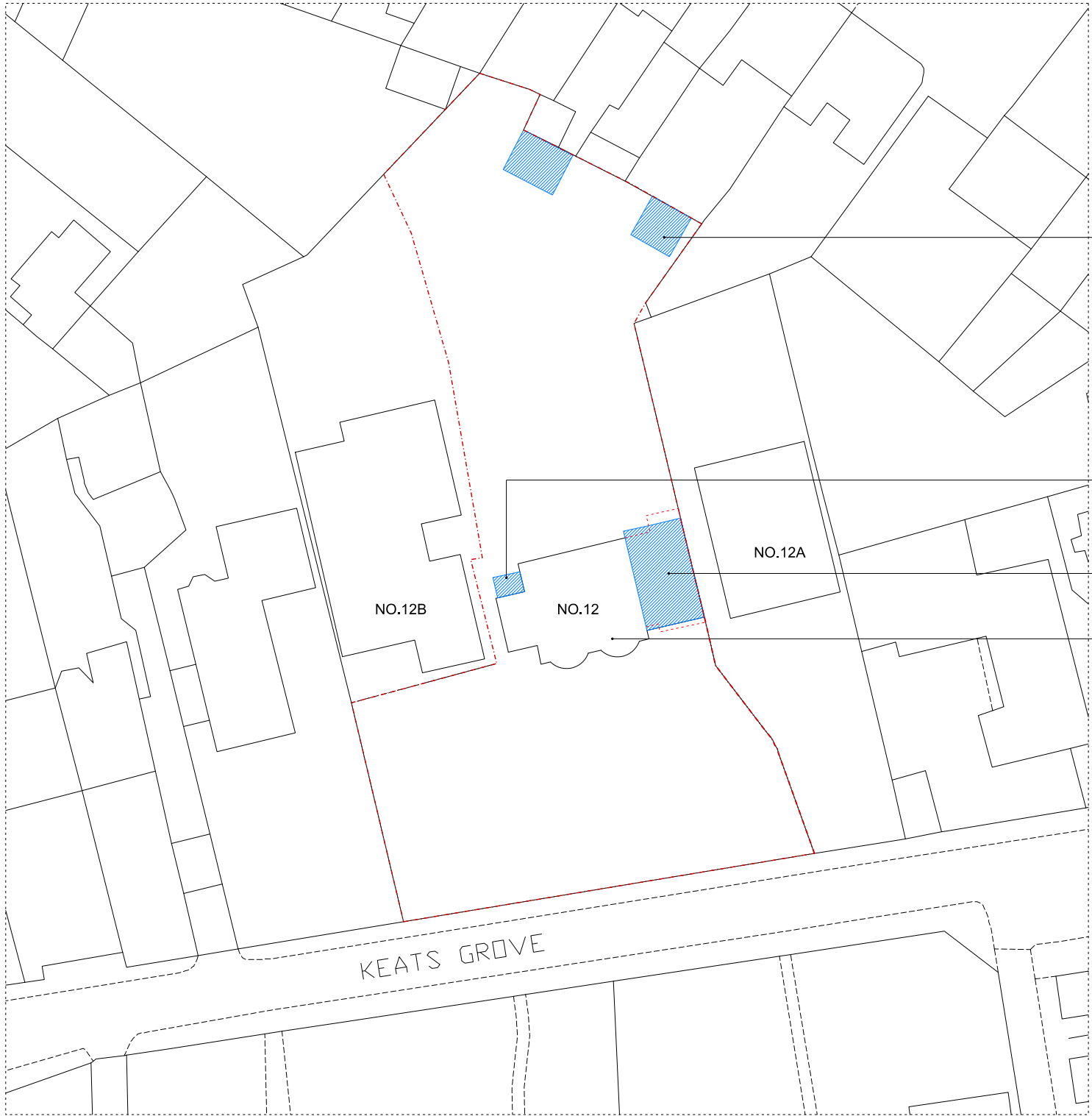


1 1:1250 / 1:2500  
EXISTING OS MAP

0 10 20 50  
SCALE IN METRES: 1:1250@A1



2 1:250 / 1:500  
EXISTING SITE PLAN

PROPOSED GARDEN  
ROOMS

PROPOSED BOOT ROOM  
EXTENSION

PROPOSED KITCHEN  
EXTENSION

APPLICATION SITE - 12  
KEATS GROVE

01	17.02.20	UPDATED PLANNING ISSUE	KS
00	25.10.19	PLANNING ISSUE	KS

REV DATE NOTES INIT.

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

DRAWING TITLE  
PROPOSED OS MAP & SITE PLAN

STATUS PLANNING

DATE	DRAWN	CHECK	SCALE @ A3 1:1500
JULY 19			SCALE @ A1 1:250

PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER	REVISION LETTER
0431	A		1011	01



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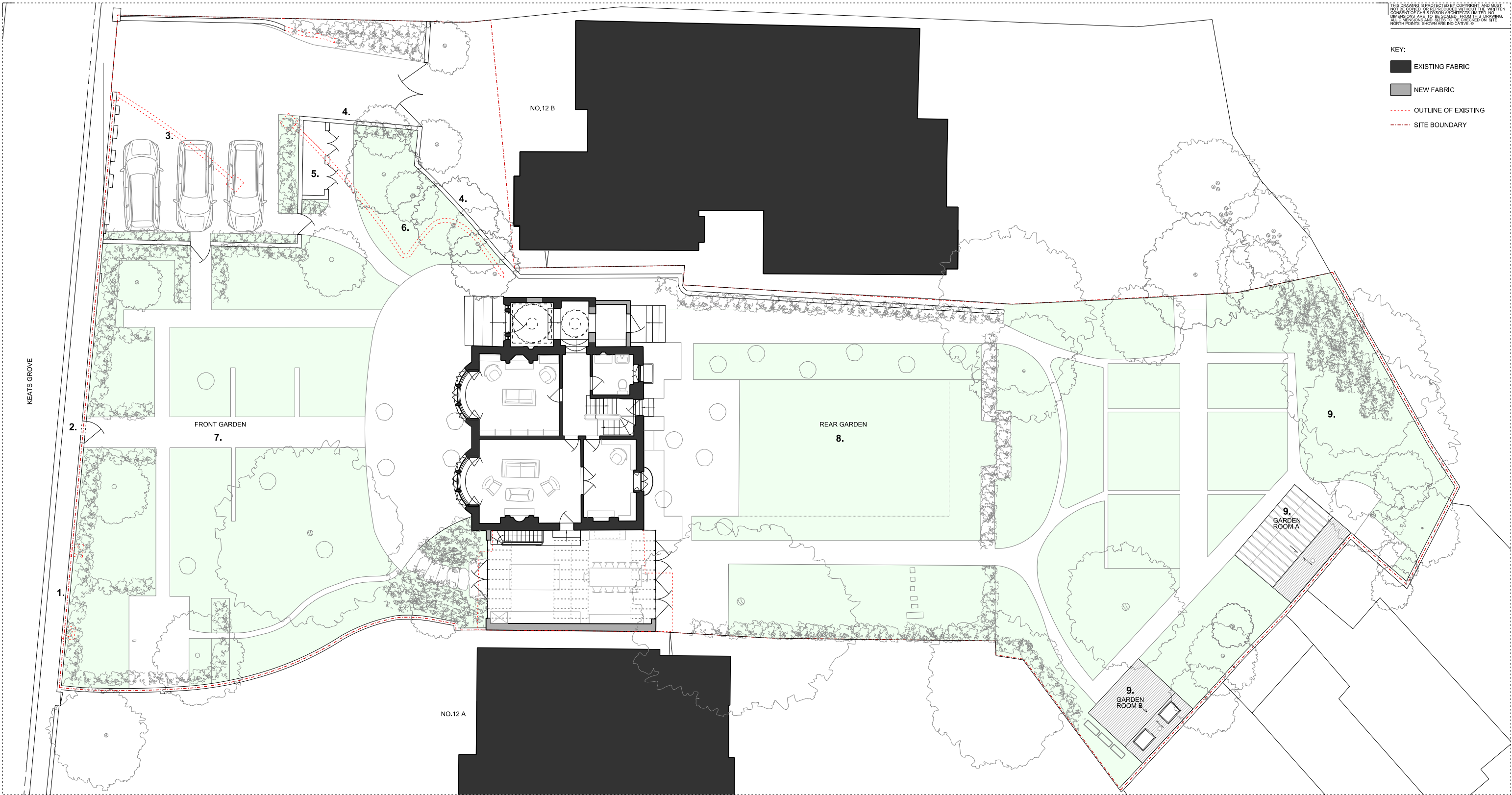
KEY:

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 GATE 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 BRICK GARDEN WALL - HEIGHT TO BE IN LINE WITH COUNCIL REQUIREMENTS. ENGLISH GARDEN BOND & RECLAIMED BRICKS TO MATCH ORIGINAL EXISTING FRONT WALL BRICKS. TO REPLACE EXISTING BRICK PLANTER BOUNDARY. NEW PLANTING AS PER LANDSCAPING PLANS.
5. NEW BIN STORE.
6. NEW PLANTING ALONG NEW GARDEN WALL - TO REPLACE EXISTING RAISED EMBANKMENT/PLANTER.
7. SIMPLIFIED FRONT GARDEN
8. SIMPLIFIED REAR GARDEN.
9. NEW HIGH QUALITY GARDEN ROOMS SIT WITHIN GARDEN LANDSCAPING.

01 17.02.20 UPDATED PLANNING ISSUE KS

00 25.10.19 PLANNING ISSUE KS

REV DATE NOTES INIT.

