

Project Address: 21 Park Road, London, N8 8TE

Project Description: Refurbishment of existing A3 Restaurant and create separate access for above residential unit with new shopfront together with erection of rear second floor.

Building Type: A purpose-built three storey mid terrace building with commercial use on the ground floor and residential above

Heritage Category: N/A **Grade:** N/A

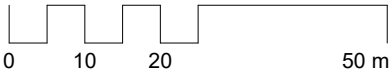
Conservation Area: Crouch End

Sheet List			
Sheet Number	Sheet Name	Current Revision	Sheet Issue Date
AE101	Existing Floor Plans		08/29/24
AE102	Existing Floor Plans		08/29/24
AE204	Existing Elevations		08/29/24
AE301	Existing Section A		08/29/24
AP102	Proposed Floor Plans		08/29/24
AP101	Proposed Floor Plans		08/29/24
AE302	Existing Section B - C		08/29/24
AP202	Proposed Rear Elevations		08/29/24
AP301	Proposed Section A		08/29/24
AP302	Proposed Section B - C		08/29/24
AE901	3D Views_Existing		08/29/24
AE100	Existing Site Block Plan		08/29/24
AP100	Proposed Site Block Plan		08/29/24
AE000	Cover Sheet		08/29/24
AE001	Site Plan		08/29/24
AP901	3D Views_Proposed		08/29/24
AE201	Existing Front Elevation		02/10/25
AP201	Proposed Front Elevation		02/10/25
AP701	Images		02/10/25
Grand total: 19			



1 Site Location
1 : 500

No.	Description	Date



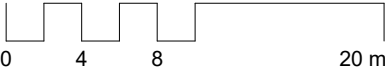
KEY TO AREAS:

— Site - 142.3 sqm



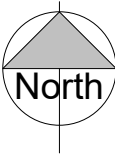
Project Status		Preliminary	
Project		21 Park Road London N8 8TE	
Client		Owner	
Drawing Title		Cover Sheet	
Project Number	240528	Date	May 24
Drawn by	Author	Checked by	Checker
Scale	1 : 1000 @ A3 1 : 500 @ A1	Revision	
Drawing No.		AE000	

No.	Description	Date



KEY TO AREAS:

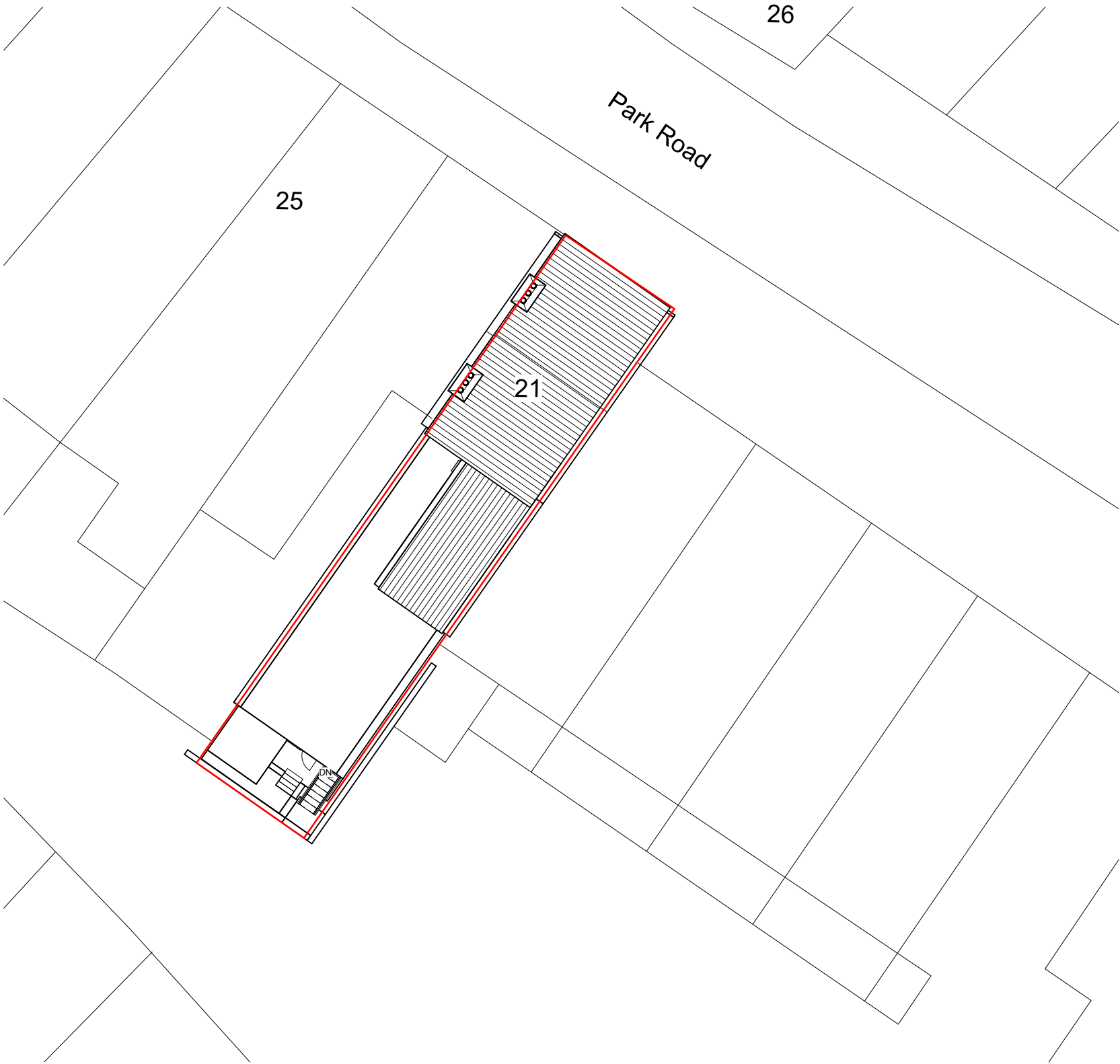
Site - 142.3 sqm



1 Site Plan
1 : 200

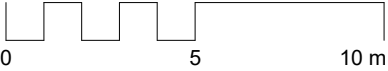
Project Status		Preliminary	
			
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.			
Project		21 Park Road London N8 8TE	
Client		Owner	
Drawing Title		Site Plan	
Project Number	240528		Date May 24
Drawn by	Author		Checked by Checker
Scale	1 : 400 @ A3 1 : 200 @ A1		Revision
Drawing No.		AE001	

