



**JLArchitecture**

Email: James@jlarchitecture.co.uk  
 Tel: 07763850450  
 Web: www.jlarchitecture.co.uk



**CLIENT**

PIERRE GUENIN

**PROJECT**

PROPOSED REFURBISHMENT AND EXTENSION

**ADDRESS**

31 SPENCER RISE  
 LONDON  
 NW5 1AR

**DRAWING**

EXISTING BLOCK PLAN

**SCALE**

1:200 on A3

**DRAWN BY**

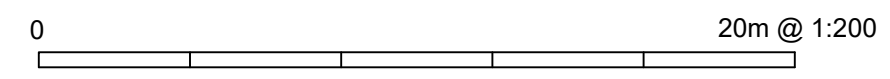
JL

**DRWG NOS.**

97

**REV**

-





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**DRAWING**

LOCATION PLAN

**SCALE**

1:1250 on A4

DRAWN BY

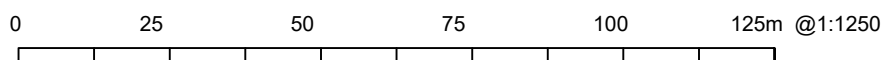
JL

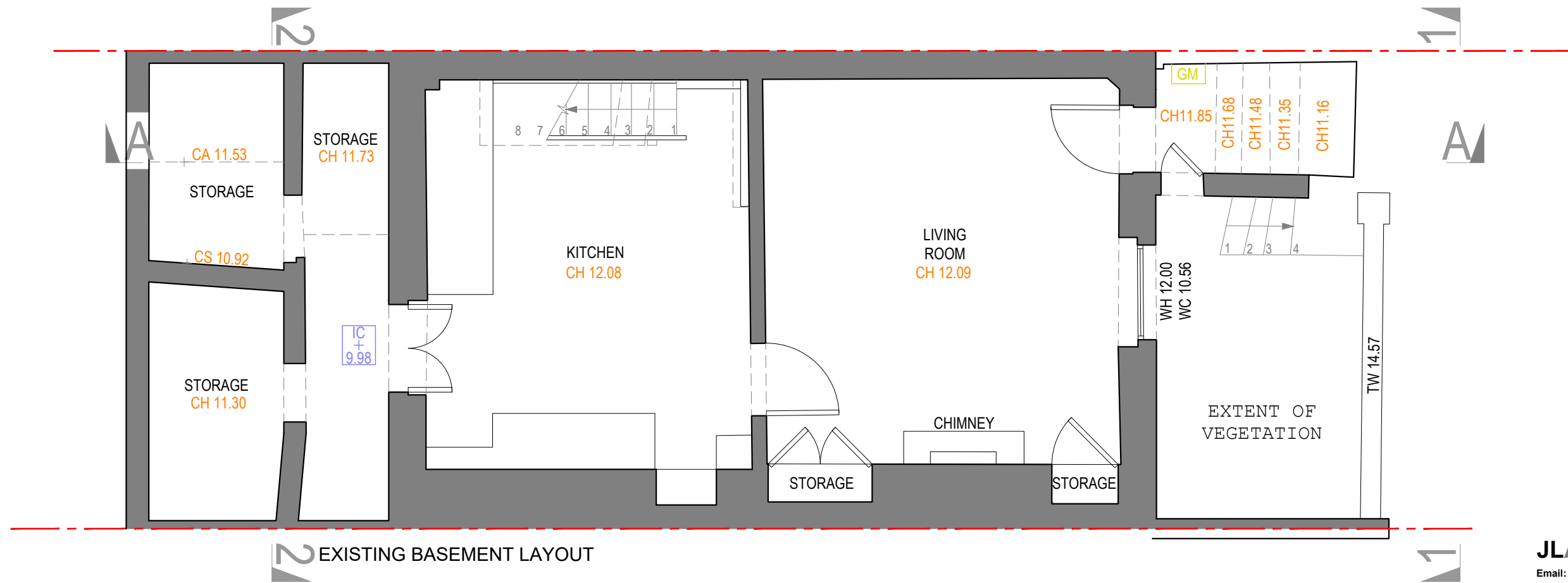
DRWG NOS.

99

REV

-





EXISTING BASEMENT LAYOUT

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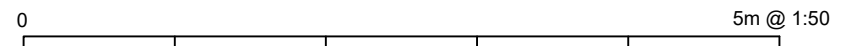
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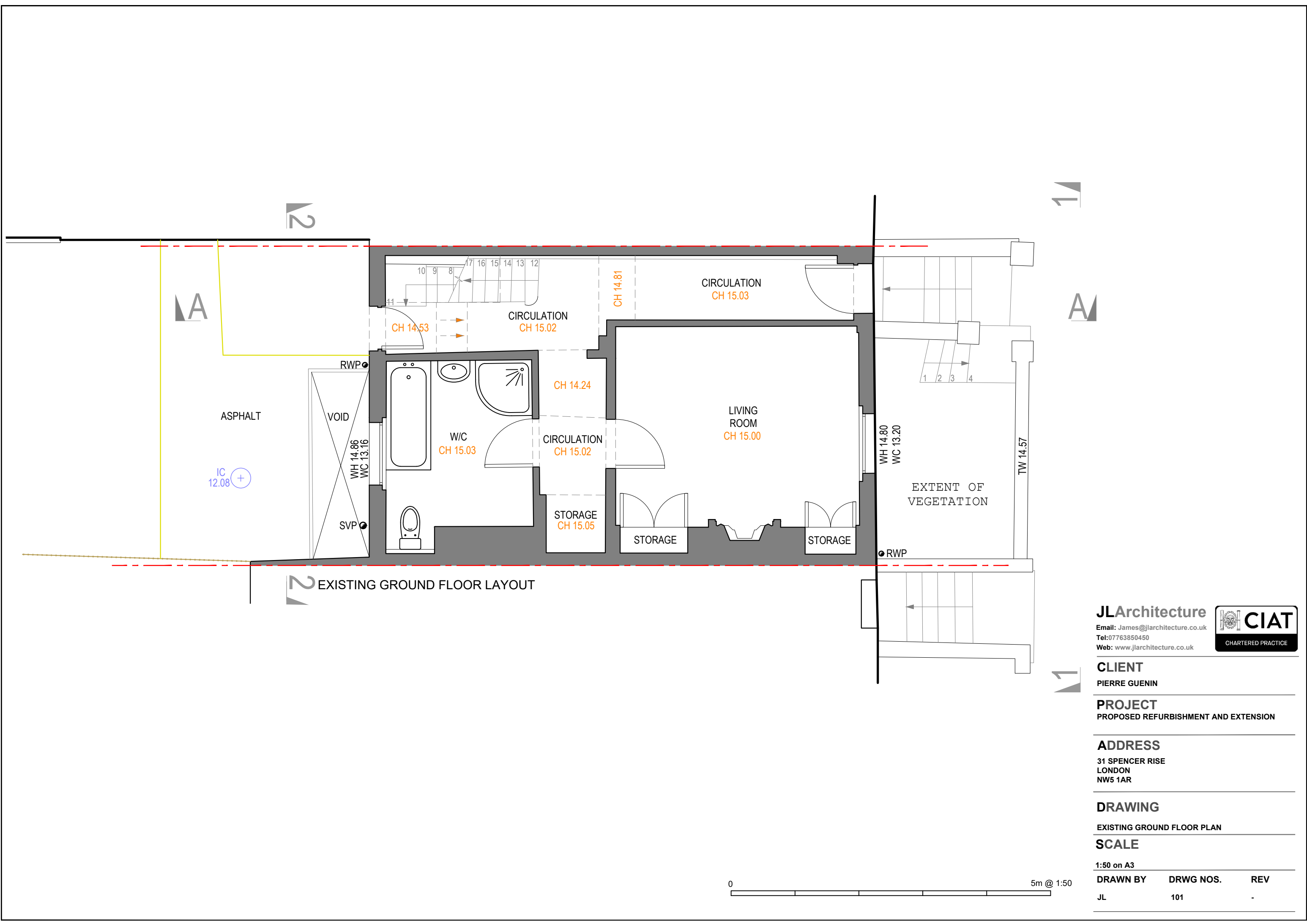
EXISTING BASEMENT FLOOR PLAN

