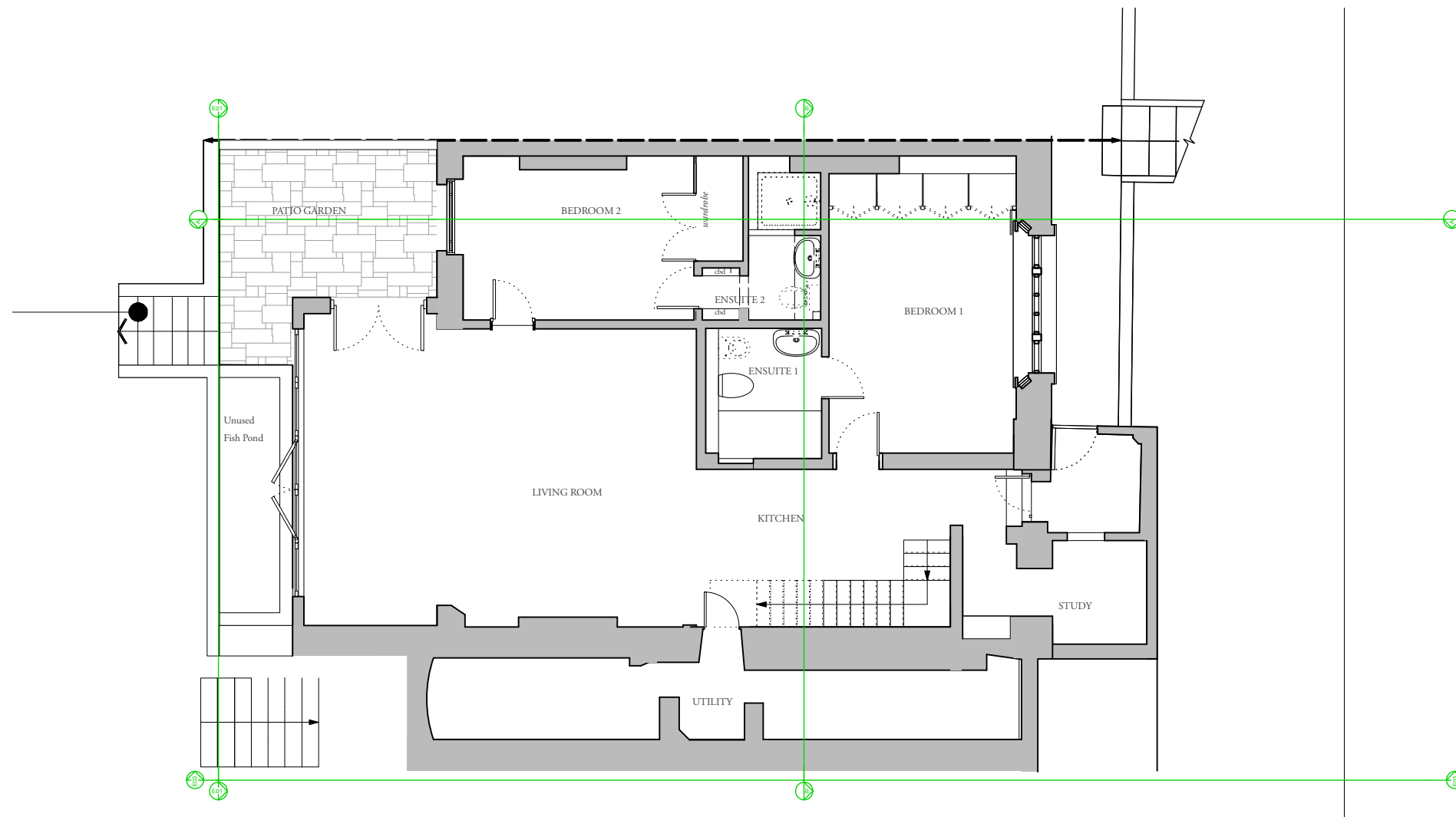


Elevation 02 cut line through the main area of the garden, so that the view of the two extensions, from 43 and 45 can be seen together as viewed from the garden

Garden steps to match the steps that 45 Gloucester Avenue - lower ground floor uses to connect their patio to the main garden



