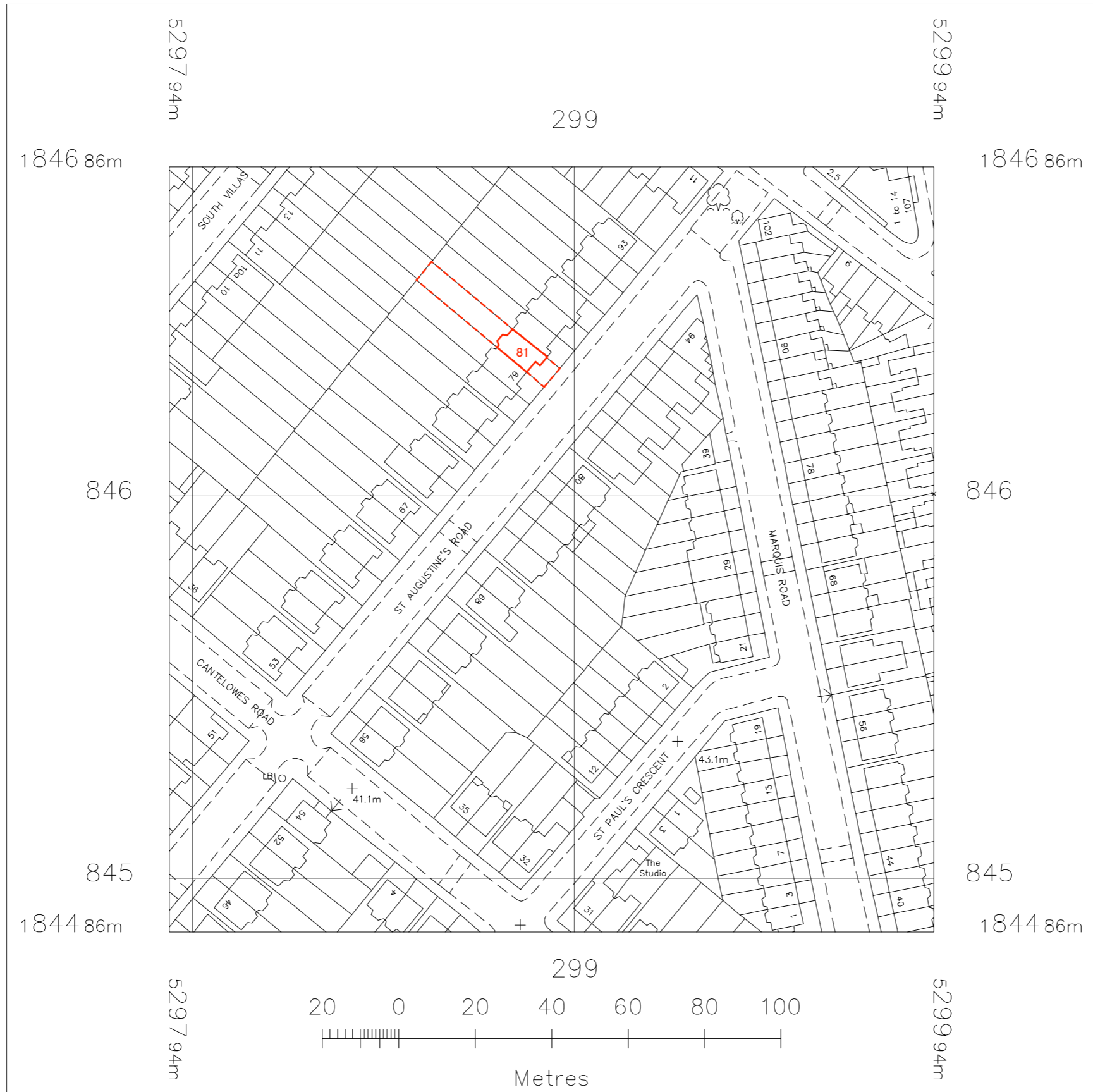


81 ST AUGUSTINE'S ROAD Drawings Register

Drawing Number	Title	Size	Scale	Issued							
				15.08.2018	27.09.2018	05.11.2018	05.02.2019				
000	Existing										
17_001	Lower Ground Floor Plan Existing	A3	1:50	/	/	/	/				
17_002	Upper Ground Floor Plan Existing	A3	1:50	/	/	/	/				
17_003	First Floor Plan Existing	A3	1:50	/	/	/	/				
17_004	Second Floor Plan Existing	A3	1:50	/	/	/	/				
17_005	Loft Floor Plan Existing	A3	1:50	/	/	/	/				
17_006	Roof Plan Existing	A3	1:50	/	/	/	/				
17_050	Street Elevation Existing	A3	1:100	/	/	/	/				
17_051	Garden Elevation Existing	A3	1:100	/	/	/	/				
17_060	Section AA Existing	A3	1:100	/	/	/	/				
100	Proposed Plans										
17_101	Lower Ground Floor GA Plan	A3	1:50	/	/	A	B				
17_102	Upper Ground Floor GA Plan	A3	1:50	/	/	A	B				
17_103	First Floor GA Plan	A3	1:50	/	/	/	A				
17_104	Second Floor GA Plan	A3	1:50	/	/	/	A				
17_105	Loft Floor GA Plan	A3	1:50	/	/	A	C				
17_106	Roof GA Plan	A3	1:50	/	A	B	B				
200	Elevations										
17_201	Street Elevation Proposed	A3	1:100	/	/	/	/				
17_202	Garden Elevation Proposed	A3	1:100	/	A	B	C				
300	Sections										
17_301	Section AA Proposed	A3	1:100	/	A	B	C				
	Structural Engineer Information										
Sketch #1	Preliminary Proposed Details	A3	varies				2				

**81 ST AUGUSTINE'S RD
LOCATION PLAN**

Project number	Drawing number	Revision
17	00A	/
Date	Status	
August 2018	Planning	
Scale	Drawn	Checked
1:1 250 @ A3	AB	
Rev.	Date	Description



Notes

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1 LOCATION PLAN
00A SCALE: 1:1250

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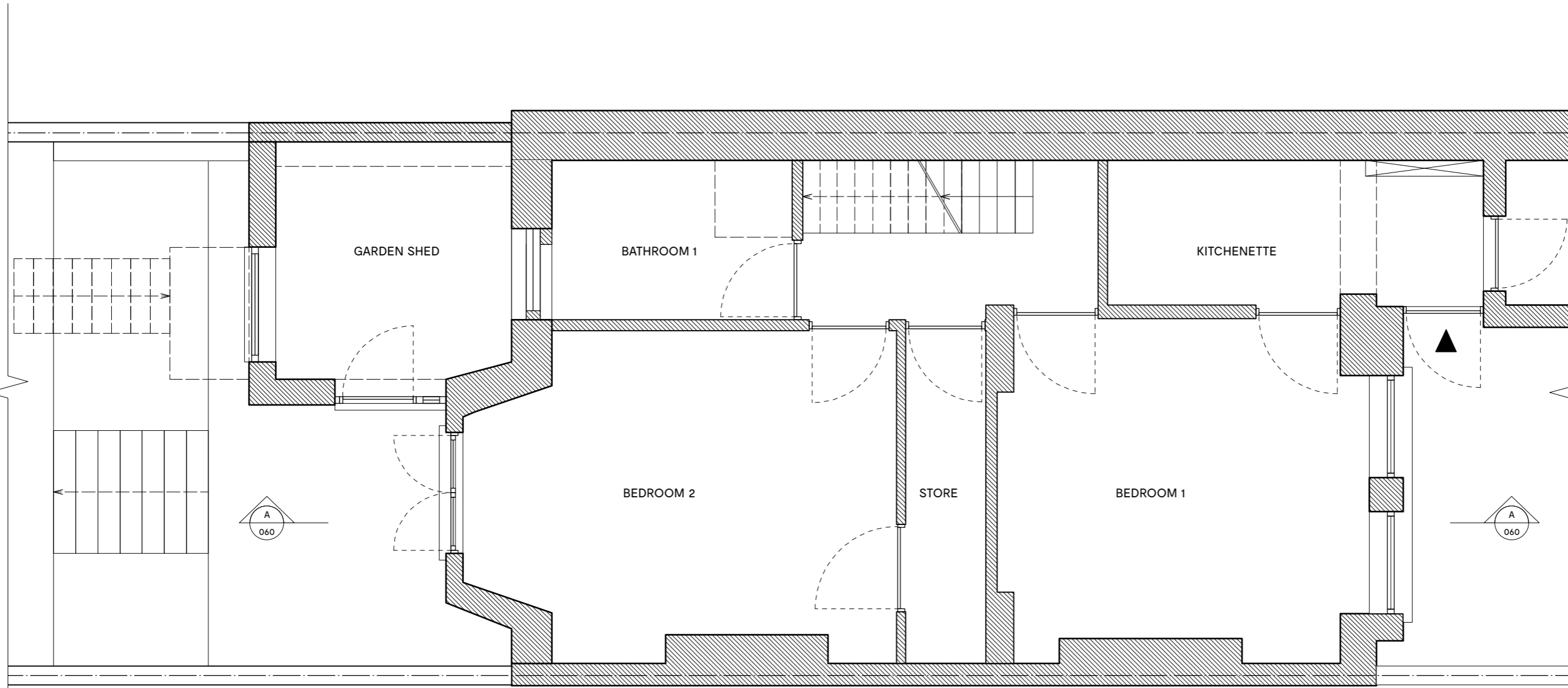
81 ST AUGUSTINE'S RD
LOWER GRD FLOOR PLAN
 EXISTING

Project number	Drawing number	Revision
17	001	/

Date	Status	Checked
August 2018	Planning	
Scale	Drawn	Checked
1:100 @ A3	AB	

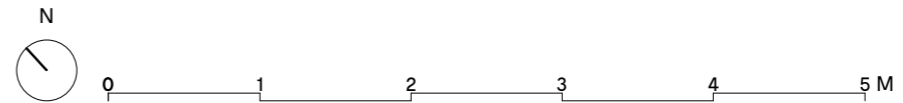
Rev.	Date	Description
/		

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1 EXISTING | LOWER GROUND FLOOR PLAN
 001 SCALE: 1:50