**SCALE**

1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	100	-





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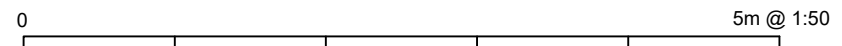
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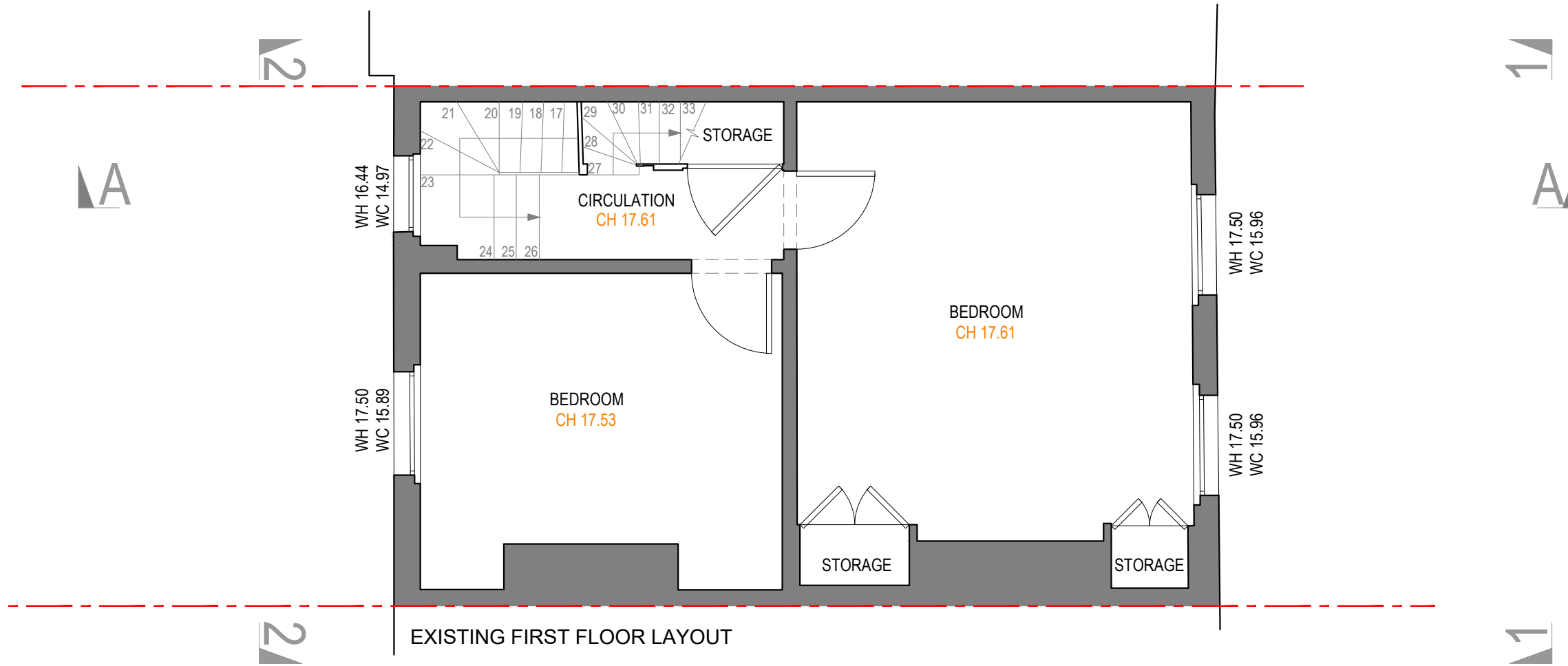
EXISTING GROUND FLOOR PLAN

**SCALE**

1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	101	-





EXISTING FIRST FLOOR LAYOUT

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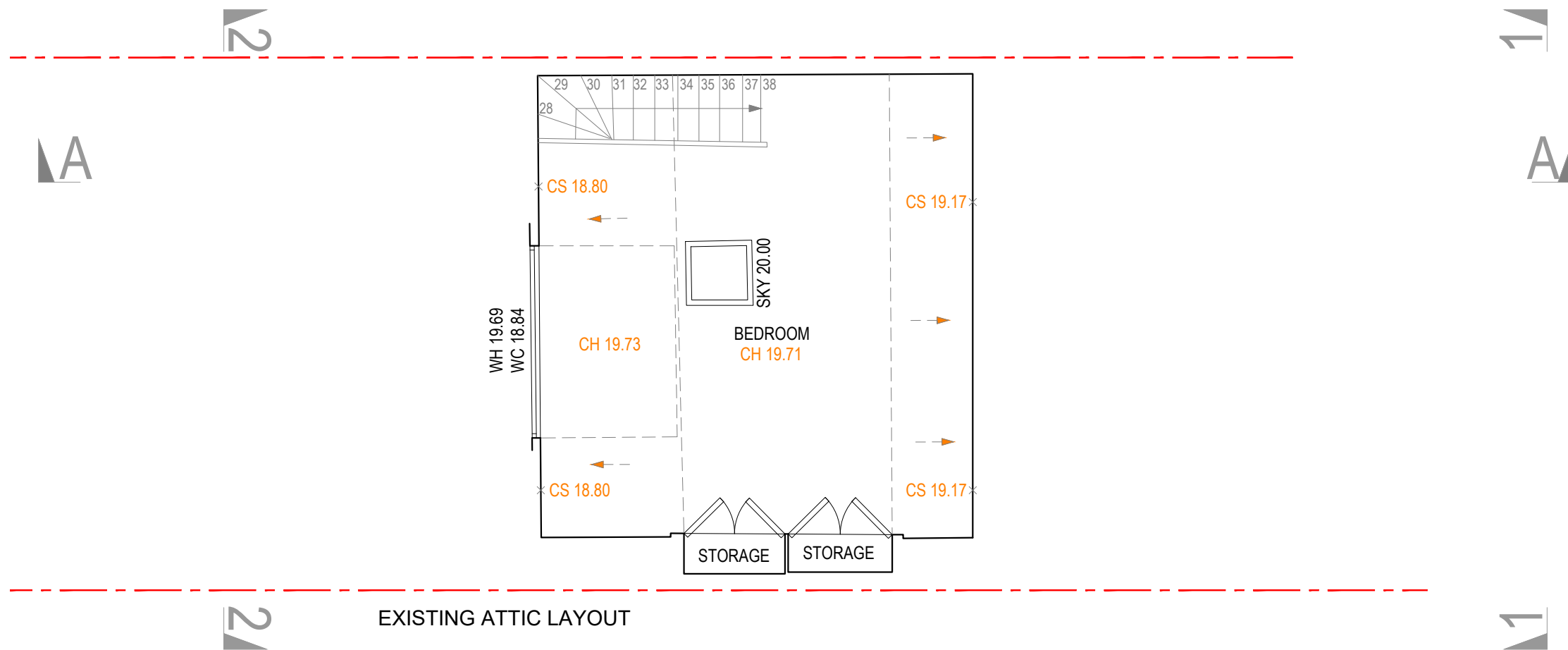
**DRAWING**

EXISTING FIRST FLOOR PLAN

**SCALE**

1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	102	-



EXISTING ATTIC LAYOUT

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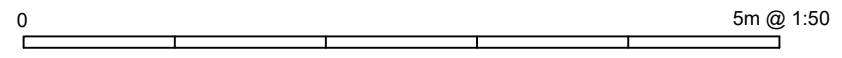
**DRAWING**

EXISTING ATTIC PLAN

**SCALE**

1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	103	-





EXISTING ROOF PLAN

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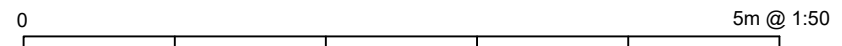
**DRAWING**

