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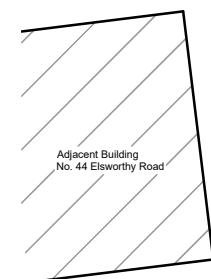
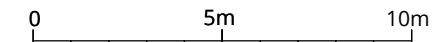
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KEY

existing

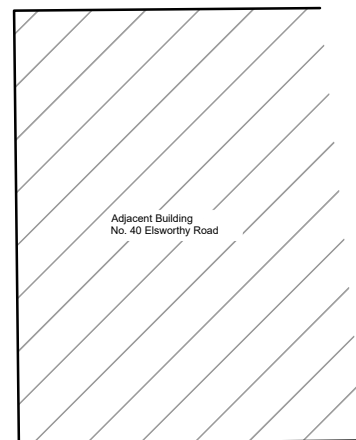
new demolition

Previously approved demolition with full planning permission ref: 2019/0149/P



LOWER MERTON RISE

LOWE



ELSWORTHY ROAD

DEMOLITION SITE LAYOUT

B	Proposed rebuilding of front entrance steps	02.11.22
A	Existing flank party wall retained.	21.07.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title

42 Elsworthy Road
London NW3 3DL

Drawing Title

Demolition
Site Layout

Status

PLANNING

Drawn by

AW

Checked by

NP

Scale

1:200 @ A3

Project No.

2164

Work Stage

PL

Dwg. No.

102

Rev.

B



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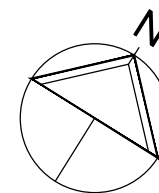
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KEY

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



Adjacent Building
No. 40 Elsworthy Road

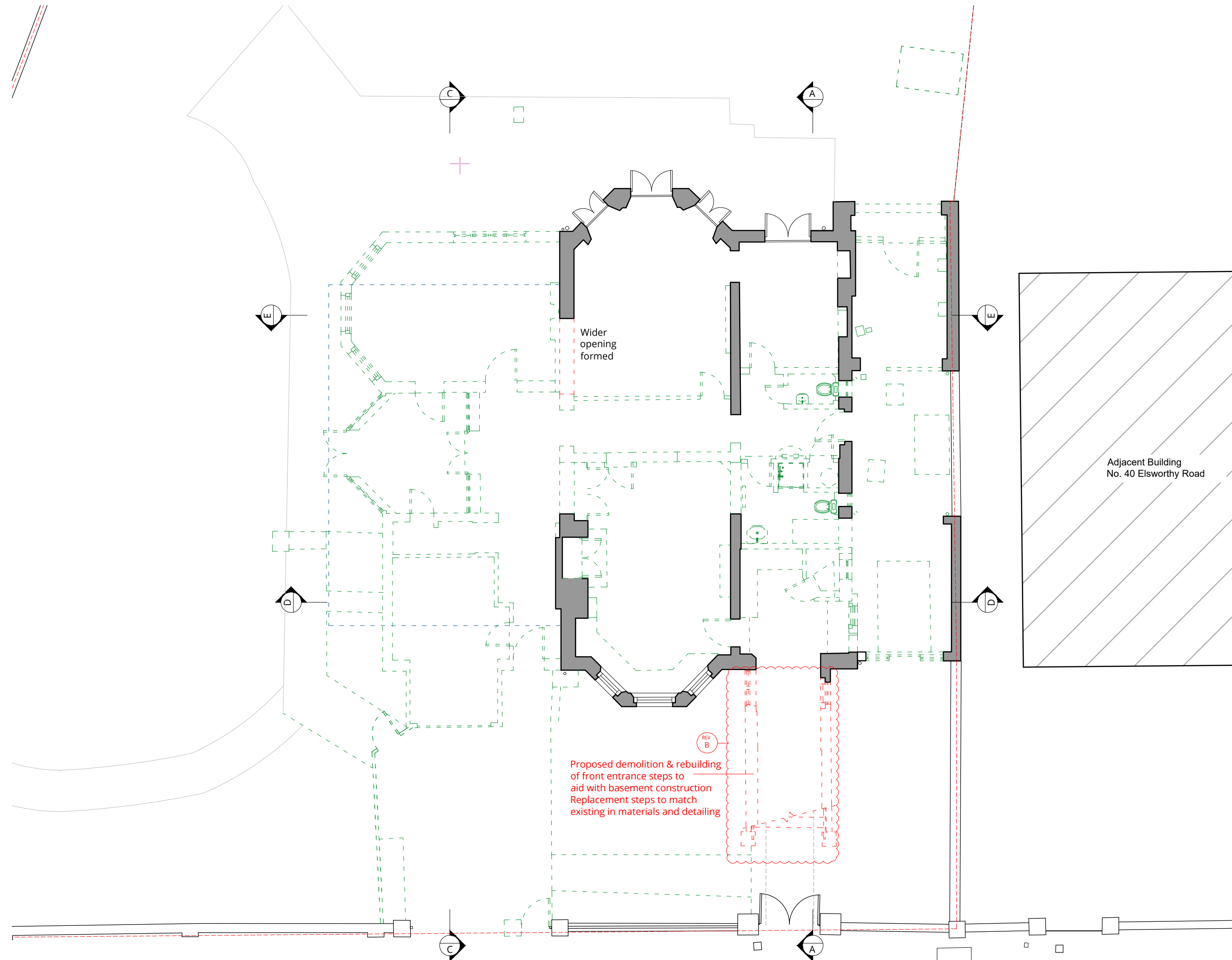
B	Proposed rebuilding of front entrance steps	02.11.22
A	Existing flank party wall retained.	21.07.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title
42 Elsworthy Road
London NW3 3DL

Demolition Lower Ground Floor Plan

Status
PLANNING

Drawn by AW	Checked by NP	Scale 1:100 @ A3
Project No. 2164	Work Stage PL	Dwg. No. 109
Rev. B		



DEMOLITION LOWER GROUND FLOOR LAYOUT



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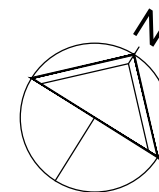
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- KEY**
- existing
 - new demolition
 - Previously approved demolition with full planning permission ref: 2019/0149/P



