

kyson[•]

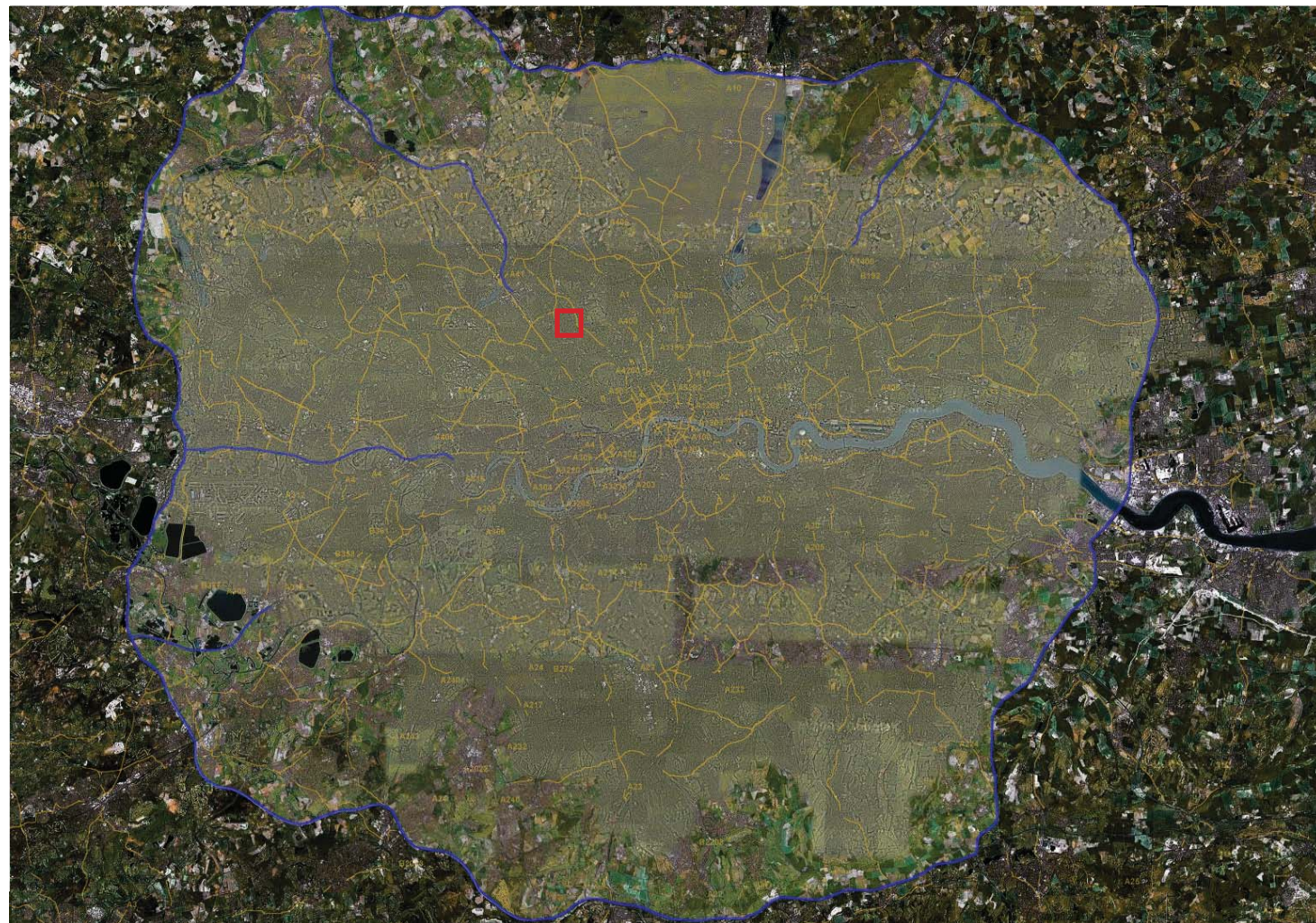
INTRODUCTION	3
PART ONE SITE	
LONDON. CAMDEN	5
AERIAL VIEWS	6
PART TWO EXISTING DRAWINGS	
PLANS	10
PART THREE PROPOSED DRAWINGS	
DESIGN	14
PLANS	15
APPENDIX	
Historic Plan (1971)	18

INTRODUCTION

This Planning Brochure has been prepared to seek planning permission for subdividing the existing apartment at second floor and creating 2 Nos. self contained residential dwellings. Built-in recycling & waste storage will be provided within flats. Waste storage and collection will be on-site as per existing arrangement. Cycle parking will be provided securely on-site.

PART ONE | SITE

SITE
LONDON. CAMDEN



Map of London



London Borough of Camden



Location

The site is located in the London Borough of Camden, north-west of Hampstead Heath and surrounded by rich mature trees, typical for the area.