PROJECT

12 KEATS GROVE, HAMPSTEAD,

LONDON, NW3 2RN

DRAWING TITLE

PROPOSED SITE PLAN

STATUS PLANNING

DATE DRAWN CHECK SCALE @ A3 1:200

JULY 19 KS GP SCALE @ A1 1:100

PROJECT CODE STATUS TYPE & REVISION

NUMBER NUMBER NUMBER LETTER

0431 A 1010 01

KEY:

EXISTING FABRIC

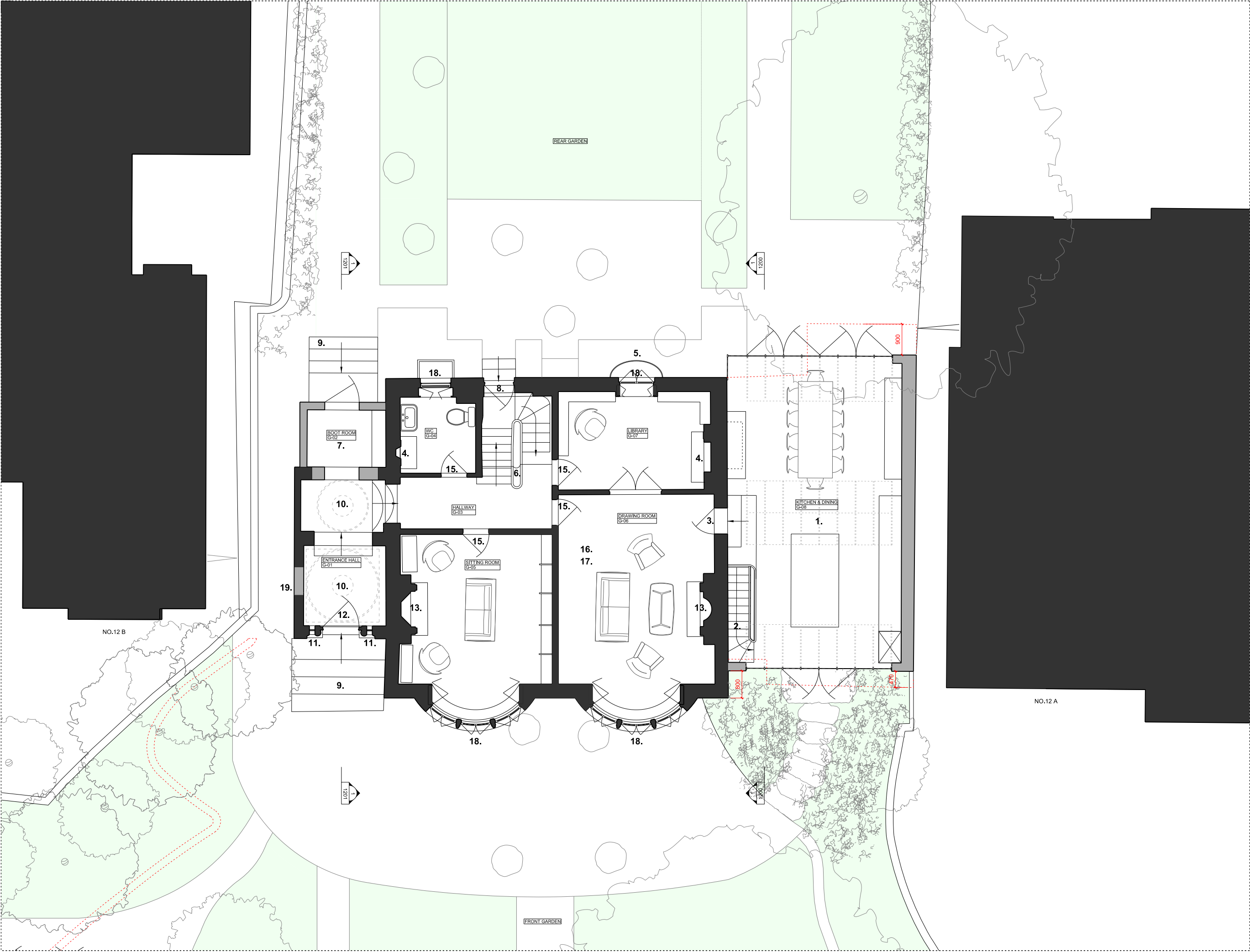
NEW FABRIC

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.
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. ENTRANCE HALL GABLE WINDOW INFILLED.

01	17.02.20	UPDATED PLANNING ISSUE	KS
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 1:100
JULY 19	KS	GP	SCALE @ A1 1:50
PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER
0431	A	1000	01



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.

01	17.02.20	UPDATED PLANNING ISSUE	KS
00	25.10.19	PLANNING ISSUE	KS

REV	DATE	NOTES	INIT.
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PROJECT

12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN

DRAWING TITLE

PROPOSED LOWER-GROUND FLOOR PLAN

STATUS PLANNING

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

PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER	REVISION LETTER
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0431 A -1000 01



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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.

01	17.02.20	UPDATED PLANNING ISSUE	KS
00	25.10.19	PLANNING ISSUE	KS

REV	DATE	NOTES	INIT.
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PROJECT  
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN

DRAWING TITLE  
PROPOSED FIRST FLOOR PLAN

STATUS PLANNING

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

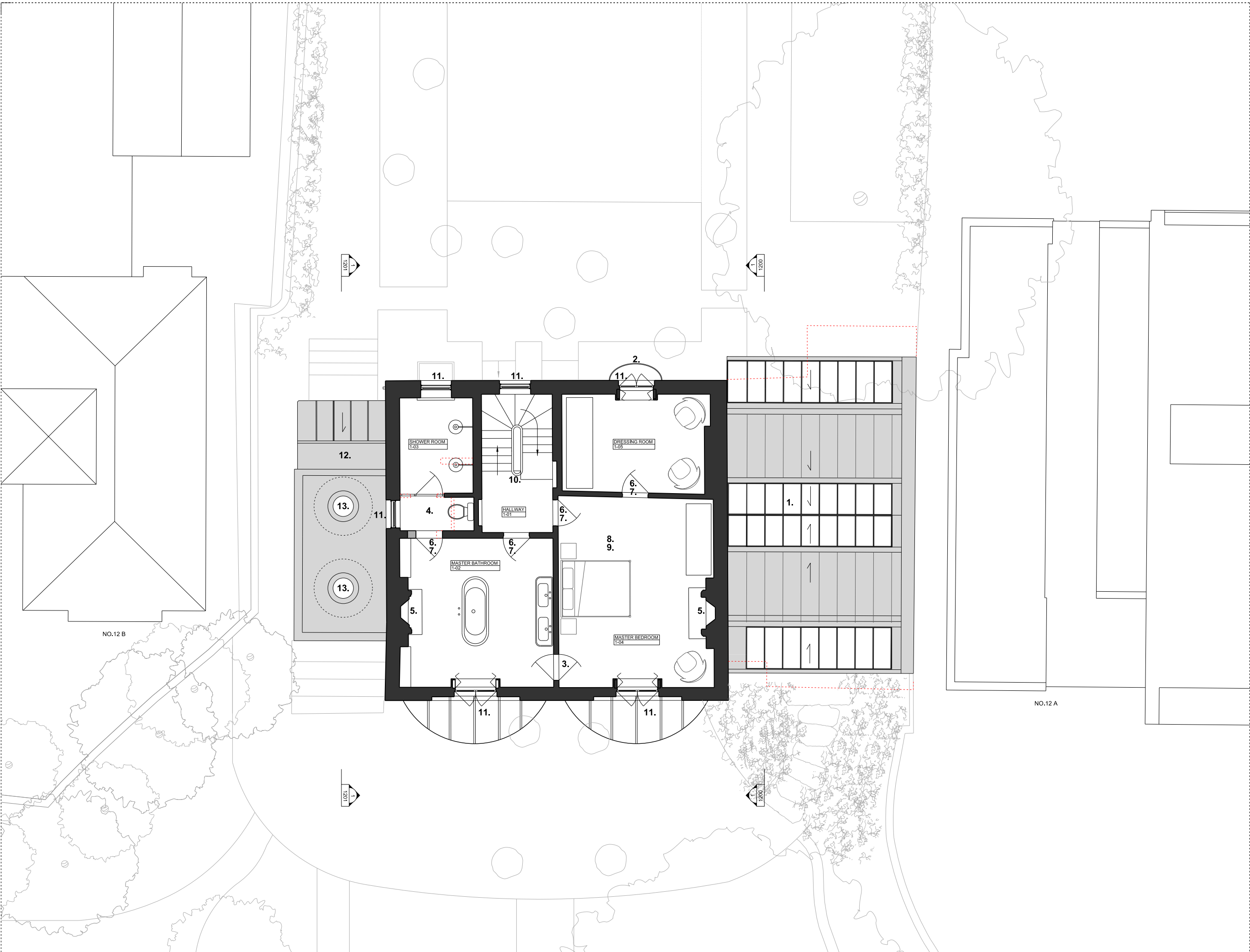
PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER	REVISION LETTER
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0431 A 1001 01



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1

1:50 / 1:100  
PROPOSED FIRST FLOOR PLAN

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

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.

01	17.02.20	UPDATED PLANNING ISSUE	KS
00	25.10.19	PLANNING ISSUE	KS

REV	DATE	NOTES	INIT.
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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
JULY 19	KS	GP	SCALE @ A1: 1:50

