

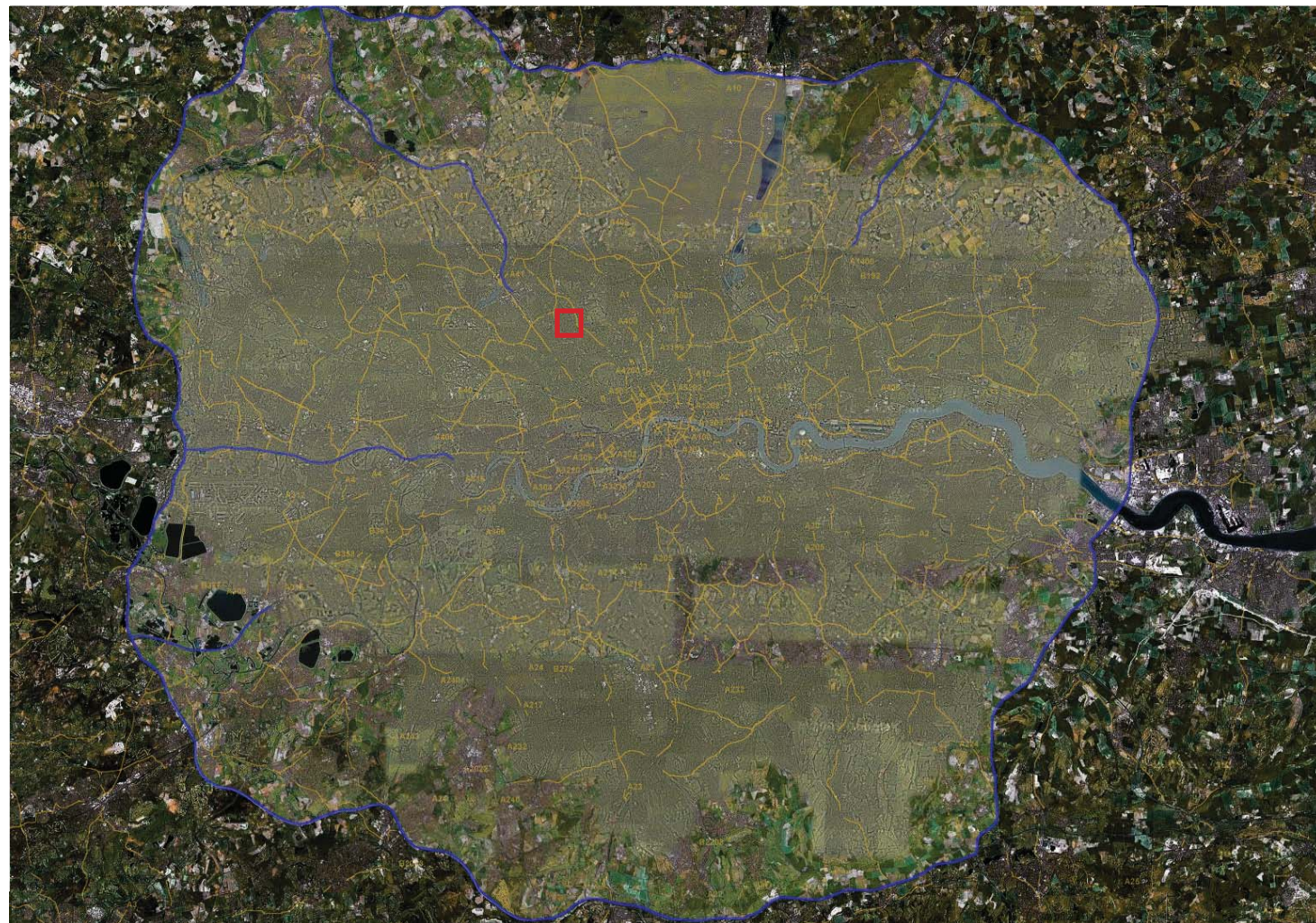
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INTRODUCTION

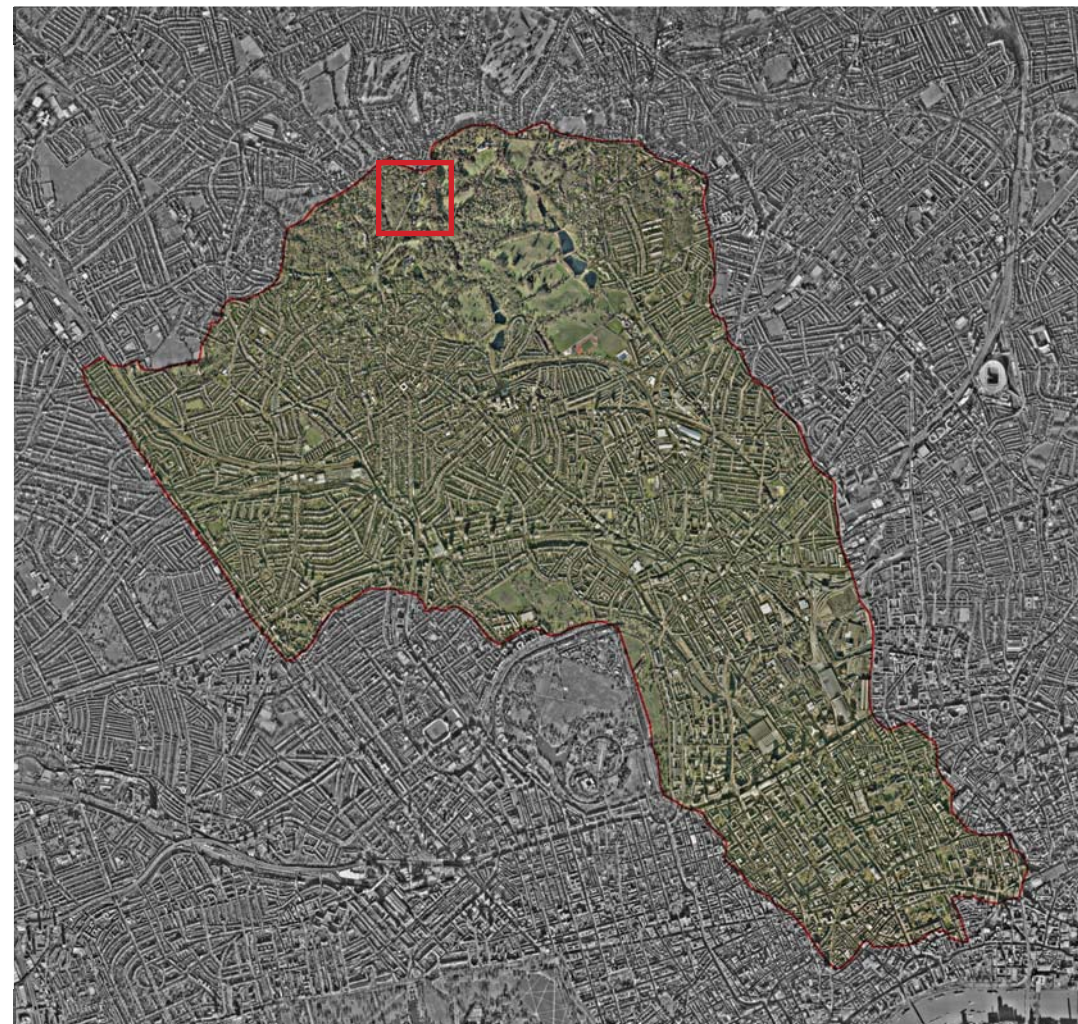
This Planning Brochure has been prepared to seek planning permission for subdividing the existing apartment at second floor and creating 2 Nos. self-contained residential dwellings. Built-in recycling & waste storage will be provided within flats. Waste storage and collection will be on-site as per existing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

