

Pencil and Brick

6 Links Yard, 29a Spelman Street, E1 5LX
studio@pencilandbrick.co.uk

Client
Tom Leeman

Site
33 Craven Road, Westminster, W2 3BX, London

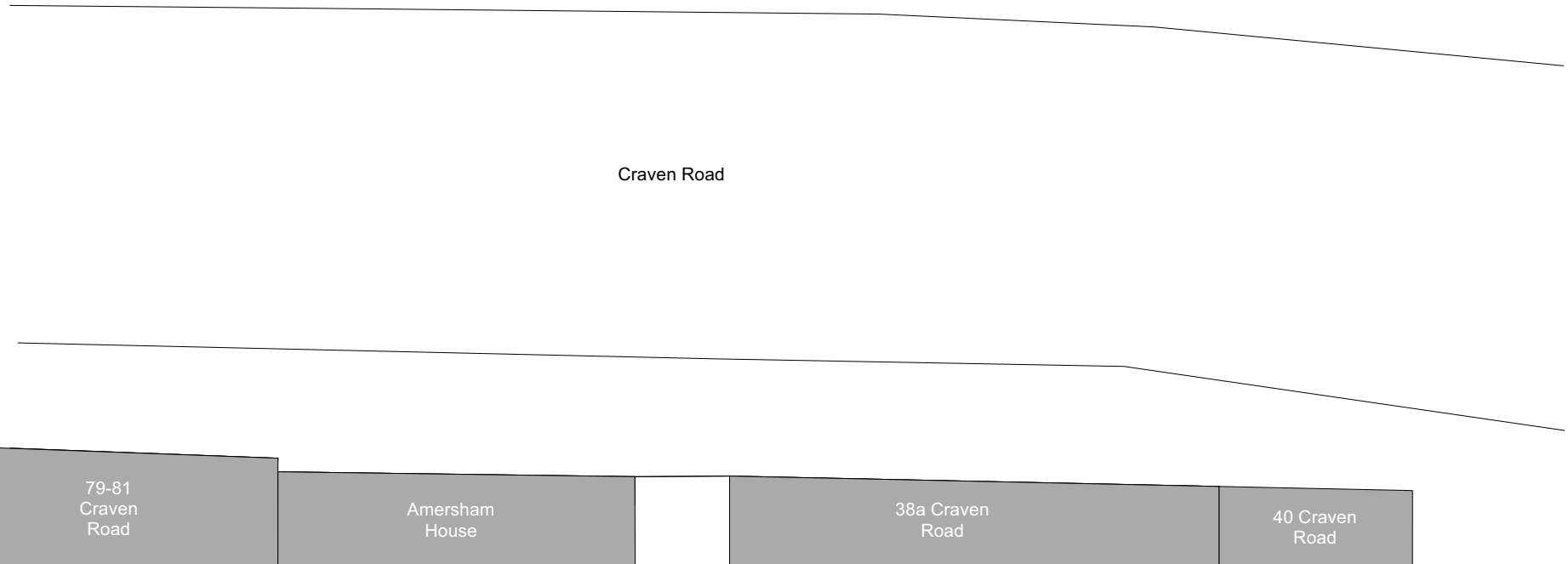
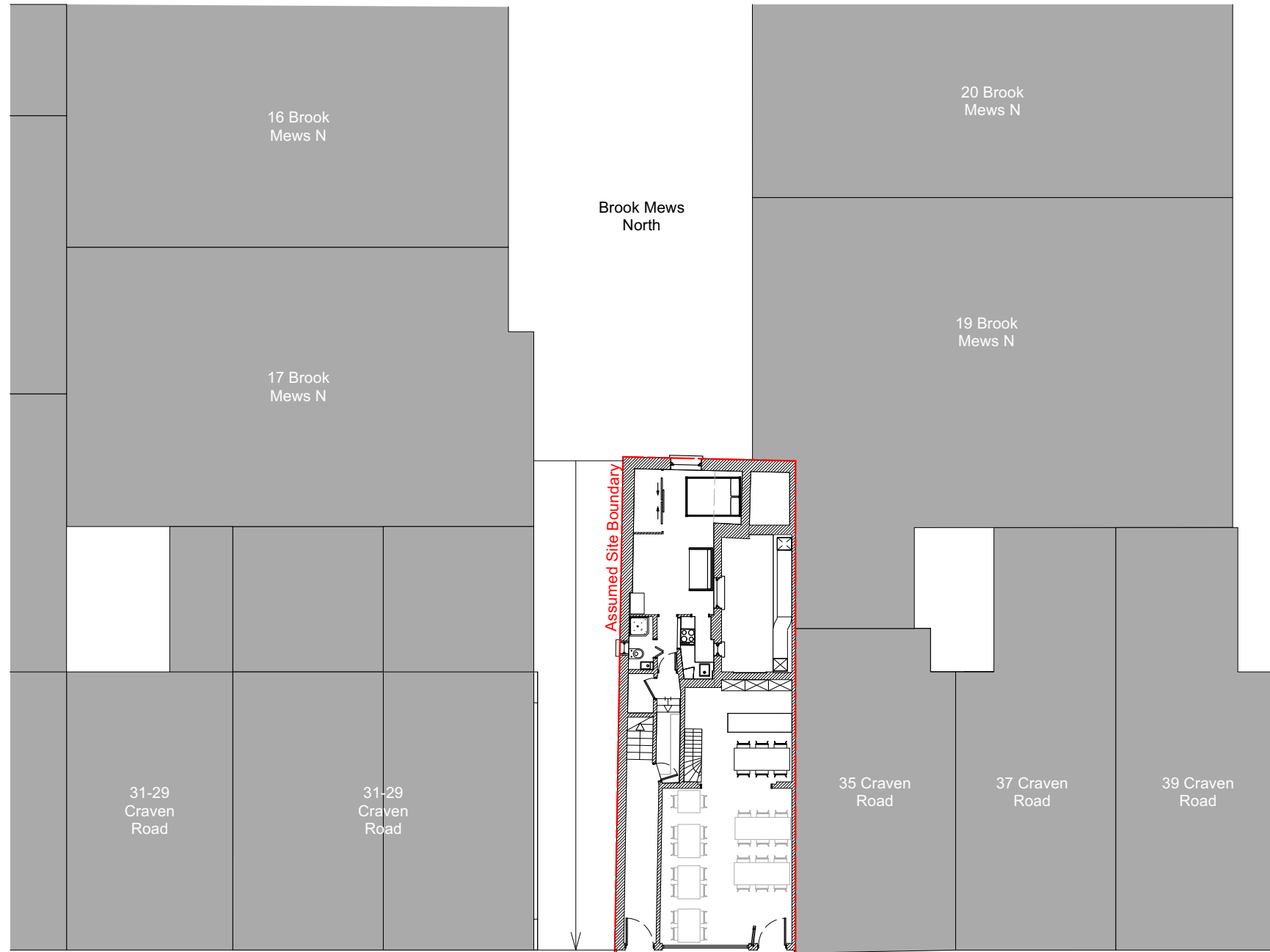
Drawing Title
Existing Site Plan

Drawing No.	Date
124-EX-SP	22/02/2024

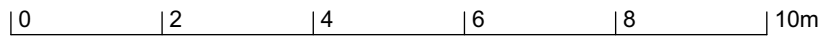
Scale	Revision
1:200 @ A3	

Status
Planning

Rev	Date	Detail
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Existing Site Plan
Scale 1:200 @A3



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Client

Tom Leeman

Site

33 Craven Road, Westminster, W2 3BX, London

Drawing Title

Existing Basement Floor

Drawing No.	Date
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124-EX-100	22/02/2024
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Scale	Revision
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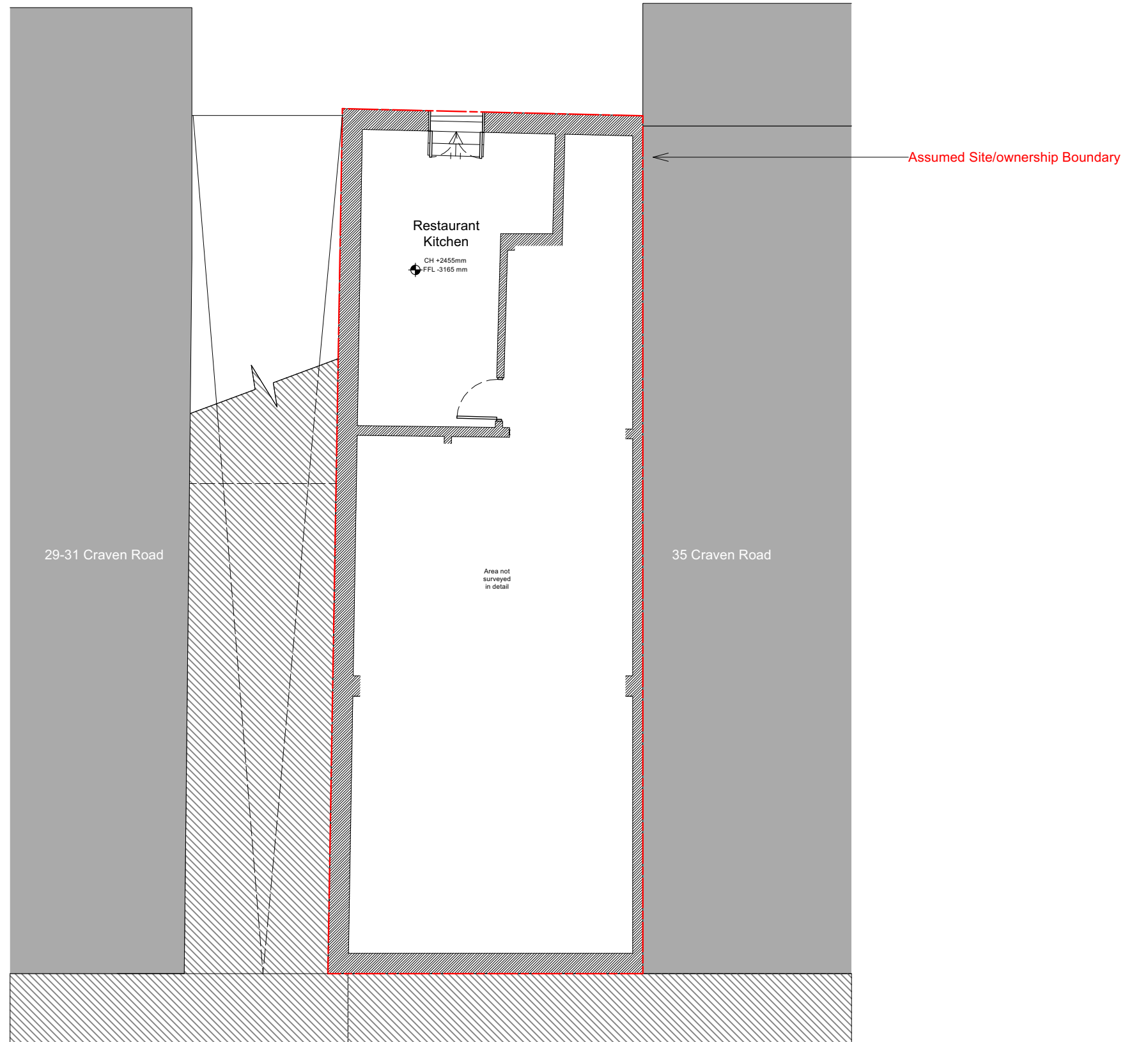
1:100 @ A3	A
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Status

Planning

Rev	Date	Detail
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A	06/12/2023	
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Existing Basement Floor

Scale 1:100 @A3

0 2 4 6 8 10m

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Client
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Site
 33 Craven Road, Westminster, W2 3BX, London

