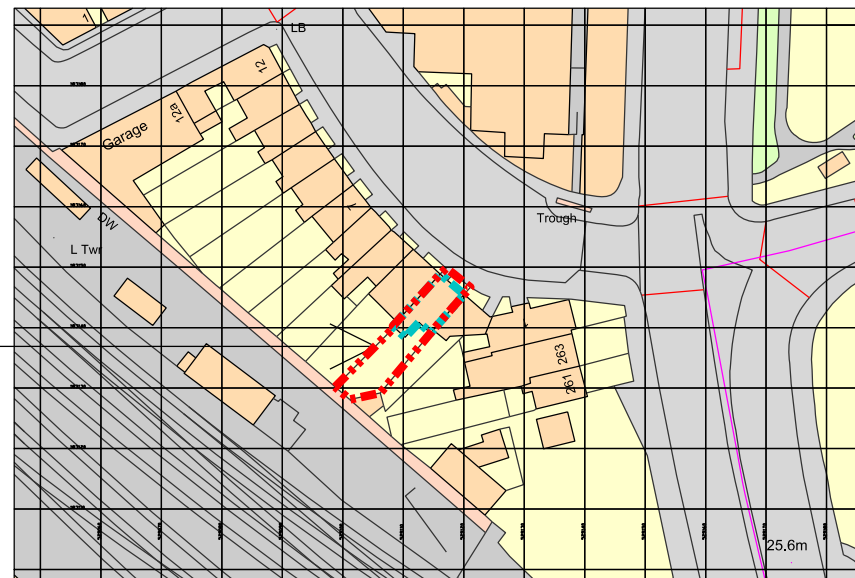


Appendix A Proposed Basement Drawings

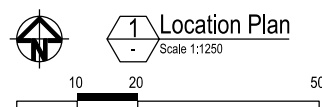
site boundary of 3A Mornington Crescent



Ordnance Survey, (c) Crown Copyright 2017. All rights reserved. Licence number 100022432

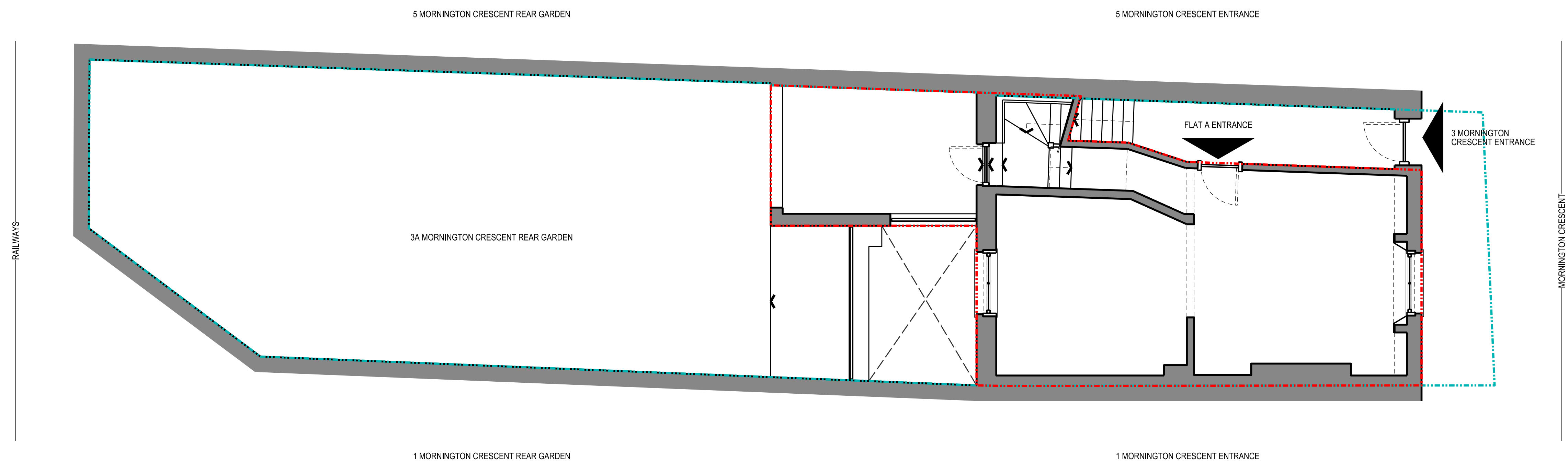
— HOUSE OUTLINE OF 3A MORNINGTON CRESCENT

— SITE BOUNDARY OF 3 MORNINGTON CRESCENT



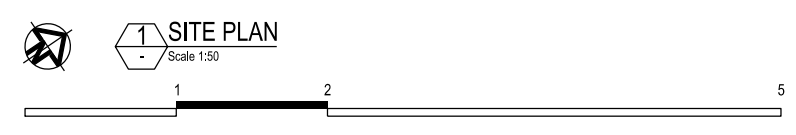
FOR PLANNING APPLICATION

	Twist In Architecture LTD 143 Crownstone Road, London SW2 1NB	AMENDMENTS REV DATE DESCRIPTION BY	CONSULTANT(S)	CLIENT(S) EMILY VEITCH & DILHAN SEBASTIAN	PROJECT 3A MORNINGTON CRESCENT LONDON NW1 7RH	DRAWING TITLE(S) LOCATION PLAN	SCALE 1:1250 @ A3	DRAWN TIA	CHECKED TIA	
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LEGEND:

- EXISTING STRUCTURAL WALL
- EXISTING NON-LOAD BEARING WALL
- SITE BOUNDARY
- FLAT A BOUNDARY



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CONSULTANT(S)

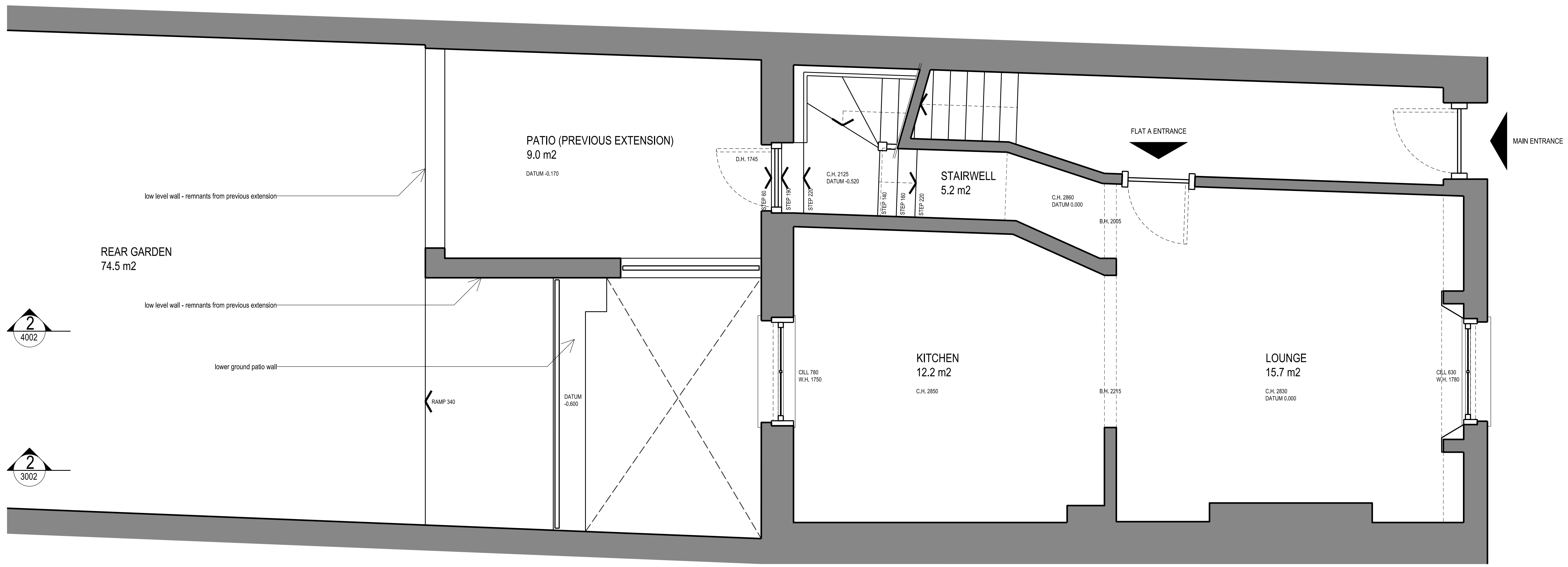
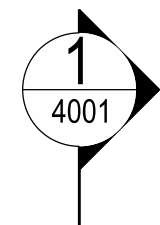
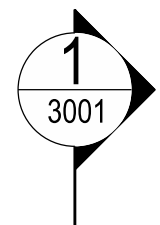
CLIENT(S)
EMILY VEITCH & DILHAN SEBASTIAN

