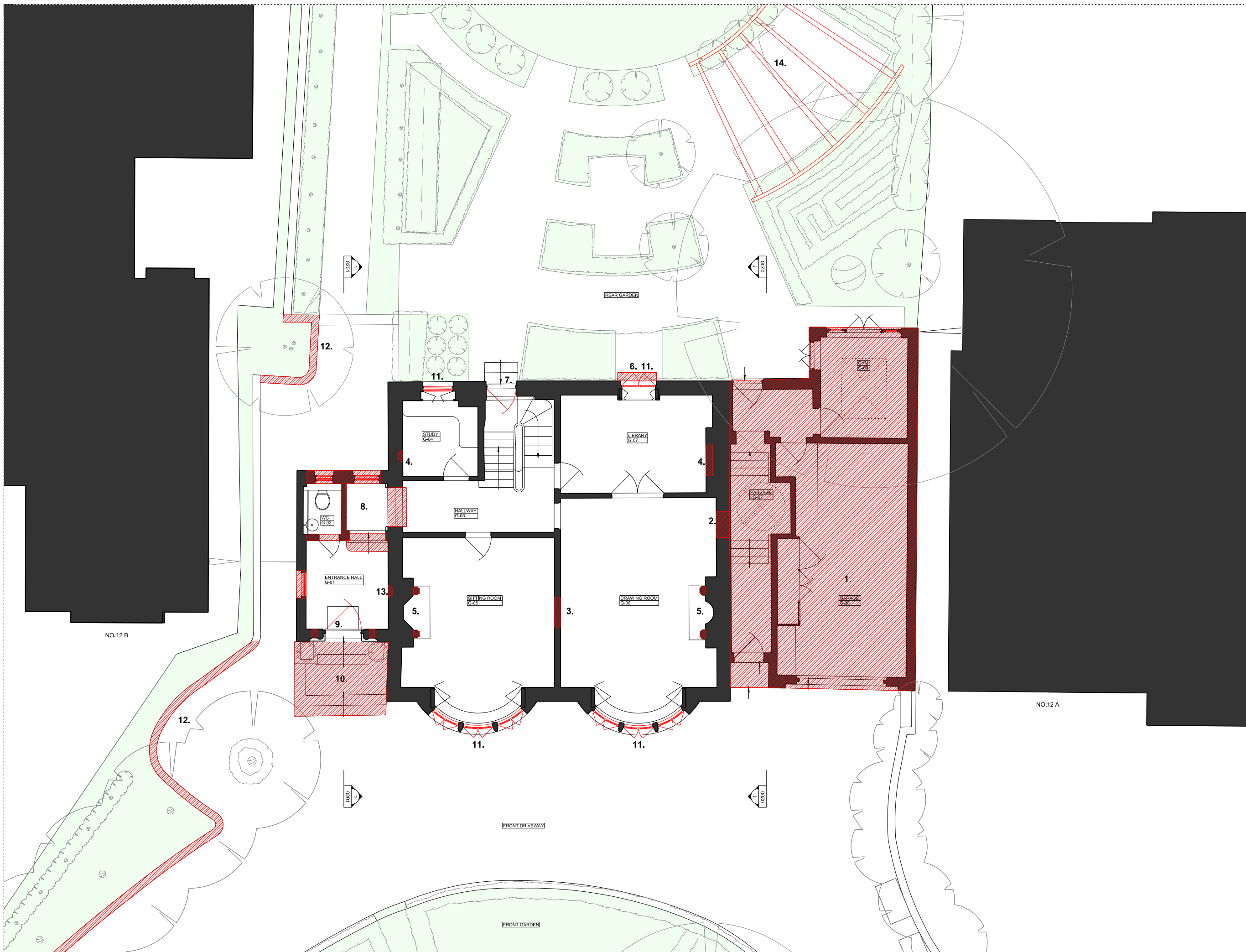


KEY:

- EXISTING FABRIC
- FABRIC TO BE REMOVED

SUMMARY OF KEY ALTERATIONS:

1. GARAGE EXTENSION REMOVED.
2. NARROW SECTION OF WALL REMOVED TO CREATE SINGLE DOOR OPENING.
3. SINGLE DOORWAY RE-OPENED AS PER 1915 PLAN.
4. FIREPLACE RE-OPENED.
5. MODERN FIREPLACE SURROUNDS REMOVED.
6. MODERN STEEL BALUSTRADES REMOVED.
7. MODERN GLAZED GARDEN DOOR REMOVED.
8. WC, STEPS, SMALL SECTIONS OF REAR WALL & MODERN WINDOW REMOVED TO MAKE WAY FOR NEW BOOT ROOM EXTENSION.
9. MODERN ENTRANCE DOOR AND FANLIGHT REMOVED.
10. MODERN ENTRANCE STEPS REMOVED.
11. ALL MODERN WINDOWS REMOVED.
12. SECTIONS OF GARDEN WALL REMOVED.
13. WALL ADAPTED TO ACCOMMODATE SMALL ENTRANCE HALL FIREPLACE
14. STEEL GARDEN STRUCTURE REMOVED.



1 1:50 / 1:100 EXISTING UPPER-GROUND FLOOR PLAN

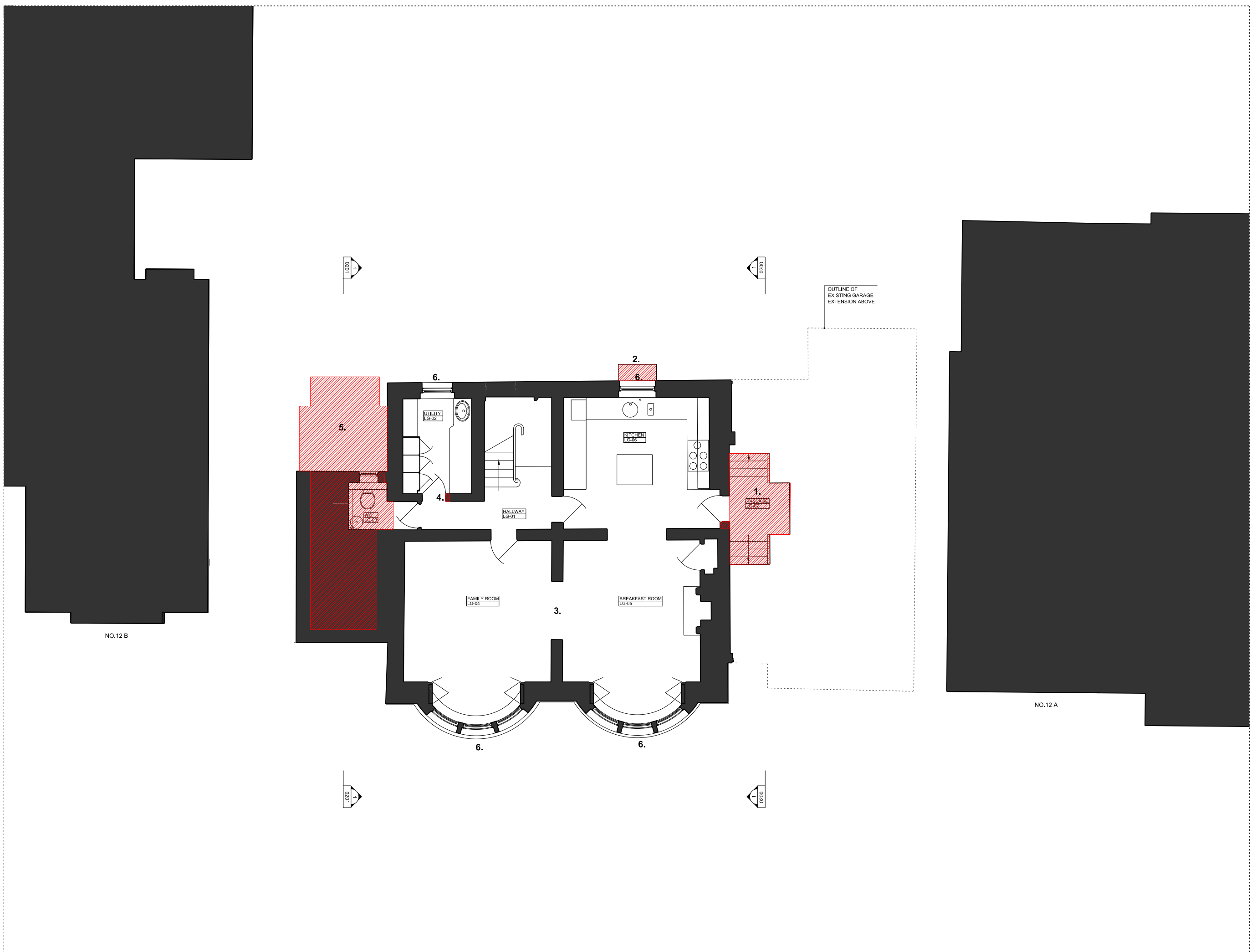
0 1 2 3 4 5 6 7 8 9 10
SCALE IN METRES: 1:50 @ A1, 1:100 @ A3