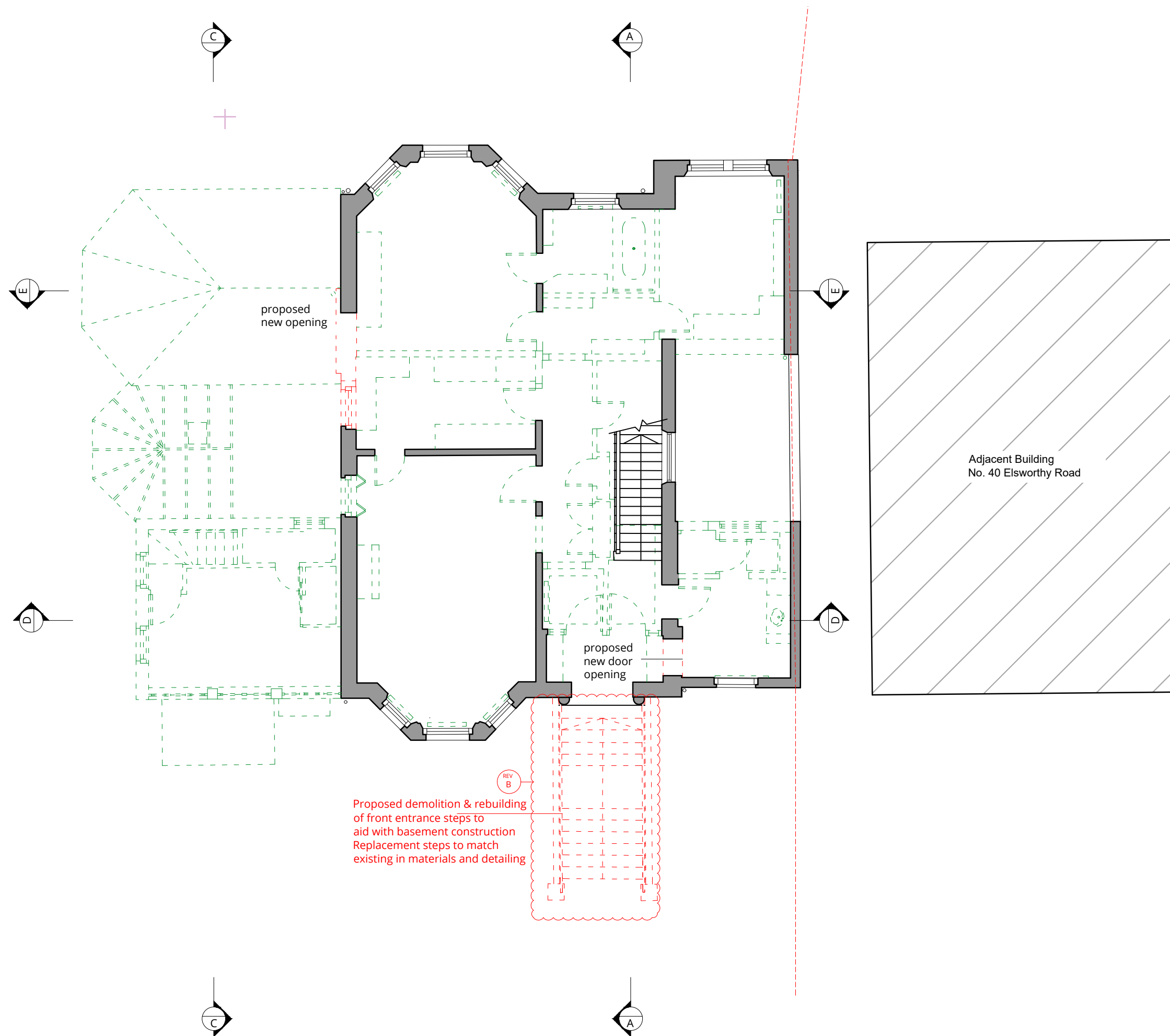
B	Proposed rebuilding of front entrance steps	02.11.22
A	Existing flank party wall retained.	21.07.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title
42 Elsworth Road
London NW3 3DL

Drawing Title
**Demolition
Ground Floor Plan**

Status
PLANNING

Drawn by AW	Checked by NP	Scale 1:100 @ A3
Project No. 2164	Work Stage PL	Dwg. No. Rev. 110 - B



DEMOLITION GROUND FLOOR LAYOUT



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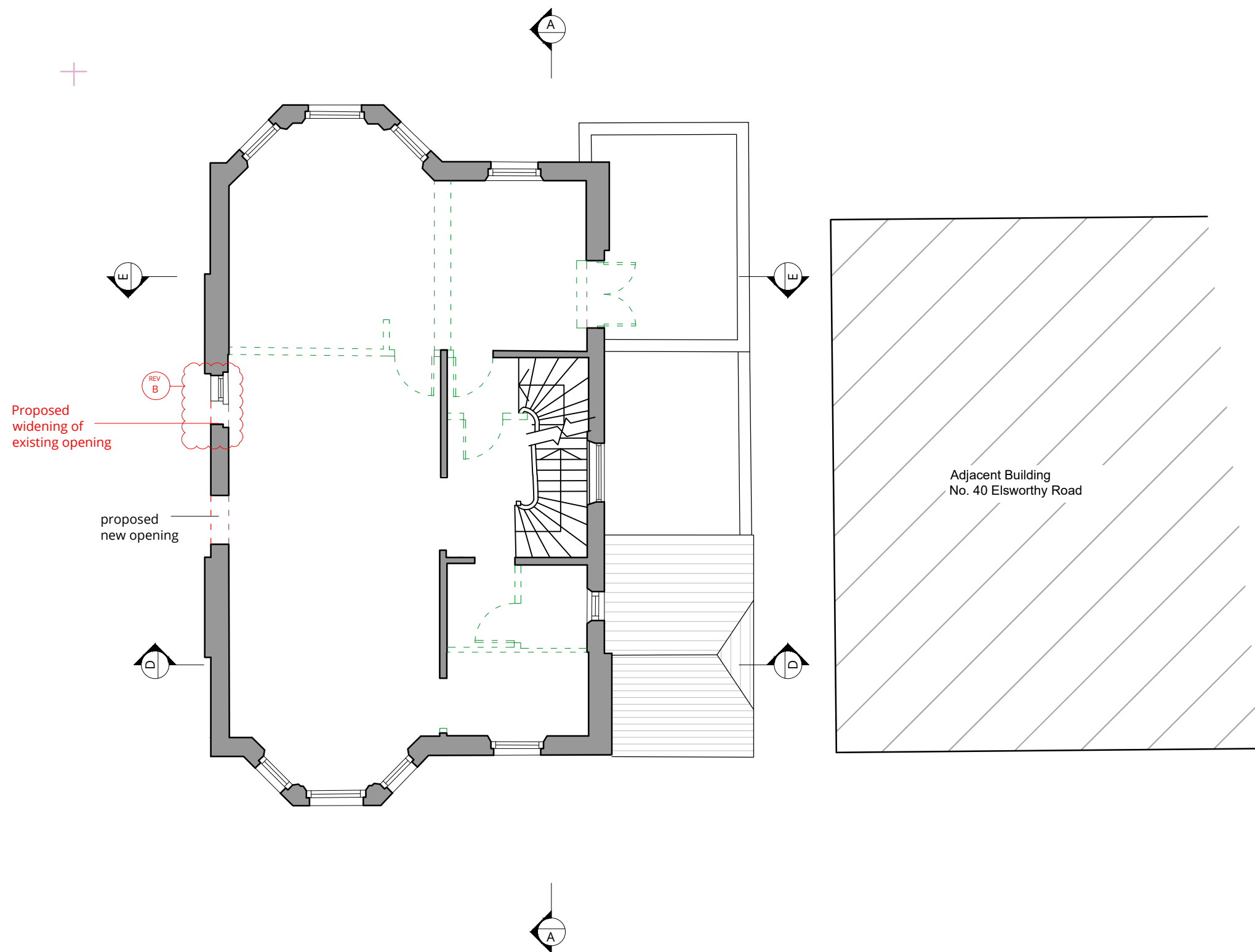
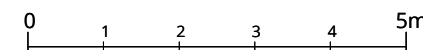
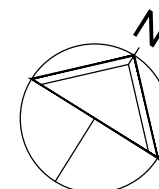
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KEY

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- new demolition
- Previously approved demolition with full planning permission ref: 2019/0149/P



DEMOLITION FIRST FLOOR LAYOUT

B	Proposed widening of existing window opening .	02.11.22
A	Existing flank party wall retained.	21.07.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title
42 Elsworthy Road
London NW3 3DL

Drawing Title
**Demolition
First Floor Plan**

Status
PLANNING

Drawn by AW	Checked by NP	Scale 1:100 @ A3
Project No. 2164	Work Stage PL	Dwg. No. 111
Rev. B		