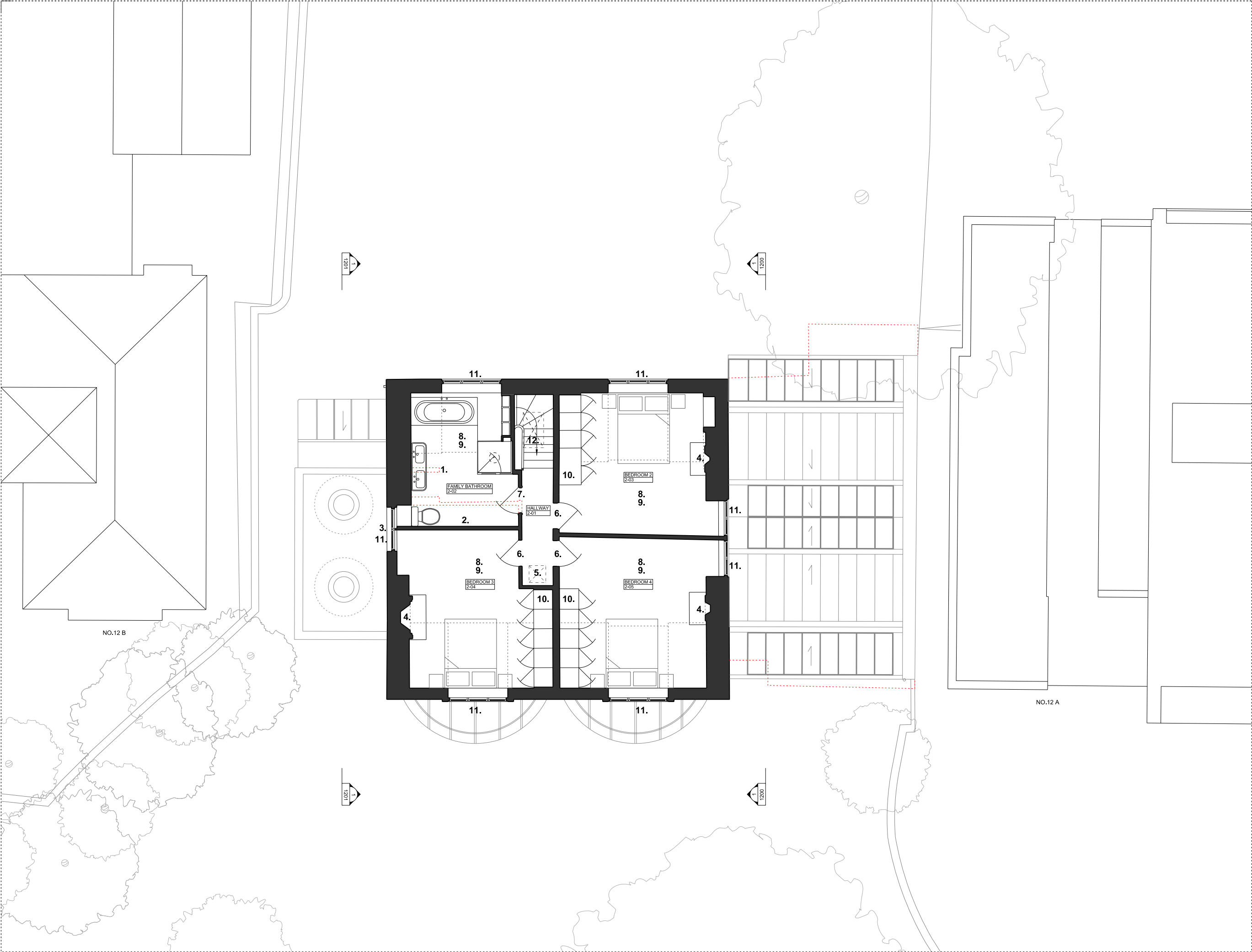
PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER	REVISION LETTER
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0431 A 1002 01



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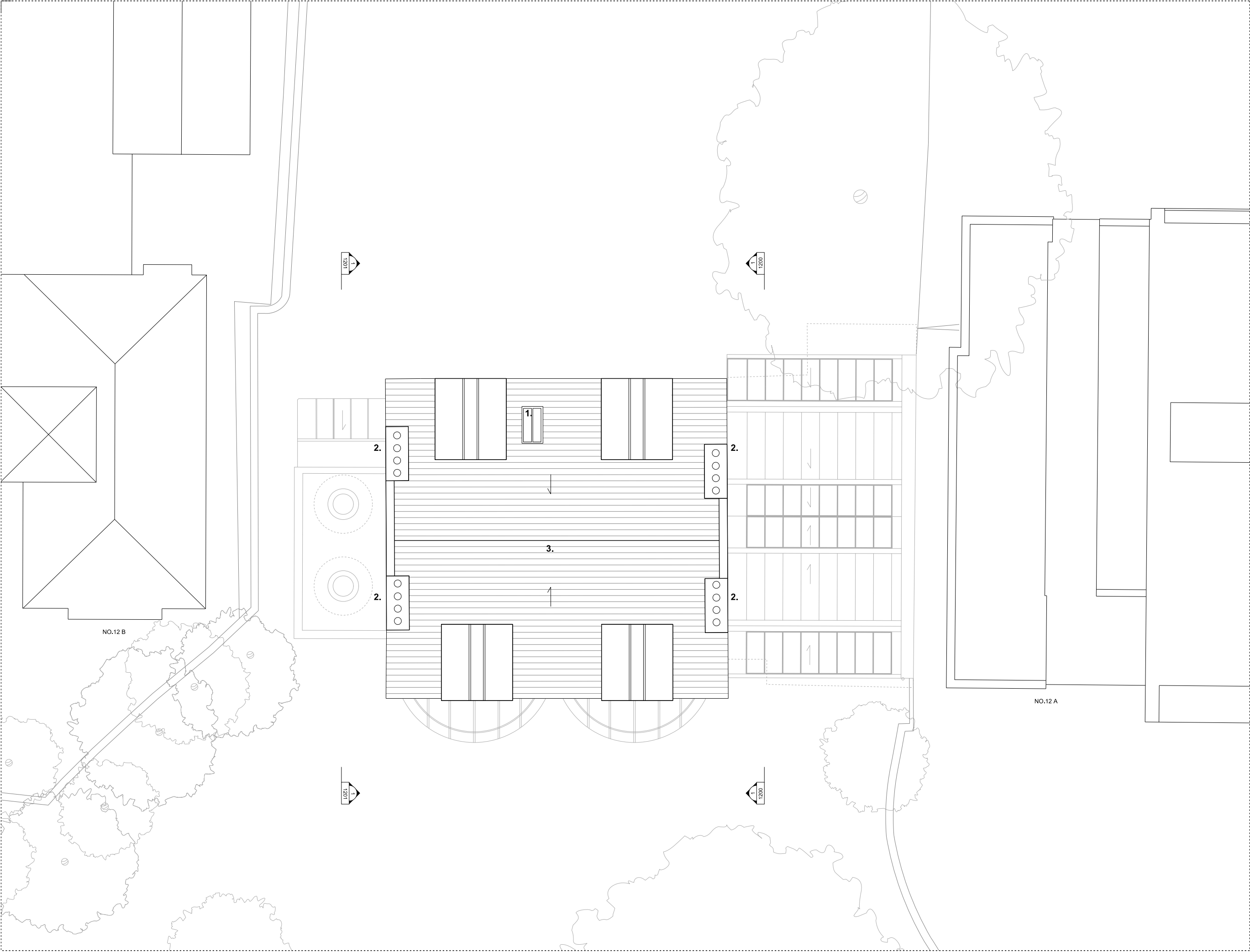
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1

1:50 / 1:100  
PROPOSED SECOND FLOOR PLAN

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



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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.**

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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	01

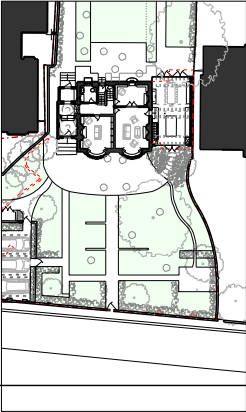


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KEY PLAN



SUMMARY OF KEY ALTERATIONS:

1. EXISTING MODERN VEHICLE GATE & BRICK PIERS REMOVED. TO BE INFILLED WITH RECLAIMED BRICKWORK TO MATCH EXISTING.
2. NEW OPENING CREATED IN EXISTING WALL IN HISTORIC CARRIAGEWAY ENTRANCE POSITION. NEW PEDESTRIAN GATE TO BE INSERTED.
3. EXISTING MODERN BRICK PIERS REMOVED. WALL TO BE REPAIRED APPROPRIATELY WITH RECLAIMED BRICKWORK TO MATCH EXISTING.



1 1:100 / 1:200  
EXISTING FRONT BOUNDARY ELEVATION



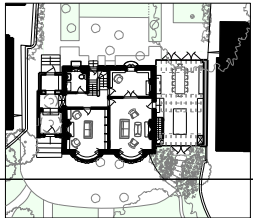
2 1:100 / 1:200  
PROPOSED FRONT BOUNDARY ELEVATION

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

01	17.02.20	UPDATED PLANNING ISSUE	KS
00	25.10.19	PLANNING ISSUE	KS
REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
EXISTING & PROPOSED FRONT BOUNDARY ELEVATIONS			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:200
JULY 19	KS	GP	SCALE @ A1 1:100
PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER
0431	A	0110	01



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 BRICK GARDEN WALL- HEIGHT TO BE IN LINE WITH COUNCIL REQUIREMENTS. ENGLISH GARDEN BOND & RECLAIMED BRICKS TO MATCH ORIGINAL EXISTING FRONT WALL BRICKS. TO REPLACE EXISTING BRICK PLANTER BOUNDARY. NEW PLANTING AS PER LANDSCAPING PLANS.



01	17.02.20	UPDATED PLANNING ISSUE	KS
00	25.10.19	PLANNING ISSUE	KS

REV	DATE	NOTES	INIT.
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PROJECT  
12 KEATS GROVE, HAMPSTEAD,  
LONDON, NW3 2RN

DRAWING TITLE  
PROPOSED FRONT ELEVATION  
(SOUTH)

STATUS PLANNING

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

PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER	REVISION LETTER
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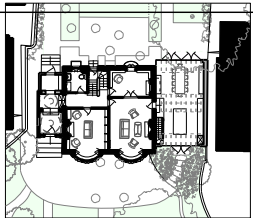
0431 A 1100 01

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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.



