

Proposed retaining wall along boundary with 81-88 Langbourne Mansions (wall to be 2.6m high from FFL on side of no.32)

Proposed raised planter

Powder coated aluminium framed glazing

Utility room / plant

Shower room

Boot room / garden storage

Shed

Hallway

seating area

Rear terrace

Gym

Media room

Study space

Ground hatch

A

B

C

Pop out window to basement media room

Proposed water feature along boundary with no.30

Proposed raised planter

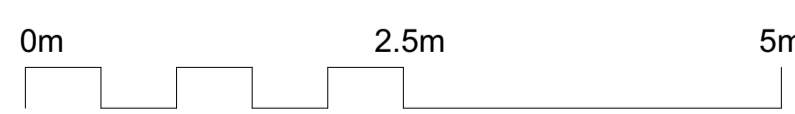
Extent of neighbouring lower ground floor at no.30

Low level brick wall with timber fencing above to boundary with no.30

Proposed metal open tread staircase from lower ground floor to ground floor level

BASEMENT PLAN - PROPOSED

1:50 @ A1 / 1:100 @ A3



--- Denotes site boundary - - - Denotes extent of existing lower ground floor

Notes

Revisions

Site Address **32 LANGBOURNE AVENUE, HIGHGATE, LONDON, N6 6PX**
 Client **MARY & JONNY PROTHEROE**

PROPOSED LOWER GROUND FLOOR PLAN
 Drawing no. **21-1134-110**
 Rev. A

Status **PLANNING**
 Date **FEB 21**
 Scale **1:50 @ A1**
1:100 @ A3

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81-88 LANGBOURNE MANSIONS

GARAGES FOR
81-88 LANGBOURNE MANSIONS

Proposed replacement
side extension

Powder coated aluminium
framed glazing

Proposed single storey
ground floor rear
extension

Proposed ground floor
rear terrace

MH

MH

Coats
WC
Pantry
Kitchen
dumb waiter
Bike storage
rooftlight

Hallway
Sitting area
Roof terrace

Living room
Dining

Front garden

Rear garden

MH

30 LANGBOURNE AVENUE

Line of balcony to no.30
at ground floor level

Proposed staircase from
lower ground floor to
ground floor level

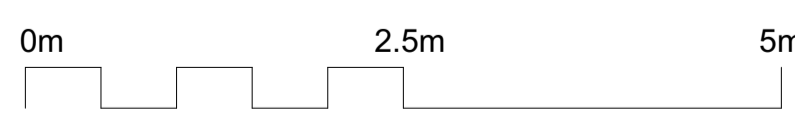
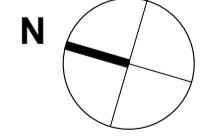
Ground floor rear bay
window to no.30

Low level brick wall with
timber fencing above to
boundary with no.30

REAR GARDEN FOR
30 LANGBOURNE AVENUE

GROUND FLOOR PLAN - PROPOSED

1:50 @ A1 / 1:100 @ A3



--- Denotes site boundary

Notes

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Site Address **32 LANGBOURNE AVENUE, HIGHGATE, LONDON, N6 6PX**

