

1. THE EXISTING SITE

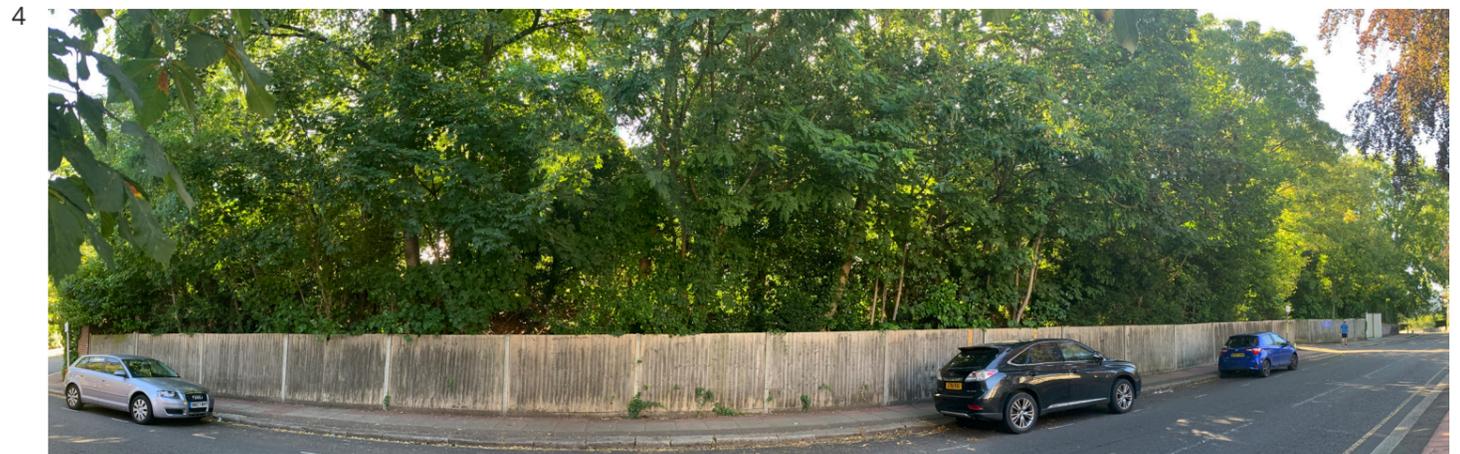
- The site is located off West Heath Road, NW3 7UJ.
- To the north the site borders Eden Close, a private gated road.
- To the south the site borders the rear gardens of the houses located on Westover Hill, another private gated road and 'Heath West' a group of new build luxury houses.
- The boundaries of the site are heavily planted with mature trees and high hedgerows which limits views onto the site from the public realm.
- The site is not located in a Conservation Area.
- The existing building is not Listed nor Locally Listed



2. AERIAL VIEWS



3. THE EXISTING SITE



4. THE EXISTING DEVELOPMENT CONSTRAINTS



5. THE SURROUNDING FOOTPRINT RATIO ANALYSIS



AVERAGE PLOT TO FOOTPRINT RATIO = 30%

- PLOT TO FOOTPRINT RATIO BELOW 25%
- PLOT TO FOOTPRINT RATIO 25% - 35%
- PLOT TO FOOTPRINT RATIO ABOVE 35%

Existing Plot Analysis Diagram



6. THE SURROUNDING BOUNDARY DISTANCES



DISTANCE TO BOUNDARIES

-  3m BUILDING LINE TO BOUNDARY
-  10m BUILDING LINE TO BOUNDARY
-  15m BUILDING LINE TO BOUNDARY
-  20m BUILDING LINE TO BOUNDARY
-  30m BUILDING LINE TO BOUNDARY

