



EXISTING DOUBLE CASEMENT WINDOW TO BE REPLACED WITH SASH TO MATCH OTHERS OBSCURE GLAZING TO BE PROVIDED

DEMISE OF SUBJECT FLATS

NEW EXTERNAL LIGHT FITTING

EXISTING SINGLE EXTERNAL DOORS TO BALCONY TO BE REPLACED WITH SINGLE DOORS TO HEIGHT OF EXISTING OPENING

NEW BLACK METAL BALUSTRADE BEHIND EXISTING MASONRY BALUSTRADE

REPLACE EXISTING SINGLE GLAZED TIMBER WINDOWS WITH DOUBLE GLAZED TIMBER WINDOWS MATCHING EXISTING WINDOW DESIGN UNLESS OTHERWISE NOTED

CONCEALED TRICKLE VENTS WITHIN FRAME TO ALL WINDOWS

ALL NEW WINDOWS IN LINE WITH PLANNING REQUIREMENTS

PROVIDE RESTRICTORS TO WINDOWS AS REQUIRED WHERE CILL HEIGHT BELOW REGULATION

GENERAL LEGEND

- Existing wall  
To be retained
- Demolition
- Neighbouring Flat/  
Communal Access Area  
(Protect at all times)
- Insulation
- New Construction  
Refer Details/Wall/Floor Types
- Existing Floor Level
- +0.00 Proposed Floor Level
- Ceiling Height
- Bulkhead Height
- Wall Type  
Refer DWG 419-4.01
- Floor Type  
Refer DWG 419-4.01
- Finishes Code  
Refer Project Schedule
- Window Code  
Refer Project Schedule
- Door Code  
Refer Project Schedule
- Services  
Refer M+E Docs

PLS	DATE	REASON FOR ISSUE	INITIAL
P15	26/11/2021	AMENDED AS REQUESTED	JW
T2	02.11.21	TENDER ISSUE	JW
T1	10.09.21	PRE-TENDER ISSUE	JW
DD4	27.08.21	ISSUED FOR PARTY WALL	JW
DD3	22.07.21	UPDATED ISSUE TO B+BERRY	JW

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PROJECT  
FLATS 5 + 7, 38-40 ETON AVENUE  
BELSIZE PARK, NW3 3HL

DRAWING TITLE  
Proposed Front Elevation

SCALE 1:100 @A3 DATE MAR 2021

DRAWN JW CHECKED GB

JOB. No 419 DWG. No A-2.10 REV. PLS

STATUS PLANNING

DO NOT SCALE FROM DRAWING. USE MARKED DIMENSIONS. DIMENSIONS TO BE CONFIRMED ON SITE BY CONTRACTOR. TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS. THE ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. COPYRIGHT ON THIS DRAWING TO BE RETAINED BY THE ARCHITECT.