



# WOLFF ARCHITECTS

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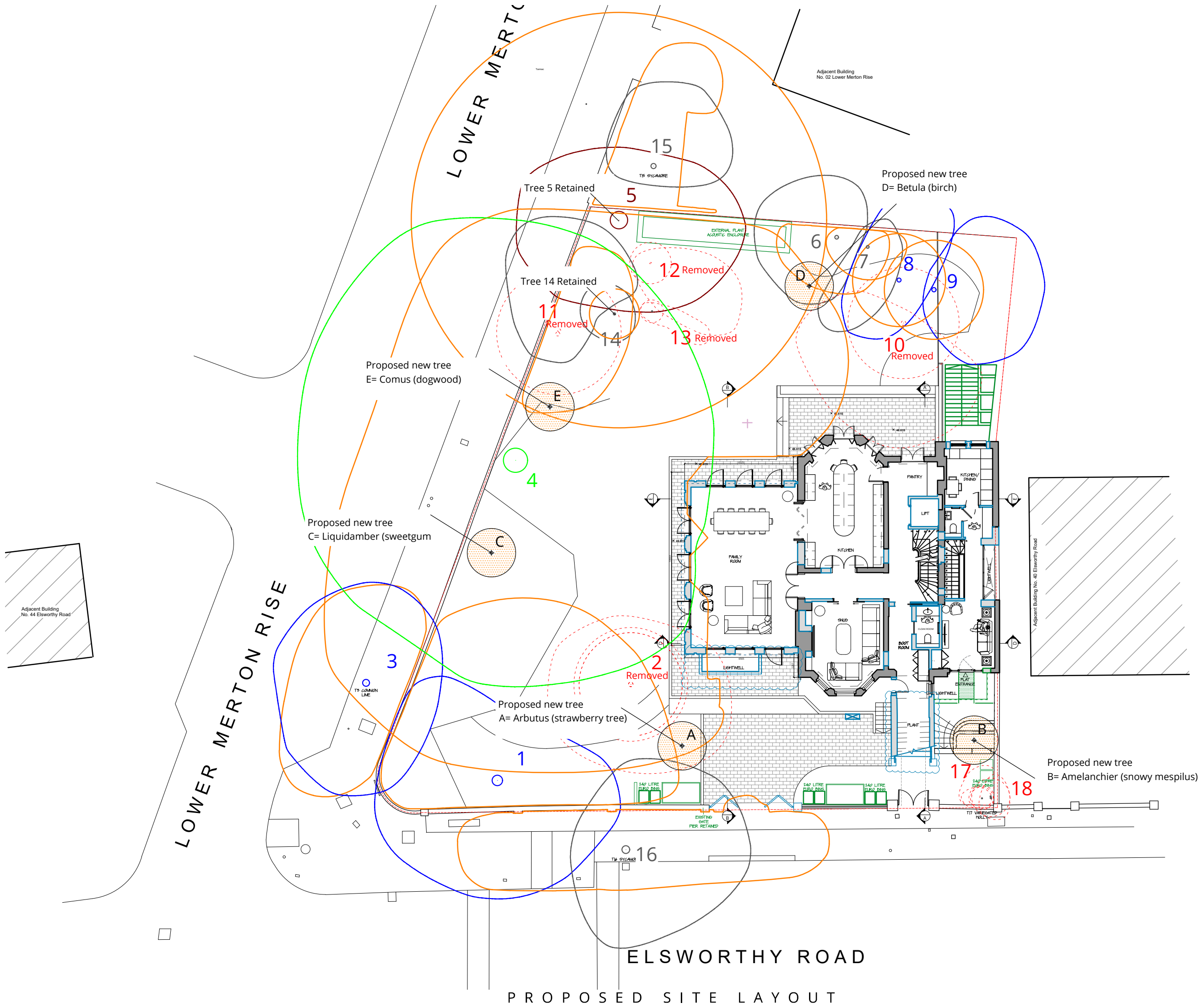
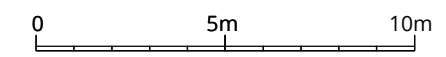
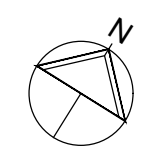
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KEY	
	existing
	new proposed
	Previously approved with full planning permission ref: 2019/0149/P

Trees not retained



C	Trees shown, revised lightwell	12.12.22
B	New light well to basement, 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 Proposed Site Layout			
Status PLANNING			
Drawn by AW	Checked by NP	Scale 1:200 @ A3	
Project No. 2164	Work Stage PL	Dwg. No. 202	Rev. C



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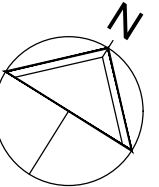
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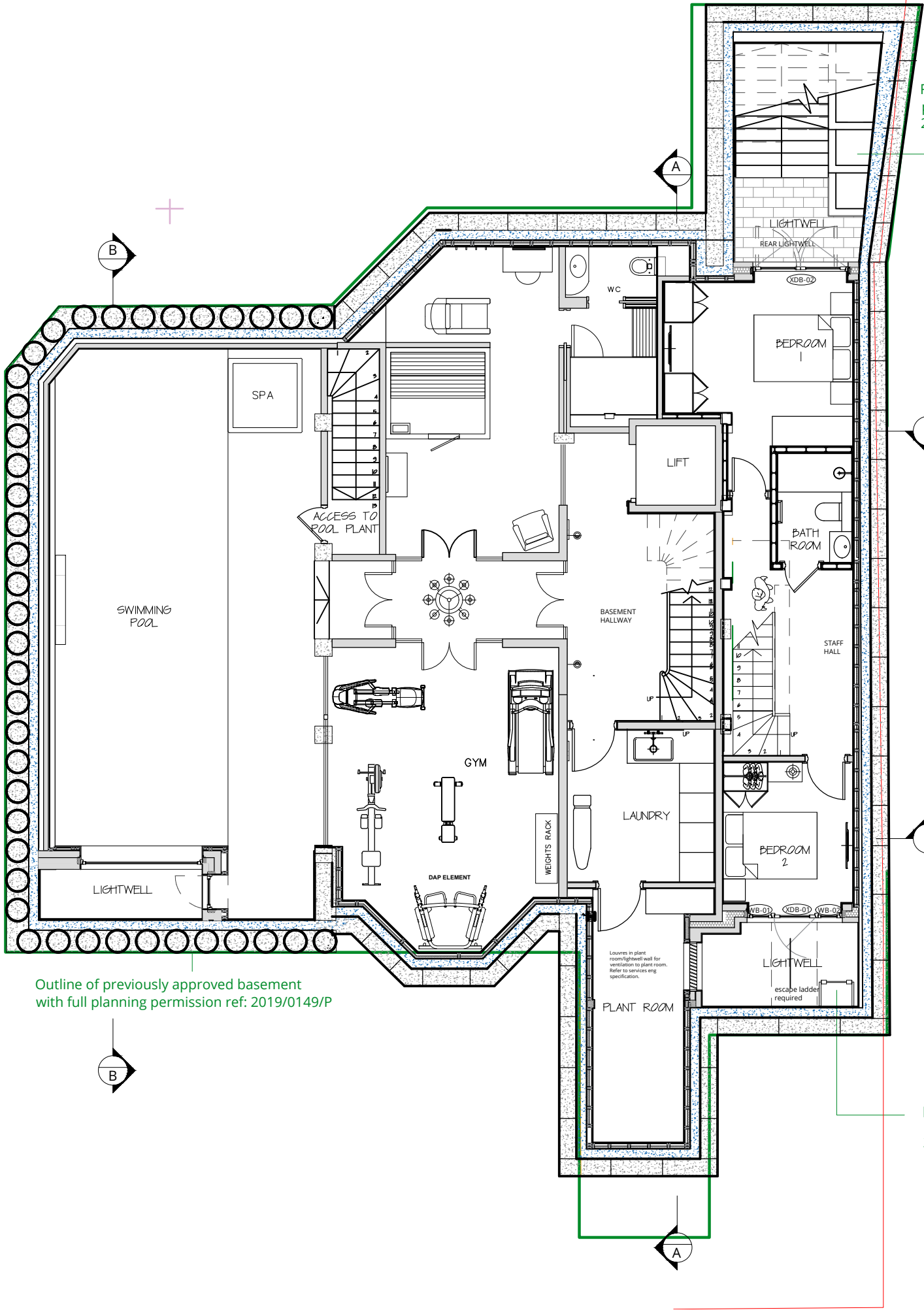
KEY

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



0 1 2 3 4 5m

Adjacent Building  
No. 40 Elsworth Road



Outline of previously approved basement  
with full planning permission ref: 2019/0149/P

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

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

PROPOSED BASEMENT FLOOR LAYOUT

A	Proposed basement extension to match footprint of previously permitted scheme.	02.11.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title  
42 Elsworth Road  
London NW3 3DL

