



51

35a Greenland Road,  
London NW1 0AX

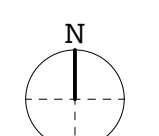
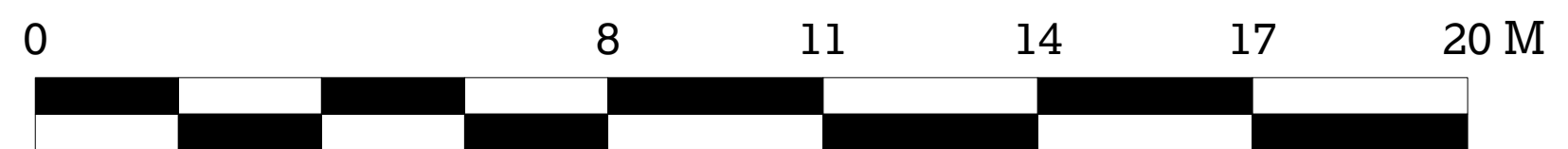
Elise Ganendra & Akshay Agrawal  
Project No. 1149 GLR

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

Planning  
RIBA Stage 3  
Existing site  
layout plan

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

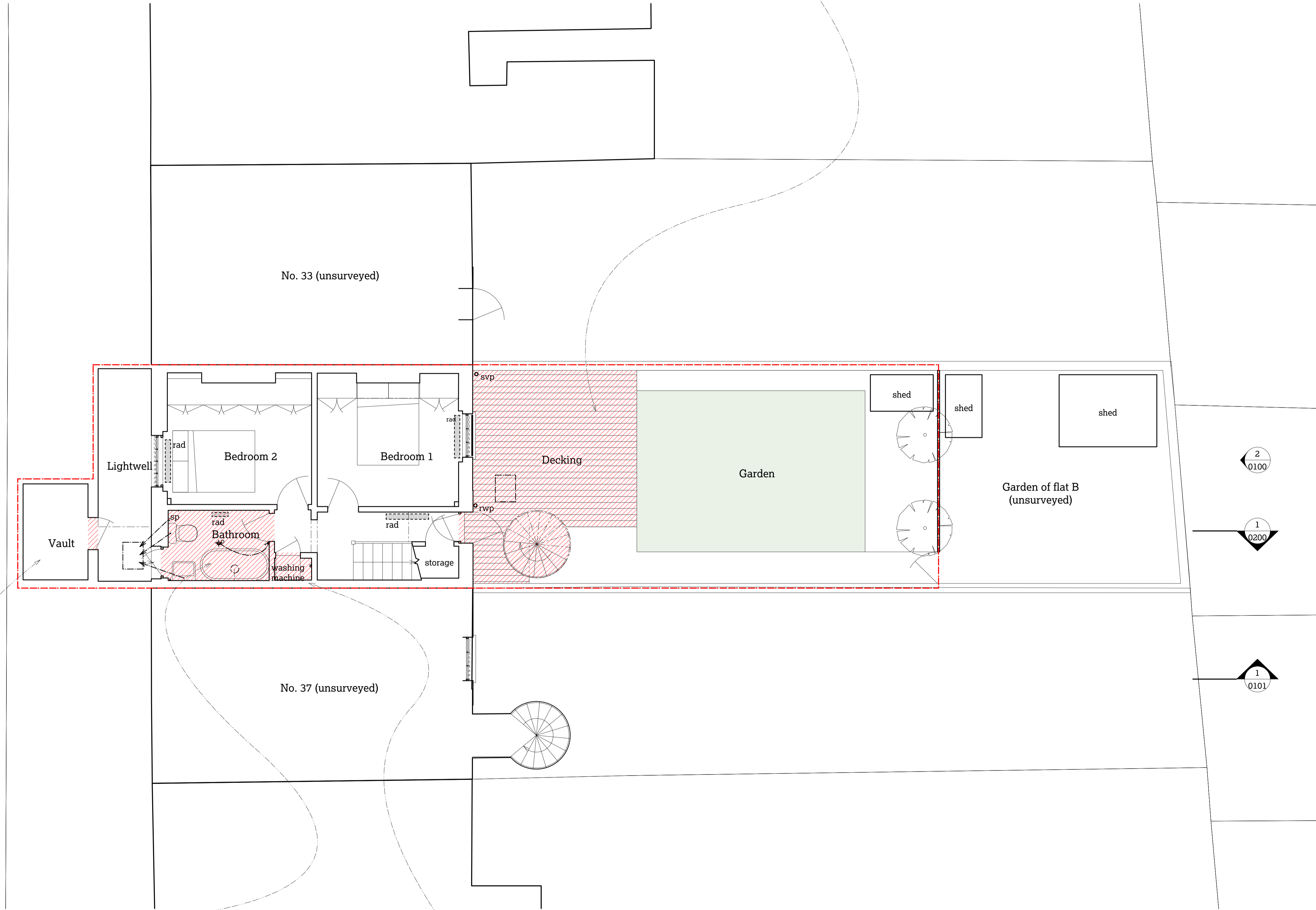
Issue Notes:  
A 25/5/17 Issued for planning and listed  
building consent



Fabric for removal or demolition

Remove existing modern decking, concrete slab and galvanised spiral staircase

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Remove modern door to vault

Strip out modern bathroom, including all fittings and fixtures (bath to be retained).

