



— SITE BOUNDARY



Capo di Monte, Windmill Hill

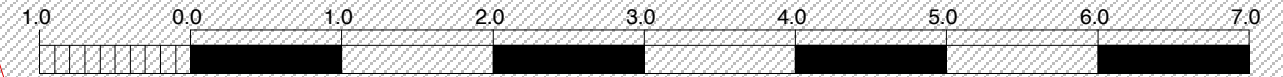
Consented Site Plan

1249/ AP 01

The Belvedere 2 Back Lane Hampstead London NW3 1HL  
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BOUNDARY



Central lightwell providing daylight to proposed gym and study in the basement

2 No. underground chambers (1200 x 1200 x 1400) at lower slab level to serve bathroom, changing room and WC

Break out floor slab

Retain existing historic fixture

Concealed door in existing opening between study and library (as part of fire strategy)

Relocate/swap existing door and window to light well in order to accommodate a new staircase externally. Window and door and associated brickwork are to be carefully removed by hand, stored on site and re-used. Brickwork and external material/finishes to match the adjoining. Staircase to lightwell to be metal, traditionally detailed and accessed through a traditional metal gate.

Proposed Building Footprint

Existing Basement

Geocellular storage tank/ soakaway as part of SUDS strategy

2 No. Skylights with retractable blind, providing light to the cinema/ media room

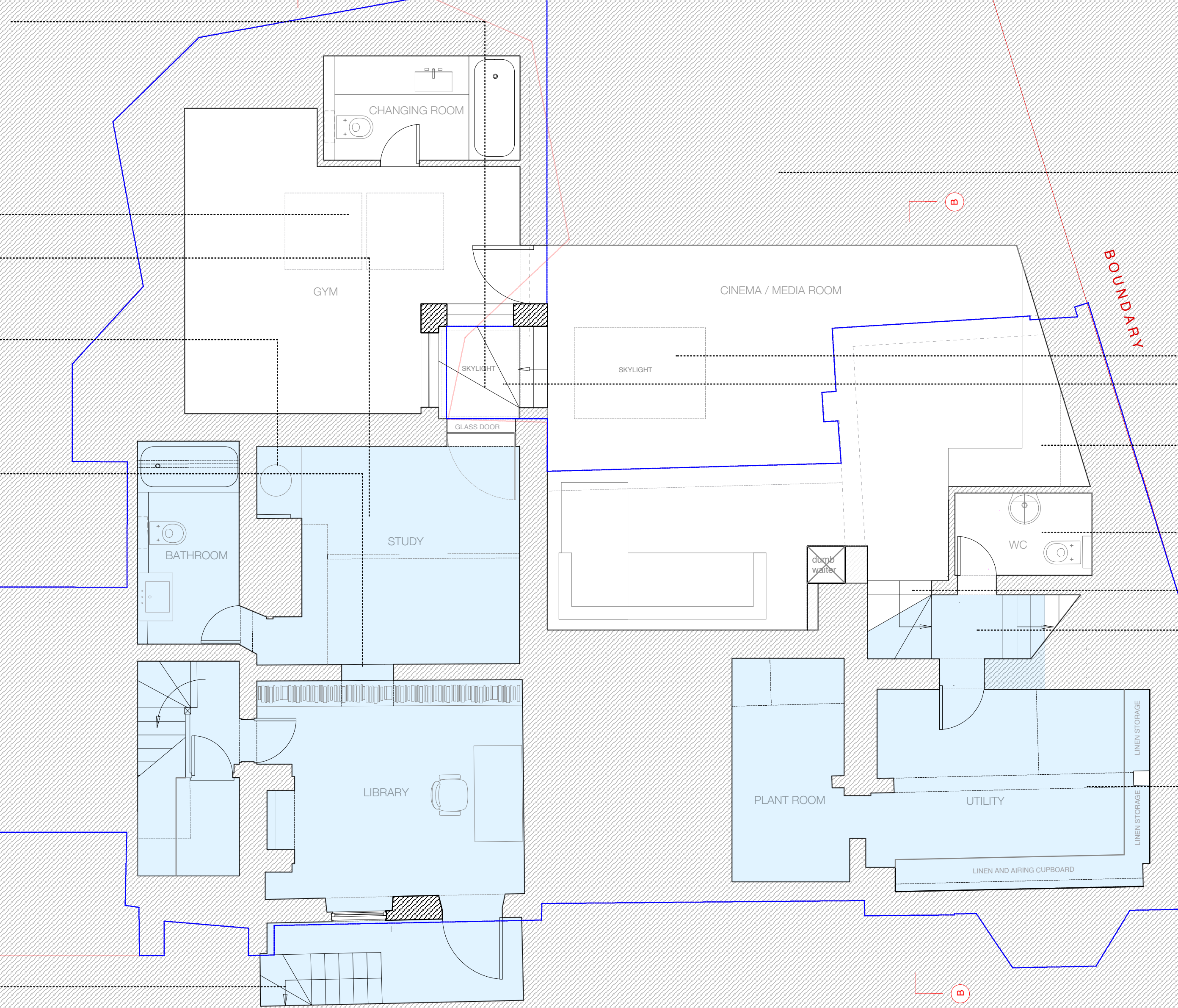
Built in joinery

Excavate underneath existing library to provide utility space and WC

Remove existing wall to create opening for new staircase

Re-model existing north staircase to basement

Retain existing basement- underpin and replace modern concrete beam overhead with I beam. Maintain brickwork level and original finishes retained where existing. Please refer to BIA/ Structural Report for more detail.



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Consented Basement Plan

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Rationalised form of the rear studio extension to improve the connection with the rear garden

New doors to rear garden. White painted traditional timber framed.

