

PLANNING BROCHURE  
for  
**99 HAMILTON TERRACE**  
LONDON  
NW8 9QY

September 2017



15 HOOPERS YARD, KIMBERLEY ROAD, LONDON, NW6 7EJ  
www.hubarchitects.co.uk 1: 0207328 2576



ABERCORN PLACE

HAMILTON TERRACE

# CONTENTS

1. SITE PLAN Pg.05

2. AREA SCHEDULE Pg.11

3. PLANNING APPROVAL Pg.13

4. EXTERNAL PHOTOS Pg.19

5. EXISTING PLANS Pg.23

6. PROPOSED PLANS Pg.31

7. ELEVATIONS Pg.39

8. SECTIONS Pg.51

# I. SITE PLAN



## **2. AREA SCHEDULE**

**AREA SCHEDULE – AS PROPOSED GIA – THE APPROVED SCHEME**

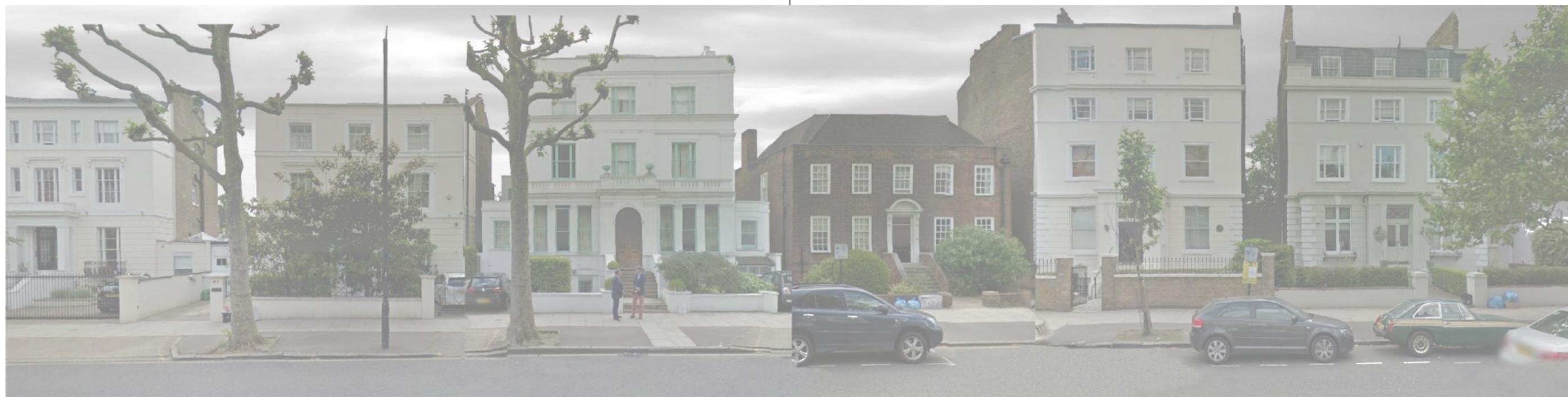
Basement	466.66m <sup>2</sup>
Lower Ground Floor	218.85m <sup>2</sup>
Ground Floor	191.35m <sup>2</sup>
First Floor	152.47m <sup>2</sup>
Second Floor	131.57m <sup>2</sup>

**TOTALS:** 1161m<sup>2</sup> (12497 Sq/ft)

**AREA SCHEDULE – AS EXISTING GIA**

Lower Ground Floor	190.13m <sup>2</sup>
Ground Floor	188.47m <sup>2</sup>
First Floor	154.20m <sup>2</sup>
Second Floor	132.39m <sup>2</sup>

**TOTALS:** 665.19 m<sup>2</sup> (7160 Sq/ft)



## **3. PLANNING APPROVAL**

garden including new garage entrance. Increase height of side extensions. Alterations to rear lower ground floor terrace. Erection of lift overrun at roof level. Creation of lightwell within rear garden.

See next page for conditions/reasons.

Yours faithfully

Your ref: TERRACE FREEHOLD LLP  
My ref: 17/00975/FULL

**Please reply to:** Frederica Cooney  
**Tel No:** 020 7641 7802

Mr Simon Watkins  
HUB Architects and Designers Ltd.  
15 Hoopers Yard  
Kimberley Road  
London  
NW6 7EJ

**Development Planning**  
Westminster City Council  
PO Box 732  
Redhill, RH1 9FL

4 September 2017



**John Walker**  
**Director of Planning**

Note: As the requirements of the Building Regulations may affect the design of the proposed development our Building Control team can offer advice and guidance at an early stage. If you would like to take advantage of this service please contact them on 020 7641 6500 or email [districtsurveyors@westminster.gov.uk](mailto:districtsurveyors@westminster.gov.uk) to arrange a preliminary discussion.

17/00975/FULL

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990  
PERMISSION FOR DEVELOPMENT (CONDITIONAL)

The City Council has considered your application and permits the development referred to below subject to the conditions set out and in accordance with the plans submitted.

Unless any other period is stated in the Schedule below or by conditions attached; this consent, by virtue of Section 91(1) of the Town and Country Planning Act 1990 (as amended), is granted subject to the condition that the development shall be commenced within 3 years of the date of this decision.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information.

**SCHEDULE**

**Application No:** 17/00975/FULL

**Application Date:**

**Date Received:** 07.02.2017

**Date Amended:** 31.07.2017

**Plan Nos:** 1207-EX-B-01 Rev B, 1207-EX-B-02 Rev D, 1207-EX-B-03 Rev B, 1207-EX-B-04 Rev A, 1207-EX-B-05 Rev B, 1207-EX-B-06 Rev A, 1207-EX-B-07 Rev C, 1207-EX-B-08 Rev C, 1207-EX-B-10 Rev B, 1207-EX-B-11 Rev B, 1207-EX-B-12 Rev A, 1207-EX-B-13 Rev A, 1207-EX-B-14 Rev A, 1207-EX-B-15, 1207-PL-01 Rev C, 1207-PL-02 Rev I, 1207-PL-B-03 Rev H, 1207-PL-B-04 Rev J, 1207-PL-B-05 Rev E, 1207-PL-B-06 Rev D, 1207-PL-B-07 Rev C, 1207-PL-B-10 Rev D, 1207-PL-B-11 Rev E, 1207-PL-B-12 Rev F, 1207-PL-B-13 Rev G, 1207-PL-B-14 Rev G, 1207-PL-B-15 Rev D, 1207-PL-B-16 Rev D, 1207-PL-B-17 Rev E, 1207-SK-30 Rev C, Arboricultural Impact Assessment Report dated 10 January 2017 and Addendum Report dated 06 July 2017.

For information only: Structural engineer's SUDS report dated November 2016 and Structural Engineer's Report for Planning dated November 2016.

**Address:** 99 Hamilton Terrace, London, NW8 9QY,

**Proposal:** Use of building as a single family dwelling (Class C3). Excavation of a basement extension under house and part of rear garden. Installation of replacement windows and doors. Alterations to front

**Condition(s):**

- The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
  - o between 08.00 and 18.00 Monday to Friday;
  - o between 08.00 and 13.00 on Saturday; and
  - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

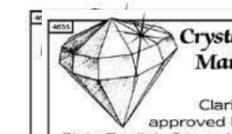
Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

Note:

- The Plain English Crystal Mark applies to those conditions, reasons and informatives in this letter which have an associated reference number with the prefix C, R, X or I.
- The terms 'you' and 'your' include anyone who owns or occupies the land or is involved with the development.
- The terms 'us' and 'we' refer to the Council as local planning authority.



- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 The hereby approved garage door will be painted to match the building and will be maintained that colour thereafter.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted

- 5 All rainwater goods to be metal and to be painted black and maintained in that colour thereafter.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 You must apply to us for approval of detailed drawings of the following parts of the development proposed windows and doors. You must not start work until we have approved what you have sent us.

You must then carry out the work according to these detailed drawings. (C26CB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 7 You must apply to us for approval of detailed drawings of the following parts of the development proposed gates and railings. You must not start work until we have approved what you have sent us.

You must then carry out the work according to these detailed drawings. (C26CB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 8 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 9 You must provide each car parking space shown on the approved drawings and each car parking space shall only be used for the parking of vehicles of people living in the residential part of this development. (C22BA)

Reason:

To provide parking spaces for people living in the residential part of the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22BB)

- 10 **Pre Commencement Condition.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 11 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within 6 months of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within 6 months of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

12 You must apply to us for our approval of details of an auditable system of arboricultural site supervision and record keeping prepared by an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications and experience needed to be registered. The details of such supervision must include:

- o identification of individual responsibilities and key personnel.
- o induction and personnel awareness of arboricultural matters.
- o supervision schedule, indicating frequency and methods of site visiting and record keeping
- o procedures for dealing with variations and incidents.

You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then adhere to the approved supervision schedule.

You must produce written site supervision reports after each site monitoring visit, demonstrating that you have carried out the supervision and that the tree protection is being provided in accordance with the approved scheme. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/amelioration must be included. You must send copies of each written site supervision record to us within five days of the site visit.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

13 You must apply to us for our approval of details the measures you will take to mitigate or prevent harm to street trees including:

- o Depths, areas, profiles and specifications of the of the new soils which you propose to use
- o Details of existing and proposed foundations to the front boundary wall
- o Details of area and specification of proposed permeable surfacing

You must not start work on these parts of the development until we have approved what you have sent to us. You must then carry out the work according to the approved details.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

14 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development.

15 You must provide a minimum of 1m soil depth (plus minimum 200mm drainage layer) and adequate overall soil volume above the top cover of the basement as shown on the drawings hereby approved. The soil depth and soil volume above the basement must thereafter be retained as approved.

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38, CM28.1 of Westminster's City Plan (November 2016), and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007.

**Informative(s):**

1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

2 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)

3 Condition 10 requires you to submit a method statement for works to a tree(s). The method statement must be prepared by an arboricultural consultant (tree and shrub) who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered. It must include details of:

- \* the order of work on the site, including demolition, site clearance and building work;
- \* who will be responsible for protecting the trees on the site;
- \* plans for inspecting and supervising the tree protection, and how you will report and solve problems;
- \* how you will deal with accidents and emergencies involving trees;
- \* planned tree surgery;
- \* how you will protect trees, including where the protective fencing and temporary ground protection will be, and how you will maintain that fencing and protection throughout the development;
- \* how you will remove existing surfacing, and how any soil stripping will be carried out;
- \* how any temporary surfaces will be laid and removed;
- \* the surfacing of any temporary access for construction traffic;
- \* the position and depth of any trenches for services, pipelines or drains, and how they will be dug;
- \* site facilities, and storage areas for materials, structures, machinery, equipment or piles of soil and where cement or concrete will be mixed;
- \* how machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on and leave the site;
- \* the place for any bonfires (if necessary);
- \* any planned raising or lowering of existing ground levels; and
- \* how any roots cut during the work will be treated.

4 You are advised that any external ventilation or cooling equipment would require a separate application for planning permission and would need to be accompanied by an acoustic report.

