

DESIGN AND ACCESS STATEMENT

264 Belsize Road, London NW6 4BT

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London
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0207 2299375

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PLANNING APPLICATION

OCT 2022



DESCRIPTION OF DEVELOPMENT:

Alterations and extensions to existing redundant non-residential institution building to C3 permanent residential use, to form 5 no. two-bedroom duplexes.

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5	DESIGN APPROACH
6	SCHEDULE OF ACCOMMODATION
7	DRAWING SCHEDULE
8	EXISTING PLANS/SECTIONS
9	PROPOSED PLANS/SECTIONS

CLIENT	: ROXBURG OVERSEAS LTD
ARCHITECT	: ALAN POWER ARCHITECTS LTD
STRUCTURAL ENGINEER	: THE MICHAEL BLACKER PARTNERSHIP
SUSTAINABILITY	: PETER DEER ASSOCIATES LTD
ENERGY STRATEGY	: PETER DEER ASSOCIATES LTD
PLANNING	: RPS GROUP LTD



FRONT VIEW OF THE SHOP

INTRODUCTION

This Design & Access Statement has been prepared in support of a pre-application submission for the alterations and extensions to existing redundant non-residential institution building to C3 permanent residential use, to form 5 no. two-bedroom duplexes.

The property is currently vacant.

The site is comprised of two parts: a ground floor front part accessed directly from Belsize Road, leading to a steel frame two-storey building at the rear. The first floor of the rear building is comprised of a steel portal frame, clad in insulated profiled metal panels.

The existing building has an existing means of escape to the west, via 50-52 Kilburn High Road, discharging onto Kilburn High Road. This alternative means of escape will be maintained in the new proposals.

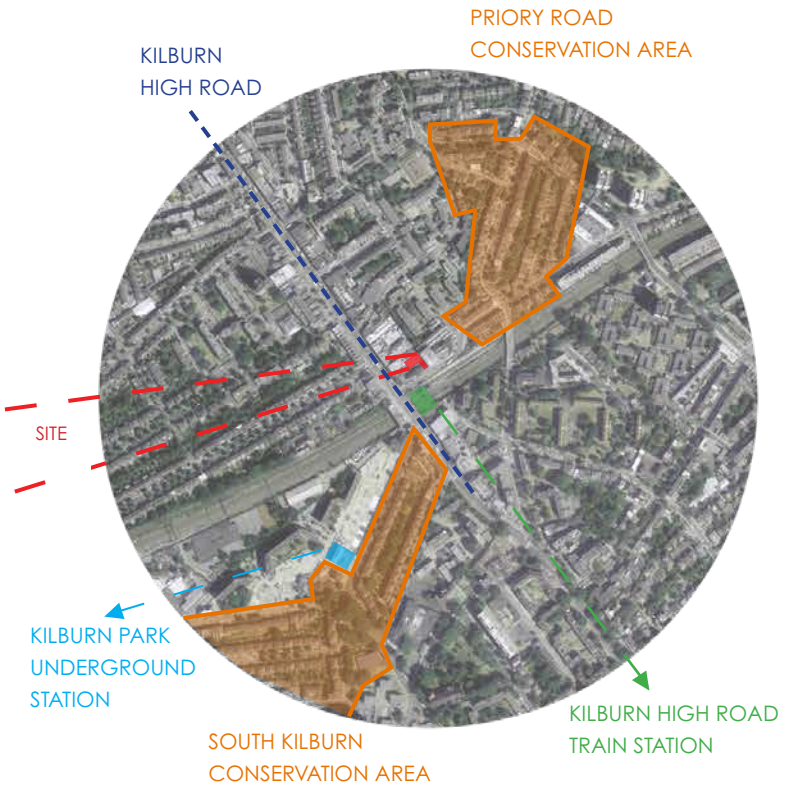
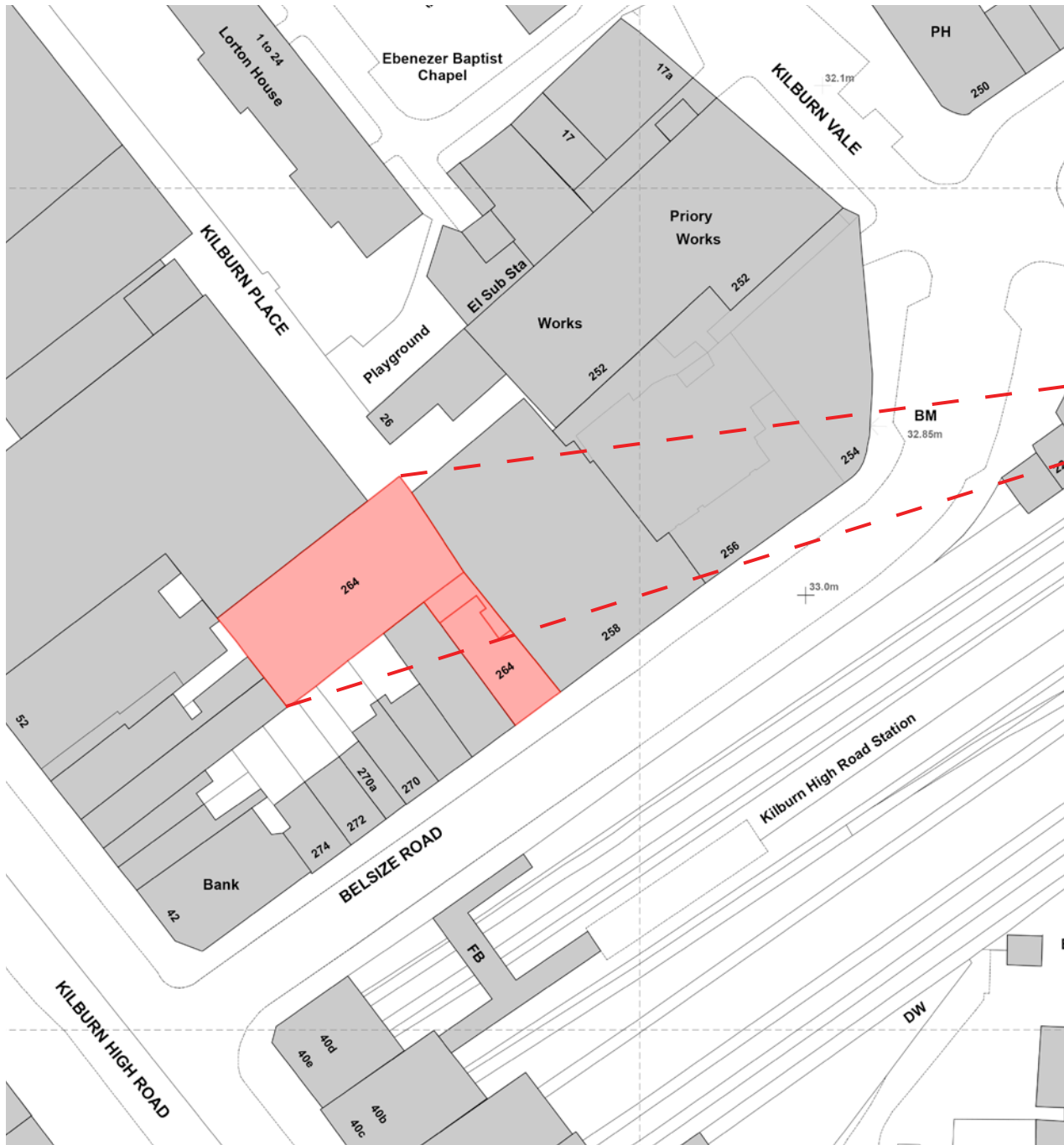
The site is located in a close proximity to transport links: railway, London Underground and Bus routes. Kilburn High Road is a part of the A5 major road which provides large-scale transport links between areas. There are various public amenities and services available within walking distance; in effect the site is located in a busy and vibrant area and is eminently suitable as a location for residential use.



AERIAL VIEW



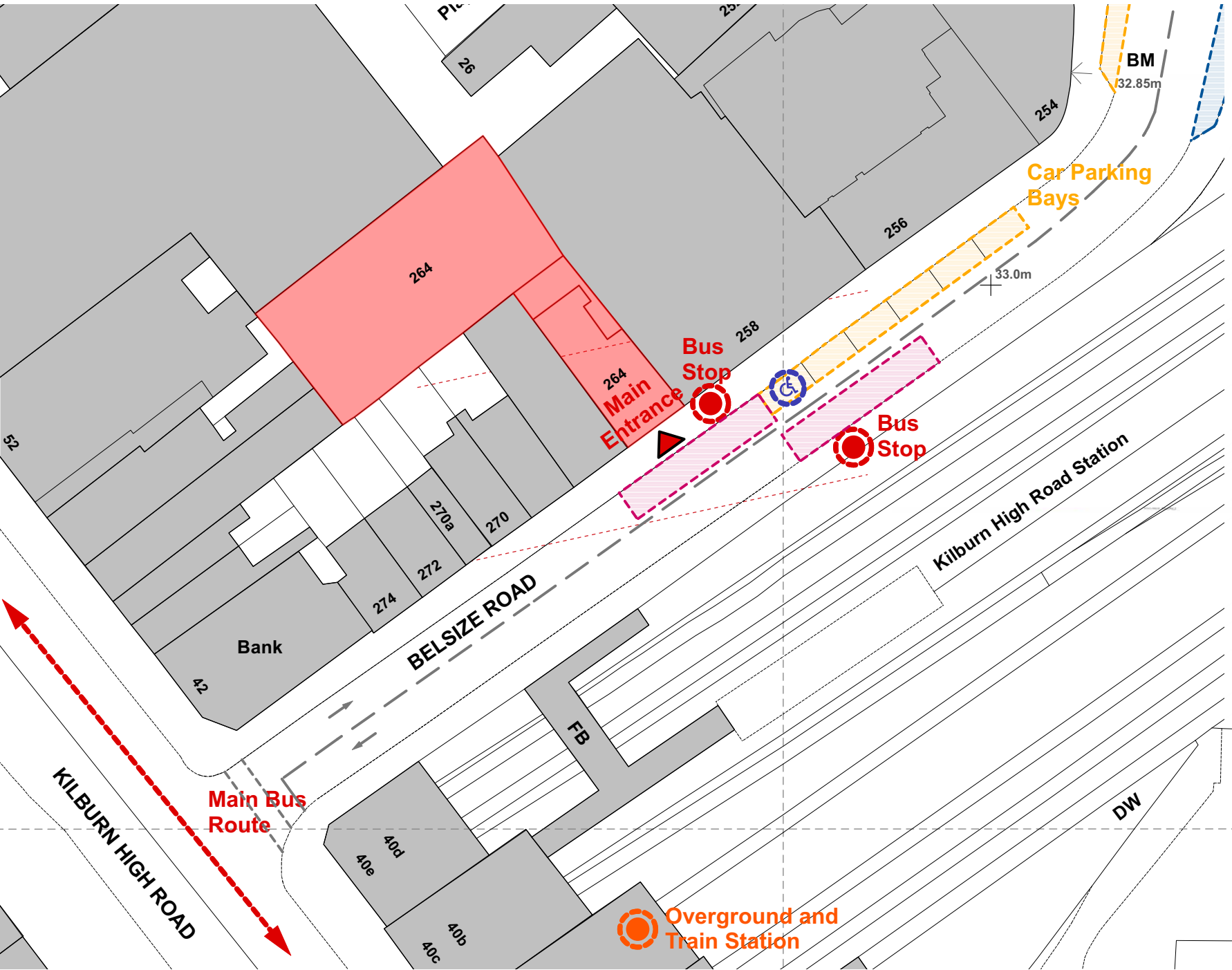
VIEW FROM KILBURN PLACE



SITE LOCATION

The site is located in Kilburn within the Borough of Camden. It is located on the northern side of Belsize Road. The site area is approximately 470 sq.m.

It is approximately 40 metres east of Kilburn High Road. It is adjacent to the Priory Road Conservation Area, but is not in the Conservation Area itself. The site is within an Archaeological Priority Area due to its close proximity to an old Roman road, now the A5.



- Car Parking Bay
- Motorbikes Parking Bay
- Loading Bay
- Bus Stop
- Bus Station
- Overground and Train Station
- Main Bus Route
- Disabled Car Parking Bay
- Main Entrance
- Vehicles Entrance





2



3



4



5



6



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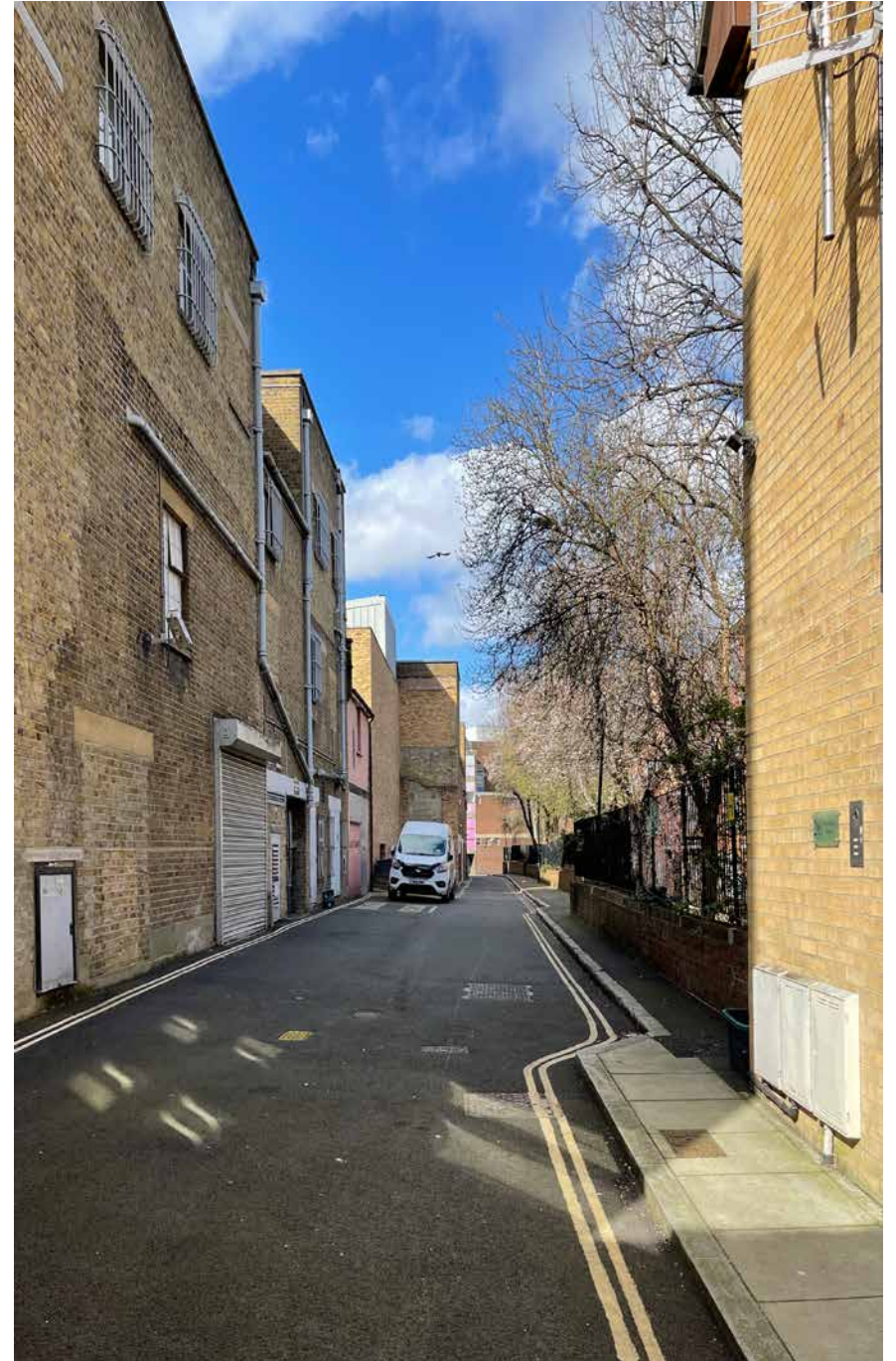


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2 SITE LOCATION & SURROUNDINGS

9





Close-up view boundary
11



12



13



14

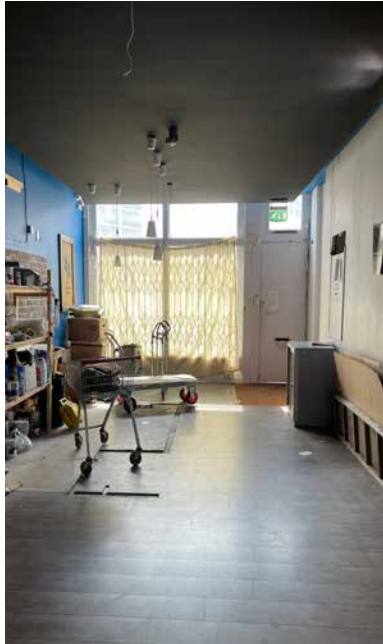


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Internal views as existing

1



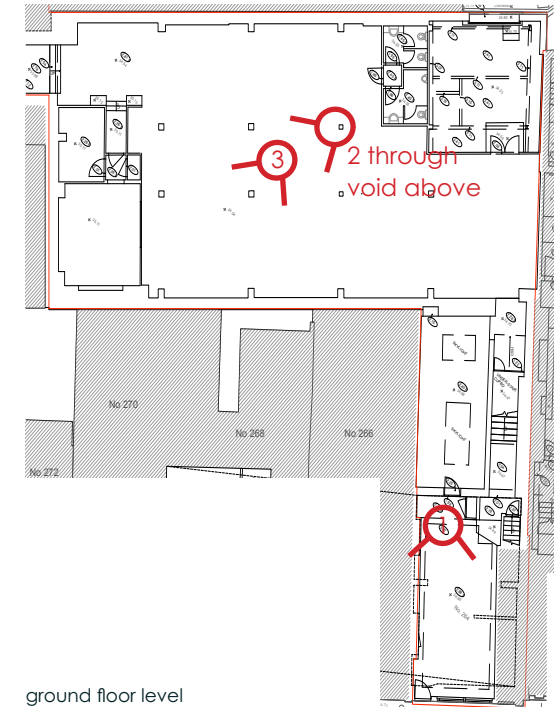
2



3



3 EXISTING BUILDING



4



5



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RECENT PLANNING HISTORY

The building was used by the International Gospel Community Church between 11th November 2009 and vacated 30th October 2016.

