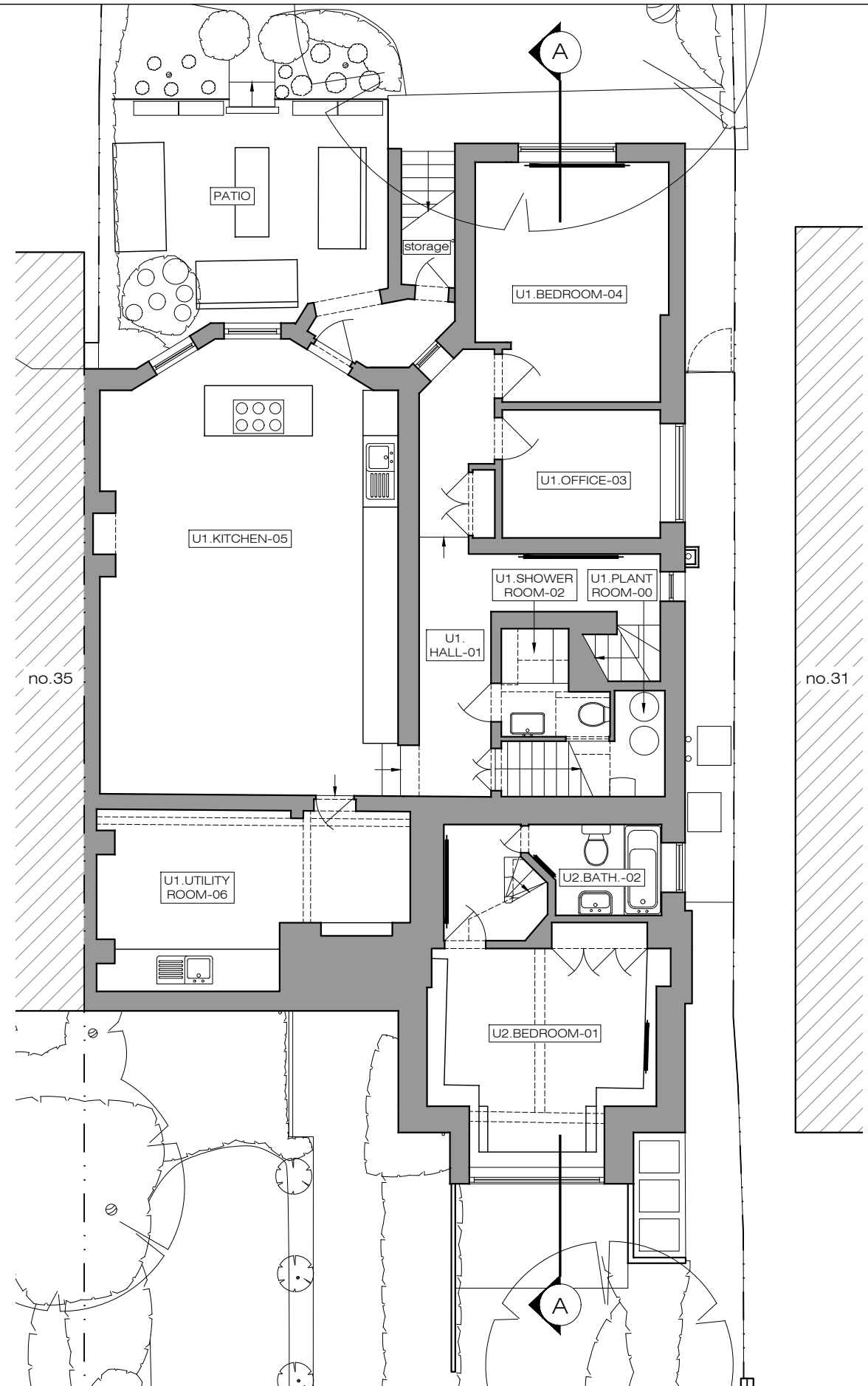
