



51

35a Greenland Road,
London NW1 0AX

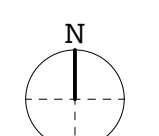
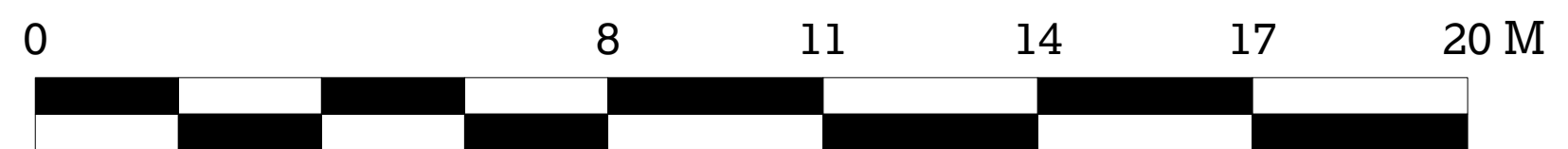
Elise Ganendra & Akshay Agrawal
Project No. 1149 GLR

51% Studios
1A Cobham Mews, Agar Grove, London NW1 9SB
+ 44 (0) 203 355 1205

Planning
RIBA Stage 3
Proposed site
layout plan

Scale 1:100 @ A1 / 1:200 @ A3
Drawn by TS, April 2017

Issue Notes:
A 25/5/17 Issued for planning and listed
building consent



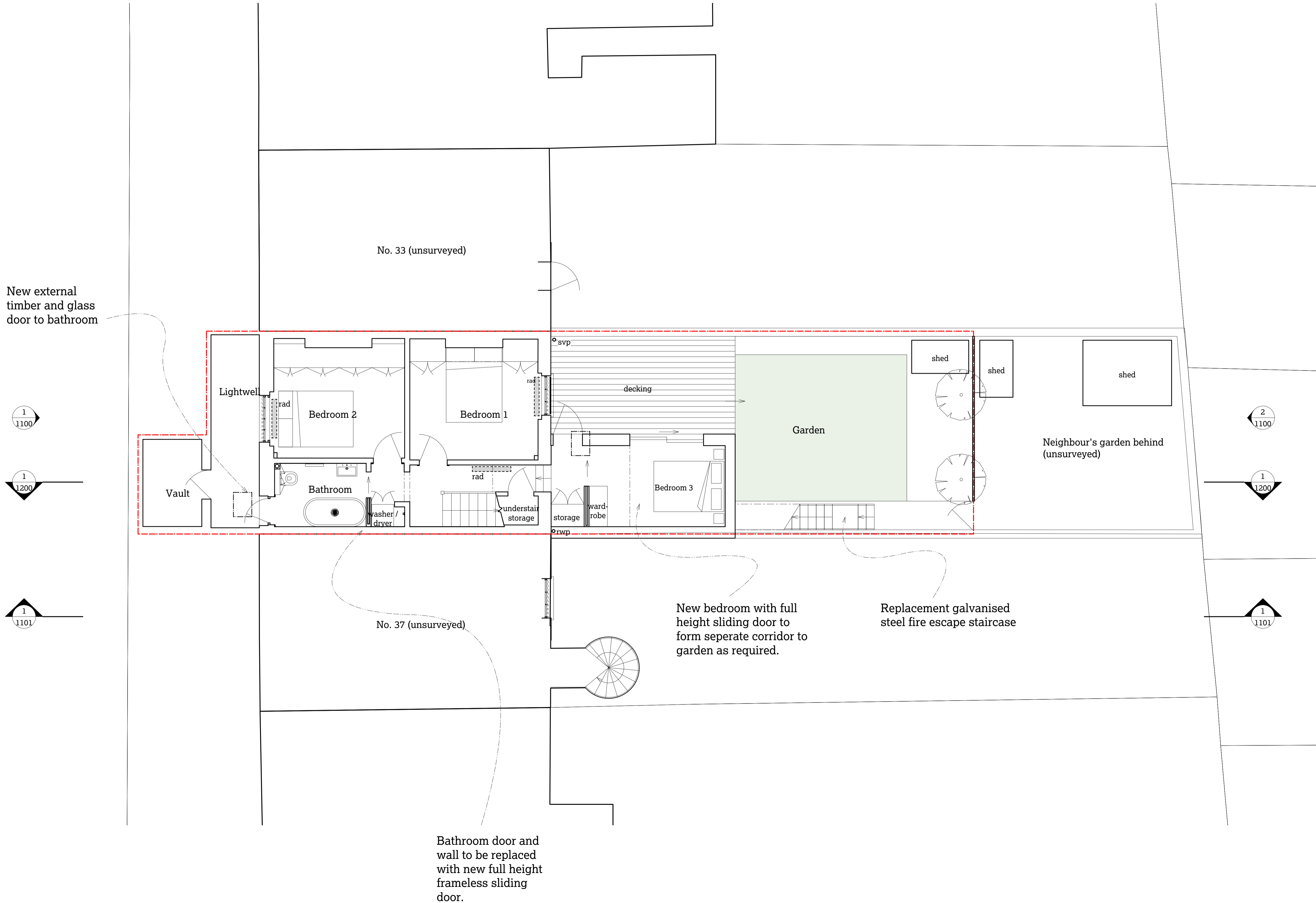
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New external timber and glass door to bathroom

1 / 1100

1 / 1200

1 / 1101

2 / 1100

1 / 1200

1 / 1101

No. 33 (unsurveyed)

No. 37 (unsurveyed)

Neighbour's garden behind (unsurveyed)

New bedroom with full height sliding door to form separate corridor to garden as required.

Replacement galvanised steel fire escape staircase

Bathroom door and wall to be replaced with new full height frameless sliding door.

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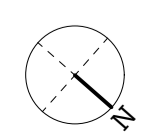
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Planning
RIBA Stage 3
Proposed lower ground floor plan

Scale 1:25 @ A1 / 1:50 @ A3
Drawn by TS, April 2017

Issue Notes:
A 25/5/17 Issued for planning and listed building consent
B 24/7/17 Issued in response to case officer comment