PROJECT
3A MORNINGTON CRESCENT LONDON NW1 7RH

DRAWING TITLE(S)
SITE PLAN

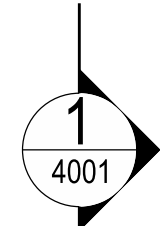
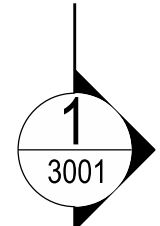
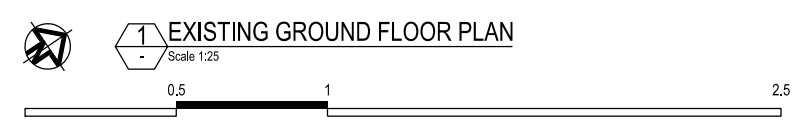
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PROJECT NUMBER TIA-MCS-0053	DATE MAY 2017	REVISION /
DRAWING NUMBER EX-A-2000		

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LEGEND:

- EXISTING STRUCTURAL WALL
- EXISTING NON-LOAD BEARING WALL
- SITE BOUNDARY



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AMENDMENTS			
REV	DATE	DESCRIPTION	BY

CONSULTANT(S)

CLIENT(S)
**EMILY VEITCH &
 DILHAN SEBASTIAN**

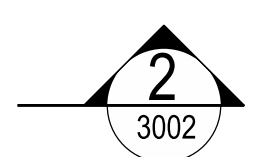
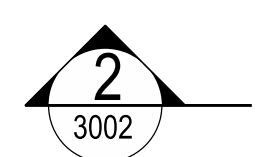
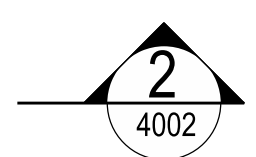
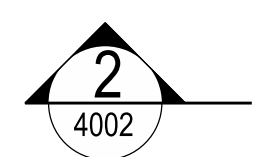
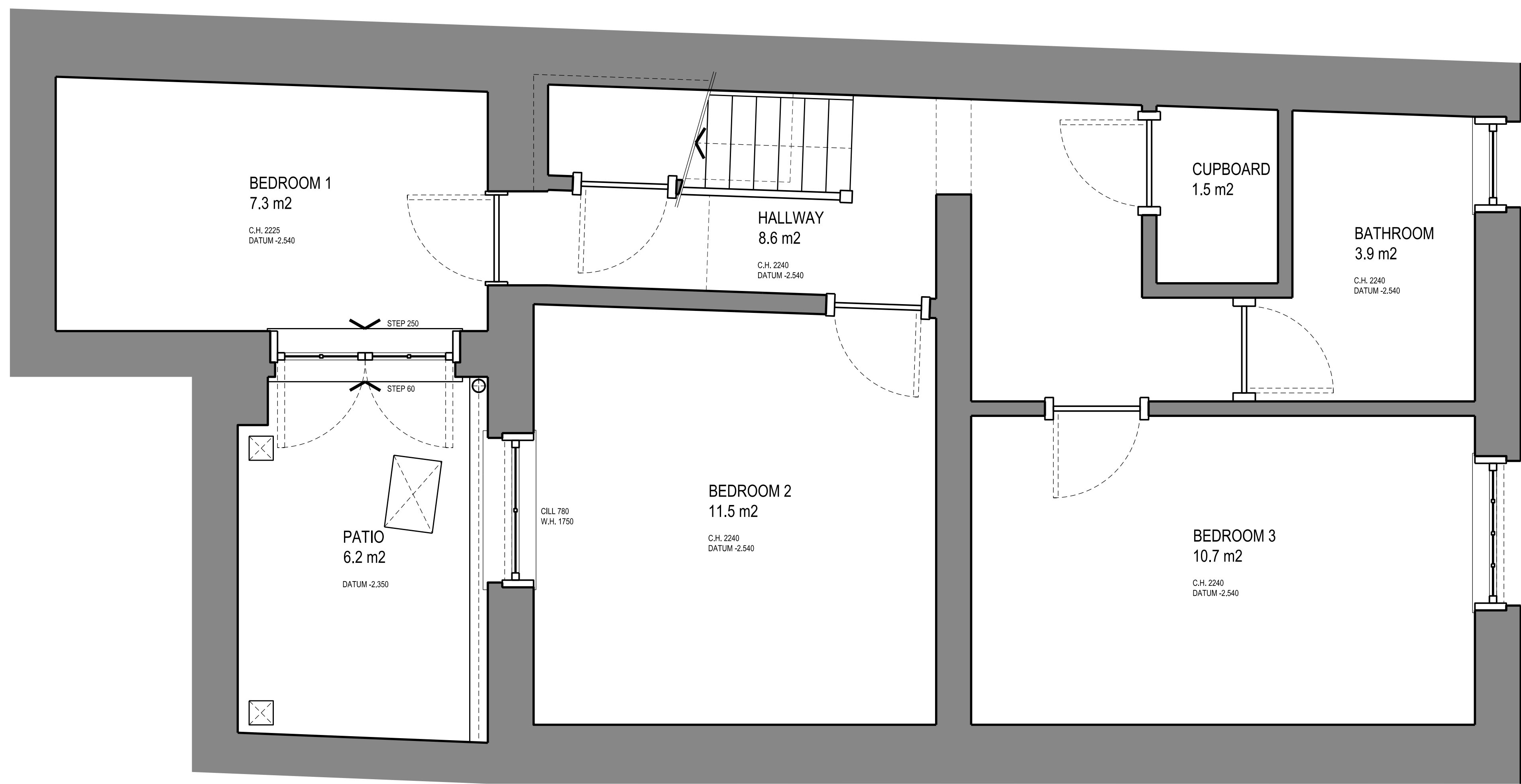
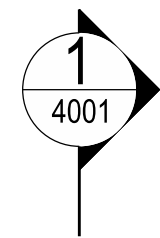
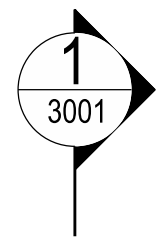
PROJECT
**3A MORNINGTON CRESCENT
 LONDON NW1 7RH**

DRAWING TITLE(S)
EXISTING GROUND FLOOR PLAN

SCALE
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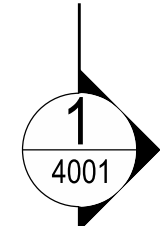
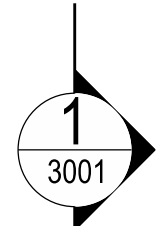
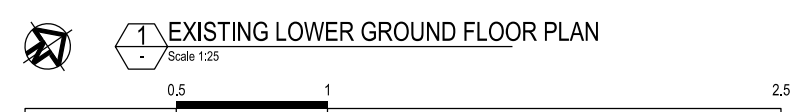
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DRAWING NUMBER EX-A-2001	REVISION /	

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- SITE BOUNDARY



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AMENDMENTS			
REV	DATE	DESCRIPTION	BY

CONSULTANT(S)

