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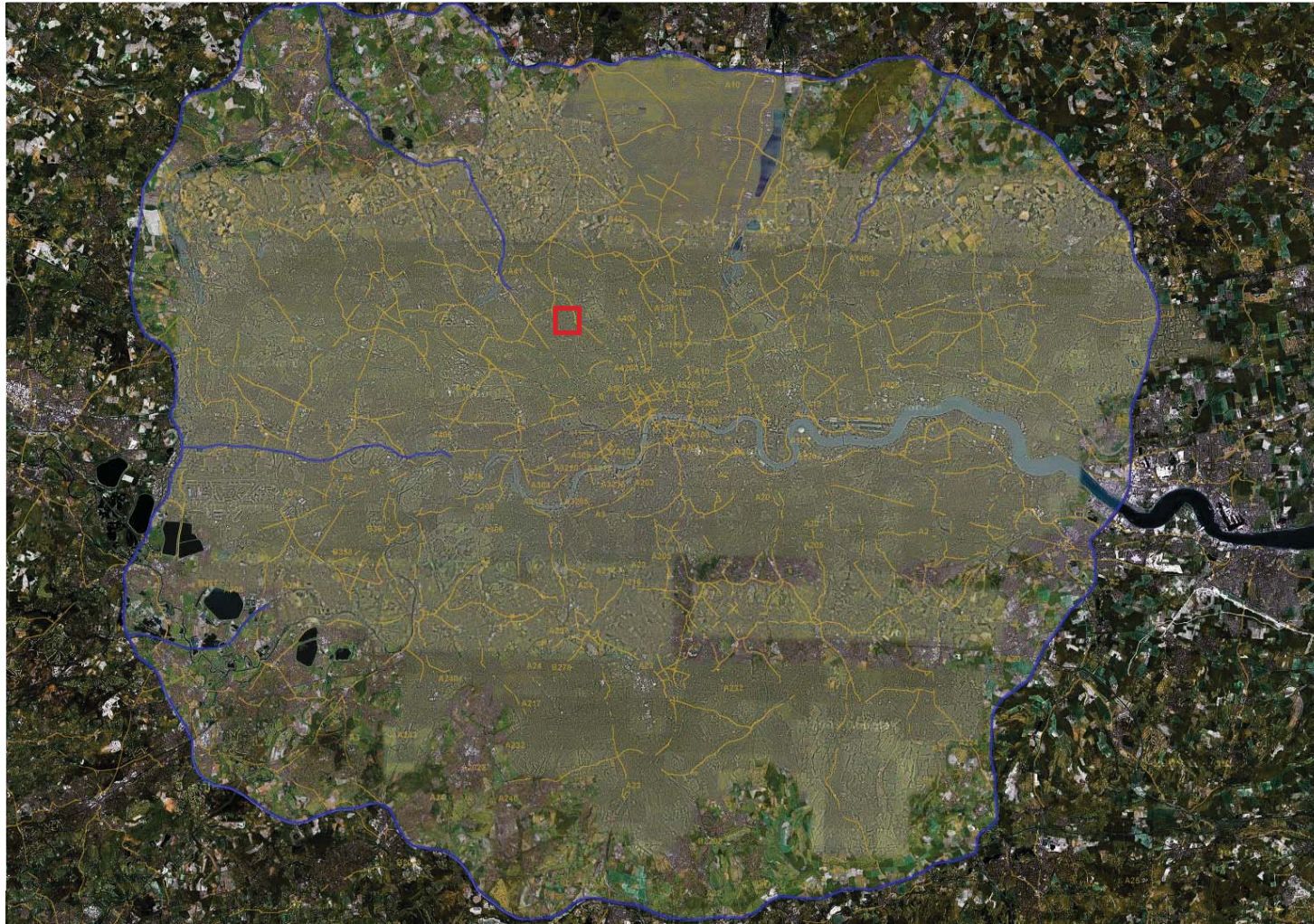
INTRODUCTION

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.