01	17.02.20	UPDATED PLANNING ISSUE	KS
02	25.10.19	PLANNING ISSUE	KS

REV	DATE	NOTES	INIT.
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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 & NUMBER	REVISION LETTER
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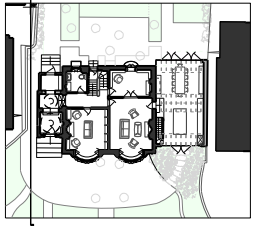
0431 A 1101 01

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KEY PLAN



KEY:

- EXISTING FABRIC
- NEW FABRIC



LOW LEVEL BOILER FLUES

01	17.02.20	UPDATED PLANNING ISSUE	KS
00	25.10.19	PLANNING ISSUE	KS

REV	DATE	NOTES	INIT.
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PROJECT  
12 KEATS GROVE, HAMPSTEAD,  
LONDON, NW3 2RN

DRAWING TITLE  
PROPOSED SIDE ELEVATION

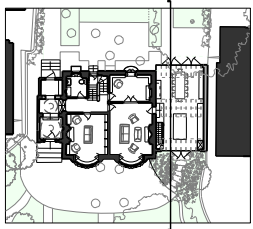
STATUS PLANNING

DATE	DRAWN	CHECK	SCALE @ A3 1:100
JULY 19	KS	GP	SCALE @ A1 1:50

PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER	REVISION LETTER
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0431 A 1102 01

KEY PLAN

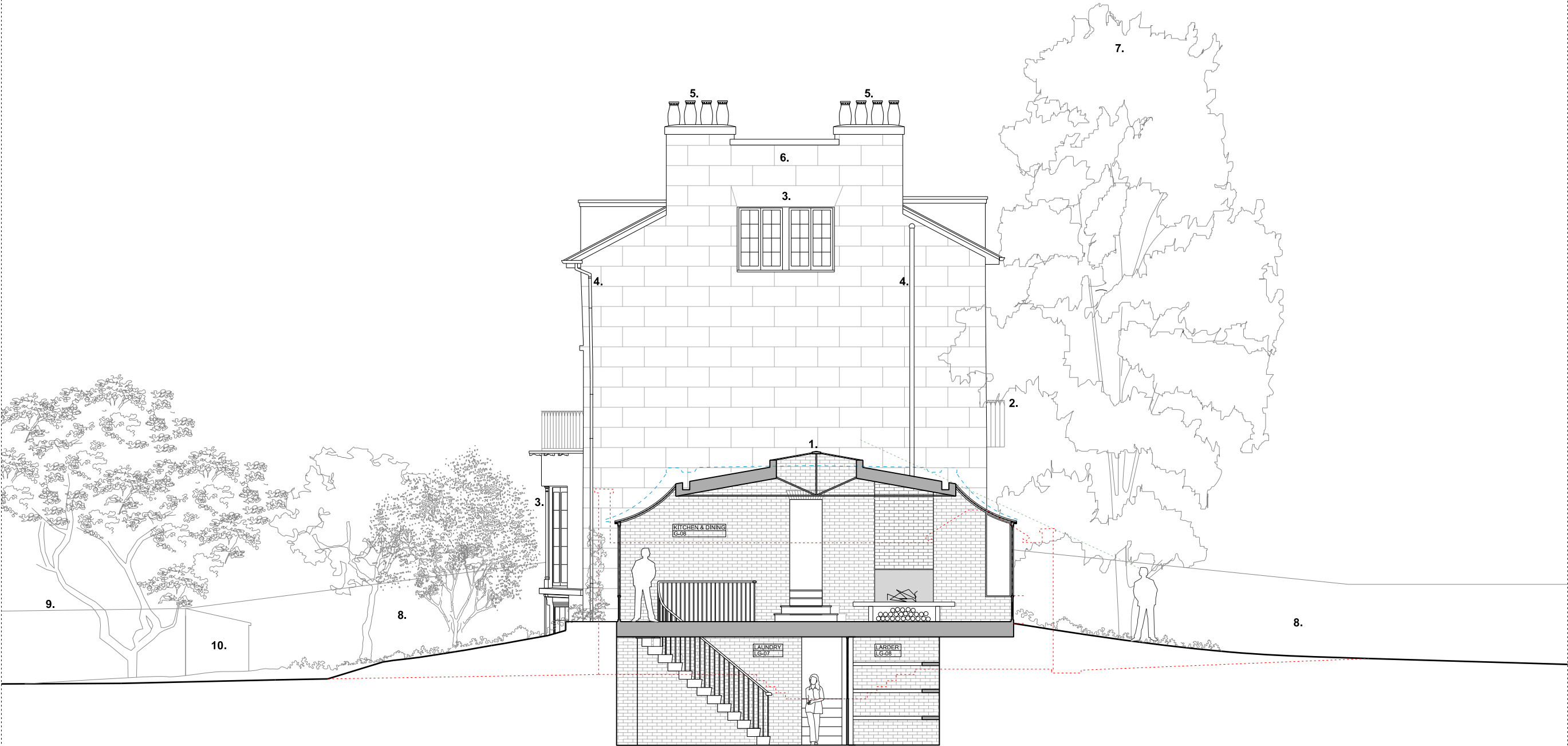


KEY:

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

SUMMARY OF KEY ALTERATIONS:

- NEW REPLACEMENT EXTENSION
- REINSTATED CURVED WROUGHT IRON RAILINGS WITH APPROPRIATE DETAILING.
- NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.
- EXTERNAL SERVICES IN CAST IRON & ROUTES RATIONALISED.
- REINSTATED TERRACOTTA CHIMNEY POTS TO MATCH KEATS HOUSE.
- SCORED RENDER REINSTATED TO MATCH KEATS HOUSE.
- EXISTING LIME TREE RETAINED & PROTECTED.
- SIMPLIFIED GARDEN DESIGNS.
- NEW BRICK GARDEN WALL- HEIGHT TO BE IN LINE WITH COUNCIL REQUIREMENTS. ENGLISH GARDEN BOND & RECLAIMED BRICKS TO MATCH ORIGINAL EXISTING FRONT WALL BRICKS. TO REPLACE EXISTING BRICK PLANTER BOUNDARY. NEW PLANTING AS PER LANDSCAPING PLANS.
- NEW BIN STORE



01	17.02.20	UPDATED PLANNING ISSUE	KS
02	25.10.19	PLANNING ISSUE	KS

REV	DATE	NOTES	INIT.
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PROJECT  
12 KEATS GROVE, HAMPSTEAD,  
LONDON, NW3 2RN

DRAWING TITLE  
PROPOSED SECTION -  
THROUGH KITCHEN  
EXTENSION

STATUS PLANNING

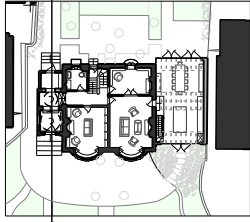
DATE	DRAWN	CHECK	SCALE @ A3
JULY 19	KS	GP	SCALE @ A1: 1:50

PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER	REVISION LETTER
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0431 A 1200 01



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.



01	17.02.20	UPDATED PLANNING ISSUE	KS
00	25.10.19	PLANNING ISSUE	KS

REV	DATE	NOTES	INIT.
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PROJECT  
12 KEATS GROVE, HAMPSTEAD,  
LONDON, NW3 2RN

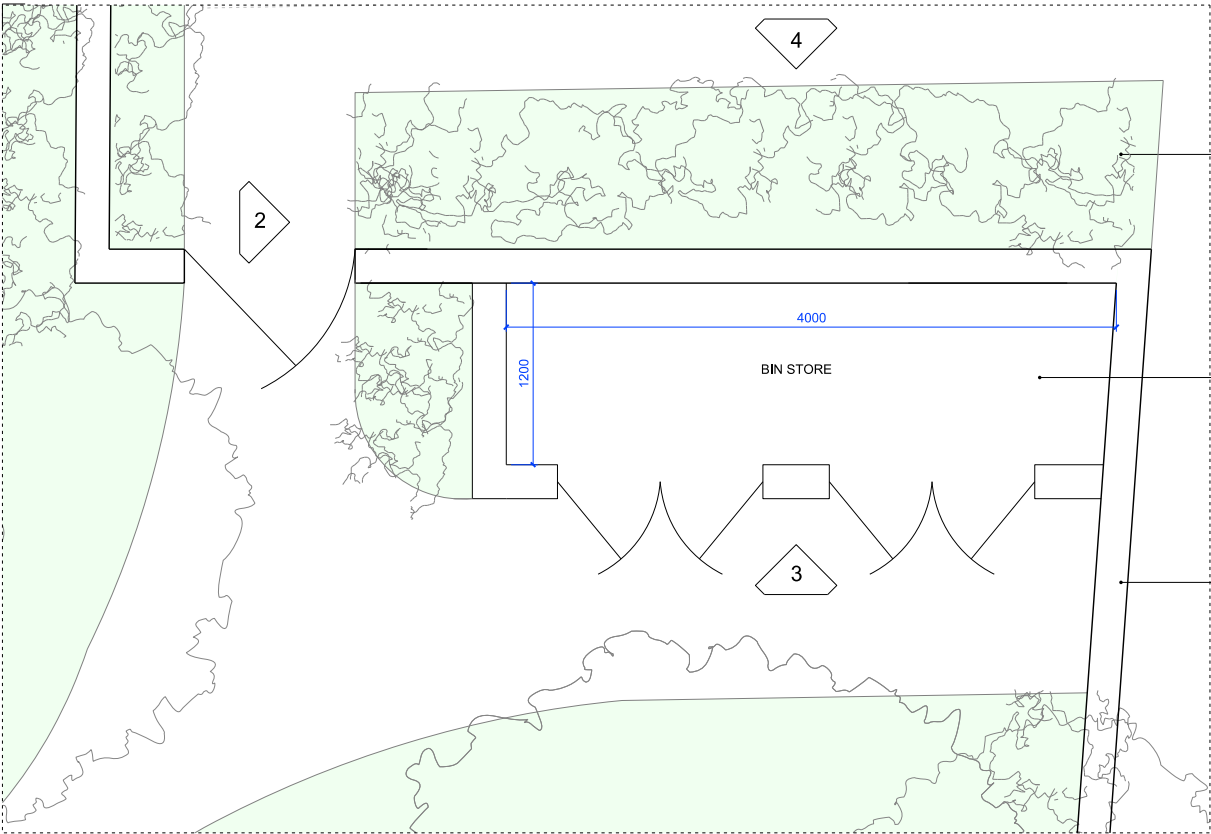
DRAWING TITLE  
PROPOSED SECTION -  
THROUGH ENTRANCE HALL &  
BOOT ROOM EXTENSION

