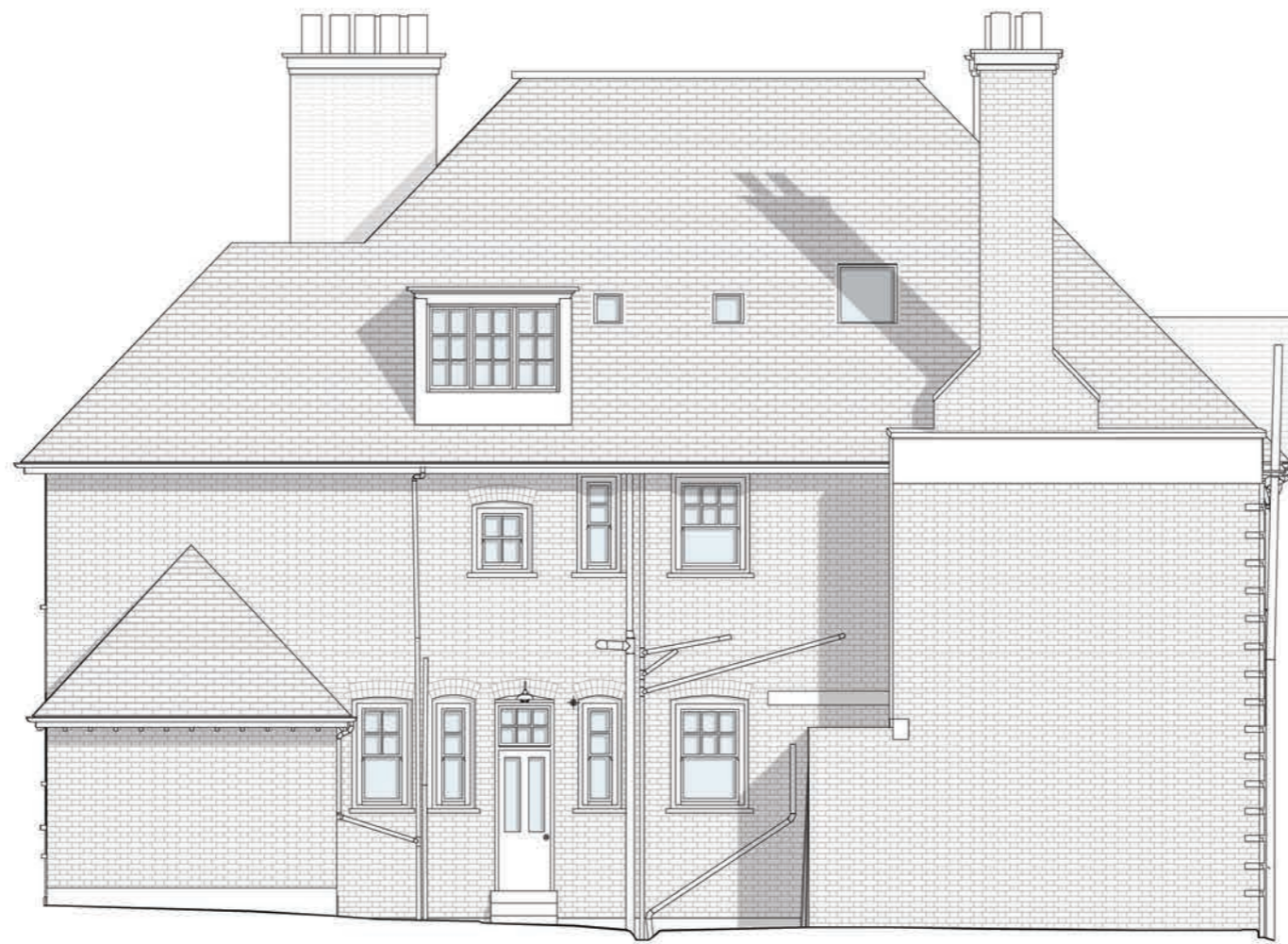


EXISTING DRAWINGS
ELEVATIONS

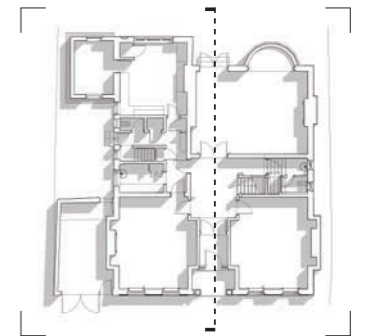


NORTH EAST SIDE ELEVATION. DRAWING no. 1104. 1:100@A3

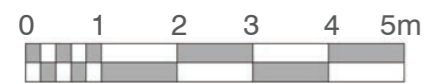


24 HEATH DRIVE. LONDON. NW3 7SB

EXISTING DRAWINGS
SECTIONS

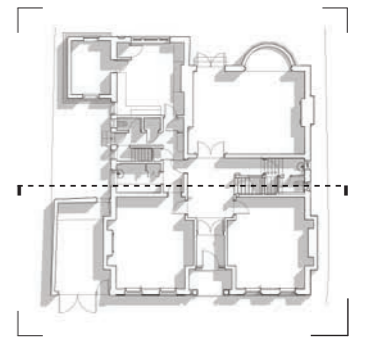
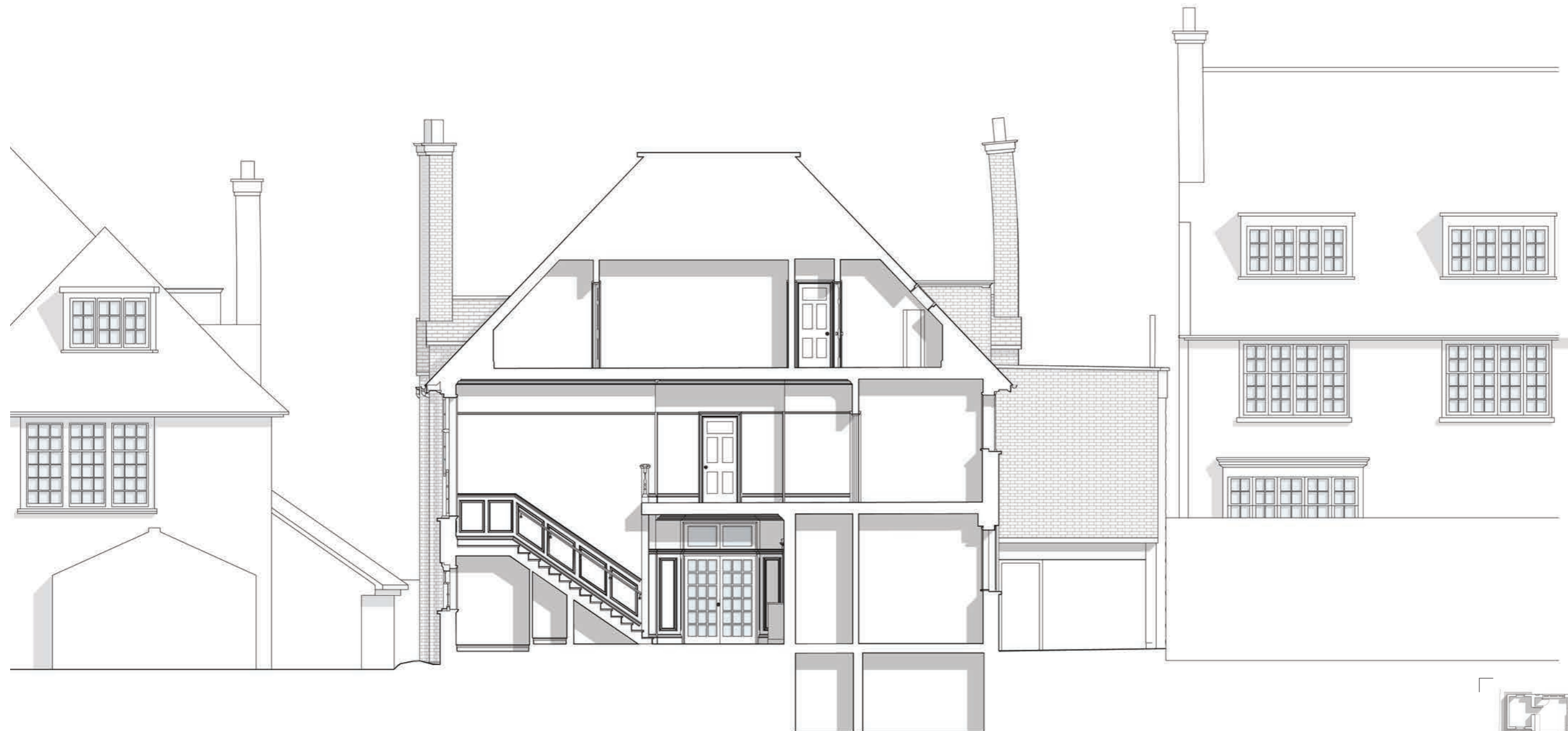


SECTION AA. DRAWING no. 1200. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

EXISTING DRAWINGS
SECTIONS



SECTION BB. DRAWING no. 1201. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

PART C

SCHEDULE OF ACCOMMODATION

PROPOSED DRAWINGS

SCHEDULE OF ACCOMMODATION

EXISTING SCHEDULE OF ACCOMMODATION:

| | (GIA) 112.0 sq.m | Second Floor | (GIA) 135.4 sq.m |
|---------------------|-----------------------------|--|---------------------|
| | (NIA) | | (NIA) |
| Corridor | 6.4 sq.m | Top Landing | 11.3 sq.m |
| Room 1 | 5.7 sq.m | Bedroom 6 | 14.3 sq.m |
| Room 2 | 3.8 sq.m | Bedroom 7 | 19.9 sq.m |
| Room 3 | 24.4 sq.m | Bedroom 8 | 21.1 sq.m |
| Crawl Space | 64.6 sq.m | Bathroom 2 | 4.1 sq.m |
| | | Utility Cupboard | 3.0 sq.m |