10/02/2025 16:36:28



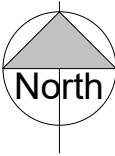
1 E - Site Block Plan
1 : 100

No.	Description	Date

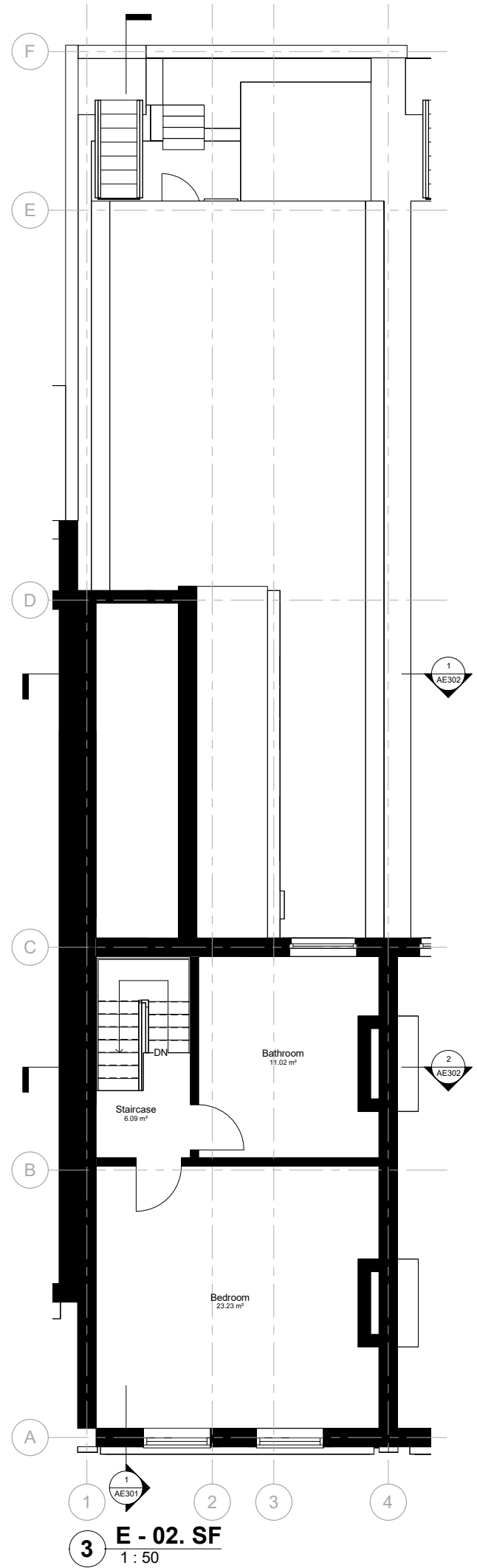
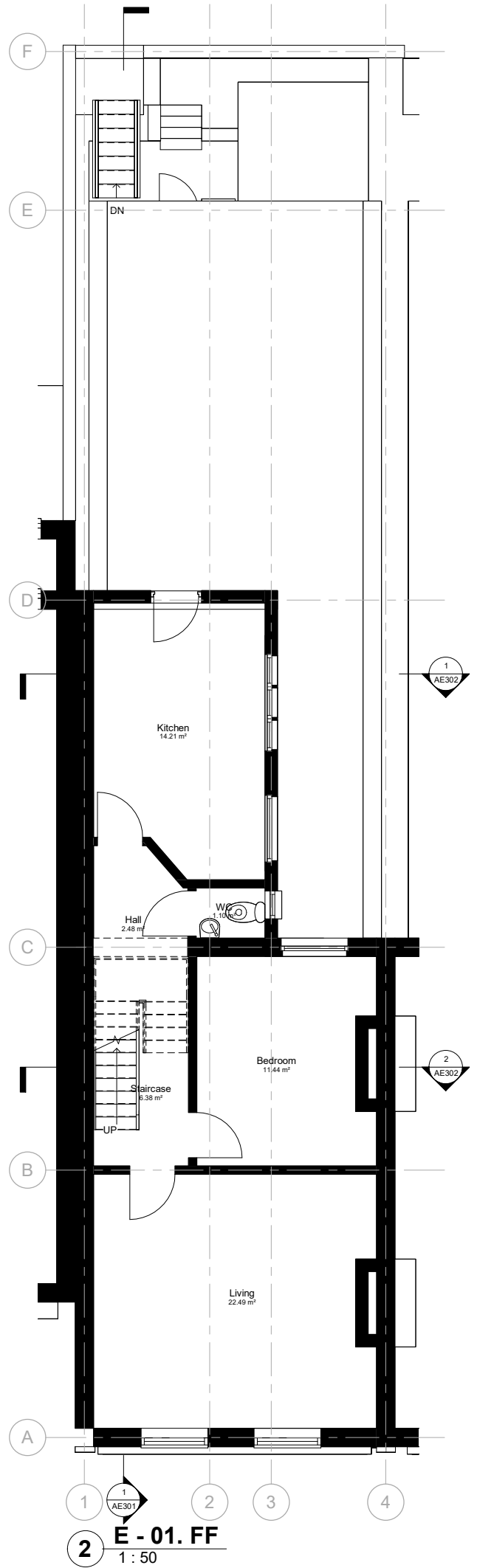
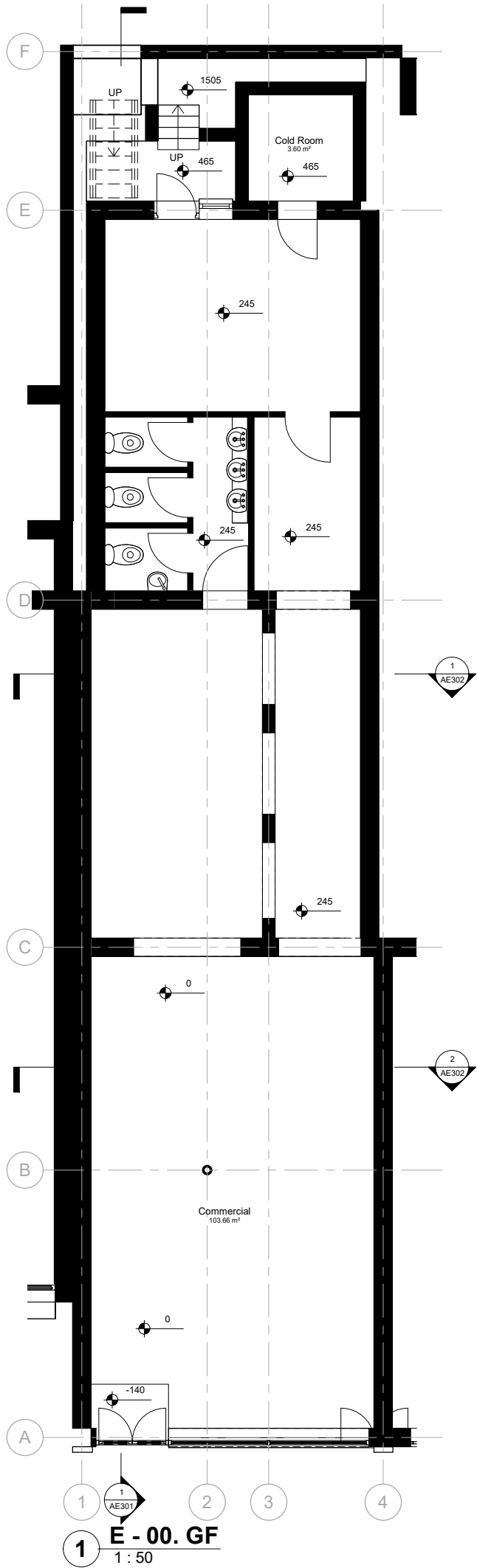


KEY TO AREAS:

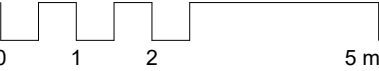
Site - 142.3 sqm



Project Status		Preliminary  CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project		21 Park Road London N8 8TE	
Client		Owner	
Drawing Title		Existing Site Block Plan	
Project Number		Date	
240528		May 24	
Drawn by		Checked by	
Author		Checker	
Scale		Revision	
1 : 200 @ A3			
1 : 100 @ A1			
Drawing No.		AE100	
		10/02/2025 16:36:30	

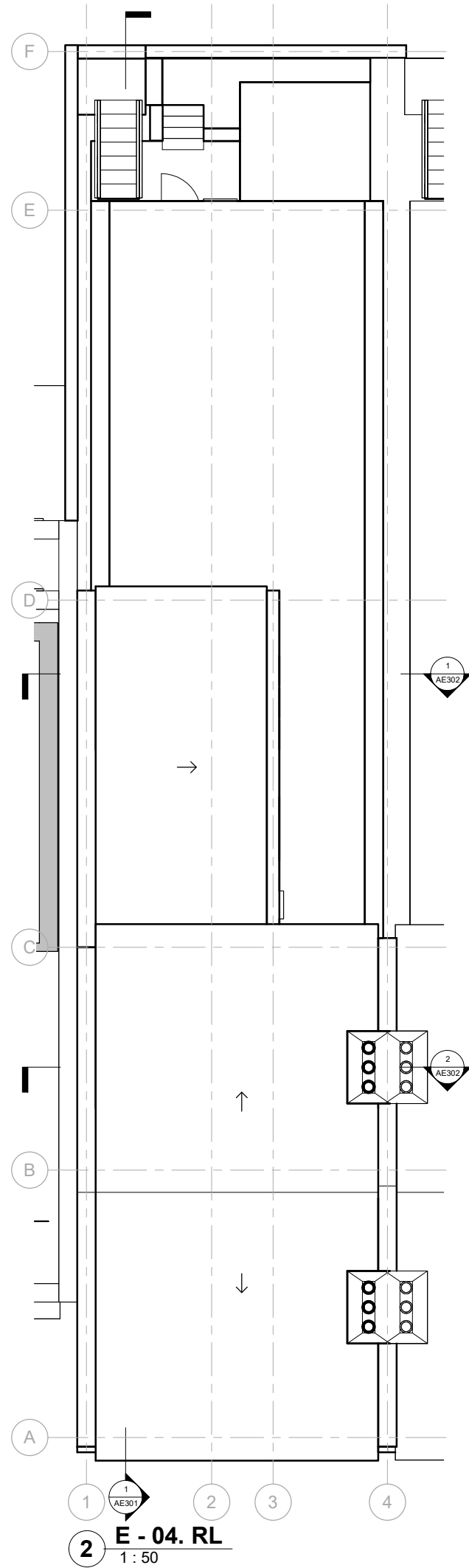
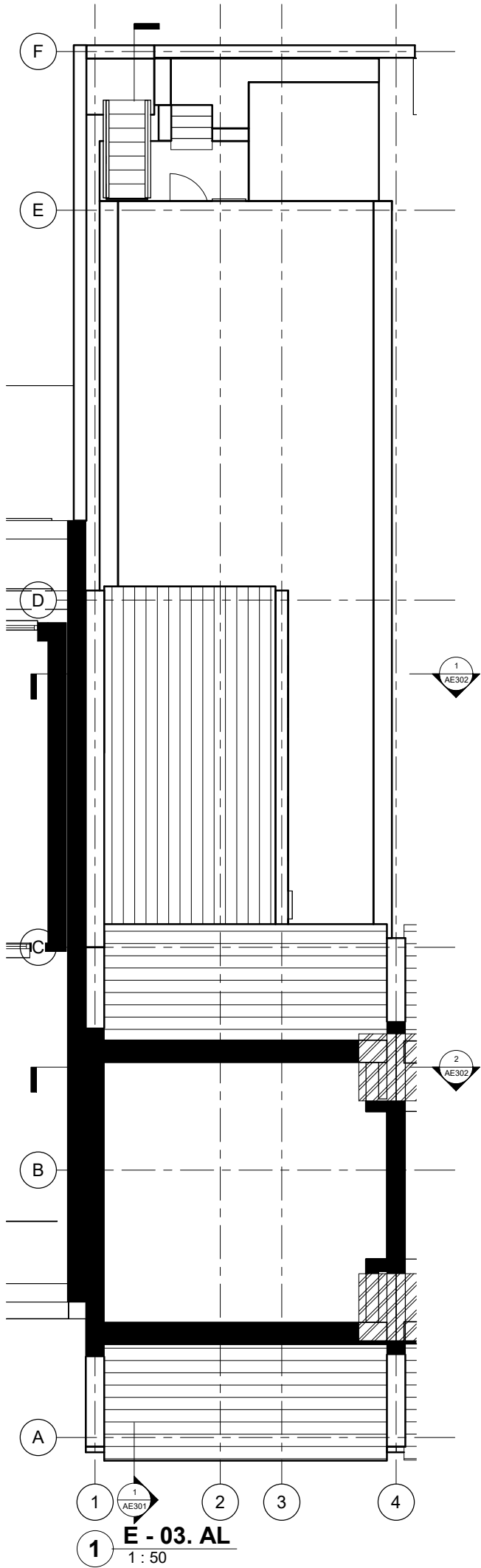


No.	Description	Date

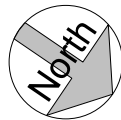
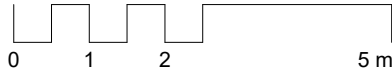