STATUS PLANNING

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

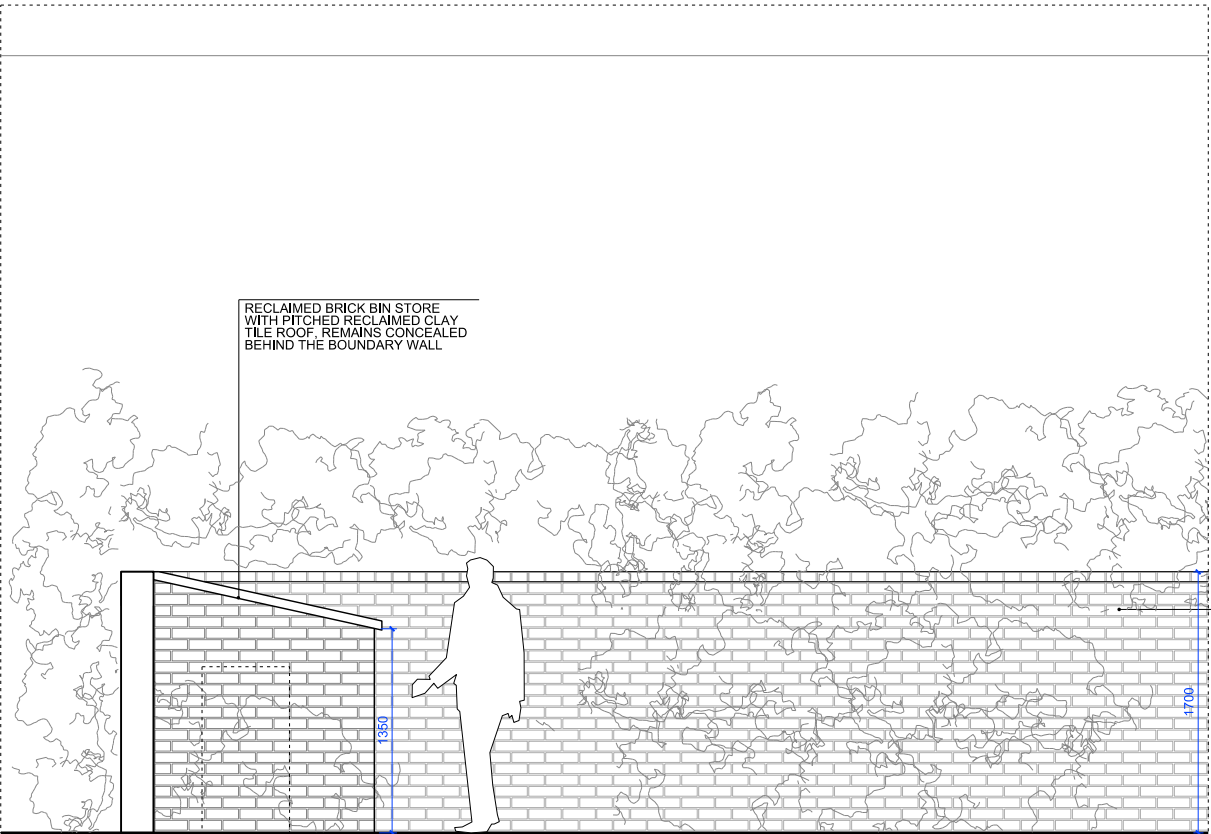
PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER	REVISION LETTER
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0431 A 1201 01

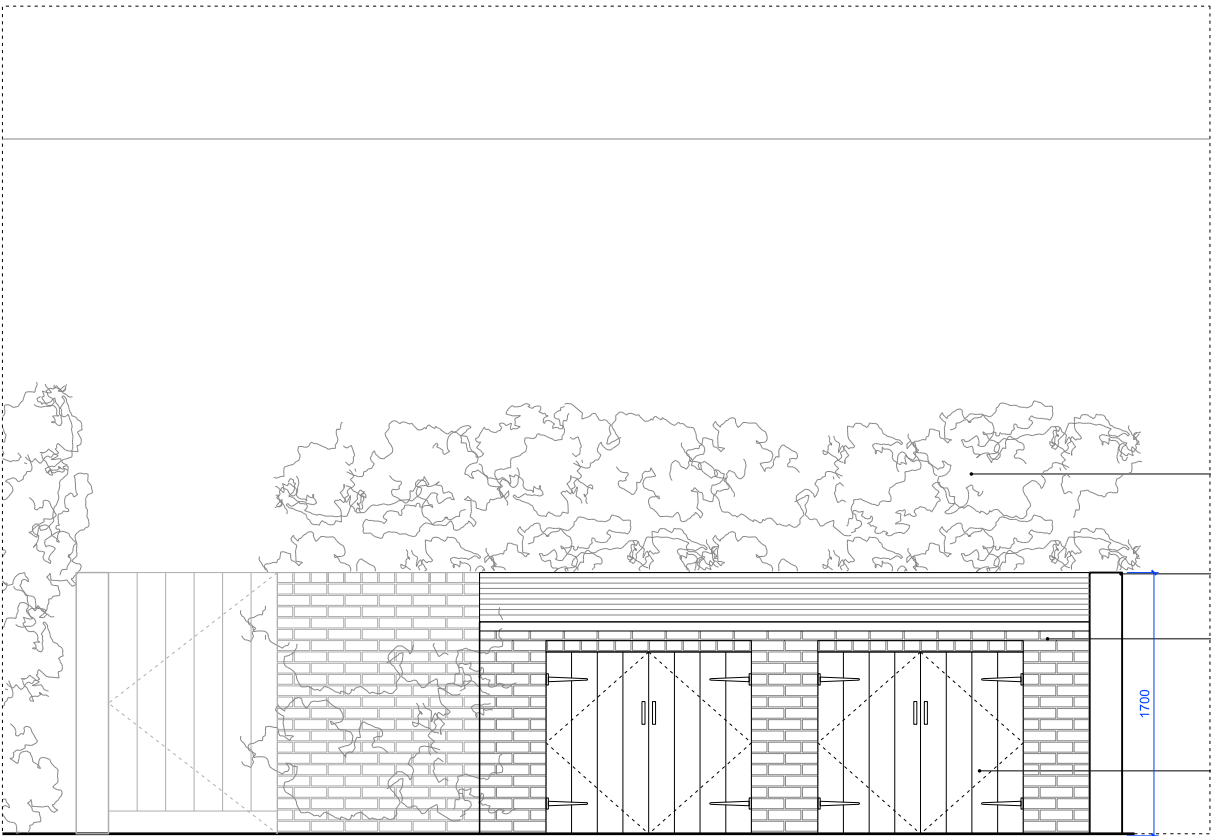


1 1:25 / 1:50  
PROPOSED BIN STORE, PLAN

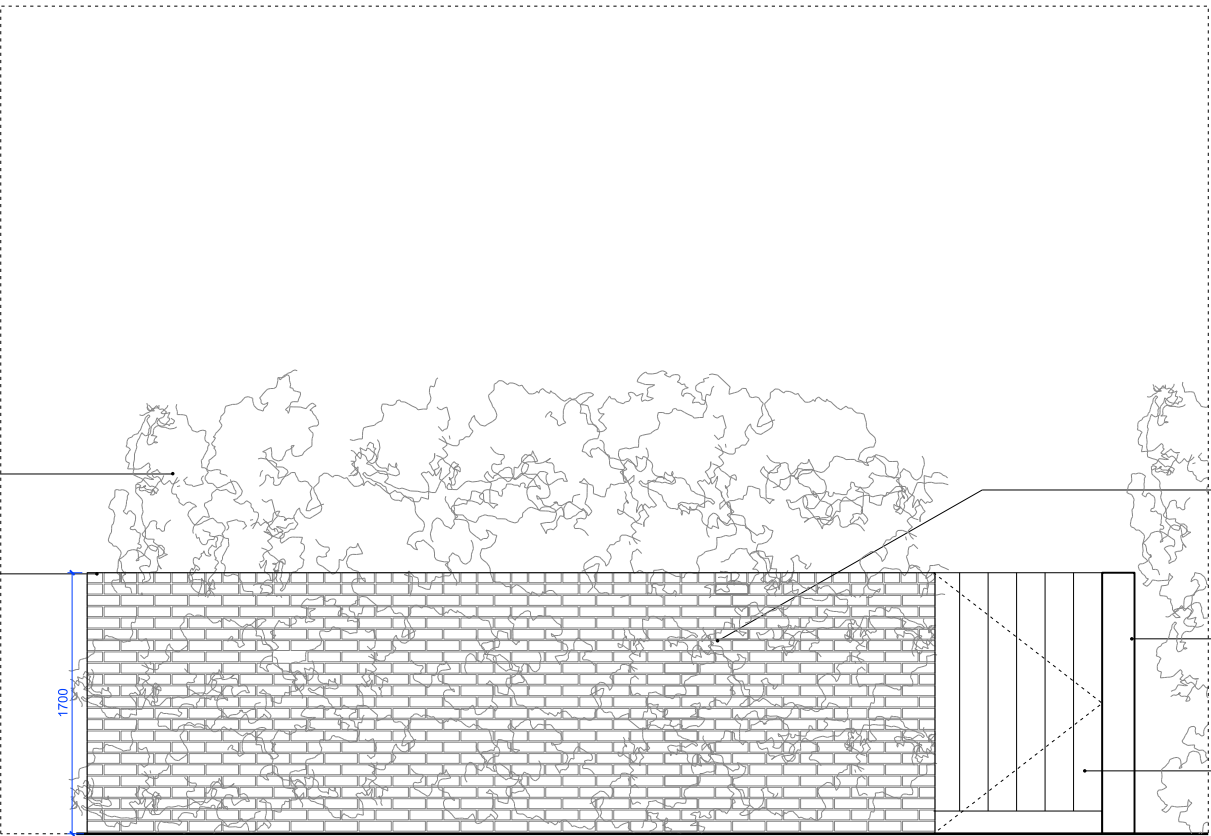
0 1 2 3  
SCALE IN METRES: 1:25 @ A1



2 1:25 / 1:50  
PROPOSED BIN STORE, SIDE ELEVATION



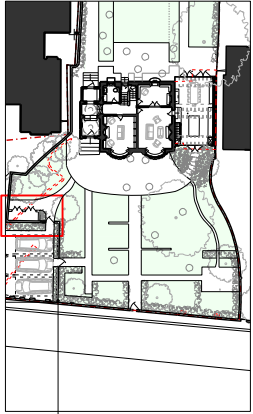
3 1:25 / 1:50  
PROPOSED BIN STORE, INTERNAL FACE ELEVATION