Drawing Title  
**Proposed  
Basement Floor Plan**

Status  
**PLANNING**

Drawn by <b>AW</b>	Checked by <b>NP</b>	Scale <b>1:100 @ A3</b>
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Project No. <b>2164</b>	Work Stage <b>PL</b>	Dwg. No. <b>208</b>	Rev. <b>A</b>
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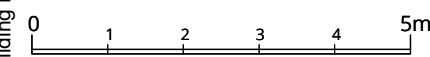
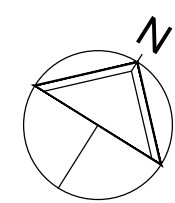
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KEY

existing

new proposed

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



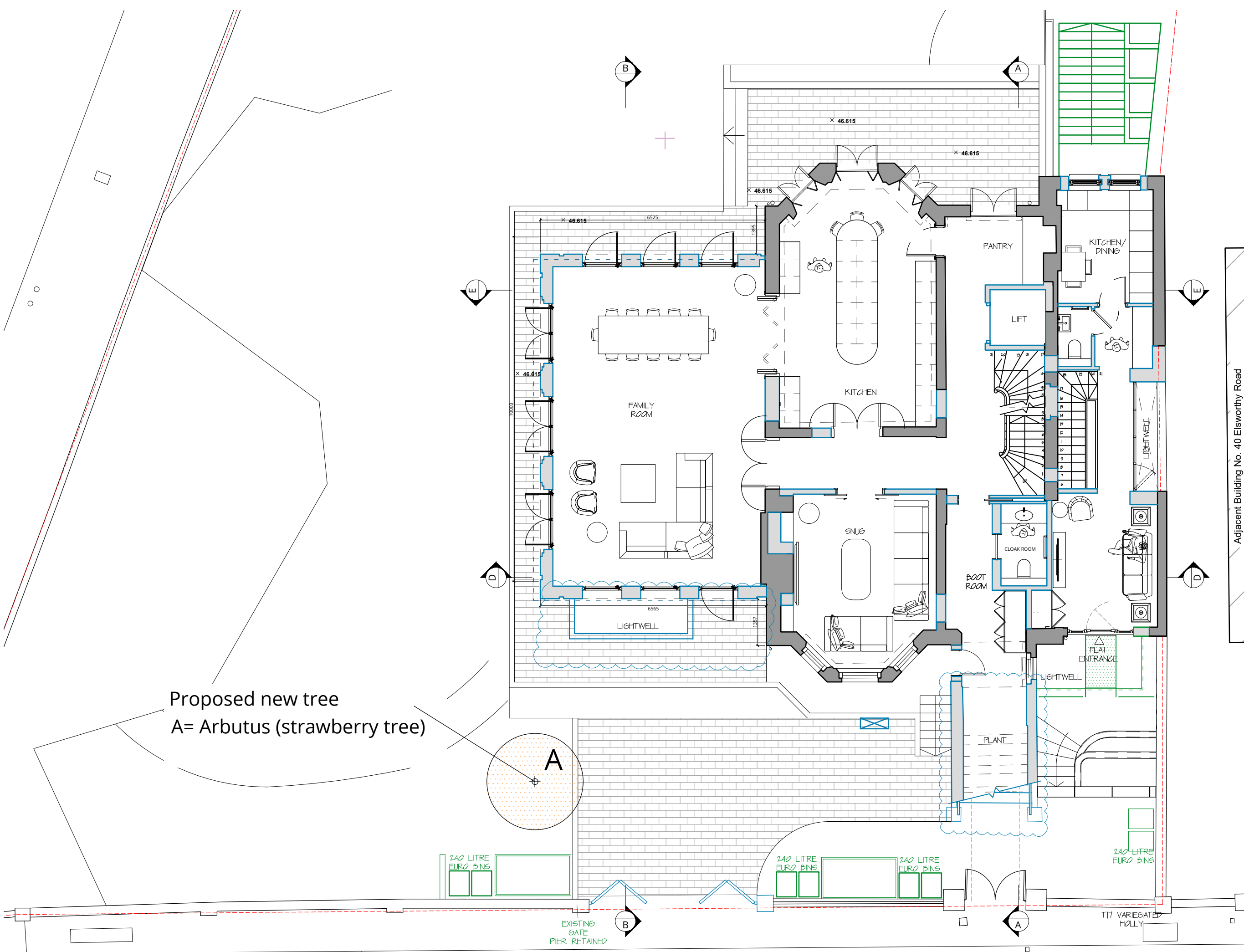
B	New light well to basement; proposed rebuilding of front entrance steps.	02.11.22
A	Existing flank party wall retained.	21.07.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title  
42 Elsworthy Road  
London NW3 3DL

## Proposed Lower Ground Floor Plan

Status  
PLANNING

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



PROPOSED LOWER GROUND FLOOR LAYOUT



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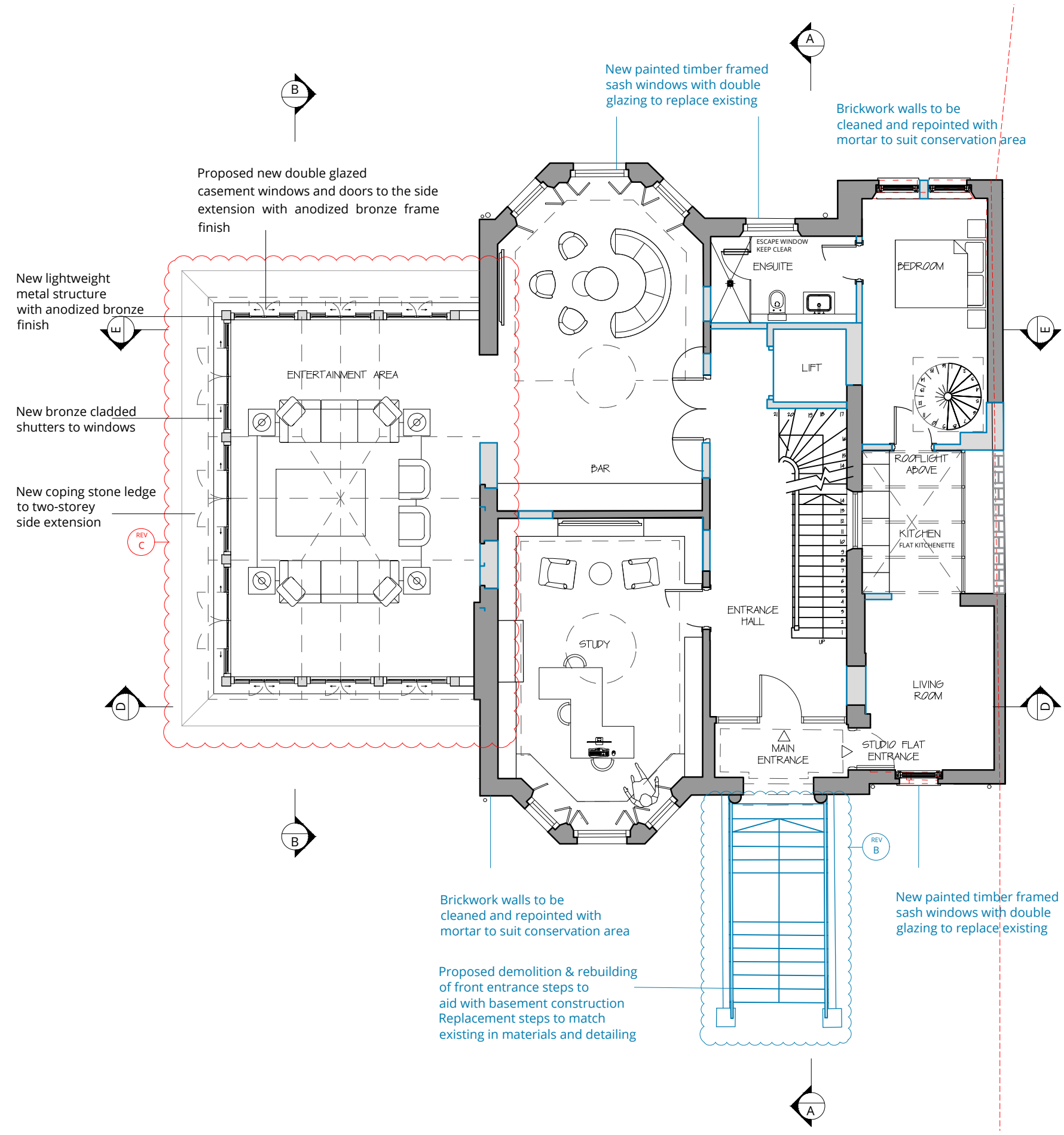
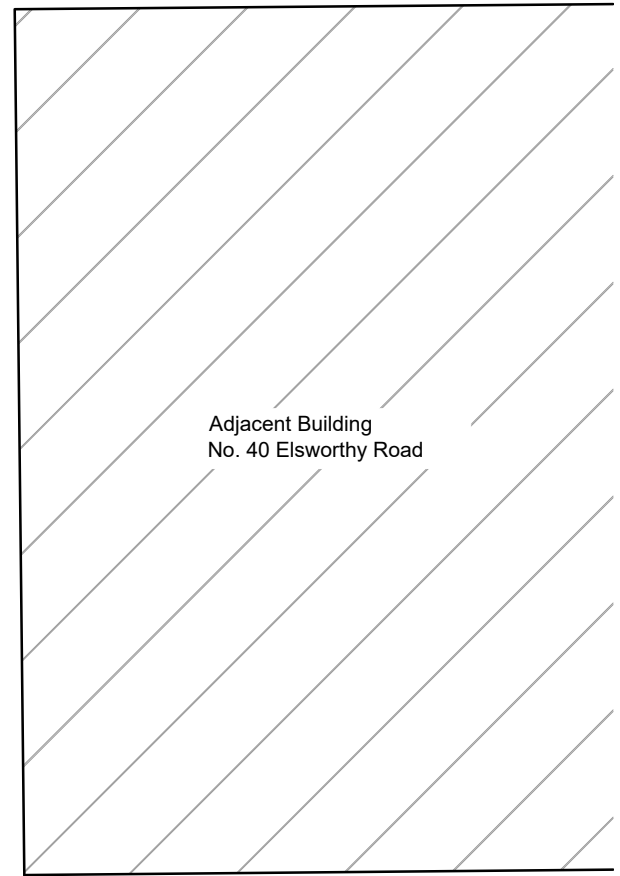
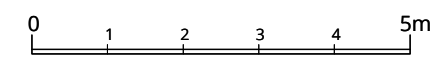
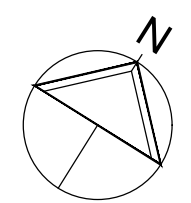
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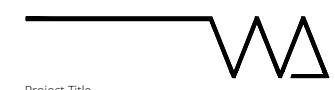
**KEY**

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



PROPOSED GROUND FLOOR LAYOUT

C	Revised design to ground floor western side extension	19.01.23
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  
**Proposed  
Ground Floor Plan**

