



- 1 in 12 ramp to allow step free access into dwelling
- Paved area outside front door increased 280mm to allow step free access into dwelling
- New planter provides barrier between parking and front patio, creating a potential seating area
- Existing windows to be retained
- Gate unchanged for sloped path up garden for wheelbarrow
- Sliding door for external access
- Existing fireplace retained
- Gravel bed for climbing plants
- PKOM4 combined MVHR / ASHP
- Existing 1980's staircase to be removed and replaced with new staircase
- Low level garden gate
- Existing window to be removed and replaced with one matching the original 1898's house designed by C.H.B. Quennell.
- Original window blocked in the 1980's to be reinstated

- 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	
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 Ground Floor

Scale:

1 : 100

Creation Date:

28/11/22

bere:architects

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

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