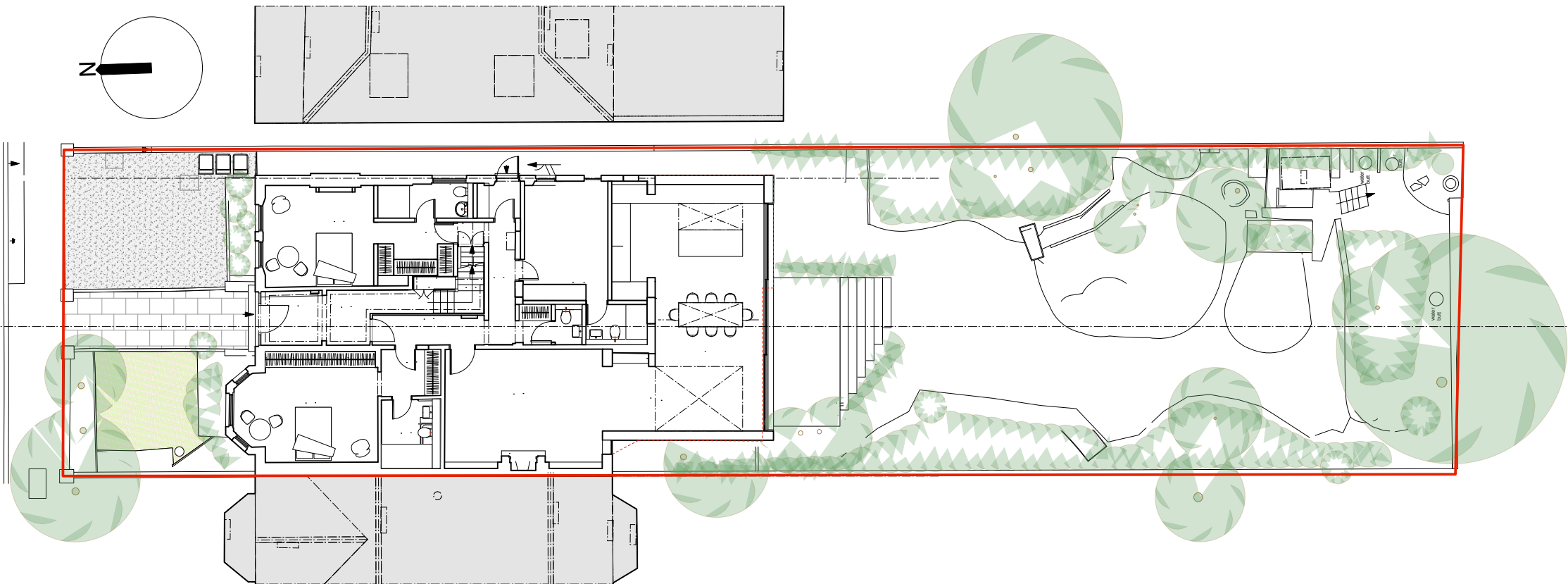
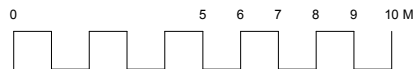


2 Site Section - Proposed
Scale: 1:200 @ A3



1 Site Plan - Proposed
Scale: 1:200 @ A3



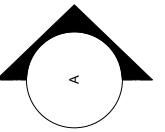
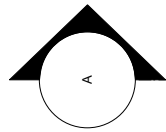
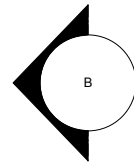
DRAWING CAN BE SCALED FOR PLANNING PURPOSES
ONLY AT PLANNING DEPARTMENT RISK OF ERROR

REVISIONS	21/02/25 Final plan outline added		20/02/25 PLANNING SUBMISSION	
	NO.	DESCRIPTION	DATE	BY
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for planning

DRAWING NOT TO BE SCALED.
ALL DIMENSIONS TO BE CHECKED ON SITE.
REFER TO ALL OTHER RELEVANT DRAWING AND SPECIFICATIONS.
IN CASE OF ANY DISCREPANCY OR AMBIGUITY REFER TO C.A