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.

MOUNT TYNDAL. SPANIARDS ROAD. LONDON. NW3 7JH

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

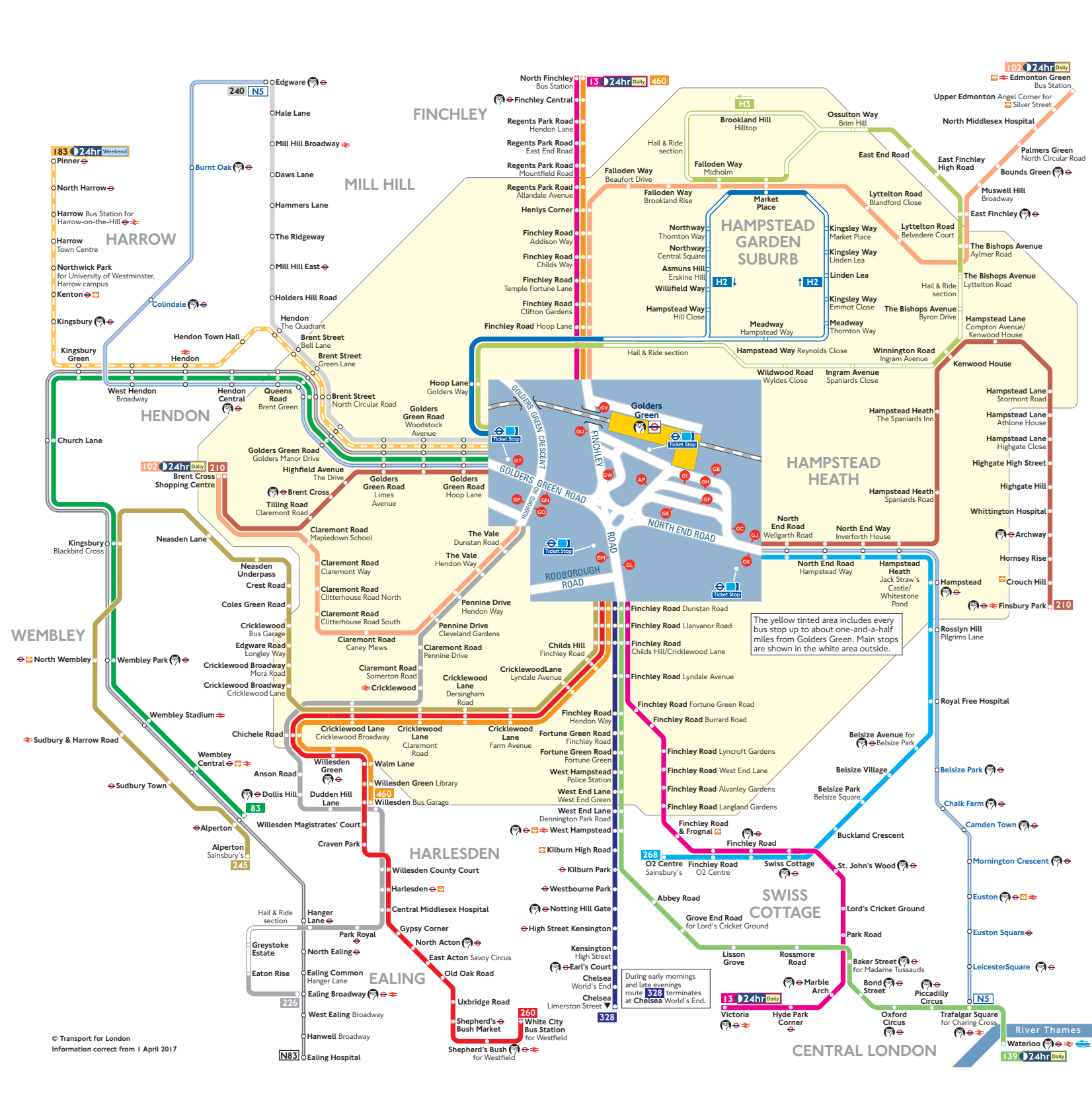
The site is located in close proximity to Hampstead Heath Park. As the site is within a suburban area the closest public transport lines are at Golders Green and Hampstead which are approximately 1 mile away. Golders Green Station and Hampstead Station are located approximately 1 mile south-west of the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

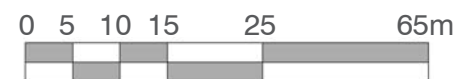
- 13 North Finchley / Victoria
- 83 Alperton
- 102 Brent Cross Shopping Centre / Edmonton Green
- 139 Waterloo
- 183 Pinner
- 210 Brent Cross Shopping Centre / Finsbury Park
- 226 Ealing Broadway
- 240 Edgware
- 245 Alperton
- 260 White City
- 268 Finchley Road O2 Centre
- 328 Chelsea
- 460 North Finchley / 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