Room Schedule - Existing		
Level	Name	Area
00. GF	Commercial	103.66 m ²
00. GF	Cold Room	3.60 m ²
00. GF: 2		107.25 m ²
01. FF	Kitchen	14.21 m ²
01. FF	Hall	2.48 m ²
01. FF	Staircase	6.38 m ²
01. FF	Bedroom	11.44 m ²
01. FF	Living	22.49 m ²
01. FF	WC	1.10 m ²
01. FF: 6		58.10 m ²
02. SF	Staircase	6.09 m ²
02. SF	Bathroom	11.02 m ²
02. SF	Bedroom	23.23 m ²
02. SF: 3		40.33 m ²
Grand total: 11		205.69 m ²

Project Status	
Preliminary	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
Existing Floor Plans	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
1 : 100 @ A3 1 : 50 @ A1	
Drawing No.	
AE101	



No.	Description	Date

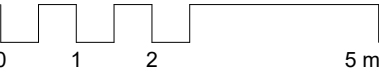


Room Schedule - Existing		
Level	Name	Area

00. GF		
00. GF	Commercial	103.66 m²
00. GF	Cold Room	3.60 m²
00. GF: 2		107.25 m²
01. FF		
01. FF	Kitchen	14.21 m²
01. FF	Hall	2.48 m²
01. FF	Staircase	6.38 m²
01. FF	Bedroom	11.44 m²
01. FF	Living	22.49 m²
01. FF	WC	1.10 m²
01. FF: 6		58.10 m²
02. SF		
02. SF	Staircase	6.09 m²
02. SF	Bathroom	11.02 m²
02. SF	Bedroom	23.23 m²
02. SF: 3		40.33 m²
Grand total: 11		205.69 m²

Project Status	
Preliminary	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
Existing Floor Plans	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
1 : 100 @ A3 1 : 50 @ A1	
Drawing No.	
AE102	

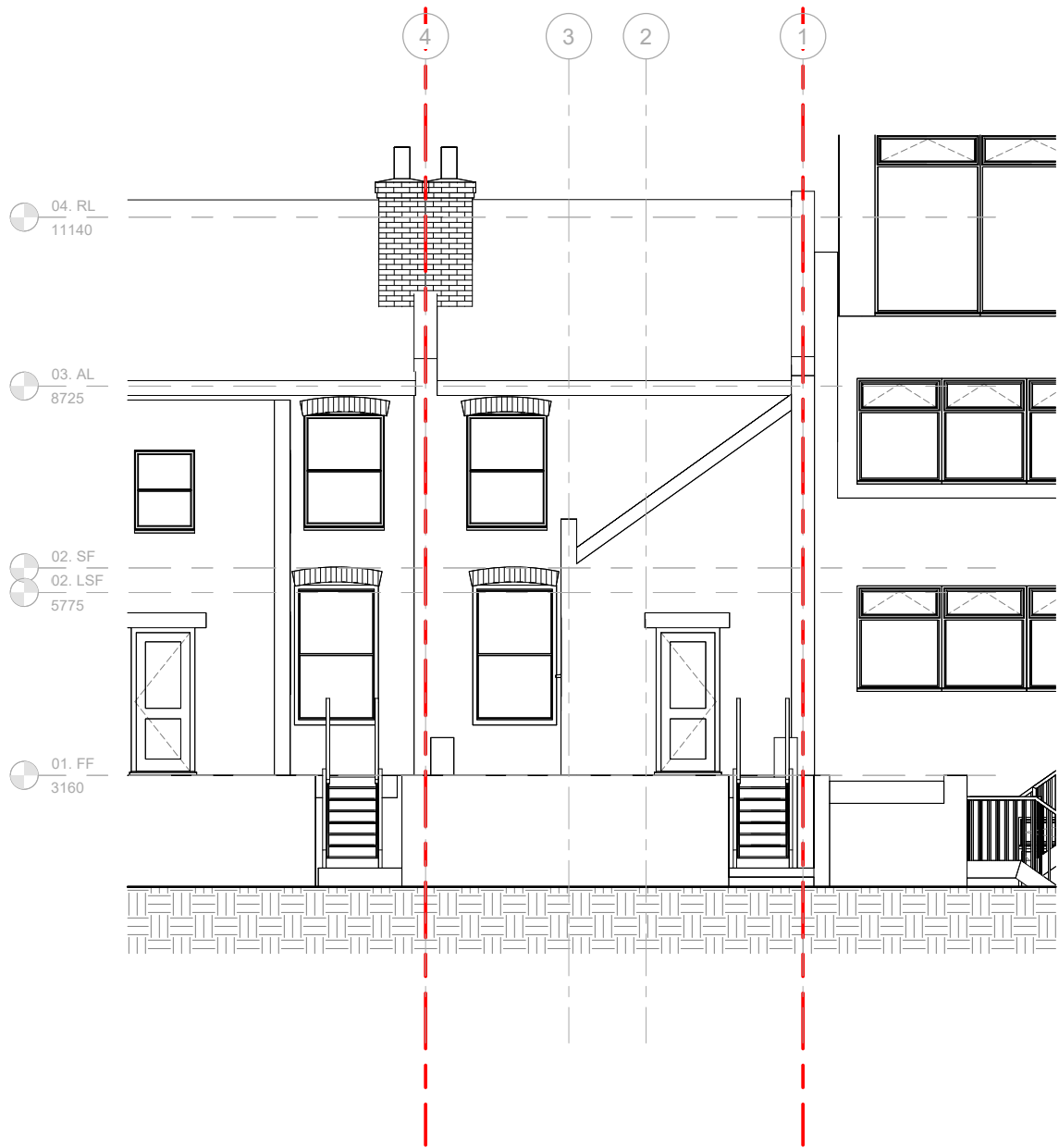
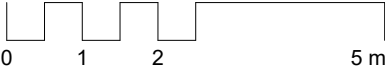
No.	Description	Date



1 Elevation_Existing
1 : 50

Project Status	
Preliminary	
	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
Existing Front Elevation	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
1 : 100 @ A3 1 : 50 @ A1	
Drawing No.	
AE201	

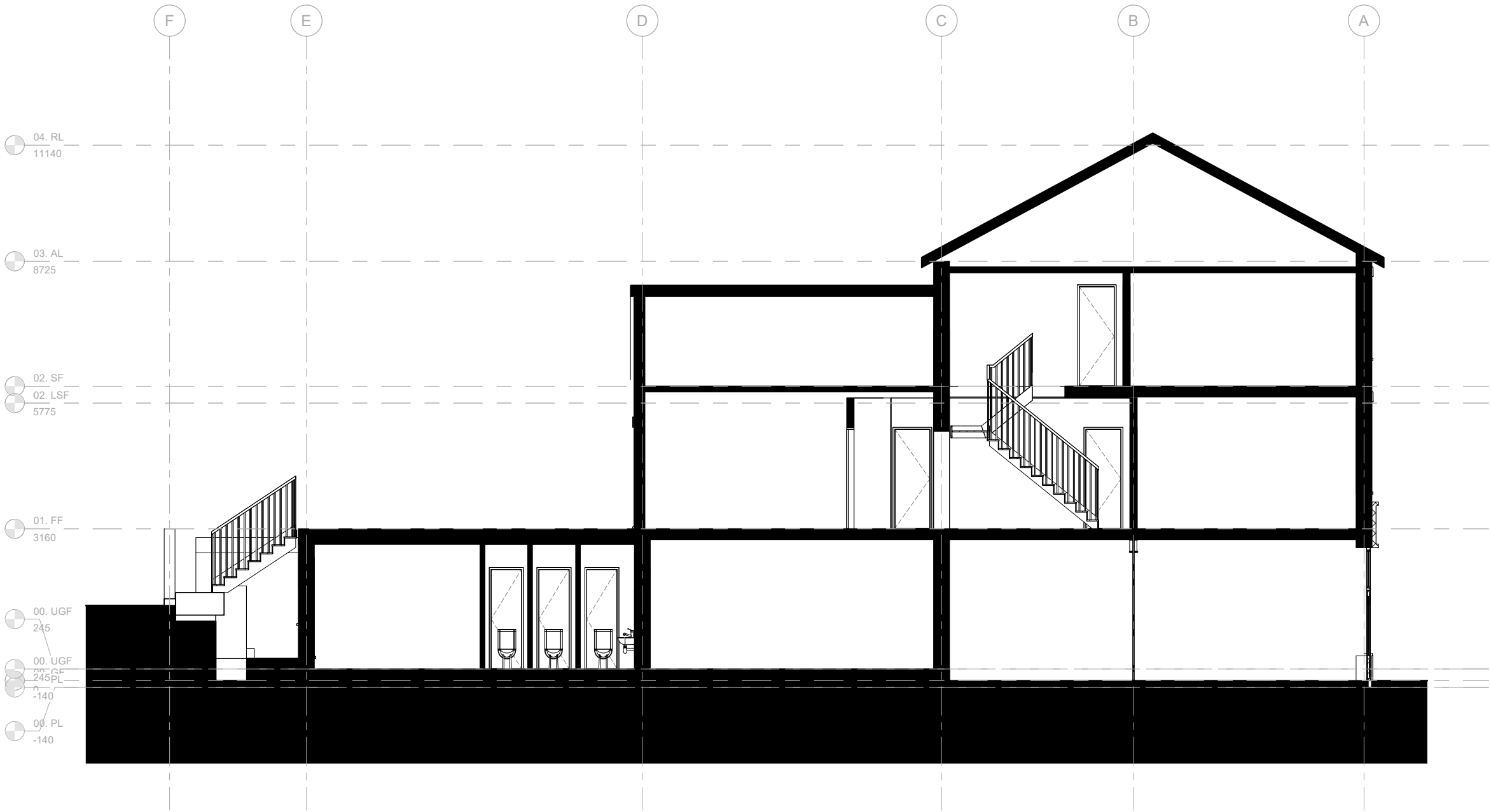
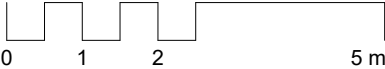
No.	Description	Date