A planning application was application by the International Gospel Community Church was registered 29-06-2009 [CHECK], application reference no. 2009/2500/P. The description of development was given as:

'Retrospective permission for change of use of the premises from office use (Class B1) to non-residential institution'

Extract from delegated report for Application no. 2009/2500/P

"The main building has a substantial footprint; measuring 27.0m x 13.75m. The entire premises measures 624m². The surrounding buildings vary in height from 3- to 5-storeys. These are generally in commercial use at ground floor level with residential and other uses in the upper floors. The neighbouring buildings within the urban block range in height from 2- to 4-storeys. Many of these buildings are attached to or serve the nearby commercial uses. The site is not located in a Conservation Area. The building on the site is not listed.

Relevant History May 2009 Application [ref. 2009/0538/P] for change of use from office use (Class B1) to non-residential institution (Class D1). Withdrawn by the applicant on officer advice, as no information was provided on the specific hours of the most noise-generating activities, no form of noise attenuation was proposed to the building and no technical report was provided to demonstrate the extent of the noise generated and whether it would meet the Council's noise standards."

Planning permission was granted on 5 October 2009.

Under the revised Uses Classes Order, which revokes Class D uses, it is assumed that the current use is F1(f) - Public worship or religious instruction (or in connection with such use).

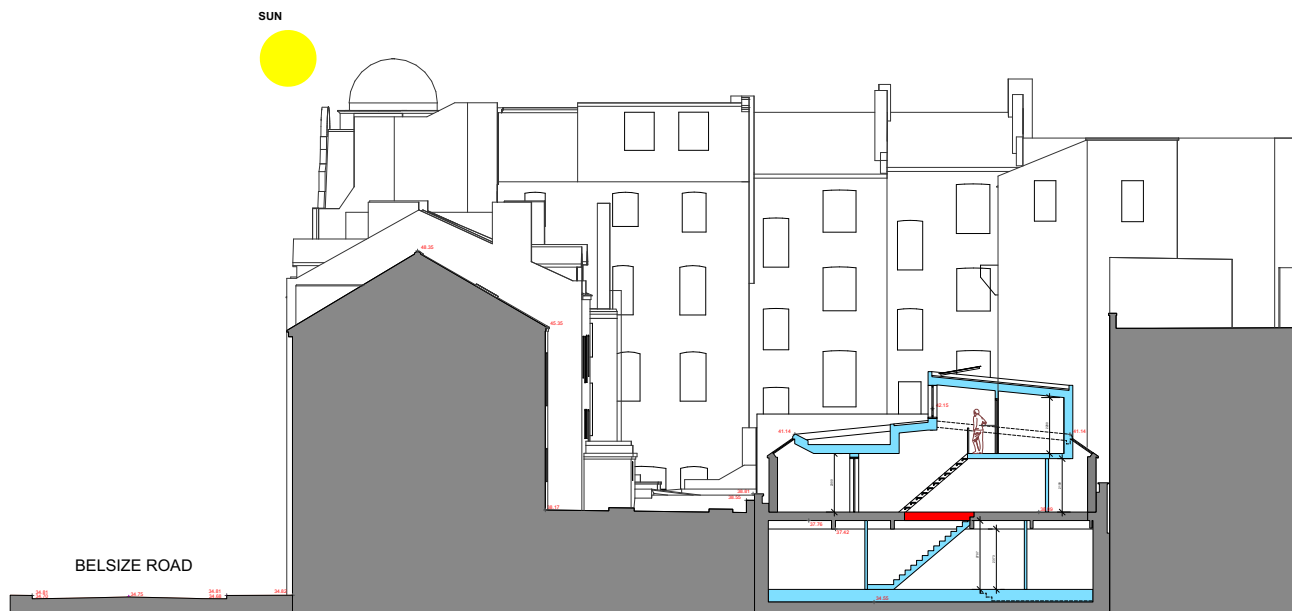
CURRENT USE

Since the International Gospel Community Church vacated the site in October 2016, it has not been possible to find an alternative class D1/F user to take the building. The use of the building prior to the occupation by the church – as offices – is also no longer commercially viable. Since it became vacant it has been used episodically by the applicant for storage.

POTENTIAL FOR DEVELOPMENT : THE DESIGN APPROACH



SECTION BB AS EXISTING



SECTION BB AS PROPOSED



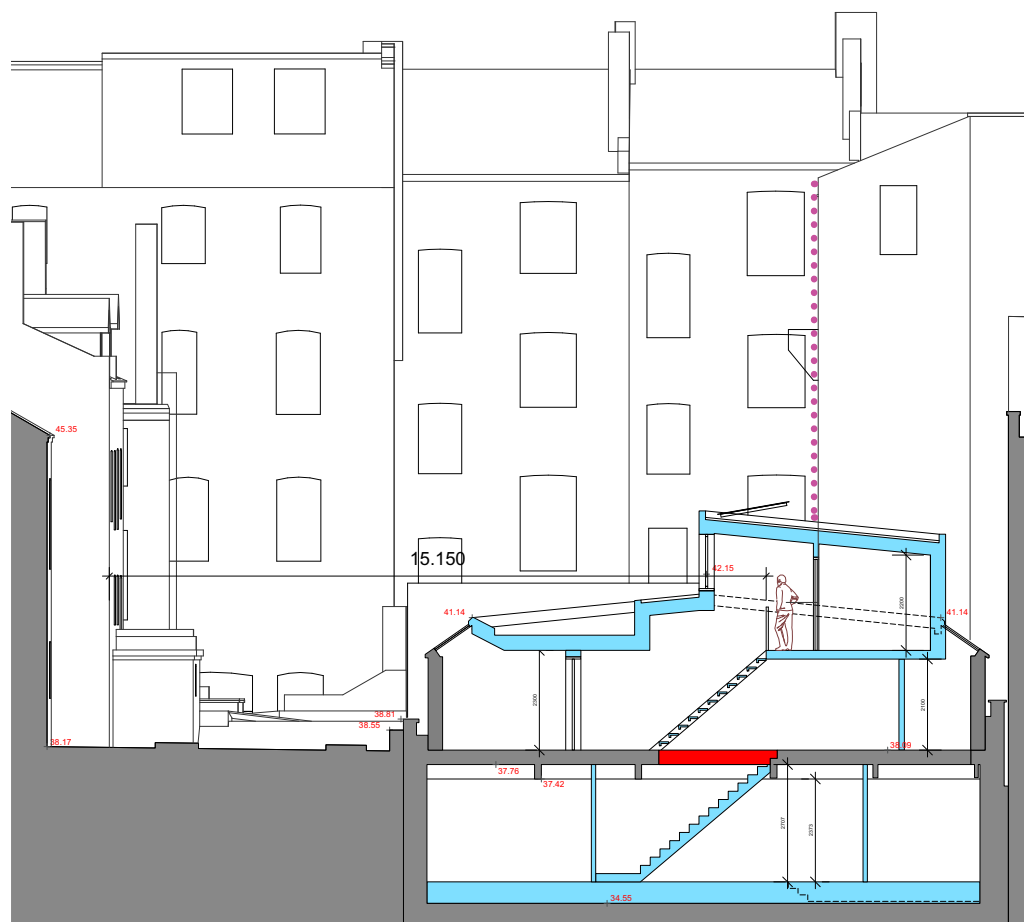
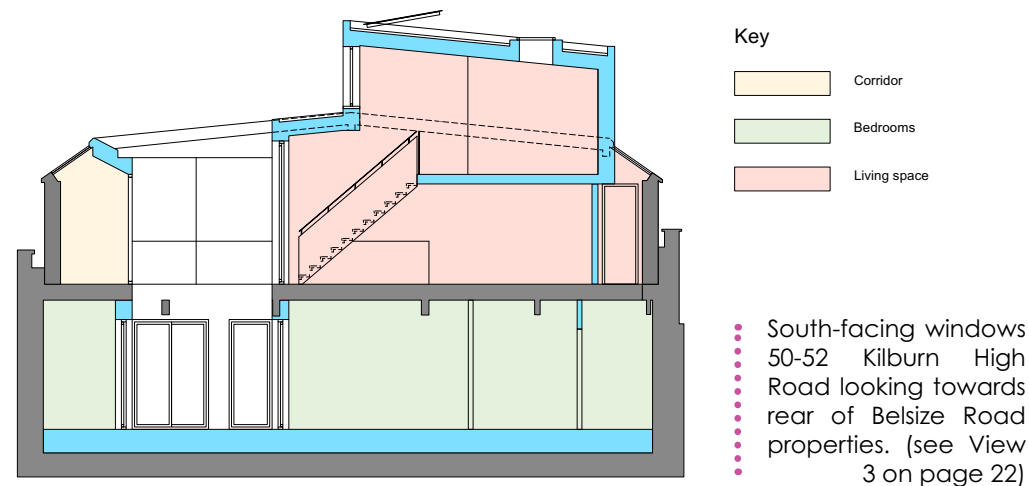
The applicant is seeking to bring the building back into productive use, and proposes residential accommodation for the whole of the site, using the existing access from Belsize Road. The proposals, therefore, constitute a retrofit of what is, in effect, a redundant building in its present form, to create 5 no. units of C3 permanent residential accommodation.

The two key considerations in developing the site for residential use were

1) The relationship to be established between the new accommodation and the existing buildings to the south and the west, that face on to Belsize Road and Kilburn High Road respectively (the existing lower rise building to the north is in commercial use, with limited windows facing onto the site)

2) The quality of the accommodation provided in the new scheme.

In retrofitting the building, as much of the existing fabric is retained as possible, but it is selectively opened up to exploit the opportunities suggested by the site. In particular, the existing southern boundary wall and rooflight form, and the west end gable, are both retained in their present forms. The profile of the north boundary wall, including the linear run of angled rooflights, is also retained.



The proposed residential accommodation comprises five two-bedroom duplexes on three levels. The southern side of the building is opened up at first floor, to create a sequence of individual landscaped courtyards on the south side, between the new accommodation and the access corridor running along the south boundary of the site. New lightwells at ground floor are created within this area, to provide natural light and ventilation to the existing ground floor, to be laid out for the bedrooms.

Sequentially up through the building, the existing ground floor is laid out for bedrooms, organised around the new lightwells; the existing first floor on the north side is the living areas, and new mezzanine levels are added over the rear (north) part of each duplex, open to the living spaces below. This mezzanine level is the study.

The existing portal frame is utilised and adapted. All the external cladding is removed and replaced with an enclosure with a significantly improved thermal performance, including new windows. The reconstituted roof will include new sedum coverings.

The existing high-level glazing along the southern boundary is replaced, to provide natural light into the new corridor. Additional obscure glazing is introduced between the corridor and the new residential patios.

The access corridor continues to the west end of the building, then runs north, connecting into an existing staircase that runs down to the external means of escape below 50-52 Kilburn High Road. This alternative means of escape provides access onto Kilburn High Road via an existing exit door.

The spaces created within the units are generous in size: >>> External space is provided at both main levels of accommodation.

RELATIONSHIP WITH NEIGHBOURING BUILDINGS ALONG BELSIZE ROAD

The form of the new adapted improves the outlook from the rear of the properties along Belsize Road by reducing the overall mass of the building on the south side of the site.

Because the profile of the south boundary wall is left intact, the new courtyards inserted at first floor level do not create any visual link with the adjacent properties.

It should be noted that the edges of the mezzanines are set back from the high-level external windows adjacent. Consequently, the distance between the new mezzanines on the north side of the site and the rear elevations to 268-270 Belsize Road is similar to the current relationship between the south elevation of 50-52 Kilburn High Road and these properties. approximately 15.150 m (see section).





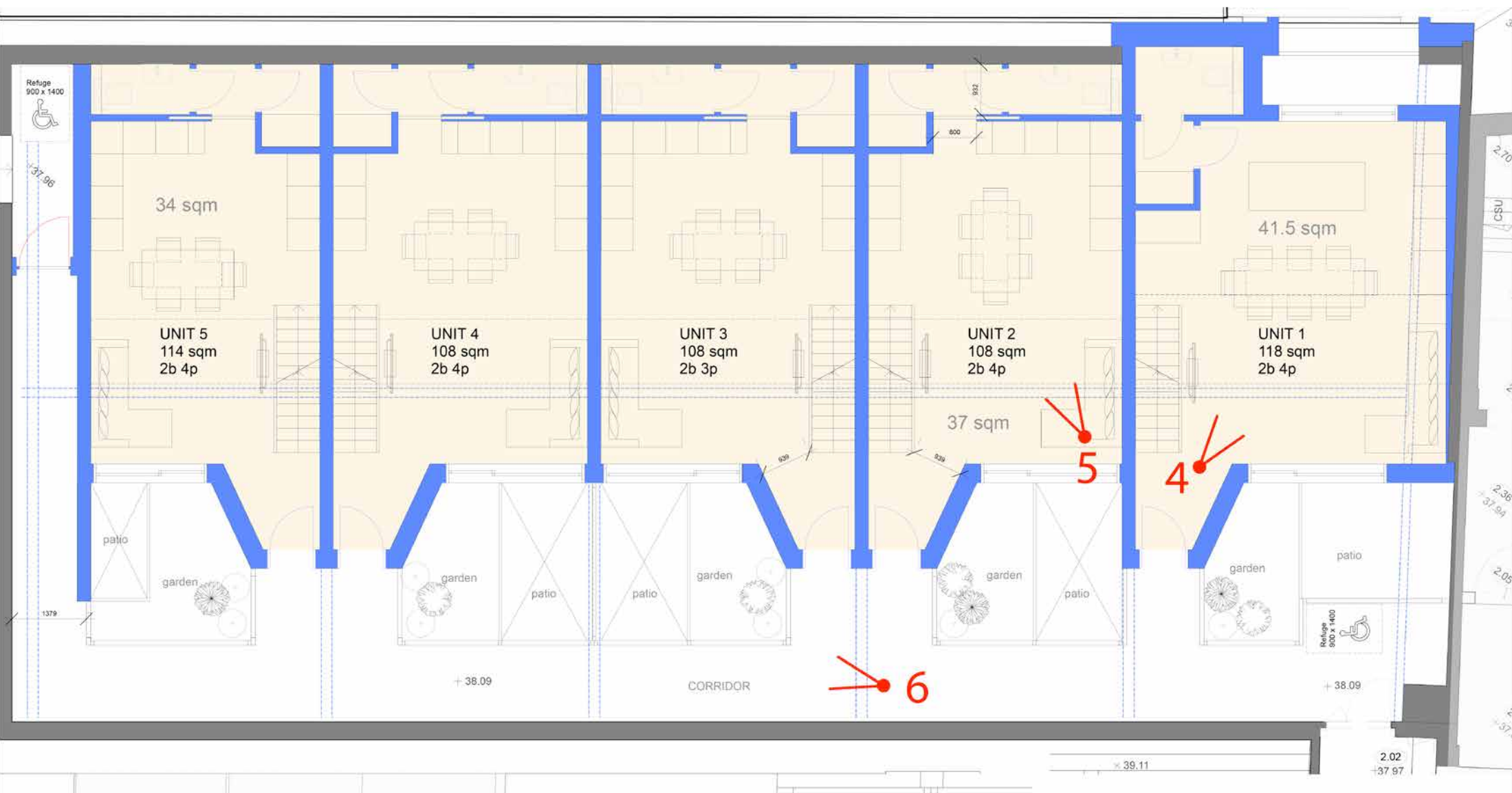
View 1



View 2



View 3



View 4

New proposal for rear of 264 Belsize Road, NW6



View 5

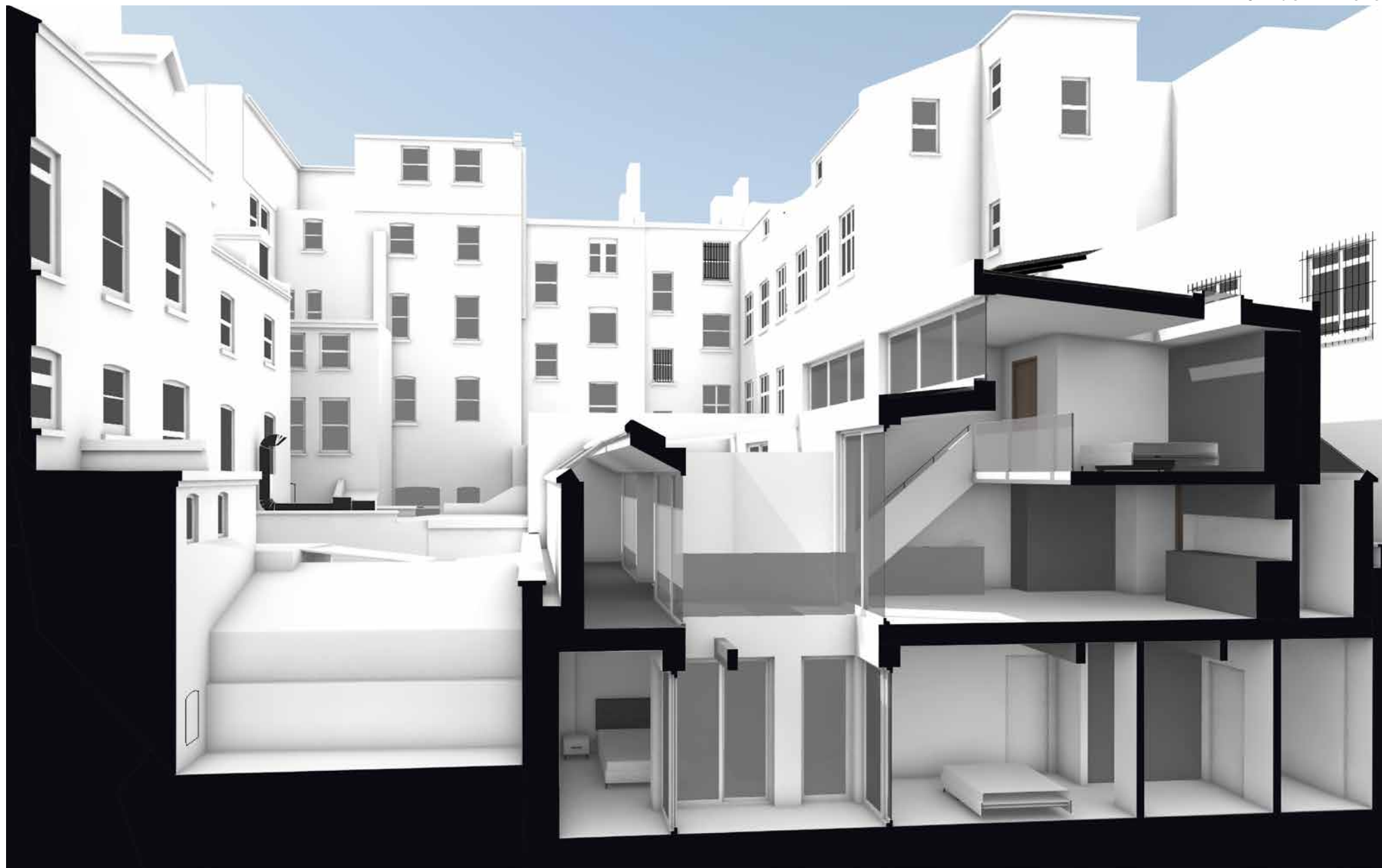
New proposal for rear of 264 Belsize Road, NW6