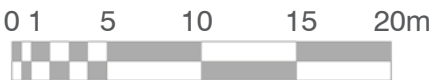


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EXISTING DRAWINGS
BLOCK PLAN



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



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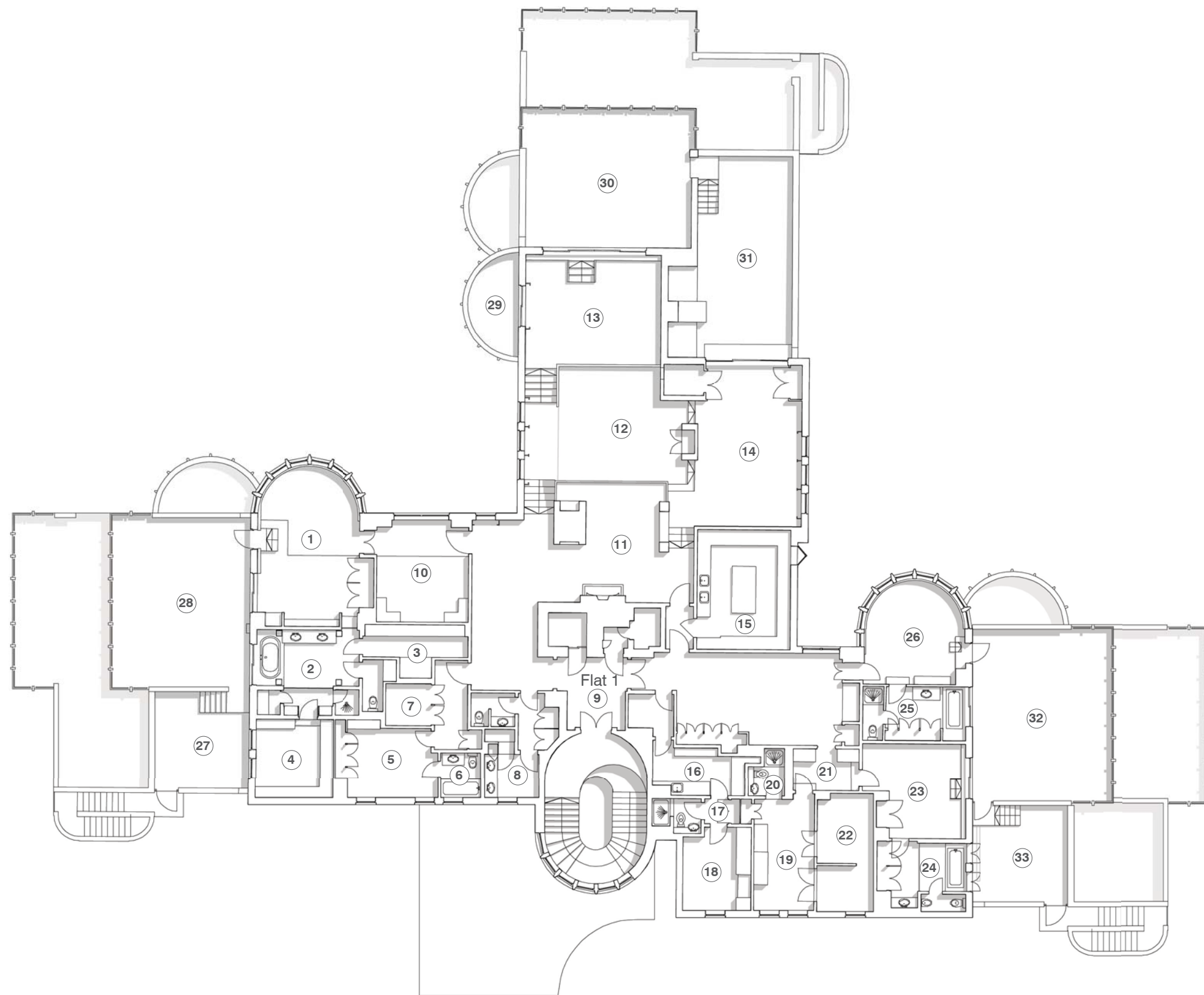


