



**DISCLAIMER:**  
 Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to RJHA. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.  
 There is a risk of injury or death in construction if works are not properly planned and supervised. The contractor must not undertake any elements of the work without first having carried out the necessary risk assessments and prepare detailed method statements.

**NOTES**  
 GA UNIT 1 (Basement): 67,55 SQM  
 GA UNIT 2 (GF,FF,SF,Loft): 203,13 SQM

**STAGE**  
**PLANNING**

**SCALE RULE**  
 1:100 @ A3  
 1:50 @ A1

**KEY**

- EXISTING WALL
- PROPOSED WALL
- WOODEN FLOOR
- STONE/TILE FLOOR
- REVISIONS

REV.	DESCRIPTION:	BY	DATE
P-	ISSUED	CM	12.10.2021
P1	ISSUED	CM	11.01.2022
P2	ISSUED	CM	11.10.2022

<b>RICHARD JAMES HASTINGS ARCHITECTURE</b>			
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<b>Client</b>	MR & MRS CADISH		
<b>Address</b>	53 GLENMORE ROAD NW3 4DA		
<b>TITLE</b>	GROUND FLOOR PLAN AS PROPOSED		
<b>DRAWING</b>	2105_02-10		
<b>REV.</b>	P2	<b>SCALE</b>	AS STATED
<b>STATUS</b>	PLANNING	<b>DRAWN</b>	CM
<b>DATE</b>	11.10.2022	<b>CHECKED</b>	RJH

BIN STORE AREA (3X BINS) PROPOSED TO BE ACCESSIBLE DIRECTLY FROM THE STREET FOR EASE AS PER MANY ON GLENMORE ROAD, BELOW THIS THE PROPOSAL WILL PROVIDE, LOCKABLE (SECURE) CYCLE STORAGE AS SHOWN PLEASE REFER TO 'SECTION B' FOR FURTHER INFORMATION

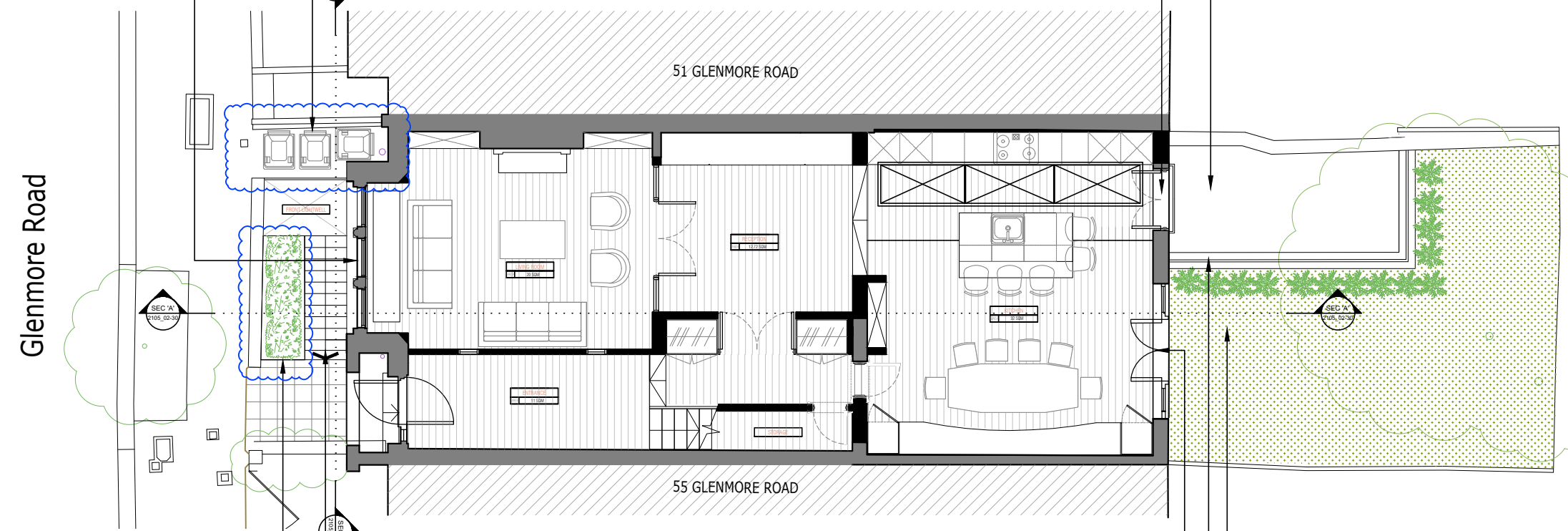
NO ALTERATION PROPOSED AT THE FRONT OF THE PROPERTY THE PROPOSAL IS IN ACCORDANCE WITH THE POLICIES BE15, BE16, BE17 & BE 18 OF "BELSIZE CONSERVATION AREA DOCUMENT". THE OWNER SEEKS TO PAINT IN WHITE THE EXISTING RENDER ON THE FACADE TO IMPROVE THE EXTERNAL APPEARANCE OF THE HOUSE TO BLEND IT WITHIN THE CONTEXT. HOWEVER THIS WILL NOT AFFECT STATE OF THE ORIGINAL FEATURES THAT WOULD BE PRESERVED AS ANNOTATED THROUGHOUT THE PROPOSED DRAWING SETS.

