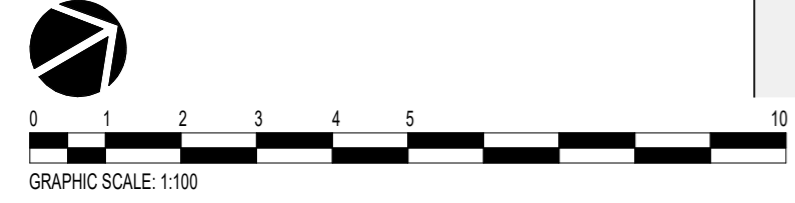


1. 1 in 12 ramp to allow step free access into dwelling
2. Paved area outside front door increased 280mm to allow step free access into dwelling
3. Planter removed to allow for bin and bike store
4. Electric vehicle charger within timber store
5. New planter provides barrier between parking and front patio, creating a potential seating area
6. Replace existing windows with upgraded timber casement windows with glazing bars to match existing windows
7. Gate access for sloped path up garden for wheelbarrow use
8. Sliding door for external access
9. New stepped garden planters
10. Boundary fence replaced and aligned with site boundaries
11. Existing fireplace retained
12. Gravel bed for climbing plants
13. PKOM4 combined MVHR / ASHP
14. Existing staircase to be removed and replaced with new staircase
15. Low level garden gate

- Site boundary line (exact boundary TBC)
- Existing structure
- Proposed structure
- Internal insulation
- Existing extent



1. Use figured dimensions only
2. Do not scale from this drawing
3. All dimensions to be checked on site and the Architect to be informed of any discrepancies before construction commences
4. All references to drawings refer to current revision of that drawing.
5. Structural and services information shown is indicative only. Refer to consultants' drawings for details and setting out.
6. All work and materials to be in accordance with current applicable statutory legislation and to comply with all relevant codes of practice and British and European standards

Rev	Description	Date	Author	Checker
A	First Issue	28/11/22	EC	
B	Issued for information	16/03/23	AG	
C	Issued to clients	31/03/23	AG	
D	Entrance Update	06/06/23	AG	
E	Issued For Planning Application	06/07/23	AG	

**Project:** 26A Ferncroft Avenue, NW3 7PH  
**Subject:** Proposed Ground Floor (Option 1)  
**Scale:** 1 : 100  
**Creation Date:** 28/11/22

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Project	Disc. Package. Drawing	REV
494	A.G20.P00	E