Client **MARY & JONNY PROTHEROE**

Matthew Giles Ltd

PROPOSED GROUND FLOOR PLAN Status **PLANNING**

Drawing no. **21-1134-111**

Rev. A

Date **FEB 21**

Scale **1:50 @ A1**
1:100 @ A3

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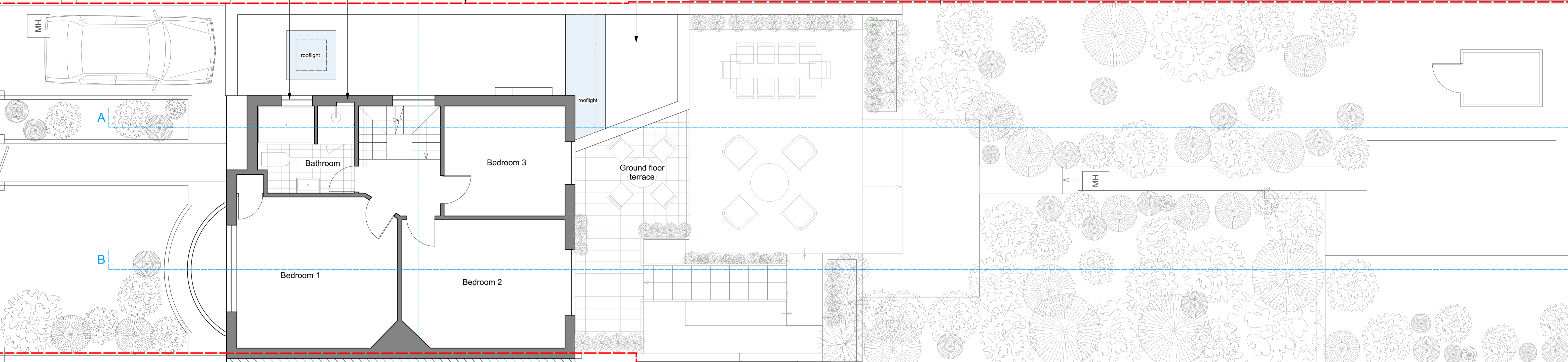
Unit G11, Edinburgh House, 170 Kennington Lane, London, SE11 5DP

www.matthewgilesarchitects.com Tel 020 3076 0750

81-88 LANGBOURNE MANSIONS

GARAGES FOR
81-88 LANGBOURNE MANSIONS

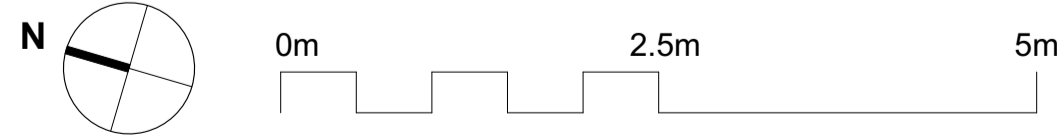
Existing window to be blocked up
Original window to be reinstated
Replacement single storey side extension
Proposed ground floor rear extension



30 LANGBOURNE AVENUE

REAR GARDEN FOR
30 LANGBOURNE AVENUE

FIRST FLOOR PLAN - PROPOSED
1:50 @ A1 / 1:100 @ A3



--- Denotes site boundary

Notes

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Site Address **32 LANGBOURNE AVENUE, HIGHGATE, LONDON, N6 6PX**
Client **MARY & JONNY PROTHEROE**

