

notes:

General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:
Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:
These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994.
If advice is required please do not hesitate to contact Square Feet Architects.

KEY

black lines	existing
green lines	to be demolished
red lines	proposed

0 1 2 M

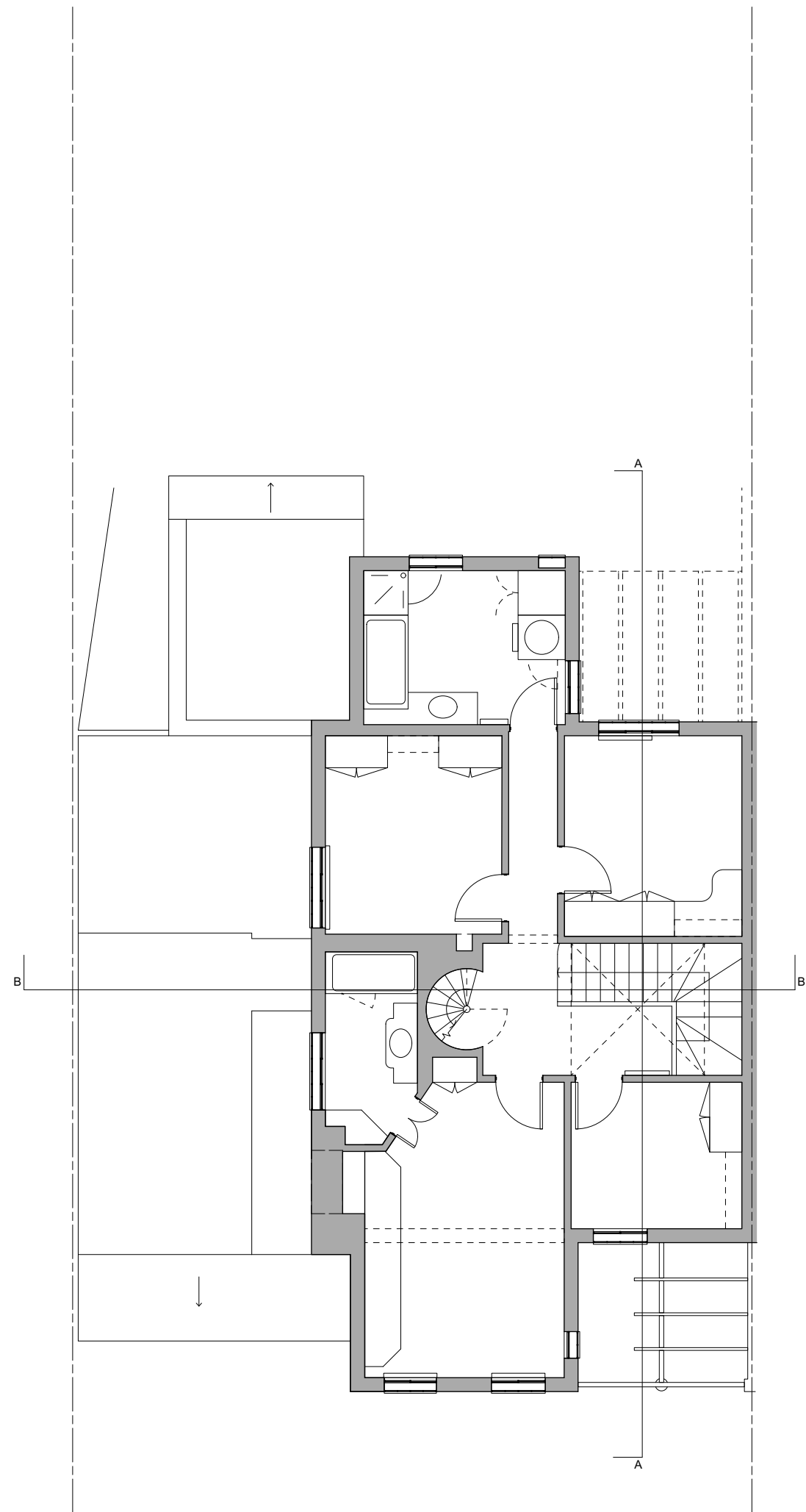
revision:		
A	03/09/21	Survey



SQUARE FEET
ARCHITECTS

A : 95 Bell St, London NW1 6TL
T : 0207 431 4500
E : studio@squarefeetarchitects.co.uk
W : www.squarefeetarchitects.co.uk

drawing title:	
Existing Ground Floor Plan	
client:	
Peter Kellner & Catherine Ashton	
project:	
17 Glenilla Road NW3 4AL	
date:	scale:
03/09/2021	1:100@A3
drawing number:	revision:
2112_L_002	A



notes:

General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:
Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:
These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994.
If advice is required please do not hesitate to contact Square Feet Architects.