PROJECT	109 Canfield Gardens, London, NW6 3DY
	Site Plan and Site Section - Proposed
DRAWING	SCALE 1:200 @ A3
	DATE February 2025
REV	427.PL.13
	-B-



Unit 1 - Ground Floor / Basement - 2 bedroom - GIFA Approximately - 190 sqm
Unit 2 - First Floor - 2 bedroom - GIFA Approximately - 113 sqm
Unit 3 - Second Floor / Loft - 3 bedroom - GIFA Approximately - 212 sqm

for planning

**DRAWING NOT TO BE SCALED.
ALL DIMENSIONS TO BE CHECKED ON SITE.**

**REFER TO ALL OTHER RELEVANT DRAWING AND SPECIFICATIONS.
IN CASE OF ANY DISCREPANCY OR AMBIGUITY REFER TO C.A**

	PROJECT	109 Canfield Gardens, London, NW6 3DY	
	DRAWING	Basement Plan - Proposed	
	SCALE	1:100 @ A3	
	DATE	February 2025	
	DRAWING	427.PL.14	REV -B

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Natural stone to replace existing concrete entrance path

Existing window infilled with matching masonry

Terrace

Existing trees and planting retained to rear garden

Footprint of existing shown red dotted

hedge (0.41m ht)

foliage(2.71m ht)

1

Ground Floor Plan - Proposed
Scale: 1:100 @ A3

B

Unit Schedule:


Unit 1 - Ground Floor / Basement - 2 bedroom - GIFA Approximately - 190 sqm
Unit 2 - First Floor - 2 bedroom - GIFA Approximately - 113 sqm
Unit 3 - Second Floor / Loft - 3 bedroom - GIFA Approximately - 212 sqm

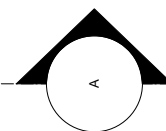
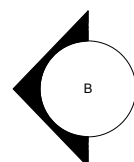
DRAWING CAN BE SCALED FOR PLANNING PURPOSES
ONLY AT PLANNING DEPARTMENT RISK OF ERROR

REVISIONS	A.	2/12/26	Minor amendments to planning consultant recommendations. Unit areas added. Notes added.				
	B.	20/2/26	PLANNING SUBMISSION				

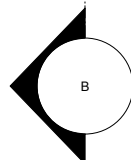
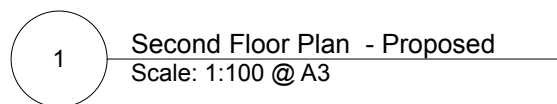
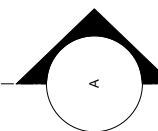
for planning

DRAWING NOT TO BE SCALED.
ALL DIMENSIONS TO BE CHECKED ON SITE.
REFER TO ALL OTHER RELEVANT DRAWING AND SPECIFICATIONS.
IN CASE OF ANY DISCREPANCY OR AMBIGUITY REFER TO C.A

PROJECT DRAWING SCALE DATE	109 Canfield Gardens, London, NW6 3DY		 65 Crown Street Harrow HA2 9HX • 020 8510 9311 • studio@evonort.co.uk
	Ground Floor Plan - Proposed		
	1:100 @ A3		
	February 2025		
DRAWING	427.PI.15	REV	-R-

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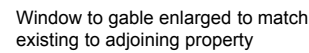
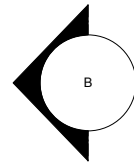
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ONLY AT PLANNING DEPARTMENT RISK OF ERROR

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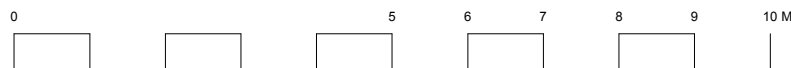
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Footprint of existing shown red dotted

—Terrace to match existing to adjoining property

Loft Plan - Proposed
Scale: 1:100 @ A3



B

Unit Schedule:

Unit 1 - Ground Floor / Basement - 2 bedroom - GIFA Approximately - 190 sqm
Unit 2 - First Floor - 2 bedroom - GIFA Approximately - 113 sqm
Unit 3 - Second Floor / Loft - 3 bedroom - GIFA Approximately - 212 sqm