2 Existing Rear Elevation
1 : 50

Project Status		Preliminary	
Project			
Project		21 Park Road London N8 8TE	
Client		Owner	
Drawing Title		Existing Elevations	
Project Number	240528	Date	May 24
Drawn by	Author	Checked by	Checker
Scale	1 : 100 @ A3 1 : 50 @ A1	Revision	
Drawing No.	AE204		

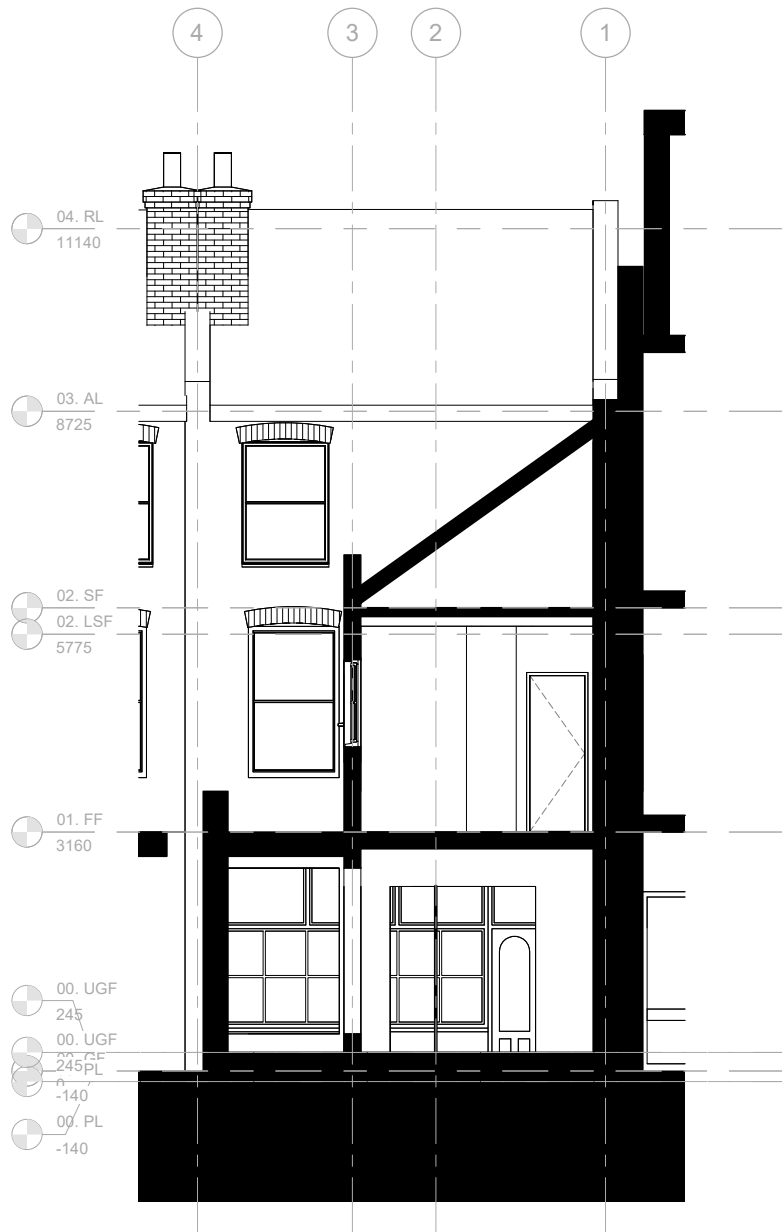
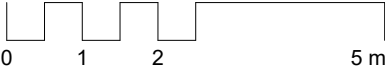
No.	Description	Date



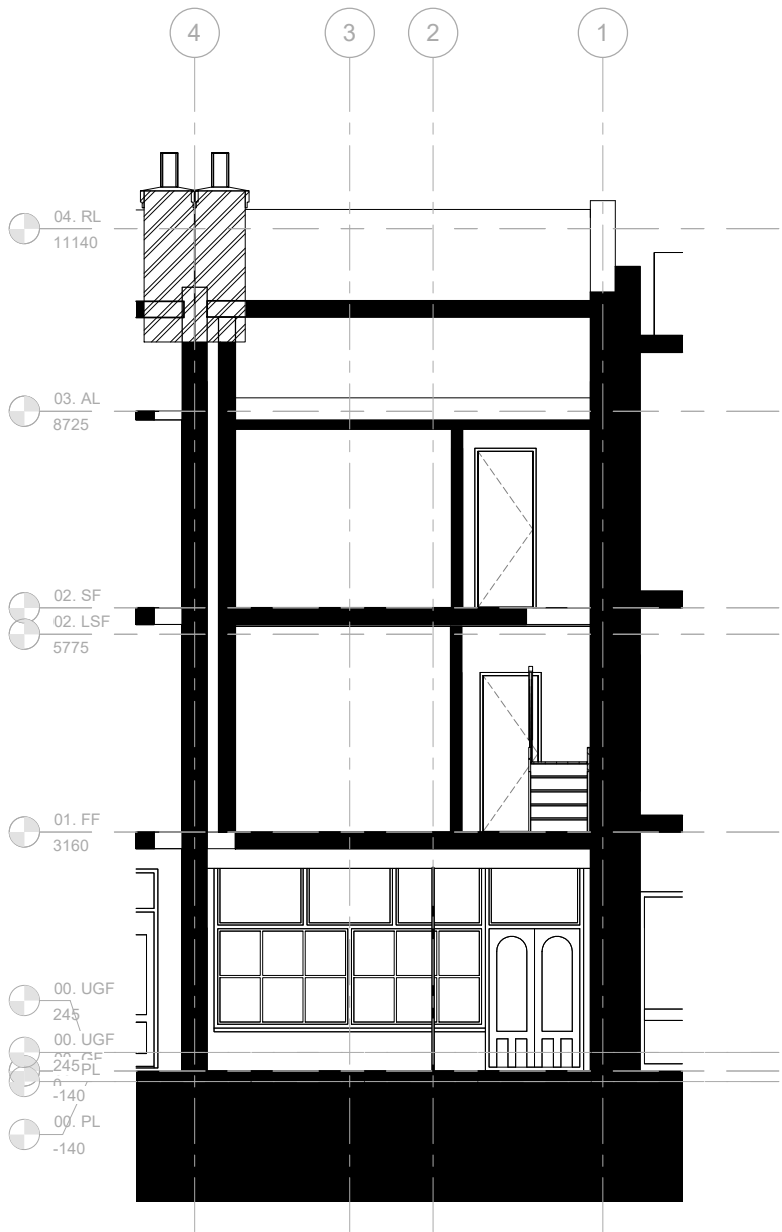
1 Existing Section A
1 : 50

Project Status	
Preliminary	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
Existing Section A	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
1 : 100 @ A3 1 : 50 @ A1	
Drawing No.	
AE301	

No.	Description	Date



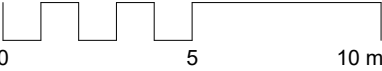
1 Existing Section B
1 : 50



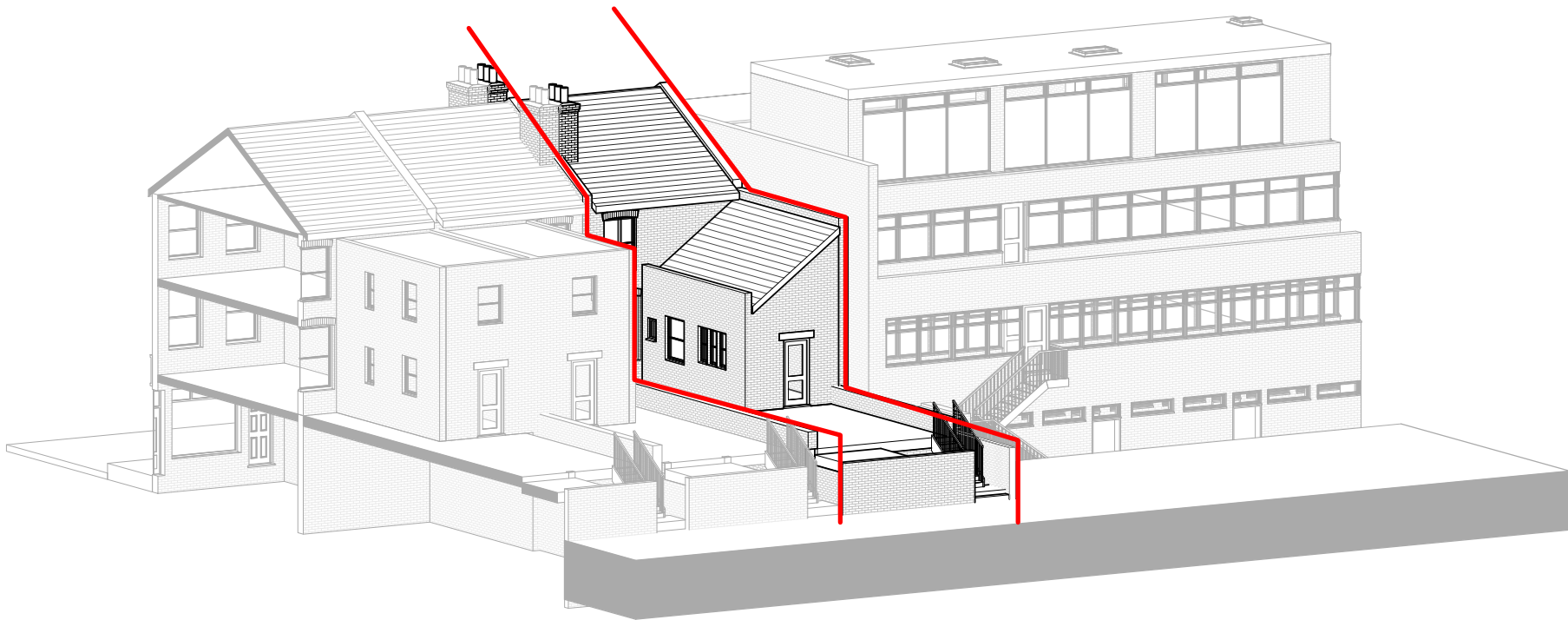
2 Existing Section C
1 : 50

Project Status	
Preliminary	
	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
Existing Section B - C	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
1 : 100 @ A3 1 : 50 @ A1	
Drawing No.	
AE302	