KEY

black lines	existing
green lines	to be demolished
red lines	proposed

0

1

2

M

revision:

A	03/09/21	Survey

SQUARE FEET
ARCHITECTS

A : 95 Bell St, London NW1 6TL

T : 0207 431 4500

E : studio@squarefeetarchitects.co.uk

W : www.squarefeetarchitects.co.uk

drawing title:

Existing First Floor

client:

Peter Kellner & Catherine Ashton

project:

17 Glenilla Road NW3 4AL

date:

03/09/2021

scale:

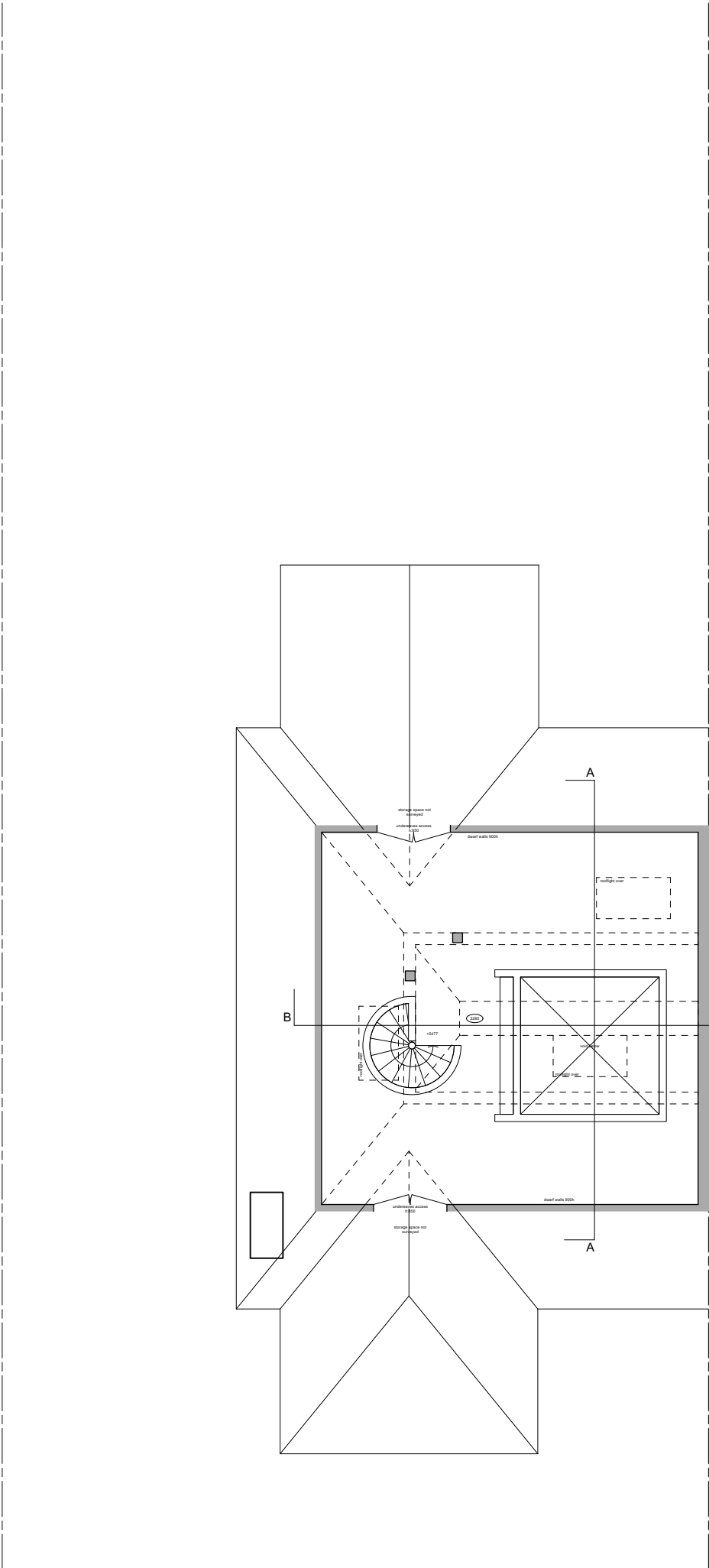
1:100@A3

drawing number:

2112_L_003

revision:

A



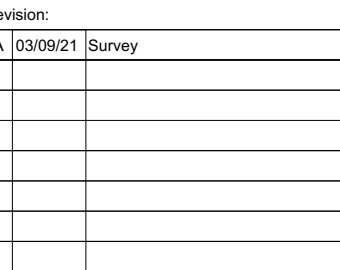
General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:
Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:
These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994.
If advice is required please do not hesitate to contact Square Feet Architects.