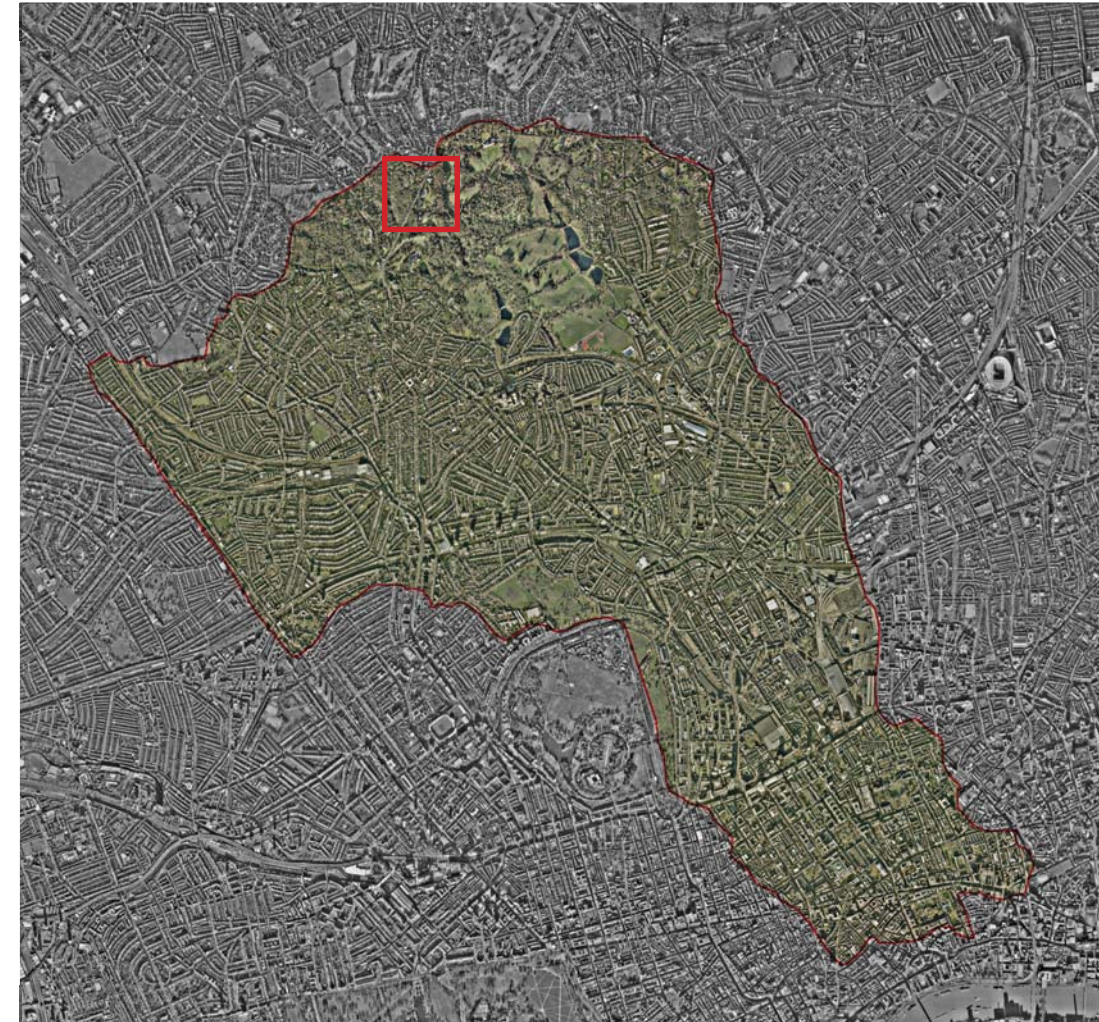
PART ONE | SITE

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

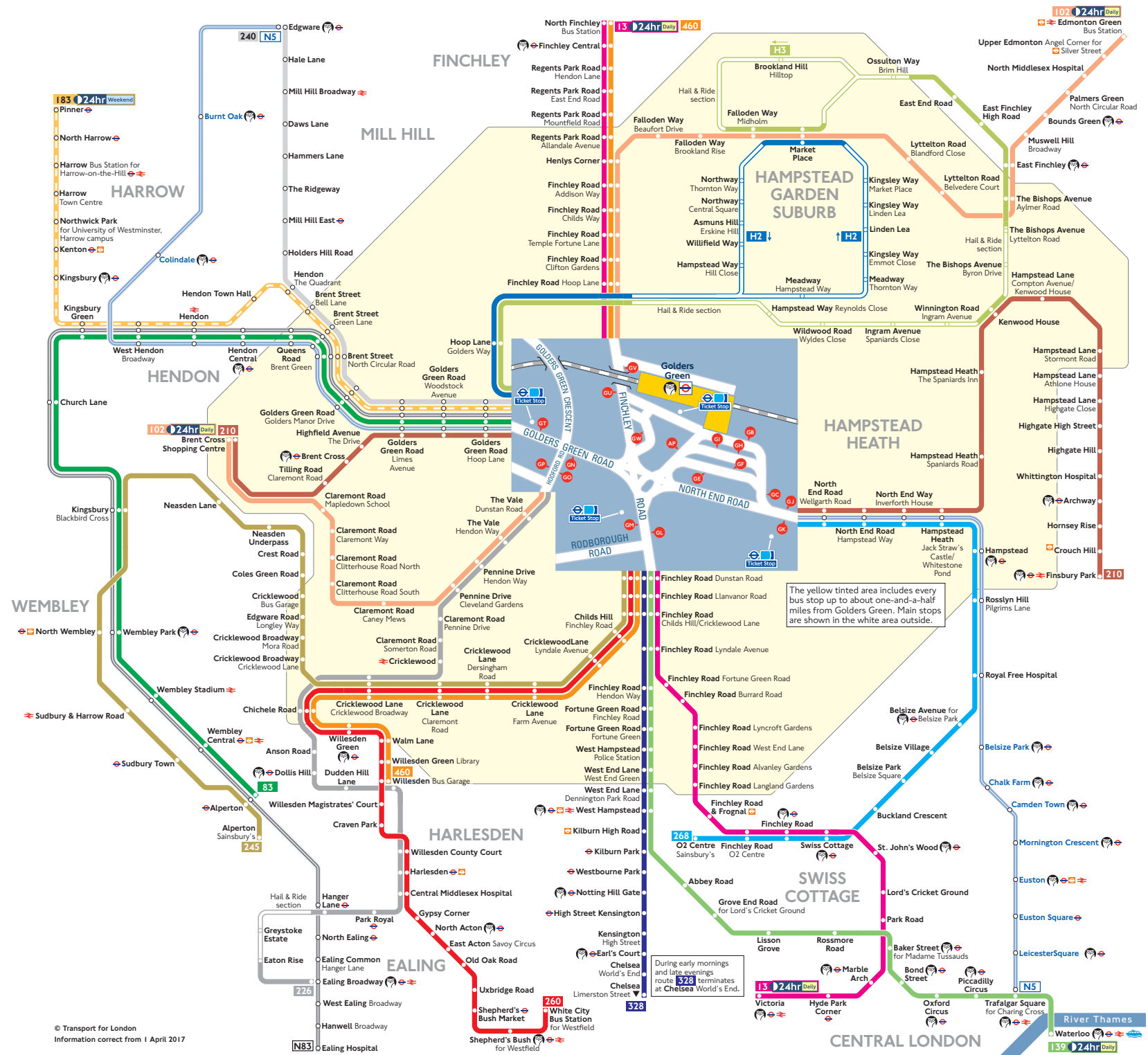
The site is located in close proximity to Hampstead Heath Park. As the site is within a suburban area the closest public transport lines are at Golders Green and Hampstead which are approximately 1 mile away. Golders Green Station and Hampstead Station are located approximately 1 mile south-west of the 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

