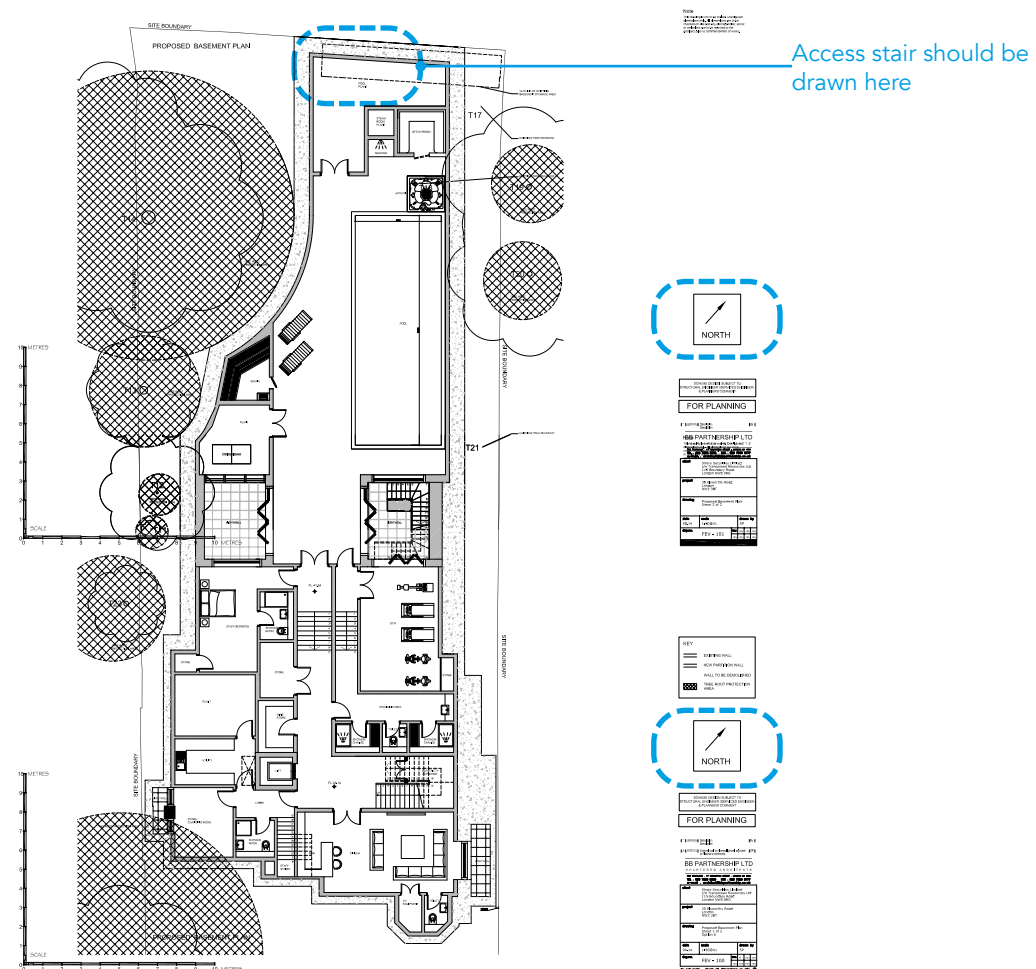


# Section 73 - Supporting Document

35 Elsworthy Road

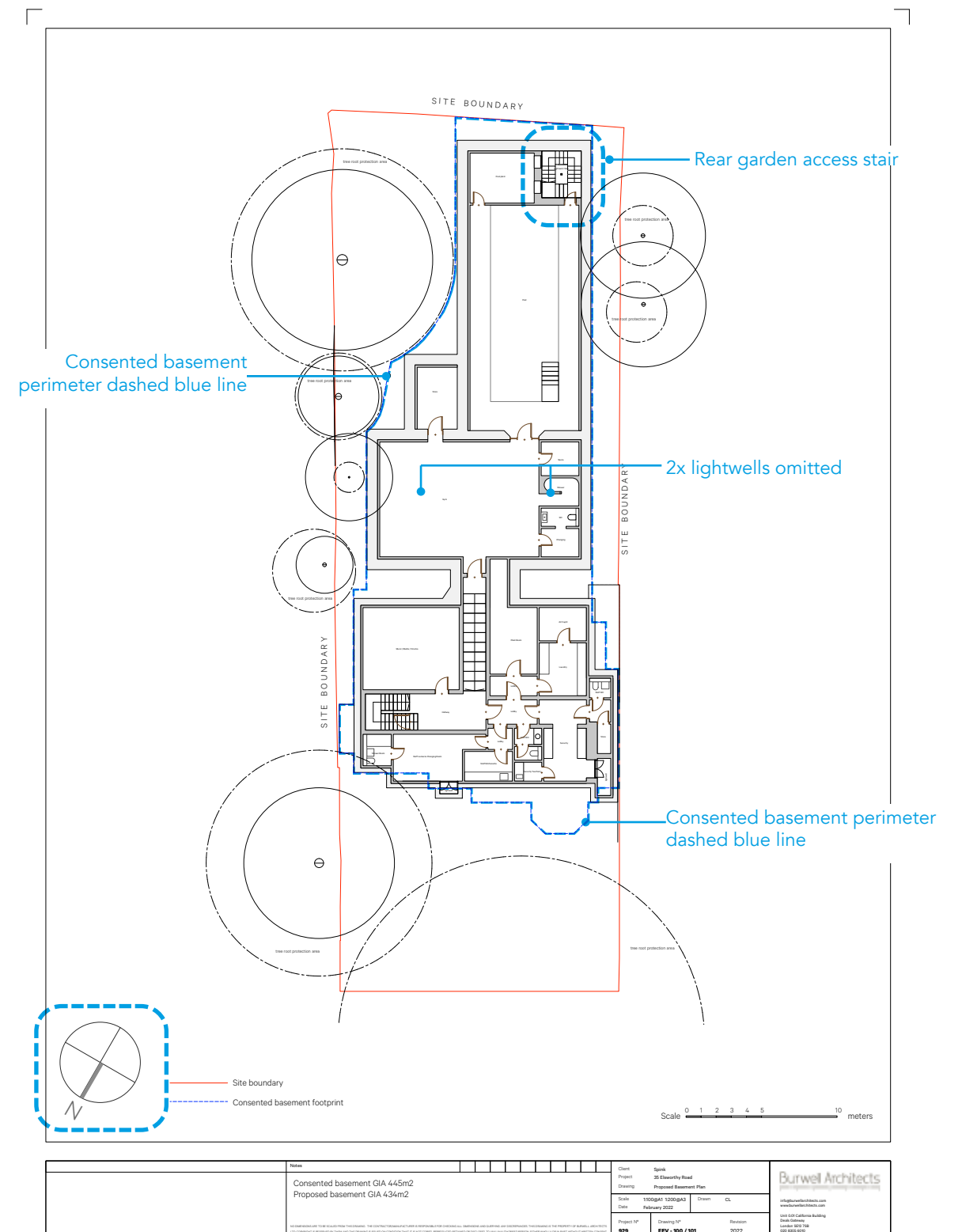


SPINK



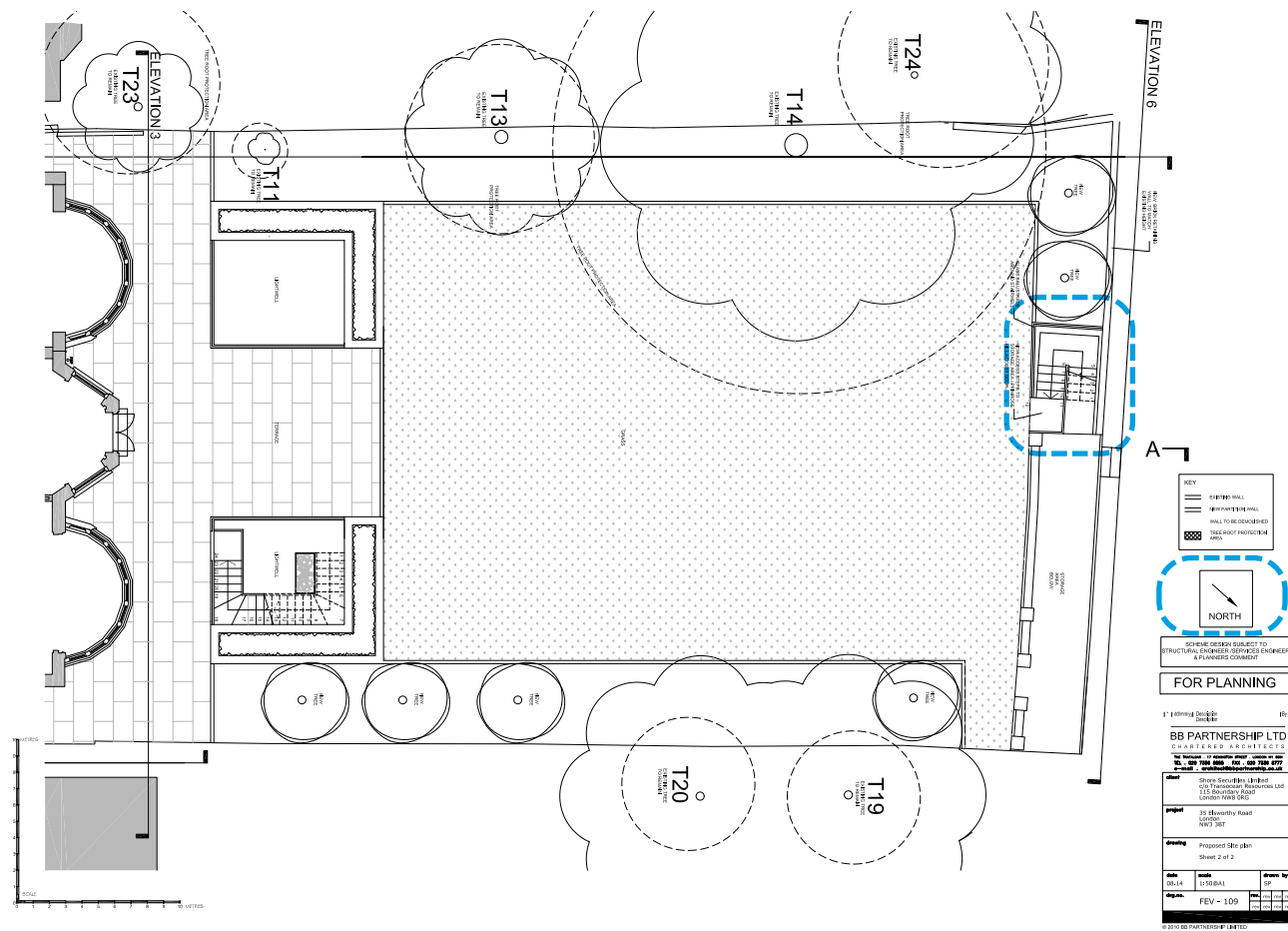
## Basement Consented

- North point incorrect
- Rear garden access stair should have been shown on this plan