| | | Linen Cupboard | 2.1 sq.m |
| | | Blocked Room (Not Accessible) | 29.0 sq.m |
| Ground Floor | (GIA) 203.0 sq.m | | |
| | (NIA) | | |
| Draught Lobby | 3.8 sq.m | RESIDENTIAL (C3): | |
| Entrance Hallway | 15.9 sq.m | | |
| Reception Room | 30.4 sq.m | TOTAL EXISTING FLOOR AREA (GIA) | |
| Dining Room | 30.4 sq.m | 655.7 sq.m | |
| Living Room | 44.6 sq.m | <i>(incl. Circulation)</i> | |
| Kitchen | 20.7 sq.m | | |
| Back Corridor | 9.4 sq.m | | |
| Pantry | 5.6 sq.m | | |
| Utility | 9.2 sq.m | | |
| WC 1 | 4.8 sq.m | | |
| WC 2 | 1.3 sq.m | | |
| Cupboard 1 | 1.0 sq.m | | |
| Cupboard 2 | 0.4 sq.m | | |
| Cupboard 3 | 0.9 sq.m | | |
| Garage | 19.2 sq.m | | |
| First Floor | (GIA) 205.3 sq.m | | |
| | (NIA) | | |
| Landing | 23.3 sq.m | | |
| Bedroom 1 | 23.0 sq.m | | |
| Bedroom 2 | 16.9 sq.m | | |
| Bedroom 3 | 21.4 sq.m | | |
| Bedroom 4 | 28.6 sq.m | | |
| Bedroom 5 | 28.8 sq.m | | |
| Dressing Room | 13.9 sq.m | | |
| Ensuite | 13.6 sq.m | | |
| Bathroom 1 | 5.7 sq.m | | |
| WC 3 | 1.6 sq.m | | |
| Cupboard 4 | 1.0 sq.m | | |
| Cupboard 5 | 0.9 sq.m | | |
| Cupboard 6 | 1.6 sq.m | | |