Existing Boundary Distances Diagram



7. BUILDING FOOTPRINT & HEIGHT CONTEXT



68-74 WEST HEATH ROAD

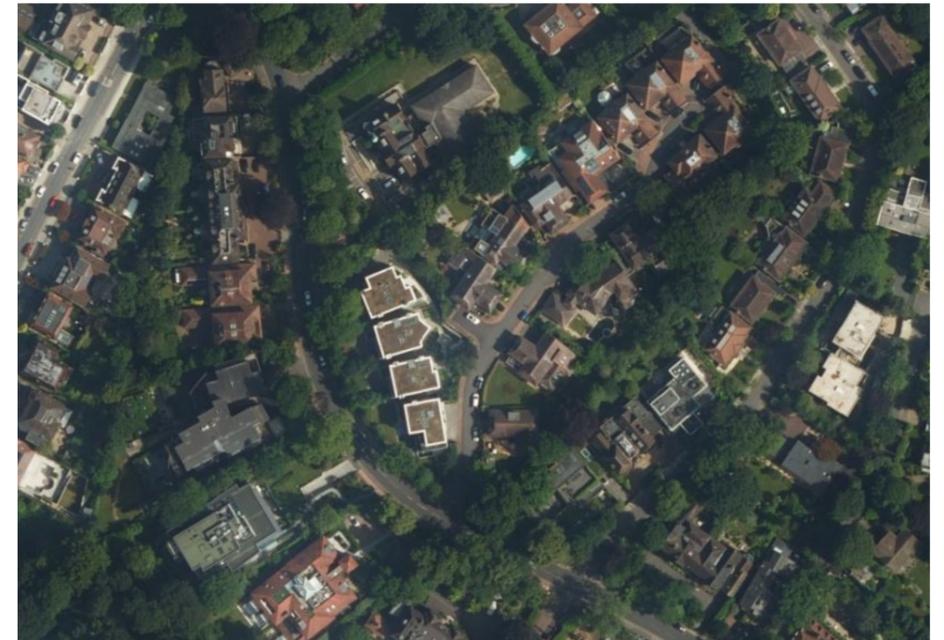


51 HORIZONS COURT



Oak Lodge, 67 West Heath Road, London, NW3 7AP

OAK LODGE AND ORACLE



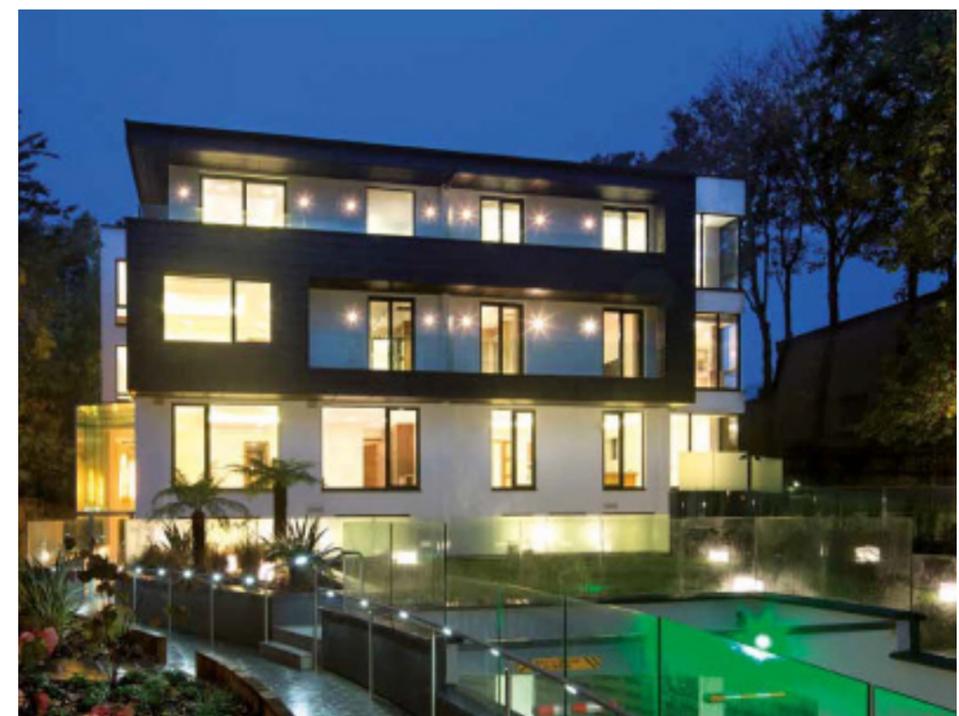