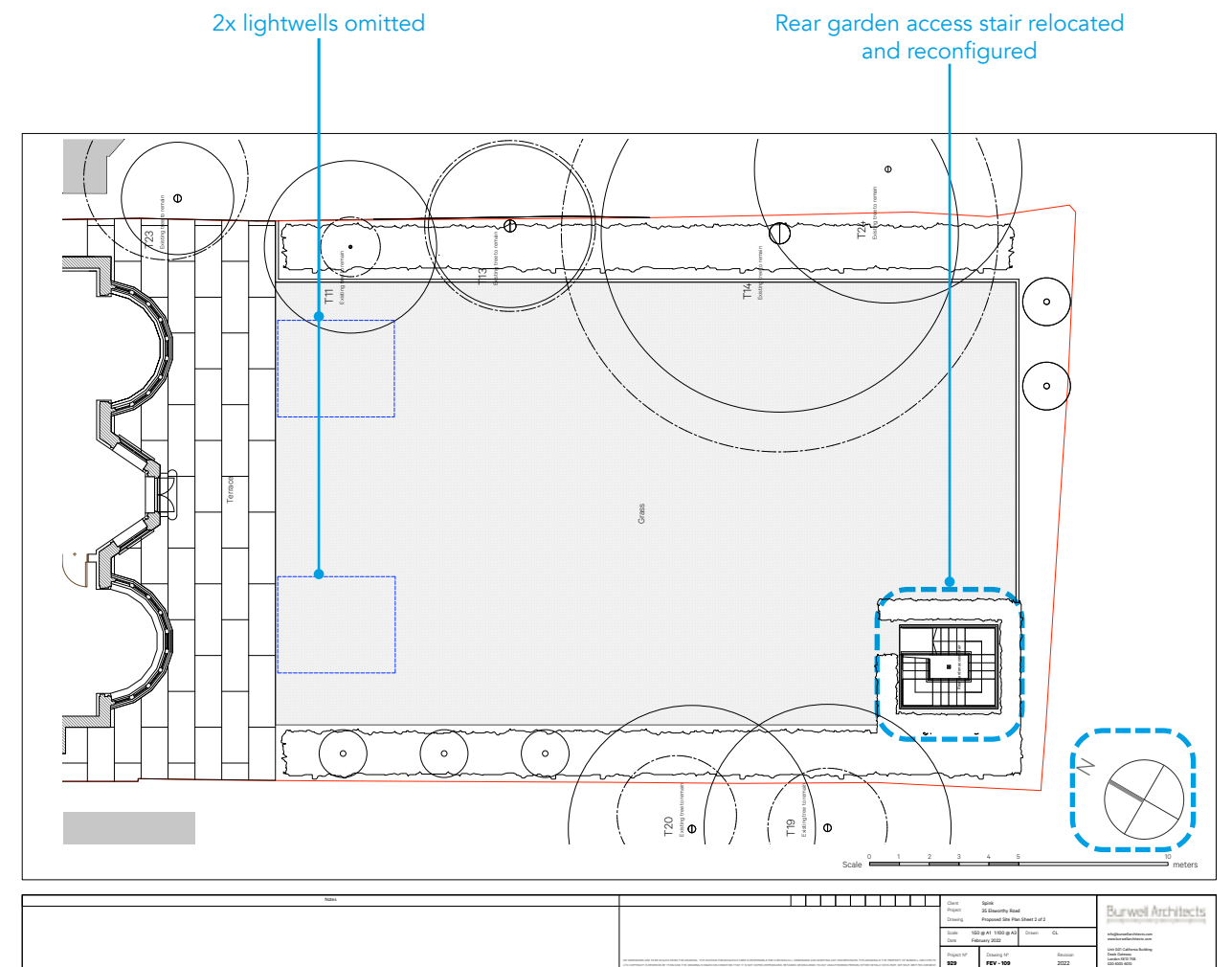
## Basement Proposed

- ### Proposed changes:
- Reduced basement footprint
  - Omission of garden lightwells
  - Rear garden access stair relocated and reconfigured
  - North direction corrected