1002

B

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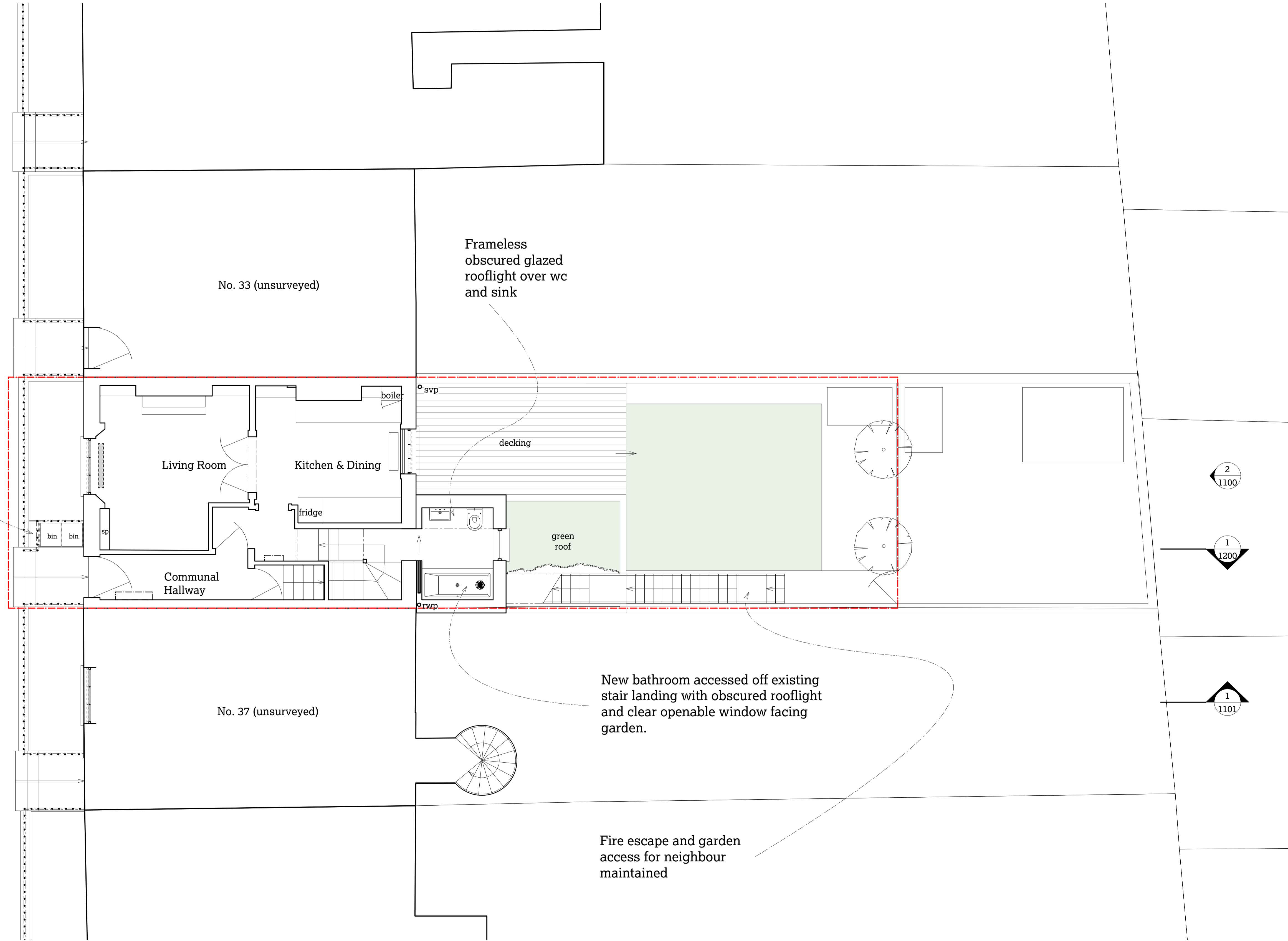
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Existing railing reinstated to form lightweight metal refuse and recycling bin storage. New metalwork to match existing. Refer to drawing 1301 for further details.



1
1100

1
1200

Greenland Road

1
1101

2
1100

1
1200

1
1101

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Planning
RIBA Stage 3
Proposed ground
floor plan

Scale 1:25 @ A1 / 1:50 @ A3
Drawn by TS, April 2017

Issue Notes:
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New bathroom accessed off existing stair landing with obscured rooflight and clear openable window facing garden.

Fire escape and garden access for neighbour maintained

Frameless obscured glazed rooflight over wc and sink

No. 33 (unsurveyed)

No. 37 (unsurveyed)

