



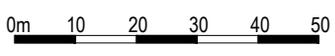
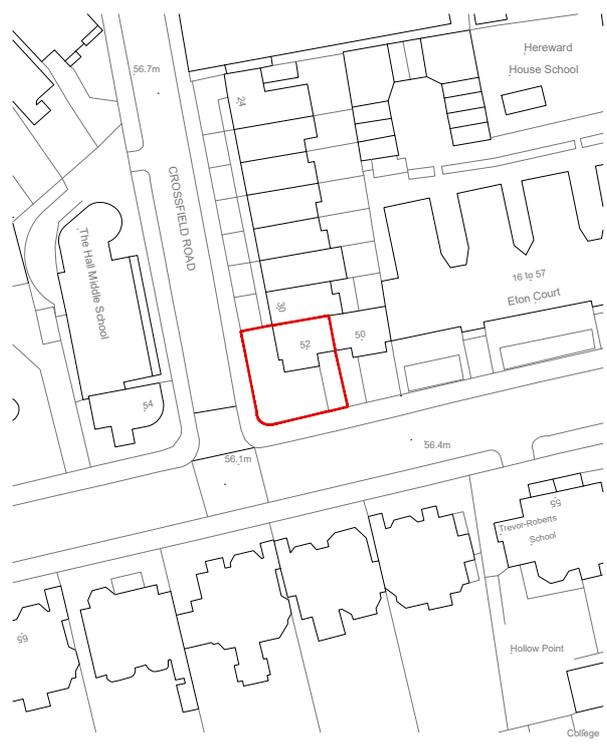
# 52 Eton Avenue, NW3 3HN

Design and Access Statement for a Basement, Side  
Extension and Alterations to the Property at 52 Eton  
Avenue, London NW3 3HN

*11.5 Existing Drawings Set*

Ambigram Architects | Architecture  
SM planning | Planning  
Sharon Hosegood Associates | Arboriculture  
LBH Wembley | Engineering

Rev	Date	Reason for Issue	ch'd
PL-xx	XX/XX/19	xx	xx



# ambigram architects

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[info@ambigramarchitects.com](mailto:info@ambigramarchitects.com)

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52 Eton Avenue London NW3 3HN

Project

## Site Location Plan

Title

January 2019

Date

E-0401

Drawing no

MC

Drawn

Scale

PL-00

Revision

1:1250\_@A4

aa-1814

Job number

### NOTES

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Rev	Date	Reason for Issue	ch'd
X-XX	d-m-y	xxx	xxx

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**52 Eton Avenue**

Project

Site Plan  
as existing

Title

Project address  
London NW3 3HN

aa-1814

Job number

January 2019

Date

E-0100

Drawing no

Jl

Drawn

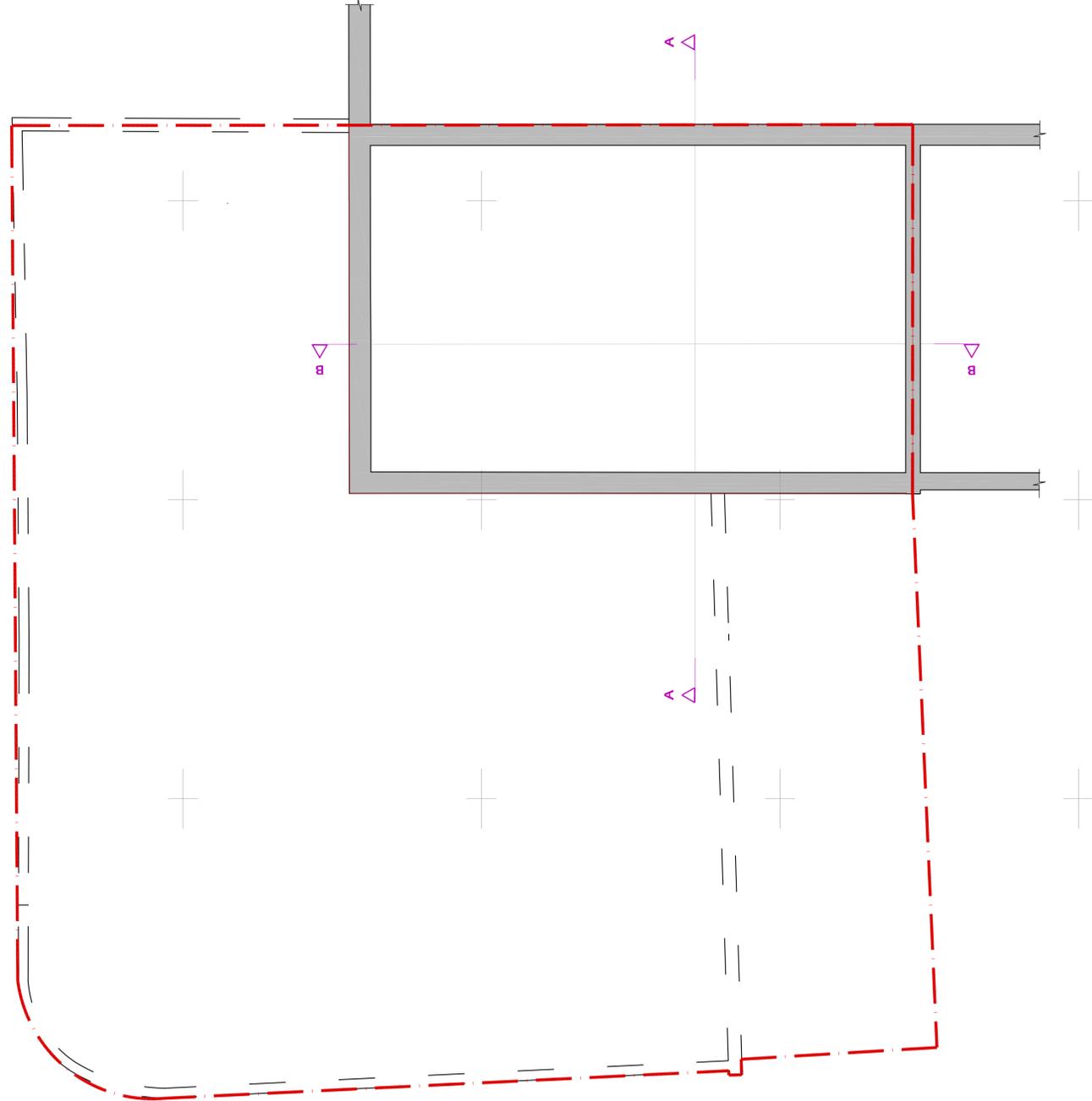
1:100\_@A1

1:200\_@A3

Scale

PL-00

Revision



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Rev	Date	Reason for Issue	ch'd
X-XX	d-m-y	--	xxx

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**Eton Avenue**

Project

**Existing Basement Plan**

Title

52 Eton Avenue  
W3 3HN

aa\_1814

Job number

March 2019

Date

0105

Drawing no

mk

Drawn

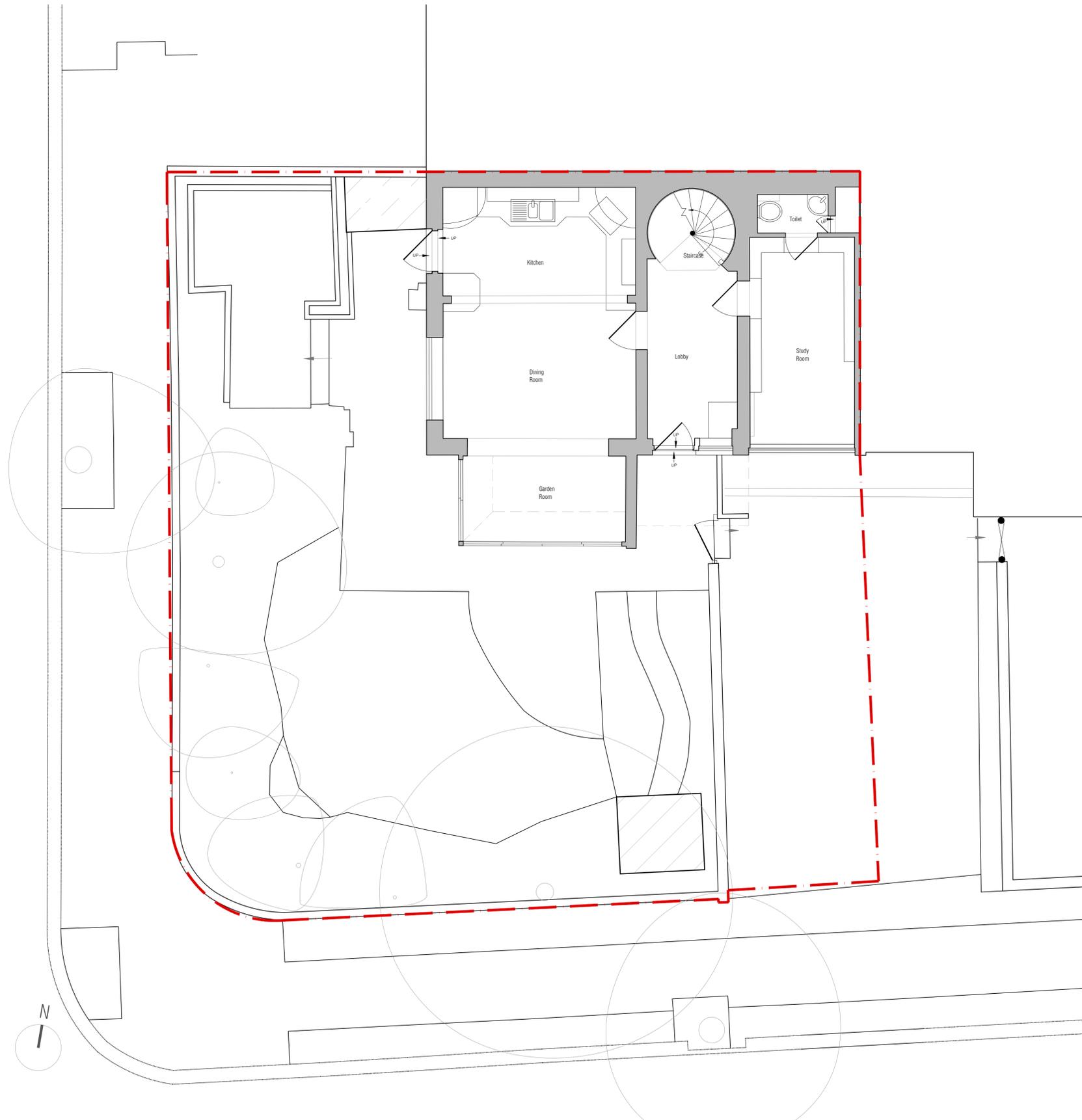
E-00

Revision

1:50\_@A1

1:100\_@A3

Scale



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X-XX	d-m-y	xxx	xxx
Rev	Date	Reason for Issue	ch'd