EXISTING ROOF PLAN

**SCALE**

1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	104	-





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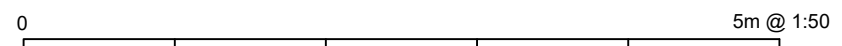
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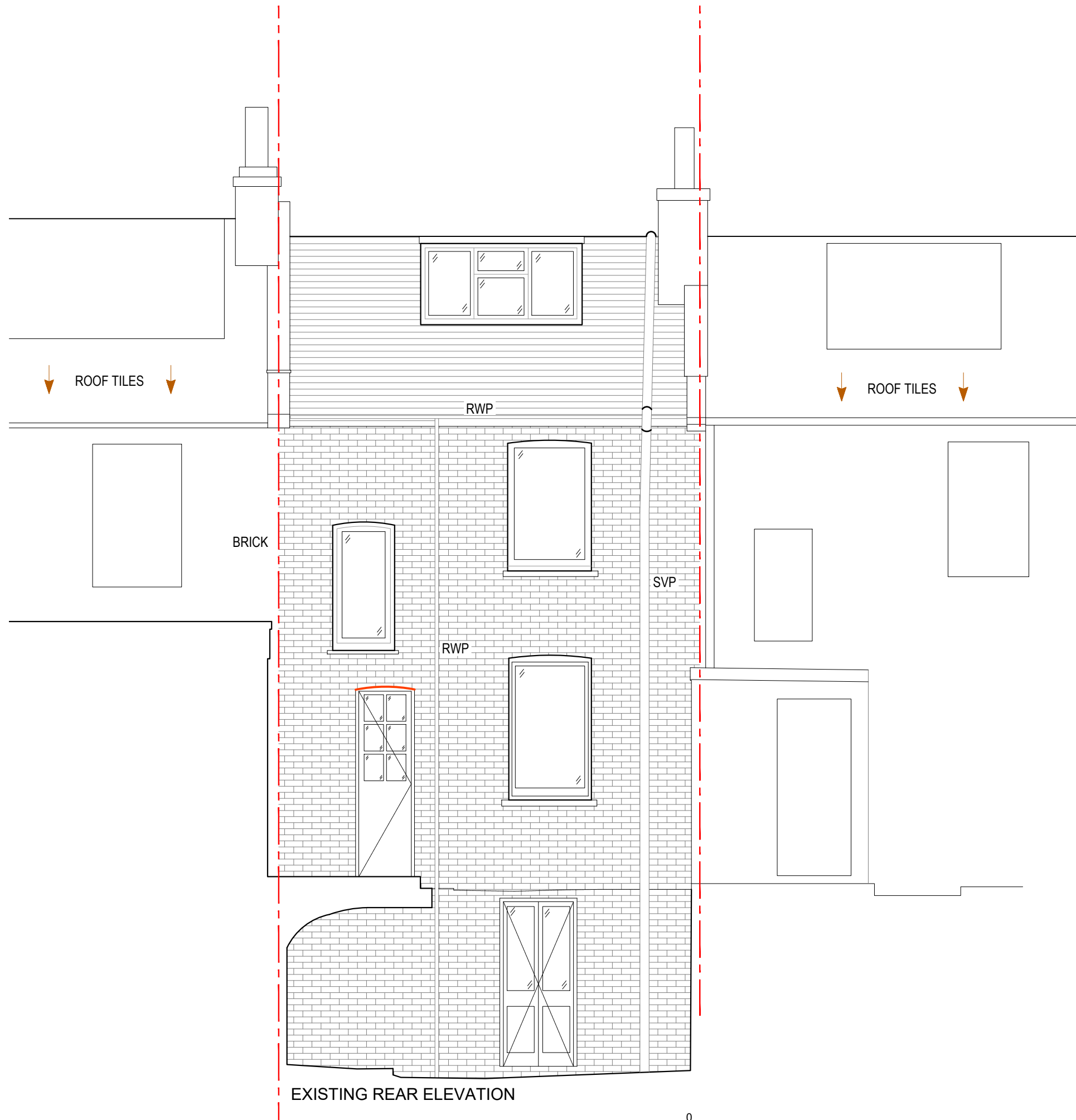
EXISTING FRONT ELEVATION

**SCALE**

1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	105	-





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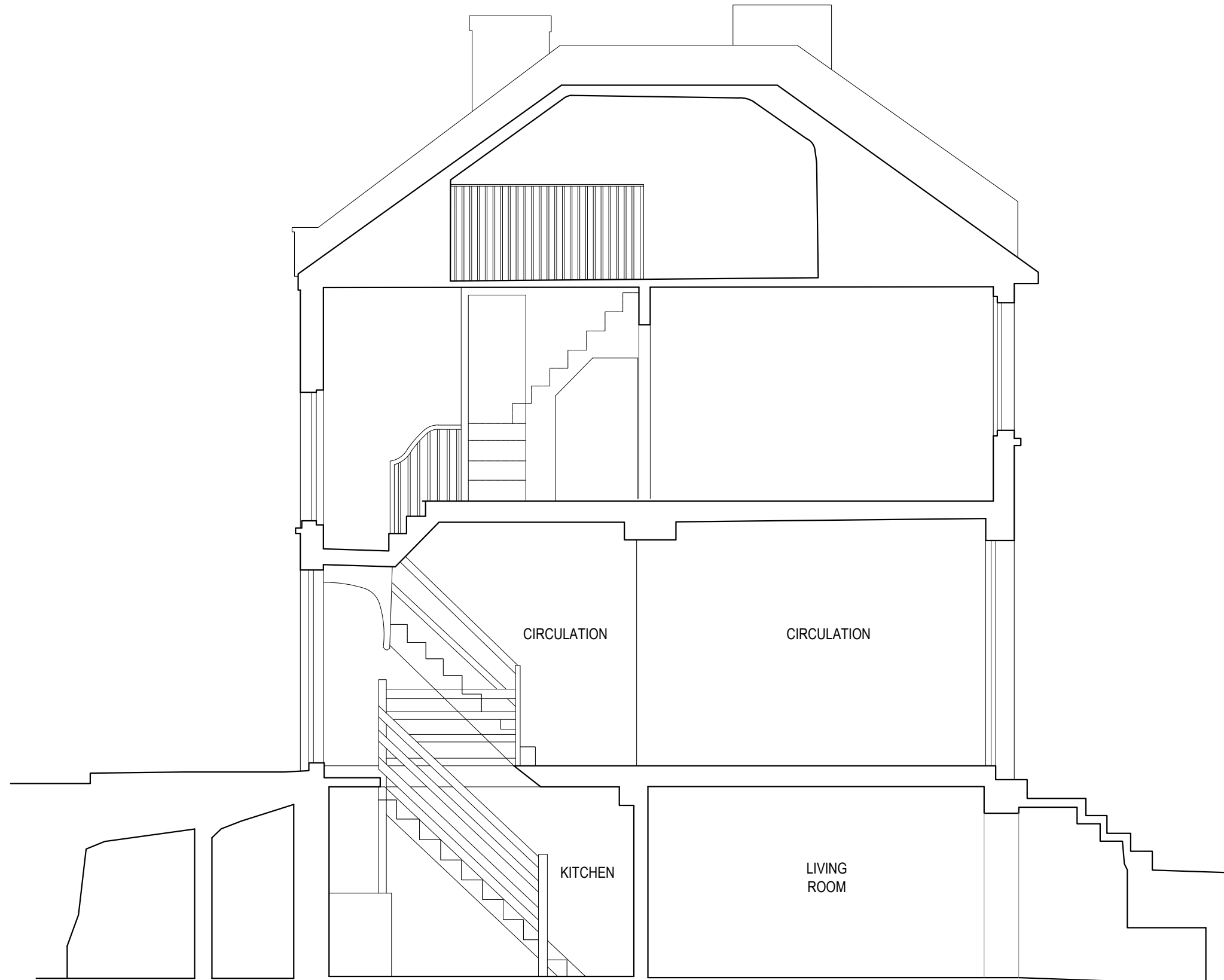
**DRAWING**