AERIAL VIEW



8. BUILDING FOOTPRINT &
HEIGHT CONTEXT



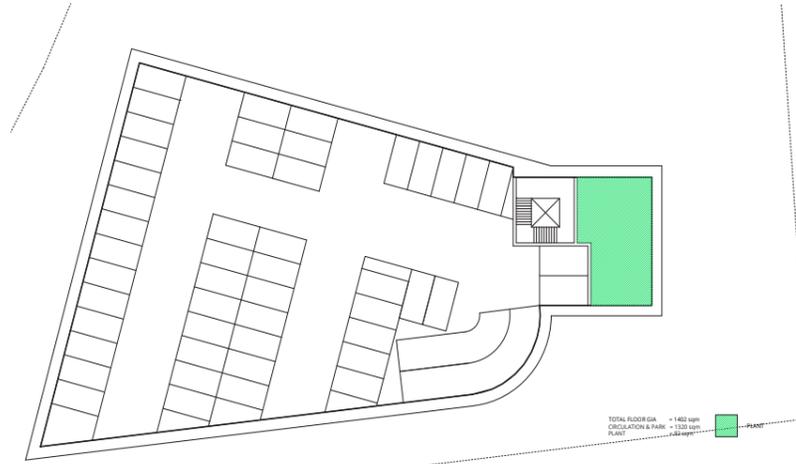
The Oren, Hampstead, NW3



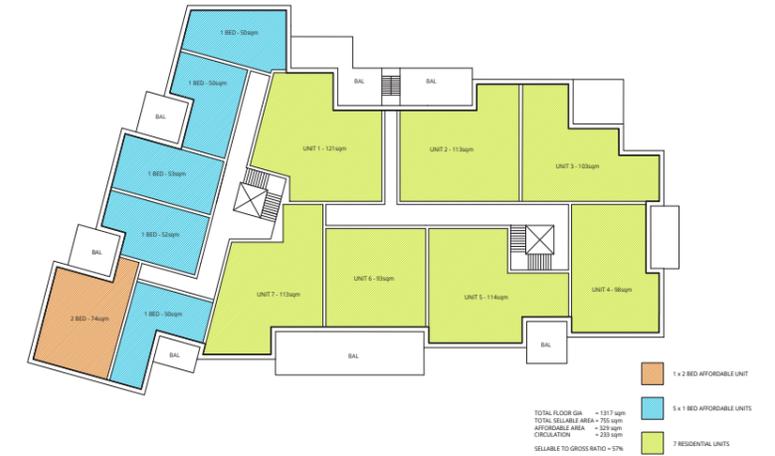
Oracle Apartments, Hampstead, NW3



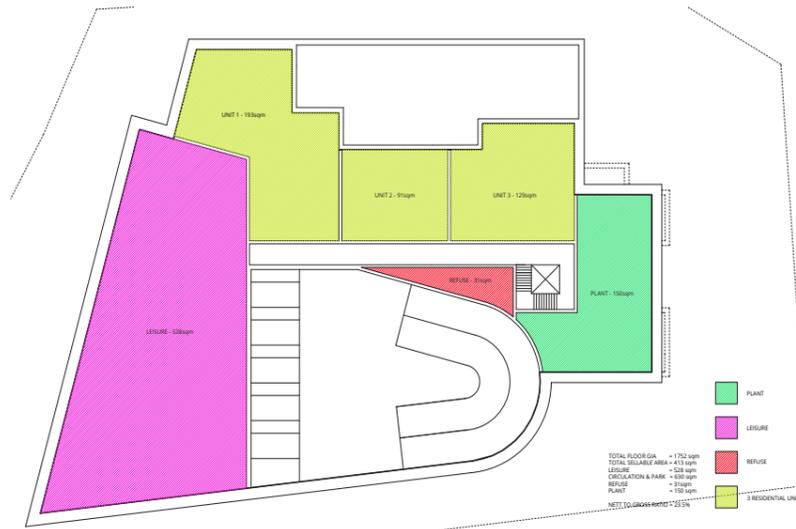
10. AFFORDABLE HOUSING