4 1:25 / 1:50  
PROPOSED BIN STORE, FRONT ELEVATION

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KEY PLAN

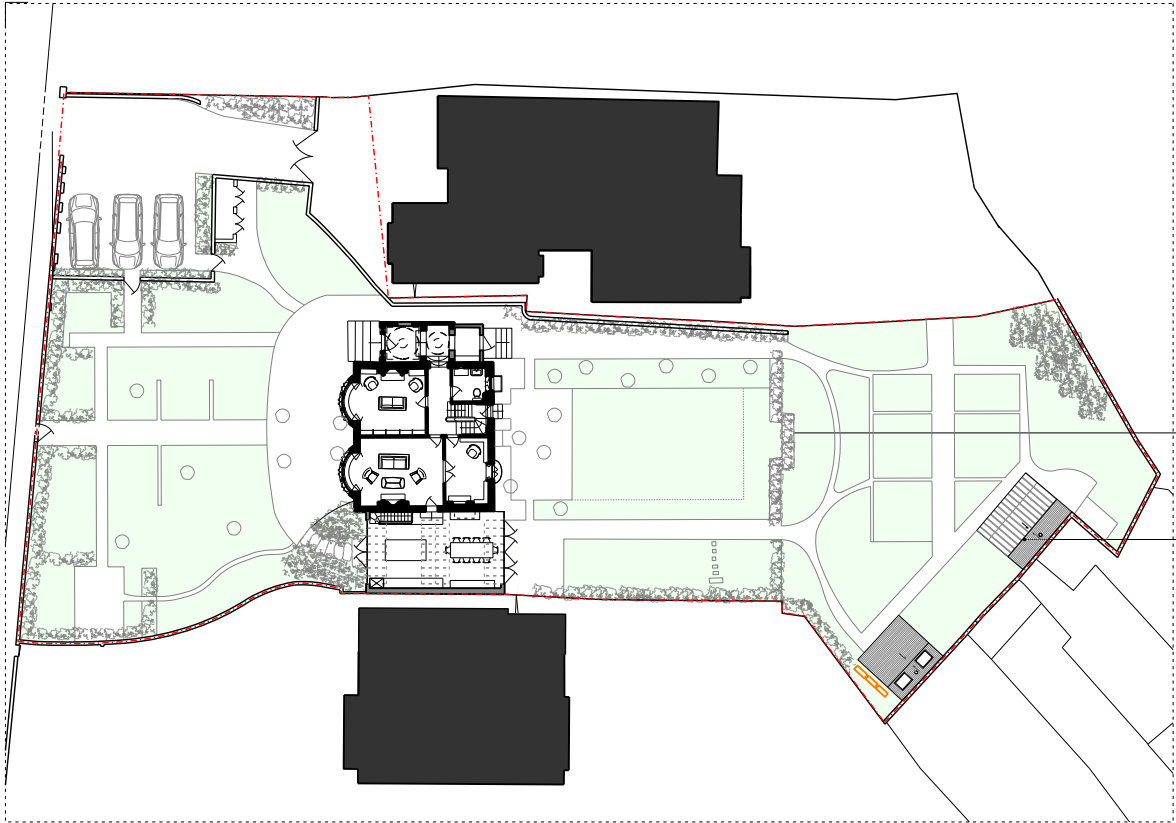


NOTE: WHERE 1.5M FRONT WALL STEPS UP TO 2M WALL, TRADITIONAL SWAN NECK BRICK DETAIL WILL BE INTEGRATED, AS BELOW:



01	17.02.20	UPDATED PLANNING ISSUE	KS
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REV	DATE	NOTES	INIT.
PROJECT			
12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			
DRAWING TITLE			
PROPOSED BIN STORE ELEVATIONS			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3 1:50
JULY 19	KS	GP	SCALE @ A1 1:25
PROJECT NUMBER	CODE	STATUS	TYPE & NUMBER
0431	A	1400	01

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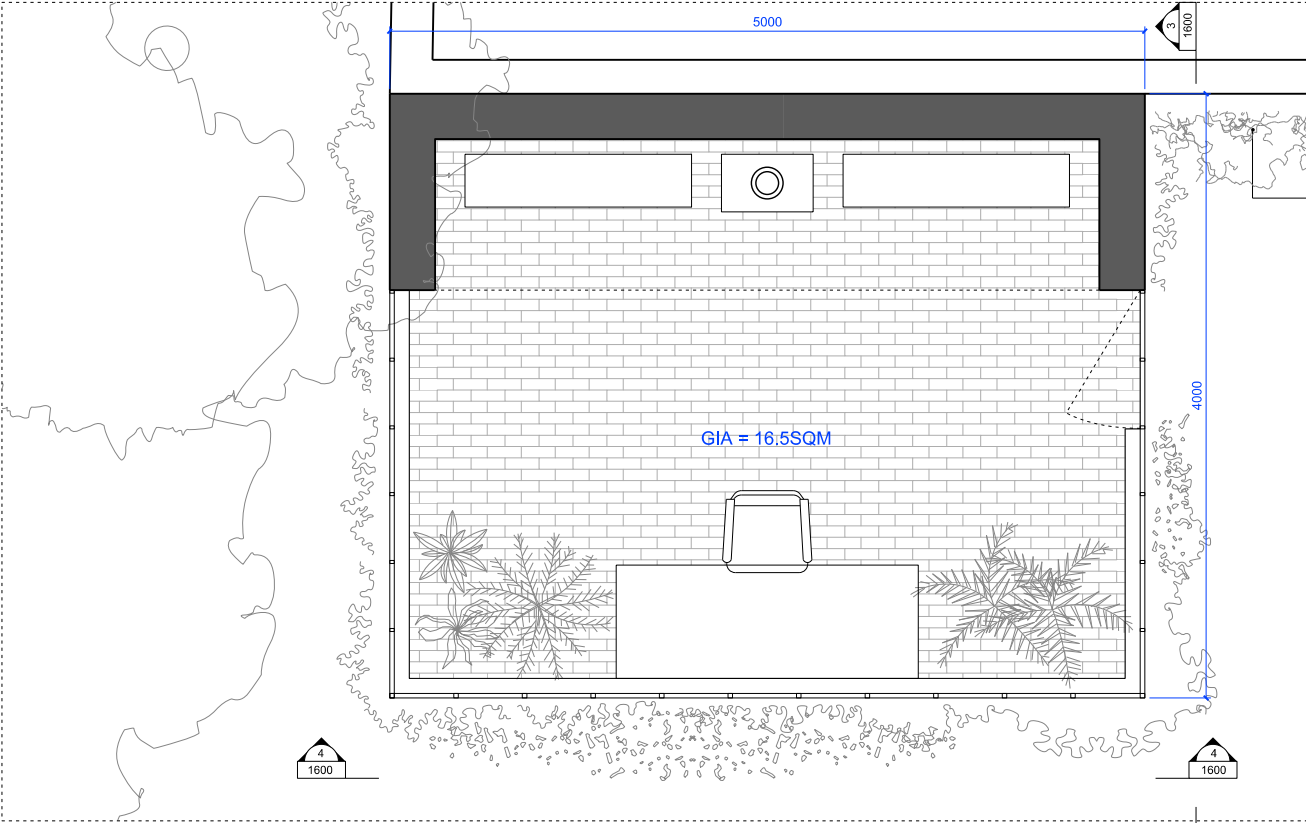


PROPOSED GARDEN ROOMS  
INTEGRATED WITHIN  
LANDSCAPING SCHEME AT  
REAR OF GARDEN AND  
CONCEALED FROM MAIN  
HOUSE VIEW BY PLANTING

