

ADJUSTABLE DOWNLIGHTS FIXED INTO FLAT CEILING TO MINIMIZE LIGHT SPILL TO WINDOWS ABOVE

MAKE GOOD PATIO PAVING TO MATCH EXISTING

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REMOVE GARDEN SHED  
MAKE GOOD TIMBER FENCE & ERECT GATE TO GARDEN

FOOTPRINT OF GLAZED EXTENSION APPROVAL 2021/3986/P SHOWN DASHED IN BLUE

TRANSLUCENT GLAZING TO 1.8m HIGH FOR PRIVACY

REMOVE FENCE AND GATE. PROPOSED EXTENSION TO FOLLOW LINE OF GARDEN FLAT BOUNDARY

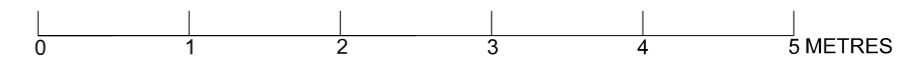
INSTALL STEEL BEAM/ FRAME AND WIDEN EXISTING WINDOW OPENING

RECONFIGURE KITCHEN TO SUIT NEW ACCESS TO GLAZED EXTENSION

RE-POSITION DOOR

| FLOOR AREAS - APPROX.<br>(GROSS INTERNAL AREAS MEASURED TO FACE OF EXTERNAL WALLS) |                     |                     |                     |
|--|---------------------|---------------------|---------------------|
|  | EXISTING            | PROPOSED EXTENSION  | PROPOSED TOTAL      |
| LOWER GROUND FLOOR   | 106.1m <sup>2</sup> | +13.0m <sup>2</sup> | 119.1m <sup>2</sup> |

- PROPOSED NEW PARTITION
- RECESSED CEILING DOWNLIGHT
- HIDDEN LINE OVER/BEHIND
- DEMOLISHED/ REMOVED



**13 LOWER GROUND FLOOR PLAN AS PROPOSED**  
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| REVISIONS  | NOTES   |
|--|---|
| REV.A 08.12.21: PROPOSED EXTENSION WIDTH REDUCED | 1. ALL DIMENSIONS TO BE CHECKED ON SITE                   |
|  | 2. THIS DRAWING IS COPYRIGHT OF PICARDI ARCHITECTS        |
|  | 3. THIS DRAWING DOES NOT FORM PART OF A STRUCTURAL SURVEY |

|                                     |   |
|-------------------------------------|---|
| PICARDI ARCHITECTS                  | 119 OXFORD GARDENS LONDON W10 6NE TEL. 020 89600383 |
| TITLE                               | JOB NO FA21   |
| <b>65 FITZJOHNS AVE, LONDON NW3</b> | DRG NO 13 REV A                                     |
| SINGLE STOREY REAR EXTENSION        | DATE JUN 2021                                       |
| LOWER GROUND FLOOR PLAN AS PROPOSED | SCALE 1:50@A3                                       |