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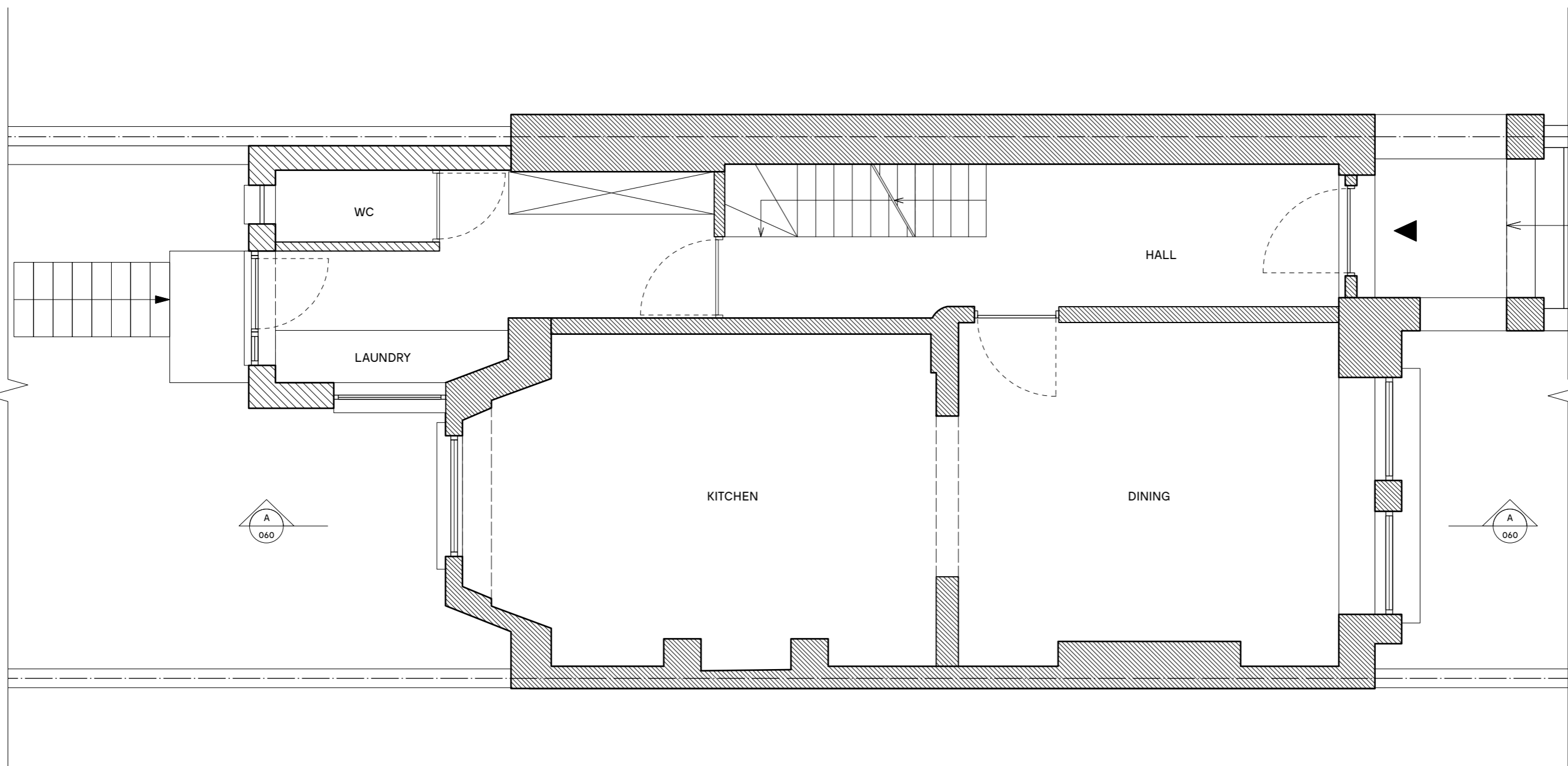
81 ST AUGUSTINE'S RD
UPPER GRD FLOOR PLAN
 EXISTING

Project number	Drawing number	Revision
17	002	/

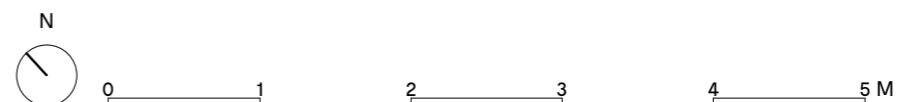
Date	Status	Checked
August 2018	Planning	
Scale	Drawn	Checked
1:100 @ A3	AB	

Rev.	Date	Description
/		

Notes



1 EXISTING | UPPER GROUND FLOOR PLAN
 002 SCALE: 1:50



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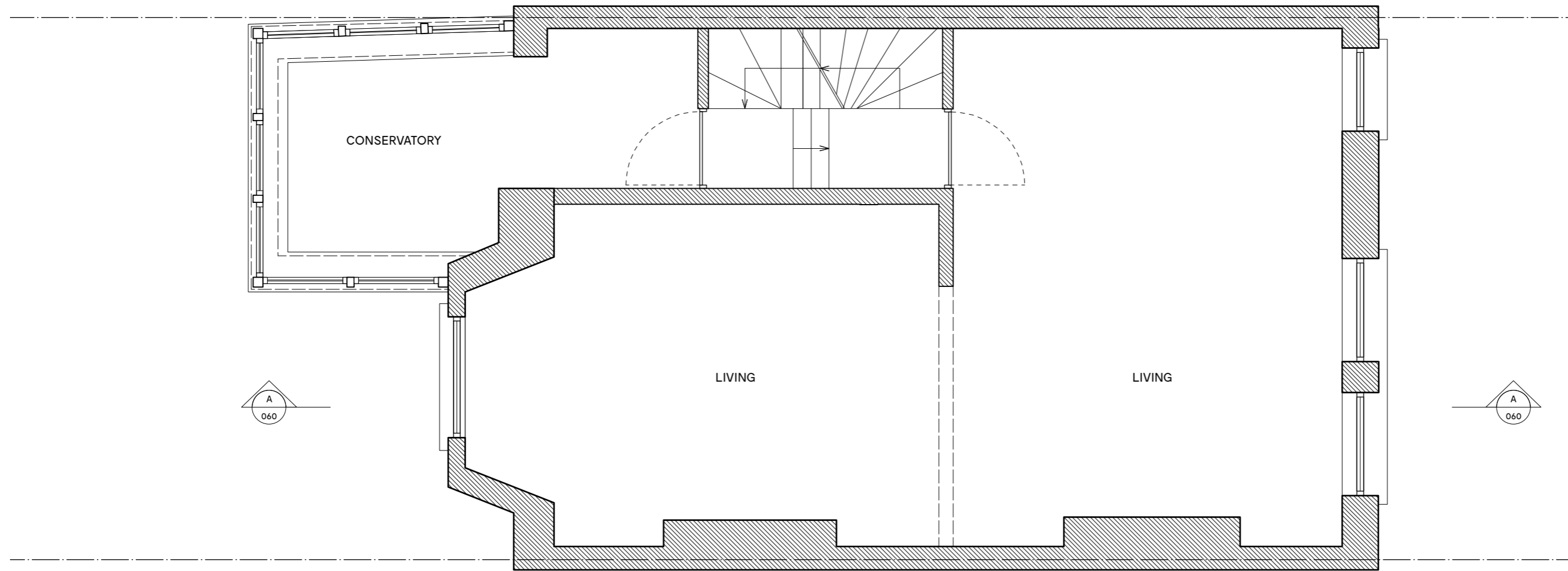
81 ST AUGUSTINE'S RD
FIRST FLOOR PLAN
 EXISTING

Project number	Drawing number	Revision
17	003	/

Date	Status	Checked
August 2018	Planning	
Scale	Drawn	Checked
1:100 @ A3	AB	

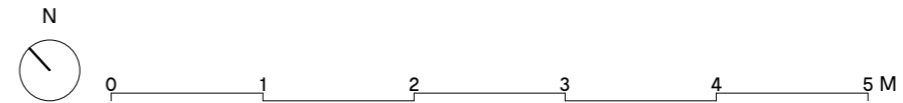
Rev.	Date	Description
/		

Notes



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1 EXISTING | FIRST FLOOR PLAN
 003 SCALE: 1:50



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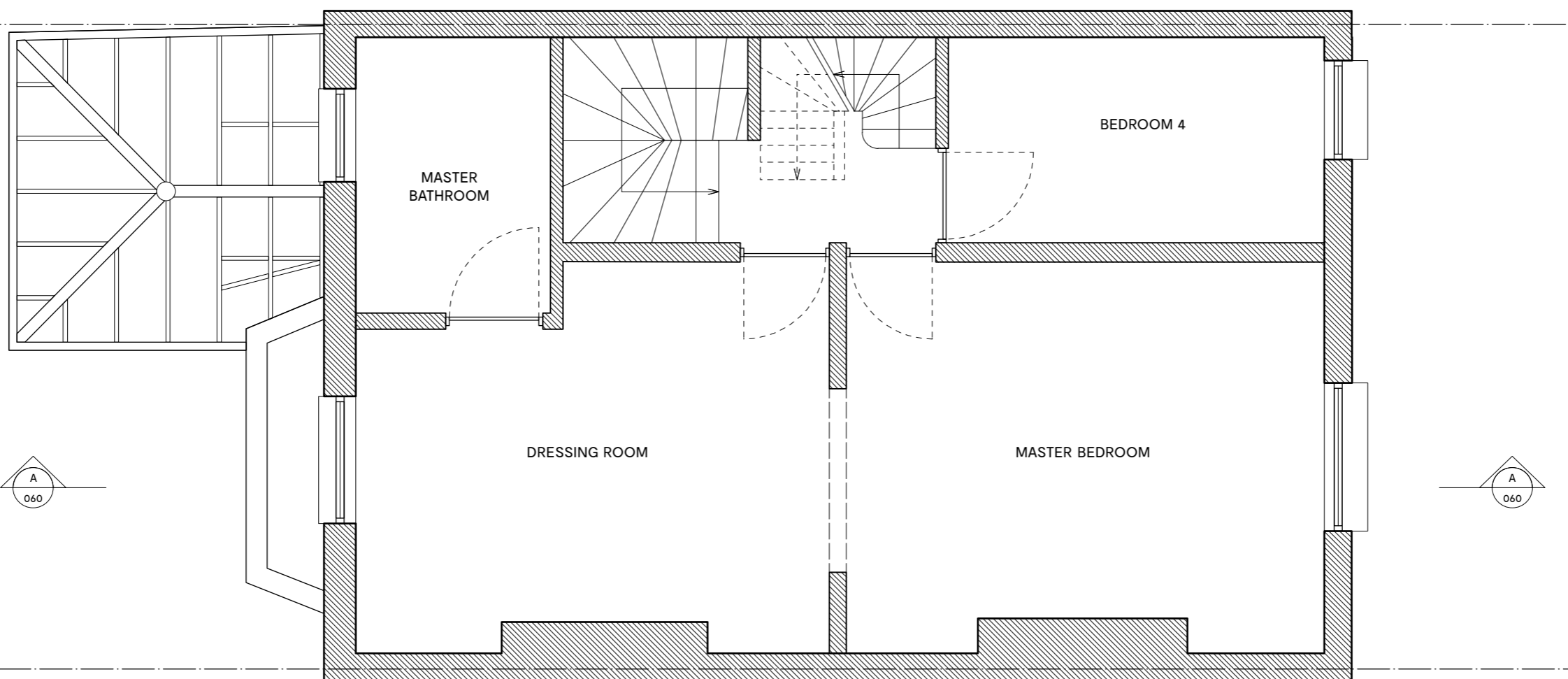
BAULIER