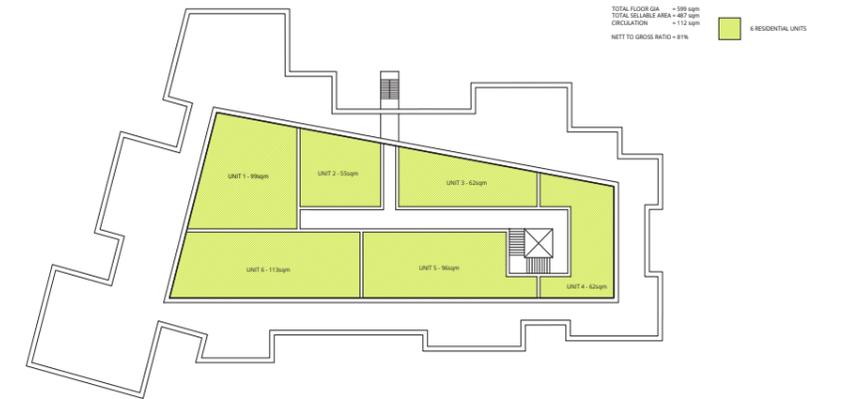
PROPOSED BASEMENT PLAN



PROPOSED 1ST - 4TH FLOOR PLAN



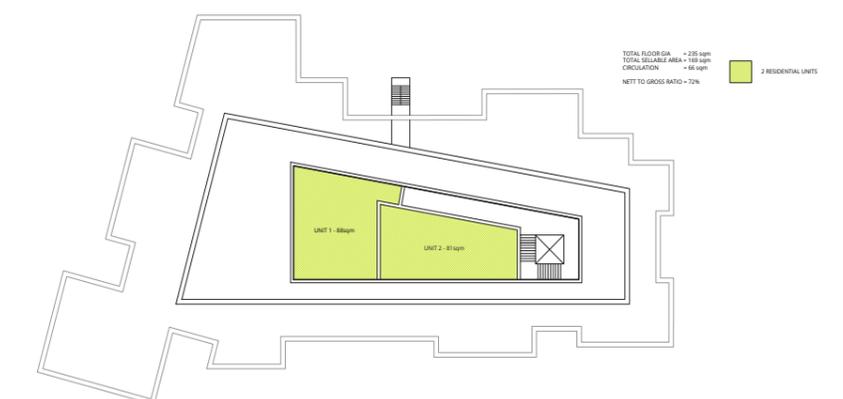
PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED 5TH FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