No.	Description	Date

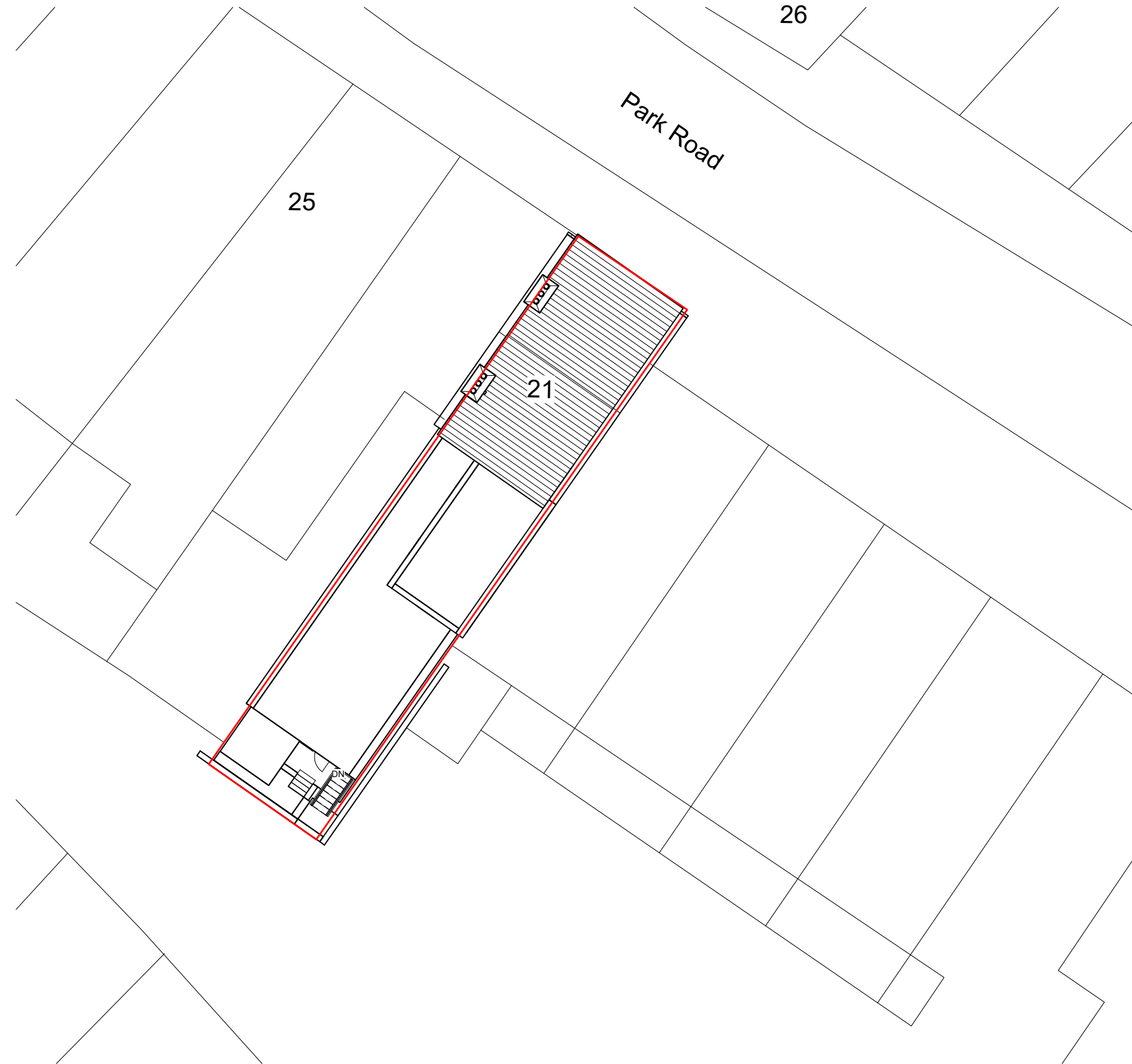


1 3D Front_Existing



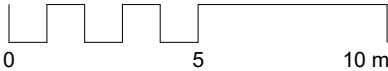
2 3D Rear_Existing

Project Status	
Preliminary	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
3D Views_Existing	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
1 : 200 @ A3	
1 : 100 @ A1	
Drawing No.	
AE901	
10/02/2025 16:37:03	



1 P - Site Block Plan
1 : 100

No.	Description	Date
A	Amended According Comment	10-02-2025

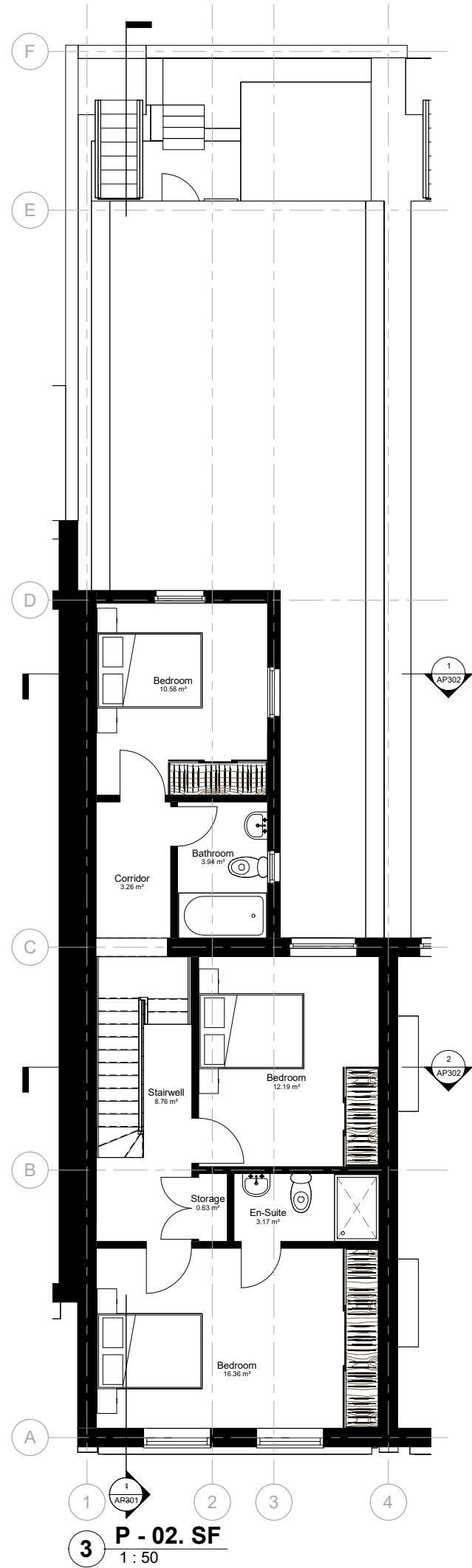
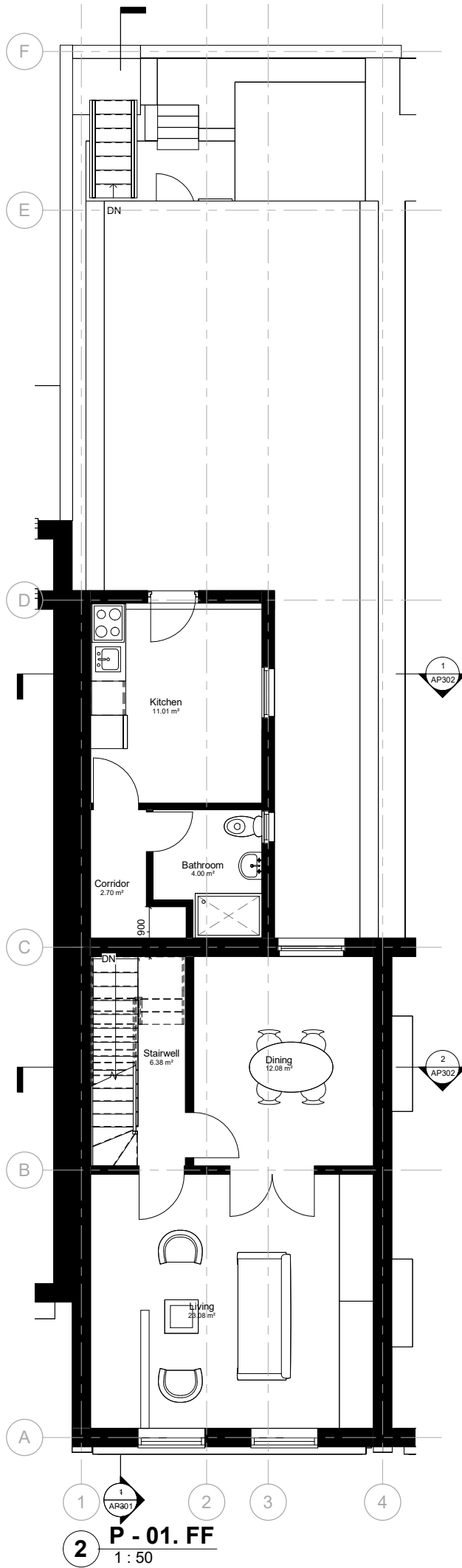
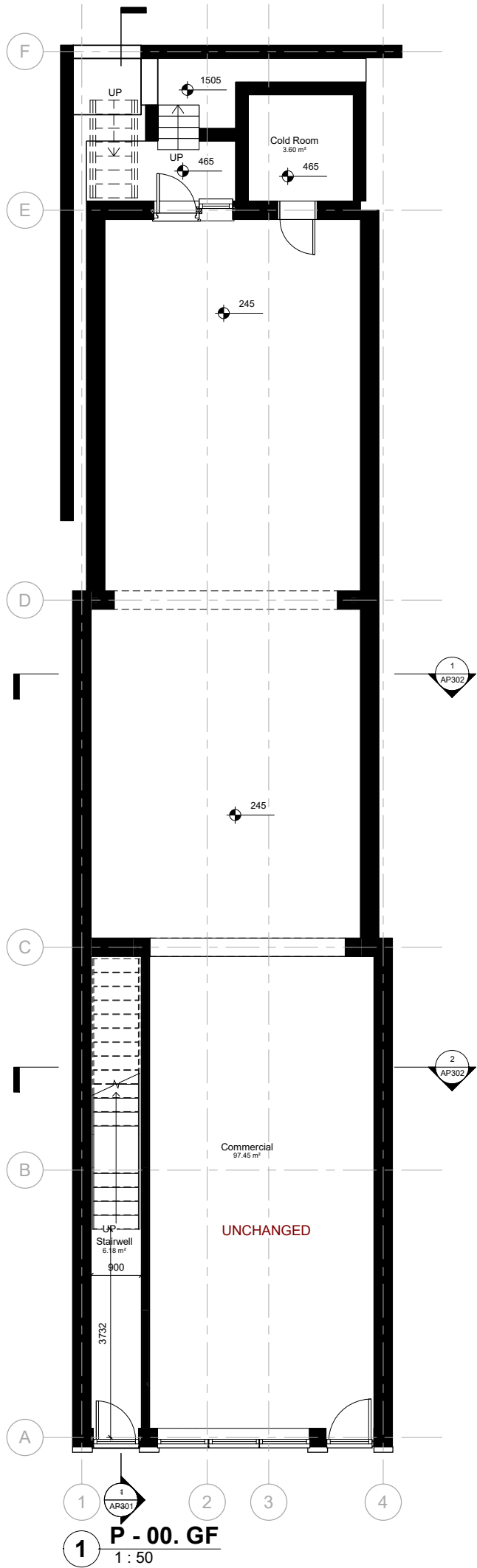