Living Room

Kitchen & Dining

Communal Hallway

decking

green roof

boiler

svp

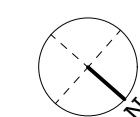
fridge

bin

bin

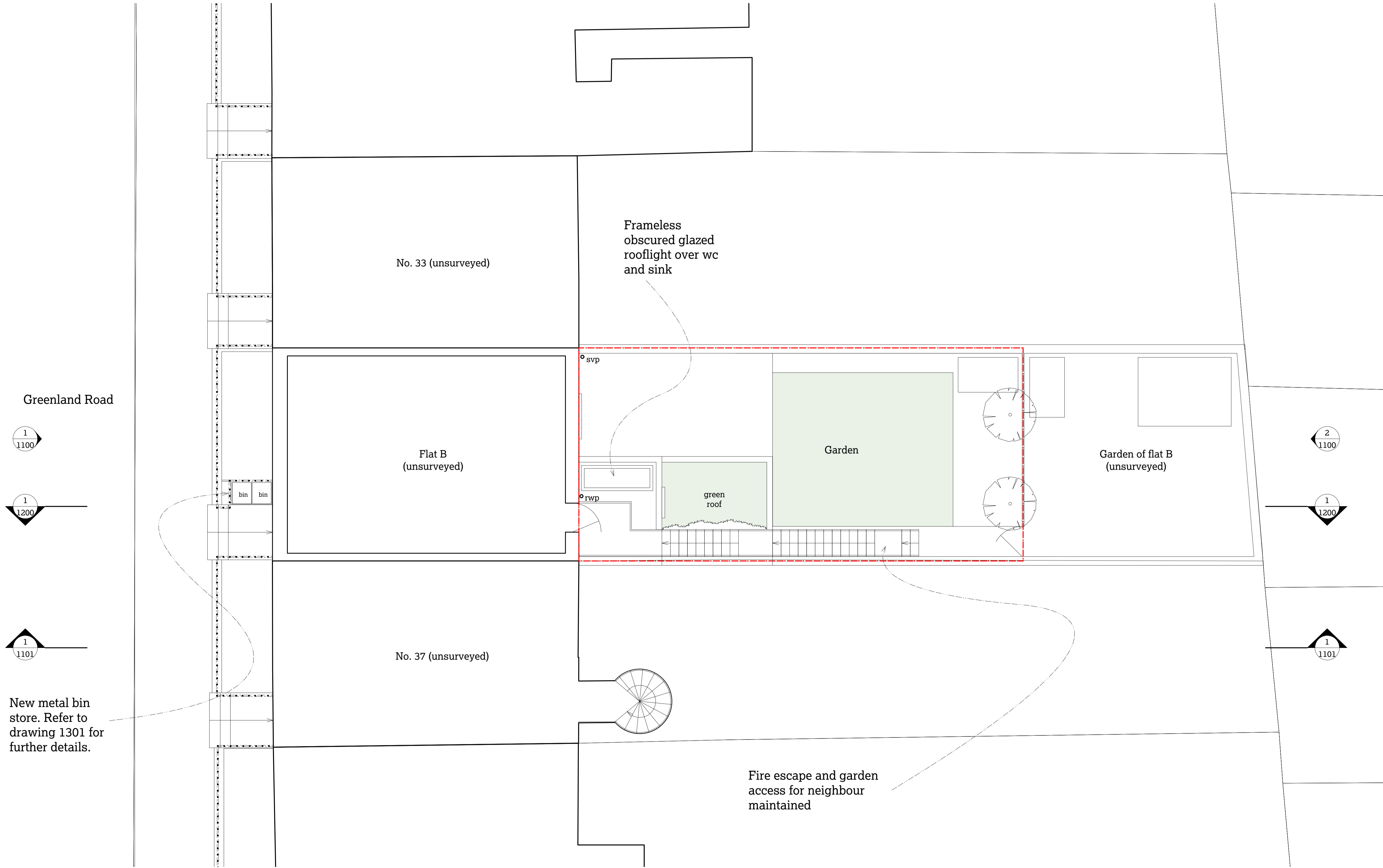
sp

rwp



1003

B



Greenland Road

1
1100

1
1200

1
1101

New metal bin store. Refer to drawing 1301 for further details.

No. 33 (unsurveyed)

Flat B (unsurveyed)

No. 37 (unsurveyed)

Frameless obscured glazed rooflight over wc and sink

svp

rwp

green roof

Garden

Garden of flat B (unsurveyed)

Fire escape and garden access for neighbour maintained

2
1100

1
1200

1
1101

51

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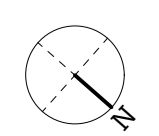
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Planning
RIBA Stage 3
Proposed first floor plan

Scale 1:50 @ A1 / 1:100 @ A3
Drawn by TS, April 2017

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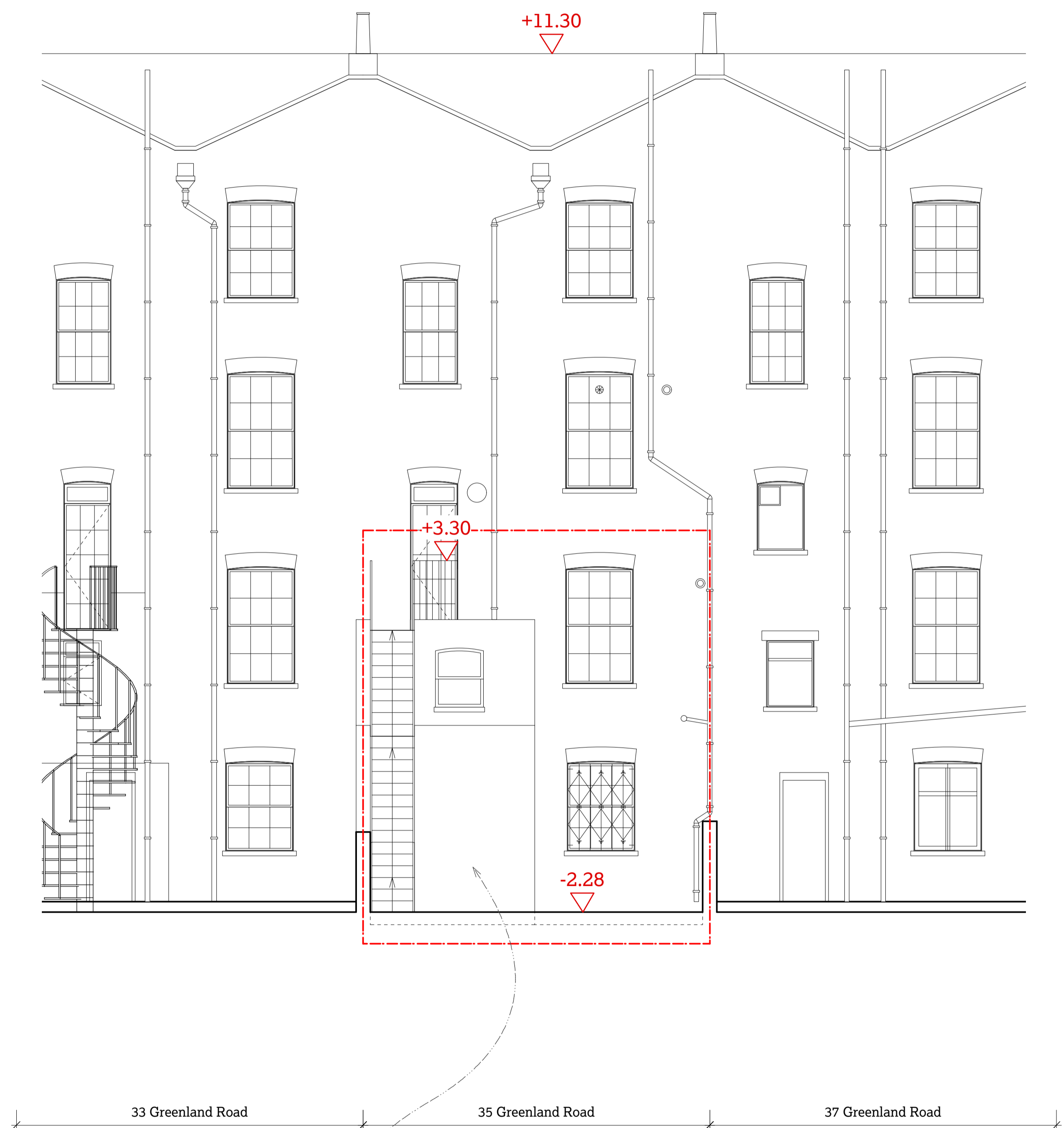
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New bin store

New external timber and glass door to lower ground bathroom.

New external fire escape stairs in galvanised steel.

New rear extension to be stock brick to match listed house. New windows to be timber sash.