DRAWING CAN BE SCALED FOR PLANNING PURPOSES
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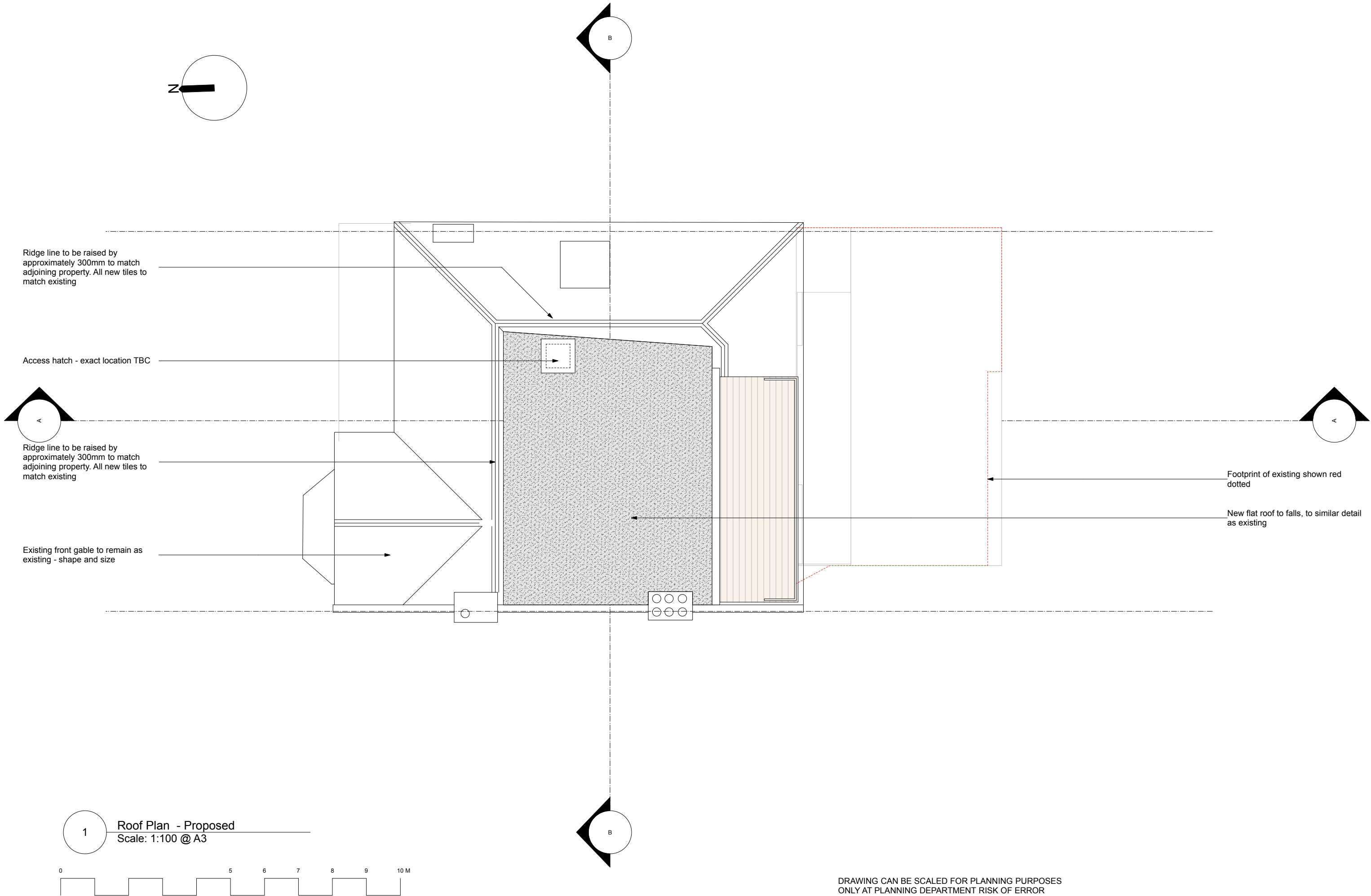
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for planning

DRAWING NOT TO BE SCALED.
ALL DIMENSIONS TO BE CHECKED ON SITE.

