
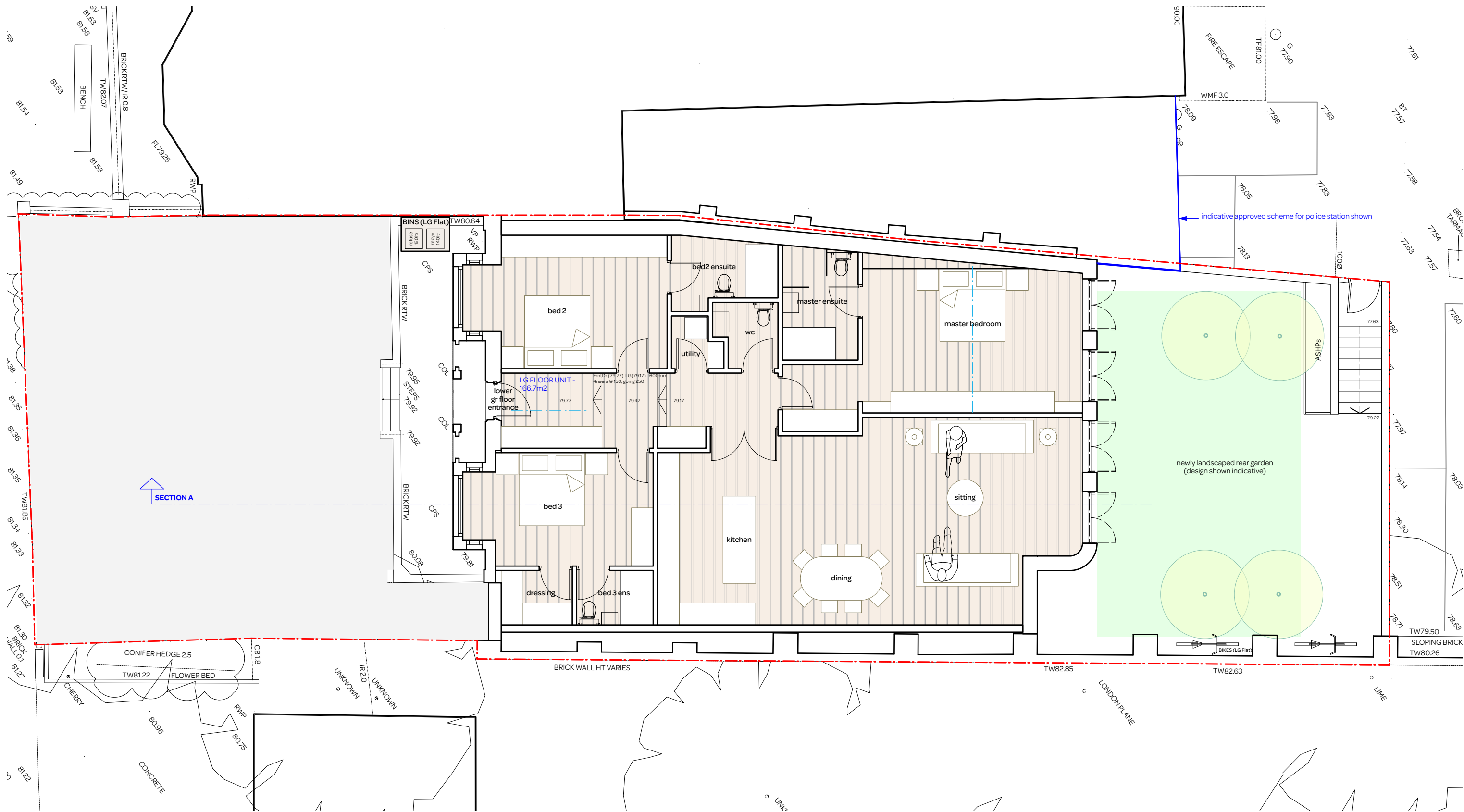


|  |  |                           |  |  |                                 |                     |
|--|--|---------------------------|--|--|---------------------------------|---------------------|
| notes:   |  | revision:                 |  | <div><div>SQUARE FEET<br/>ARCHITECTS</div><div>A : 95 Bell St, London, NW1 6TL<br/>T : 0207 431 4500<br/>E : studio@squarefeetarchitects.co.uk<br/>W : www.squarefeetarchitects.co.uk</div></div> | drawing title:                  |                     |
| <p>General notes:</p> <p>1. Do not scale drawings. Dimensions govern.</p> <p>2. All dimensions are in millimeters unless noted otherwise.</p> <p>3. All dimensions shall be verified on site before proceeding with the work.</p> <p>4. Square Feet Architects shall be notified in writing of any discrepancies.</p> <p>Party Wall Act 1996:</p> <p>Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.</p> <p>C.D.M. Regulations 2015:</p> <p>These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015. If advice is required please do not hesitate to contact Square Feet Architects.</p> |  | * 10/10/24 Planning Issue |  |  | PROPOSED SITE PLAN 200          |                     |