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**52 Eton Avenue**

Project

Ground Floor Plan  
as existing

Title

Project address  
London NW3 3HN

aa-1814

Job number

January 2019

Date

E-0101

Drawing no

Jl

Drawn

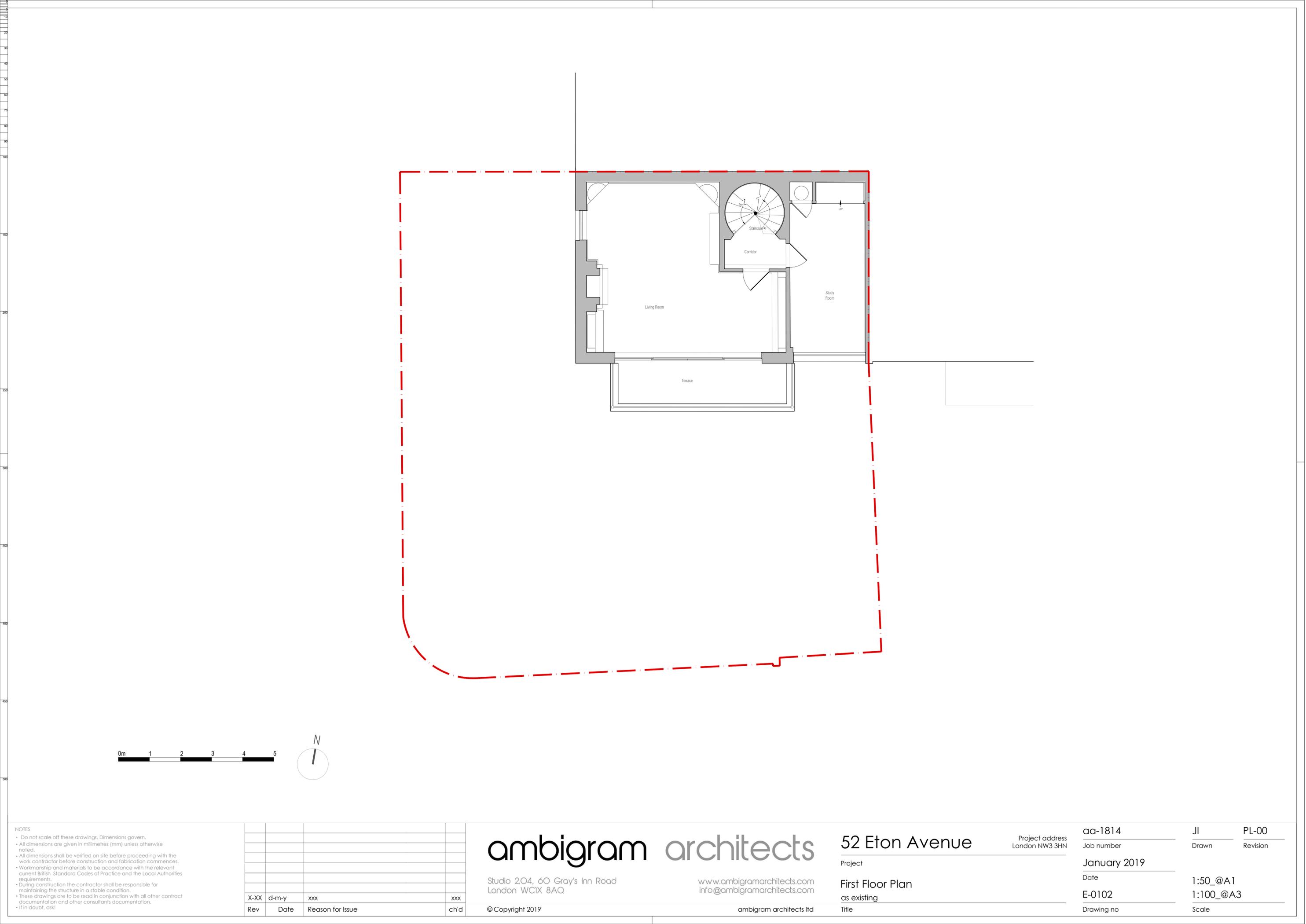
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Scale

PL-00

Revision



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Rev	Date	Reason for Issue	ch'd
X-XX	d-m-y	xxx	xxx

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**52 Eton Avenue**

Project

**First Floor Plan**

as existing

Title

Project address  
London NW3 3HN

aa-1814

Job number

January 2019

Date

E-0102

Drawing no

Jl

Drawn

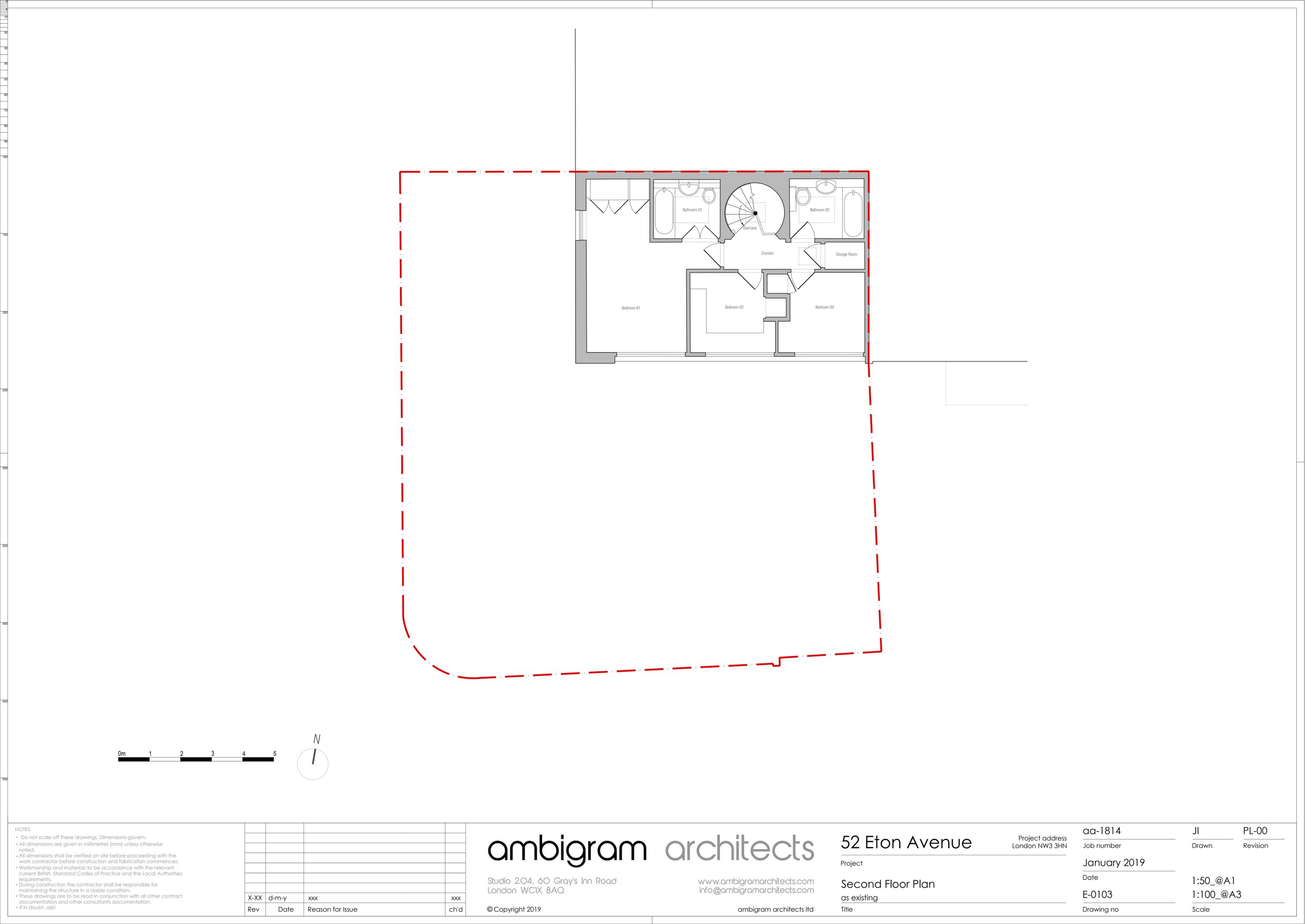
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1:100\_@A3

