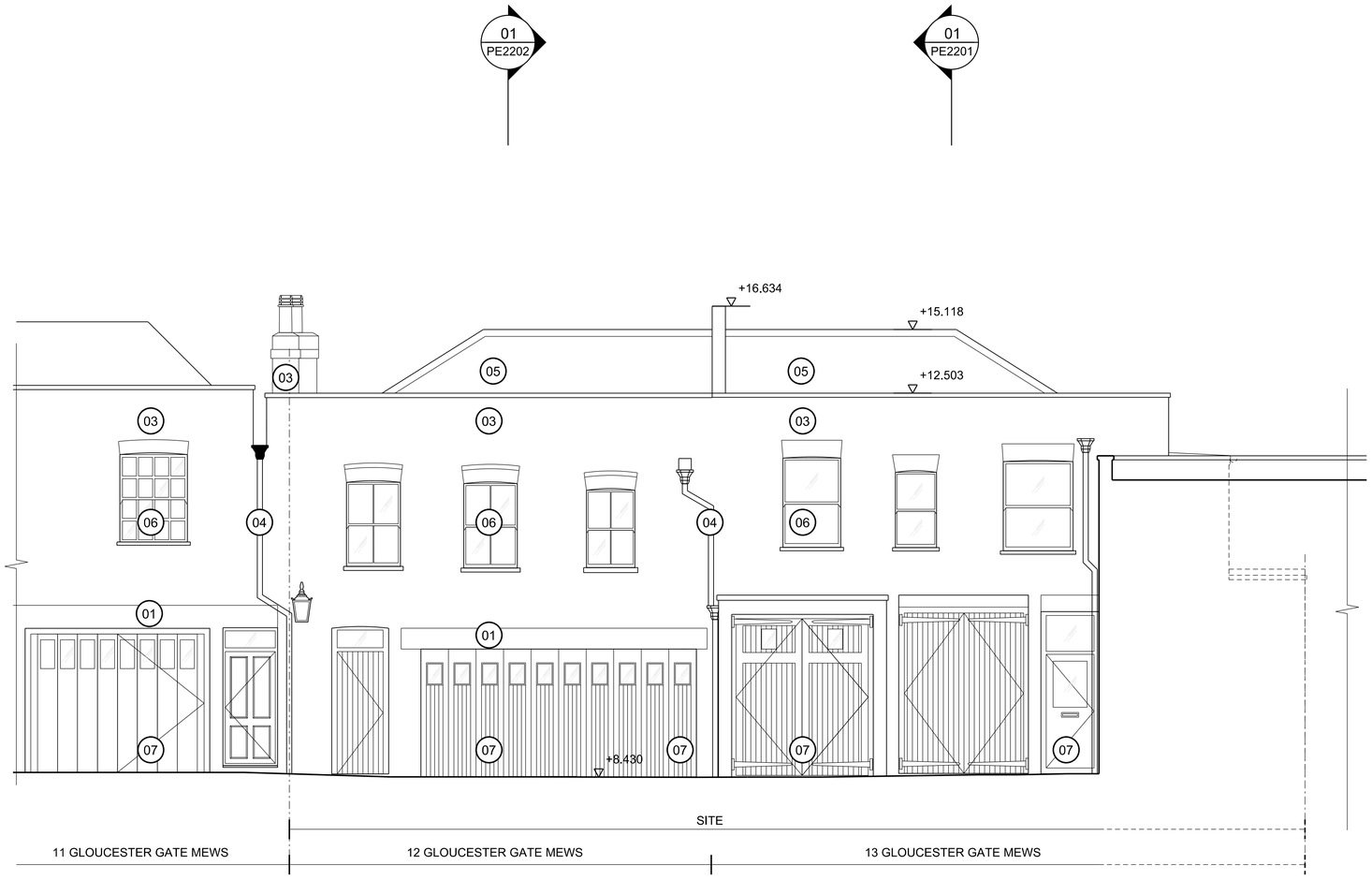
Project
Gloucester Lodge
Regents Park

Drawing Title
Proposed
Roof Plan

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	09.09.16

Project No.	Draw No.	Rev No.
1202	PE2003	01

01 PAINTED PLASTER
02 PAINTED BRICKWORK
03 BRICK
04 METAL
05 TILED ROOF
06 TIMBER SASH WINDOW
07 TIMBER
08 GLASS



01 Proposed elevation 02
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	24.04.17	Pre-application discussions	KG
00	21.03.17	Pre-application discussions	KG