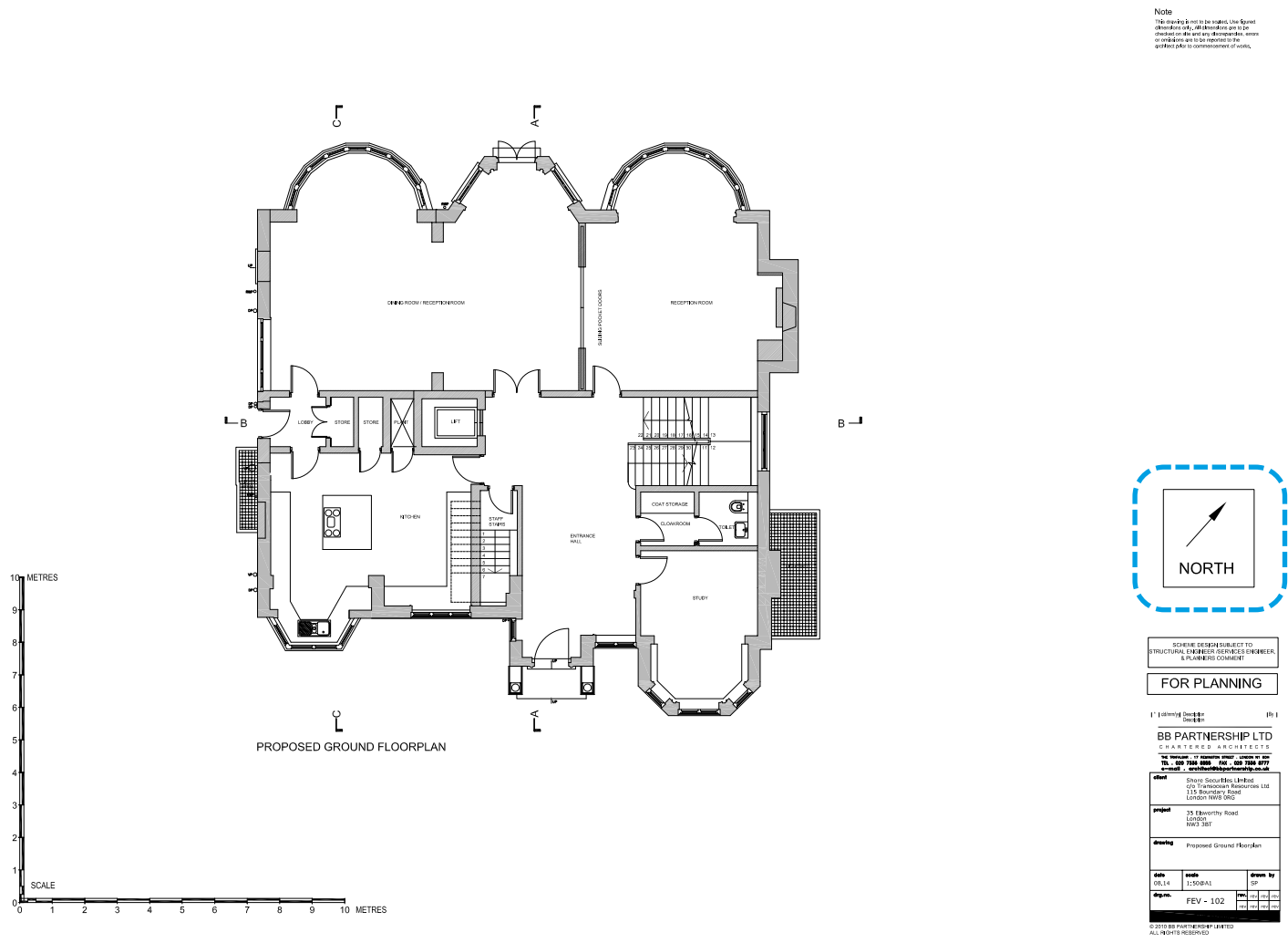
# Site Plan Consented

- North point incorrect
- Rear garden access stair is shown on this plan



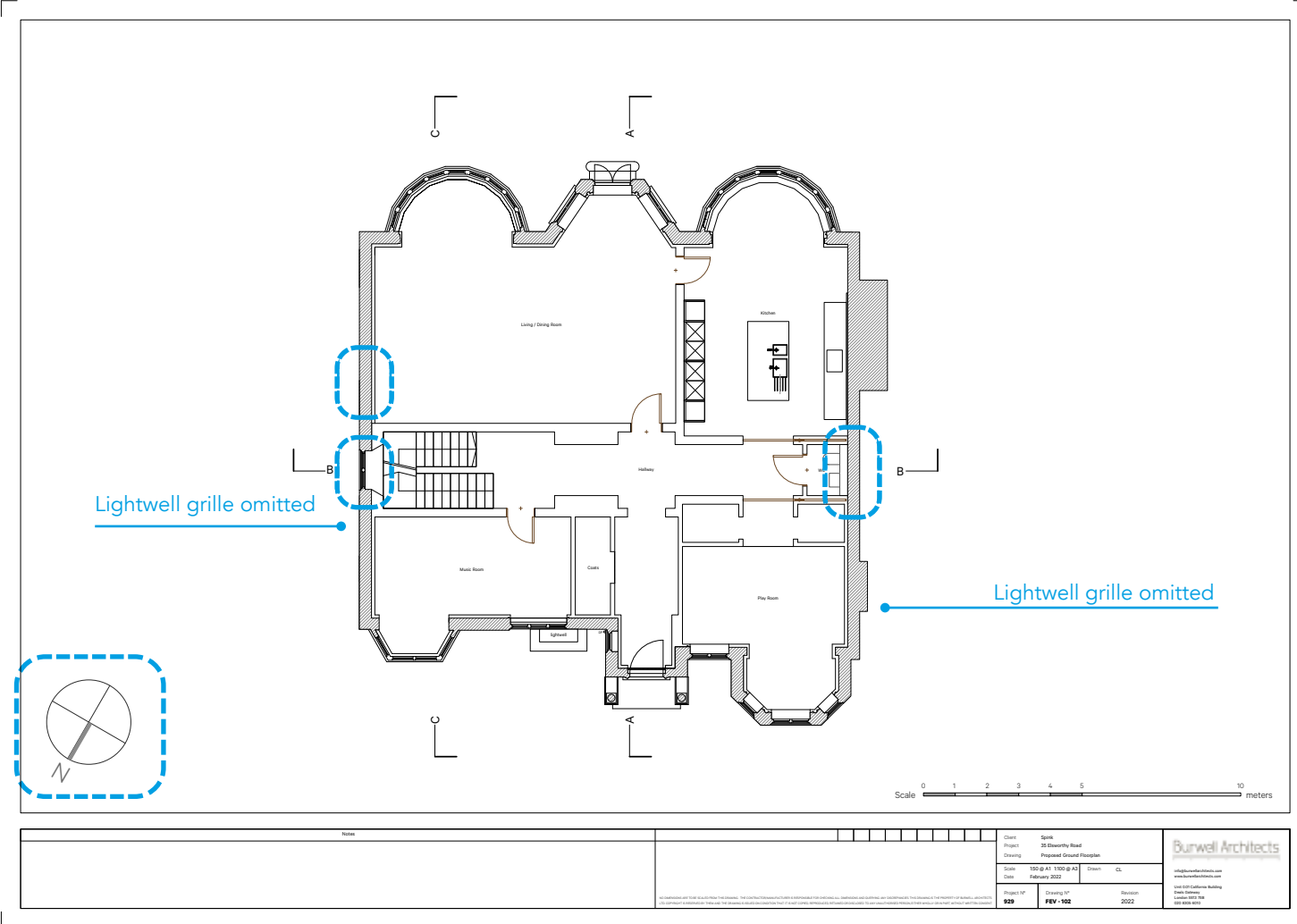
## Site Plan Proposed

- Proposed changes:
- Omission of garden lightwells
  - Rear garden access stair relocated and reconfigured
  - North direction corrected