PROPOSED SCHEDULE OF ACCOMMODATION:

| | (GIA) 112.0 sq.m | Second Floor | (GIA) 135.4 sq.m |
|---------------------|-----------------------------|--|---------------------|
| | (NIA) | | (NIA) |
| Corridor | 6.4 sq.m | Top Landing | 11.3 sq.m |
| Room 1 | 5.7 sq.m | Bedroom 6 | 14.3 sq.m |
| Room 2 | 3.8 sq.m | Bedroom 7 | 19.9 sq.m |
| Room 3 | 24.4 sq.m | Bedroom 8 | 21.1 sq.m |
| Crawl Space | 64.6 sq.m | Bathroom 2 | 4.1 sq.m |
| | | Utility Cupboard | 3.0 sq.m |
| | | Linen Cupboard | 2.1 sq.m |
| | | Blocked Room (Not Accessible) | 29.0 sq.m |
| Ground Floor | (GIA) 221.8 sq.m | | |
| | (NIA) | | |
| Draught Lobby | 3.8 sq.m | RESIDENTIAL (C3): | |
| Entrance Hallway | 15.9 sq.m | | |
| Reception Room | 30.4 sq.m | TOTAL PROPOSED FLOOR AREA (GIA) | |
| Dining Room | 30.4 sq.m | 674.5 sq.m | |
| Living Room | 40.8 sq.m | <i>(incl. Circulation)</i> | |
| Rear Extension | 21.5 sq.m | | |
| Kitchen | 20.7 sq.m | | |
| Back Corridor | 9.4 sq.m | | |
| Pantry | 5.6 sq.m | | |
| Utility | 9.2 sq.m | | |
| WC 1 | 4.8 sq.m | | |
| WC 2 | 1.3 sq.m | | |
| Cupboard 1 | 1.0 sq.m | | |
| Cupboard 2 | 0.4 sq.m | | |
| Cupboard 3 | 0.9 sq.m | | |
| Garage | 19.2 sq.m | | |
| First Floor | (GIA) 205.3 sq.m | | |
| | (NIA) | | |
| Landing | 23.3 sq.m | | |
| Bedroom 1 | 23.0 sq.m | | |
| Bedroom 2 | 16.9 sq.m | | |
| Bedroom 3 | 21.4 sq.m | | |
| Bedroom 4 | 28.6 sq.m | | |
| Bedroom 5 | 28.8 sq.m | | |
| Dressing Room | 13.9 sq.m | | |
| Ensuite | 13.6 sq.m | | |
| Bathroom 1 | 5.7 sq.m | | |
| WC 3 | 1.6 sq.m | | |
| Cupboard 4 | 1.0 sq.m | | |
| Cupboard 5 | 0.9 sq.m | | |
| Cupboard 6 | 1.6 sq.m | | |