Scale

PL-00

Revision



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Rev	Date	Reason for Issue	ch'd
X-XX	d-m-y	xxx	xxx

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**52 Eton Avenue**

Project address  
London NW3 3HN

Project

**Second Floor Plan**

as existing

Title

aa-1814

Job number

January 2019

Date

E-0103

Drawing no

Jl

Drawn

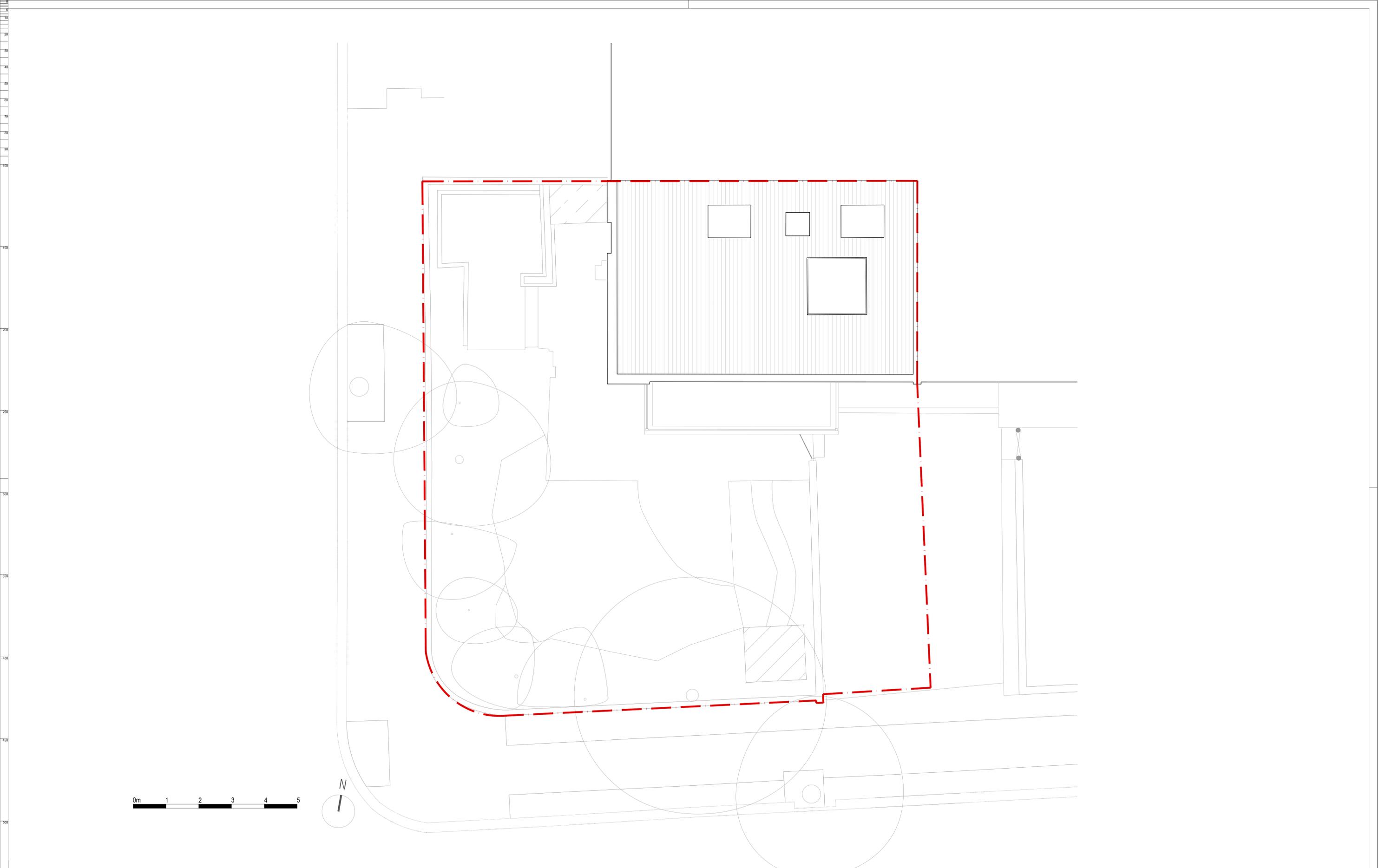
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1:100\_@A3

Scale

PL-00

Revision



NOTES

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X-XX	d-m-y	xxx	xxx
Rev	Date	Reason for Issue	ch'd

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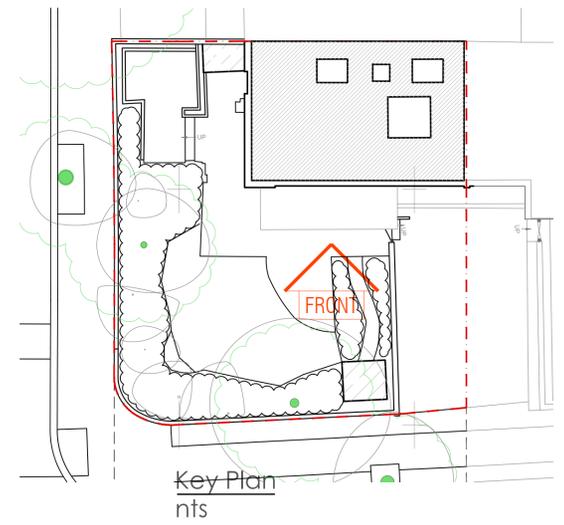
**52 Eton Avenue**

Project address  
London NW3 3HN

Project

**Roof Plan**  
as existing  
Title

aa-1814	Jl	PL-00
Job number	Drawn	Revision
January 2019		
Date	1:50_@A1	
E-0104	1:100_@A3	
Drawing no	Scale	



NOTES

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X-XX	d-m-y	xxx	xxx
Rev	Date	Reason for Issue	ch'd

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**52 Eton Avenue**

Project

**Front (South) Elevation**

as existing

Title

Project address  
London NW3 3HN

aa-1814

Job number

January 2019

Date

E-0201

Drawing no

J1

Drawn

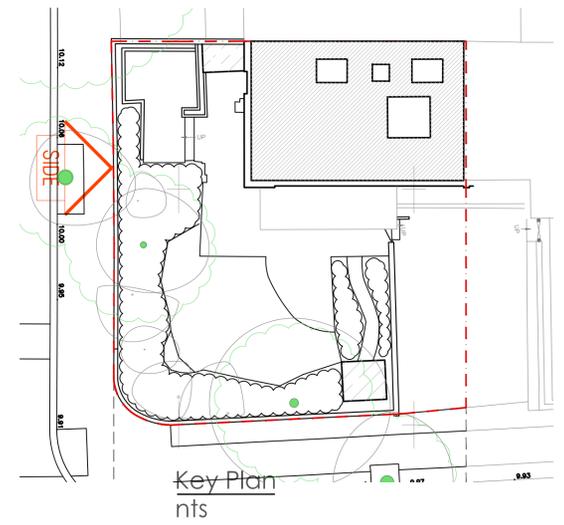
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1:100\_@A3

Scale

PL-00

Revision



Key Plan  
nts

NOTES

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X-XX	d-m-y	xxx	xxx
Rev	Date	Reason for Issue	ch'd