00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING UPPER-GROUND FLOOR PLAN			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	HS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	0000	00

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- KEY:
- EXISTING FABRIC
 - FABRIC TO BE REMOVED

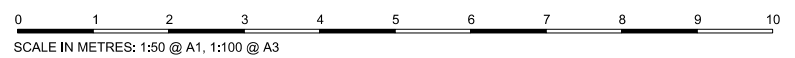
- SUMMARY OF KEY ALTERATIONS:
1. GARAGE EXTENSION REMOVED.
 2. EXISTING LIGHTWELL ENLARGED.
 3. EXISTING OPENING BETWEEN FRONT ROOMS SEALED TO REINSTATE ORIGINAL PLAN FORM.
 4. DOOR OPENING MOVED SLIGHTLY.
 5. EXISTING WC REMOVED AND SPACE ENLARGED TO FRONT AND REAR AND FLOOR LOWERED SLIGHTLY.
 6. ALL MODERN WINDOWS REMOVED.



NO.12 B

NO.12 A

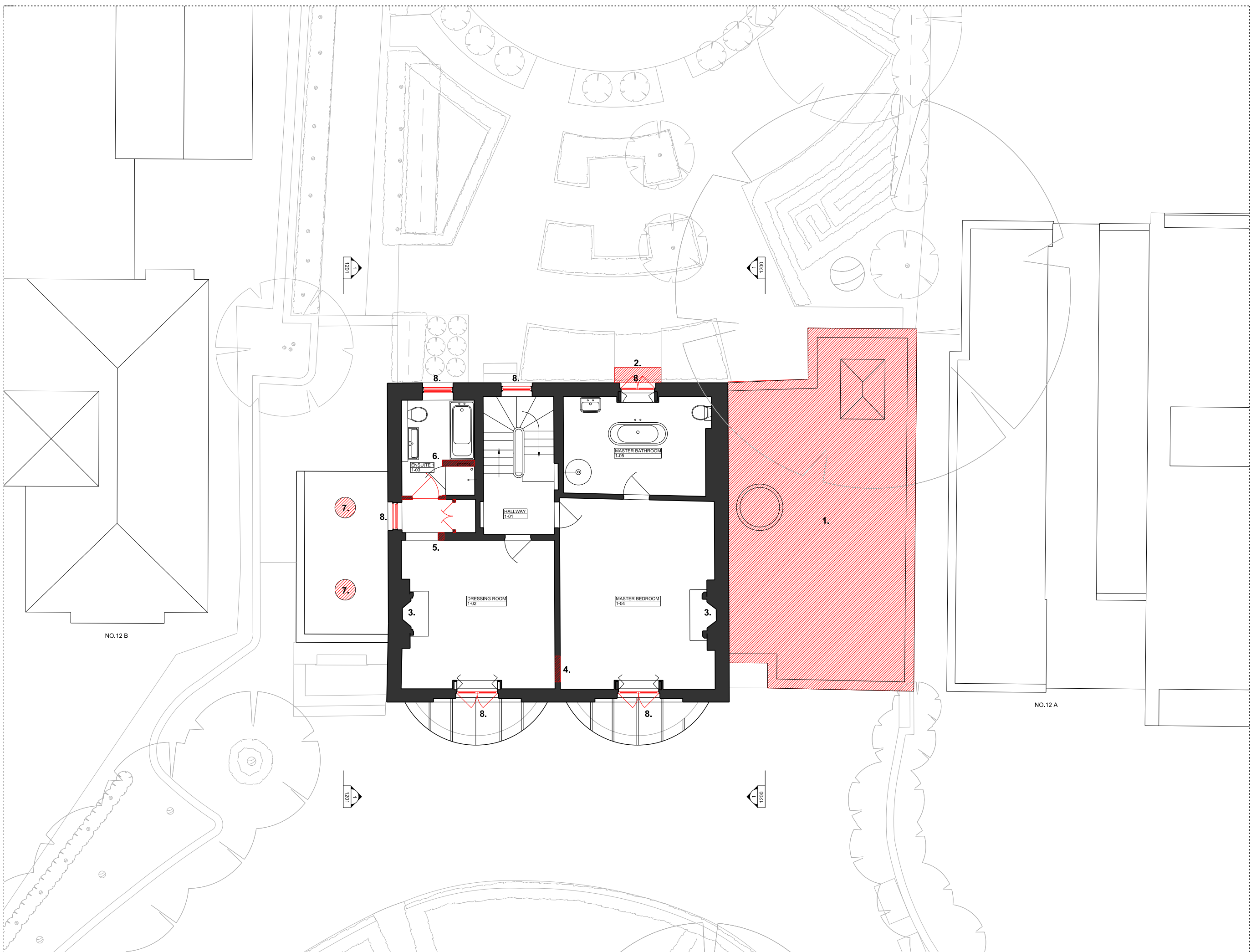
00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING LOWER-GROUND FLOOR PLAN			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	-0000	00



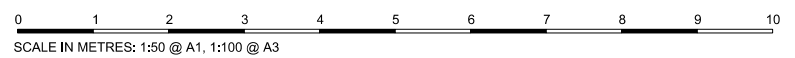
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- KEY:
- EXISTING FABRIC
 - FABRIC TO BE REMOVED

- SUMMARY OF KEY ALTERATIONS:
1. GARAGE EXTENSION REMOVED.
 2. MODERN STEEL BALUSTRADES REMOVED.
 3. MODERN FIREPLACE SURROUNDS REMOVED.
 4. NEW DOOR OPENING (TO BE CONCEALED WITH TWO JIB DOORS).
 5. DOOR OPENING NARROWED AND MOVED SLIGHTLY.
 6. MODERN BATHROOM PARTITIONS ALTERED.
 7. NEW ROOFLIGHT OPENINGS TO ENTRANCE HALL.
 8. ALL MODERN WINDOWS REMOVED.