1 Proposed front elevation
1:50 @ A1 / 1:100@A3

2 Proposed rear elevation
1:50 @ A1 / 1:100@A3



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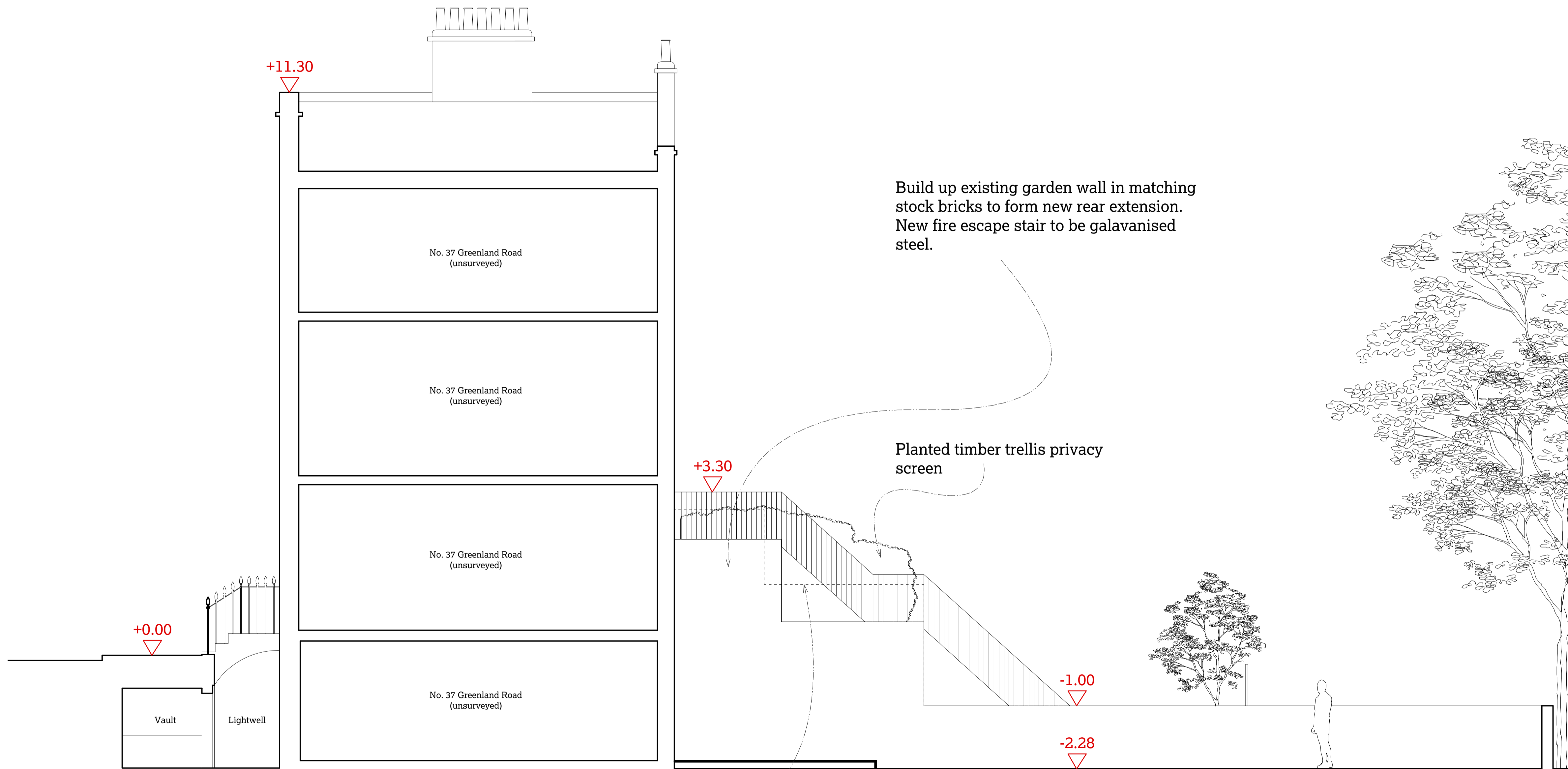
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Planning
RIBA Stage 3
Proposed front & rear
elevations

Scale 1:50 @ A1 / 1:100 @ A3
Drawn by TS, April 2017

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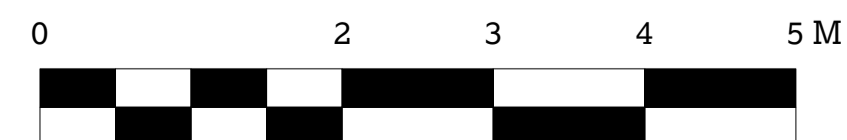
Planning
RIBA Stage 3
Proposed side
elevation

Scale 1:50 @ A1 / 1:100 @ A3
Drawn by TS, April 2017

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1 Proposed side elevation
1:50 @ A1

Line of existing rear two storey,
half-width, stepped extension of No. 31
Greenland Road



1101

A

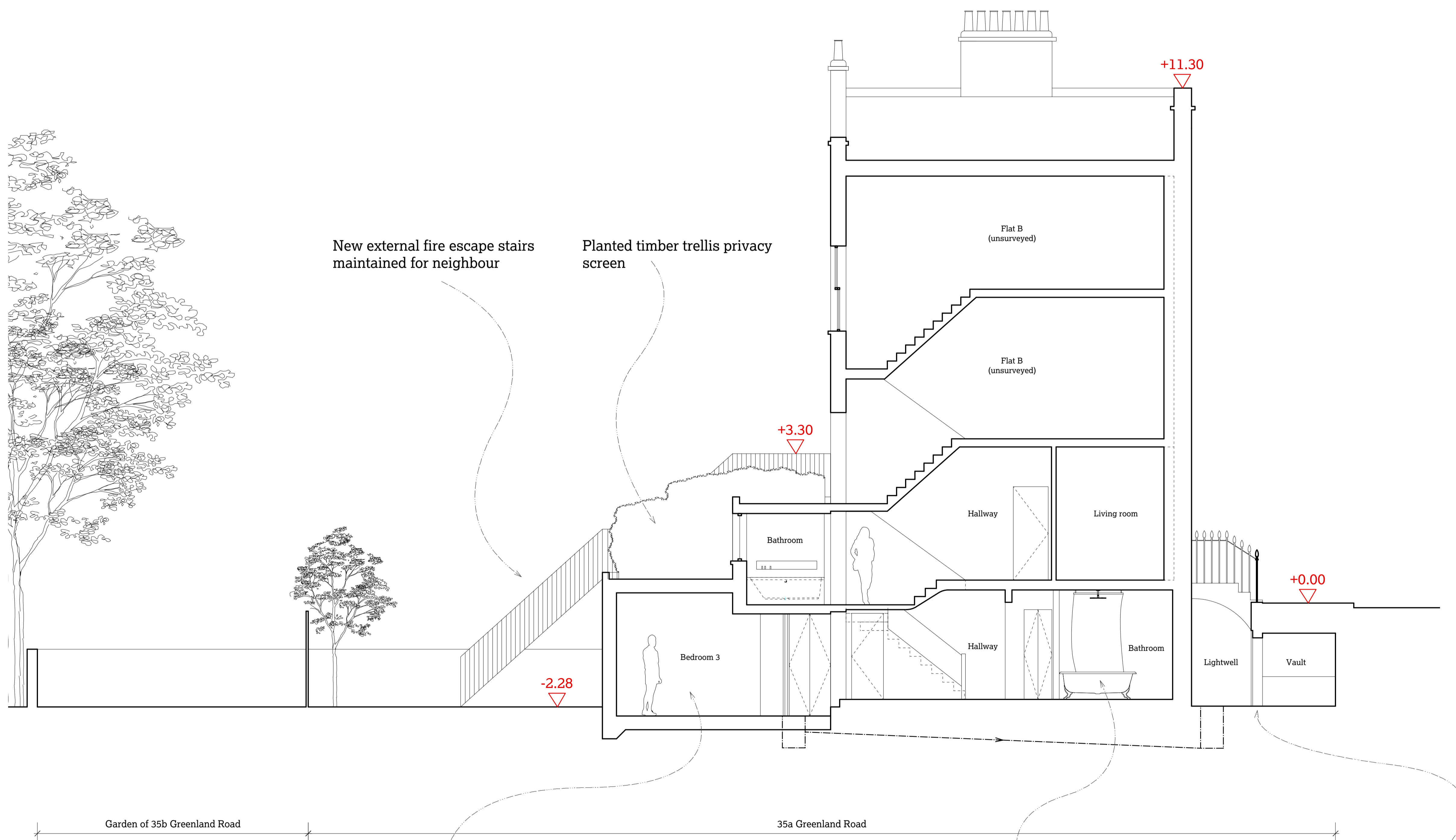
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Planning
RIBA Stage 3
Proposed section 1