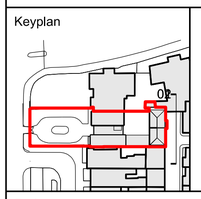
DRAFT 170531

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



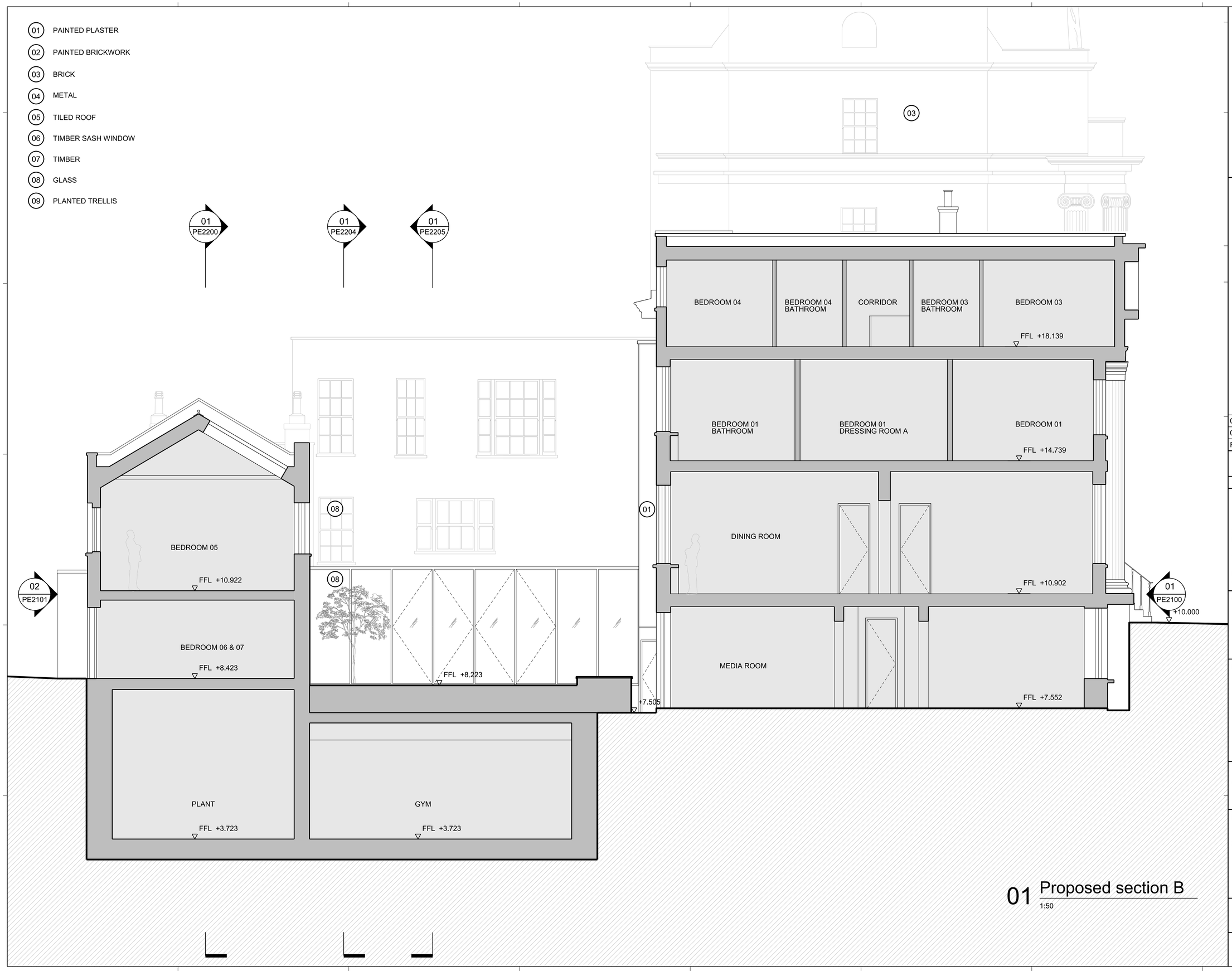
Project
Gloucester Lodge
Regents Park

Drawing Title
Proposed
Elevation 02

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	09.09.16

Project No.	Draw No.	Rev No.
1202	PE2101	00

01 PAINTED PLASTER
02 PAINTED BRICKWORK
03 BRICK
04 METAL
05 TILED ROOF
06 TIMBER SASH WINDOW
07 TIMBER
08 GLASS
09 PLANTED TRELLIS



01 Proposed section B
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	24.04.17	Pre-application discussions	KG
00	21.03.17	Pre-application discussions	KG