1 1:50 / 1:100
EXISTING FIRST FLOOR PLAN

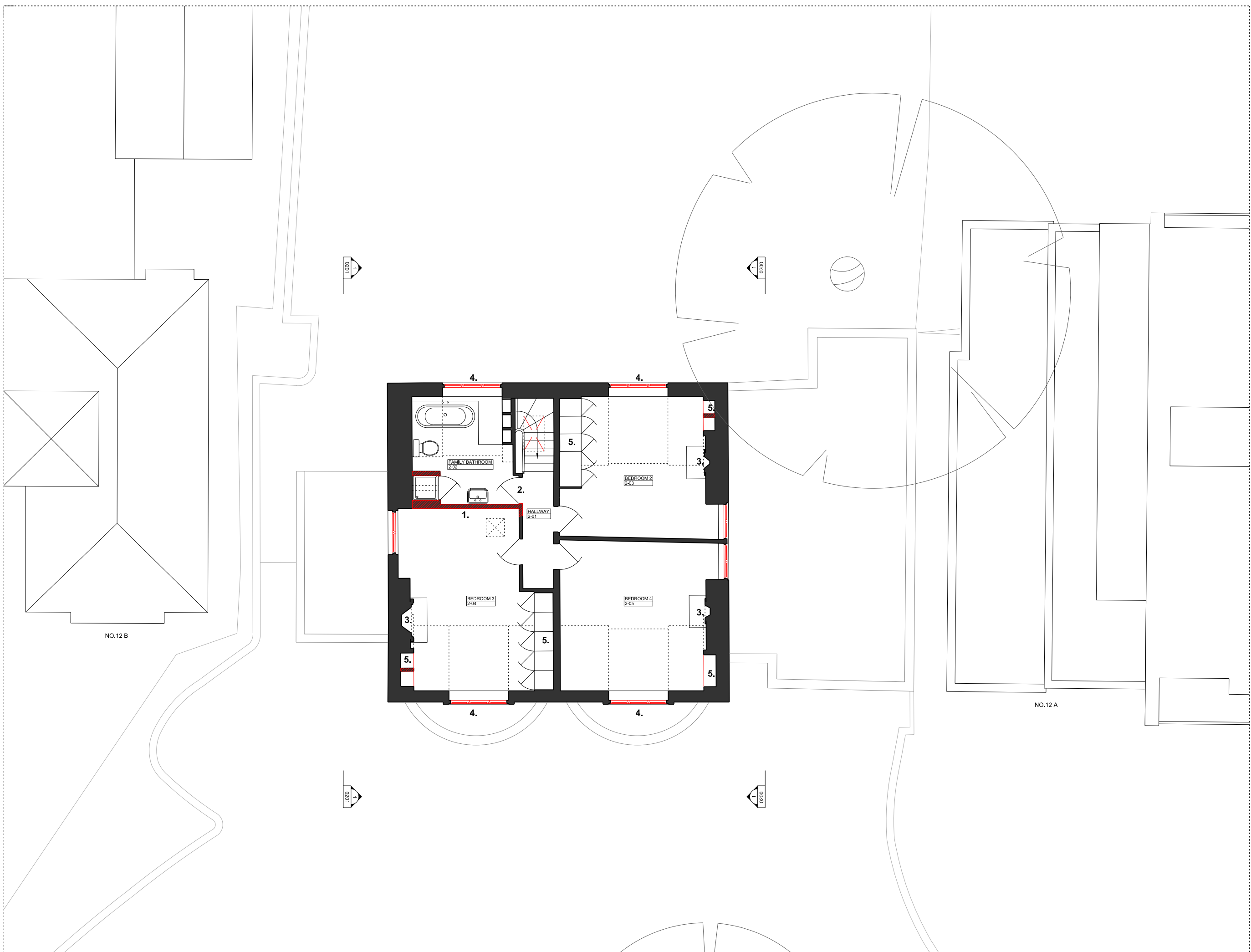


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REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING FIRST FLOOR PLAN			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	0001	00

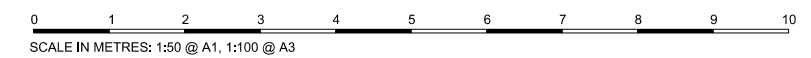
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- KEY:
- EXISTING FABRIC
 - FABRIC TO BE REMOVED

- SUMMARY OF KEY ALTERATIONS:
1. MODERN PARTITION WALL REMOVED.
 2. DOOR OPENING MOVED.
 3. MODERN FIREPLACE SURROUNDS REMOVED.
 4. ALL MODERN WINDOWS REMOVED.
 5. MODERN BUILT-IN JOINERY REMOVED.



1 1:50 / 1:100
EXISTING SECOND FLOOR PLAN



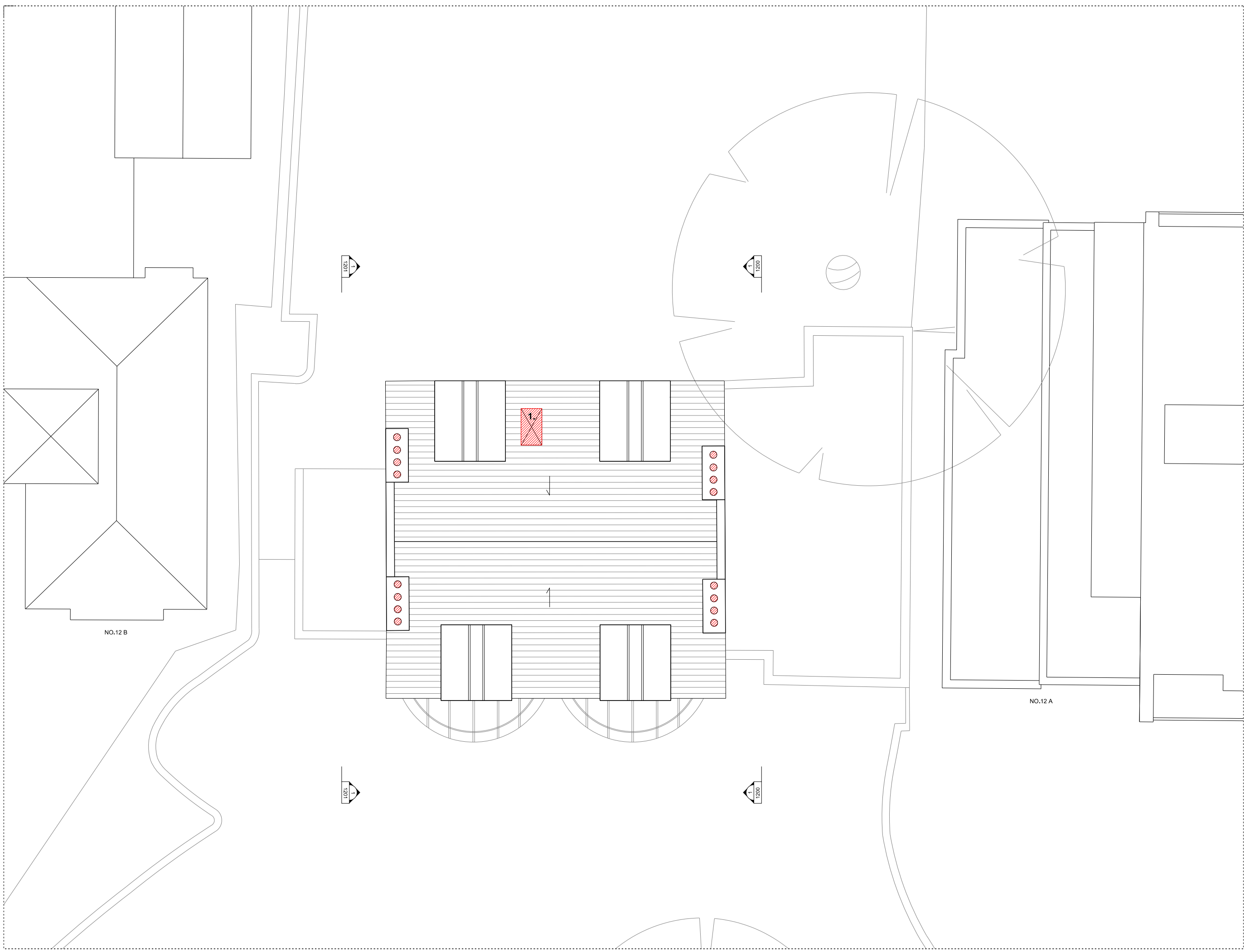
00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING SECOND FLOOR PLAN			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	HS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	0002	00

