



- KEY:
- EXISTING FABRIC
 - NEW FABRIC
 - OUTLINE OF EXISTING GARAGE EXTENSION

- SUMMARY OF KEY ALTERATIONS:
- NEW STEPS WITHIN EXISTING DOORWAY.
 - NEW LAUNDRY ROOM & LARDER (OCCUPIES SMALLER FOOTPRINT THAN EXISTING GARAGE EXTENSION).
 - NEW STAIRCASE CONNECTING THE LOWER-GROUND LEVEL TO THE NEW KITCHEN/DINING ROOM EXTENSION ABOVE.
 - REINSTATED FIREPLACES AS PER HISTORIC PLANS.
 - EXISTING OPENING INFILLED TO REINSTATE ORIGINAL FLOOR PLAN.
 - ALL MODERN WINDOWS REPLACED WITH NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.
 - DOOR OPENING MOVED SLIGHTLY; MODERN DOOR REPLACED WITH BESPOKE TIMBER PANELLED DOOR APPROPRIATE TO HISTORICAL DETAILING.
 - NEW BOARDED HINGED DOOR.
 - EXISTING WC ENLARGED AND FLOOR LOWERED TO FORM PLANT / STORE ROOM.
 - EXISTING FIREPLACE SURROUND REPLACED WITH RECLAIMED; OR APPROPRIATELY DETAILED, HIGH QUALITY NEW.
 - ALL MODERN METAL GLAZED DOORS REPLACED WITH BESPOKE TIMBER PANELLED DOORS APPROPRIATE TO HISTORICAL DETAILING. MODERN DOOR FURNITURE TO BE REPLACED WITH APPROPRIATE RECLAIMED.
 - ALL MODERN ARCHITRAVES REPLACED WITH NEW TO MATCH DETAILS OF KEATS HOUSE.
 - 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.
 - MODERN TERRAZZO FLOOR & UNDERFLOOR HEATING REMOVED THROUGHOUT. RECLAIMED TIMBER FLOORING & RADIATORS REINSTATED.

NB: ORIGINAL DESIGN & NOTES
BY CHRIS DYSON ARCHITECTS
[PLANNING APPROVAL
REF: 2019/5443/P]

:PLANNING

PROJECT: : 12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN	DRAWING: :KEA_12 002_ ISSUE FOR: PLANNING SCALE: 1:100@A3 1:50@A1 DATE: AUG20	:REVISION :Revision	0 1 2 3 4 Meters	milk:studio 29 REDAN STREET London W14 0AB email@mlkstudio.net w: www.milkstudio.net	 MAX DEWDNEY ARCHITECTS
PROJECT: :KEA_12	DRAWN BY: :CDA	CHECKED BY: :N/A			
	:EXISTING LOWER-GROUND FLOOR PLAN				