Drawing Title
 Existing Ground Floor

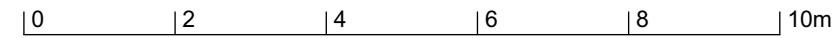
Drawing No. Date
 124-EX-101 22/02/2024

Scale Revision
 1:100 @ A3

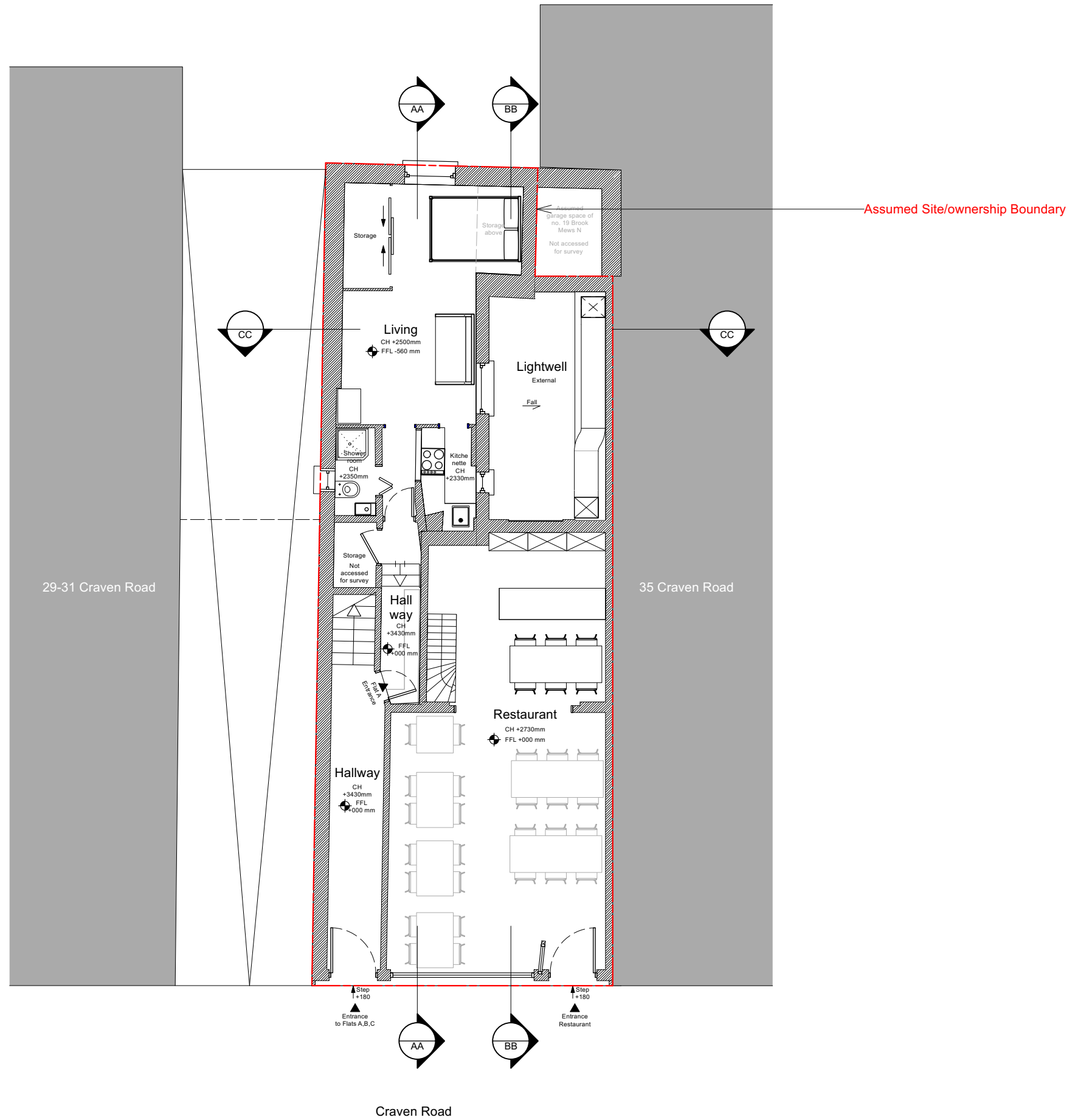
Status
 Planning

Rev Date Detail

Existing Ground Floor
 Scale 1:100 @A3



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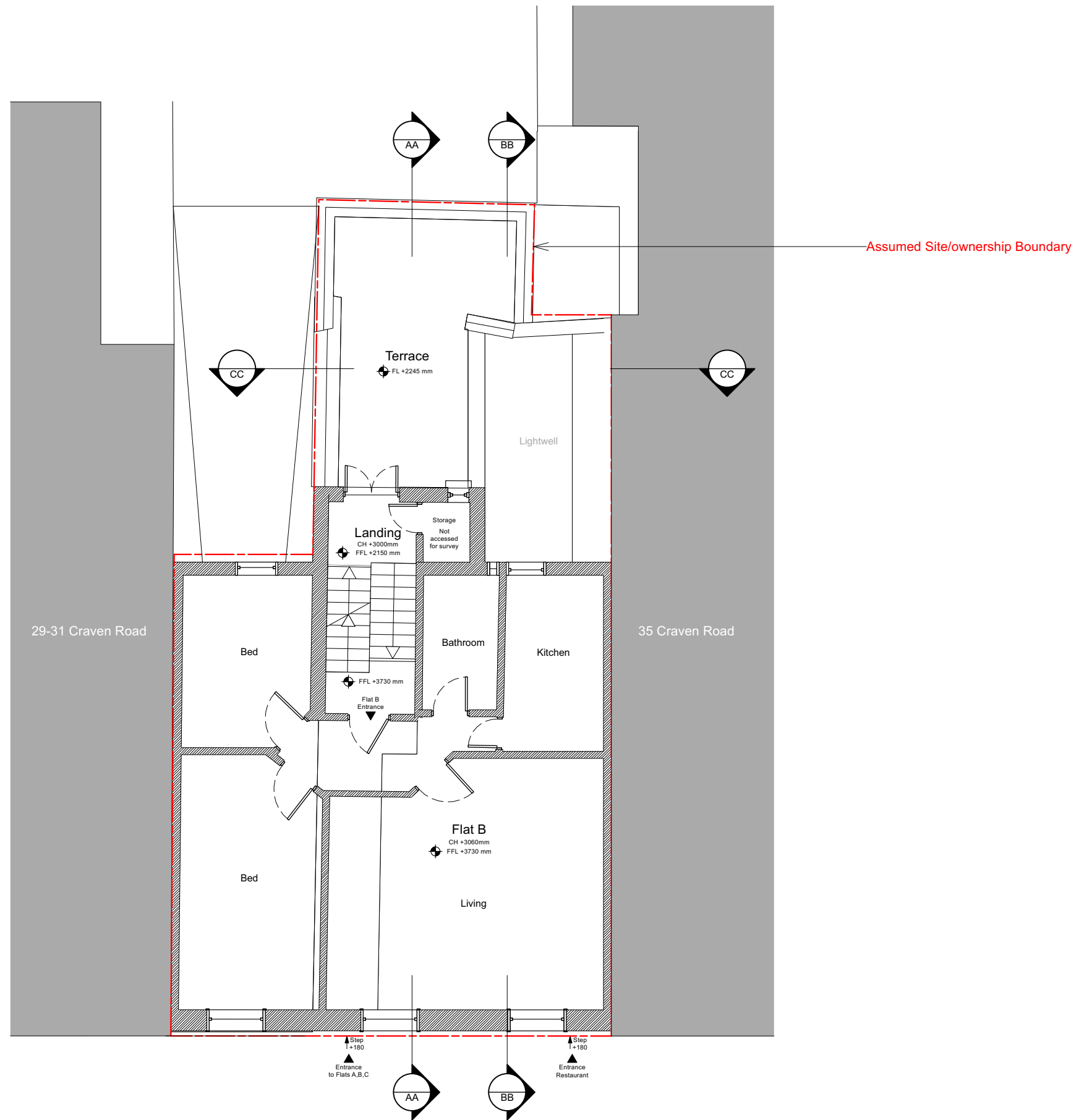
Drawing Title
Existing First Floor

Drawing No. Date
124-EX-102 22/02/2024

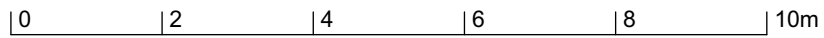
Scale Revision
1:100 @ A3

Status
Planning

Rev Date Detail



Existing First Floor
Scale 1:100 @A3



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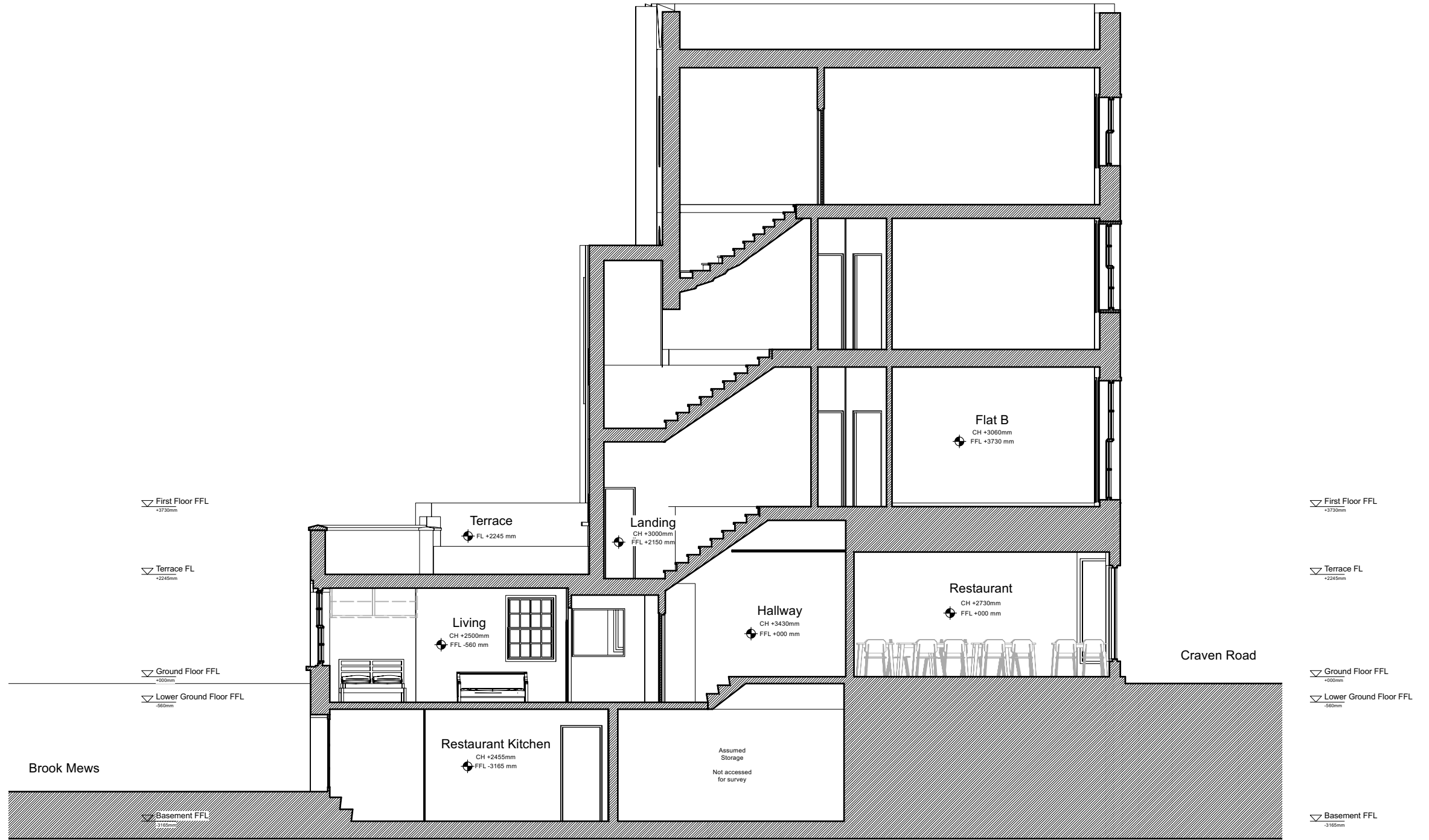
Drawing Title
 Existing Section AA

Drawing No. Date
 124-EX-200 22/02/2024

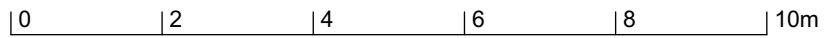
Scale Revision
 1:100 @ A3

Status
 Planning

Rev	Date	Detail



Existing Section AA
 Scale 1:100 @A3



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33 Craven Road, Westminster, W2 3BX, London