Replace existing lantern skylight with rectangular skylight (openable)

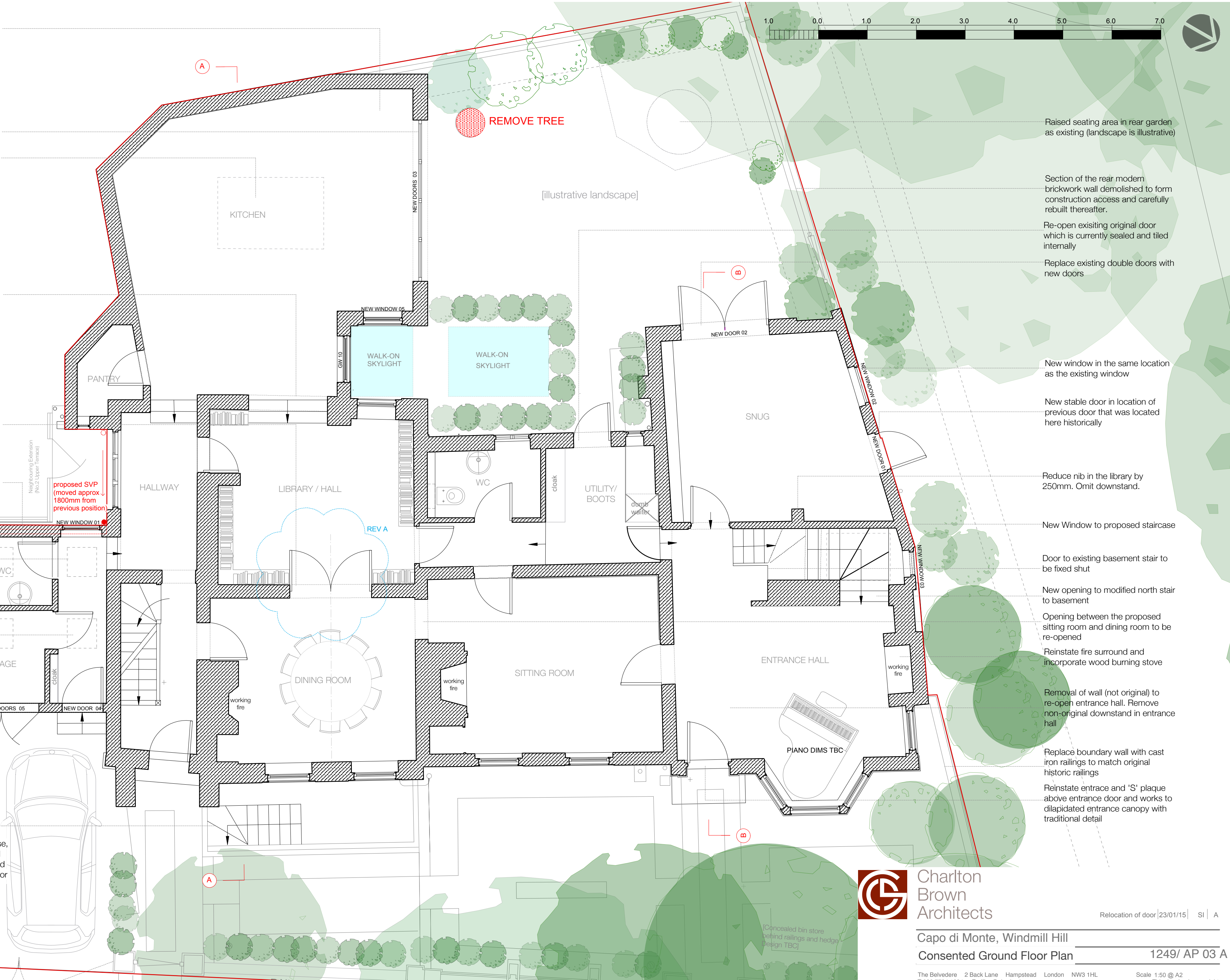
Enlarge existing opening and include steps leading to proposed kitchen

Move and enlarge existing (unoriginal) opening between proposed book-lined hallway and dining room

Existing garage partly demolished to reduce footprint and be further set back from main house.

Skylights

New external staircase down to basement lightwell. Metal Staircase, traditionally detailed and accessed through a traditional metal gate and railings to match those proposed for boundary (see elevations)



Raised seating area in rear garden as existing (landscape is illustrative)

Section of the rear modern brickwork wall demolished to form construction access and carefully rebuilt thereafter.

Re-open existing original door which is currently sealed and tiled internally

Replace existing double doors with new doors

New window in the same location as the existing window

New stable door in location of previous door that was located here historically

Reduce nib in the library by 250mm. Omit downstand.

New Window to proposed staircase

Door to existing basement stair to be fixed shut

New opening to modified north stair to basement

Opening between the proposed sitting room and dining room to be re-opened

Reinstate fire surround and incorporate wood burning stove

Removal of wall (not original) to re-open entrance hall. Remove non-original downstand in entrance hall

Replace boundary wall with cast iron railings to match original historic railings

Reinstate entrance and 'S' plaque above entrance door and works to dilapidated entrance canopy with traditional detail



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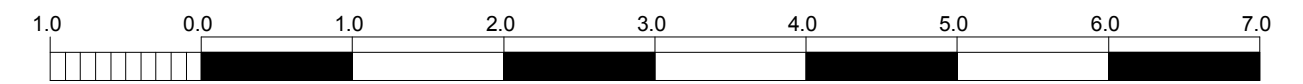
Relocation of door | 23/01/15 | SI | A