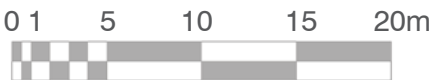


MOUNT TYNDAL. SPANIARDS ROAD. LONDON. NW3 7JH

EXISTING DRAWINGS
BLOCK PLAN



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



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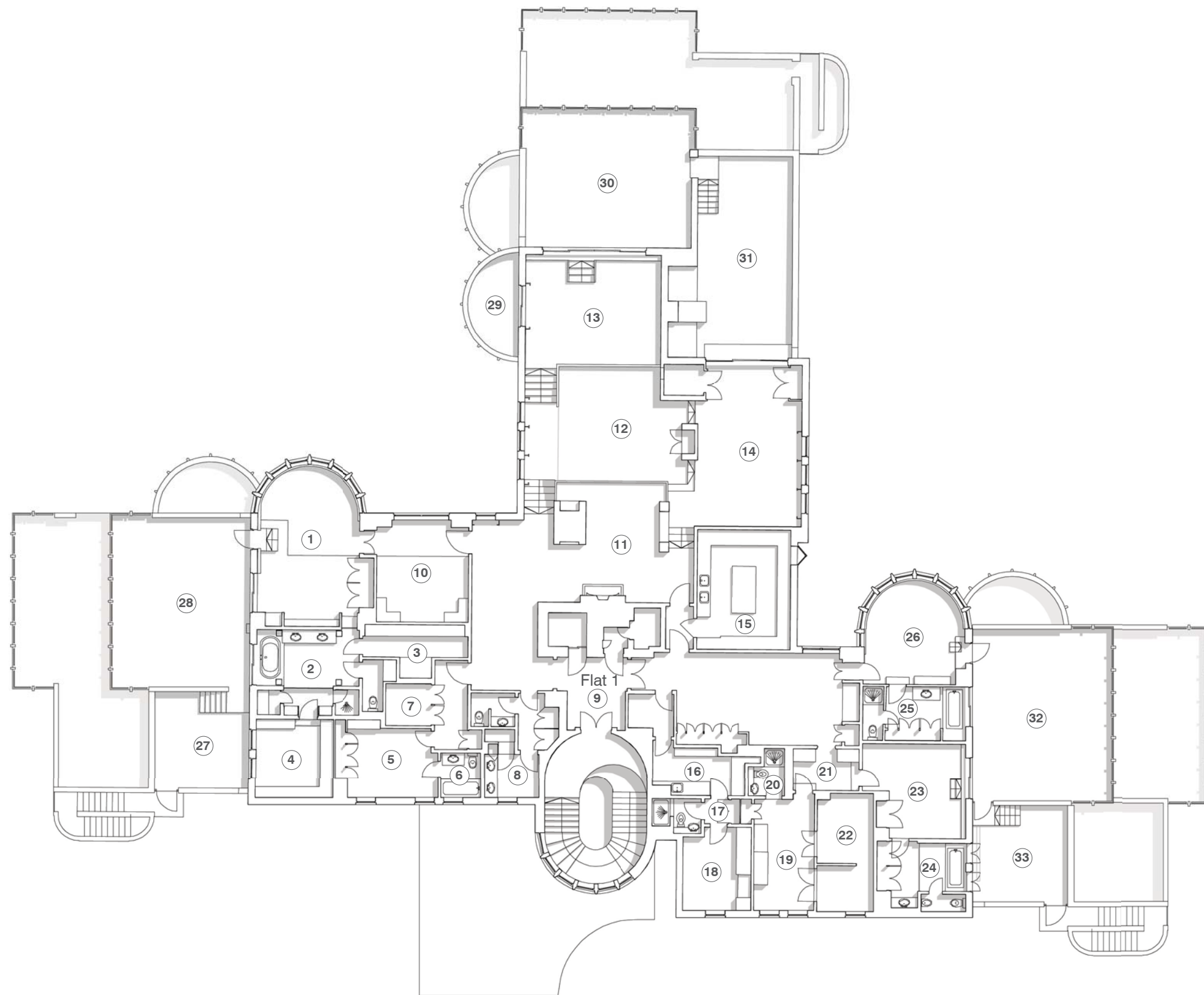