Drawing Title

Existing Section BB

Drawing No. Date

124-EX-201 22/02/2024

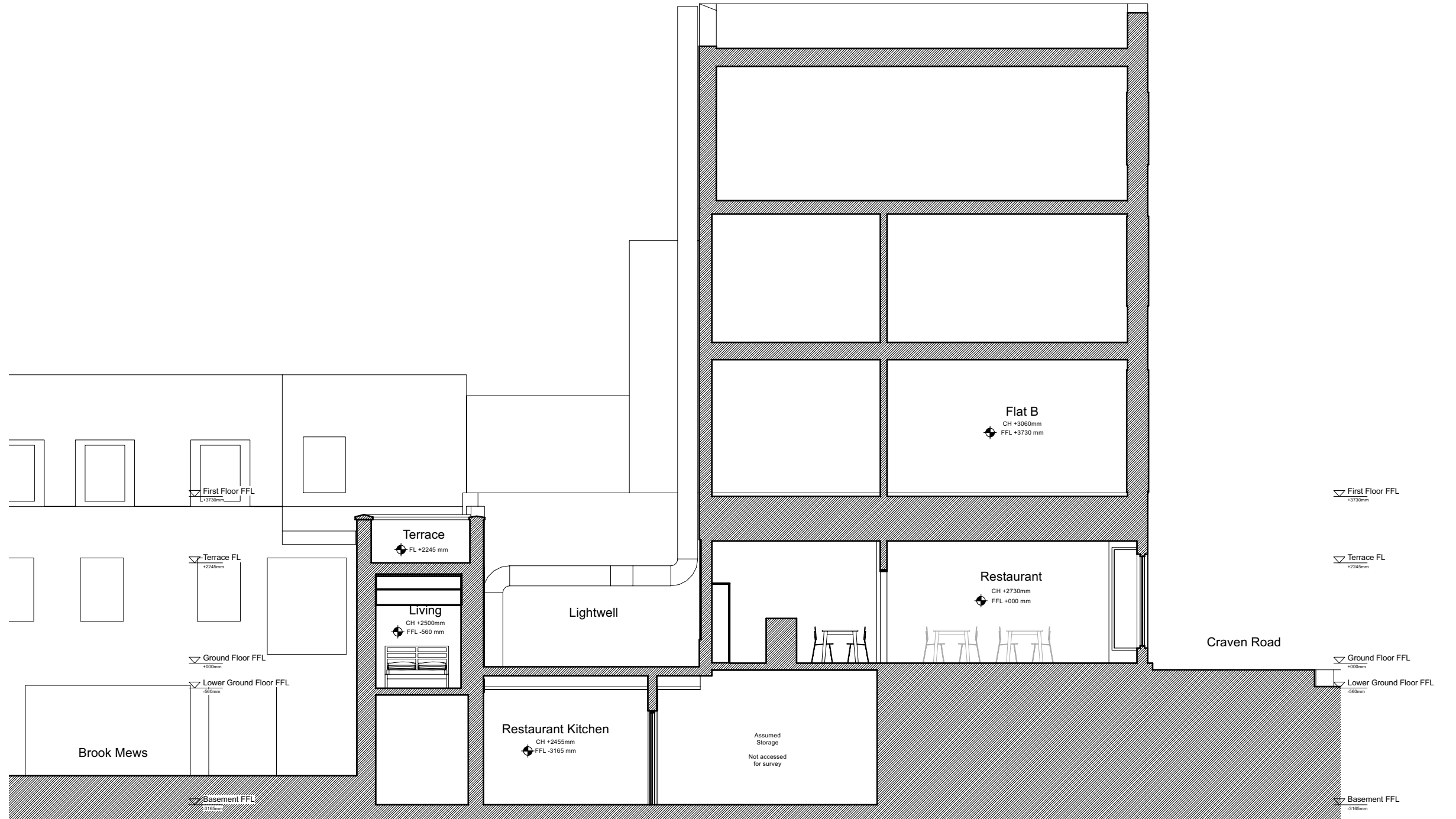
Scale Revision

1:100 @ A3

Status

Planning

Rev Date Detail



Existing Section BB

Scale 1:100 @A3

0 2 4 6 8 10m

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Client

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Site

33 Craven Road, Westminster, W2 3BX, London

Drawing Title

Existing Section CC

Drawing No.