Status  
**PLANNING**

Drawn by <b>AW</b>	Checked by <b>NP</b>	Scale <b>1:100 @ A3</b>
Project No. <b>2164</b>	Work Stage <b>PL</b>	Dwg. No. Rev. <b>210 - C</b>





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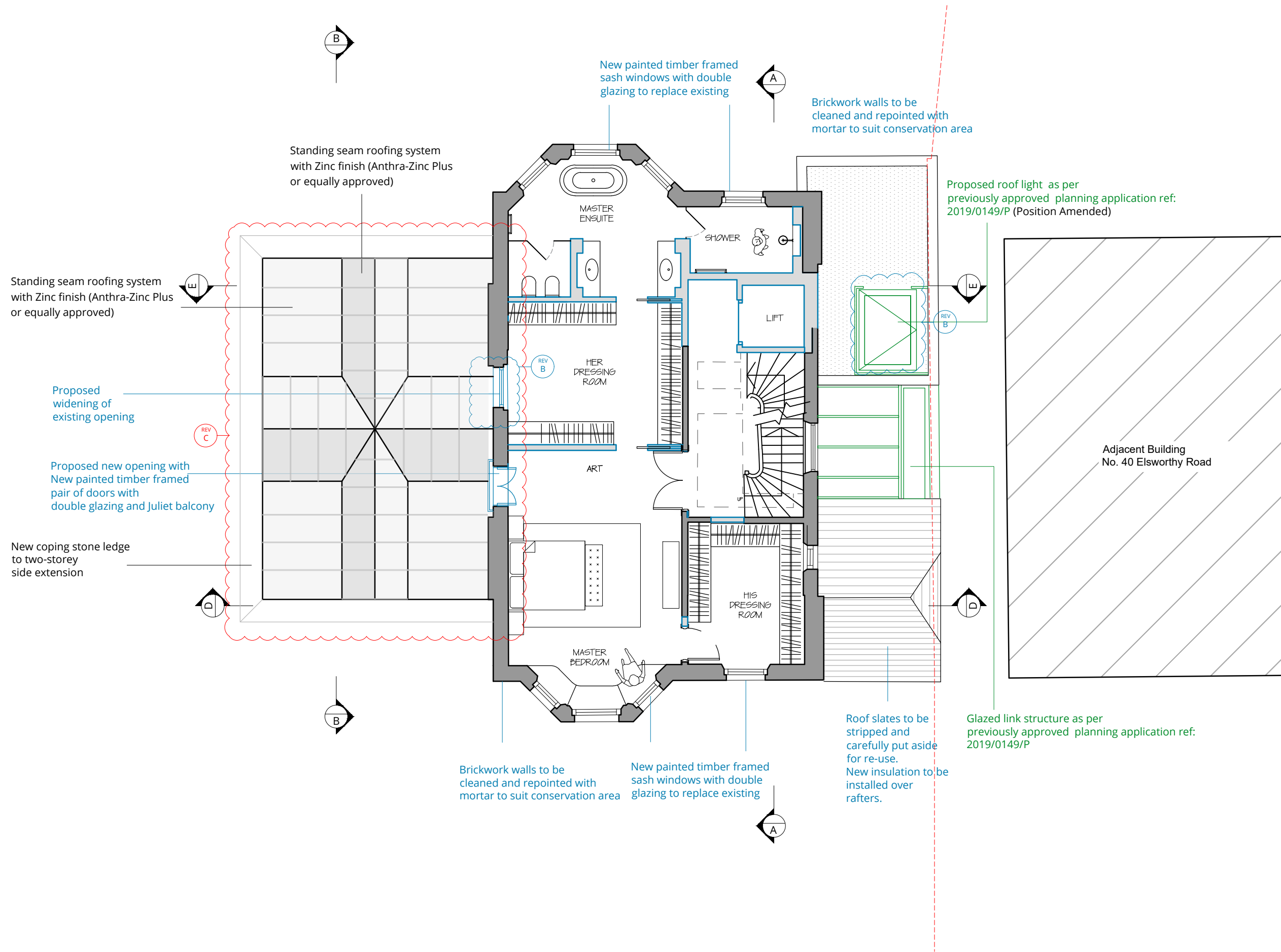
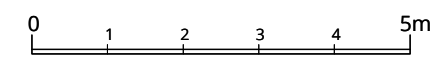
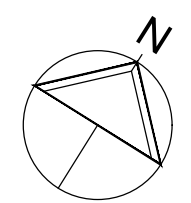
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KEY	
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PROPOSED FIRST FLOOR LAYOUT

Rev.	Description	Date
C	Revised design to roof of western side extension	19.01.23
B	Proposed widening of existing opening to western elevation.	02.11.22
A	Existing flank party wall retained.	21.07.22
0	First issue.	28.03.22

Project Title  
42 Elsworthy Road  
London NW3 3DL

Drawing Title  
**Proposed  
First Floor Plan**

Status  
**PLANNING**

Drawn by AW	Checked by NP	Scale 1:100 @ A3
Project No. 2164	Work Stage PL	Dwg. No. Rev. 211 - C



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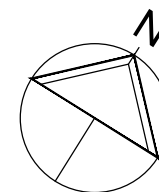
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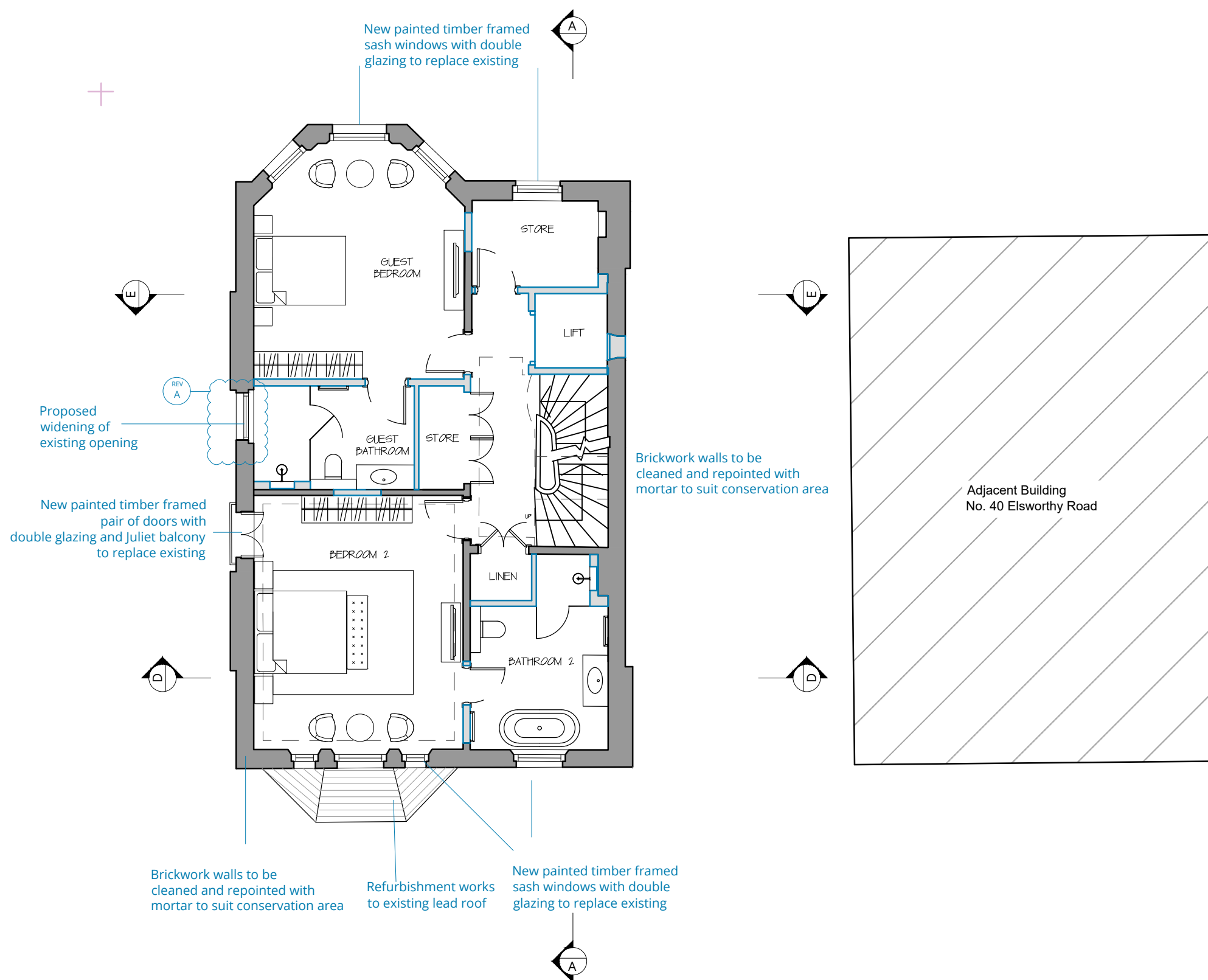
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KEY	
	existing
	new proposed
	Previously approved with full planning permission ref: 2019/0149/P



0 1 2 3 4 5m



## PROPOSED SECOND FLOOR LAYOUT

A	Proposed widening of existing opening to western elevation.	02.11.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title  
42 Elsworthy Road  
London NW3 3DL

Drawing Title  
**Proposed  
Second Floor Plan**

Status  
**PLANNING**

Drawn by <b>AW</b>	Checked by <b>NP</b>	Scale <b>1:100 @ A3</b>
Project No. <b>2164</b>	Work Stage <b>PL</b>	Dwg. No. Rev. <b>212 - A</b>



