

PROPOSED - MINOR AMENDMENTS

KEY:

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

SUMMARY OF KEY ALTERATIONS:

- NEW KITCHEN / DINING ROOM EXTENSION TO REPLACE EXISTING GARAGE (EQUAL TO EXISTING FOOTPRINT).
- NEW STAIRCASE TO LOWER-GROUND FLOOR.
- NEW NARROW OPENING WITH JIB DOOR (OPENING CENTRES THE FIREPLACE).
- REINSTATED FIREPLACE WITH RECLAIMED SURROUND & GRATE; OR APPROPRIATELY DETAILED, HIGH QUALITY NEW.
- EXISTING BALUSTRADES REPLACED WITH NEW CURVED WROUGHT IRON RAILING; WITH APPROPRIATE DETAILING.
- STAIRCASE BALUSTERS REPLACED WITH NARROWER SECTIONS; TO MATCH KEATS HOUSE.
- NEW BOOT ROOM EXTENSION.
- NEW PARTIALLY GLAZED DOOR TO MATCH KEATS HOUSE REAR GARDEN DOOR.
- NEW EXTERNAL STEPS IN YORK STONE.
- NEW INTERNAL CEILING DOMES WITH ROOFLIGHTS ABOVE.
- REINSTATED MARGIN LIGHTS.
- FRONT DOOR REPLACED TO MATCH KEATS HOUSE & APPROPRIATE FANLIGHT REINSTATED ABOVE.
- REINSTATED FIREPLACE WITH RECLAIMED SURROUND; OR APPROPRIATELY DETAILED, HIGH QUALITY NEW. EXISTING GRATE RETAINED.
- REINSTATED SINGLE DOORWAY AS PER 1915 PLAN; WITH HISTORICALLY APPROPRIATE PANELLED DOUBLE HINGED POCKET DOORS.
- ALL MODERN DOORS REPLACED WITH BESPOKE TIMBER PANELLED DOORS APPROPRIATE TO HISTORICAL DETAILING.
- ALL MODERN SKIRTINGS AND CORNICES REPLACED WITH NEW TO MATCH DETAILS OF KEATS HOUSE.
- ALL MODERN PLASTERBOARD WALLS & CEILINGS REPLACED WITH LIME PLASTER ON TRADITIONAL LATHE. DOWNLIGHTS & SPEAKERS REMOVED.
- ALL MODERN WINDOWS REPLACED WITH NEW TIMBER FRAMED SINGLE GLAZED WINDOWS OF HISTORICALLY APPROPRIATE DETAILING.
- NEW, HISTORICALLY APPROPRIATE FIREPLACE INSERTED IN ENTRANCE HALL.
- ENTRANCE HALL GABLE WINDOW INFILLED.

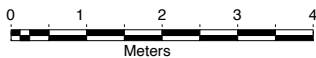
NB: ORIGINAL DESIGN & NOTES BY CHRIS DYSON ARCHITECTS [PLANNING APPROVAL REF: 2019/5443/P]

AMENDMENTS BY MDA & MILK STUDIO INCLUDING:

- D. LIGHT-WELL FOR NATURAL LIGHT TO BASEMENT ADDED - WITH WHITE POWDER COATED OPEN MESH METAL GRILL. NB: ANY VISIBLE SURFACES OF RETAINING WALL FACED IN PORTLAND
- E. MINOR AMENDMENT TO SLIDING DOORS WITH SIMILAR DETAILING & PROPORTIONS TO NEW REPLACEMENT EXTENSION APPROVED 2019/5443/P

:PLANNING

PROJECT: : 12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN	:KEA_12 102_A	:REVISION
PROJECT: :KEA_12	DRAWN BY: :CDA	:A Revision - Notes added for materials of light well
CHECKED BY: :N/A	DRAWING: ISSUE FOR: PLANNING SCALE: 1:100@A3 1:50@A1 DATE: AUG 20	
	:PROPOSED UPPER-GROUND FLOOR PLAN	



Notes:
1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the centre of the wall unless otherwise stated.
3. Report all drawing errors and omissions to the architect.
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