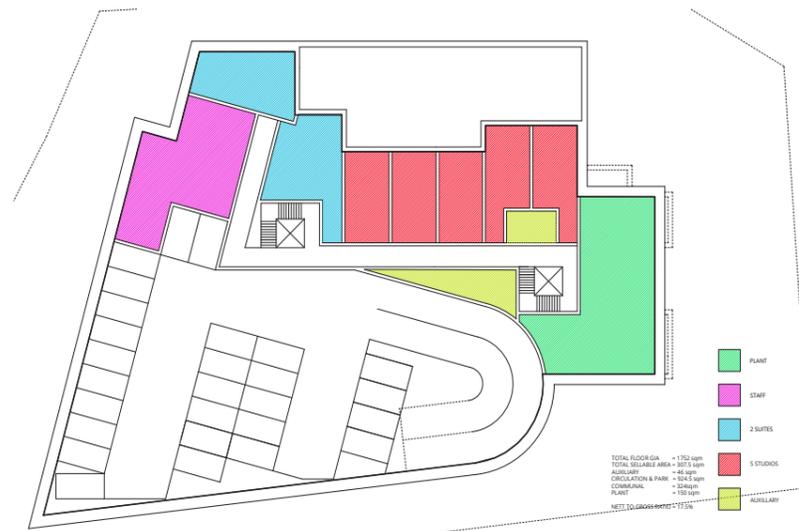
PROPOSED 6TH FLOOR PLAN



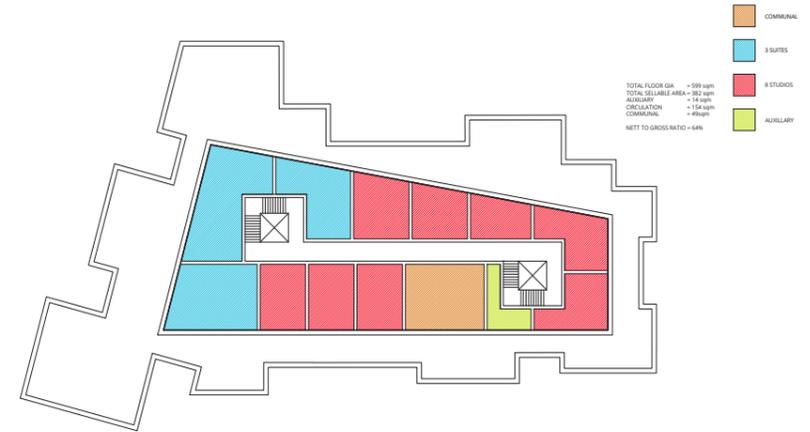
11. CARE HOME



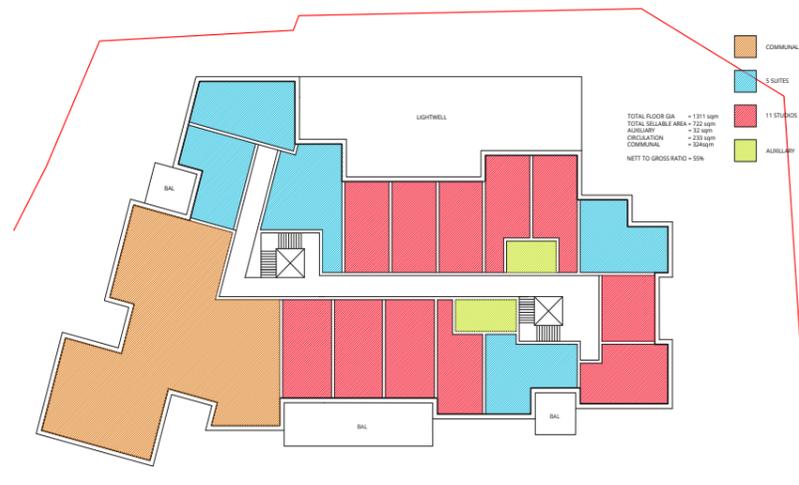
PROPOSED 1ST - 3RD FLOOR PLAN



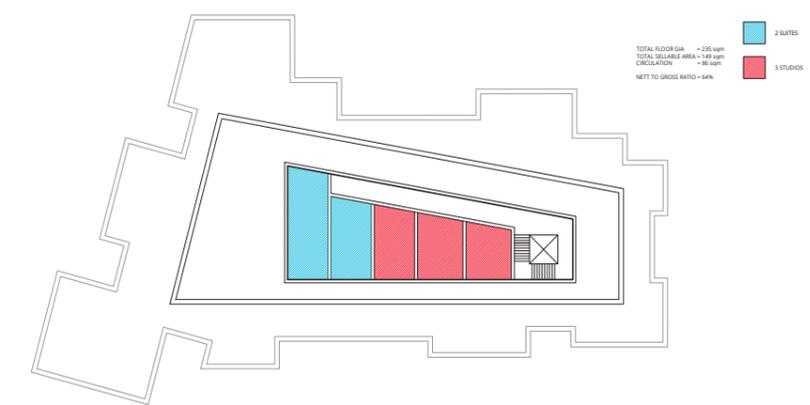
PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED 4TH FLOOR PLAN