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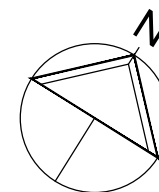
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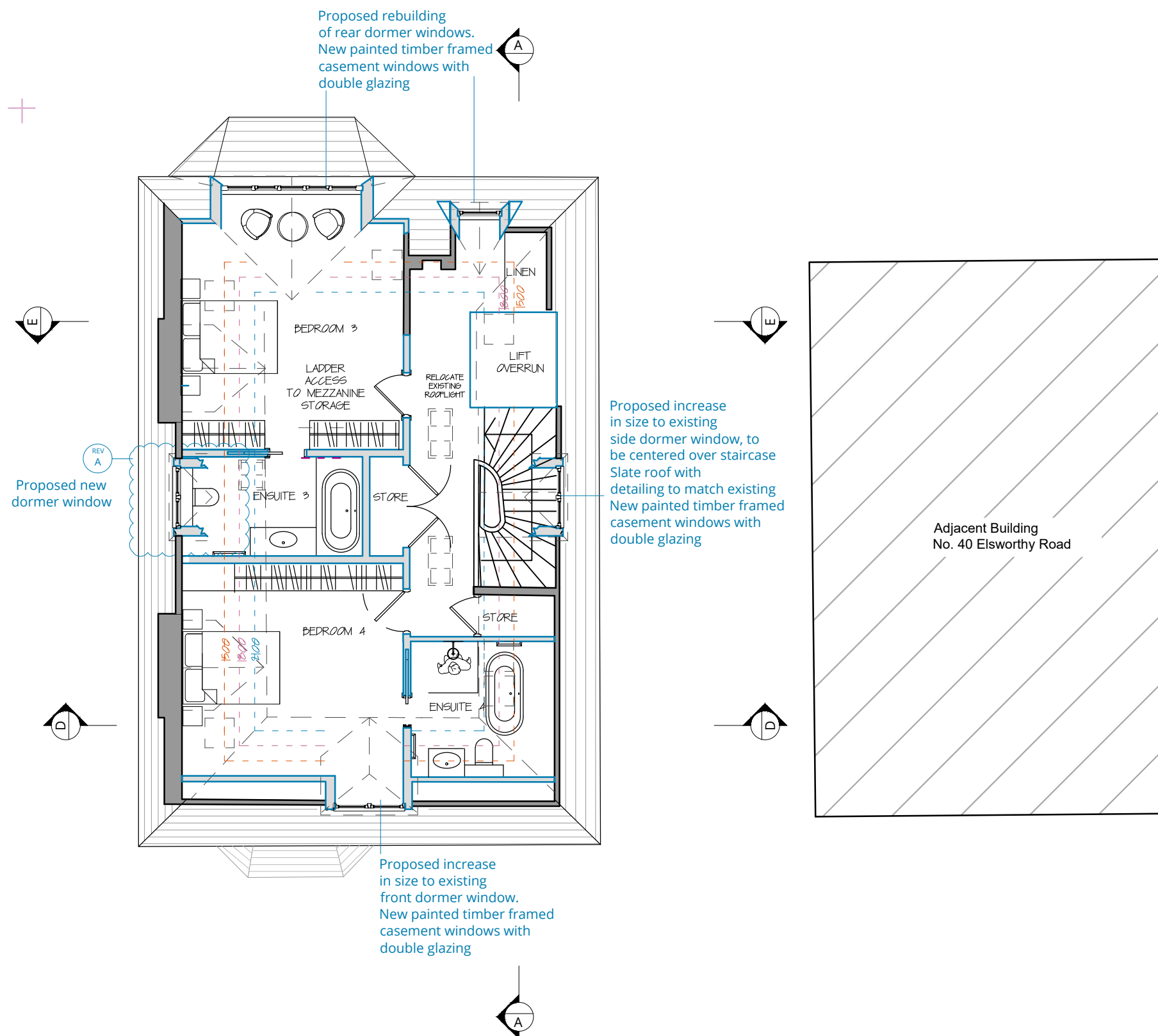
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KEY	
	existing
	new proposed
	Previously approved with full planning permission ref: 2019/0149/P



0 1 2 3 4 5m



## PROPOSED THIRD FLOOR LAYOUT

A	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  
**Proposed  
Third Floor Plan**

Status  
**PLANNING**

Drawn by	Checked by	Scale
AW	NP	1:100 @ A3
Project No.	Work Stage	Dwg. No.
2164	PL	213
Rev.		
A		



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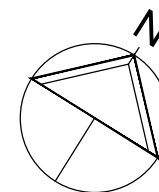
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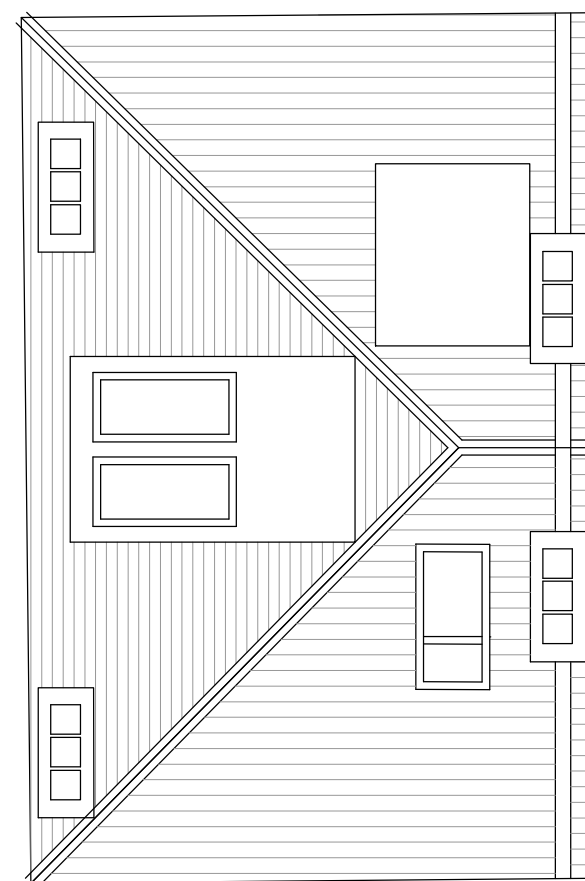
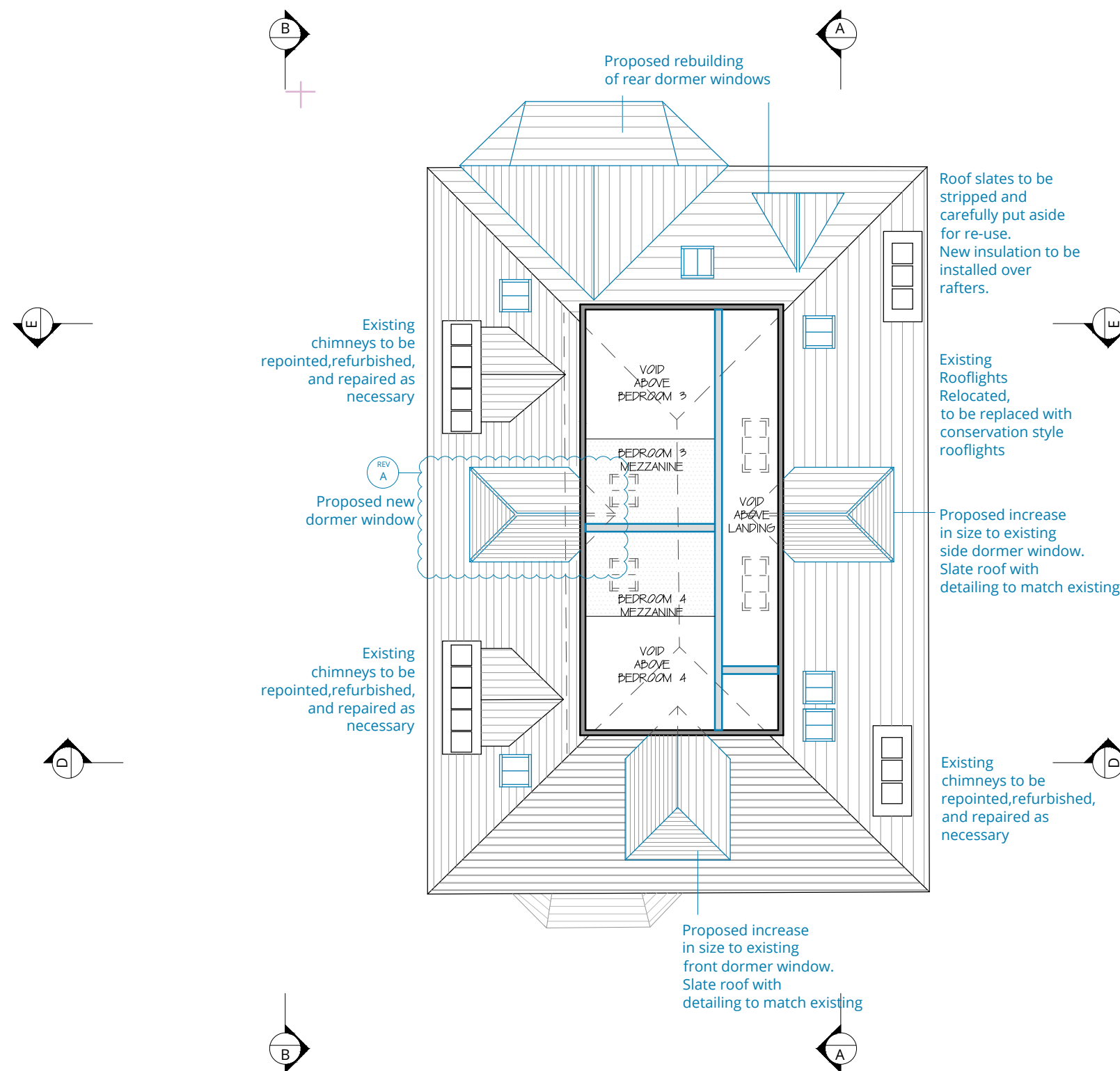
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### KEY

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



0 1 2 3 4 5m



Adjacent Building  
No. 40 Elsworthy Road

## PROPOSED LOFT LAYOUT

A	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

**Proposed  
Loft Plan**

Status

**PLANNING**

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

Project No.	Work Stage	Dwg. No.	Rev.
2164	PL	214	A





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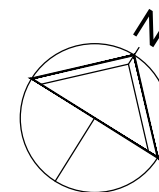
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KEY	
	existing
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	Previously approved with full planning permission ref: 2019/0149/P