black lines	existing
green lines	to be demolished
red lines	proposed



A : 95 Bell St, London NW1 6TL
T : 0207 431 4500
E : studio@squarefeetarchitects.co.uk
W : www.squarefeetarchitects.co.uk

Existing Second Floor

Peter Kellner & Catherine Ashton

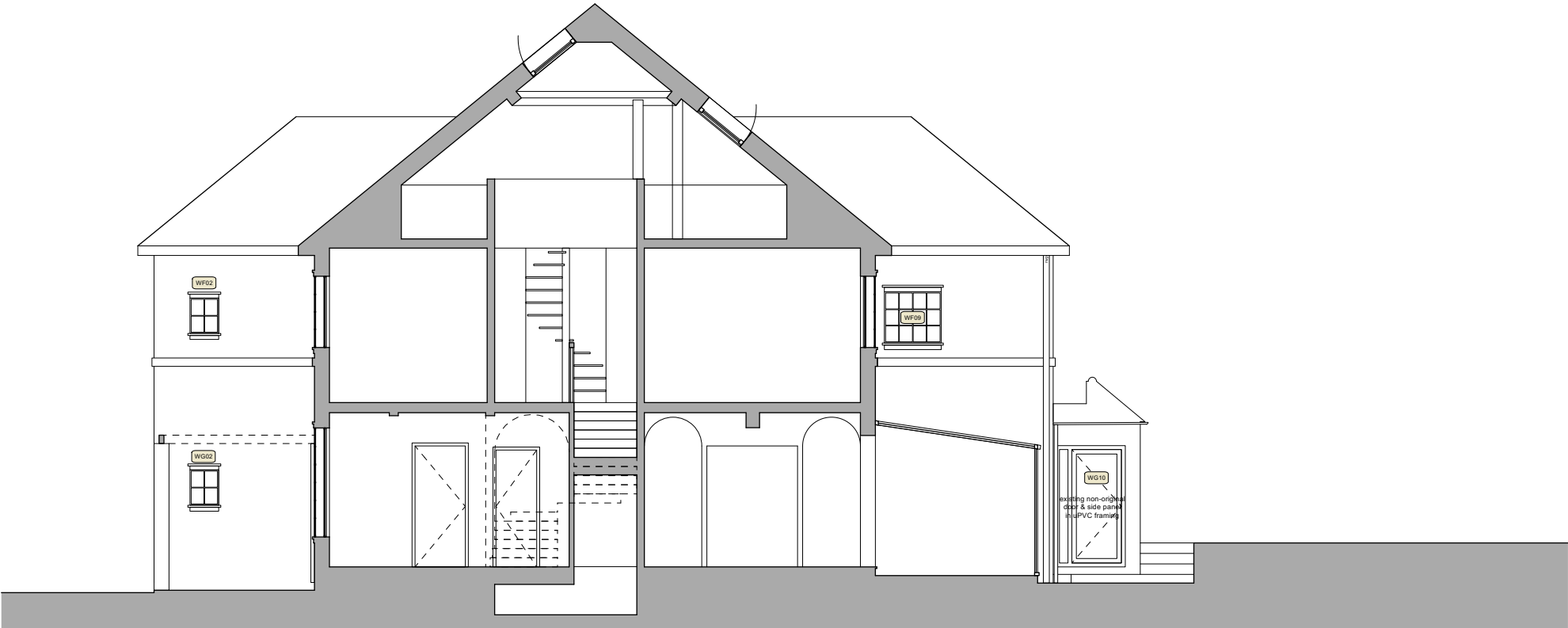
17 Glenilla Road NW3 4AL

03/09/2021

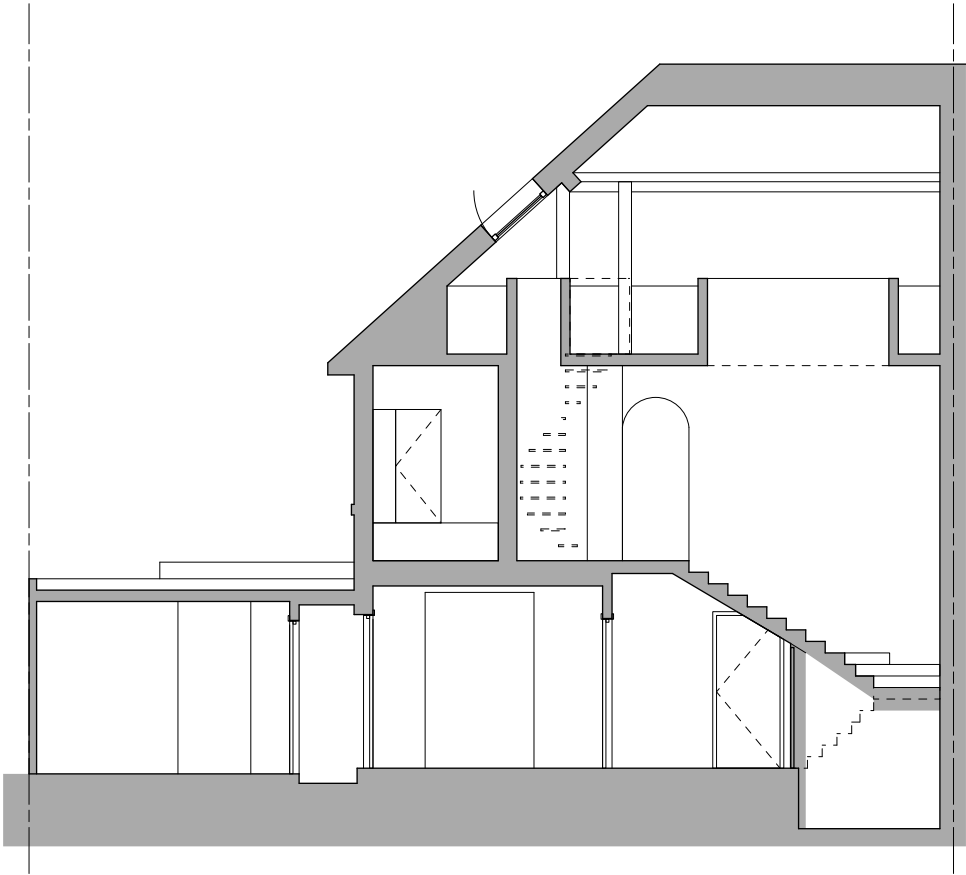
1:100@A3

2112 L 004

A



Section AA



Section BB

notes:

General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:

Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:

These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994.

If advice is required please do not hesitate to contact Square Feet Architects.


KEY

black lines	existing
green lines	to be demolished
red lines	proposed

0 1 2 M

revision:

A	03/09/21	Survey

 **SQUARE FEET ARCHITECTS**

A : 95 Bell St, London NW1 6TL
T : 0207 431 4500
E : studio@squarefeetarchitects.co.uk
W : www.squarefeetarchitects.co.uk

drawing title:

Existing Sections

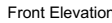
client:

Peter Kellner & Catherine Ashton

project:

17 Glenilla Road NW3 4AL

date:	03/09/2021	scale:	1:100@A3
drawing number:	2112_L_005	revision:	A



General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:
Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:
These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994.
If advice is required please do not hesitate to contact Square Feet Architects.

black lines	existing
green lines	to be demolished
red lines	proposed



A	03/09/21	Survey
B	27/01/22	Rear elevation corrected



A : 95 Bell St, London NW1 6TL
T : 0207 431 4500
E : studio@squarefeetarchitects.co.uk
W : www.squarefeetarchitects.co.uk

Existing Front & Rear Elevation

client:
Peter Kellner & Catherine Ashton

project:
17 Glenilla Road NW3 4AL

date:	scale:
03/09/2021	1:100@A3

drawing number: 2112 L 006	revision: B
-------------------------------	----------------



Side Elevation

notes:

General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:

Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:

These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994.

If advice is required please do not hesitate to contact Square Feet Architects.


KEY

black lines	existing
green lines	to be demolished
red lines	proposed

0 1 2 M

revision:

A	03/09/21	Survey



SQUARE FEET
ARCHITECTS

A : 95 Bell St, London NW1 6TL
T : 0207 431 4500
E : studio@squarefeetarchitects.co.uk
W : www.squarefeetarchitects.co.uk

drawing title:

Existing Side Elevation

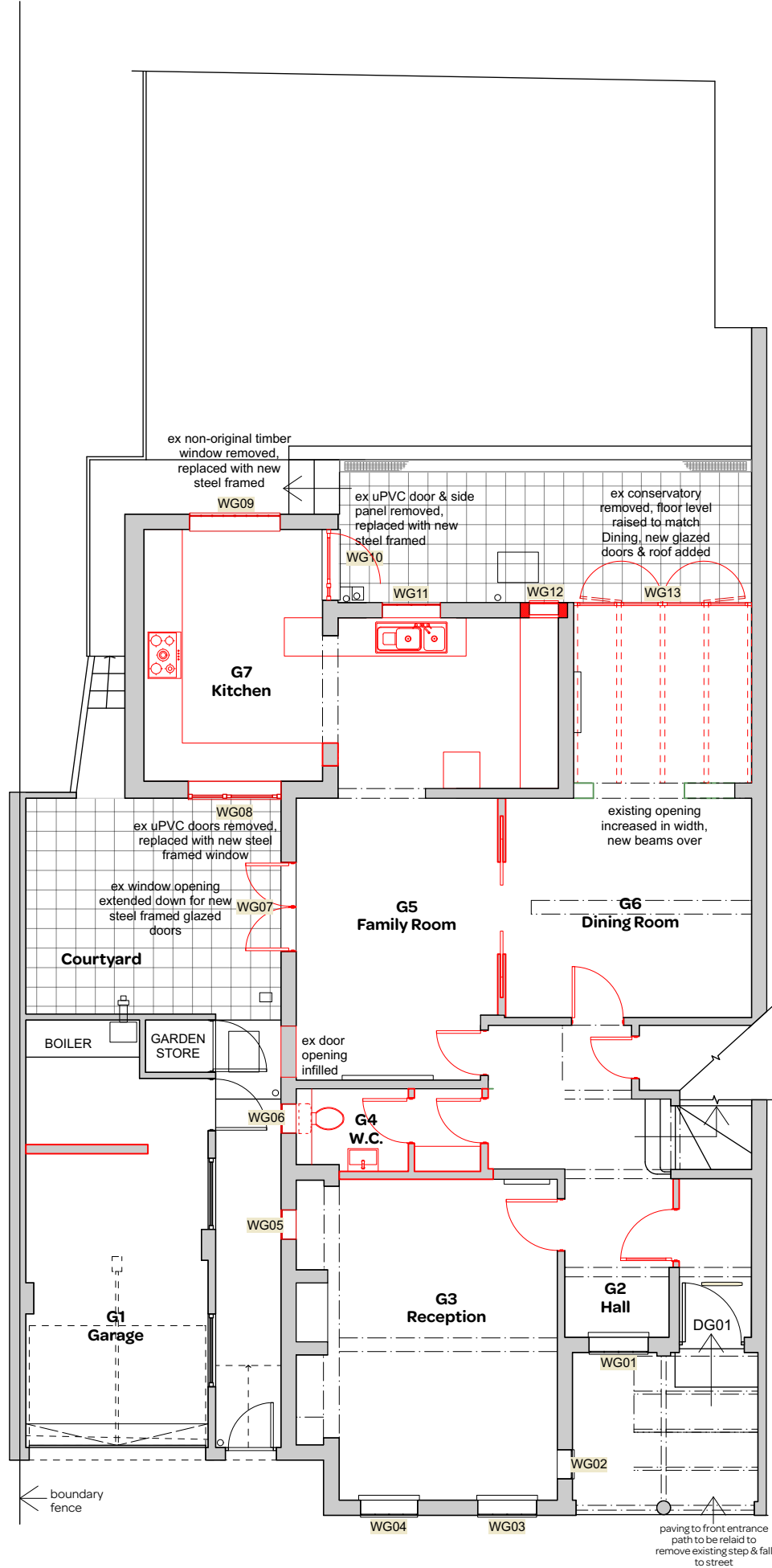
client:

Peter Kellner & Catherine Ashton

project:

17 Glenilla Road NW3 4AL

date:	03/09/2021	scale:	1:100@A3
drawing number:	2112_L_007	revision:	A



CERTIFICATE OF LAWFULNESS
(assumed permitted development)
windows and doors to side and rear elevation in red replaced or modified with new steel framed versions as shown on elevations
existing conservatory replaced complete
(windows to front elevation only subject to planning application)

notes:

General notes:

1. Do not scale drawings. Dimensions govern.

2. All dimensions are in millimeters unless noted otherwise.

3. All dimensions shall be verified on site before proceeding with the work.

4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:

Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:

These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994.

If advice is required please do not hesitate to contact Square Feet Architects.

KEY

black lines existing

green lines to be demolished

red lines proposed

0

1

2

M

revision:

A	08/09/21	Issued for CLD
B	27/01/22	works to front elevation removed

SQUARE FEET ARCHITECTS

A : 95 Bell St, London NW1 6TL

T : 0207 431 4500

E : studio@squarefeetarchitects.co.uk

W : www.squarefeetarchitects.co.uk

drawing title:

Proposed Ground Floor Plan 100

client:

Peter Kellner & Catherine Ashton

project:

17 Glenilla Road

London NW3

date:

August 2021

scale:

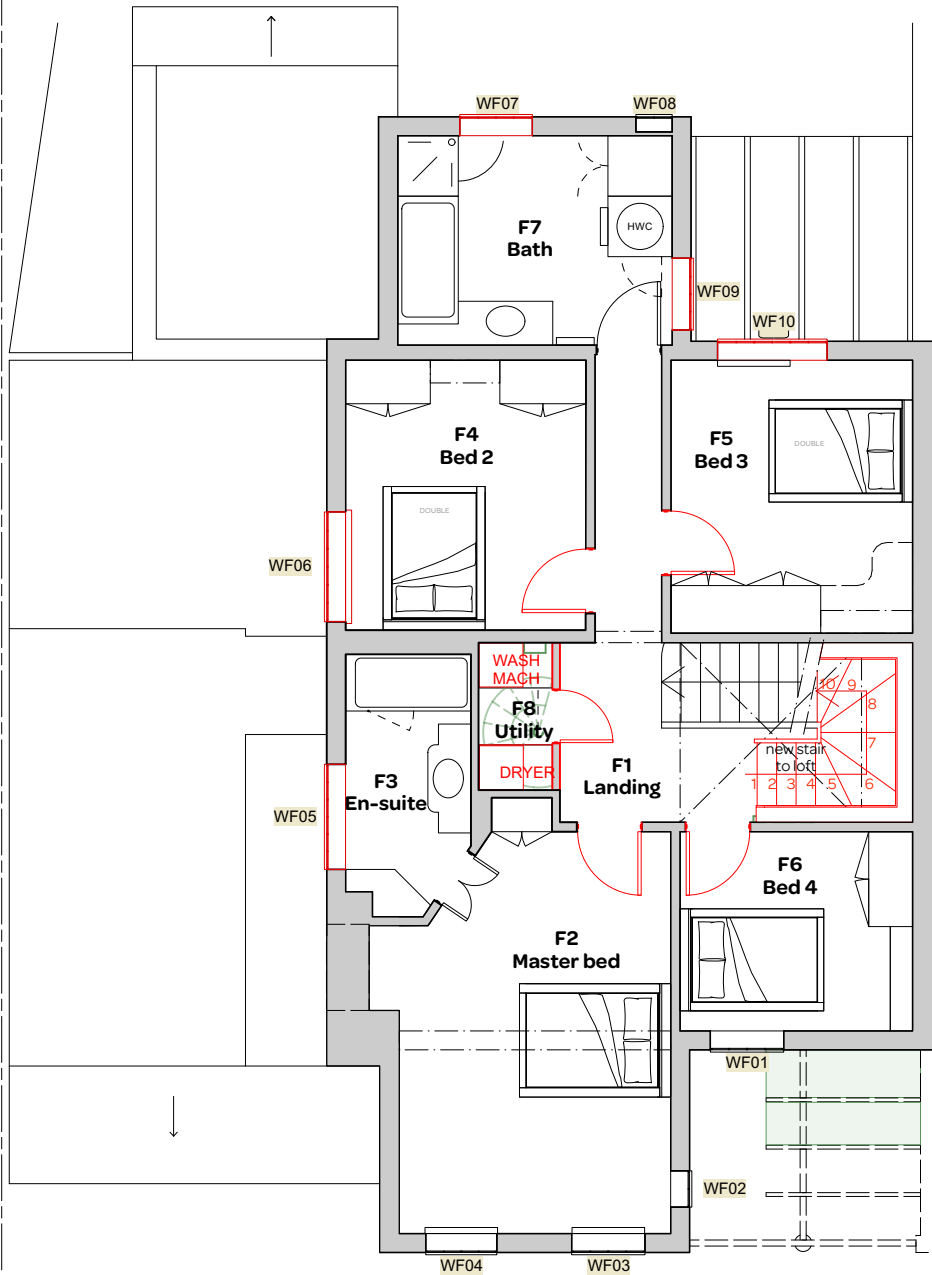
1:100@A3

drawing number:

2112_L_200

revision:

B



CERTIFICATE OF LAWFULNESS
(assumed permitted development)
windows and doors to side and rear elevation in red replaced or modified with new steel framed versions as shown on elevations
existing conservatory replaced complete
(windows to front elevation only subject to planning application)

notes:

General notes:

1. Do not scale drawings. Dimensions govern.

2. All dimensions are in millimeters unless noted otherwise.

3. All dimensions shall be verified on site before proceeding with the work.

4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:

Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:

These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994.

If advice is required please do not hesitate to contact Square Feet Architects.

