

Scale 1:25 at A1

0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5m

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5m

FFL 67920
03 EXISTING - RF FFL

FFL 67920
03 EXISTING - RF FFL

FFL 65050
02 EXISTING - SF FFL

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02 EXISTING - SF FFL

FFL 62300
01 EXISTING - FF FFL

FFL 62300
01 EXISTING - FF FFL

FFL 59080
00 EXISTING - GF FFL

FFL 59080
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DRAWING KEY

- 01 Existing slate roof with failing ridge beam
- 02 Existing dormer
- 03 Existing London stock brick wall
- 04 Existing timber casement window
- 05 Existing timber french doors with toplight and painted steel julliette balcony
- 06 Existing black plastic rainwater goods
- 07 Existing glazed timber sliding-folding garage doors with toplight
- 08 Existing casement windows with toplight and timber bottom panel to match garage door.
- 09 Existing solid timber entrance door with glazed sidelights and toplight
- 10 Existing rooflight

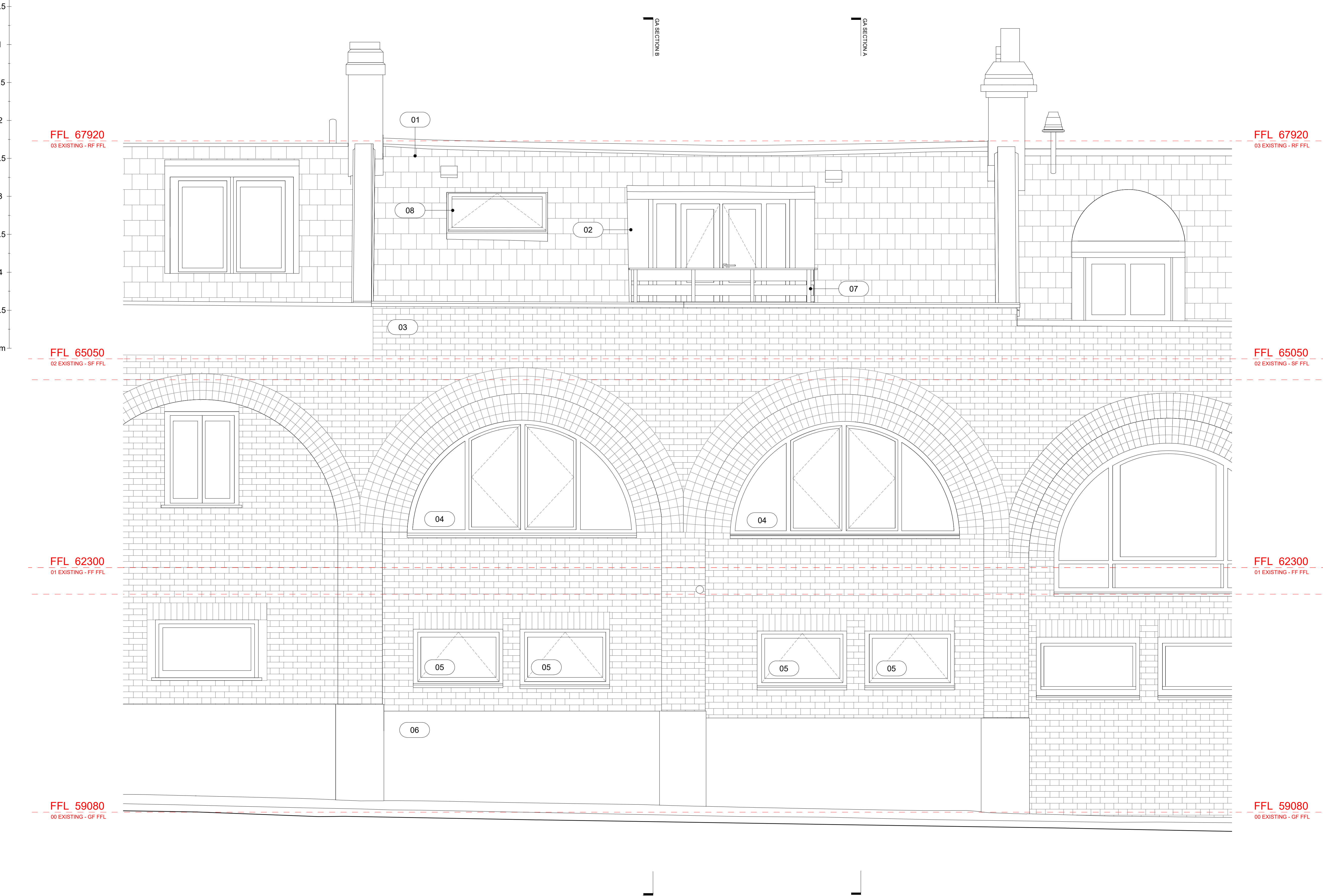
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		P01	10/04/25	Planning Application				EXISTING FRONT (EAST) ELEVATION	253	1:25 @ A1 1:50 @ A3	PLANNING	P01
								Client	Date	Drawn By	Drawing Number	
								N. BAYLIN	21/03/25	IP	253 110	
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								13 ETON GARAGES, NW3 4PE	+44 (0)20 7434 2277 info@giannibotsford.com 8 Pembridge Villas, London W11 2SU			