KEY TO AREAS:

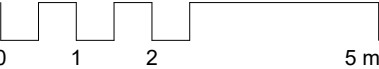
Site - 142.3 sqm



Project Status	
Preliminary	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
Proposed Site Block Plan	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
1 : 200 @ A3 1 : 100 @ A1	A
Drawing No.	
AP100	

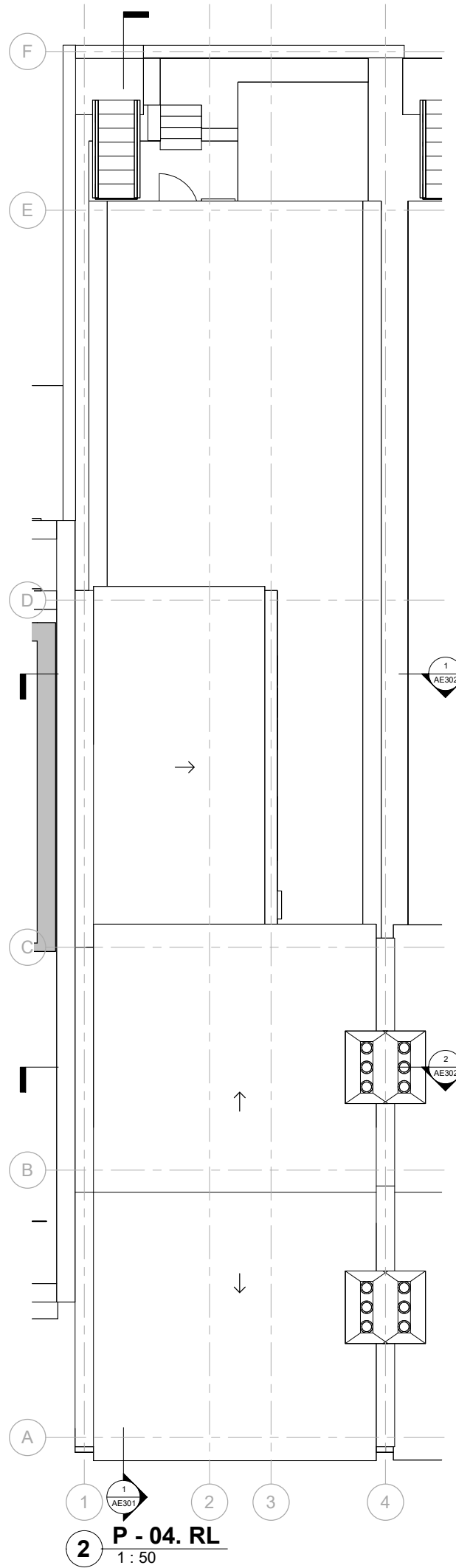
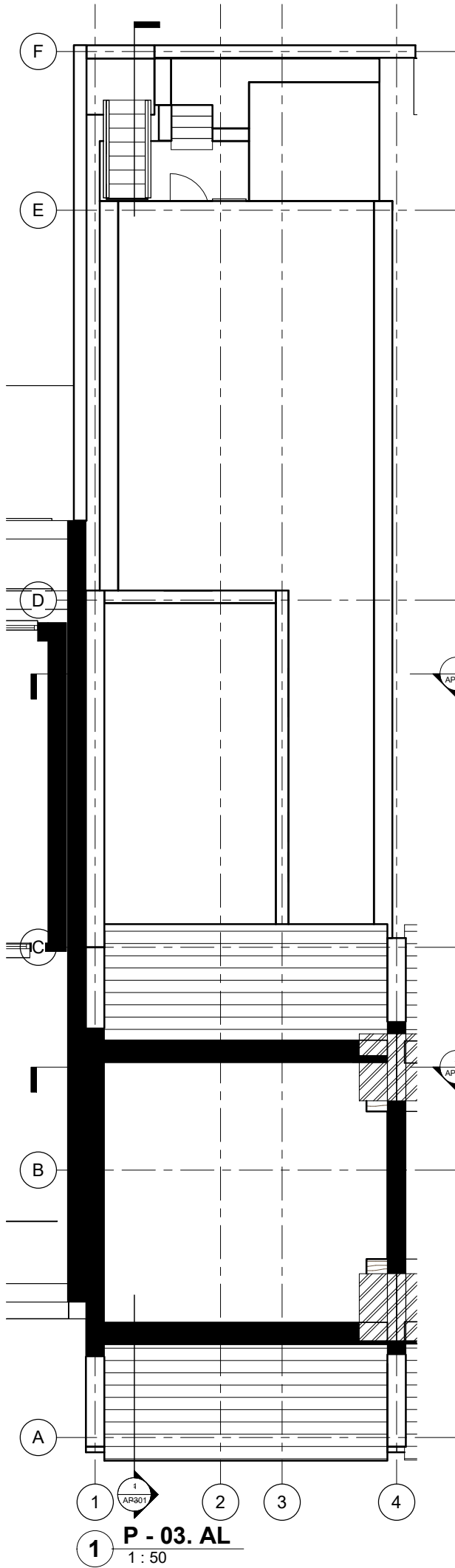


No.	Description	Date
A	Amended According Comment	10-02-2025

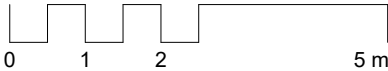


Room Schedule - Proposed		
Level	Name	Area
00. GF		
00. GF	Stairwell	6.18 m²
00. GF	Commercial	97.45 m²
00. GF	Cold Room	3.60 m²
00. GF: 3		107.22 m²
01. FF		
01. FF	Kitchen	11.01 m²
01. FF	Bathroom	4.00 m²
01. FF	Dining	12.08 m²
01. FF	Living	23.08 m²
01. FF	Corridor	2.70 m²
01. FF	Stairwell	6.38 m²
01. FF: 6		59.25 m²
02. SF		
02. SF	Bedroom	10.58 m²
02. SF	Bathroom	3.94 m²
02. SF	Bedroom	12.19 m²
02. SF	En-Suite	3.17 m²
02. SF	Bedroom	16.36 m²
02. SF	Storage	0.63 m²
02. SF	Stairwell	8.76 m²
02. SF	Corridor	3.26 m²
02. SF: 8		58.89 m²
Grand total: 17		225.36 m²

Project Status	
Preliminary	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
Proposed Floor Plans	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
1 : 100 @ A3 1 : 50 @ A1	A
Drawing No.	
AP101	