CLIENT(S)
**EMILY VEITCH &
DILHAN SEBASTIAN**

PROJECT
**3A MORNINGTON CRESCENT
LONDON NW1 7RH**

DRAWING TITLE(S)
**EXISTING LOWER GROUND
FLOOR PLAN**

SCALE
1:25@A1; 1:50@A3

PROJECT NUMBER
TIA-MCS-0053

DRAWING NUMBER
EX-A-2002

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DATE MAY 2017		

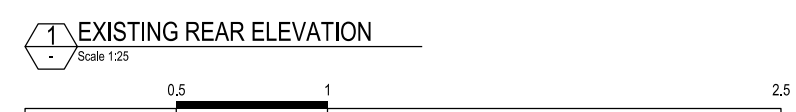


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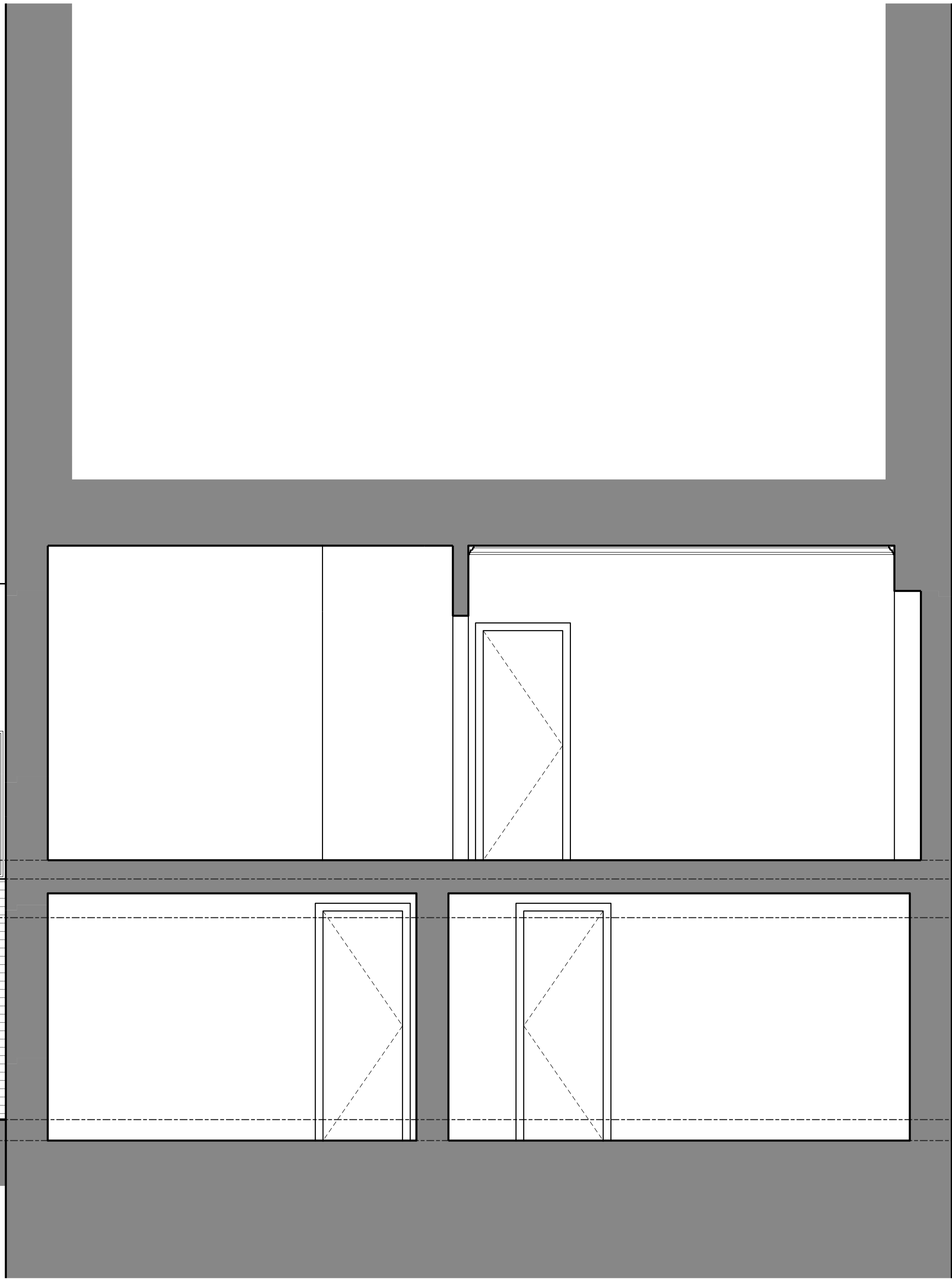
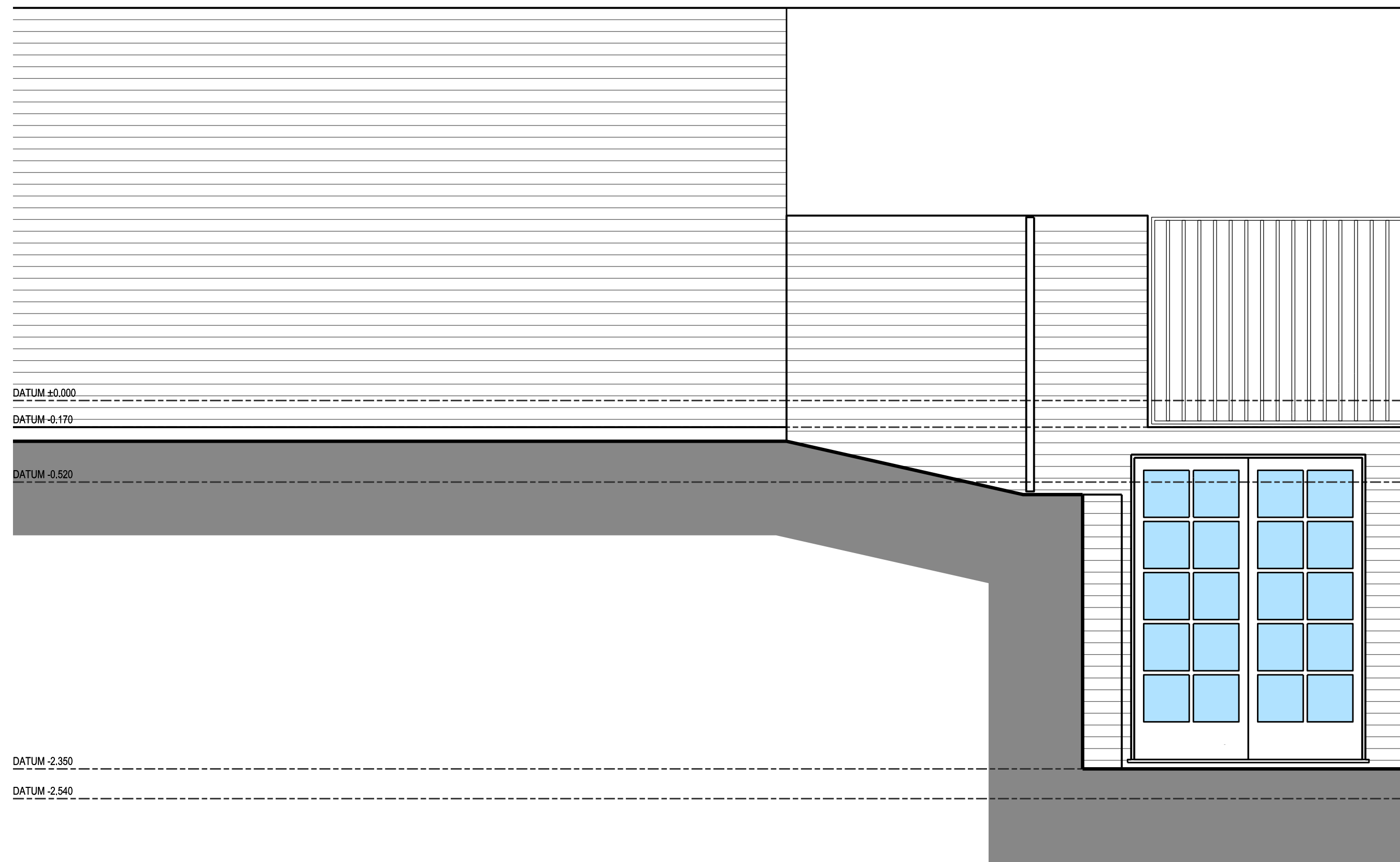
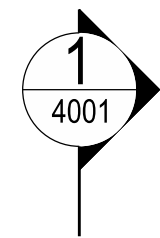
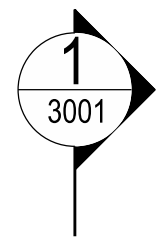
LEGEND:

- EXISTING STRUCTURAL WALL
- EXISTING NON-LOAD BEARING WALL
- SITE BOUNDARY



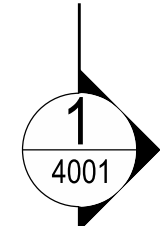
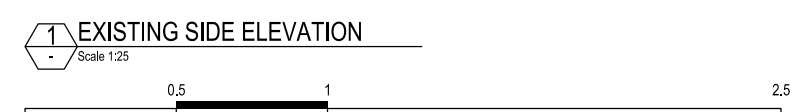
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	AMENDMENTS																				
REV	DATE	DESCRIPTION	BY																		
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REV	DATE	DESCRIPTION	BY

CONSULTANT(S)

CLIENT(S)
**EMILY VEITCH &
DILHAN SEBASTIAN**

PROJECT
**3A MORNINGTON CRESCENT
LONDON NW1 7RH**

DRAWING TITLE(S)
EXISTING SIDE ELEVATION

SCALE
1:25@A1; 1:50@A3

PROJECT NUMBER
TIA-MCS-0053

DRAWING NUMBER
PA-A-3002

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DRAWN	CHECKED	DATE
TIA	TIA	MAY 2017
REVISION	/	