5 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental

Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team  
Environmental Health Service  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP

Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

- 6 Your proposals include demolition works. If the estimated cost of the whole project exceeds £300,000 (excluding VAT), the Site Waste Management Plan (SWMP) Regulations 2008 require you to prepare an SWMP before works begin, to keep the Plan at the site for inspection, and to retain the Plan for two years afterwards. One of the duties set out in the Regulations is that the developer or principal contractor "must ensure, so far as is reasonably practicable, that waste produced during construction is re-used, recycled or recovered" (para 4 of the Schedule to the Regulations). Failure to comply with this duty is an offence. Even if the estimated cost of the project is less than £300,000, the City Council strongly encourages you to re-use, recycle or recover as much as possible of the construction waste, to minimise the environmental damage caused by the works. The Regulations can be viewed at [www.opsi.gov.uk](http://www.opsi.gov.uk).
- 7 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 8 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 9 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to

the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.

- 10 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: [www.westminster.gov.uk/cil](http://www.westminster.gov.uk/cil)

Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an **Assumption of Liability Form immediately**. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a **Commencement Form**

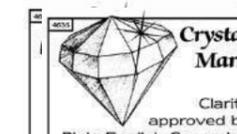
CIL forms are available from the planning on the planning portal:  
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

Forms can be submitted to [CIL@Westminster.gov.uk](mailto:CIL@Westminster.gov.uk)

**Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.**

**Note:**

- The Plain English Crystal Mark applies to those conditions, reasons and informatives in this letter which have an associated reference number with the prefix C, R, X or I.
- The terms 'you' and 'your' include anyone who owns or occupies the land or is involved with the development.
- The terms 'us' and 'we' refer to the Council as local planning authority.





97 Hamilton Terrace

Aerial View



99 Hamilton Terrace



101 Hamilton Terrace

Streetscape

## **4. EXTERNAL PHOTOS**



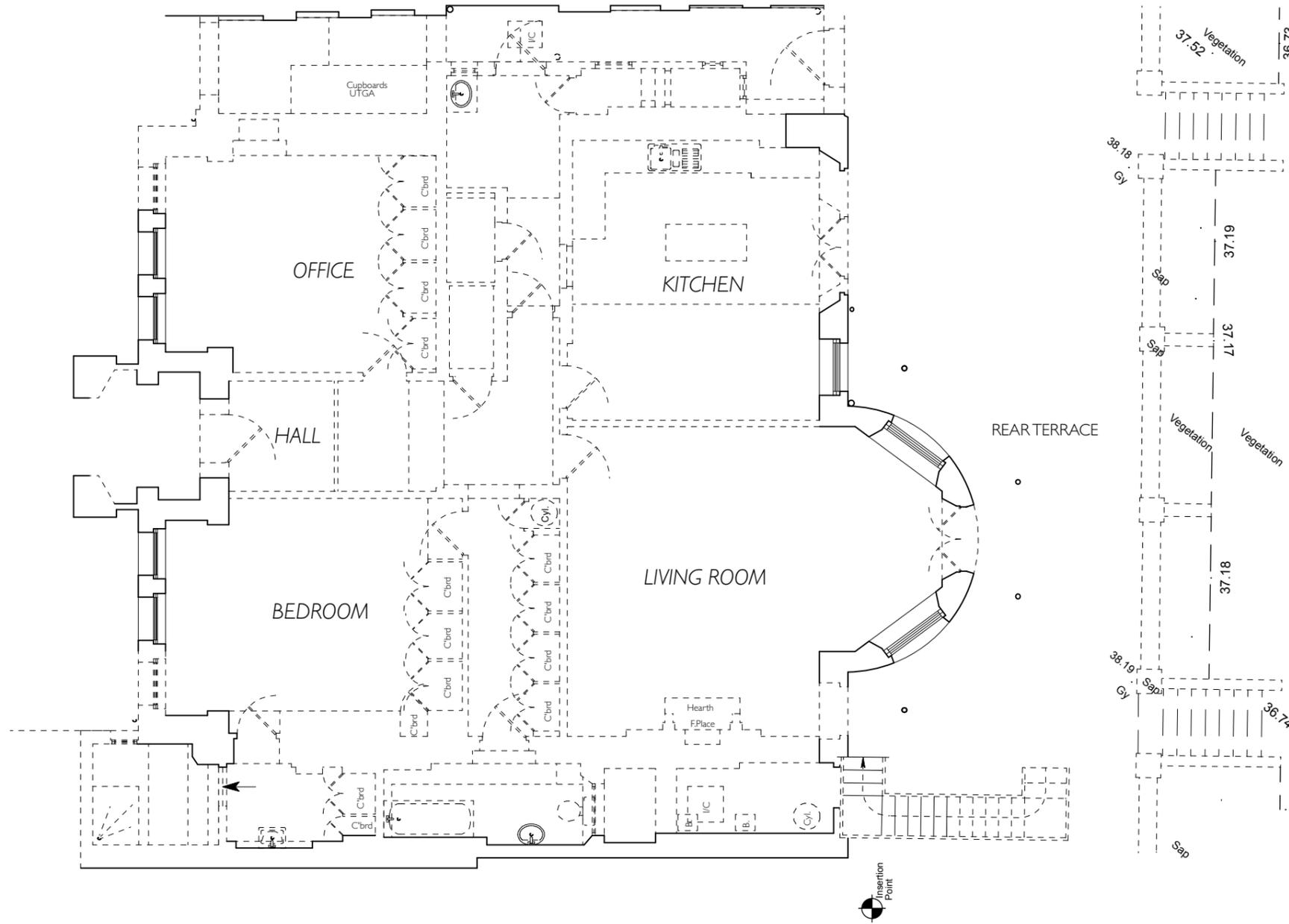
STREET VIEW OF FRONT ELEVATION



REAR GARDEN VIEW OF REAR ELEVATION

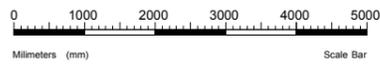
# 5. EXISTING PLANS

HAMILTON TERRACE

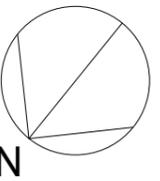


NOTES:  
 ALL INTERNAL PARTITIONS TO BE REMOVED CAREFULLY.  
 EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.

KEY:  
 [Dashed Line] PROPOSED DEMOLITION



EXISTING LOWER GROUND FLOOR PLAN WITH DEMO.



15 HOOPERS YARD  
 LONDON  
 NW6 7EJ  
 t: 020 7328 2576  
 f: 020 7624 7811  
 Email: info@hubarchitects.co.uk

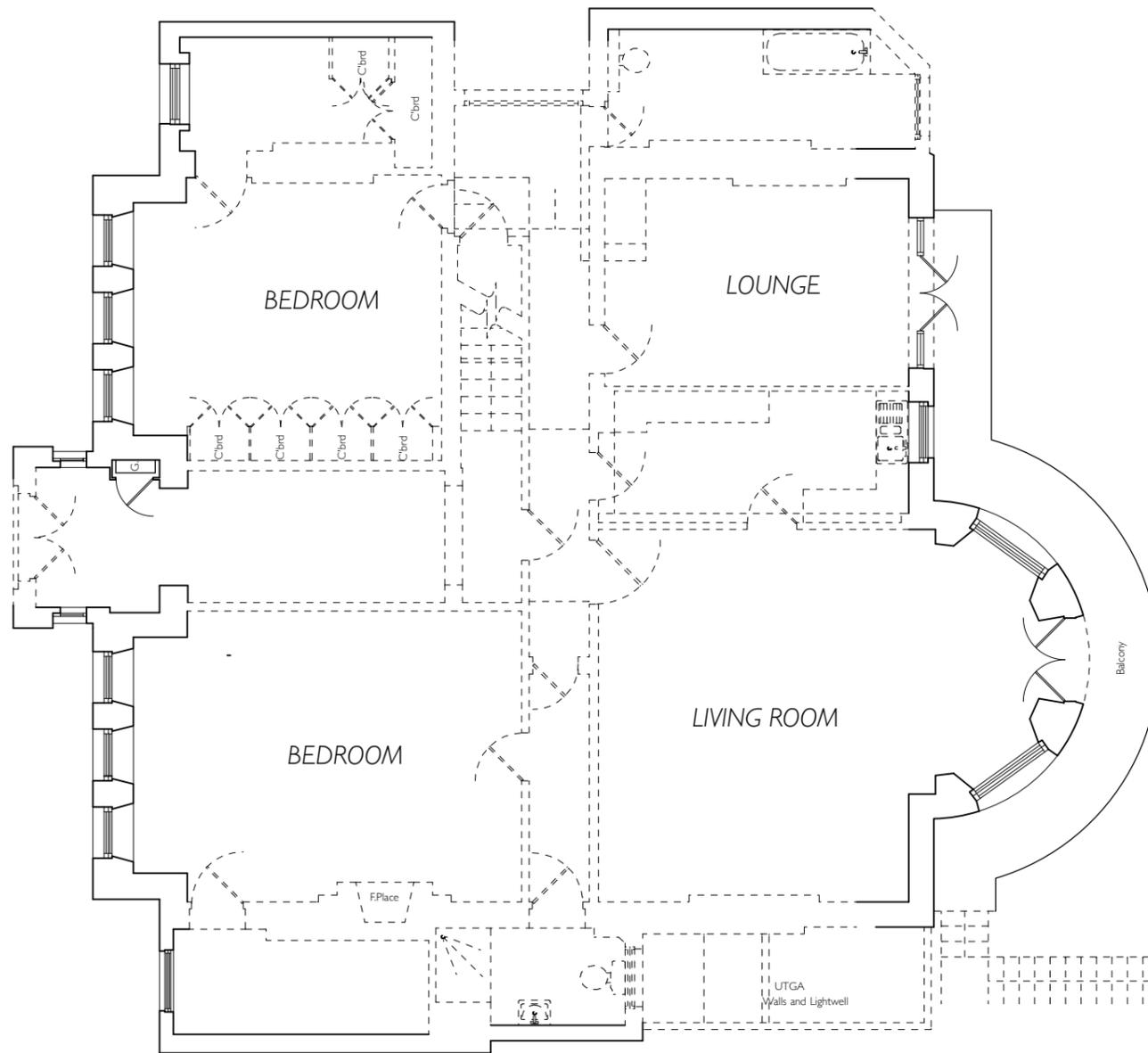
All dimensions are to be checked on site before commencement of works.  
 All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.  
 Sizes of and dimensions to any service elements are indicative only.  
 See service engineer's drawings for actual sizes/dimensions.  
 This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

Rev.	Date.	Description.
A	Oct 16	General drawing update.
B	Feb 17	General drawing update.

Initial.	PLANNING - (B)	
GC	Project: 99 Hamilton Terrace	Drawing: EXISTING Lower Ground Floor Plan
GC	Scale: 1:100 @A3	DWG: 1207-EX-B-03
	Date: October 2016	Revision: B

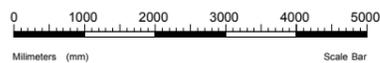
NOTES:  
 ALL INTERNAL PARTS TO BE REMOVED CAREFULLY.  
 EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.

KEY:  
 [---] PROPOSED DEMOLITION

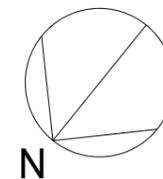


HAMILTON TERRACE

REAR GARDEN



EXISTING GROUND FLOOR PLAN WITH DEMO.