No.	Description	Date
A	Amended According Comment	10-02-2025

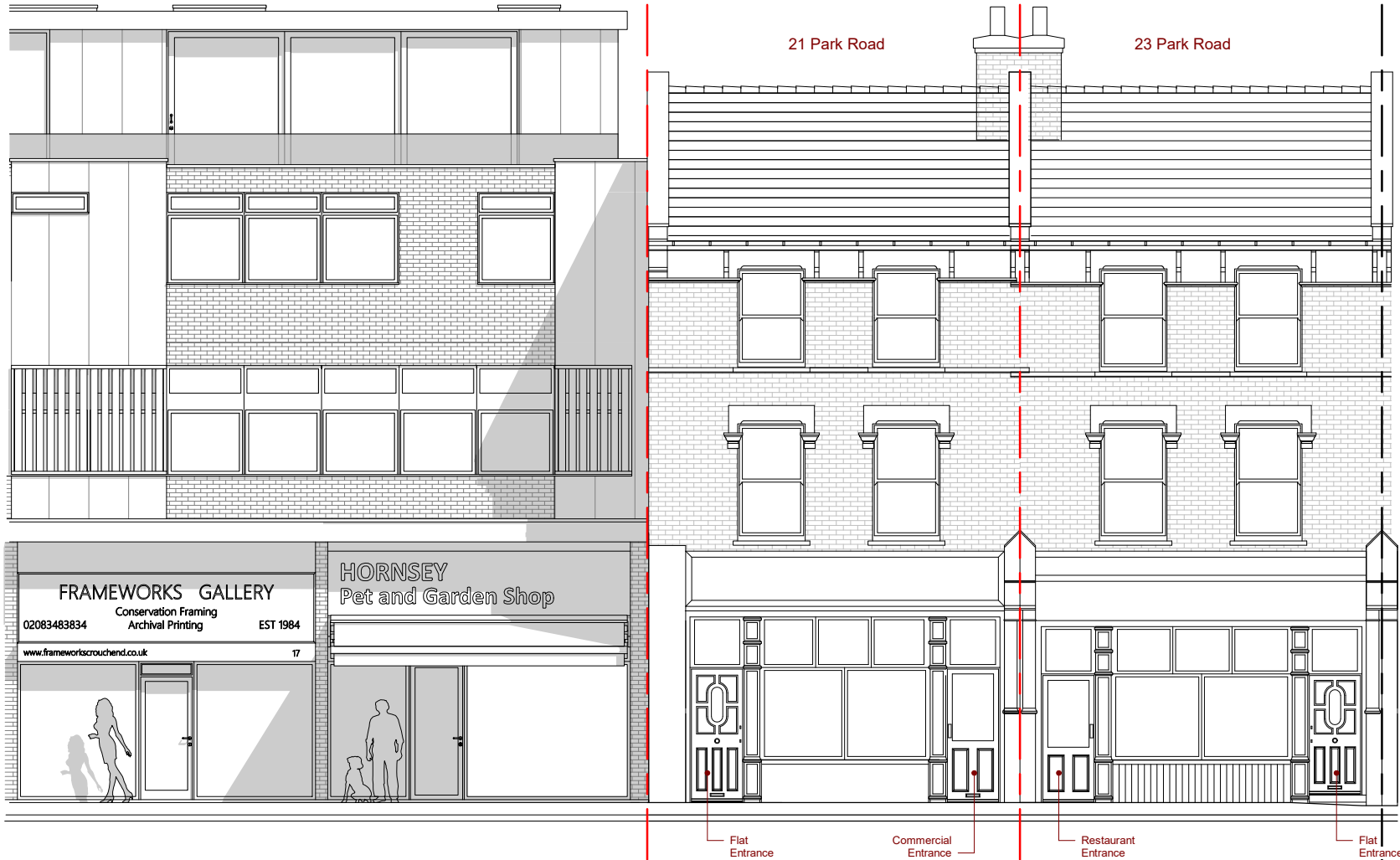
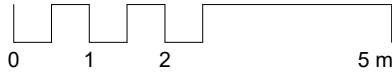


Room Schedule - Proposed		
Level	Name	Area

00. GF		
00. GF	Stairwell	6.18 m²
00. GF	Commercial	97.45 m²
00. GF	Cold Room	3.60 m²
00. GF: 3		107.22 m²
01. FF		
01. FF	Kitchen	11.01 m²
01. FF	Bathroom	4.00 m²
01. FF	Dining	12.08 m²
01. FF	Living	23.08 m²
01. FF	Corridor	2.70 m²
01. FF	Stairwell	6.38 m²
01. FF: 6		59.25 m²
02. SF		
02. SF	Bedroom	10.58 m²
02. SF	Bathroom	3.94 m²
02. SF	Bedroom	12.19 m²
02. SF	En-Suite	3.17 m²
02. SF	Bedroom	16.36 m²
02. SF	Storage	0.63 m²
02. SF	Stairwell	8.76 m²
02. SF	Corridor	3.26 m²
02. SF: 8		58.89 m²
Grand total: 17		225.36 m²

Project Status	
Preliminary	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
Proposed Floor Plans	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
1 : 100 @ A3 1 : 50 @ A1	A
Drawing No.	
AP102	
10/02/2025 16:37:15	

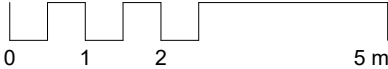
No.	Description	Date
A	Amended According Comment	10-02-2025



1 Elevation_Proposed
1 : 50

Project Status	
Preliminary	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
Proposed Front Elevation	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
1 : 100 @ A3 1 : 50 @ A1	A
Drawing No.	
AP201	

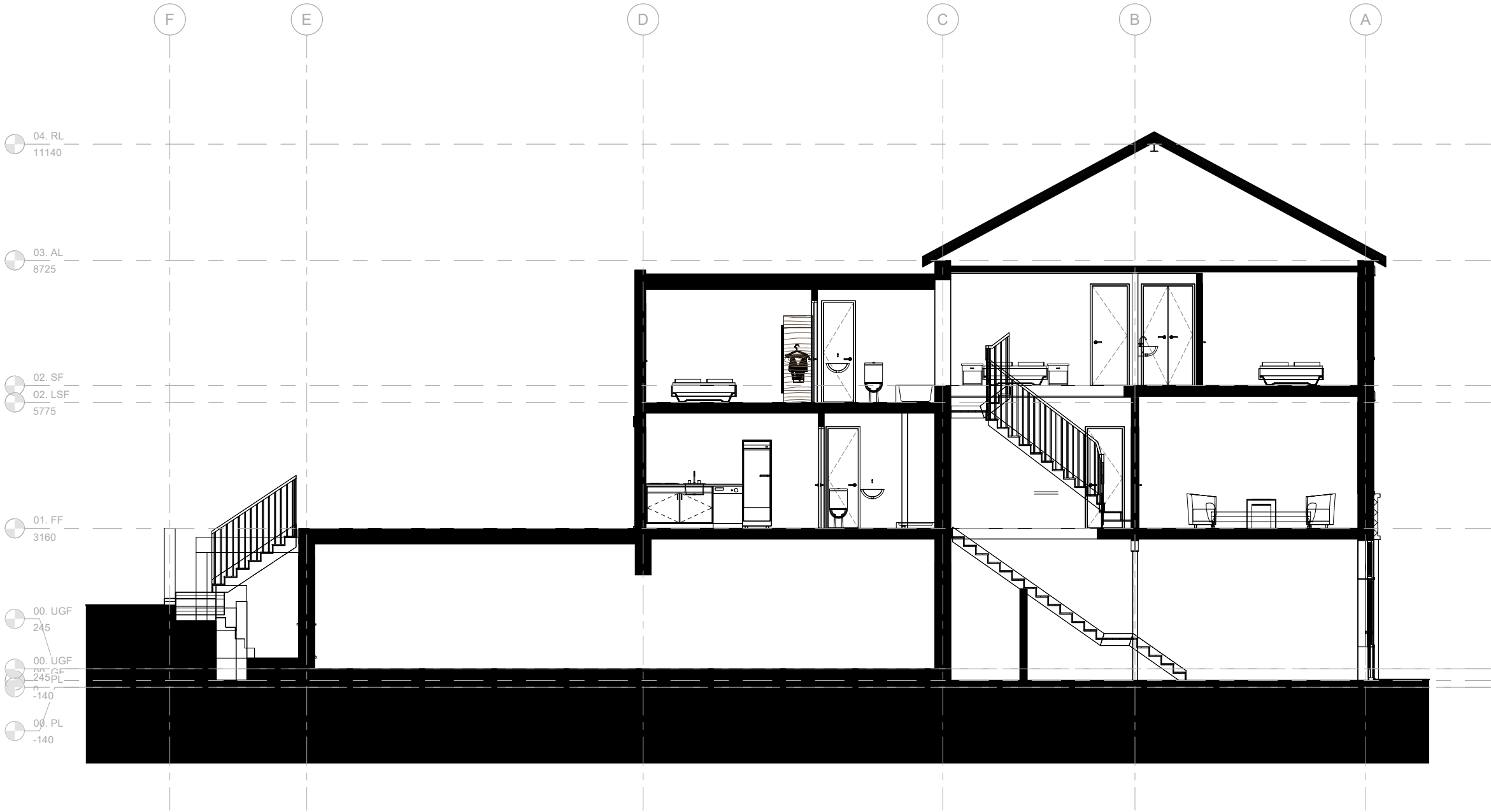
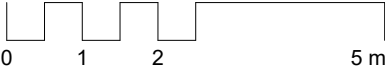
No.	Description	Date
A	Amended According Comment	10-02-2025



2 Proposed Rear Elevation
1 : 50

Project Status	
Preliminary	
	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
Proposed Rear Elevations	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
1 : 100 @ A3 1 : 50 @ A1	A
Drawing No.	
AP202	