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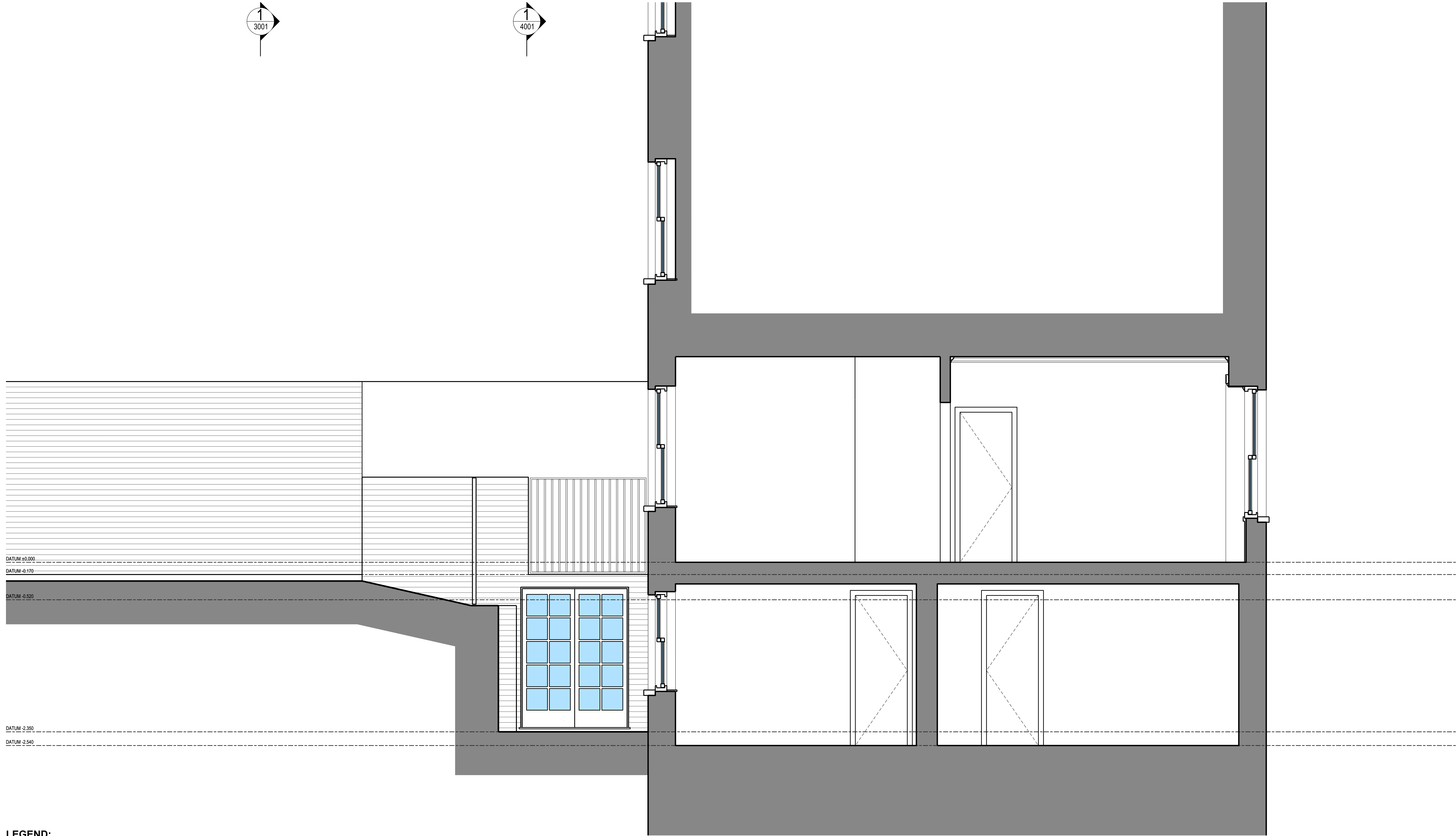
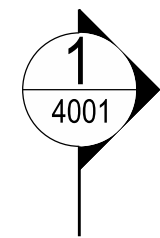
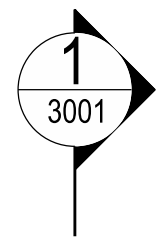
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- SITE BOUNDARY

1 EXISTING CROSS SECTION A-A
 Scale 1:25



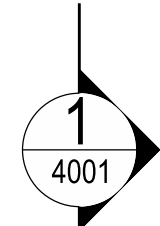
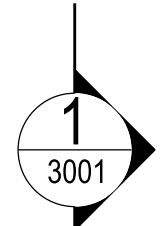
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REV	DATE	DESCRIPTION	BY																		
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								<p>DRAWING NUMBER</p> <p>EX-A-4001</p>													



- LEGEND:**
- EXISTING STRUCTURAL WALL
 - EXISTING NON-LOAD BEARING WALL
 - SITE BOUNDARY

EXISTING LONG SECTION B-B
Scale 1:25



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AMENDMENTS			
REV	DATE	DESCRIPTION	BY

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CLIENT(S)
**EMILY VEITCH &
DILHAN SEBASTIAN**

PROJECT
**3A MORNINGTON CRESCENT
LONDON NW1 7RH**

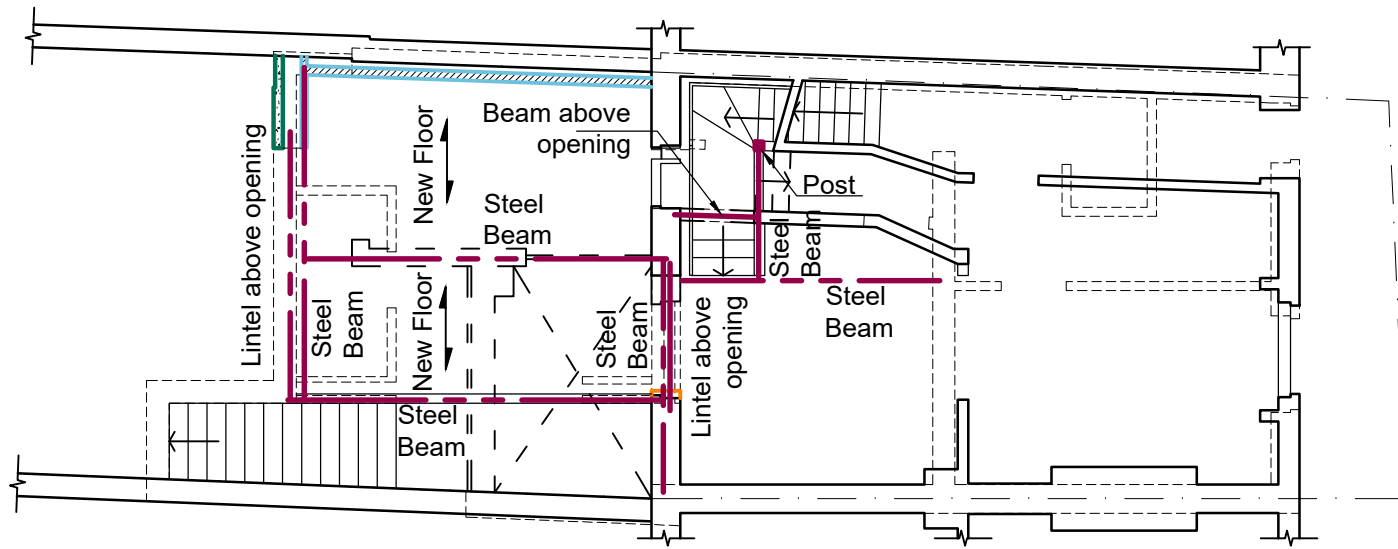
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PROJECT NUMBER
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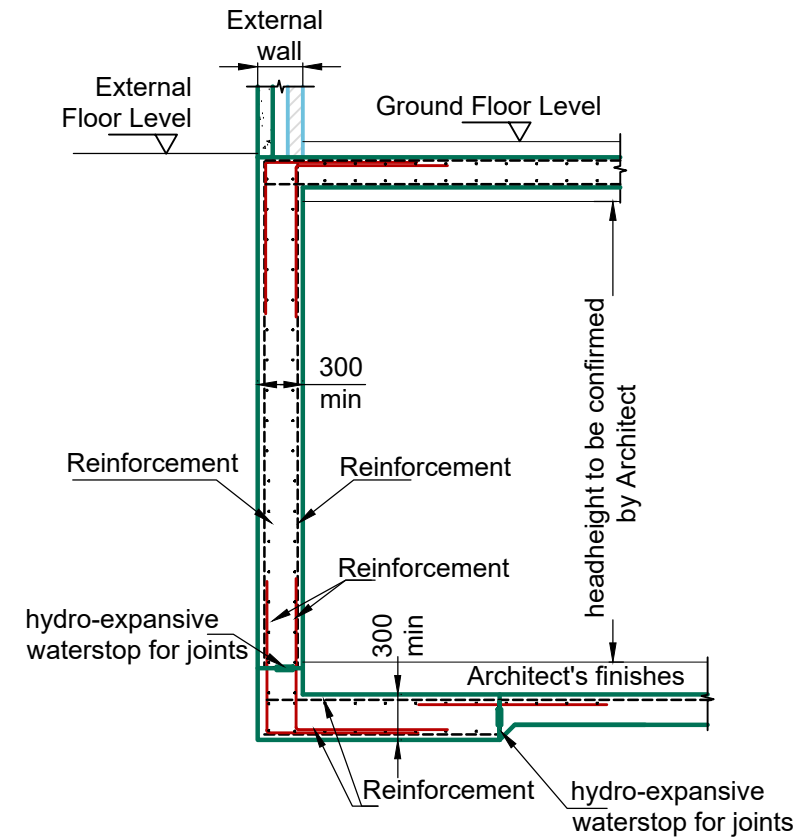
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DRAWN	CHECKED	DATE
TIA	TIA	MAY 2017
REVISION	/	