|  |  | A 03/02/25 Planning Issue |  |  | client:                         |                     |
|  |  |                           |  |  | SIMAT PROPERTIES LTD            |                     |
|  |  |                           |  |  | project:                        |                     |
|  |  |                           |  |  | 26 Rosslyn Hill, London NW3 1PA |                     |
|  |  |                           |  |  | date:                           | scale:              |
|  |  |                           |  |  | Sept 2024                       | 1:100@A1 / 1:200@A3 |
|  |  |                           |  |  | drawing number:                 | revision:           |
|  |  |                           |  |  | 2408_L_040                      | A                   |

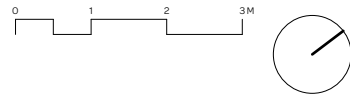


notes:

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C.D.M. Regulations 2015:  
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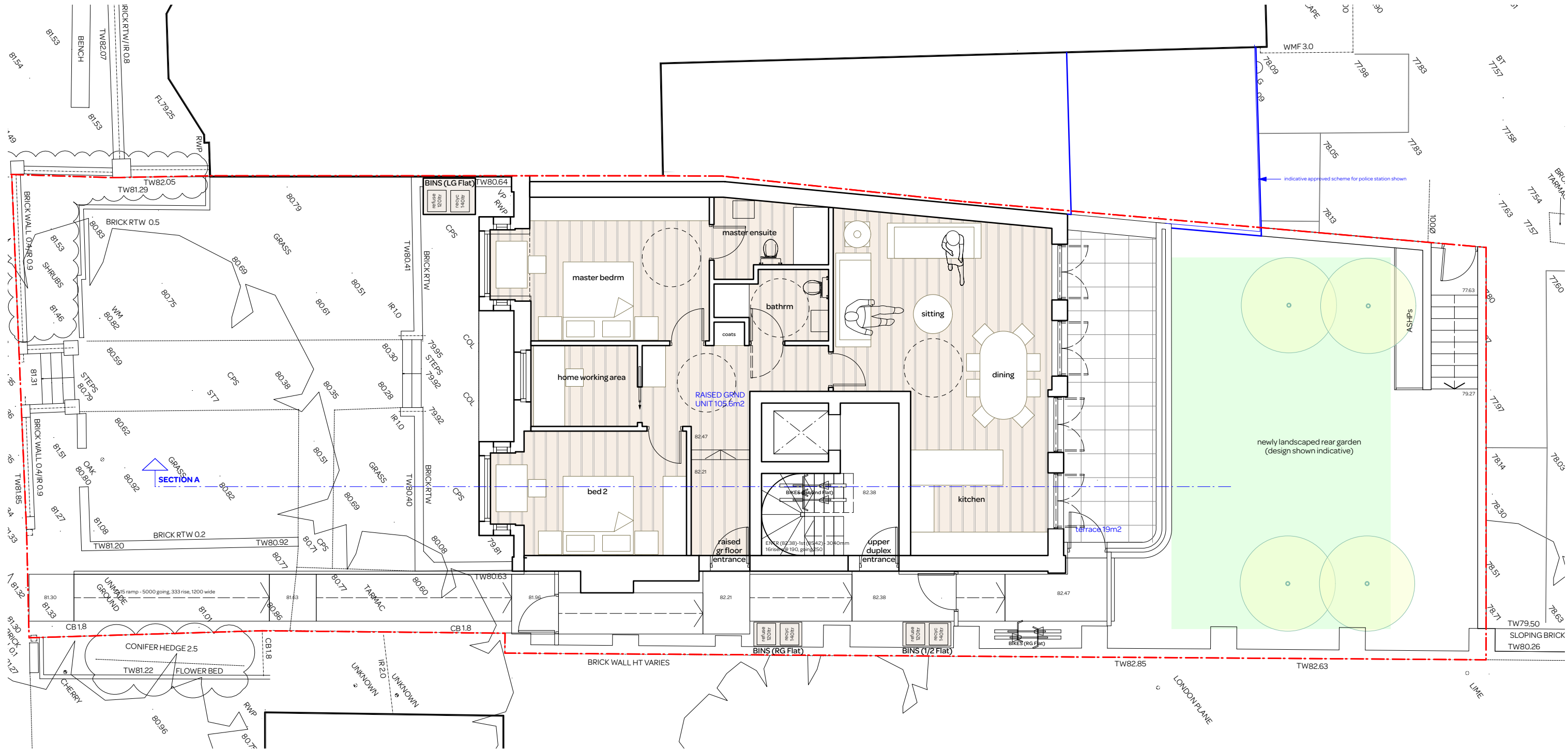
revision:

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| * | 10/10/24 | Planning Issue |
| A | 06/03/25 | Planning Issue |
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|   |                            |
|---|----------------------------|
| drawing title:<br><b>PROPOSED LOWER GROUND PLAN</b> |                            |
| client:<br>SIMAT PROPERTIES LTD                     |                            |
| project:<br><b>26 Rosslyn Hill, London NW3 1PA</b>  |                            |
| date:<br>Sept 2024                                  | scale:<br>1:50@A1/1:100@A3 |
| drawing number:<br><b>2408_L_041</b>                | revision:<br>A             |

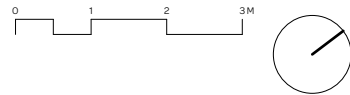


notes:

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VERSION  
23.01.25

revision:

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| * | 10/10/24 | Planning Issue |
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|   |                              |
|---|------------------------------|
| drawing title:<br><b>PROPOSED UPPER GROUND PLAN</b> |                              |
| client:<br>SIMAT PROPERTIES LTD                     |                              |
| project:<br>26 Rosslyn Hill, London NW3 1PA         |                              |
| date:<br>Sept 2024                                  | scale:<br>1:50@A1 / 1:100@A3 |
| drawing number:<br>2408_L_042                       | revision:<br>A               |







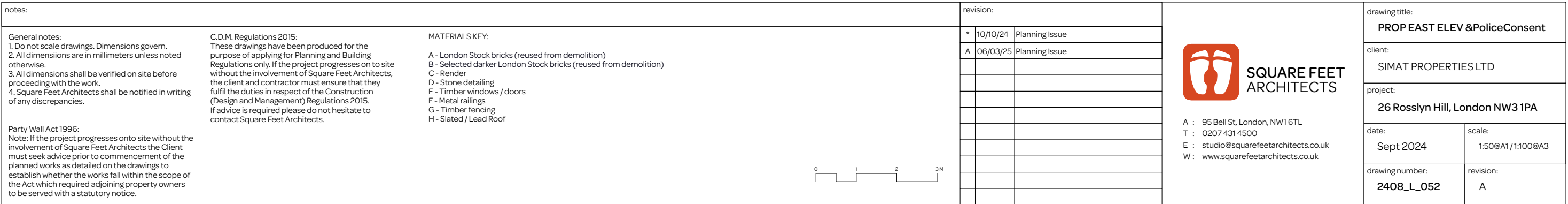


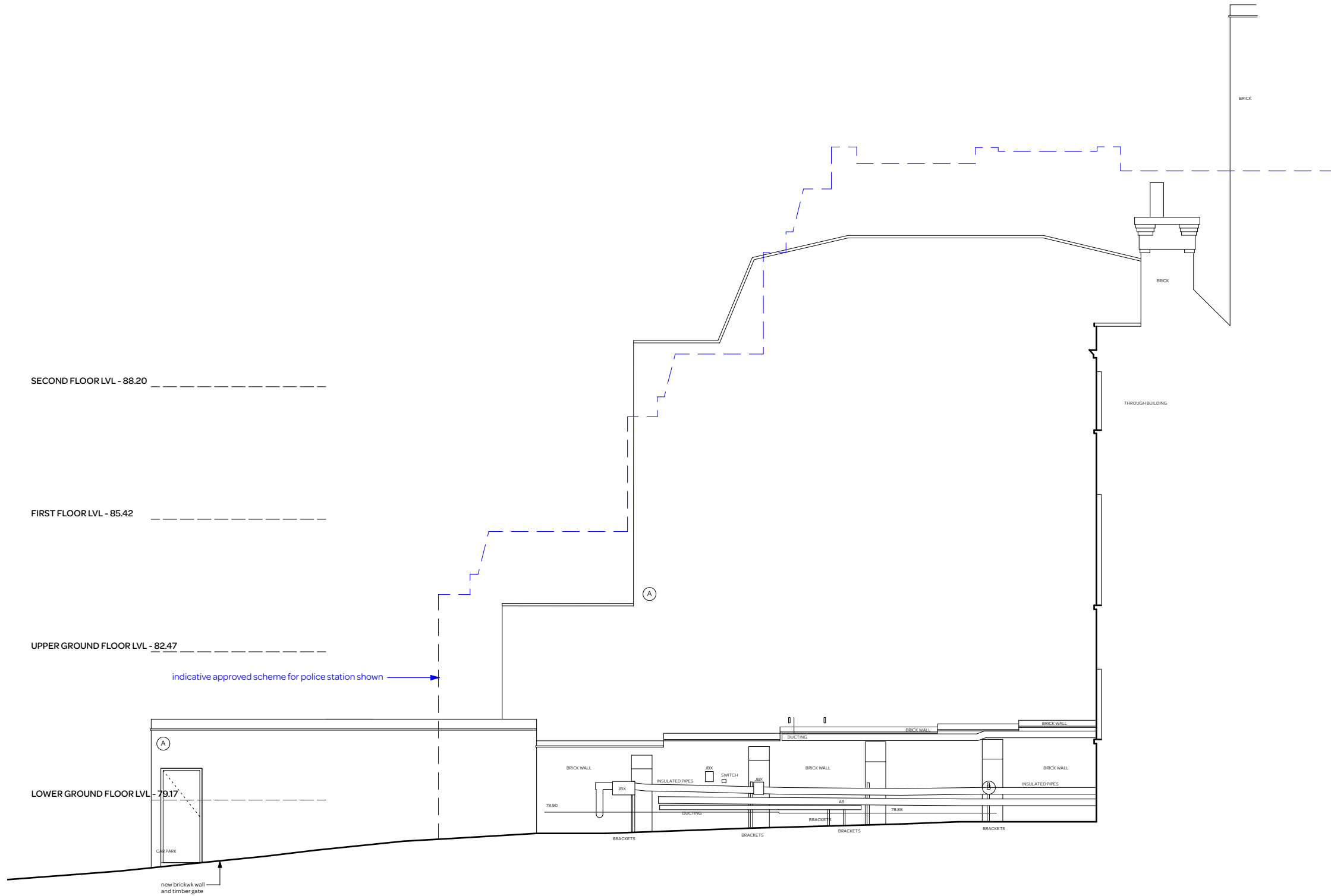
