

new stone tiled base to stairs

new steel staircase with glass balustraces and perforated metal steps

Existing retaining wall made plumb. level and straight, render finish to areaway side and stone coping

New painted metal escape steps within areaway to create compliant means of escape from rear rooms of lower ground floor

existing lawn and planting retained

planting bed on existing slope

existing lawn and planting retained

oversite concrete and steps removed and replaced with new permeable compacted gravel

remaining platform from previous garden access removed.

Living Room

Kitchen

Existing Garage

Reception

Cloakroom

Void over Plant/Utility

WC

Notes

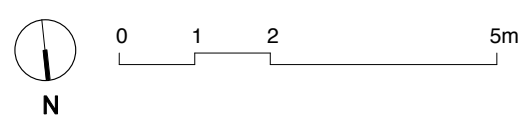
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All dimensions shown are indicative and must be double checked on site by the contractor. Any inconsistencies found must be reported to Robert Dye Architects LLP.

DO NOT SCALE FROM THE DRAWING



Rev	Date	Notes
A	24.07.20	adjusted as per planners request

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project	33 Hampstead Lane	project no	291
drawing	Proposed Upper Ground Floor plan	scale	1:100 @ A3
		drawn by	MC
drawing no	PA 002	rev	A
		date	March 2020
		dwg status	Planning