EXISTING DRAWINGS FLOOR PLANS

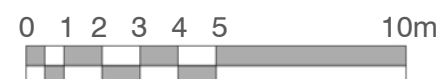
Key

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



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PART THREE | PROPOSED DRAWINGS

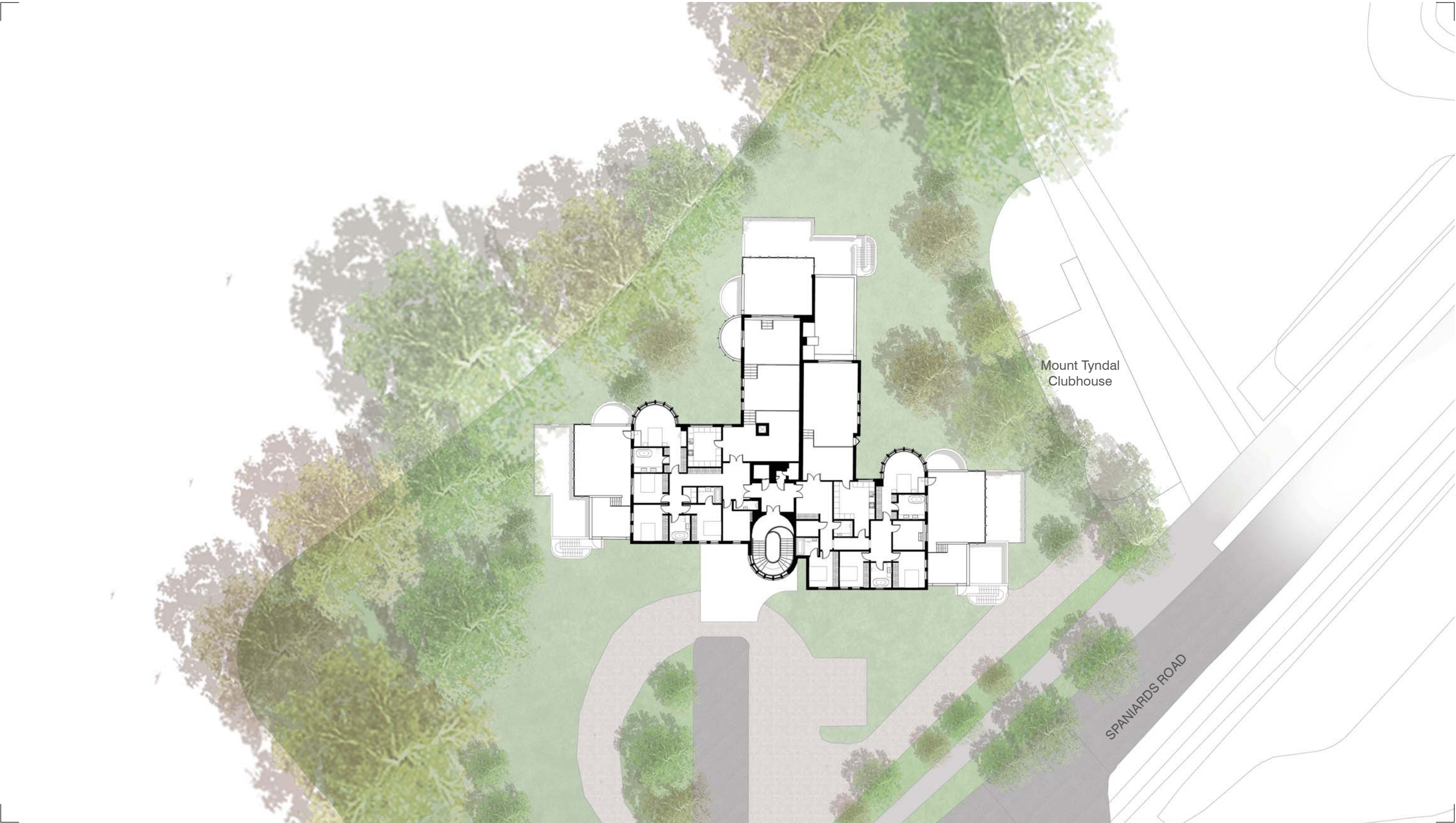
DESIGN
SCHEDULE OF ACCOMMODATION

EXISTING SCHEDULE

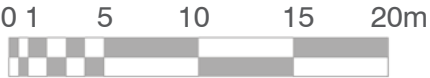
Total Second Floor <i>incl. Services / Circulation</i>	548.5 m.sq	(GIA)	Second Floor	546.3 m.sq	(GIA)
			Hall	7.6 m.sq	(NIA)
Total Second Floor Flat	516.0 m.sq	(GIA)	Flat 1	516.0 m.sq	(GIA)
	438.2 m.sq	(NIA)	Entrance Hall	8.1 m.sq	(NIA)
			Dining Room	38.3 m.sq	(NIA)
			Lower Living Room	31.7 m.sq	(NIA)
			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



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PROPOSED DRAWINGS FLOOR PLANS