Scale 1:25 at A1

00.51.52.53.54.5m

DRAWING KEY

- 01 Existing slate roof with failing ridge beam
- 02 Existing terrace
- 03 Existing London stock brick wall
- 04 Existing timber arched casement window
- 05 Existing top hung timber casement window
- 06 Existing render band at base of wall and columnns
- 07 Existing timber guarding to terrace
- 08 Existing top hung rooflight



		<div>Revision</div> <div>P01</div>	<div>Date</div> <div>10/04/25</div>	<div>Comments</div> <div>Planning Application</div>		<div>Revision</div>	<div>Date</div>	<div>Comments</div>	<div>Drawing Title</div> <div>EXISTING REAR (WEST) ELEVATION</div>	<div>Project</div> <div>253</div>	<div>Scale</div> <div>1:25 @ A1 1:50 @ A3</div>	<div>Stage</div> <div>PLANNING</div>	<div>Revision</div> <div>P01</div>
									<div>Client</div> <div>N. BAYLIN</div>	<div>Date</div> <div>21/03/25</div>	<div>Drawn By</div> <div>IP</div>	<div>Drawing Number</div> <div>253 111</div>	
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0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5m

		<table><tr><th>Revision</th><th>Date</th><th>Comments</th></tr><tr><td>P01</td><td>10/04/25</td><td>Planning Application</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	Revision	Date	Comments	P01	10/04/25	Planning Application							<table><tr><th>Revision</th><th>Date</th><th>Comments</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	Revision	Date	Comments										Drawing Title	Project	Scale	Stage	Revision
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			13 ETON GARAGES, NW3 4PE																													

