



1. Existing link to no.26 retained
2. Replace existing windows with upgraded timber casement windows with glazing bars to match existing windows
3. Existing opening reinstated and fire rated
4. Sliding door for external access
5. Terrace screened on both sides by plants to provide privacy for neighbouring properties
6. New stepped garden planters
7. Boundary fence replaced and aligned with site boundaries
8. Access hatch to roof area
9. Rooflight above dining area
10. Garden stair to provide direct access from terrace to garden

- 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: Poposed First Floor (Option 1)
Scale: 1 : 100
Creation Date: 28/11/22

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Project	Disc. Package. Drawing	REV
494	A.G20.P01	E

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