Scale 1:50 @ A1 / 1:100 @ A3
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New rear extension containing bedroom and second bathroom

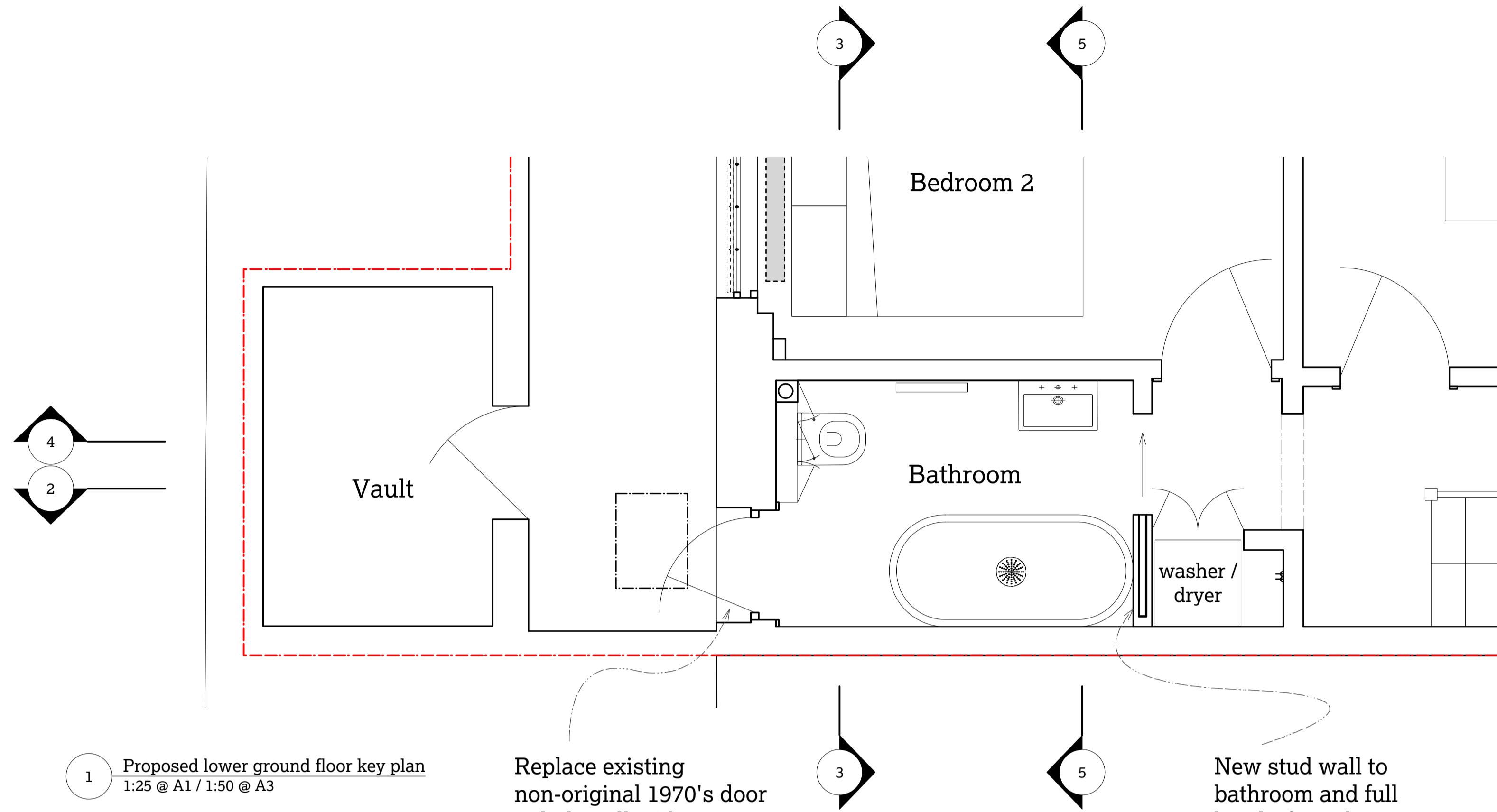
Bathroom to be refurbished, for further details see drawing 1300

Replacement timber door to vault, to match existing.

1 Proposed section 1
1:50 @ A1



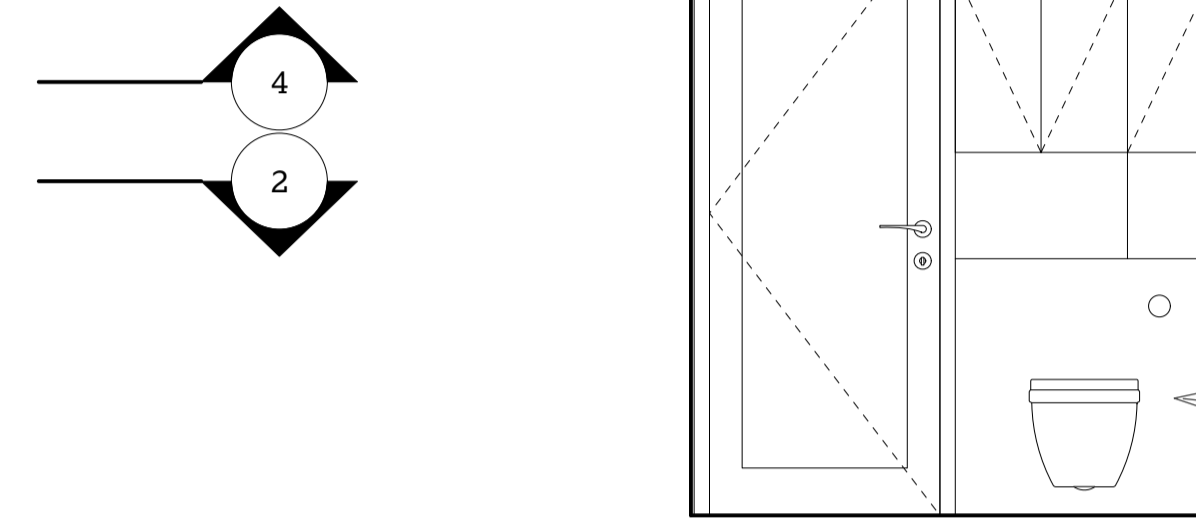
1200 B



1 Proposed lower ground floor key plan
1:25 @ A1 / 1:50 @ A3

Replace existing non-original 1970's door to lightwell with new timber and glass door with external metal security grille.