**EXISTING DRAWINGS
FLOOR PLANS**

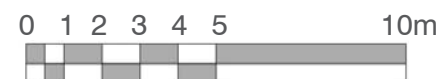
Key

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



MOUNT TYNDAL. SPANIARDS ROAD. LONDON. NW3 7JH

PART THREE | PROPOSED DRAWINGS

DESIGN SCHEDULE OF ACCOMMODATION

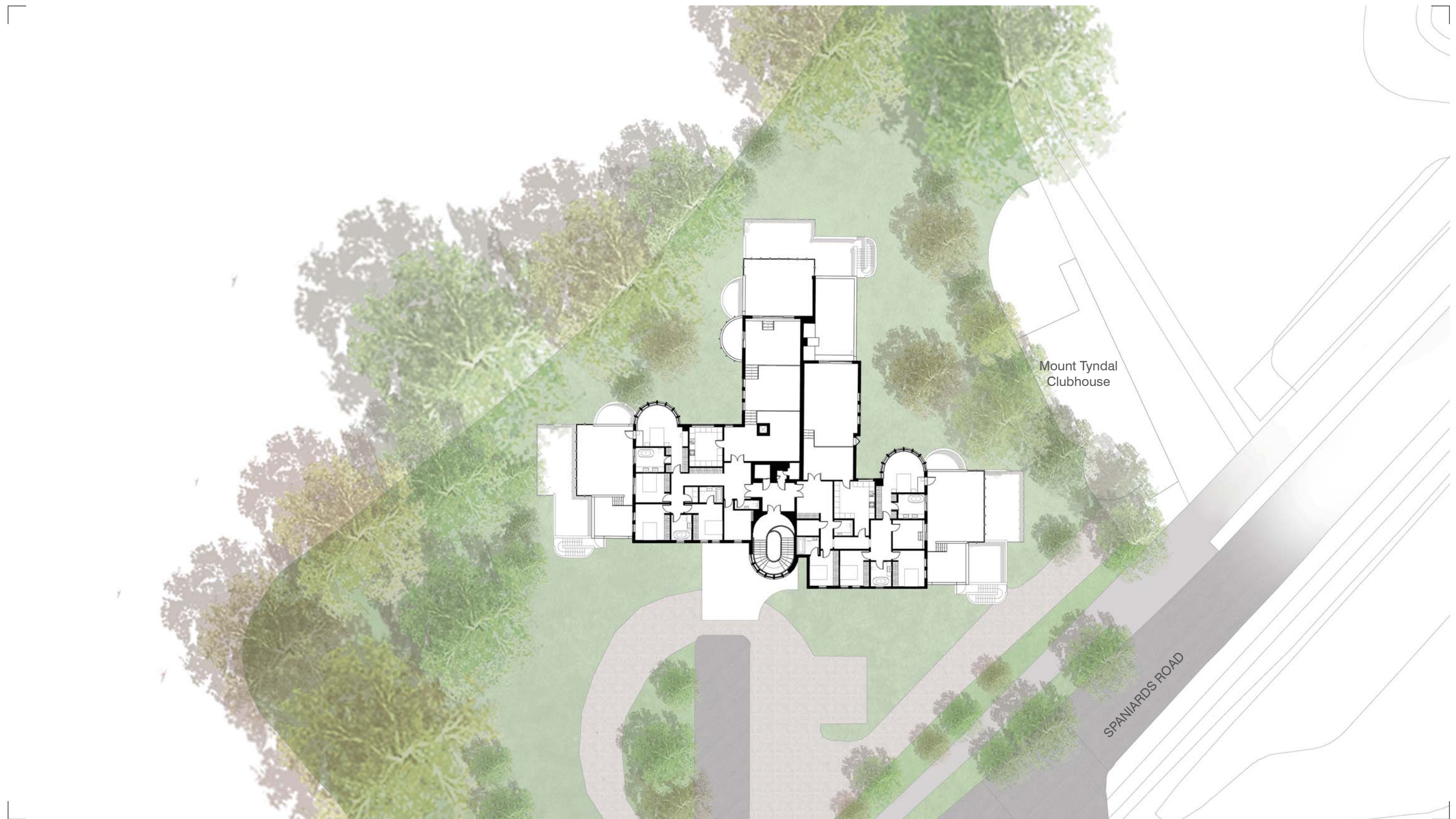
EXISTING SCHEDULE

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)

PROPOSED DRAWINGS
BLOCK PLAN



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

0 1 5 10 15 20m



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**PROPOSED DRAWINGS
FLOOR PLANS**

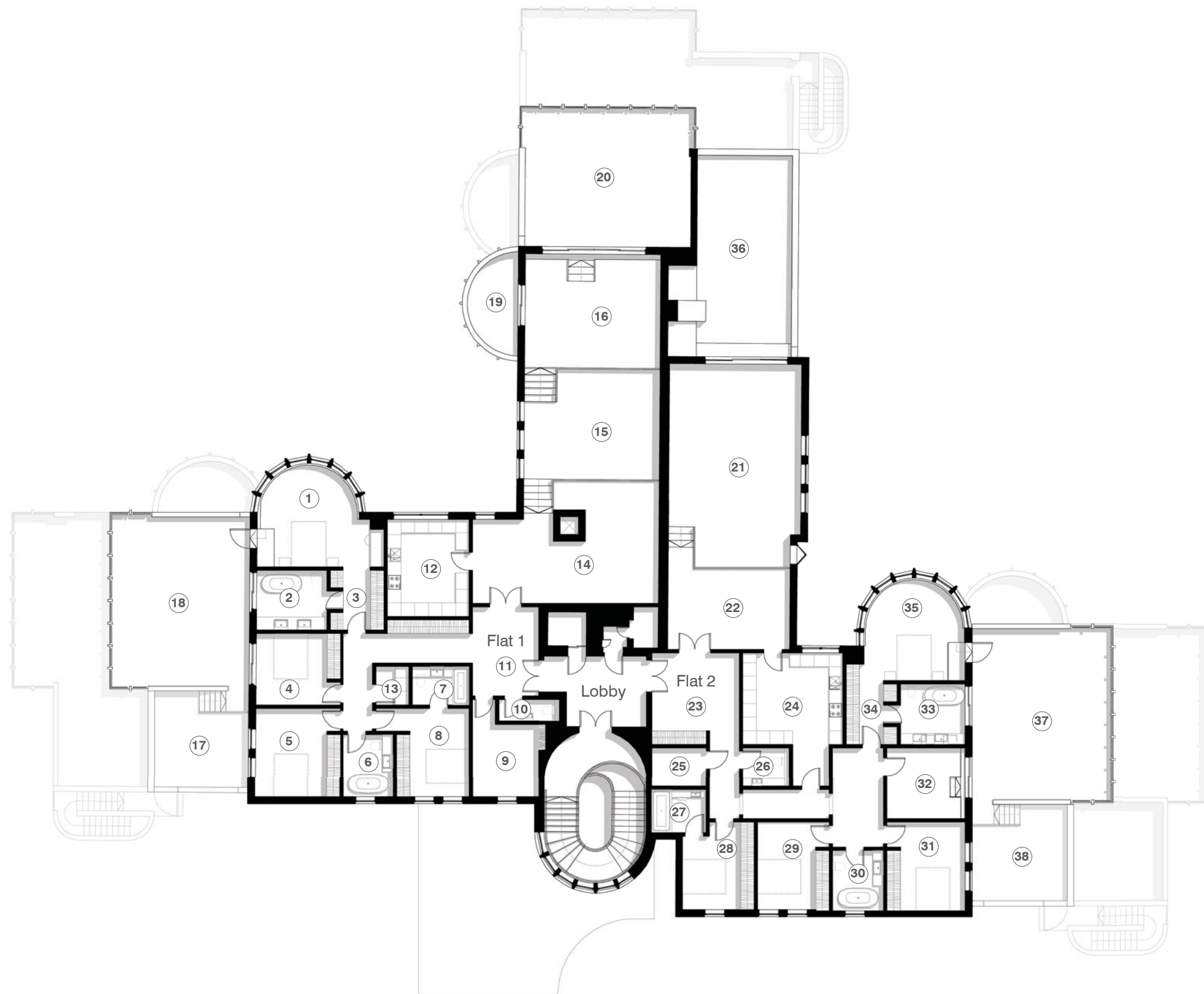
Key

Flat 1

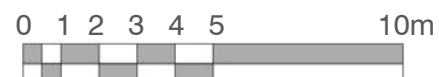
- 1. Master Bedroom
- 2. Master Bathroom
- 3. Dressing Room
- 4. Bedroom 1
- 5. Bedroom 2
- 6. Bathroom 1
- 7. Bathroom 2
- 8. Bedroom 3
- 9. Study
- 10. WC
- 11. Entrance Hall
- 12. Kitchen
- 13. Utility
- 14. Dining Room
- 15. Lower Living Room
- 16. Upper Living Room
- 17. Terrace 1
- 18. Terrace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