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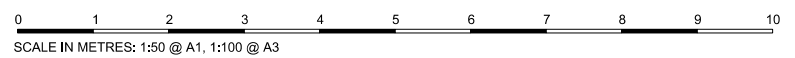
- KEY:
- EXISTING FABRIC
 - FABRIC TO BE REMOVED

SUMMARY OF KEY ALTERATIONS:

1. MODERN ROOFLIGHT REMOVED.
2. MODERN CHIMNEY POTS REMOVED.

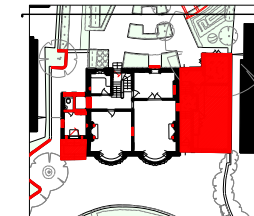


1 1:50 / 1:100
EXISTING ROOF PLAN



00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING ROOF PLAN			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	HS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	0003	00

KEY PLAN



KEY:

- EXISTING FABRIC
- FABRIC TO BE REMOVED

SUMMARY OF KEY ALTERATIONS:

1. GARAGE EXTENSION REMOVED.
2. EXISTING ENTRANCE PORCH REAR WALL ALTERED TO MAKE WAY FOR NEW EXTENSION.
3. MODERN REAR GARDEN DOOR REMOVED.
4. MODERN STEEL BALUSTRADES REMOVED.
5. ALL MODERN WINDOWS REMOVED.
6. ALL MODERN CONCRETE WINDOW SILLS REMOVED.
7. MODERN ROOFLIGHT REMOVED.
8. MODERN CHIMNEY POTS REMOVED.
9. MODERN SYNTHETIC RENDER REMOVED.
10. EXISTING LIME TREE RETAINED & PROTECTED.



00 25.10.19 PLANNING ISSUE KS

REV DATE NOTES INIT.

PROJECT

12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN

DRAWING TITLE

EXISTING REAR ELEVATION (NORTH)

STATUS PLANNING

DATE DRAWN CHECK SCALE @ A3 1:100

JULY 19 HS GP SCALE @ A1 1:50

PROJECT NUMBER CODE STATUS TYPE & REVISION

NUMBER NUMBER LETTER

0431 A 0101 00

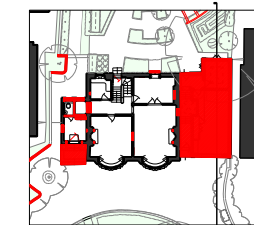
CHRIS DYSON ARCHITECTS

1 FASHION STREET T: 020 7247 1816

SPIVALETTIS F: 020 7377 6082

LONDON E1 6LY W: www.chrisdyson.co.uk

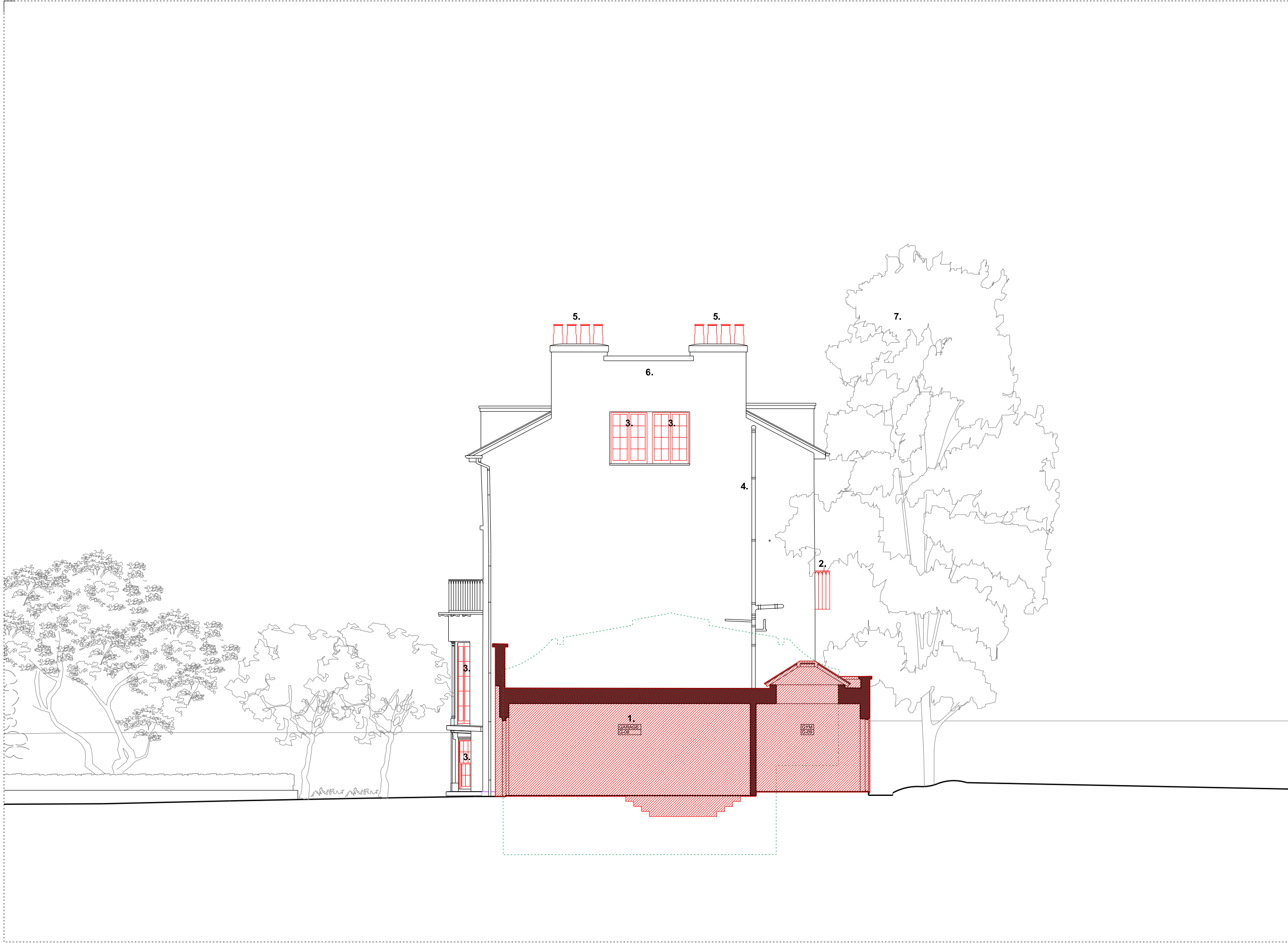
KEY PLAN



KEY:

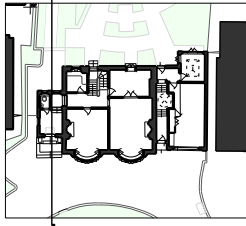
- EXISTING FABRIC
- FABRIC TO BE REMOVED
- OUTLINE OF PROPOSED EXTENSION

- SUMMARY OF KEY ALTERATIONS:**
1. GARAGE EXTENSION REMOVED.
 2. MODERN STEEL BALUSTRADES REMOVED.
 3. ALL MODERN WINDOWS REMOVED.
 4. ALL EXTERNALLY VISIBLE PVC SERVICES REPLACED WITH CAST IRON & RATIONALISED.
 5. MODERN CHIMNEY POTS REMOVED.
 6. MODERN SYNTHETIC RENDER REMOVED.
 7. EXISTING LIME TREE TO BE RETAINED & PROTECTED.