EXISTING REAR ELEVATION

**SCALE**

1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	106	-



EXISTING SECTION

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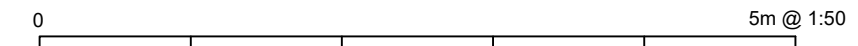
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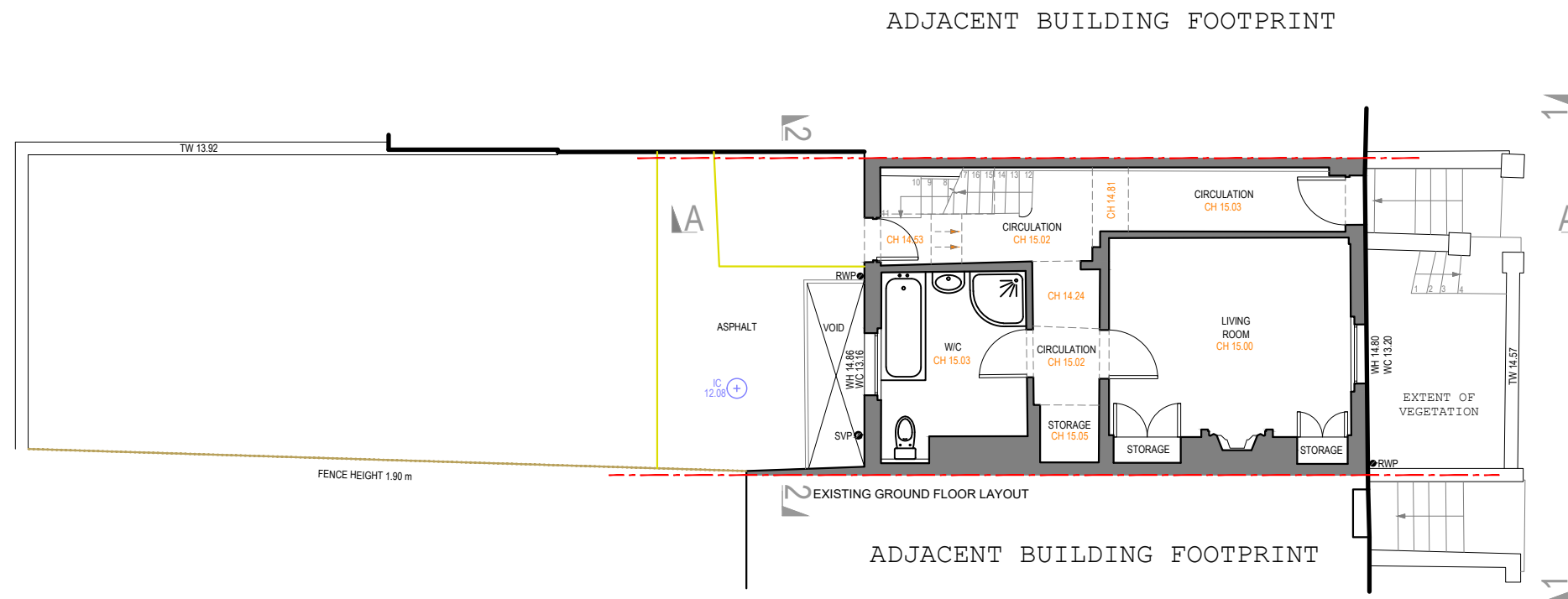
EXISTING SECTION

**SCALE**

1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	107	-





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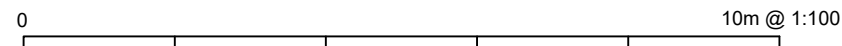
**DRAWING**

EXISTING SITE PLAN

**SCALE**

1:100 on A3

DRAWN BY	DRWG NOS.	REV
JL	108	-





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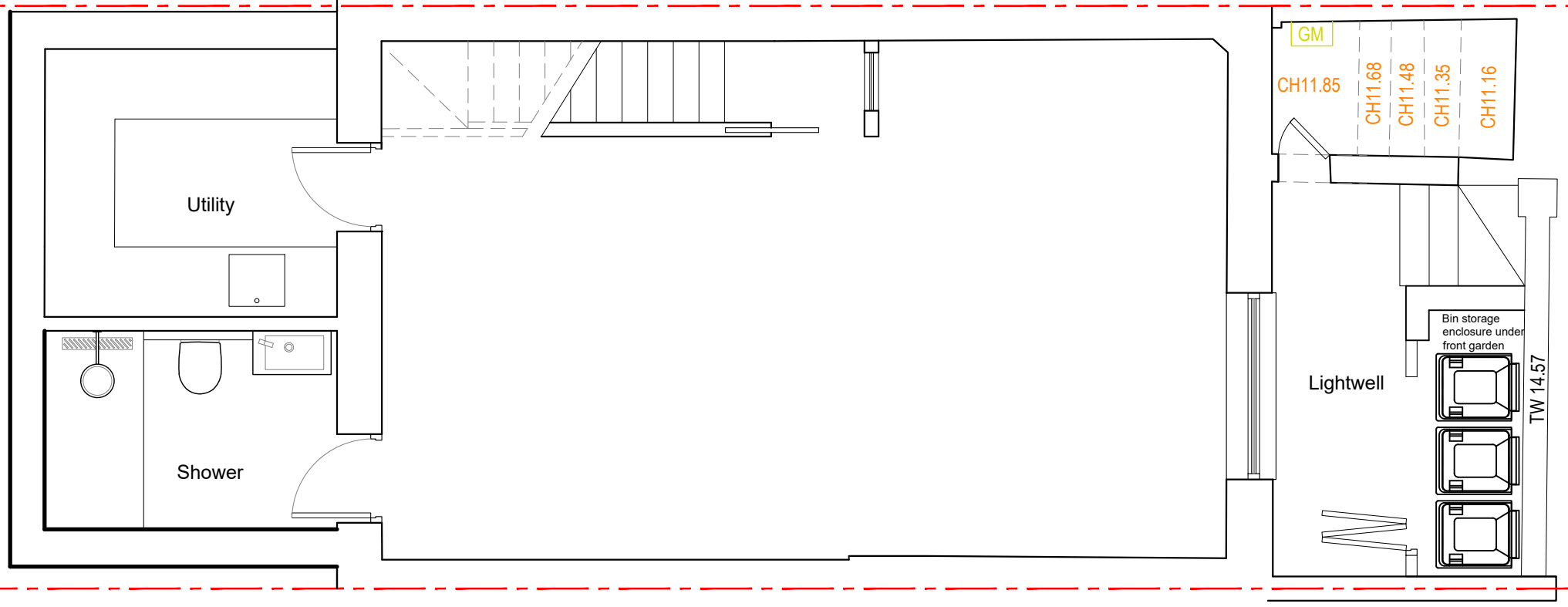
**DRAWING**

EXISTING STREET SCENE

**SCALE**

1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	109	-



PROPOSED BASEMENT LAYOUT

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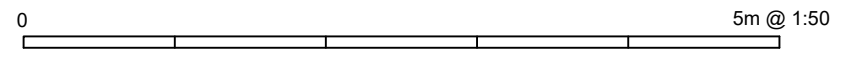
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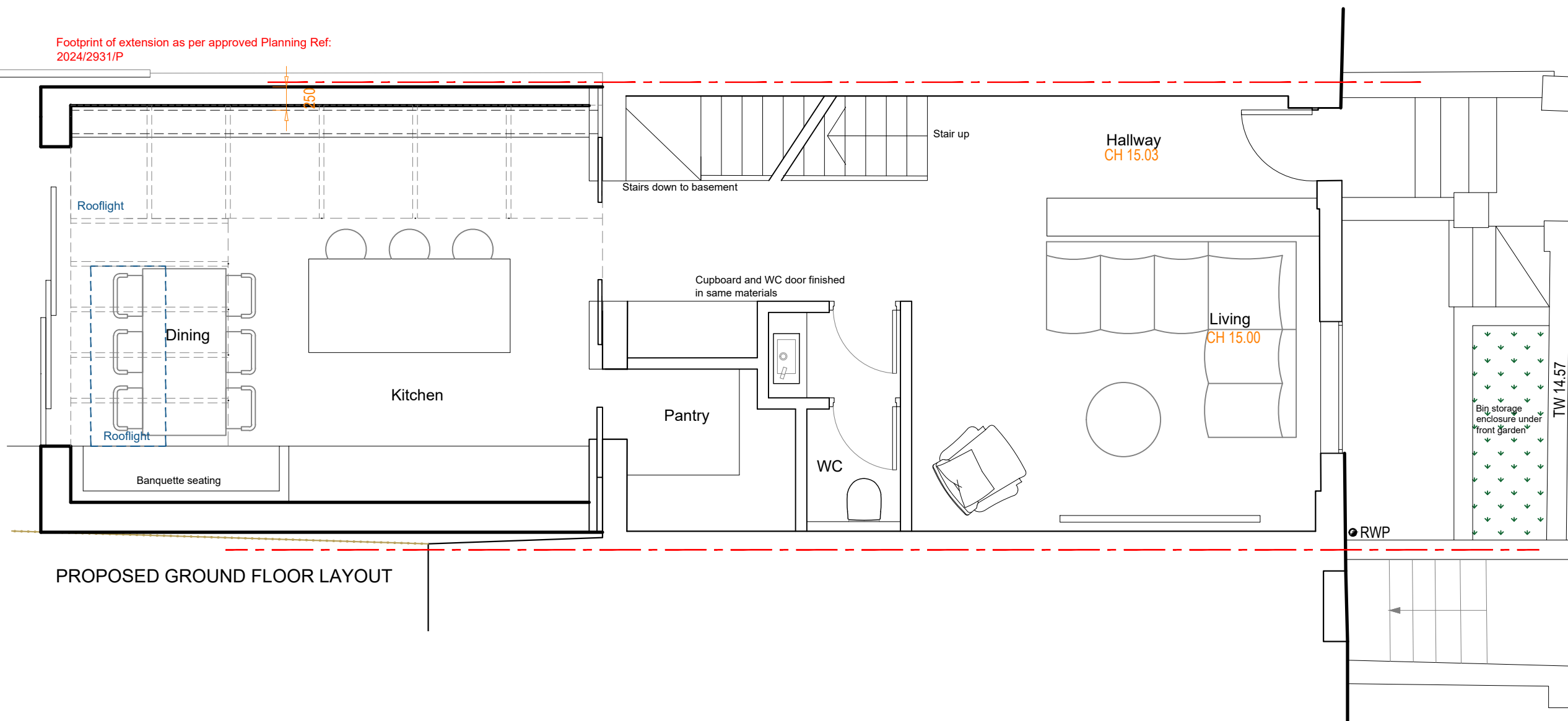
**DRAWING**  
 PROPOSED BASEMENT FLOOR PLAN