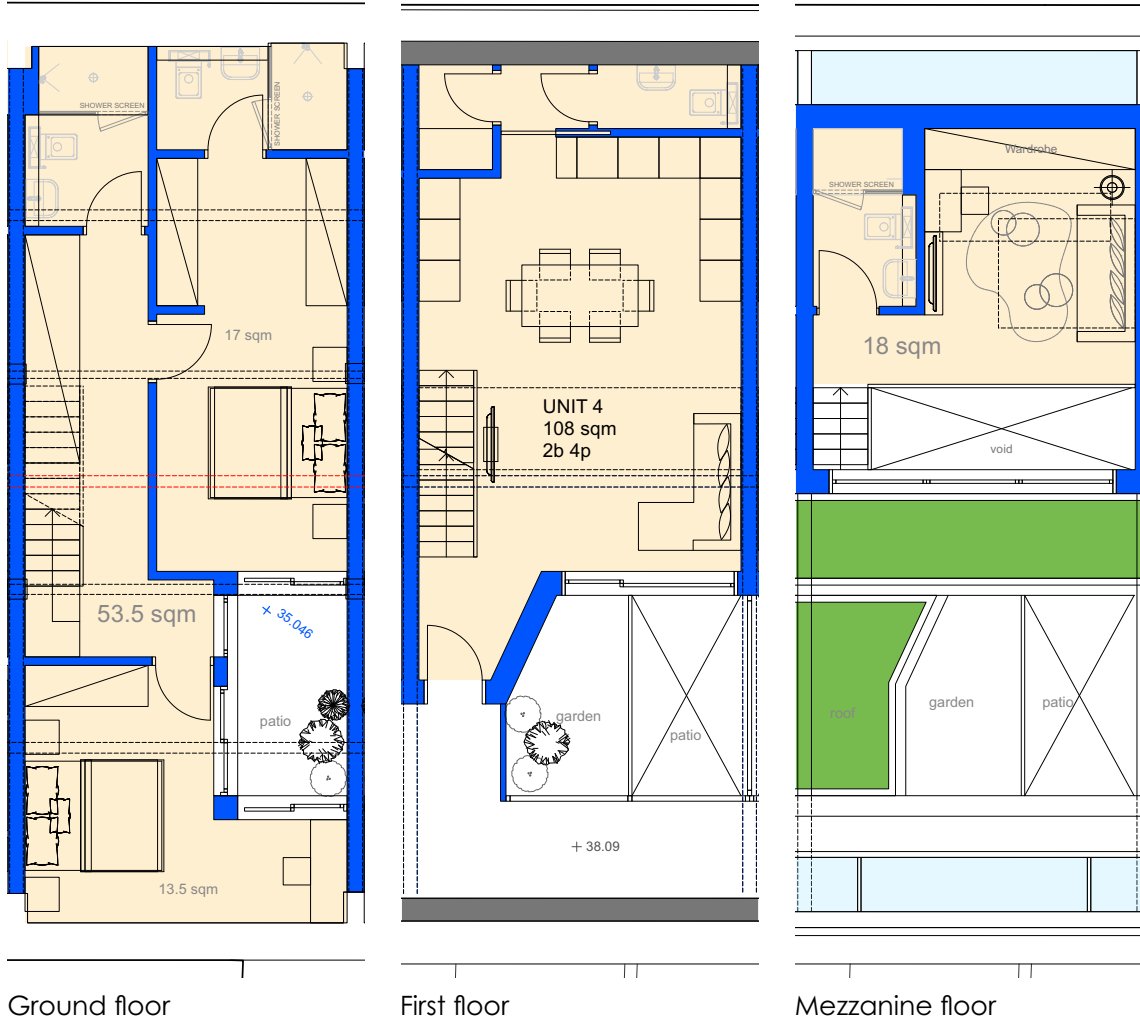
View 6

New proposal for rear of 264 Belsize Road, NW6





Section perspective across the site



Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

London Plan Table 3.3

The space standards in the proposed development complies with Camden's Local Plan, and in particular Policy D1 Design. In addition, room sizes are in accordance with the London Plan Table 3.3 (see above). In fact, the areas achieved in the proposals are considerably in excess of the minimum space standards for two-bedroom/four person dwellings.

The overall layouts are carefully designed to maximise the space for the bedrooms at ground floor level, and all bedrooms include generous storage and wardrobe provisions.

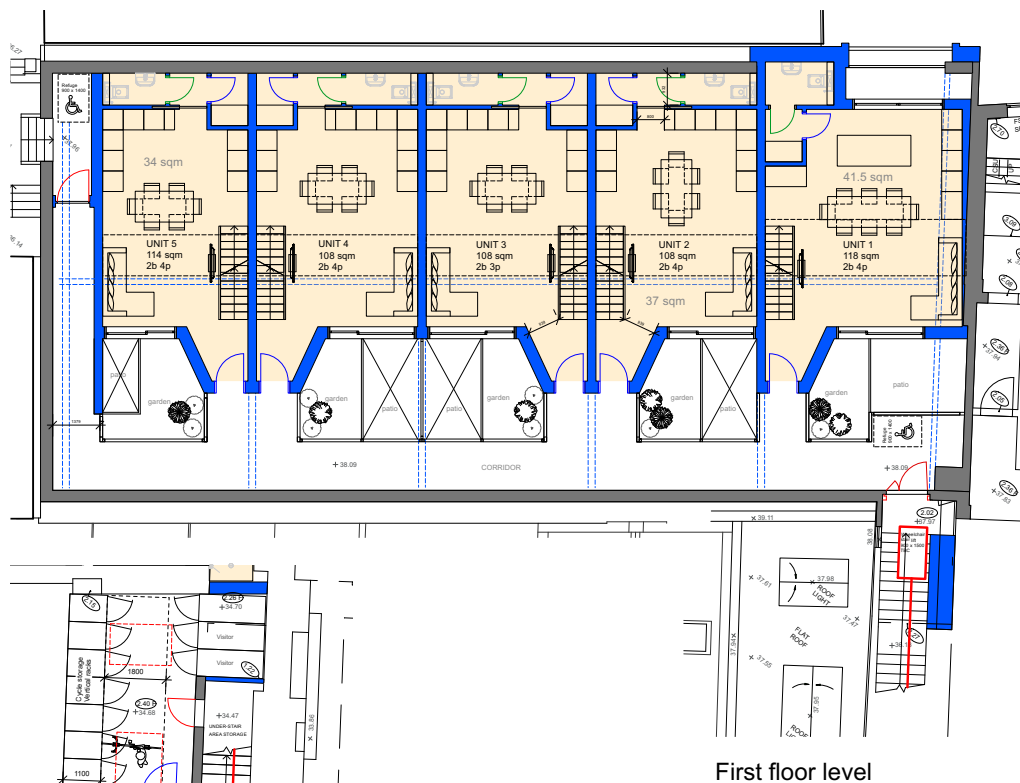
In addition, the design also incorporates external spaces at both ground floor and first floor levels.

Accessibility

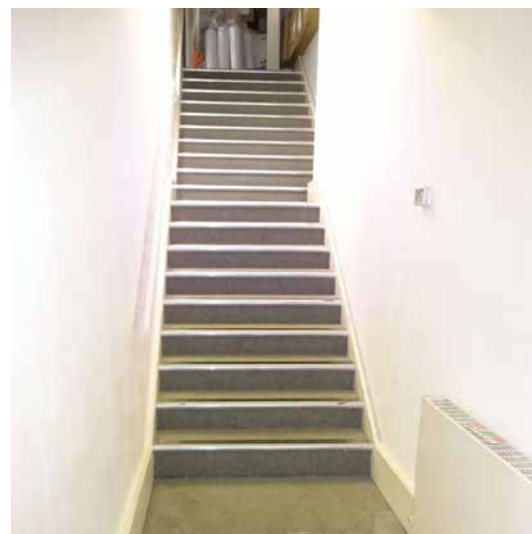
The building will up-graded to improve accessibility for wheelchair users, in accordance with the guidance set out in the Camden Local Plan. A new platform lift is incorporated into the existing staircase, as indicated here. This will provide access to the entrance level at first floor, via the ground floor entrance lobby off Belsize Road.

The existing stepped access off Belsize Road will be adjusted to provide a ramp access.

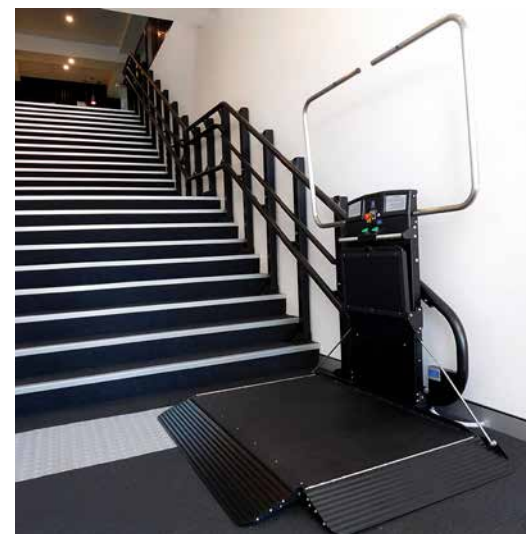
A refuge area for wheelchairs is located within the access corridor at first floor.



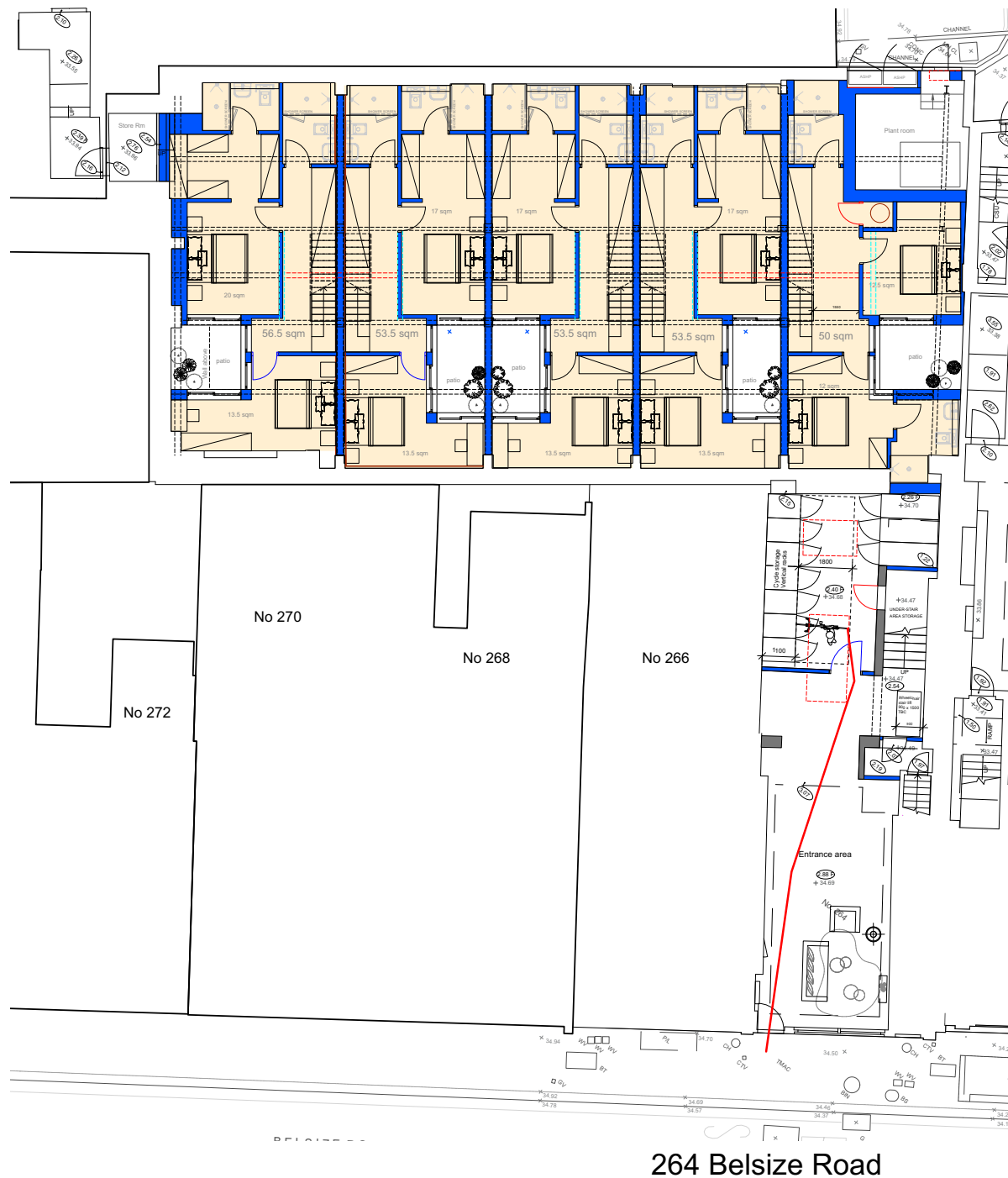
264 Belsize Road
entrance (ground floor)



Existing staircase



Wheelchair lift to provide access to first floor

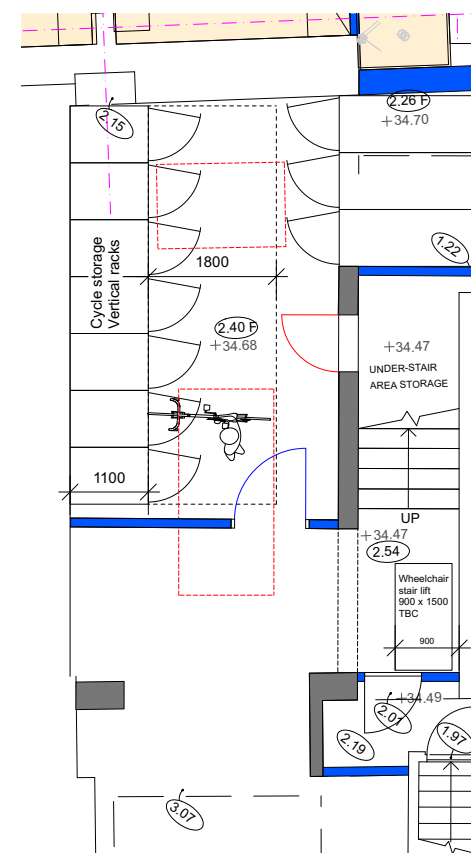


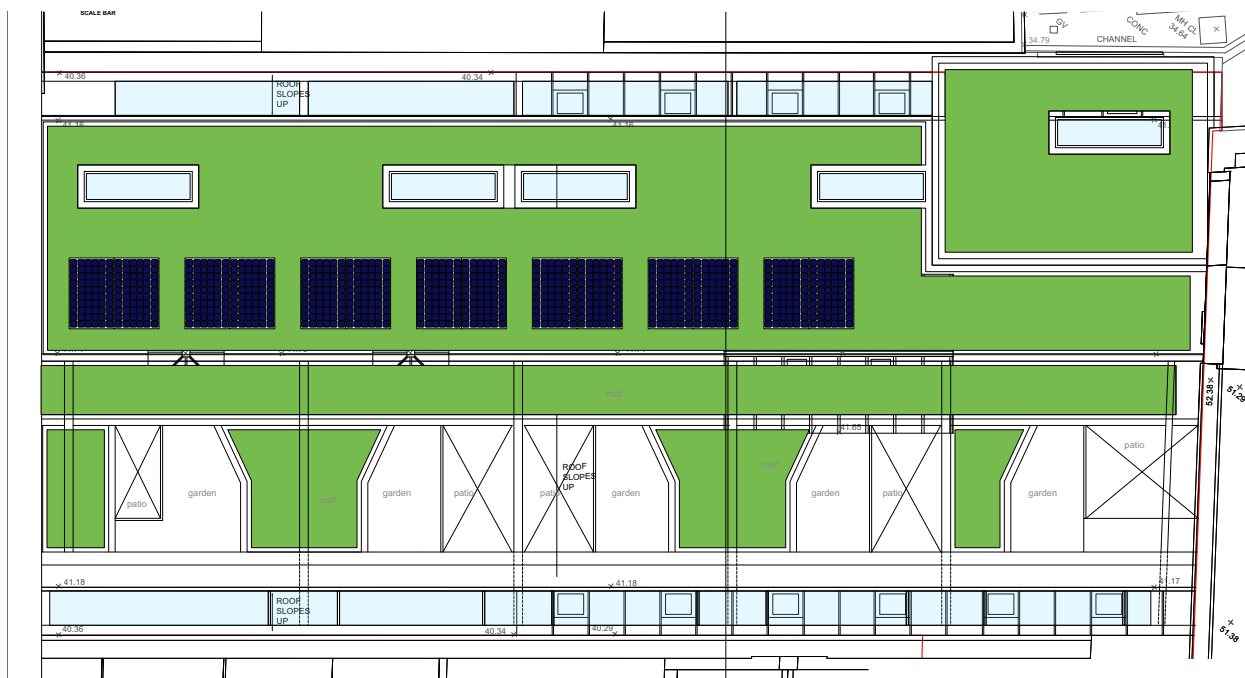
Cycle Provision:

In accordance with the Mayor of London minimum requirements of the London Plan (i.e. 1 space per Studio and 1 bedroom apartment & 2 spaces for all other apartments) this equates to the following:

x5 2 bedroom flats = 2 bicycle = 10 bicycle spaces

Total = 5 units = 10 bicycle spaces





Biodiversity

Relationship between the new accommodation and the neighbours

Green roofs to promote bio-diversity within the site are included at all levels: the roof over the rear (north) mezzanine, the roof over the central part of the living accommodation and the new roofs providing the link between the access corridor and entrance to each duplex. These replace the present monumental grey metal roofing with a sequence of green roofs, to provide a much improved outlook for the occupants of the surrounding buildings.

A sedum green roof is laid over the retained section. Biodiversity introduced into the rear back-land site.