00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING LONG SECTION A-A			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	HS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	0200	00

KEY PLAN



KEY:

- EXISTING FABRIC
- FABRIC TO BE REMOVED
- OUTLINE OF PROPOSED EXTENSION

SUMMARY OF KEY ALTERATIONS:

1. EXISTING ENTRANCE HALL REAR WALL ALTERED TO MAKE WAY FOR NEW BOOT ROOM EXTENSION.
2. EXISTING LOWER GROUND FLOOR WC ALTERED TO ACCOMMODATE NEW PLANT / STORE ROOM.
3. EXISTING ENTRANCE HALL CEILING ALTERED TO ACCOMMODATE NEW DOMES & ROOFLIGHTS.
4. MODERN ENTRANCE DOOR AND FANLIGHT REMOVED.
5. MODERN ENTRANCE STEPS REMOVED.
6. INTERNAL STEPS ALTERED TO ACCOMMODATE IMPROVED ENTRANCE HALL LAYOUT.
7. WALL ADAPTED TO ACCOMMODATE SMALL ENTRANCE HALL FIREPLACE.
8. INAPPROPRIATE MODERN JOINERY SHELVES REMOVED.
9. ALL MODERN WINDOWS & MODERN CONCRETE SILLS REMOVED.
10. MODERN CHIMNEY POTS REMOVED.
11. MODERN SYNTHETIC RENDER REMOVED.
12. EXISTING LIME TREE RETAINED & PROTECTED.
13. EXISTING FORMAL GARDENS RE-LANDSCAPED.
14. ALL EXTERNALLY VISIBLE PVC SERVICES REPLACED WITH CAST IRON & RATIONALISED..



00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.

PROJECT
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN

DRAWING TITLE
EXISTING SECTION - THROUGH ENTRANCE HALL

STATUS PLANNING

DATE	DRAWN	CHECK	SCALE @ A3
JULY 19	HS	GP	SCALE @ A1: 1/50

PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER	REVISION LETTER
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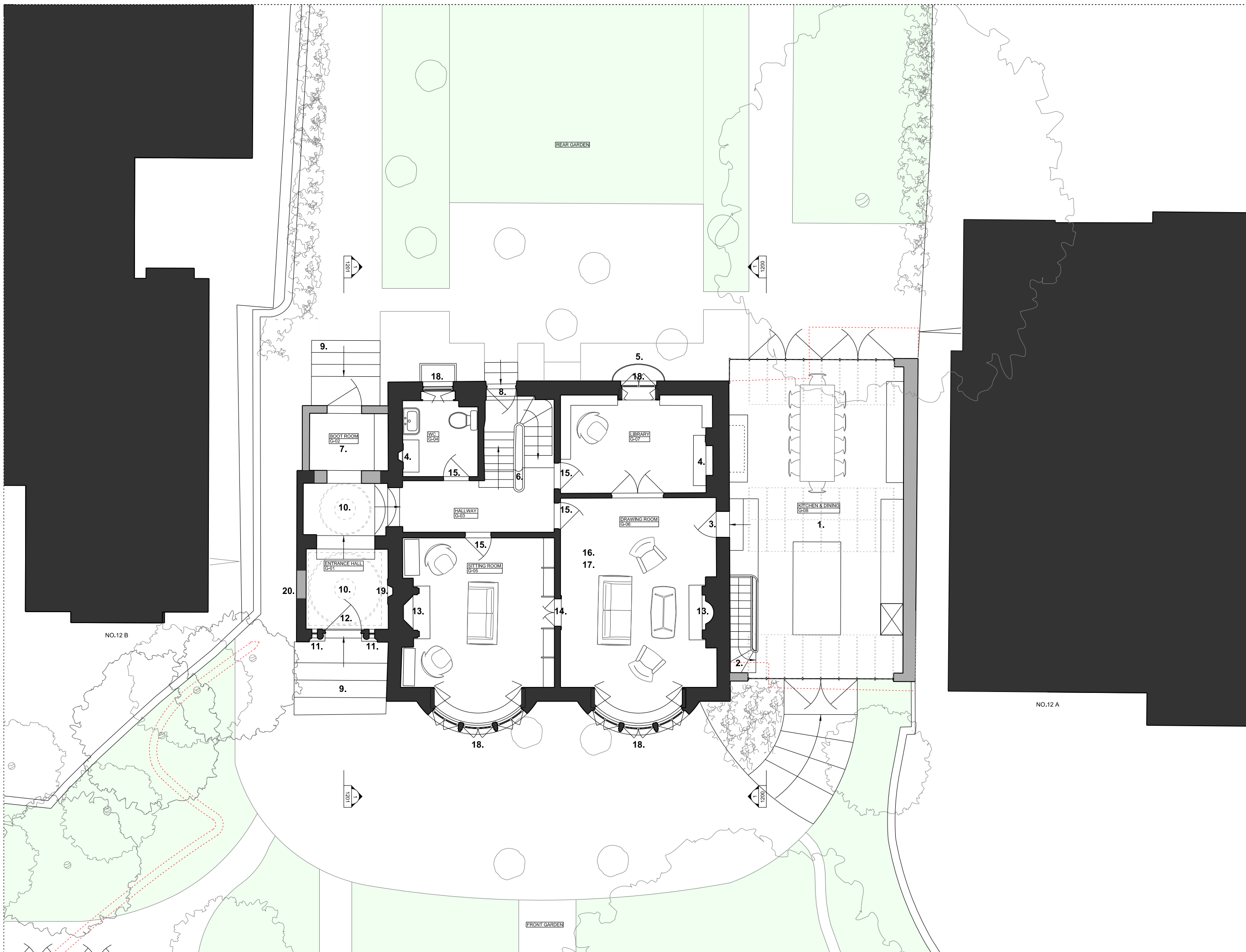
0431 A 0201 00

KEY:

- EXISTING FABRIC
- NEW FABRIC
- OUTLINE OF EXISTING GARAGE EXTENSION

SUMMARY OF KEY ALTERATIONS:

1. NEW KITCHEN / DINING ROOM EXTENSION TO REPLACE EXISTING GARAGE (EQUAL TO EXISTING FOOTPRINT).
2. NEW STAIRCASE TO LOWER-GROUND FLOOR.
3. NEW NARROW OPENING WITH JIB DOOR (OPENING CENTRES THE FIREPLACE).
4. REINSTATED FIREPLACE WITH RECLAIMED SURROUND & GRATE; OR APPROPRIATELY DETAILED, HIGH QUALITY NEW.
5. EXISTING BALUSTRADES REPLACED WITH NEW CURVED WROUGHT IRON RAILING; WITH APPROPRIATE DETAILING.
6. STAIRCASE BALUSTERS REPLACED WITH NARROWER SECTIONS; TO MATCH KEATS HOUSE.
7. NEW BOOT ROOM EXTENSION.
8. NEW PARTIALLY GLAZED DOOR TO MATCH KEATS HOUSE REAR GARDEN DOOR.
9. NEW EXTERNAL STEPS IN YORK STONE.
10. NEW INTERNAL CEILING DOMES WITH ROOFLIGHTS ABOVE.
11. REINSTATED MARGIN LIGHTS.
12. FRONT DOOR REPLACED TO MATCH KEATS HOUSE & APPROPRIATE FANLIGHT REINSTATED ABOVE.
13. REINSTATED FIREPLACE WITH RECLAIMED SURROUND; OR APPROPRIATELY DETAILED, HIGH QUALITY NEW. EXISTING GRATE RETAINED.
14. REINSTATED SINGLE DOORWAY AS PER 1915 PLAN; WITH HISTORICALLY APPROPRIATE PANELLED DOUBLE HINGED POCKET DOORS.
15. ALL MODERN DOORS REPLACED WITH BESPOKE TIMBER PANELLED DOORS APPROPRIATE TO HISTORICAL DETAILING.
16. ALL MODERN SKIRTINGS AND CORNICES REPLACED WITH NEW TO MATCH DETAILS OF KEATS HOUSE.
17. ALL MODERN PLASTERBOARD WALLS & CEILINGS REPLACED WITH LIME PLASTER ON TRADITIONAL LATHE. DOWNLIGHTS & SPEAKERS REMOVED.
18. ALL MODERN WINDOWS REPLACED WITH NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.
19. NEW, HISTORICALLY APPROPRIATE FIREPLACE INSERTED IN ENTRANCE HALL.
20. ENTRANCE HALL GABLE WINDOW INFILLED.



