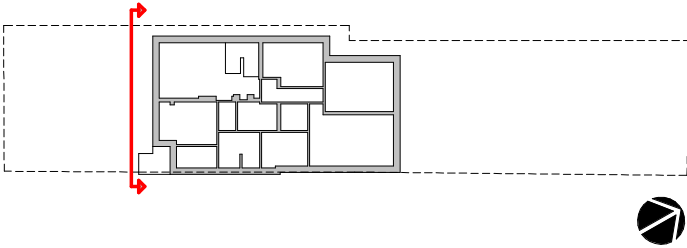


- 1. Existing link to no.26 retained
- 2. Existing tiled roofs unchanged
- 3. Chimney to be retained
- 4. Formalizing and updating entrance area
- 5. Right of way for both properties, no.26 and 26A access to rear gardens
- 6. Existing windows to be retained
- 7. Existing window to be removed and replaced with one matching the original 1898's house designed by C.H.B. Quennell.
- 8. Poor quality brickwork replaced with original brickwork taken from the rear of the house. Mortar to match existing.



Front ca. late 1980's



Existing house, current condition

Collapsed brickwork replaced with poor quality bricks of dimensions that differed from original brickwork, resulting in different width mortar joints. This will all be reinstated with original matching bricks taken from the rear, and repointed in lime mortar.

Careful restoration and repair of Listed front facade will be undertaken, using original bricks to replace poor brickwork that previously collapsed and repointing the whole facade in traditional lime mortar. Evidence of severe lateral movement in the North-West corner of the facade will be stabilised by utilising traditional methods. Reinstatement of a narrow opening in the facade at location (7) will reinstate the architectural integrity of the steet facade and restore the stability of the staircase brickwork.

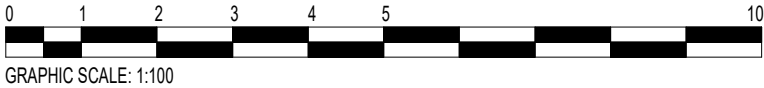
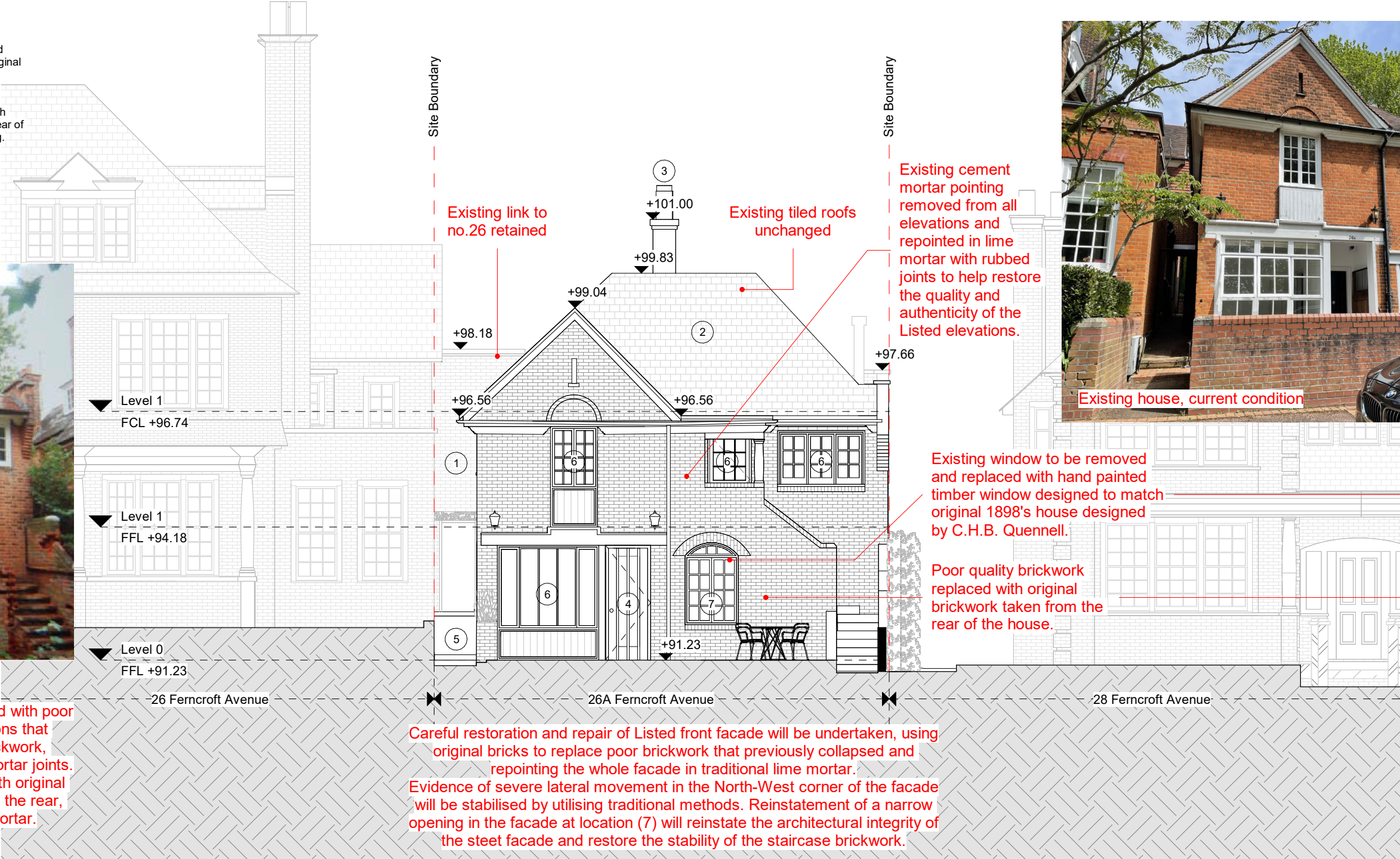
Existing window to be removed and replaced with hand painted timber window designed to match original 1898's house designed by C.H.B. Quennell.

Poor quality brickwork replaced with original brickwork taken from the rear of the house.

Existing cement mortar pointing removed from all elevations and repointed in lime mortar with rubbed joints to help restore the quality and authenticity of the Listed elevations.

Existing tiled roofs unchanged

Existing link to no.26 retained



- 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     |         |
| F   | Issued For Planning             | 11/12/23 | AG     |         |
| G   | Issued For Planning Application | 27/12/24 | AG     |         |
| H   | Issued For Planning Application | 25/02/25 | AG     |         |

**Project:** 26A Ferncroft Avenue, NW3 7PH

**Subject:** Proposed South-West Elevation

**Scale:** As indicated

**Creation Date:** 28/11/22

**bere:architects**

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| Project | Disc. Package. Drawing | REV |
|---------|------------------------|-----|
| 494     | A.G20.E01              | H   |

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