Ground Floor - Consented

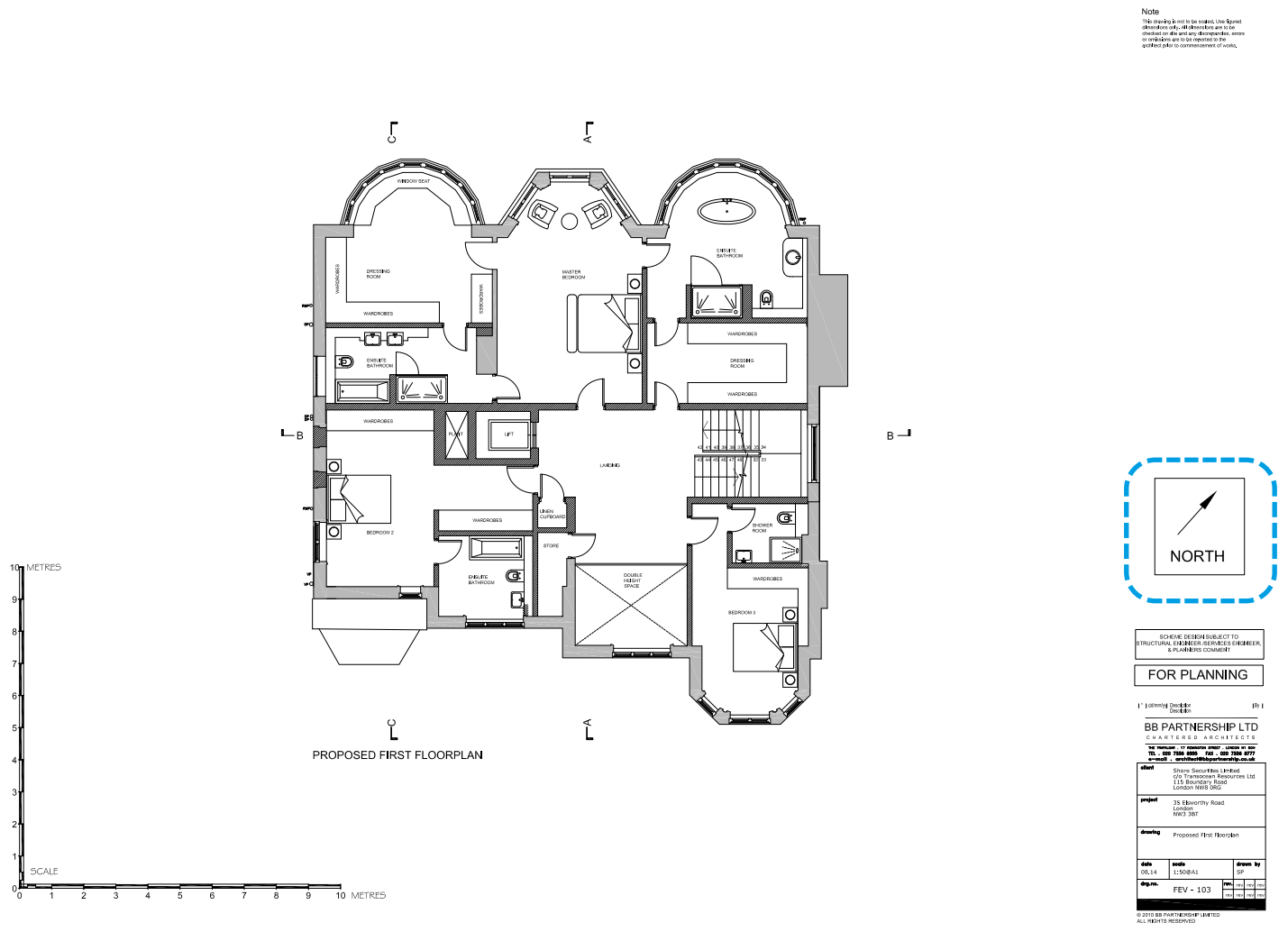
- North point incorrect



Ground Floor - Proposed

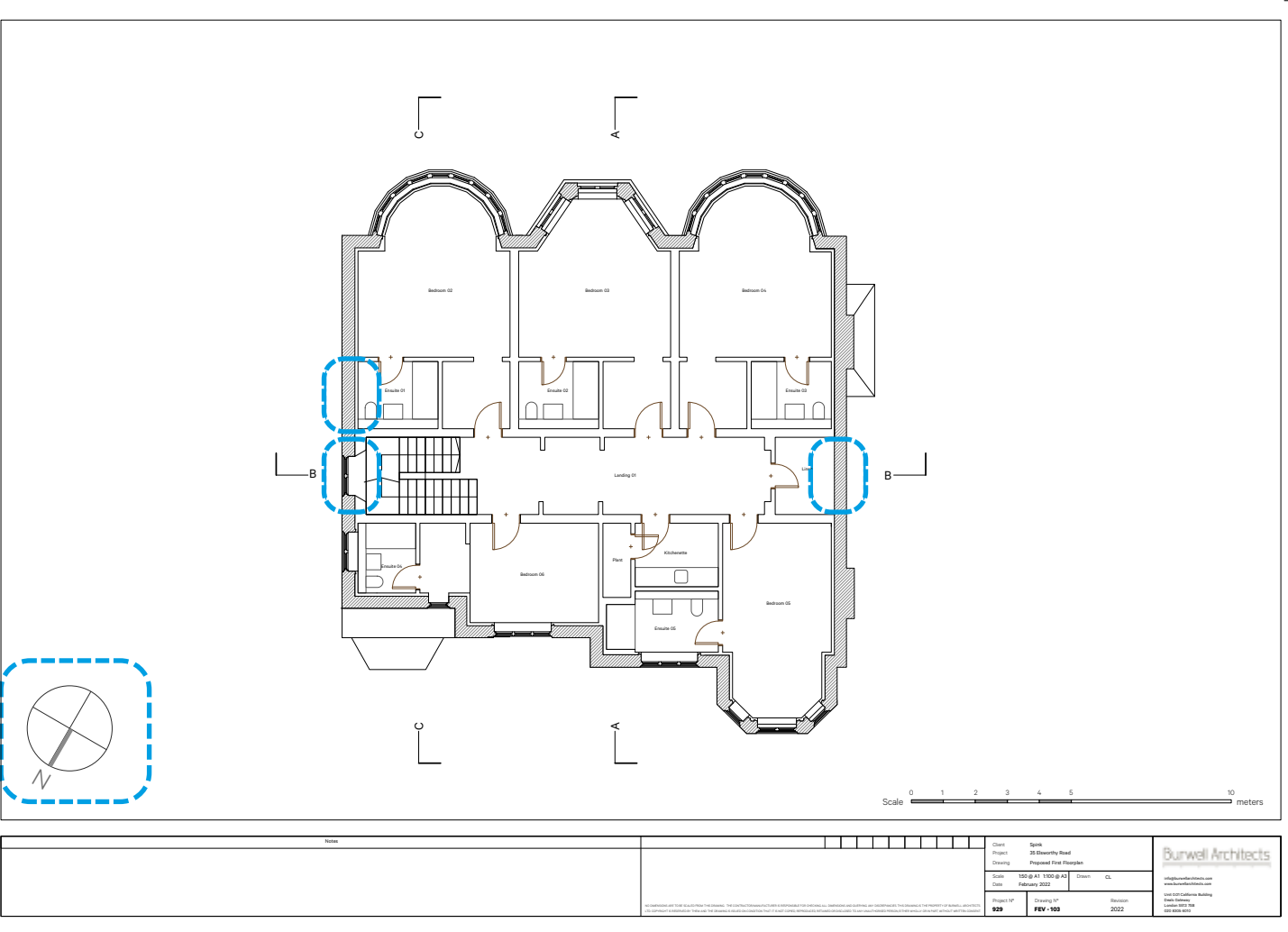
- Proposed changes:
- Flank wall fenestration
  - Internal arrangement
  - Lightwell grille omitted
  - North direction corrected