15 HOOPERS YARD  
 LONDON  
 NW6 7EJ  
 t: 020 7328 2576  
 f: 020 7624 7811  
 Email: info@hubarchitects.co.uk

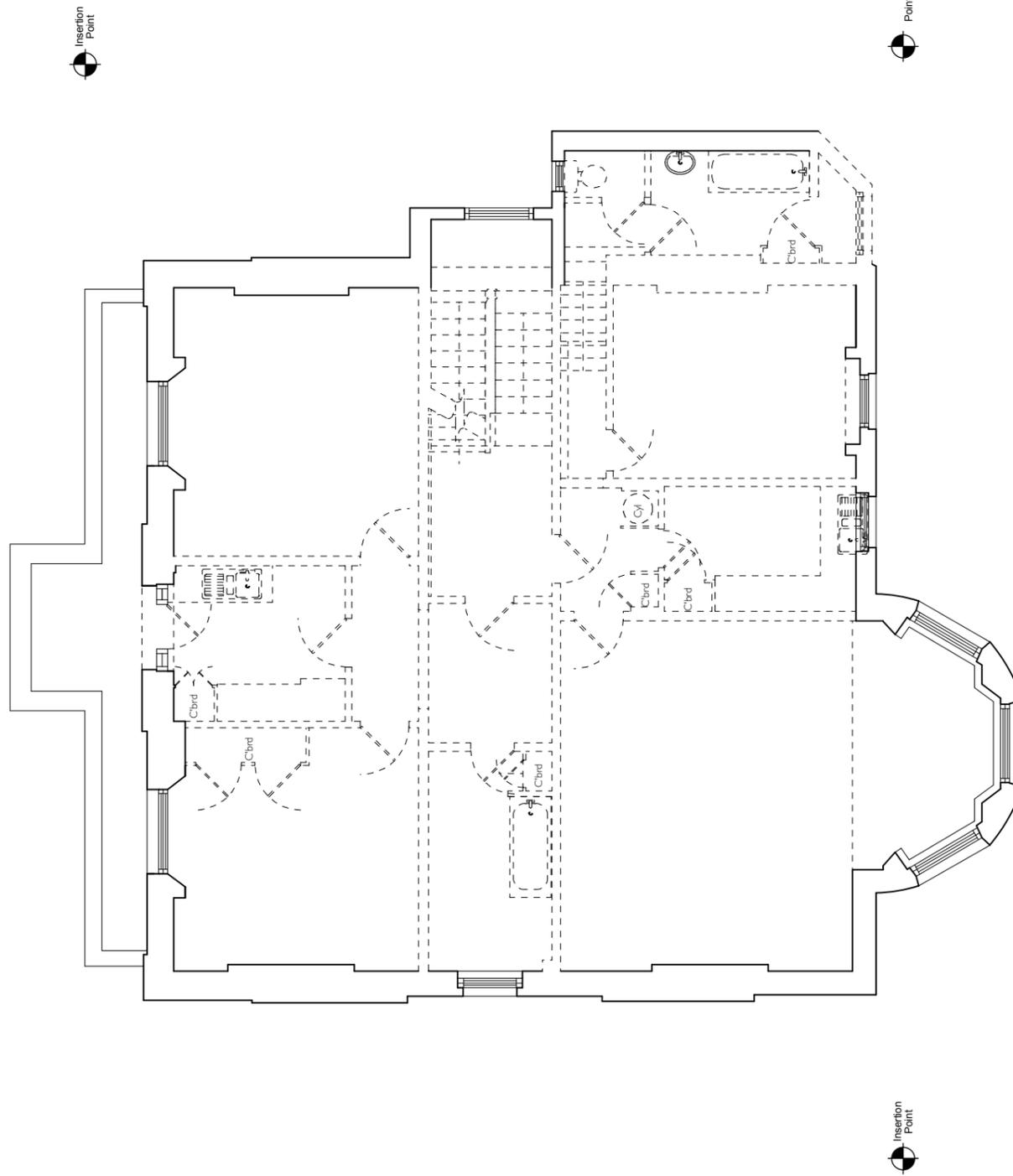
All dimensions are to be checked on site before commencement of works.  
 All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.  
 Sizes of and dimensions to any service elements are indicative only.  
 See service engineer's drawings for actual sizes/dimensions.  
 This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

Rev.	Date.	Description.	Initial.
A	Sept 16	General drawing update.	GC

PLANNING - (B)

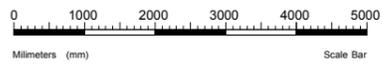
Project: 99 Hamilton Terrace	Drawing: EXISTING Ground Floor Plan
Scale: 1:100 @A3	DWG: 1207-EX-B-04
Date: Oct 2016	Revision: A

HAMILTON TERRACE

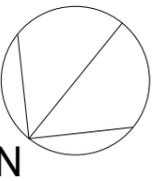


NOTES:  
 ALL INTERNAL PARTITIONS TO BE REMOVED CAREFULLY.  
 EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.

KEY:  
 [---] PROPOSED DEMOLITION



EXISTING FIRST FLOOR PLAN



15 HOOPERS YARD  
 LONDON  
 NW6 7EJ  
 t : 020 7328 2576  
 f : 020 7624 7811  
 Email: info@hubarchitects.co.uk

All dimensions are to be checked on site before commencement of works.  
 All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.  
 Sizes of and dimensions to any service elements are indicative only.  
 See service engineer's drawings for actual sizes/dimensions.  
 This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

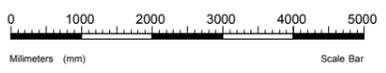
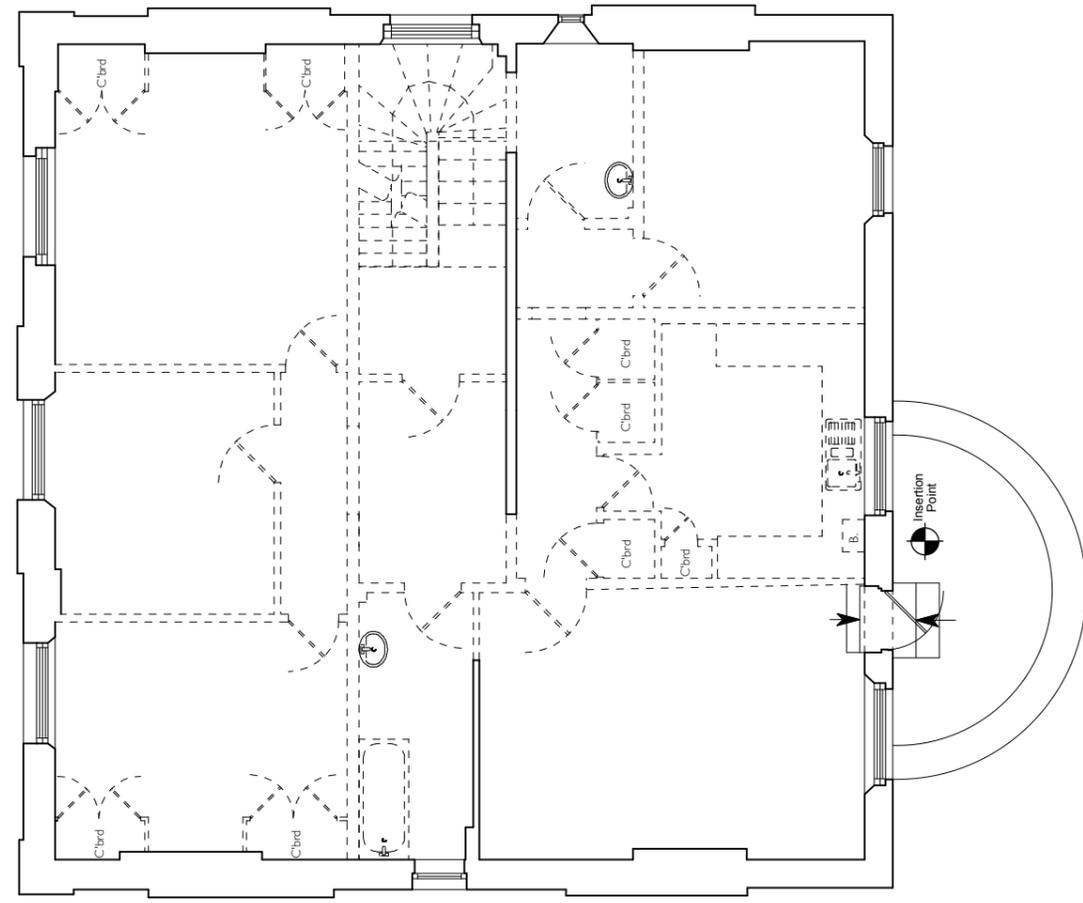
Rev.	Date.	Description.
A	Sept 16	General drawing update.
B	Feb 17	General drawing update.

Initial.	PLANNING - (B)	
GC	Project: 99 Hamilton Terrace	Drawing: EXISTING First Floor Plan
RD	Scale: 1:100 @A3	DWG: 1207-EX-B-05
	Date: September 2016	Revision: B

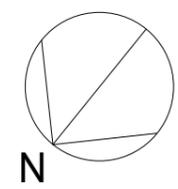
NOTES:  
 ALL INTERNAL PARTS TO BE REMOVED CAREFULLY.  
 EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.

KEY:  
 [---] PROPOSED DEMOLITION

HAMILTON TERRACE



EXISTING SECOND FLOOR PLAN WITH DEMO.



	15 HOOPERS YARD LONDON NW6 7EJ t: 020 7328 2576 f: 020 7624 7811 Email: info@hubarchitects.co.uk	All dimensions are to be checked on site before commencement of works. All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions. Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions. This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.	Rev.	Date.	Description.	Initial.	PLANNING - (B)					
			A	Sept 16					General drawing update.	GC		
			Project: 99 Hamilton Terrace								Drawing: EXISTING Second Floor Plan	
			Scale: 1:100@A3								DWG: 1207-EX-B-06	
Date: September 2016		Revision: A										