SITE
AERIAL VIEWS



Site Map



South View



North View



East View



West View

SITE CONTEXT
SITE PHOTOGRAPHS



View One



View Two



View Three



View Four



View Five



View Six

SITE CONTEXT

LOCAL ACCESSIBILITY

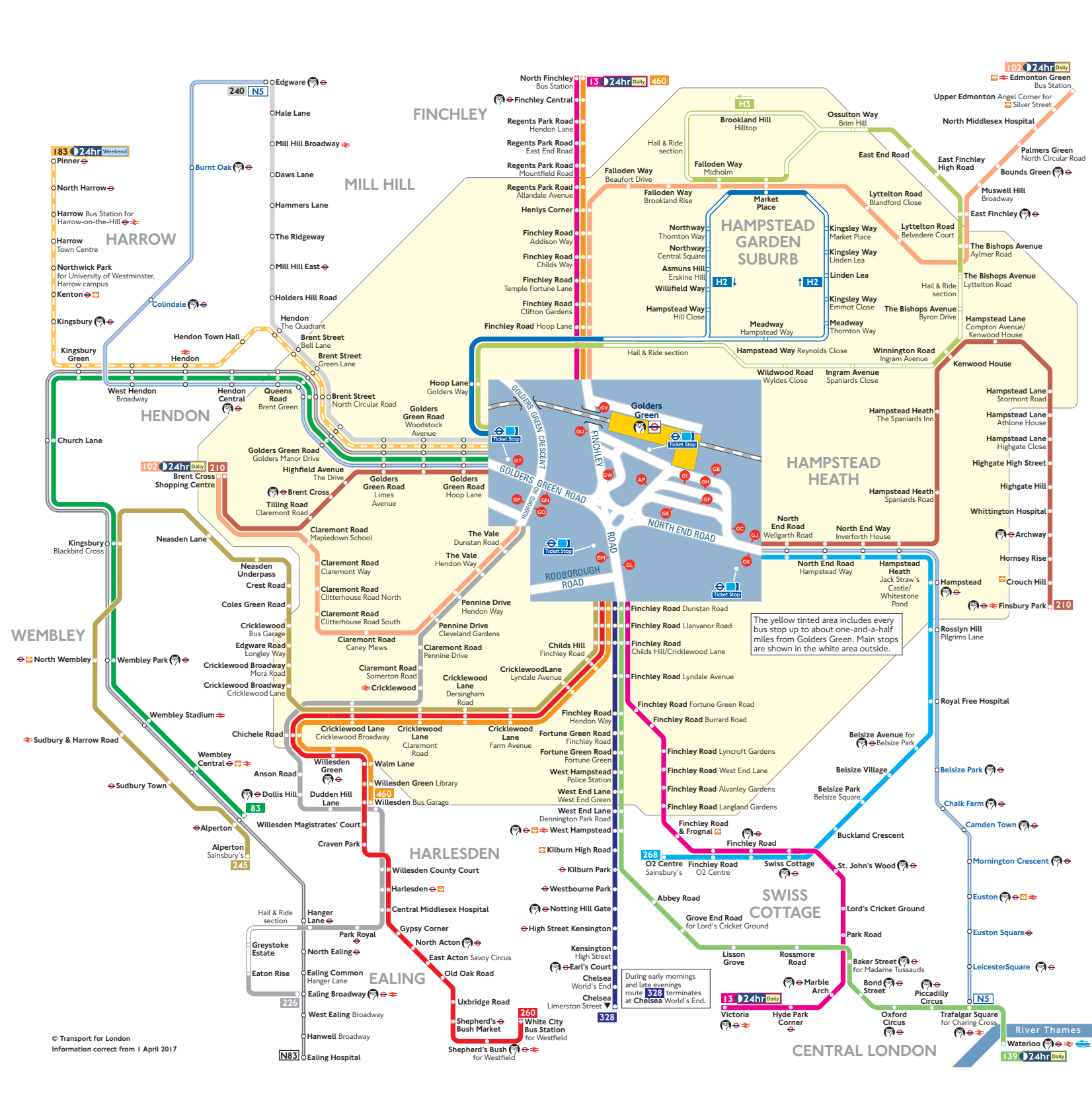
The site is located in close proximity to Hampstead Heath Park. As the site is within a suburban area the closest public transport lines are at Golders Green and Hampstead which are approximately 1 mile away. Golders Green Station and Hampstead Station are located approximately 1 mile south-west of the site and 1.2 mile north-east of the site respectively, and are both served by the Northern Line. The stations are in Travelcard zone 3.