Rev	Date	Description	Drn
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 e : info@gouldstonearchitects.co.uk  
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Project **43 Gloucester Avenue,  
 NW1 7BA**

Drawing Title  
**Proposed  
 Lower Ground Floor**

Scale 1:100 a3 Sheet

Status  
**PLANNING  
 NOT FOR CONSTRUCTION**

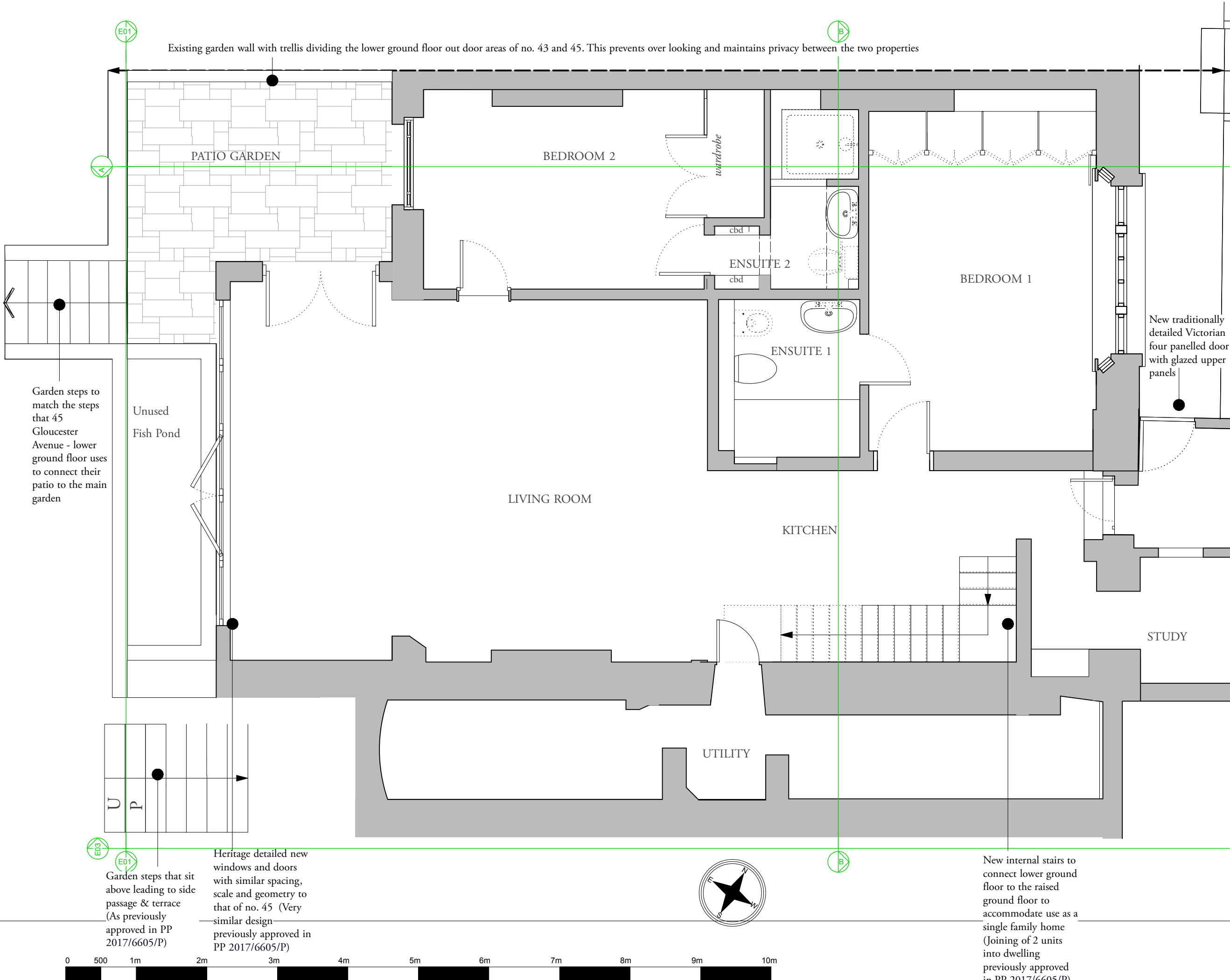
Drawing Number  
**123-PL2-GA00-00**

Date  
**04.02.2020**

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Existing garden wall with trellis dividing the lower ground floor out door areas of no. 43 and 45. This prevents over looking and maintains privacy between the two properties