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| notes:  |   | revision: |                | <div><div>SQUARE FEET<br/>ARCHITECTS</div><div>A : 95 Bell St, London, NW1 6TL<br/>T : 0207 431 4500<br/>E : studio@squarefeetarchitects.co.uk<br/>W : www.squarefeetarchitects.co.uk</div></div> | drawing title:                  |                    |
| <div>General notes:</div> <div>1. Do not scale drawings. Dimensions govern.</div> <div>2. All dimensions are in millimeters unless noted otherwise.</div> <div>3. All dimensions shall be verified on site before proceeding with the work.</div> <div>4. Square Feet Architects shall be notified in writing of any discrepancies.</div> <div>Party Wall Act 1996:</div> <div>Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.</div> <div>C.D.M. Regulations 2015:</div> <div>These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015. If advice is required please do not hesitate to contact Square Feet Architects.</div> <div></div> | * | 10/10/24  | Planning Issue |  | PROPOSED WEST ELEVATION         |                    |
|   | A | 12/02/25  | Planning Issue |  | client:                         |                    |
|   |   |           |                |  | SIMAT PROPERTIES LTD            |                    |
|   |   |           |                |  | project:                        |                    |
|   |   |           |                |  | 26 Rosslyn Hill, London NW3 1PA |                    |
|   |   |           |                |  | date:                           | scale:             |
|   |   |           |                |  | Sept 2024                       | 1:50@A1 / 1:100@A3 |
|   |   |           |                |  | drawing number:                 | revision:          |
|   |   |           |                |  | 2408_L_051                      | A                  |







notes:

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MATERIALS KEY:  
A - London Stock bricks (reused from demolition)  
B - Selected darker London Stock bricks (reused from demolition)  
C - Render  
D - Stone detailing  
E - Timber windows / doors  
F - Metal railings  
G - Timber fencing  
H - Slated / Lead Roof



revision:

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| * | 10/10/24 | Planning Issue |
| A | 03/02/25 | Planning Issue |
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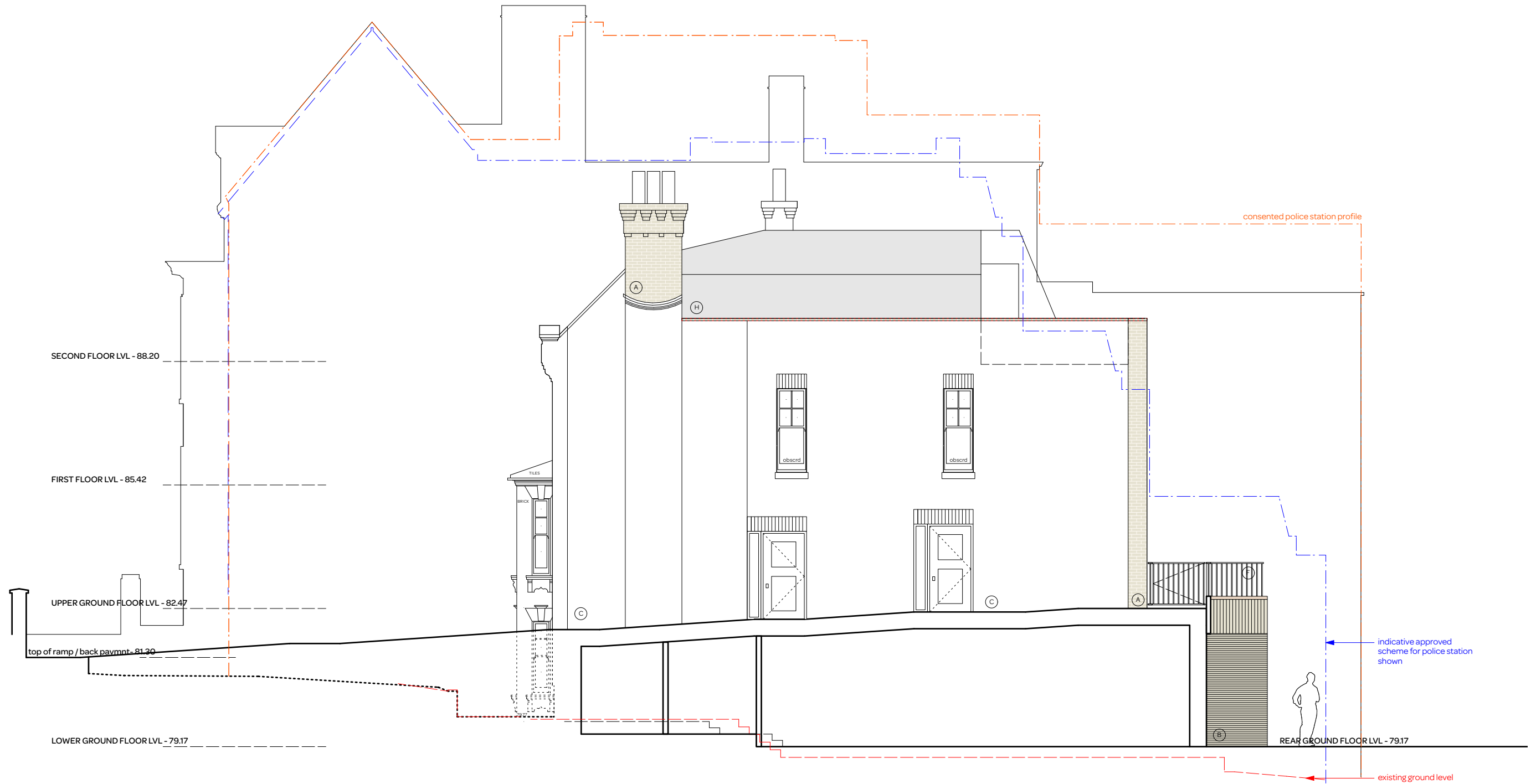
drawing title:  
**PROPOSED NORTH ELEVATION**