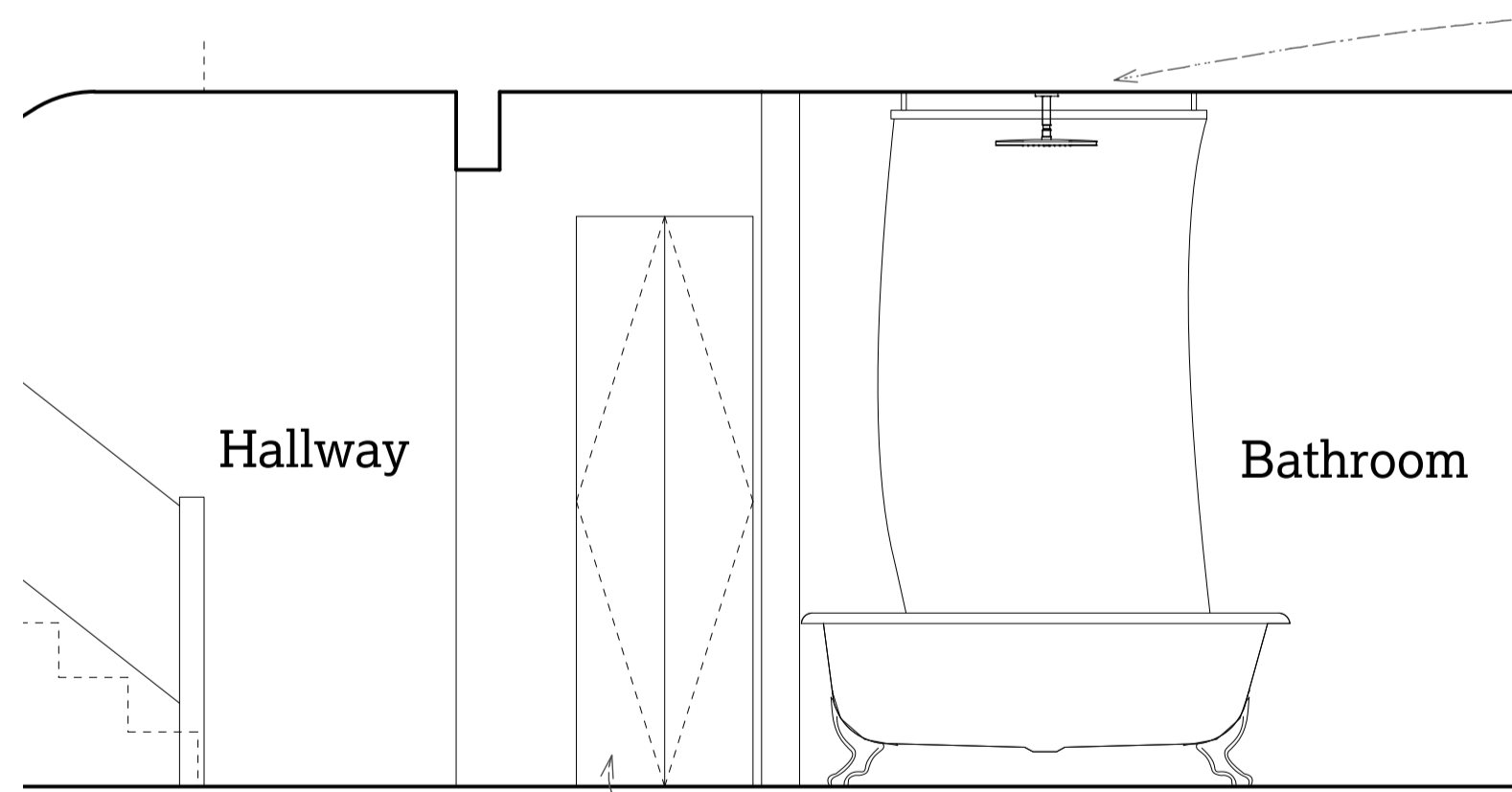
New stud wall to bathroom and full height frameless pocket sliding door



5 Proposed lower ground floor bathroom
1:25 @ A1 / 1:50 @ A3

Replace existing non-original 1970's door to lightwell with new timber and glass door with external metal security grille.