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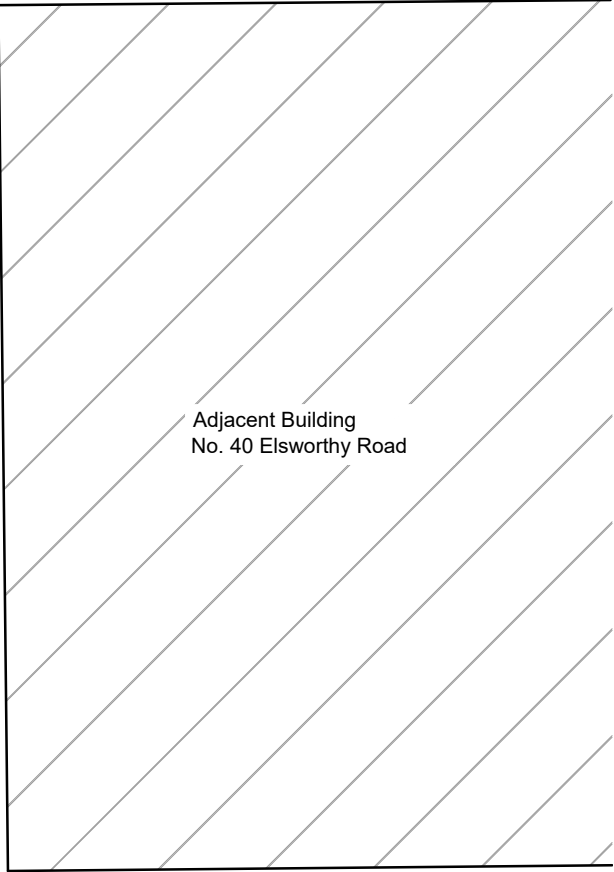
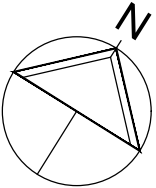
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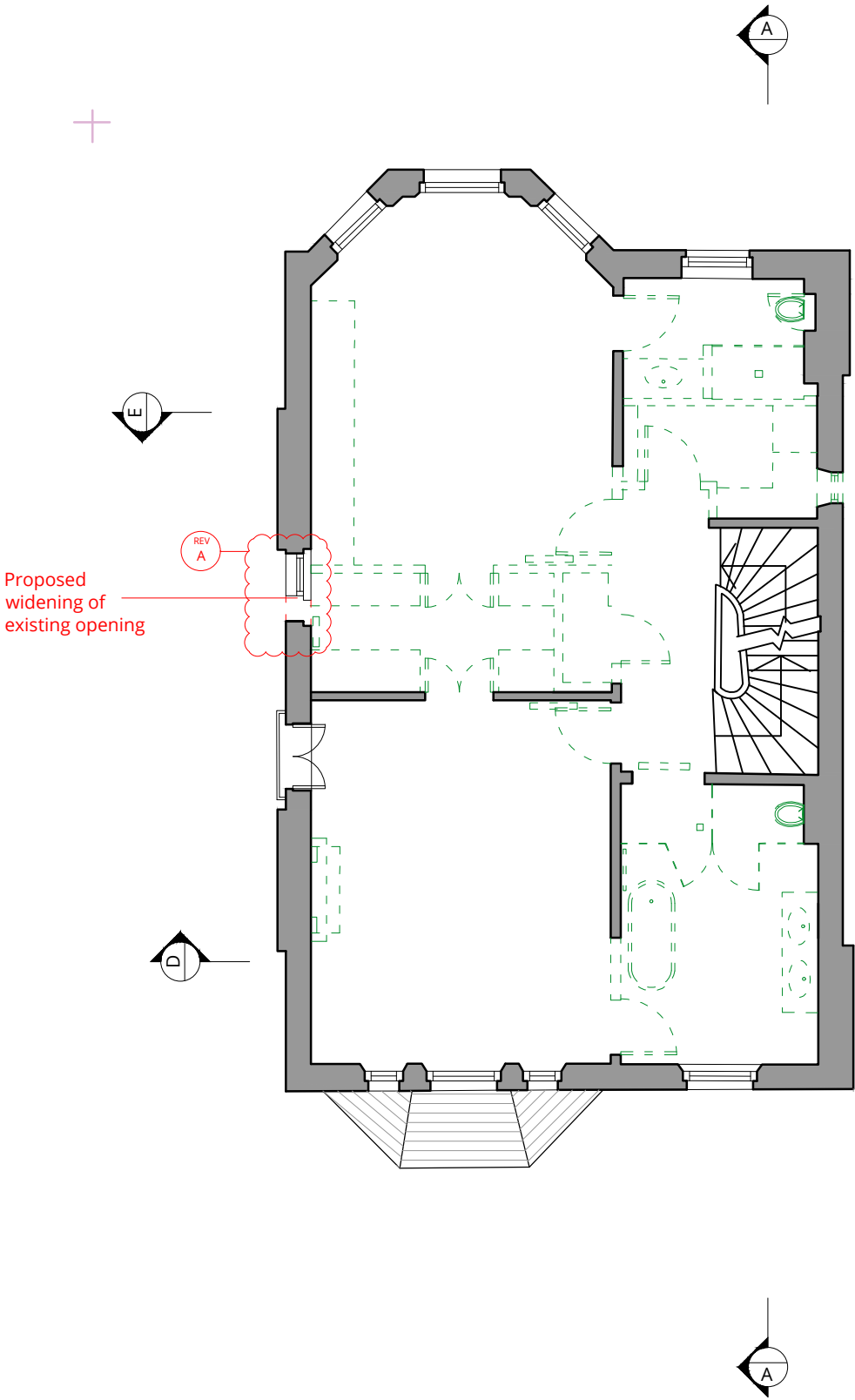
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KEY

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



25.10.21



DEMOLITION SECOND FLOOR LAYOUT

A	Proposed widening of existing window opening .	02.11.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title
42 Elsworthy Road
London NW3 3DL