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**52 Eton Avenue**

Project

**Side (West) Elevation**

as existing

Title

Project address  
London NW3 3HN

aa-1814

Job number

January 2019

Date

E-0202

Drawing no

Jl

Drawn

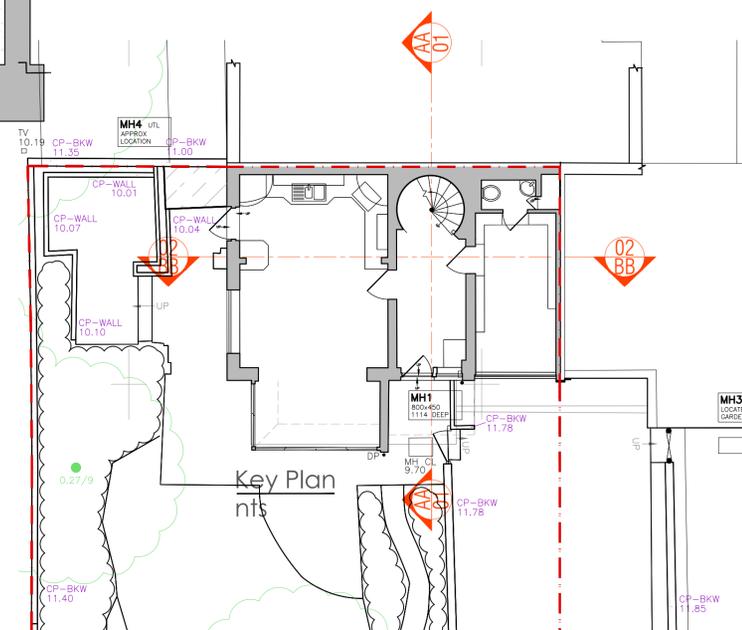
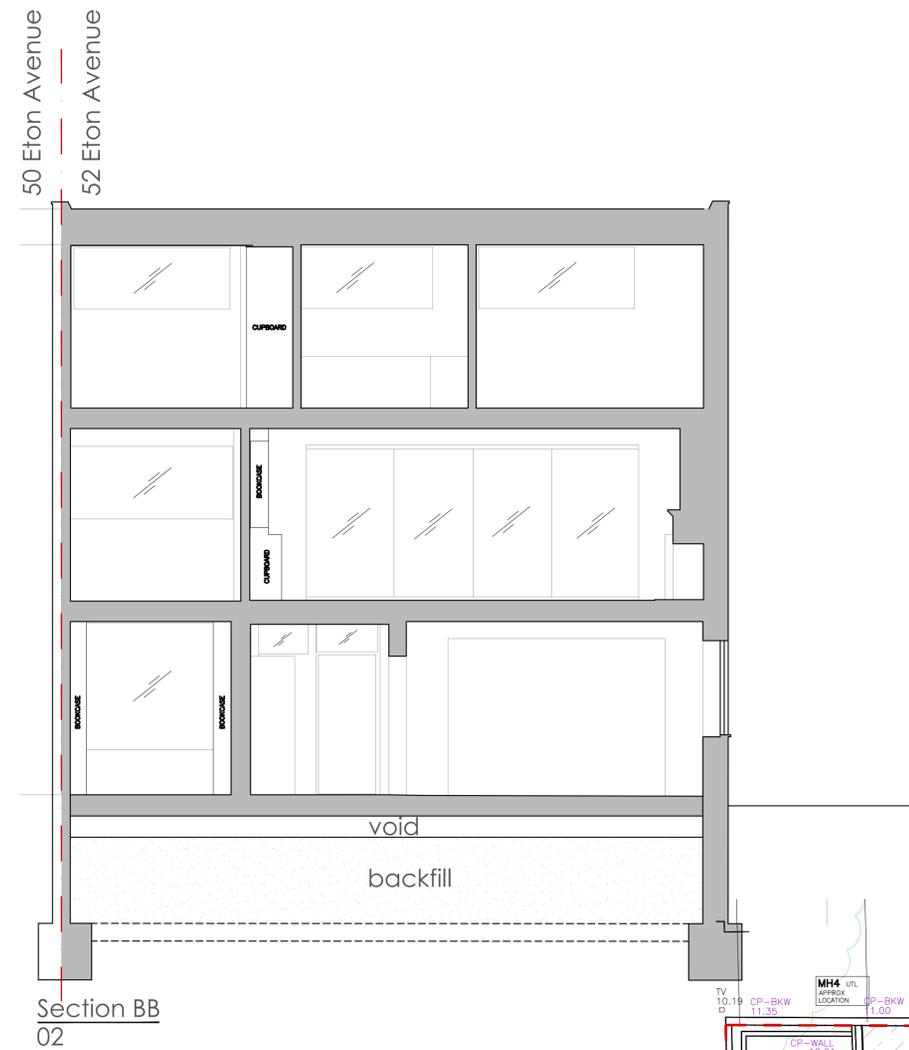
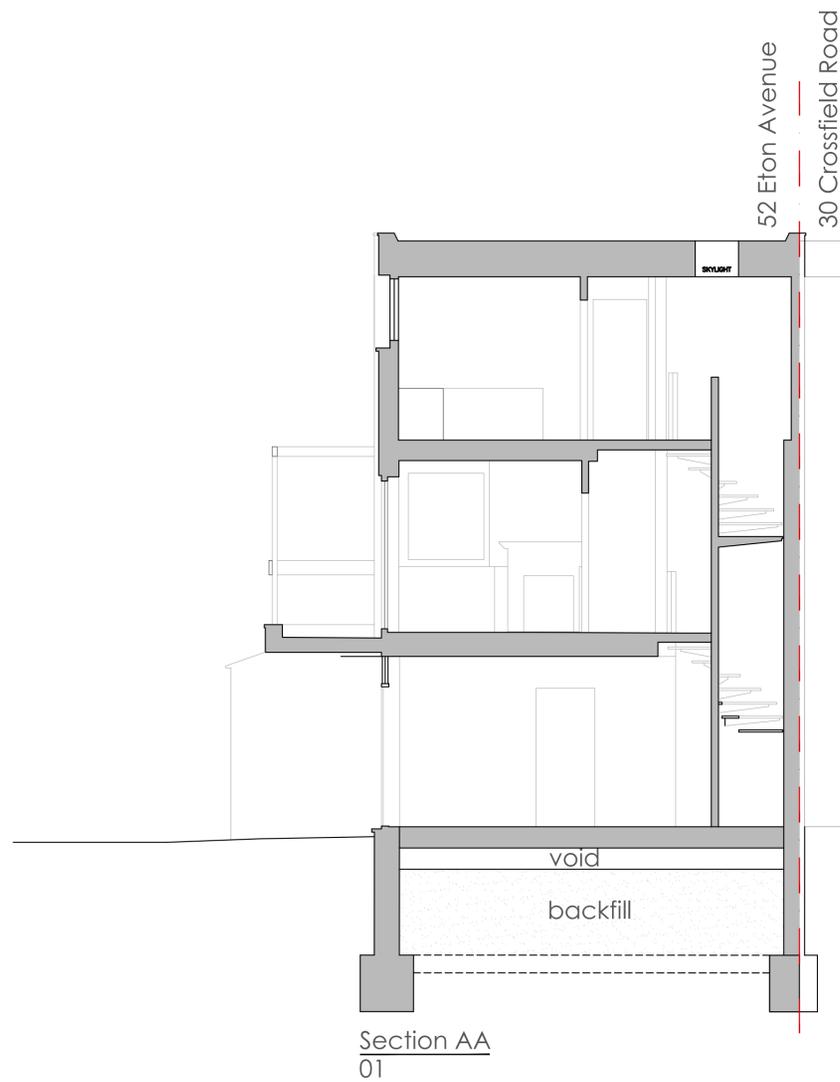
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1:100\_@A3

Scale

PL-00

Revision



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Rev	Date	Reason for Issue	ch'd
E-01	27 03 2019	backfill noted	mk

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**52 Eton Avenue**

Project

Sections

as existing

Title

Project address  
London NW3 3HN

aa-1814

Job number

May 2019

Date

E-0301

Drawing no

mk

Drawn

1:50\_@A1

1:100\_@A3

Scale

Revision

E-b

Revision

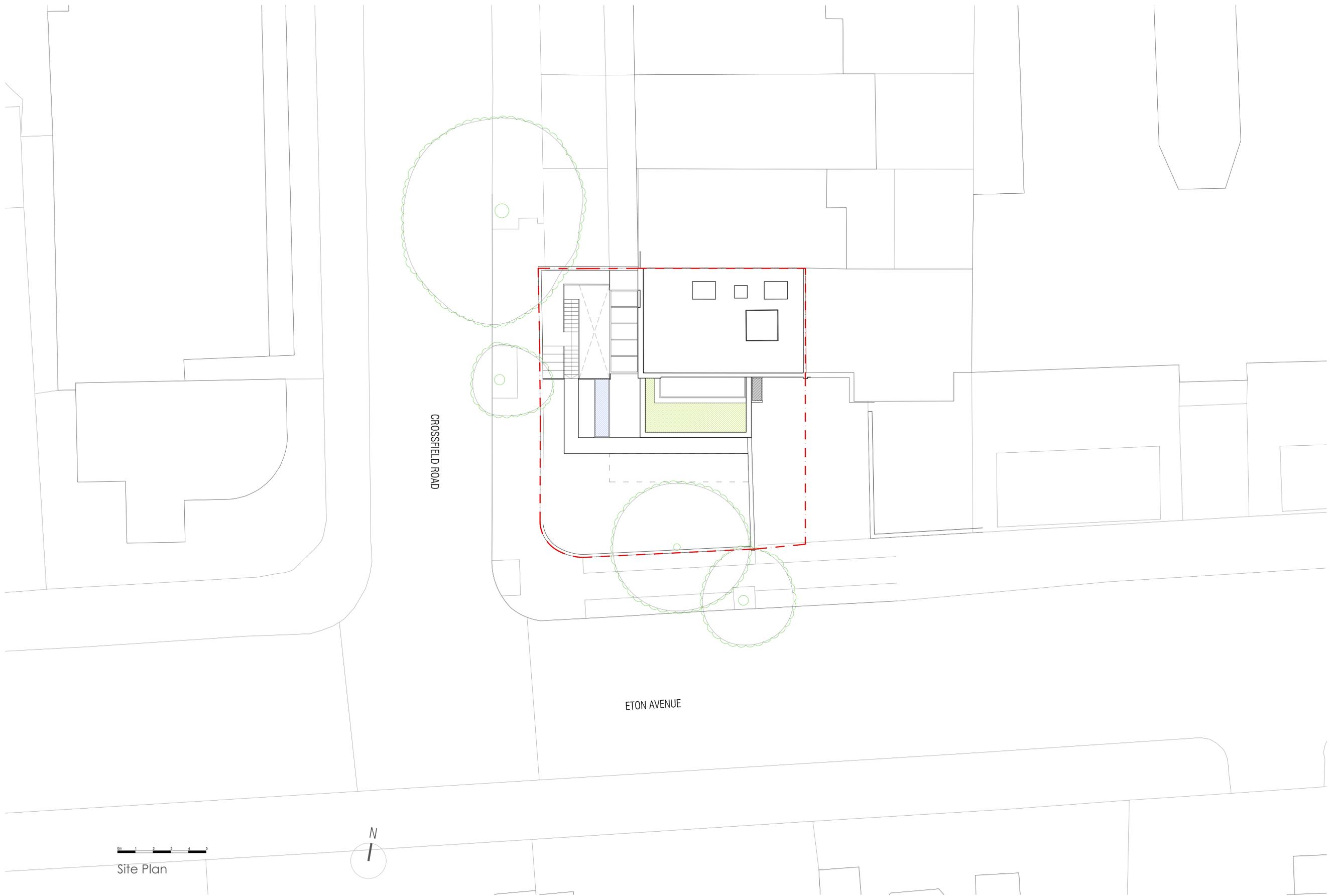


# 52 Eton Avenue, NW3 3HN

Design and Access Statement for a Basement, Side  
Extension and Alterations to the Property at 52 Eton  
Avenue, London NW3 3HN