**SCALE**  
 1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	200	-



Footprint of extension as per approved Planning Ref:  
2024/2931/P



PROPOSED GROUND FLOOR LAYOUT

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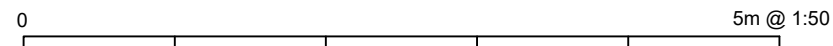
**DRAWING**

PROPOSED GROUND FLOOR PLAN

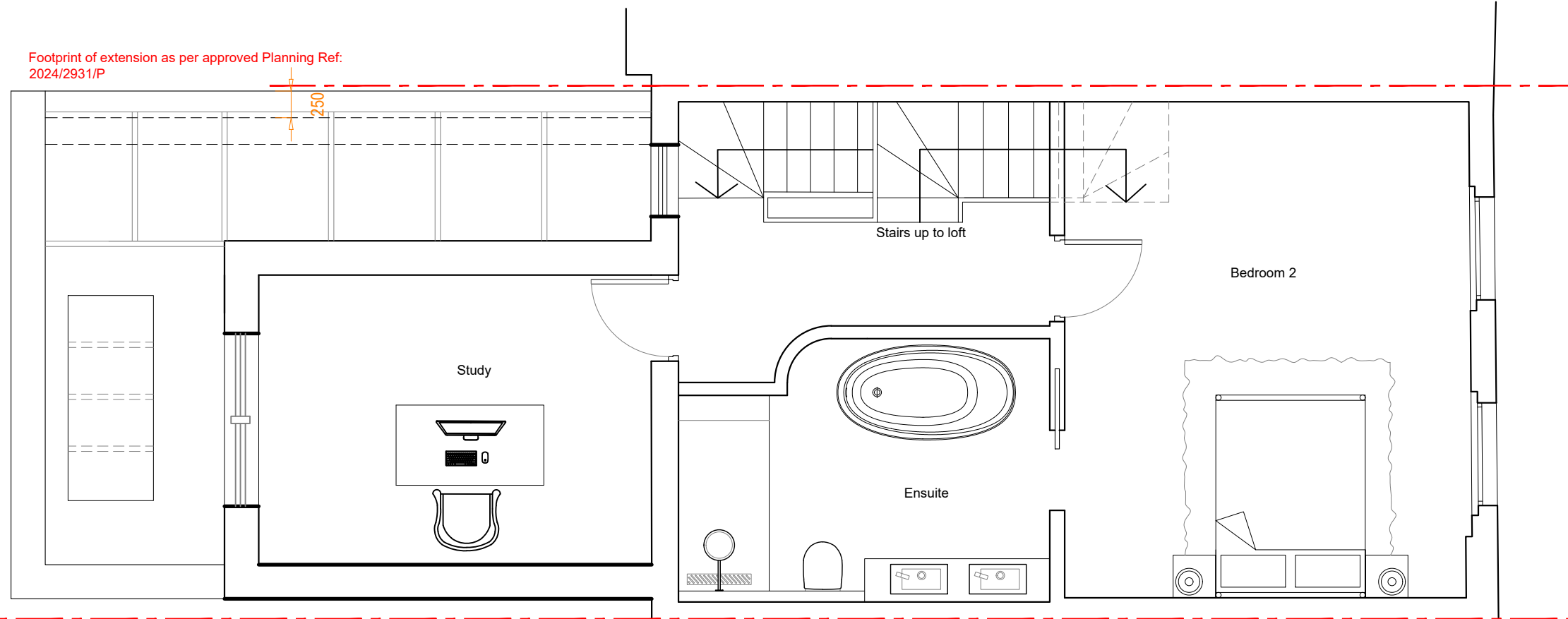
**SCALE**

1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	201	-



Footprint of extension as per approved Planning Ref:  
2024/2931/P



PROPOSED FIRST FLOOR LAYOUT

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**DRAWING**

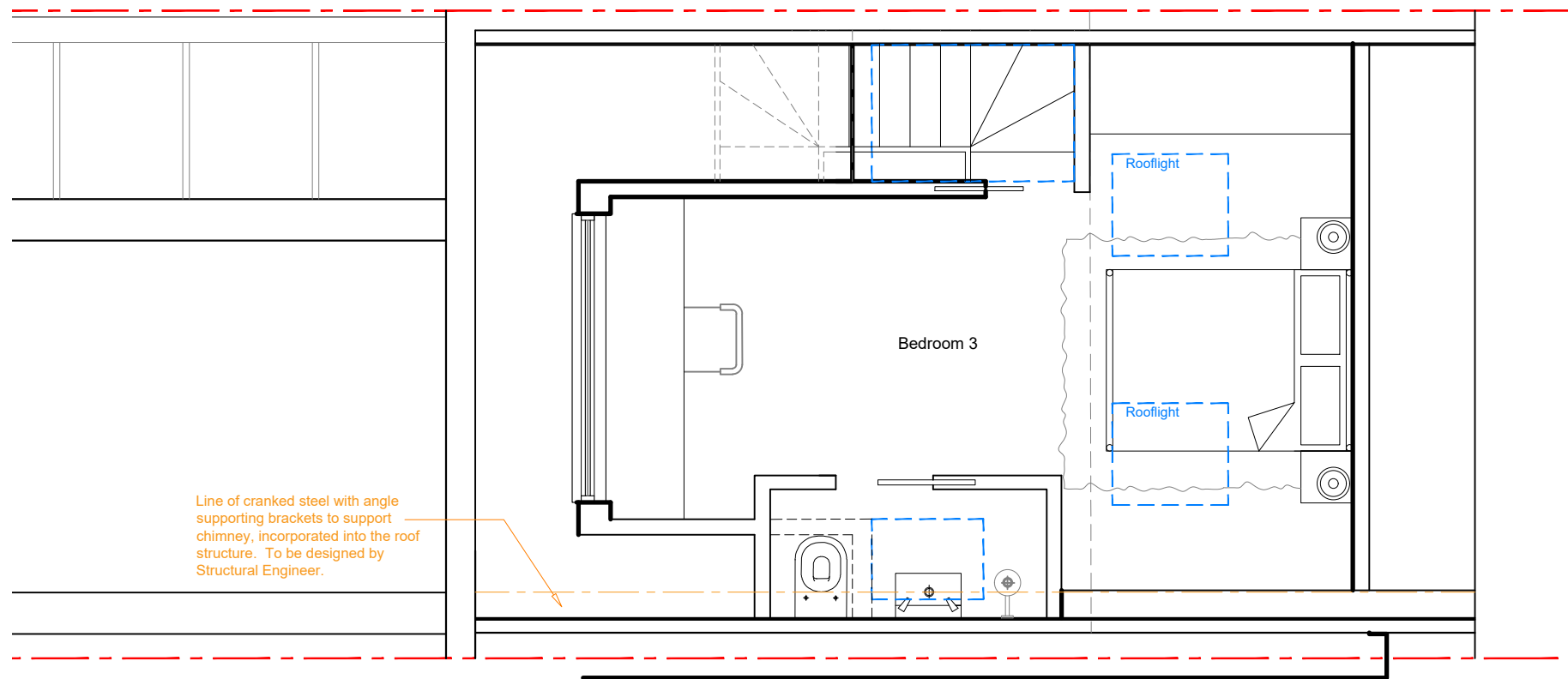
PROPOSED FIRST FLOOR PLAN

**SCALE**

1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	202	-





Line of cranked steel with angle supporting brackets to support chimney, incorporated into the roof structure. To be designed by Structural Engineer.