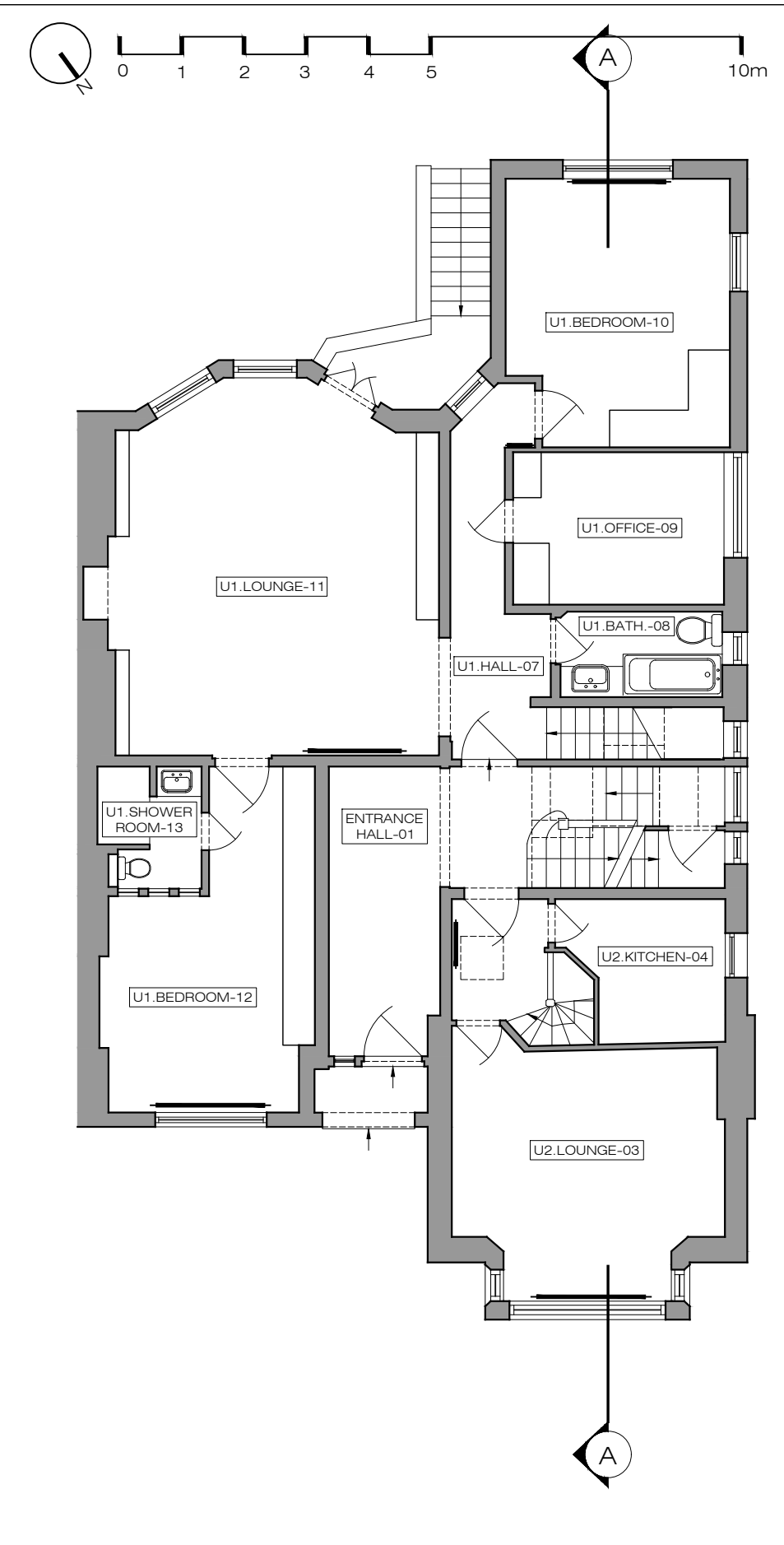