Demolish non original 1970's wall and door to bathroom.

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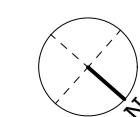
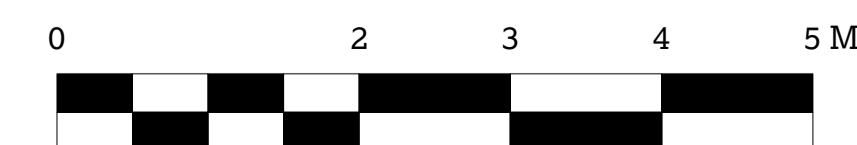
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Planning  
RIBA Stage 3  
Existing lower ground floor plan

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

Issue Notes:  
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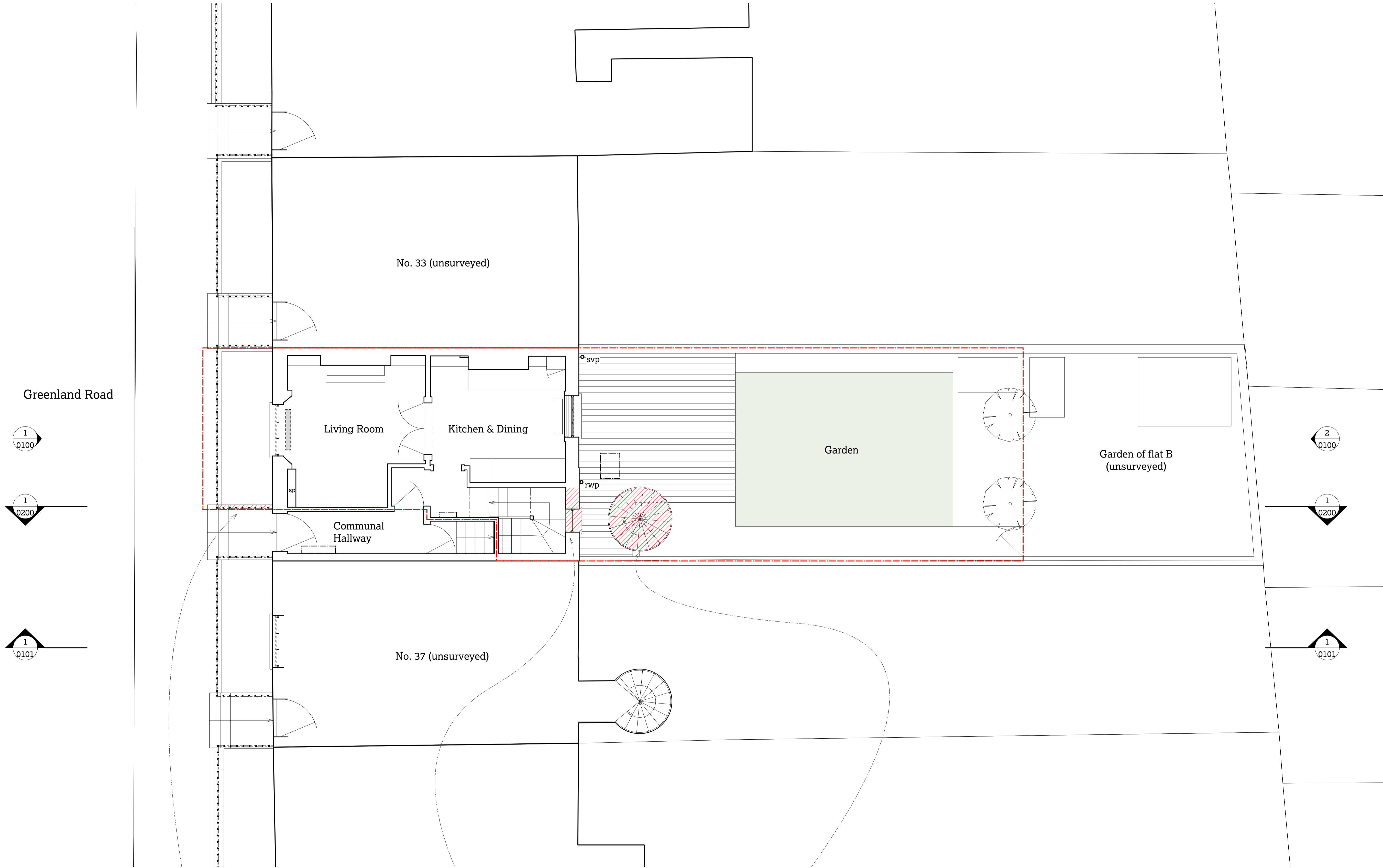


0002

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Greenland Road

No. 33 (unsurveyed)

Living Room

Kitchen & Dining

Communal Hallway

No. 37 (unsurveyed)

Garden

Garden of flat B (unsurveyed)

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Planning  
RIBA Stage 3  
Existing ground floor plan

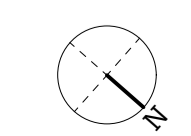
Scale 1:50 @ A1 / 1:100 @ A3  
Drawn by TS, April 2017

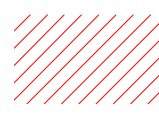
Issue Notes:  
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Carefully remove section of existing railing alongside front steps and retain for reuse.