*11.6 Proposed Drawings Set*

Ambigram Architects | Architecture  
SM planning | Planning  
Sharon Hosegood Associates | Arboriculture  
LBH Wembley | Engineering



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Rev	Date	Reason for Issue	ch'd
a	05 07 19	revised to planning comments	xxx

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**52 Eton Avenue**

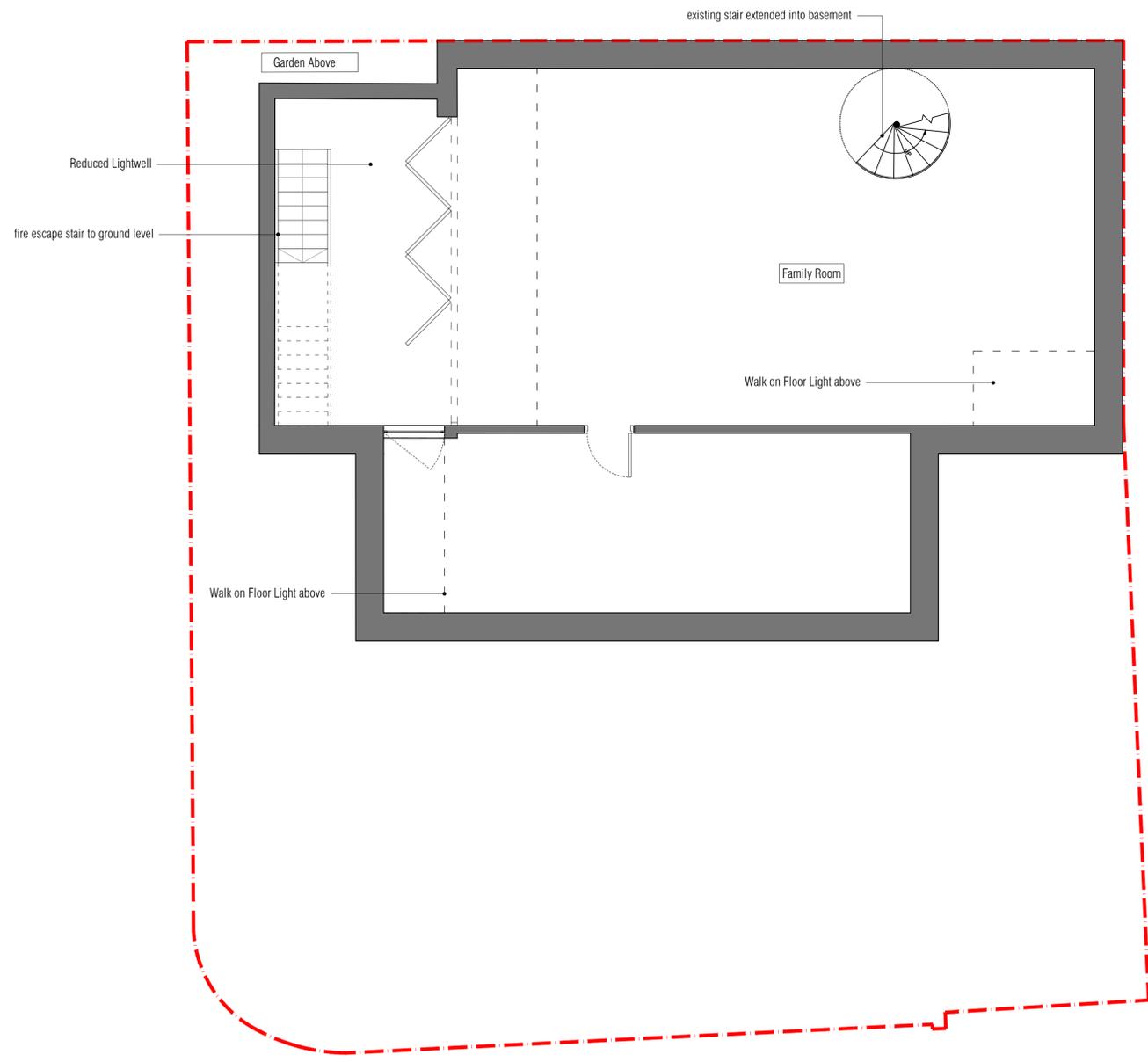
Project address  
London NW3 3HN

Project

**Site Plan**  
as proposed

Title

aa-1814	mk	PL-a
Job number	Drawn	Revision
July 2019		
Date		
0100		
Drawing no		
	1:100_@A1	
	1:200_@A3	
	Scale	



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Rev	Date	Reason for Issue	ch'd
a	04 07 19	revised to planning comments	xxx

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**Eton Avenue**

Project

**Basement Plan**  
as proposed

Title

52 Eton Avenue  
NW3 3HN

**aa-1814**

Job number

**July 2019**

Date

**0101**

Drawing no

**mk**

Drawn

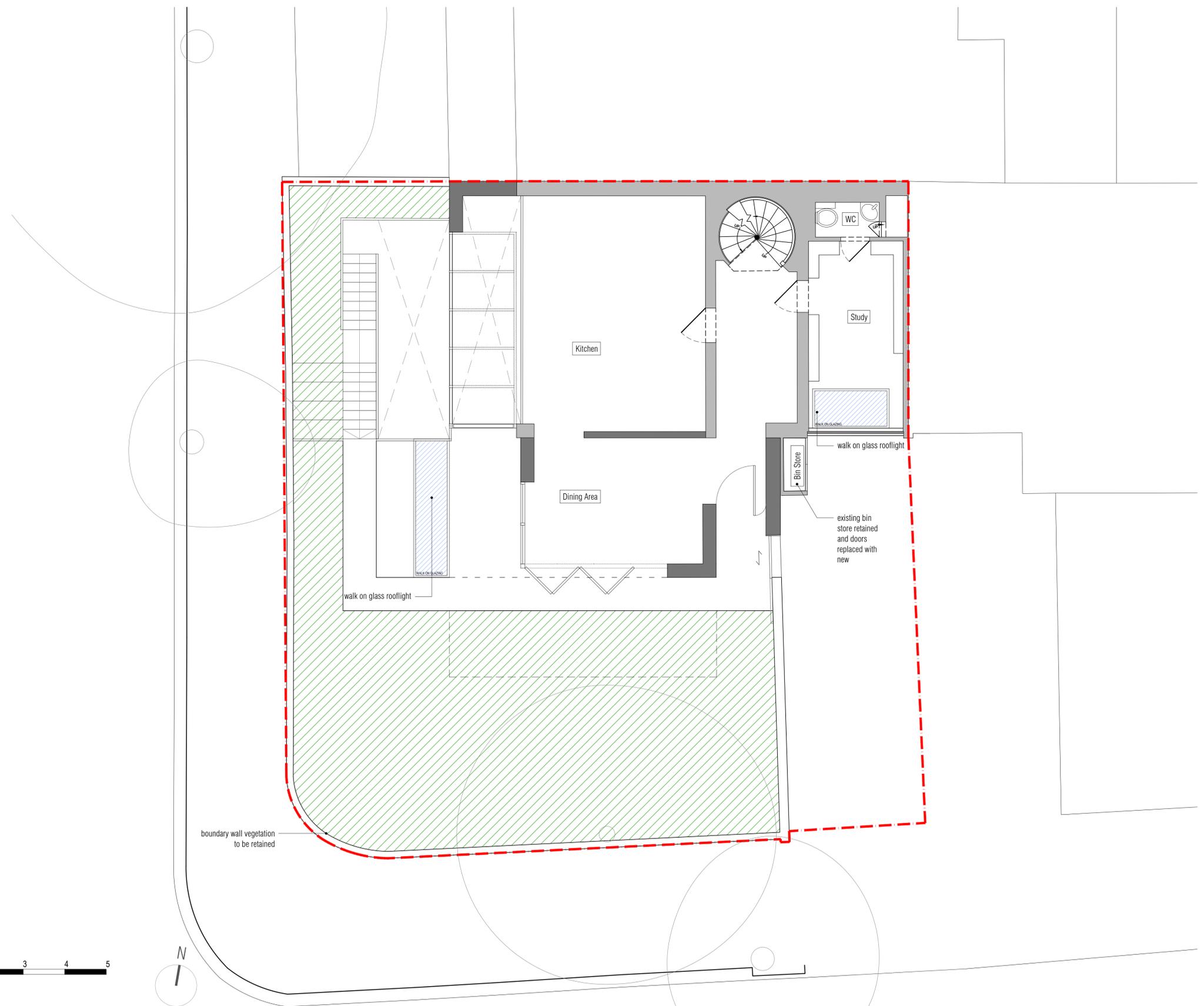
**PL-a**

Revision

**1:50\_@A1**

**1:100\_@A3**

Scale



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Rev	Date	Reason for Issue	ch'd
a	05 07 19	revised to planning comments	xxx