**X** EXISTING Site plan 1:200@A3



**X** EXISTING Lower Ground Floor 1:100@A3



**X** EXISTING Upper Ground Floor 1:100@A3



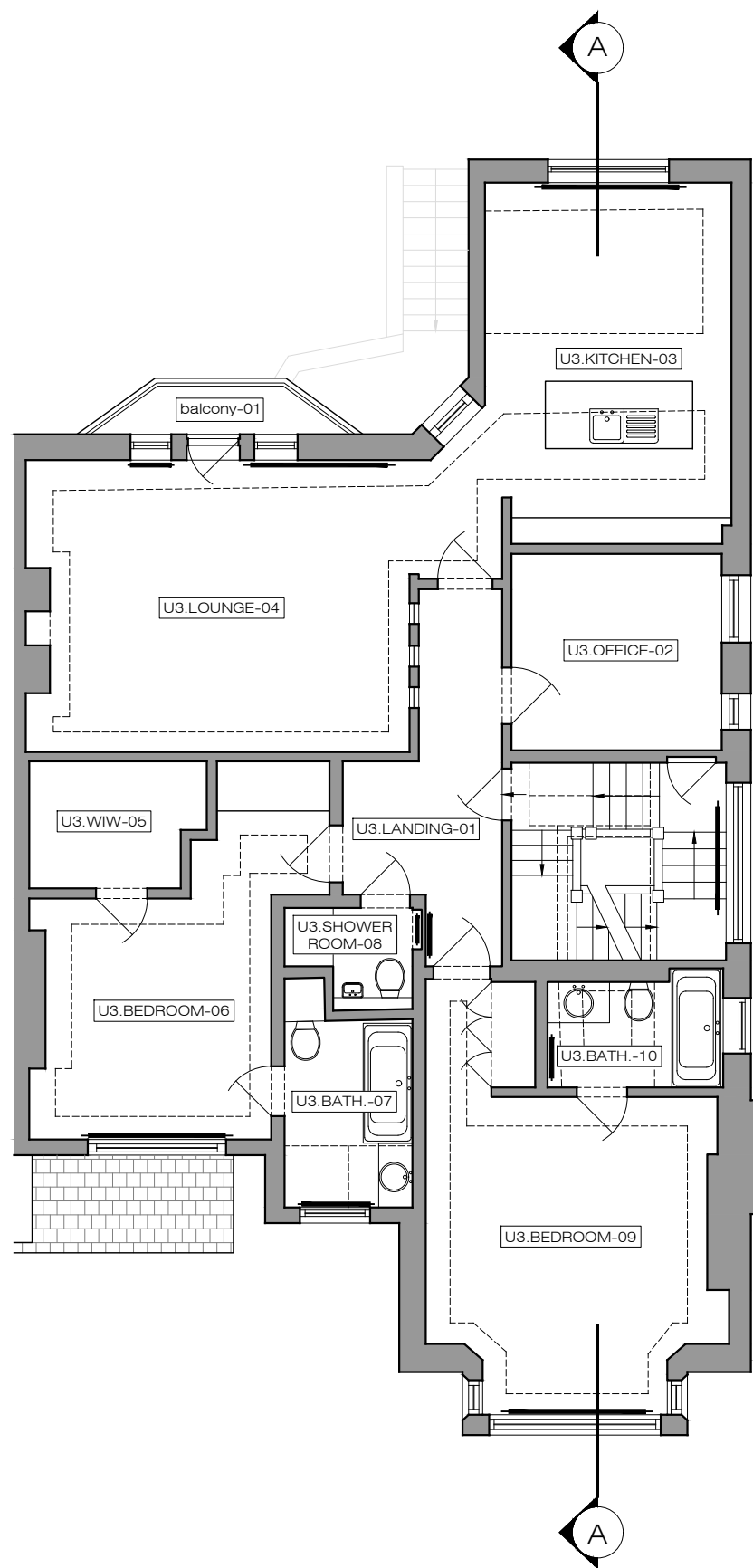
Ground Floor Office  
33 Beisize Lane  
London NW3 5AS  
Office: +44 (0) 207 431 9014  
info@xularchitecture.co.uk  
www.xularchitecture.co.uk