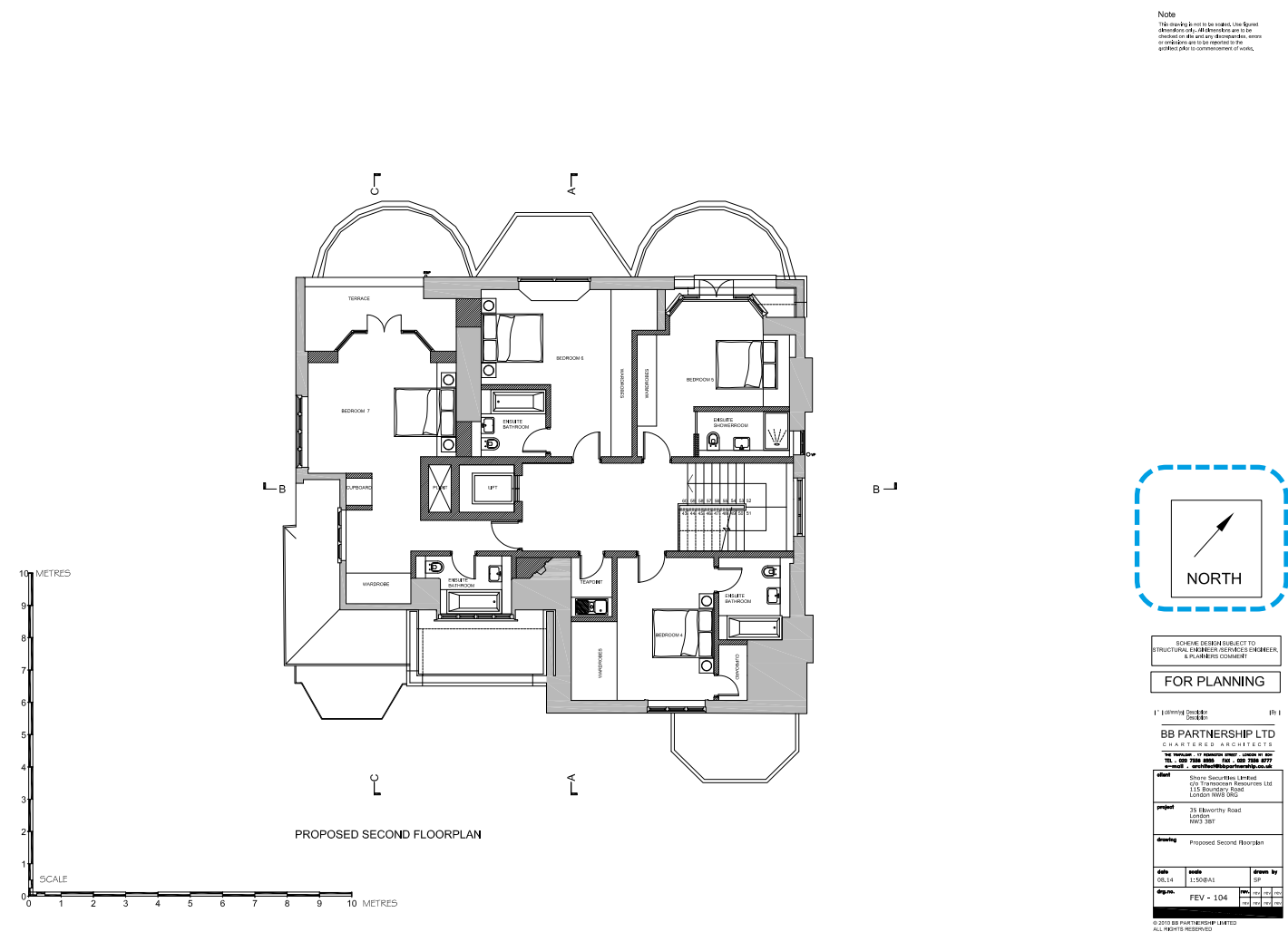
First Floor - Consented

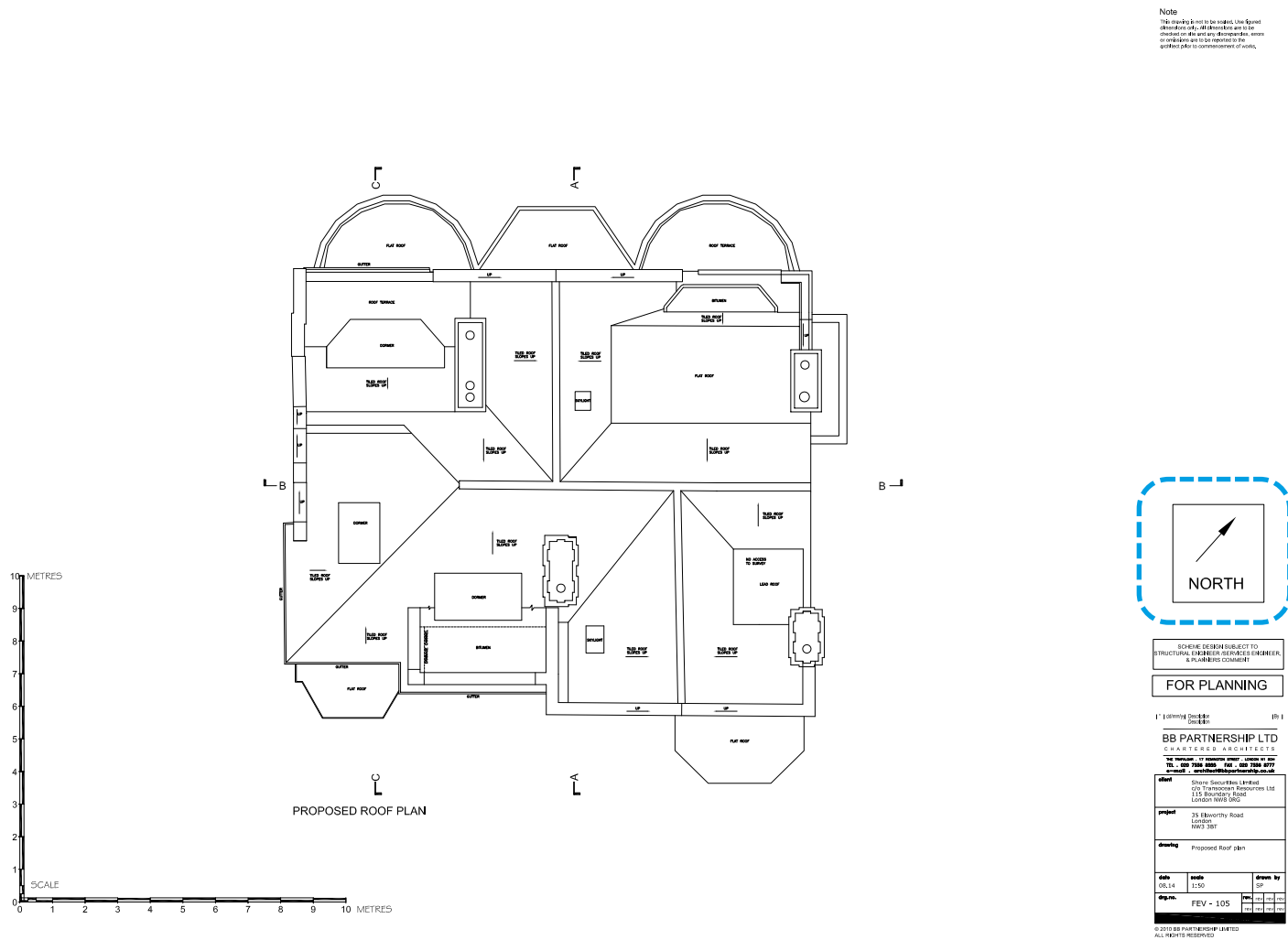
- North point incorrect



First Floor - Proposed