New wall hung wc with mirrored cabinets above

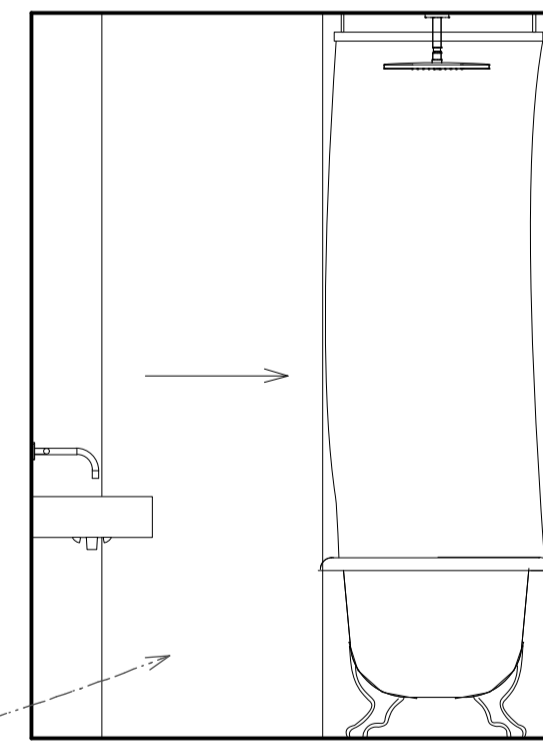


2 Proposed lower ground floor bathroom
1:25 @ A1 / 1:50 @ A3

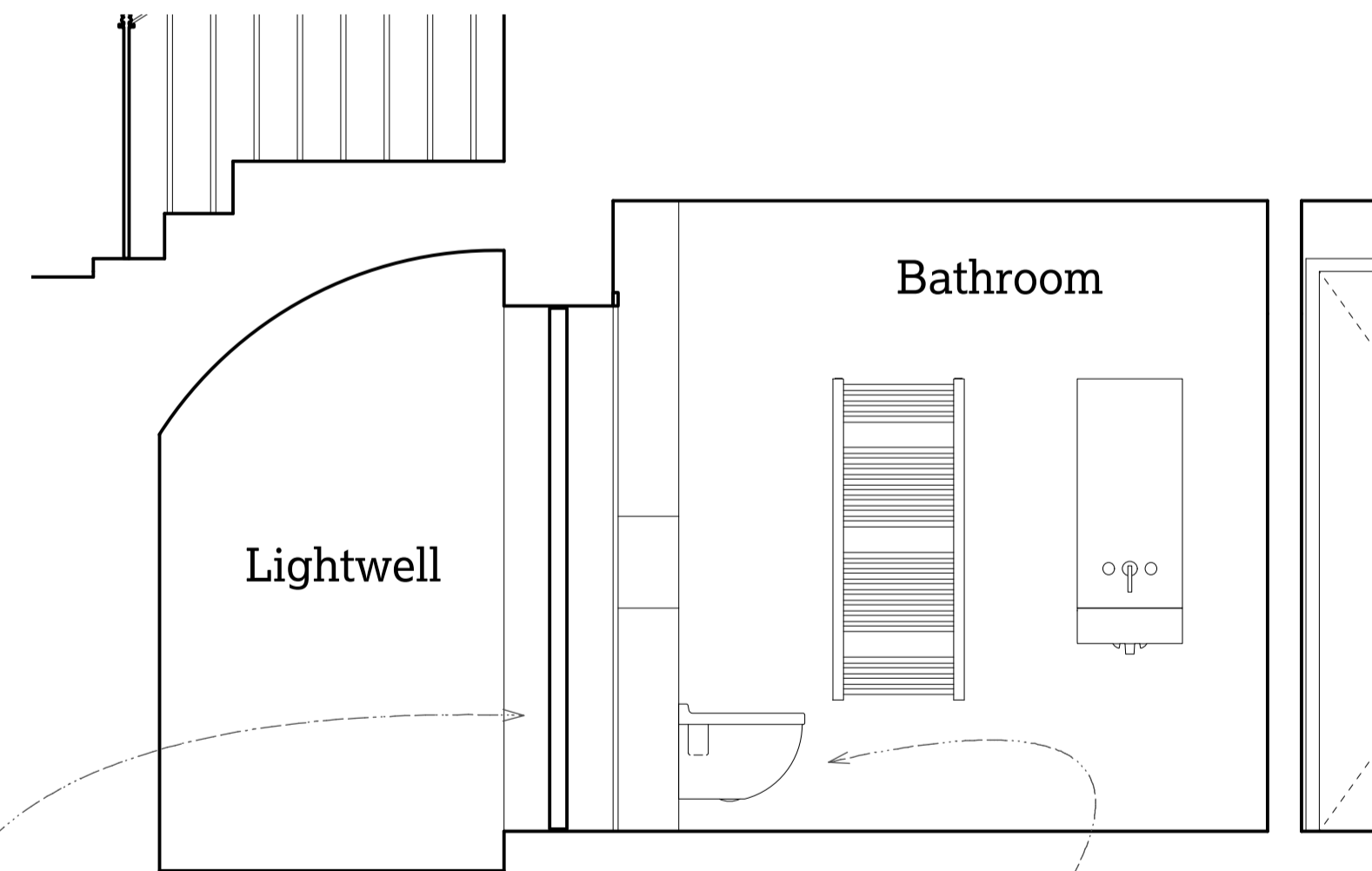
New push to open doors to existing non-original storage cupboard

New ceiling mounted shower

New stud wall to bathroom and full height frameless pocket sliding door



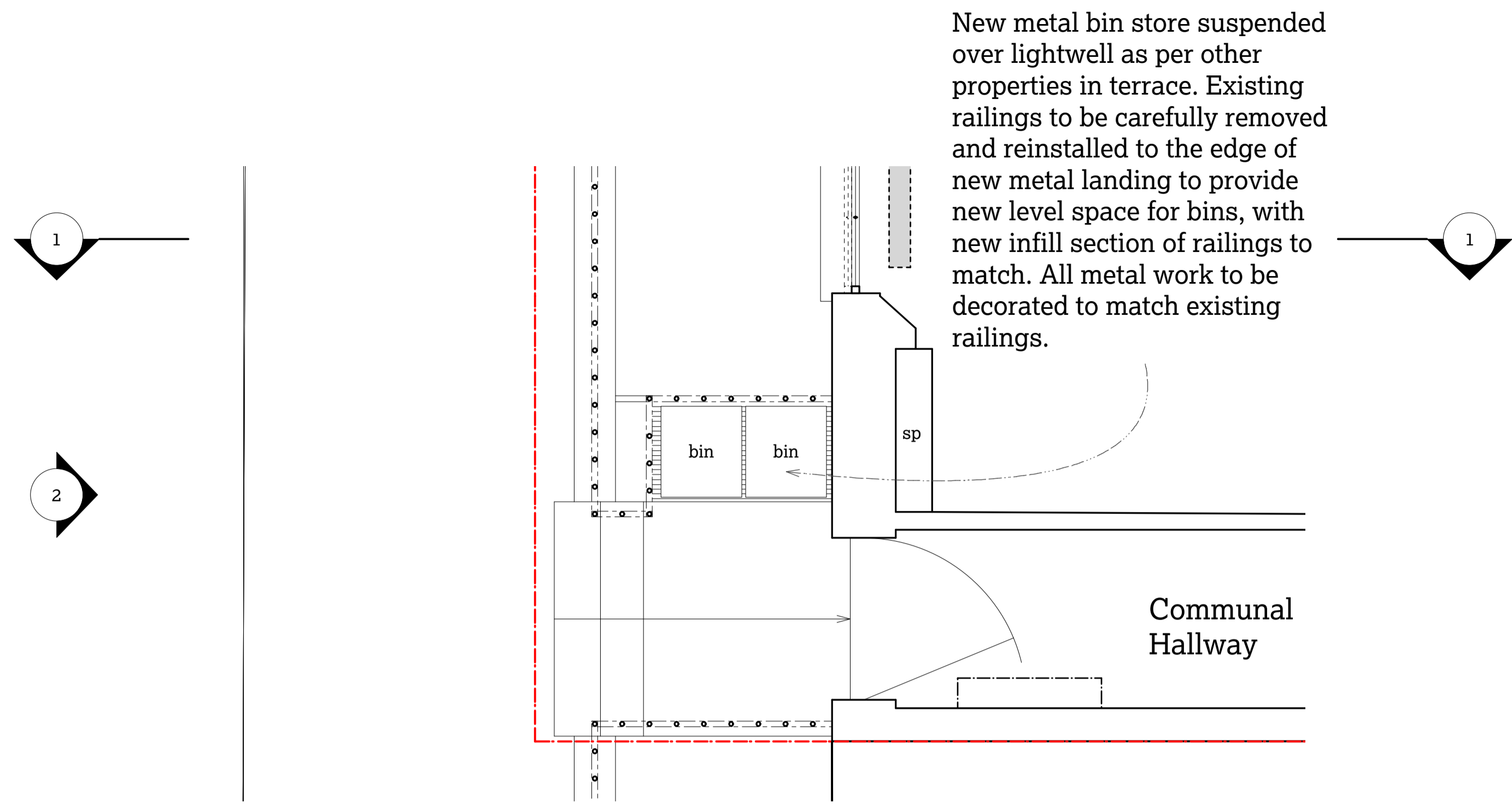
3 Proposed lower ground floor bathroom
1:25 @ A1 / 1:50 @ A3