**PLEASE NOTE:**

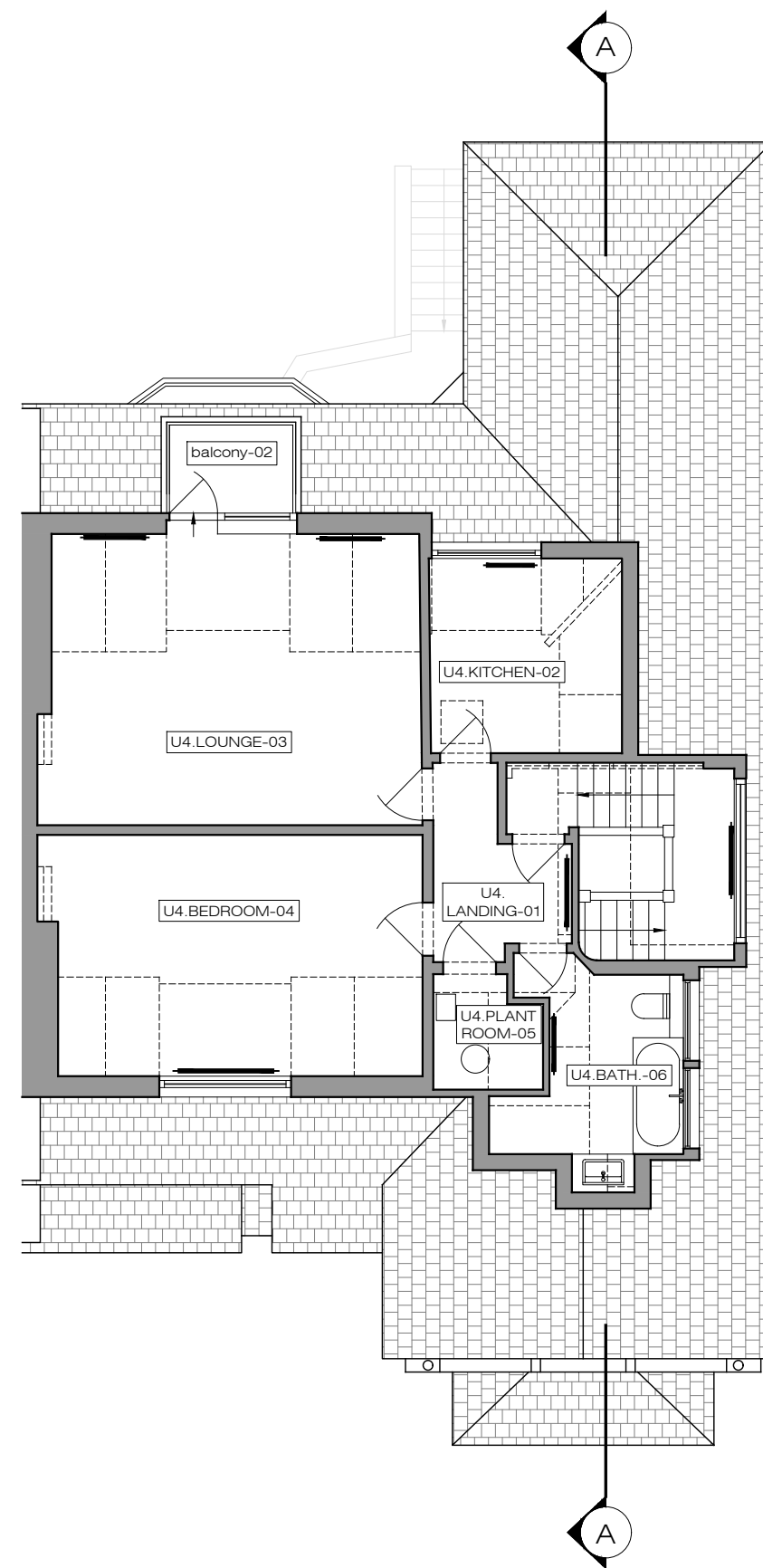
- All dimensions to be checked on site before fabrication.
- Contractor to refer to engineers drawings before proceeding with works.
- All drawings and designs are covered by design right (intellectual property), and may not be distributed, copied or issued without written permission by the Architect.
- All design concepts are the sole property of the Architect and no adaptations, reproductions or copies may be made without written permission of the Architect.
- These drawings are subject to any variation required or recommendation by any statutory authority, or for the better carrying out of the works.
- Samples to be provided by contractor for XUL Architecture's approval.
- All finishes to XUL Architecture's satisfaction.
- All drawings to be approved by XUL Architecture prior to construction.