Capo di Monte, Windmill Hill  
Consented Ground Floor Plan

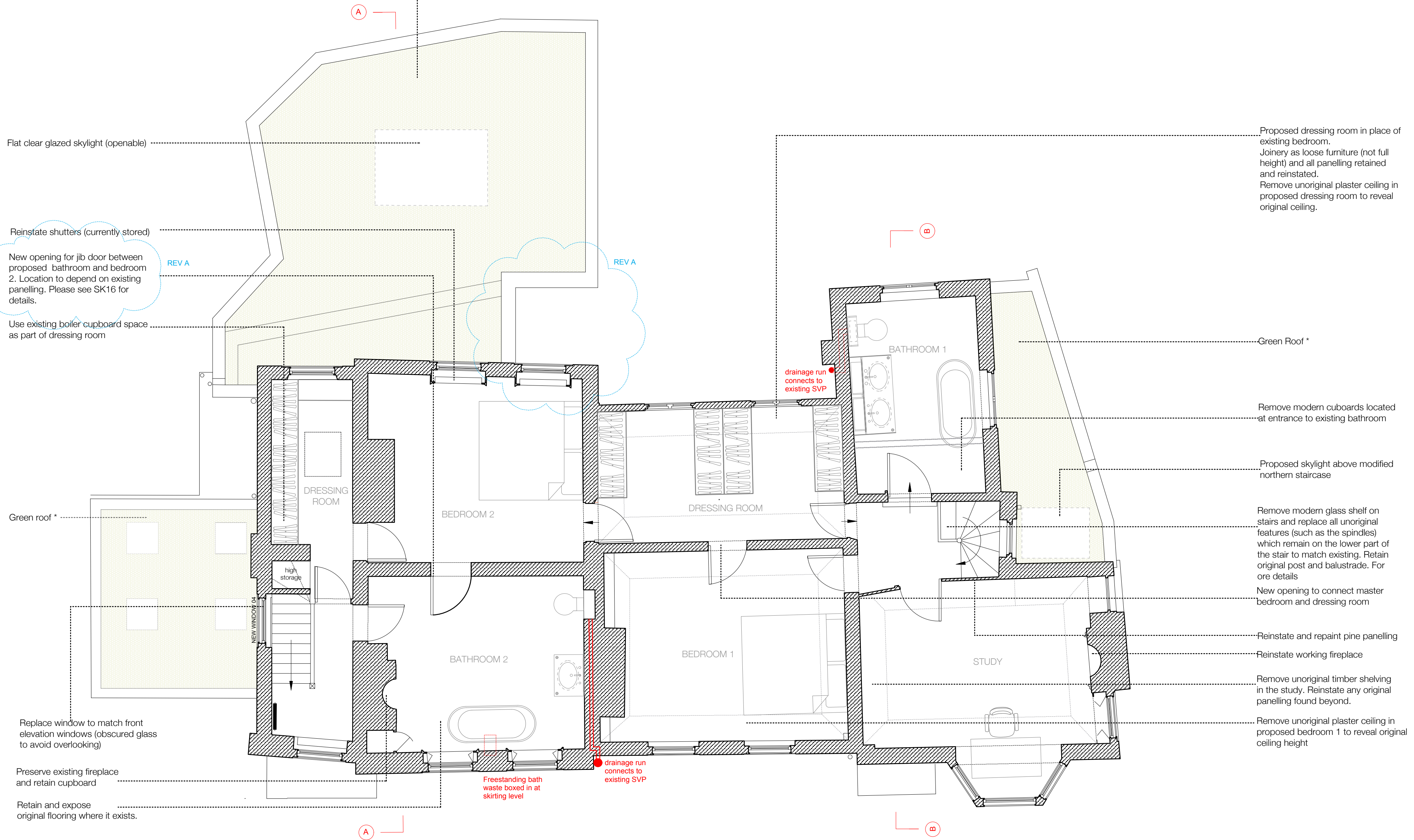
1249/ AP 03 A

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Green roof on proposed kitchen \*



Flat clear glazed skylight (openable)

Reinstate shutters (currently stored)

New opening for jib door between proposed bathroom and bedroom 2. Location to depend on existing panelling. Please see SK16 for details.

Use existing boiler cupboard space as part of dressing room

Green roof \*

Replace window to match front elevation windows (obscured glass to avoid overlooking)

Preserve existing fireplace and retain cupboard

Retain and expose original flooring where it exists.

Proposed dressing room in place of existing bedroom. Joinery as loose furniture (not full height) and all panelling retained and reinstated. Remove unoriginal plaster ceiling in proposed dressing room to reveal original ceiling.

Green Roof \*

Remove modern cupboards located at entrance to existing bathroom

Proposed skylight above modified northern staircase

Remove modern glass shelf on stairs and replace all unoriginal features (such as the spindles) which remain on the lower part of the stair to match existing. Retain original post and balustrade. For ore details

New opening to connect master bedroom and dressing room

Reinstate and repaint pine panelling

Reinstate working fireplace

Remove unoriginal timber shelving in the study. Reinstate any original panelling found beyond.