REFER TO ALL OTHER RELEVANT DRAWING AND SPECIFICATIONS.
IN CASE OF ANY DISCREPANCY OR AMBIGUITY REFER TO C.A

PROJECT DRAWING SCALE DATE	109 Canfield Gardens, London, NW6 3DY		 65 Green Street Harrow HA2 9HX • 020 8510 9311 • studio@evonort.co.uk
	Loft Plan - Proposed		
	1:100 @ A3		
	February 2025		
DRAWING	427.PI.18	REV	-R-



1 Roof Plan - Proposed
Scale: 1:100 @ A3

DRAWING CAN BE SCALED FOR PLANNING PURPOSES
ONLY AT PLANNING DEPARTMENT RISK OF ERROR

REVISIONS	21/02/25 Minor amendments to planning consultant recommendations. Unit areas added. Notes added.			
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for planning

DRAWING NOT TO BE SCALED.
ALL DIMENSIONS TO BE CHECKED ON SITE.

REFER TO ALL OTHER RELEVANT DRAWING AND SPECIFICATIONS.
IN CASE OF ANY DISCREPANCY OR AMBIGUITY REFER TO C.A

PROJECT DRAWING SCALE DATE	109 Canfield Gardens, London, NW6 3DY	
	Roof Plan - Proposed	
	1:100 @ A3	
	February 2025	
DRAWING	427.PL.19	REV

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Height of existing ridge line shown
red dotted

PPC aluminium framed double glazed sliding doors

Existing windows extended to form double glazed timber framed doors to create juliet style balconies to match adjoining property

Steel railing to juliet balcony to match adjoining property

Existing windows extended to form double glazed timber framed doors to create juliet style balconies to match adjoining property

Lightweight timber privacy screens to ends of balcony

Steel railing to balcony to match adjoining property

Outline of existing extension, bay
and conservatory shown red dotted

PPC aluminium framed double glazed window to infill where bay window is removed

London stock brick masonry construction to form rear and flank walls of replacement extension

Steel railing to stair and terrace to similar detail throughout

Double soldier course of bricks to reflect existing masonry construction and brick arches

PPC aluminium framed double glazed sliding doors

Timber decking and timber clad stairs to garden

London stock brick masonry
—construction to form rear and flank
walls of replacement extension

Steel railing to stair and terrace to detail throughout

APPLICATION SITE

1

Rear Elevation - Proposed
Scale: 1:100 @ A3

DRAWING CAN BE SCALED FOR PLANNING PURPOSES
ONLY AT PLANNING DEPARTMENT RISK OF ERROR

[illegible]

for planning

**DRAWING NOT TO BE SCALED.
ALL DIMENSIONS TO BE CHECKED ON SITE.**

**REFER TO ALL OTHER RELEVANT DRAWING AND SPECIFICATIONS.
IN CASE OF ANY DISCREPANCY OR AMBIGUITY REFER TO C.A**

PROJECT DRAWING SCALE DATE	109 Canfield Gardens, London, NW6 3DY	
	Rear Elevation - Proposed	
	1:100 @ A3	
	February 2025	
DRAWING	427.PI_21	REV

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Ridge line to be raised by approximately 300mm to match adjoining property. All new tiles to match existing