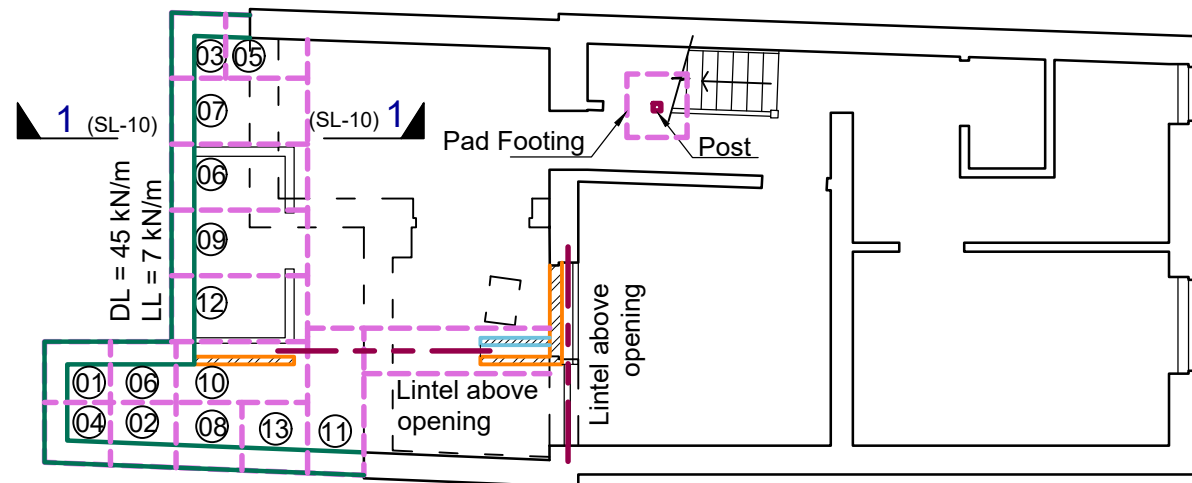
Ground Floor Plan

Scale 1:100



Section 1-1

Scale 1:50



Lower Ground Floor Plan

Scale 1:100

For Calculations only

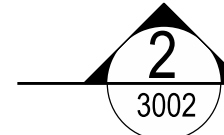
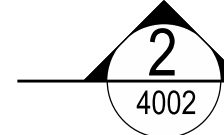
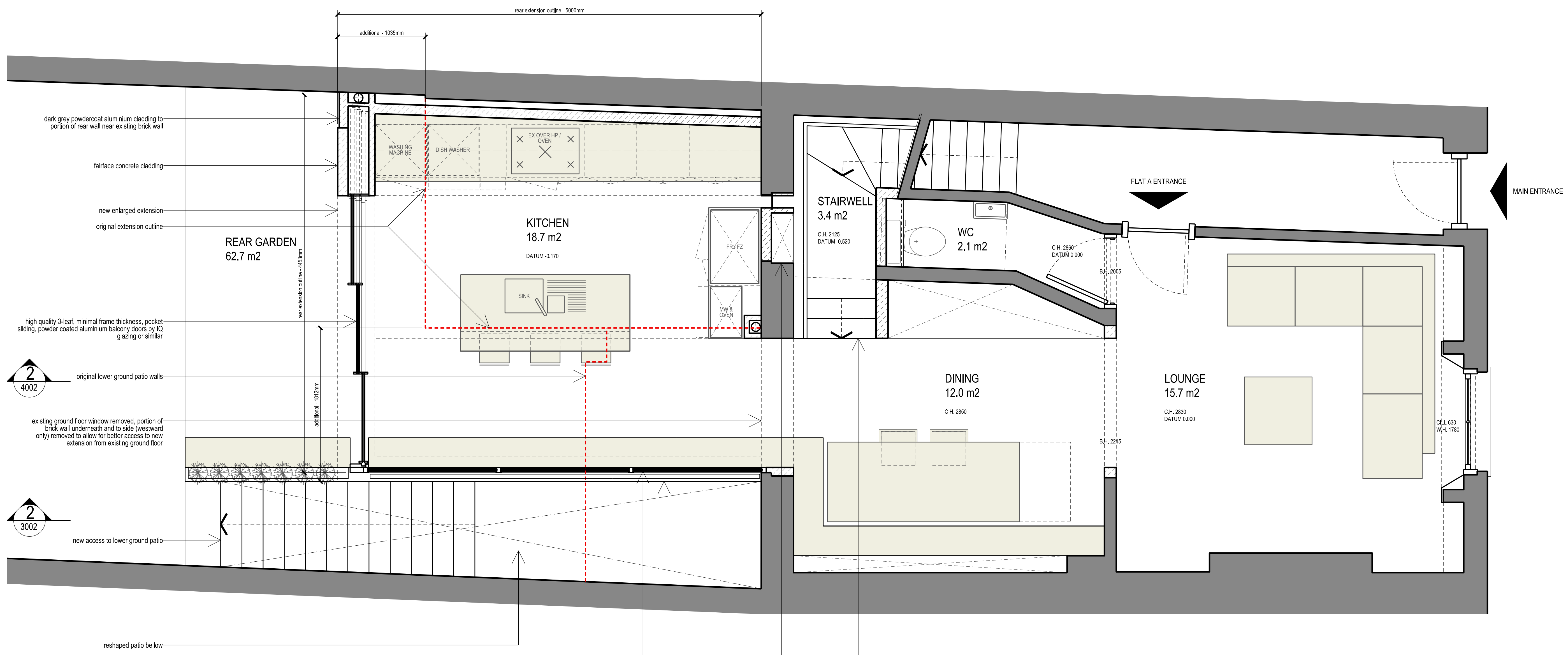
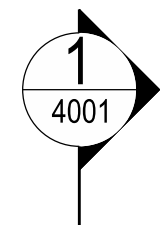
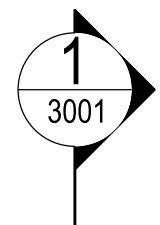
Rev	Date	Amendments
-	21/11/2017	First issue for comment

Job Number 170938	Date Nov '17
Dwg Number SL-10	Rev -
Drawn CC	Chkd PH
Scale As shown @ A3	

Client: Dilhan Sebastian
Project: 3a Mornington Crescent
Title : Ground Floor and Lower Ground Floor Plan

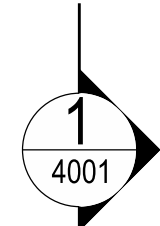
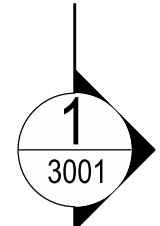
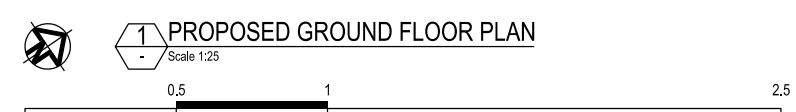
Croft Structural Engineers

Clockshop Mews,
r/o 60 Saxon Rd,
London, SE25 5EH.
020 8684 4744
www.croftse.co.uk



- LEGEND:**
- EXISTING WALL
 - NEW WALL
 - WALL / STRUCTURAL ELEMENT REMOVAL
 - SITE BOUNDARY

- top three steps of the existing stairway rearranged to land in new dining area for improvement of the overall flow in the flat
- existing balcony doors removed, opening blocked with fixed frameless glazing portion to allow additional light in the stairwell
- plinth / top of extension from the side finished in fairface concrete cladding
- high quality 3-piece, minimal frame thickness, powder coated aluminium fixed glazing by IQ glazing or similar



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AMENDMENTS			
REV	DATE	DESCRIPTION	BY
A	11.07.17	GENERAL	BY

CONSULTANT(S)