Remove unoriginal plaster ceiling in proposed bedroom 1 to reveal original ceiling height

\* GREEN ROOF - 'Extensive Sedum Blanket'

The extensive green roof systems are not intended for general access or leisure purposes and are used for their ecological benefits and aesthetic appearance



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Additional information incorporated | 23/01/15 | SI | A

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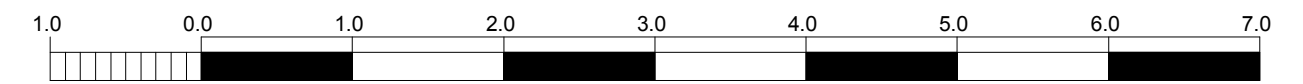
Consented First Floor Plan

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Green roof on proposed kitchen \*

A

Flat clear glazed skylight

Reinstate Chimney to historic/original profile. Please refer to SK06 - SK08 for more details

Skylight to bathroom

Green roof

Skylights

Reinstate Chimney to historic/original profile. Please refer to SK06 - SK08 for more details

Reinstate Chimney to historic/original profile. Please refer to SK06 - SK08 for more details

A

REVA

Reinstate Chimney to historic/original profile. Please refer to SK06 - SK08 for more details

Retain solar panels and reuse or replace if required

Green roof \*

Proposed skylight above modified northern staircase

Reinstate Chimney to historic/original profile. Please refer to SK06 - SK08 for more details

B

\* GREEN ROOF - 'Extensive Sedum Blanket'

*The extensive green roof systems are not intended for general access or leisure purposes and are used for their ecological benefits and aesthetic appearance*



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Drawing error rectified | 23/01/15 | SI | A

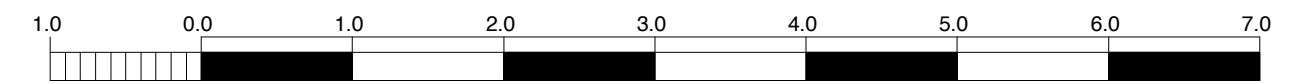
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Consented Roof Plan

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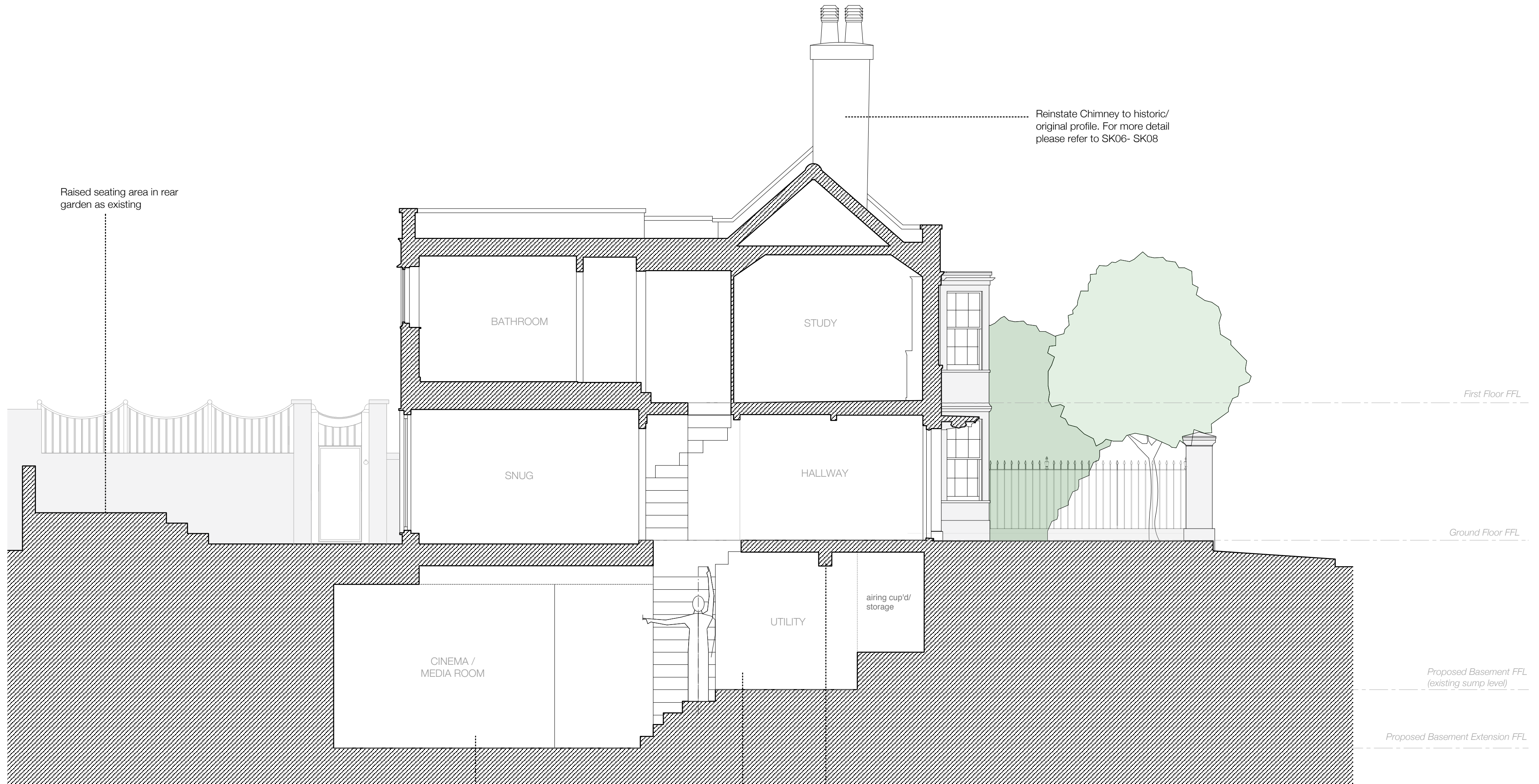
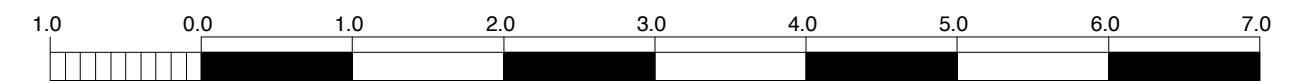
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Consented Section A-A

1249/ AP 06

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Raised seating area in rear garden as existing

Reinstate Chimney to historic/original profile. For more detail please refer to SK06- SK08

Proposed Basement Extension

Existing basement floor level lowered partly to level of existing sump. Maintain brickwork level and original finishes retained where existing. Please refer to AP02 for basement plan.

