



Key Site Plan 1:250

Key:

- Existing structure / earth
- Proposed structure
- Permeable granite Sets
- Portland Stone
- Existing Brickwork
- Existing Slate Roof

Proposed Notes:

- 01 New Balustrade
- 02 New metal railings (Painted black)
- 03 New pedestrian metal entrance gate (Painted black)
- 04 New automated vehicular metal entrance gate (Painted black)
- 05 New paneled timber entrance door (painted black)
- 06 New brick pier to match existing brick wall
- 07 Existing drop-kerb
- 08 New bike store
- 09 Permeable granite paving
- 10 Proposed planting to obscure view of lightwell
- 11 Horizontal slatted timber frame
- 12 Proposed brick extension
- 13 Proposed lightweight timber extension
- 14 Slate roof
- 15 Timber "mews style" door/window
- 16 Timber faced aluminum windows
- 17 Traditionally detailed timber door / window
- 18 Structural glazing infill extension
- 19 Frosted glazing to prevent overlooking
- 20 Existing timber windows replaced with lowered sill height
- 21 Proposed brick infill extension
- 22 Operable flat rooflight
- 23 Existing stained glass windows carefully removed and repositioned in location as shown

Rev C	08.11.2019	Issued For Planning
		5. Acoustic plant enclosure illustrated
		6. Bike store moved to avoid zone designated for replacement tree (refer to arboricultural report)
Rev B	08.10.2019	Issued For Planning
		4. Building line moved back towards main house
		lowering of sash windows to front elevation omitted
Rev A	31.07.2019	Issued For Planning
		1. Extension centred between chimney breasts
		2. Depth of reveal reduced
		3. Terrace design + extent of associated excavation removed to accommodate existing tree roots

PLANNING

Project No. 16092

Client Forty Two Point Five Elsworth Ltd

Date July 2018

Scale 1:200 @ A3 / 1:100 @ A1

Project 42 Elsworth Road, NW3

Drawing Title: Proposed Lower Ground Floor Plan

Drawing No.	P_02	Rev. C
Drawn	RP	Approved
	MW	Signed
		-

66-68 Margaret Street W1W 8SR T. 020 7580 9336 www.mwa.co.uk

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0 0.5m 1m 2m 3m 4m 5m