PROPOSED DRAWINGS
BLOCK PLAN

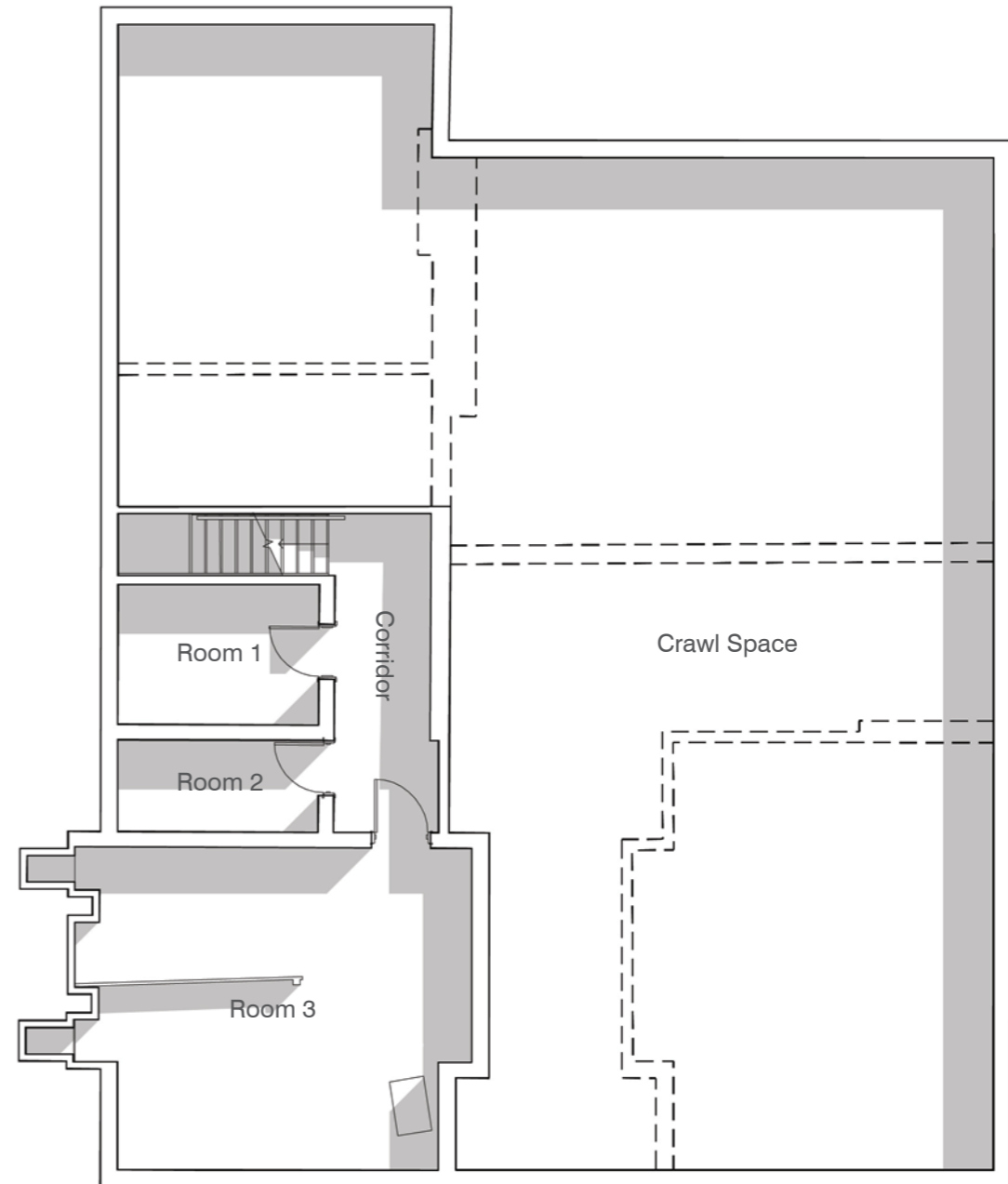


BLOCK PLAN. DRAWING no. 2000. 1:200@A3

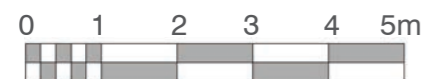


24 HEATH DRIVE. LONDON. NW3 7SB





BASEMENT FLOOR PLAN. DRAWING no. 2001. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

**PROPOSED DRAWINGS
FLOOR PLANS**

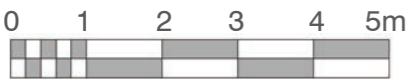
OVERVIEW OF PROPOSALS

The contemporary rear extension will replace the non-original bay window with a lightweight structure of contrasting and distinct architectural appearance. Masonry and large format 'Corten' steel cladding - similar in colour and tone of the original handmade red brick - is used for the rear extension. The 'Corten' steel envelope, together with the projecting glass boxes will complement the listed building and create a harmonic appearance. It will provide additional amenity space and natural light into the currently dark living room.

In November 2018, the rear extension scheme was discussed in the third Pre-application meeting. The Council has confirmed that the rear extension would be acceptable as a response of the Council's advice from the third Pre-application with reference 2018/5466/PRE.



GROUND FLOOR PLAN. DRAWING no. 2002. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

PROPOSED DRAWINGS
FLOOR PLANS

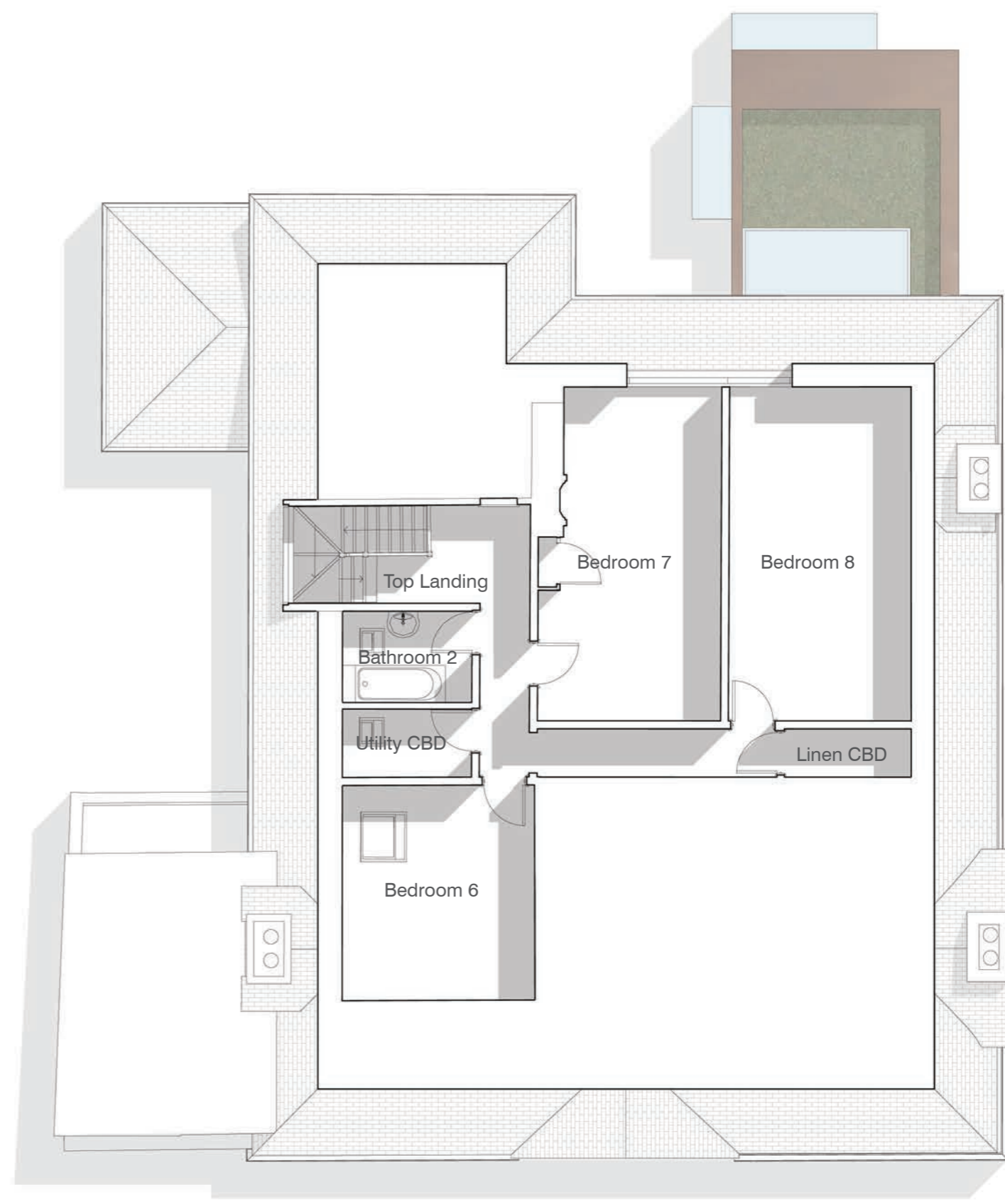


FIRST FLOOR PLAN. DRAWING no. 2003. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