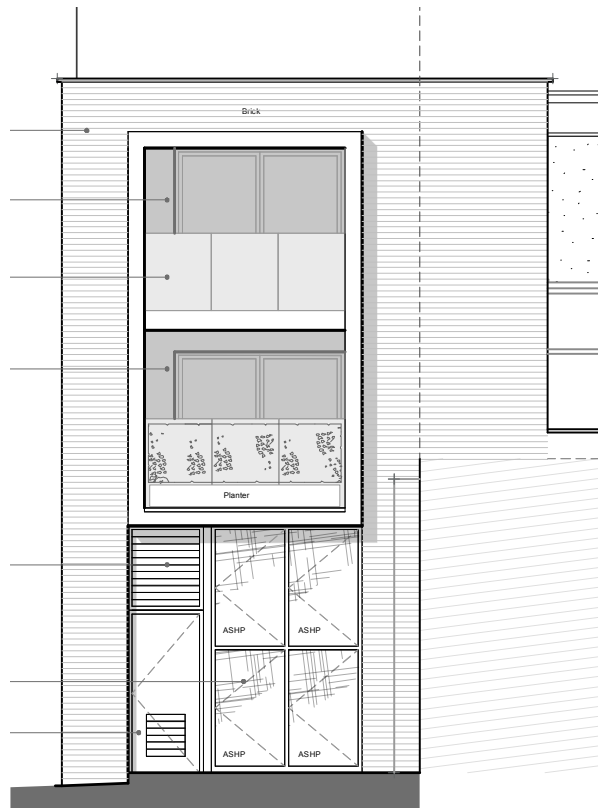


Example. Configuration of a lightweight sedum system (Bauder)

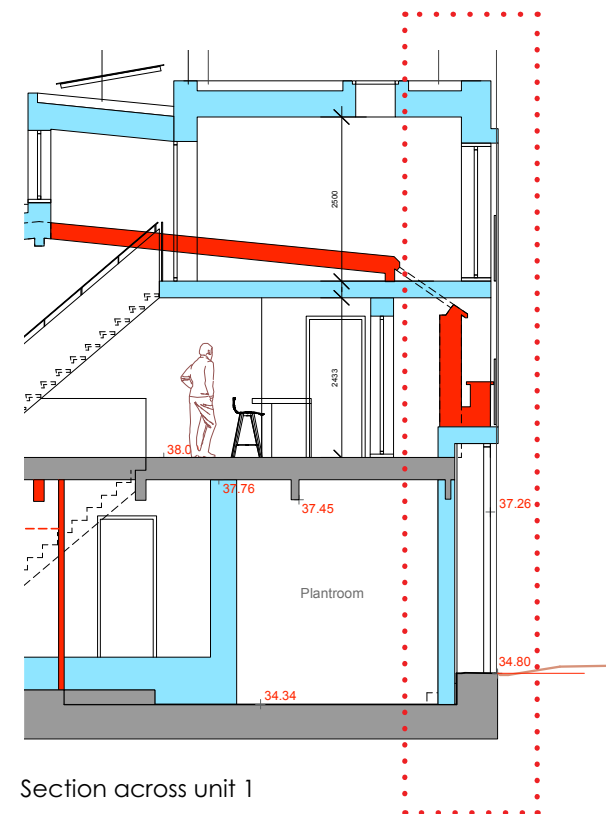




View from Kilburn Place as existing

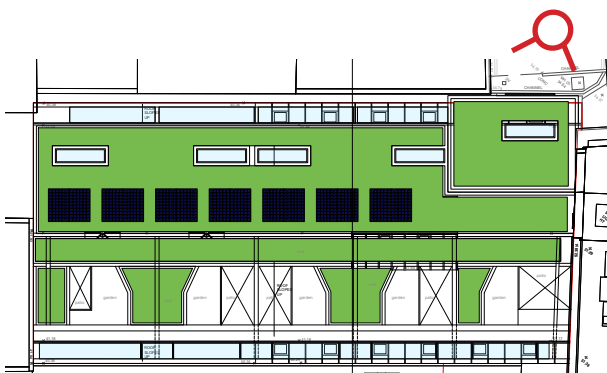


Indicative elevation



Section across unit 1

View from Kilburn Place



KILBURN PLACE

Unit 1 has an external wall which terminates the end of the street and allows the opportunity to remodel this elevation, thus enhancing and improving the character of the area.

It is proposed to increase the overall height of the building with recessed balconies on the 1st and 2nd floor to provide views from the living areas into Kilburn Place, improving the passive security to the end of this street.

At ground floor a recess is formed to house the proposed air source heat pumps outlined in the energy strategy, these will be integrated with an access door to a plant room serving the development.

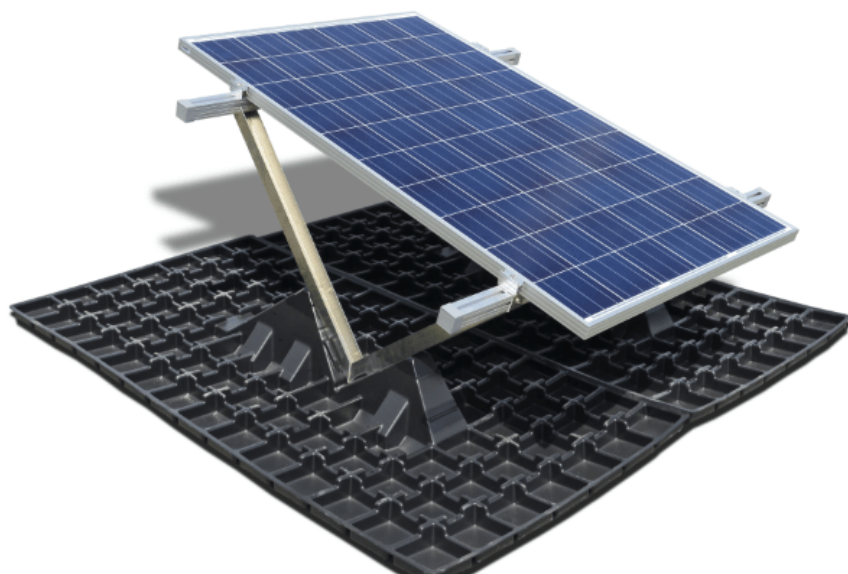


SUSTAINABILITY

Peter Deer Associates Ltd have been appointed to develop the Sustainability, Energy Strategies and carbon reduction targets for the development in accordance with current Building Regulations.

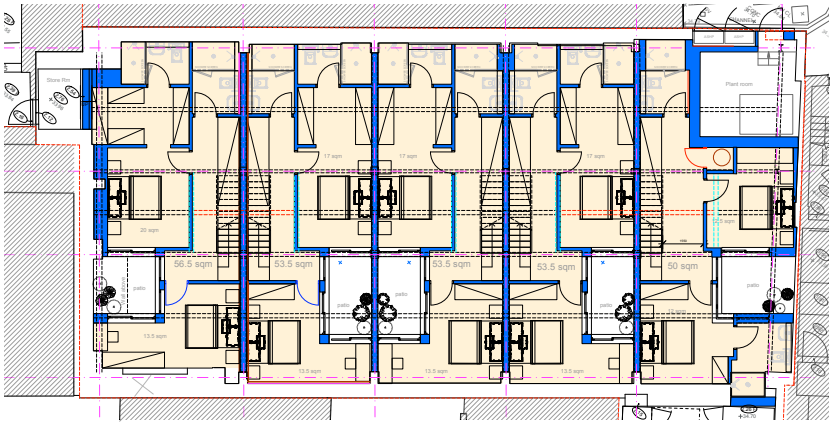
The fabric of the building will be adapted and/or renewed to achieve high levels of insulation and air tightness. This is the primary means of reducing energy loads. Photo-voltaics are included at the main roof level, to provide 23.3 sq m of PV's

The proposals will also need to comply with the Council's policy CC2 – Adapting to climate change. To this end, the proposals will be compliant with sub-sections b), c) and d) of policy CC2 (sub-section a) – the protection of existing green spaces – is not applicable in this instance).

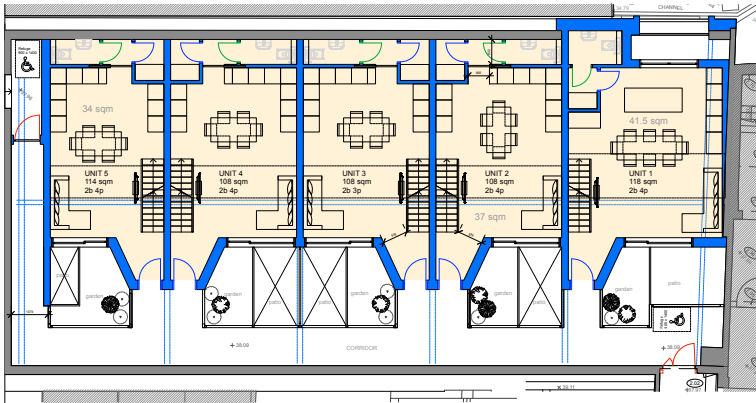


Example of solar PV mounting system for biodiverse green roof (Bauder)

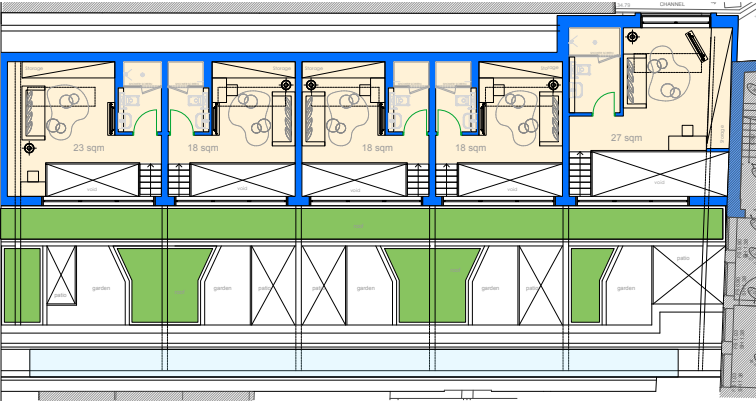




GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



MEZZANINE FLOOR LEVEL

Key Accomodation

2 Bedroom apartment

Area Schedule GEA (sqm)	Tot
Ground floor level	483
First floor level	329
Mezzanine	164
Total	976

Area Schedule GIA (sqm)	Tot
Unit 1 2 bedroom 4p	118
Unit 2 2 bedroom 4p	108
Unit 3 2 bedroom 4p	108
Unit 4 2 bedroom 4p	108
Unit 5 2 bedroom 4p	114
Total	556

Area Schedule NIA (sqm)	Tot
Unit 1 2 bedroom 4p	114
Unit 2 2 bedroom 4p	103
Unit 3 2 bedroom 4p	103
Unit 4 2 bedroom 4p	103
Unit 5 2 bedroom 4p	109
Total	532

Area at entrance level GIA (sqm)	Tot
Basement floor level	49.5
Ground floor level	89.5
Total	139

DRAWING No.	DRAWING TITLE	SCALE	SIZE	REVISION & DATE OF ISSUE															
				D	01	13	17	26	14	14	21	24	16	22	04				
				M	04	05	05	05	06	07	07	08	09	09	10				
				Y	22	22	22	22	22	22	22	22	22	22	22				
564-01	Location plan	1:250	A2			-	-	-		-				-	-				
564-02	Ground Floor as existing	1:100	A2			-	-	-		-					A				
564-03	First Floor as existing	1:100	A2			-	-	-		-					A				
564-04	Roof plan as existing	1:100	A2			-	-	-		-					A				
564-06	Section AA as existing	1:100	A2			-	-	-		-					A				
564-07	Section BB as existing	1:100	A2			-	-	-		-					A				
564-08	Section CC as existing	1:100	A2			-	-	-		-					A				
564-09	Existing site context with Ground Floor Plan	1:100	A1			-	-	-		-					A				
564-10	Sectional Elevation DD as existing	1:100	A2												-				
564-11	Sectional Elevation EE as existing	1:100	A2												-				
564-12	Sectional Elevation FF as existing	1:100	A2												-				
564-100	Ground Floor as proposed	1:100	A2		-	A	A	A		A		B	C	D	D				
564-101	First Floor as proposed	1:100	A2		-	A	A	A		A			A	B	B				
564-102	Second floor as proposed	1:100	A2		-	A	A	A		A			A	B	B				
564-103	Roof plan as proposed	1:100	A2		-						-			A	A				
564-104	Ground Floor as proposed	1:50	A2		-	A	A							B	B				
564-105	First Floor as proposed	1:50	A2		-	A	A							B	B				
564-106	Second floor as proposed	1:50	A2		-	A	A							B	B				
564-107	Roof plan as proposed	1:50	A2		-									A	A				
564-108	Section AA as proposed	1:100	A2		-	A	A	A		A				B	C				
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564-113	Sectional Elevation FF as proposed	1:100	A2							-					A				
	PURPOSE OF ISSUE																		
	PRELIMINARY				X	X	X	X	X	X	X	X	X	X					
	PLANNING														X				
	TENDER																		
	CONSTRUCTION																		
	INFORMATION																		



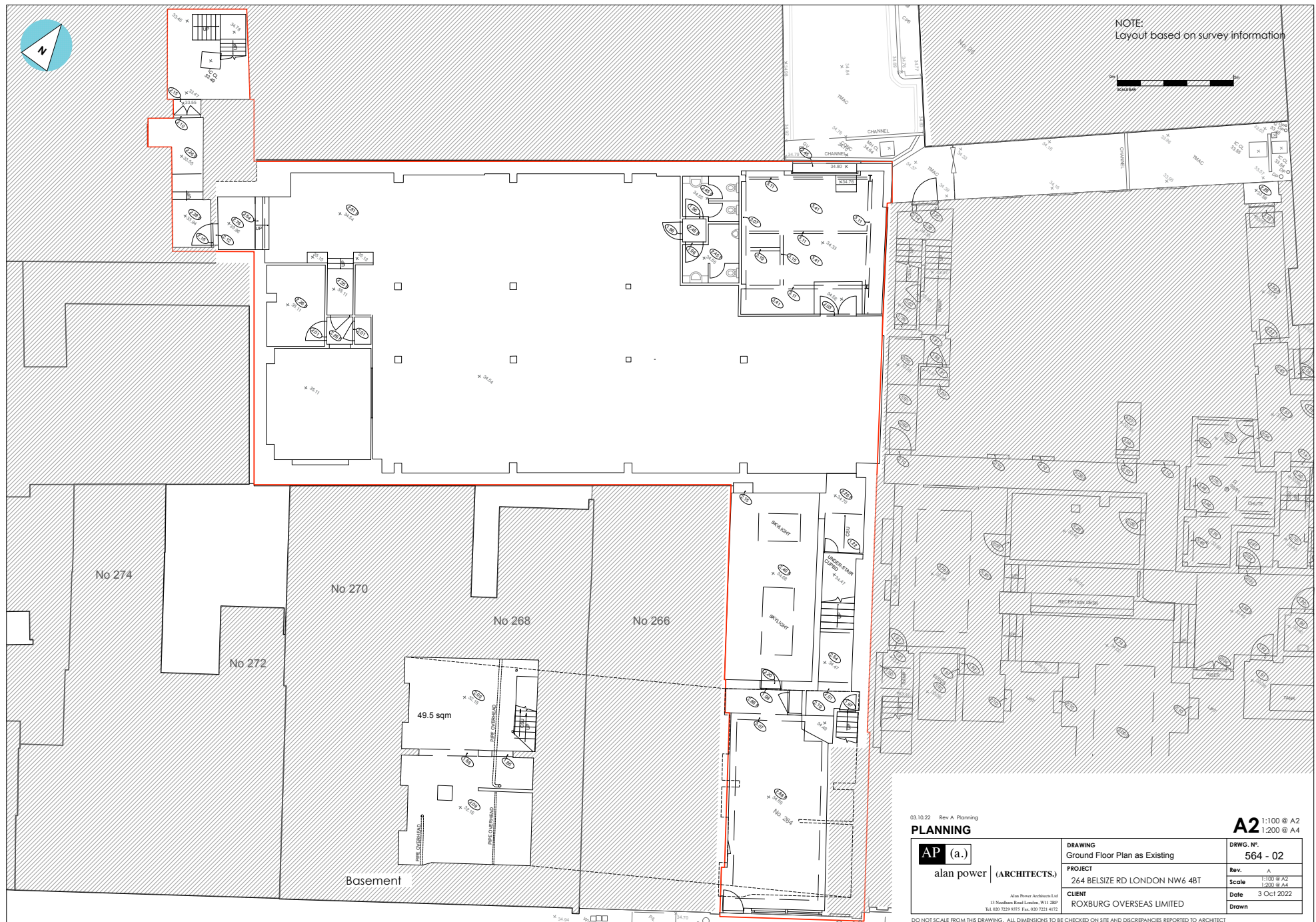
PLANNING

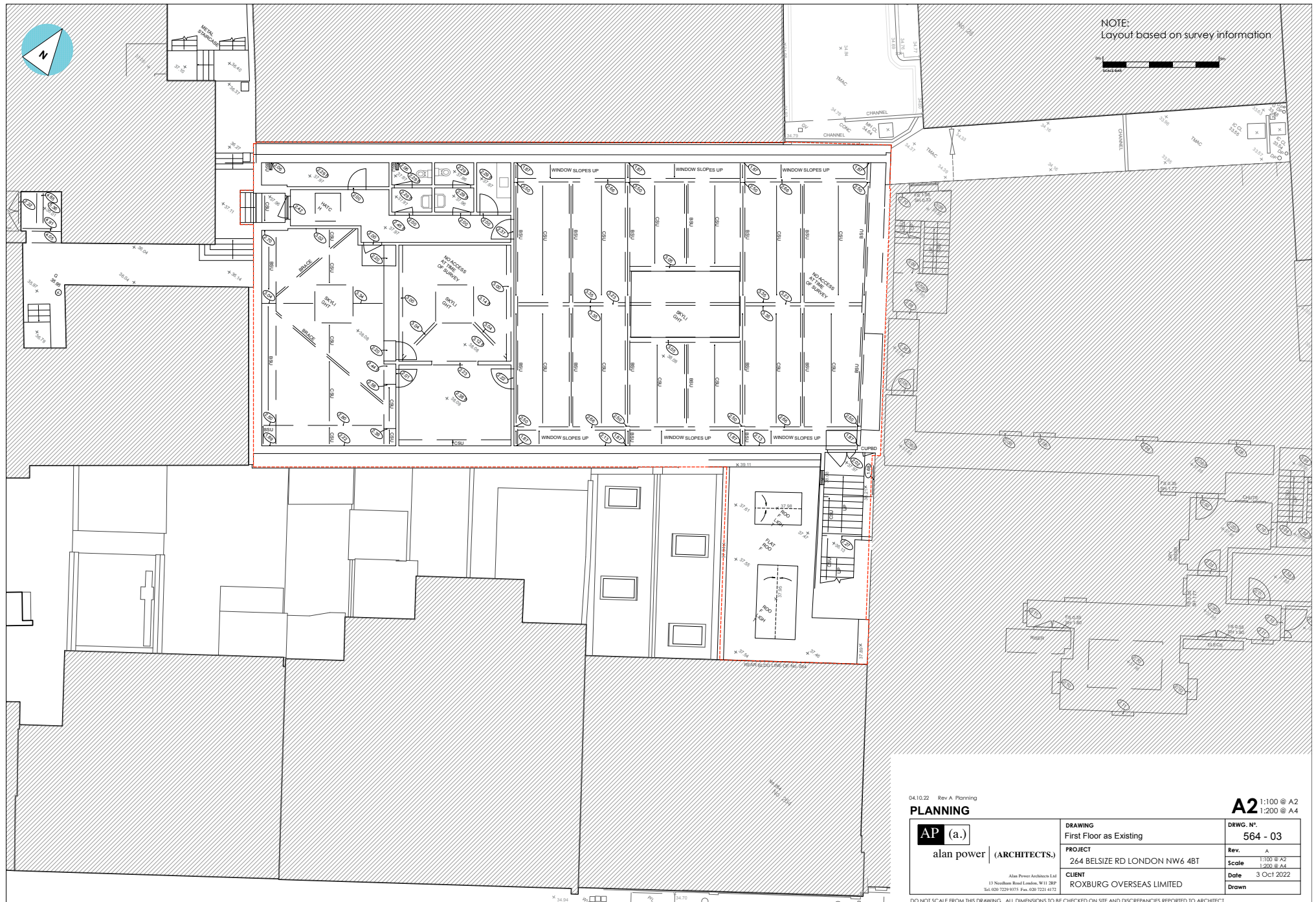
AP (a.)
alan power | (ARCHITECTS.)
Alan Power Architects Ltd
13 Northfleet Road London, W11 2AF
Tel: 020 7229 9375 Fax: 020 7221 4172