Buses

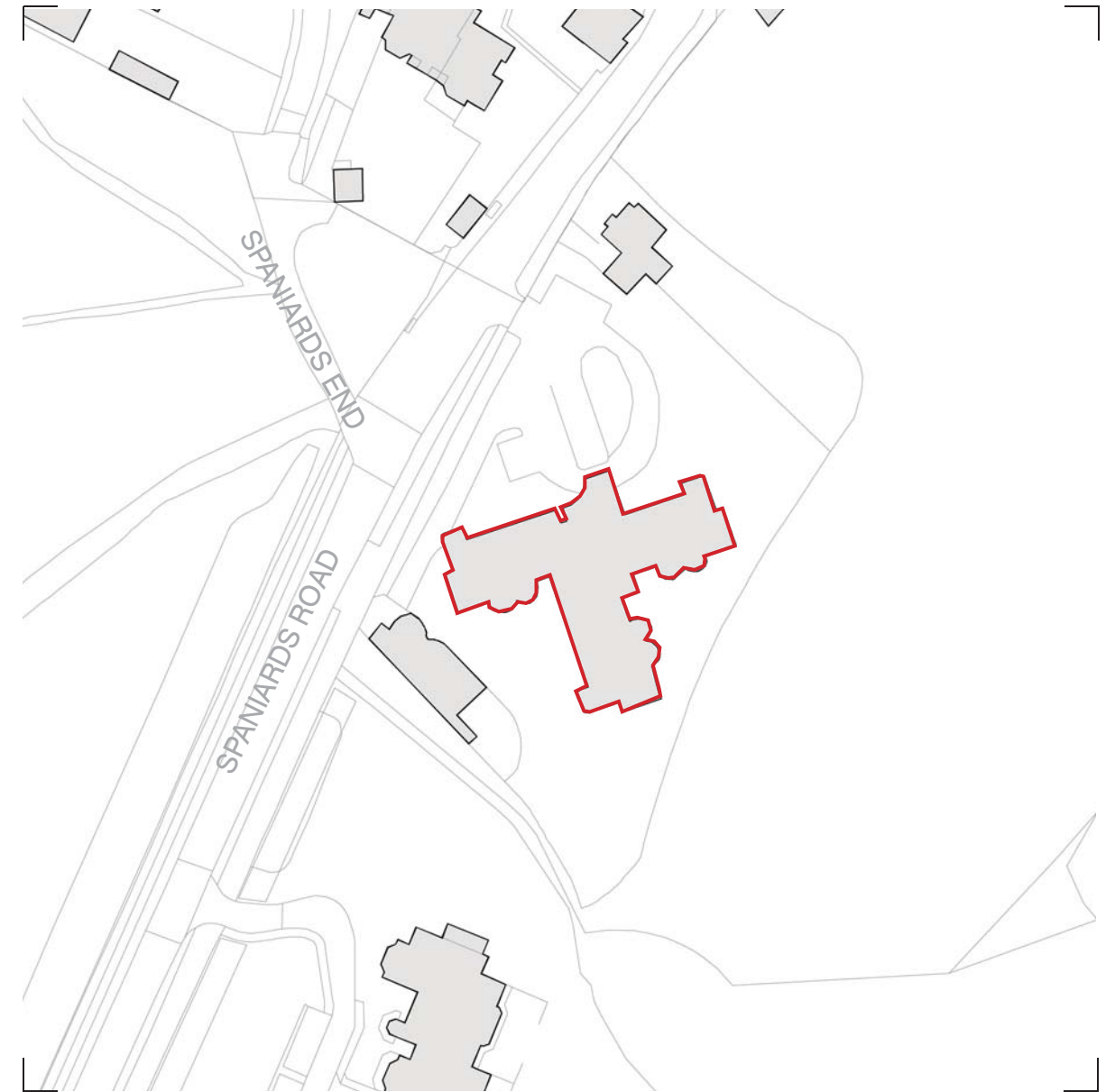
There are several regular bus services in Golders Green and Hampstead.

• Golders Green Station / Finchley Street

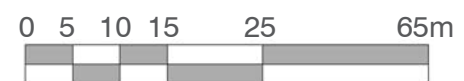
- 13 North Finchley / Victoria
- 83 Alperton
- 102 Brent Cross Shopping Centre / Edmonton Green
- 139 Waterloo
- 183 Pinner
- 210 Brent Cross Shopping Centre / Finsbury Park
- 226 Ealing Broadway
- 240 Edgware
- 245 Alperton
- 260 White City
- 268 Finchley Road O2 Centre
- 328 Chelsea
- 460 North Finchley / Willesden Bus Garage
- H2 Hampstead Garden Suburb
- H3 Hill Top
- N5 Edgware / Trafalgar Square
- N83 Ealing Hospital