PROPOSED FIRST FLOOR PLAN
Drawing no. **21-1134-112**
Rev. A

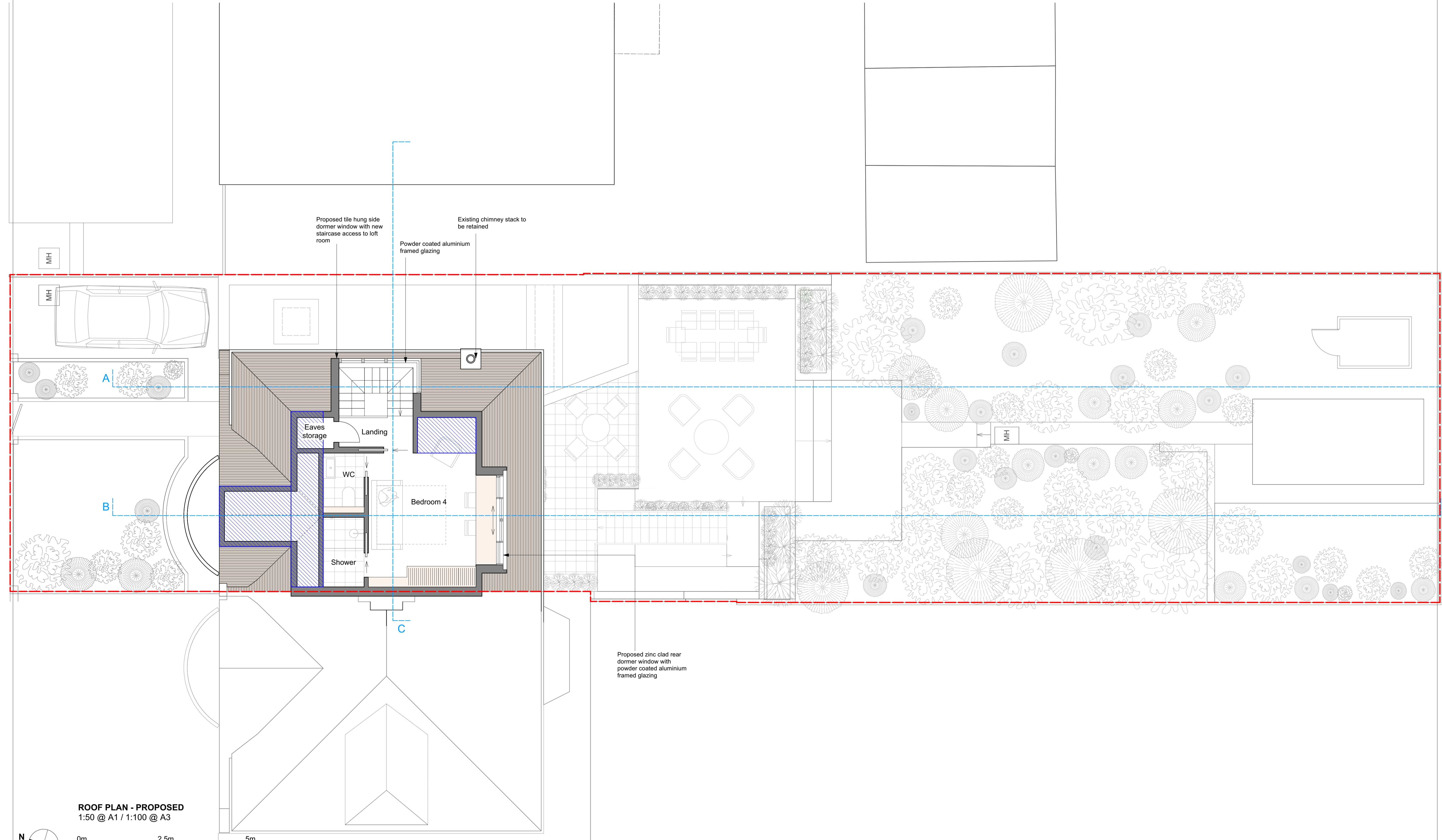
Status **PLANNING**
Date **FEB 21**
Scale **1:50 @ A1**
1:100 @ A3

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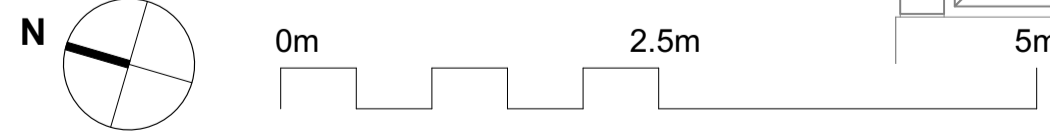
Proposed tile hung side dormer window with new staircase access to loft room

Existing chimney stack to be retained

Powder coated aluminium framed glazing

Proposed zinc clad rear dormer window with powder coated aluminium framed glazing

ROOF PLAN - PROPOSED
1:50 @ A1 / 1:100 @ A3



--- Denotes site boundary ▨ Denotes head height below 1800mm

Notes

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Site Address **32 LANGBOURNE AVENUE, HIGHGATE, LONDON, N6 6PX**
Client **MARY & JONNY PROTHEROE**