Replace large modern concrete beam overhead with steel I-section



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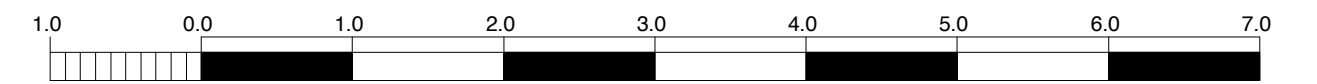
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Consented Section B-B

1249/ AP 07

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Reinstate Chimney. For details please refer to SK06- SK08

Tiled roof as existing

White render as existing

Reinstate Chimney. For details please refer to SK06- SK08

Works to dilapidated entrance canopy with traditional detail

'S' plaque reinstated. For details please refer to SK11

Tiled roof as existing

Reinstate Chimney. For details please refer to SK06- SK08

Existing garage partly demolished to reduce footprint and be further set back from main house. New doors to hallway and storage area, for details please refer to SK15

Gate to define parking space (to match reinstated black painted metal railings). For detailed elevation please refer to SK09

New gate to match black painted metal railings and new lantern above. Reinstatement of dilapidated gate posts. For details please refer to SK09 and SK10.

Existing non-original wall replaced with black painted metal railings to match original historic railings. Plinth and piers to be retained. For details please refer to SK09.

Proposed Elevation A



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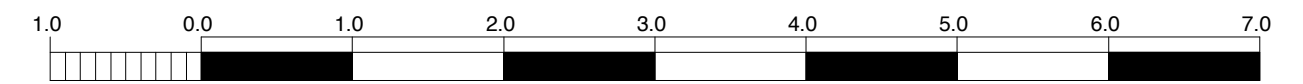
Consented North-East Elevation (A)

1249/ AP 08

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Existing non-original wall replaced with black painted metal railings to match original historic railings. Piers and plinth to be retained and refurbished.

White render to match existing

Reinstate Chimney to historic/original profile. For details please refer to SK06 - SK08

Brick as existing

Reinstate Chimney to historic/original profile. For details please refer to SK06 - SK08

Work to restore white painted timber slats to match existing.



Proposed Elevation B

Proposed Window to new stairwell. For details please refer to SK12 and SK13

New stable door. For details please refer to SK14

New Window to Snug. For details please refer to SK12 and SK13

Access gate to rear garden replaced.



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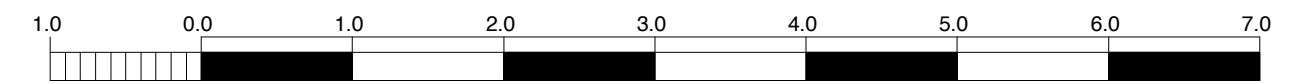
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Consented North-West Elevation (B)

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Proposed Elevation C



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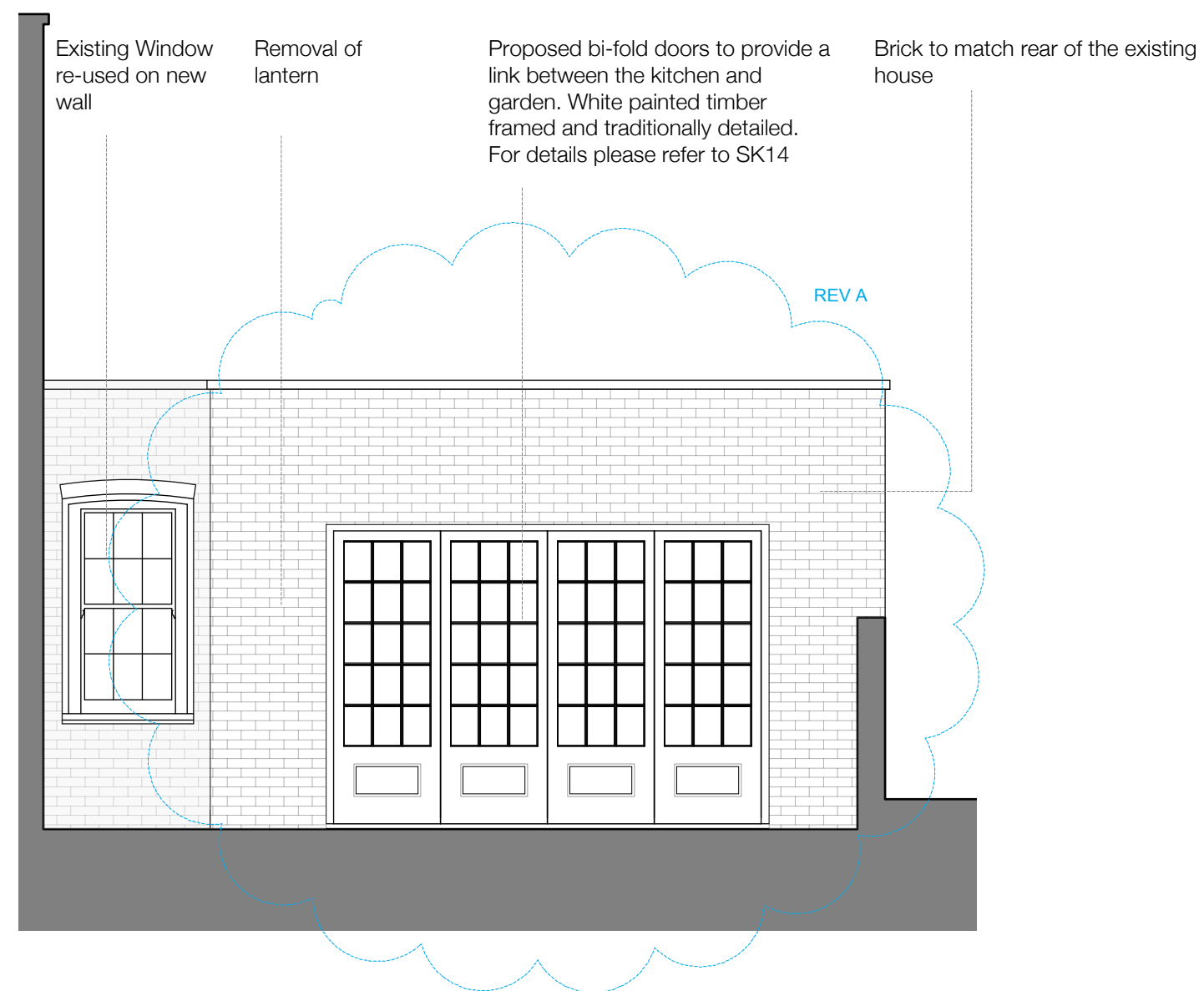
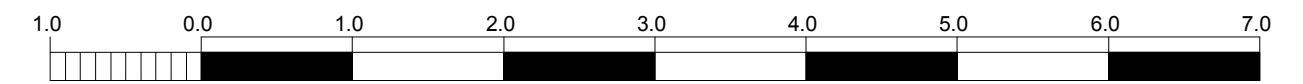
Capo di Monte, Windmill Hill