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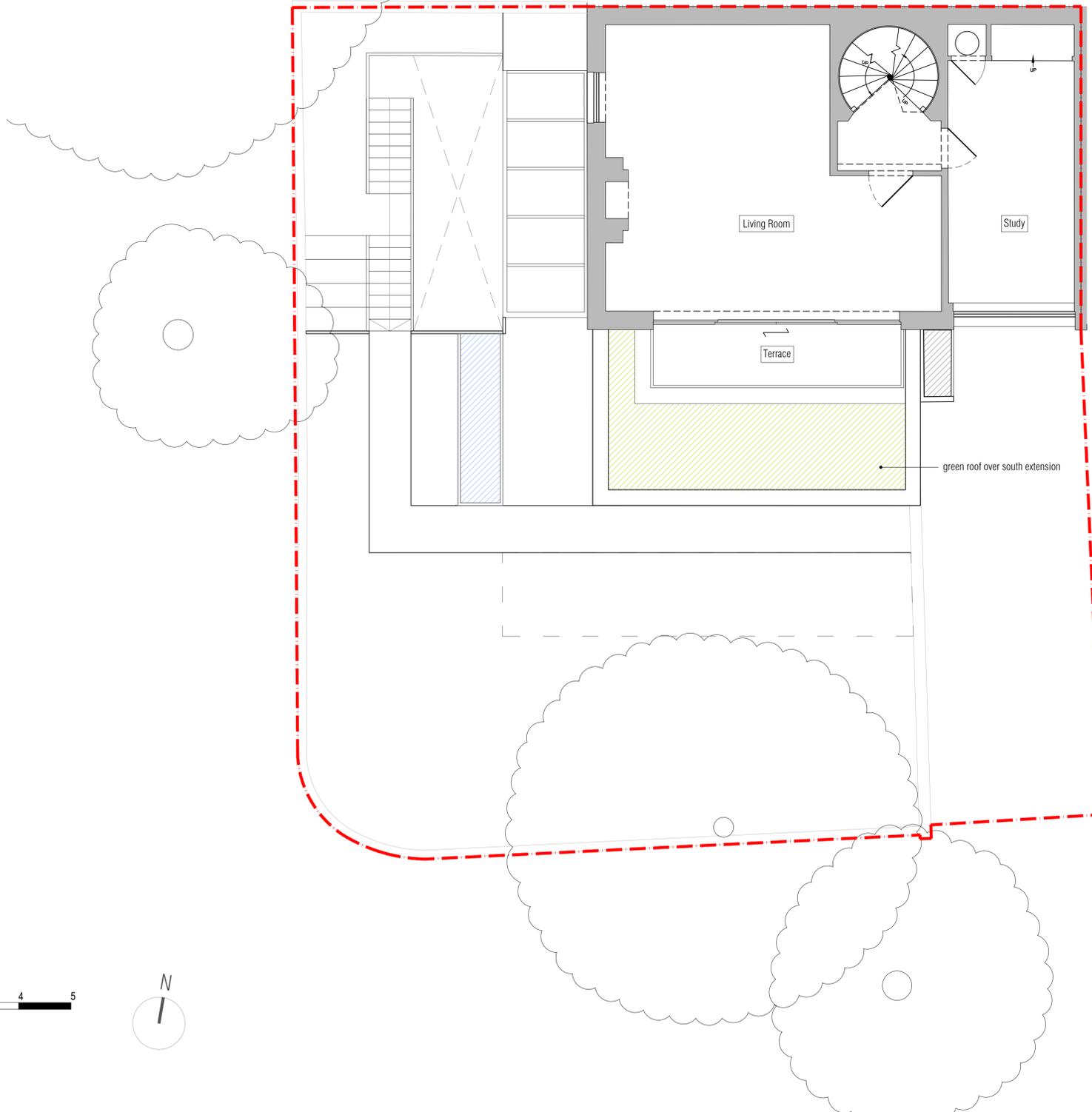
**Eton Avenue**

Project  
Ground Floor Plan  
as proposed

52 Eton Avenue  
NW3 3HN

aa-1814  
Job number  
July 2019  
Date  
0102  
Drawing no

MK  
Drawn  
PL-a  
Revision  
1:50\_@A1  
1:100\_@A3  
Scale



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Rev	Date	Reason for Issue	ch'd
a	07 05 19	revised to planning comments	xxx

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**52 Eton Avenue**

Project

First Floor Plan  
as proposed

Title

Project address  
London NW3 3HN

aa-1814

Job number

January 2019

Date

0102

Drawing no

Jl

Drawn

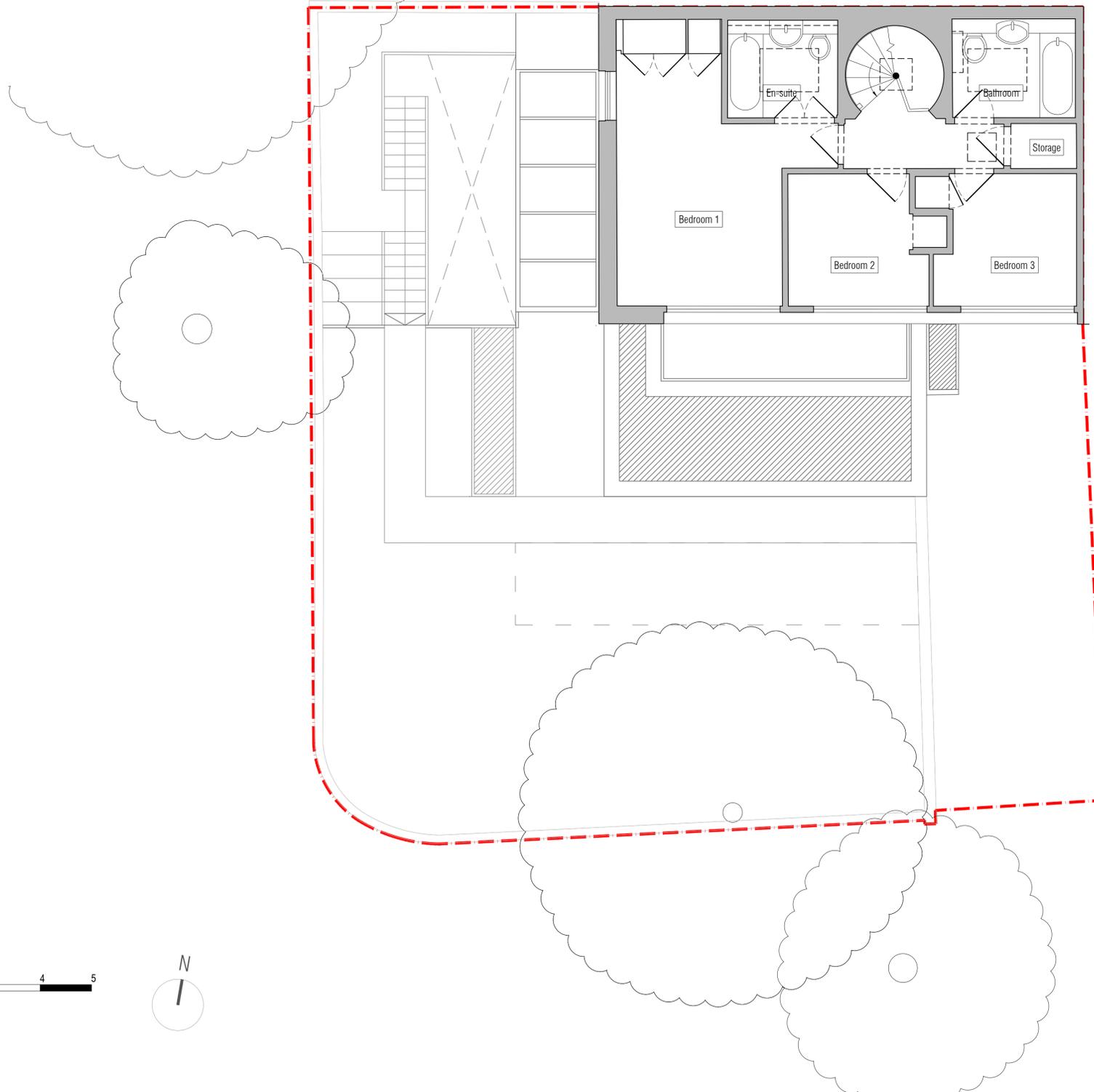
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1:100\_@A3

Scale

PL-a

Revision



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Rev	Date	Reason for Issue	ch'd
a	04 07 19	revised to planning comments	xxx