PROPOSED GARDEN  
ROOM A - THE  
GLASSHOUSE

1

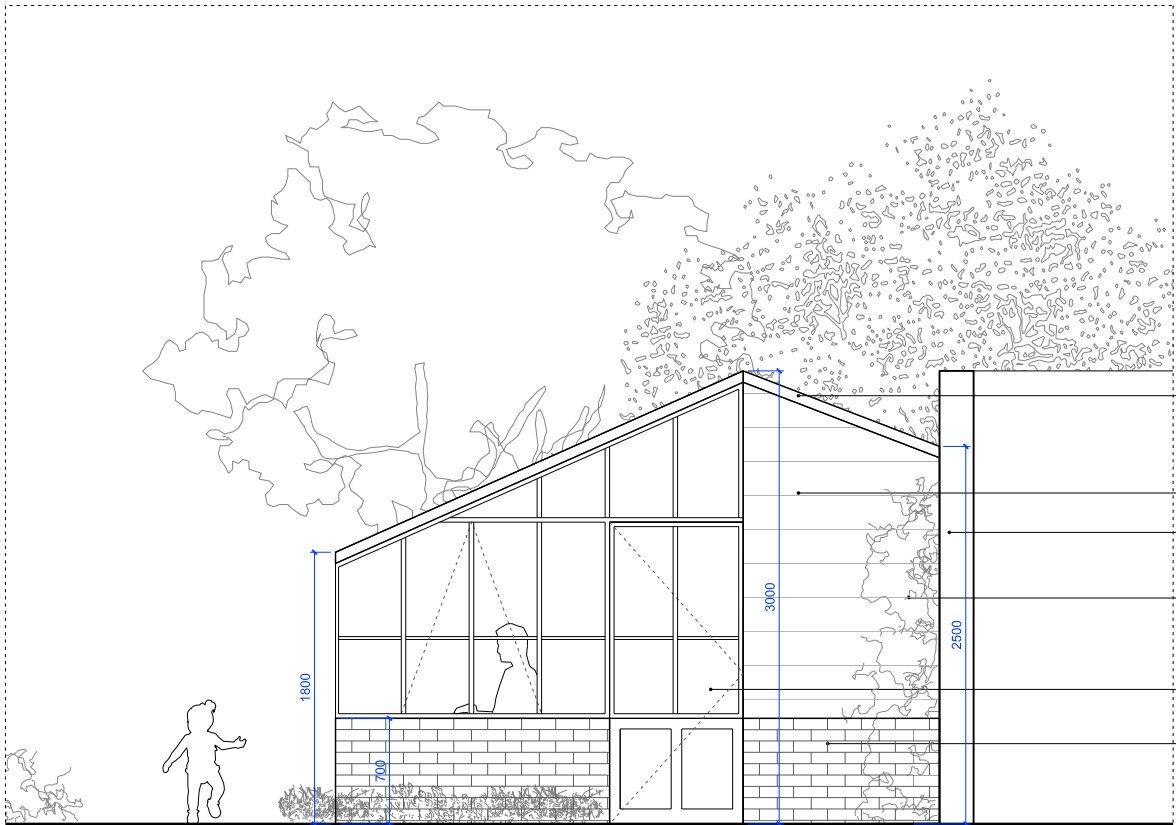
1:250 / 1:500  
PROPOSED SITE PLAN



GIA = 16.5SQM

2

1:25 / 1:50  
GARDEN ROOM A - PROPOSED FLOOR PLAN



RECLAIMED ROOF  
TILES

WEATHERED TIMBER  
CLADDING

EXISTING REAR  
GARDEN WALL - TO BE  
RETAINED

GREENERY & PLANTING  
SURROUNDING AND  
RAMBLING UP THE  
PROPOSED  
STRUCTURE

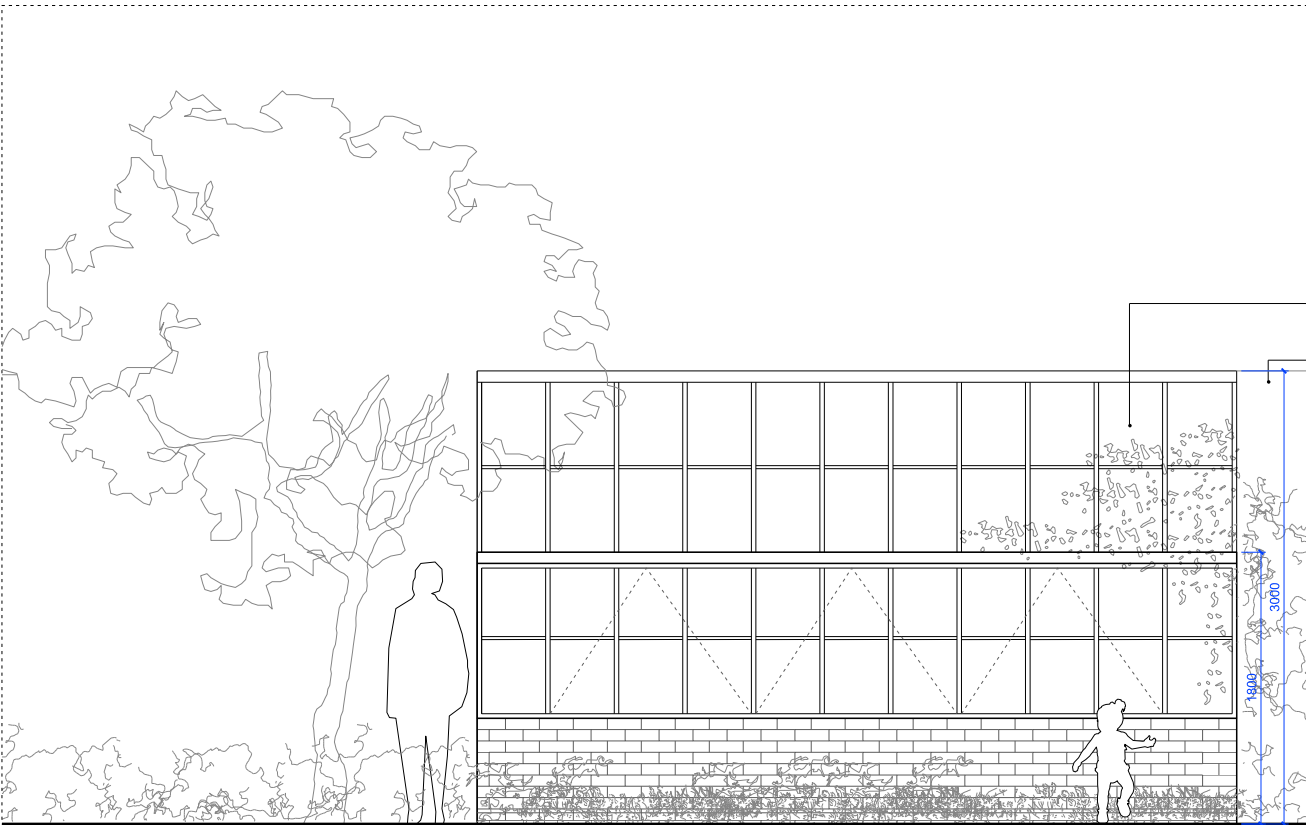
SLENDER TIMBER  
FRAMED GLAZING

RECLAIMED  
BRICKWORK PLINTH

3

1:25 / 1:50  
GARDEN ROOM A - PROPOSED SIDE ELEVATION

0 1 2  
SCALE IN METRES: 1:25 @ A1, 1:50 @ A3



PROPOSED GARDEN  
ROOM A - ELEGANT  
GLASS HOUSE

EXISTING REAR  
GARDEN WALL - TO BE  
RETAINED

4

1:25 / 1:50  
GARDEN ROOM A - PROPOSED FRONT ELEVATION

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EXISTING REAR  
GARDEN WALL - TO BE  
RETAINED

01 17.02.20 UPDATED PLANNING ISSUE KS  
00 25.10.19 PLANNING ISSUE KS

REV DATE NOTES INIT.