PROPOSED LOFT PLAN
Drawing no. **21-1134-113**
Rev. **A**

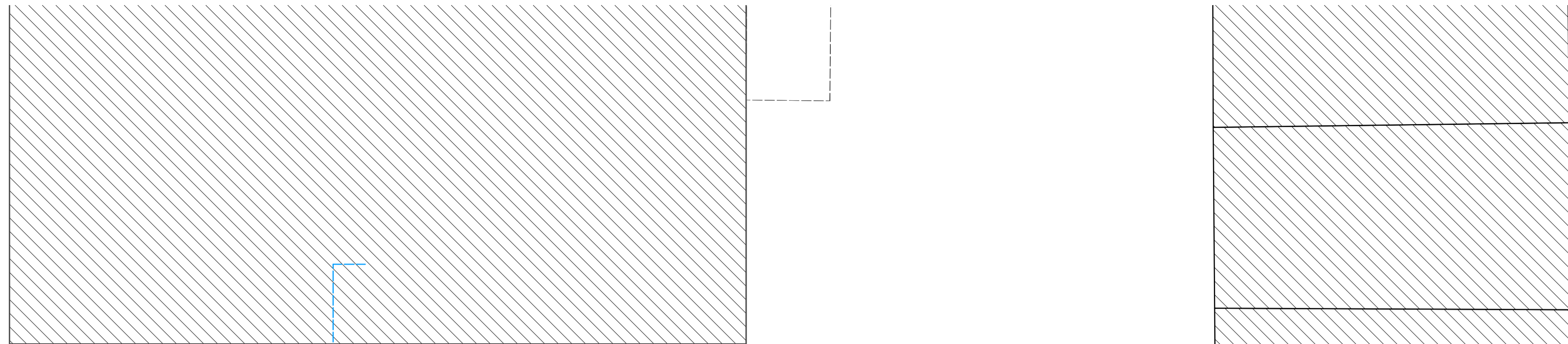
Status **PLANNING**
Date **FEB 21**
Scale **1:50 @ A1**
1:100 @ A3