MOUNT TYNDAL. SPANIARDS ROAD. LONDON. NW3 7JH

PART FOUR | ACCESS AND SUSTAINABILITY

**ACCESS AND SUSTANABILITY
CYCLE STORAGE DETAILS**

Cycle parking spaces have been provided by Sheffield Cycle Stands and the requirement for cycle storage is set out below:

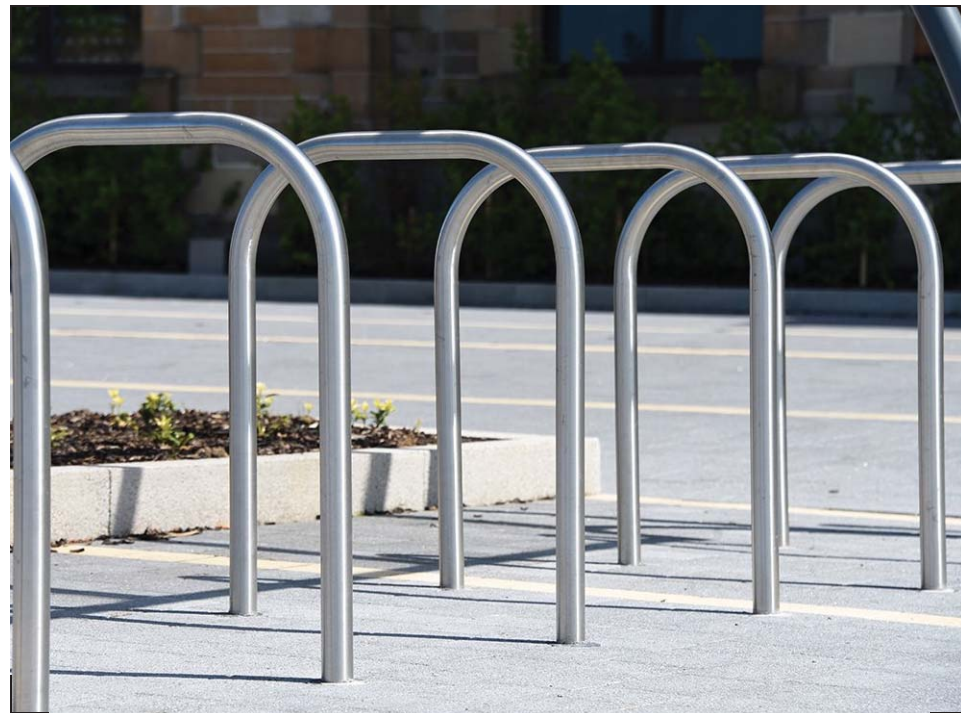
The provision for the number of cycles is in line with the London Plan - Chapter Six 'Cycle Parking'. The plan states that there should be 2 Nos. Cycle spaces for all dwellings including two or more bedrooms. We are, therefore, proposing 4Nos. cycle spaces, which will be provided using a similar Sheffield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

Key

- 1. 2 Nos. Stainless Steel 'Sheffield Cycle Stands' by Ollerton to provide 4 Nos. Cycle parking spaces

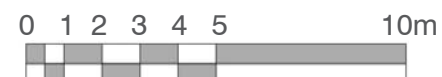
Features of the Proposed Cycle Stand:

- Made from stainless steel material, which is hot dip galvanised and, therefore, provides excellent weathering qualities
- Powder coated finish available in a full range of standard RAL colours
- Manufactured from grade 316L stainless steel, meaning that they offer excellent corrosion resistance
- Require very little maintenance to retain their original contemporary appearance