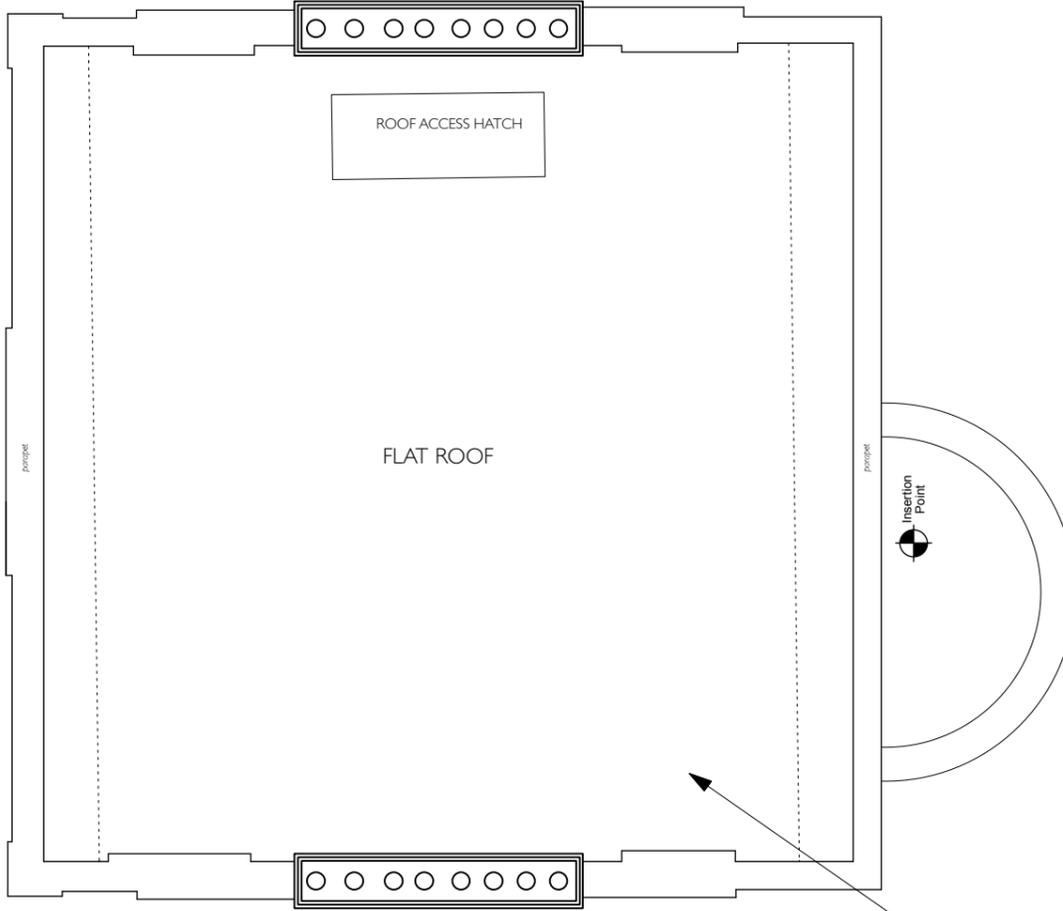
HAMILTON TERRACE



EXISTING ROOF PLAN



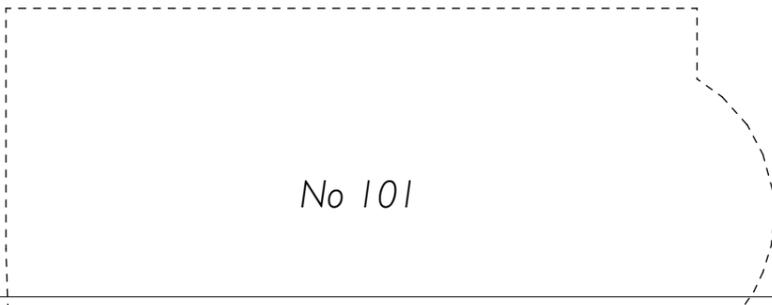
No 97



REAR GARDEN



REMOVE EXISTING FLAT ROOF COVERING TO ALLOW RENEWAL.



No 101



15 HOOPERS YARD  
LONDON  
NW6 7EJ  
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f : 020 7624 7811  
Email: info@hubarchitects.co.uk

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This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

Rev.	Date.	Description.	Initial.

PLANNING - (B)

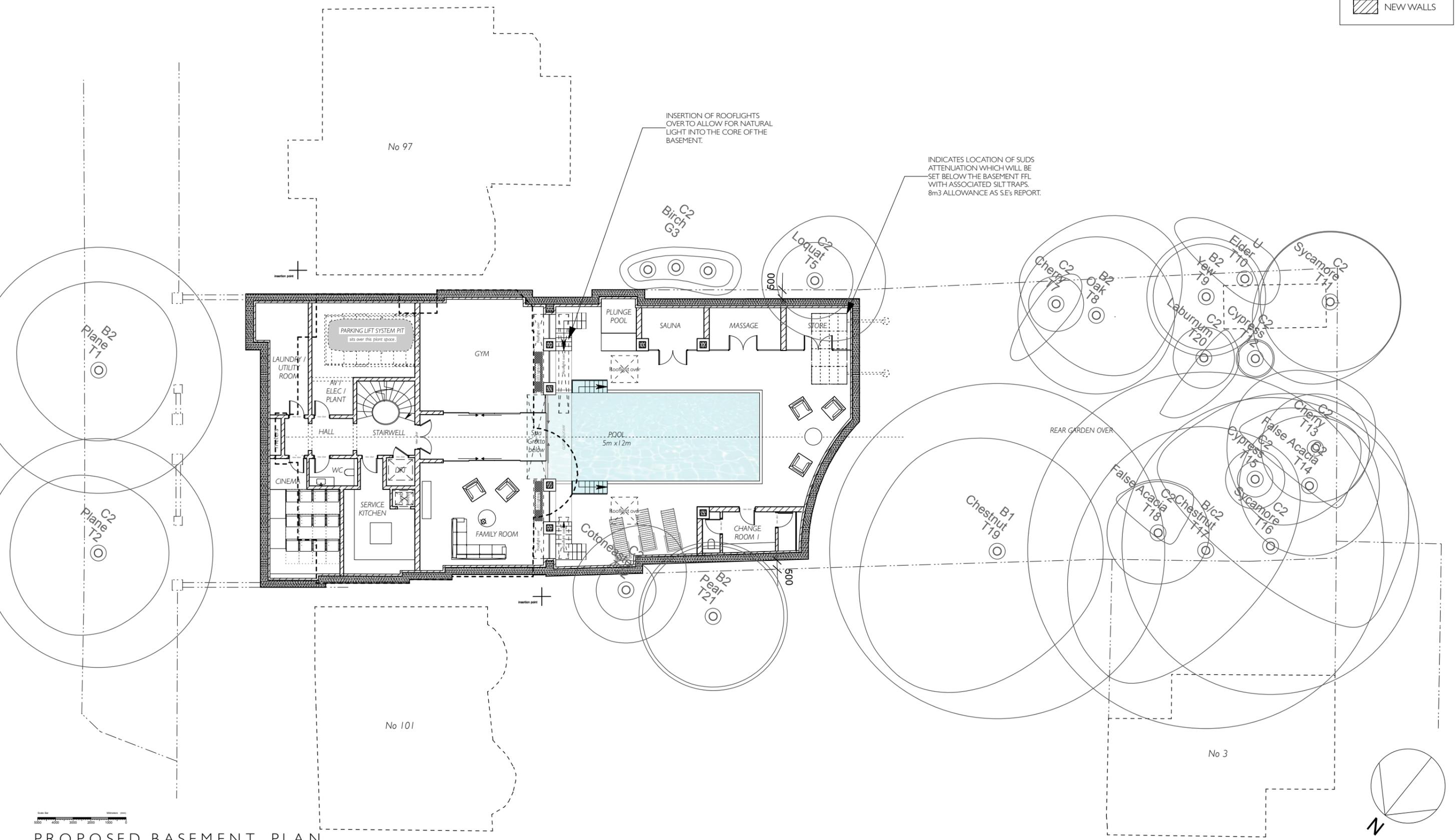
Project: 99 Hamilton Terrace	Drawing: EXISTING Roof Plan
Scale: 1:100@A3	DWG: 1207-EX-B-15
Date: Oct 2016	Revision: -

# 6. PROPOSED PLANS

KEY:

 NEW WALLS

 NEW WALLS



PROPOSED BASEMENT PLAN



15 HOOPERS YARD  
LONDON  
NW6 7EJ  
t: 020 7328 2576  
f: 020 7624 7811  
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See service engineer's drawings for actual sizes/dimensions.  
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Rev.	Date	Description
C	1610-04	General Drawing Update.
D	1610-12	General Drawing Update.
E	1703-27	General Drawing Update.
F	1705-02	General Drawing Update.
G	1705-22	General Drawing Update.
H	1705-25	General Drawing Update.

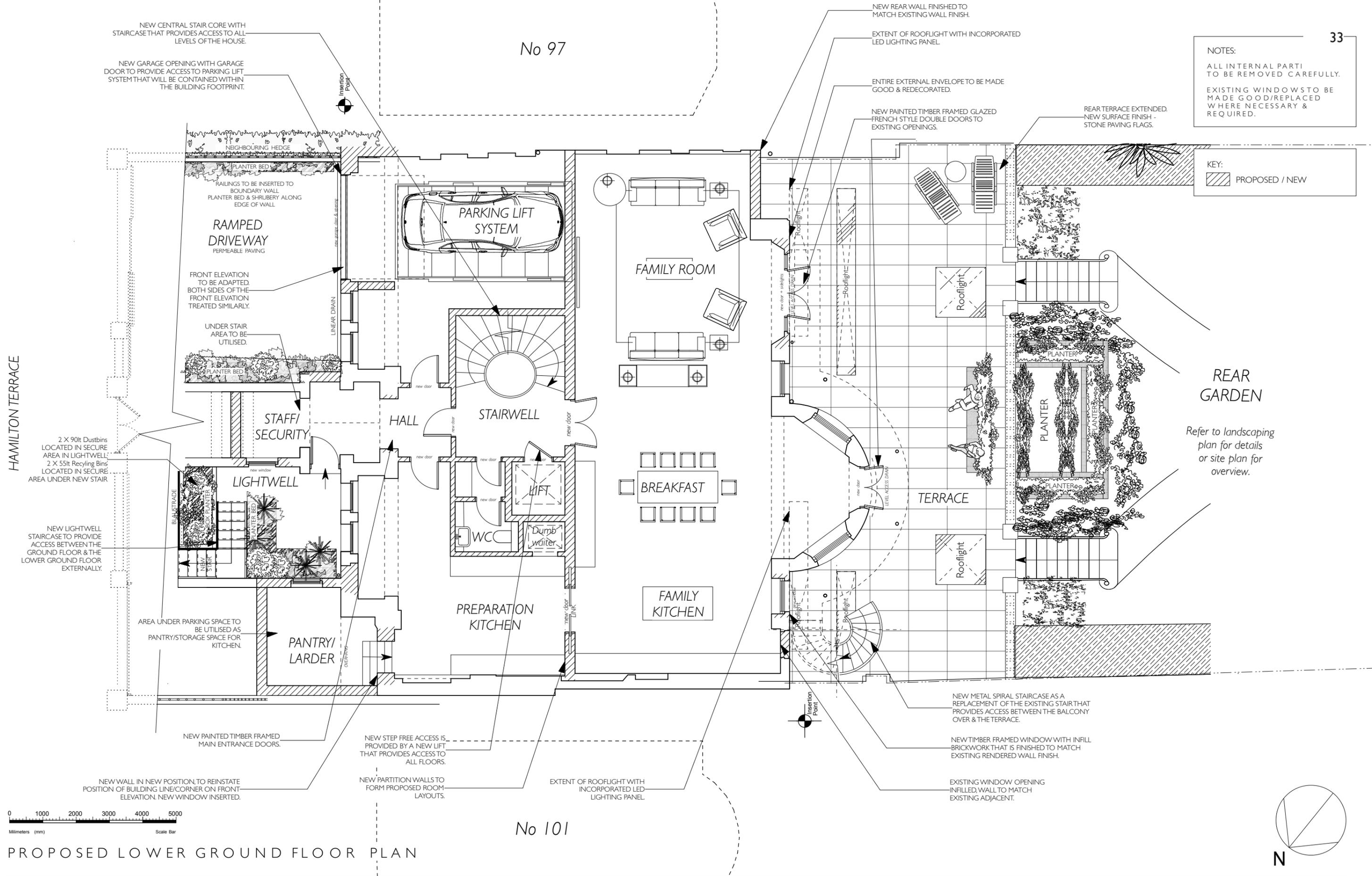
Initial
GC
JC

PLANNING - (B)

Project: 99 Hamilton Terrace	Drawing: PROPOSED Basement Plan
Scale: 1:200 @ A3 & 1:100 @ A1	DWG: 1207-PL-B-03
Date: Oct 2016	Revision: H

NOTES:  
 ALL INTERNAL PARTS TO BE REMOVED CAREFULLY.  
 EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.