Garden steps to match the steps that 45 Gloucester Avenue - lower ground floor uses to connect their patio to the main garden

Unused Fish Pond

New traditionally detailed Victorian four panelled door with glazed upper panels

Rev	Date	Description	Drm

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Project **43 Gloucester Avenue, NW1 7BA**

Drawing Title  
**Proposed Lower Ground Floor**

Scale 1:50 a3 Sheet

Status  
**PLANNING NOT FOR CONSTRUCTION**

Drawing Number  
**123-PL2-GA00-00-1/50**

Date  
**04.02.2020**

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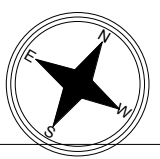
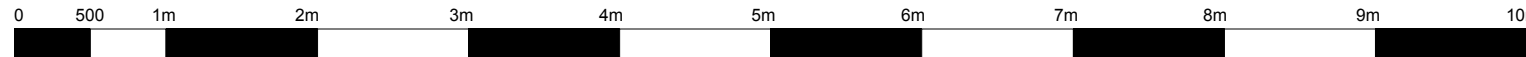
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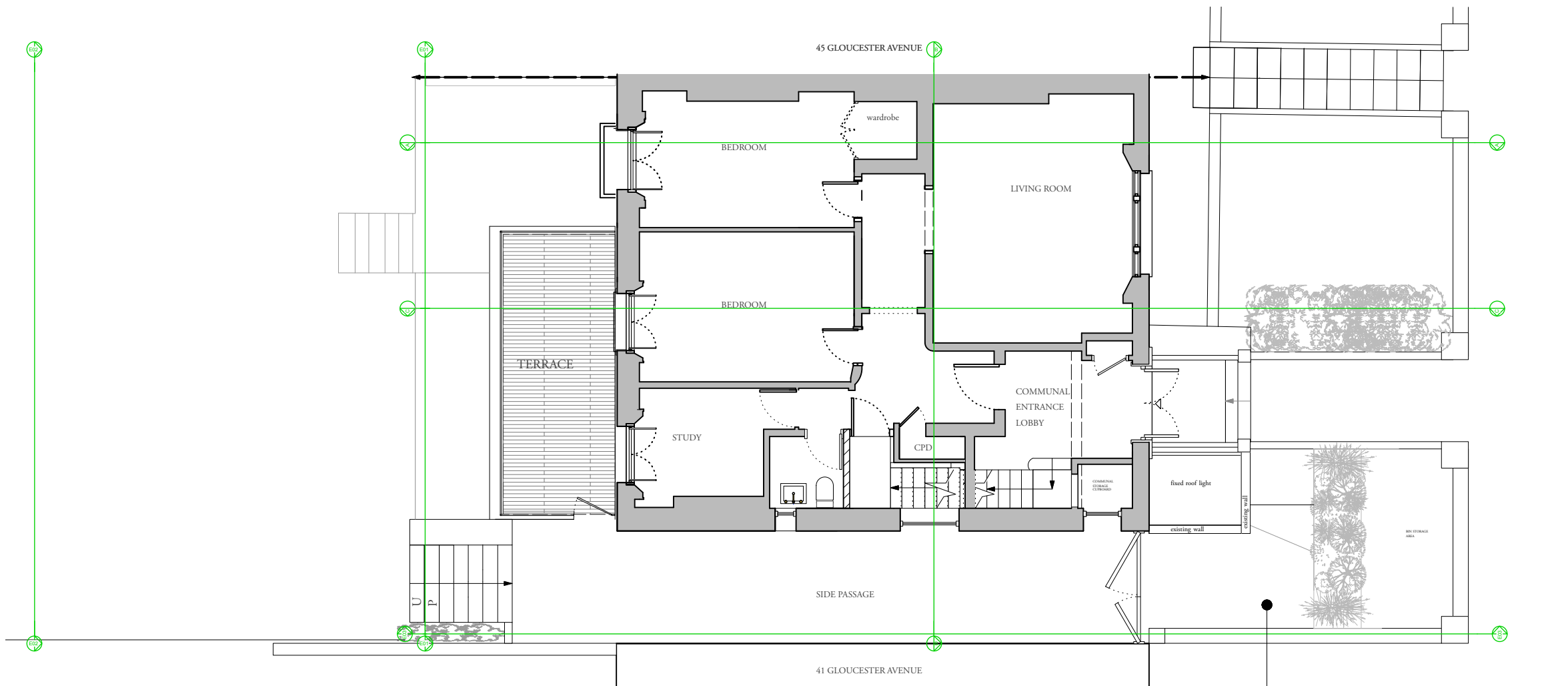
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Heritage detailed new windows and doors with similar spacing, scale and geometry to that of no. 45 (Very similar design - previously approved in PP 2017/6605/P)