KEY

black lines existing

green lines to be demolished

red lines proposed

0

1

2

M

revision:		
A	08/09/21	Issued for CLD
B	27/01/22	work to front elevation omitted

SQUARE FEET ARCHITECTS

A : 95 Bell St, London NW1 6TL

T : 0207 431 4500

E : studio@squarefeetarchitects.co.uk

W : www.squarefeetarchitects.co.uk

drawing title:

Proposed First Floor Plan 100

client:

Peter Kellner & Catherine Ashton

project:

17 Glenilla Road
London NW3

date:

August 2021

scale:

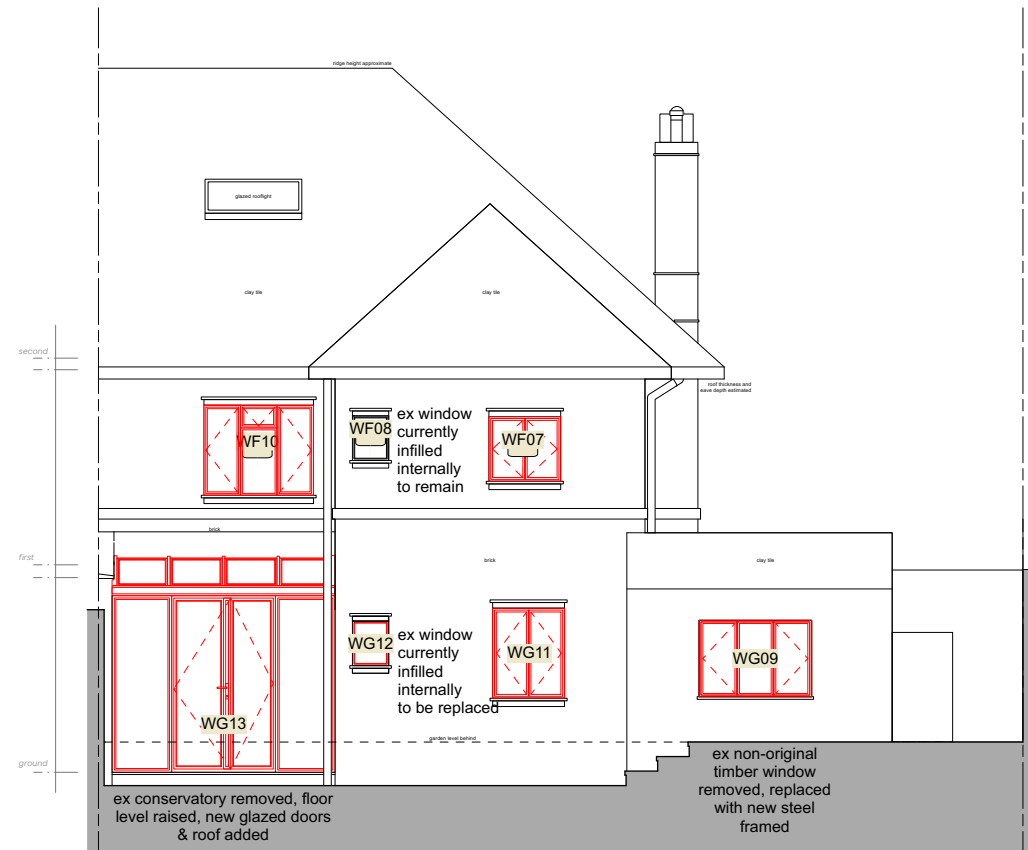
1:100@A3

drawing number:

2112_L_201

revision:

B



Proposed Rear Elevation

notes:

General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:

Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:

These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994.

If advice is required please do not hesitate to contact Square Feet Architects.

KEY

black lines existing


green lines to be demolished

red lines proposed

0 1 2 M

revision:

A	08/09/21	Issued for CLD
B	27/01/22	work to front elevation omitted



SQUARE FEET
ARCHITECTS

A : 95 Bell St, London NW1 6TL

T : 0207 431 4500

E : studio@squarefeetarchitects.co.uk

W : www.squarefeetarchitects.co.uk

drawing title:

Proposed Front & Rear
Elevation 100

client:

Peter Kellner & Catherine Ashton

project:

17 Glenilla Road
London NW3

date:

August 2021

scale:

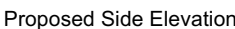
1:100@A3

drawing number:

2112_L_203

revision:

B



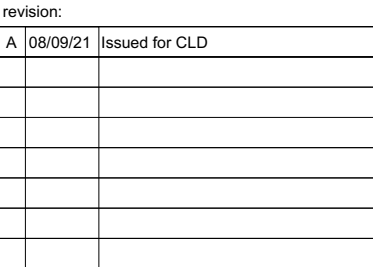
General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:
Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:
These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994.
If advice is required please do not hesitate to contact Square Feet Architects.

black lines	existing
green lines	to be demolished
red lines	proposed



A : 95 Bell St, London NW1 6TL
T : 0207 431 4500
E : studio@squarefeetarchitects.co.uk
W : www.squarefeetarchitects.co.uk