PROPOSED LOFT LAYOUT

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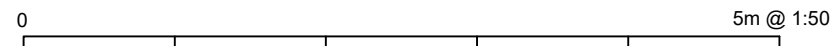
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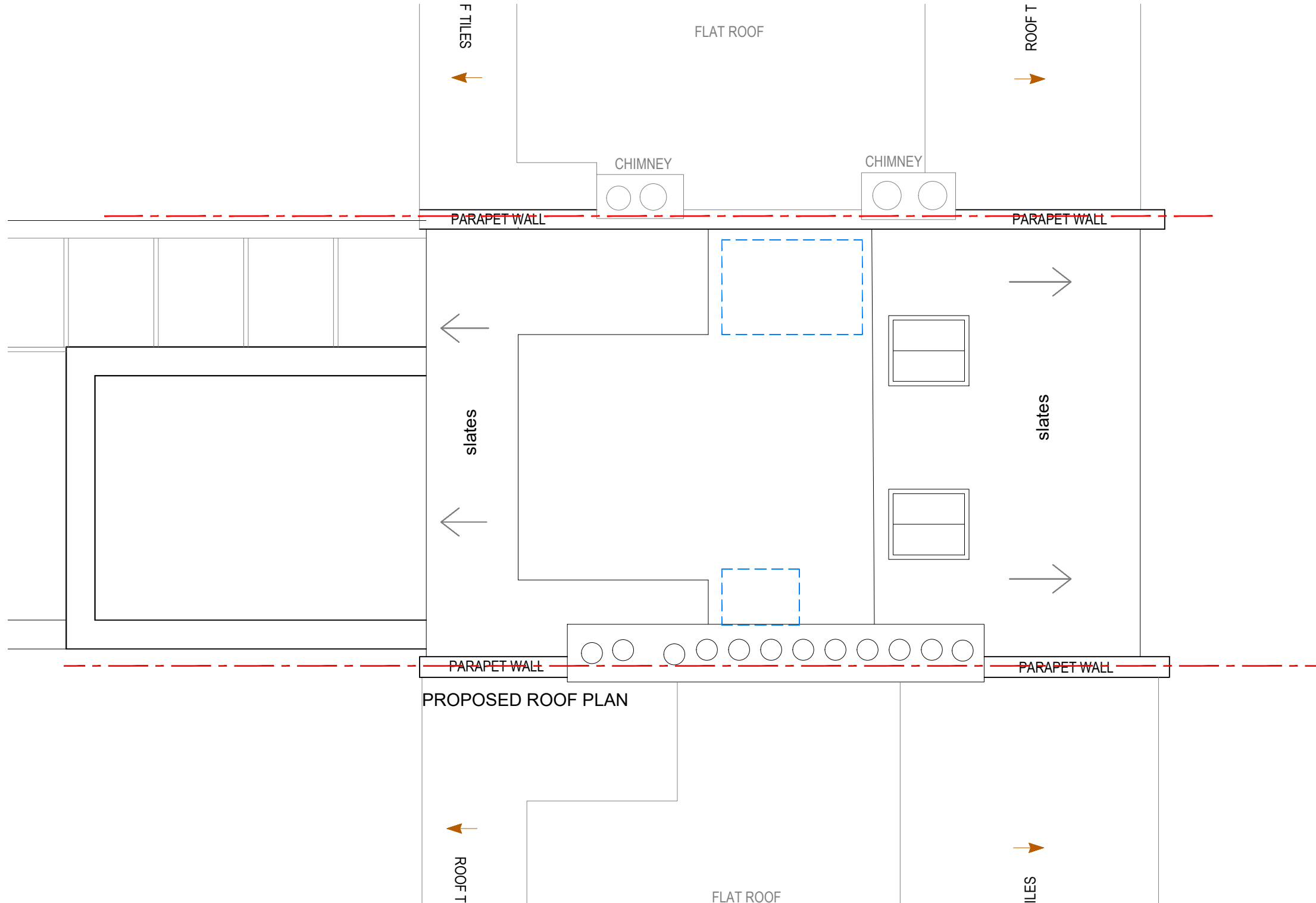
PROPOSED LOFT PLAN

**SCALE**

1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	203	-





PROPOSED ROOF PLAN

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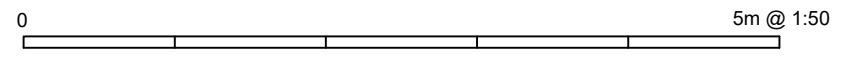
**PROJECT**  
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 LONDON  
 NW5 1AR