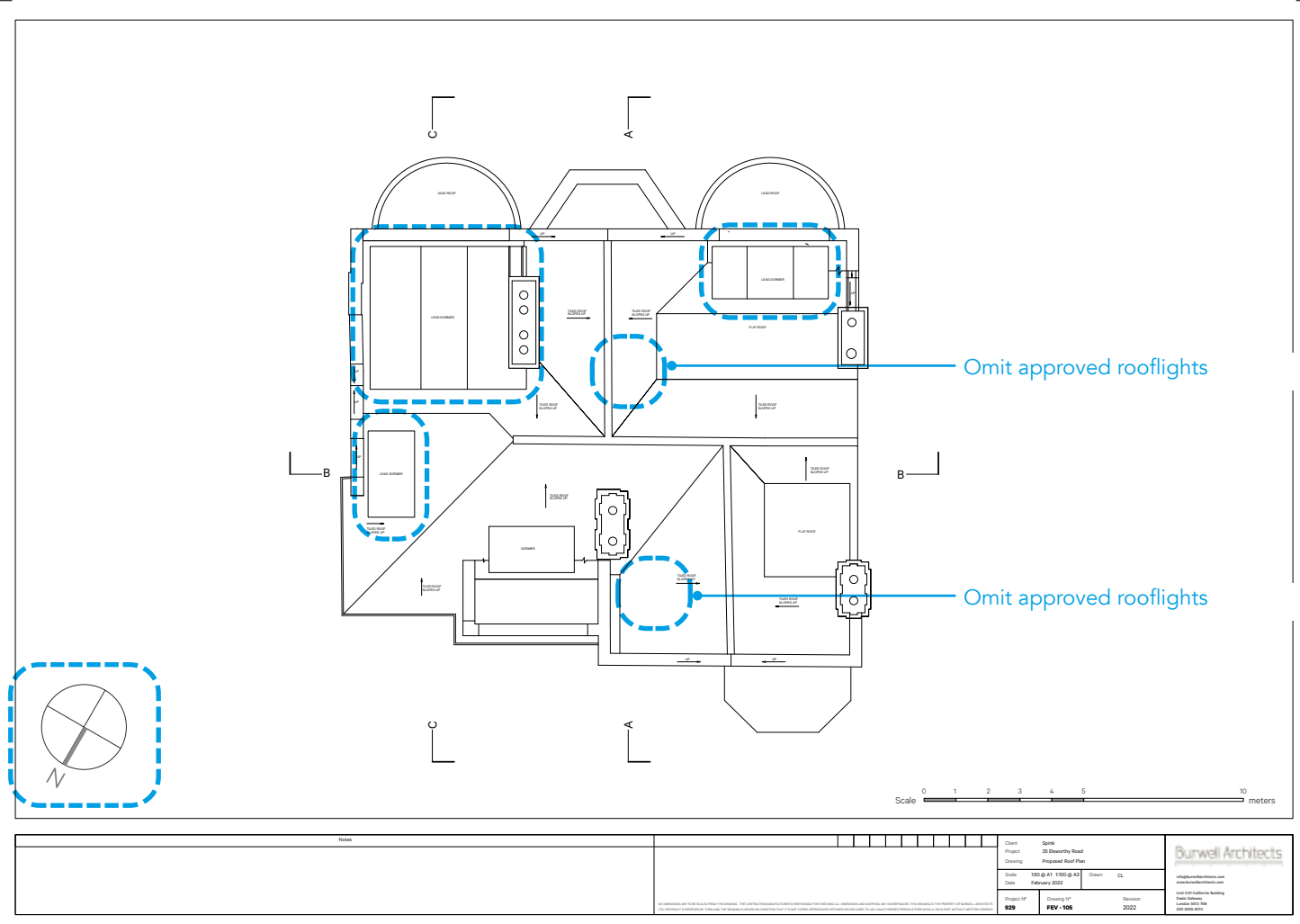
- Proposed changes:
- Flank wall fenestration
  - Internal arrangement
  - North direction corrected

