

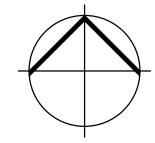
Use figured dimensions only. All dimensions are to be checked on site and any discrepancies, errors or omissions are to be reported to the architect prior to commencement of works.



EXISTING TREES TO BE RETAINED & APPROXIMATE ROOT PROTECTION AREA (REFER TO ARBORICULTURAL IMPACT ASSESSMENT PREPARED BY DR FRANK HOPE)



EXISTING TREES TO BE REMOVED (REFER TO ARBORICULTURAL IMPACT ASSESSMENT PREPARED BY DR FRANK HOPE)



0 METRES

DRAWING TO BE READ IN **CONJUNCTION WITH** ACCOMPANYING ARBORICULTURAL IMPACT ASSESSMENT REPORT PREPARED BY DR FRANK HOPE

ALL DIMENSIONS APPROXIMATE

FOR PLANNING

C 30.10.17 Scheme revised to show reduced basement JM

B | 02.08.17 | Floor plan revised to client requirements JM I

A 19.07.17 RPA reduced by 20% as advised in the accompanying Arboricultural Impact Assessment JM

1	project	date	scale	drawn
	3 Eton Avenue	Julv '17	1:200 @ A3	ΙМ
'	London NW3 3EL	July 17	11200 @ 713	311
	drawing	drwg. no		rev.
	PROPOSED SITE PLAN & TREE CONSTRAINTS PLAN	FRB_50		С

ALL RIGHTS RESERVED

DO NOT SCALE CHECK ALL DIMENSIONS ON SITE



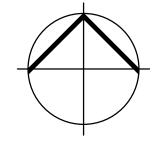
Use figured dimensions only. All dimensions are to be checked on site and any discrepancies, errors or omissions are to be reported to the architect prior to commencement of works.



EXISTING TREES TO BE RETAINED & APPROXIMATE ROOT PROTECTION AREA (REFER TO ARBORICULTURAL IMPACT ASSESSMENT PREPARED BY DR FRANK HOPE)



EXISTING TREES TO BE REMOVED (REFER TO ARBORICULTURAL IMPACT ASSESSMENT PREPARED BY DR FRANK HOPE)



0 METRES

DRAWING TO BE READ IN **CONJUNCTION WITH** ACCOMPANYING ARBORICULTURAL **IMPACT ASSESSMENT REPORT** PREPARED BY DR FRANK HOPE

ALL DIMENSIONS APPROXIMATE

FOR PLANNING

C 30.10.17	Scheme revised to show reduced basement	JM
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B | 02.08.17 | Floor plan revised to client requirements JM I

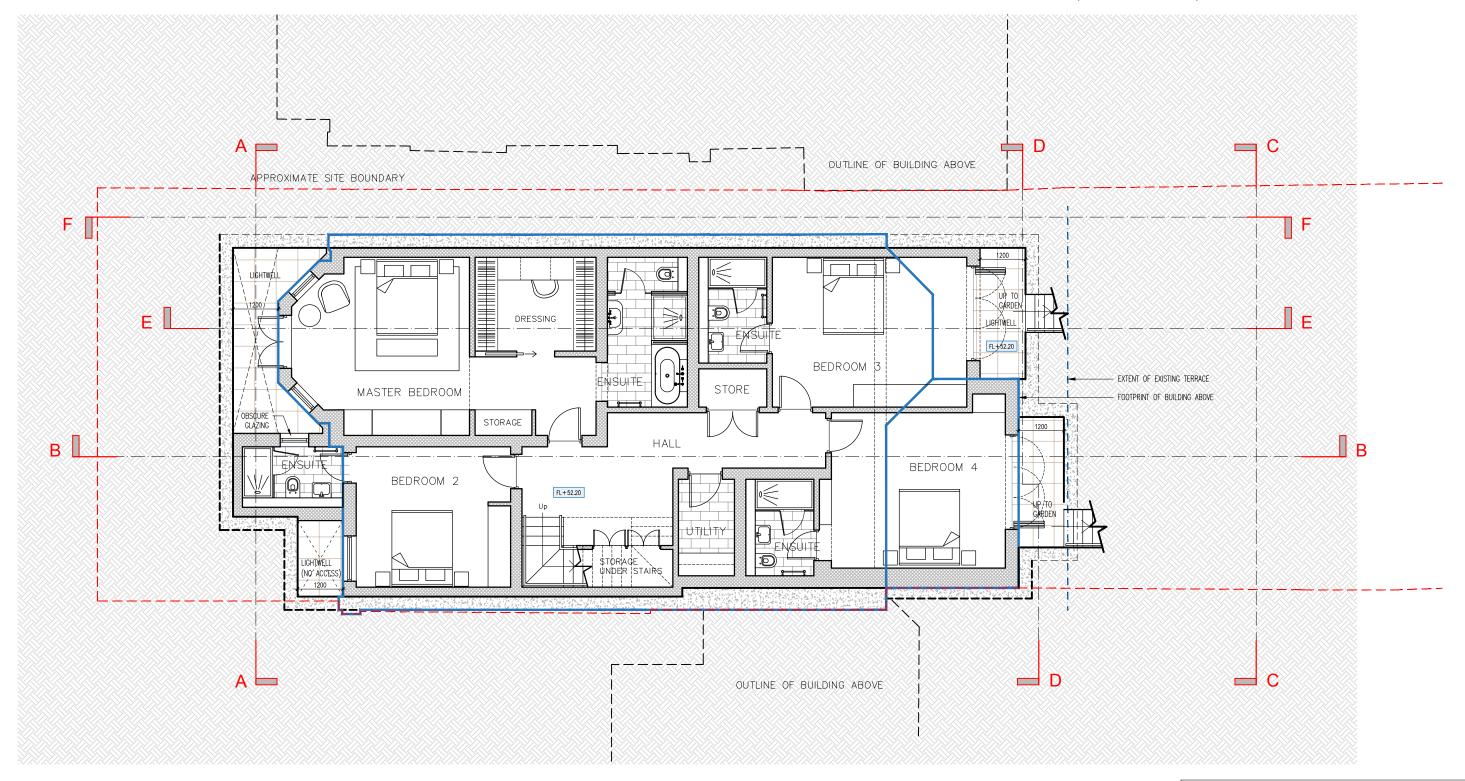
A 19.07.17 RPA reduced by 20% as advised in the accompanying Arboricultural Impact Assessment