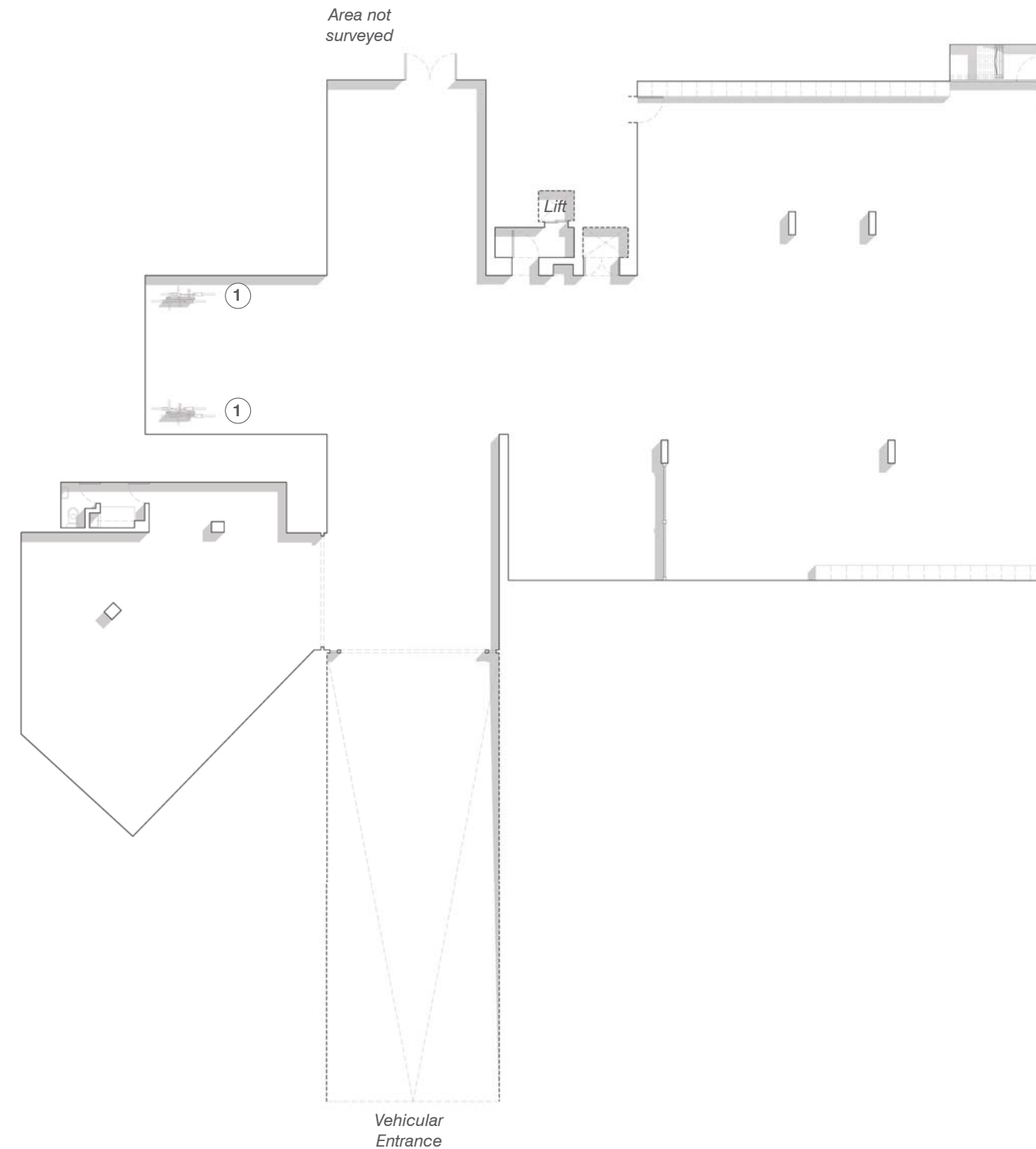


Indicative images above of proposed Cycle Parking System

BASEMENT PLAN. DRAWING no. 4000B. 1:200@A3



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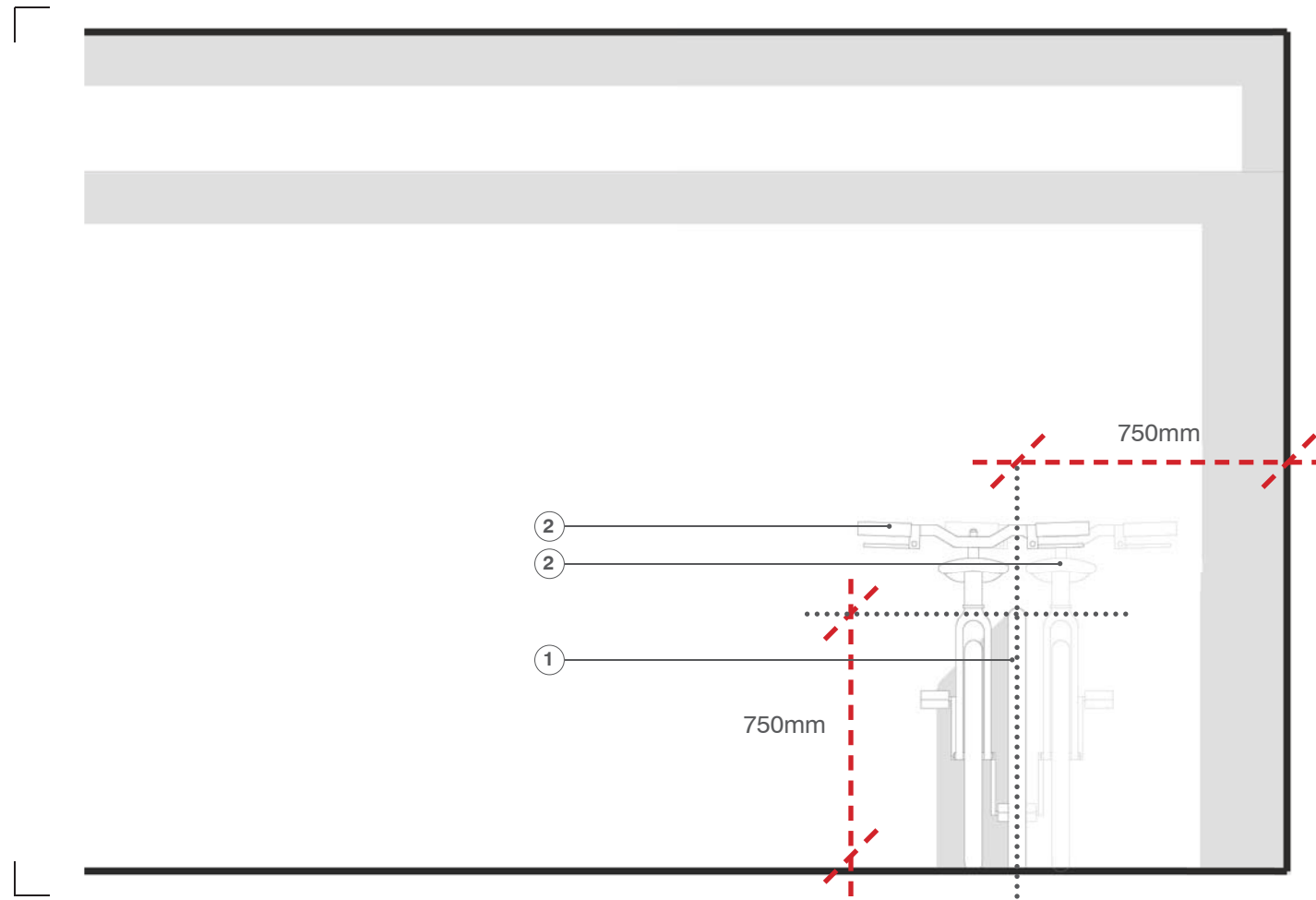


Existing Basement Plan showing location of Proposed Cycle Parking spaces

**ACCESS AND SUSTANABILITY
CYCLE STORAGE DETAILS**

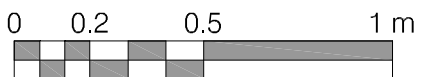
Key

- 1. Stainless Steel 'Sheffield Cycle Stand by Ollerton'
- 2. 2 Nos. Cycle Parking Spaces provided per one Sheffield Cycle Stand
(Total 4 Nos. Cycle Parking Spaces provided by 2 Nos. Sheffield Cycle Stands; refer to page 18 for further details.)