0 1 2 3 4 5m

A	Proposed new dormer window	20.10.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title  
42 Elsworthy Road  
London NW3 3DL

Drawing Title

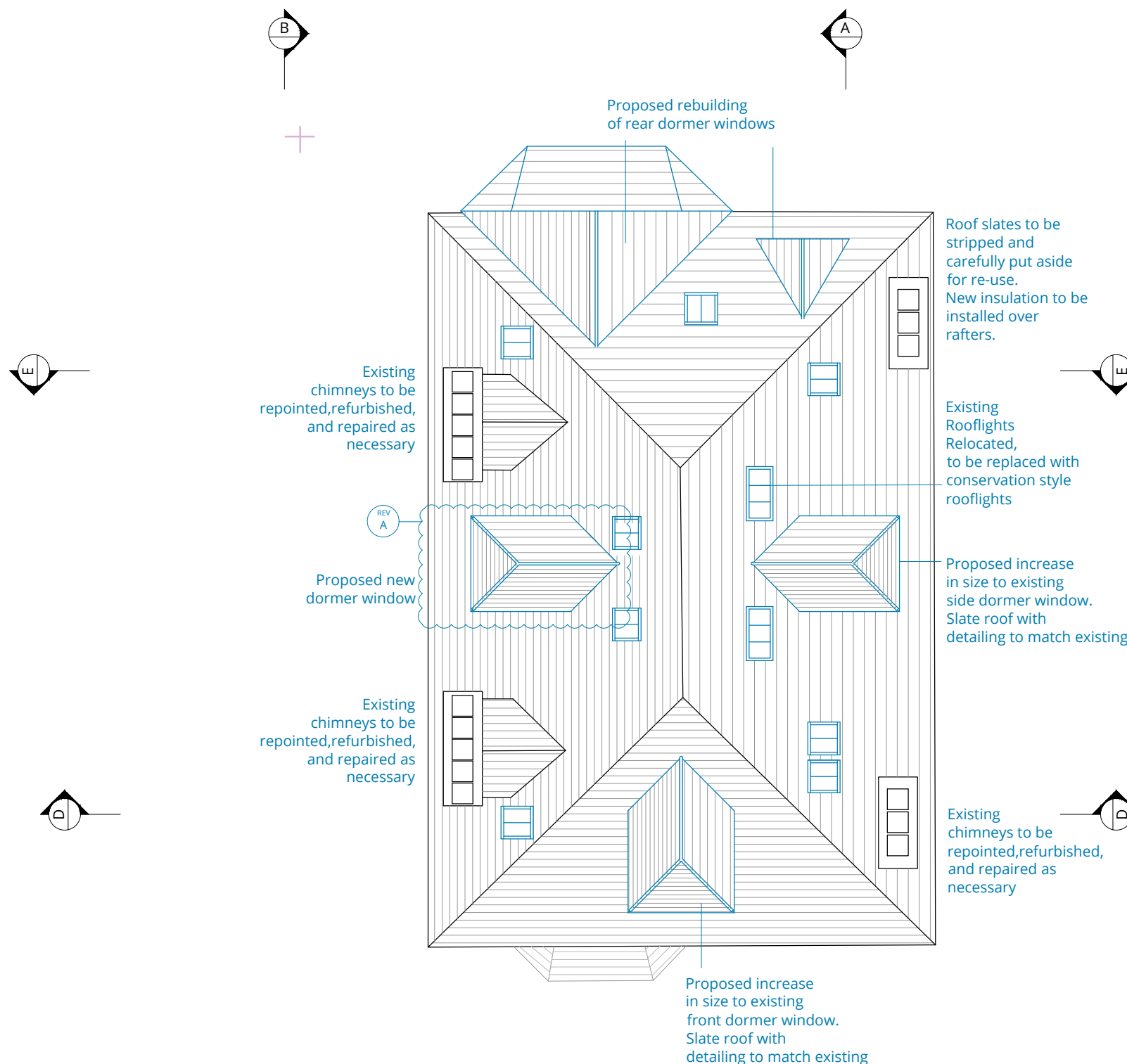
## Proposed Roof Plan

Status

### PLANNING

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

Project No.	Work Stage	Dwg. No.	Rev.
2164	PL	215	A



Adjacent Building  
No. 40 Elsworthy Road

## PROPOSED ROOF LAYOUT



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### KEY

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0 1 2 3 4 5m

Existing chimneys to be repointed, refurbished, and repaired as necessary

Existing chimneys to be repointed, refurbished, and repaired as necessary

Proposed increase in size to existing front dormer window. Slate roof with detailing to match existing

Roof slates to be stripped and carefully put aside for re-use. New insulation to be installed over rafters.

All existing windows to be replaced with new painted timber framed sash windows with double glazing

Brickwork walls to be cleaned and repointed with mortar to suit conservation area

All existing windows to be replaced with new painted timber framed sash windows with double glazing

Proposed two-storey southwest side extension. Lower ground storey constructed with traditional cross Flemish bond brickwork, with header and queen closers to the corners and surrounds of the openings is designed to be sympathetic to the original. It is this pattern of bonding which has dictated the width of the piers and openings further giving authenticity to the proportions of the proposed. Proposed upper ground storey to be constructed with lightweight metal frame structure with bronze clad shutter panels and Standing seam roofing system with Zinc finish (Anthra-Zinc Plus or equally approved)

Outline of previously approved side extension ref: 2019/0149/P

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

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

new glazed doors and windows

## PROPOSED SOUTH EAST ELEVATION

C	Revised design to ground floor of western side extension	19.01.23
B	Proposed rebuilding of front entrance steps	02.11.22
A	Existing flank party wall retained	27.07.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title  
42 Elsworthy Road  
London NW3 3DL

Drawing Title  
**Proposed  
South East Elevation**

Status  
**PLANNING**

Drawn by <b>AW</b>	Checked by <b>NP</b>	Scale <b>1:100 @ A3</b>
Project No. <b>2164</b>	Work Stage <b>PL</b>	Dwg. No. Rev. <b>220 - C</b>



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
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### KEY

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

0 1 2 3 4 5m



## PROPOSED STREET VIEW SOUTH EAST ELEVATION

B	Revised design to ground floor of western side extension	19.01.23
A	Existing gate pier retained	02.11.22
0	First issue.	28.03.22
Rev.	Description	Date

Project Title  
42 Elsworthy Road  
London NW3 3DL

Drawing Title  
Proposed Street View  
South East Elevation

Status

PLANNING

Drawn by	Checked by	Scale
AW	NP	1:100 @ A3
Project No.	Work Stage	Dwg. No.
2164	PL	221
		Rev.
		B



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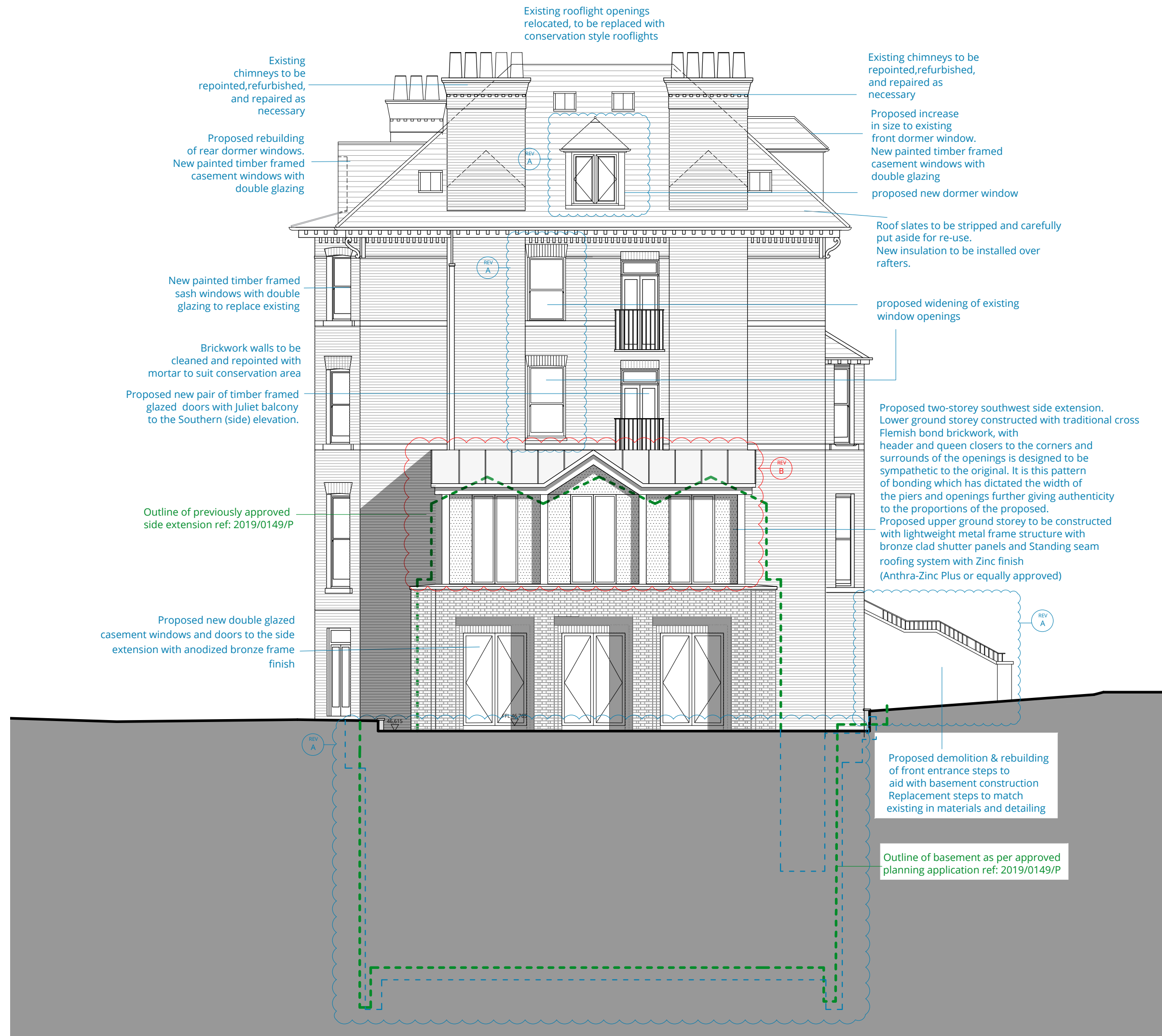
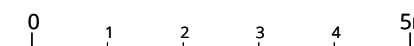
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KEY