client:  
SIMAT PROPERTIES LTD

project:  
**26 Rosslyn Hill, London NW3 1PA**



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| date:<br><b>Sept 2024</b> | scale:<br>1:50@A1 / 1:100@A3 |
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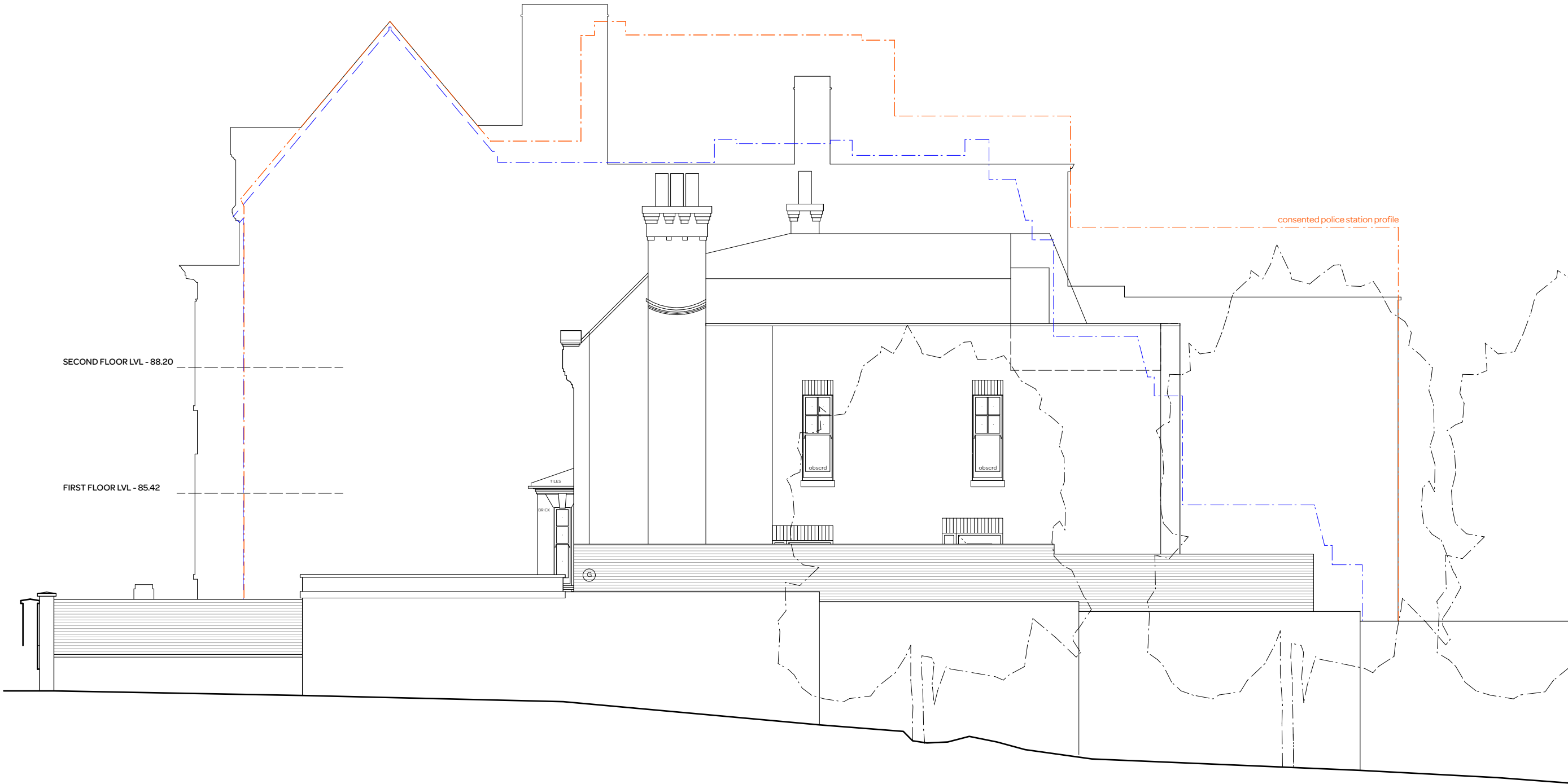
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| drawing number:<br><b>2408_L_053</b> | revision:<br>A |
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DATUM 76.00m