Steel railing to roof terrace to match adjoining property

- Flat roof inaccessible from balcony

Timber decking and timber clad stairs to garden

Section AA - Proposed
Scale: 1:100 @ A3

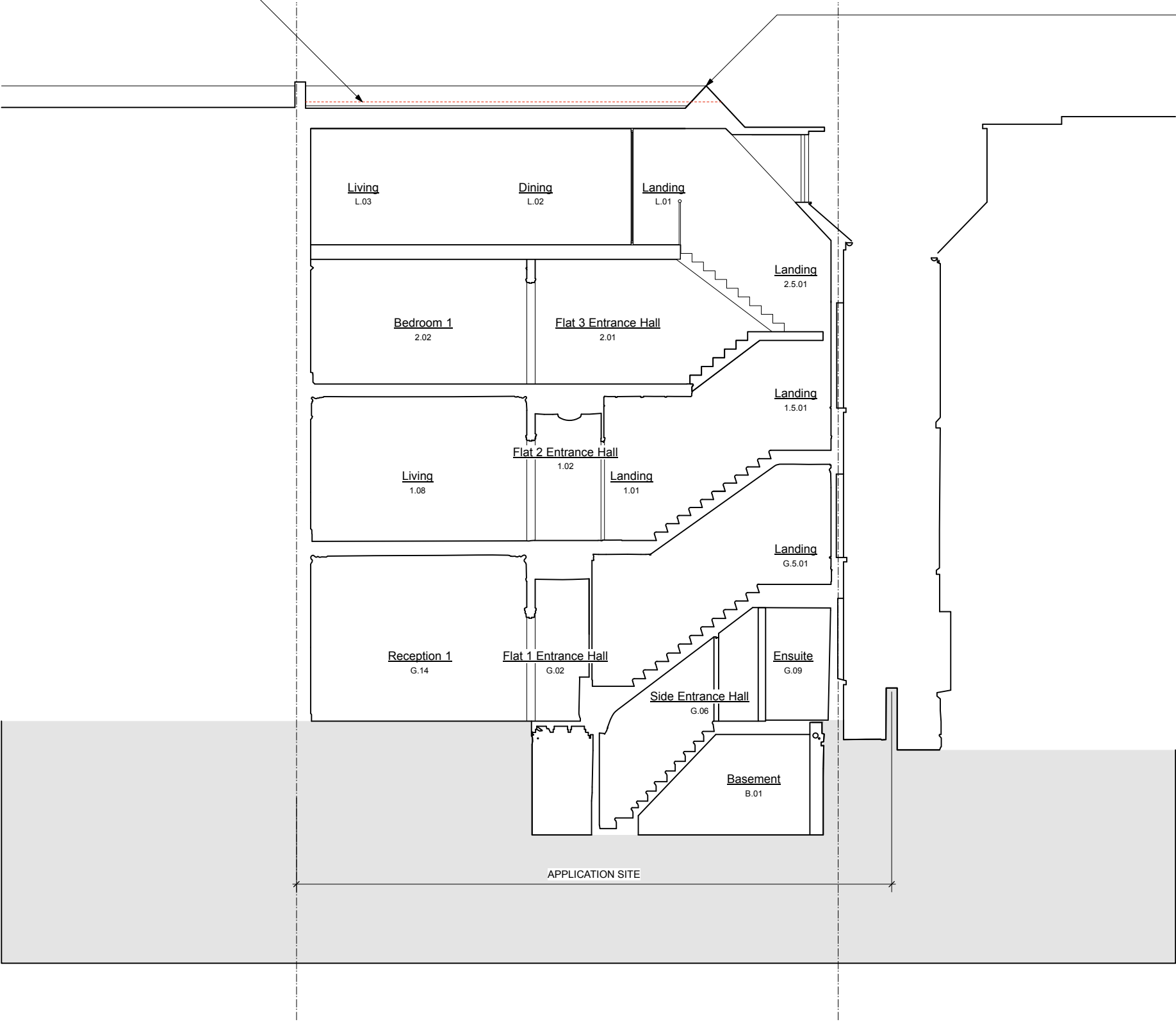
DRAWING NOT TO BE SCALED.
ALL DIMENSIONS TO BE CHECKED ON SITE.

REFER TO ALL OTHER RELEVANT DRAWING AND SPECIFICATIONS.
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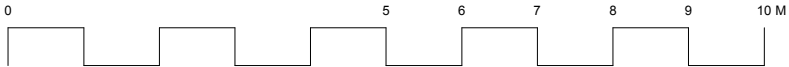
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Height of existing ridge line shown
red dotted

Ridge line to be raised by
approximately 300mm to match
adjoining property. All new tiles to
match existing



1 Section BB - Proposed
Scale: 1:100 @ A3



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ONLY AT PLANNING DEPARTMENT RISK OF ERROR

REVISIONS	1	21/02/25	Minor amendments to planning consultant recommendations. Unit areas added. Notes added.
	2	20/02/25	PLANNING SUBMISSION.

for planning

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PROJECT DRAWING SCALE DATE	109 Canfield Gardens, London, NW6 3DY	
	Section BB - Proposed	
	1:100 @ A3	
	February 2025	
DRAWING	427.PL.24	REV