



**15, CHALCOT CRESCENT, LONDON, NW1 8YE.**  
 LOWER GROUND-FLOOR OF PROPERTY. SCALE: 1:50  
 PLAN AS EXISTING (ie: 'AS-BUILT') OCT. 2021.

# **LEGEND.**

1. Garden boundary-wall between Nos. 15 & 17 Chalcot Crescent, rebuilt to exactly same position and dimensions as the pre-existing, with as closely matching brickwork as pre-existing, London Imperial Yellowstocks blend. Identical timber trellis-fencing fixed back on top of wall, same dimensions.
2. Raised garden area, retained at same dimensions as pre-existing; tiled with Limestone-effect exterior tiles.
3. New steps up to raised garden area, in same position as pre-existing, clad in Limestone-effect exterior tiles, including lower Patio area.
4. New black metal balustrading and handrail, to match pre-existing.
5. 2 no. Pairs new softwood French-doors installed in same style & dimensions as pre-existing, one pair at front, one pair at rear of property.
6. New inspection-covers installed to manholes in same positions as pre-existing.
7. New timber sliding-sash window to Bathroom, manufactured and installed to same style and dimensions as pre-existing.
8. Bathroom refurbished with new shower cubicle and fittings, basin and w.c.; all installed in same positions as pre-existing; with wall / floor-tiling replacing the old, and new extractor-fan installed through the wall.
9. Staircase up to Ground Floor of property, retained unchanged as existing.
10. Interior-doors & frames to Lower G.F., all retained unchanged as existing.