project	date	scale	drawn
3 Eton Avenue	July '17	1:200 @ A3	ΙМ
London NW3 3EL	July 17	1.200 @ 7.5	111
drawing	drwg. no		rev.
TREE PROTECTION PLAN	FRB_51		С

ALL RIGHTS RESERVED DO NOT SCALE CHECK ALL DIMENSIONS ON SITE

JM

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ALL DIMENSIONS APPROXIMATE

FOR PLANNING

scale

1:100 @ A3

| A | 30.10.17 | Detail added to plan date

Oct '17

|JM| drawr

JM

rev.

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CHARTERED ARCHITECTS

Studios 33-34, 10

020 7336 8555	-	e-mail	-	architect@bbpartnership.cc	
2016 DD DADTNEDCHID I IMITED					

ED ARCHITECTS		
D Hornsey St, London. N7 8EL e-mail - architect@bbpartnership.co.uk	drawing PROPOSED LOWER GROUND FLOOR PLAN	drwg. no FRB_115
RTNERSHIP LIMITED		

project

3 ETON AVENUE

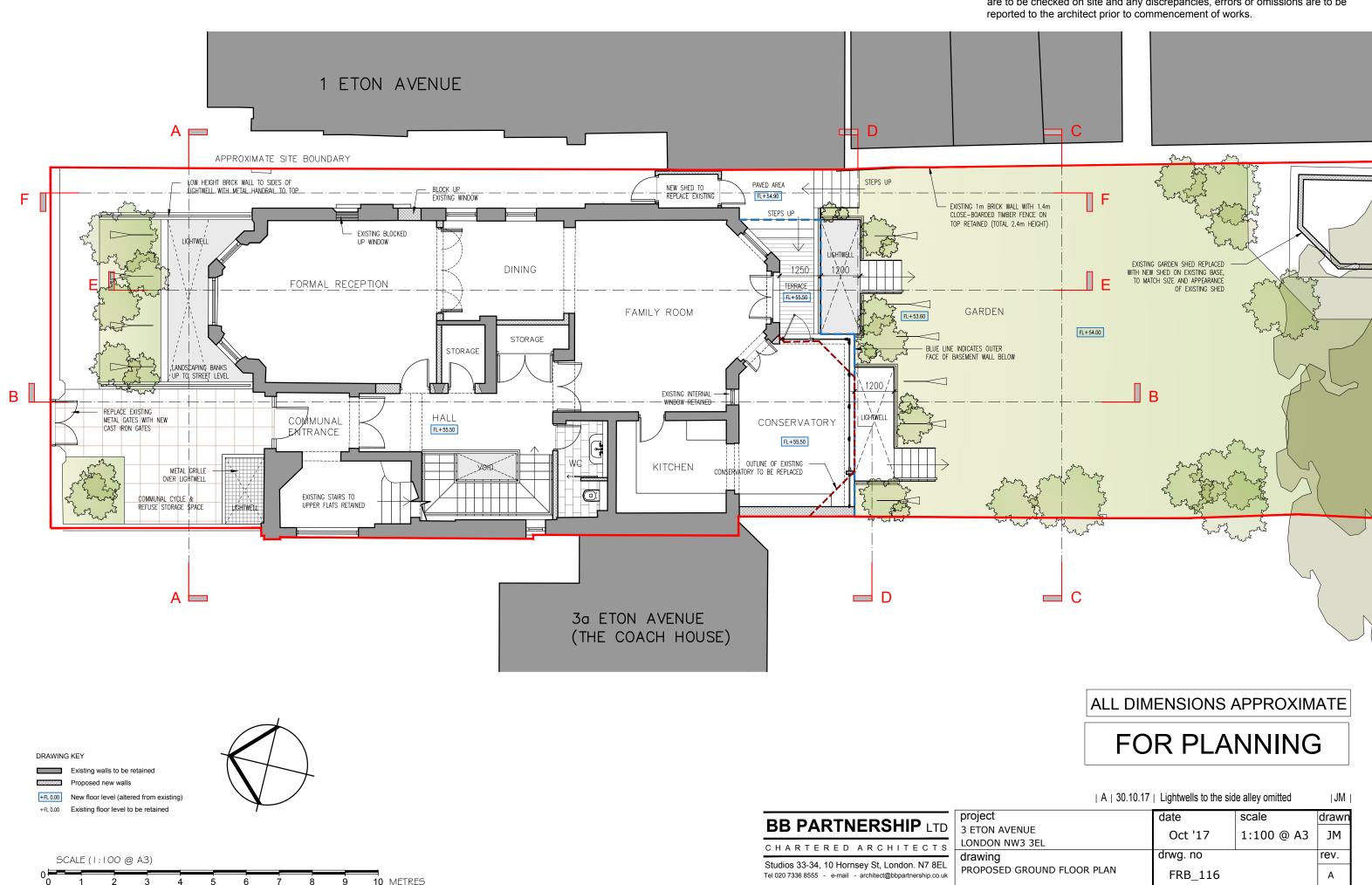
LONDON NW3 3EL

SCALE (1:100 @ A3)

DRAWING KEY

+FL 0.00 Existing floor level to be retained

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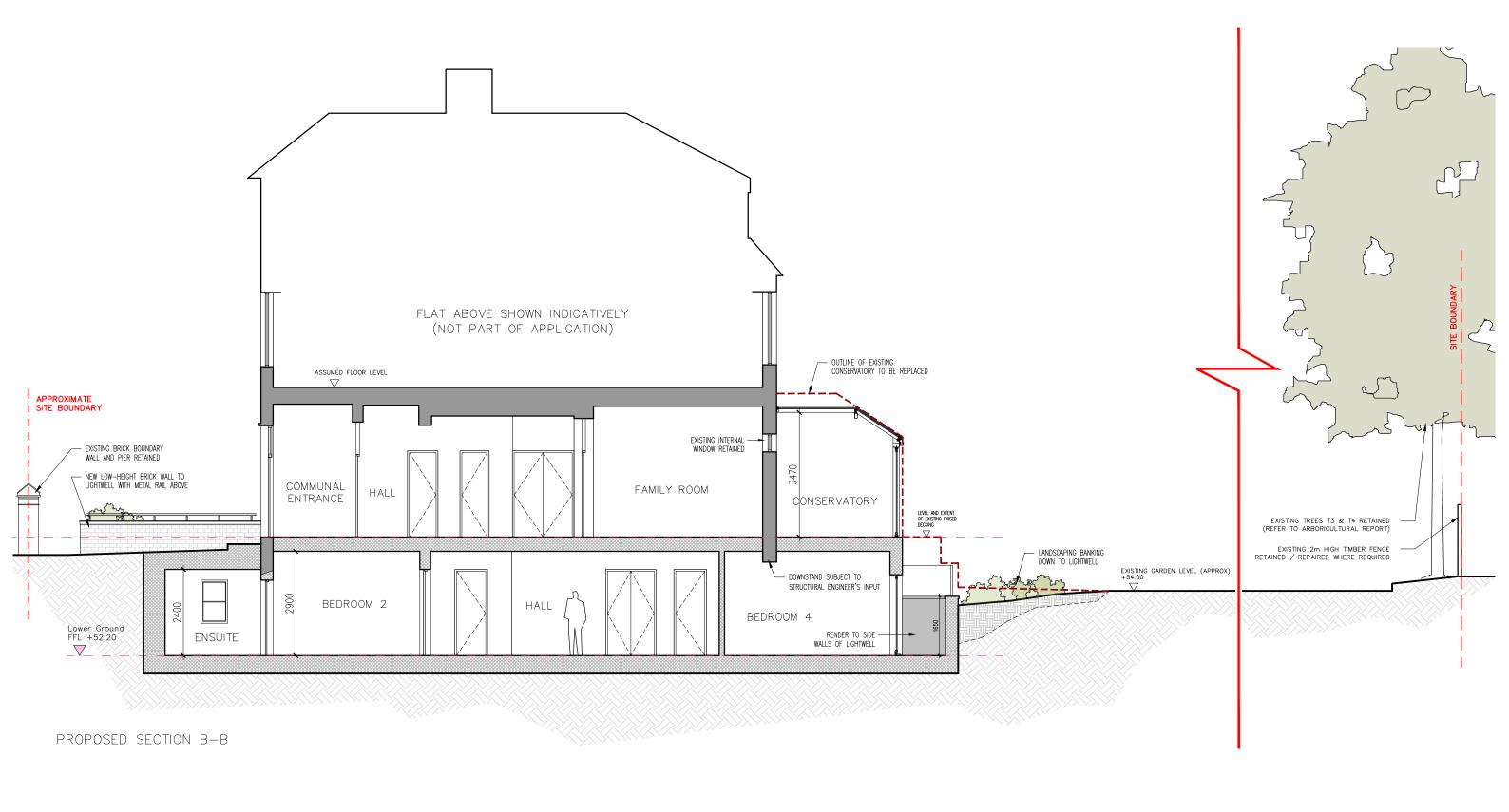
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 project
 date
 scale
 drawn