KEY:  
 PROPOSED / NEW



PROPOSED LOWER GROUND FLOOR PLAN



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 LONDON  
 NW6 7EJ  
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 f: 020 7624 7811  
 Email: info@hubarchitects.co.uk

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 Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions.  
 This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

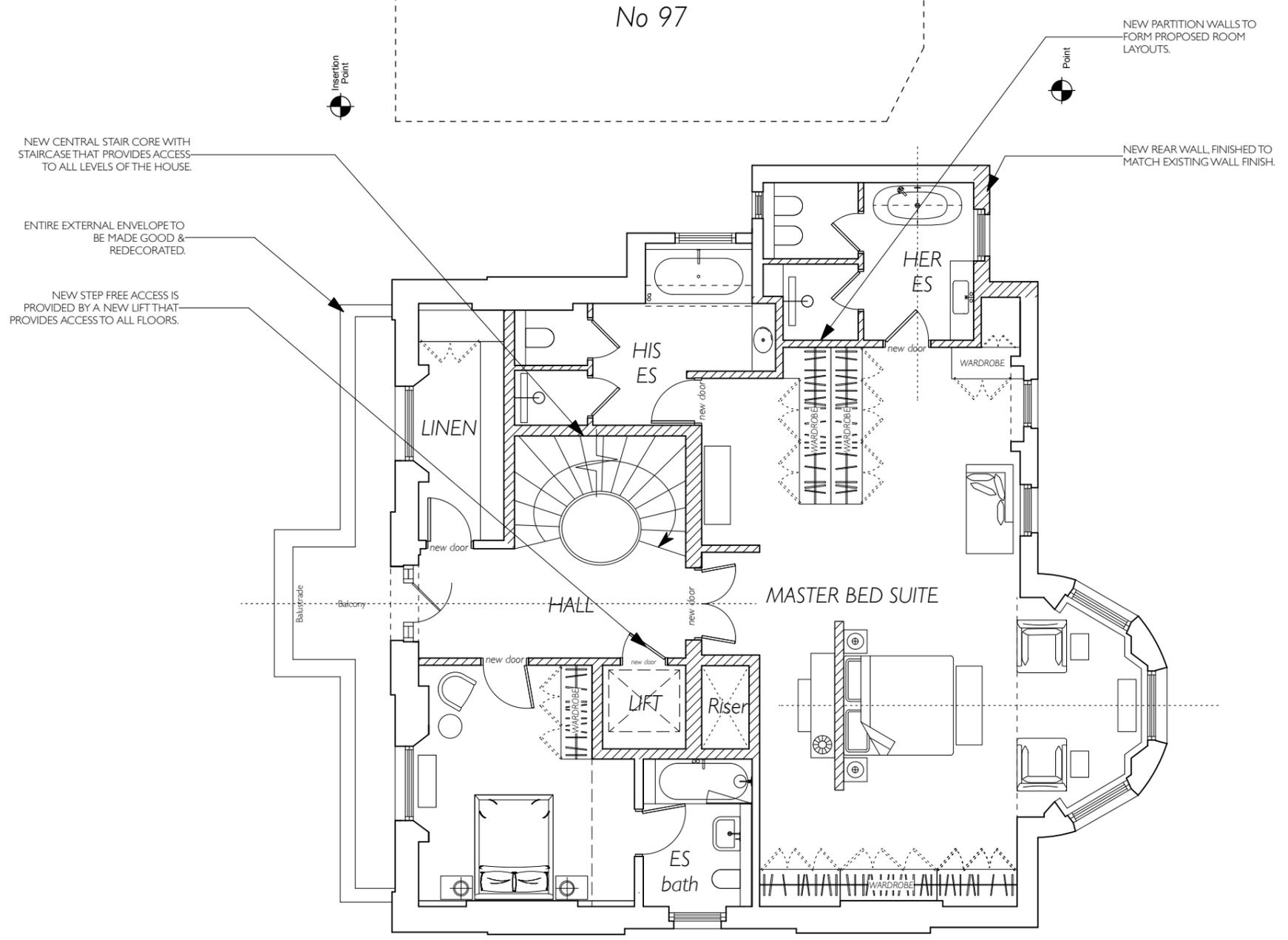
Rev.	Date.	Description.
F	Jan 17	General Drawing update
G	Mar 17	General Drawing update
H	May 17	General Drawing update
I	May 17	General Drawing update
J	May 17	General Drawing update

Initial.	PLANNING - (B)	
RD	Project: 99 Hamilton Terrace	Drawing: PROPOSED Lower Ground Floor Plan
JC	Scale: 1:100 @A3	DWG: 1207-PL-B-04
JC	Date: February 2017	Revision: J



NOTES:  
ALL INTERNAL PARTITIONS TO BE REMOVED CAREFULLY.  
EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.

KEY:  
[Hatched Box] PROPOSED / NEW

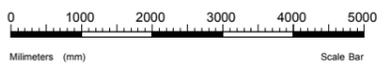


NEW CENTRAL STAIR CORE WITH STAIRCASE THAT PROVIDES ACCESS TO ALL LEVELS OF THE HOUSE.  
ENTIRE EXTERNAL ENVELOPE TO BE MADE GOOD & REDECORATED.  
NEW STEP FREE ACCESS IS PROVIDED BY A NEW LIFT THAT PROVIDES ACCESS TO ALL FLOORS.

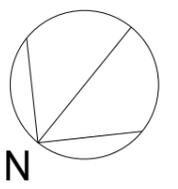
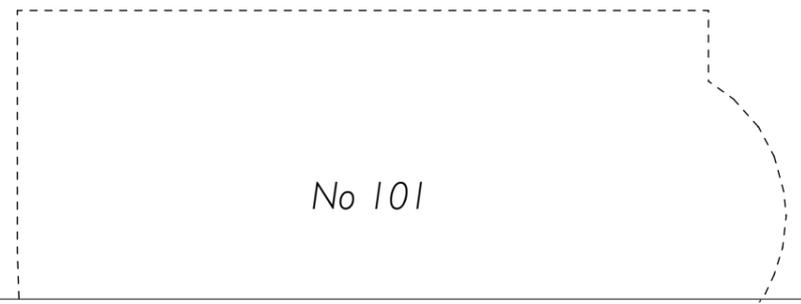
NEW PARTITION WALLS TO FORM PROPOSED ROOM LAYOUTS.  
NEW REAR WALL, FINISHED TO MATCH EXISTING WALL FINISH.

HAMILTON TERRACE

REAR GARDEN



PROPOSED FIRST FLOOR PLAN



15 HOOPERS YARD  
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Email: info@hubarchitects.co.uk

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Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions.  
This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

Rev.	Date.	Description.
A	30Aug16	General drawing updates to master ES layouts.
B	Sept16	General drawing updates.
C	Oct16	General drawing updates.
D	Feb17	General drawing updates.

Initial.  
JC  
JC  
GC  
RD

PLANNING - (B)

Project: 99 Hamilton Terrace	Drawing: PROPOSED First Floor Plan
Scale: 1:100 @A3	DWG: 1207-PL-B-06
Date: Feb 2017	Revision: D

No 97

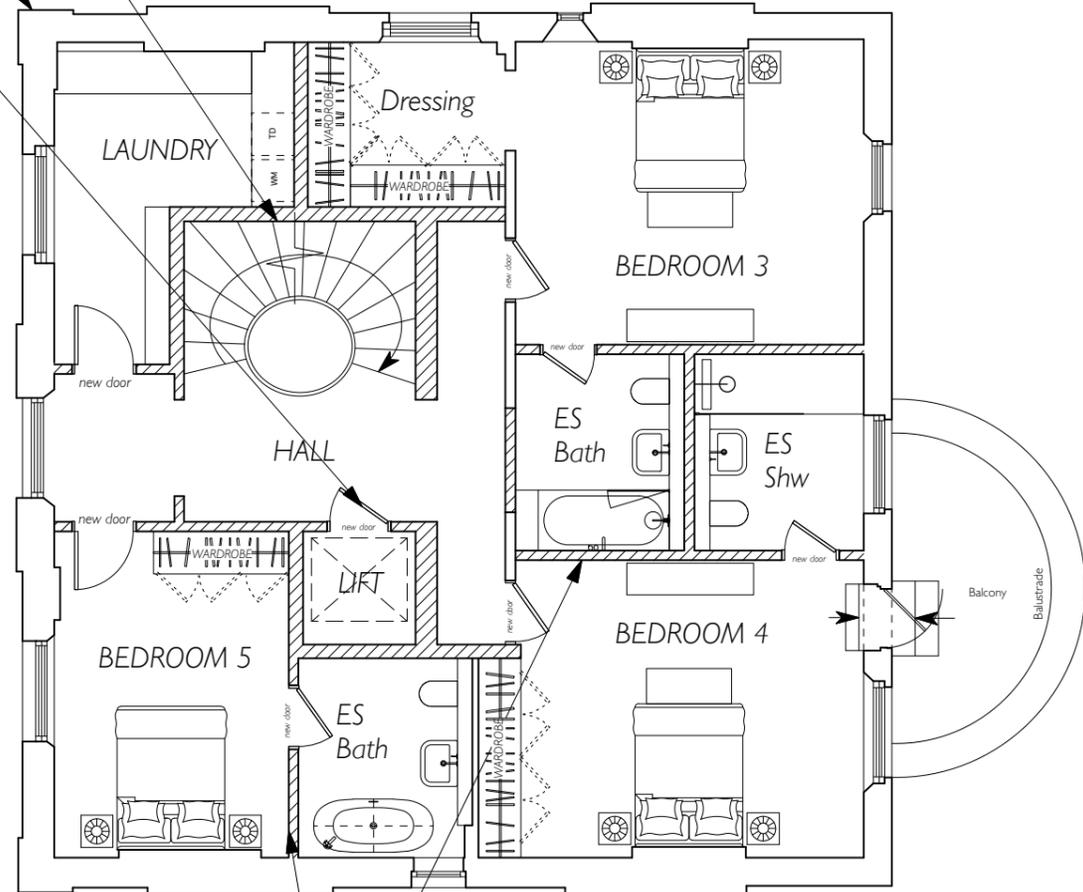
NOTES:  
 ALL INTERNAL PARTITIONS TO BE REMOVED CAREFULLY.  
 EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.

KEY:  
 PROPOSED / NEW

NEW CENTRAL STAIR CORE WITH STAIRCASE THAT PROVIDES ACCESS TO ALL LEVELS OF THE HOUSE.

ENTIRE EXTERNAL ENVELOPE TO BE MADE GOOD & REDECORATED.

NEW STEP FREE ACCESS IS PROVIDED BY A NEW LIFT THAT PROVIDES ACCESS TO ALL FLOORS.

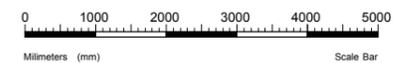


NEW PARTITION WALLS TO FORM PROPOSED ROOM LAYOUTS.

