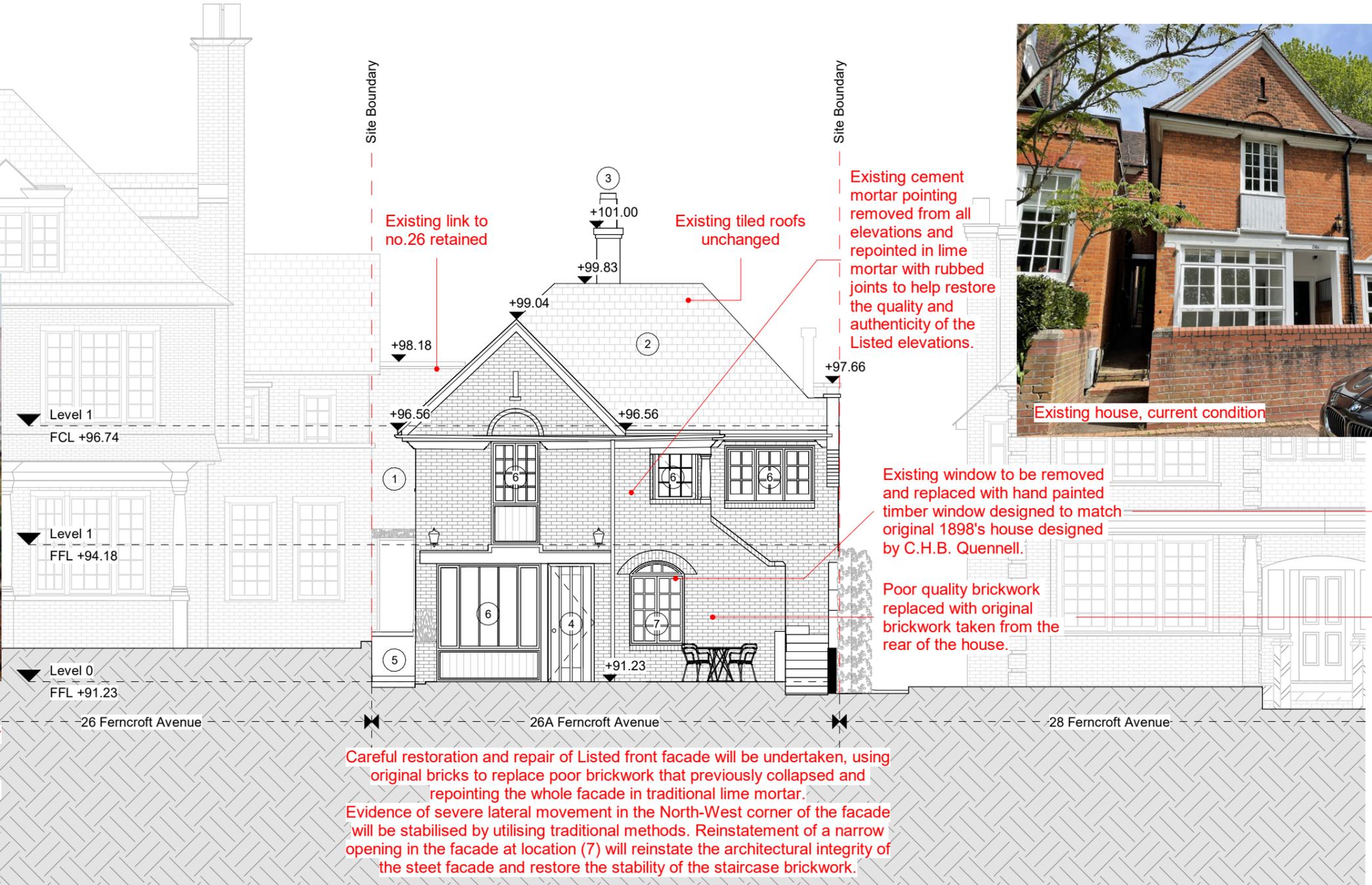
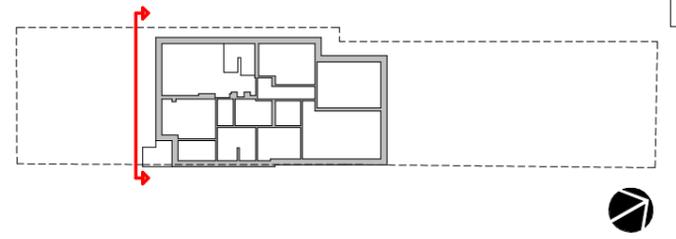


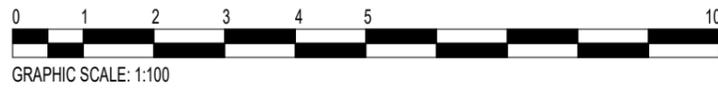
- Existing link to no.26 retained
- Existing tiled roofs unchanged
- Chimney to be retained
- Formalizing and updating entrance area
- Right of way for both properties, no.26 and 26A access to rear gardens
- Existing windows to be retained
- Existing window to be removed and replaced with one matching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



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.

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



- Use figured dimensions only
- Do not scale from this drawing
- All dimensions to be checked on site and the Architect to be informed of any discrepancies before construction commences
- All references to drawings refer to current revision of that drawing.
- Structural and services information shown is indicative only. Refer to consultants' drawings for details and setting out.
- 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

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

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