124-EX-202

Date

22/02/2024

Scale

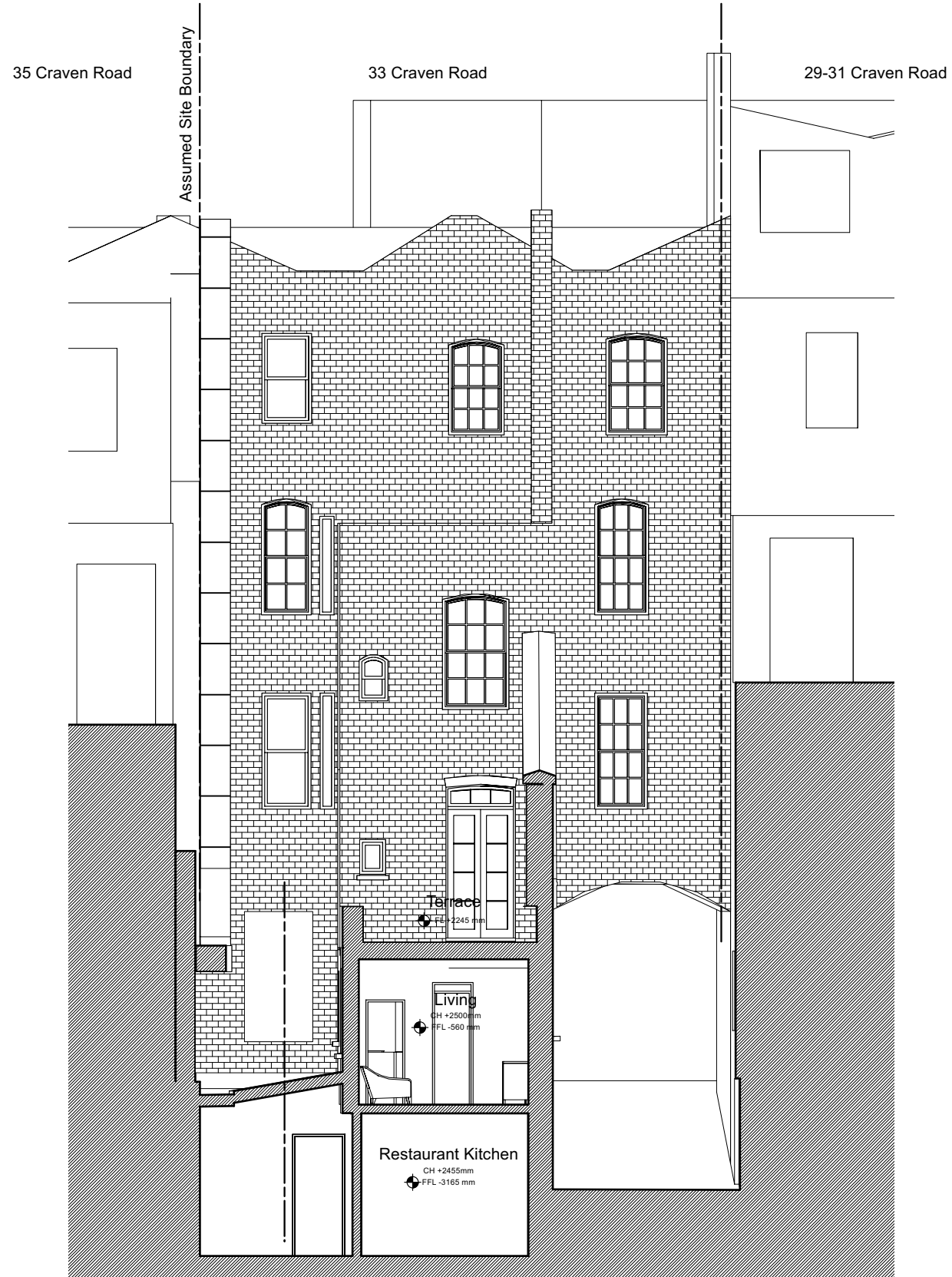
1:100 @ A3

Revision

Status

Planning

Rev Date Detail



▽ First Floor FFL
+3730mm

▽ Terrace FL
+2245mm

▽ Ground Floor FFL
+000mm

▽ Lower Ground Floor FFL
-560mm

▽ Basement FFL
-3165mm

Existing Section CC

Scale 1:100 @A3

0 2 4 6 8 10m

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Client

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Site

33 Craven Road, Westminster, W2 3BX, London

Drawing Title

Existing Rear Elevation

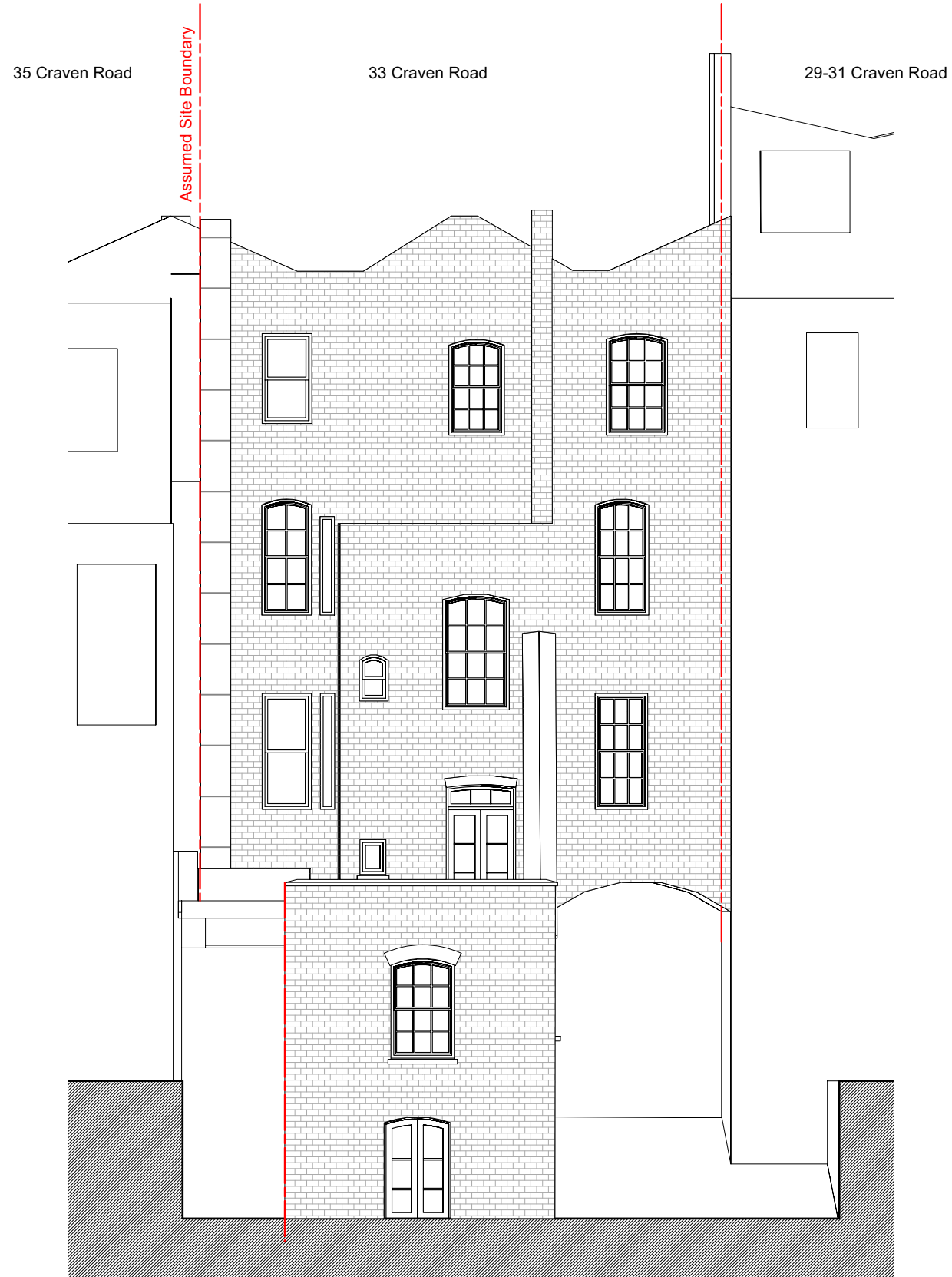
Drawing No. 124-EX-301 Date 22/02/2024

Scale 1:100 @ A3 Revision

Status

Planning

Rev Date Detail



Existing Rear Elevation

Scale 1:100 @A3

0 2 4 6 8 10m

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Client

Tom Leeman

Site

33 Craven Road, Westminster, W2 3BX, London

Drawing Title

Existing Side Elevation

Drawing No.	Date
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124-EX-302	22/02/2024
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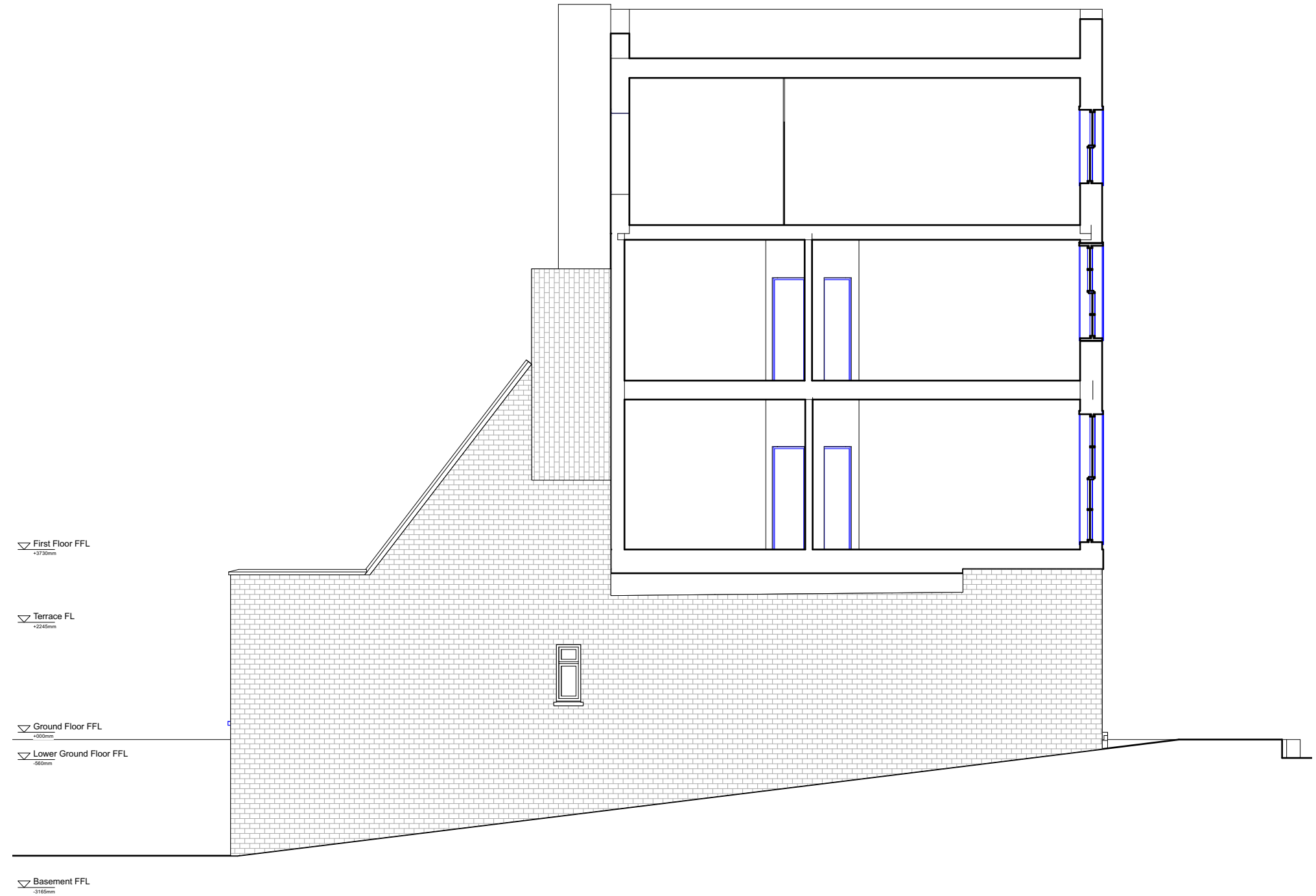
Scale	Revision
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1:100 @ A3	
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Status

Planning

Rev	Date	Detail
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Existing Side Elevation

Scale 1:100 @A3

0 | 2 | 4 | 6 | 8 | 10m

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Client
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Site
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Drawing Title
 Demolitions Ground Floor

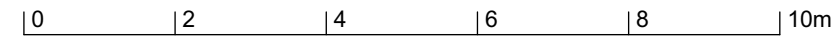
Drawing No. Date
 124-DEMO-103 22/02/2024

Scale Revision
 1:100 @ A3

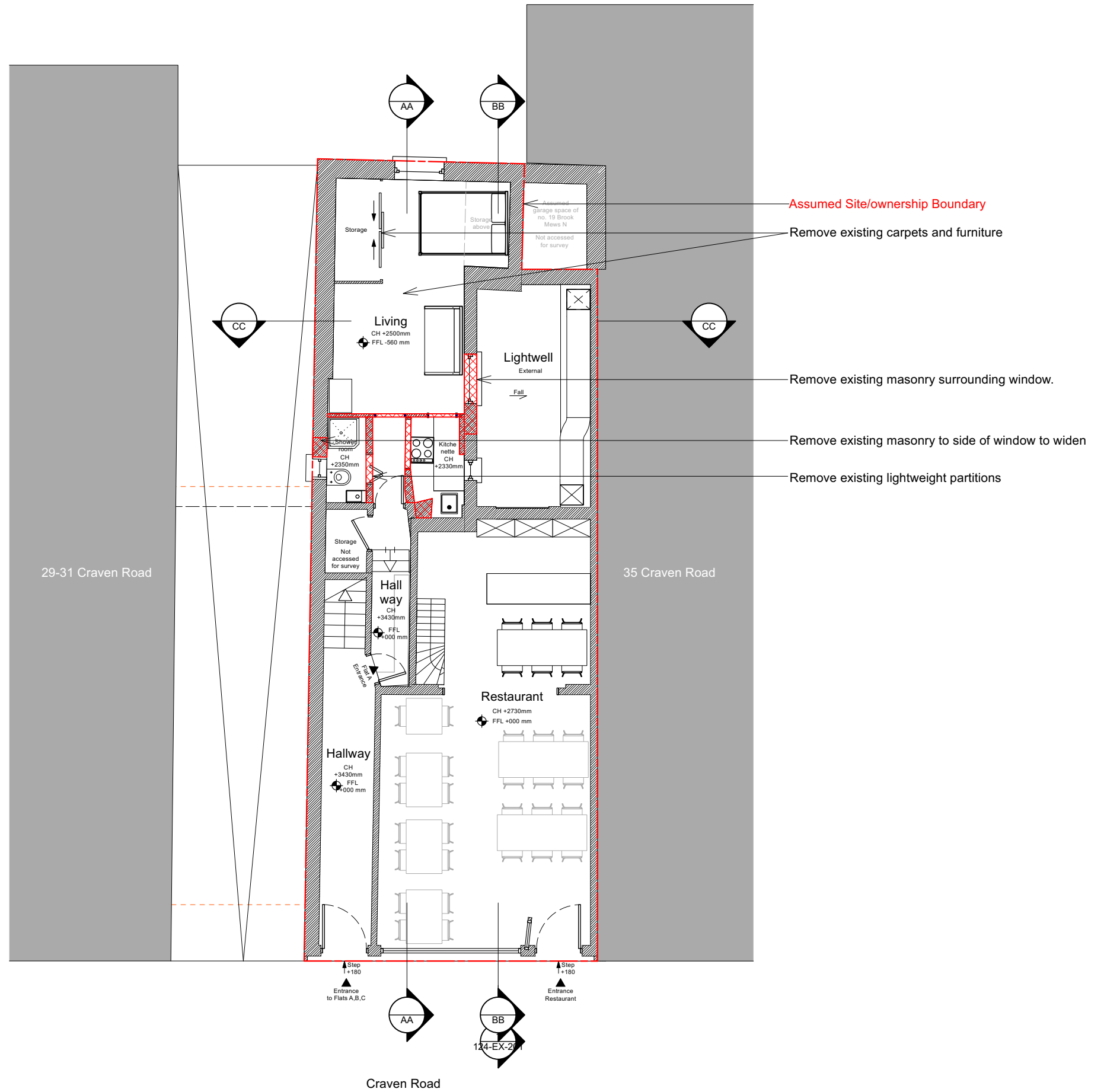
Status
 Planning

Rev	Date	Detail

Demolitions Ground Floor
 Scale 1:100 @A3



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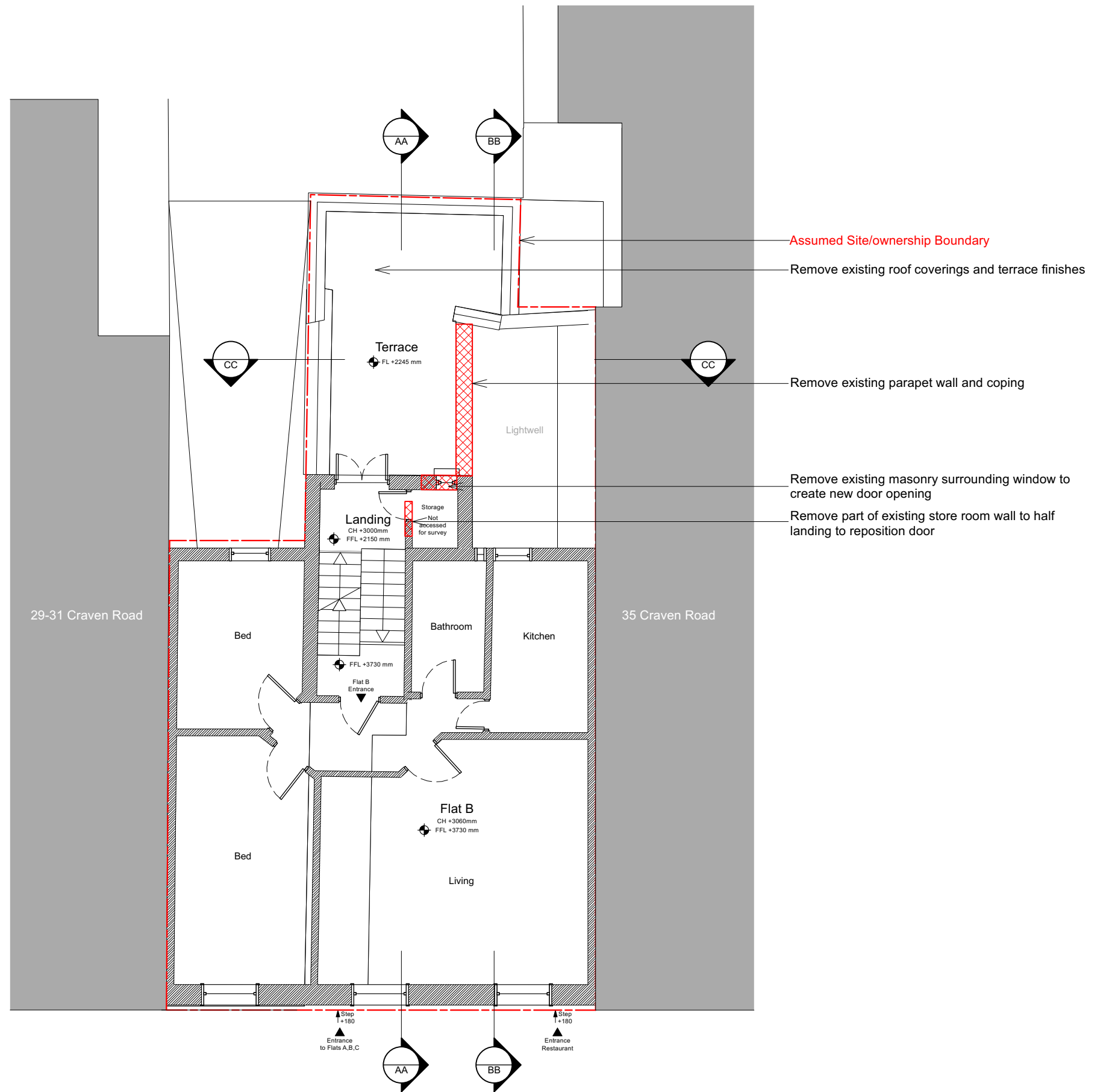
Drawing Title
 Demolitions First Floor

Drawing No. Date
 124-DEMO-104 22/02/2024

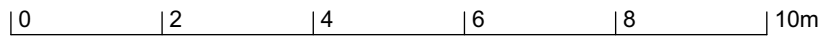
Scale Revision
 1:100 @ A3

Status
 Planning

Rev	Date	Detail



Demolitions First Floor
 Scale 1:100 @A3



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33 Craven Road, Westminster, W2 3BX, London