PART TWO | EXISTING DRAWINGS



SITE LOCATION PLAN. DRAWING no. 0500. 1:1250@A3

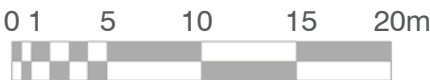


MOUNT TYNDAL. SPANIARDS ROAD. LONDON. NW3 7JH

EXISTING DRAWINGS
BLOCK PLAN



BLOCK PLAN. DRAWING no. 0501. 1:400@A3



MOUNT TYNDAL. SPANIARDS ROAD. LONDON. NW3 7JH

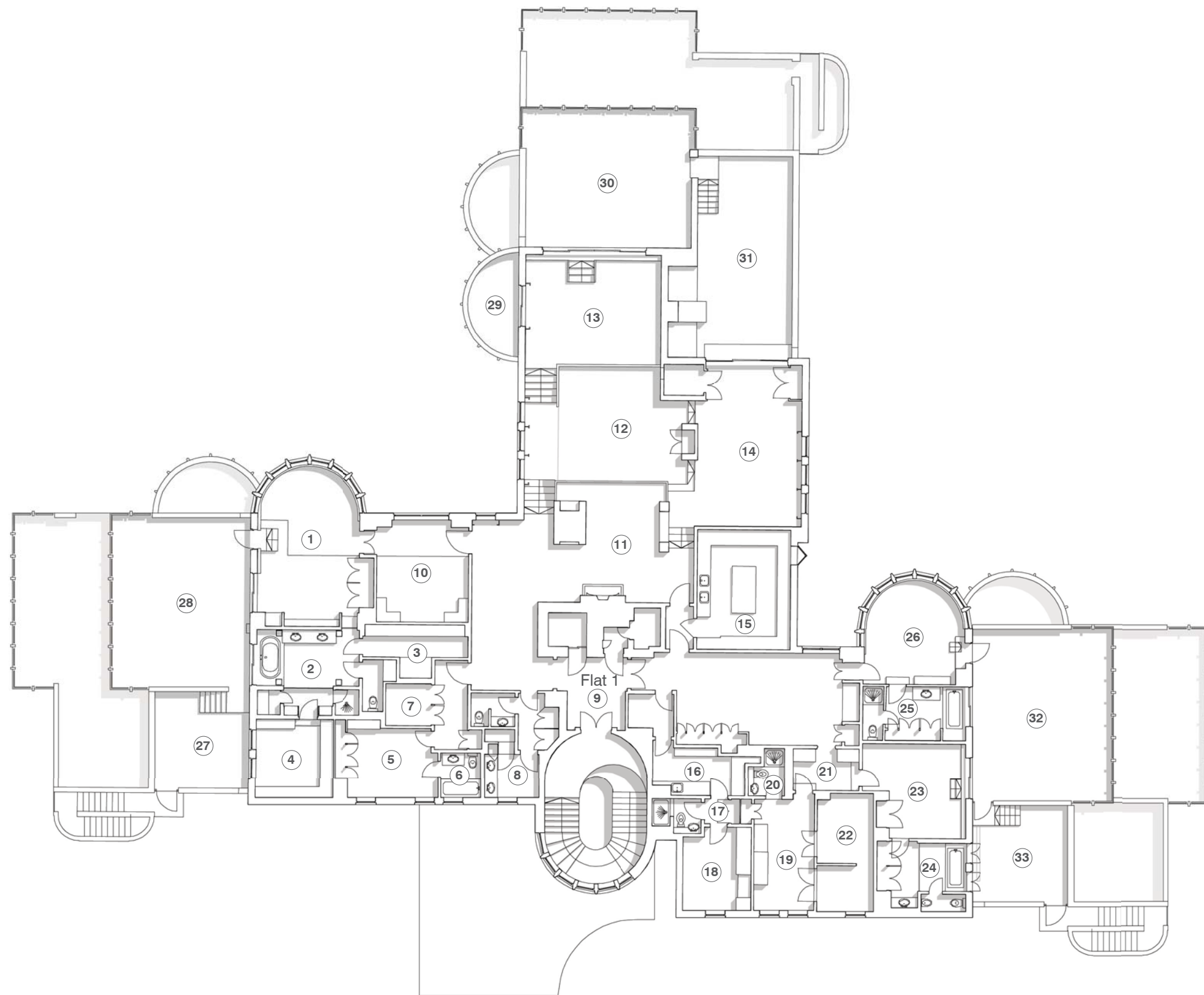


**EXISTING DRAWINGS
FLOOR PLANS**

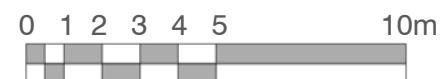
Key

Flat 1

- 1. Bedroom 1
- 2. Bathroom 1
- 3. Dressing Room
- 4. Utility Room
- 5. Bedroom 2
- 6. Bathroom 2
- 7. Plant/ Boiler Room
- 8. WC's
- 9. Entrance Hall
- 10. Living Room 1
- 11. Dining Room
- 12. Lower Living Room
- 13. Upper Living Room
- 14. Living Room 2
- 15. Kitchen
- 16. Pantry
- 17. En-suite 2
- 18. Bedroom 6
- 19. Bedroom 5
- 20. En-suite 1
- 21. Storage
- 22. Plant Room
- 23. Bedroom 4
- 24. Bathroom 4
- 25. Bathroom 3
- 26. Bedroom 3
- 27. Terrace 1
- 28. Terrace 2
- 29. Terrace 3
- 30. Terrace 4
- 31. Terrace 5
- 32. Terrace 6
- 33. Terrace 7