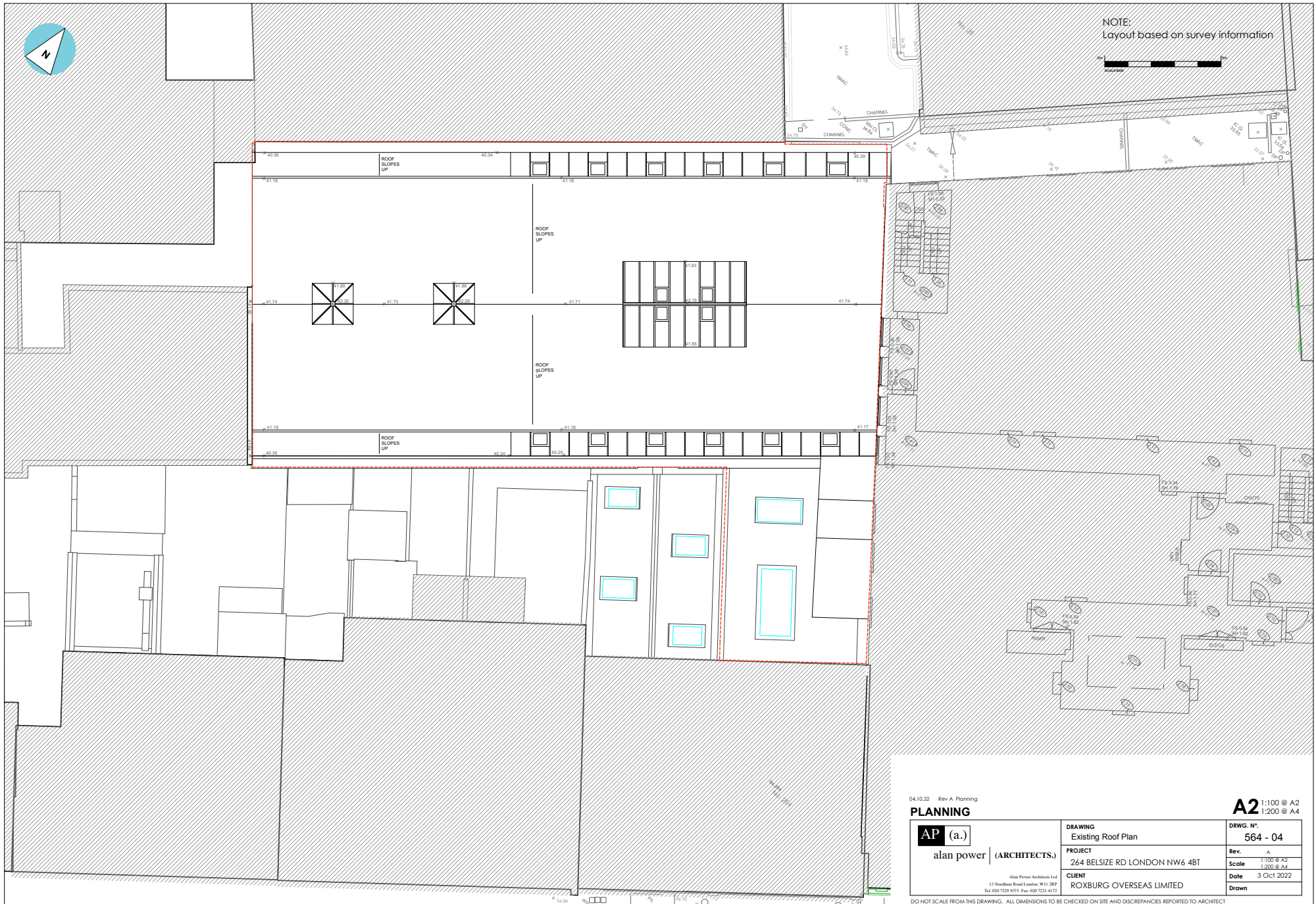
DRAWING
Location plan
PROJECT
264 BELSIZE RD LONDON NW6 4BT
CLIENT
ROXBURG OVERSEAS LIMITED

DRWG. N°
564 - 01
Rev.
1:250 @ A2
1:500 @ A4
Date
3 Oct 2022
Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT







04.10.22 Rev A Planning

PLANNING

AP (a.)
alan power | (ARCHITECTS.)

DRAWING
Existing Roof Plan

PROJECT
264 BELSIZE RD LONDON NW6 4BT

CLIENT
ROXBURG OVERSEAS LIMITED

A2 1:100 @ A2
1:200 @ A4

DRWG. N°
564 - 04

Rev. A
1:100 @ A2
1:200 @ A4

Scale
3 Oct 2022

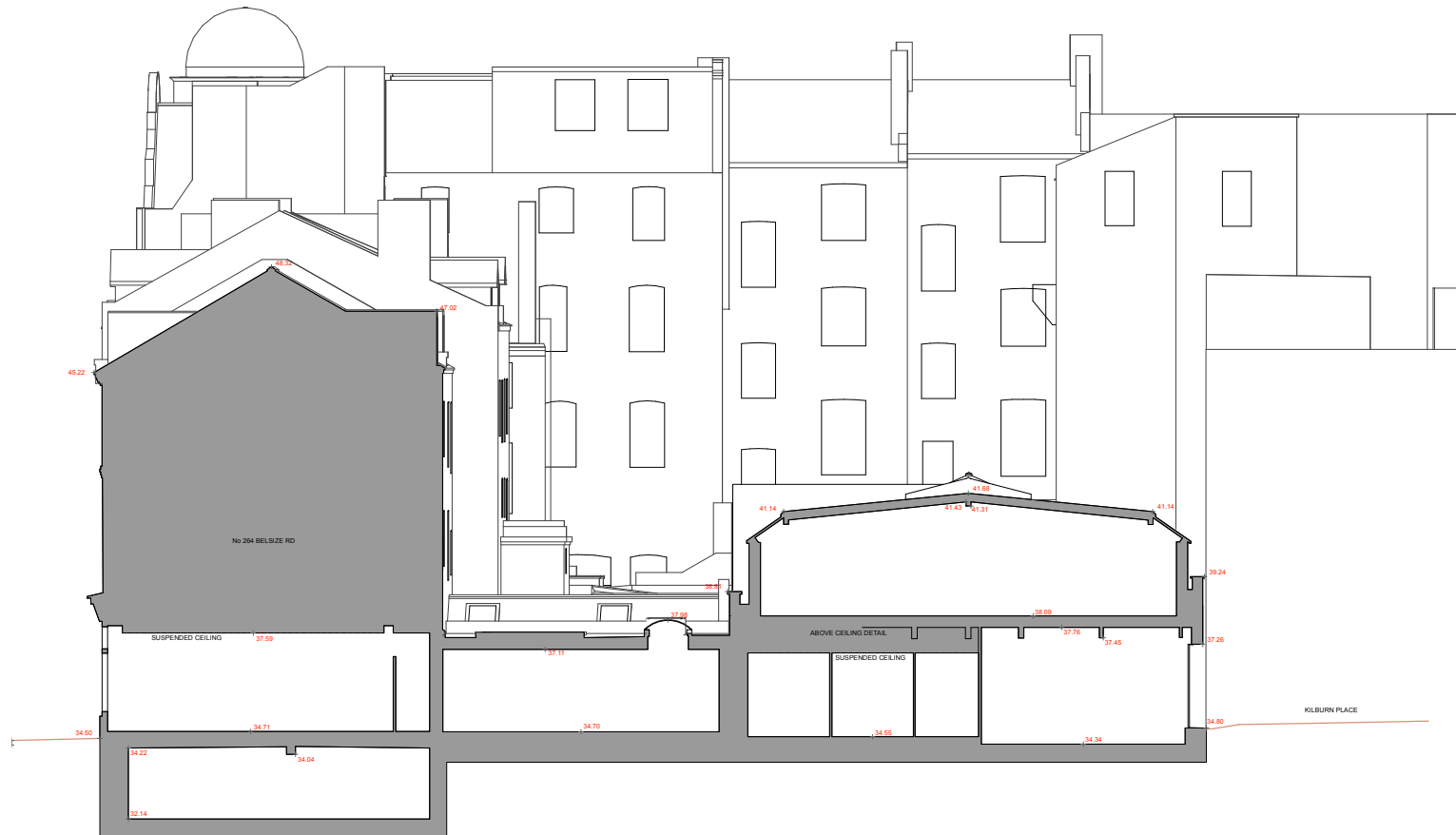
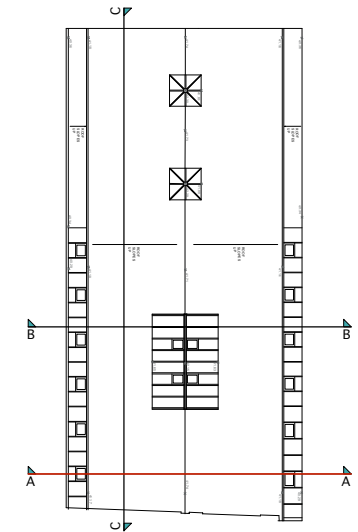
Date
Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

SUN



NOTE:
Layout based on survey information



SECTION AA

Datum 25.00m AOD

SECTION A-A

04.10.22 Rev A Planning

PLANNING



alan power | (ARCHITECTS.)

Alan Power Architects Ltd
11 Newburn Road London, W11 2BP
Tel: 020 7229 9375 Fax: 020 7221 4172

DRAWING Section AA as existing	DRWG. N°. 564 - 06
PROJECT 264 BELSIZE RD LONDON NW6 4BT	Rev. A
CLIENT ROXBURG OVERSEAS LIMITED	Scale 1:100 @ A2 1:200 @ A4
	Date 3 Oct 2022
	Drawn

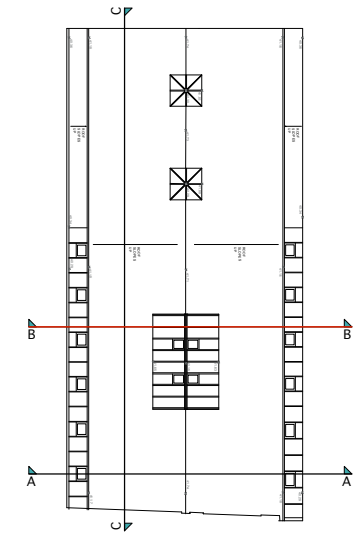
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

A2 1:100 @ A2
1:200 @ A4

SUN



NOTE:
Layout based on survey information



SECTION BB

SECTION B-B

Datum 25.00m AOD

04.10.22 Rev A Planning

PLANNING

AP (a.)
alan power | (ARCHITECTS.)

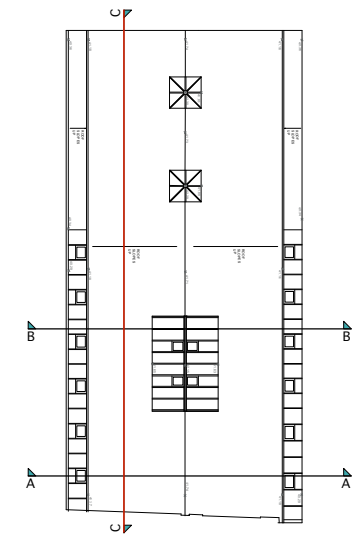
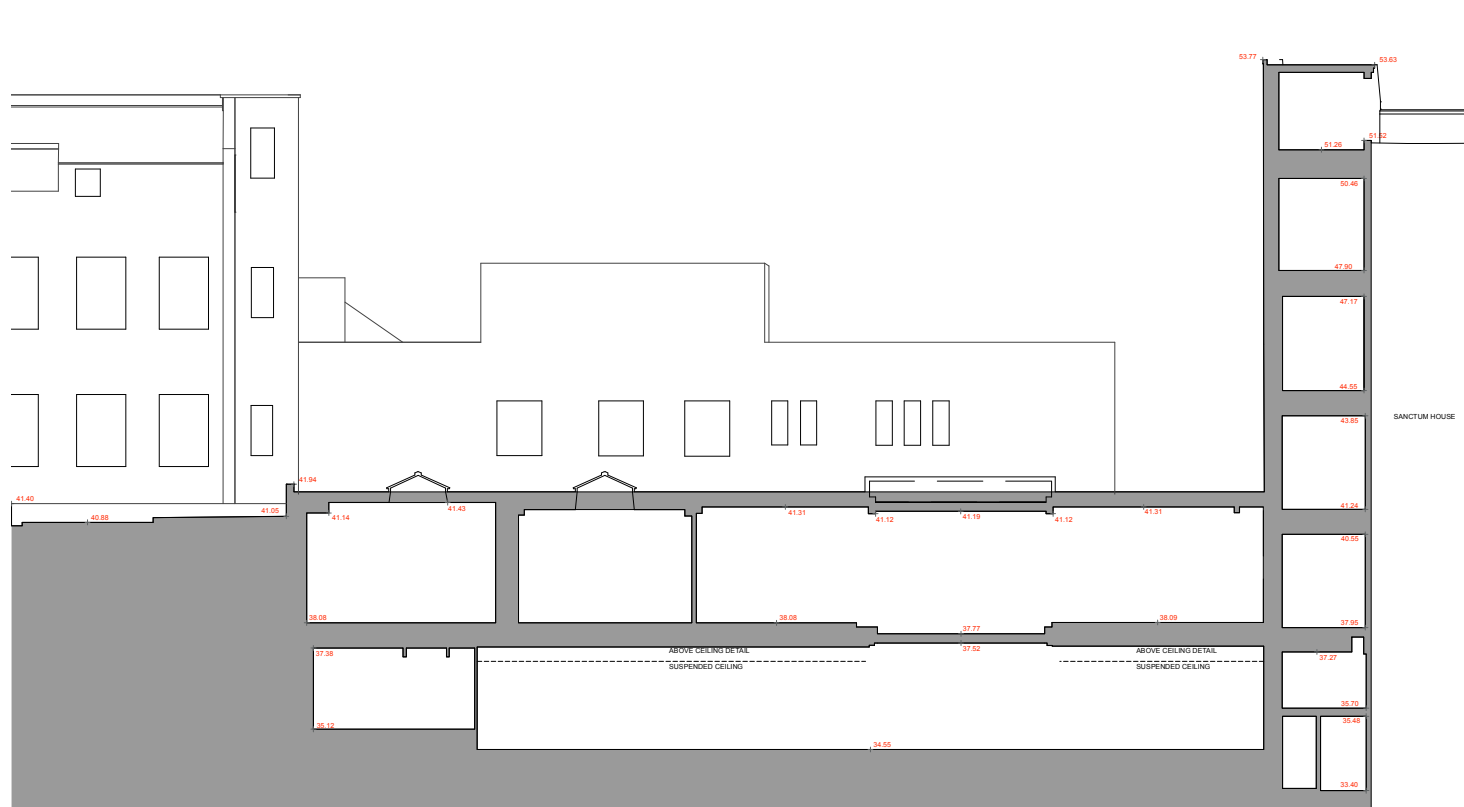
DRAWING
Section BB as Existing
PROJECT
264 BELSIZE RD LONDON NW6 4BT
CLIENT
ROXBURG OVERSEAS LIMITED

A2 1:100 @ A2
1:200 @ A4

DRWG. N°.
564 - 07
Rev. A
Scale 1:100 @ A2
1:200 @ A4
Date 3 Oct 2022
Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

NOTE:
Layout based on survey information



Datum 20.00m AOD

SECTION C-C

SECTION CC

04.10.22 Rev A Planning

PLANNING



alan power | (ARCHITECTS.)