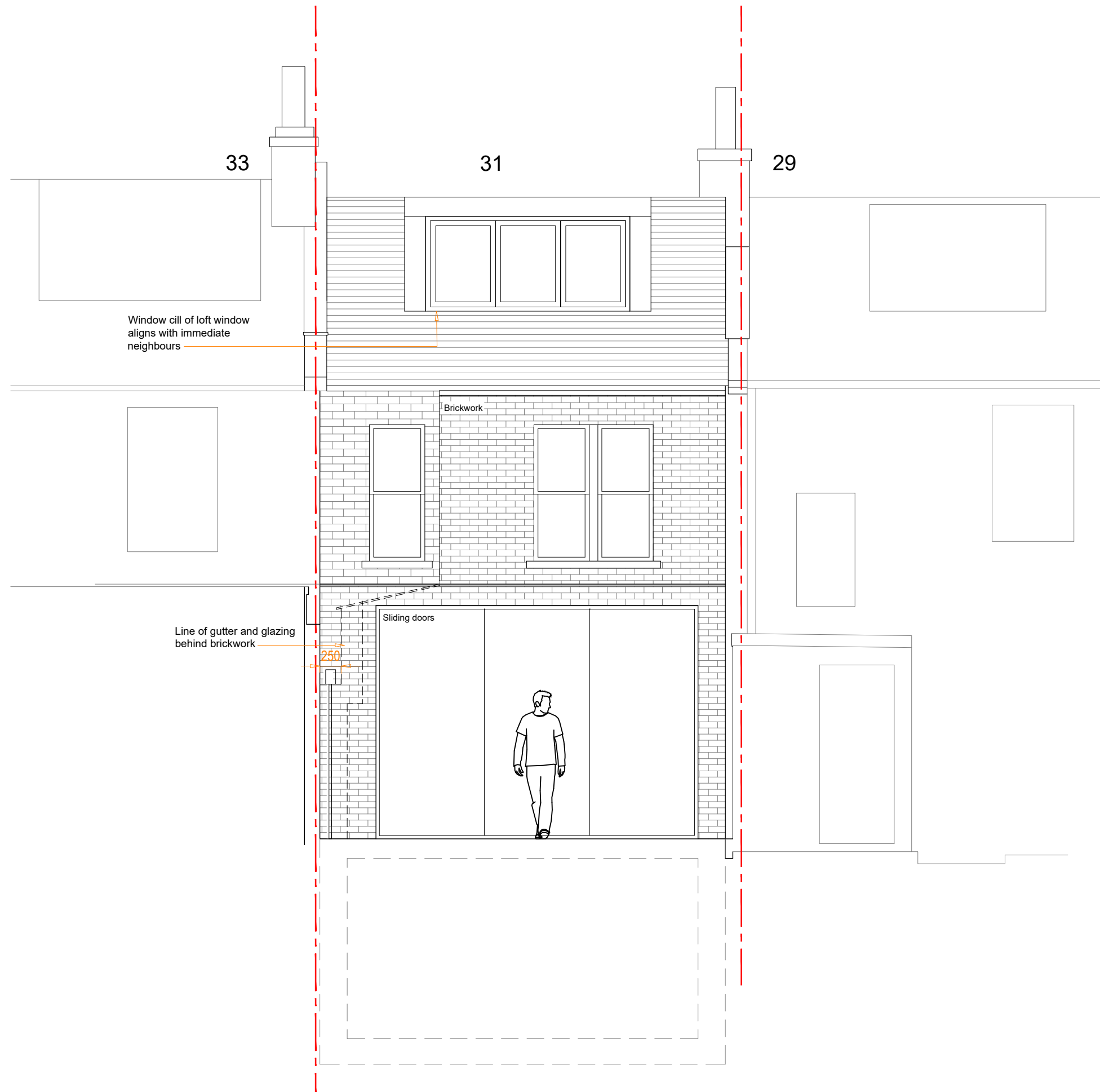
**DRAWING**  
 PROPOSED ROOF PLAN

**SCALE**  
 1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	204	-







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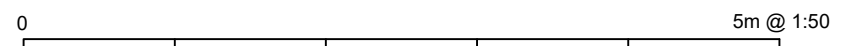
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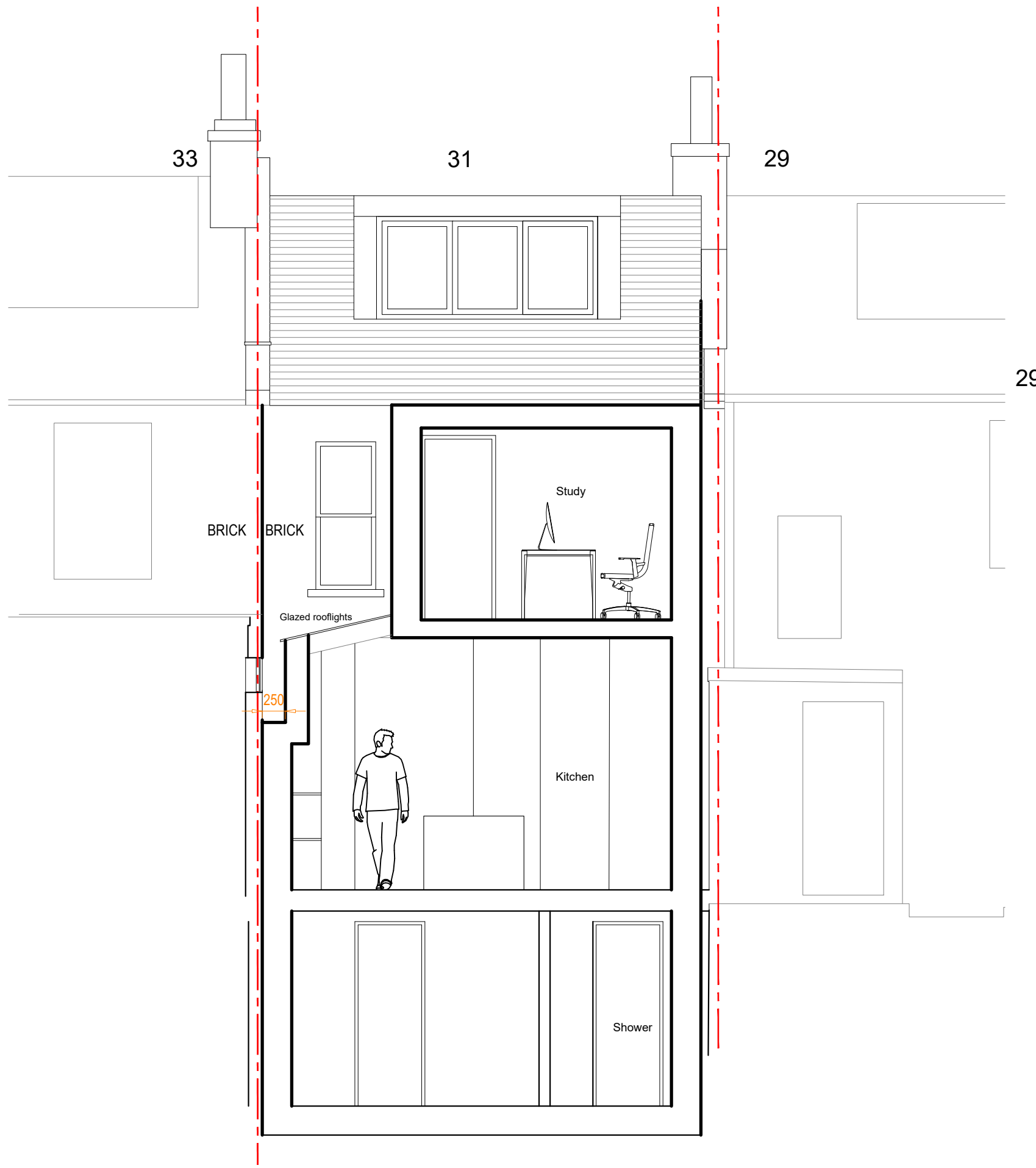
PROPOSED REAR ELEVATION

**SCALE**

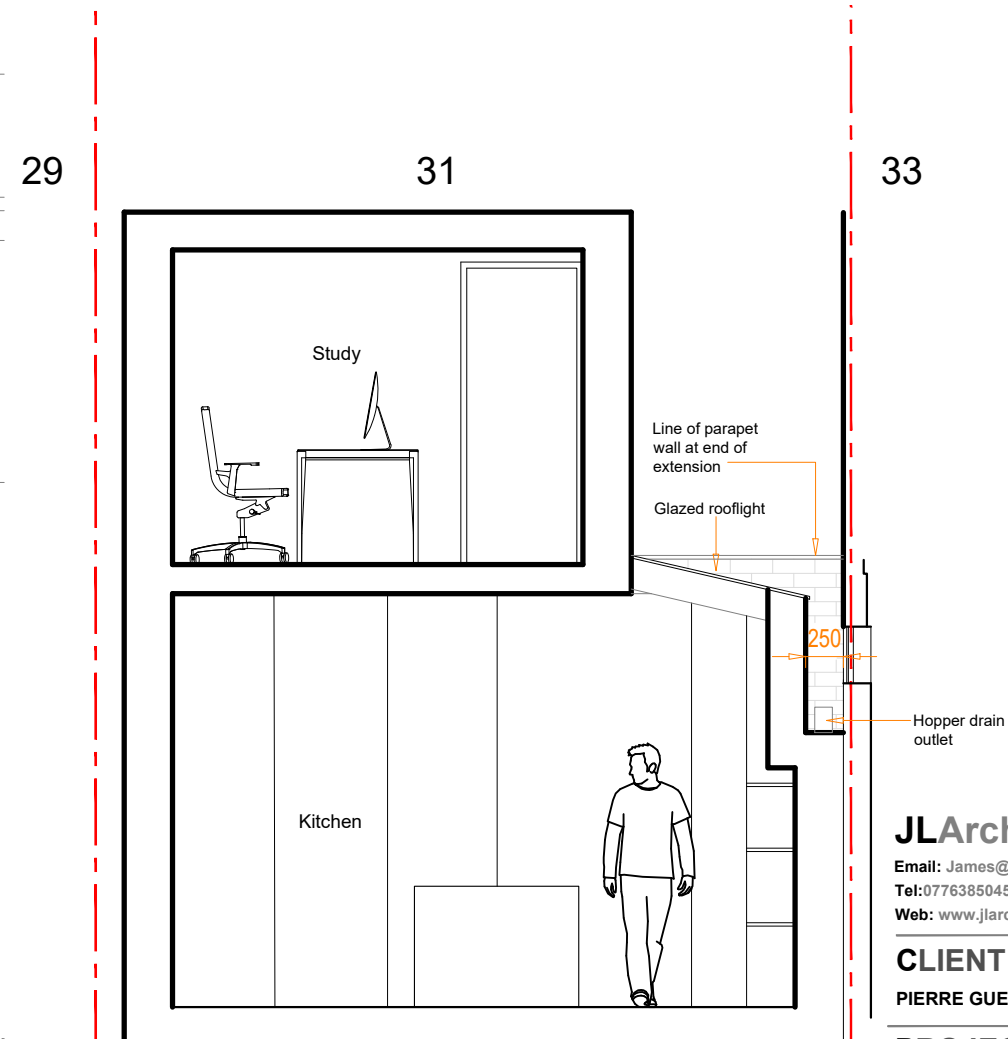
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DRAWN BY	DRWG NOS.	REV
JL	206	-

