

## **BIA AUDIT Supporting Material:**

Case: 2018/1377/p  
29 St Albans Road, London, NW5 1RG

(Note: this document should be read in conjunction with the BIA AUDIT form and latest planning application documents relating to the above case reference.)

Date

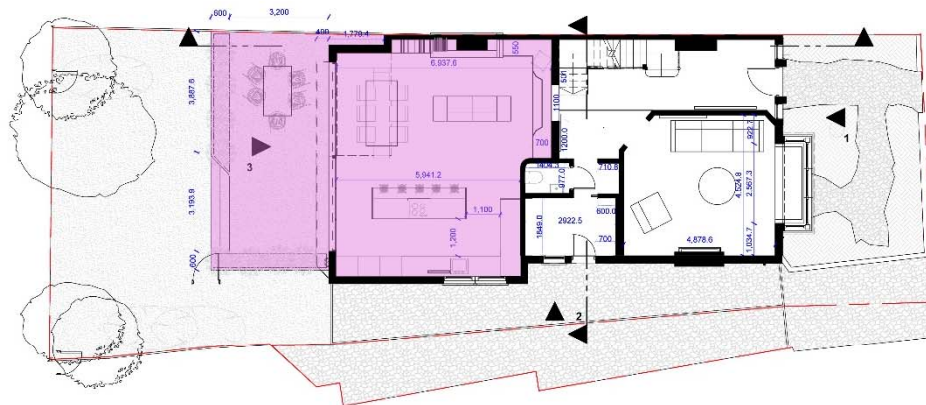
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29 September 2018

## Section B: BIA components for Audit

### 14. Plans, drawings, reports to show extent of affected area

A - Drawing number PR-A1.01 – Proposed Ground Floor Plan with the area affected by a change of level indicated with a hatch.



 Area of proposal affected by a change in level

1 Proposed Ground Floor  
Scale 1:100

Project Name:  
29 St Albans Road

Client:  
Tara Sabi and Sam Royle

Site Location:  
29 St Albans Road Highgate,  
London NWS 10U

Drawings are to be read in conjunction with the contract documents and specifications. It is the responsibility of the client to ensure that all necessary permissions and consents are obtained from the relevant authorities. The architect is not responsible for any errors or omissions in the drawings or specifications. The client is responsible for all other details not shown on the drawings or specifications.

Scale @ A3 Project No.  
091

Drawing Name  
Proposed Ground Floor  
Plan

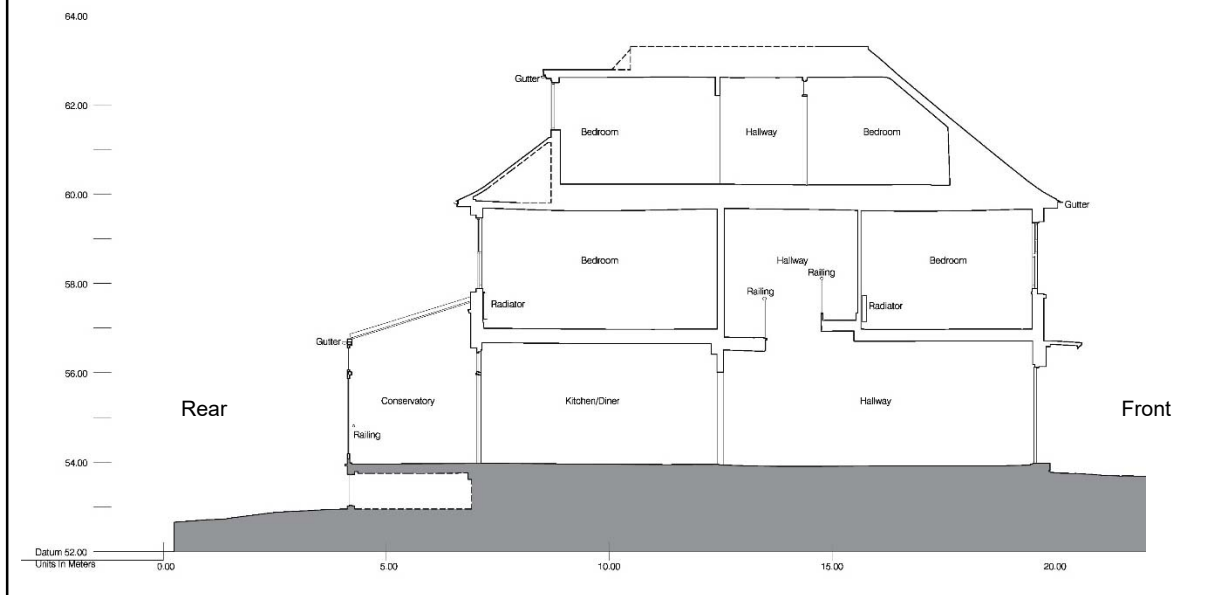
Drawing Number Rev  
PR-A1.01

The rationale for the proposal is to reduce the level difference between the rear garden ground level and the patio/ kitchen FFL, thus permitting an easier flow between interior and exterior spaces.

B - Photo indicating the previous level change between conservatory and rear garden which was accessible via 5 no. steps.



C - Existing section detailing the previous change of level between the conservatory and rear garden



D - Proposed Section. The ground level lowers upon entering the kitchen/diner space from the hallway (hatched) via 3no. steps. The existing building ground level is shown in the red dotted line for comparison purposes.

The strategy to improve the user experience of all spaces is clear from this drawing. The natural slope in ground level is used to inform the Patio and kitchen level thus improving the user experience of the building and its external areas without impeding accessibility severely.