**ADDITIONAL NOTE:**

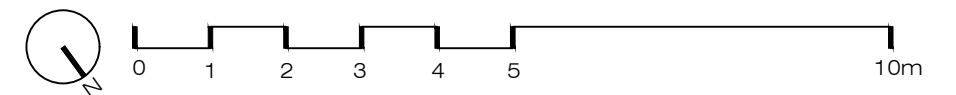
<b>Issue key:</b> Information (I) Planning (P) Tender (T) Construction (C) As Built (B)	Project Address	33 Ferncroft Ave, NW3 7PG		Issue For:	PLANNING
	Scale	varies@A3	EXISTING		
	Rev. Date	22.06.23	Site plan & Floor plans		
	Drawn	AT	Dwg. No.	EX-01	Rev.
Checked	IW	Project Number	23033		



**X** EXISTING  
First Floor 1:100@A3



**X** EXISTING  
Second Floor 1:100@A3



**PLEASE NOTE:**

1. All dimensions to be checked on site before fabrication.
2. Contractor to refer to engineers drawings before proceeding with works.
3. All drawings and designs are covered by design right (intellectual property), and may not be distributed, copied or issued without written permission by the Architect.
4. All design concepts are the sole property of the Architect and no adaptations, reproductions or copies may be made without written permission of the Architect.
5. These drawings are subject to any variation required or recommendation by any statutory authority, or for the better carrying out of the works.
6. Samples to be provided by contractor for XUL Architecture's approval.
7. All finishes to XUL Architecture's satisfaction.
8. All drawings to be approved by XUL Architecture prior to construction.

**ADDITIONAL NOTE:**

**Issue key:**

- Information (I)
- Planning (P)
- Tender (T)
- Construction (C)
- As Built (B)