PROPOSED DRAWINGS
FLOOR PLANS

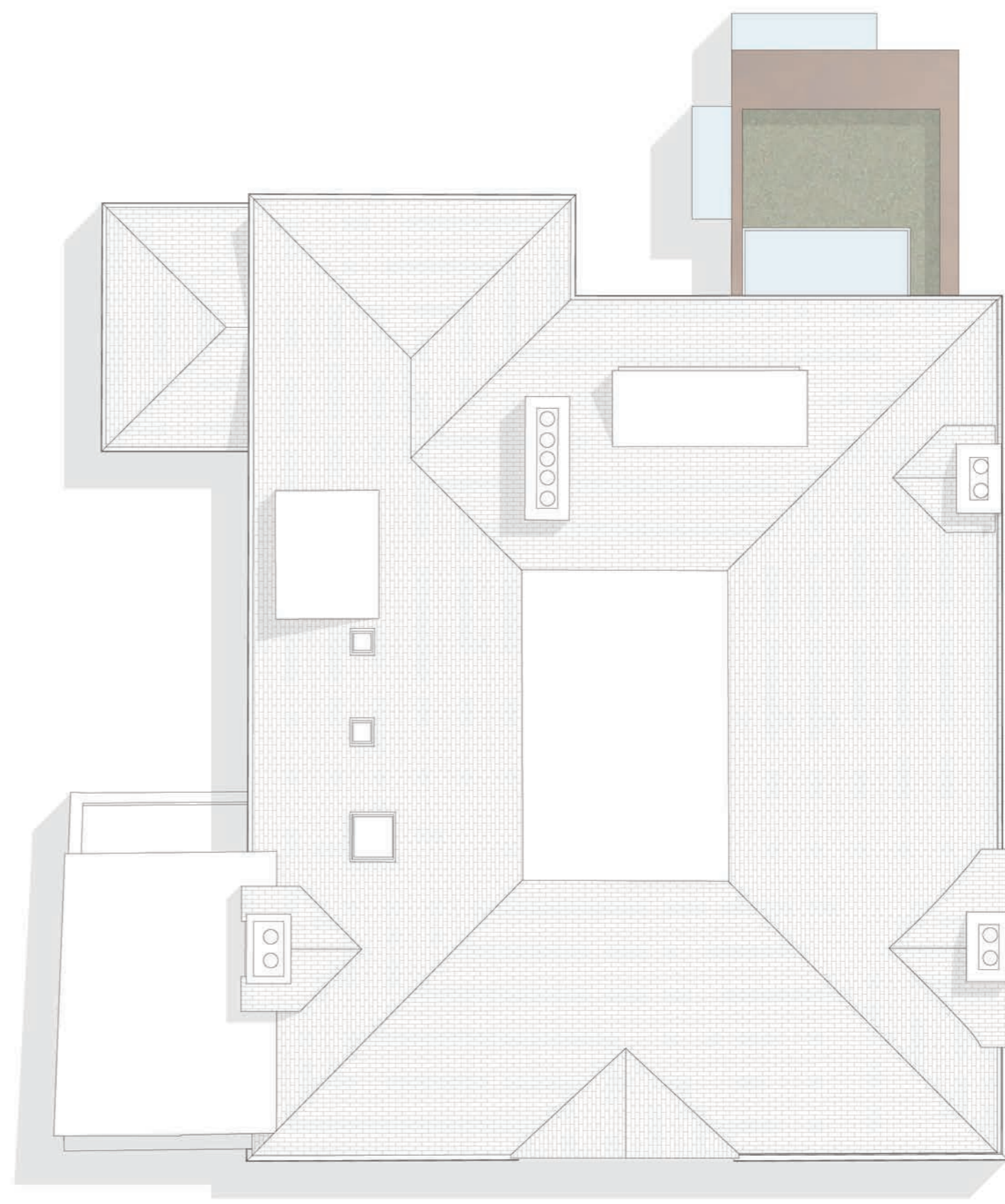


SECOND FLOOR PLAN. DRAWING no. 2004. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