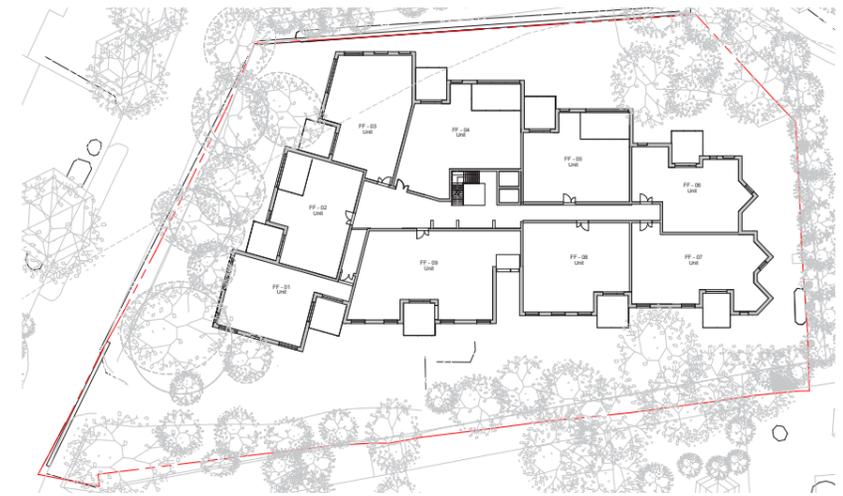


PROPOSED GROUND FLOOR PLAN

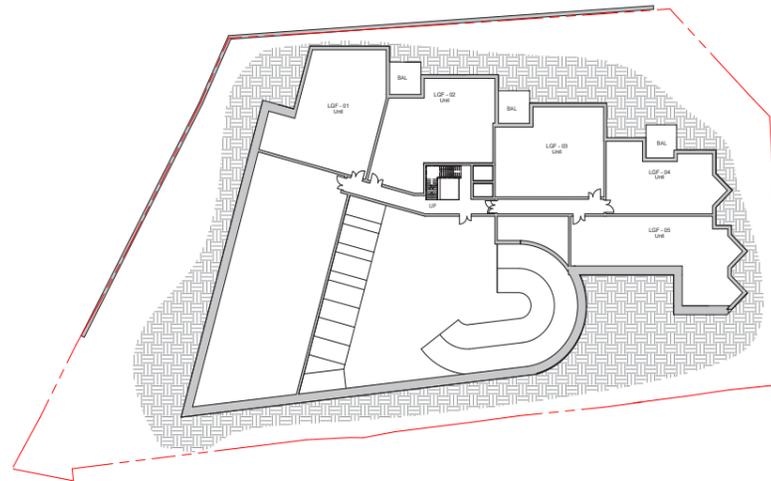


PROPOSED 5TH FLOOR PLAN

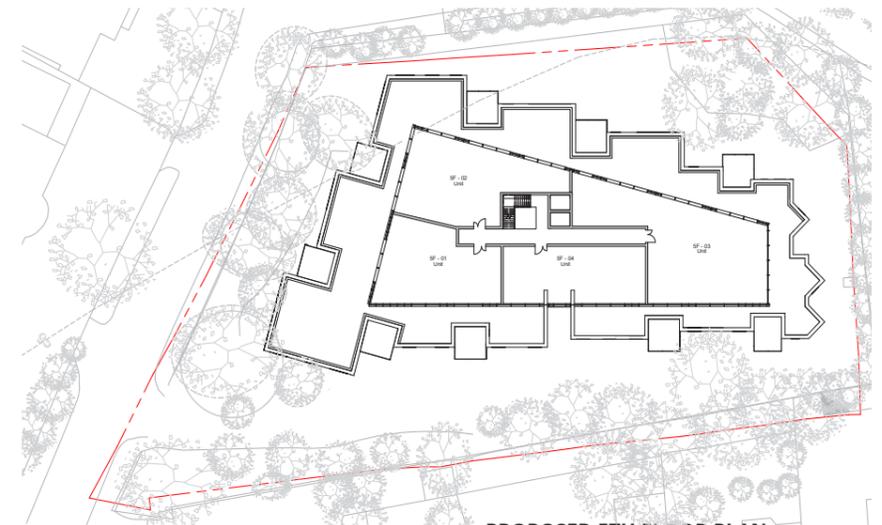




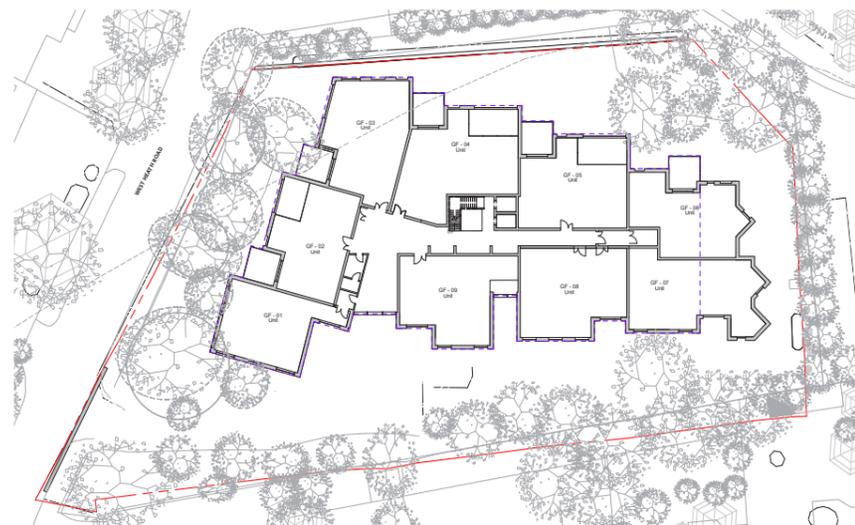
