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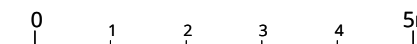
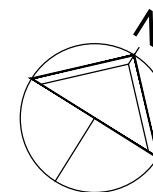
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**KEY**

	existing
	new proposed
	Previously approved with full planning permission ref: 2019/0149/P



Rear lightwell and stepped landscaping as per previously approved planning application ref: 2019/0149/P

External render to the lower ground floor to be replaced with breathable lime render & breathable paint finish

New painted timber framed sash windows with double glazing to replace existing. Sill heights lowered to match new floor level

Proposed new double glazed casement windows and doors to the side extension with anodized bronze frame finish

Proposed two-storey southwest side extension. local stock brick in a Flemish bond, and mortar joints typical of the conservation area.

External render to the lower ground floor to be replaced with breathable lime render & breathable paint finish

Electric Car Charging Points

proposed front lightwell and bridged flat entrance as per previously approved planning application ref: 2019/0149/P

Proposed Increase to height of vehicular gates and gate posts

240 LITRE EURO BINS

240 LITRE EURO BINS

240 LITRE EURO BINS

240 LITRE EURO BINS

T17 VARIEGATED HOLLY

Adjacent Building No. 40 Elsworth Road

# PROPOSED LOWER GROUND FLOOR LAYOUT

A	Existing flank party wall retained.	21.07.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title  
42 Elsworth Road  
London NW3 3DL

Drawing Title  
**Proposed Lower Ground Floor Plan**

Status  
**PLANNING**

Drawn by	Checked by	Scale	
AW	NP	1:100 @ A3	
Project No.	Work Stage	Dwg. No.	Rev.
2164	PL	209	A