Scale 1:25 at A1

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FFL 67920

03 EXISTING - RF FFL

FFL 67920

03 EXISTING - RF FFL

FFL 65050

02 EXISTING - SF FFL

FFL 65050

02 EXISTING - SF FFL

FFL 62300

01 EXISTING - FF FFL

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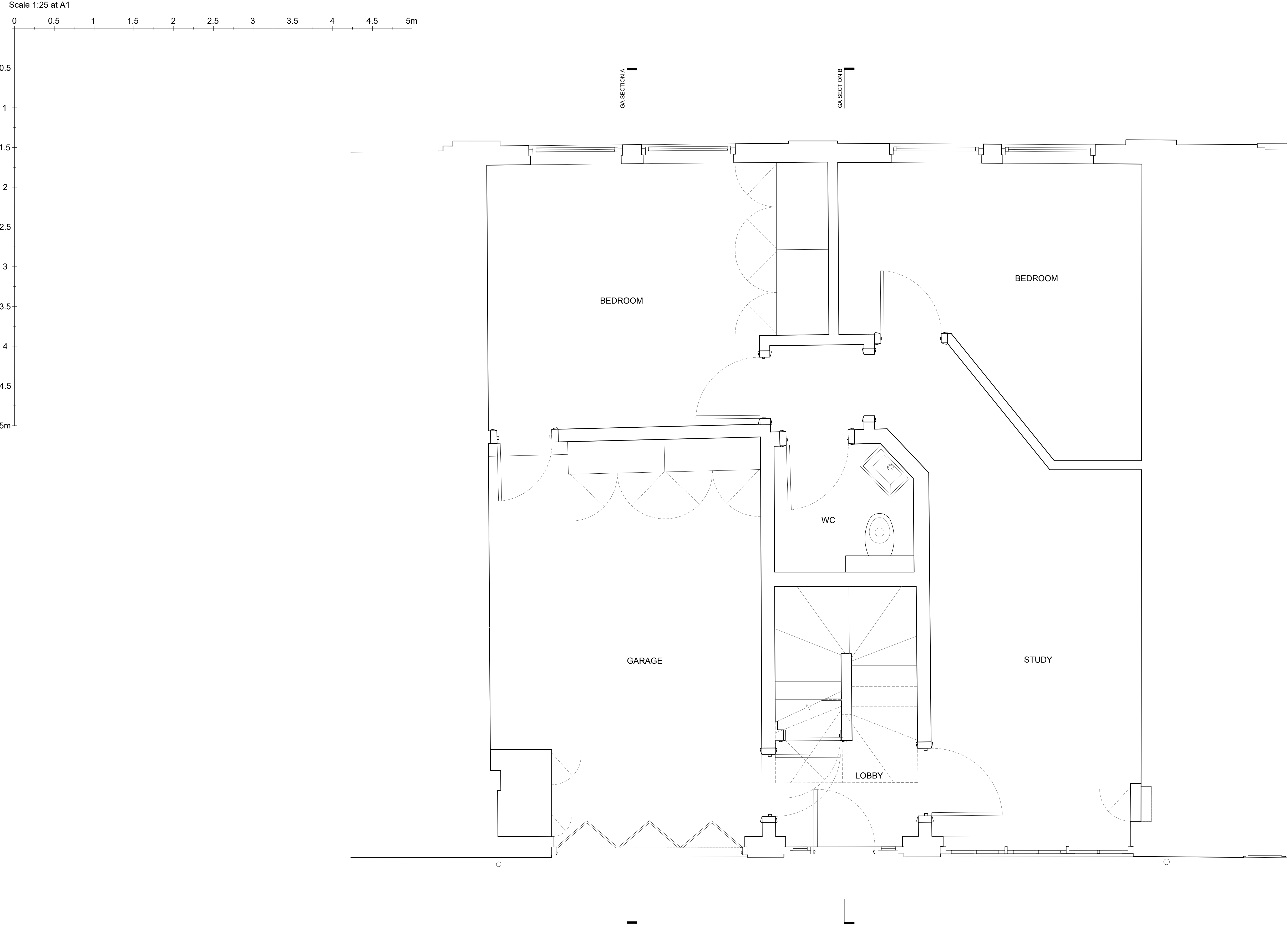
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		Revision	Date	Comments	Revision	Date	Comments	Drawing Title	Project	Scale	Stage	Revision
		P01	10/04/25	Planning Application				EXISTING SECTION BB	253	1:25 @ A1 1:50 @ A3	PLANNING	P01
								Client	Date	Drawn By	Drawing Number	
								N. BAYLIN	21/03/25	IP	253 116	
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		P01	10/04/25	Planning Application				EXISTING GROUND FLOOR PLAN	253	1:25 @ A1 1:50 @ A3	PLANNING	P01
								Client	Date	Drawn By	Drawing Number	
								N. BAYLIN	21/03/25	IP	253 101	
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								13 ETON GARAGES, NW3 4PE	+44 (0)20 7434 2277 info@giannibotsford.com 8 Pembridge Villas, London W11 2SU			