Garden steps that sit above leading to side passage & terrace (As previously approved in PP 2017/6605/P)

New internal stairs to connect lower ground floor to the raised ground floor to accommodate use as a single family home (Joining of 2 units into dwelling previously approved in PP 2017/6605/P)





Landscaping works to closely match that at 45 Gloucester Avenue and to create a more uniform and symmetrical front area



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Project **43 Gloucester Avenue,  
 NW1 7BA**

Drawing Title  
**Proposed  
 Raised Ground Floor**

Scale 1:100 a3 Sheet

Status  
**PLANNING  
 NOT FOR CONSTRUCTION**

Drawing Number  
**123-PL2-GA01-00-1/100**  
 Rev -

Date  
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45 GLOUCESTER AVENUE

B

E01

A

C

TERRACE

BEDROOM

wardrobe

LIVING ROOM

BEDROOM

STUDY

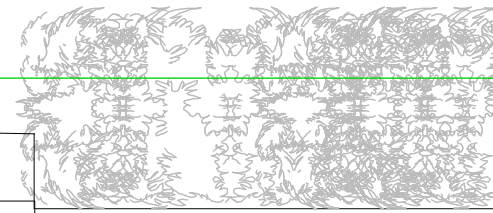
COMMUNAL ENTRANCE LOBBY

CPD

COMMUNAL STORAGE CLIPBOARD

fixed roof light

existing wall



Rev Date Description Drn

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Project 43 Gloucester Avenue,  
NW1 7BA

Drawing Title  
Proposed  
Raised Ground Floor

Scale 1:50 a3 Sheet

Status  
PLANNING  
**NOT FOR CONSTRUCTION**

Drawing Number  
123-PL2-GA01-00-1/50

Date  
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41 GLOUCESTER AVENUE



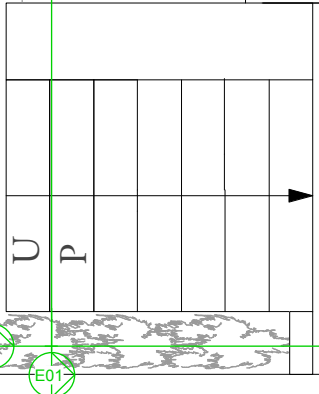
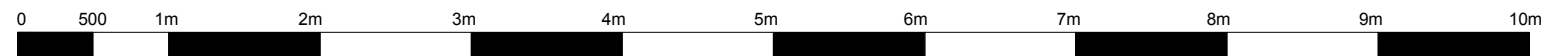
Side passage raised like that at 45 Gloucester Avenue

Reinstating traditional style french doors and replacing unoriginal window. (As previously approved in PP 2017/6605/P)

New terrace, matching size and location to that at 45 Gloucester Avenue, the adjacent property (As previously approved in PP 2017/6605/P)

Like for like replacement of existing window raised so that it lies in the same relationship to the side passage, to provide natural light to stairwell

Replacing the damaged existing roof light with frameless conservation grade roof light of smaller size. Roof light to sit beneath both existing surrounding walls (labelled -existing), so will not be visible from the street





45 GLOUCESTER AVENUE

43 GLOUCESTER AVENUE

41 GLOUCESTER AVENUE



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Project **43 Gloucester Avenue,  
 NW1 7BA**