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**52 Eton Avenue**

Project

**Second Floor Plan**

as proposed

Title

Project address  
London NW3 3HN

aa-1814

Job number

July 2019

Date

0104

Drawing no

JL

Drawn

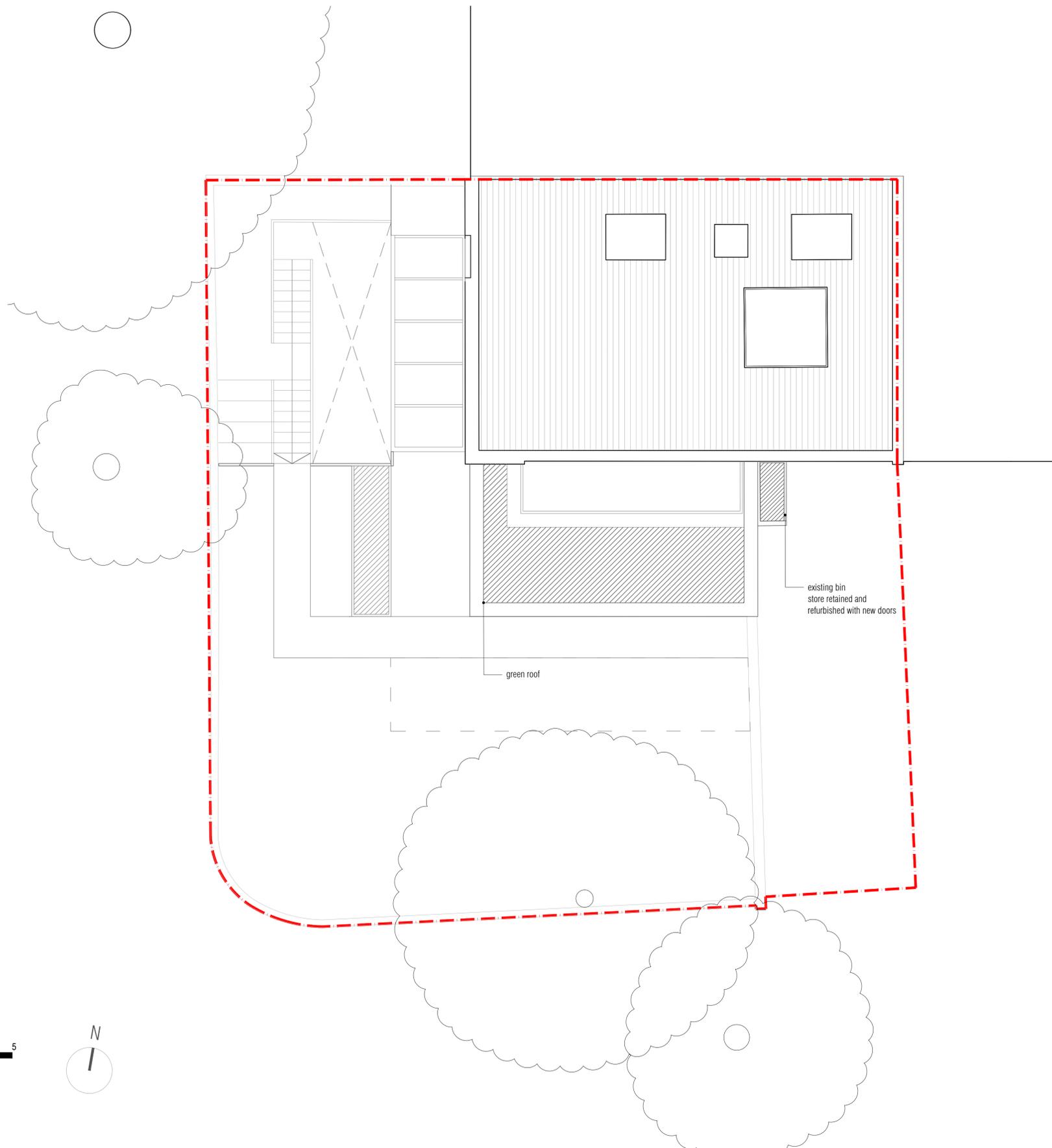
1:50\_@A1

1:100\_@A3

Scale

PL-a

Revision



existing bin store retained and refurbished with new doors

green roof



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a	05 07 19	revised to planning comments	xxx

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**52 Eton Avenue**

Project

**Roof Plan**  
as proposed

Title

Project address  
London NW3 3HN

aa-1814

Job number

July 2019

Date

0105

Drawing no

Jl

Drawn

1:50\_@A1

1:100\_@A3

Scale

PL-a

Revision



boundary wall vegetation to be retained

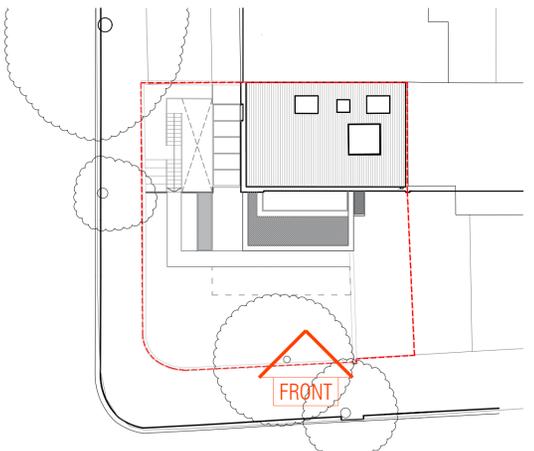
Revised Proposed Metal Balustrade

Proposed, Double Glazing with High Quality Powder Coated Aluminium Frames

Proposed Brick

Revised Timber Entrance Door

Existing Bin Store retained and refurbished with new doors



Key Plan  
nts

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a	05 07 2019	revised to planning comments	xxx

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**52 Eton Avenue**

Project

Front (South) Elevation

As Proposed

Title

Project address  
London NW3 3HN

aa-1814

Job number

July 2019

Date

0201

Drawing no

JL

Drawn

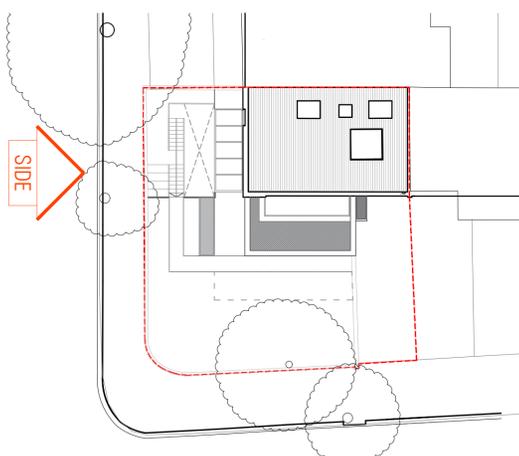
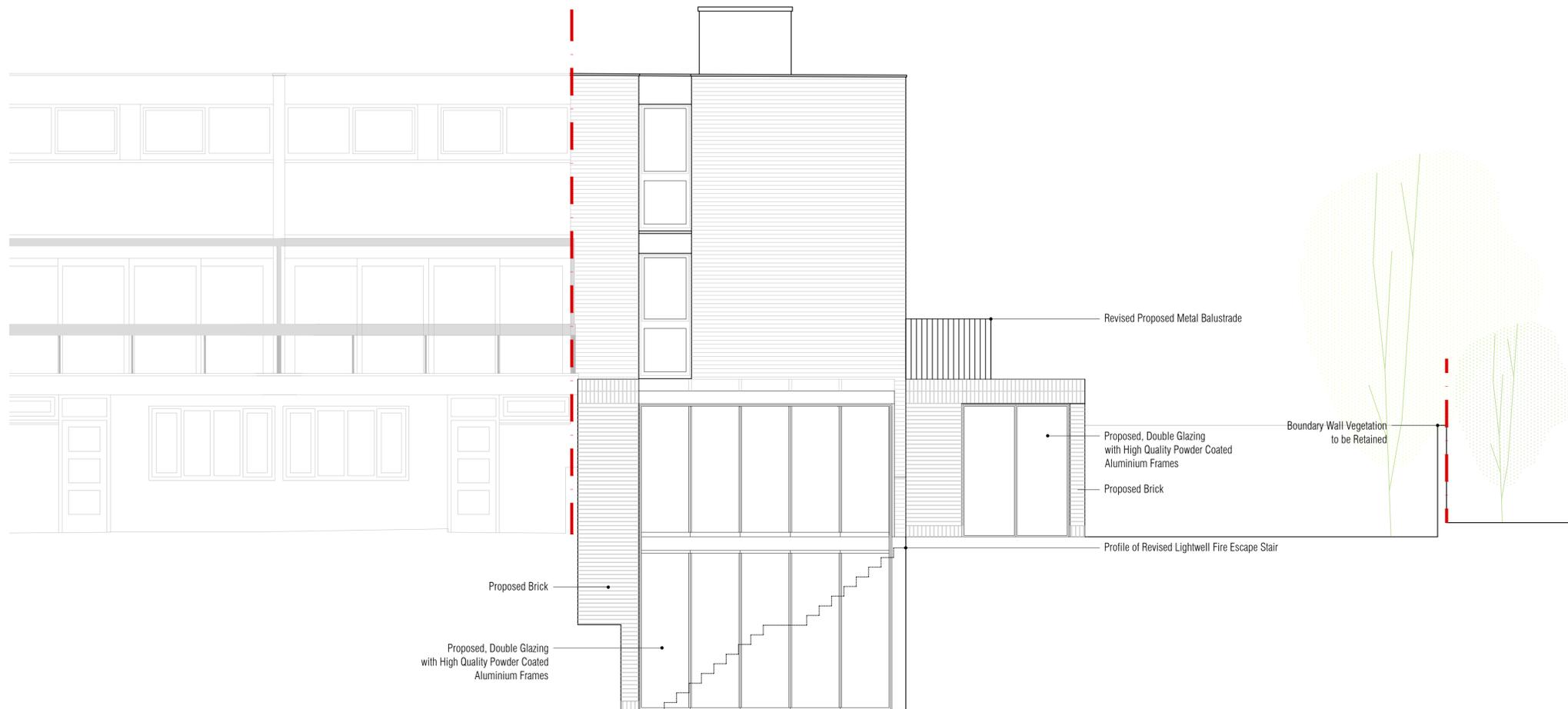
1:50\_@A1