**Project Address**

33 Ferncroft Ave, NW3 7PG

Scale 1:100@A3

Rev. Date 22.06.23

Drawn AT

Checked IW

EXISTING

Floor plans

Dwg. No. EX-02

Project Number 23033

**Issue For:**

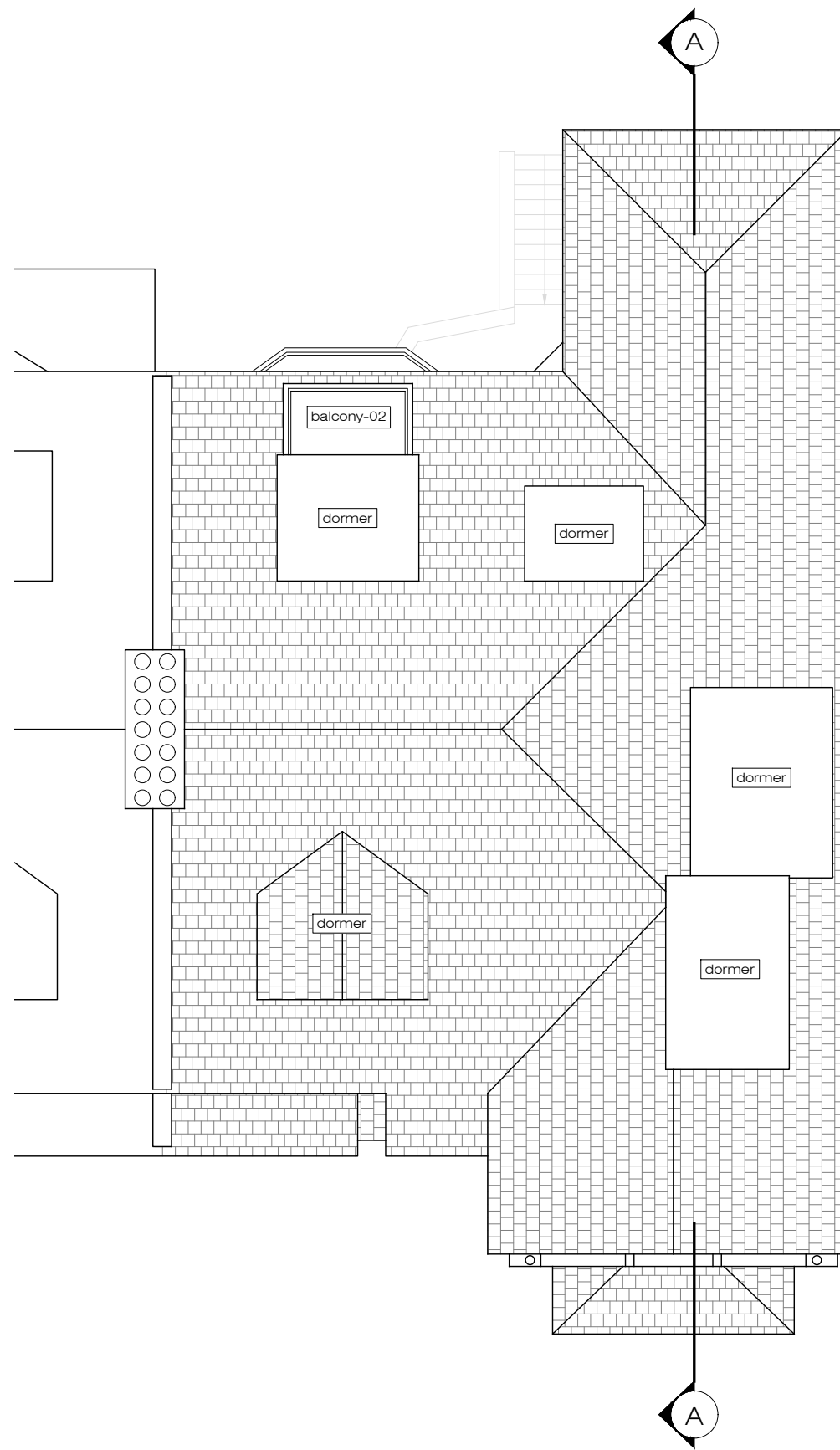
PLANNING

Rev. P-00

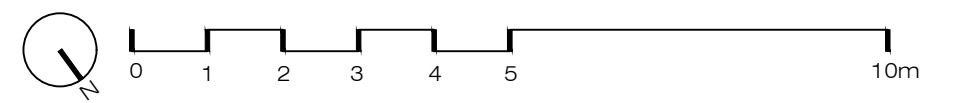


Ground Floor Office  
33 Belsize Lane  
London NW3 5AS  
Office: +44 (0) 207 431 9014  
info@xularchitecture.co.uk  
www.xularchitecture.co.uk

Rev. P-00



**X** EXISTING  
Roof Plan 1:100@A3



<p><b>XUL</b> ARCHITECTURE</p> <p>Ground Floor Office 33 Belsize Lane London NW3 5AS Office: +44 (0) 207 431 9014 info@xularchitecture.co.uk www.xularchitecture.co.uk</p>	PLEASE NOTE:			ADDITIONAL NOTE:			Issue key:		Project Address		Issue For:				
	<p>1. All dimensions to be checked on site before fabrication.</p> <p>2. Contractor to refer to engineers drawings before proceeding with works.</p> <p>3. All drawings and designs are covered by design right (intellectual property), and may not be distributed, copied or issued without written permission by the Architect.</p>			<p>4. All design concepts are the sole property of the Architect and no adaptations, reproductions or copies may be made without written permission of the Architect.</p> <p>5. These drawings are subject to any variation required or recommendation by any statutory authority, or for the better carrying out of the works.</p>			<p>6. Samples to be provided by contractor for XUL Architecture's approval.</p> <p>7. All finishes to XUL Architecture's satisfaction.</p> <p>8. All drawings to be approved by XUL Architecture prior to construction.</p>			<p>Information (I)</p> <p>Planning (P)</p> <p>Tender (T)</p> <p>Construction (C)</p> <p>As Built (B)</p>		<p>33 Ferncroft Ave, NW3 7PG</p> <p>Scale 1:100@A3 EXISTING</p> <p>Rev. Date 22.06.23 Roof plan</p>		<p>PLANNING</p>	
									<p>Drawn AT</p> <p>Checked IW</p>		<p>Dwg. No. EX-03</p> <p>Project Number 23033</p>		<p>Rev. P-00</p>		