Drawing Title

Demolitions Section AA

Drawing No. Date

124-DEMO-203 22/02/2024

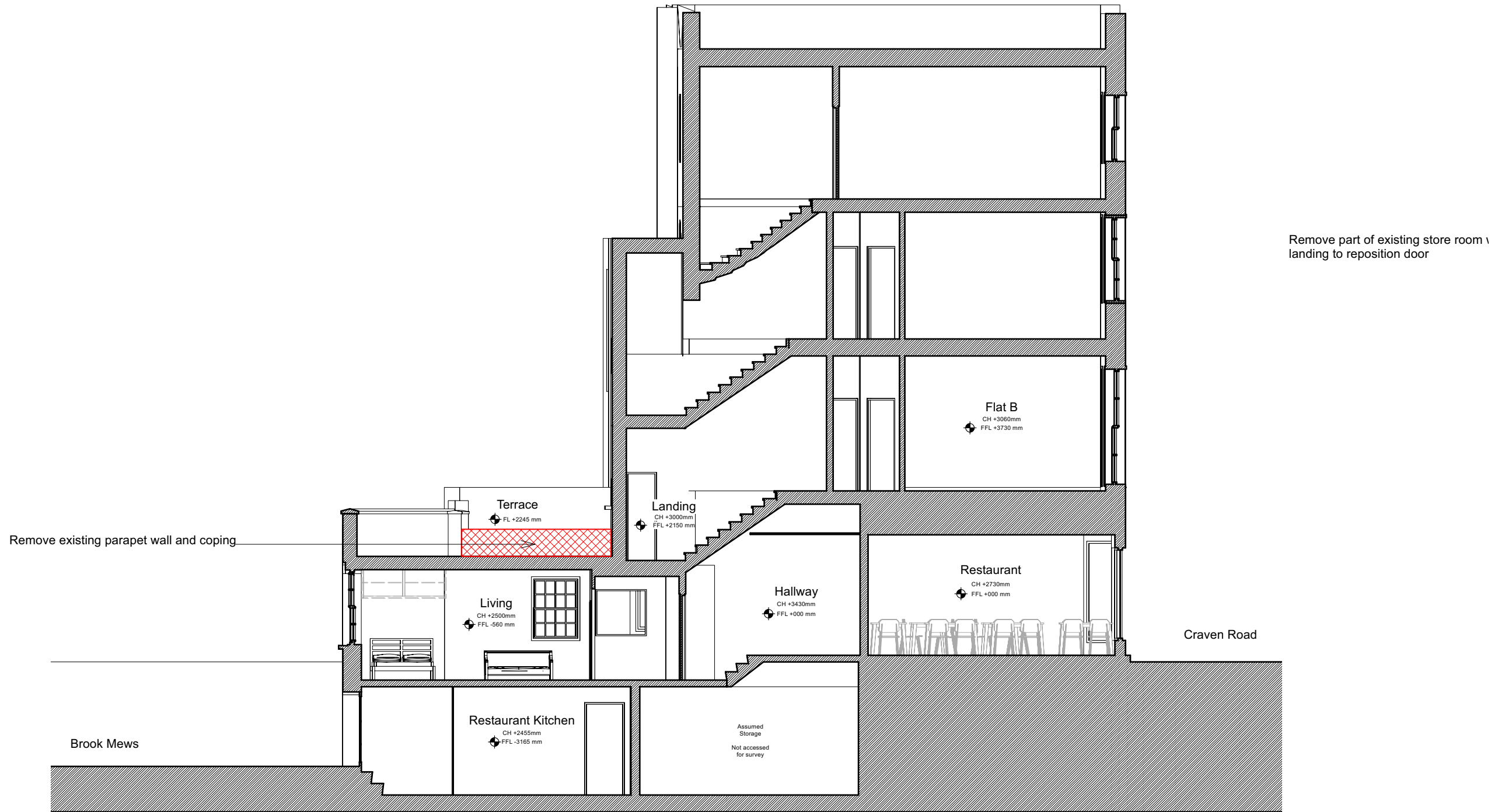
Scale Revision

1:100 @ A3

Status

Planning

Rev Date Detail



Demolitions Section AA

Scale 1:100 @A3

0 2 4 6 8 10m

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Client

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33 Craven Road, Westminster, W2 3BX, London