NO.12 B

NO.12 A

00 25.10.19 PLANNING ISSUE KS

REV DATE NOTES INIT.

PROJECT

12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN

DRAWING TITLE

PROPOSED UPPER-GROUND FLOOR PLAN

STATUS PLANNING

DATE	DRAWN	CHECK	SCALE @ A3
JULY 19	KS	GP	1:100

PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER	REVISION LETTER
0431	A	1000	00	

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1 FASHION STREET
SPITALFIELDS
LONDON E1 6LY

T: 020 7247 1816
F: 020 7277 6082
W: www.chrisdyson.co.uk

KEY:

- EXISTING FABRIC
- NEW FABRIC
- OUTLINE OF EXISTING GARAGE EXTENSION

SUMMARY OF KEY ALTERATIONS:

1. NEW STEPS WITHIN EXISTING DOORWAY.
2. NEW LAUNDRY ROOM & LARDER (OCCUPIES SMALLER FOOTPRINT THAN EXISTING GARAGE EXTENSION).
3. NEW STAIRCASE CONNECTING THE LOWER-GROUND LEVEL TO THE NEW KITCHEN/DINING ROOM EXTENSION ABOVE.
4. REINSTATED FIREPLACES AS PER HISTORIC PLANS.
5. EXISTING OPENING INFILLED TO REINSTATE ORIGINAL FLOOR PLAN.
6. ALL MODERN WINDOWS REPLACED WITH NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.
7. DOOR OPENING MOVED SLIGHTLY; MODERN DOOR REPLACED WITH BESPOKE TIMBER PANELLED DOOR APPROPRIATE TO HISTORICAL DETAILING.
8. NEW BOARDED HINGED DOOR.
9. EXISTING WC ENLARGED AND FLOOR LOWERED TO FORM PLANT / STORE ROOM.
10. EXISTING FIREPLACE SURROUND REPLACED WITH RECLAIMED OR APPROPRIATELY DETAILED, HIGH QUALITY NEW.
11. ALL MODERN METAL GLAZED DOORS REPLACED WITH BESPOKE TIMBER PANELLED DOORS APPROPRIATE TO HISTORICAL DETAILING. MODERN DOOR FURNITURE TO BE REPLACED WITH APPROPRIATE RECLAIMED.
12. ALL MODERN ARCHITRAVES REPLACED WITH NEW TO MATCH DETAILS OF KEATS HOUSE.
13. ALL MODERN SKIRTINGS REPLACED WITH NEW TO MATCH DETAILS OF KEATS HOUSE. ALL MODERN PLASTERBOARD WALLS REPLACED WITH BEAD & BUTT DETAILING TO MATCH KEATS HOUSE. ALL PLASTERBOARD CEILINGS REPLACED WITH LIME PLASTER ON TRADITIONAL LATHE & DOWNLIGHTS REMOVED.
14. MODERN TERRAZZO FLOOR & UNDERFLOOR HEATING REMOVED THROUGHOUT RECLAIMED TIMBER FLOORING & RADIATORS REINSTATED.



NO.12 B

NO.12 A

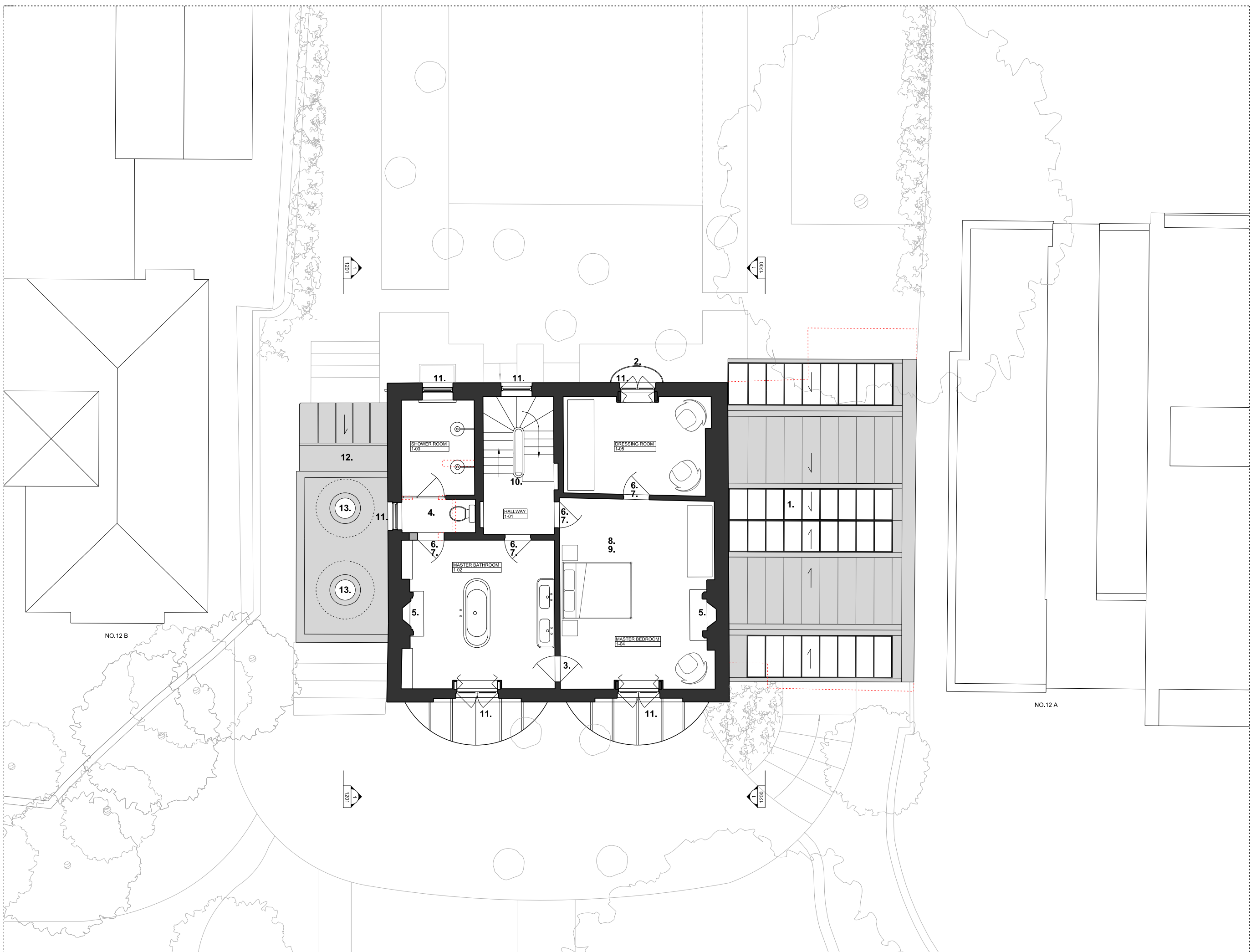
00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
PROPOSED LOWER-GROUND FLOOR PLAN			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER
0431	A	-1000	00