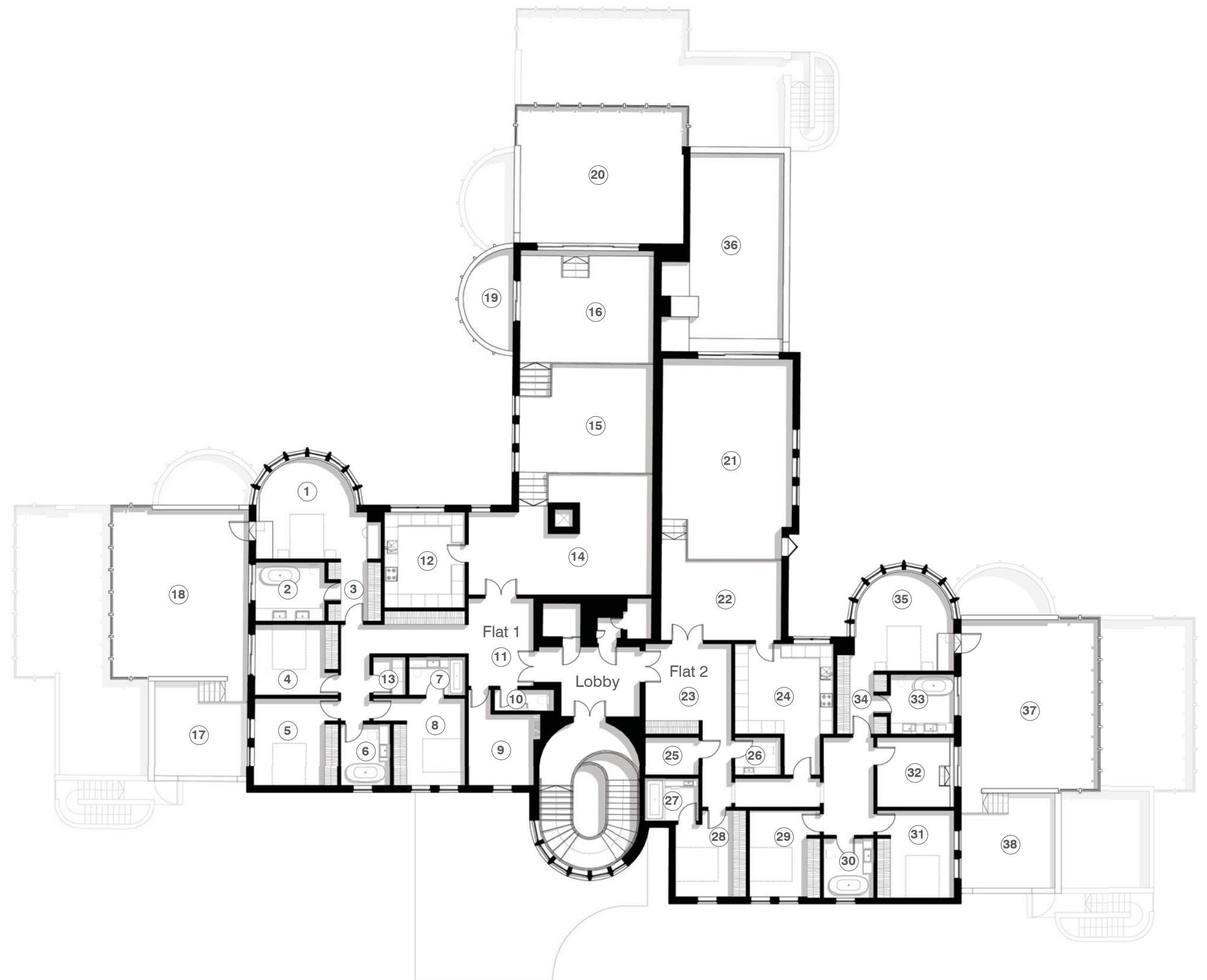
Key

Flat 1

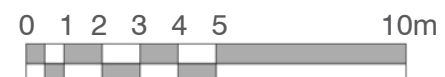
1. Master Bedroom
2. Master Bathroom
3. Dressing Room
4. Bedroom 1
5. Bedroom 2
6. Bathroom 1
7. Bathroom 2
8. Bedroom 3
9. Study
10. WC
11. Entrance Hall
12. Kitchen
13. Utility
14. Dining Room
15. Lower Living Room
16. Upper Living Room
17. Terrace 1
18. Terrace 2
19. Terrace 3
20. Terrace 4

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



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PART FOUR | ACCESS AND SUSTAINABILITY

ACCESS AND SUSTANABILITY

CYCLE STORAGE DETAILS

Cycle parking spaces have been provided in a covered fibreglass storage locker and the requirement for cycle storage is set out below:

The provision for the number of cycles is in line with the London Plan - Chapter Six - Cycle Parking. The plan states that there should be 2 Nos. Cycle spaces for all dwellings including two or more bedrooms. We are therefore proposing 4 cycle spaces, which will be provided using a similar covered and secure cycle storage system to the product identified below.