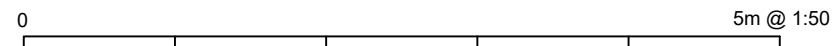




PROPOSED REAR SECTION



PROPOSED REAR CROSS SECTION



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**DRAWING**  
 PROPOSED SECTION

**SCALE**

1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	207	-

**CLIENT**  
 PIERRE GUENIN

**PROJECT**  
 PROPOSED REFURBISHMENT AND EXTENSION

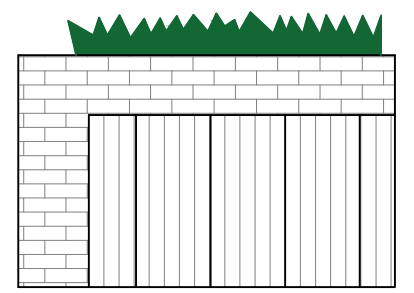
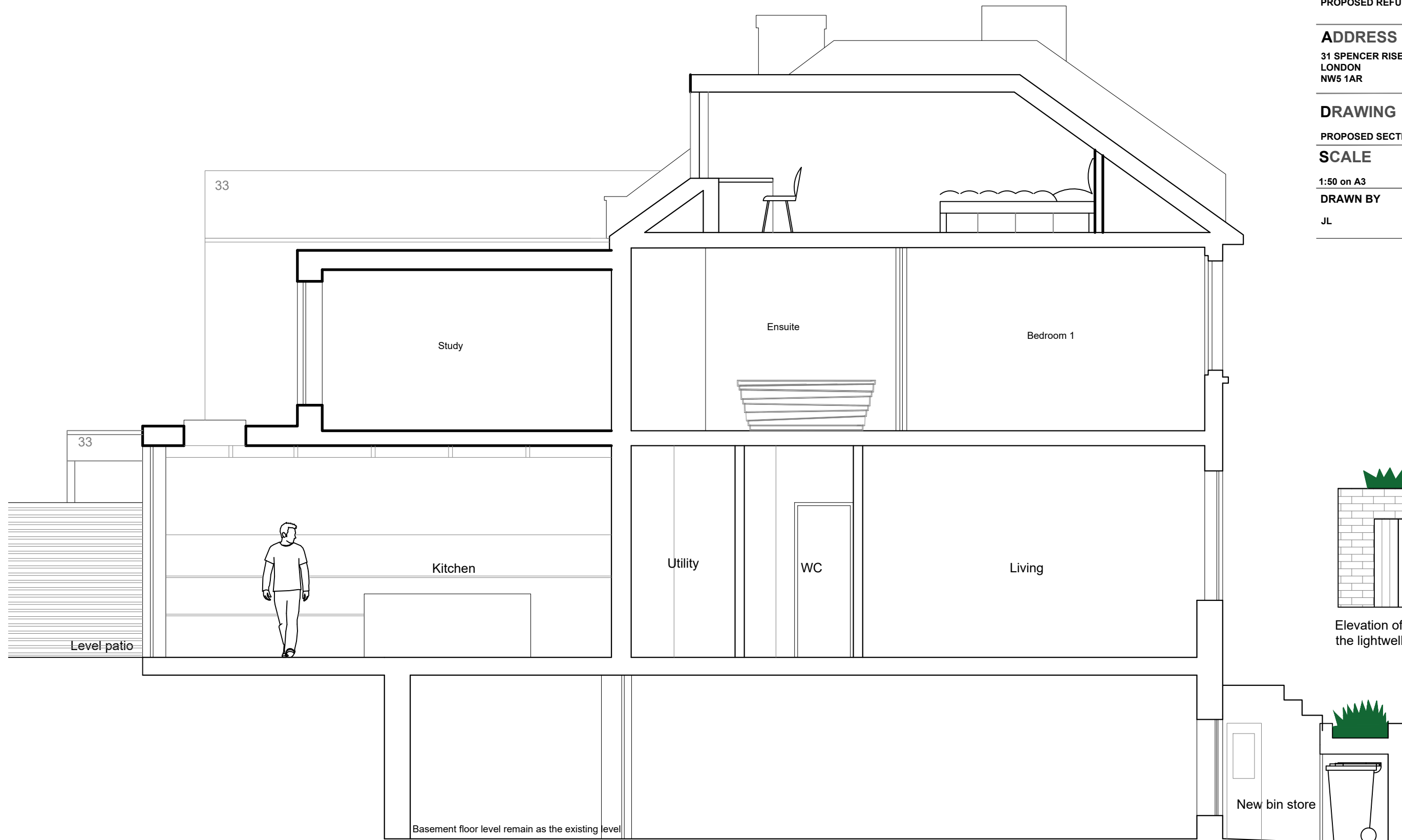
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 31 SPENCER RISE  
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 NW5 1AR

**DRAWING**  
 PROPOSED SECTION

**SCALE**

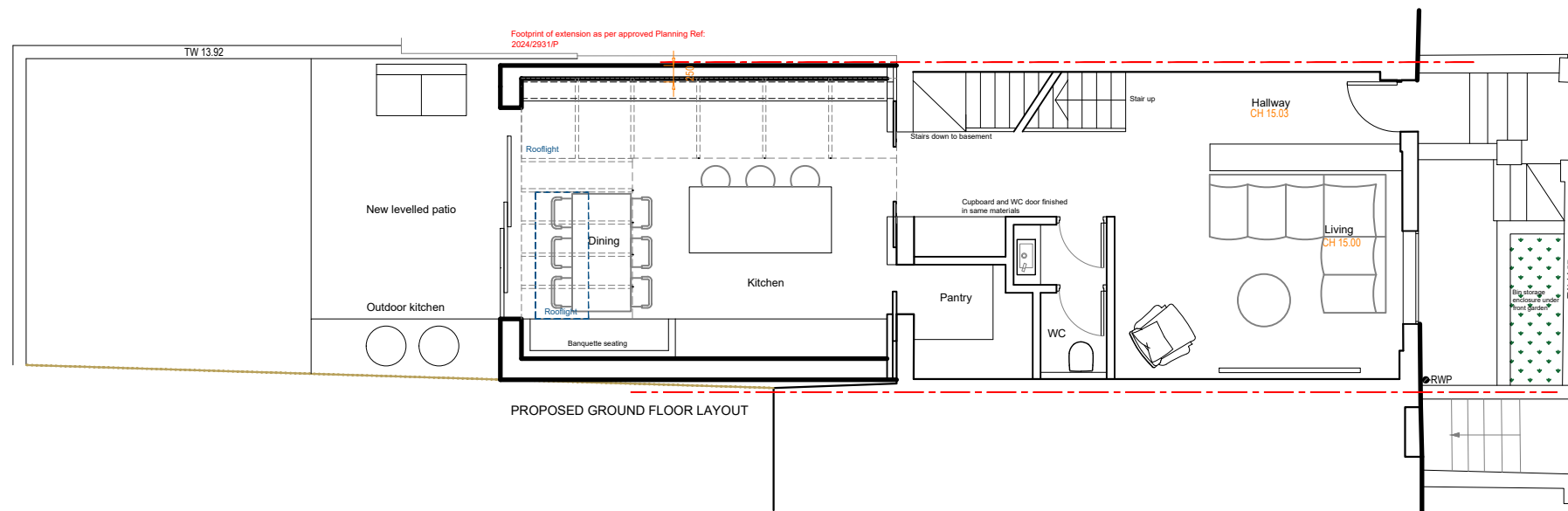
1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	208	-



Elevation of bin store viewed from the lightwell

PROPOSED LONG SECTION



PROPOSED GROUND FLOOR LAYOUT

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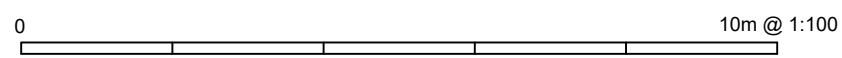
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**DRAWING**  
 PROPOSED SITE PLAN

**SCALE**  
 1:100 on A3

DRAWN BY	DRWG NOS.	REV
JL	209	-





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**DRAWING**

PROPOSED STREET SCENE

**SCALE**

1:50 on A3

DRAWN BY	DRWG NOS.	REV
JL	210	-