SECOND FLOOR PLAN. DRAWING no. 1000. 1:200@A3



MOUNT TYNDAL. SPANIARDS ROAD. LONDON. NW3 7JH

PART THREE | PROPOSED DRAWINGS

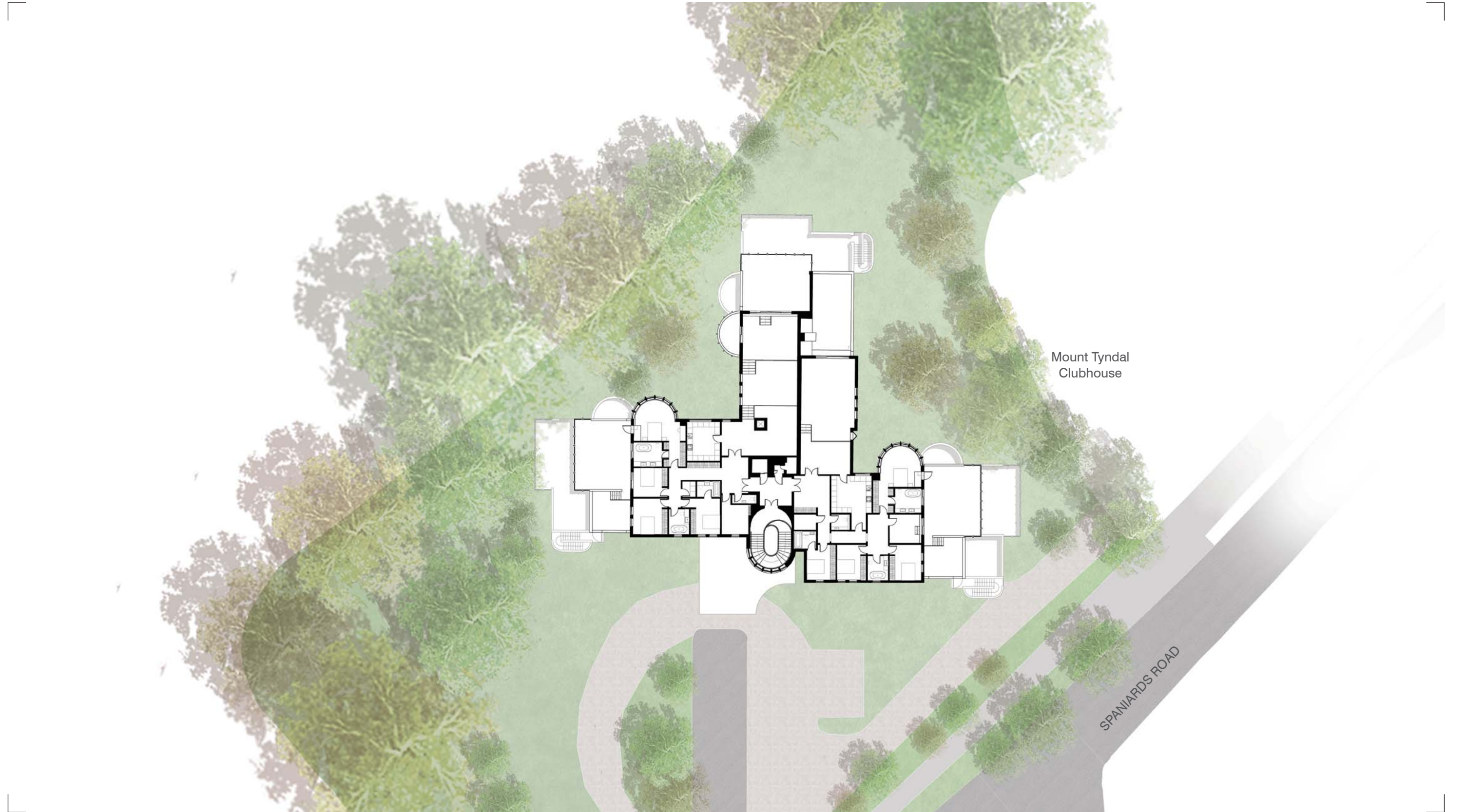
DESIGN SCHEDULE OF ACCOMMODATION

EXISTING SCHEDULE

Total Second Floor <i>incl. Services / Circulation</i>	548.5 m.sq	(GIA)	Second Floor	546.3 m.sq	(GIA)
			Hall	7.6 m.sq	(NIA)
Total Second Floor Flat	516.0 m.sq	(GIA)	Flat 1	516.0 m.sq	(GIA)
	438.2 m.sq	(NIA)	Entrance Hall	8.1 m.sq	(NIA)
			Dining Room	38.3 m.sq	(NIA)
			Lower Living Room	31.7 m.sq	(NIA)
			Upper Living Room	29.0 m.sq	(NIA)
			Living Room 1	18.3 m.sq	(NIA)
			Living Room 2	34.5 m.sq	(NIA)
			Kitchen	21.7 m.sq	(NIA)
			Lobby	35.0 m.sq	(NIA)
			Utility Room	11.8 m.sq	(NIA)
			Pantry	8.3 m.sq	(NIA)
			WC's	12.8 m.sq	(NIA)
			Plant/ Boiler Room1	3.7 m.sq	(NIA)
			Plant/ Boiler Room 2	2.4 m.sq	(NIA)
			Storage	5.3 m.sq	(NIA)
			Bedroom 1	31.2 m.sq	(NIA)
			Bathroom 1	19.3 m.sq	(NIA)
			Dressing Room 1	7.8 m.sq	(NIA)
			Bedroom 2	13.9 m.sq	(NIA)
			Bathroom 2	3.4 m.sq	(NIA)
			Plant Room 3	12.6 m.sq	(NIA)
			Bedroom 3	18.2 m.sq	(NIA)
			Bathroom 3	11.0 m.sq	(NIA)
			Bedroom 4	17.2 m.sq	(NIA)
			Bathroom 4	10.8 m.sq	(NIA)
			Bedroom 5	13.8 m.sq	(NIA)
			En-suite 1	2.8 m.sq	(NIA)
			Bedroom 6	10.6 m.sq	(NIA)
			En-suite 2	4.7 m.sq	(NIA)
			Terrace 1	15.5 m.sq	
			Terrace 2	45.8 m.sq	
			Terrace 3	8.1 m.sq	
			Terrace 4	45.4 m.sq	
			Terrace 5	32.3 m.sq	
			Terrace 6	46.7 m.sq	
			Terrace 7	15.8 m.sq	