Drawing Title  
**Proposed  
 Rear Elevation**

Scale 1:100 a3 Sheet

Status  
**PLANNING**

**NOT FOR CONSTRUCTION**

Drawing Number  
**123-PL2-GA02-00-1/100**

Date  
**04.02.2020**

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Removal of metal bars to the windows (As previously approved in PP 2017/6605/P)

Re-instating original full height window with french doors (As previously approved in PP 2017/6605/P)

Wrought iron railings (As previously approved in PP 2017/6605/P)

New steps to side passage & first floor terrace to match adjoining building no. 45's steps (As previously approved in PP 2017/6605/P)

Brick run instead of concrete lintel in keeping with the Victorian detailing of the house (As previously approved in PP 2017/6605/P)

Replacing existing window with conservation grade timber sash window in painted finish (As previously approved in PP 2017/6605/P)

Yellow London stock brick to match existing Victorian rear facade (As previously approved in PP 2017/6605/P)

Heritage detailed new windows with sympathetic spacing and scale to that of no. 45. Matching number of windows to match 45 (Very similar design to previously approved in PP 2017/6605/P) Change reflects site boundary discovered since PP

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Project **43 Gloucester Avenue, NW1 7BA**

Drawing Title  
**Proposed Rear Elevation**

Scale 1:50 a3 Sheet

Status  
**PLANNING NOT FOR CONSTRUCTION**

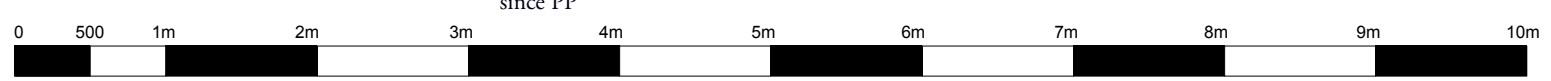
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**123-PL2-GA02-00-1/50**

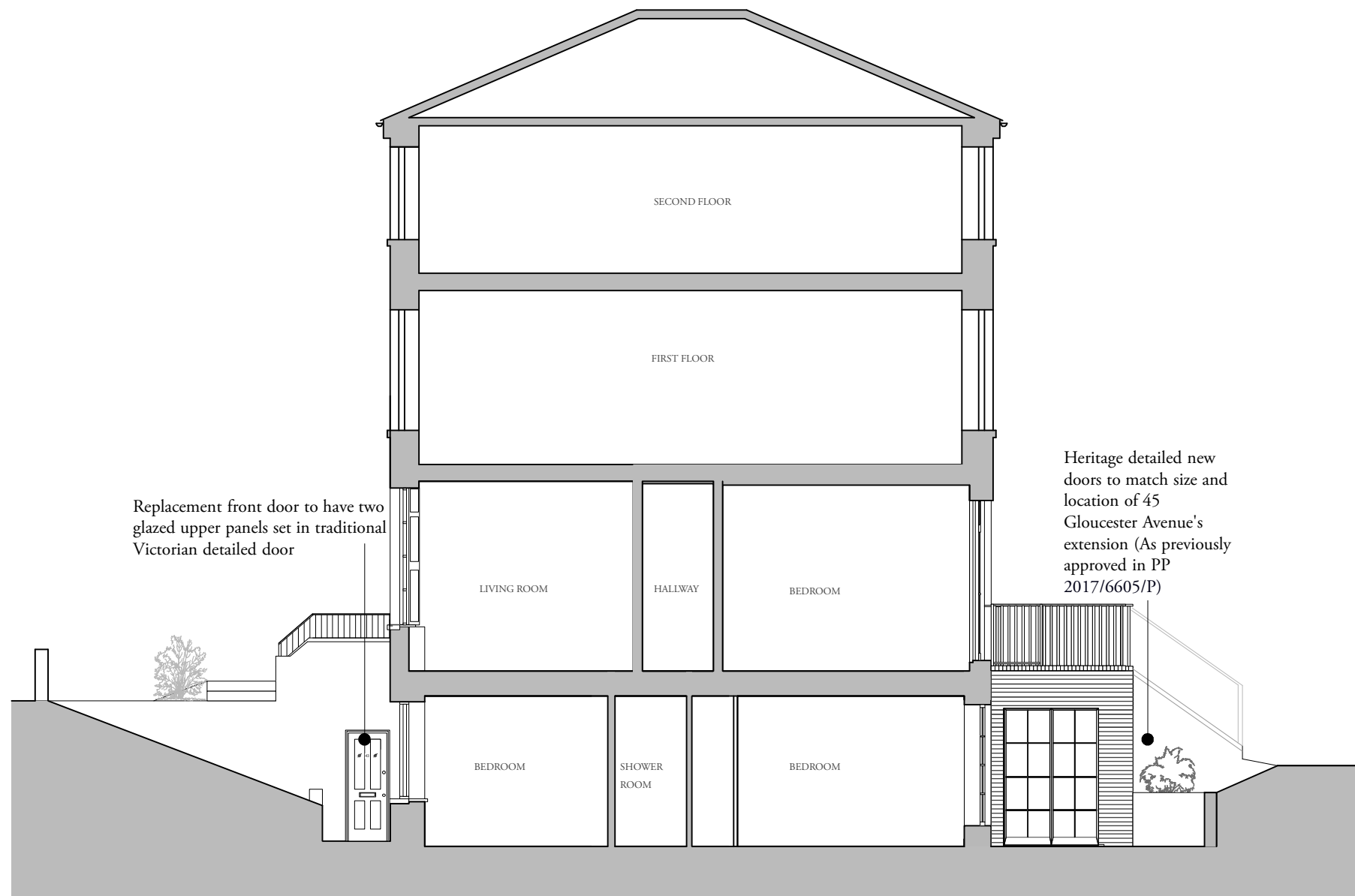
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Project **43 Gloucester Avenue,  
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Drawing Title  
**Proposed  
 Section AA**