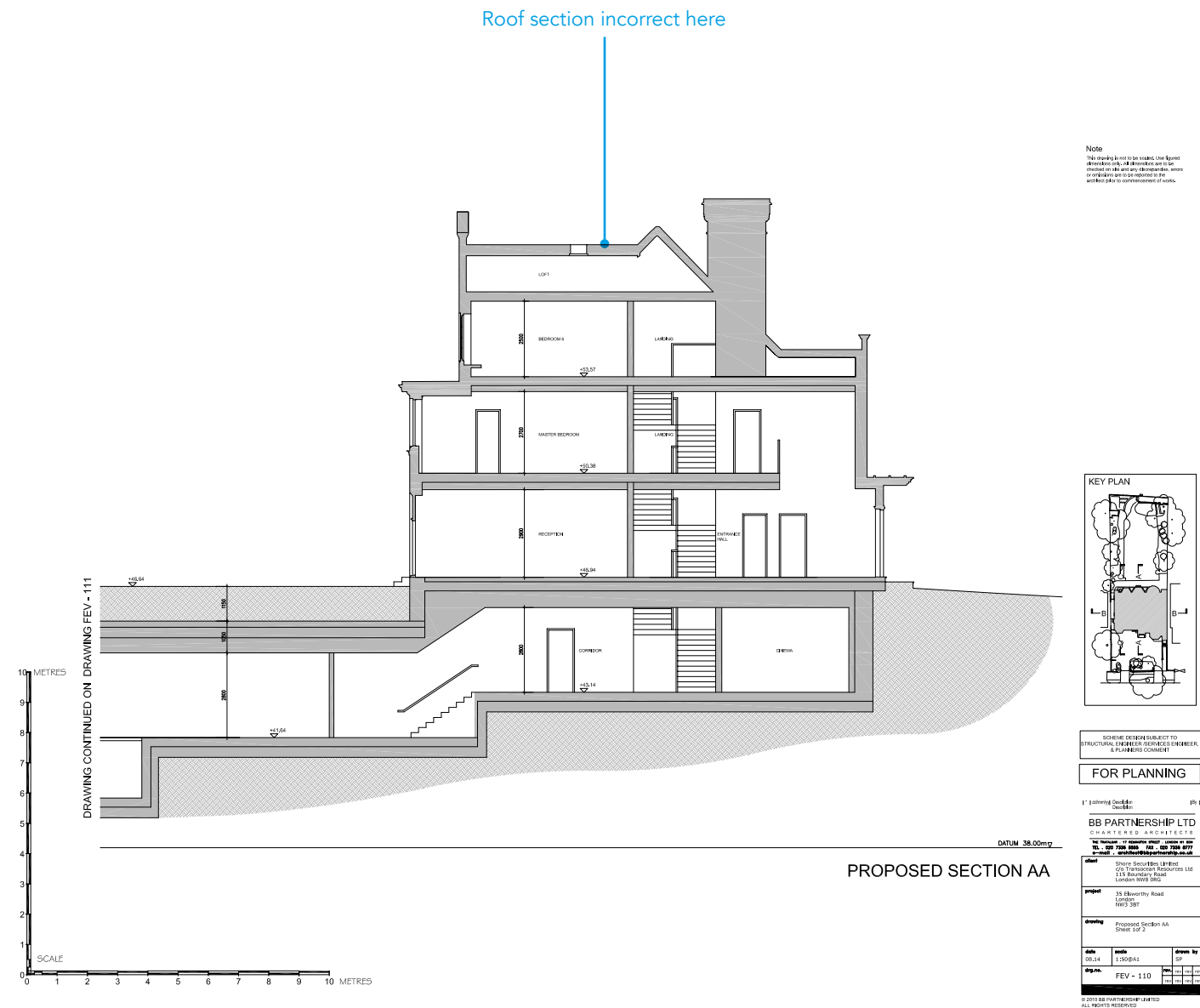




Roof Plan - Consented

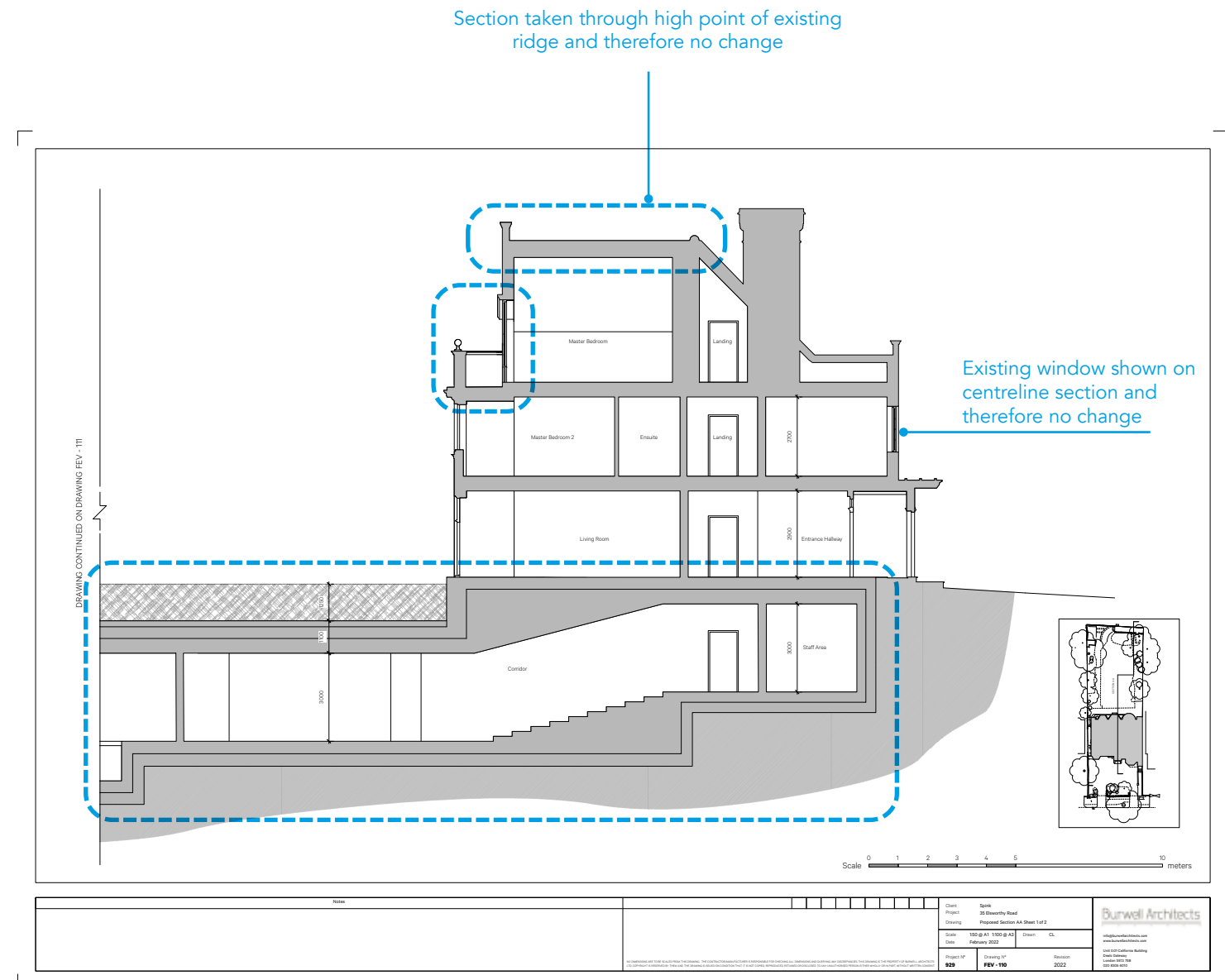
- North point incorrect





Section AA - 1 of 2 - Consented

- Roof section / profile incorrect

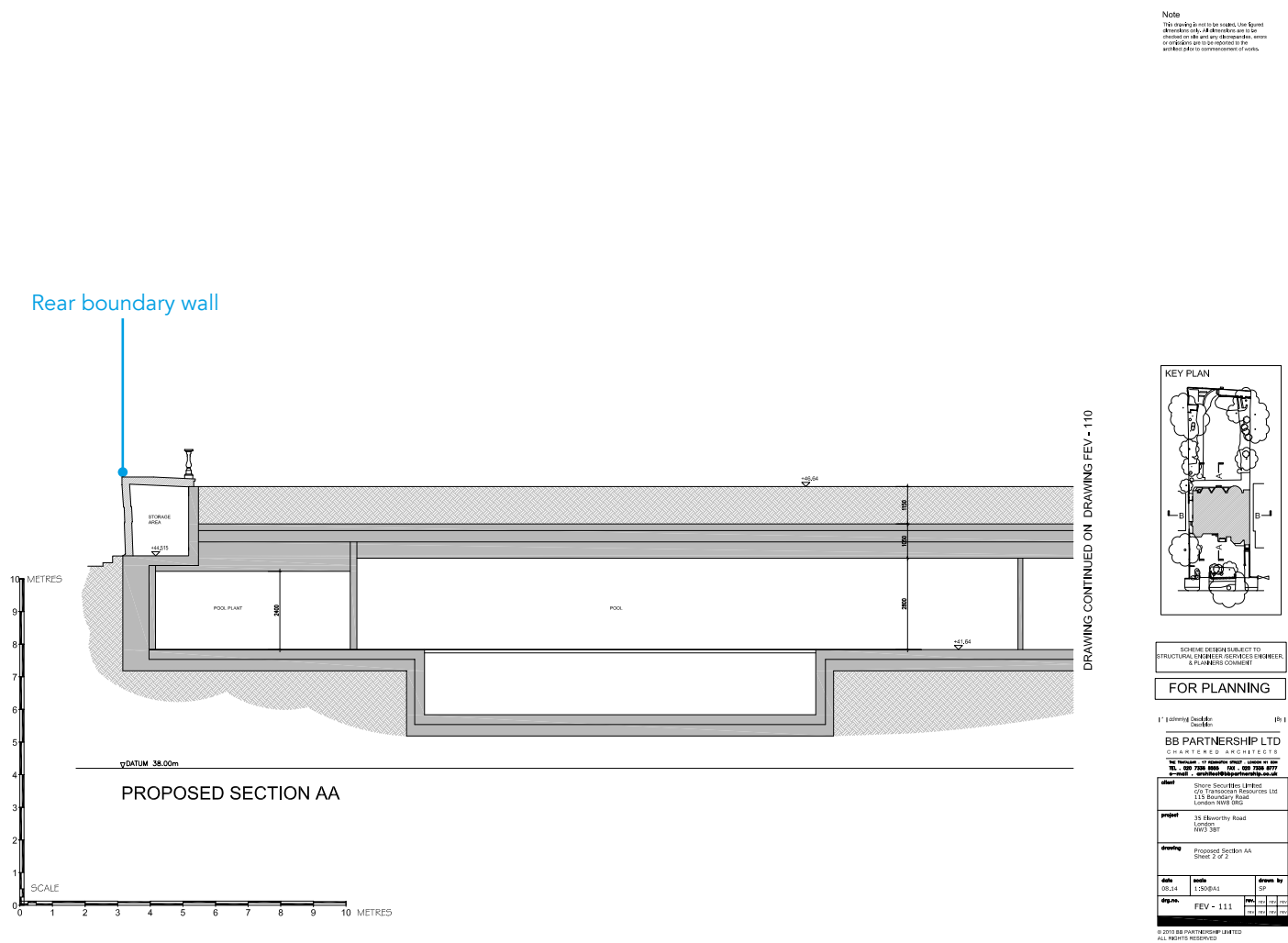


Section AA - 1 of 2 - Proposed

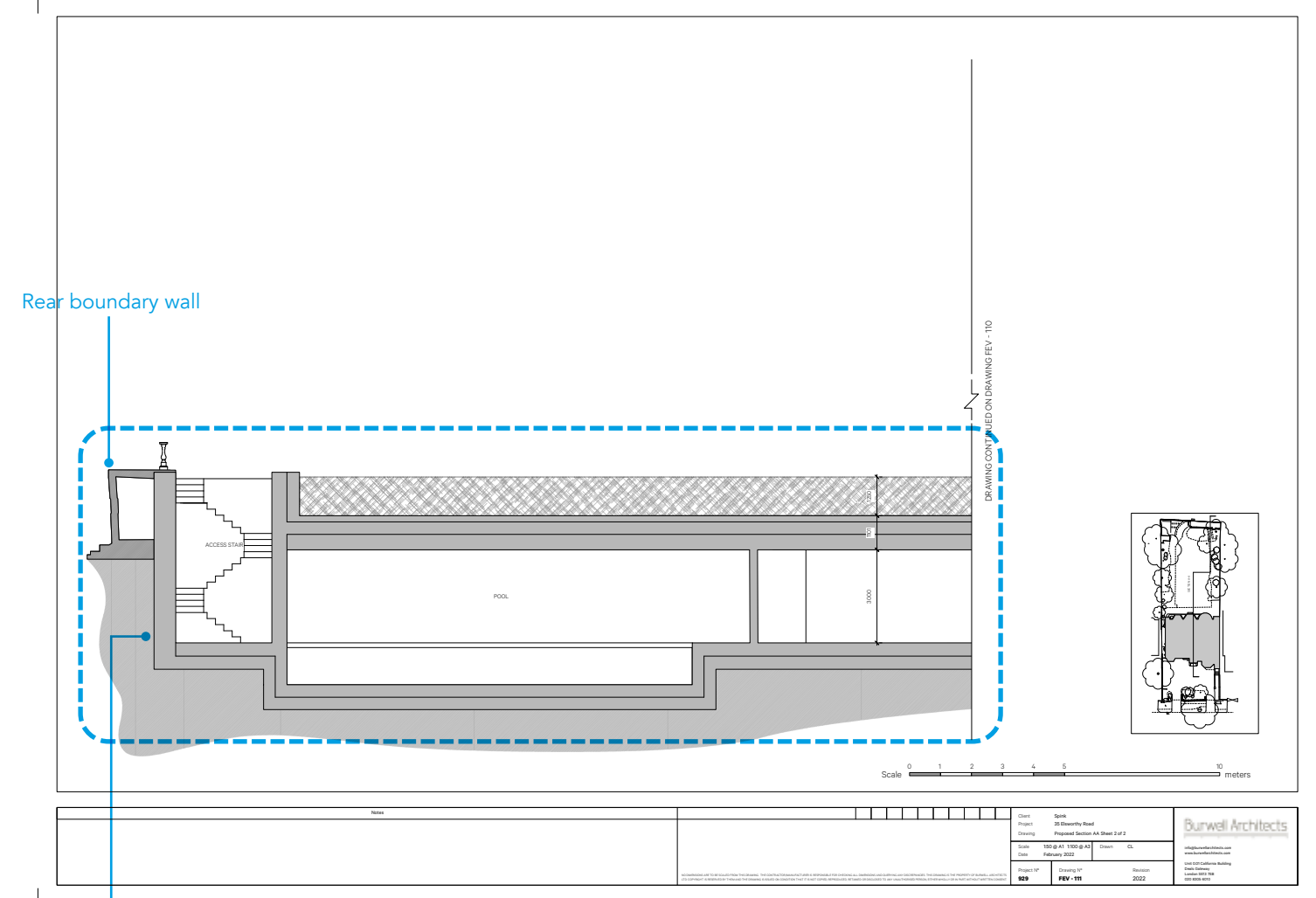
### Proposed changes:

- Basement footprint reduced
- Central bay parapet modification to match front (at 2nd floor)
- Roof section / profile correct
- Amended depth to basement by reducing depth of swimming pool; increasing soil cover; and improving headroom.





Section AA - 2 of 2 - Consented



Basement set in from rear boundary wall

Section AA - 2 of 2 - Proposed

### Proposed changes:

- Basement footprint reduced & set in from rear boundary wall
- Pool pit shifted within basement
- Amended depth to basement by reducing depth of swimming pool; increasing soil cover; and improving headroom
- Rear garden access stair relocated and reconfigured

10 METRES

9

8

7

6

5

4

3

2

1

0

SCALE

0 1 2 3 4 5 6 7 8 9 10 METRES

+0.00m

PROPOSED SECTION BB

KEY PLAN

The key plan shows the overall site layout. It includes a large rectangular building footprint, a parking area to the left, and a landscaped area to the right. The building is oriented with its long side facing the parking area. The parking area is marked with several parking spaces. The landscaped area features a large, irregularly shaped area