			Total	438.2 m.sq	(NIA)

PROPOSED SCHEDULE

Total Second Floor <i>incl. Services / Circulation</i>	548.5 m.sq	(GIA)	Second Floor	548.5 m.sq	(GIA)
			Lobby	12.8 m.sq	(NIA)
Total Flat 1	251.6 m.sq	(GIA)	Flat 1	251.6 m.sq	(GIA)
	229.6 m.sq	(NIA)	Entrance Hall	11.4 m.sq	(NIA)
			Dining Room	36.7 m.sq	(NIA)
			Lower Living Room	26.9 m.sq	(NIA)
			Upper Living Room	27.3 m.sq	(NIA)
			Kitchen	15.4 m.sq	(NIA)
			Utility	2.5 m.sq	(NIA)
			WC	2.5 m.sq	(NIA)
			Study	10.8 m.sq	(NIA)
			Hallways	13.5 m.sq	(NIA)
			Master Bedroom	18.5 m.sq	(NIA)
			Master Bathroom	8.7 m.sq	(NIA)
			Dressing Room	5.7 m.sq	(NIA)
			Bedroom 1	11.6 m.sq	(NIA)
			Bedroom 2	14.5 m.sq	(NIA)
			Bathroom 1	6.1 m.sq	(NIA)
			Bedroom 3	13.3 m.sq	(NIA)
			Bathroom 3	4.2 m.sq	(NIA)
			Terrace 1	15.5 m.sq	
			Terrace 2	45.8 m.sq	
			Terrace 3	8.1 m.sq	
			Terrace 4	38.5 m.sq	
			Total	229.6 m.sq	(NIA)
			Flat 2	235.8 m.sq	(GIA)
			Entrance Hall	14.7 m.sq	(NIA)
			Dining Room	20.2 m.sq	(NIA)
			Living Room	49.6 m.sq	(NIA)
			Kitchen	20.7 m.sq	(NIA)
			Utility Room	3.5 m.sq	(NIA)
			WC	3.5 m.sq	(NIA)
			Study	9.8 m.sq	(NIA)
			Hallways	20.2 m.sq	(NIA)
			Master Bedroom	17.4 m.sq	(NIA)
			Master Bathroom	8.2 m.sq	(NIA)
			Dressing Room	6.1 m.sq	(NIA)
			Bedroom 1	11.4 m.sq	(NIA)
			Bathroom 1	4.6 m.sq	(NIA)
			Bedroom 2	12.1 m.sq	(NIA)
			Bedroom 3	13.3 m.sq	(NIA)
			Bathroom 2	5.9 m.sq	(NIA)
			Terrace 1	34.3 m.sq	
			Terrace 2	46.7 m.sq	
			Terrace 3	15.8 m.sq	
			Total	221.2 m.sq	(NIA)