**X** EXISTING  
Front Elevation 1:100@A3



**X** EXISTING  
Rear Elevation 1:100@A3



Ground Floor Office  
33 Belsize Lane  
London NW3 5AS  
Office: +44 (0) 207 431 9014  
info@xularchitecture.co.uk  
www.xularchitecture.co.uk

PLEASE NOTE:

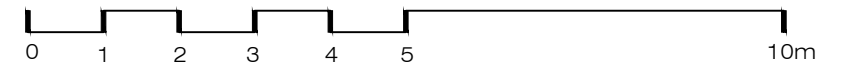
1. All dimensions to be checked on site before fabrication.
2. Contractor to refer to engineers drawings before proceeding with works.
3. All drawings and designs are covered by design right (intellectual property), and may not be distributed, copied or issued without written permission by the Architect.
4. All design concepts are the sole property of the Architect and no adaptations, reproductions or copies may be made without written permission of the Architect.
5. These drawings are subject to any variation required or recommendation by any statutory authority, or for the better carrying out of the works.
6. Samples to be provided by contractor for XUL Architecture's approval.
7. All finishes to XUL Architecture's satisfaction.
8. All drawings to be approved by XUL Architecture prior to construction.

ADDITIONAL NOTE:

Issue key: Information (I) Planning (P) Tender (T) Construction (C) As Built (B)	Project Address 33 Ferncroft Ave, NW3 7PG		Issue For: PLANNING		
	Scale	1:100@A3	EXISTING Elevations		
	Rev. Date	22.06.23	Drawn	AT	
	Checked	IW	Dwg. No.	EX-04	
		Rev.	P-00	Project Number	23033



**X** EXISTING  
Side Elevation 1:100@A3



PLEASE NOTE:

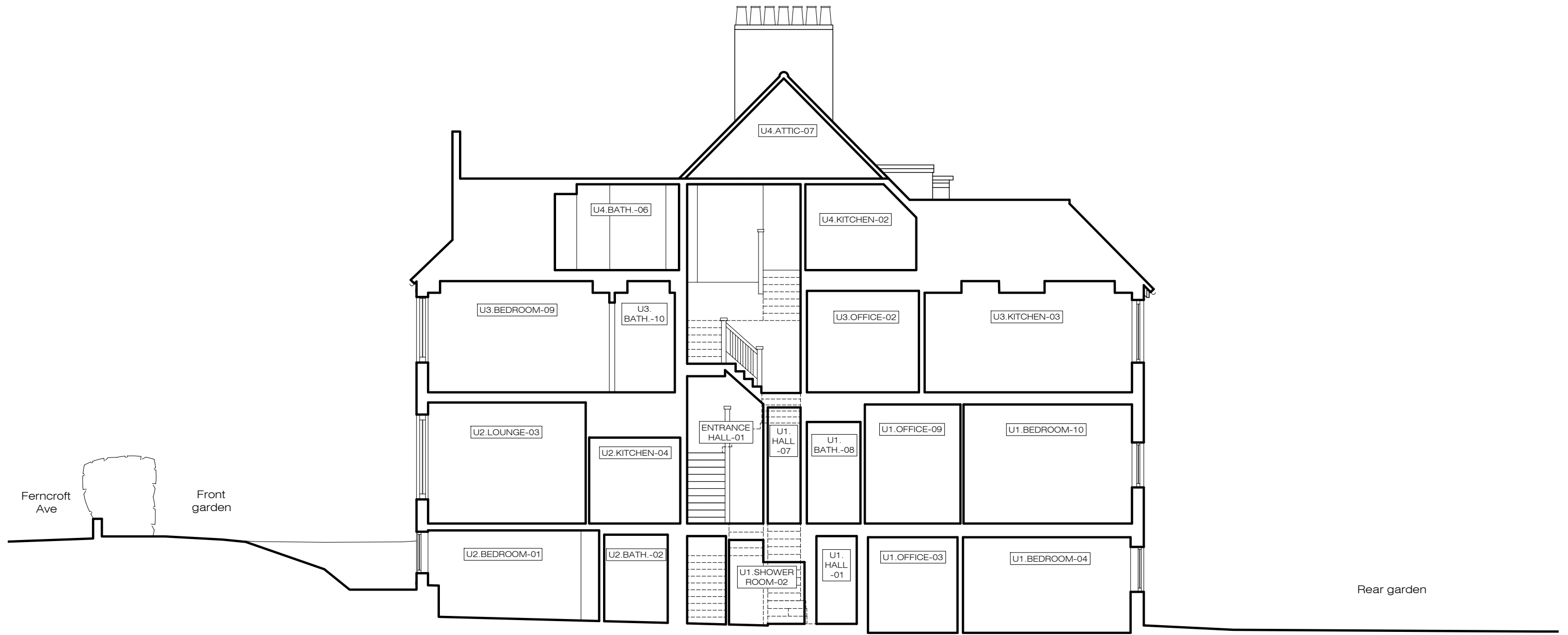
- |   |  |  |
|---|--|--|
| <ol style="list-style-type: none"> <li>1. All dimensions to be checked on site before fabrication,</li> <li>2. Contractor to refer to engineers drawings before proceeding with works.</li> <li>3. All drawings and designs are covered by design right (intellectual property), and may not be distributed, copied or issued without written permission by the Architect.</li> </ol> | <ol style="list-style-type: none"> <li>4. All design concepts are the sole property of the Architect and no adaptations, reproductions or copies may be made without written permission of the Architect.</li> <li>5. These drawings are subject to any variation required or recommendation by any statutory authority, or for the better carrying out of the works.</li> </ol> | <ol style="list-style-type: none"> <li>6. Samples to be provided by contractor for XUL Architecture's approval.</li> <li>7. All finishes to XUL Architecture's satisfaction.</li> <li>8. All drawings to be approved by XUL Architecture prior to construction.</li> </ol> |
|---|--|--|