Scale 1:25 at A1

00.511.522.533.544.55m

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GA SECTION A

GA SECTION B

RECEPTION / DINING

LANDING

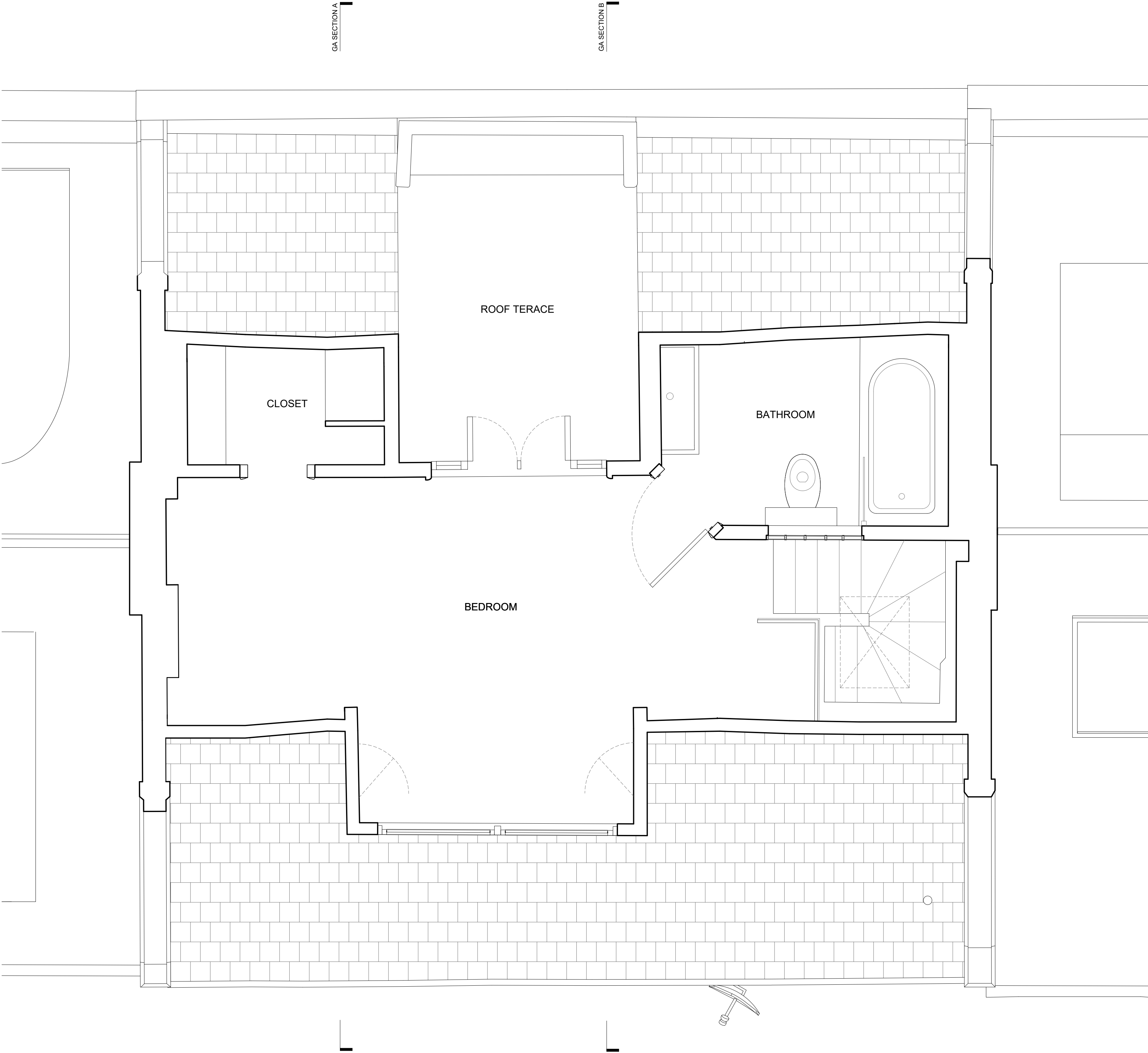
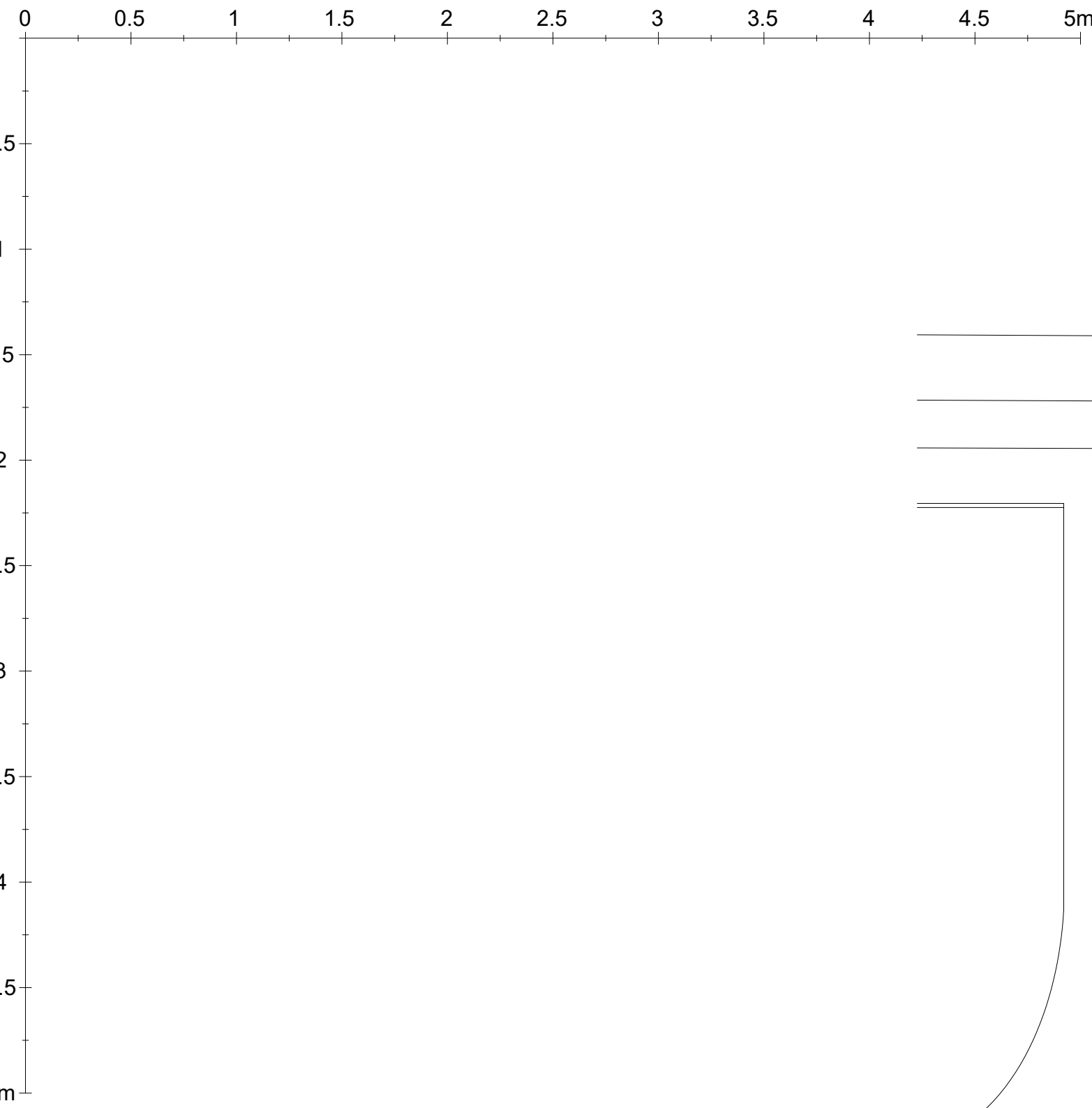
KITCHEN