ELEVATION 4

|  |  |            |                           |  |                                 |  |                |  |
|--|--|------------|---------------------------|--|---------------------------------|--|----------------|--|
| notes:   |  |            | revision:                 |  |                                 | <div><div>SQUARE FEET ARCHITECTS</div><div>A : 95 Bell St, London, NW1 6TL<br/>T : 0207 431 4500<br/>E : studio@squarefeetarchitects.co.uk<br/>W : www.squarefeetarchitects.co.uk</div></div> | drawing title: |  |
| <div><div>General notes:</div><div>1. Do not scale drawings. Dimensions govern.<br/>2. All dimensiions are in millimeters unless noted otherwise.<br/>3. All dimensions shall be verified on site before proceeding with the work.<br/>4. Square Feet Architects shall be notified in writing of any discrepancies.</div><div>Party Wall Act 1996:</div><div>Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.</div><div>C.D.M. Regulations 2015:</div><div>These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015. If advice is required please do not hesitate to contact Square Feet Architects.</div><div>MATERIALS KEY:</div><div>A - London Stock bricks (reused from demolition)<br/>B - Selected darker London Stock bricks (reused from demolition)<br/>C - Render<br/>D - Stone detailing<br/>E - Timber windows / doors<br/>F - Metal railings<br/>G - Timber fencing<br/>H - Slated / Lead Roof</div><div></div></div> |  |            | * 10/10/24 Planning Issue |  | client:                         |  |                |  |
|  |  |            | A 25/02/25 Planning Issue |  | SIMAT PROPERTIES LTD            |  |                |  |
|  |  |            |                           |  | project:                        |  |                |  |
|  |  |            |                           |  | 26 Rosslyn Hill, London NW3 1PA |  |                |  |
|  |  |            |                           |  | date:                           |  |                |  |
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|  |  | 2408_L_054 |                           |  |                                 |  |                |  |
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notes:

General notes:  
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MATERIALS KEY:  
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C - Render  
D - Stone detailing  
E - Timber windows / doors  
F - Metal railings  
G - Timber fencing  
H - Slated / Lead Roof



revision:

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| * | 10/10/24 | Planning Issue |
| A | 03/02/25 | Planning Issue |
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|--|------------------------------|
| drawing title:<br><b>PROP SOUTH BOUNDARY ELEVATION</b> |                              |
| client:<br>SIMAT PROPERTIES LTD                        |                              |
| project:<br><b>26 Rosslyn Hill, London NW3 1PA</b>     |                              |
| date:<br>Sept 2024                                     | scale:<br>1:50@A1 / 1:100@A3 |
| drawing number:<br><b>2408_L_062</b>                   | revision:<br>A               |



notes:

General notes:  
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| * | 10/10/24 | Planning Issue |
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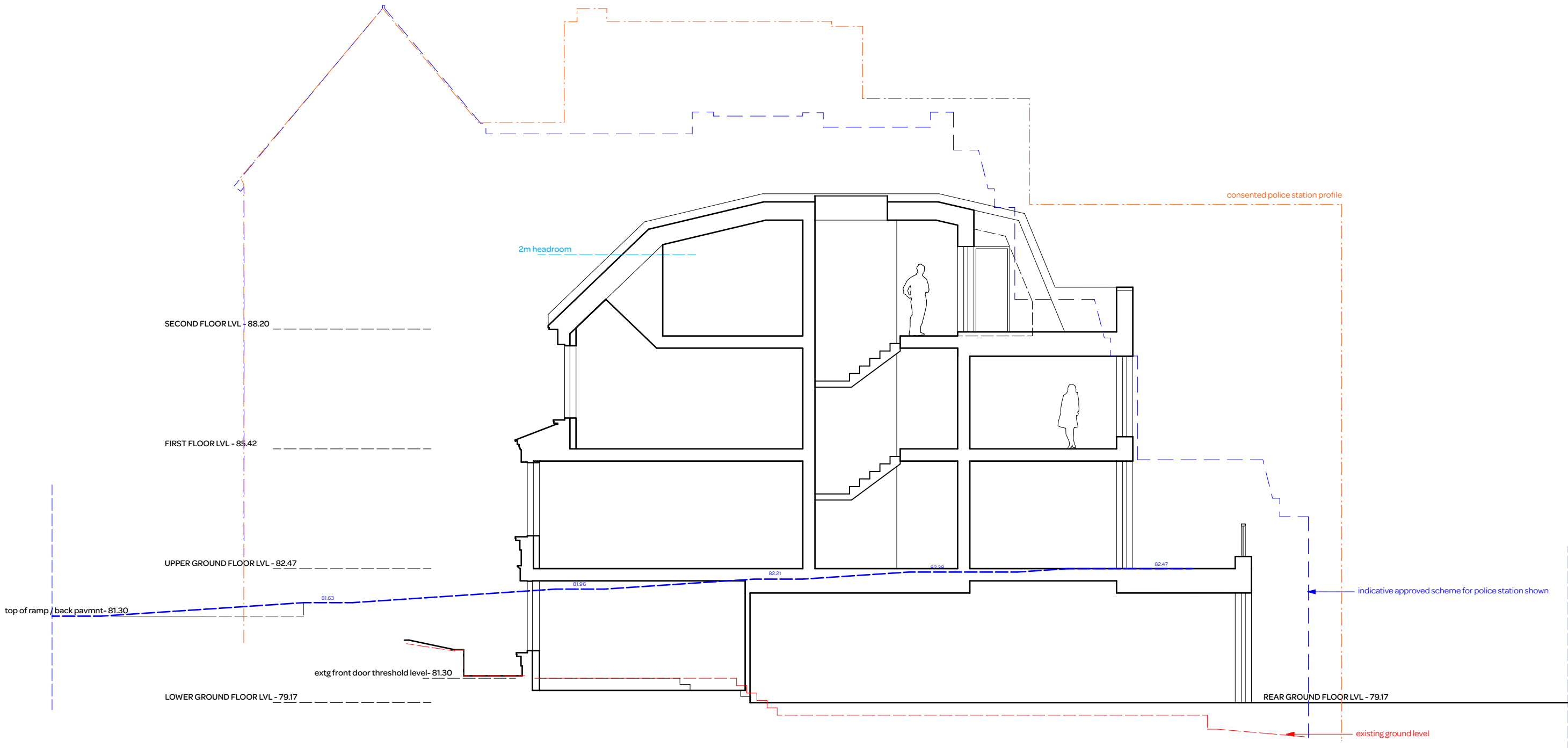