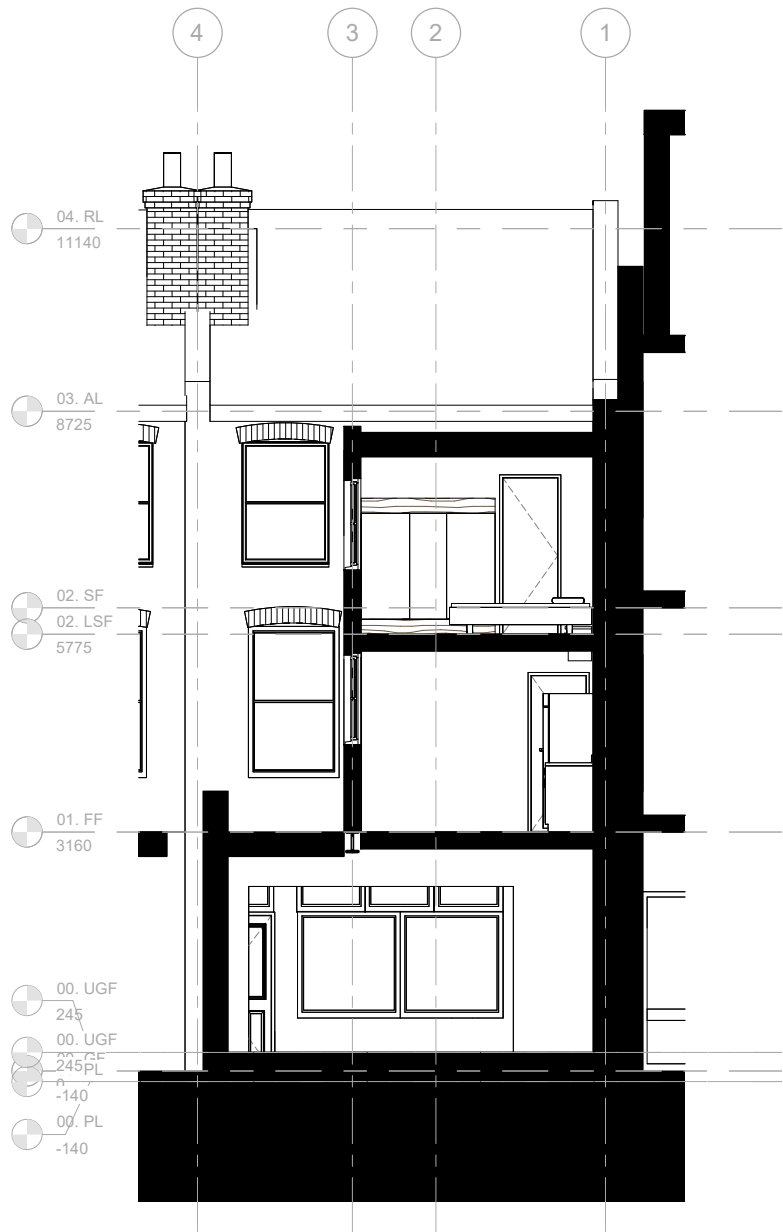
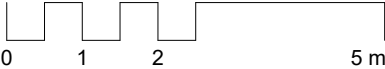
No.	Description	Date
A	Amended According Comment	10-02-2025



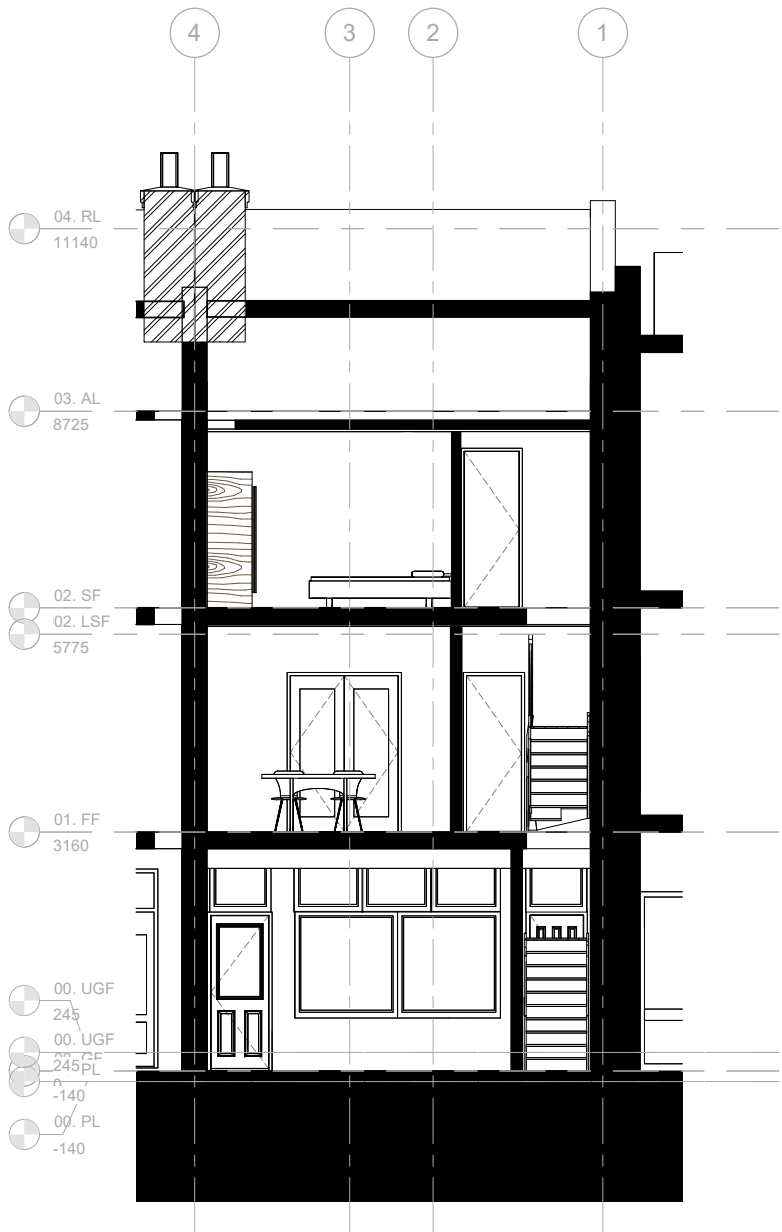
1 Proposed Section A
1 : 50

Project Status	
Preliminary	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
Proposed Section A	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
1 : 100 @ A3 1 : 50 @ A1	A
Drawing No.	
AP301	

No.	Description	Date
A	Amended According Comment	10-02-2025



1 **Proposed Section B**
1 : 50



2 **Proposed Section C**
1 : 50

Project Status	
Preliminary	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
Proposed Section B - C	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
1 : 100 @ A3 1 : 50 @ A1	A
Drawing No.	
AP302	

10/02/2025 16:37:25



Image 01: Existing Front Elevation

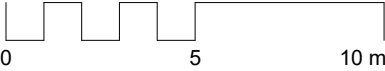


Image 02: Surrounding Front Elevation

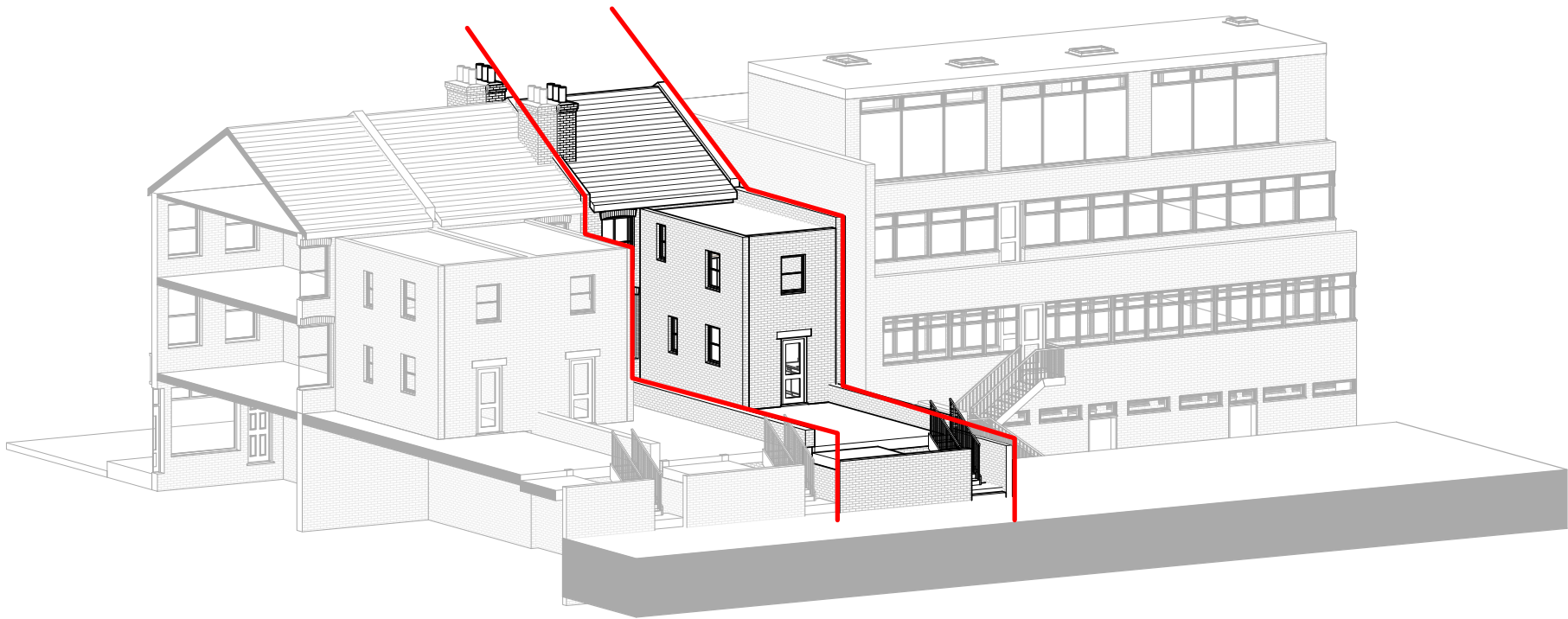
No.	Description	Date

Project Status	
Preliminary	
	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
Images	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
Drawing No.	
AP701	

No.	Description	Date
A	Amended According Comment	10-02-2025



1 3D Front_Proposed



2 3D Rear_Proposed

Project Status	
Preliminary	
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK. THIS DRAWING IS COPYRIGHT.	
Project	
21 Park Road London N8 8TE	
Client	
Owner	
Drawing Title	
3D Views_Proposed	
Project Number	Date
240528	May 24
Drawn by	Checked by
Author	Checker
Scale	Revision
1 : 200 @ A3 1 : 100 @ A1	A
Drawing No.	
AP901	
10/02/2025 16:37:41	