Consented South-West Elevation (C)

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Proposed North-West Elevation D (part)



Proposed South-East Elevation E

Existing garage partly demolished to reduce footprint and be further set back from main house.

Proposed parking space



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Rear extension material changed to brick | 23/01/15 | SI | A

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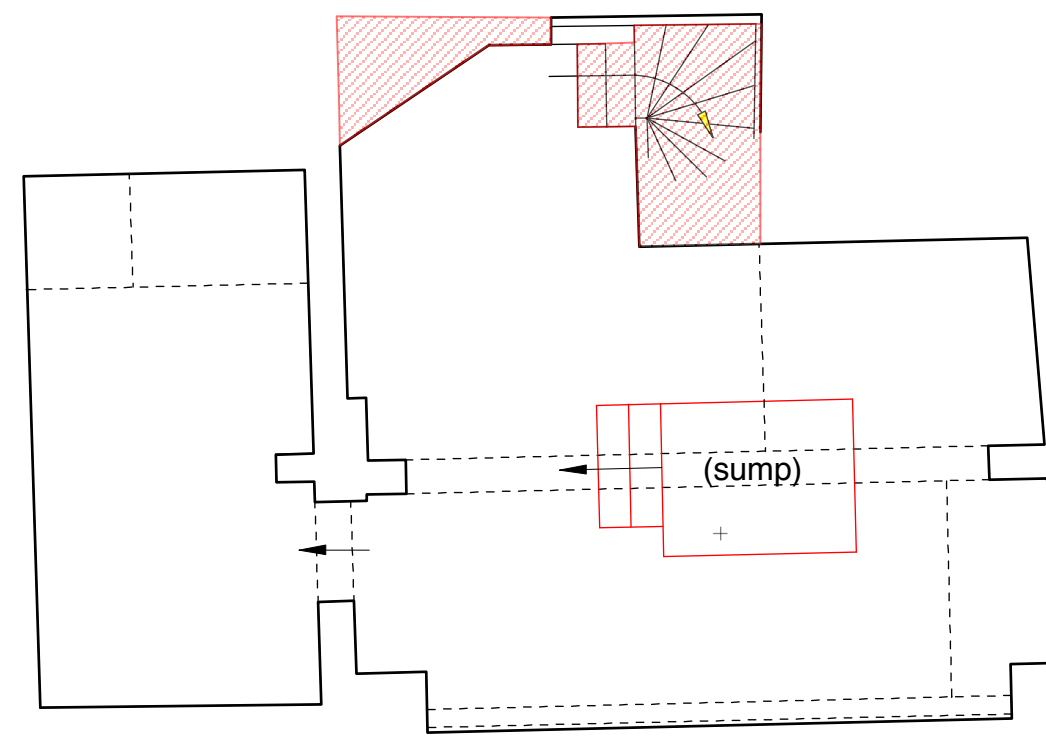
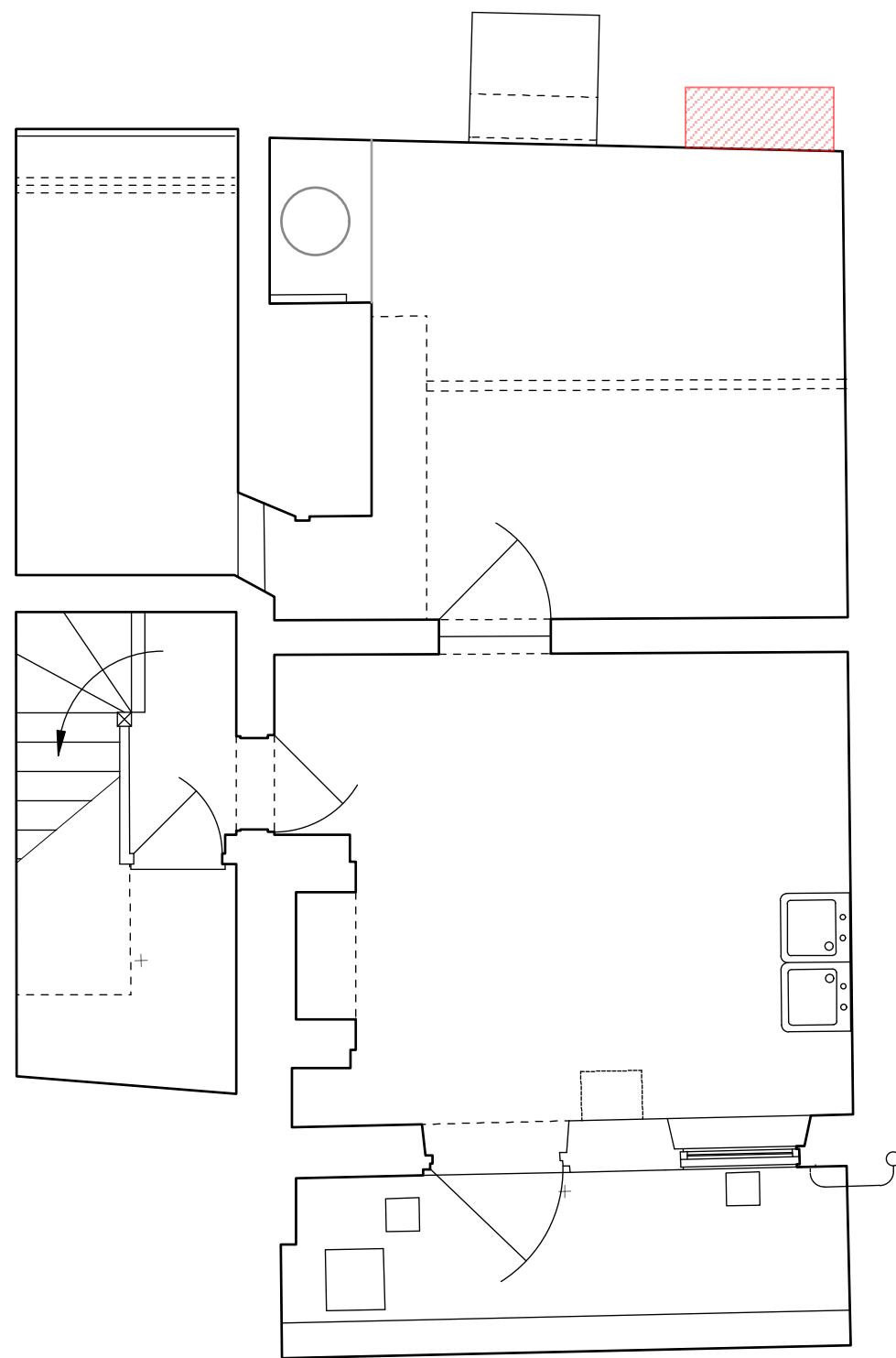
Consented Elevations (D & E)