PROPOSED DRAWINGS
FLOOR PLANS



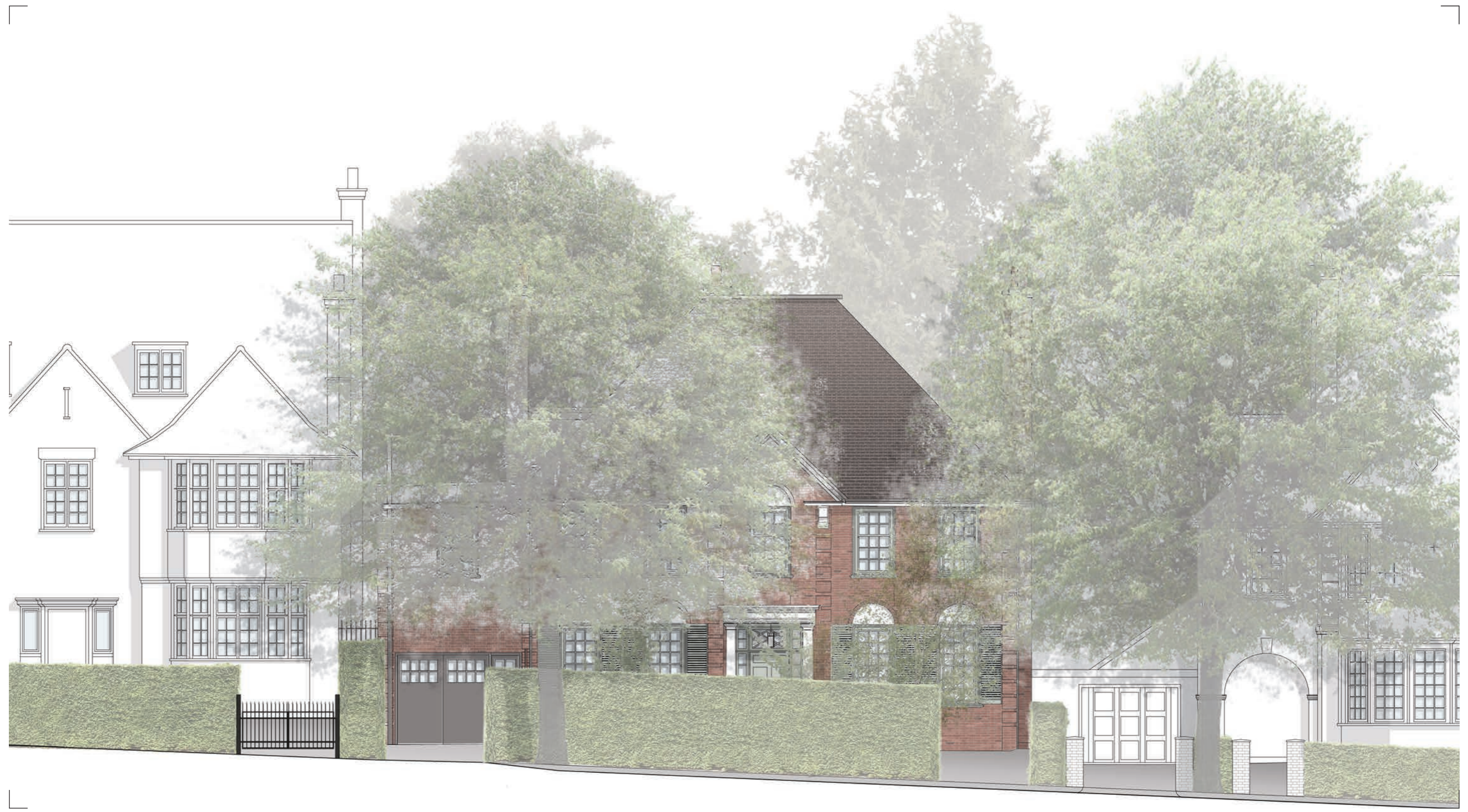
ROOF PLAN. DRAWING no. 2005. 1:100@A3



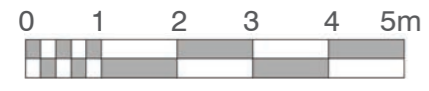
24 HEATH DRIVE. LONDON. NW3 7SB



**PROPOSED DRAWINGS
ELEVATIONS**



FRONT STREET ELEVATION. DRAWING no. 2100. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

**PROPOSED DRAWINGS
ELEVATIONS**

OVERVIEW OF PROPOSALS

The proposed contemporary rear extension is not visible from the front elevation.



FRONT ELEVATION. DRAWING no. 2101. 1:100@A3



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**PROPOSED DRAWINGS
ELEVATIONS**

OVERVIEW OF PROPOSALS

To the south-west elevation, the line of masonry will continue from the existing building to the extension in order to create a consistent appearance of this elevation to the neighbours. The new brickwork of the extension will match the tone and colour of the original handmade red bricks.



KEY

- 1. Corten Coping
- 2. Projecting glass box formed of a large glass panel
- 3. Masonry
- 4. Indicative line of existing fence

SOUTH WEST SIDE ELEVATION. DRAWING no. 2102. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

PROPOSED DRAWINGS ELEVATIONS

OVERVIEW OF PROPOSALS

To the rear, the new contemporary extension will replace the non-original bay window with a lightweight structure of contrasting and distinct architectural appearance. The large format 'Corten' steel cladding - similar in colour and tone of the original handmade red brick - is used for the rear and the north-east of the extension.

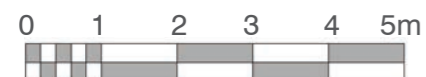
The rear facade is south-east facing, therefore the large projecting glass boxes will bring ample natural light into the currently dark and deep living room whilst residents will be able to enjoy sweeping views into the garden.



KEY

1. 'Corten' steel cladding
2. Projecting glass box formed of a large glass panel

REAR ELEVATION. DRAWING no. 2103. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB

PROPOSED DRAWINGS ELEVATIONS

OVERVIEW OF PROPOSALS

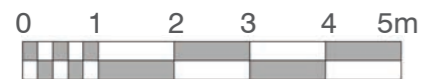
The 'Corten' steel envelope, together with the projecting glass boxes on the contemporary rear extension not only minimises the visual impacts to the Grade II listed detached house, but also celebrates the original handmade red bricks and create a harmonic relation to its historic appearance.



KEY

1. 'Corten' steel cladding
2. Projecting glass box formed of a large glass panel

NORTH EAST SIDE ELEVATION. DRAWING no. 2104. 1:100@A3



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PROPOSED DRAWINGS
SECTIONS

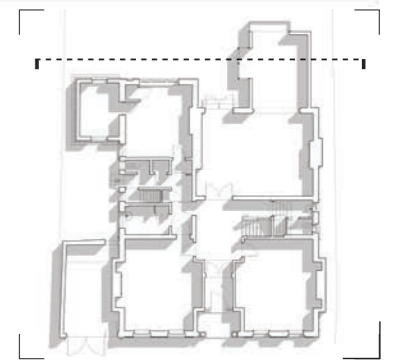


SECTION AA. DRAWING no. 2200. 1:100@A3



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PROPOSED DRAWINGS
SECTIONS



SECTION BB. DRAWING no. 2201. 1:100@A3



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PART D

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT MATERIALS

Through a series of careful considerations and researches of various material choices, we have developed the current proposals to compliment the characteristics of the listed building.