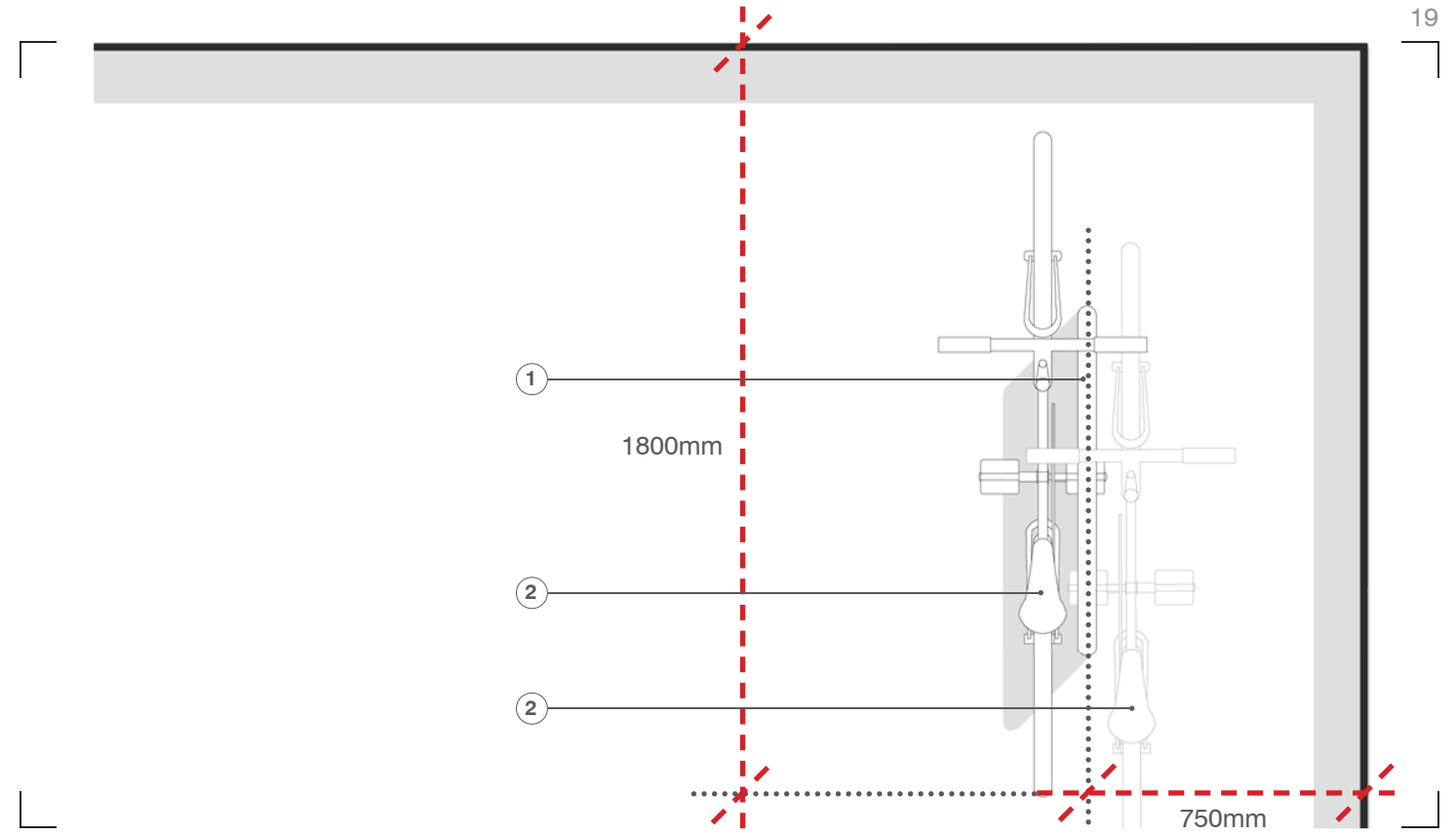


Front Elevation

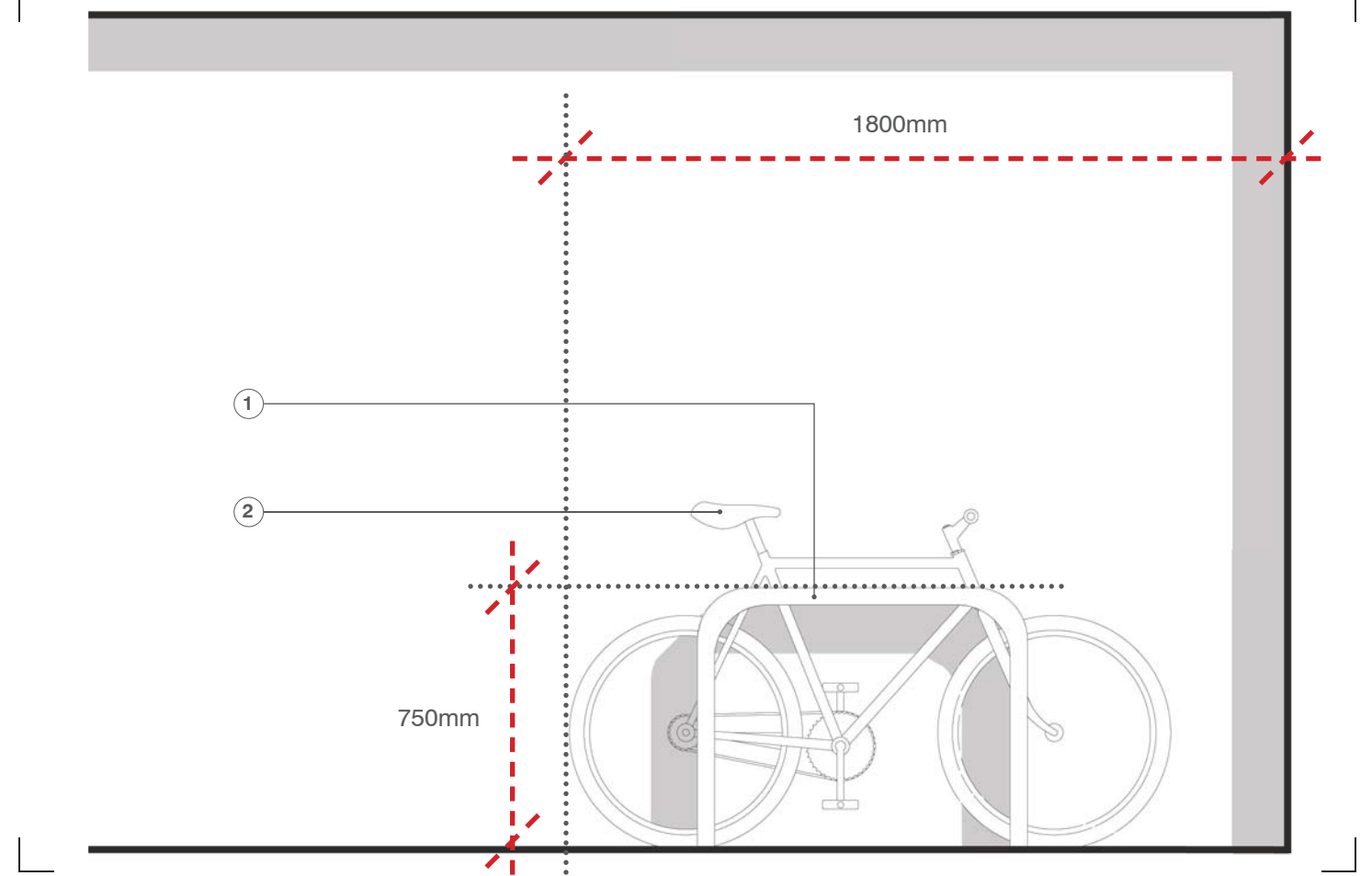
CYCLE STORAGE DETAILS. DRAWING no. 4001A. 1:20@A3



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