STUDY

WC

		<div>Revision</div> <div>P01</div>	<div>Date</div> <div>09/04/25</div>	<div>Comments</div> <div>Planning Application</div>		<div>Revision</div>	<div>Date</div>	<div>Comments</div>	<div>Drawing Title</div> <div>EXISTING FIRST FLOOR PLAN</div>	<div>Project</div> <div>253</div>	<div>Scale</div> <div>1:25 @ A1 1:50 @ A3</div>	<div>Stage</div> <div>PLANNING</div>	<div>Revision</div> <div>P01</div>
									<div>Client</div> <div>N. BAYLIN</div>	<div>Date</div> <div>21/03/25</div>	<div>Drawn By</div> <div>IP</div>	<div>Drawing Number</div> <div>253 102</div>	
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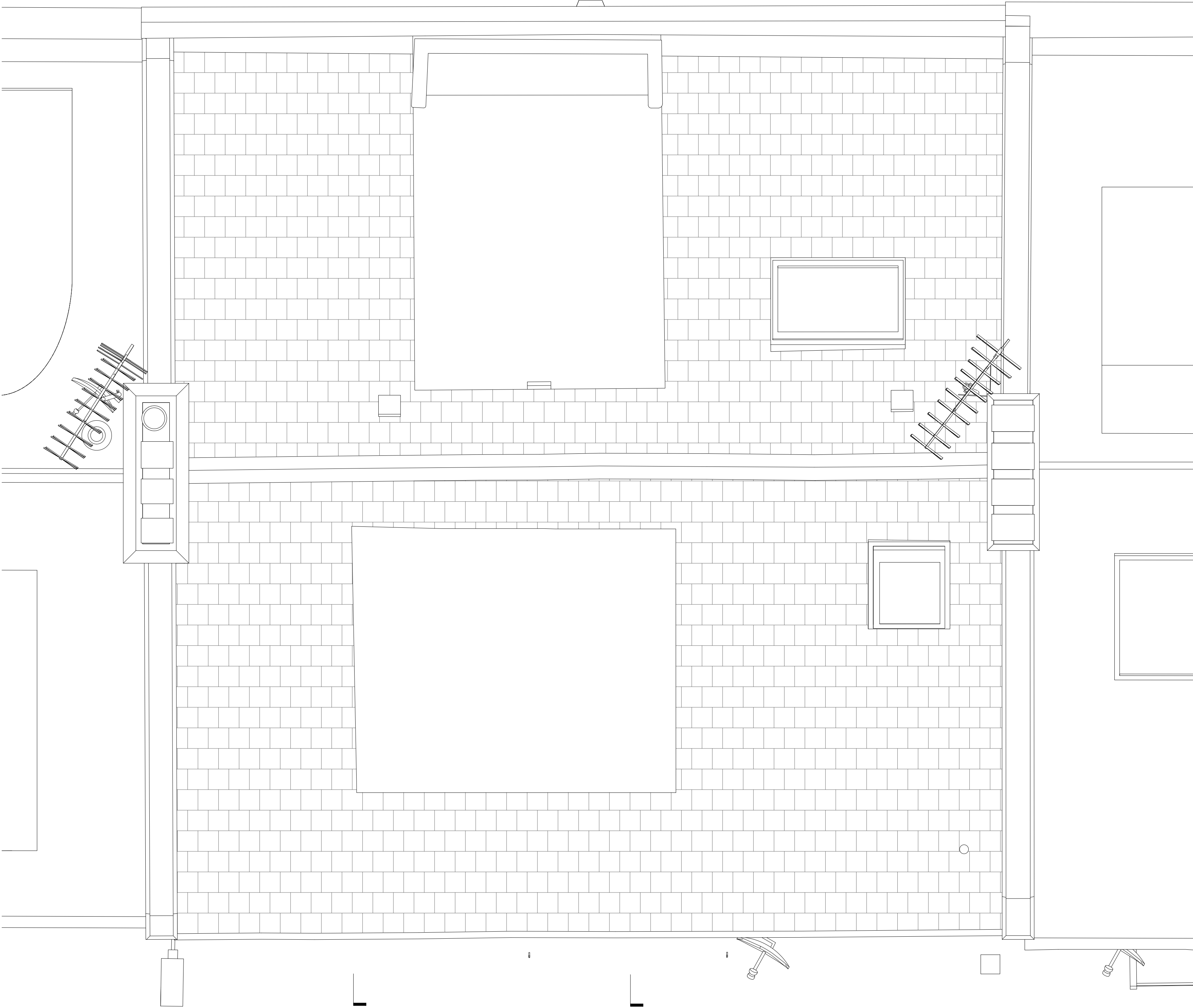
4

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5m

GA SECTION A

GA SECTION B



		Revision	Date	Comments	Revision	Date	Comments	Drawing Title	Project	Scale	Stage	Revision	
		P01	10/04/25	Planning Application				EXISTING ROOF PLAN	253	1:25 @ A1 1:50 @ A3	PLANNING	P01	
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								N. BAYLIN	21/03/25	IP	253 104		
								Project	GIANNI BOTSFORD ARCHITECTS				+44 (0)20 7434 2277 info@giannibotsford.com
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