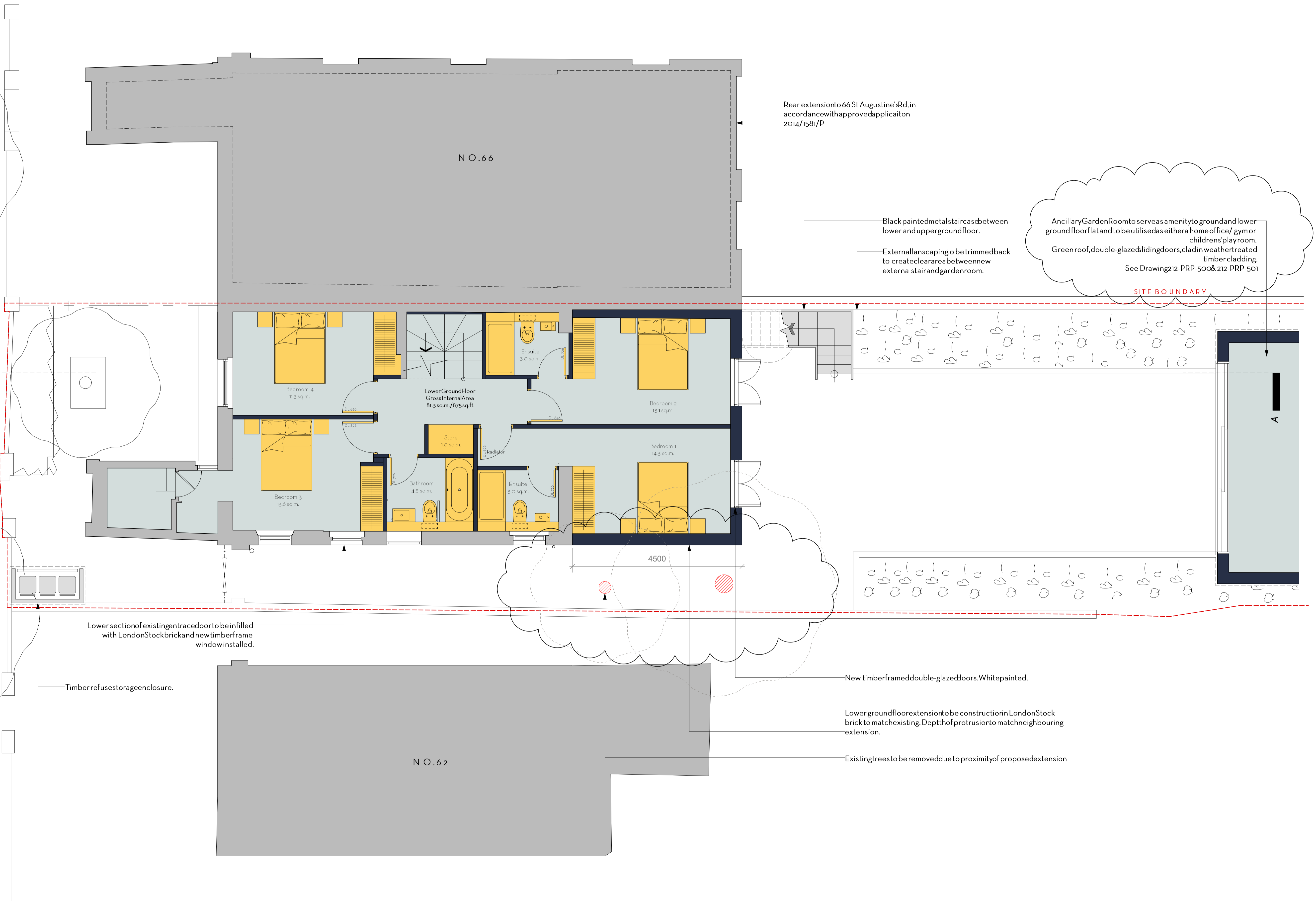


ST AUGUSTINE'S ROAD



Rear extension to 66 St Augustine's Rd, in accordance with approved application 2014/1581/P

N.O. 66

Black painted metal stairs between lower and upper ground floor.

External landscaping to be trimmed back to create clear area between new external stair and garden room.

Ancillary Garden Room to serve as amenity to ground and lower ground floor flat and to be utilised as either a home office/ gym or children's playroom. Green roof, double-glazed sliding doors, clad in weather treated timber cladding. See Drawing 212-PRP-500 & 212-PRP-501

SITE BOUNDARY

Lower Ground floor Gross Internal Area 81.5 sq.m./875 sq.ft

Bedroom 4 11.3 sq.m.

Bedroom 2 13.1 sq.m.

Bedroom 3 13.6 sq.m.

Bathroom 4.5 sq.m.

Ensuite 3.0 sq.m.

Bedroom 1 14.3 sq.m.

Store 1.0 sq.m.

Ensuite 3.0 sq.m.

4500

Lower section of existing traced door to be filled with London Stock brick and new timber frame window installed.

Timber refuse storage enclosure.

New timber framed double-glazed doors. White painted.

Lower ground floor extension to be constructed in London Stock brick to match existing. Depth of protrusion to match neighbouring extension.

Existing trees to be removed due to proximity of proposed extension

N.O. 62

FOR PLANNING

64 ST. AUGUSTINE'S ROAD
PROPOSED LOWER GROUND FLOOR

Do not scale. Use figured dimensions only.
All dimensions to be checked on site.
All drawings to be read in conjunction with the Structural Engineer's drawings.



PROJECT	64 St. Augustine's Road		
ADDRESS	64 St. Augustine's Road, London, NW1 9RP		
CLIENT	Bubble Investments Ltd		
AUTHOR	Jeremy		
DATE	18.11.20	SCALE	1:50 @ A1
DRAWING	212-PRP-099-01		



Note added in regards to proposed removal of trees and further detail to garden room.			
BY	DATE	REV	
Jeremy	22.05.21	01	
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