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|  |                               |
|--|-------------------------------|
| drawing title:<br><b>PROP EAST ELEV Wider</b>      |                               |
| client:<br>SIMAT PROPERTIES LTD                    |                               |
| project:<br><b>26 Rosslyn Hill, London NW3 1PA</b> |                               |
| date:<br><b>Sept 2024</b>                          | scale:<br>1:100@A1 / 1:200@A3 |
| drawing number:<br><b>2408_L_060</b>               | revision:<br><b>A</b>         |



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| notes:   |  | revision:                 |  | <div><div>SQUARE FEET<br/>ARCHITECTS</div><div>A : 95 Bell St, London, NW1 6TL<br/>T : 0207 431 4500<br/>E : studio@squarefeetarchitects.co.uk<br/>W : www.squarefeetarchitects.co.uk</div></div> | drawing title:                        |                     |  |
| <div><div>General notes:</div><div>1. Do not scale drawings. Dimensions govern.<br/>2. All dimensions are in millimeters unless noted otherwise.<br/>3. All dimensions shall be verified on site before proceeding with the work.<br/>4. Square Feet Architects shall be notified in writing of any discrepancies.</div><div>Party Wall Act 1996:<br/>Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.</div></div> <div>C.D.M. Regulations 2015:<br/>These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015. If advice is required please do not hesitate to contact Square Feet Architects.</div> <div><div>012345M</div></div> |  | * 10/10/24 Planning Issue |  |  | PROP EAST ELEV & Police Consent Wider |                     |  |
|  |  | A 06/03/25 Planning Issue |  |  | client:                               |                     |  |
|  |  |                           |  |  | SIMAT PROPERTIES LTD                  |                     |  |
|  |  |                           |  |  | project:                              |                     |  |
|  |  |                           |  |  | 26 Rosslyn Hill, London NW3 1PA       |                     |  |
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notes:

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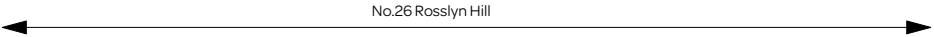
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|  |                              |
|--|------------------------------|
| drawing title:<br><b>PROPOSED SECTION A</b>        |                              |
| client:<br>SIMAT PROPERTIES LTD                    |                              |
| project:<br><b>26 Rosslyn Hill, London NW3 1PA</b> |                              |
| date:<br><b>Sept 2024</b>                          | scale:<br>1:50@A1 / 1:100@A3 |
| drawing number:<br><b>2408_L_050</b>               | revision:<br><b>A</b>        |



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ARCHITECTS

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