Project number	Drawing number	Revision
17	004	/

Date	Status	Checked
August 2018	Planning	
Scale	Drawn	Checked
1:100 @ A3	AB	

Rev.	Date	Description
/		

Notes



1 EXISTING | SECOND FLOOR PLAN
004 SCALE: 1:50



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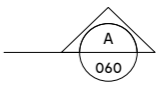
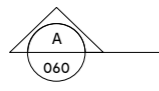
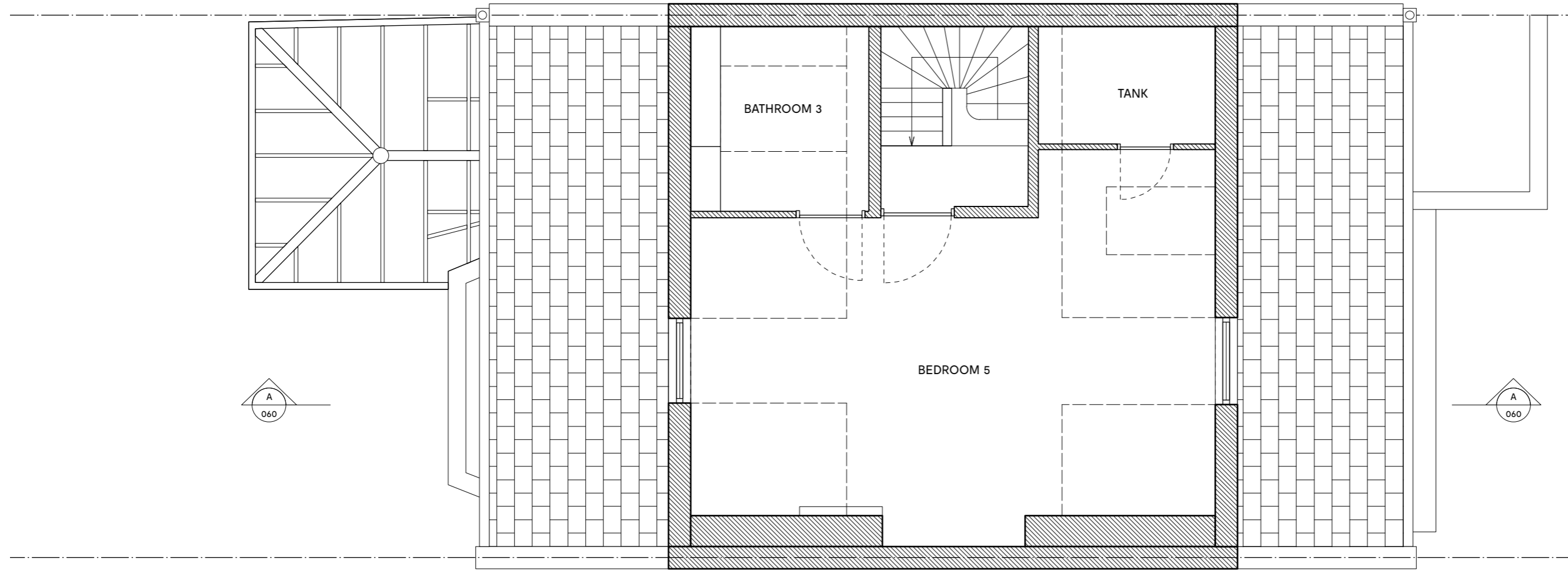
81 ST AUGUSTINE'S RD
LOFT FLOOR PLAN
 EXISTING

Project number	Drawing number	Revision
17	005	/

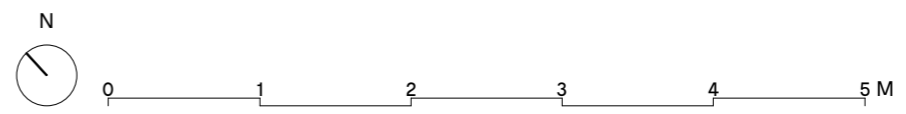
Date	Status	Checked
August 2018	Planning	
Scale	Drawn	Checked
1:100 @ A3	AB	

Rev.	Date	Description
/		

Notes



1 EXISTING | LOFT FLOOR PLAN
 005 SCALE: 1:50



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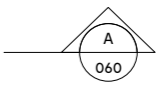
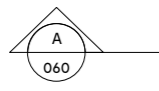
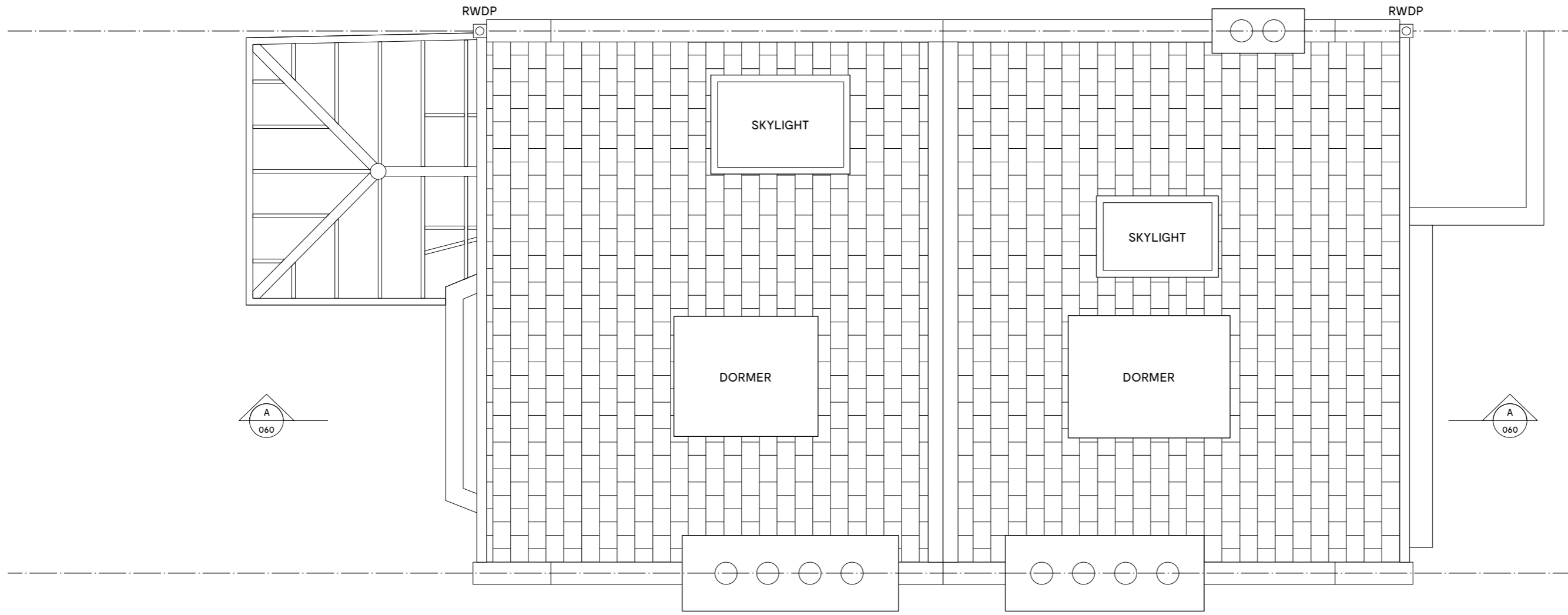
Project number	Drawing number	Revision
17	006	/

Date	Status	Checked
August 2018	Planning	
Scale	Drawn	Checked
1:100 @ A3	AB	

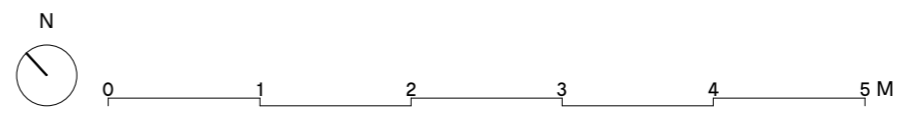
Rev.	Date	Description
/		

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1 EXISTING | ROOF PLAN
 006 SCALE: 1:50



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81 ST AUGUSTINE'S RD

STREET ELEVATION

EXISTING

Project number	Drawing number	Revision
17	050	/

Date	Status	Checked
August 2018	Planning	
Scale	Drawn	Checked
1:100 @ A3	AB	

Rev.	Date	Description
/		

Notes



79 St Augustine's Road

81 St Augustine's Road

83 St Augustine's Road

85 St Augustine's Road

1 EXISTING | STREET ELEVATION
050 SCALE: 1:100

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81 ST AUGUSTINE'S RD

Garden Elevation

EXISTING

Project number	Drawing number	Revision
17	051	/

Date	Status	Checked
August 2018	Planning	
Scale	Drawn	Checked
1:100 @ A3	AB	

Rev.	Date	Description
/		

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1 EXISTING | GARDEN ELEVATION
051 SCALE: 1:100



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81 ST AUGUSTINE'S RD

Garden Elevation

EXISTING

Project number	Drawing number	Revision
17	060	/

Date	Status	Checked
August 2018	Planning	
Scale	Drawn	Checked
1:100 @ A3	AB	

Rev.	Date	Description
/		

Notes



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1 EXISTING | SECTION AA
060 SCALE: 1:100