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



PROPOSED SOUTH WEST ELEVATION

B	Revised design to ground floor of western side extension	19.01.23
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 Elsworth Road  
London NW3 3DL

Drawing Title  
**Proposed  
South West Elevation**

Status  
**PLANNING**

Drawn by AW	Checked by NP	Scale 1:100 @ A3
Project No. 2164	Work Stage PL	Dwg. No. 222
Rev.		B





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

0 1 2 3 4 5m

B	Revised design to ground floor of western side extension	19.01.23
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  
**Proposed Street View  
South West Elevation**

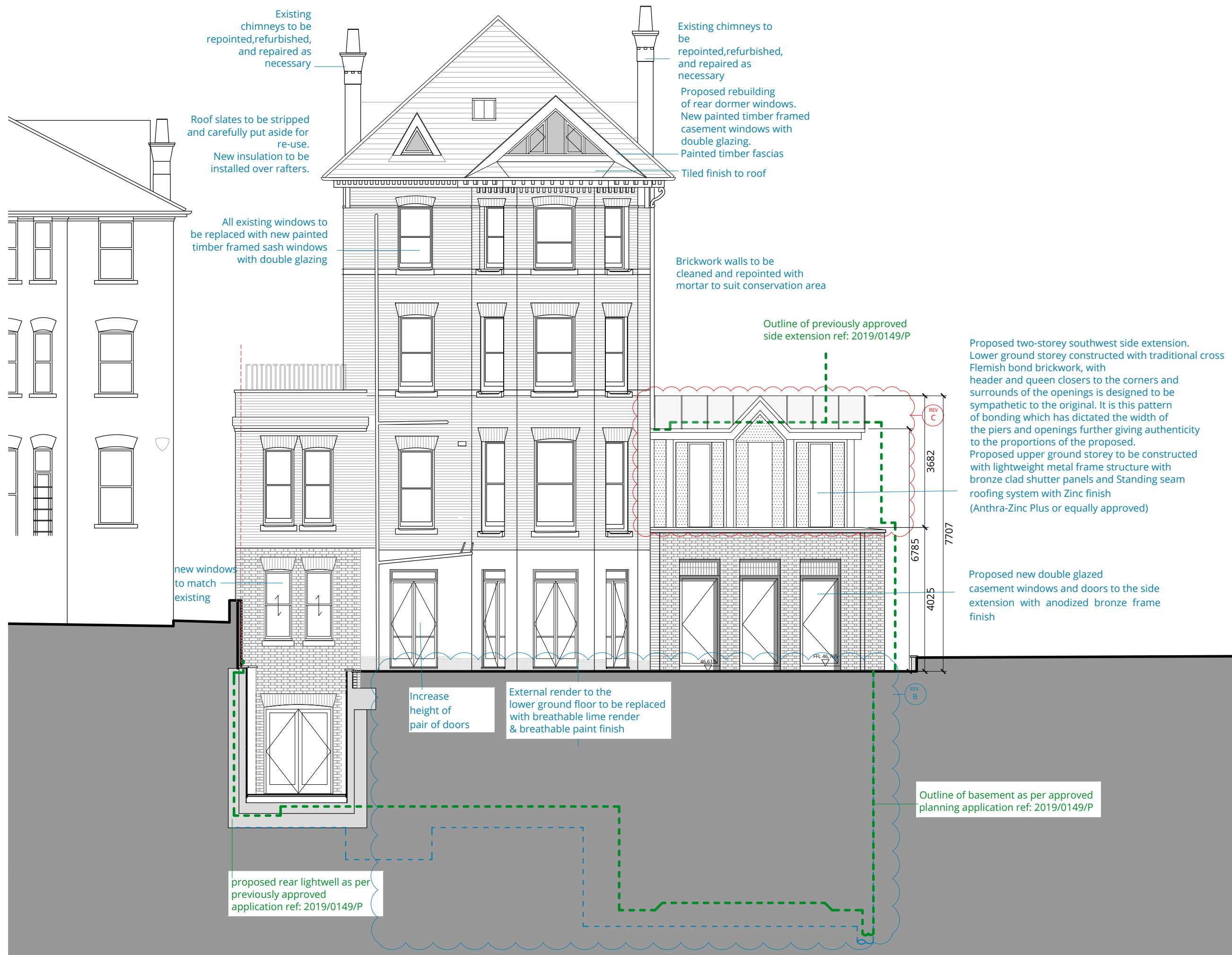
Status  
**PLANNING**

Drawn by <b>AW</b>	Checked by <b>NP</b>	Scale <b>1:100 @ A3</b>
Project No. <b>2164</b>	Work Stage <b>PL</b>	Dwg. No. <b>223</b>
		Rev. <b>B</b>



PROPOSED STREET VIEW SOUTH WEST ELEVATION





PROPOSED NORTH WEST ELEVATION



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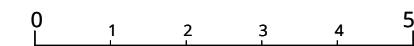
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KEY	
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	Previously approved with full planning permission ref: 2019/0149/P



C	Revised design to ground floor of western side extension	19.01.23
B	Outline of proposed larger basement added	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  
**Proposed  
North West Elevation**

Status  
**PLANNING**

Drawn by	Checked by	Scale
AW	NP	1:100 @ A3
Project No.	Work Stage	Dwg. No.
2164	PL	224
		Rev.
		C



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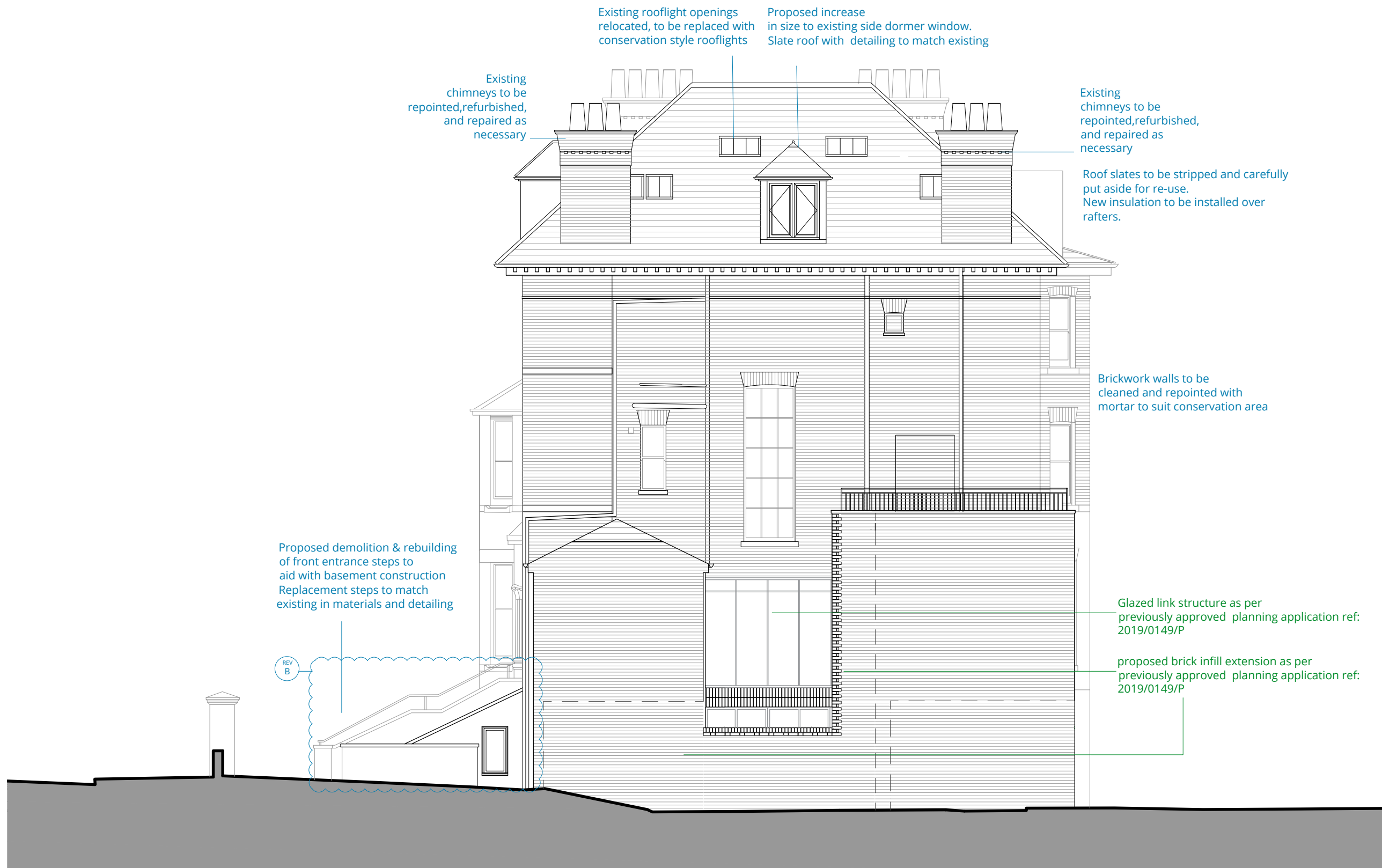
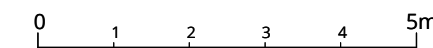
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### KEY