PROJECT

12 KEATS GROVE, HAMPSTEAD,  
LONDON, NW3 2RN

DRAWING TITLE

PROPOSED GARDEN ROOM A

STATUS PLANNING

DATE DRAWN CHECK SCALE @ A3 1:50  
JULY 19 KS GP SCALE @ A1 1:25

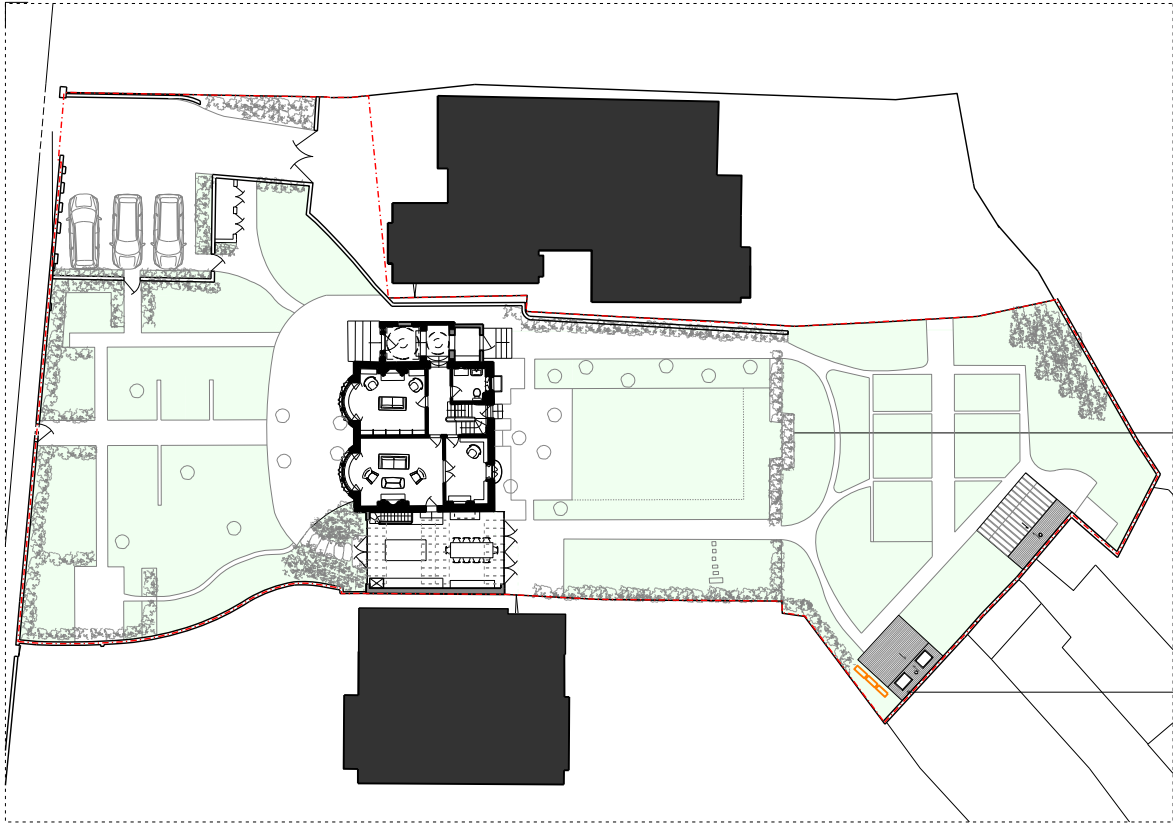
PROJECT NUMBER CODE STATUS TYPE & REVISION  
NUMBER NUMBER LETTER

0431 A 1600 01

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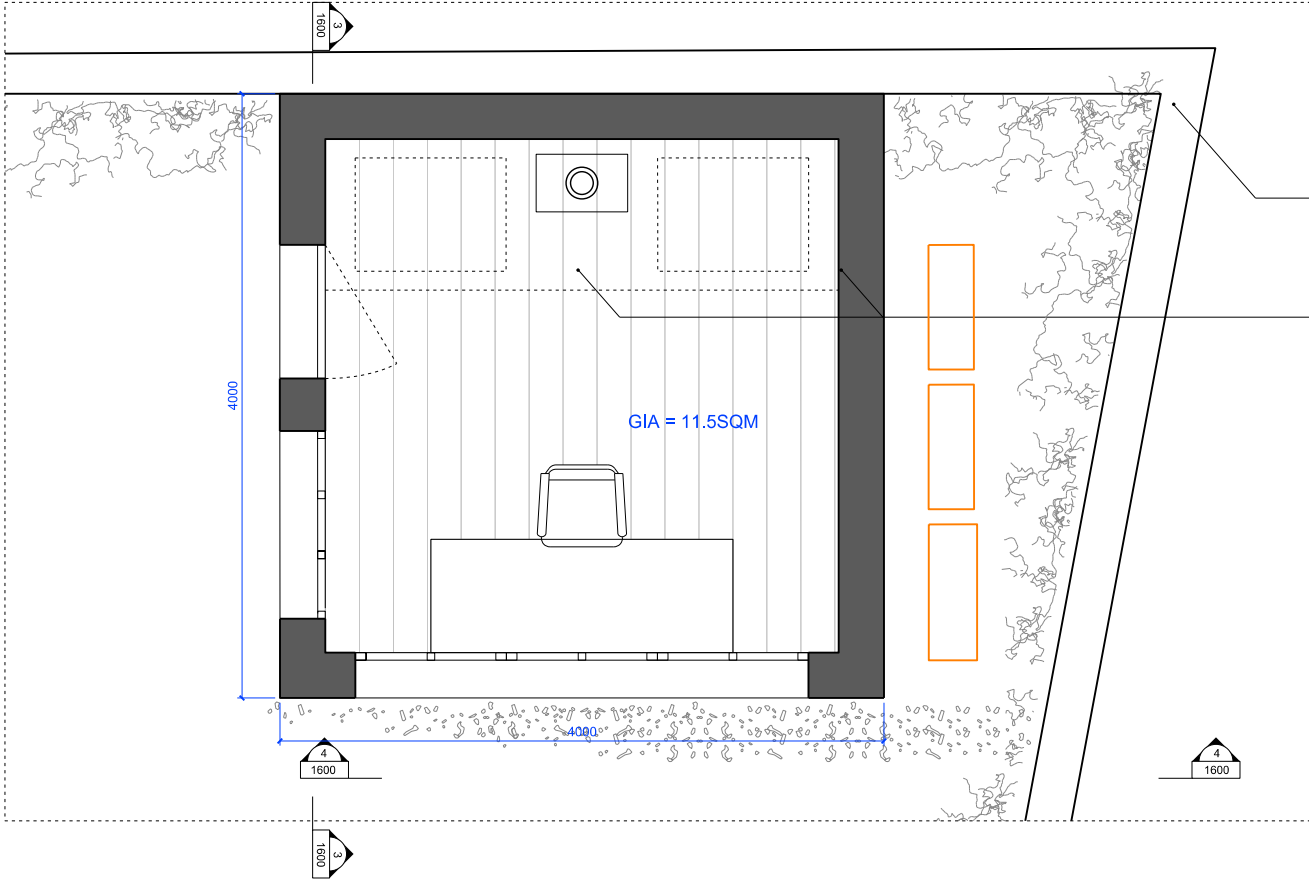


PROPOSED GARDEN ROOMS  
INTEGRATED WITHIN  
LANDSCAPING SCHEME AT  
REAR OF GARDEN AND  
CONCEALED FROM MAIN  
HOUSE VIEW BY PLANTING

PROPOSED GARDEN  
ROOM B - THE  
POTTING SHED

1

1:250 / 1:500  
PROPOSED SITE PLAN

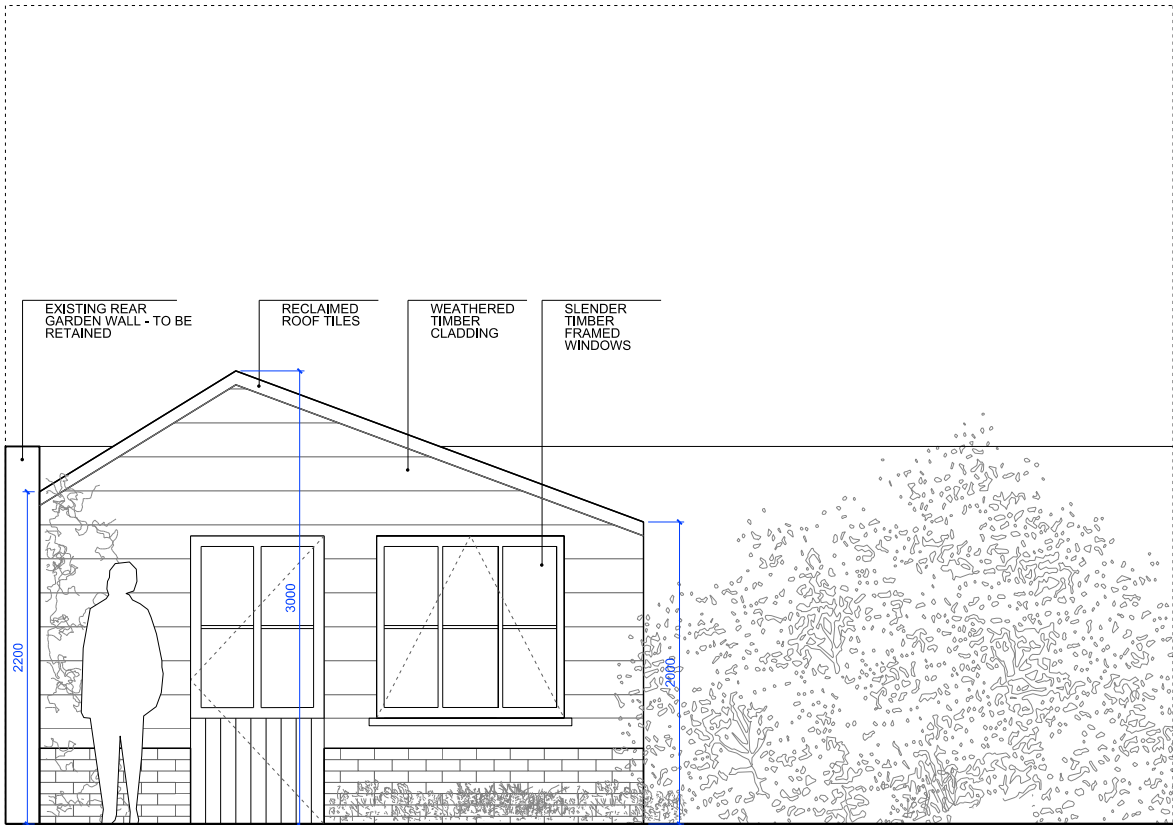


EXISTING REAR  
GARDEN WALL - TO BE  
RETAINED

ROOFLIGHTS ABOVE

2

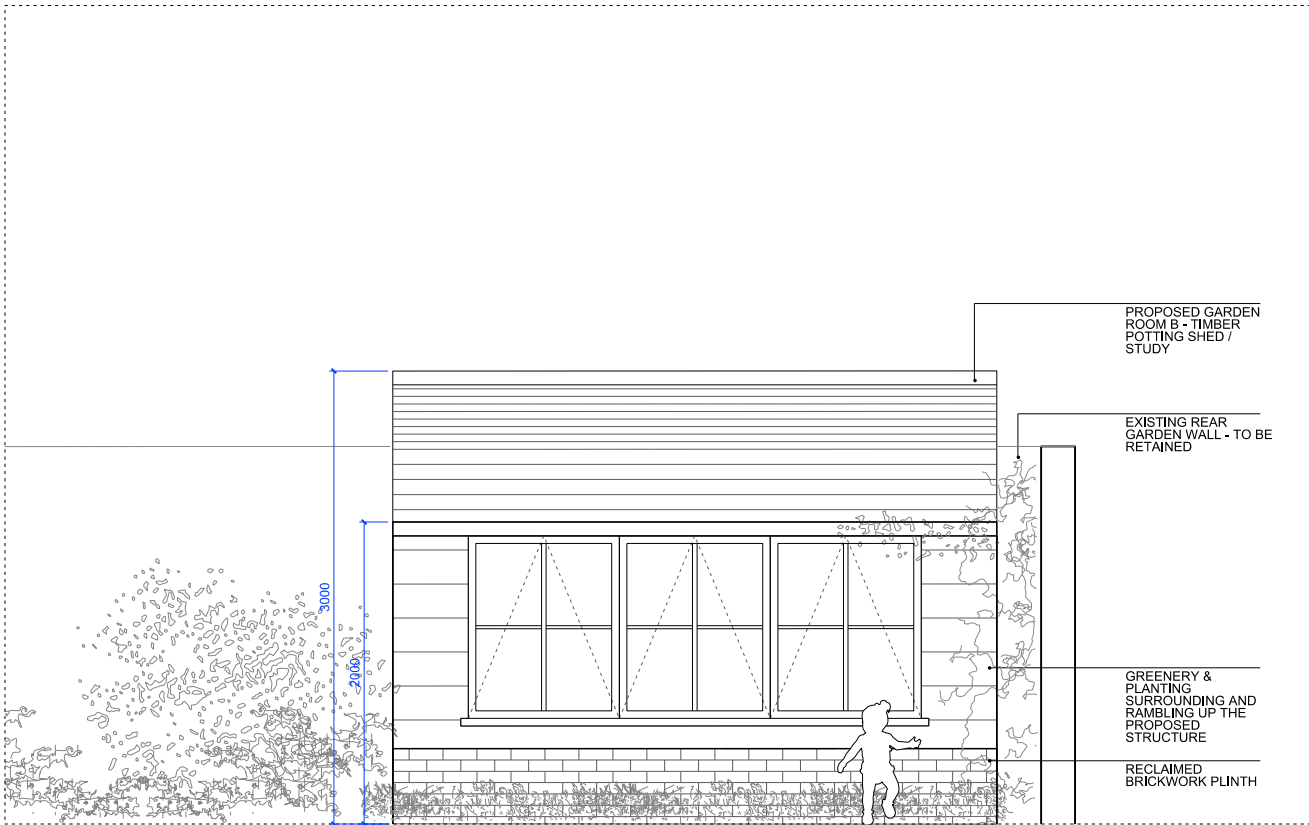
1:25 / 1:50  
GARDEN ROOM B - PROPOSED FLOOR PLAN



3

1:25 / 1:50  
GARDEN ROOM B - PROPOSED SIDE ELEVATION

0 1 2  
SCALE IN METRES: 1:25 @ A1, 1:50 @ A3



PROPOSED GARDEN  
ROOM B - TIMBER  
POTTING SHED /  
STUDY

EXISTING REAR  
GARDEN WALL - TO BE  
RETAINED

GREENERY &  
PLANTING  
SURROUNDING AND  
RAMBLING UP THE  
PROPOSED  
STRUCTURE

RECLAIMED  
BRICKWORK PLINTH

4

1:25 / 1:50  
GARDEN ROOM B - PROPOSED FRONT ELEVATION

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02 25.10.19 PLANNING ISSUE KS

REV DATE NOTES INIT.

PROJECT

12 KEATS GROVE, HAMPSTEAD,  
LONDON, NW3 2RN

DRAWING TITLE

PROPOSED GARDEN ROOM B

STATUS PLANNING

DATE DRAWN CHECK SCALE @ A3 1:50  
JULY 19 KS GP SCALE @ A1 1:25

PROJECT NUMBER CODE STATUS TYPE & NUMBER REVISION LETTER

0431 A 1601 01

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