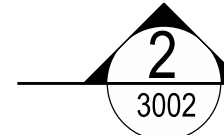
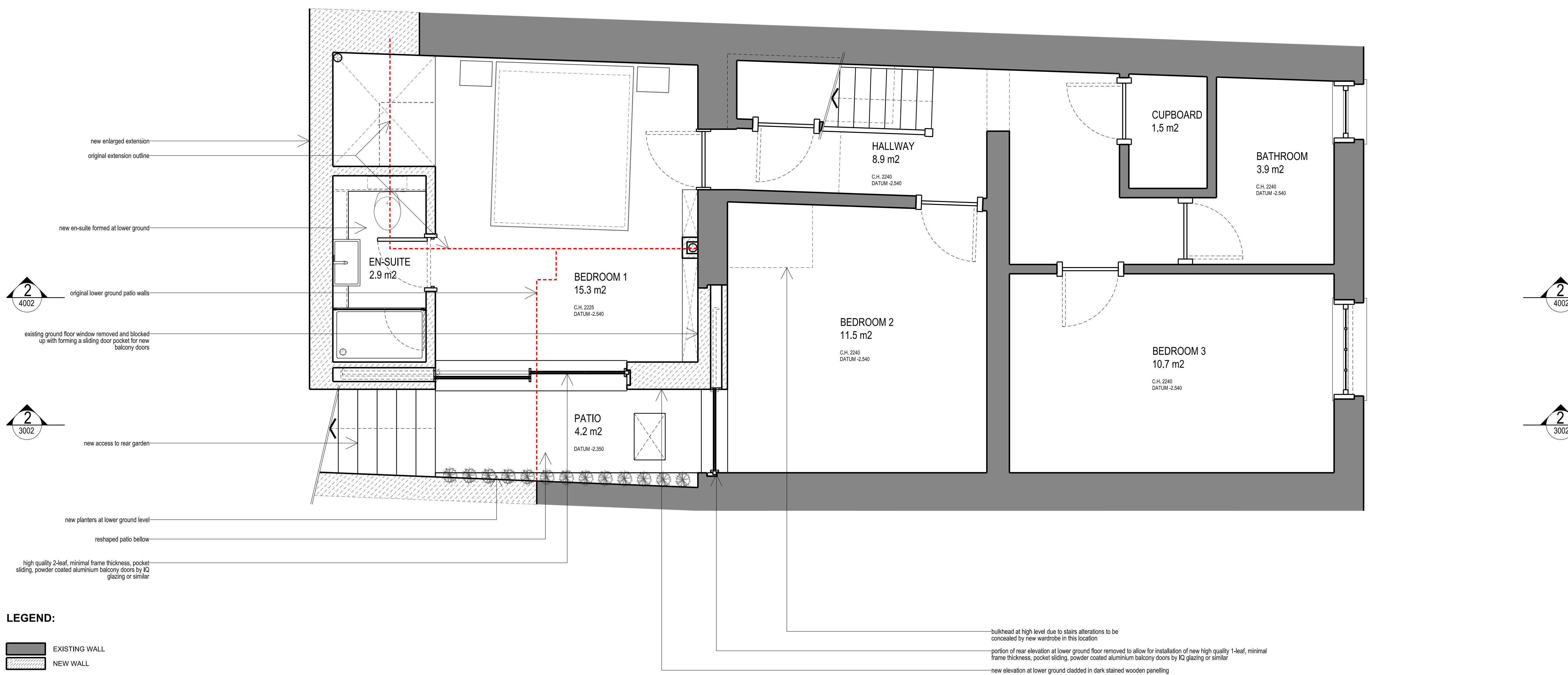
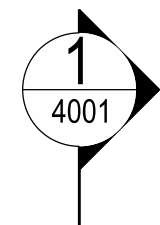
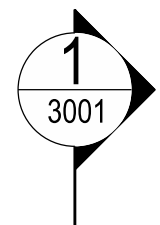
CLIENT(S)
EMILY VEITCH & DILHAN SEBASTIAN

PROJECT
**3A MORNINGTON CRESCENT
 LONDON NW1 7RH**

DRAWING TITLE(S)
PROPOSED GROUND FLOOR PLAN

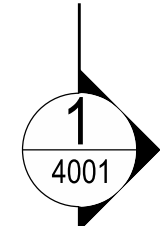
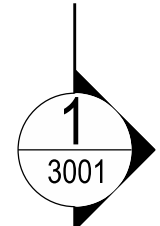
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DRAWING NUMBER 2001		

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- LEGEND:**
- EXISTING WALL
 - NEW WALL
 - WALL / STRUCTURAL ELEMENT REMOVAL
 - SITE BOUNDARY

PROPOSED LOWER GROUND FLOOR PLAN
Scale 1:25



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AMENDMENTS			
REV	DATE	DESCRIPTION	BY
A	11.07.17	GENERAL	BY

CONSULTANT(S)

CLIENT(S)
EMILY VEITCH & DILHAN SEBASTIAN

PROJECT
**3A MORNINGTON CRESCENT
LONDON NW1 7RH**

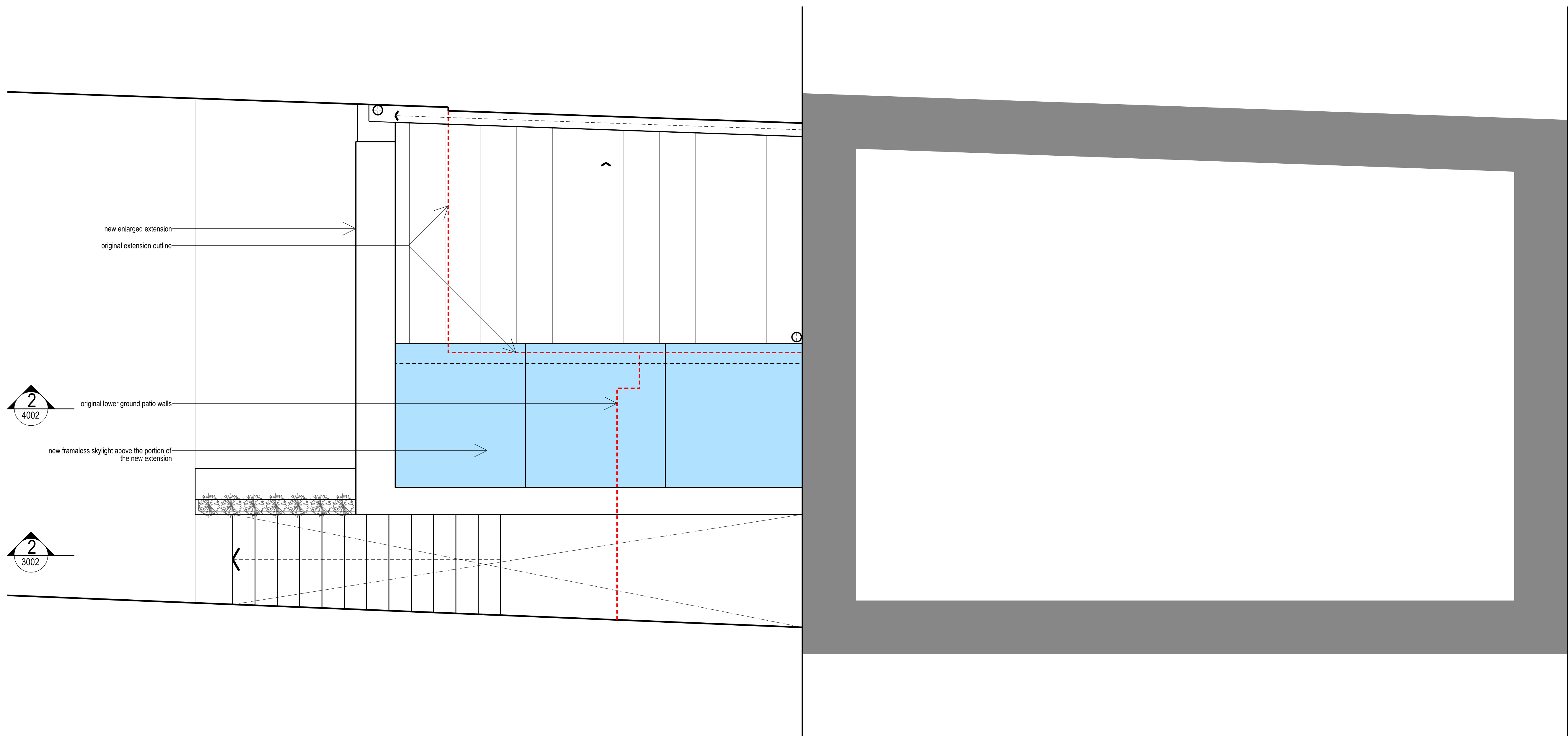
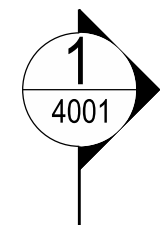
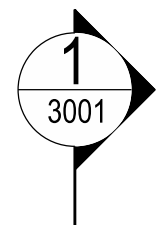
DRAWING TITLE(S)
PROPOSED LOWER GROUND FLOOR PLAN





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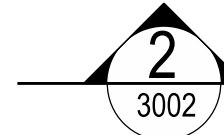
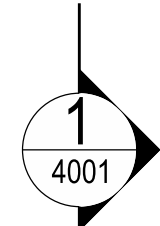
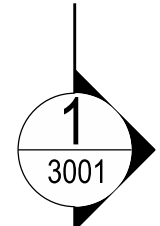
PROJECT NUMBER
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DRAWING NUMBER
PA-A-2002

FOR INFORMATION ONLY		
DRAWN	CHECKED	REVISION
TIA	TIA	A
DATE	MAY 2017	



- LEGEND:**
-  EXISTING WALL
 -  NEW WALL
 -  WALL / STRUCTURAL ELEMENT REMOVAL
 -  SITE BOUNDARY



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AMENDMENTS			
REV	DATE	DESCRIPTION	BY

CONSULTANT(S)	

CLIENT(S)
EMILY VEITCH & DILHAN SEBASTIAN

PROJECT
**3A MORNINGTON CRESCENT
 LONDON NW1 7RH**

DRAWING TITLE(S)
PROPOSED ROOF PLAN

FOR INFORMATION ONLY			
SCALE 1:25@A1; 1:50@A3	DRAWN TIA	CHECKED TIA	
PROJECT NUMBER TIA-MCS-0053	DATE MAY 2017		
DRAWING NUMBER PA-A-2003		REVISION /	