Alan Power Architects Ltd
11 Newburn Road London, W11 2BP
Tel: 020 7229 9375 Fax: 020 7221 4172

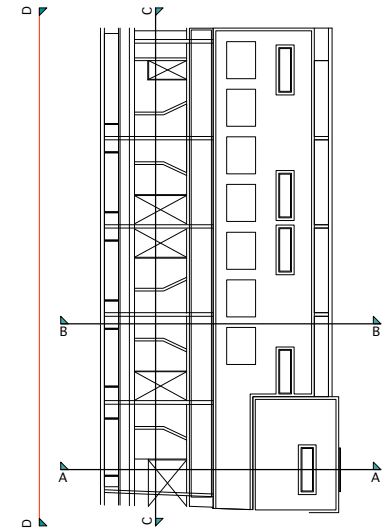
DRAWING Section CC as existing	DRWG. N° 564 - 08
PROJECT 264 BELSIZE RD LONDON NW6 4BT	Rev. A
CLIENT ROXBURG OVERSEAS LIMITED	Scale 1:100 @ A2 1:200 @ A4
	Date 3 Oct 2022
	Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT


A2 1:100 @ A2
1:200 @ A4

8 EXISTING PLANS & SECTIONS

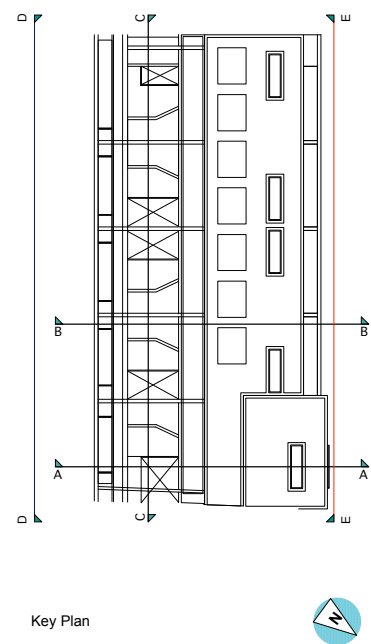
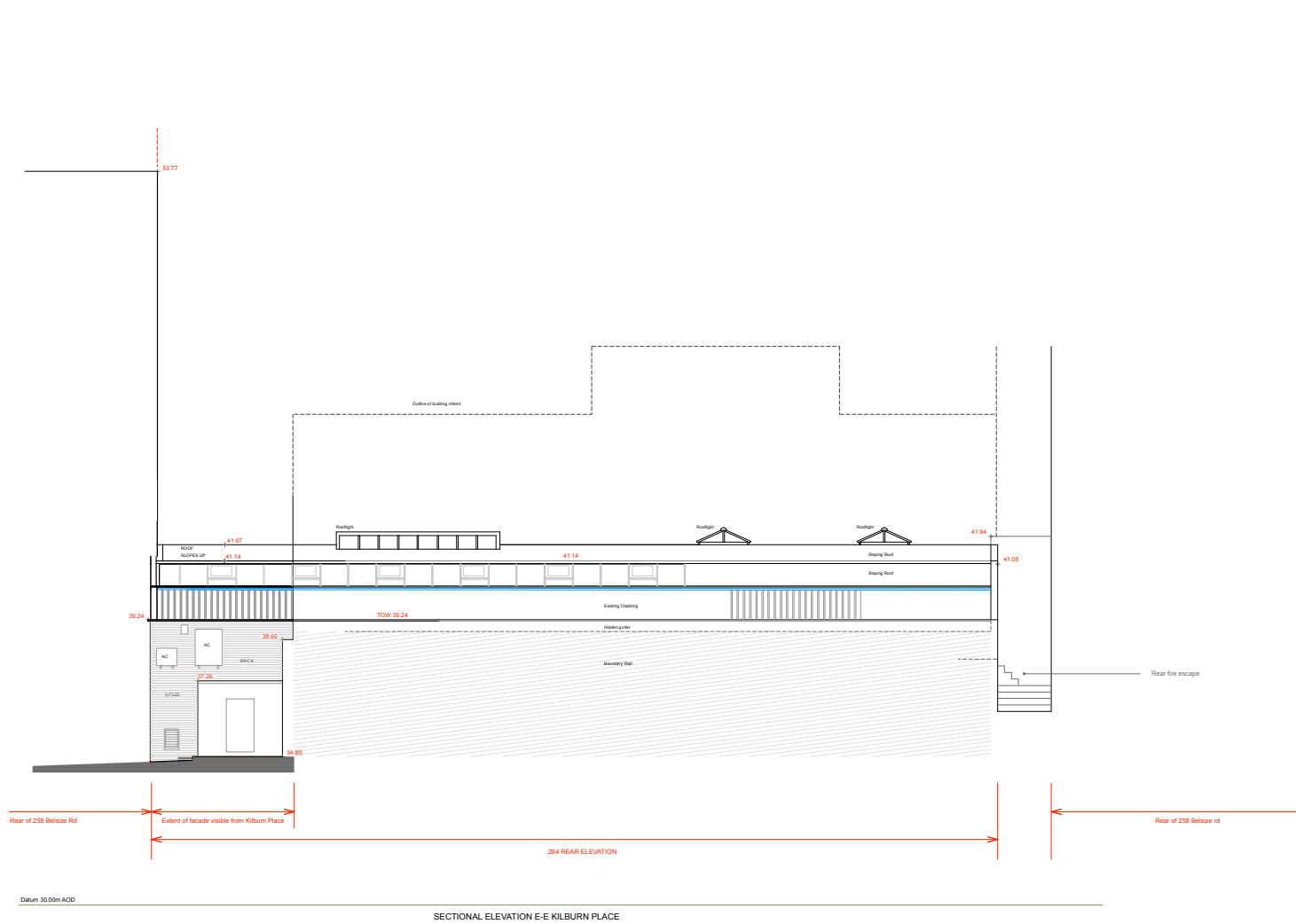




PLANNING

 Alan power (ARCHITECTS).	DRAWING Existing Sectional Elevation D-D (South East Elevation)	DRWG. N°. 564 - 10
	PROJECT 264 BELSIZE RD LONDON NW6 4BT	Rev. Scale 1:100 @ A2 1:200 @ A1
Alan Power Architects Ltd 13 Northwood Road London, W11 2BP Tel: 020 7293 8075 Fax: 020 7291 4472	CLIENT ROXBURG OVERSEAS LIMITED	Date 3 Oct 2022 Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



SECTIONAL ELEVATION E - E Kilburn Place as existing
(North West)

PLANNING

AP (a.)

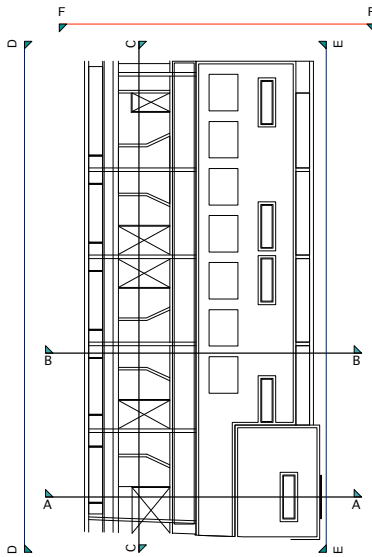
alan power | (ARCHITECTS.)

Alan Power Architects Ltd
13 Newburn Road London, W11 3EP
Tel: 020 7229 9171 Fax: 020 7221 4172

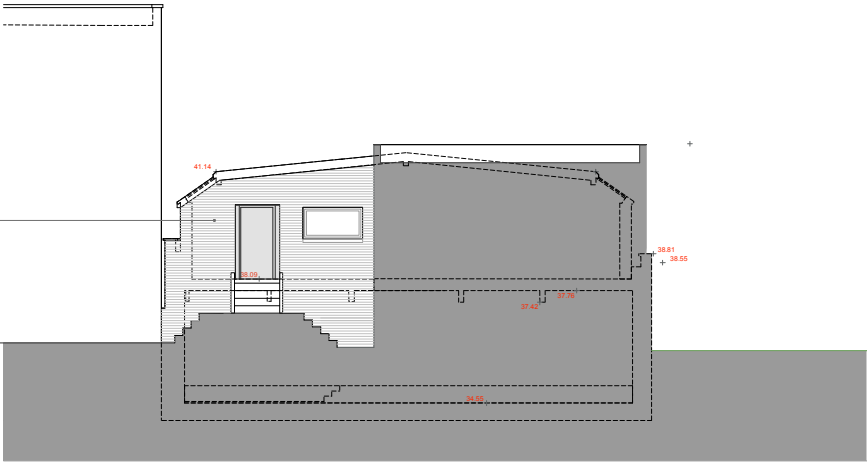
DRAWING Existing Sectional Elevation E-E (North West Elevation)	DRWG. N°. 564 - 11
PROJECT 264 BELSIZE RD LONDON NW6 4BT	Rev. 1:100 @ A2 1:200 @ A4
CLIENT ROXBURG OVERSEAS LIMITED	Date 3 Oct 2022
	Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

NOTE:
Layout based on survey information



Key Plan



Datum 30.00m AOD

SECTIONAL SIDE ELEVATION F-F

SECTIONAL ELEVATION F-F (EAST) as existing

PLANNING

AP (a.)
alan power (ARCHITECTS.)
Alan Power Architects Ltd
13 Newburn Road London, W11 3BP
Tel: 020 7220 9875 Fax: 020 7221 4172

DRAWING
Existing Sectional Elevation F-F
PROJECT
264 BELSIZE RD LONDON NW6 4BT
CLIENT
ROXBURG OVERSEAS LIMITED

A2 1:100 @ A2
1:200 @ A4
DRWG. N°
564 - 12
Rev.
Scale 1:100 @ A2
1:200 @ A4
Date 3 Oct 2022
Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

9 PROPOSED PLANS & SECTIONS

NOTE:
Layout based on survey information



Key

- Walls as existing
- Walls as proposed
- Site Boundary

Key Accommodation

- 2 Bedroom apartment

Area Schedule GEA (sqm)	Tot
Ground floor level	483
First floor level	329
Mezzanine	164
Total	976

Area Schedule GIA (sqm)	Tot
Unit 1 2 bedroom 4p	118
Unit 2 2 bedroom 4p	108
Unit 3 2 bedroom 4p	108
Unit 4 2 bedroom 4p	108
Unit 5 2 bedroom 4p	114
Total	556

Area Schedule NIA (sqm)	Tot
Unit 1 2 bedroom 4p	114
Unit 2 2 bedroom 4p	103
Unit 3 2 bedroom 4p	103
Unit 4 2 bedroom 4p	103
Unit 5 2 bedroom 4p	109
Total	532

Area at entrance level GIA (sqm)	Tot
Basement floor level	49.5
Ground floor level	89.5
Total	139

- Rev D 22.09.29 ASHPs added and plantroom amended
 Rev C 22.09.16 Plantroom added to unit 1, accommodation key and area schedule amended.
 Rev B 22.08.24 Bike store amended
 Rev A 22.05.13 Amended plan

PLANNING

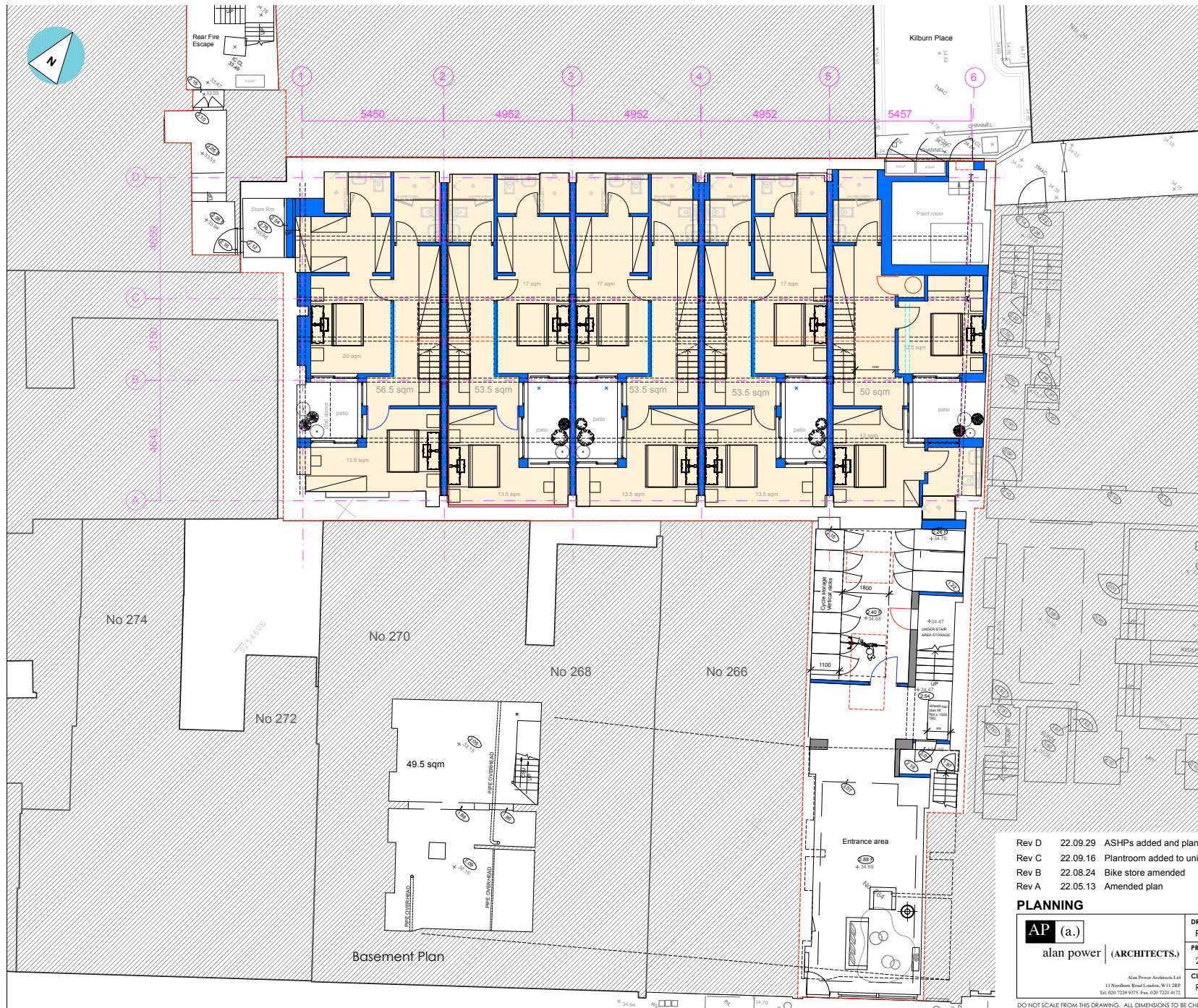
AP (a.)
alan power | (ARCHITECTS.)

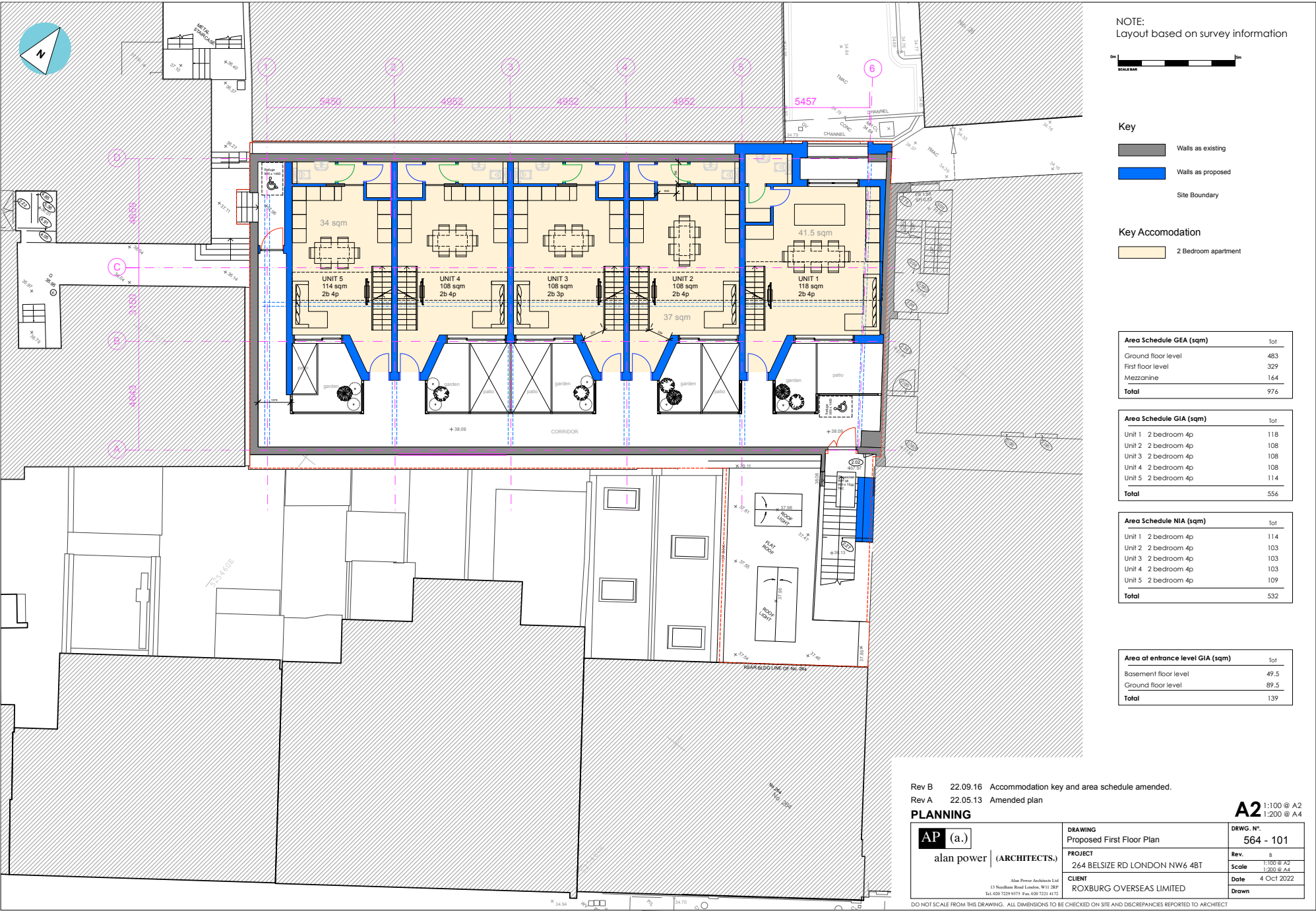
DRAWING
Proposed Ground Floor Plan
PROJECT
264 BELSIZE RD LONDON NW6 4BT
CLIENT
ROXBURG OVERSEAS LIMITED

A2 1:100 @ A2
1:200 @ A4

DRWG. N°
564 - 100
Rev.
D
Scale
1:100 @ A2
1:200 @ A4
Date
4 Oct 2022
Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT





9 PROPOSED PLANS & SECTIONS

NOTE:
Layout based on survey information



Key

- Walls as existing
- Walls as proposed
- Site Boundary

Key Accommodation

- 2 Bedroom apartment

Area Schedule GEA (sqm)	Tot
Ground floor level	483
First floor level	329
Mezzanine	164
Total	976

Area Schedule GIA (sqm)	Tot
Unit 1 2 bedroom 4p	118
Unit 2 2 bedroom 4p	108
Unit 3 2 bedroom 4p	108
Unit 4 2 bedroom 4p	108
Unit 5 2 bedroom 4p	114
Total	556

Area Schedule NIA (sqm)	Tot
Unit 1 2 bedroom 4p	114
Unit 2 2 bedroom 4p	103
Unit 3 2 bedroom 4p	103
Unit 4 2 bedroom 4p	103
Unit 5 2 bedroom 4p	109
Total	532

Area at entrance level GIA (sqm)	Tot
Basement floor level	49.5
Ground floor level	89.5
Total	139

Rev B 22.09.16 Accommodation key and area schedule amended.