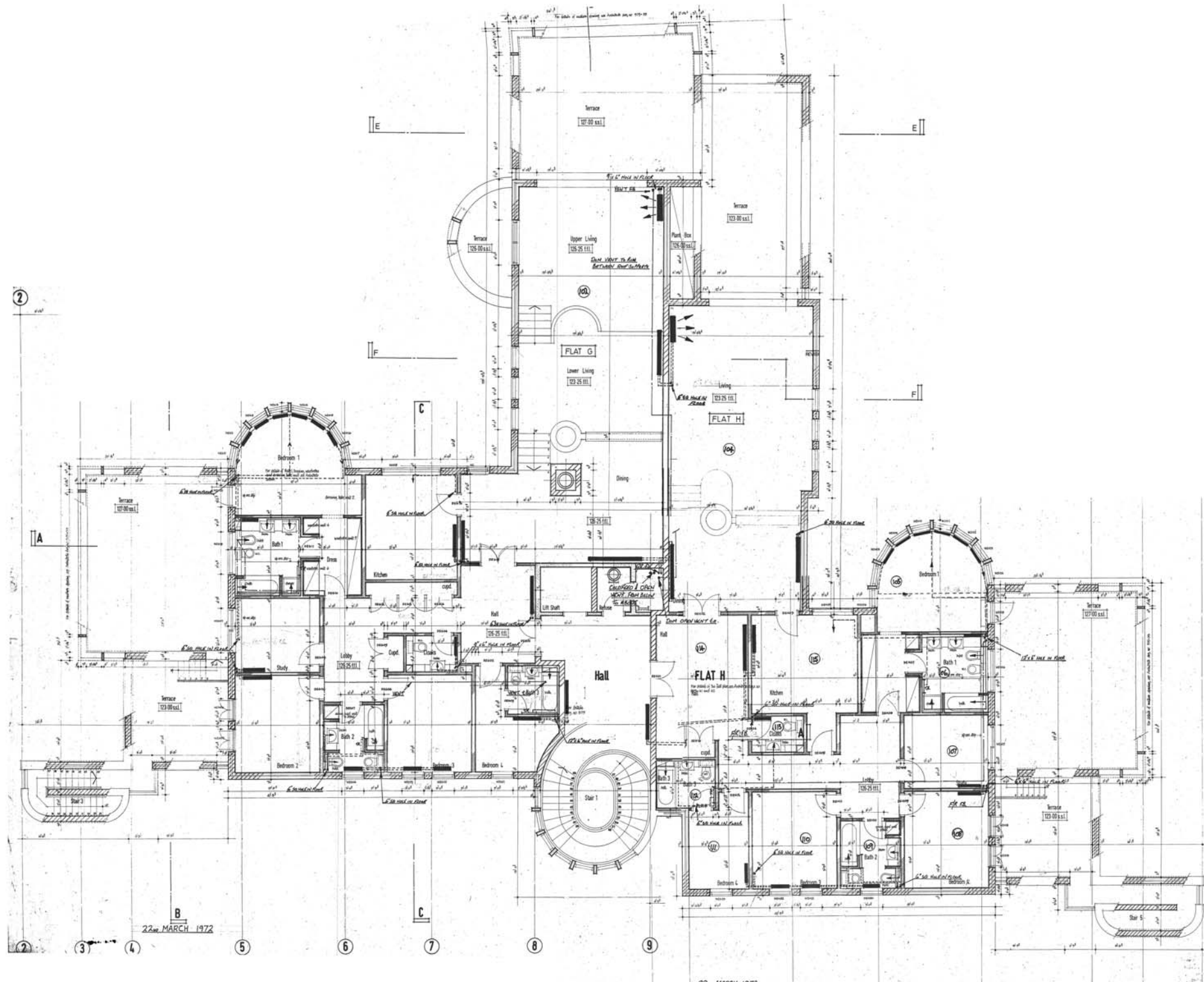


Plan



Side Elevation

APPENDIX



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

0 1 2 3 4 5 10m



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