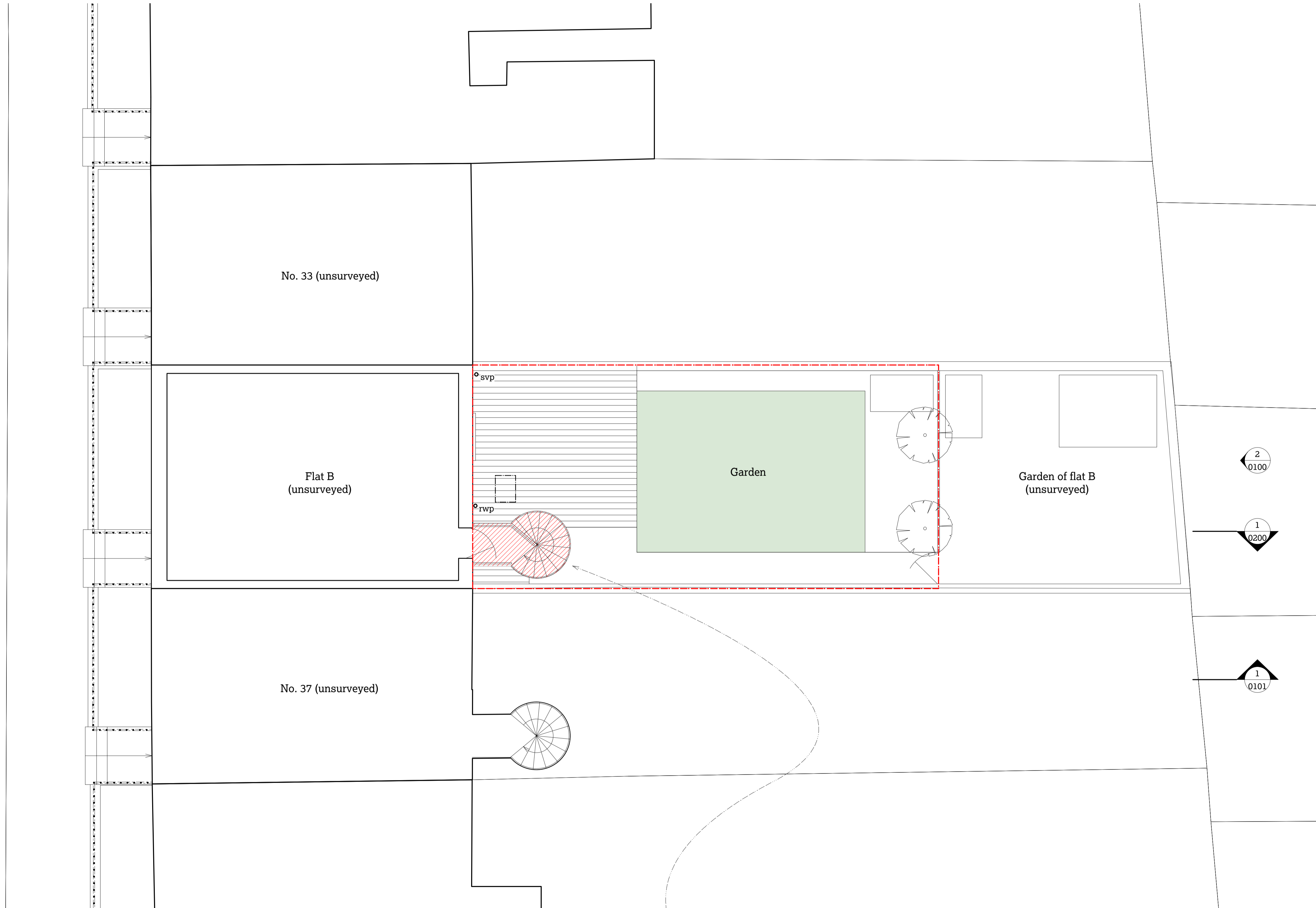
Remove modern metal framed window and open out wall to form new doorway from landing

Remove modern galvanised steel spiral staircase



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Greenland Road

1  
0100

1  
0200

1  
0101

2  
0100

1  
0200

1  
0101

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London NW1 0AX

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Project No. 1149 GLR

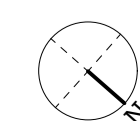
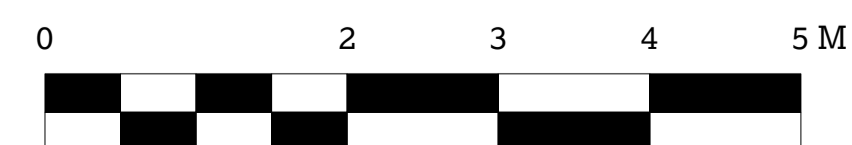
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Planning  
RIBA Stage 3  
Existing first  
floor plan

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

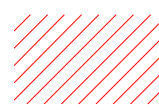
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Remove modern galvanised steel  
spiral staircase