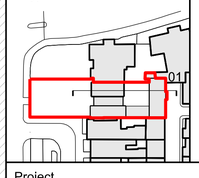
DRAFT 170531

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan

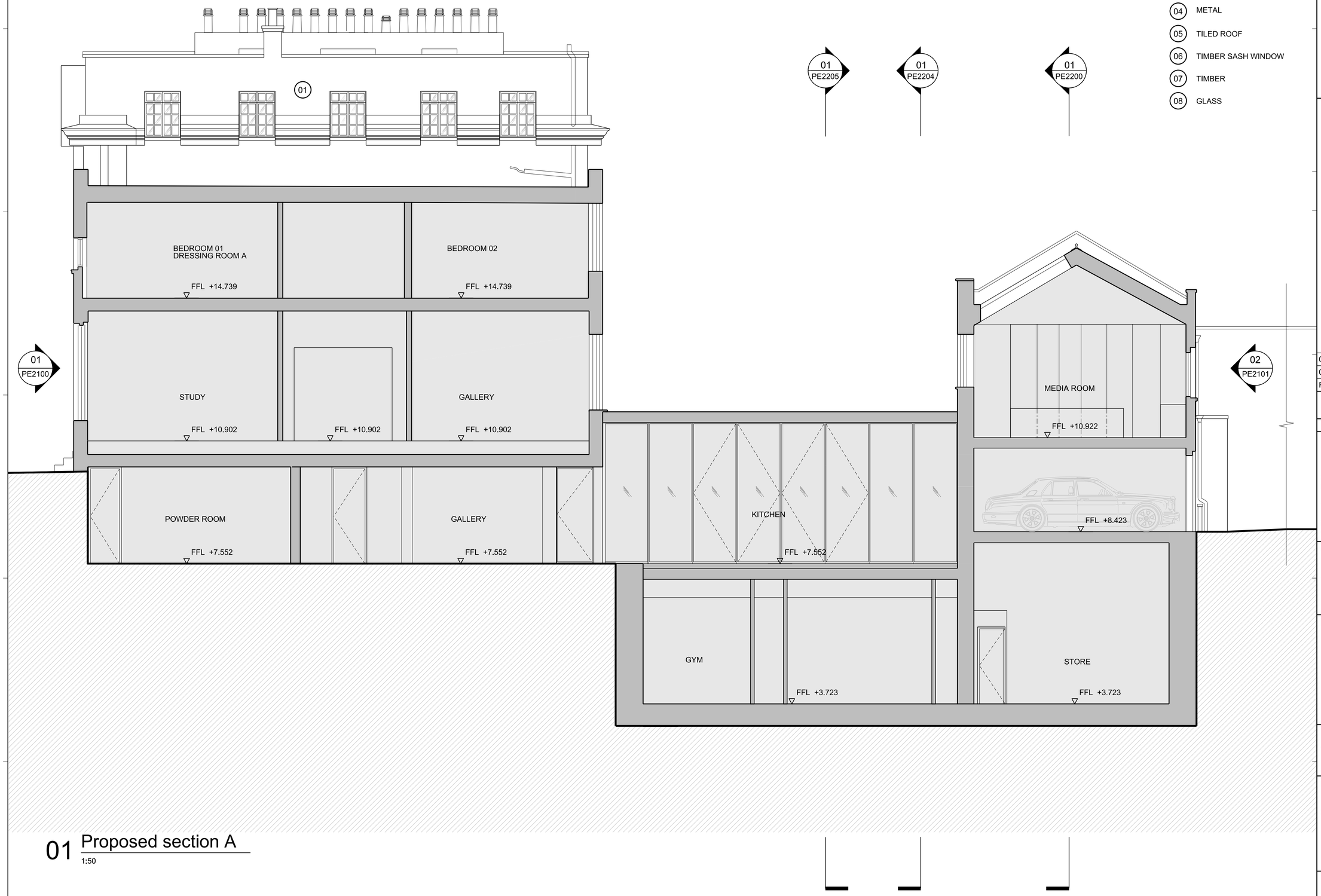


Project
Gloucester Lodge
Regents Park

Drawing Title
Proposed
Section B

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	09.09.16

Project No.	Draw No.	Rev No.
1202	PE2201	01



01 Proposed section A

1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	24.04.17	Pre-application discussions	KG
00	21.03.17	Pre-application discussions	KG

DRAFT 170531

DRAWING STATUS

make

32 Cleveland Street,
London, W1T 4JY

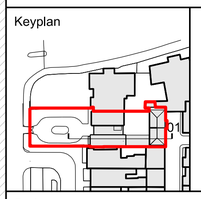
tel +44 (0) 20 7636 5151

info@makearchitects.com
www.makearchitects.com

Client

Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



Project

Gloucester Lodge
Regents Park

Drawing Title

Proposed
Section A

Scale	Paper Size	Date
1:50/100	@A1/ A3	09.09.16

Project No.	Draw No.	Rev No.
1202	PE2202	01

01 PAINTED PLASTER
02 PAINTED BRICKWORK
03 BRICK
04 METAL
05 TILED ROOF
06 TIMBER SASH WINDOW
07 TIMBER
08 GLASS

01 Proposed section F
1:50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make Limited.

Rev	Date	Reason For Issue	Chk
01	24.04.17	Pre-application discussions	KG
00	21.03.17	Pre-application discussions	KG

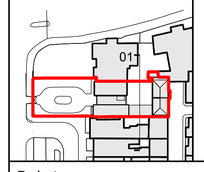
DRAFT 170531

DRAWING STATUS

make
32 Cleveland Street,
London, W1T 4JY
tel +44 (0) 20 7636 5151
info@makearchitects.com
www.makearchitects.com

Client
Mr M Namaki
56 Cumberland Terrace
London
NW1 4HJ

Keyplan



Project
Gloucester Lodge
Regents Park

Drawing Title
Proposed
Section F

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	09.09.16

Project No.	Draw No.	Rev No.
1202	PE2204	01