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



## PROPOSED NORTH EAST ELEVATION

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  
**Proposed  
North East Elevation**

Status  
**PLANING**

Drawn by <b>AW</b>	Checked by <b>NP</b>	Scale <b>1:100 @ A3</b>
Project No. <b>2164</b>	Work Stage <b>PL</b>	Dwg. No. Rev. <b>226 - B</b>



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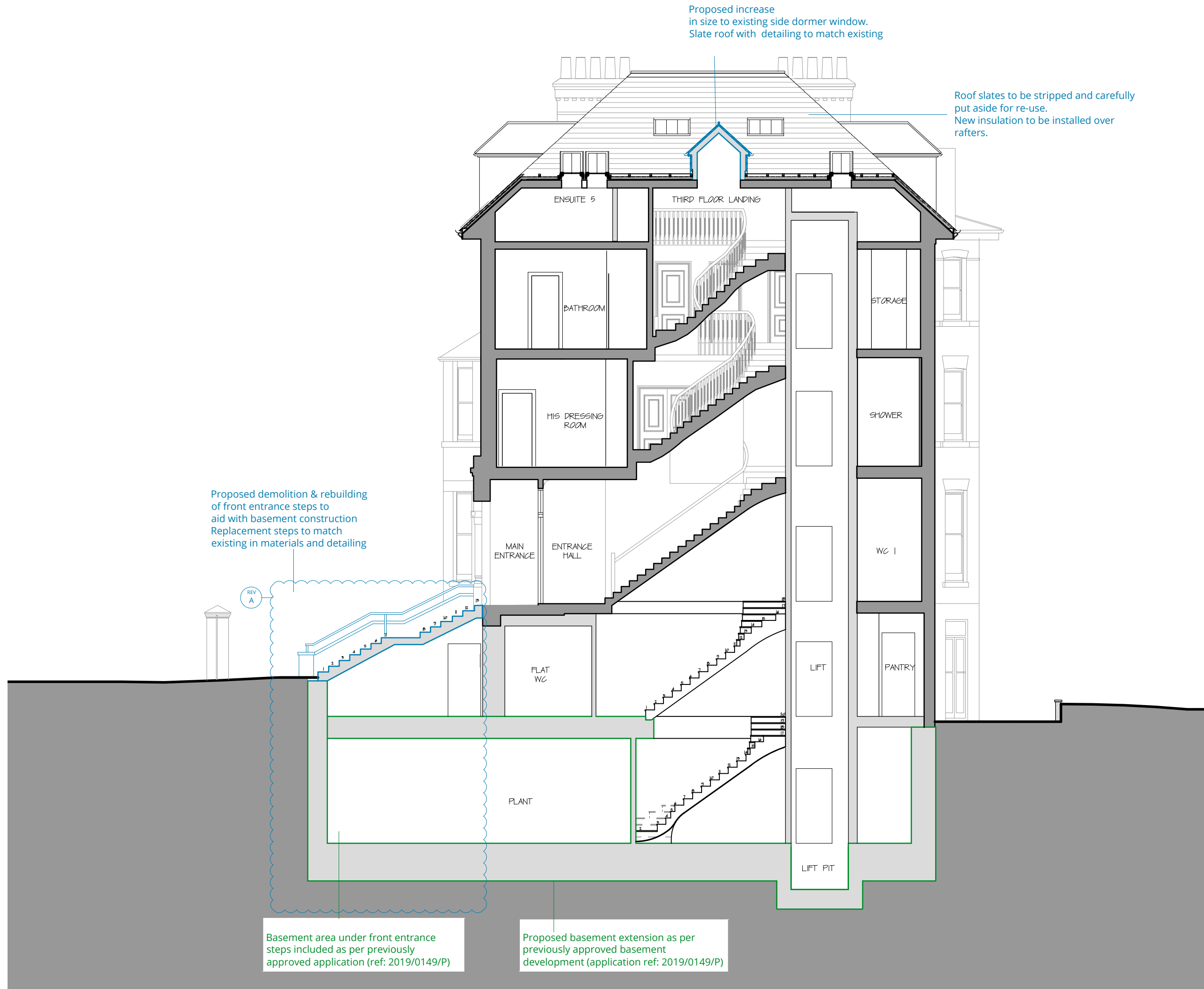
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KEY

	existing
	new proposed
	Previously approved 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

Proposed increase in size to existing side dormer window.  
Slate roof with detailing to match existing

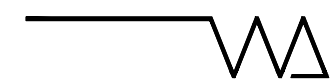
Roof slates to be stripped and carefully put aside for re-use.  
New insulation to be installed over rafters.

Basement area under front entrance steps included as per previously approved application (ref: 2019/0149/P)

Proposed basement extension as per previously approved basement development (application ref: 2019/0149/P)

PROPOSED SECTION A - A

A	Basement area extended under front entrance steps. Proposed 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  
**Proposed Section AA**

Status  
**PLANNING**

Drawn by AW	Checked by NP	Scale 1:100 @ A3
Project No. 2164	Work Stage PL	Dwg. No. Rev. 230 - A



WOLFF ARCHITECTS




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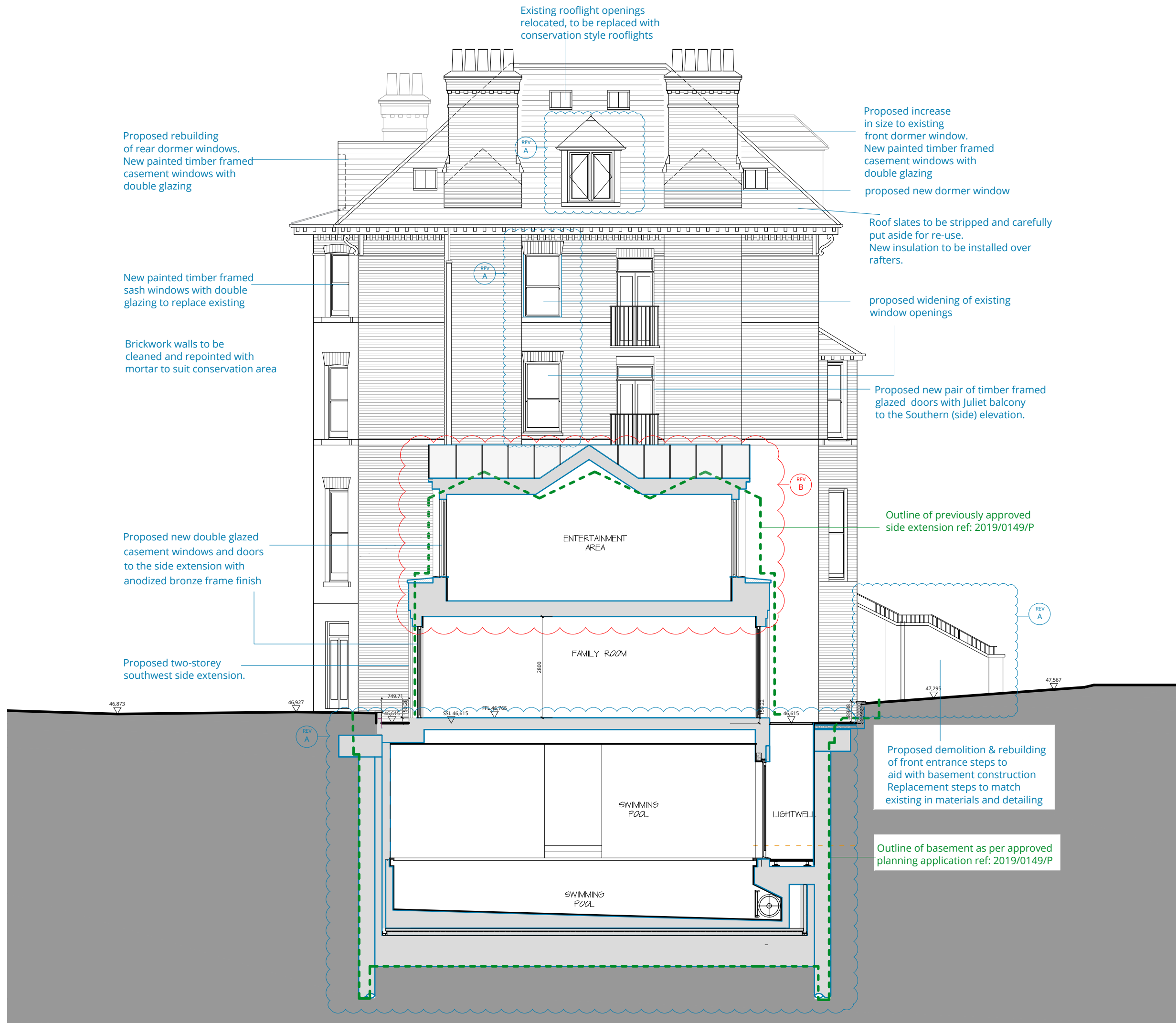
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KEY

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



PROPOSED SECTION B - B

B	Revised design to ground floor of western side extension	19.01.23
A	Proposed larger basement extension. 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  
**Proposed  
Section BB**

Status  
**PLANNING**

Drawn by AW	Checked by NP	Scale 1:100 @ A3
Project No. 2164	Work Stage PL	Dwg. No. 234
Rev.		B



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KEY

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

C	Revised design to ground floor of western side extension	19.01.23
B	Proposed larger basement extension	02.11.22
A	Existing flank party wall retained	27.01.22
0	First issue.	28.03.2022
Rev.	Description	Date

Project Title  
42 Elsworthy Road  
London NW3 3DL

Drawing Title  
**Proposed Section DD**

Status  
**PLANNING**

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

Project No.	Work Stage	Dwg. No.	Rev.
2164	PL	236	C

Roof slates to be stripped and carefully put aside for re-use.  
New insulation to be installed over rafters.

Outline of previously approved side extension ref: 2019/0149/P

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

Proposed two-storey southwest side extension.