0004

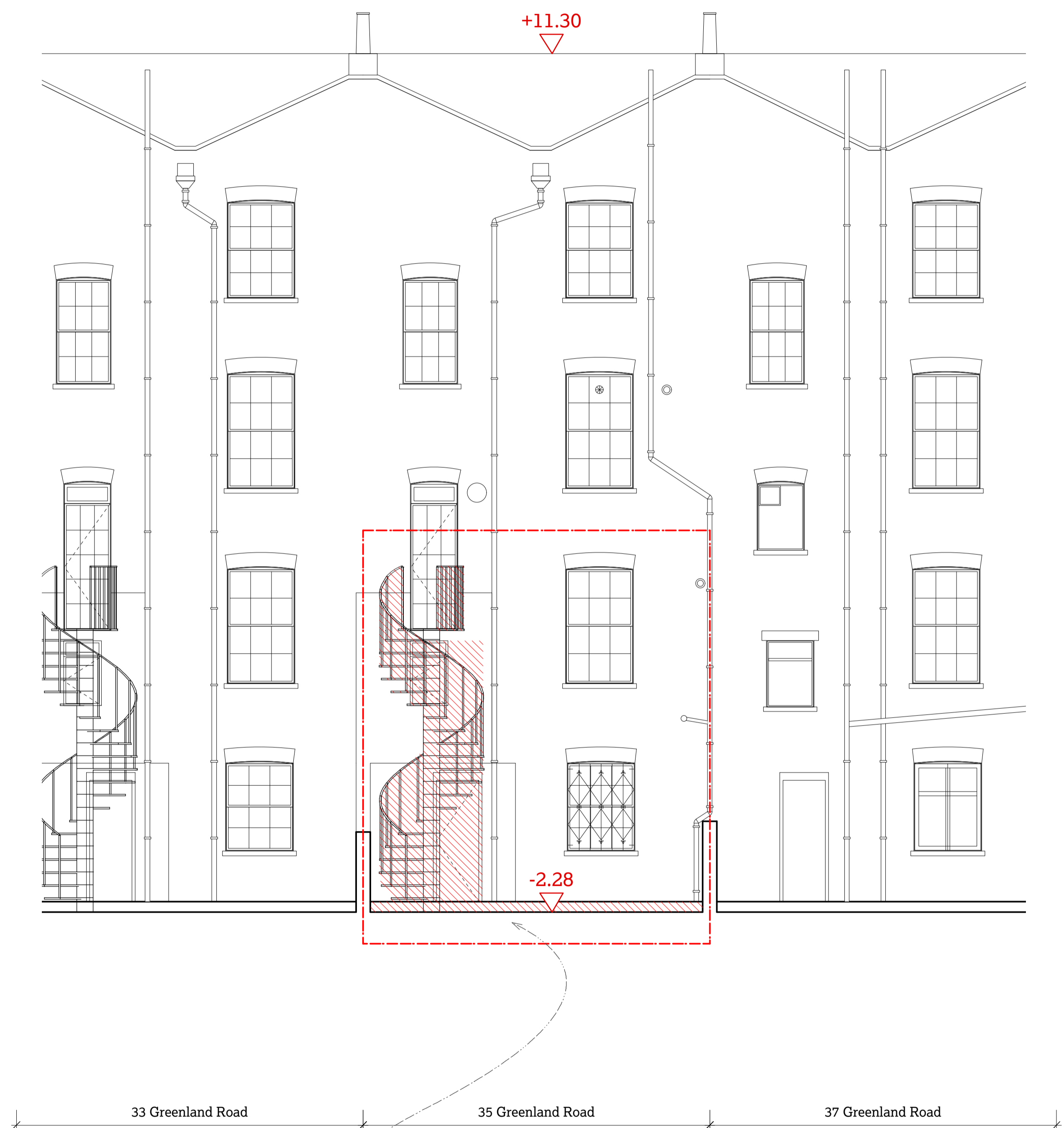
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Remove 1970's external timber and glass door to lightwell beneath front steps.



Remove modern galvanised steel spiral staircase, decking and concrete slab, garden door and ground floor staircase window. Form new doorway to ground floor landing.