BLOCK PLAN. DRAWING no. 2000. 1:400@A3

0 1 5 10 15 20m



MOUNT TYNDAL. SPANIARDS ROAD. LONDON. NW3 7JH



**PROPOSED DRAWINGS
FLOOR PLANS**

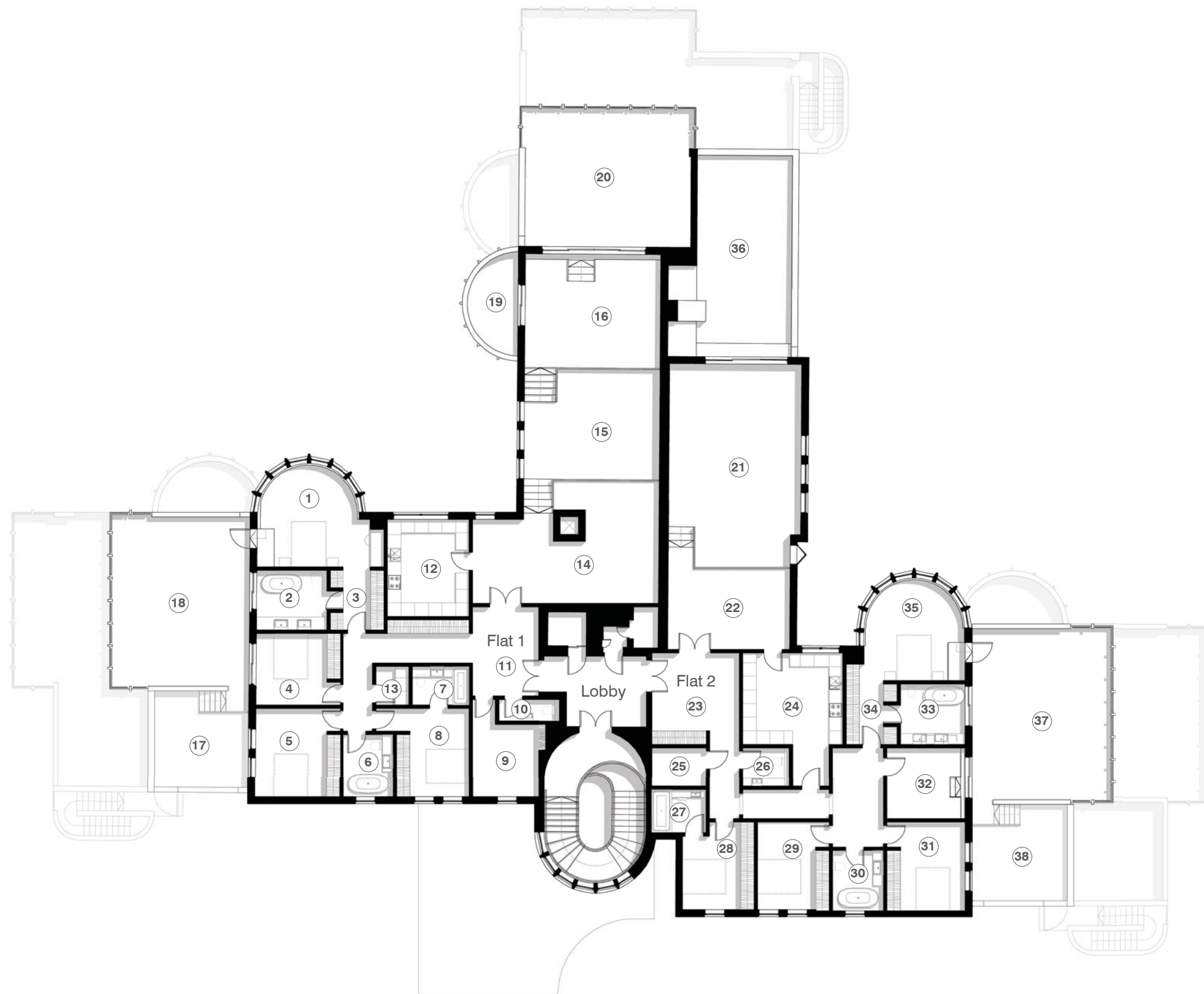
Key

Flat 1

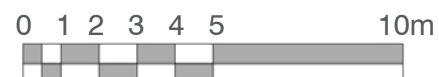
- 1. Master Bedroom
- 2. Master Bathroom
- 3. Dressing Room
- 4. Bedroom 1
- 5. Bedroom 2
- 6. Bathroom 1
- 7. Bathroom 2
- 8. Bedroom 3
- 9. Study
- 10. WC
- 11. Entrance Hall
- 12. Kitchen
- 13. Utility
- 14. Dining Room
- 15. Lower Living Room
- 16. Upper Living Room
- 17. Terrace 1
- 18. Terrace 2
- 19. Terrace 3
- 20. Terrace 4