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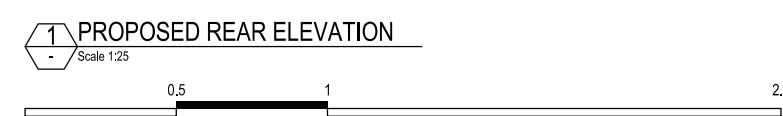
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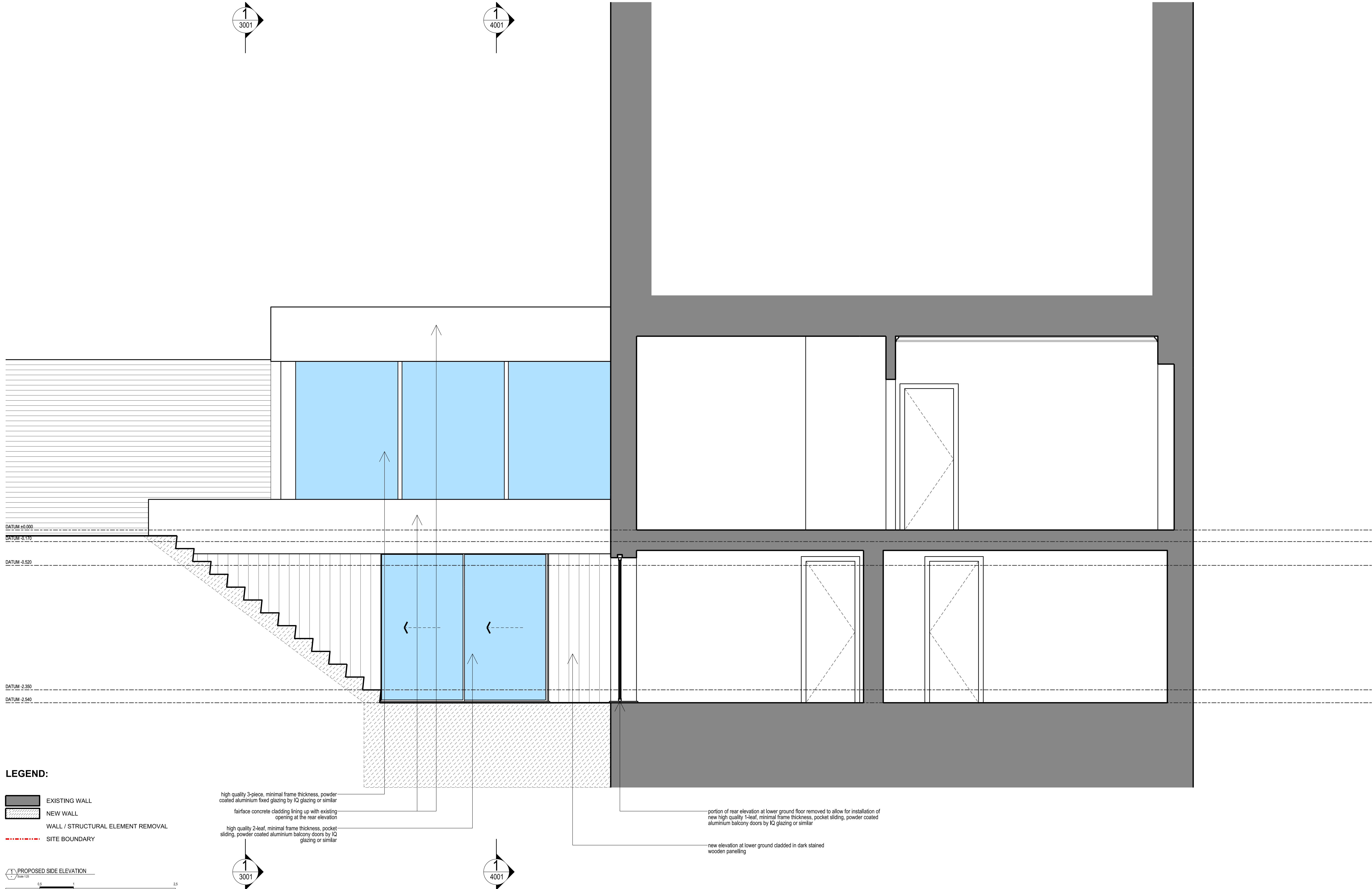
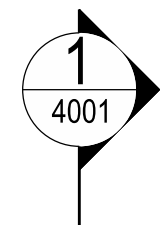
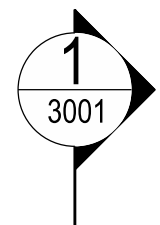
- EXISTING WALL
- NEW WALL
- WALL / STRUCTURAL ELEMENT REMOVAL
- SITE BOUNDARY

dark grey powdercoat aluminium cladding to portion of rear wall near existing brick wall
 fairface concrete cladding lining up with existing opening at the rear elevation
 high quality 3-leaf, minimal frame thickness, pocket sliding, powder coated aluminium balcony doors by IQ glazing or similar



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	REV	DATE	DESCRIPTION	BY													
	A	11.07.17	GENERAL	BY													
								<p>PROJECT NUMBER</p> <p>TIA-MCS-0053</p>	<p>DATE</p> <p>MAY 2017</p>								
							<p>DRAWING NUMBER</p> <p>PA-A-3001</p>	<p>REVISION</p> <p>A</p>									



- LEGEND:**
- EXISTING WALL
 - NEW WALL
 - WALL / STRUCTURAL ELEMENT REMOVAL
 - SITE BOUNDARY

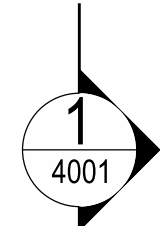
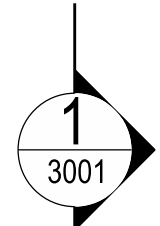
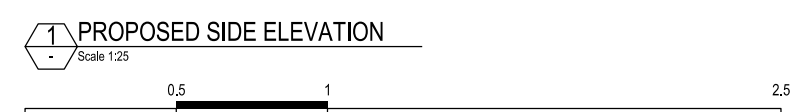
high quality 3-piece, minimal frame thickness, powder-coated aluminium fixed glazing by IQ glazing or similar

fairface concrete cladding lining up with existing opening at the rear elevation

high quality 2-leaf, minimal frame thickness, pocket-sliding, powder coated aluminium balcony doors by IQ glazing or similar

portion of rear elevation at lower ground floor removed to allow for installation of new high quality 1-leaf, minimal frame thickness, pocket sliding, powder coated aluminium balcony doors by IQ glazing or similar

new elevation at lower ground clad in dark stained wooden panelling



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CONSULTANT(S)