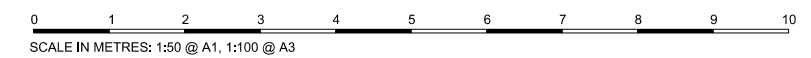
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- KEY:
- EXISTING FABRIC
 - NEW FABRIC
 - OUTLINE OF EXISTING PARTITIONS

- SUMMARY OF KEY ALTERATIONS:
1. ROOF OF NEW SINGLE STOREY EXTENSION (WITH INTEGRATED ROOFLIGHTS).
 2. EXISTING BALUSTRADES REPLACED WITH NEW CURVED WROUGHT IRON RAILING; WITH APPROPRIATE DETAILING.
 3. NEW DOOR OPENING WITH TWO JIB DOORS.
 4. EXISTING MODERN BATHROOM PARTITION WALLS ALTERED & DOORWAY REPOSITIONED SLIGHTLY TO CREATE SYMMETRY WITHIN THE DRESSING ROOM.
 5. REINSTATED FIREPLACES WITH RECLAIMED SURROUND & GRATE; OR APPROPRIATELY DETAILED, HIGH QUALITY NEW.
 6. ALL MODERN DOORS REPLACED WITH BESPOKE TIMBER PANELLED DOORS APPROPRIATE TO HISTORICAL DETAILING.
 7. ALL MODERN ARCHITRAVES REPLACED WITH NEW TO MATCH DETAILS OF KEATS HOUSE.
 8. ALL MODERN SKIRTINGS AND CORNICES REPLACED WITH NEW TO MATCH DETAILS OF KEATS HOUSE.
 9. ALL MODERN PLASTERBOARD WALLS & CEILINGS REPLACED WITH LIME PLASTER ON TRADITIONAL LATHE. DOWNLIGHTS REMOVED.
 10. STAIRCASE BALUSTERS REPLACED WITH NARROWER SECTION; TO MATCH KEATS HOUSE.
 11. ALL MODERN WINDOWS REPLACED WITH NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.
 12. LEAN TO ROOF OF NEW SINGLE STOREY BOOT ROOM EXTENSION.
 13. NEW ROOFLIGHTS ABOVE ENTRANCE HALL.



1 1:50 / 1:100 PROPOSED FIRST FLOOR PLAN



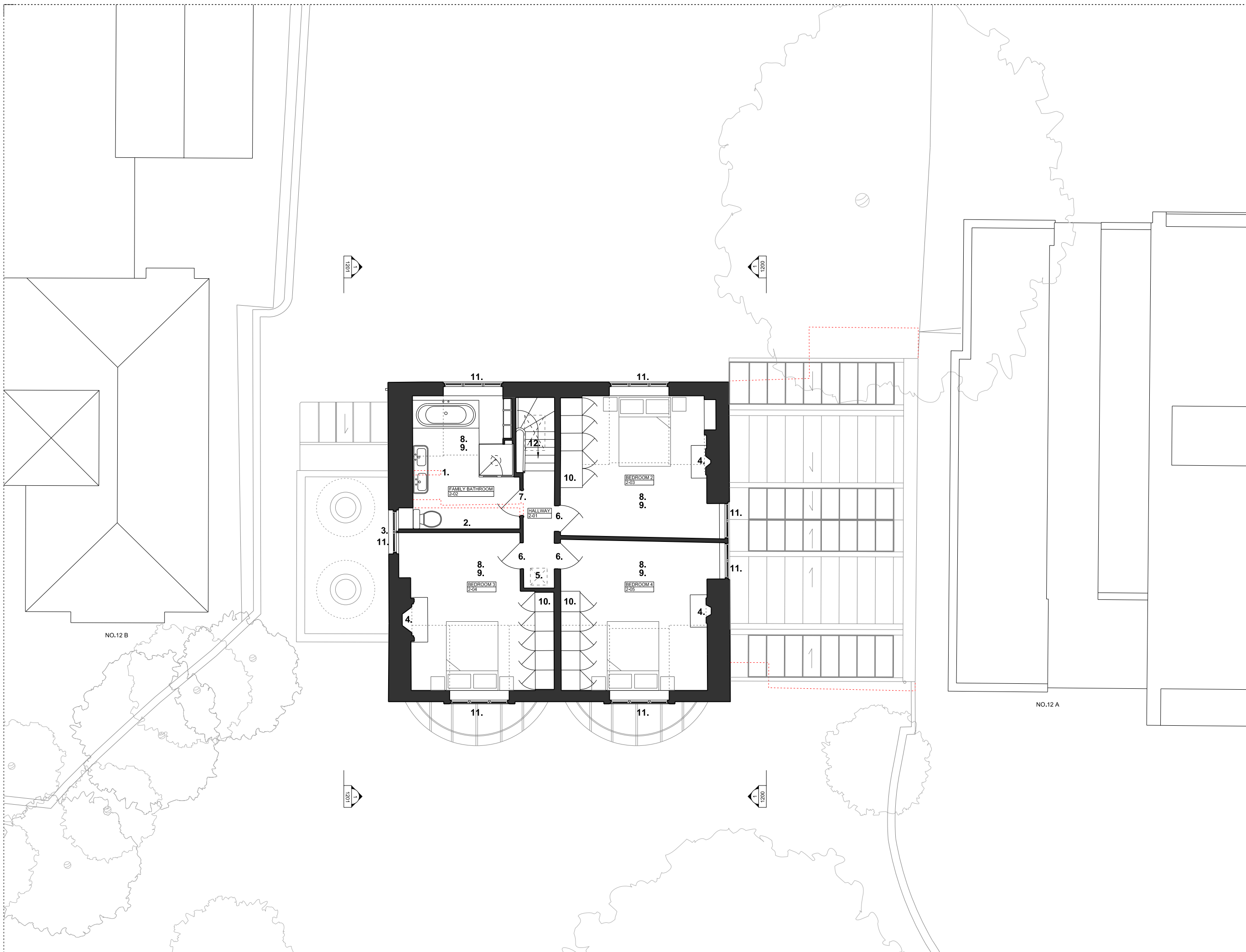
00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
PROPOSED FIRST FLOOR PLAN			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
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KEY:

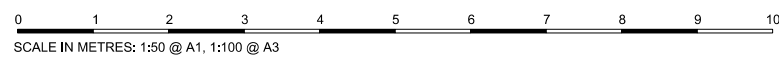
- EXISTING FABRIC
- NEW FABRIC
- OUTLINE OF EXISTING PARTITIONS

SUMMARY OF KEY ALTERATIONS:

1. MODERN BATHROOM PARTITION WALL REMOVED.
2. REINSTATED PARTITION WALL AS SHOWN IN 1915 PLAN.
3. WINDOW ADAPTED TO ACCOMMODATE ORIGINAL PARTITION LOCATION.
4. MODERN FIREPLACE SURROUND & GRATE REPLACED WITH RECLAIMED; OR APPROPRIATELY DETAILED, HIGH QUALITY NEW.
5. RELOCATED ATTIC HATCH ABOVE WITH INTEGRATED STEP LADDER.
6. ALL MODERN DOORS REPLACED WITH BESPOKE TIMBER PANELLED DOORS APPROPRIATE TO HISTORICAL DETAILING.
7. BATHROOM DOOR OPENING MOVED SLIGHTLY; NEW BESPOKE TIMBER PANELLED DOOR APPROPRIATE TO HISTORICAL DETAILING.
8. ALL MODERN SKIRTINGS REPLACED WITH NEW TO MATCH DETAILS OF KEATS HOUSE & CEILINGS TO BE REPLACED WITH LIME PLASTER ON TRADITIONAL LATHE. DOWNLIGHTS TO BE REMOVED.
9. ALL MODERN PLASTERBOARD WALLS REPLACED WITH BEAD & BUTT DETAILING; TO MATCH KEATS HOUSE DETAILING.
10. COMFORT COOLING UNITS INTEGRATED DISCREETLY WITHIN REINSTATED JOINERY.
11. ALL MODERN WINDOWS REPLACED WITH NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.
12. EXISTING ROOFLIGHT ABOVE STAIR REPLACED WITH LARGER CONSERVATION ROOFLIGHT.