 3 ETON AVENUE
 Oct '17
 1:100 @ A3
 JM

 LONDON NW3 3EL
 drwg. no
 rev.

 PROPOSED SECTION A-A
 FRB_120
 FRB_120



This drawing is not to be scaled. Use figured dimensions only. All dimensions are to be checked on site and any discrepancies, errors or omissions are to be reported to the architect prior to commencement of works.



DRAWING KEY

Existing walls to be retained

Proposed new walls

+FL 0.00

Existing floor level to be retained

ALL DIMENSIONS APPROXIMATE

FOR PLANNING

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Tel 020 7336 8555 - e-mail - architect@bbpartnership.co.uk

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	project	date	scale	drawr
D	3 ETON AVENUE	Oct '17	1:100 @ A3	JM
s	LONDON NW3 3EL	OCC 17	1.100 @ 7.5	31.1
_	drawing	drwg. no		rev.
L uk	PROPOSED SECTION B-B	FRB_121		

Note This drawing is not to be scaled. Use figured dimensions only. All dimensions are to be checked on site and any discrepancies, errors or omissions are to be reported to the architect prior to commencement of works. NEW METAL FRAMED CONSERVATORY - EXISTING 1m BRICK WALL WITH 1.4m CLOSE-BOARDED TIMBER FENCE ON TOP RETAINED (TOTAL 2.4m HEIGHT) Ground & Terrace FFL +55.50 Garden Level FFL +54.00 NEW STEPS UP FROM GARDEN LEVEL TO TERRACE LEVEL PLANTING AROUND LIGHTWELLS Lower Ground FFL +52.20 OUTLINE OF LIGHTWELLS IN BACKGROUND

ALL DIMENSIONS APPROXIMATE

FOR PLANNING

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@ ZU IU E	

project
3 ETON AVENUE
LONDON NW3 3EL
drawing
PROPOSED SECTION C-C
(VIEW FROM THE GARDEN)

date
Oct '17
1:100 @ A3
JM
drwg. no
FRB_122

SCALE (I:100 @ A3)
0 1 2 3 4 5 6 7 8 9 10 METRE

PROPOSED SECTION C-C

- EXISTING 1m BRICK WALL WITH 1.4m CLOSE—BOARDED TIMBER FENCE ON TOP RETAINED (TOTAL 2.4m HEIGHT) Ground & Terrace FFL +55.50 NOTE TERRACE LEVEL MATCHES LEVEL OF EXISTING RAISED DECK ∇ Garden Level FFL +54.00 - NEW STEPS UP FROM GARDEN LEVEL TO TERRACE LEVEL BRICKWORK WALL, BRICK TO MATCH EXISTING BRICK ABOVE Lower Ground FFL +52.20

PROPOSED SECTION D-D

SCALE (1:100 @ A3)