Drawing Title

Demolitions Section BB

Drawing No. Date

124-DEMO-204 22/02/2024

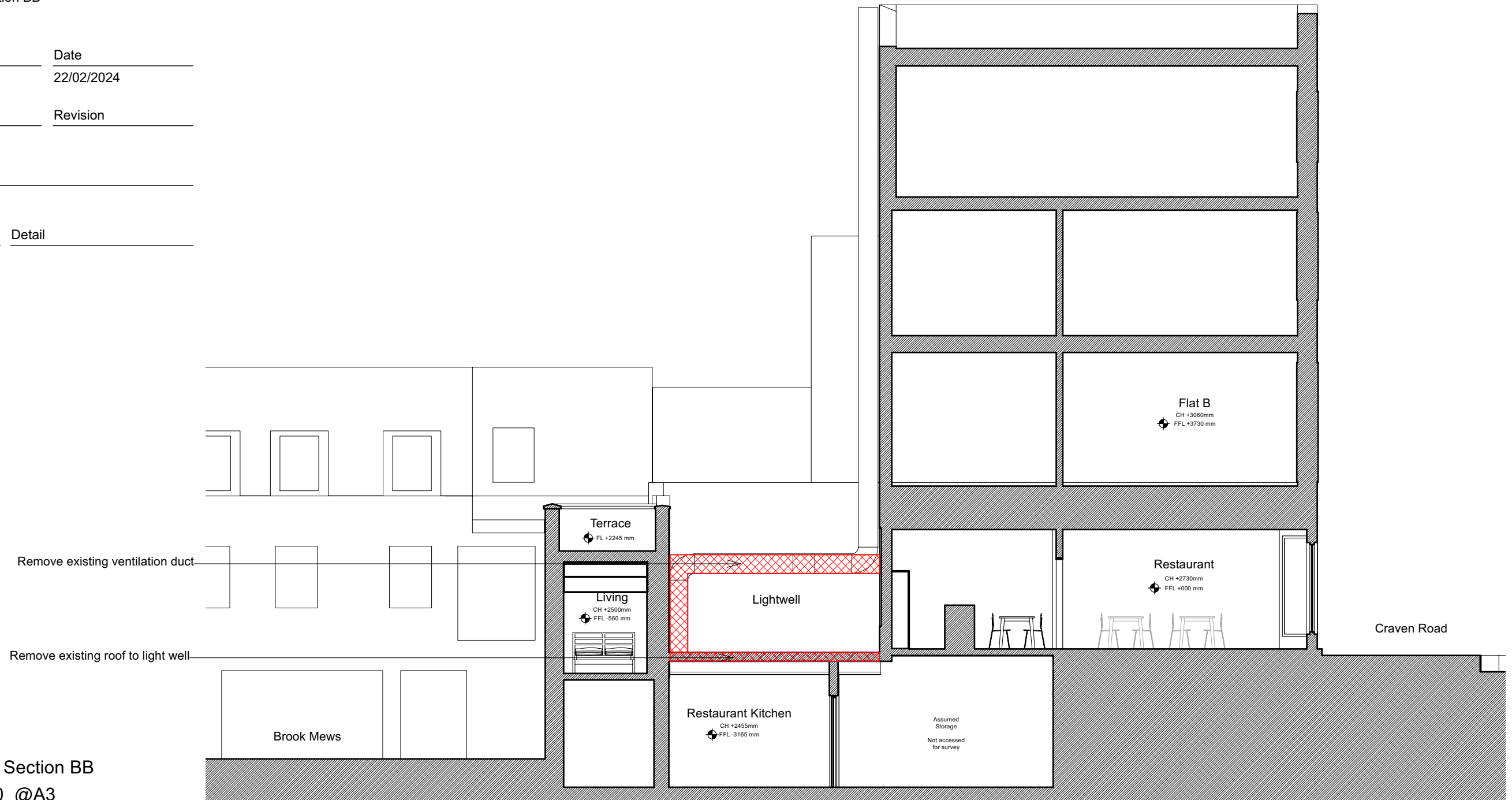
Scale Revision

1:100 @ A3

Status

Planning

Rev Date Detail



Demolitions Section BB

Scale 1:100 @A3

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Site

33 Craven Road, Westminster, W2 3BX, London

Drawing Title

Demolitions Section CC

Drawing No. Date

124-DEMO-205 22/02/2024

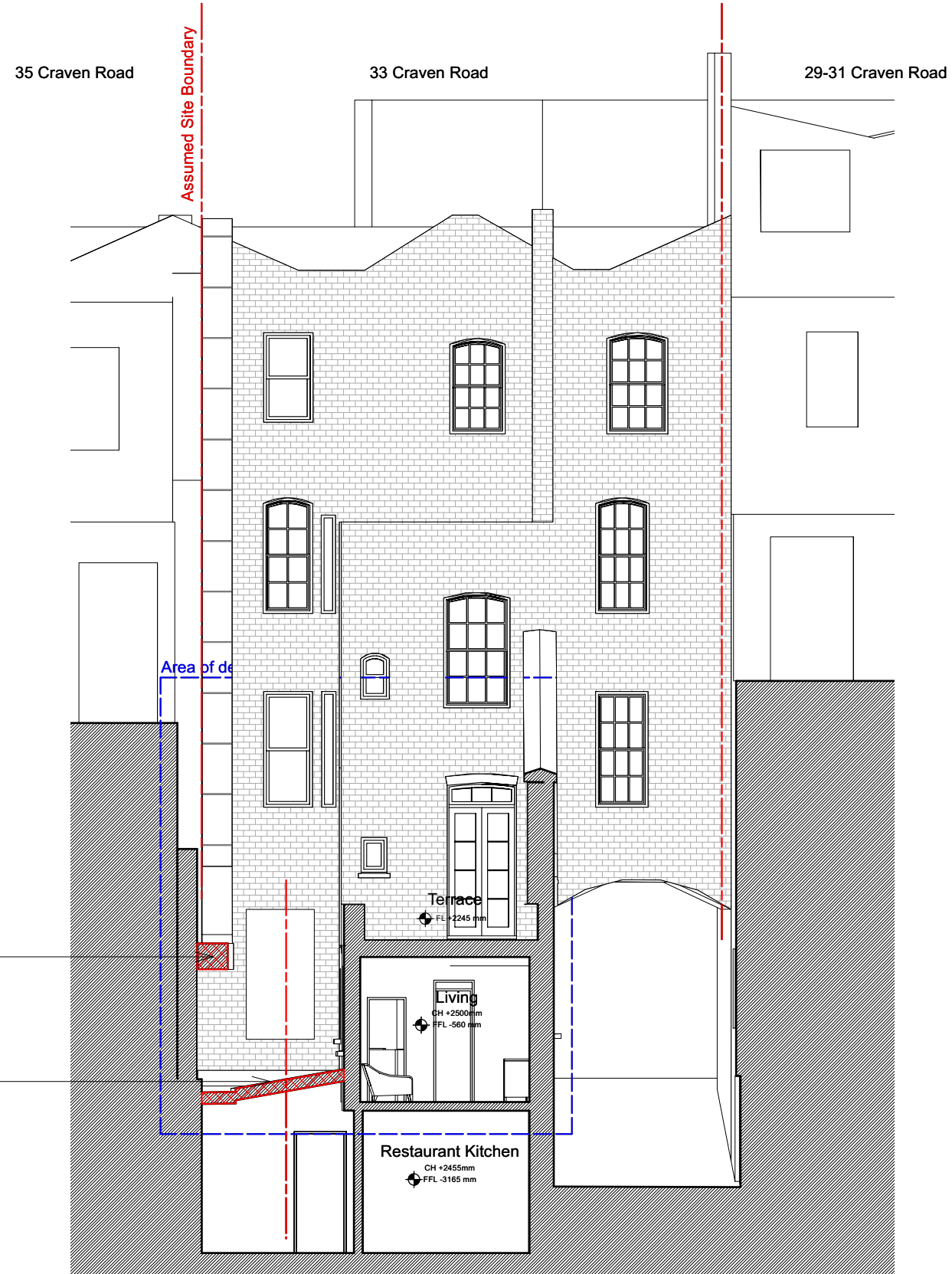
Scale Revision

1:100 @ A3

Status

Planning

Rev Date Detail



Demolitions Section CC

Scale 1:100 @A3

0 2 4 6 8 10m

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Client

Tom Leeman

Site

33 Craven Road, Westminster, W2 3BX, London

Drawing Title

Demolitions Rear Elevation

Drawing No. Date

124-DEMO-304 22/02/2024

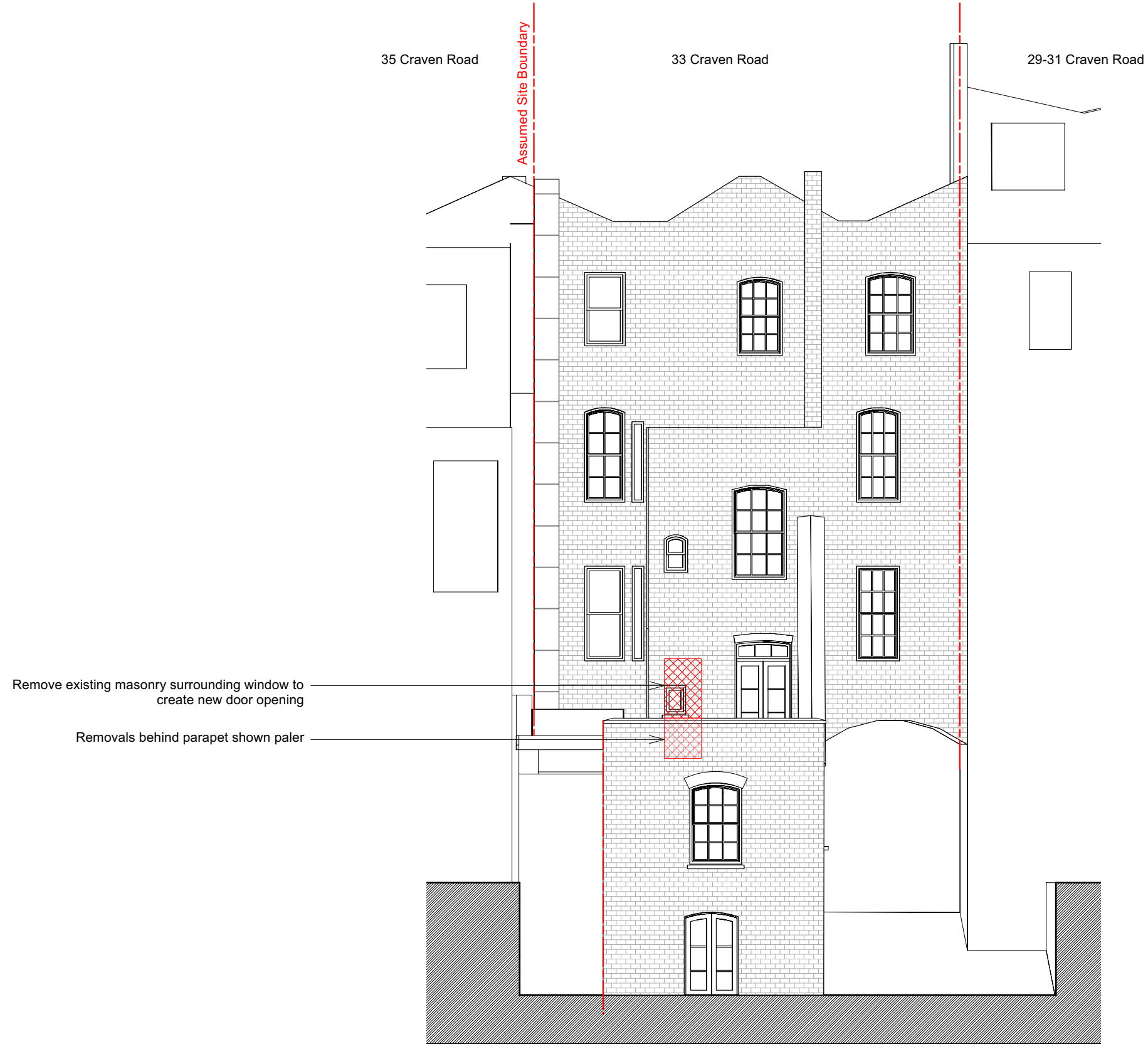
Scale Revision

1:100 @ A3

Status

Planning

Rev Date Detail



Demolitions Rear Elevation

Scale 1:100 @A3

0 2 4 6 8 10m

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Client

Tom Leeman

Site

33 Craven Road, Westminster, W2 3BX, London

Drawing Title

Demolitions Side Elevation

Drawing No. Date

124-DEMO-305 22/02/2024

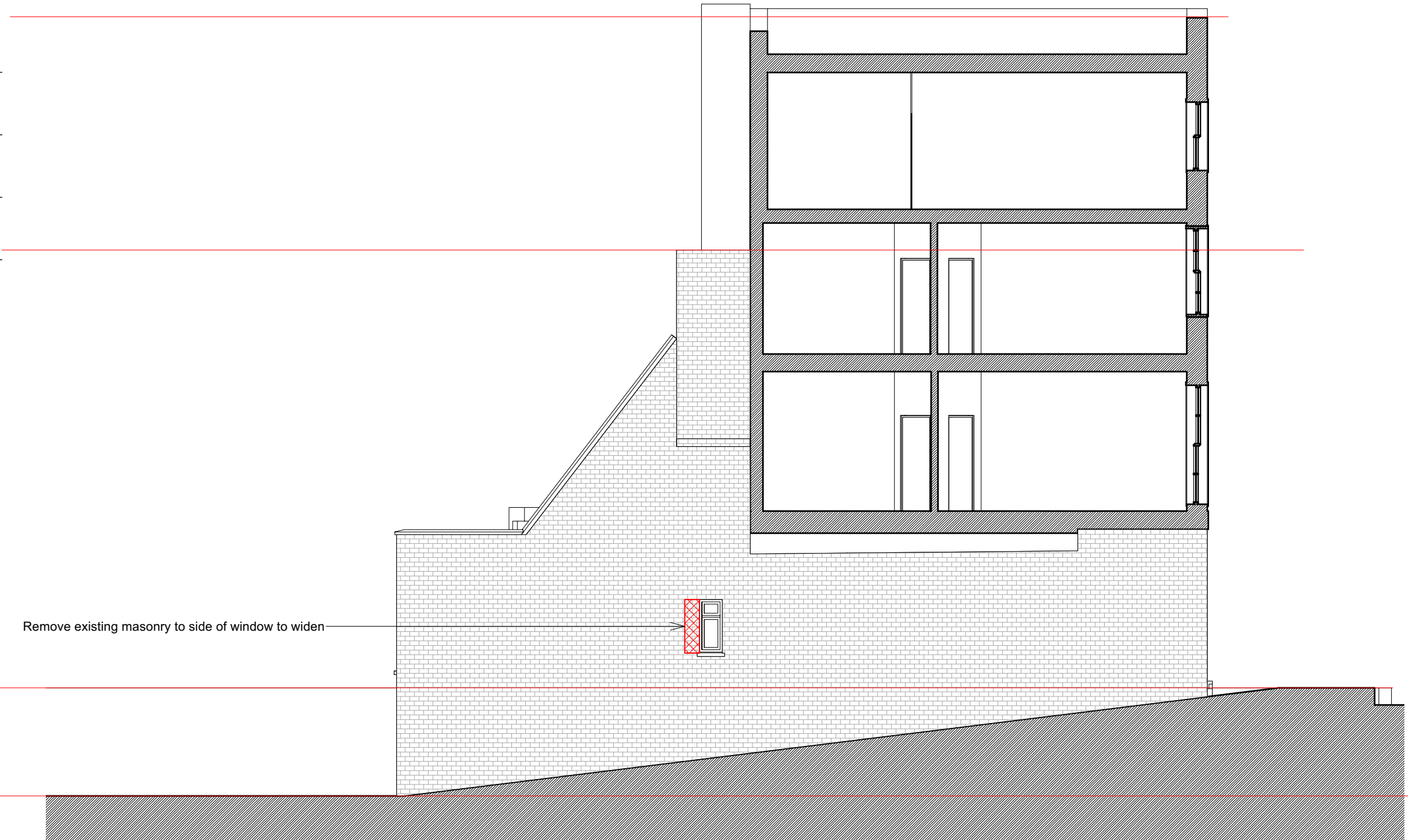
Scale Revision

1:100 @ A3

Status

Planning

Rev Date Detail



Demolitions Side Elevation

Scale 1:100 @A3

0 2 4 6 8 10m

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Client
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Site
33 Craven Road, Westminster, W2 3BX, London

Drawing Title
Proposed Ground Floor




Drawing No. Date
124-PR-103 22/02/2024




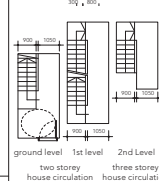
Scale Revision
1:100 @ A3

Status
Planning

Rev	Date	Detail

Space Standards

	Kitchen <small>*see key to kitchen items</small>	Dining <small>dining area calculated as difference of kitchen dining and kitchen</small>	Living	Combined Kitchen/Living/Dining	Double
1-bed, 2-persons	 6.8 sq.m	 10.4 sq.m dining area 3.6 sq.m	 13.0 sq.m	23 sq.m	Double Bedroom 12.0 sq.m

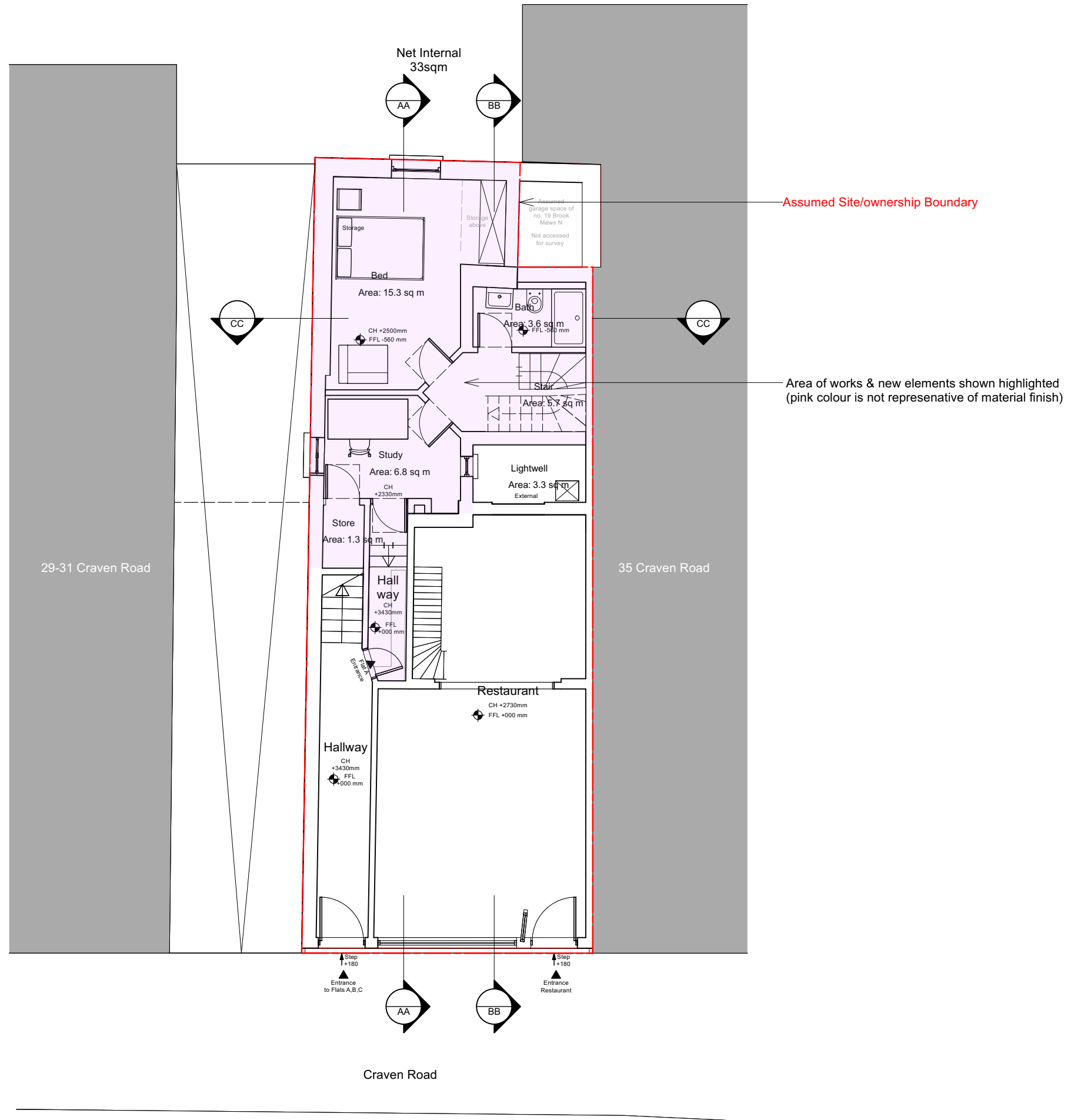
Bathroom	Storage/Utility	Outdoor Amenity Space	Net Internal	Circulation:	Partition walls allow 5%	GIA (inc. amenity)	Circulation Layouts
 4.4 sq.m	 Storage 2p 1.5 sq.m	 5 sq.m	41 sq.m	1 Level Flat + 6.5 sq.m	2.5 sq.m	50 sq.m	 <p>ground level 1st level 2nd level two storey house circulation three storey house circulation + 2.5 sq.m</p>

Proposed Ground Floor

Scale 1:100 @A3



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Drawing Title
 Proposed First Floor