1:100\_@A3

Scale

PL-a

Revision



Key Plan  
nts



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**52 Eton Avenue**

Project address  
London NW3 3HN

Project

**Side (West) Elevation**

as proposed

Title

aa-1814

Job number

July 2019

Date

0202

Drawing no

JL

Drawn

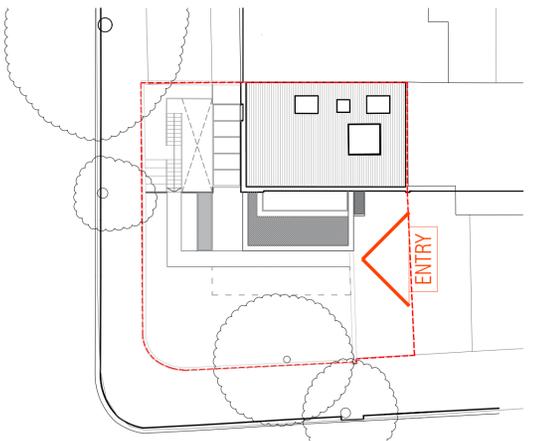
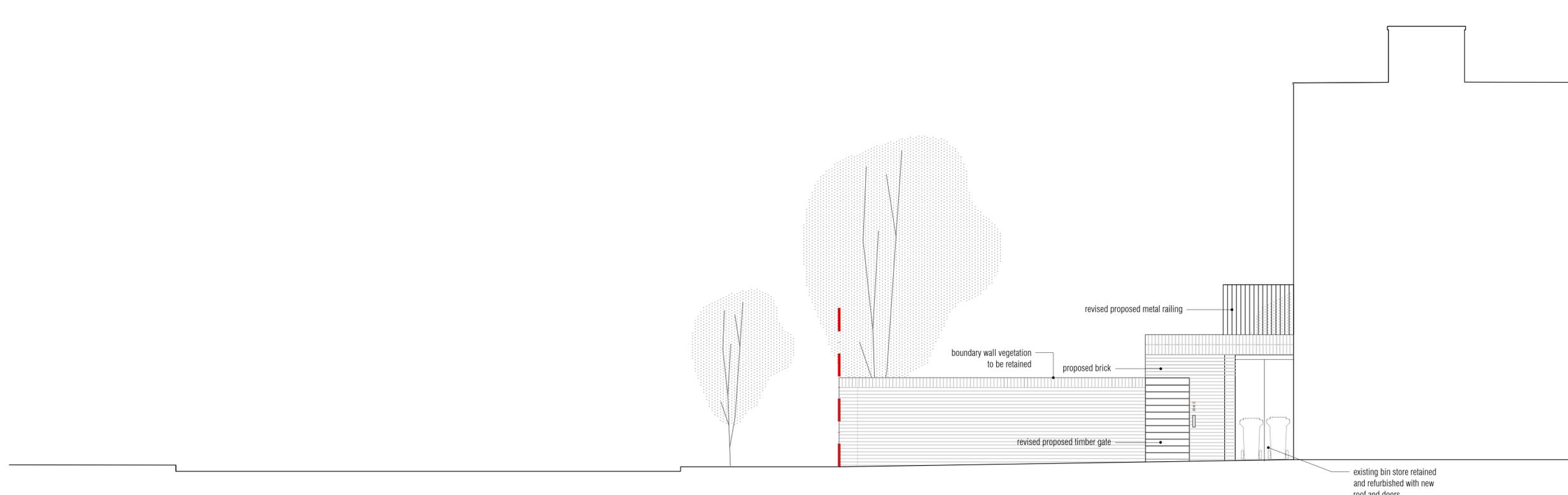
1:50\_@A1

1:100\_@A3

Scale

PL-a

Revision



Key Plan  
nts



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- All dimensions shall be verified on site before proceeding with the work contractor before construction and fabrication commences.
- Workmanship and materials to be accordance with the relevant current British Standard Codes of Practice and the Local Authorities requirements.
- During construction the contractor shall be responsible for maintaining the structure in a stable condition.
- These drawings are to be read in conjunction with all other contract documentation and other consultants documentation.
- If in doubt, ask!

Rev	Date	Reason for Issue	ch'd
a	05 07 19	revised to planning comments	xxx

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**52 Eton Avenue**

Project

**Entrance (East) Elevation**

As Proposed

Title

Project address  
London NW3 3HN

aa-1814

Job number

July 2019

Date

0203

Drawing no

JL

Drawn

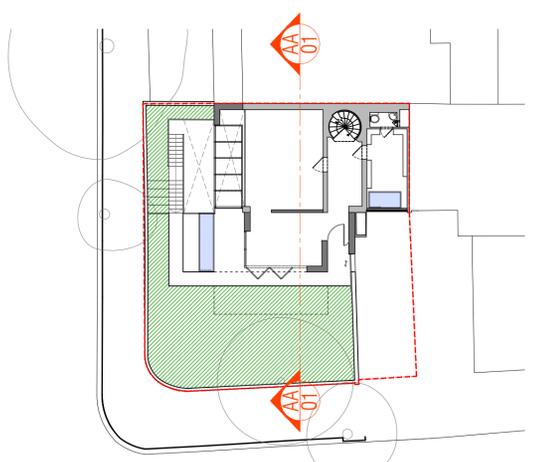
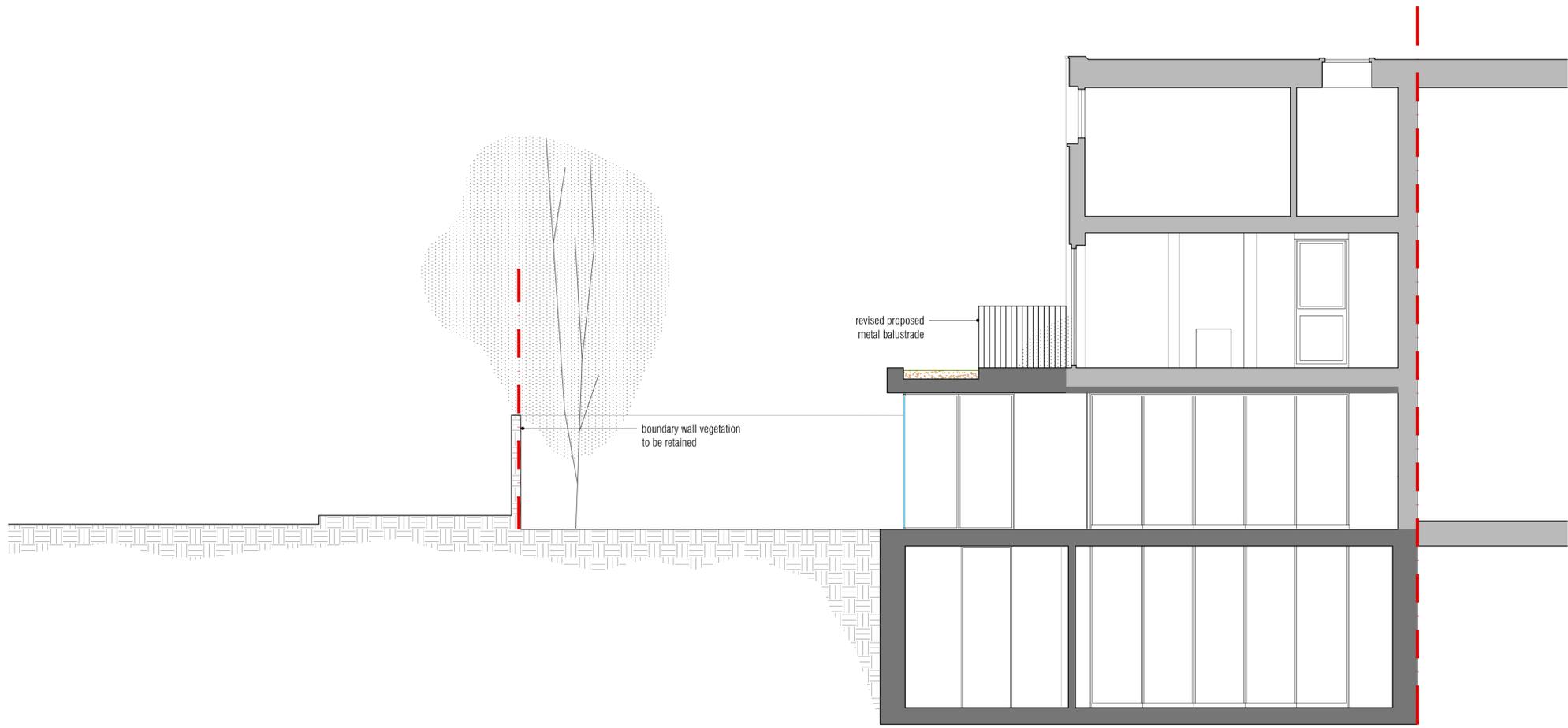
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1:100\_@A3

Scale

PL-a

Revision



Key Plan  
nts



NOTES

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Rev	Date	Reason for Issue	ch'd
a	05 07 2019	revised to planning comments	xxx

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**52 Eton Avenue**

Project

**Section AA**  
as proposed

Title

Project address  
London NW3 3HN

aa-1814

Job number

July 2019

Date

0301

Drawing no

JL

Drawn

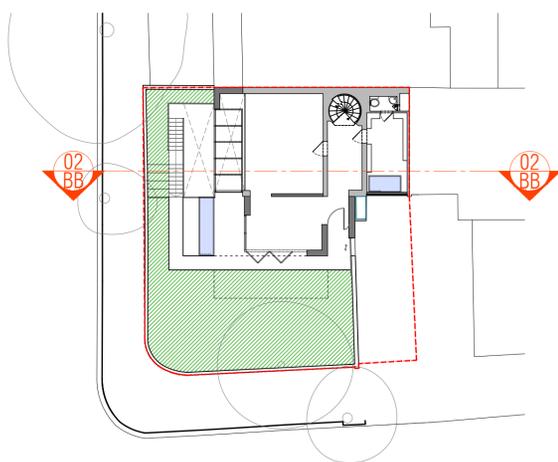
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Scale

PL-a

Revision



Key Plan  
nts



NOTES

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Rev	Date	Reason for Issue	ch'd
a	2019 07 05	revised to planning comments	xxx

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**52 Eton Avenue**

Project

**Section BB**

as proposed

Title

Project address  
London NW3 3HN

aa-1814

Job number

July 2019

Date

0302

Drawing no

JL

Drawn

1:50\_@A1

1:100\_@A3

Scale

PL-a

Revision