1. PRIMARY

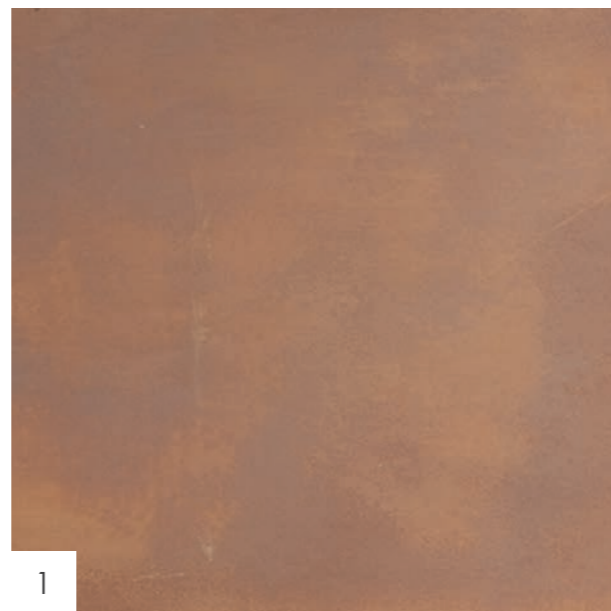
The predominant material forming the body of the extension is 'Corten' steel cladding. As such it is forming a lightweight structure. The colour and tone of the material is similar to the original handmade red bricks. The 'Corten' steel box creates a distinct and harmonic addition.

2. SECONDARY

The solid body of the rear contemporary extension contrasts with the large projecting glass boxes. It creates a visual connection with the surrounding context and provides a lightweight appearance. Also, it brings in natural light into the habitable space.

2. THIRD

The new brickwork of the extension's south-west elevation will match the tone and colour of the original handmade red bricks.