ADDITIONAL NOTE:

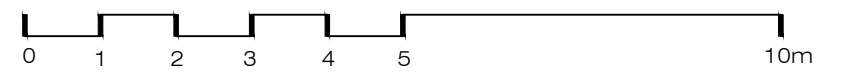
Issue key: Information (I) Planning (P) Tender (T) Construction (C) As Built (B)	Project Address 33 Ferncroft Ave, NW3 7PG		Issue For: PLANNING	
	Scale	1:100@A3	EXISTING Elevations	
	Rev. Date	22.06.23	Drawn	AT
	Checked	IW	Dwg. No.	EX-05
			Rev.	P-00
			Project Number	23033



Ground Floor Office  
33 Belsize Lane  
London NW3 5AS  
Office: +44 (0) 207 431 9014  
info@xularchitecture.co.uk  
www.xularchitecture.co.uk



**X** EXISTING  
Section A-A 1:100@A3



Ground Floor Office  
33 Belsize Lane  
London NW3 5AS  
Office: +44 (0) 207 431 9014  
info@xularchitecture.co.uk  
www.xularchitecture.co.uk

**PLEASE NOTE:**

1. All dimensions to be checked on site before fabrication,
2. Contractor to refer to engineers drawings before proceeding with works.
3. All drawings and designs are covered by design right (intellectual property), and may not be distributed, copied or issued without written permission by the Architect.
4. All design concepts are the sole property of the Architect and no adaptations, reproductions or copies may be made without written permission of the Architect.
5. These drawings are subject to any variation required or recommendation by any statutory authority, or for the better carrying out of the works.
6. Samples to be provided by contractor for XUL Architecture's approval.
7. All finishes to XUL Architecture's satisfaction.
8. All drawings to be approved by XUL Architecture prior to construction.

**ADDITIONAL NOTE:**

Issue key: Information (I) Planning (P) Tender (T) Construction (C) As Built (B)	Project Address 33 Ferncroft Ave, NW3 7PG		Issue For: PLANNING	
	Scale	1:100@A3	EXISTING	
	Rev. Date	22.06.23	Section A-A	
	Drawn	AT	Dwg. No.	EX-06 Rev. P-00
	Checked	IW	Project Number	23033