PROPOSED 1ST - 4TH FLOOR PLAN



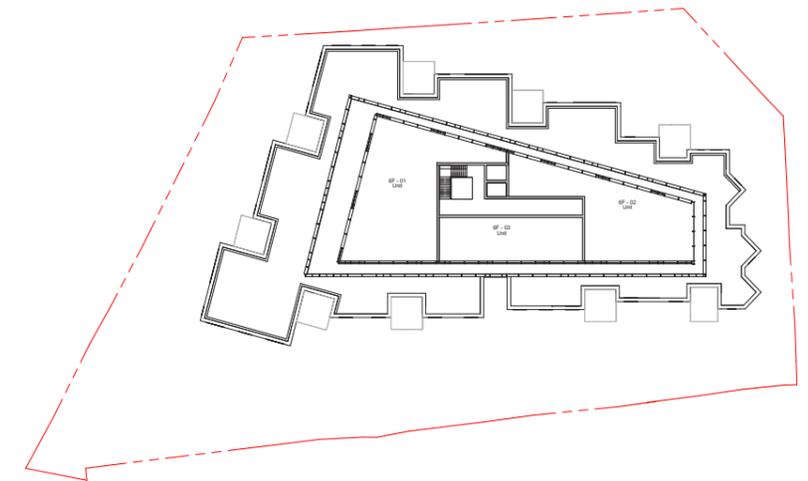
PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED 5TH FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED 6TH FLOOR PLAN