Key

 2 Nos. Cycle Storage Units to provide 4 Nos. Cycle parking spaces.

Features of the Proposed System:

- Non corrosive composite materials
- High strengths moulded structure
- Built-in high-security locks
- Modular interlocking patented design
- High security, full-lengths, door latch system
- Ease of assembly - heavy duty outdoor construction
- UV and graffiti - resistant finish
- Can accommodate electric bikes
- Resistant to climatic conditions



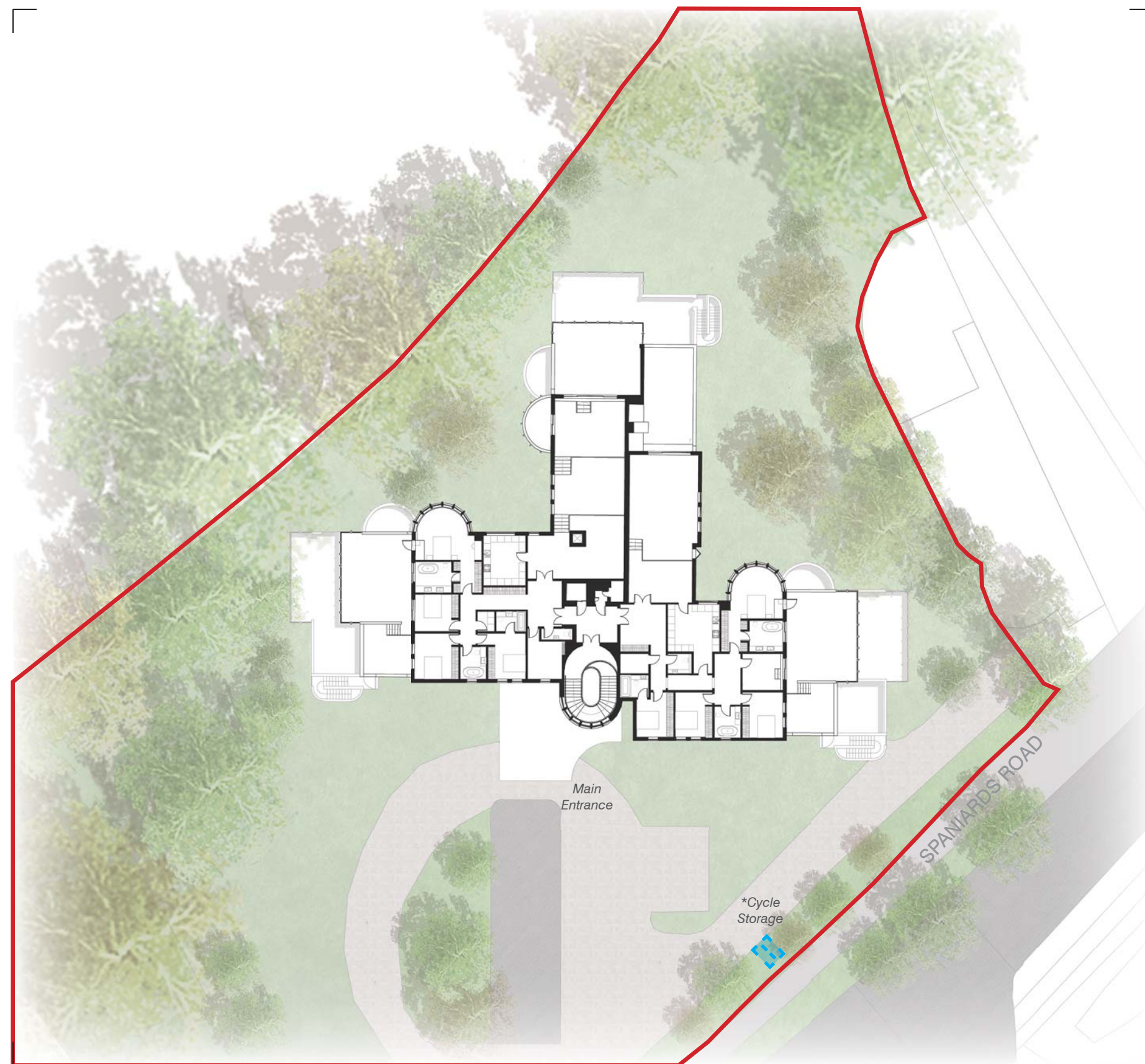
Indicative images above of proposed Cycle Storage System