4 Proposed lower ground floor bathroom
1:25 @ A1 / 1:50 @ A3

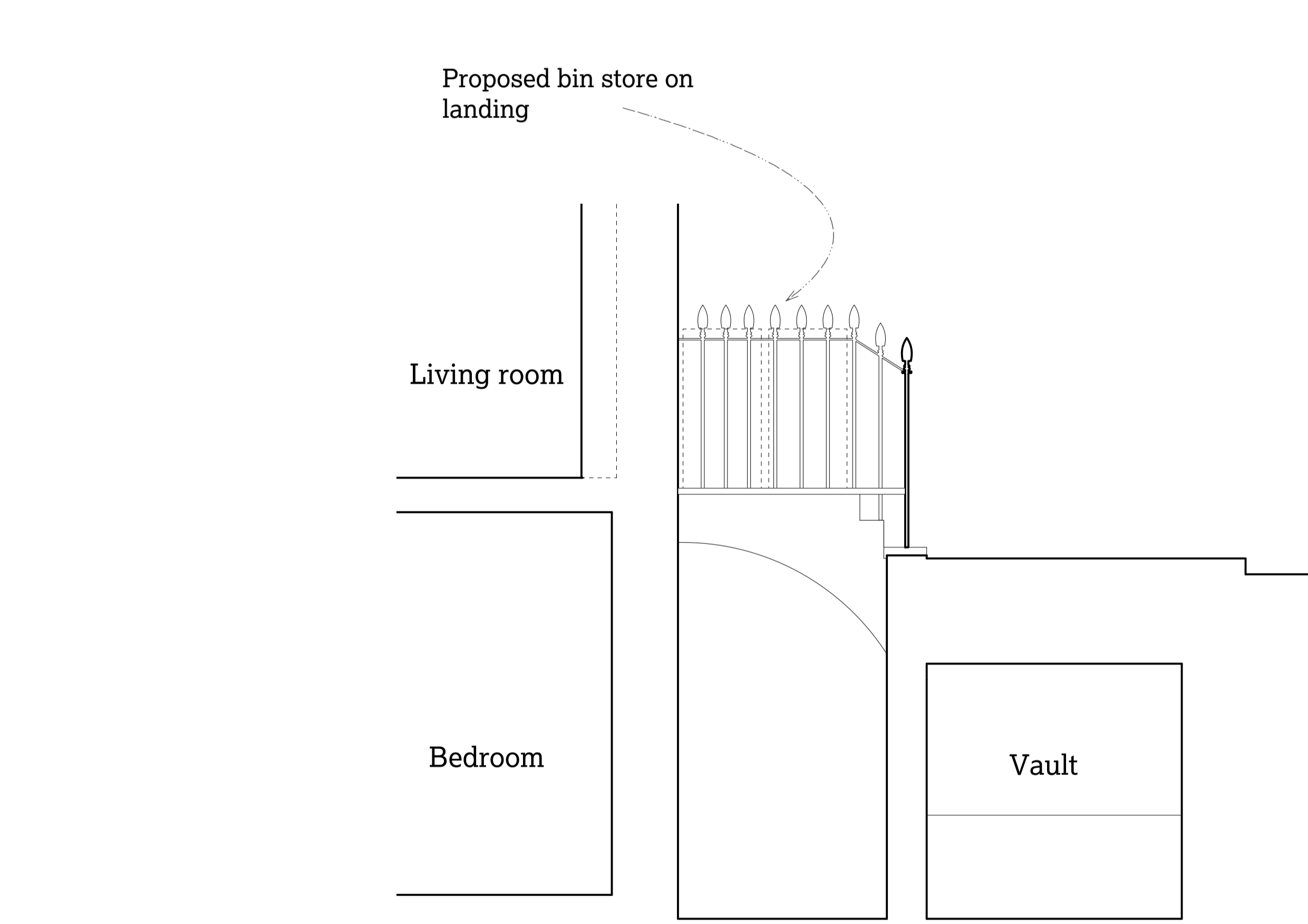
Replace existing non-original 1970's door to lightwell with new timber and glass door with external metal security grille.

New wall hung wc with mirrored cabinets above



New metal bin store suspended over lightwell as per other properties in terrace. Existing railings to be carefully removed and reinstalled to the edge of new metal landing to provide new level space for bins, with new infill section of railings to match. All metal work to be decorated to match existing railings.

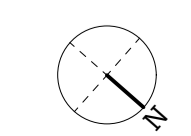
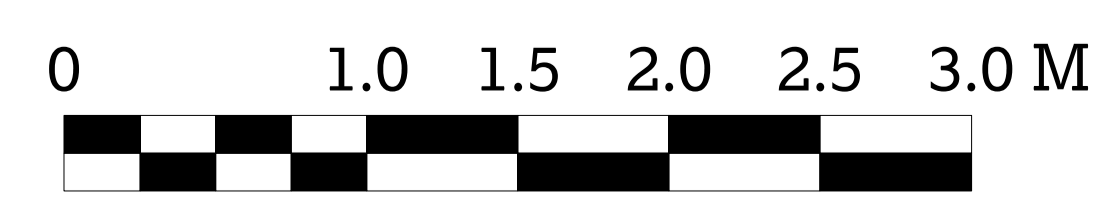
1 Proposed lower ground floor key plan
1:25 @ A1 / 1:50 @ A3



2 Proposed lower ground floor lightwell
1:25 @ A1 / 1:50 @ A3



3 Proposed front elevation of bin store
1:25 @ A1 / 1:50 @ A3



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Planning
RIBA Stage 3
Proposed lightwell and
bin store details

Scale 1:25 @ A1 / 1:50 @ A3
Drawn by TS, April 2017

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