1249/ AP11 A

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**PROPOSED  
DEMOLITION**



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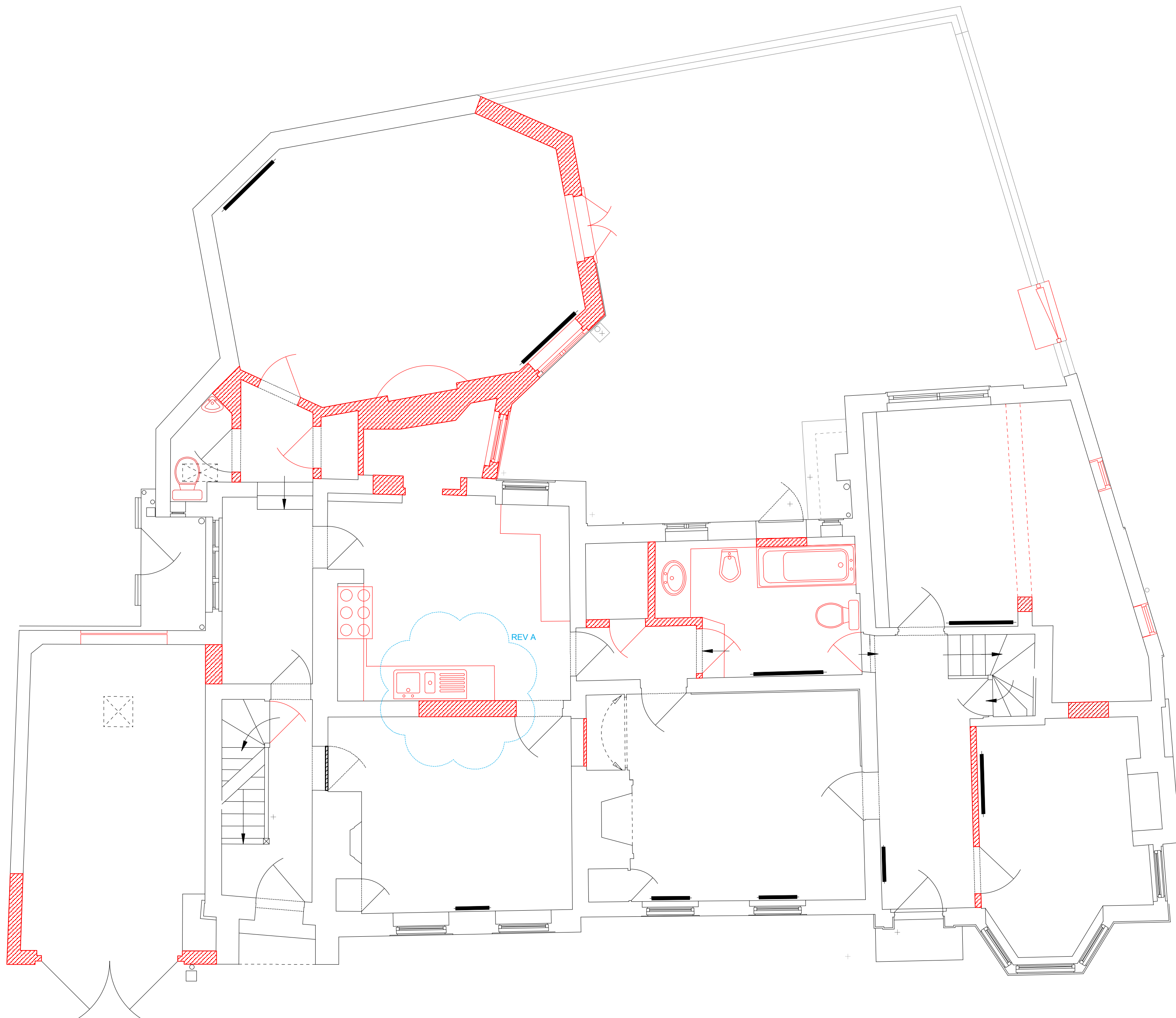
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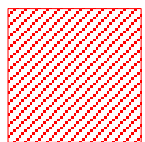
Consented Basement Demolition Plan