Drawing Title
**Demolition
Second Floor Plan**

Status
PLANNING

Drawn by AW	Checked by NP	Scale 1:100 @ A3
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Project No. 2164	Work Stage PL	Dwg. No. 112	Rev. A
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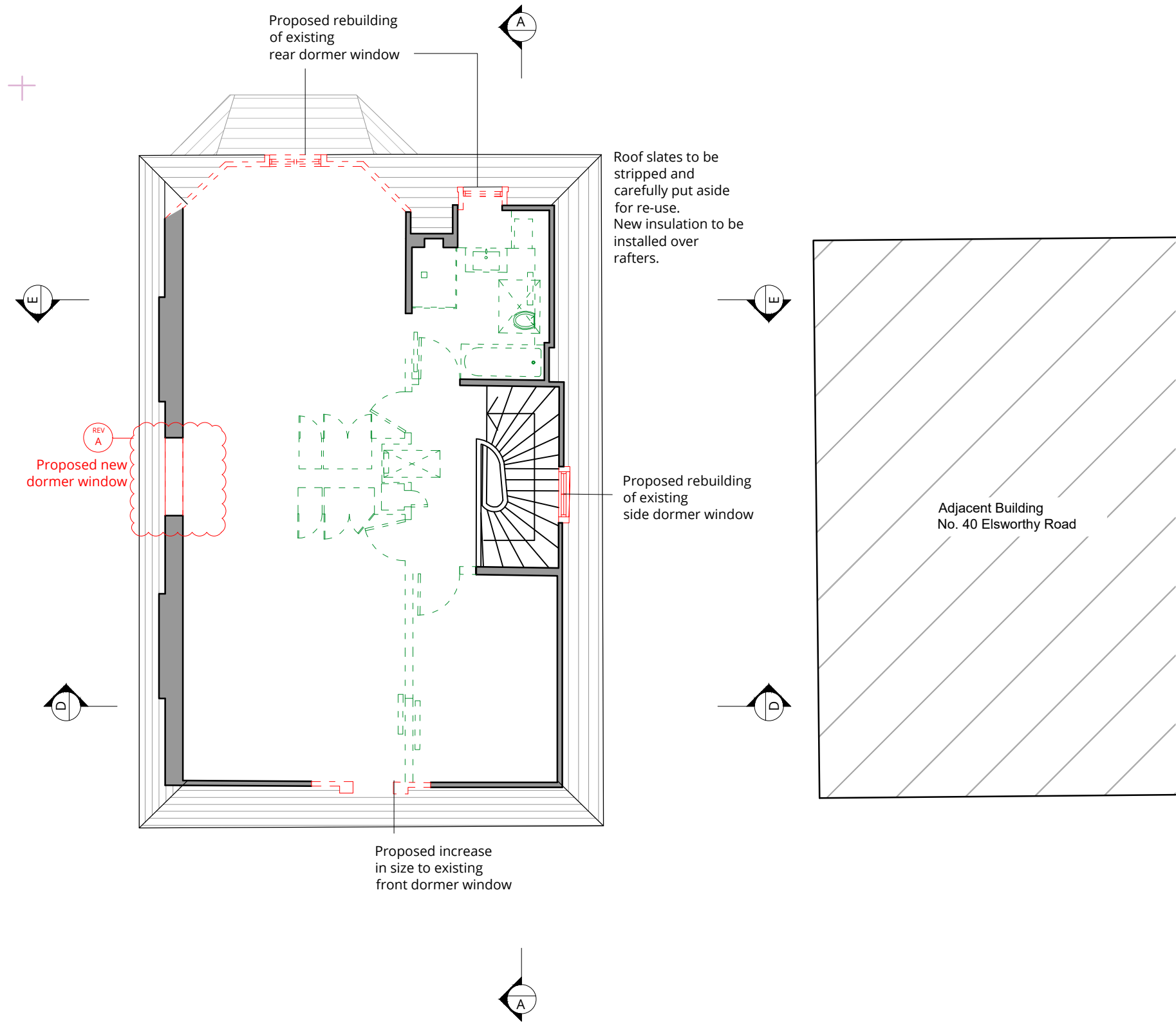
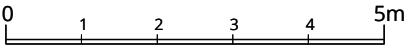
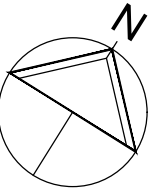
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KEY

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



DEMOLITION THIRD FLOOR LAYOUT

A	Proposed new dormer window opening formed.	02.11.22
0	First issue.	28.03.22
Rev.	Description	Date



Project Title
42 Elsworthy Road
London NW3 3DL

Drawing Title
**Demolition
Third Floor Plan**

Status
PLANNING

Drawn by	Checked by	Scale
AW	NP	1:100 @ A3

Project No.	Work Stage	Dwg. No.	Rev.
2164	PL	113	A



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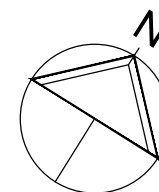
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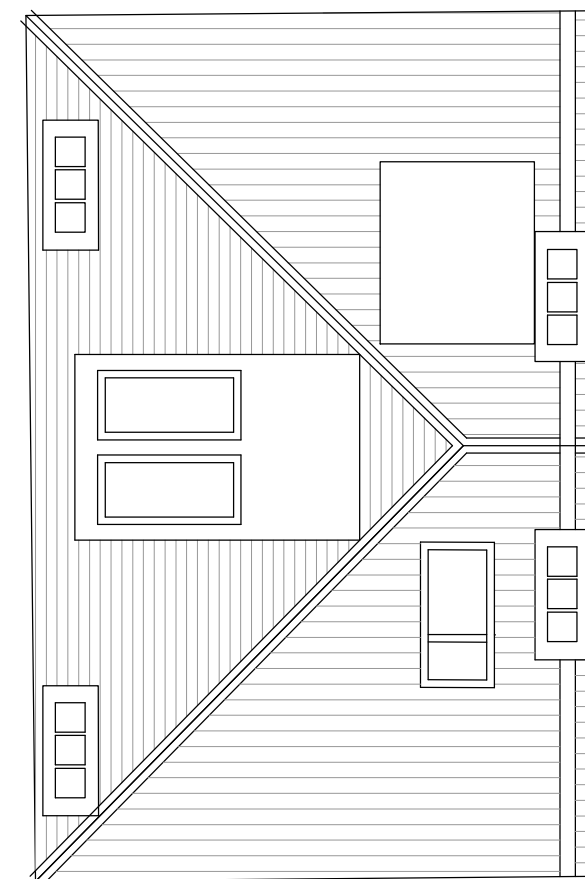
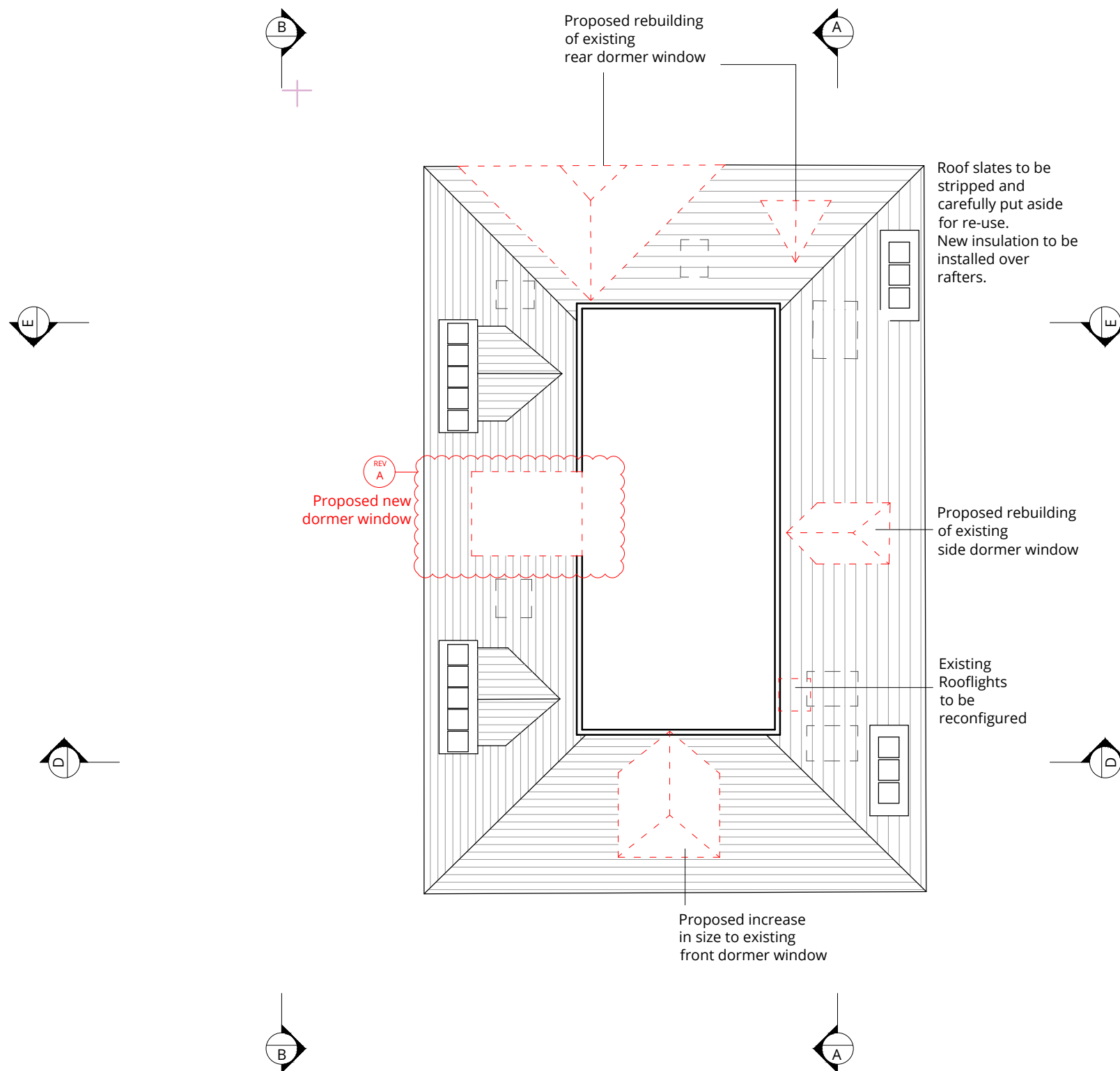
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KEY