Scale 1:100 a3 Sheet

Status  
**PLANNING  
 NOT FOR CONSTRUCTION**

Drawing Number  
**123-PL2-GA03-00**

Date  
**04.02.2020**

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45 GLOUCESTER AVENUE

43 GLOUCESTER AVENUE

41 GLOUCESTER AVENUE



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Project 43 Gloucester Avenue,  
 NW1 7BA

Drawing Title Proposed Rear Elevation E02  
 (From garden level)

Scale 1:100 a3 Sheet

Status PLANNING

**NOT FOR CONSTRUCTION**

Drawing Number 123-PL2-GA04-00-1/100

Date 04.02.2020

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Removal of metal bars to the windows (As previously approved in PP 2017/6605/P)

Re-instating original full height window with french doors (As previously approved in PP 2017/6605/P)

Wrought iron railings (As previously approved in PP 2017/6605/P)

New steps to side passage & first floor terrace to match adjoining building no. 45's steps (As previously approved in PP 2017/6605/P)

Brick run instead of concrete lintel in keeping with the Victorian detailing of the house (As previously approved in PP 2017/6605/P)

Replacing existing window with conservation grade timber sash window in painted finish (As previously approved in PP 2017/6605/P)

Yellow London stock brick to match existing Victorian rear facade (As previously approved in PP 2017/6605/P)

Heritage detailed new windows with sympathetic spacing and scale to that of no. 45. Matching number of windows to match no. 45 (Very similar design to previously approved in PP 2017/6605/P) no. Change reflects site of boundary discovered since PP

Rev	Date	Description	Drn
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Project **43 Gloucester Avenue, NW1 7BA**