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Note

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DRAWING KEY

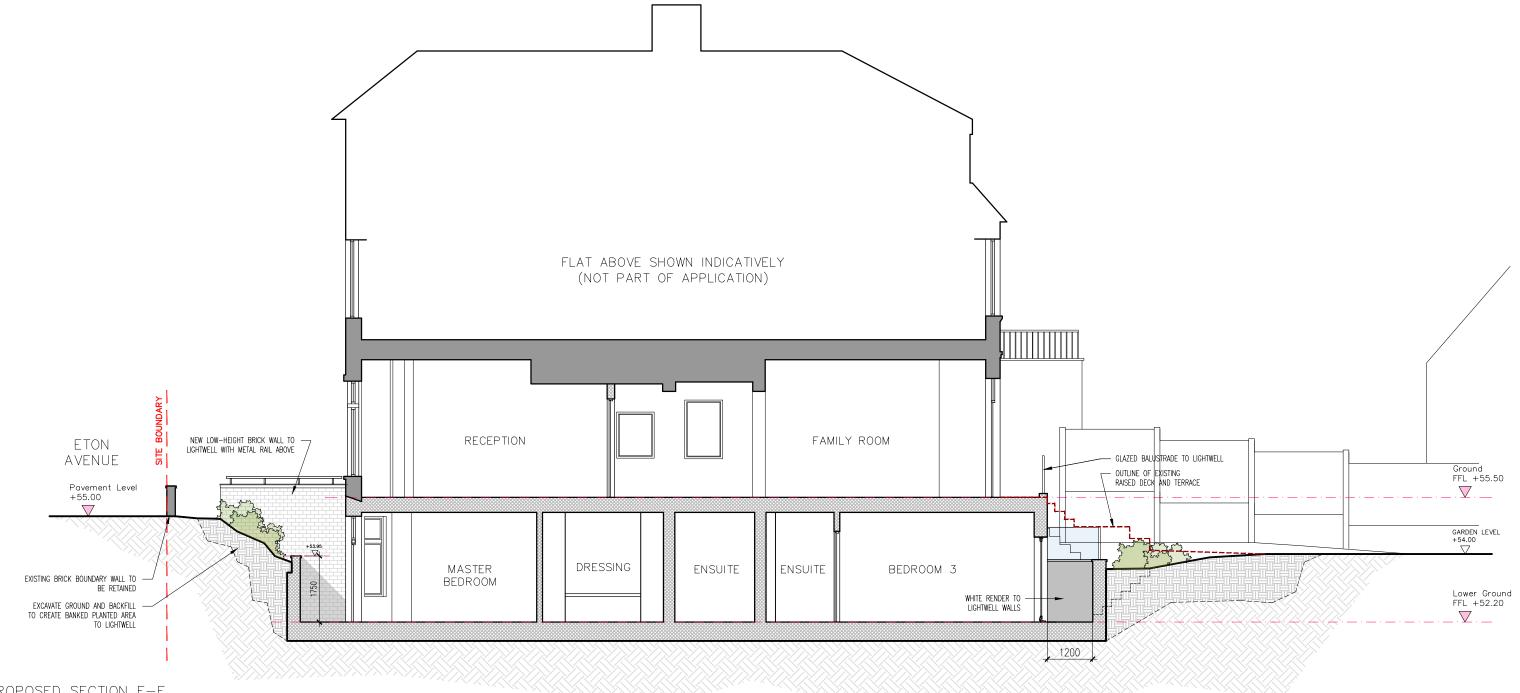
Existing walls to be retained Proposed new walls

+FL 0.00 New floor level (altered from existing) +FL 0.00 Existing floor level to be retained

ALL DIMENSIONS APPROXIMATE

FOR PLANNING

project	date	scale	draw
3 ETON AVENUE	Oct '17	1:100 @ A3	JM
LONDON NW3 3EL	000 17	1.100 @ 7.5	ויוכ
drawing	drwg. no		rev.
PROPOSED SECTION D-D	FRB_123		



PROPOSED SECTION E-E





+FL 0.00 Existing floor level to be retained

Note

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ALL DIMENSIONS APPROXIMATE

FOR PLANNING

| A | 01.11.17 | General amendments, site detail added

			1 -
project	date	scale	drawn
3 ETON AVENUE	Oct '17	1:100 @ A3	JM
LONDON NW3 3EL	000 17	1.100 @ 75	ויוכ
drawing	drwg. no		rev.
PROPOSED SECTION E-E	FRB_124		Α

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FOR PLANNING

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project	date	scale	drawn
3 ETON AVENUE LONDON NW3 3EL	Oct '17	1:100 @ A3	JM
drawing	drwg. no		rev.
PROPOSED SECTION G-G	FRB_125		