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



0 1 2 3 4 5m



Adjacent Building
No. 40 Elsworthy Road

DEMOLITION LOFT LAYOUT

A	Proposed new dormer window opening formed.	02.11.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title
42 Elsworthy Road
London NW3 3DL

Drawing Title
**Demolition
Loft Plan**

Status

DESIGN

Drawn by	Checked by	Scale
AW	NP	1:100 @ A3

Project No.	Work Stage	Dwg. No.	Rev.
2164	DE	114	A



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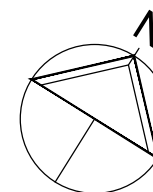
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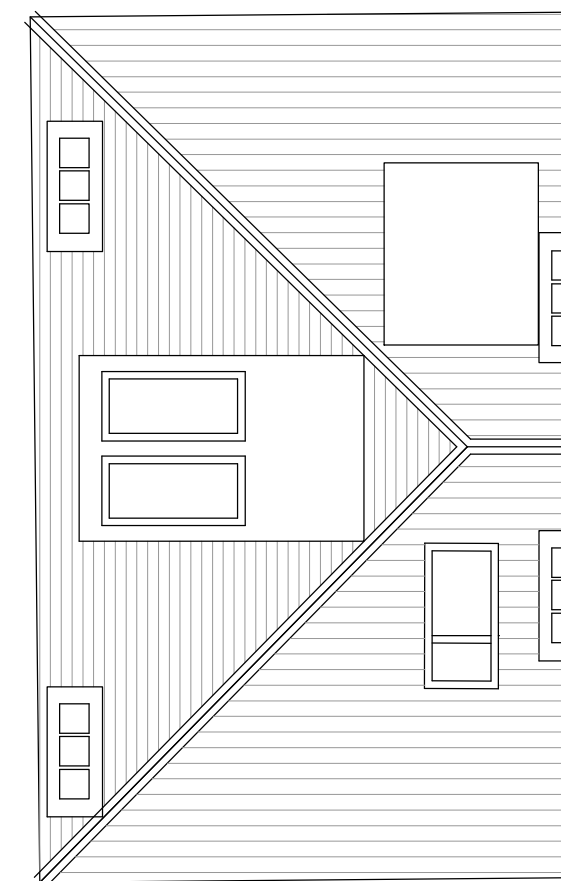
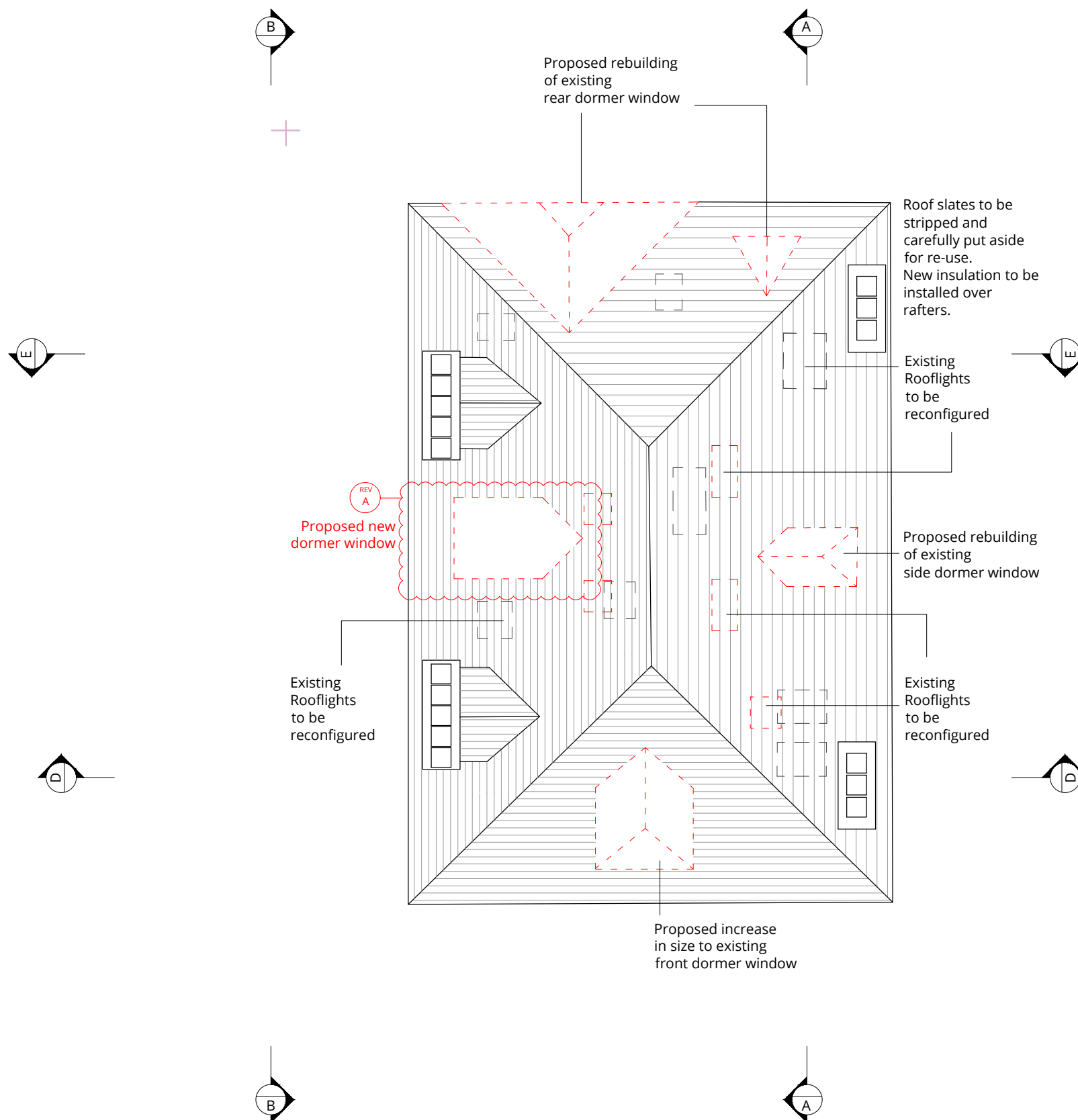
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KEY