1 1:50 / 1:100 PROPOSED SECOND FLOOR PLAN



00	25.10.19	PLANNING ISSUE	KS
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PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
PROPOSED SECOND FLOOR PLAN			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	HS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	1002	00

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SUMMARY OF KEY ALTERATIONS:

1. MODERN ROOFLIGHT REPLACED WITH CONSERVATION ROOFLIGHT.
2. MODERN CHIMNEY POTS REPLACED WITH TERRACOTTA POTS TO MATCH KEATS HOUSE.
3. GENERAL REPAIRS CARRIED OUT TO ROOF AS NEEDED.

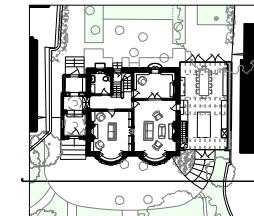


1 1:50 / 1:100 PROPOSED ROOF PLAN

0 1 2 3 4 5 6 7 8 9 10
SCALE IN METRES: 1:50 @ A1, 1:100 @ A3

00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
PROPOSED ROOF PLAN			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	1003	00

KEY PLAN



KEY:
 - - - - - OUTLINE OF EXISTING GARAGE EXTENSION

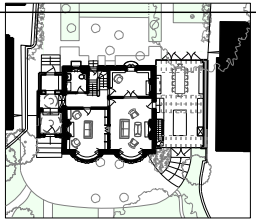
SUMMARY OF KEY ALTERATIONS:

1. NEW REPLACEMENT EXTENSION
2. REINSTATED YORK STONE ENTRANCE STEPS.
3. REINSTATED FRONT DOOR TO MATCH KEATS HOUSE.
4. REINSTATED FANLIGHT TO APPROPRIATE HISTORICAL DETAILING.
5. REINSTATED MARGIN LIGHTS TO APPROPRIATE HISTORICAL DETAILING.
6. EXTENSION - SOLID SIDE INFILL PANELS (TO ALIGN WITH PRE-APP FEEDBACK) REFER TO RENDERED ELEVATION IMAGE FOR CLARITY.
7. NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.
8. REINSTATED TERRACOTTA CHIMNEY POTS TO MATCH KEATS HOUSE.
9. SCORED RENDER REINSTATED TO MATCH KEATS HOUSE.
10. EXISTING LIME TREE RETAINED & PROTECTED.
11. NEW PLANTING ALONG NEW GARDEN WALL.



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REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
PROPOSED FRONT ELEVATION (SOUTH)			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER
0431	A	1100	00

KEY PLAN



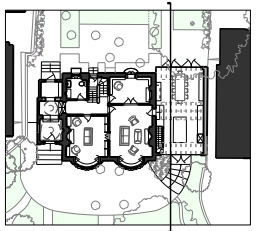
KEY:
 - - - - - OUTLINE OF EXISTING GARAGE EXTENSION

- SUMMARY OF KEY ALTERATIONS:**
1. NEW REPLACEMENT EXTENSION.
 2. NEW BOOT ROOM EXTENSION.
 3. NEW PARTIALLY GLAZED REAR GARDEN DOOR TO MATCH KEATS HOUSE DETAIL.
 4. REINSTATED CURVED WROUGHT IRON RAILINGS; WITH APPROPRIATE DETAILING.
 5. NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.
 6. MODERN ROOFLIGHT REPLACED WITH CONSERVATION ROOFLIGHT.
 7. REINSTATED TERRACOTTA CHIMNEY POTS TO MATCH KEATS HOUSE.
 8. SCORED RENDER REINSTATED TO MATCH KEATS HOUSE.
 9. EXISTING LIME TREE RETAINED & PROTECTED.



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REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
PROPOSED REAR ELEVATION (NORTH)			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	1101	00

KEY PLAN



KEY:

- NEW FABRIC
- OUTLINE OF EXISTING GARAGE EXTENSION
- OUTLINE OF PRE-APP SCHEME
- SIGHT LINES

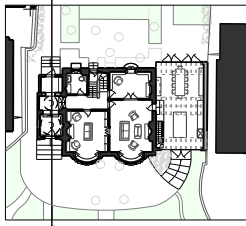
SUMMARY OF KEY ALTERATIONS:

1. NEW REPLACEMENT EXTENSION
2. REINSTATED CURVED WROUGHT IRON RAILINGS WITH APPROPRIATE DETAILING.
3. NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.
4. EXTERNAL SERVICES IN CAST IRON & ROUTES RATIONALISED.
5. REINSTATED TERRACOTTA CHIMNEY POTS TO MATCH KEATS HOUSE.
6. SCORED RENDER REINSTATED TO MATCH KEATS HOUSE.
7. EXISTING LIME TREE RETAINED & PROTECTED.
8. SIMPLIFIED GARDEN DESIGNS.



00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
PROPOSED SECTION - THROUGH KITCHEN EXTENSION			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & REVISION NUMBER LETTER
0431	A	1200	00

KEY PLAN



KEY:

- EXISTING FABRIC
- NEW FABRIC
- OUTLINE OF EXISTING GARAGE EXTENSION

SUMMARY OF KEY ALTERATIONS:

1. NEW BOOT ROOM EXTENSION
2. EXISTING WC ENLARGED AND FLOOR LOWERED TO FORM PLANT / STORE ROOM.
3. NEW CEILING DOMES WITH ROOFLIGHTS ABOVE.
4. FRONT DOOR REPLACED TO MATCH KEATS HOUSE & APPROPRIATE FANLIGHT REINSTATED ABOVE.
5. NEW EXTERNAL STEPS IN YORK STONE.
6. NEW BOARDED HINGED DOOR.
7. NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.
8. REINSTATED TERRACOTTA CHIMNEY POTS TO MATCH KEATS HOUSE.
9. SCORED RENDER REINSTATED TO MATCH KEATS HOUSE.
10. EXISTING LIME TREE RETAINED & PROTECTED.
11. SIMPLIFIED GARDEN DESIGNS.
12. EXTERNAL SERVICES IN CAST IRON & ROUTES RATIONALISED.
13. NEW, HISTORICALLY APPROPRIATE FIREPLACE INSERTED IN ENTRANCE HALL.



00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.

PROJECT
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN

DRAWING TITLE
PROPOSED SECTION - THROUGH ENTRANCE HALL & BOOT ROOM EXTENSION

STATUS **PLANNING**

DATE	DRAWN	CHECK	SCALE @ A3
JULY 19	KS	GP	SCALE @ A1: 1/50

PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER	REVISION LETTER
0431	A	1201	00	