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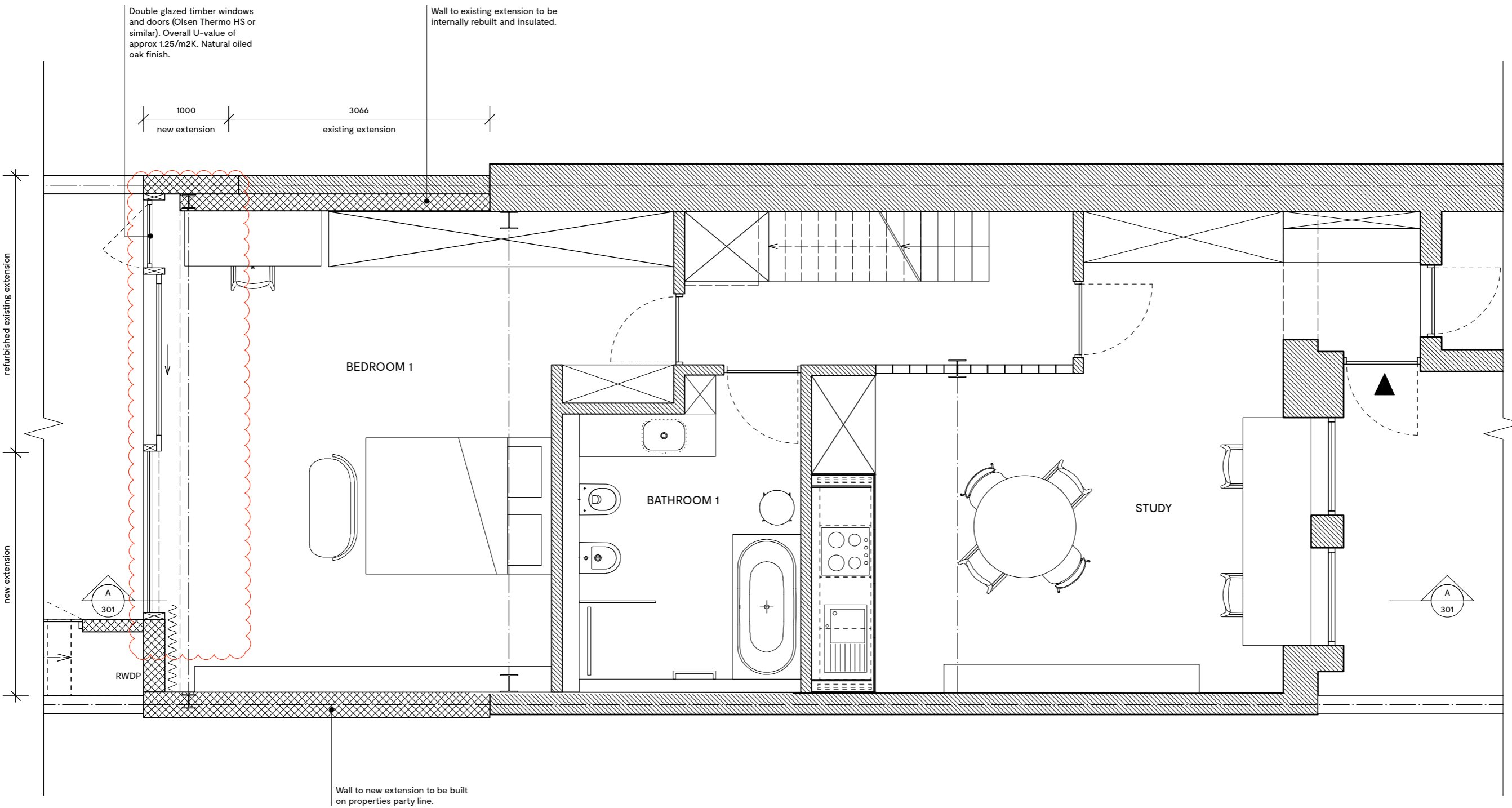
81 ST AUGUSTINE'S RD
LOWER GRD FLOOR PLAN
 PROPOSED

Project number	Drawing number	Revision
17	101	B

Date	Status	Checked
August 2018	Planning	
Scale	Drawn	Checked
1:50 @ A3	AB	

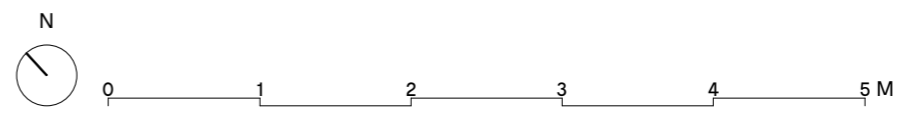
Rev.	Date	Description
A	05.11.18	Infill extension amended so it wraps around existing extension.
B	05.02.2019	Internal layout amended. - Skylight omitted. Amended garden fenestration.

Notes
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1 PROPOSED | LOWER GROUND FLOOR PLAN
 101 SCALE: 1:50



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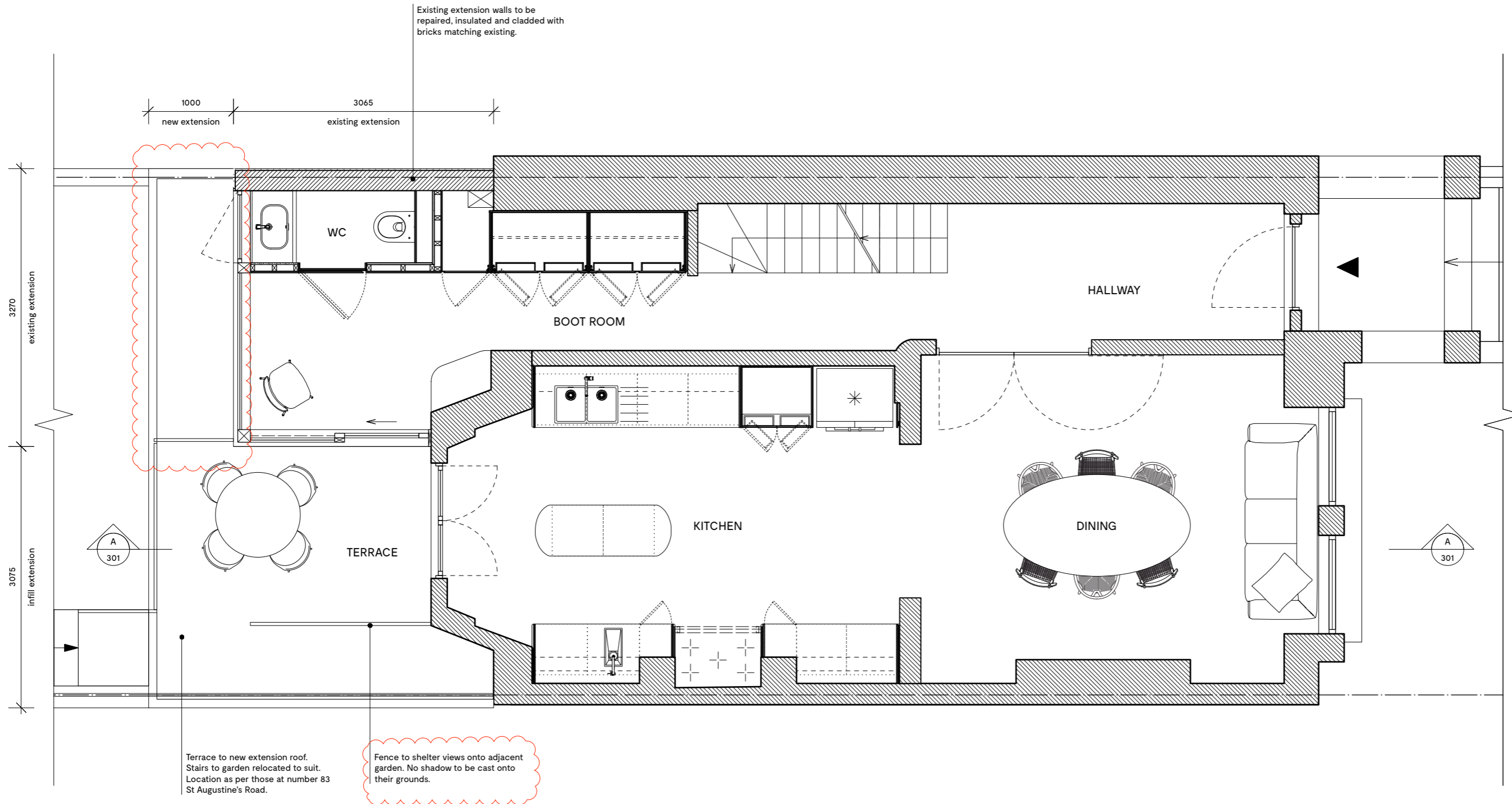
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81 ST AUGUSTINE'S RD
UPPER GRD FLOOR PLAN
PROPOSED

Project number	Drawing number	Revision
17	102	B
Date	Status	
August 2018	Planning	
Scale	Drawn	Checked
1:50 @ A3	AB	

Rev.	Date	Description
A	05.11.2018	Terrace footprint amended to suit updated extension below.
B	05.02.2019	Existing extension fenestration altered. Terrace fence moved inwards to reduce impact on neighbours. - Skylight omitted.