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



0 1 2 3 4 5m



Adjacent Building
No. 40 Elsworthy Road

DEMOLITION ROOF LAYOUT

A	Proposed new dormer window opening formed.	02.11.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title
42 Elsworthy Road
London NW3 3DL

Drawing Title
Demolition
Roof Plan

Status

DESIGN

Drawn by	Checked by	Scale
AW	NP	1:100 @ A3

Project No.	Work Stage	Dwg. No.	Rev.
2164	DE	115	A



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KEY

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

0 1 2 3 4 5m

Proposed demolition
and rebuilding of
front dormer window

Removal of existing southwest side
extensions as per previously approved
planning application ref: 2019/0149/P

Reduced lower ground floor level
as per previously approved
planning application ref: 2019/0149/P

Proposed demolition & rebuilding
of front entrance steps to
aid with basement construction
Replacement steps to match
existing in materials and detailing

REV B

DEMOLITION SOUTH EAST ELEVATION

B	Proposed demolition and rebuilding of front entrance steps	02.11.22
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
Demolition
South East Elevation

Status

PLANNING

Drawn by	Checked by	Scale
AW	NP	1:100 @ A3

Project No.	Work Stage	Dwg. No.	Rev.
2164	PL	120	B



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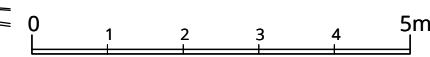
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KEY

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- new demolition
- Previously approved demolition with full planning permission ref: 2019/0149/P

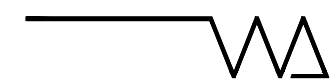


Original gate pier uncovered behind foliage. It is proposed to retain this gate pier with new vehicular entrance gates.

Proposed demolition of gate pier

Existing gates and gate post to be removed and replaced as per previously approved planning application ref: 2019/0149/P

A	Existing gate pier shown on elevation.	02.11.22
0	First issue.	28.03.22
Rev.	Description	Date



Project Title
42 Elsworthy Road
London NW3 3DL

Drawing Title
**Demolition Street View
South East Elevation**

Status
PLANNING

Drawn by AW	Checked by NP	Scale 1:100 @ A3
Project No. 2164	Work Stage PL	Dwg. No. 121
		Rev. A

DEMOLITION STREET VIEW SOUTH EAST ELEVATION



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KEY

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



Proposed rebuilding of rear dormer window

Proposed relocation of rooflight openings

Proposed increase in size to front dormer window

Proposed new dormer window

Proposed widening of existing opening

Proposed new opening

Removal of existing southwest side extensions as per previously approved planning application ref: 2019/0149/P

Proposed demolition & rebuilding of front entrance steps to aid with basement construction
Replacement steps to match existing in materials and detailing

Outline of basement as per approved planning application ref: 2019/0149/P

DEMOLITION SOUTH WEST ELEVATION

A	Proposed widening of existing window openings; proposed new dormer window; proposed larger basement extension.	02.11.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title
42 Elsworthy Road
London NW3 3DL

Drawing Title
Demolition
South West Elevation

Status

PLANNING

Drawn by	Checked by	Scale	
AW	NP	1:100	@ A3
Project No.	Work Stage	Dwg. No.	Rev.
2164	PL	122	A



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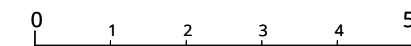
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KEY

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



A	Proposed widening of existing window openings; proposed new dormer window.	02.11.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title
42 Elsworthy Road
London NW3 3DL

Drawing Title
Demolition Street View
South West Elevation

Status
DESIGN

Drawn by AW	Checked by NP	Scale 1:100 @ A3
Project No. 2164	Work Stage DE	Dwg. No. 123
		Rev. A



DEMOLITION STREET VIEW SOUTH WEST ELEVATION



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KEY

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

0 1 2 3 4 5m

B	Larger basement extension proposed	02.11.22
A	Existing flank party wall retained	21.07.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title
42 Elsworthy Road
London NW3 3DL

Drawing Title
Demolition
North West Elevation

Status

PLANNING

Drawn by	Checked by	Scale
AW	NP	1:100 @ A3

Project No.	Work Stage	Dwg. No.	Rev.
2164	PL	124	B



DEMOLITION NORTH WEST ELEVATION



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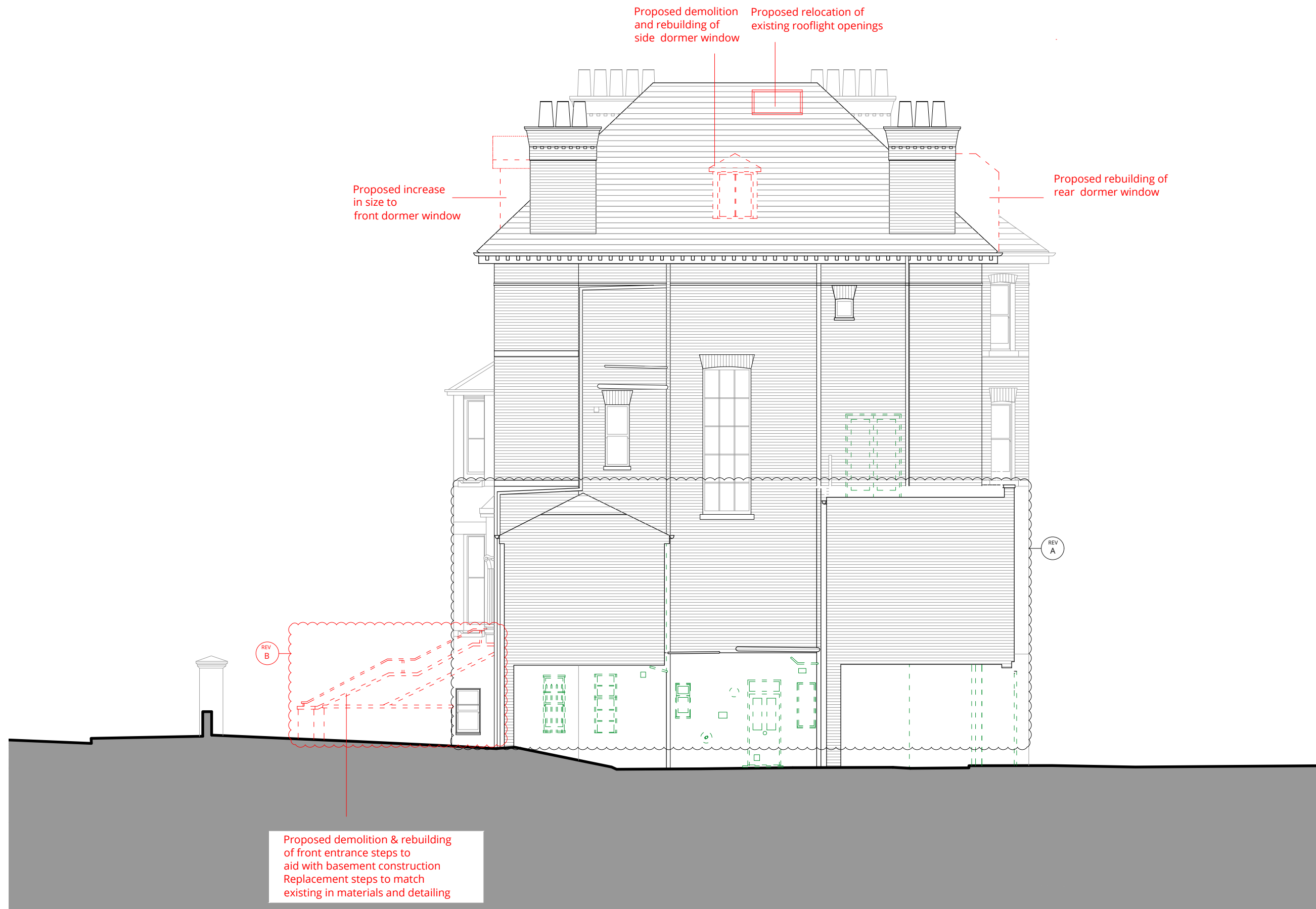
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KEY

