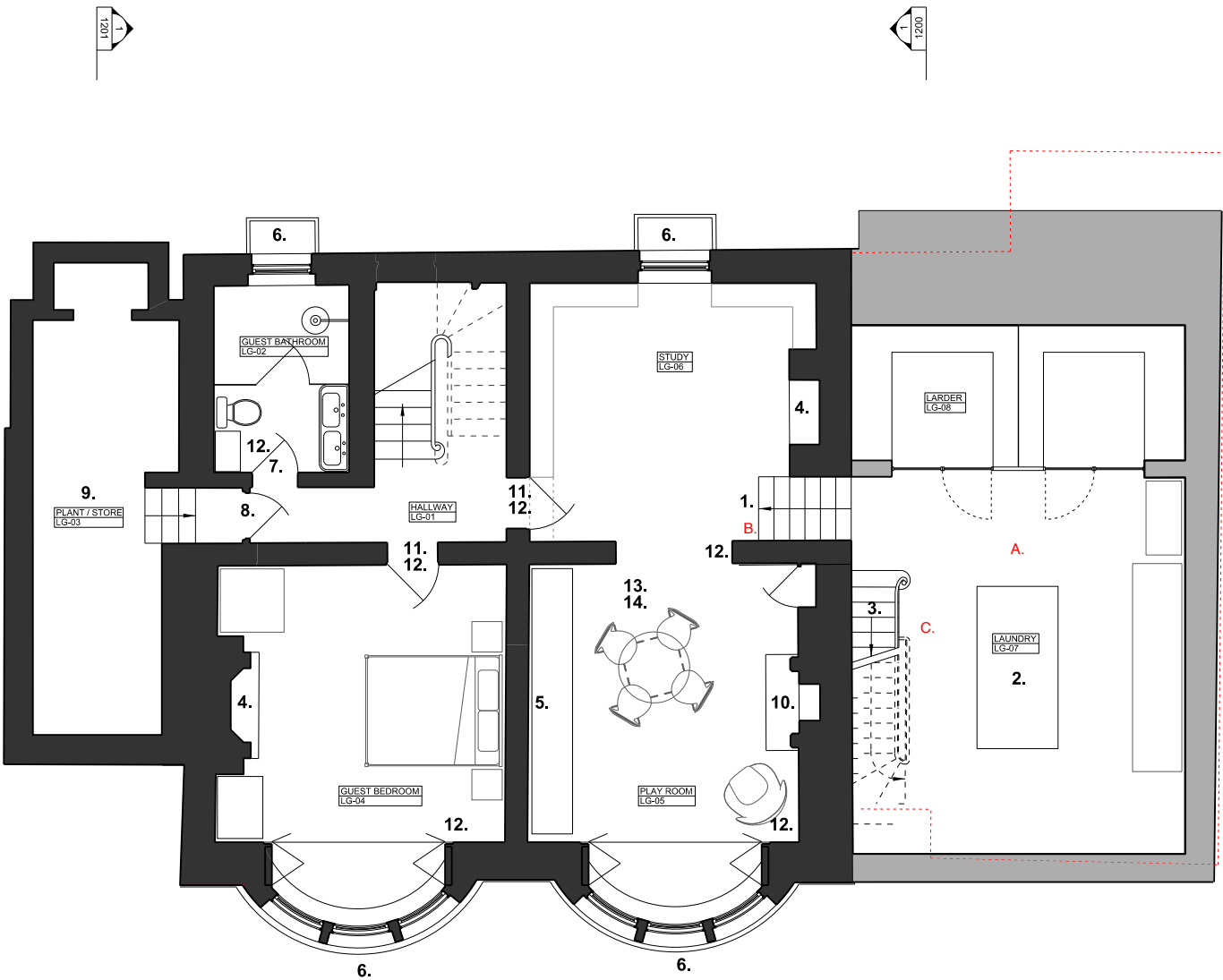


PROPOSED - MINOR AMENDMENTS

- 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)
- AMENDMENTS BY MDA & MILK STUDIO
- INCLUDING:
- A. LOWERED BASEMENT - 380MM
 - B. TWO ADDITIONAL STEPS NEW STAIR TO MATCH EXISTING APPROVED DESIGN
 - C. TWO ADDITIONAL STEPS NEW STAIR TO MATCH EXISTING APPROVED DESIGN

:PLANNING

PROJECT: : 12 KEATS GROVE, HAMPSTEAD, LONDON, NW3 2RN			DRAWING: :KEA_12 101_A ISSUE FOR: PLANNING SCALE: 1:100@A3 1:50@A1 DATE: AUG20		:REVISION :Revision A: Light well removed		0 1 2 3 4 Meters		milk:studio 29 REDAN STREET London W14 0AB email@mlkstudio.net wc:www.milkstudio.net		MAX DEWDNEY ARCHITECTS	
PROJECT: :KEA_12	DRAWN BY: :CDA / MR	CHECKED BY: :MD	:PROPOSED LOWER-GROUND FLOOR PLAN									