Drawing Title  
**Proposed**

Rear Elevation  
 Scale 1:50 a3 Sheet

Status  
**PLANNING**

**NOT FOR CONSTRUCTION**

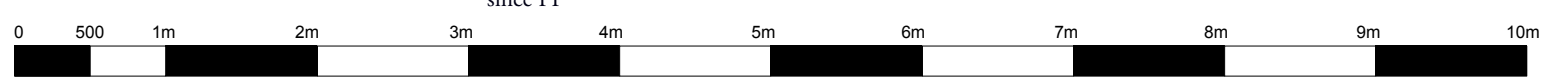
Drawing Number  
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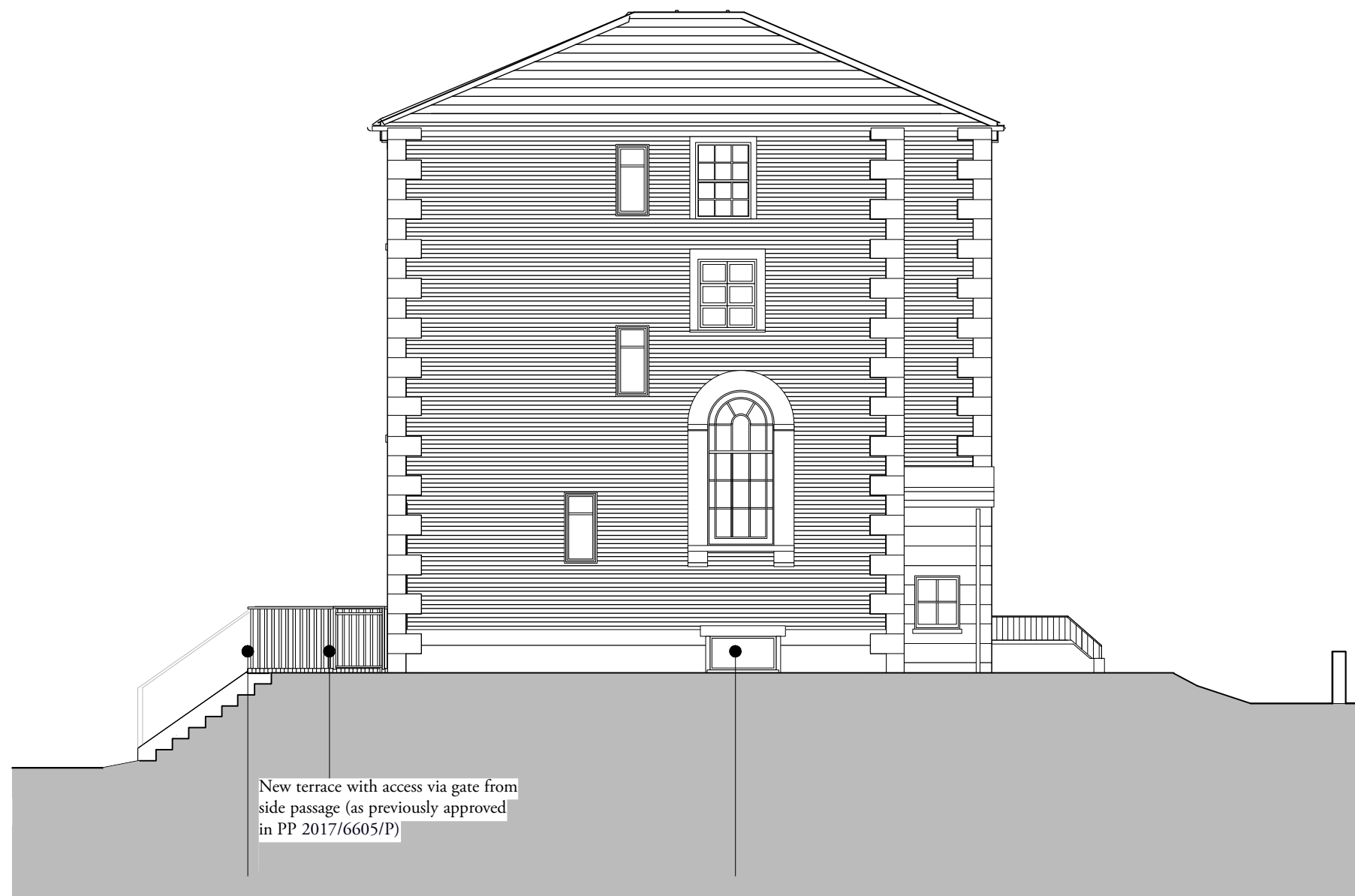
Date  
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New terrace with access via gate from side passage (as previously approved in PP 2017/6605/P)

Garden steps to match that at 45 Gloucester Avenue (as previously approved in PP 2017/6605/P)

Like for like replacement of existing side passage window, raised so that it lies in the same relationship with the side passage. Window to provide natural light to stairwell



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Project **43 Gloucester Avenue,  
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Drawing Title **Proposed**