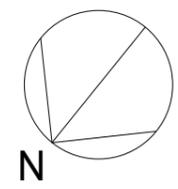
No 101

REAR GARDEN

HAMILTON TERRACE



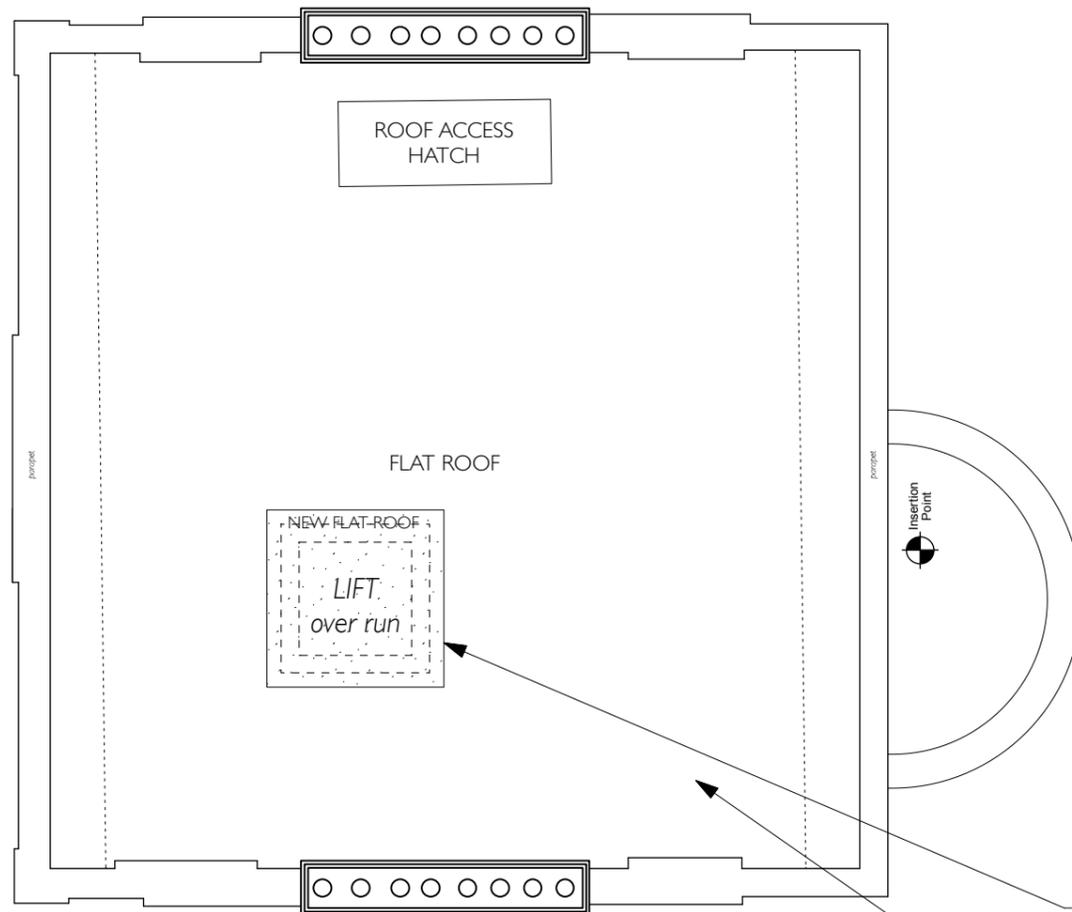
PROPOSED SECOND FLOOR PLAN



	15 HOOPERS YARD LONDON NW6 7EJ t: 020 7328 2576 f: 020 7624 7811 Email: info@hubarchitects.co.uk	<small>All dimensions are to be checked on site before commencement of works.          All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.          Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions.          This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.</small>	Rev.	Date.	Description.	Initial. JC JC GC	<b>PLANNING - (B)</b>			
			A	Aug 16	General Drawing update		Project:	99 Hamilton Terrace	Drawing:	PROPOSED Second Floor Plan
			B	Sept 16	General Drawing update		Scale:	1:100@A3	DWG:	1207-PL-B-07
			C	Oct 16	General Drawing update		Date:	Oct 2016	Revision:	C



No 97



NEW OPENING CREATED IN EXISTING FLAT ROOF TO ALLOW FOR LIFT OVER-RUN. OVER-RUN TO HAVE NEW FLAT ROOF WITH FLAT ROOF MEMBRANE. IT IS INTENDED THAT THE TOP OF THE OVER-RUN IS SET IN LINE WITH THE PARAPET.

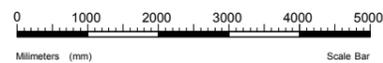
EXISTING FLAT ROOF TO BE RENEWED.



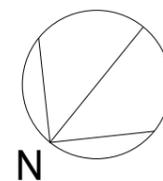
No 101

HAMILTON TERRACE

REAR GARDEN



PROPOSED ROOF PLAN



15 HOOPERS YARD  
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Rev.	Date.	Description.
A	Aug 16	General Drawing update
B	Sept 16	General Drawing update
C	Oct 16	General Drawing update
D	Oct 16	General Drawing update

Initial.  
JC  
JC  
RD  
JC

PLANNING - (B)

Project: 99 Hamilton Terrace	Drawing: PROPOSED Roof Plan
Scale: 1:100@A3	DWG: 1207-PL-B-15
Date: Oct 2016	Revision: D

# 7. ELEVATIONS

NOTES:  
 ALL INTERNAL PARTITIONS TO BE REMOVED CAREFULLY.  
 EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.

KEY:  
 [---] PROPOSED DEMOLITION

EXISTING END OF BAY REMOVED TO PROVIDE SPACE FOR NEW GARAGE.  
 OPENING TO BE MADE GOOD AFTER INSTALLATION.

FRONT ELEVATION WINDOWS & DOORS TO BE REPLACED/MADE GOOD WHERE NECESSARY & REQUIRED.

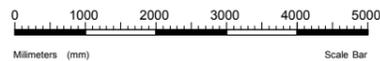
EXISTING END OF BAY REMOVED.

97

101

Datum: 37.00m.

99



EXISTING FRONT ELEVATION



15 HOOPERS YARD  
 LONDON  
 NW6 7EJ  
 t : 020 7328 2576  
 f : 020 7624 7811  
 Email: info@hubarchitects.co.uk

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Rev.	Date.	Description.
A	Sept 16	General drawing update.
B	Oct 16	General drawing update.
C	Feb 17	General drawing update.

Initial.  
 GC  
 JC  
 RD

PLANNING - (B)

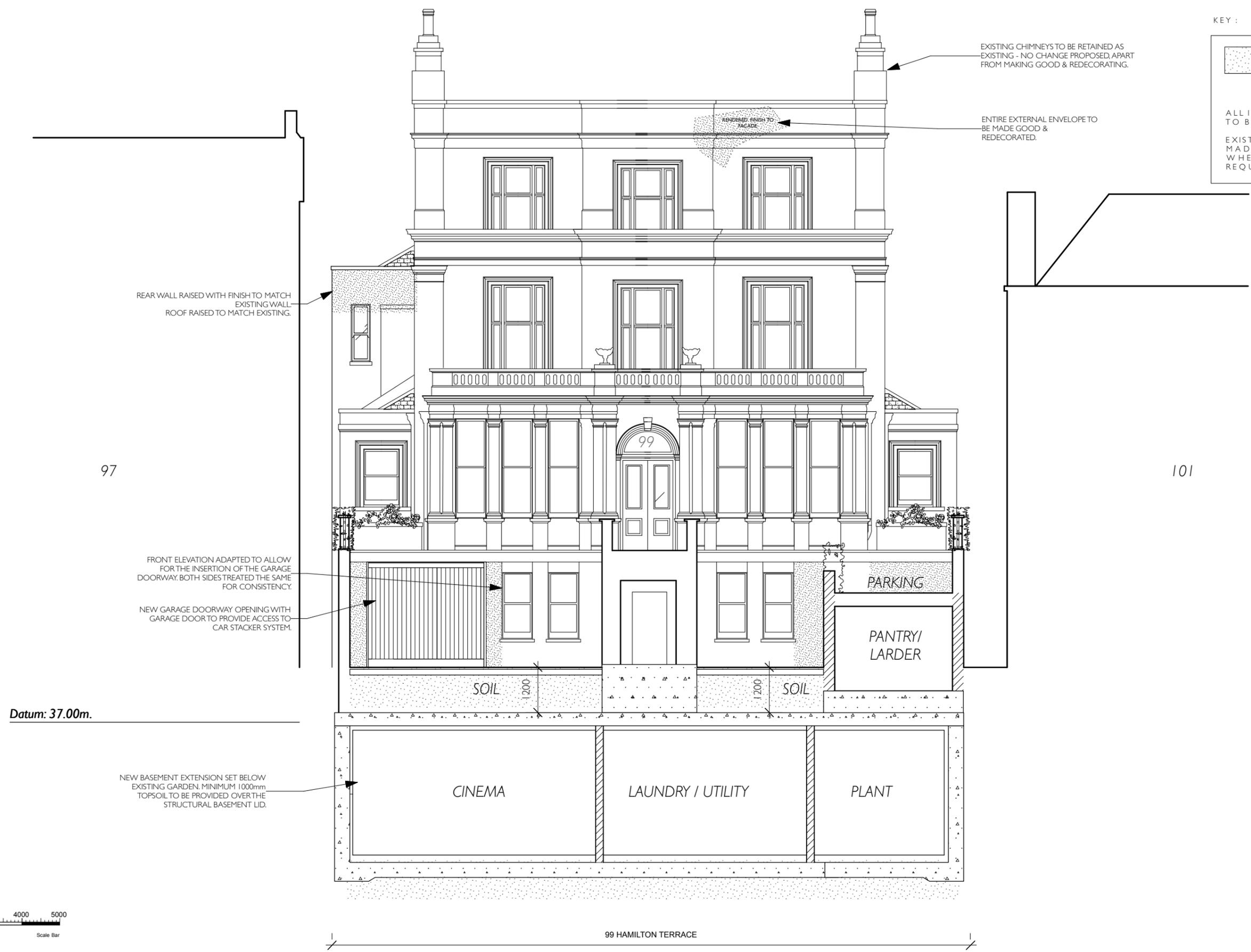
Project: 99 Hamilton Terrace	Drawing: EXISTING Front Elevation
Scale: 1:100 @ A3	DWG: 1207-EX-B-07
Date: February 2017	Revision: C

KEY :

41

NEW

ALL INTERNAL PARTITIONS TO BE REMOVED CAREFULLY.  
EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.



PROPOSED FRONT ELEVATION

	<p>15 HOOPERS YARD LONDON NW6 7EJ t : 020 7328 2576 f : 020 7624 7811 Email: info@hubarchitects.co.uk</p>	<p>All dimensions are to be checked on site before commencement of works. All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions. Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions. This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.</p>	Rev.	Date.	Description.	<p>Initial. JC JC RD RD</p>	<p>PLANNING - (B)</p>	
			A	Aug 16	Chimney's added. General drawing update.			
			B	Sep 16	General drawing update.		Scale: 1:100 @A3	DWG: 1207-PL-B-10
			C	Oct 16	General drawing update.		Date: Feb 2017	Revision: D
D	Feb 17	General drawing update.						

EXISTING RAINWATER DOWNPIPE TO BE REMOVED. CHIMNEY BREAST TO BE RETAINED AS EXISTING

EXISTING CANOPY TO BE REPLACED WITH NEW CANOPY.

