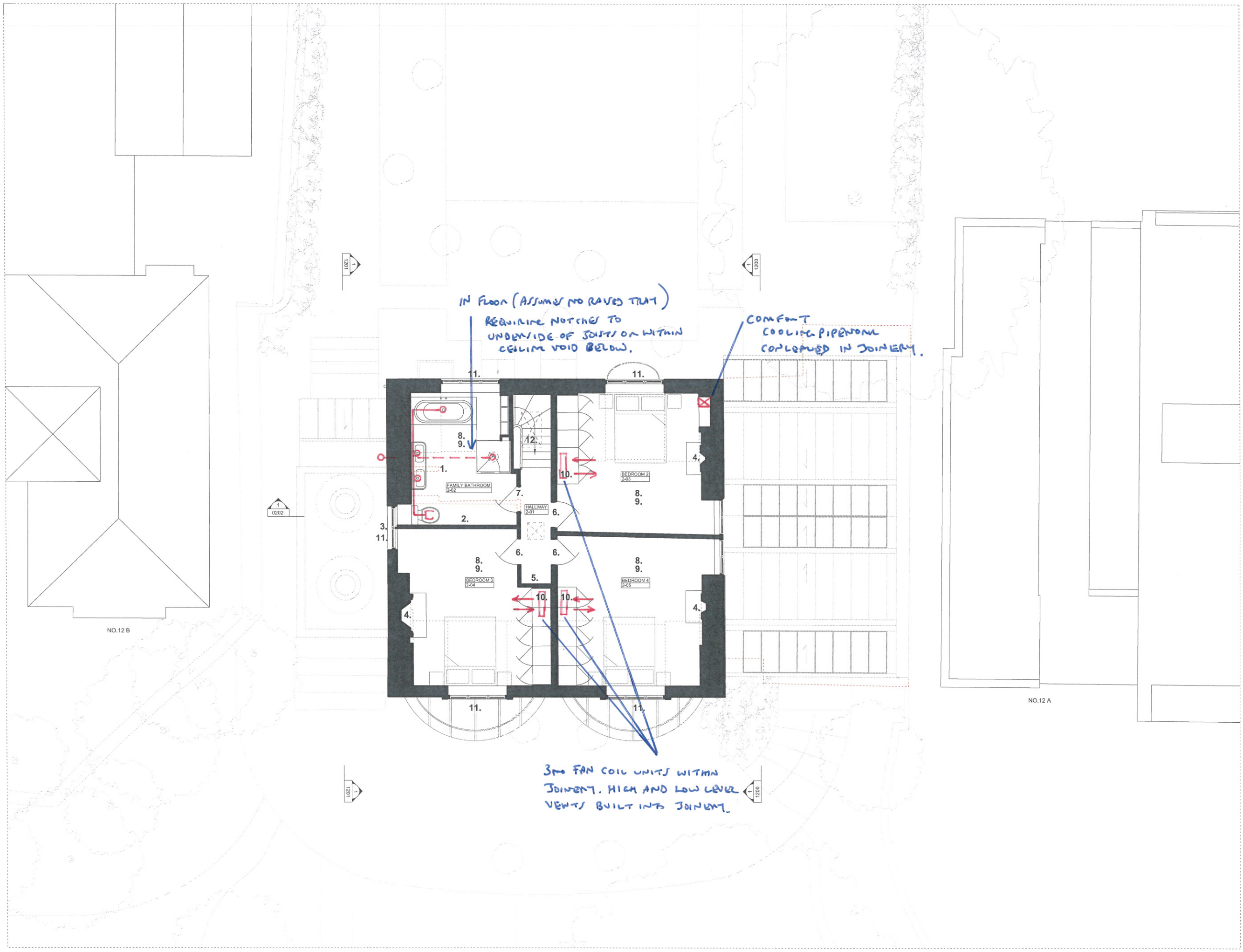


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- KEY:
- EXISTING FABRIC
 - NEW FABRIC
 - OUTLINE OF EXISTING PARTITIONS