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

0 1 5 10 15 20m

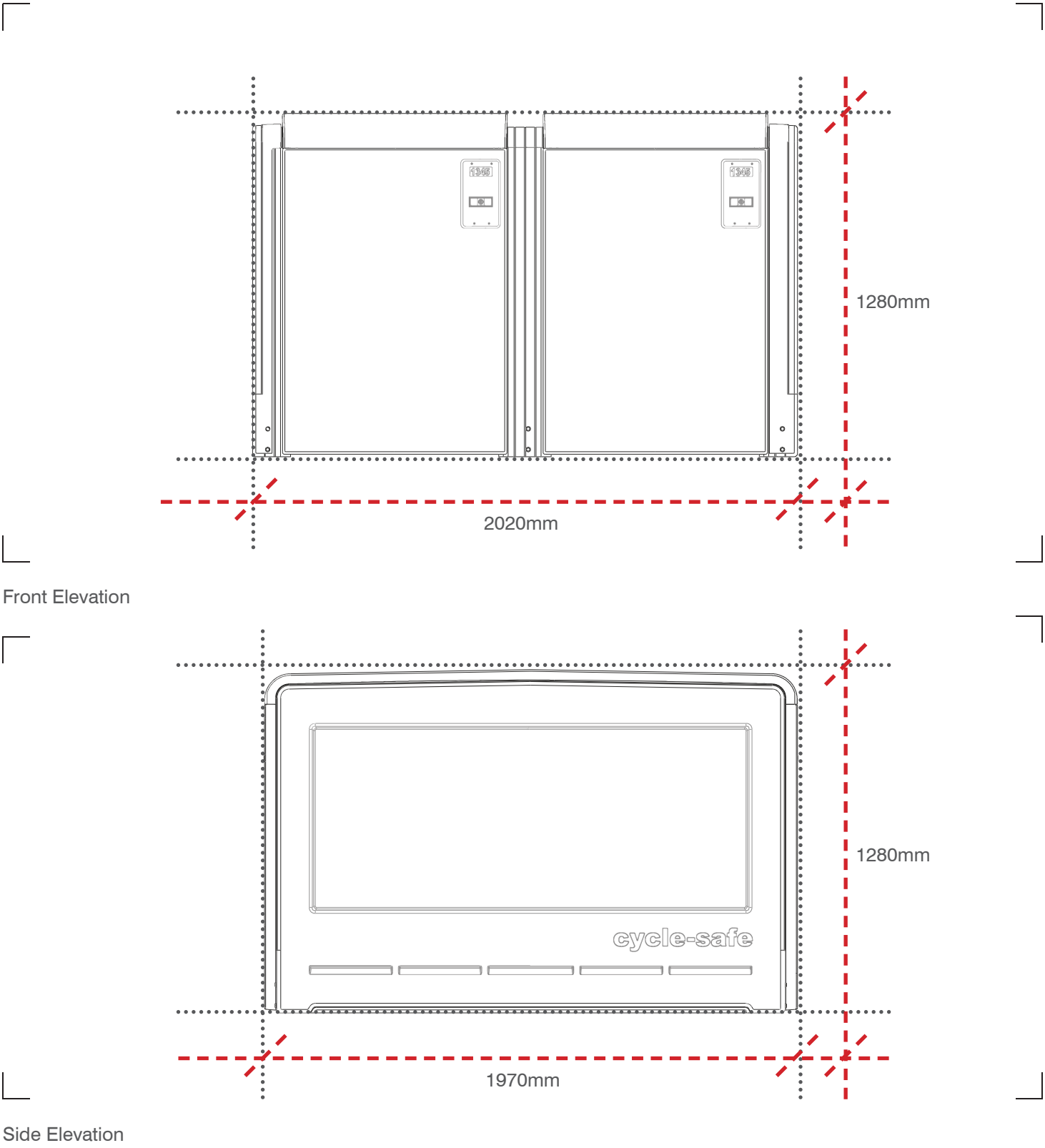


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Block Plan showing Cycle Storage Location

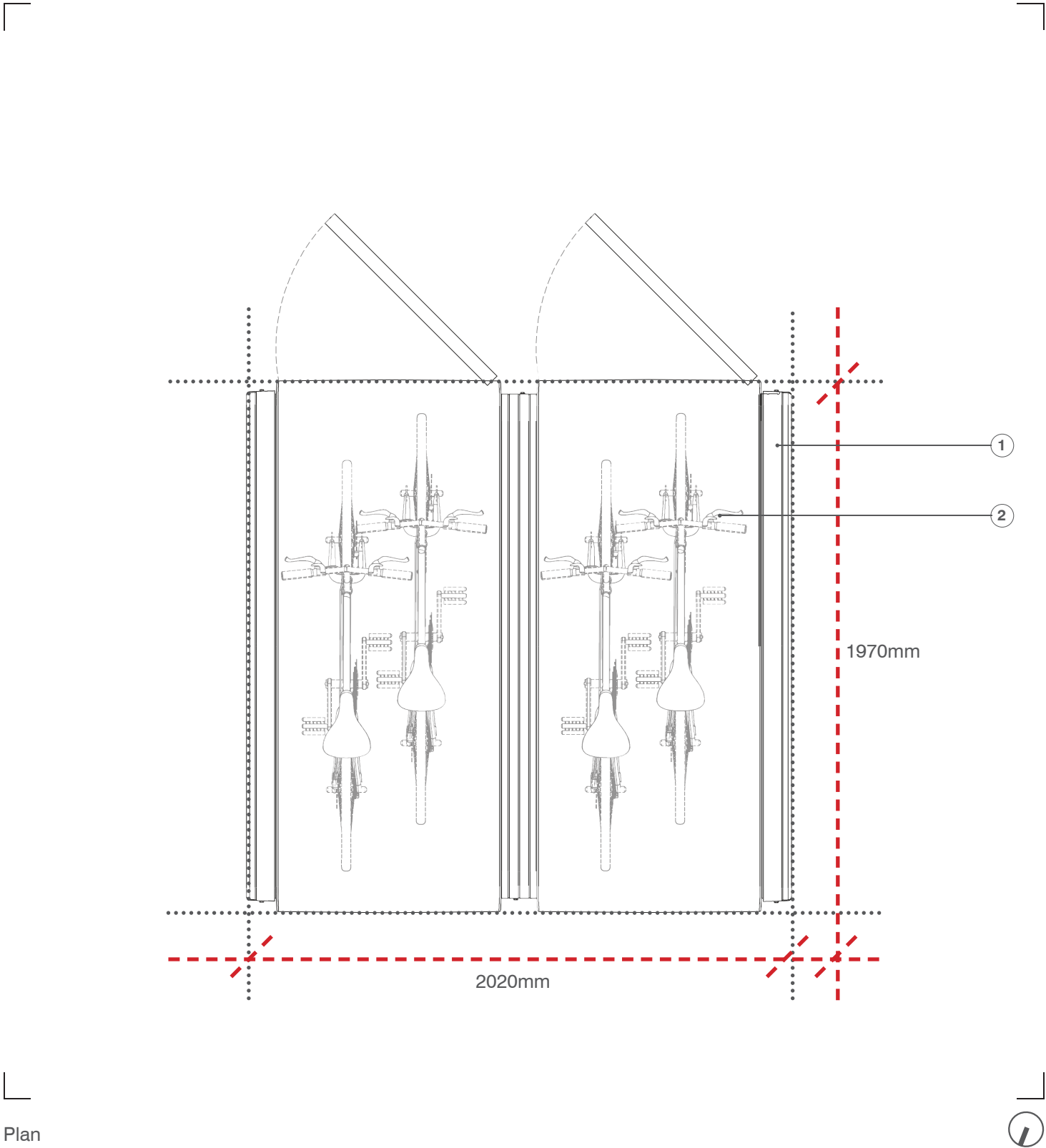
*2 Nos. Covered Storage Lockers by 'Cycle Safe' to provide 4 Nos. cycle parking spaces.