EXISTING STAIRCASE REMOVED AND REPLACED.

EXISTING AREA OF WALL TO BE DEMOLISHED TO ALLOW FOR NEW WINDOW OPENING.

NOTES:  
ALL INTERNAL PARTITIONS TO BE REMOVED CAREFULLY.  
EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.

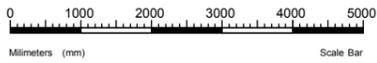
KEY:  
[---] PROPOSED DEMOLITION

97

101

Datum: 37.00m.

99



EXISTING REAR ELEVATION WITH DEMO.



15 HOOPERS YARD  
LONDON  
NW6 7EJ  
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f : 020 7624 7811  
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Rev.	Date.	Description.
A	Sept 16	General drawing update.
B	Oct 16	General drawing update.
C	Feb 17	General drawing update.

Initial.  
GC  
JC  
RD

PLANNING - (B)

Project: 99 Hamilton Terrace

Drawing: EXISTING Rear Elevation

Scale: 1:100 @A3

DWG: 1207-EX-B-08

Date: February 2017

Revision: C

NEW

ALL INTERNAL PARTITIONS TO BE REMOVED CAREFULLY.

EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.



Datum: 37.00m.

PROPOSED REAR ELEVATION



15 HOOPERS YARD  
LONDON  
NW6 7EJ  
t : 020 7328 2576  
f : 020 7624 7811  
Email: info@hubarchitects.co.uk

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Rev.	Date.	Description.
A	Aug 16	General Drawing update
B	Oct 16	General Drawing update
C	Oct 16	General Drawing update
D	Jan 17	General Drawing update
E	Feb 17	General Drawing update

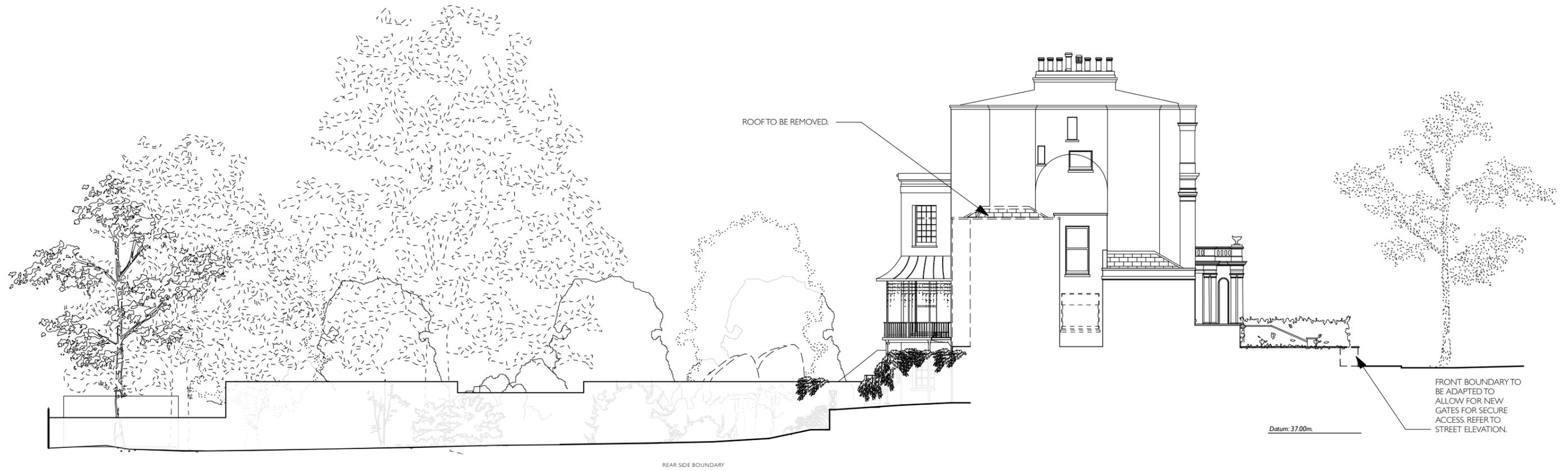
Initial.  
JC  
RD  
JC  
JC  
RD

PLANNING - (B)

Project: 99 Hamilton Terrace	Drawing: PROPOSED Rear Elevation
Scale: 1:100 @A3	DWG: 1207-PL-B-11
Date: February 2017	Revision: E

NOTES:  
 ALL INTERNAL PARTITIONS TO BE REMOVED CAREFULLY.  
 EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.

KEY:  
 [---] PROPOSED DEMOLITION



EXISTING SIDE ELEVATION - SOUTH



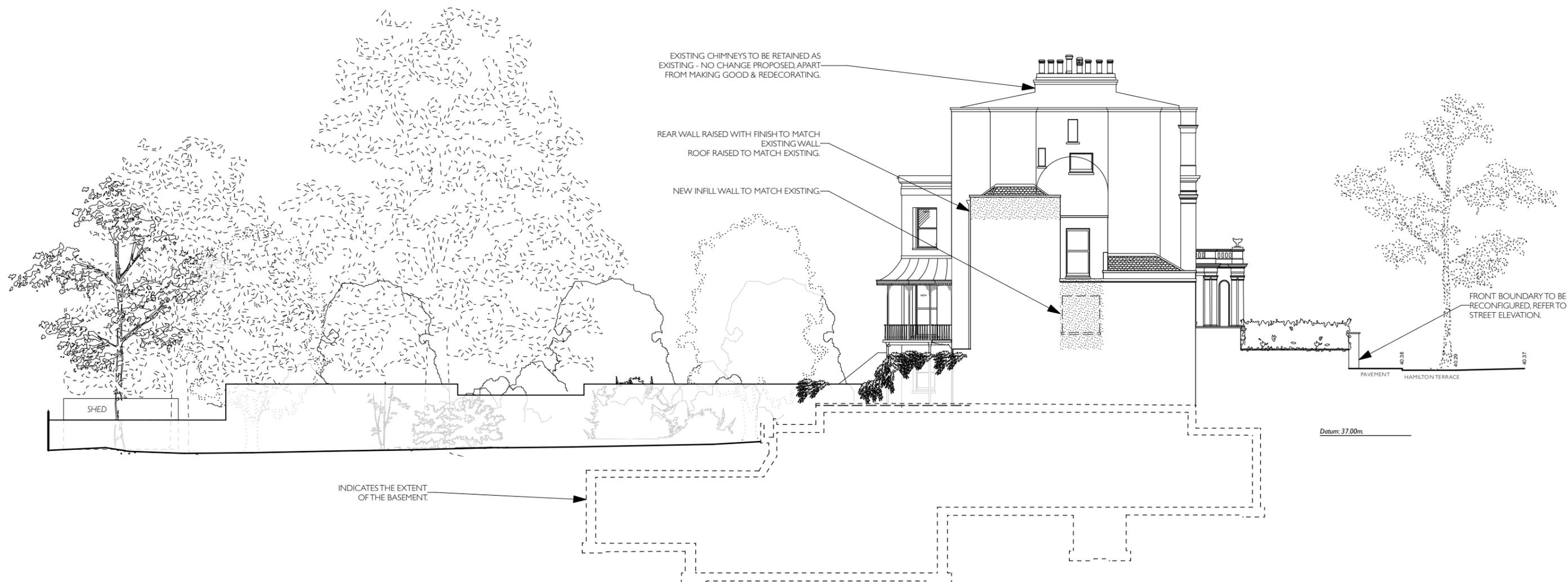
15 HOOPERS YARD  
 LONDON  
 NW6 7EJ  
 t : 020 7328 2576  
 f : 020 7624 7811  
 Email: info@hubarchitects.co.uk

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Rev.	Date.	Description.
A	Oct 16	General Drawing update
B	Feb 17	General Drawing update

Initial.	PLANNING - (B)	
JC	Project: 99 Hamilton Terrace	Drawing: EXISTING Side Elevation - South
JC	Scale: 1:200 @A3	DWG: 1207-EX-B-11
	Date: July 2016	Revision: B

PROPOSED / NEW /



PROPOSED SIDE ELEVATION - SOUTH



15 HOOPERS YARD  
LONDON  
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f : 020 7624 7811  
Email: info@hubarchitects.co.uk

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See service engineer's drawings for actual sizes/dimensions.  
This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

Rev.	Date.	Description.
A	Aug 16	General Drawing update
B	Sep 16	General Drawing update
C	Oct 16	General Drawing update
D	Feb 17	General Drawing update
E	Mar 17	General Drawing update
F	May 17	General Drawing update
G	May 17	General Drawing update

Initial.  
JC  
JC  
RD  
RD  
JC  
JC  
JC

PLANNING - (B)

Project: 99 Hamilton Terrace	Drawing: PROPOSED Side Elevation - South
Scale: 1:100 @A3	DWG: 1207-PL-B-13
Date: February 2017	Revision: G

NOTES:  
 ALL INTERNAL PARTITIONS TO BE REMOVED CAREFULLY.  
 EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.

KEY:  
 [---] PROPOSED DEMOLITION



EXISTING SIDE ELEVATION - NORTH



15 HOOPERS YARD  
 LONDON  
 NW6 7EJ  
 t: 020 7328 2576  
 f: 020 7624 7811  
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 See service engineer's drawings for actual sizes/dimensions.  
 This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

Rev.	Date.
A	Oct 16

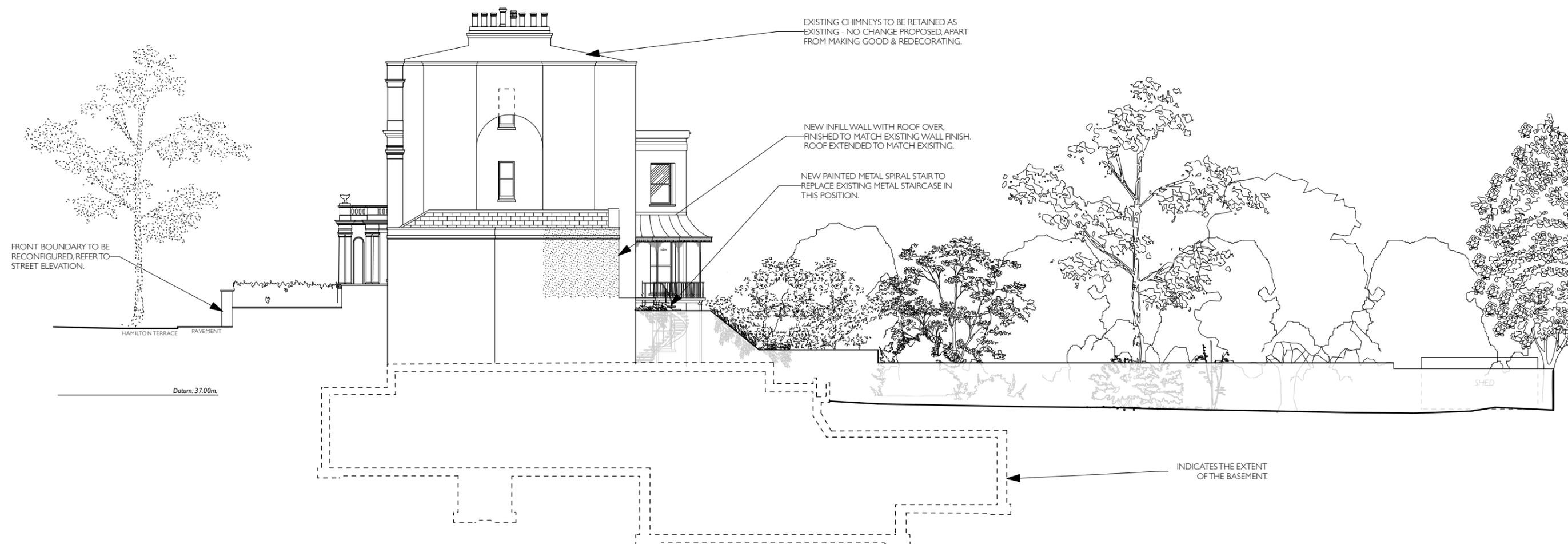
Description.  
 General Drawing update

Initial.  
 JC

PLANNING - (B)