Rev A 22.05.13 Amended plan

PLANNING

AP (a.)
alan power | (ARCHITECTS.)

DRAWING
Proposed Mezzanine Floor Plan

PROJECT
264 BELSIZE RD LONDON NW6 4BT

CLIENT
ROXBURG OVERSEAS LIMITED

A2 1:100 @ A2
1:200 @ A4

DRWG. N°
564 - 102

Rev. 8
Scale 1:100 @ A2
1:200 @ A4

Date 4 Oct 2022
Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

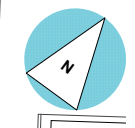
NOTE:
Layout based on survey information

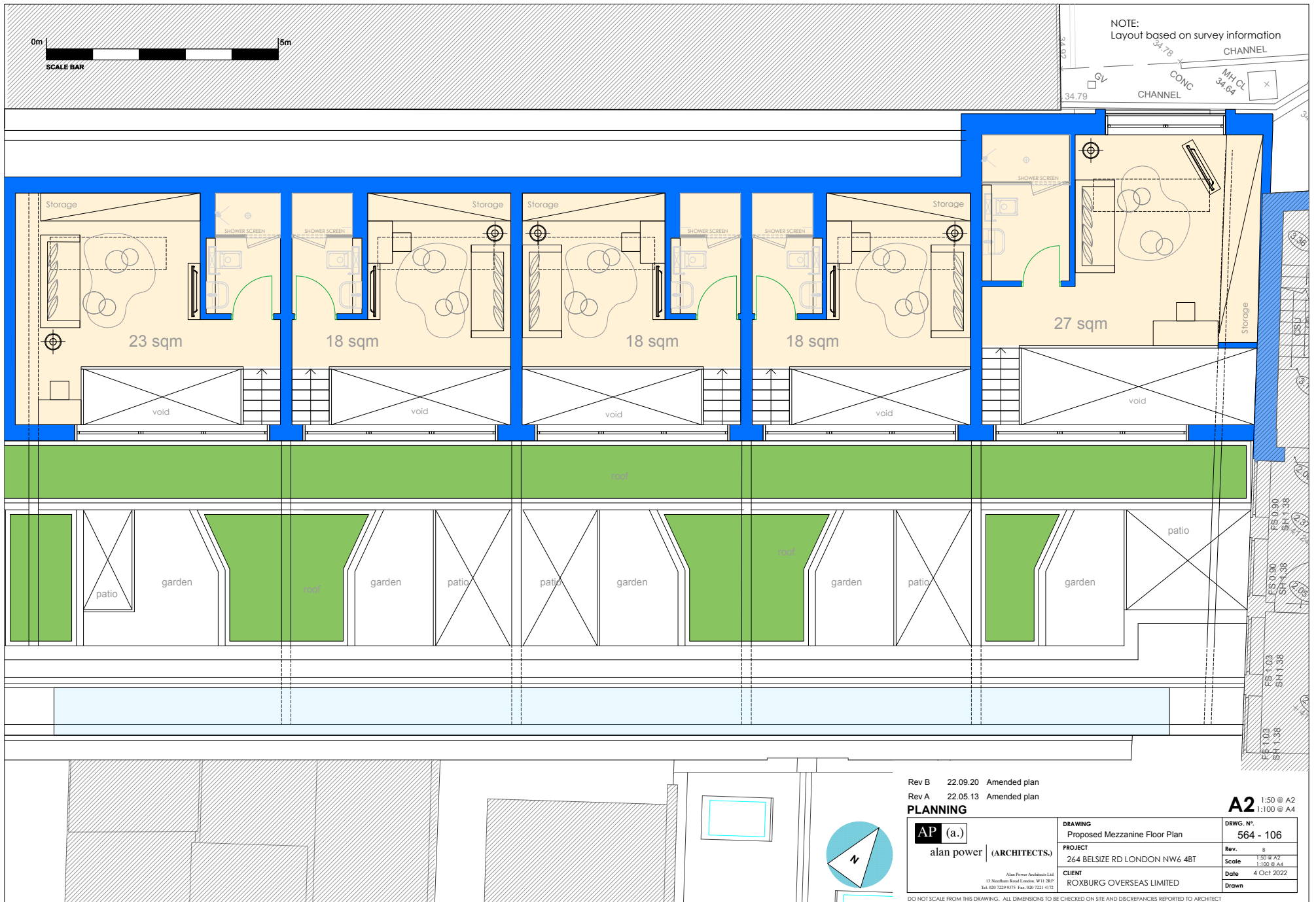


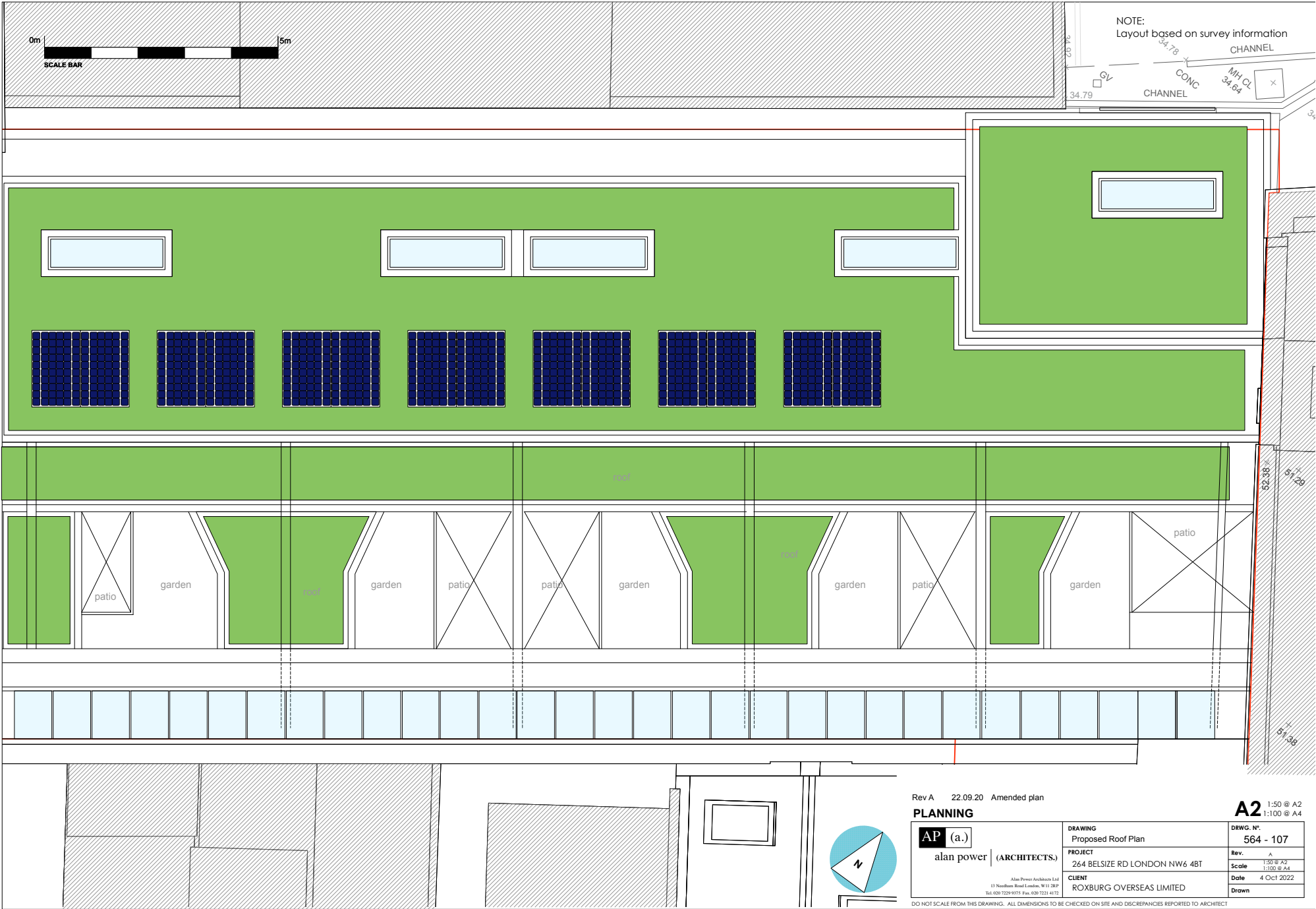
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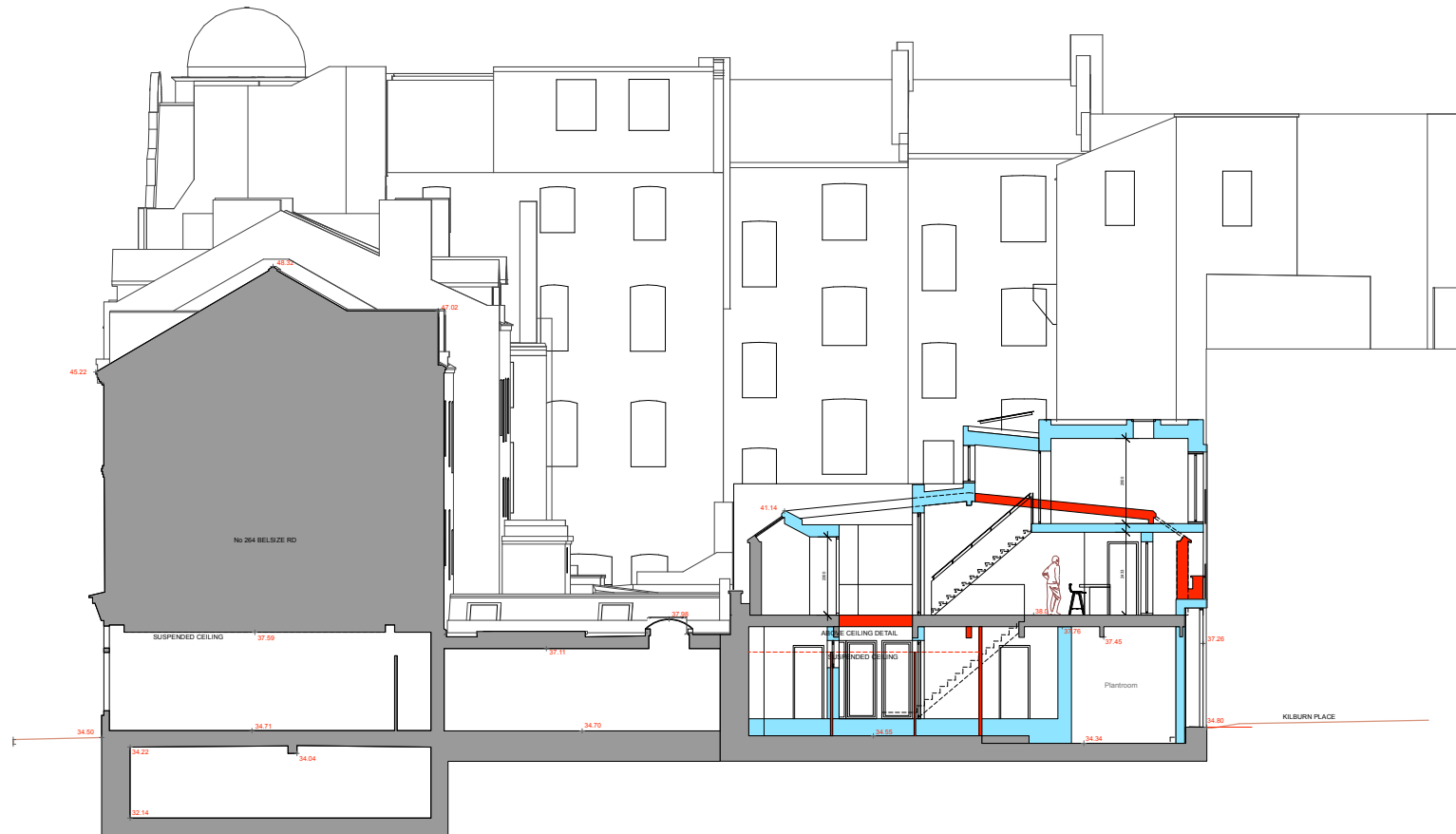






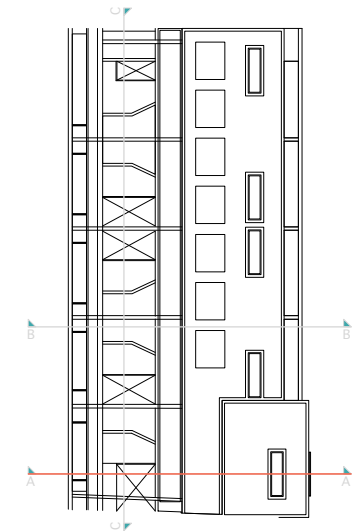






Datum 30.00m AOD

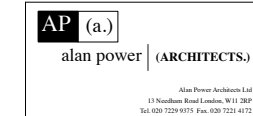
SECTION A-A



 Walls as existing
 Walls as proposed
 Walls to be demolished

Rev C	22.10.03	ASHP recess added.
Rev B	22.09.16	Plantroom added and roof profile amended.
Rev A	22.05.13	Amended drawing

PLANNING



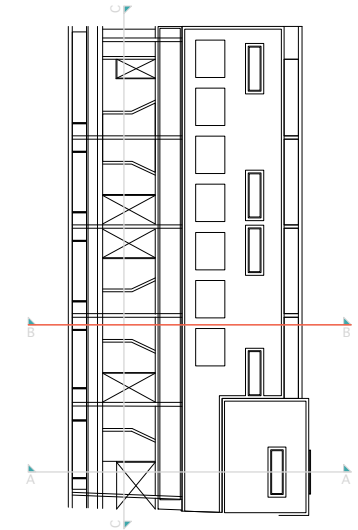
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	PROJECT	Rev. C
	264 BELSZ RD LONDON NW6 4BT	Scale 1:100 @ A2 1:200 @ A4
	CLIENT	Date 3 Oct 2022
ROXBURG OVERSEAS LIMITED		Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

SUN

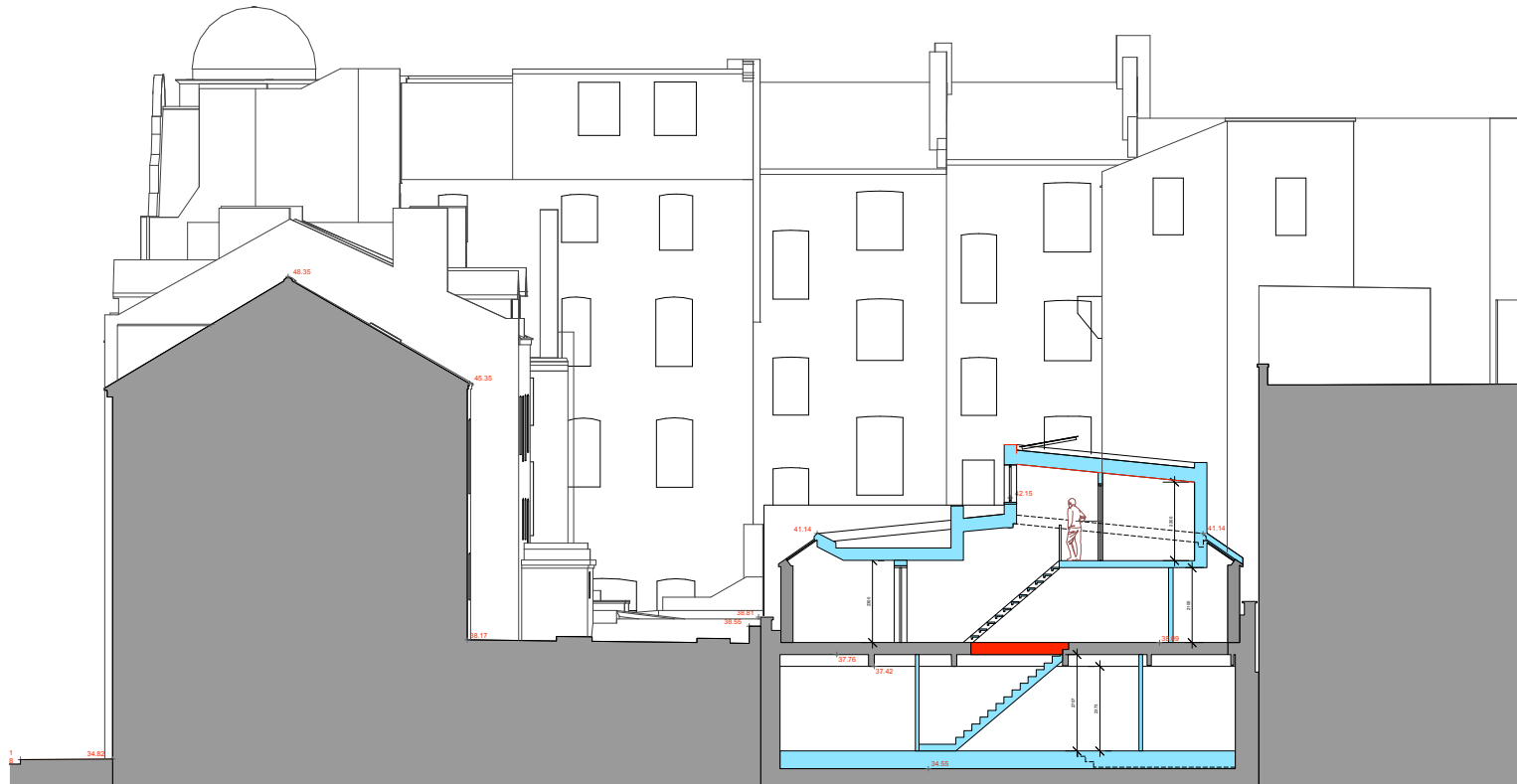


NOTE:
Layout based on survey information



Key

- Walls as existing
- Walls as proposed
- Walls to be demolished



Datum 36.00m AOD

SECTION BB

SECTION BB

Rev B 22.09.16 Roof profile amended.
Rev A 22.05.13 Amended plan

PLANNING

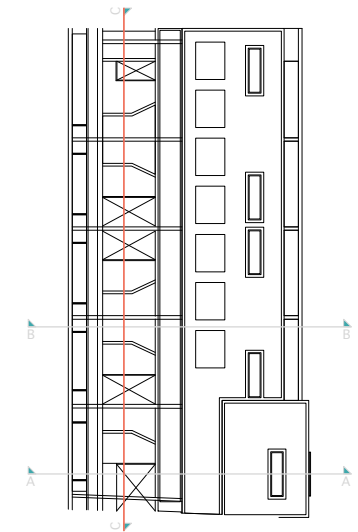
AP (a.)
alan power | (ARCHITECTS.)
Alan Power Architects Ltd
11 Newburn Road London, W11 2RP
Tel: 020 7229 9375 Fax: 020 7221 4172