1



2



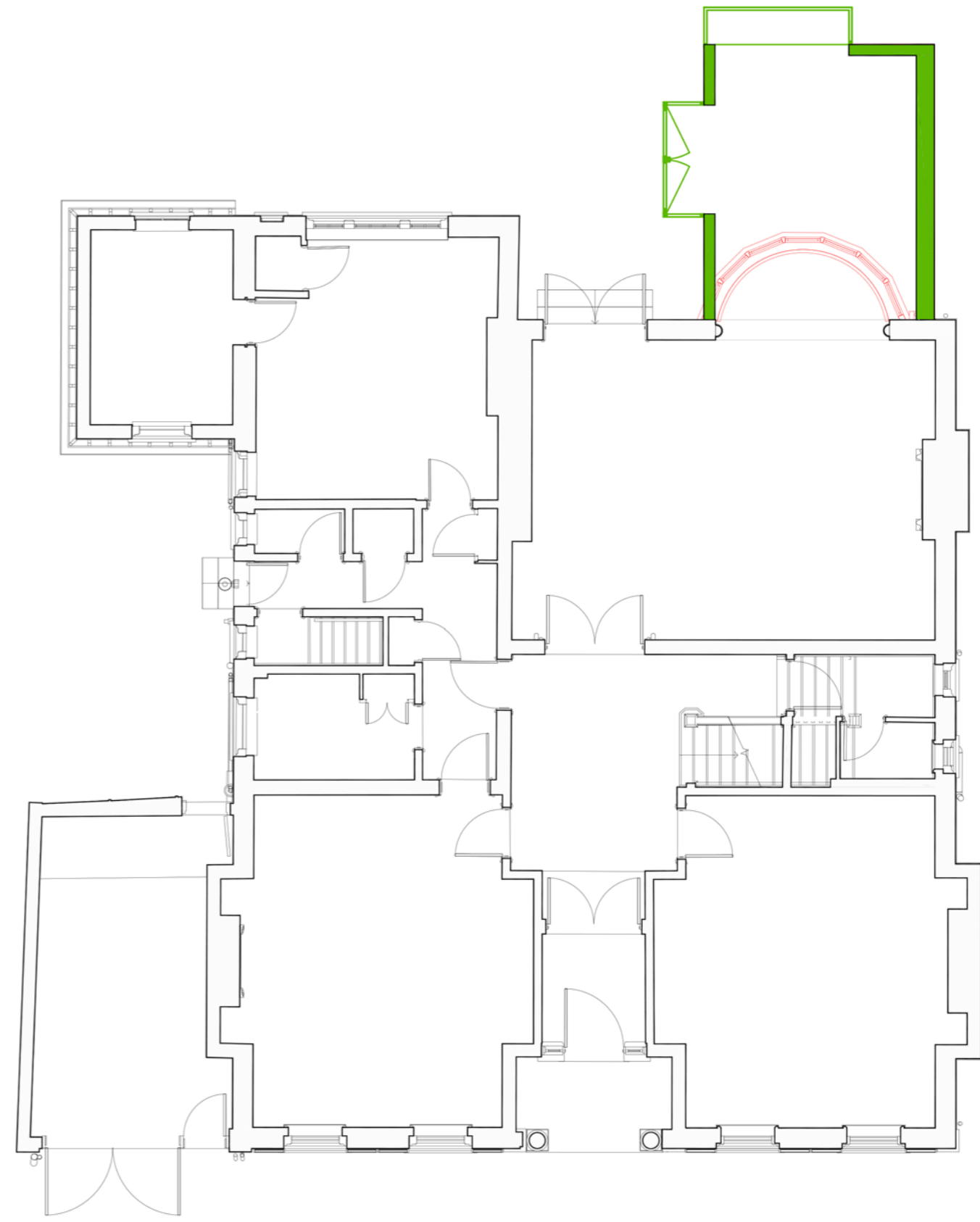
3





PART E

STRIPOUT DRAWINGS

STRIPOUT DRAWINGS
PLANS



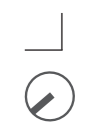
KEY

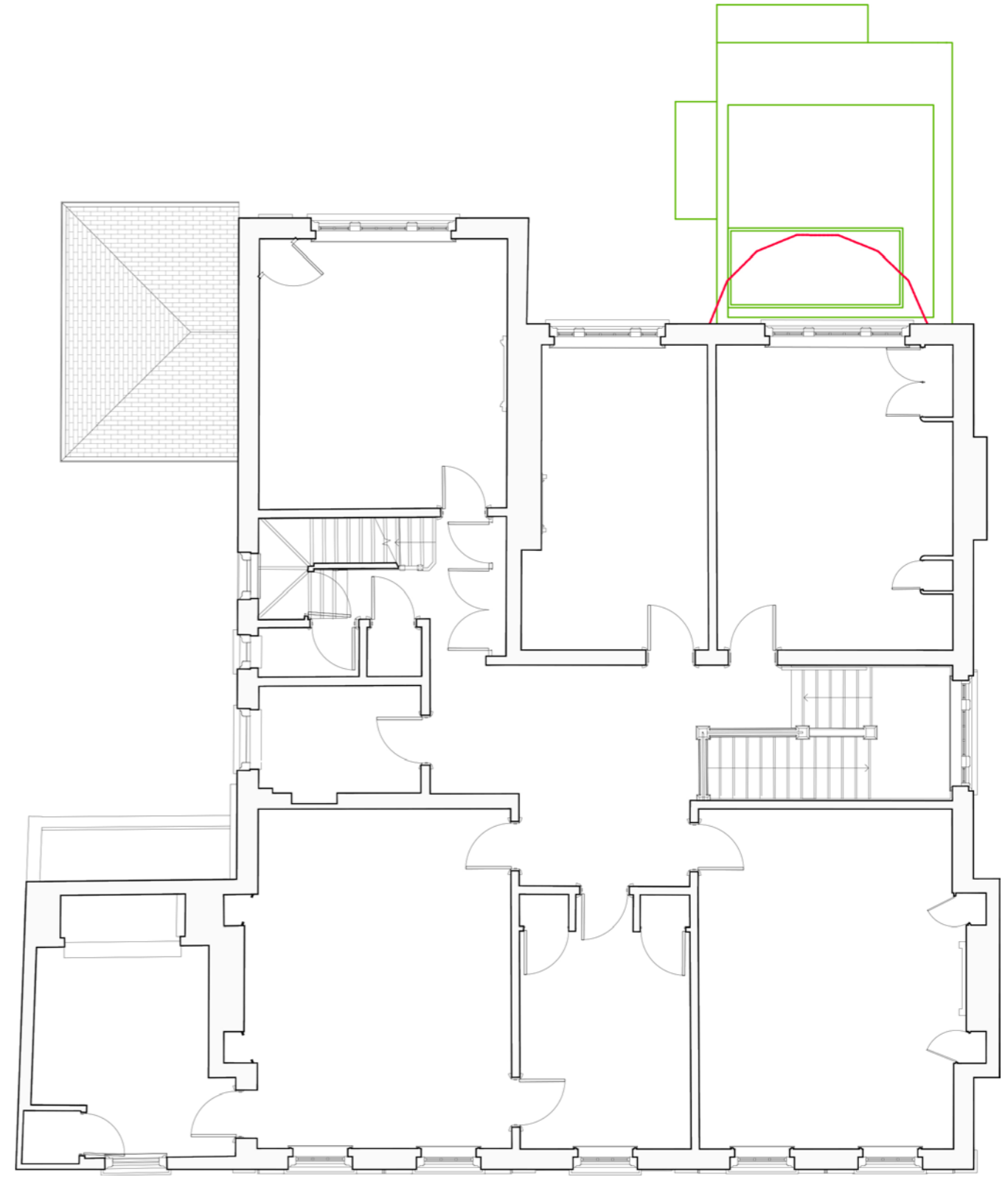
-  Parts to be stripped out
-  New fabric

GROUND FLOOR PLAN. DRAWING no. 1501. 1:100@A3





24 HEATH DRIVE. LONDON. NW3 7SB

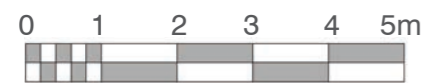




KEY

-  Parts to be stripped out
-  New fabric

FIRST FLOOR PLAN. DRAWING no. 1502. 1:100@A3



24 HEATH DRIVE. LONDON. NW3 7SB



PART F

APPENDIX

PHOTOGRAPHIC RECORD | INTERIOR

PHOTOGRAPHIC RECORD
INTERIOR | GROUND FLOOR



Living Room



Living Room



Living Room



Living Room



Living Room



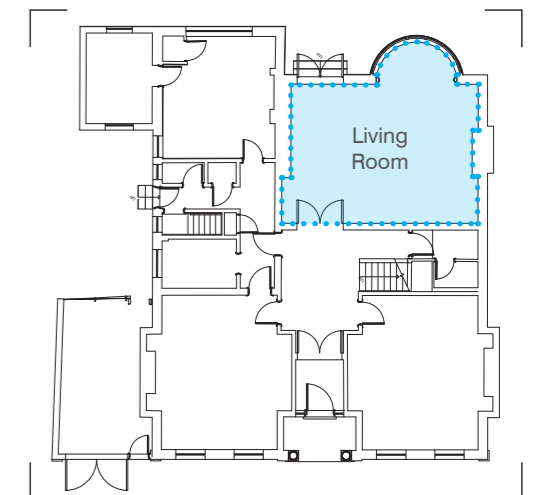
Living Room



Living Room. Non-original bay window



Living Room. Non-original bay window



PHOTOGRAPHIC RECORD | EXTERIOR

PHOTOGRAPHIC RECORD
EXTERIOR



Front View



Front View



Rear View



Rear View to the non-original bay window



Rear View to the non-original bay window



Rear View



Rear View



Current condition of the bay window



Current condition of the bay window