Outline of previously approved basement development (application ref: 2019/0149/P)

PROPOSED SECTION D - D





Roof slates to be stripped and carefully put  
aside for re-use.  
New insulation to be installed over rafters.



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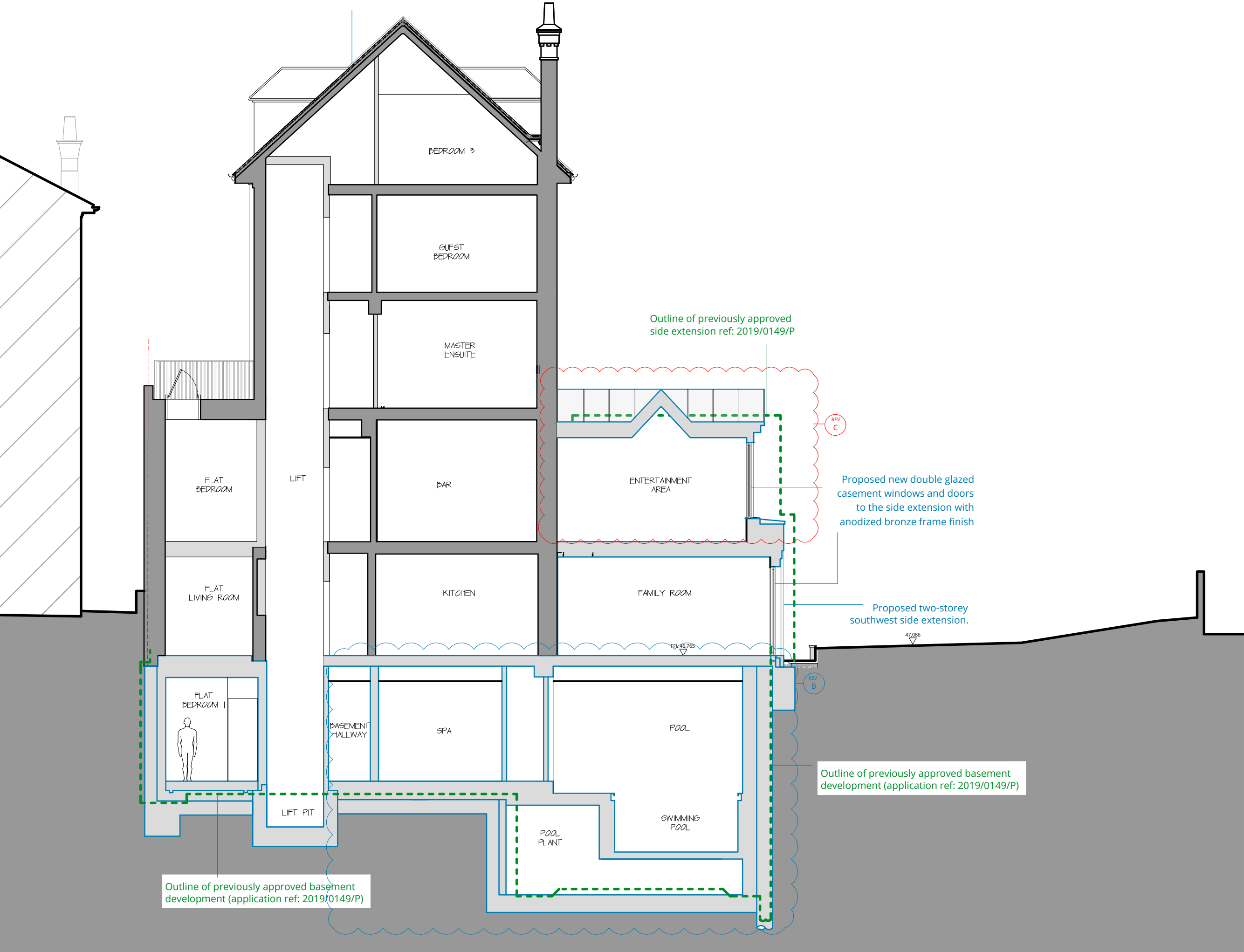
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KEY	
	existing
	new proposed
	Previously approved with full planning permission ref: 2019/0149/P



Rev.	Description	Date
C	Revised design to ground floor of western side extension	19.01.23
B	Proposed larger basement extension	02.11.22
A	Existing flank party wall retained	27.01.22
0	First issue.	28.10.21

Project Title  
42 Elsworth Road  
London NW3 3DL

Drawing Title  
**Proposed  
Section EE**

Status  
**PLANNING**

Drawn by <b>AW</b>	Checked by <b>NP</b>	Scale <b>1:100 @ A3</b>
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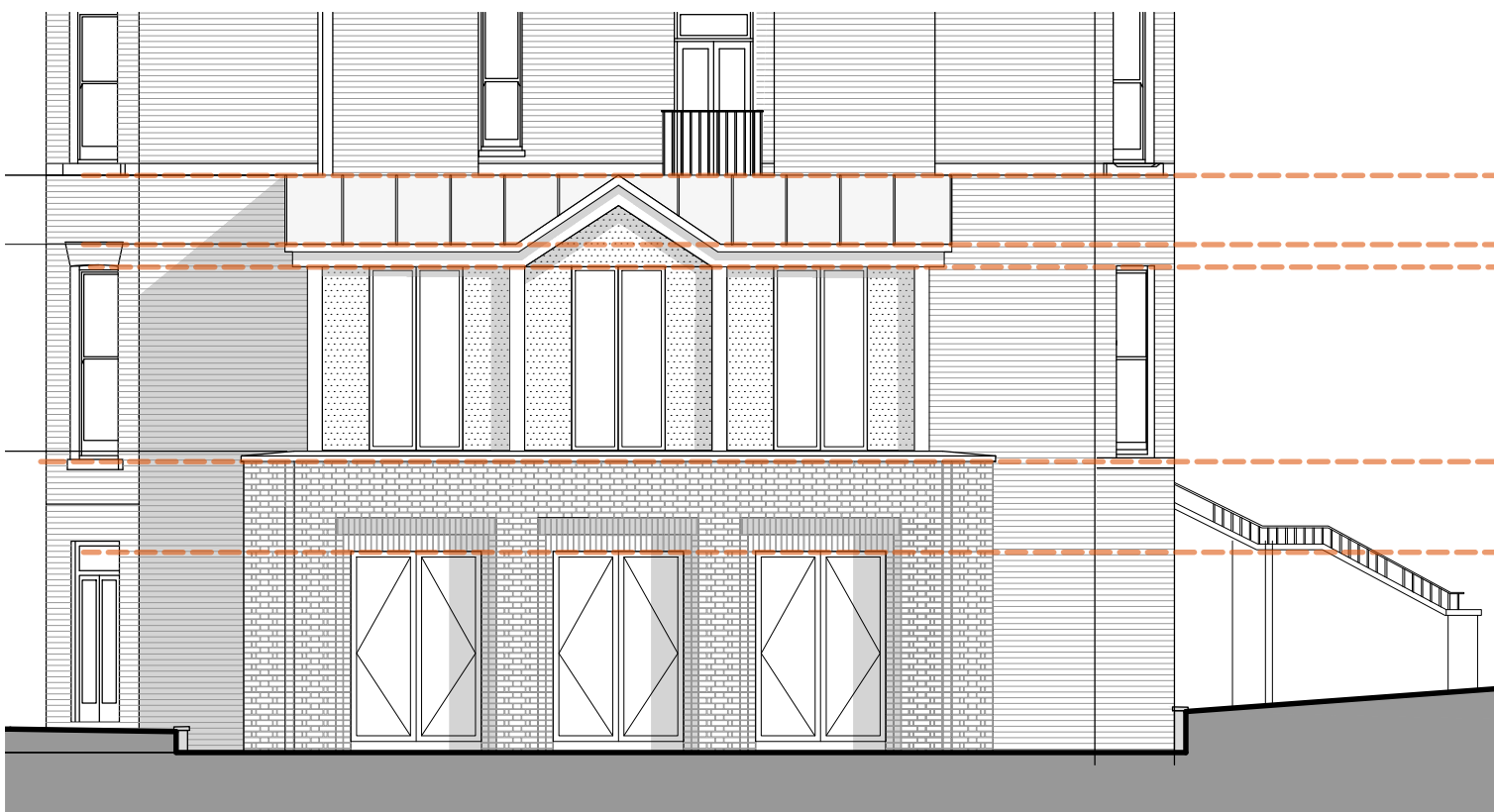
Project No. <b>2164</b>	Work Stage <b>PL</b>	Dwg. No. <b>238</b>	Rev. <b>C</b>
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PROPOSED SECTION E - E



- Pitched roof lined up with underside of painted stucco banding
- Roof fascia lined up with painted stucco banding
- Window head heights and proportions match existing windows of host property
- Coping stone lined up with existing windowsills of host building.
- Window head heights and proportions match existing windows of host property

P R O P O S E D F R O N T E L E V A T I O N



- Pitched roof lined up with underside of painted stucco banding
- Roof fascia lined up with painted stucco banding
- Window head heights and proportions match existing windows of host property
- Coping stone lined up with existing windowsills of host building.
- Window head heights and proportions match existing windows of host property

P R O P O S E D S I D E E L E V A T I O N



- Pitched roof lined up with underside of painted stucco banding
- Roof fascia lined up with window headers to host property
- Window head heights and proportions match existing windows of host property
- Coping stone lined up with existing windowsills of host building.
- Window head heights and proportions match existing windows of host property
- Windowsills and window and door proportions match existing openings of host property

P R O P O S E D R E A R E L E V A T I O N



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Rev.	Description	Date	Rev.	Description	Date
0	First issue.	15.12.22			

Project Title					
42 Elsworth Road					
London NW3 3DL					
Drawing Title					
Proposed Elevations - Detailing					
Status	Drawn by		Checked by		
PLANNING					
Scale	Project No.	Work Stage	Dwg. No.	Rev.	
1:100 @ A3	2164	PL	266	0	