CYCLE STORAGE LOCKER. DRAWING no. 4000. 1:20@A3

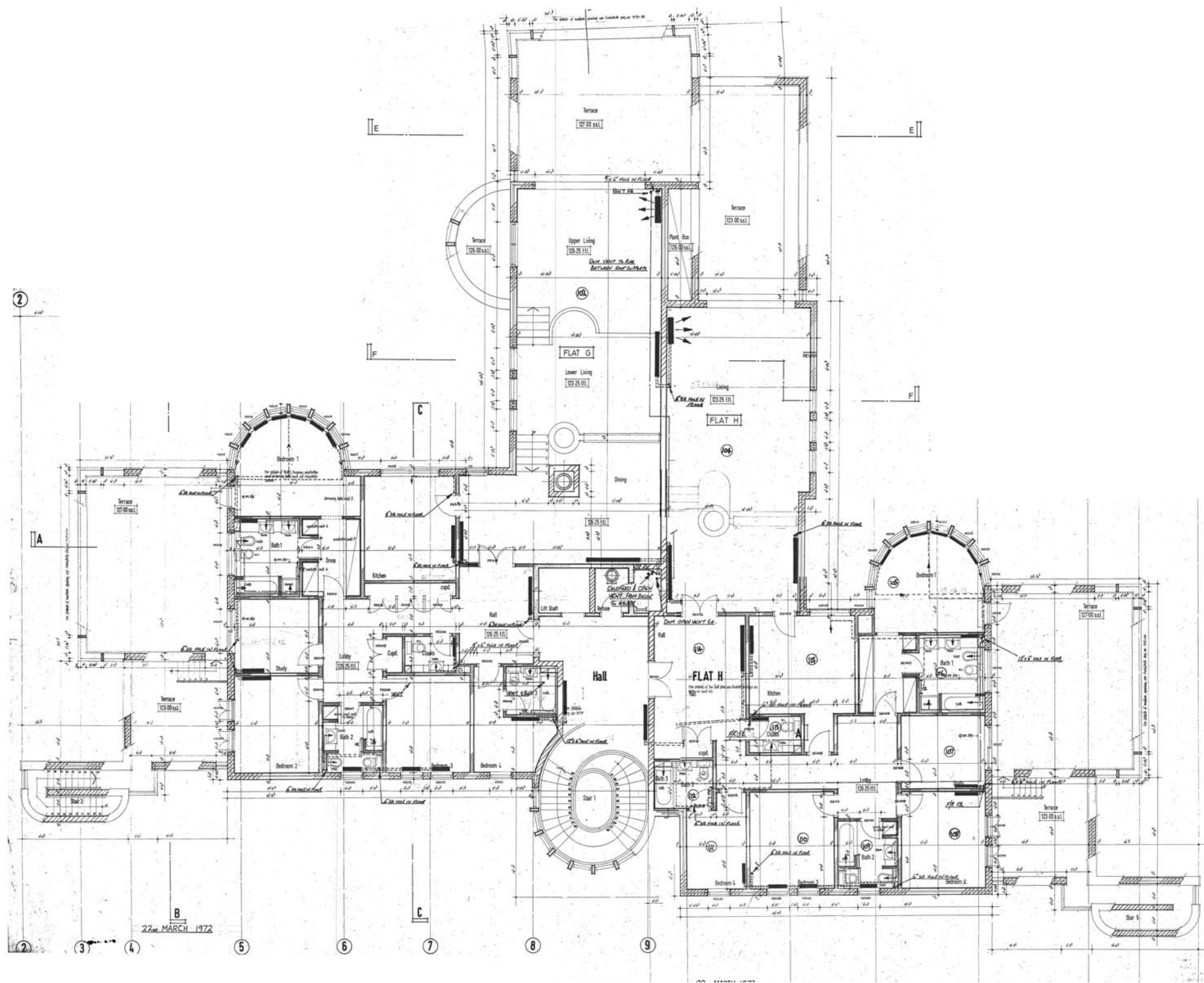
0 0.2 0.5 1 m

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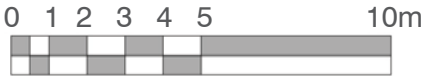


- KEY**
- 1. Cycle Storage Locker from Fibreglass material, painted in RAL 1019
 - 2. 2 Nos. cycle parking spaces provided per one Cycle Storage Locker

APPENDIX



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



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