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



DEMOLITION NORTH EAST ELEVATION

B	Rebuilding of front entrance steps	02.11.22
A	Existing flank party wall retained	21.07.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title
42 Elsworthy Road
London NW3 3DL

Drawing Title
Demolition
North East Elevation

Status

PLANING

Drawn by	Checked by	Scale
AW	NP	1:100 @ A3

Project No.	Work Stage	Dwg. No.	Rev.
2164	PL	126	B



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KEY

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



Proposed demolition & rebuilding of front entrance steps to aid with basement construction
Replacement steps to match existing in materials and detailing

REV B

Previously approved basement excavation with full planning permission ref: 2019/0149/P

DEMOLITION SECTION A - A

A	Rebuilding of front entrance steps	02.11.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title
42 Elsworthy Road
London NW3 3DL

Drawing Title
Demolition
Section AA

Status

PLANNING

Drawn by	Checked by	Scale
AW	NP	1:100 @ A3

Project No.	Work Stage	Dwg. No.	Rev.
2164	PL	130	A



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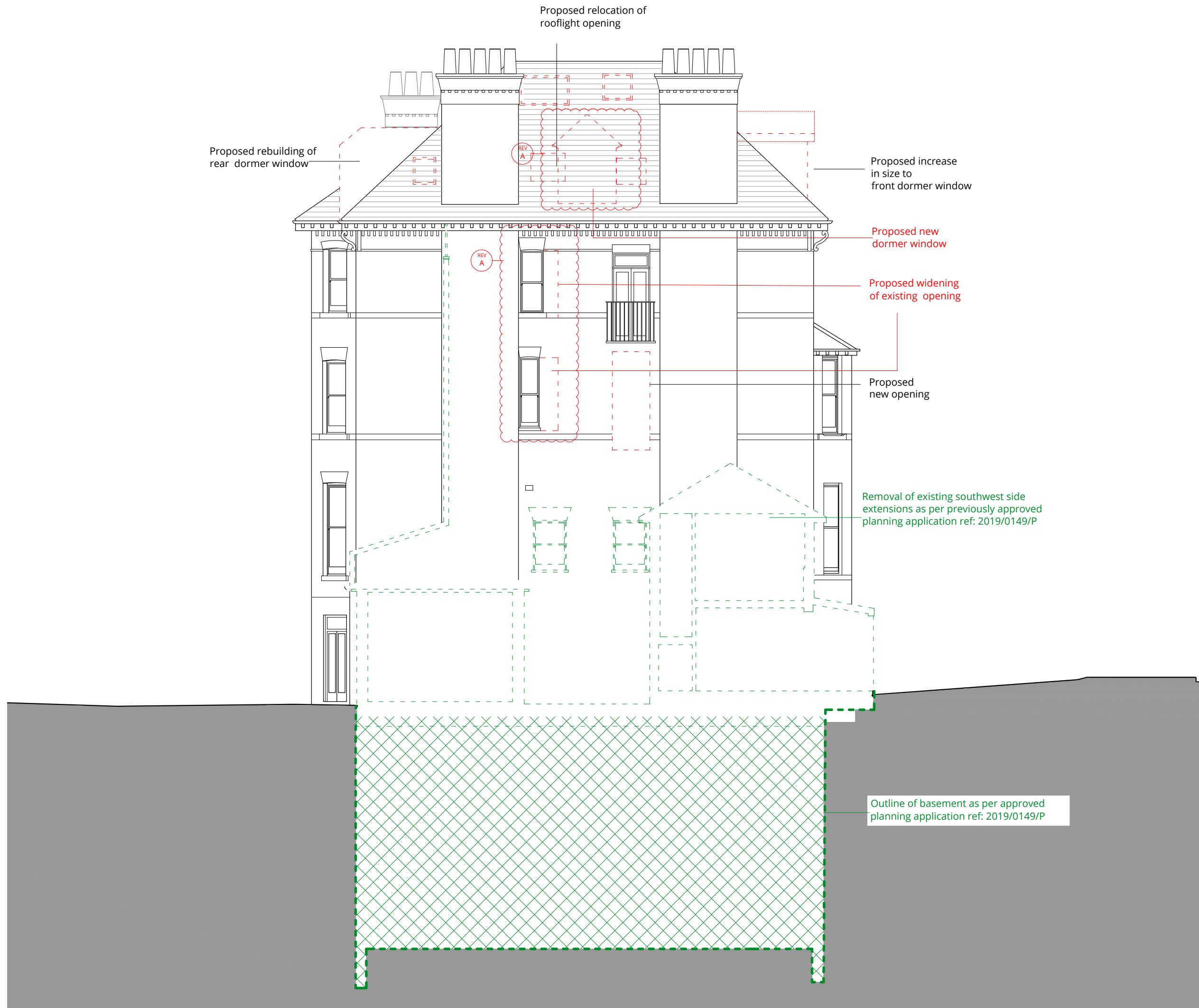
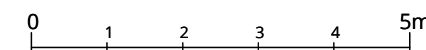
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KEY

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



DEMOLITION SECTION B - B

A	Larger basement extension proposed. Proposed widening of existing window openings; proposed new dormer window.	02.11.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title
42 Elsworth Road
London NW3 3DL

Drawing Title
**Demolition
Section BB**

Status

DESIGN

Drawn by	Checked by	Scale
AW	NP	1:100 @ A3

Project No.	Work Stage	Dwg. No.	Rev.
2164	DE	134	A



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KEY

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



B	Larger basement extension proposed	02.11.22
A	Existing flank party wall retained	21.07.22
0	First issue.	28.03.22
Rev.	Description	Date