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

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



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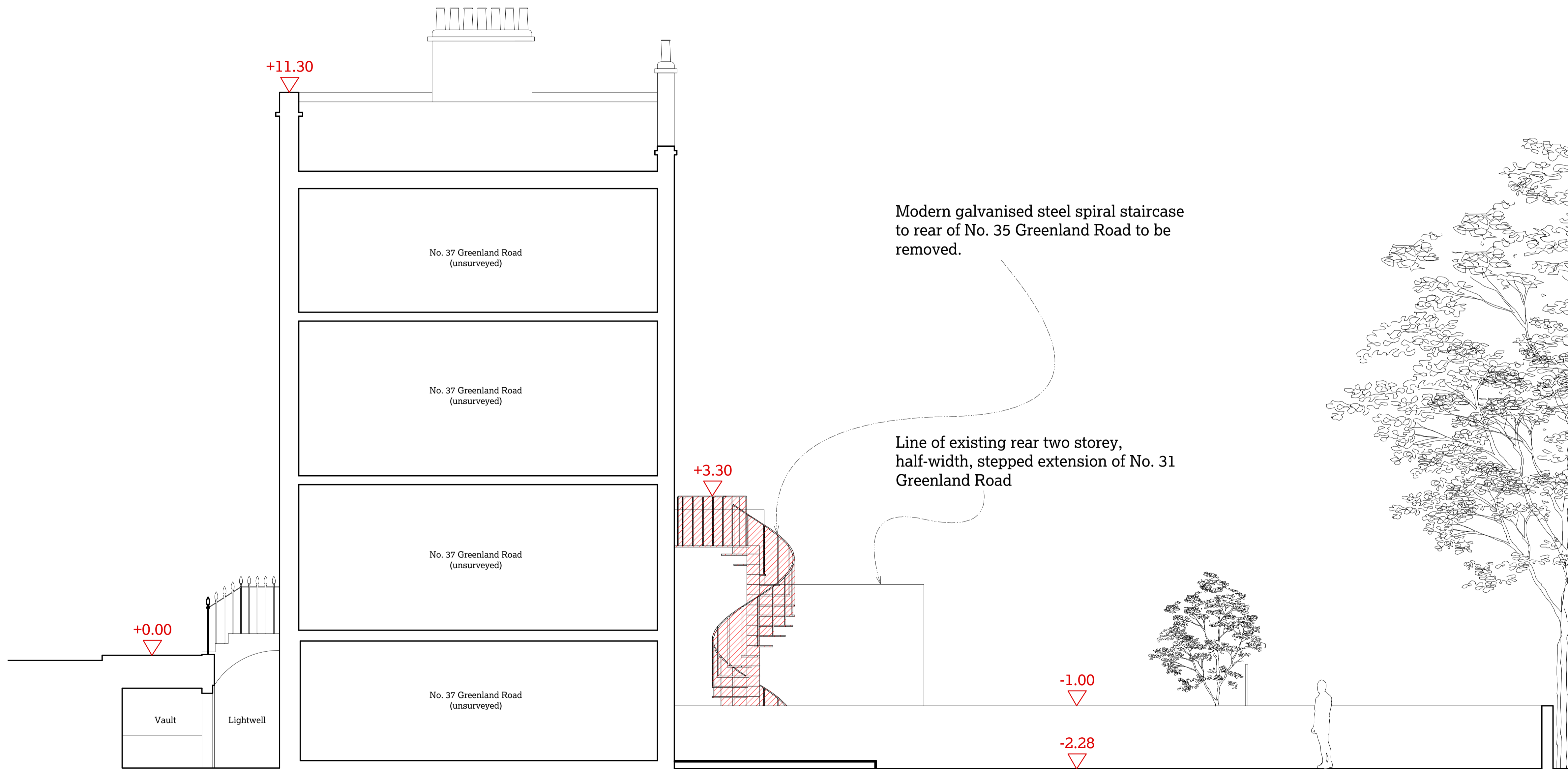
Planning  
 RIBA Stage 3  
 Existing front & rear  
 elevations

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

Issue Notes:  
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 B 24/7/17 Issued in response to case officer comment

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37 Greenland Road

51

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Planning  
RIBA Stage 3  
Existing side  
elevation

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

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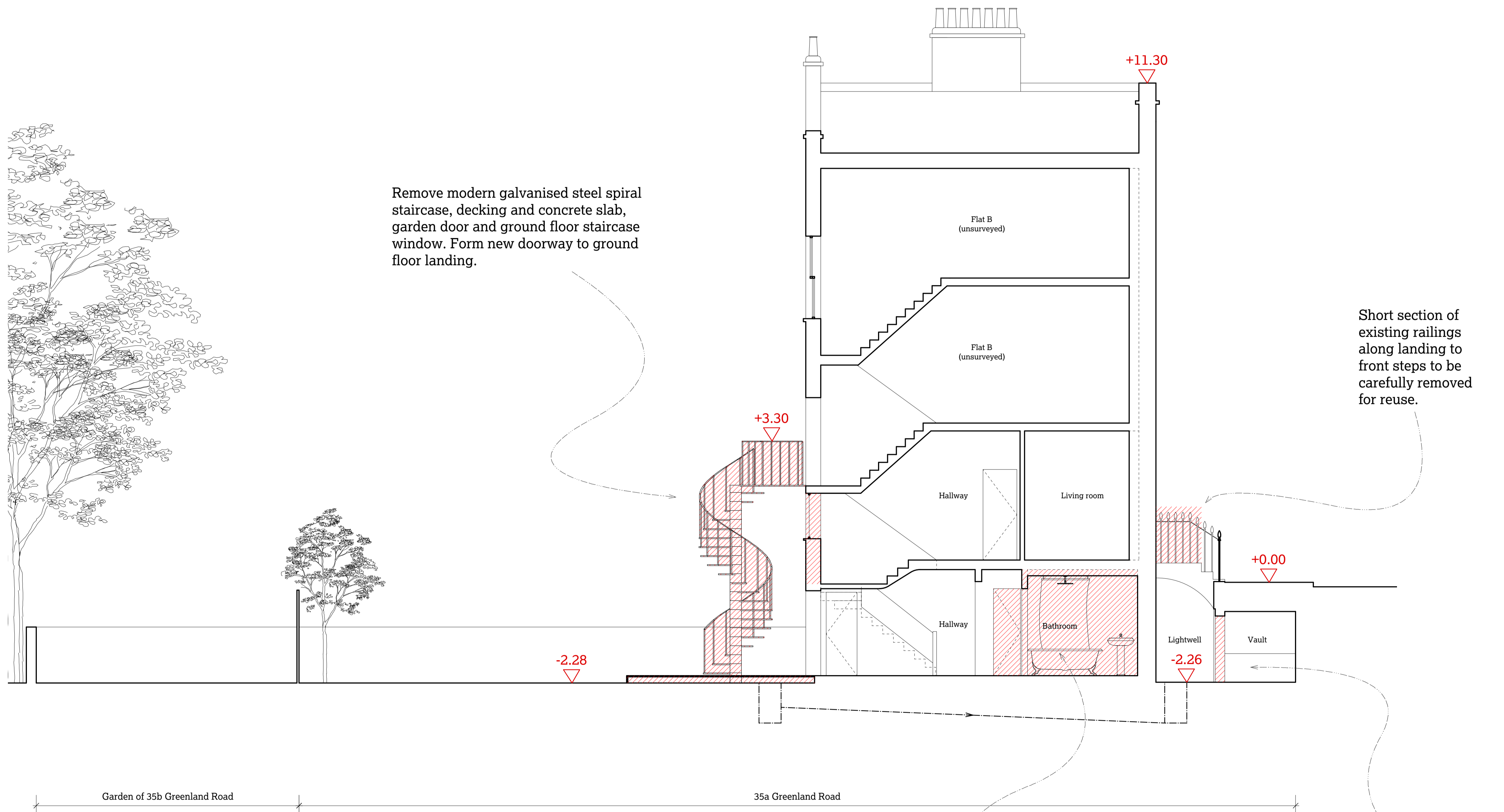
1 Existing side elevation  
1:50 @ A1