Project: 99 Hamilton Terrace	Drawing: EXISTING Side Elevation - North
Scale: 1:200 @A3	DWG: 1207-EX-B-12
Date: July 2016	Revision: A

PROPOSED / NEW / IN



PROPOSED SIDE ELEVATION - NORTH



15 HOOPERS YARD  
LONDON  
NW6 7EJ  
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f: 020 7624 7811  
Email: info@hubarchitects.co.uk

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Sizes of and dimensions to any service elements are indicative only.  
See service engineer's drawings for actual sizes/dimensions.  
This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

Rev.	Date.
C	Oct 16
D	Oct 16
E	Mar 17
F	May 17
G	May 17

Description.
General Drawing update

Initial.
RD
JC
JC
JC
JC

PLANNING - (B)

Project: 99 Hamilton Terrace	Drawing: PROPOSED Side Elevation - North
Scale: 1:100 @A3	DWG: 1207-PL-B-14
Date: Oct 2016	Revision: G



EXISTING STREET ELEVATION



15 HOOPERS YARD  
LONDON  
NW6 7EJ  
t : 020 7328 2576  
f : 020 7624 7811  
Email: info@hubarchitects.co.uk

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Sizes of and dimensions to any service elements are indicative only.  
See service engineer's drawings for actual sizes/dimensions.  
This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

Rev.	Date.
A	02.02.17

Description.
General amendments to the drawing.

Initial.
RD

PLANNING - (B)

Project: 99 Hamilton Terrace

Drawing: EXISTING Street Elevation

Scale: 1:100 @A3

DWG: 1207-EX-B-14

Date: Feb2017

Revision: A



NEW \

ALL INTERNAL PARTITIONS TO BE REMOVED CAREFULLY.

EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.



NEW SLIDING GATE WALL WITH MASONRY PLINTH, METAL RAILINGS & HEDGING NEW PEDESTRIAN ACCESS GATE WALL WITH MASONRY PLINTH, METAL RAILINGS & HEDGING NEW SLIDING GATE

Datum: 37.00m.

99 HAMILTON TERRACE



PROPOSED STREET ELEVATION



15 HOOPERS YARD LONDON NW6 7EJ t: 020 7328 2576 f: 020 7624 7811 Email: info@hubarchitects.co.uk

All dimensions are to be checked on site before commencement of works. All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions. Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions. This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

Rev.	Date.	Description.
A	Oct 16	General drawing update.
B	Oct 16	General drawing update.
C	May 17	General drawing update.
D	May 17	General drawing update.

Initial. RD JC JC JC

PLANNING - (B)

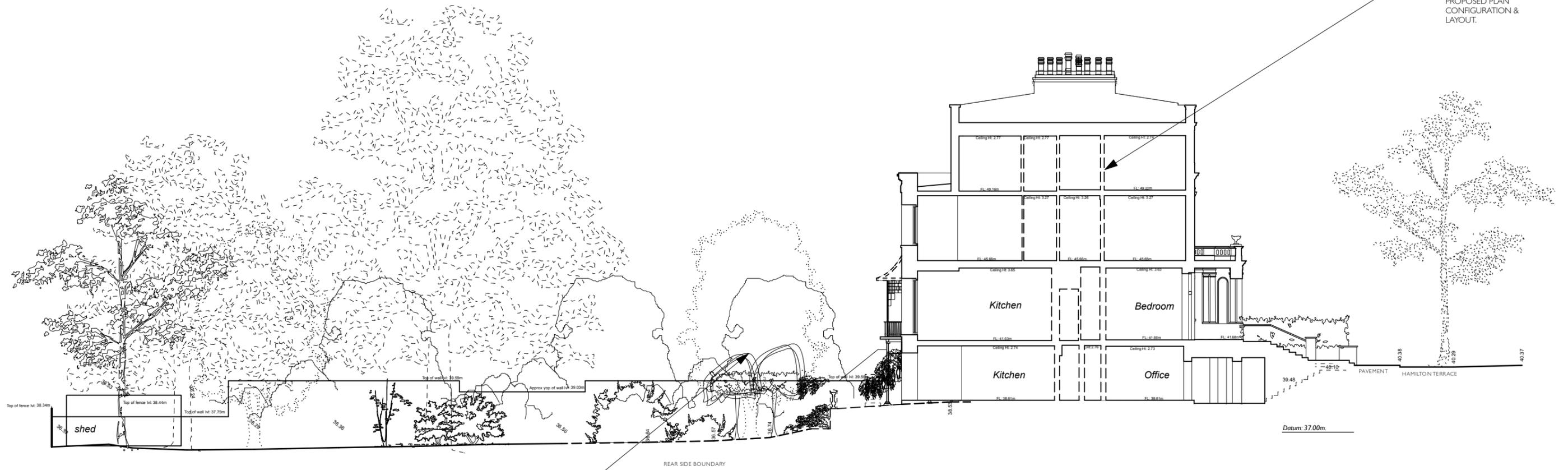
Project: 99 Hamilton Terrace	Drawing: PROPOSED Street Elevation
Scale: 1:100 @A3	DWG: 1207-PL-B-16
Date: Oct 2016	Revision: D

# 8. SECTIONS

NOTES:  
 ALL INTERNAL PARTITIONS TO BE REMOVED CAREFULLY.  
 EXISTING WINDOWS TO BE MADE GOOD/REPLACED WHERE NECESSARY & REQUIRED.

KEY:  
 [---] PROPOSED DEMOLITION

INTERNAL PARTITIONS TO BE REMOVED TO ALLOW FOR PROPOSED PLAN CONFIGURATION & LAYOUT.



EXISTING LIME TREES TO BE REMOVED. REFER TO ARBORICULTURAL REPORT FOR FURTHER DETAILS.



EXISTING SECTION B-B

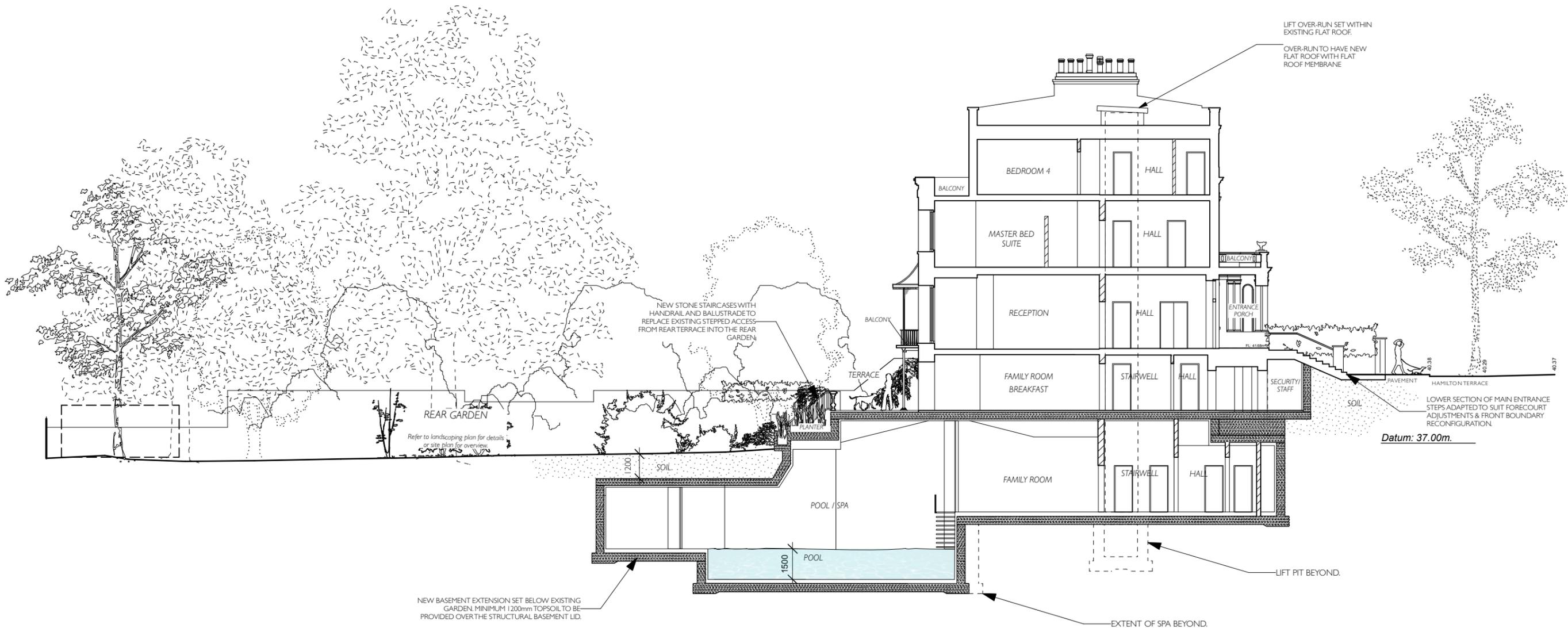


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All dimensions are to be checked on site before commencement of works.  
 All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.  
 Sizes of and dimensions to any service elements are indicative only.  
 See service engineer's drawings for actual sizes/dimensions.  
 This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

Rev.	Date.	Description.
A	Oct 16	General drawing update.
B	Oct 16	General drawing update.

Initial.	PLANNING - (B)	
GC	Project: 99 Hamilton Terrace	Drawing: EXISTING Section B-B
JC	Scale: 1:200 @A3	DWG: 1207-EX-B-10
	Date: October 2016	Revision: B



PROPOSED SECTION B-B

	<p>15 HOOPERS YARD LONDON NW6 7EJ t : 020 7328 2576 f : 020 7624 7811 Email: info@hubarchitects.co.uk</p>	<p>All dimensions are to be checked on site before commencement of works. All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions. Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions. This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.</p>	<p>Rev. A Date. Aug 16 Description. General Drawing update</p>	<p>Initial. JC JC RD JC JC JC JC</p>	<p>PLANNING - (B)</p>	
			<p>B Sep 16 General Drawing update</p>		<p>Project: 99 Hamilton Terrace Drawing: PROPOSED Section B-B</p>	
			<p>C Oct 16 General Drawing update</p>		<p>Scale: 1:100 @A3 DWG: 1207-PL-B-12</p>	
			<p>D Oct 16 General Drawing update</p>		<p>Date: Oct 2016 Revision: F</p>	
<p>E May 17 General Drawing update</p>						
<p>F May 17 General Drawing update</p>						



ABERCORN PLACE

HAMILTON TERRACE

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