Notes
NOT FOR CONSTRUCTION



1 PROPOSED | UPPER GROUND FLOOR PLAN
 102 SCALE: 1:50

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81 ST AUGUSTINE'S RD
FIRST FLOOR PLAN
 PROPOSED

Project number	Drawing number	Revision
17	103	A

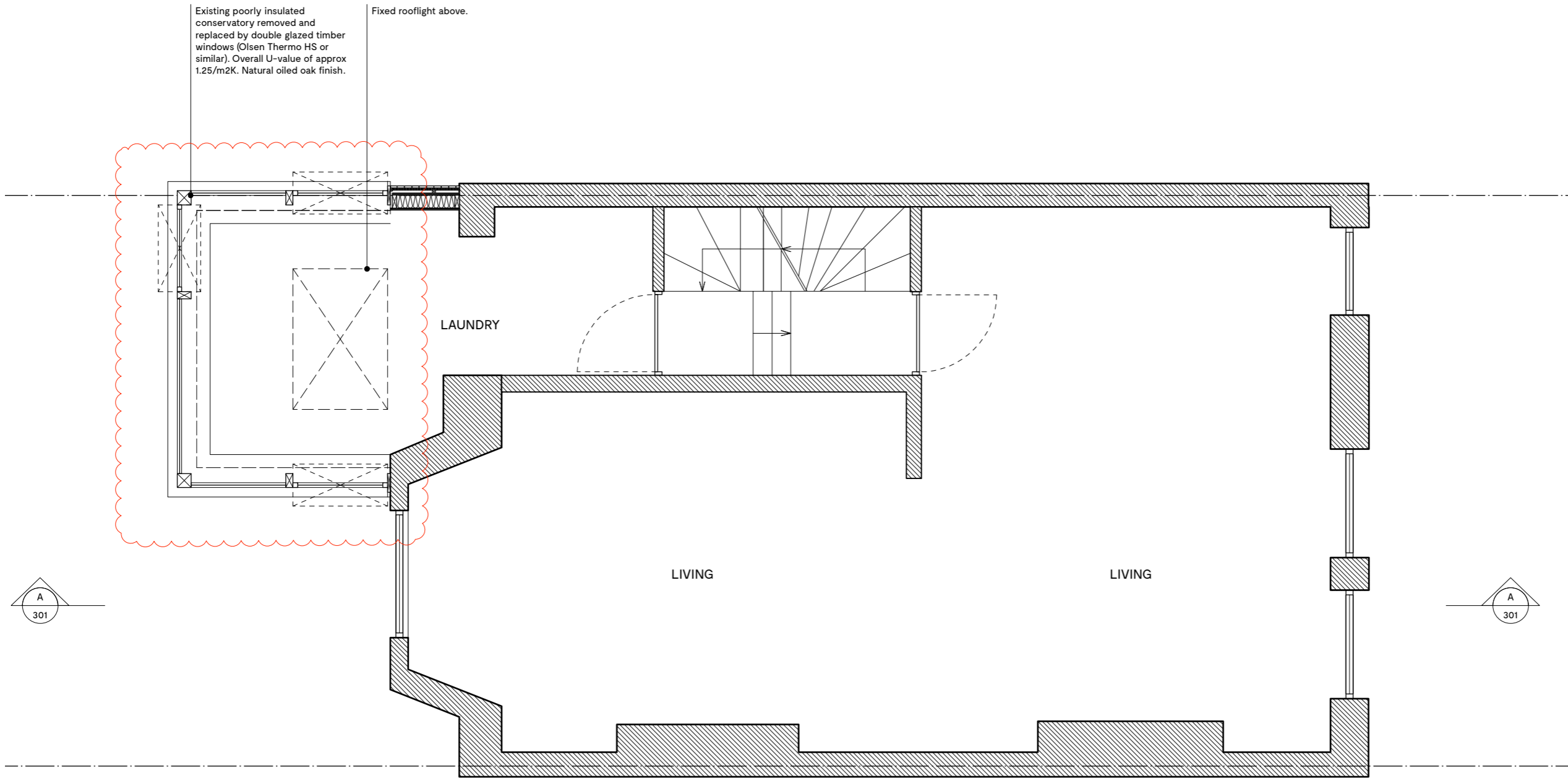
Date	Status
August 2018	Planning

Scale	Drawn	Checked
1:50 @ A3	AB	

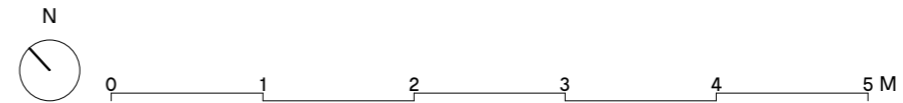
Rev.	Date	Description
A	02.05.2019	Conservatory fenestration altered.

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1 PROPOSED | FIRST FLOOR PLAN
 103 SCALE: 1:50



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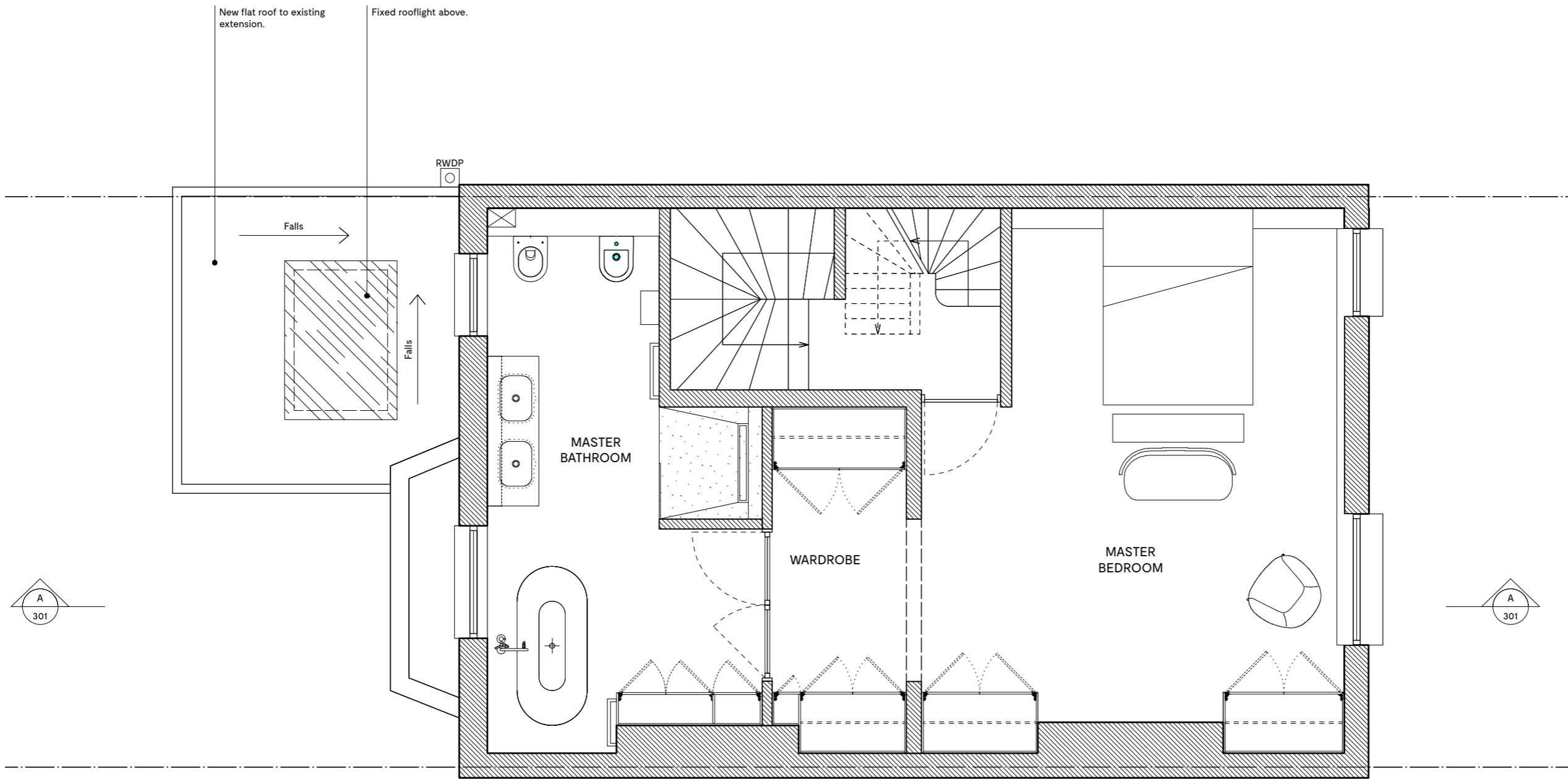
81 ST AUGUSTINE'S RD
SECOND FLOOR PLAN
 PROPOSED

Project number	Drawing number	Revision
17	104	A

Date	Status	Checked
August 2018	Planning	
Scale	Drawn	Checked
1:50 @ A3	AB	

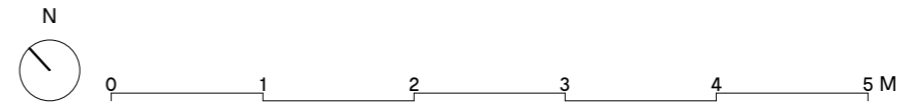
Rev.	Date	Description
A	05.02.2019	Green roof omitted.

Notes
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1 PROPOSED | SECOND FLOOR PLAN
 104 SCALE: 1:50