CLIENT(S)
**EMILY VEITCH &
DILHAN SEBASTIAN**

PROJECT
**3A MORNINGTON CRESCENT
LONDON NW1 7RH**

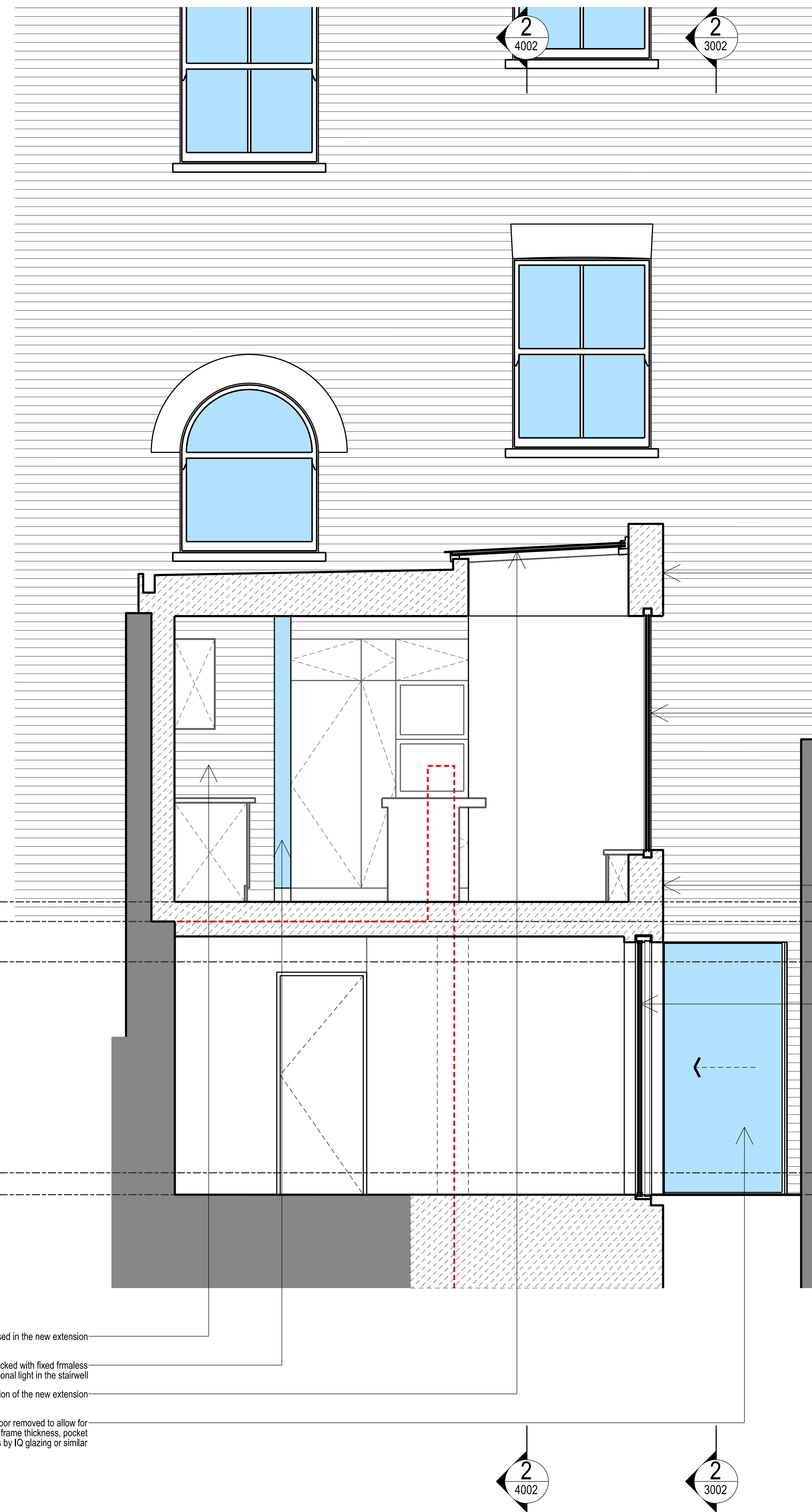
DRAWING TITLE(S)
PROPOSED SIDE ELEVATION

SCALE
1:25@A1; 1:50@A3

PROJECT NUMBER
TIA-MCS-0053

DRAWING NUMBER
PA-A-3002

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DRAWN	CHECKED	REVISION
TIA	TIA	A
DATE	MAY 2017	



DATUM ±0.000
 DATUM -0.170
 DATUM -0.520
 DATUM -2.350
 DATUM -2.540

top of extension from the side finished in fairface concrete cladding

high quality 3-piece, minimal frame thickness, powder coated aluminium fixed glazing by IQ glazing or similar

plinth of extension from the side finished in fairface concrete cladding

high quality 2-leaf, minimal frame thickness, pocket sliding, powder coated aluminium balcony doors by IQ glazing or similar

original brickwork exposed in the new extension

existing balcony doors removed, opening blocked with fixed frameless glazing portion to allow additional light in the stairwell

new frameless skylight above the portion of the new extension

portion of rear elevation at lower ground floor removed to allow for installation of new high quality 1-leaf, minimal frame thickness, pocket sliding, powder coated aluminium balcony doors by IQ glazing or similar

LEGEND:

- EXISTING WALL
- NEW WALL
- WALL / STRUCTURAL ELEMENT REMOVAL
- SITE BOUNDARY

PROPOSED CROSS SECTION A-A
 Scale 1:25

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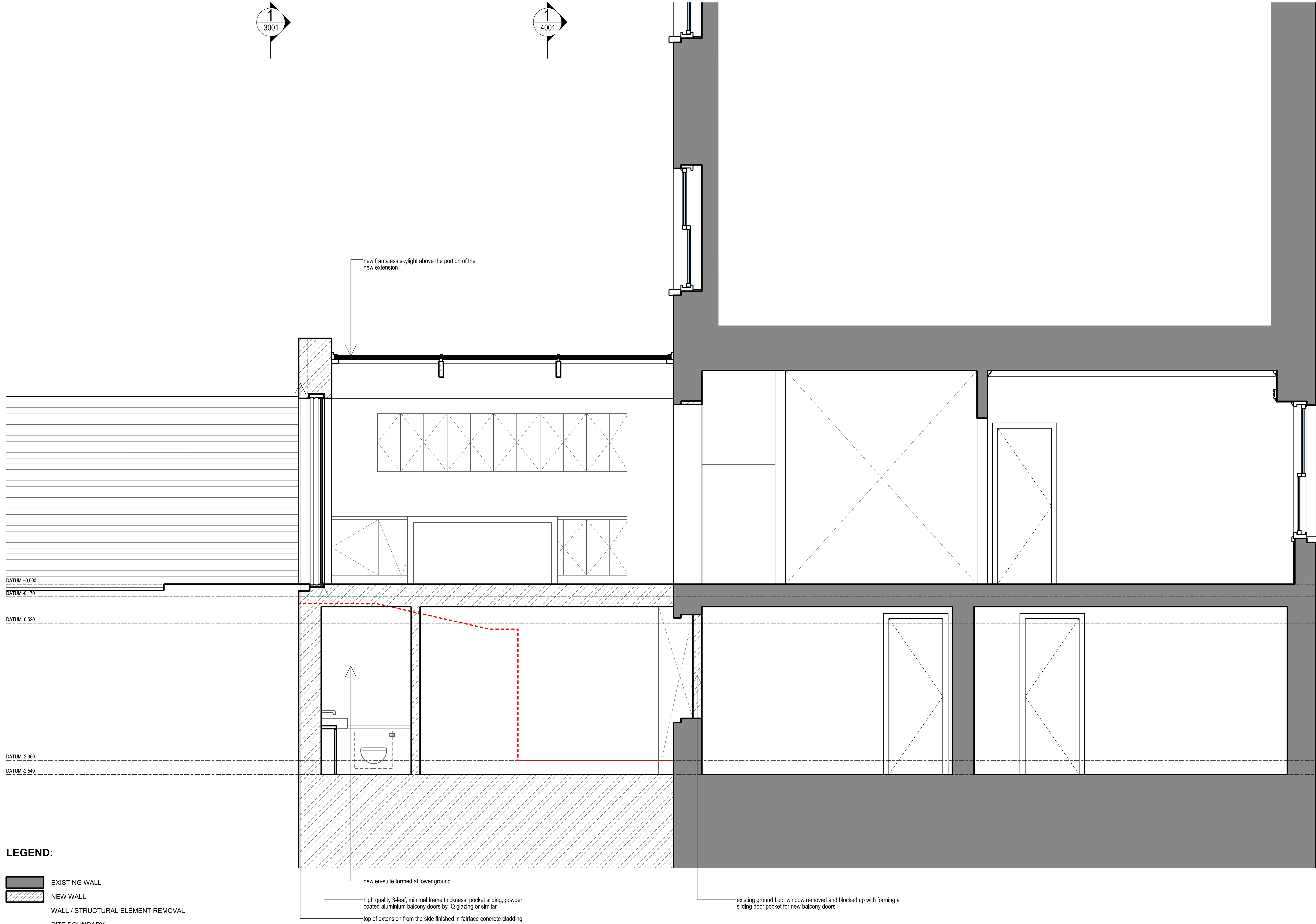
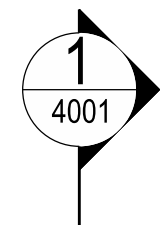
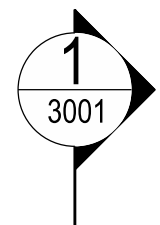
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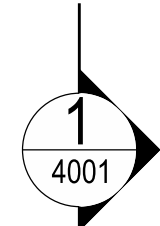
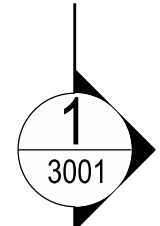
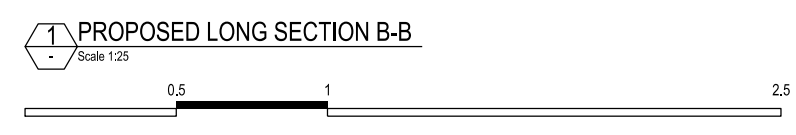
PROJECT
**3A MORNINGTON CRESCENT
 LONDON NW1 7RH**

DRAWING TITLE(S)
PROPOSED CROSS SECTION A-A

SCALE 1:25@A1; 1:50@A3	DRAWN TIA	CHECKED TIA
PROJECT NUMBER TIA-MCS-0053	DATE MAY 2017	
DRAWING NUMBER PA-A-4001	REVISION A	



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CONSULTANT(S)

CLIENT(S)
EMILY VEITCH & DILHAN SEBASTIAN

PROJECT
3A MORNINGTON CRESCENT LONDON NW1 7RH

DRAWING TITLE(S)
PROPOSED LONG SECTION B-B

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PROJECT NUMBER TIA-MCS-0053	DATE MAY 2017		
DRAWING NUMBER PA-A-4002			