Drawing No. Date
 124-PR-104 22/02/2024




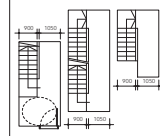
Scale Revision
 1:100 @ A3 A

Status
 Planning

Rev Date Detail
 A 22/02/2024 Note added - fire wall behind french doors

Space Standards

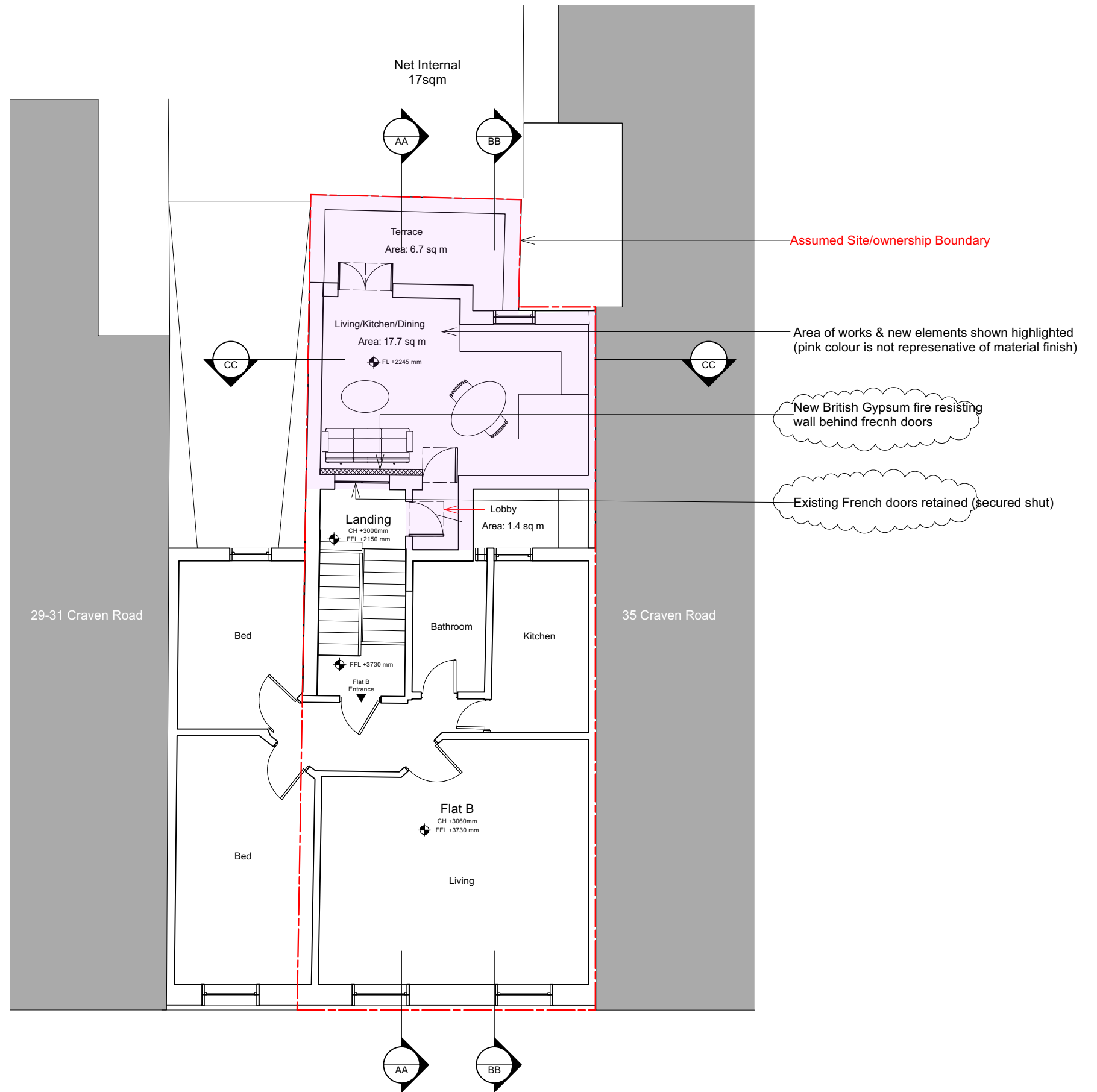
	Kitchen <small>*see key to kitchen items</small>	Dining <small>dining area calculated as difference of kitchen dining and kitchen</small>	Living	Combined Kitchen/Living/Dining	Double
1-bed, 2-persons	 6.8 sq.m	 10.4 sq.m dining area 3.6 sq.m	 13.0 sq.m	23 sq.m	Double Bedroom 12.0 sq.m

Bathroom	Storage/Utility	Outdoor Amenity Space	Net Internal	Circulation:	Partition walls allow 5%	GIA (inc. amenity)	Circulation Layouts <small>Stairs for 3m floor to floor height 18 steps 230/250</small>
 4.4 sq.m	 Storage 2p 1.5 sq.m	 5 sq.m	41 sq.m	1 Level Flat + 6.5 sq.m	2.5 sq.m	50 sq.m	 ground level 1st level 2nd Level two storey house circulation three storey house circulation 1.25 sq.m 1.25 sq.m

Proposed First Floor
 Scale 1:100 @A3



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Client

Tom Leeman

Site

33 Craven Road, Westminster, W2 3BX, London

Drawing Title

Proposed Second Floor

Drawing No.

124-PR-105

Date

22/02/2024

Scale

1:100 @ A3

Revision

Status

Planning

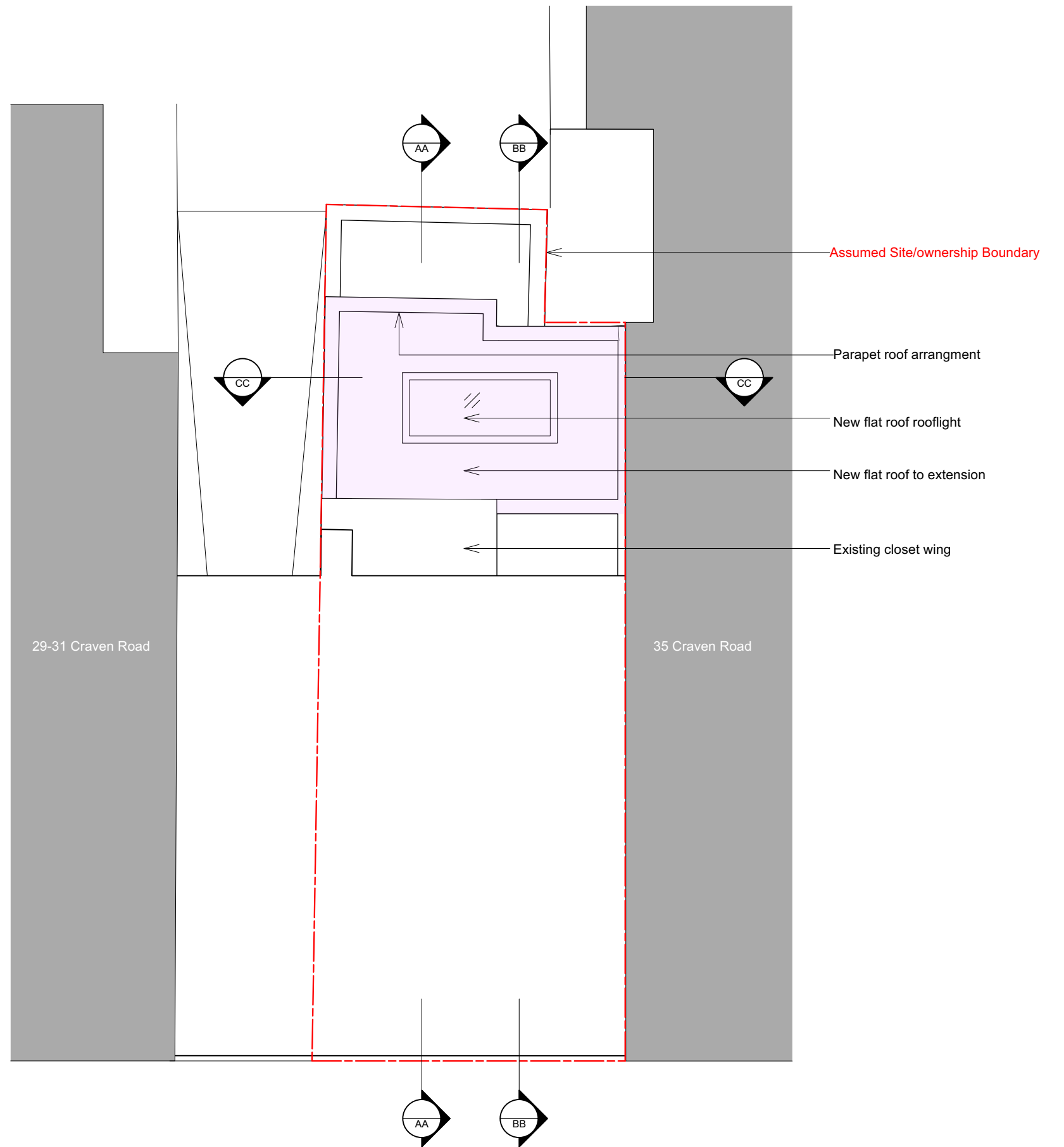
Rev Date Detail

Proposed Second Floor

Scale 1:100 @A3

0 2 4 6 8 10m

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Site
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Drawing Title
 Proposed Section AA

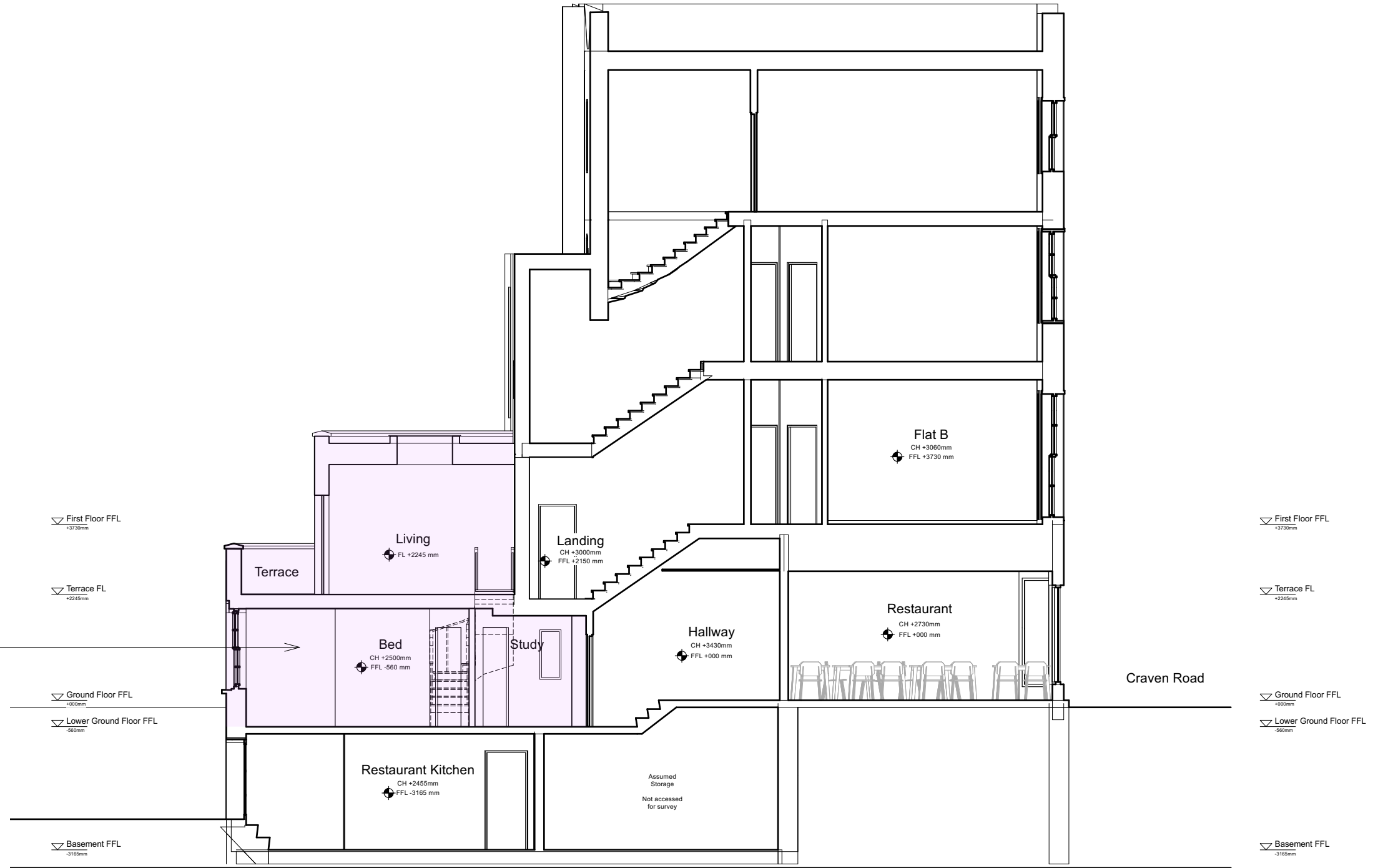
Drawing No. Date
 124-PR-203 22/02/2024

Scale Revision
 1:100 @ A3

Status
 Planning

Rev	Date	Detail

Area of works & new elements shown highlighted
 (pink colour is not representative of material finish)