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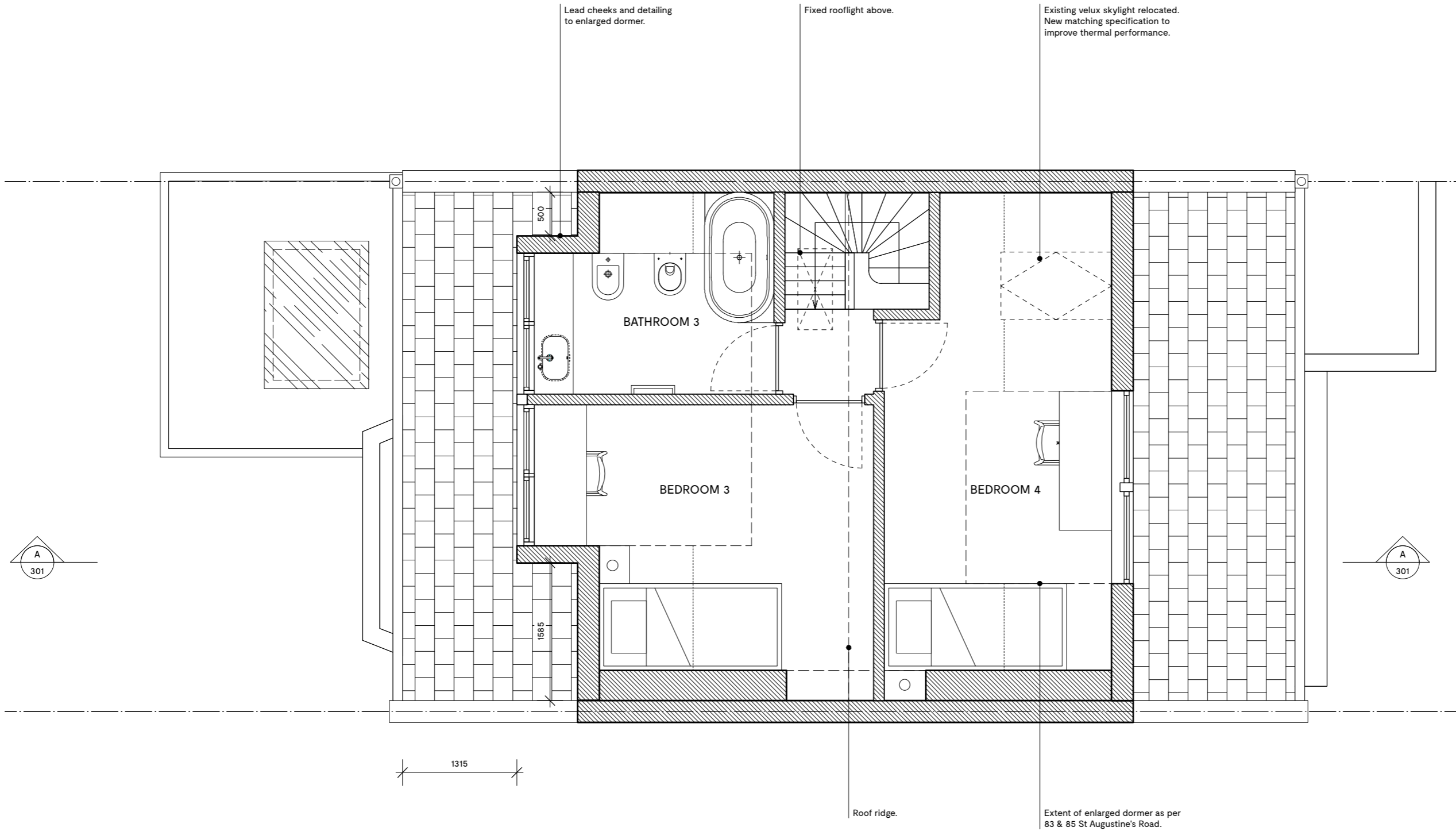
BAULIER

81 ST AUGUSTINE'S RD
LOFT FLOOR PLAN
 PROPOSED

Project number	Drawing number	Revision
17	105	C
Date	Status	
August 2018	Planning	
Scale	Drawn	Checked
1:50 @ A3	AB	

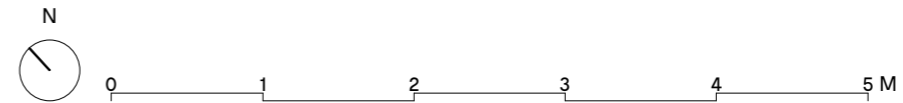
Rev.	Date	Description
A	24.09.18	Dormer windows altered.
B	17.10.18	Garden dormer depth reduced - dormer windows altered.
C	05.02.19	Bedroom split into 2.

Notes
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1 PROPOSED | LOFT FLOOR PLAN
 105 SCALE: 1:50



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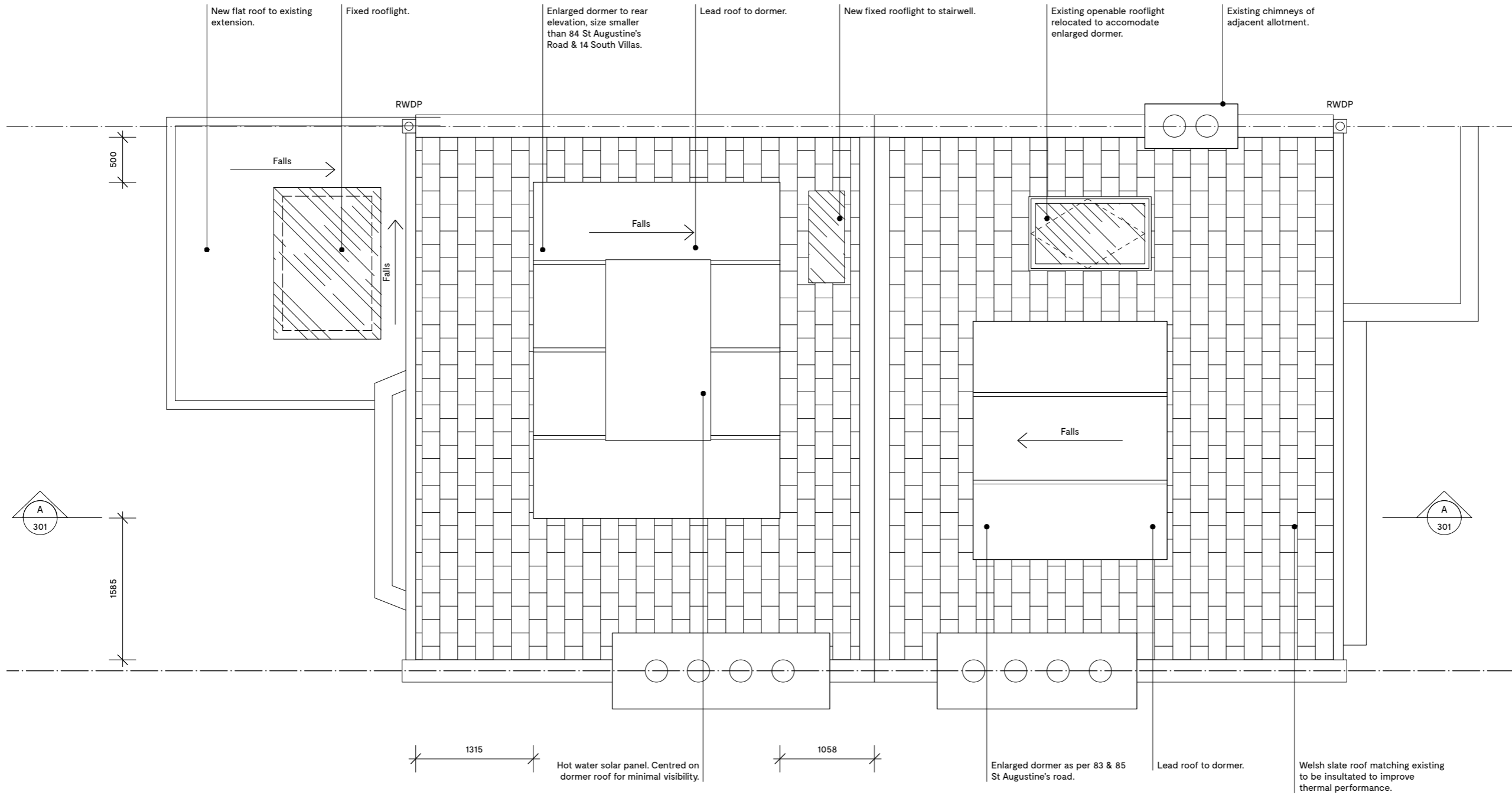
ROOF PLAN

PROPOSED

Project number	Drawing number	Revision
17	106	B

Date	Status	Checked
August 2018	Planning	
Scale 1:50 @ A3	Drawn AB	

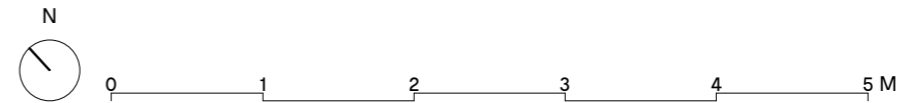
Rev.	Date	Description
A	05.11.2018	Garden slope dormer reduced in width & depth - garden slope rooflight reduced.
B	05.02.2019	Green roof on existing extension omitted. - Roof falls shown.



Notes
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1 PROPOSED | ROOF PLAN
106 SCALE: 1:50



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81 ST AUGUSTINE'S RD
STREET ELEVATION
 PROPOSED

Project number	Drawing number	Revision
17	201	/

Date	Status	Drawn	Checked
August 2018	Planning	AB	

Rev.	Date	Description
/		

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1 PROPOSED | STREET ELEVATION
 201 SCALE: 1:100



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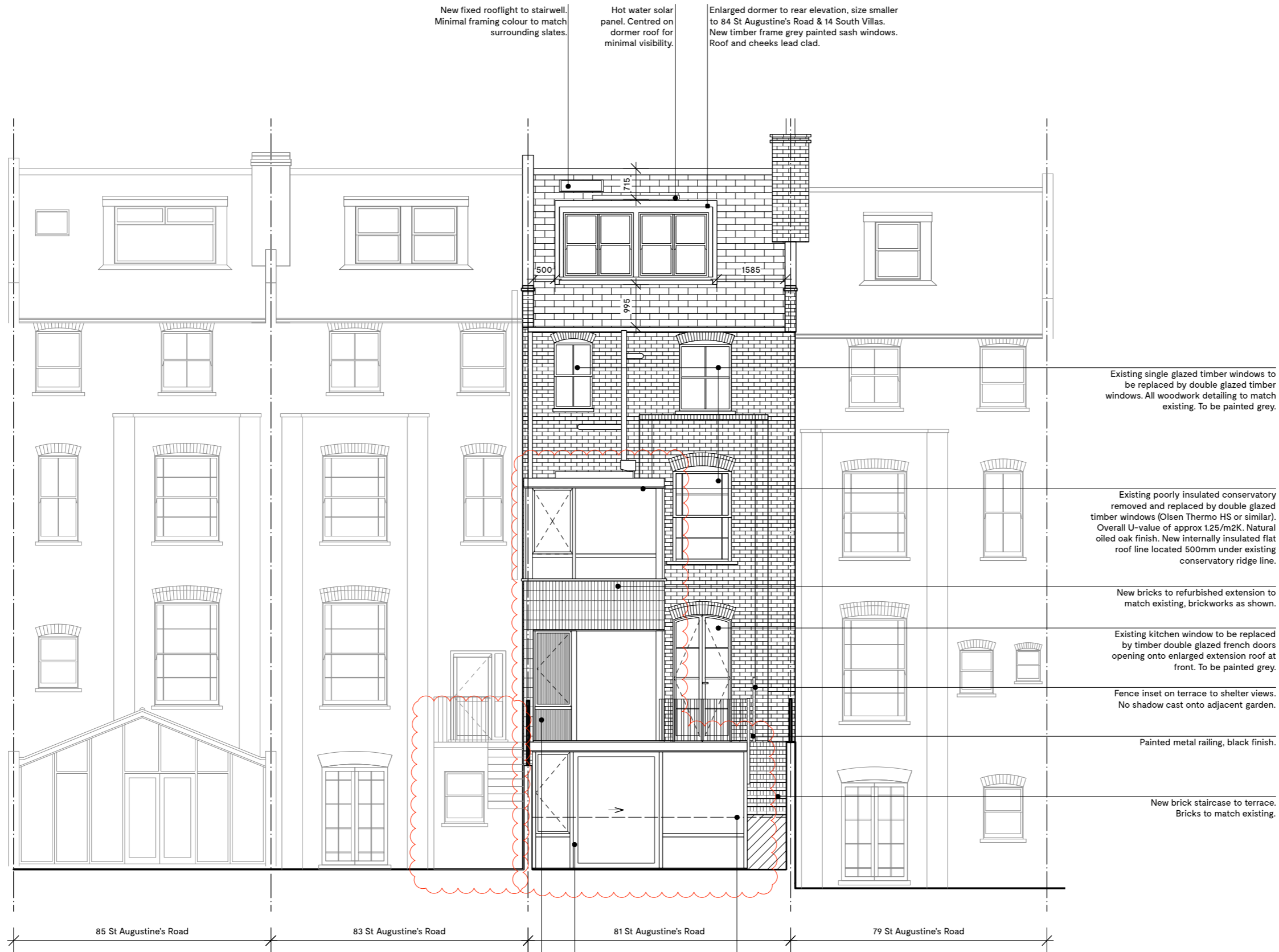
BAULIER