0101 A

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Remove modern galvanised steel spiral staircase, decking and concrete slab, garden door and ground floor staircase window. Form new doorway to ground floor landing.

Short section of existing railings along landing to front steps to be carefully removed for reuse.

Strip out modern bathroom, including all fittings and fixtures and ceiling. Demolish 1970's bathroom wall and door. Remove modern door to hall cupboard.

Remove modern door to vault

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Planning  
RIBA Stage 3  
Existing section 1

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

Issue Notes:  
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1 Existing section 1  
1:50 @ A1



0200 A

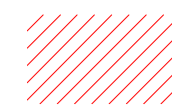
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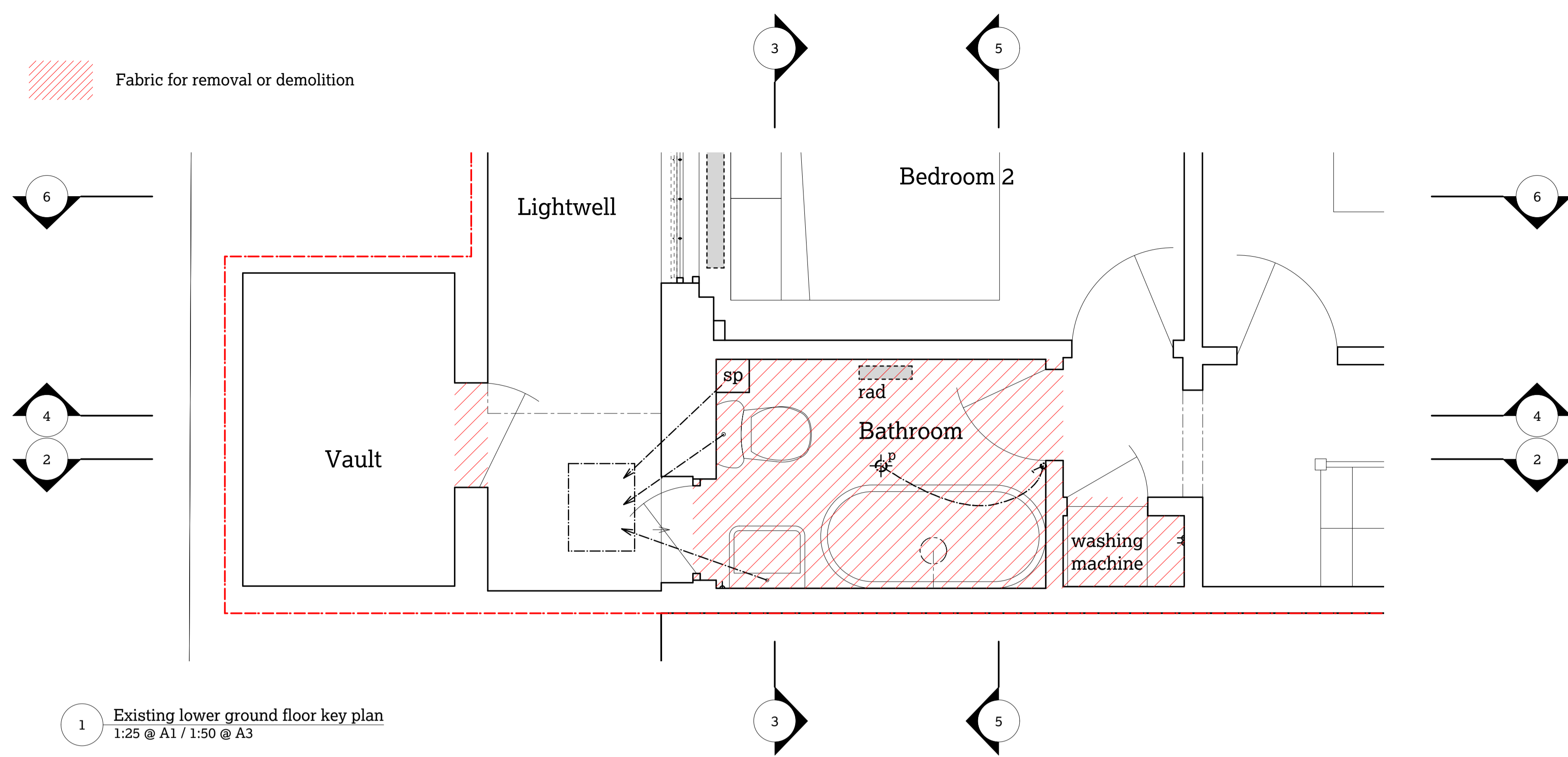
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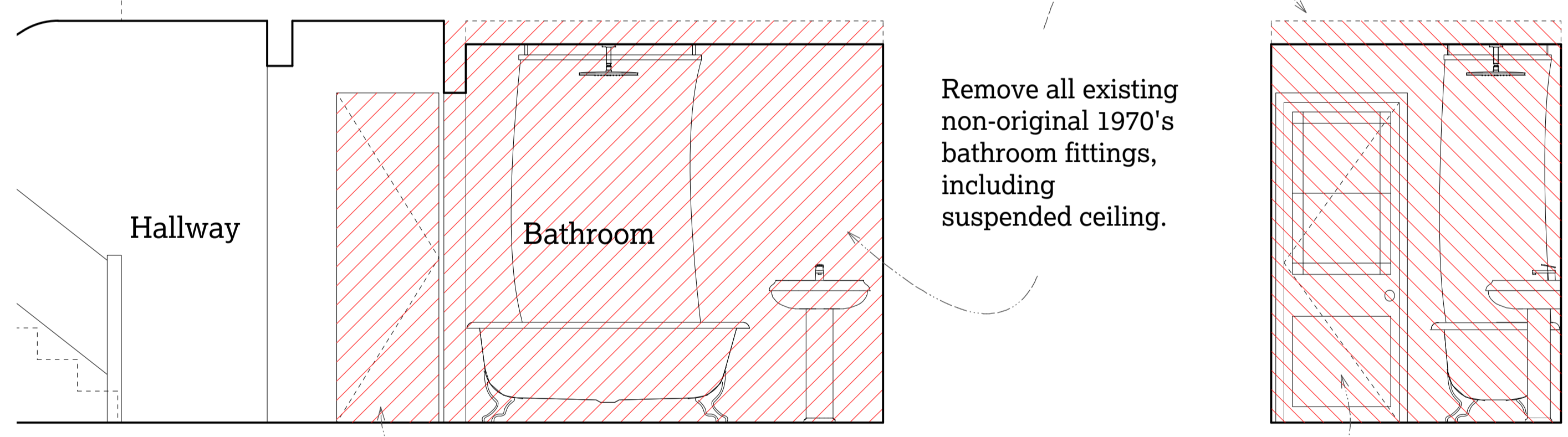
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 Fabric for removal or demolition