**Side Passage Elevation E03**

Scale 1:100 a3 Sheet

Status **PLANNING**

**NOT FOR CONSTRUCTION**

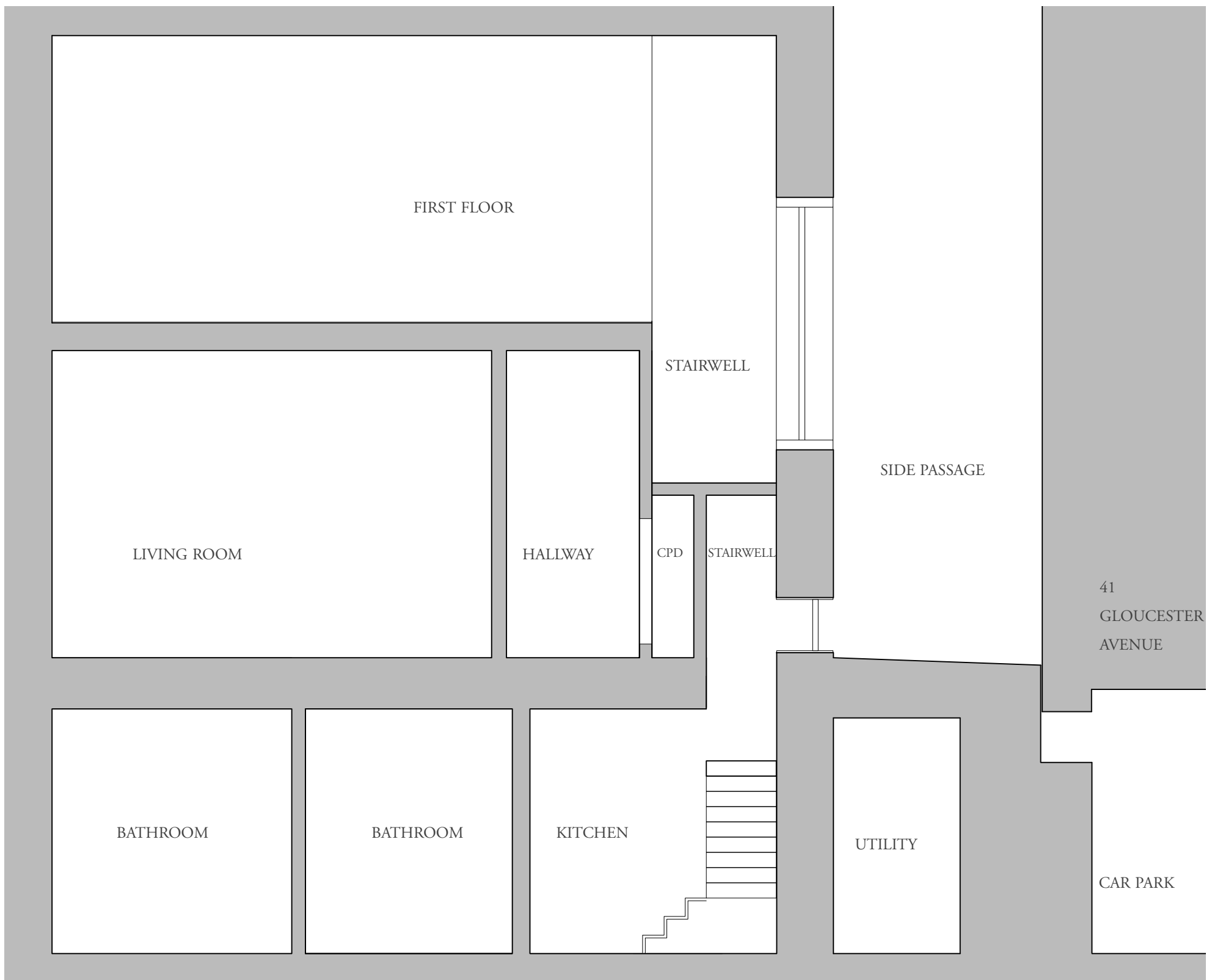
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**123-PL2-GA05-00**

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Project **43 Gloucester Avenue,  
 NW1 7BA**

Drawing Title **(Showing Side passage)  
 Proposed  
 Section BB**

Scale 1:50 a3 Sheet

Status **PLANNING**

**NOT FOR CONSTRUCTION**

Drawing Number  
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