81 ST AUGUSTINE'S RD
GARDEN ELEVATION
 PROPOSED

Project number	Drawing number	Revision
17	202	C
Date	Status	
August 2018	Planning	
Scale	Drawn	Checked
1:100 @ A3	AB	

Rev.	Date	Description
A	24.09.18	Dormer windows altered
B	05.11.18	Dormer width and depth reduced - Existing extension fenestration altered. Infill extension altered to wrap around existing extension.
C	05.02.2019	Existing first floor extension fenestration altered. Sashes swapped for pivot windows. - Garden sliding doors swapped for timber windows and doors. - Existing neighbours' garden stairs shown.

Notes
NOT FOR CONSTRUCTION



New fixed rooflight to stairwell. Minimal framing colour to match surrounding slates.

Hot water solar panel. Centred on dormer roof for minimal visibility.

Enlarged dormer to rear elevation, size smaller to 84 St Augustine's Road & 14 South Villas. New timber frame grey painted sash windows. Roof and cheeks lead clad.

Existing single glazed timber windows to be replaced by double glazed timber windows. All woodwork detailing to match existing. To be painted grey.

Existing poorly insulated conservatory removed and replaced by double glazed timber windows (Olsen Thermo HS or similar). Overall U-value of approx 1.25/m2K. Natural oiled oak finish. New internally insulated flat roof line located 500mm under existing conservatory ridge line.

New bricks to refurbished extension to match existing, brickworks as shown.

Existing kitchen window to be replaced by timber double glazed french doors opening onto enlarged extension roof at front. To be painted grey.

Fence inset on terrace to shelter views. No shadow cast onto adjacent garden.

Painted metal railing, black finish.

New brick staircase to terrace. Bricks to match existing.

85 St Augustine's Road 83 St Augustine's Road 81 St Augustine's Road 79 St Augustine's Road

Double glazed timber windows (Olsen Thermo HS or similar). Overall U-value of approx 1.25/m2K. Natural oiled oak finish. Privacy glass in bathroom. Brickwork finish to match existing house.

Double glazed timber windows and doors (Olsen Thermo HS or similar). Overall U-value of approx 1.25/m2K. Natural oiled oak finish.

Line of garden at front.

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B A U L I E R

Project number	Drawing number	Revision
17	301	C

Date	Status
August 2018	Planning

Scale	Drawn	Checked
1:100 @ A3	AB	

Rev.	Date	Description
A	24.09.18	Dormer windows altered
B	05.11.18	Dormer windows altered - Infill extension altered to wrap around existing extension.
C	05.02.2019	Existing first floor extension fenestration altered. Sashes swapped pivot windows.

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BAULIER

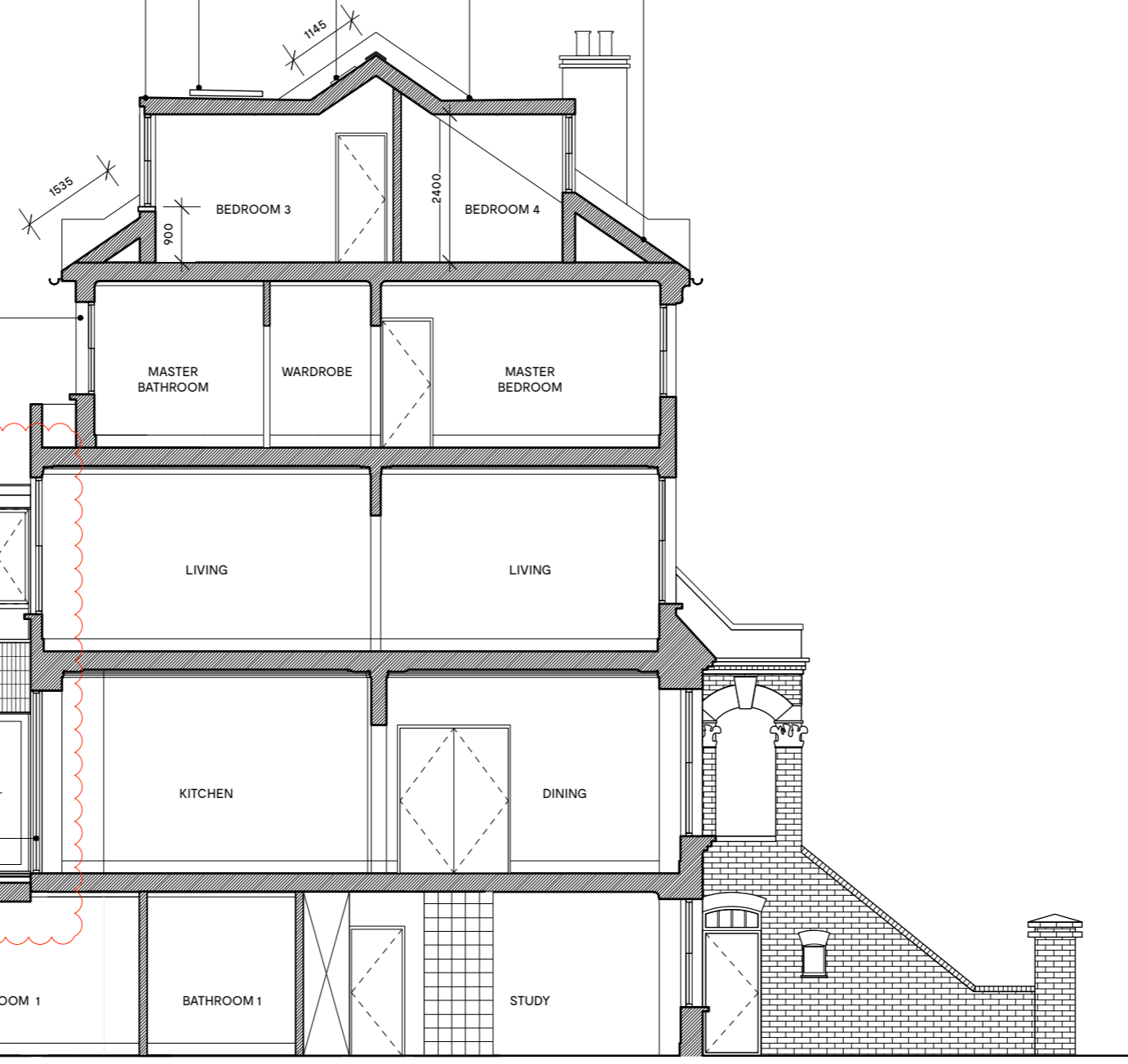
Lead roof enlarged dormer to rear elevation, size smaller than 84 St Augustine's Road & 14 South Villas.

Hot water solar panel. Centred on dormer roof for minimal visibility.

Line of new fixed rooflight to stairwell beyond.

Lead roof to enlarged dormer as per 83 & 85 St Augustine's road.

Welsh slate roof matching existing to be insulated to improve thermal performance.



Existing single glazed timber window to be replaced by double glazed timber windows. All woodwork detailing to match existing. To be painted grey.

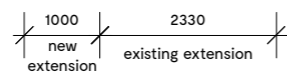
Line of rooflight.

Existing poorly insulated conservatory removed and replaced by double glazed timber windows (Olsen Thermo HS or similar). Overall U-value of approx 1.25/m2K. Natural oiled oak finish. New internally insulated flat roof line located 500mm under existing conservatory ridge line.

Existing extension externally insulated to improve thermal performance. Bricks to match existing, brickworks as shown. Double glazed timber windows (Olsen Thermo HS or similar). Overall U-value of approx 1.25/m2K. Natural oiled oak finish.

Existing kitchen window to be replaced by timber double glazed french doors opening onto enlarged extension roof at front. All woodwork detailing to match existing. To be painted grey.

Double glazed timber windows and doors (Olsen Thermo HS or similar). Overall U-value of approx 1.25/m2K. Natural oiled oak finish.