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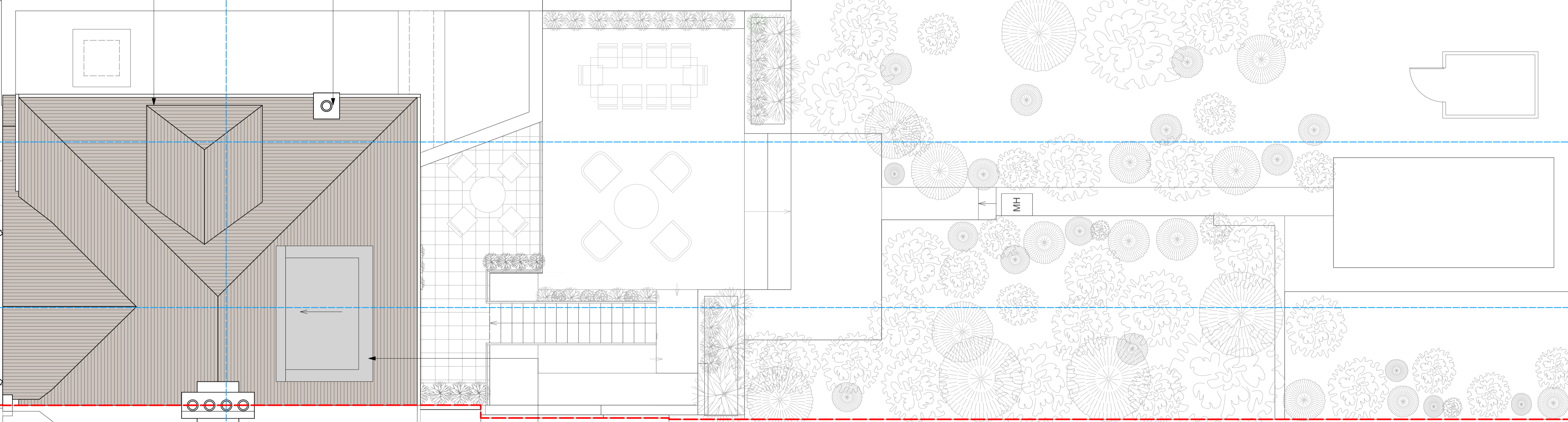
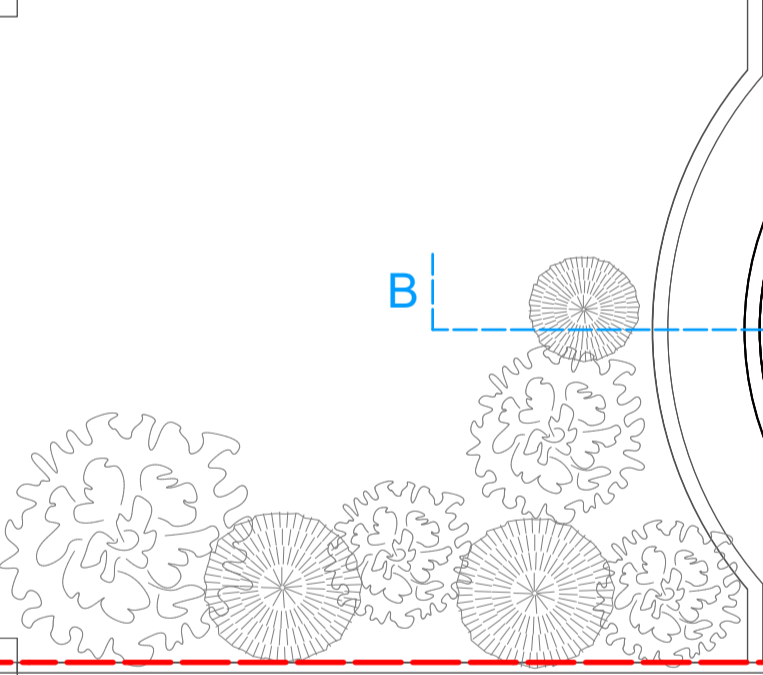
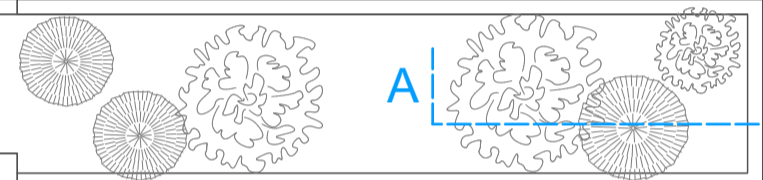
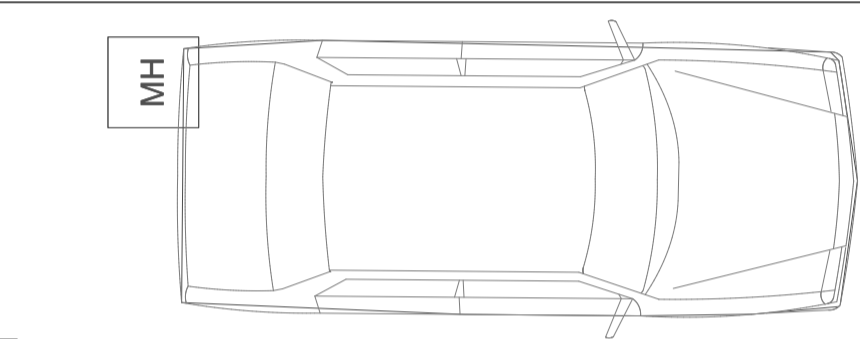
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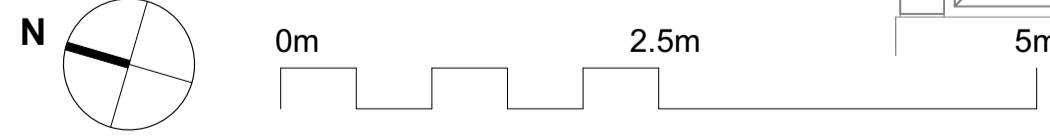
Proposed tile clad side dormer with pitched roofs to match neighbouring roofs to match neighbouring side dormer at no.30

Existing chimney stack to be retained

Proposed zinc clad rear dormer window with single ply membrane to flat roof and zinc roof trim/fascia



ROOF PLAN - PROPOSED
1:50 @ A1 / 1:100 @ A3



--- Denotes site boundary

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Site Address **32 LANGBOURNE AVENUE, HIGHGATE, LONDON, N6 6PX**
Client **MARY & JONNY PROTHEROE**

PROPOSED ROOF PLAN
Drawing no. **21-1134-114**
Rev. A

Status **PLANNING**
Date **FEB 21**
Scale **1:50 @ A1**
1:100 @ A3

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