Proposed Section AA
 Scale 1:100 @A3



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Pencil and Brick

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studio@pencilandbrick.co.uk

Client

Tom Leeman

Site

33 Craven Road, Westminster, W2 3BX, London

Drawing Title

Proposed Section BB

Drawing No. Date

124-PR-204 22/02/2024

Scale Revision

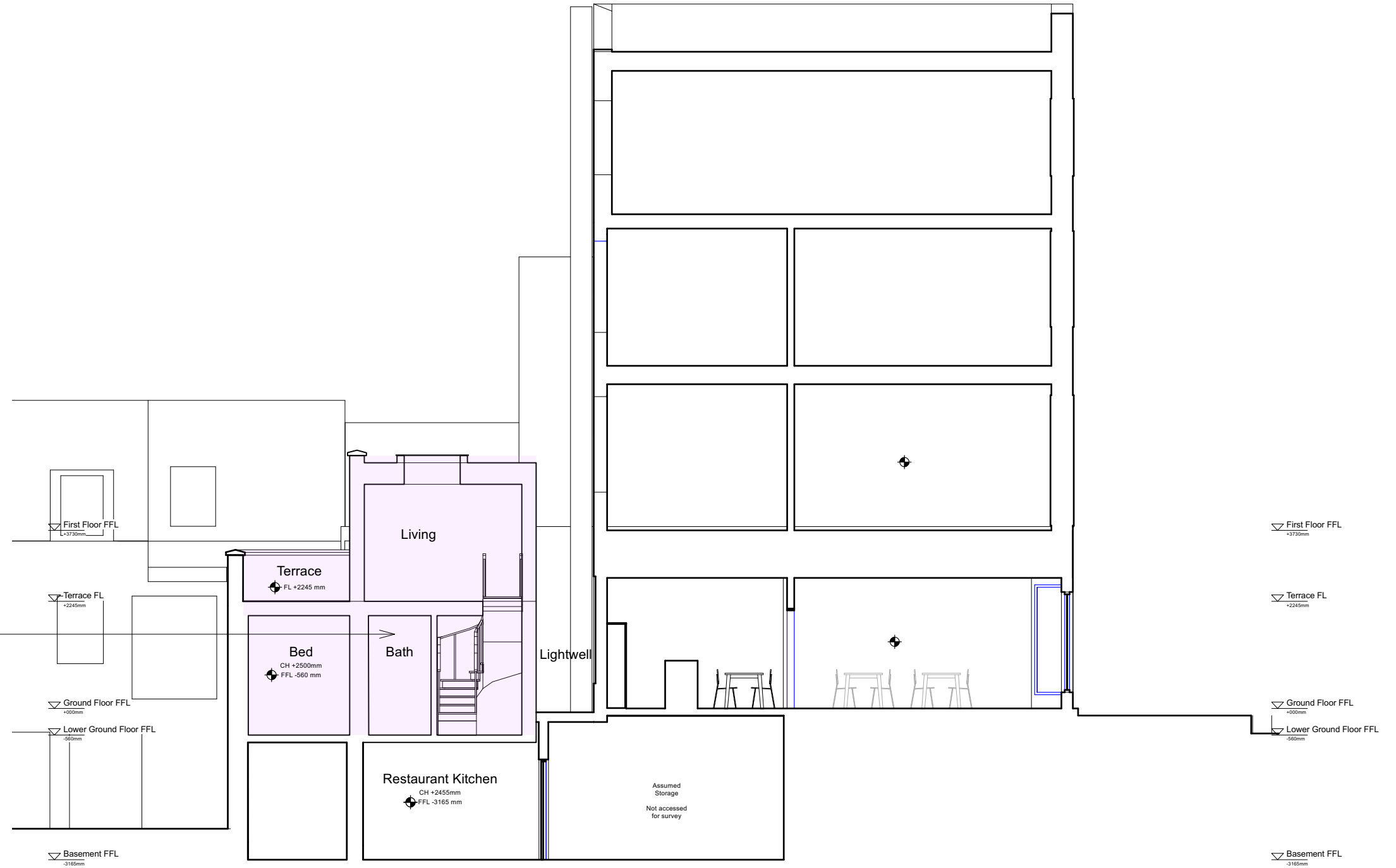
1:100 @ A3

Status

Planning

Rev Date Detail

Area of works & new elements shown highlighted
(pink colour is not representative of material finish)



Proposed Section BB

Scale 1:100 @A3

0 2 4 6 8 10m

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Client
 Tom Leeman

Site
 33 Craven Road, Westminster, W2 3BX, London

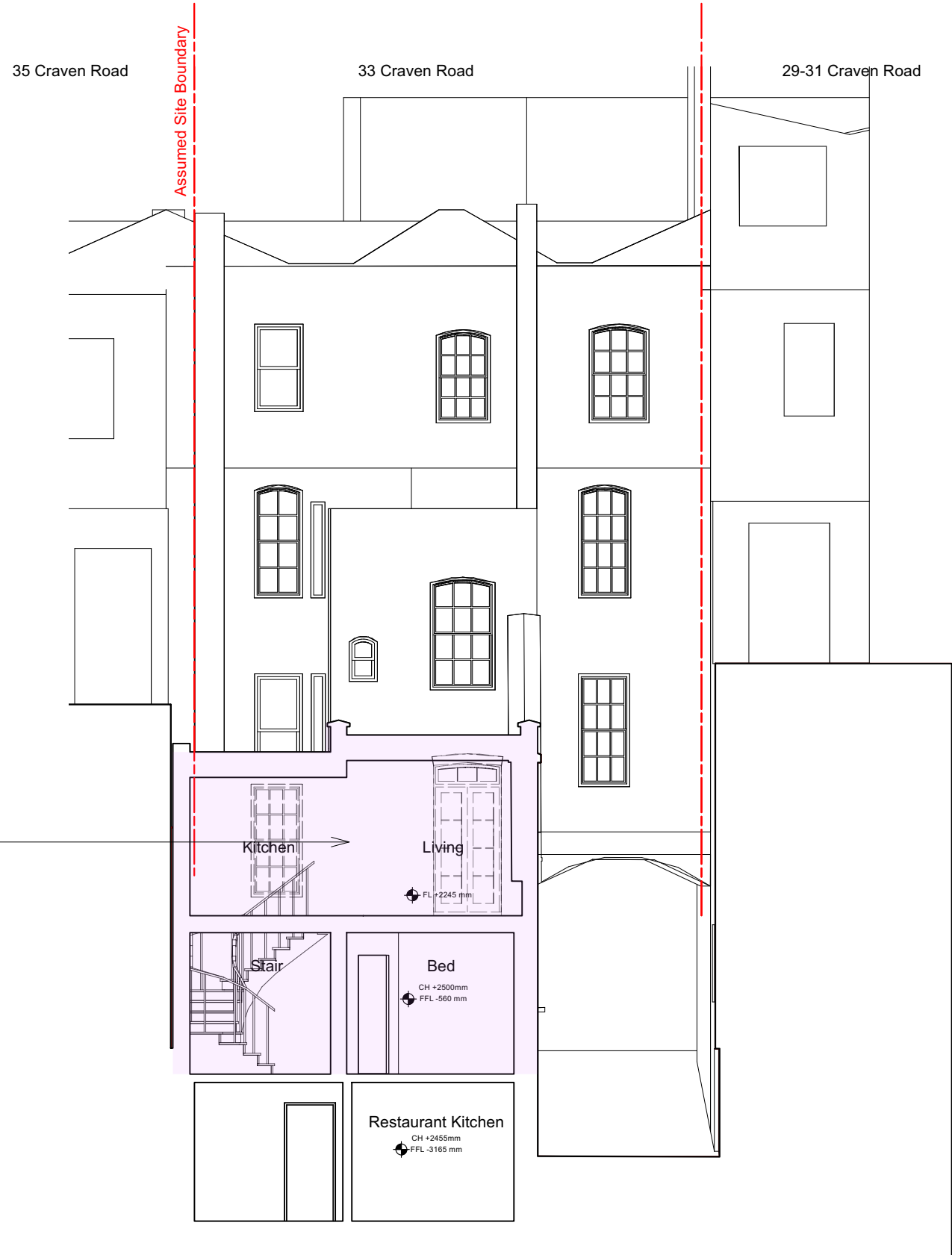
Drawing Title
 Proposed Section CC

Drawing No. Date
 124-PR-205 22/02/2024

Scale Revision
 1:100 @ A3

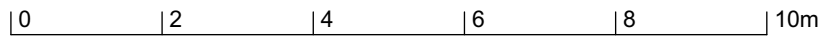
Status
 Planning

Rev	Date	Detail



Area of works & new elements shown highlighted
 (pink colour is not representative of material finish)

Proposed Section CC
 Scale 1:100 @A3



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Client
Tom Leeman

Site
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Drawing Title
Proposed Rear Elevation

Drawing No. Date
124-PR-303 22/02/2024

Scale Revision
1:100 @ A3

Status
Planning

Rev	Date	Detail
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Area of works & new elements shown highlighted
(pink colour is not representative of material finish)

- ▽ First Floor FFL
+3730mm
- ▽ Terrace FL
+2245mm
- ▽ Ground Floor FFL
+0000mm
- ▽ Lower Ground Floor FFL
-560mm
- ▽ Basement FFL
-3165mm

Proposed Rear Elevation
Scale 1:100 @A3

0 | 2 | 4 | 6 | 8 | 10m

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Pencil and Brick

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Client

Tom Leeman

Site

33 Craven Road, Westminster, W2 3BX, London

Drawing Title

Proposed Side Elevation

Drawing No. Date

124-PR-304 22/02/2024

Scale Revision

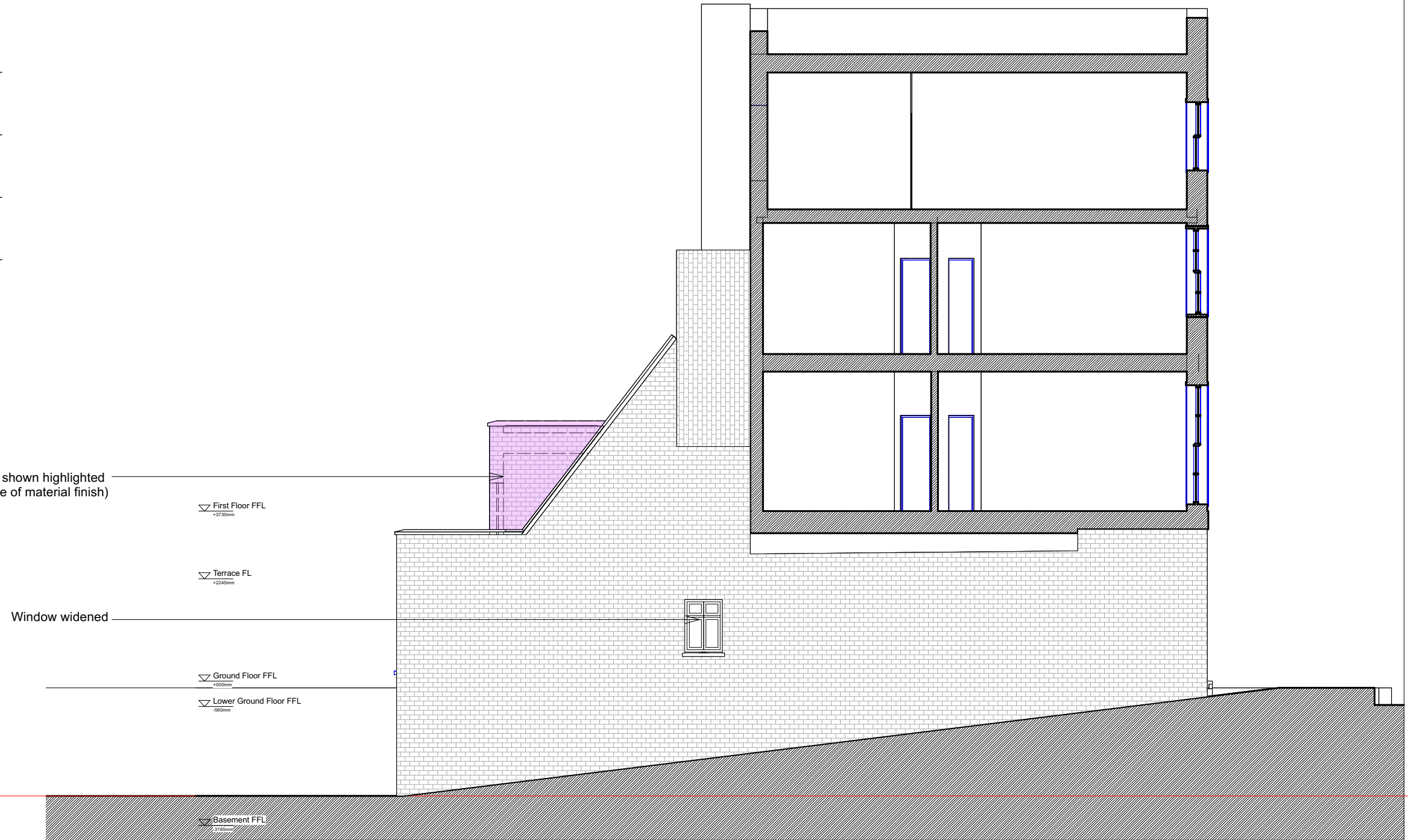
1:100 @ A3

Status

Planning

Rev Date Detail

Area of works & new elements shown highlighted
(pink colour is not representative of material finish)



Proposed Side Elevation

Scale 1:100 @A3

0 2 4 6 8 10m

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Client

Tom Leeman

Site

33 Craven Road, Westminster, W2 3BX, London

Drawing Title

Proposed Rear View

Drawing No. Date

124-PR-404 22/02/2024

Scale Revision

1:100 @ A3

Status

Planning

Rev Date Detail



Existing View



Proposed View

Proposed Rear View

Scale 1:100 @A3

0 2 4 6 8 10m

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