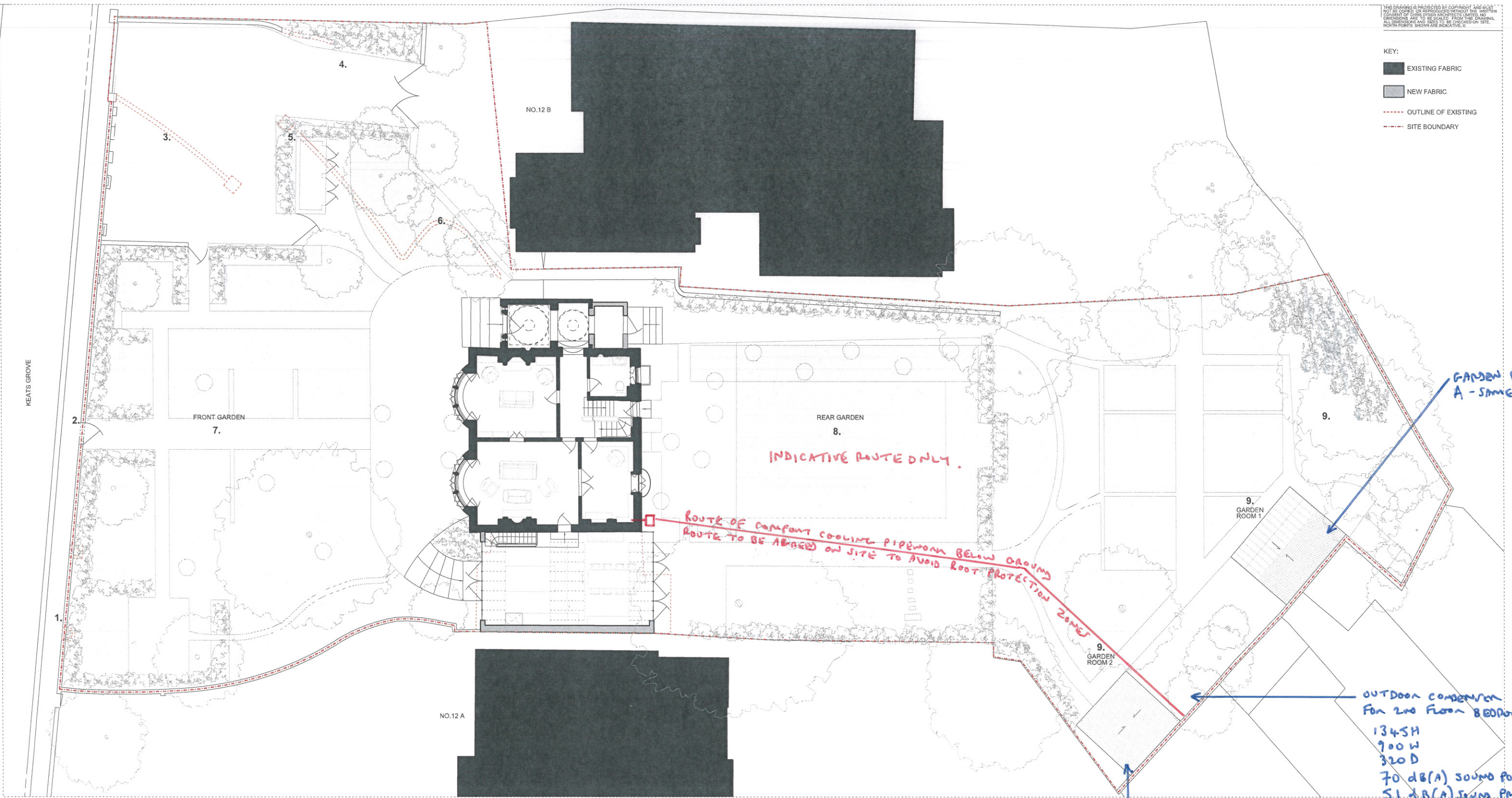
- SUMMARY OF KEY ALTERATIONS:
1. MODERN BATHROOM PARTITION WALL REMOVED.
 2. REINSTATED PARTITION WALL AS SHOWN IN 1915 PLAN.
 3. WINDOW ADAPTED TO ACCOMMODATE ORIGINAL PARTITION LOCATION.
 4. MODERN FIREPLACE SURROUND & GRATE REPLACED WITH RECLAIMED; OR APPROPRIATELY DETAILED, HIGH QUALITY NEW.
 5.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



| | | | |
|--|----------|----------------|------------------------|
| 00 | 25.10.19 | PLANNING ISSUE | KS |
| REV. | DATE | NOTES | INT. |
| 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 | KS | GP | SCALE @ A1 1:50 |
| PROJECT NUMBER | CODE | STATUS | TYPE & REVISION NUMBER |
| 0431 | A | 1002 | 00 |

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- KEY:
- EXISTING FABRIC
 - NEW FABRIC
 - - - - OUTLINE OF EXISTING
 - - - - SITE BOUNDARY



1 1:50 / 1:100 PROPOSED SITE PLAN

0 1 2 3 4 5 6 7 8 9 10
SCALE IN METRES: 1:100 @ A1, 1:200 @ A3

- SUMMARY OF KEY ALTERATIONS:
1. INFILLED OPENING (WITH BRICKWORK TO MATCH EXISTING).
 2. NEW PEDESTRIAN GATE INSERTED IN HISTORIC LOCATION.
 3. NEW VEHICLE COURT WITH ELECTRIC CAR RE-CHARGE POINTS.
 4. NEW GARDEN WALLS CREATE DISTINCT SEPARATE ENTRANCES TO NOS.12 & 12B.
 5. NEW BIN STORE WITH TWO SIDED ACCESS.
 6. NEW PLANTING ALONG NEW GARDEN WALL.
 7. SIMPLIFIED FRONT GARDEN.
 8. SIMPLIFIED REAR GARDEN.
 9. NEW HIGH QUALITY GARDEN ROOMS SIT WITHIN GARDEN LANDSCAPING.

GARDEN BUILDING B HAS HEAT PUMP.
OUTDOOR UNIT
735H
825W
300D
62 dB(A) SOUND POWER
48 dB(A) SOUND PRESSURE
DAIKIN RXA42A

| | | | |
|---|----------|----------------|--------------------------------------|
| 00 | 05.09.19 | PLANNING ISSUE | KS |
| REV. | DATE | NOTES | INT. |
| PROJECT 12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN | | | |
| DRAWING TITLE PROPOSED SITE PLAN | | | |
| STATUS PLANNING | | | |
| DATE | SCALE | CHECK | SCALE @ A1 1:500 SCALE @ A3 1:100 |
| JULY 19 | OP | OP | |
| PROJECT NUMBER | CODE | STATUS | TYPE & NUMBER |
| 0431 | A | 1010 | 00 |