1249/SK 01

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**PROPOSED DEMOLITION**



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Relocation of door [23/01/15] SI | A

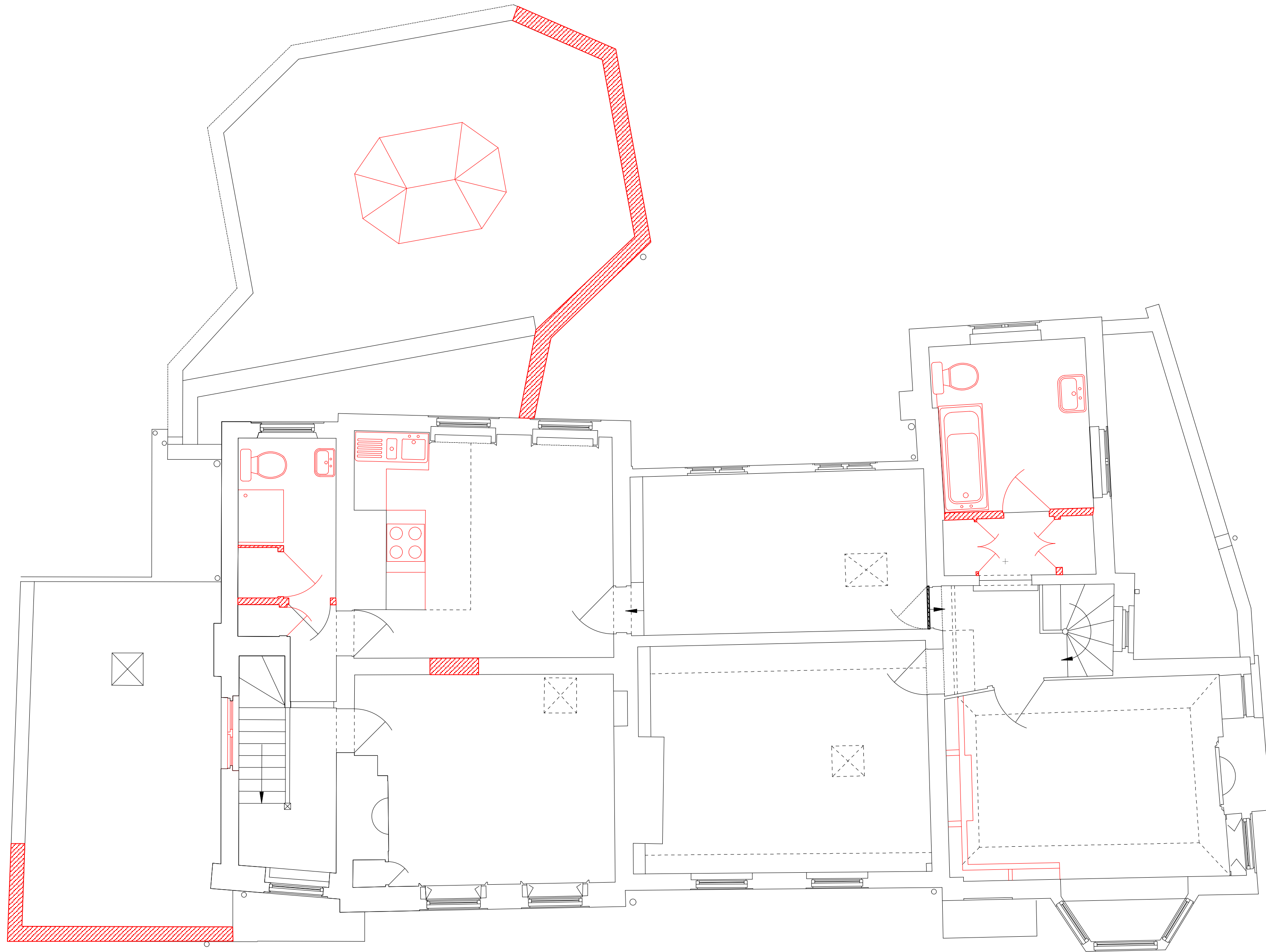
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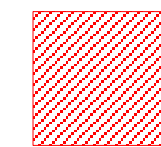
Consented GF Demolition Plan

1249/SK 02 A

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**PROPOSED  
DEMOLITION**



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Consented FF Demolition Plan

1249/SK 03

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