Flat 2

- 21. Living Room
- 22. Dining Room
- 23. Entrance Hall
- 24. Kitchen
- 25. Utility Room
- 26. WC
- 27. Bathroom 1
- 28. Bedroom 1
- 29. Bedroom 2
- 30. Bathroom 2
- 31. Bedroom 3
- 32. Study
- 33. Master Bathroom
- 34. Dressing Room
- 35. Master Bedroom
- 36. Terrace 1
- 37. Terrace 2
- 38. Terrace 3

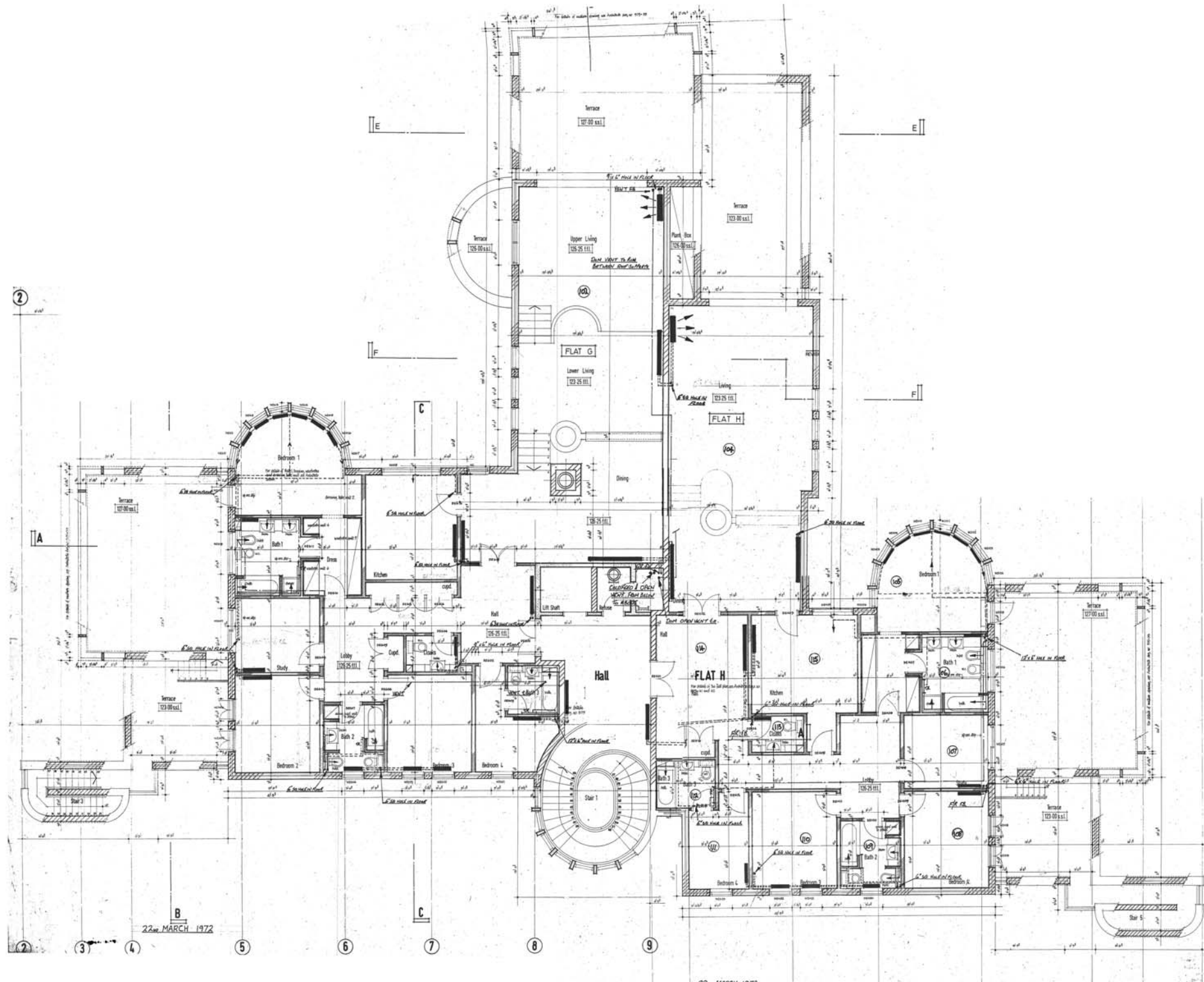


SECOND FLOOR PLAN. DRAWING no. 2001. 1:200@A3



MOUNT TYNDAL. SPANIARDS ROAD. LONDON. NW3 7JH

APPENDIX



SECOND FLOOR PLAN. DRAWING no. 3000. 1:200@A3

0 1 2 3 4 5 10m



MOUNT TYNDAL. SPANIARDS ROAD. LONDON. NW3 7JH