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

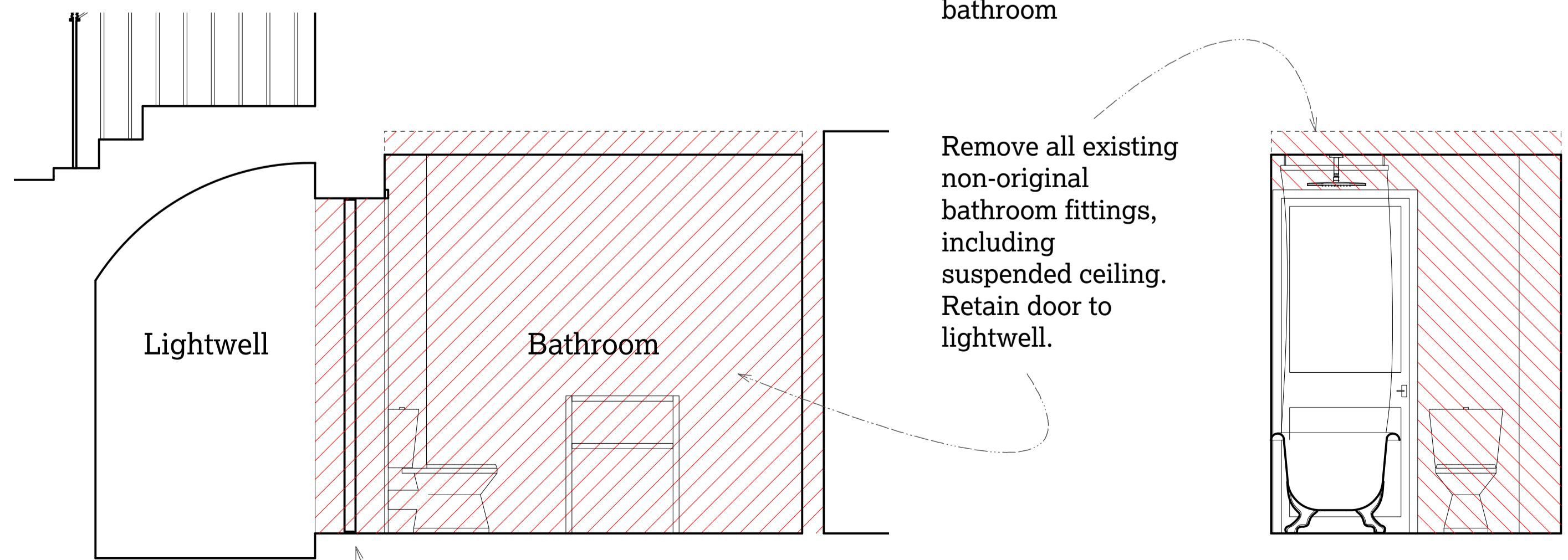


2 Existing lower ground floor bathroom  
1:25 @ A1 / 1:50 @ A3

Remove non original door to 1970's airing cupboard. Refurbish interior.