Proposed Side Elevation 100

Peter Kellner & Catherine Ashton

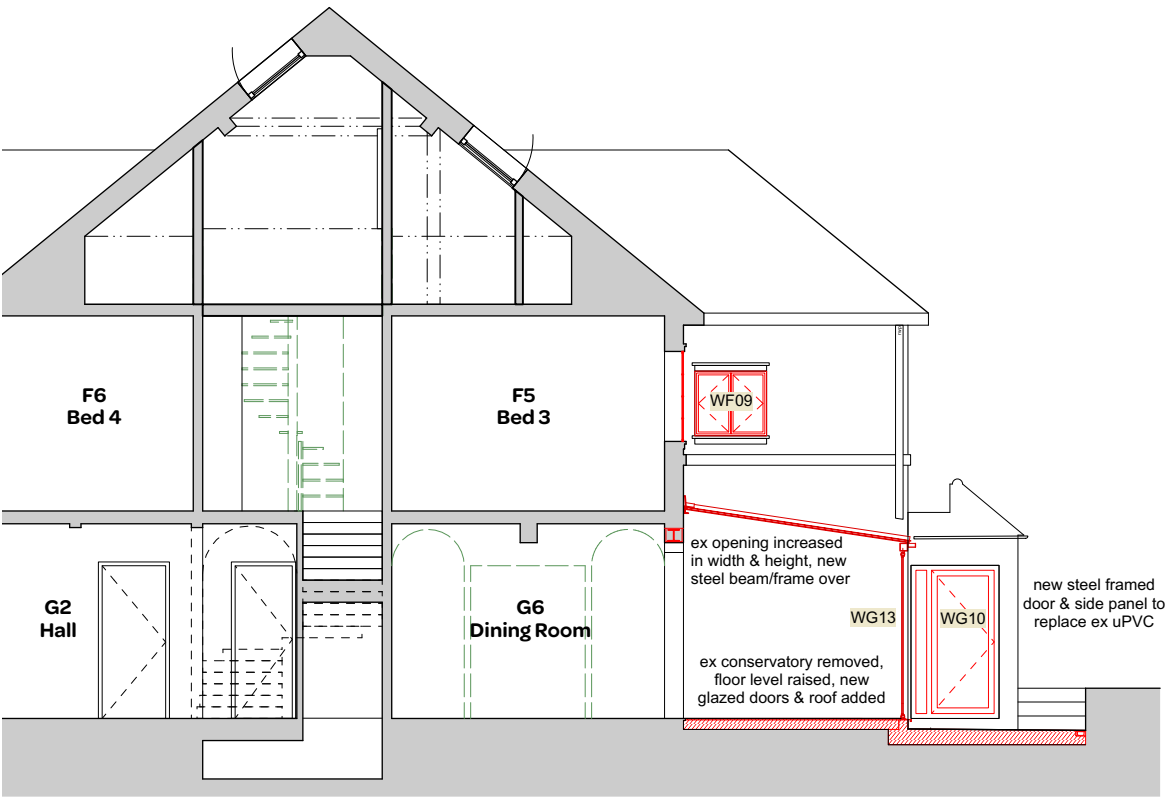
17 Glenilla Road
London NW3

date: August 2021


scale:
1:100@A3

drawing number.
2112 L 20

revision:



Proposed Section AA

notes:		
<p>General notes:</p> <p>1. Do not scale drawings. Dimensions govern.</p> <p>2. All dimensions are in millimeters unless noted otherwise.</p> <p>3. All dimensions shall be verified on site before proceeding with the work.</p> <p>4. Square Feet Architects shall be notified in writing of any discrepancies.</p> <p>Party Wall Act 1996:</p> <p>Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.</p> <p>C.D.M. Regulations 2015:</p> <p>These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994.</p> <p>If advice is required please do not hesitate to contact Square Feet Architects.</p> <p>KEY</p> <p>black lines existing</p> <p>green lines to be demolished</p> <p>red lines proposed</p> <p>0 1 2 M</p>		
revision:		
B	27/01/22	work to front elevation omitted
<div><div></div><div><div>SQUARE FEET</div><div>ARCHITECTS</div></div></div> <p>A : 95 Bell St, London NW1 6TL</p> <p>T : 0207 431 4500</p> <p>E : studio@squarefeetarchitects.co.uk</p> <p>W : www.squarefeetarchitects.co.uk</p>		
drawing title:		
Proposed Section A-A 100		
client:		
Peter Kellner & Catherine Ashton		
project:		
17 Glenilla Road London NW3		
date:	August 2021	scale: 1:100@A3
drawing number:	2112_L_206	revision: B