PROPOSED SIDE INFILL EXTENSION MATCHING THE NEIGHBOR'S PROPOSAL AT NO. 51 GLENMORE ROAD. THE NEW EXTENSION AND GLAZING WILL BE COMPLETED TO THE HIGHEST OF BUILDING CODES TO ENSURE IMPROVED THERMAL PERFORMANCE AND OVERALL SUSTAINABILITY OF THE PROPOSED WORKS.

AREAS OF GLAZING HAVE BEEN REDUCED FROM THE PRE APPLICATION SUBMISSION TO ENSURE THE PROPOSAL IS FULLY COMPLIANT AND MUTUALLY BENEFICIAL TO BOTH THE PROPERTY AND WIDER SURROUNDINGS.

THE DESIGN OF THE NEW OPENING (JULIET BALCONY) PLAYS HOMAGE TO THE LANGUAGE OF THE HOST PROPERTY WHILST PROVIDING HIGH-QUALITY, CONTEMPORARY DESIGN FEATURES THAT ENSURES CONNECTION BETWEEN THE EXTERNAL AND INTERNAL SPACES.

THE EXCAVATION OF THE REAR LIGHTWELL DOES NOT COMPROMISE THE VALUE OF THE REAR GARDEN AND IT DOES NOT RESULT IN ANY LOSS OF TREES OR VALUABLE PLANT ENSURING THE PRESERVATION OF THE GREEN CHARACTER OF THE AREA. ALTHOUGH IT CREATES A PRIVATE EXTERNAL AMENITY SPACE THAT WILL IMPROVE THE LIFE QUALITY OF THE OCCUPANCY



PROPOSED HEDGE AT FRONT OF THE PROPERTY IN KEEPING WITH GLENMORE ROAD CHARACTER.

EXISTING REAR DOUBLE DOOR TO BE RETAINED AS A 'PERIOD FEATURE' RESPECTING THE LOCAL CHARACTER AND CONTEXT IN ACCORDANCE WITH PRE-PLANNING ADVICE

METAL RAILING ON TOP OF THE RETAINING WALL & HIGH PLANTS WILL BE USED TO ENSURE PRIVACY AND OVERLOOKING TO THE UNIT BELOW

EXISTING REAR GARDEN TO BE RETAINED FOR EXCLUSIVE USE TO UNIT 2 (GF,FF,SF & LOFT)

EXISTING EXTERNAL STAIRCASE TO BE PRESERVED WITH ADDITIONAL STEPS ADDED TO FACILITATE THE BASEMENT EXCAVATION LEVELS