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

Remove all existing non-original 1970's bathroom fittings, including suspended ceiling.

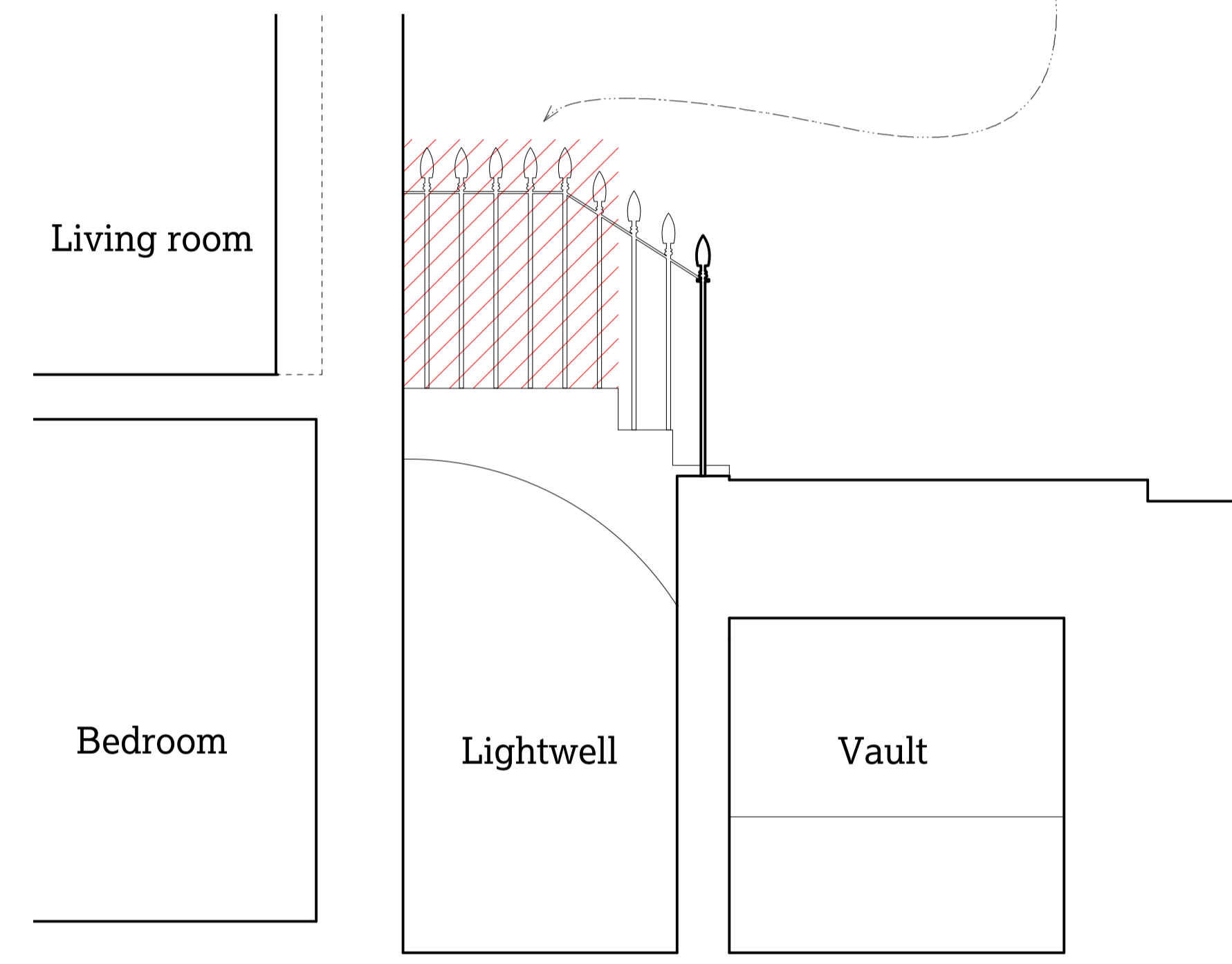


4 Existing lower ground floor bathroom  
1:25 @ A1 / 1:50 @ A3

Remove 1970's external timber and glass door to lightwell beneath front steps.

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

Remove all existing non-original bathroom fittings, including suspended ceiling. Retain door to lightwell.



6 Existing lower ground floor lightwell  
1:25 @ A1 / 1:50 @ A3

Short section of existing railings along landing to front steps to be carefully removed for reuse.

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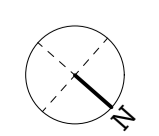
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Planning  
RIBA Stage 3  
Existing lower ground  
floor detail elevations

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

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0300 B