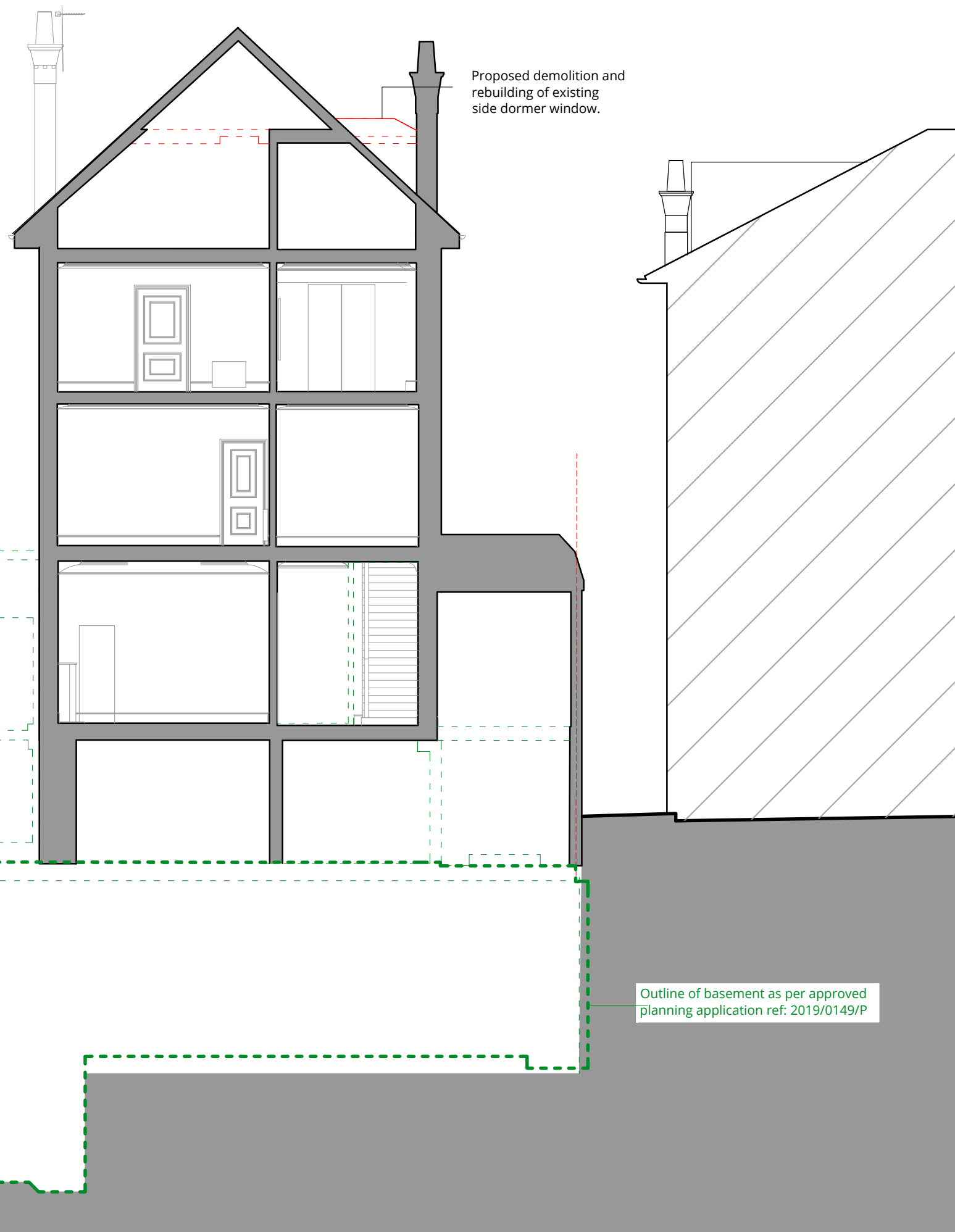
Project Title
42 Elsworthy Road
London NW3 3DL

Drawing Title
Demolition
Section DD

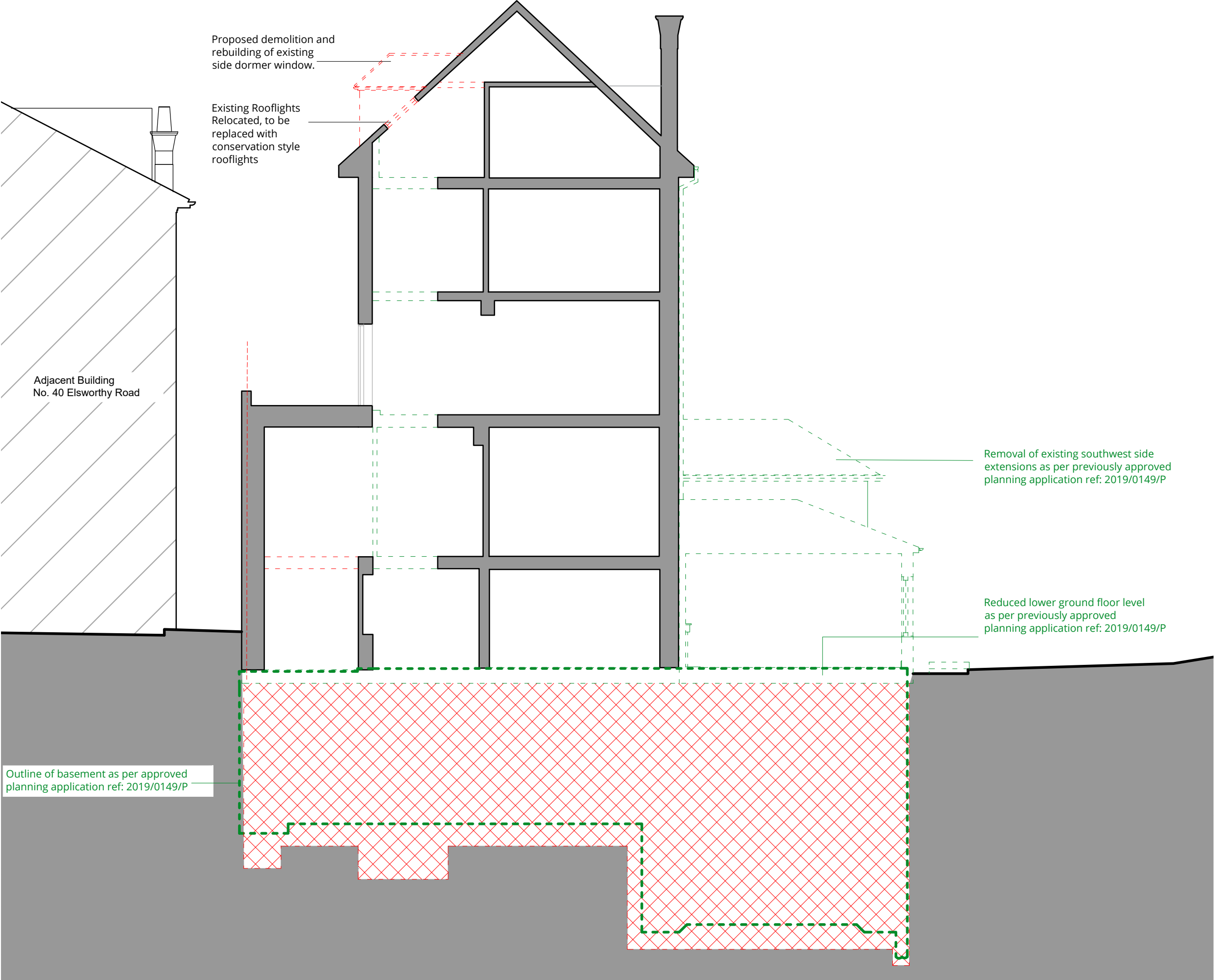
Status
PLANNING

Drawn by	Checked by	Scale
AW	NP	1:100 @ A3

Project No.	Work Stage	Dwg. No.	Rev.
2164	PL	136	B



DEMOLITION SECTION D - D



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

B	Larger basement extension proposed	02.11.22
A	Existing flank party wall retained	21.07.22
0	First issue.	28.03.22
Rev.	Description	Date



Project Title
42 Elsworthy Road
London NW3 3DL

Drawing Title
**Demolition
Section EE**

Status
PLANNING

Drawn by AW	Checked by NP	Scale 1:100 @ A3
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Project No. 2164	Work Stage PL	Dwg. No. 138	Rev. B
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DEMOLITION SECTION E - E