1 PROPOSED | SECTION AA
 301 SCALE: 1:100

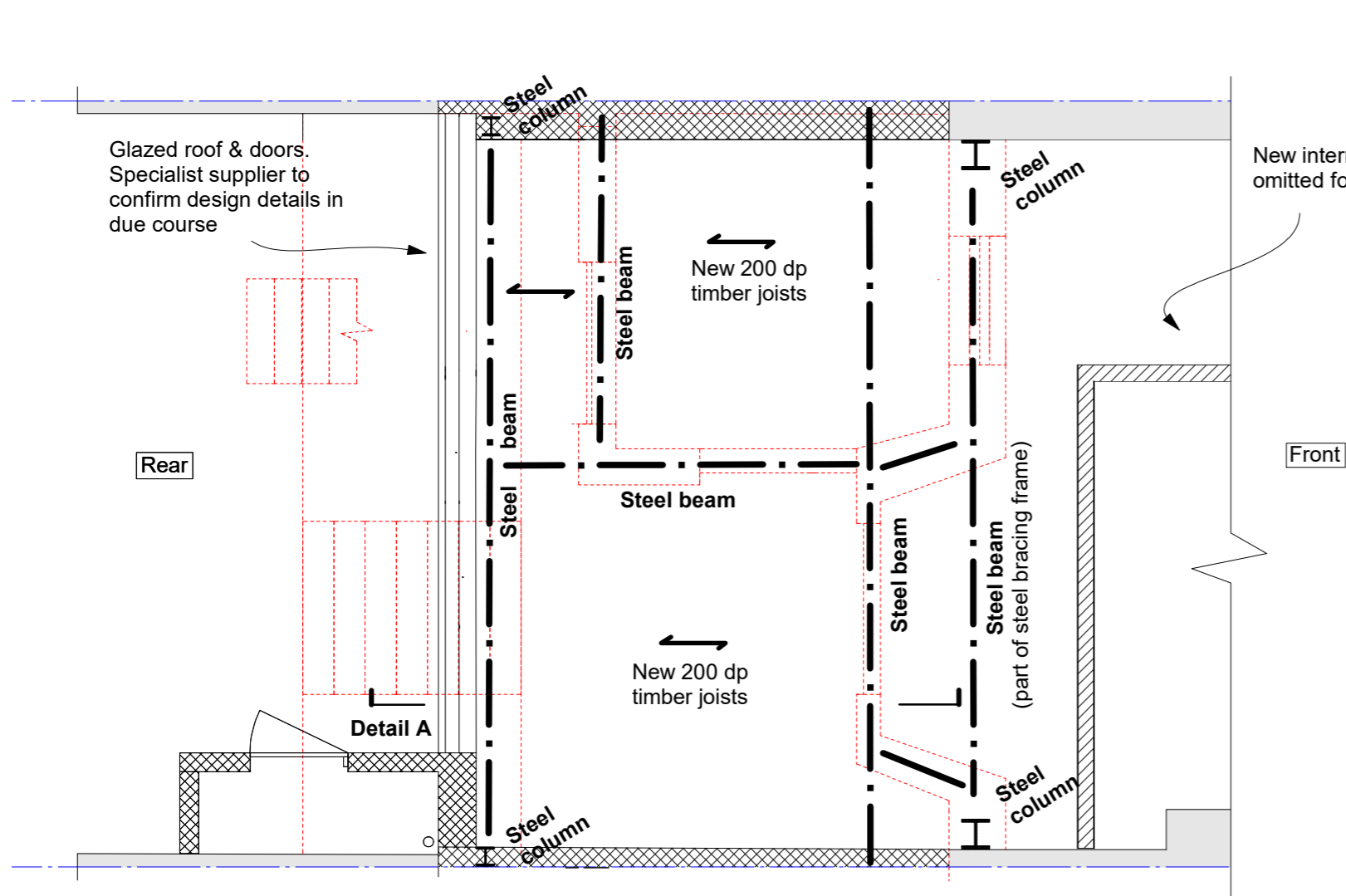


NOTES

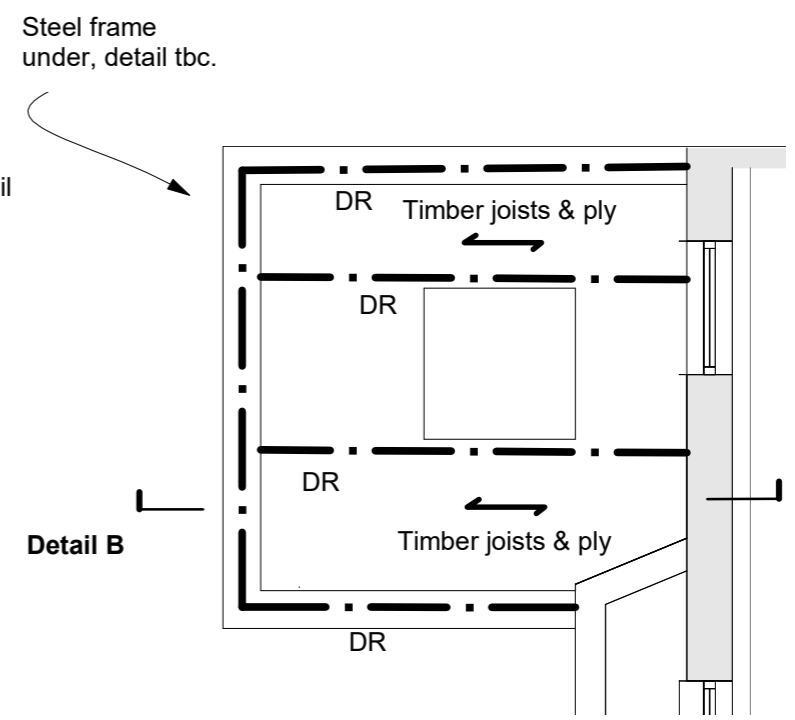
1. See drawing 00 for General Notes & Specifications
2. Do not build from this drawing unless "Construction" status is printed below.
3. CDM Regulations 2015. Unusual & residual risks listed in risk register document available from Principle Designer. Contractor is assumed experienced, competent & aware otherwise.
4. All setting out to only be taken from Archt's details
5. If in doubt ask!

LEGEND

	Extg structure
	New masonry - see specs
	Structure to be demolished
	Structure under - long dash
	Structure over - short dash
	Assumed boundary
	Doubled-up rafters / joists



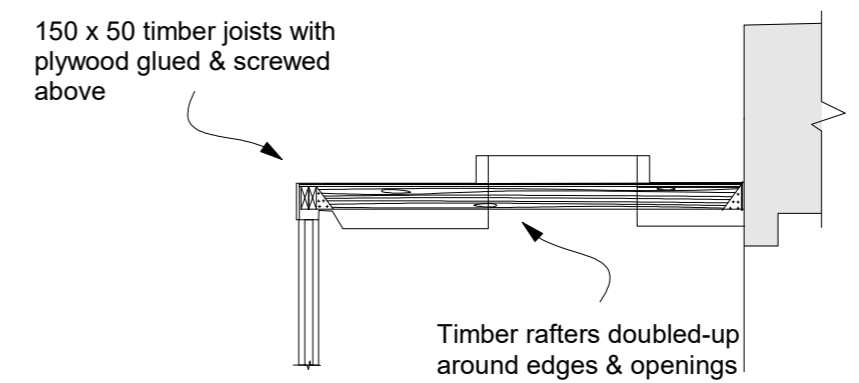
Plan of Lower Ground Floor
(showing steelwork scheme layout over)
(1:50)



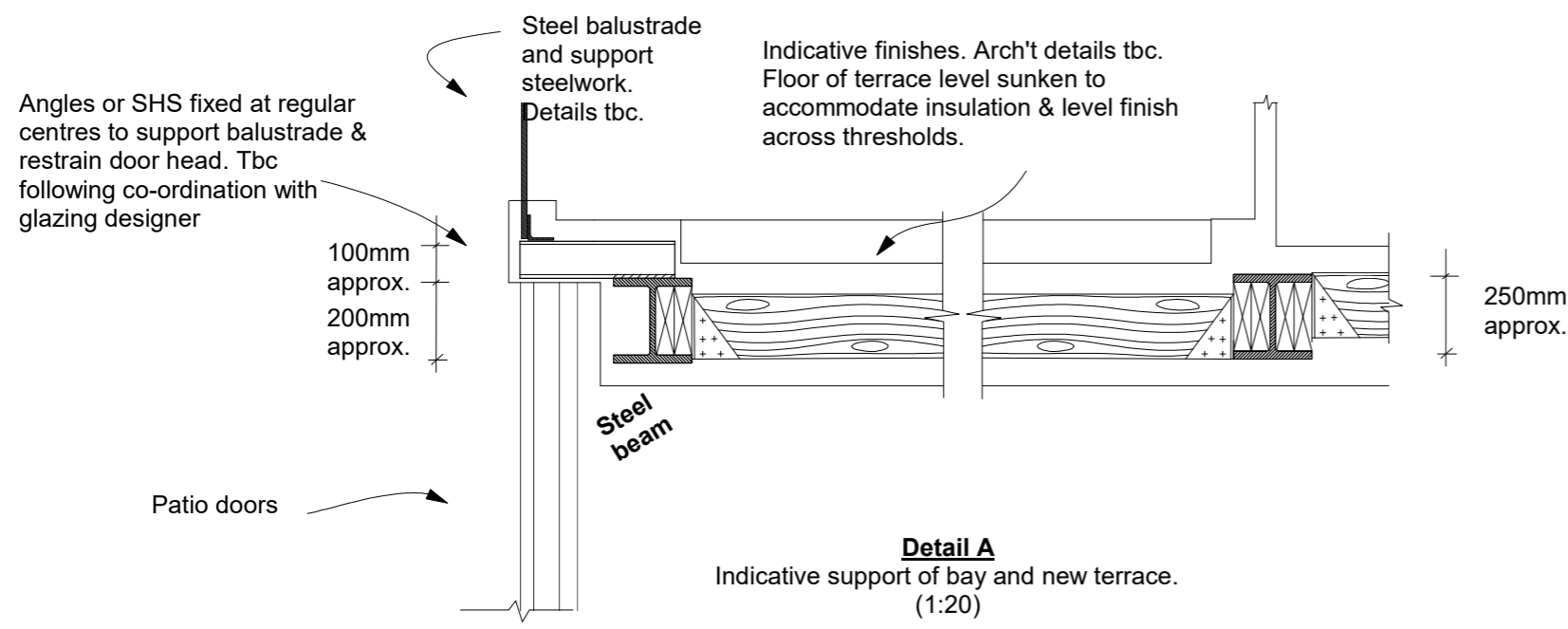
Part Plan of Extension Roof
(1:50)

New masonry walls built onto new strip footings.

Steel beams sit onto concrete padstones within masonry walls. Typical.



Detail B
(1:50)



Detail A
Indicative support of bay and new terrace.
(1:20)

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atlam
STRUCTURAL DESIGN
70 Cowcross Street, Clerkenwell, EC1M 6EJ

Job Name:
81 St Augustines Road
Camden, NW1 9RR

Drawing Title:
Preliminary Proposed Details

Drawing No:	Issue No:
Sketch #1	2
Purpose of Issue: Preliminary	

2	Jan '19	Updated to revised scheme
1	Dec '18	First issue
Issue No:	Date:	Change:
Issue History		