with a scalloped edge, possibly representing a pond or a large garden. The site is bounded by a road to the left and a road to the right. The plan also shows the location of the existing building, the proposed building, and the proposed parking area. The plan is labeled with 'KEY PLAN' at the top.

1st Learning Decision

**BB PARTNERSHIP LTD**  
CHARTERED ACCOUNTANTS  
115 Boundary Road  
London NW8 5RG  
TEL: 020 7398 5865 FAX: 020 7398 8777  
e-mail: [enquiries@bbpartnership.co.uk](mailto:enquiries@bbpartnership.co.uk)

**client**  
Shire Securities Limited  
Q15 Transcoast Resources Ltd  
115 Boundary Road  
London NW8 5RG

**project**  
35 Elmhurst Road  
London NW3 3BT

**drawing**  
Proposed Section BB

date	scale	drawn
06.04	1:500A4	SP
drawn	FEV - 112	REV
		REV

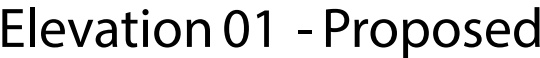
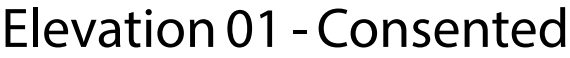
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The Consented & Proposed Section BB's are taken on slightly different grid lines; the Proposed BB section cuts through the east dormer to explain the section clearly whereas the Consented grid line BB misses the existing dormer

Section BB - Proposed

- Proposed changes:
- Side dormer modifications
  - NB proposed Section BB to demonstrate (i) the east dormer window modification and (ii) the west consented basement lightwell which is proposed infilled as basement





- Proposed changes:
- Side dormer modifications