DRAWING Proposed Section BB	DRWG. N° 564 - 109
PROJECT 264 BELSIZE RD LONDON NW6 4BT	Rev. B
CLIENT ROXBURG OVERSEAS LIMITED	Scale 1:100 @ A2 1:200 @ A4
	Date 3 Oct 2022
	Drawn

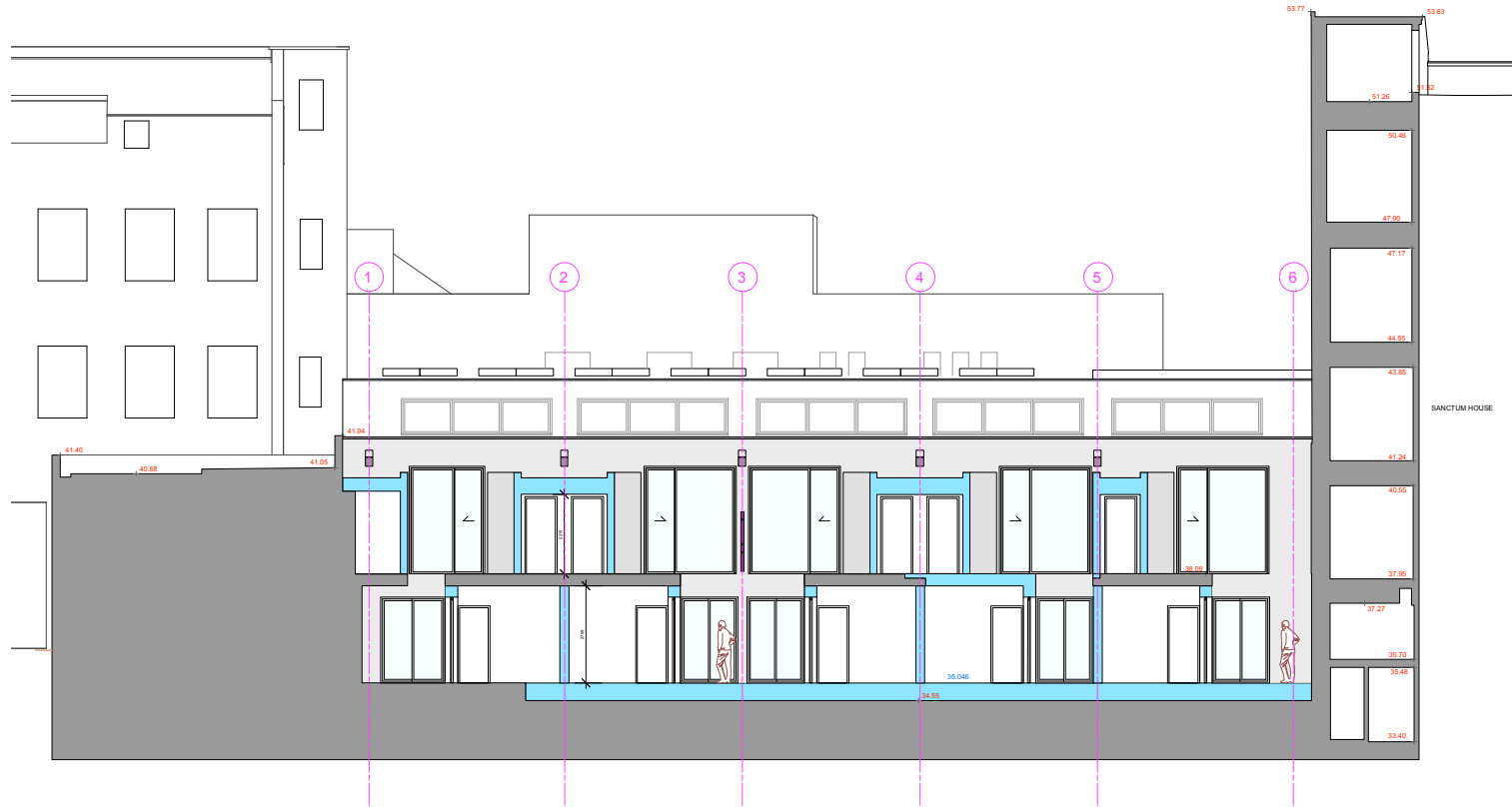
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

9 PROPOSED PLANS & SECTIONS

NOTE:
Layout based on survey information



Key



Datum 30.00m AOD

SECTION C-C

Rev A 22.09.20 Roof profile amended.

PLANNING

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Alan Power Architects Ltd
11 Newburn Road London, W11 2BP
Tel: 020 7229 9575 Fax: 020 7221 4172

DRAWING
Proposed Section CC
PROJECT
264 BELSIZE RD LONDON NW6 4BT
CLIENT
ROXBURG OVERSEAS LIMITED

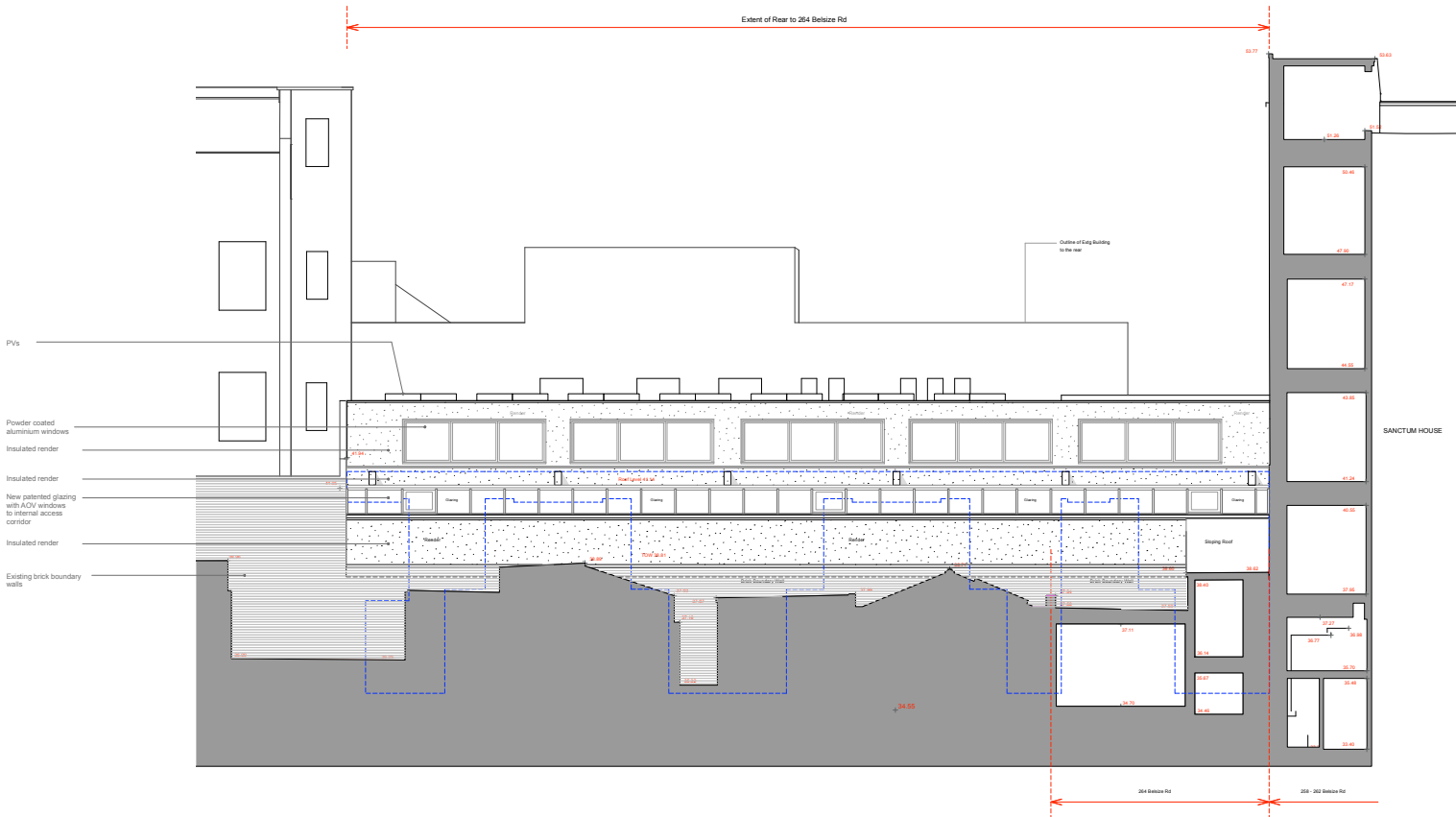
A2 1:100 @ A2
1:200 @ A4

Rev. A
Scale 1:100 @ A2
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Date 3 Oct 2022
Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

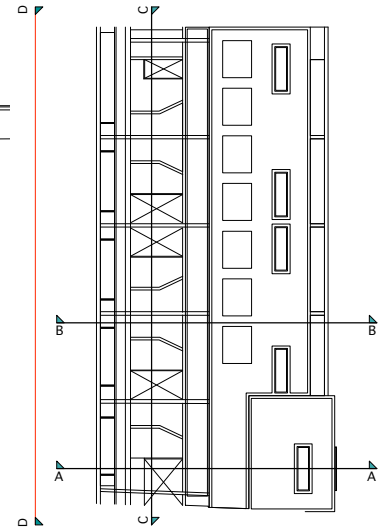
SECTION CC

NOTE:
Layout based on survey information



SECTIONAL ELEVATION D-D

SECTIONAL ELEVATION D - D with stepped facade
(South East)



Key Plan



PLANNING

AP (a.)
alan power (ARCHITECTS.)
Alan Power Architects Ltd
13 Northdown Road London, W11 2BP
Tel: 020 7229 9515 Fax: 020 7221 4172

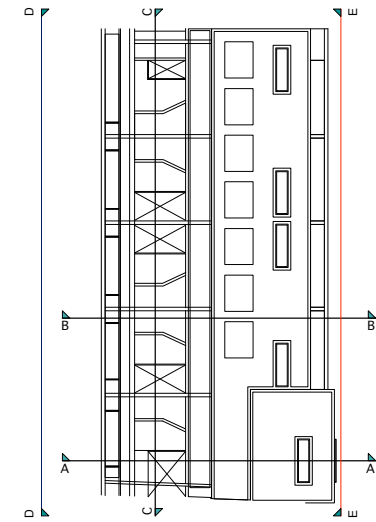
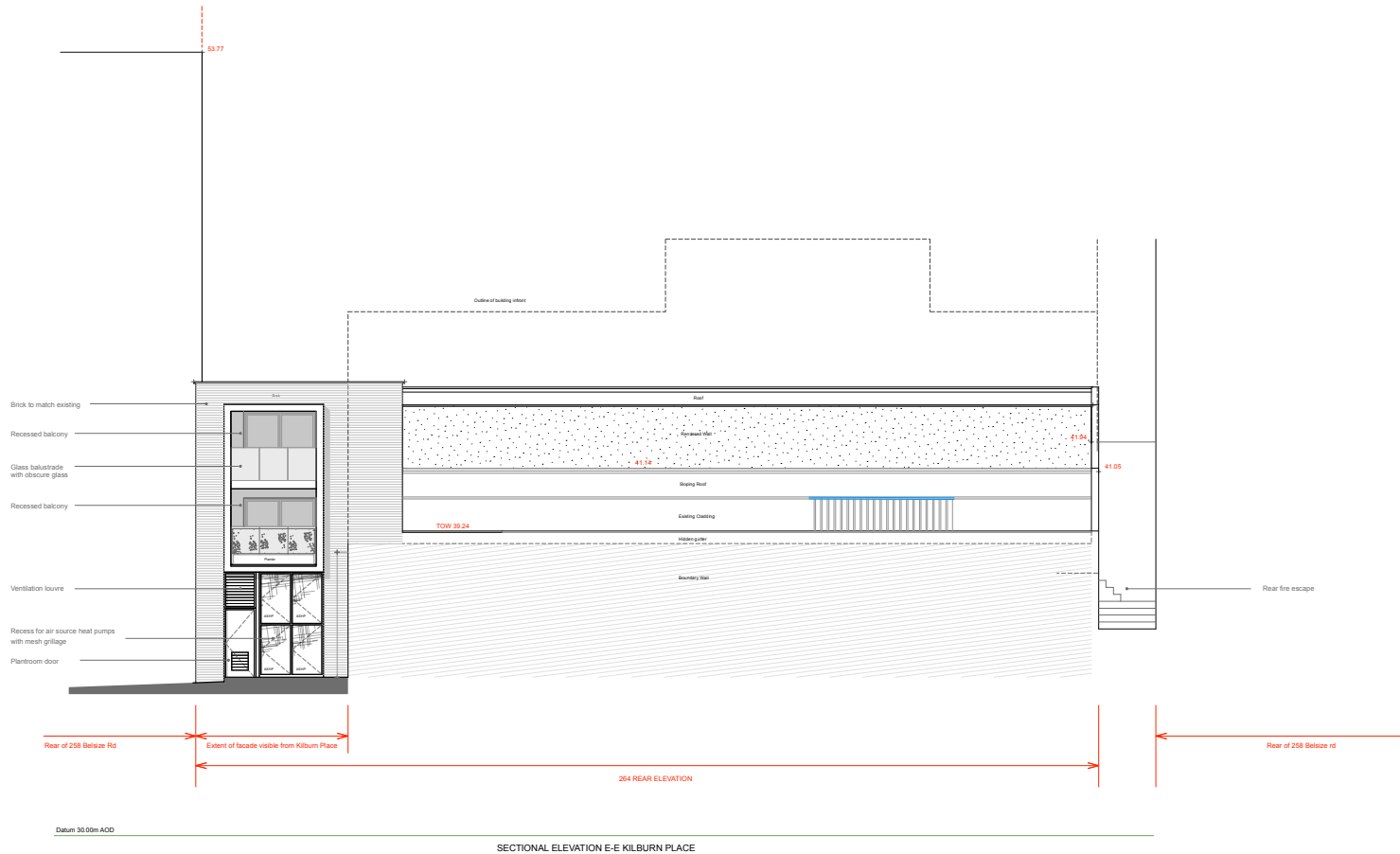
DRAWING
Proposed Sectional Elevation D-D (South East Elevation)
PROJECT
264 BELSIZE RD LONDON NW6 4BT
CLIENT
ROXBURG OVERSEAS LIMITED

A2 1:100 @ A2
1:200 @ A4

DRWG. N°.
564 - 111
Rev. A
Scale 1:100 @ A2
1:200 @ A4
Date 3 Oct 2022
Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

NOTE:
Layout based on survey information



Key Plan

SECTIONAL ELEVATION E - E Kilburn Place
(North West)

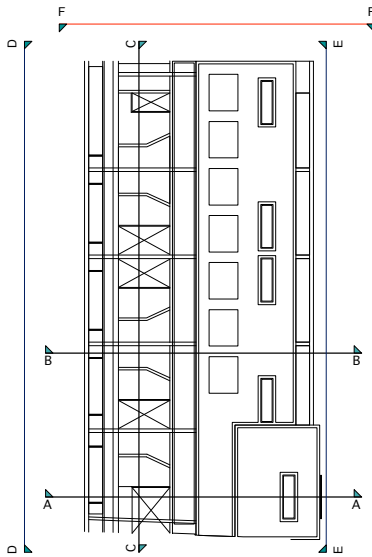
PLANNING

AP (a.)	alan power (ARCHITECTS.)
Alan Power Architects Ltd 13 Newburn Road London, W11 3EP Tel: 020 7229 9171 Fax: 020 7221 4172	

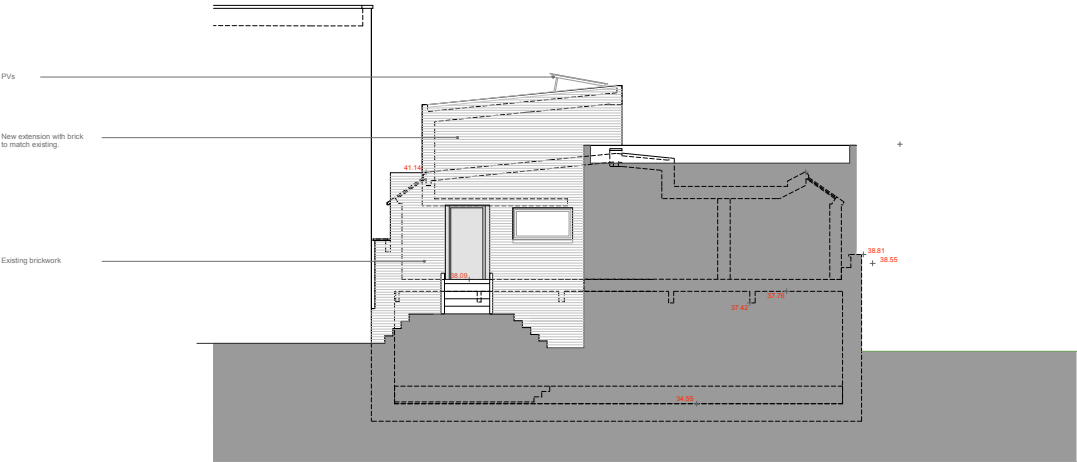
DRAWING Proposed Sectional Elevation E-E (North West Elevation)	DRWG. N°. 564 - 112
PROJECT 264 BELSIZE RD LONDON NW6 4BT	Rev. A
CLIENT ROXBURG OVERSEAS LIMITED	Scale 1:100 @ A2 1:200 @ A4
	Date 4 Oct 2022
	Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT

NOTE:
Layout based on survey information



Key Plan



Datum 30.00m AOD

SECTIONAL SIDE ELEVATION F-F

SECTIONAL ELEVATION F-F (EAST)

PLANNING

AP

(a.)

alan power (ARCHITECTS.)

Alan Power Architects Ltd
13 Newburn Road London, W11 3BP
Tel: 020 7229 9875 Fax: 020 7221 4172

DRAWING
Proposed Sectional Elevation F-F

PROJECT
264 BELSIZE RD LONDON NW6 4BT

CLIENT
ROXBURG OVERSEAS LIMITED

A2

1:100 @ A2
1:200 @ A4

DRWG. N°

564 - 113

Rev.

A

Scale

1:100 @ A2
1:200 @ A4

Date

3 Oct 2022

Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT