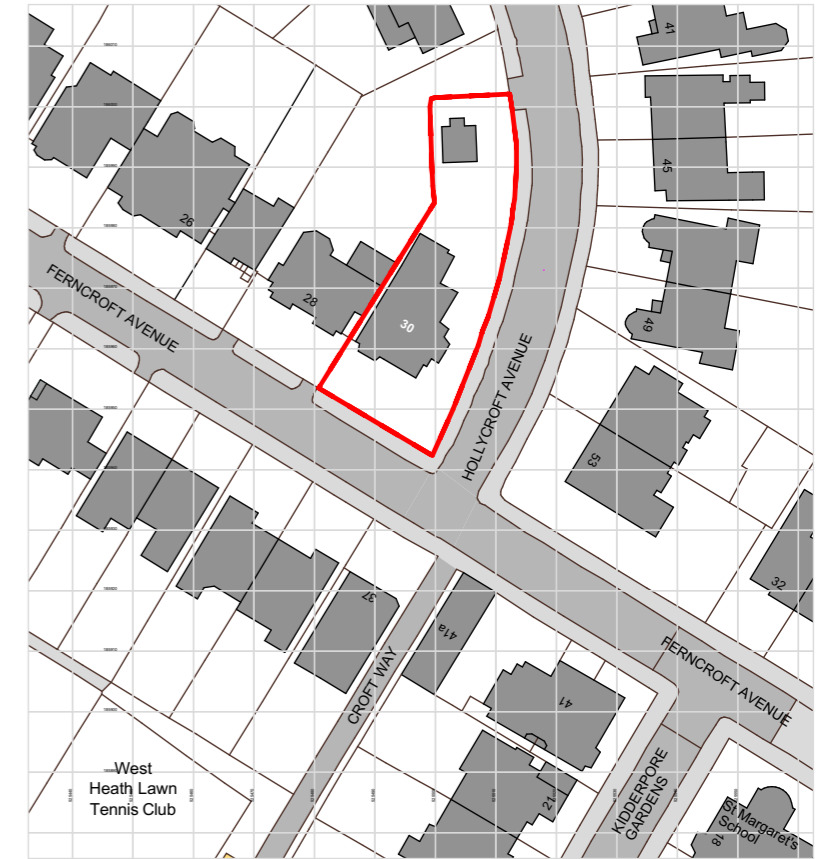
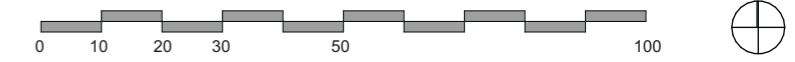


c. Architect drawings by 4M Group

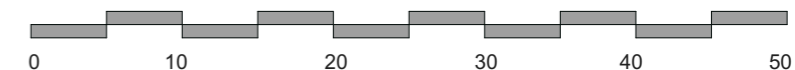
Rev B 29/07/2022



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SCALE 1:1250



SCALE 1:500

- No. Notes:
1. Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
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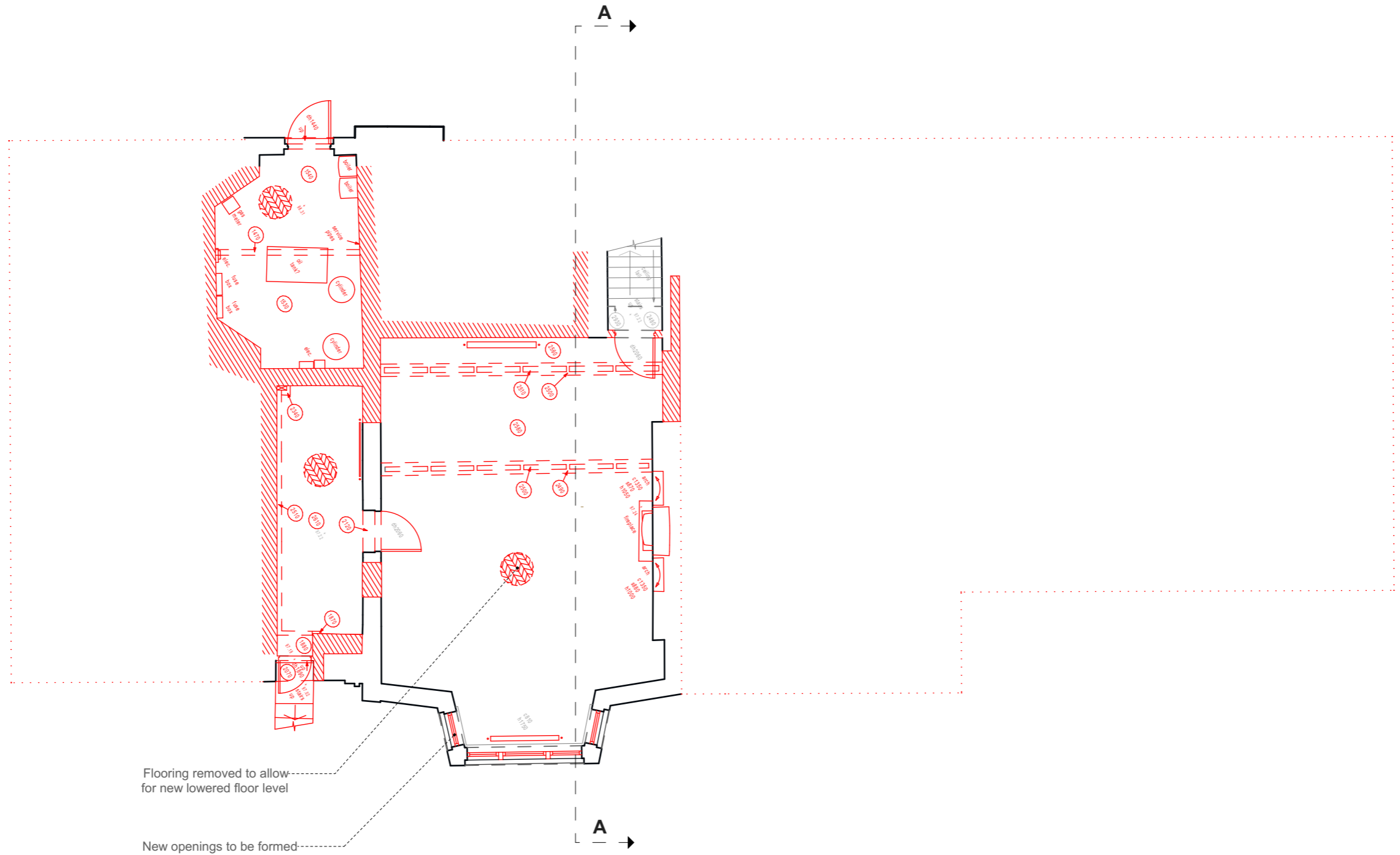
client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: SITE PLAN

dwg. type: EXISTING
 dwg. status: PLANNING

drawn by: ER approved by: PR date: 23/07/2021
 scale: 1:250, 1:500 @ A3 format: A3


18 Greek Street
 London W1D 4DS
 +44 02070210332
 +383 49 597754
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 www.4mgroup.co.uk

job number	drawing number	revision
309	0000	



Flooring removed to allow
for new lowered floor level

New openings to be formed

 To be demolished



- No. Notes:
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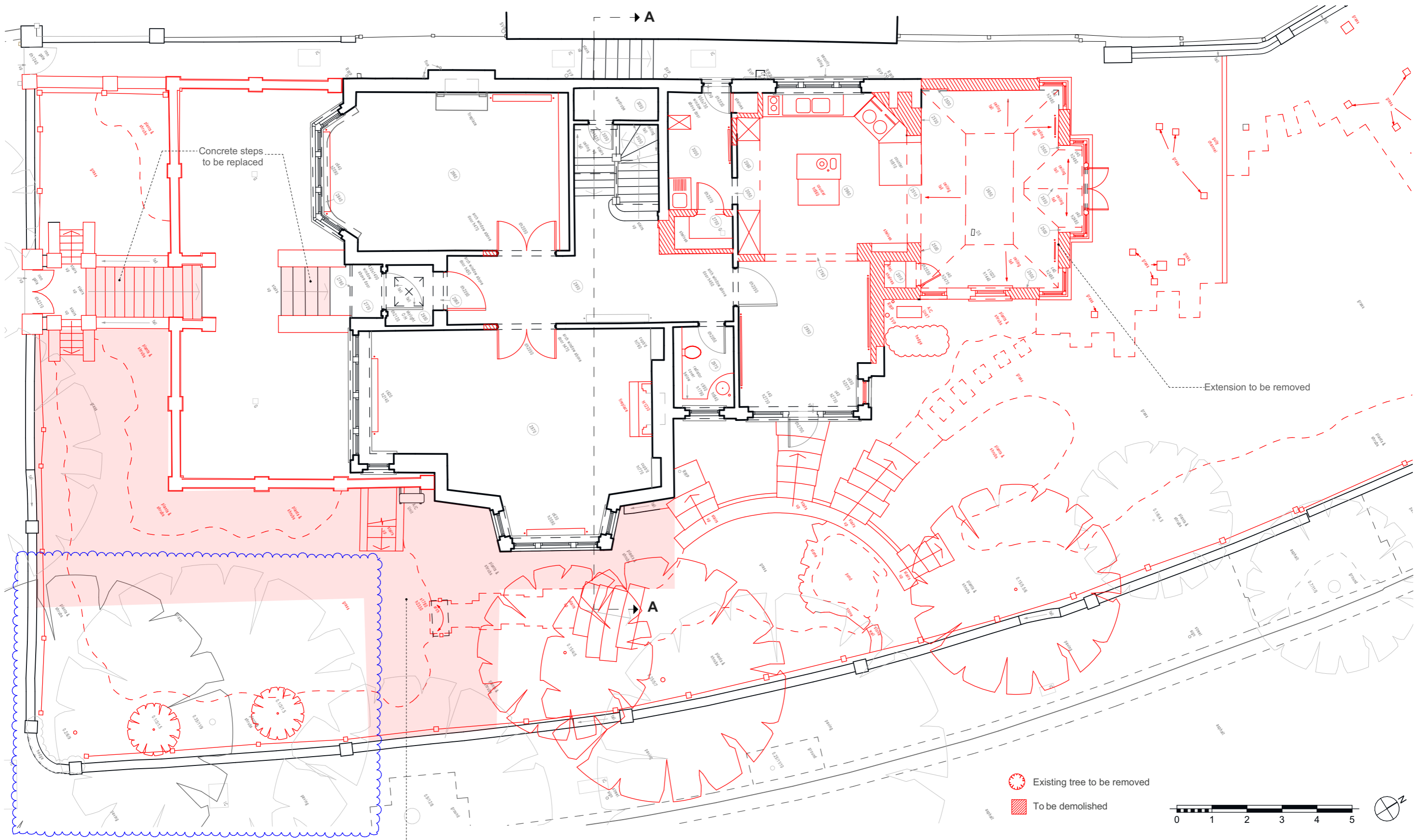
client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: Basement

dwg. type: DEMOLITION
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 26/07/2021
 scale: 1:100 @ A3 format: A3



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 London W1D 4DS
 +44 02070210332
 +383 49 597754
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job number	drawing number	revision
309	D4001	



- No. Notes:
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Earth to be removed to match with proposed lowered basement level

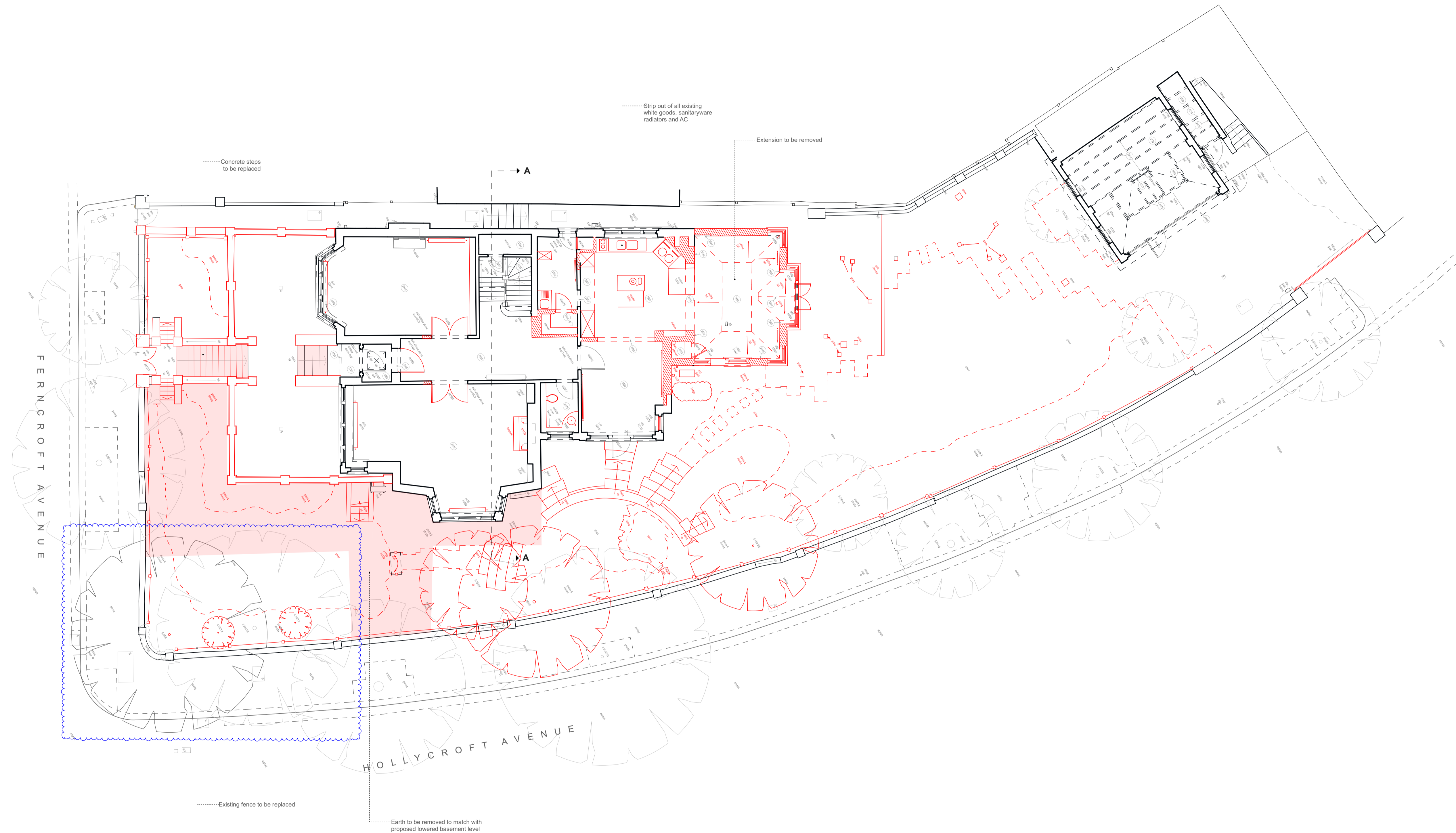
REV No	DATE	DESCRIPTION
REV A	29/07/2022	Trees T4 corkscrew willow and T3 Moose Maple to be retained. Existing ground level retained in that area.



client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: Ground Floor

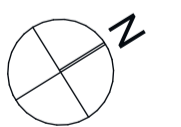
18 Greek Street
 London W1D 4DS
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 +383 49 597754
 info@4mgroup.co.uk
 www.4mgroup.co.uk

dwg. type: DEMOLITION
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 29/07/2022
 scale: 1:100 @ A3 format: A3

job number	drawing number	revision
309	D4002	A



-  Existing tree to be removed
-  To be demolished



- No. Notes:
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 - There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

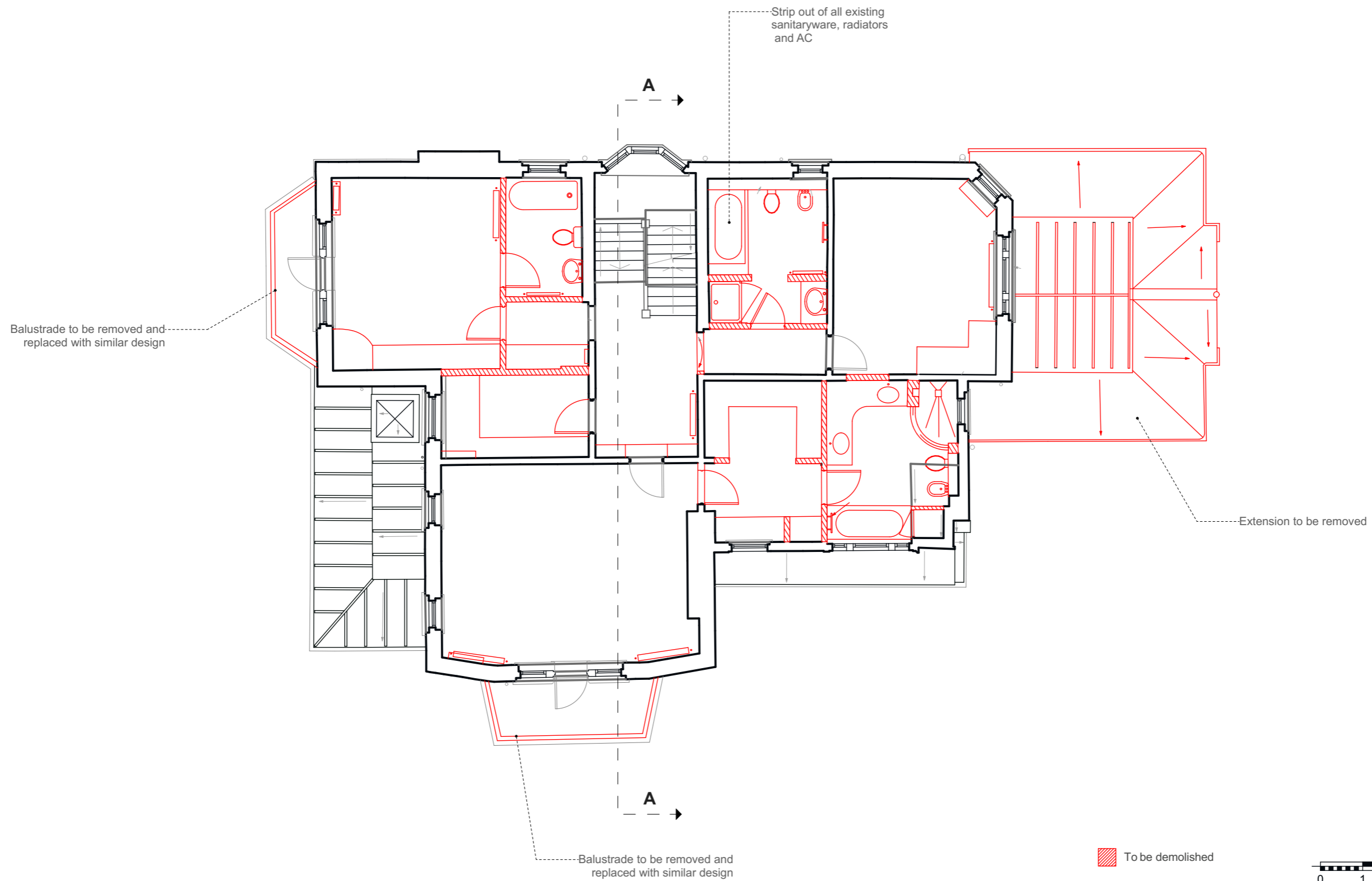
REV No	DATE	DESCRIPTION
REV A	29/07/2022	Trees T4 corkscrew willow and T3 Moose Maple to be retained. Existing ground level retained in that area.


client: D Lipa
project: 30 Ferncroft Avenue
 NW3 7PH
drawing: Ground Floor A1


 18 Greek Street
 London W1D 4DS
 +44 02070210332
 +383 49 597754
 info@4mgroup.co.uk
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dwg. type: DEMOLITION
dwg. status: PLANNING
 drawn by: approved by: PR date: 29/07/2022
 scale: 1:100 @ A1 format: A1

job number	drawing number	revision
309	D4003	A



 To be demolished



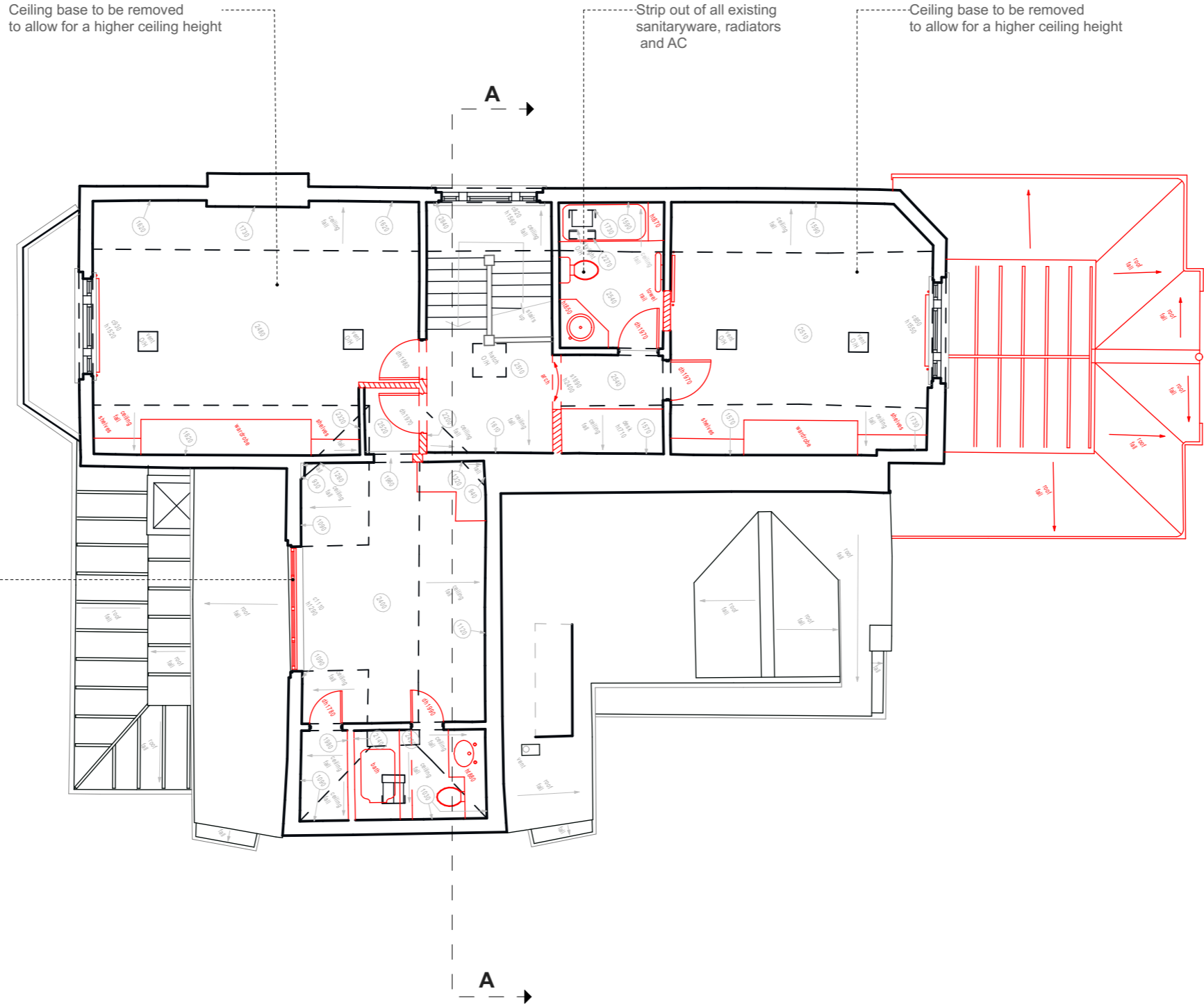
- No. Notes:
1. Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
 2. There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: First Floor

dwg. type: DEMOLITION
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 23/07/2021
 scale: 1:100 @ A3 format: A3

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 London W1D 4DS
 +44 02070210332
 +383 49 597754
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job number	drawing number	revision
309	D4004	




Ceiling base to be removed to allow for a higher ceiling height

Strip out of all existing sanitaryware, radiators and AC

Ceiling base to be removed to allow for a higher ceiling height

PVC Window to be removed
Replaced with timber frame

 To be demolished



- No. Notes:
1. Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
 2. There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

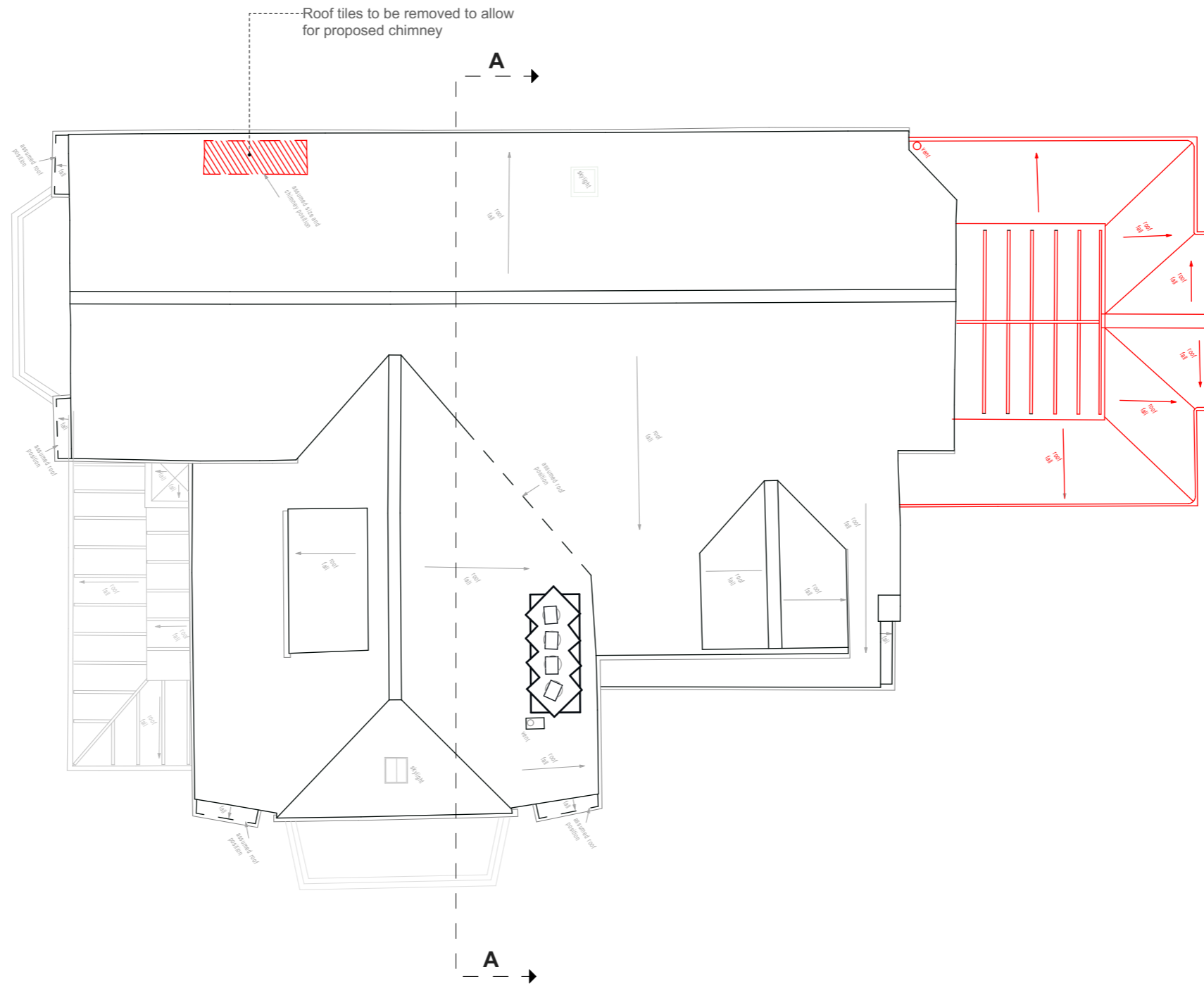
client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: Second Floor


dwg. type: DEMOLITION
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 23/07/2021
 scale: 1:100 @ A3 format: A3



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 London W1D 4DS
 +44 02070210332
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job number	drawing number	revision
309	D4005	



 To be demolished



- No. Notes:
1. Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
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client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: Roof

dwg. type: DEMOLITION
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 23/07/2021
 scale: 1:100 @ A3 format: A3

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 +383 49 597754
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job number	drawing number	revision
309	D4006	



Front Elevation - South



Rear Elevation - North

 To be demolished



No. Notes:

1. Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
2. There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: Front & Rear Elevations


dwg. type: DEMOLITION
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 27/07/2021
 scale: 1:100 @ A3 format: A3

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 London W1D 4DS
 +44 02070210332
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job number	drawing number	revision
309	D4007	



Front Side Elevation - East

 To be demolished



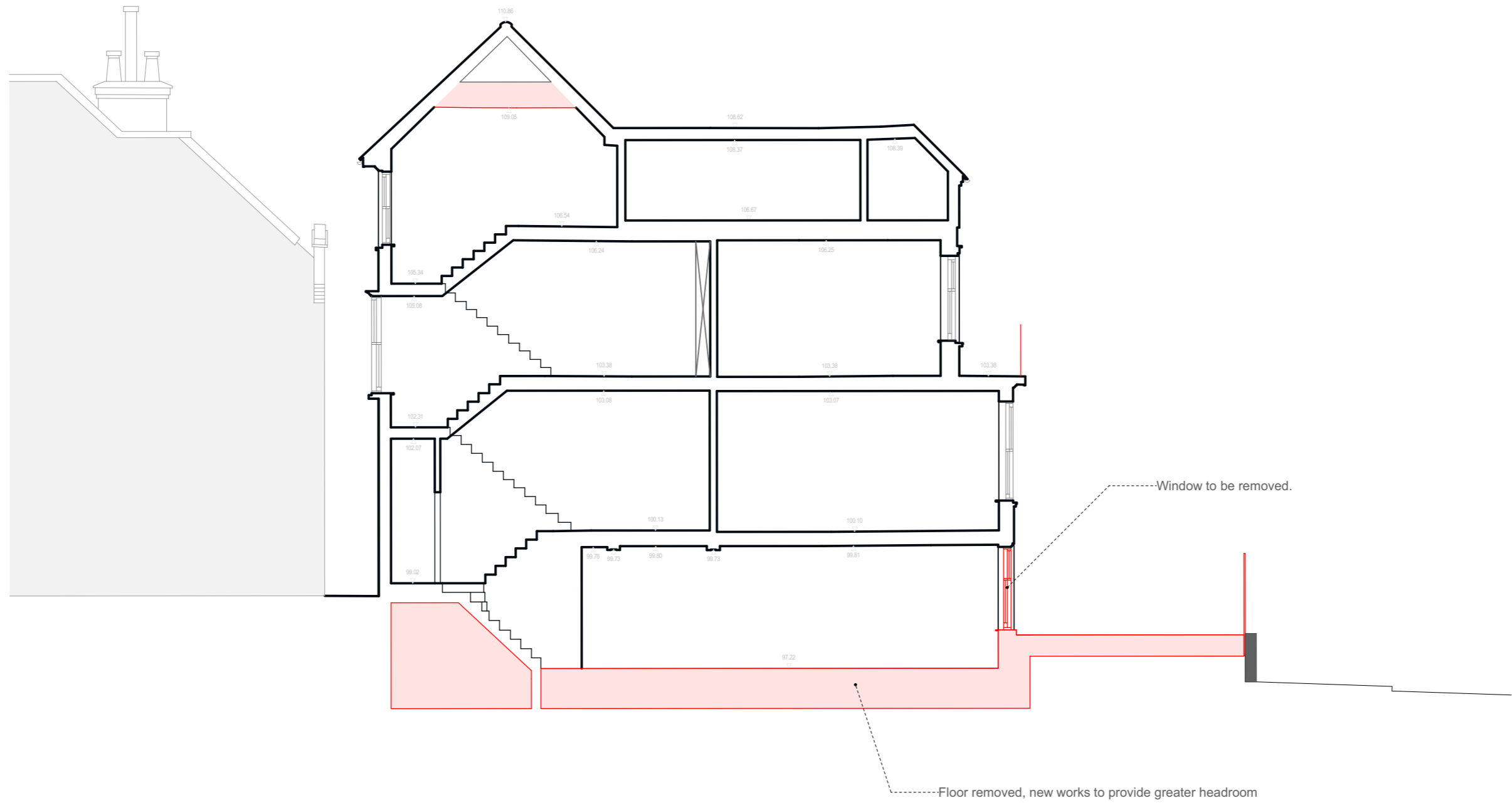
- No. Notes:
1. Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
 2. There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: East Elevation


dwg. type: DEMOLITION
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 29/07/2021
 scale: 1:100 @ A3 format: A3

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job number	drawing number	revision
309	D4009	



- No. Notes:
1. Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
 2. There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

 To be demolished

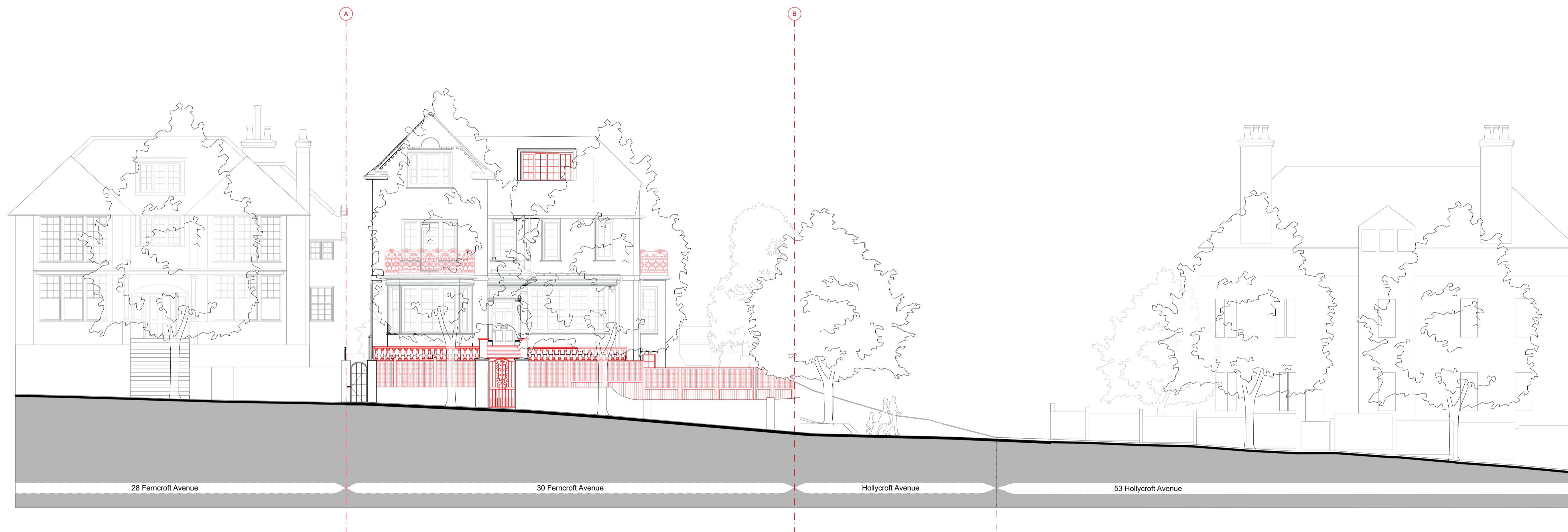


client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: Section A-A

dwg. type: DEMOLITION
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 28/07/2021
 scale: 1:100 @ A3 format: A3

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job number	drawing number	revision
309	D4010	



No. Notes:

1. Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
2. There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

client: D Lipa
 project: 30 Ferncroft Avenue
 drawing: NW3 7PH
 drawing: Front street elevation

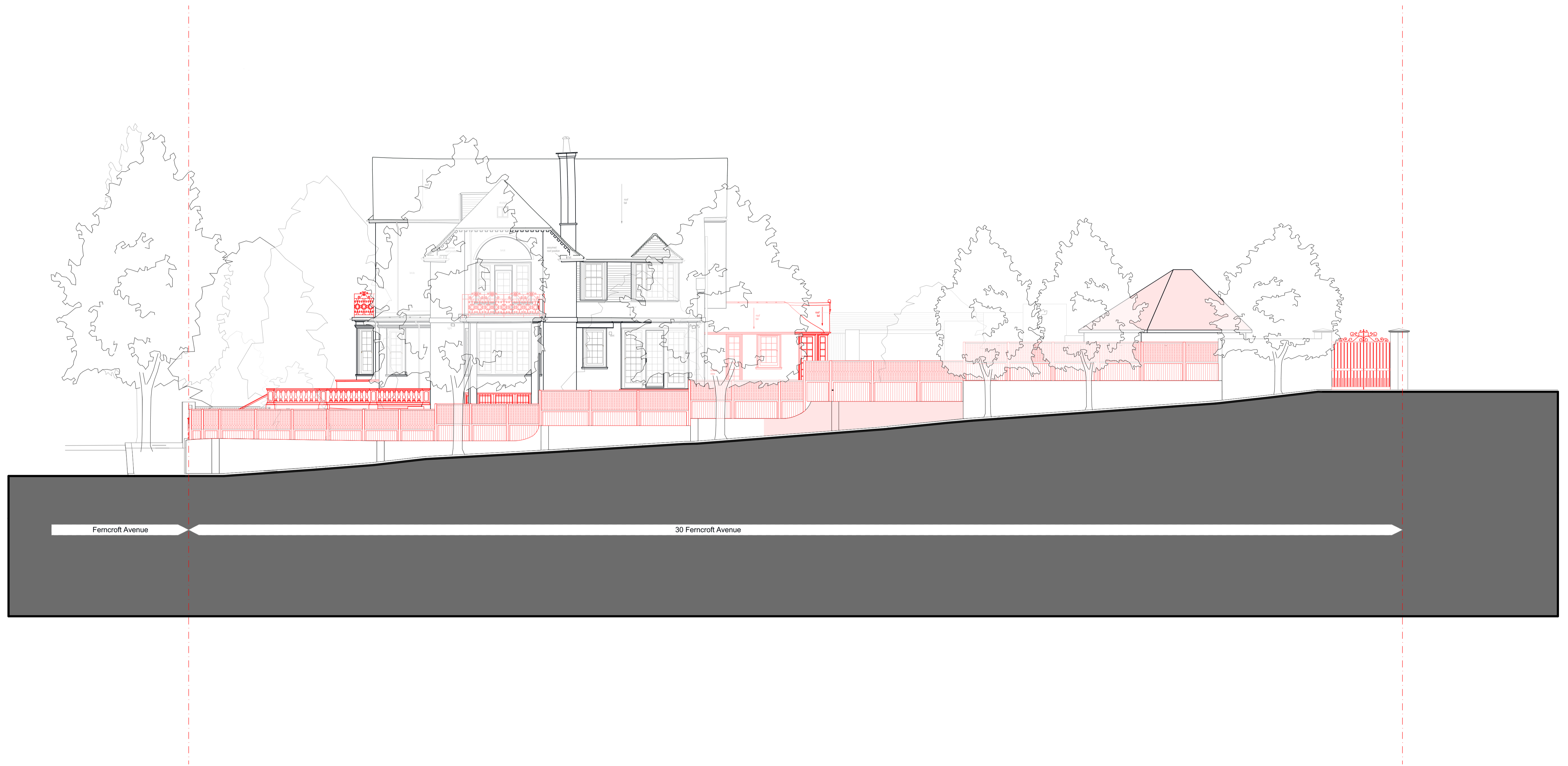
dwg. type: DEMOLITION
 dwg. status: PLANNING
 drawn by: approved by: PR date: 24/03/2022
 scale: 1:100 @ A1 format: A1



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 +44 02070210332
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ARCHITECTURE

job number	drawing number	revision
309	D4011	



No. Notes:

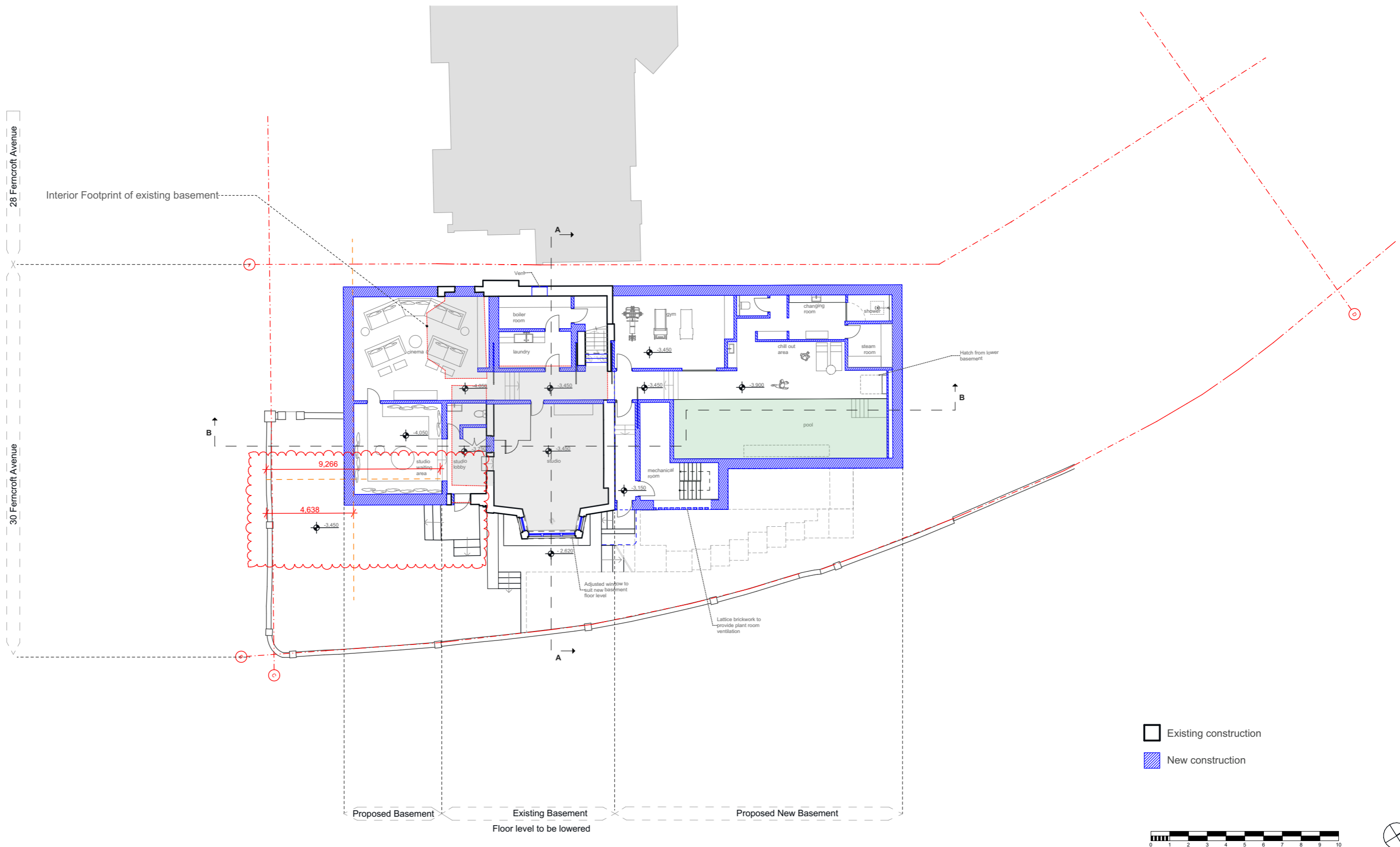
1. Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
2. There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

client: D Lipa
project: 30 Ferncroft Avenue
drawing: Side street elevation

dwg. type: DEMOLITION
dwg. status: PLANNING
drawn by: approved by: PR date: 29/07/2022
scale: 1:100 @ A1 format: A1


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 London W1D 4DS
 +44 02070210332
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ARCHITECTURE

job number	drawing number	revision
309	D4012	



Existing construction
 New construction



- No. Notes:
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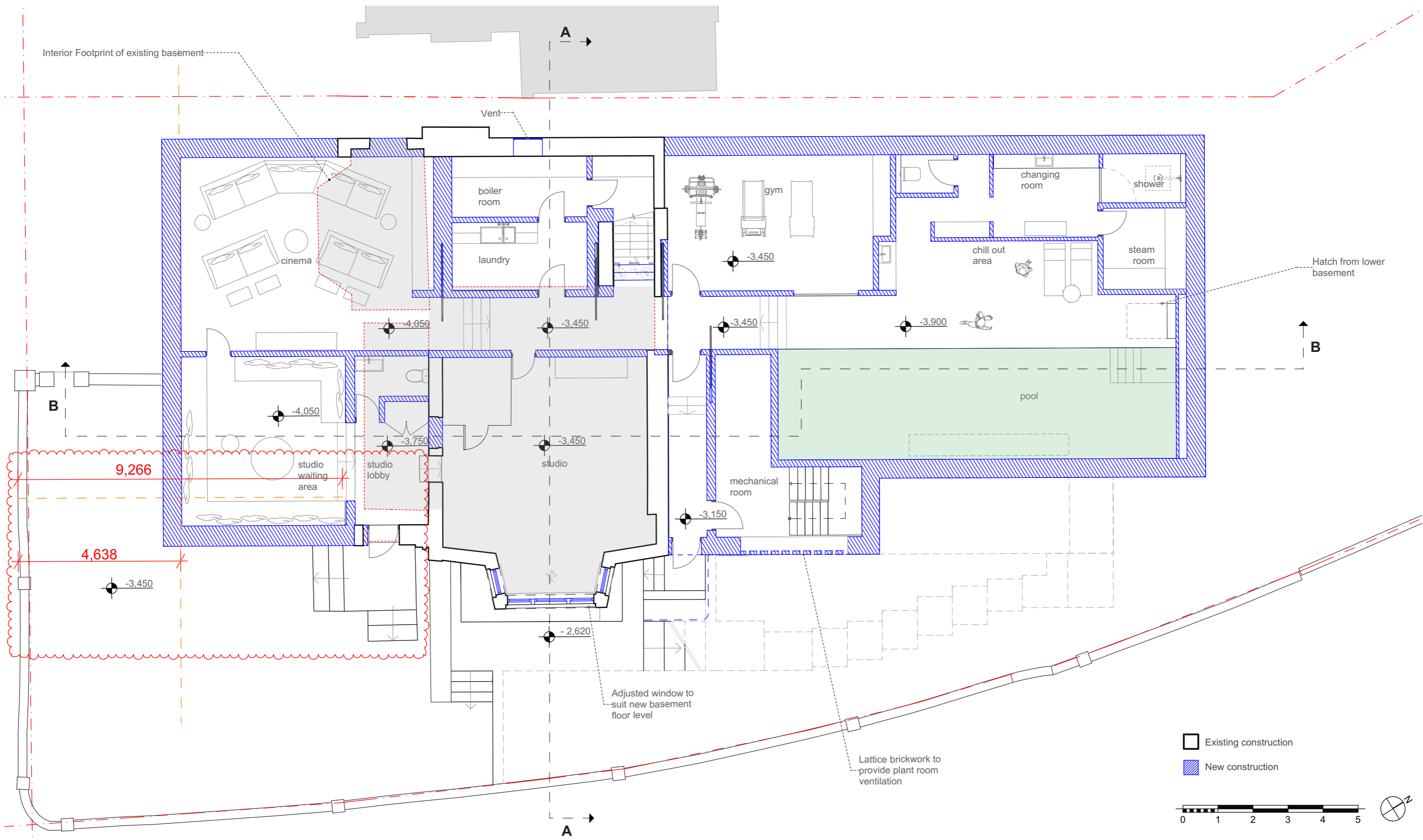
REV No	DATE	DESCRIPTION
REV A	25/03/2022	Dimension of the depth of the front garden and its 50% added to the drawing
REV B	29/07/2022	Landscaping steps amended. Width of door to Studio lobby amended.

client: D Lipa
project: 30 Ferncroft Avenue
 NW3 7PH
drawing: Basement Plan 1:200

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 +383 49 597754
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dwg. type: PROPOSED
dwg. status: PLANNING
 drawn by: ER approved by: PR date: 01/08/2022
 scale: 1:200 @ A3 format: A3

job number	drawing number	revision
309	2001	B



- Notes:
- Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
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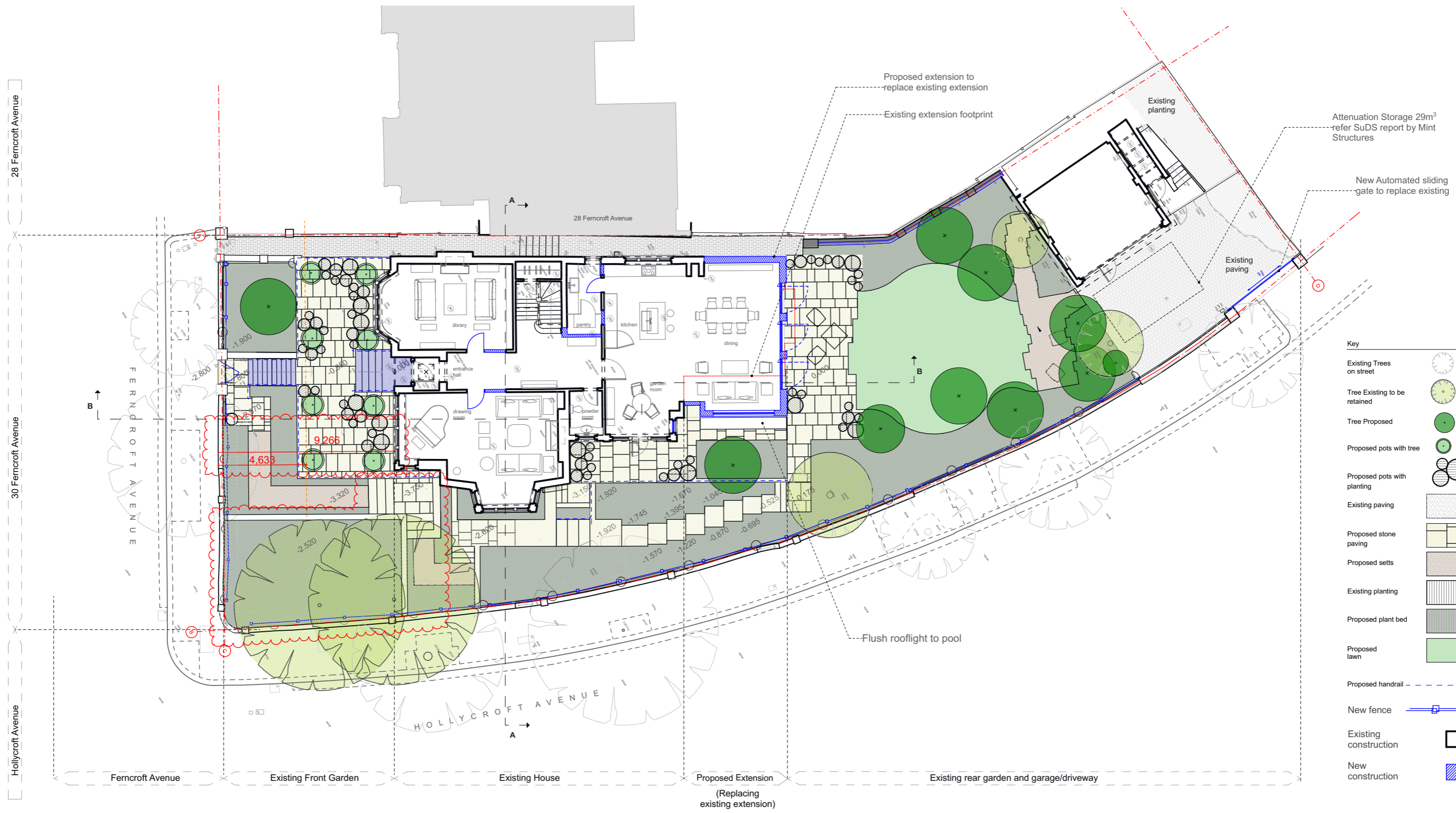
REV No	DATE	DESCRIPTION
REV A	25/03/2022	Dimension of the depth of the front garden and its 50% added to the drawing
REV B	29/07/2022	Landscaping steps amended Width of door to Studio lobby amended.

client: D Lipa
project: 30 Ferncroft Avenue
 NW3 7PH
drawing: Basement Plan

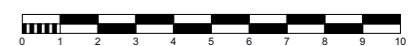
dwg. type: PROPOSED
dwg. status: PLANNING
 drawn by: ER approved by: PR date: 01/08/2022
 scale: 1:100 @ A3 format: A3


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 18 Greek Street
 London W1D 4DS
 +44 02070210332
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job number	drawing number	revision
309	2002	B



NOTE: Please refer to the Landscape drawings for further information regarding the Landscaping proposal



- No. Notes:
- Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
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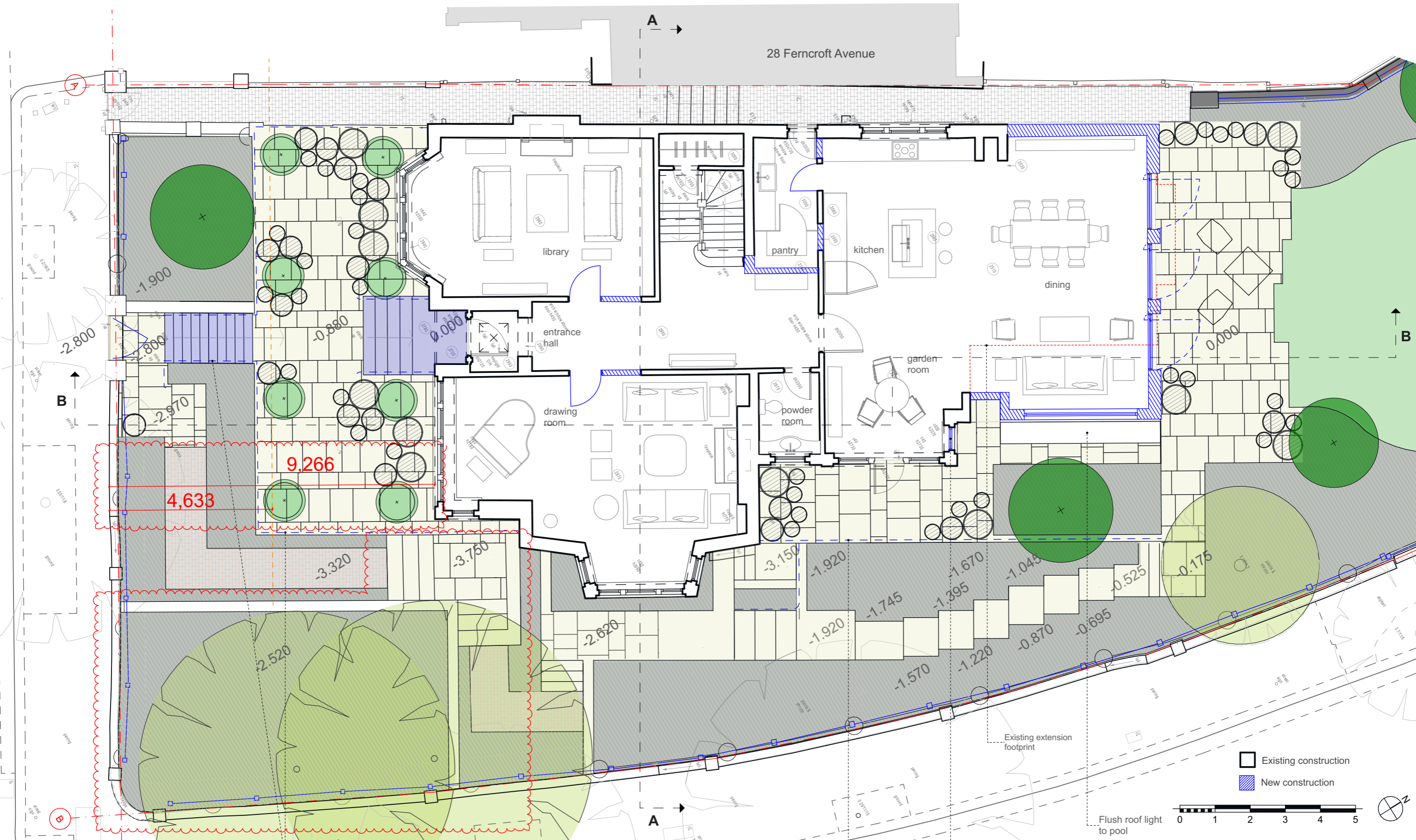
REV No	DATE	DESCRIPTION
REV A	25/03/2022	Dimension of the depth of the front garden and its 50% added to the drawing
REV B	29/07/2022	Trees T4 corkscrew willow and T3 Moose Maple to be retained. Landscape level on this area retained as existing. Landscaping steps and pavement amended.

client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: Ground Floor Plan 1:200

dwg. type: PROPOSED
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 01/08/2022
 scale: 1:200 @ A3 format: A3

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 London W1D 4DS
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job number	drawing number	revision
309	2003	B



- No. Notes:
1. Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
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REV No	DATE	DESCRIPTION
REV A	25/03/2022	Dimension of the depth of the front garden and its 50% added to the drawing
REV B	29/07/2022	Trees T4 corkscrew willow and T3 Moose Maple to be retained. Landscape level on this area retained as existing. Landscaping steps and pavement amended.

client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: Ground Floor Plan

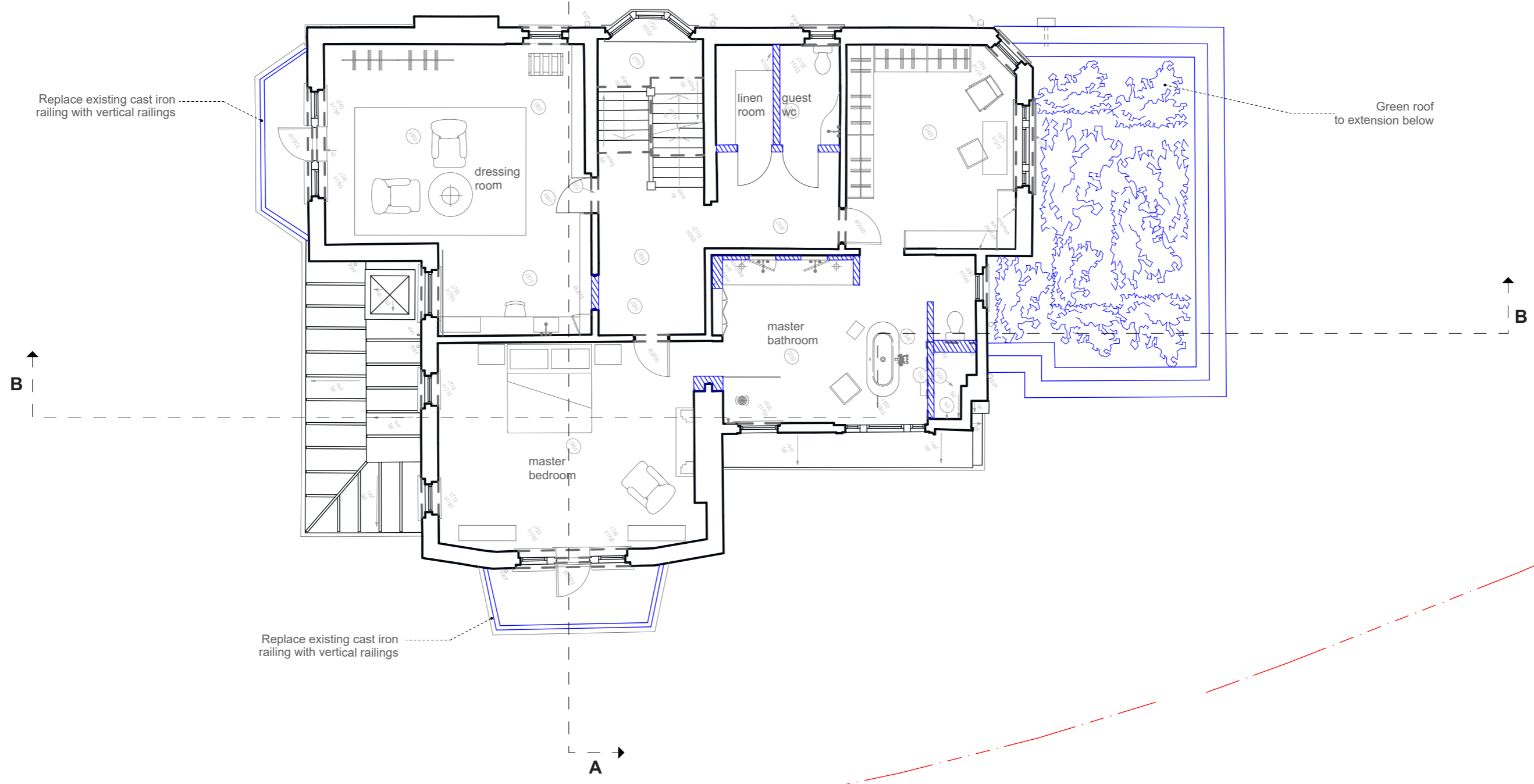
4M GROUP

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 +44 02070210332
 +383 49 597754
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dwg. type: PROPOSED
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 01/08/2022
 scale: 1:100 @ A3 format: A3

job number	drawing number	revision
309	2004	B

28 Ferncroft Avenue



New construction



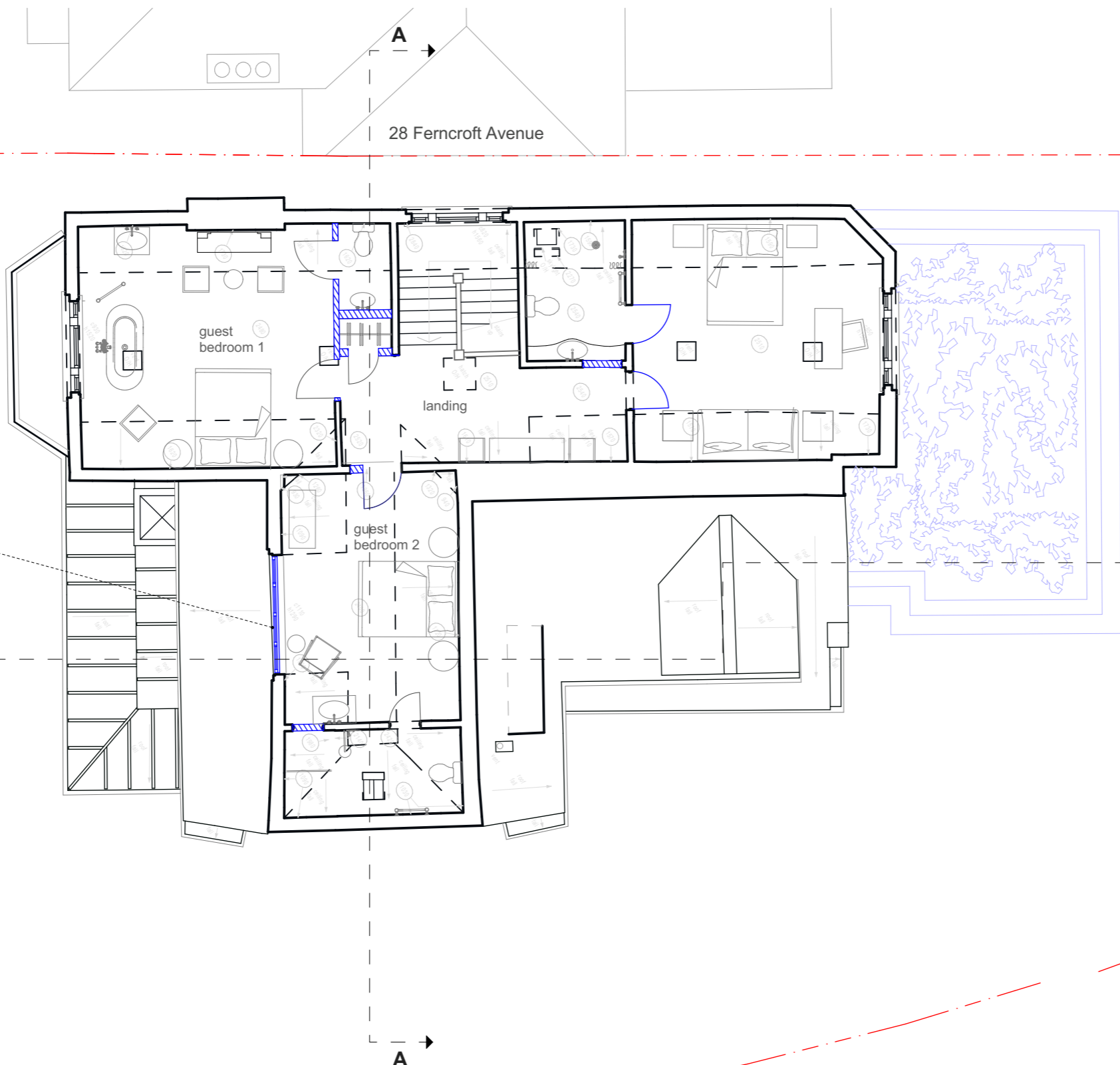
- No. Notes:
1. Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
 2. There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: First Floor Plan


dwg. type: PROPOSED
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 26/07/2021
 scale: 1:100 @ A3 format: A3

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 London W1D 4DS
 +44 02070210332
 +383 49 597754
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job number	drawing number	revision
309	2005	A



Replace existing UPVC windows
with new painted timber frames

 New construction



- No. Notes:
1. Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
 2. There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

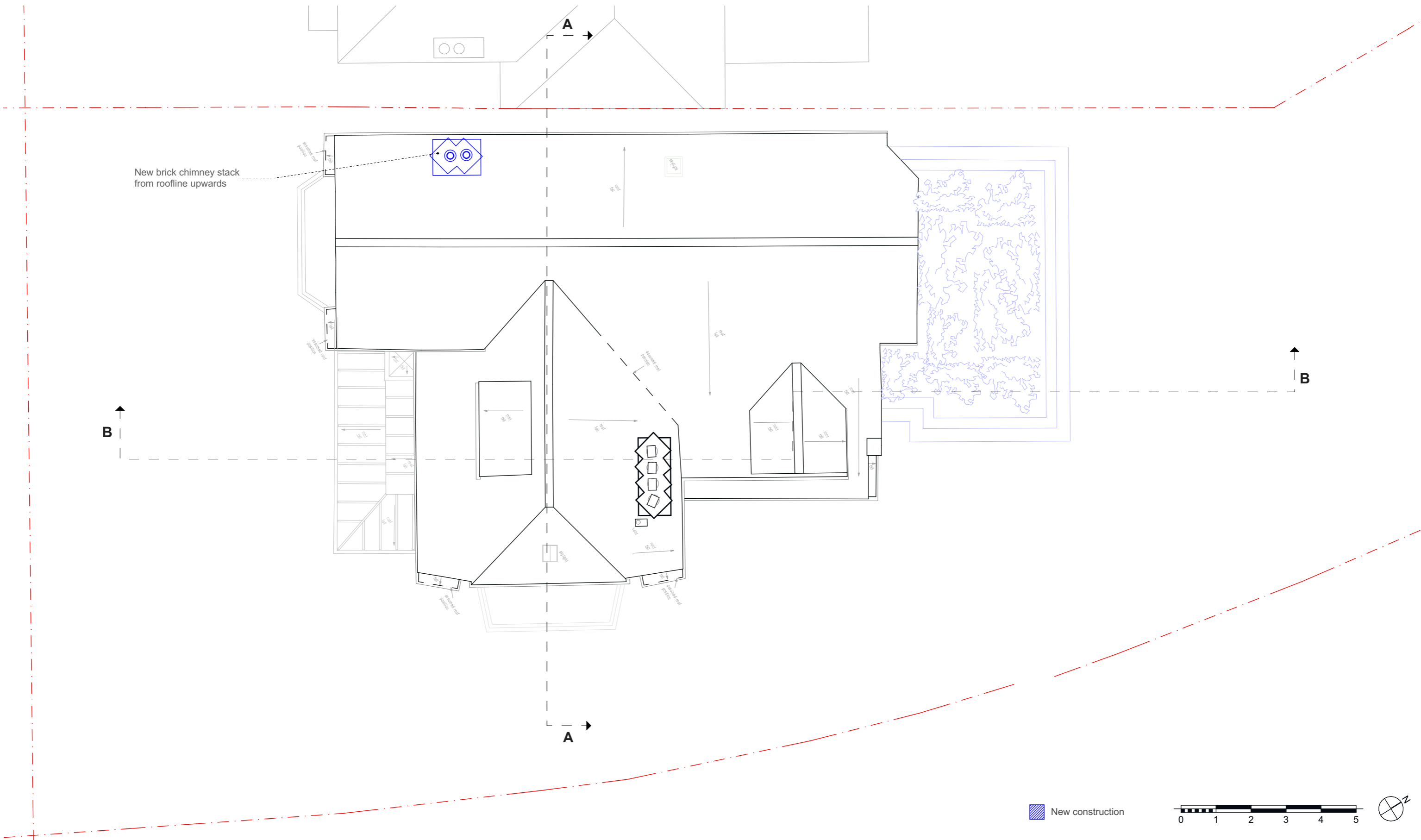
client: D Lipa
project: 30 Ferncroft Avenue
 NW3 7PH
drawing: Second Floor Plan

dwg. type: PROPOSED
dwg. status: PLANNING
 drawn by: ER approved by: PR date: 28/07/2021
 scale: 1:100 @ A3 format: A3



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 London W1D 4DS
 +44 02070210332
 +383 49 597754
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job number	drawing number	revision
309	2006	



New brick chimney stack from roofline upwards

- No. Notes:
1. Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
 2. There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

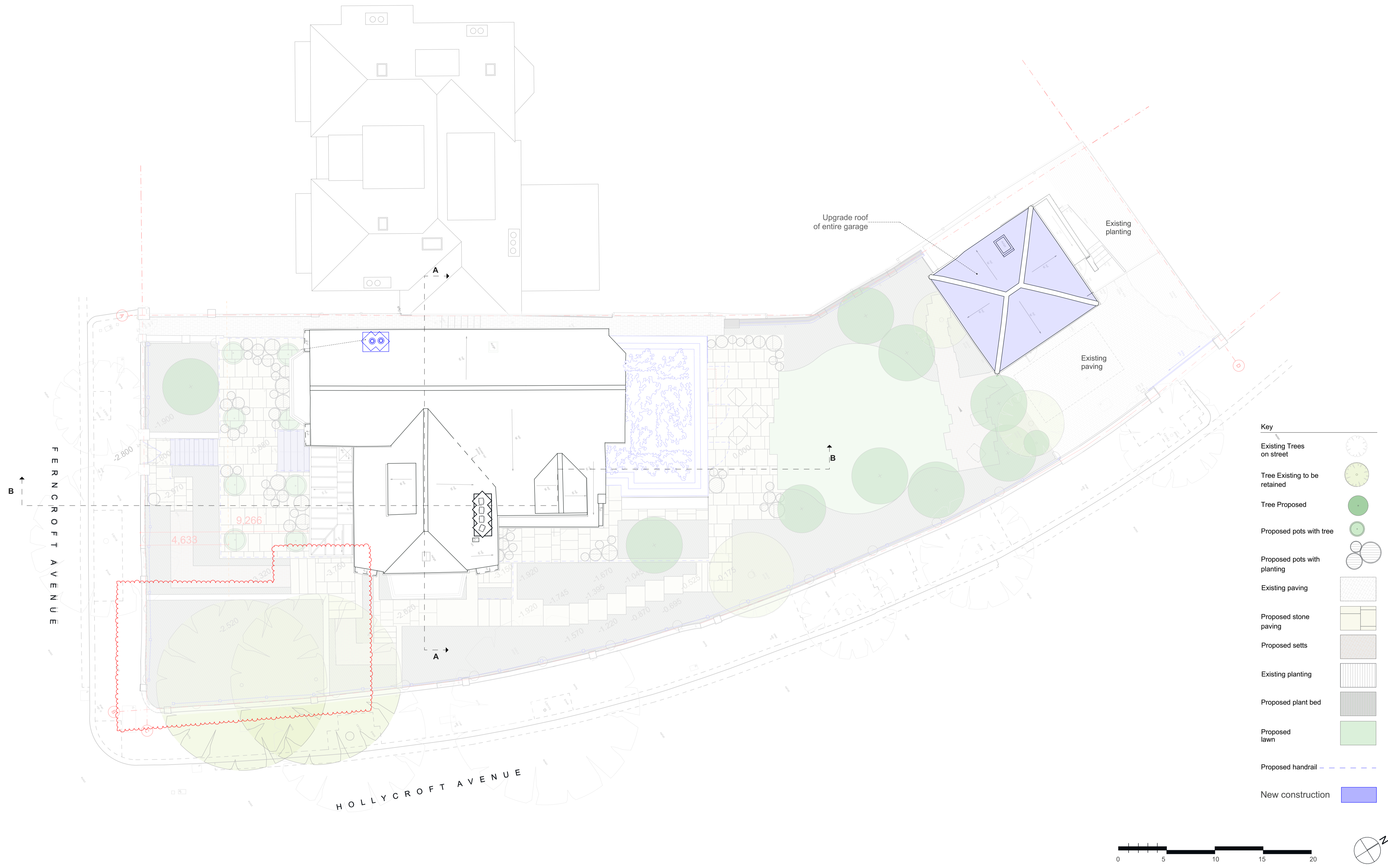
New construction

client: D Lipa
project: 30 Ferncroft Avenue
 NW3 7PH
drawing: Roof Plan

18 Greek Street
 London W1D 4DS
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 +383 49 597754
 info@4mgroup.co.uk
 www.4mgroup.co.uk

dwg. type: PROPOSED
dwg. status: PLANNING
 drawn by: ER approved by: PR date: 28/07/2021
 scale: 1:100 @ A3 format: A3

job number	drawing number	revision
309	2007	



- No. Notes:
1. Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the contract administrator. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
 2. There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

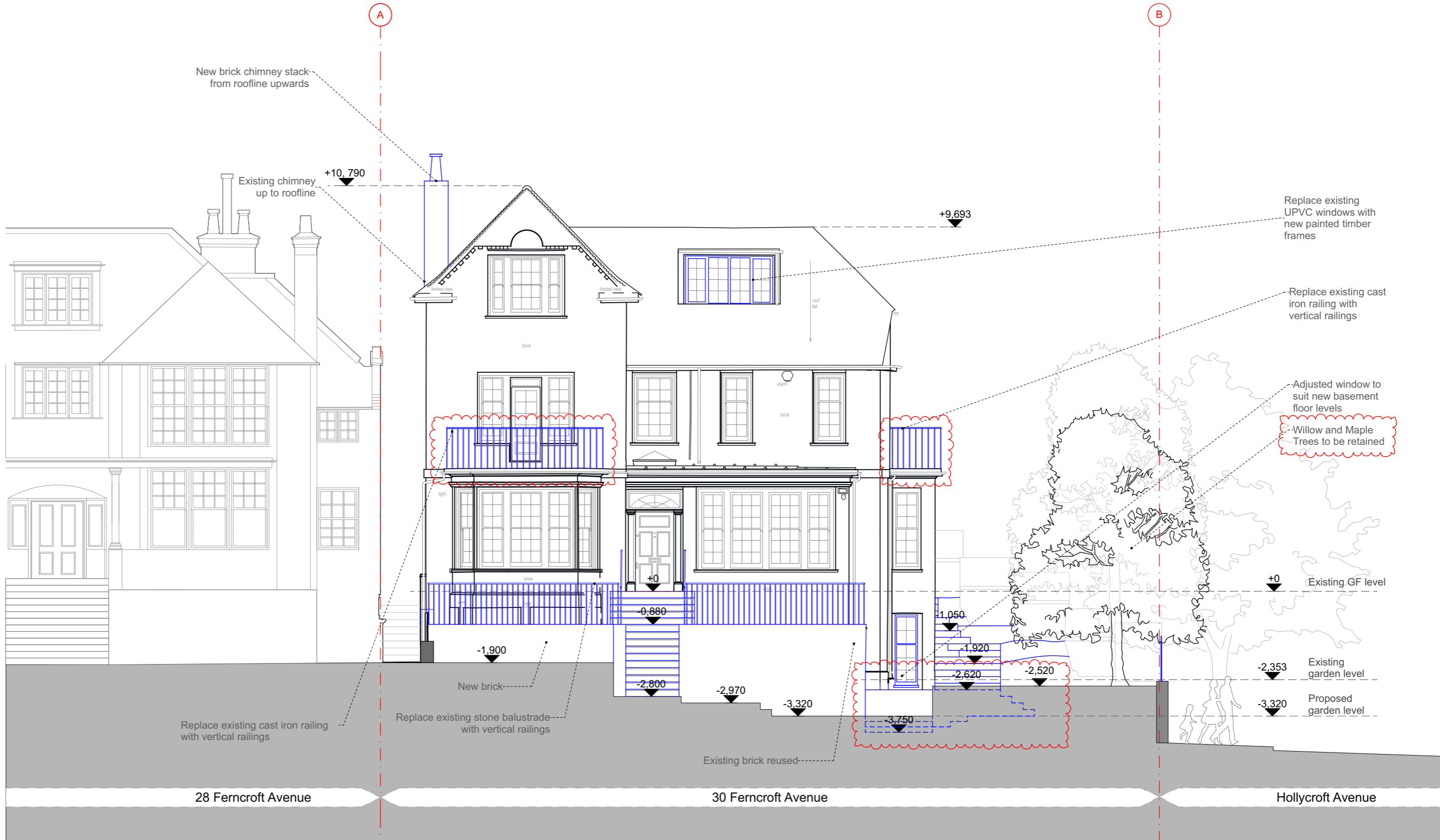
REV No	DATE	DESCRIPTION
REV A	29/07/2022	Trees T4 corkscrew willow and T3 Moose Maple to be retained. Landscape level on this area retained as existing. Landscaping steps and pavement amended.

client: D Lipa
project: 30 Ferncroft Avenue
 NW3 7PH
drawing: Roof plan A1

dwg. type: PROPOSED
dwg. status: PLANNING
 drawn by: approved by: PR date: 01/08/2022
 scale: 1:100 @ A1 format: A1

ARCHITECTURE
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 London W1D 4DS
 +44 02070210332
 +383 49 597754
 info@4mgroup.co.uk
 www.4mgroup.co.uk

job number	drawing number	revision
309	2008	A



New brick chimney stack
from roofline upwards

Existing chimney
up to roofline +10,790

+9,693

Replace existing
UPVC windows with
new painted timber
frames

Replace existing cast
iron railing with
vertical railings

Adjusted window to
suit new basement
floor levels

Willow and Maple
Trees to be retained

+0 Existing GF level

-2,353 Existing garden level

-3,320 Proposed garden level

Replace existing cast iron railing
with vertical railings

Replace existing stone balustrade
with vertical railings

Existing brick reused

28 Ferncroft Avenue

30 Ferncroft Avenue

Hollycroft Avenue

Front Elevation - South

Proposed construction



- No. Notes:
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REV No	DATE	DESCRIPTION
REV A	25/03/2022	Existing railings on first floor level replaced with vertical railings
REV B	29/07/2022	Landscaping amended Trees T4 corkscrew willow and T3 Moose Maple to be retained. Existing ground level retained in that area.

client: D Lipa
project: 30 Ferncroft Avenue
NW3 7PH
drawing: Front Elevation - South

dwg. type: PROPOSED
dwg. status: PLANNING
drawn by: ER approved by: PR date: 29/07/2022
scale: 1:100 @ A3 format: A3

18 Greek Street
London W1D 4DS
+44 02070210332
+383 49 597754
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309	2702	B



Front Side Elevation - East - towards Hollycroft Avenue

Retain & Re-use bricks, otherwise, Replace to match as required.

Proposed construction

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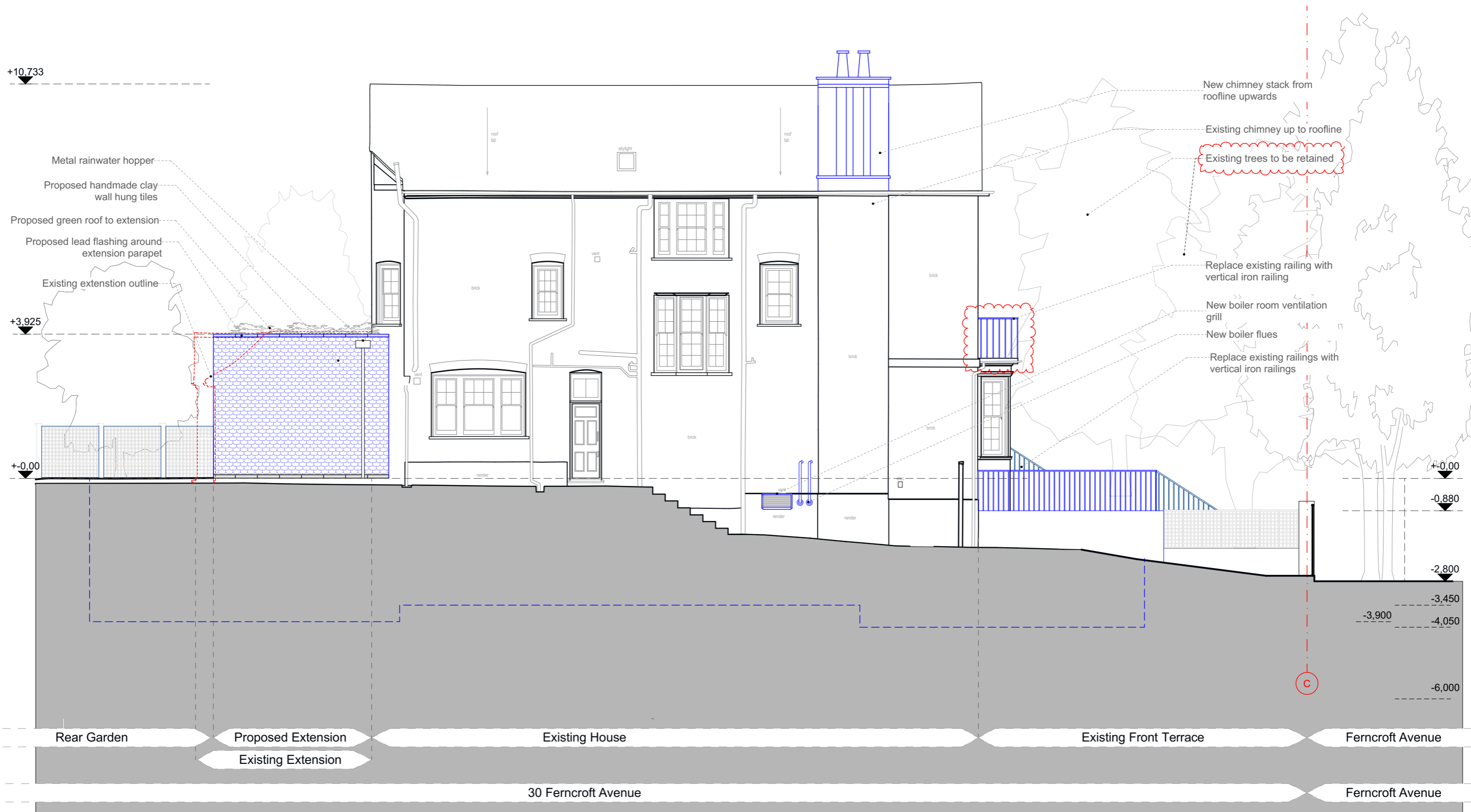
REV No	DATE	DESCRIPTION
REV A	25/03/2022	Existing railings on first floor level replaced with vertical railings Window on the side elevation of the rear extension amended
REV B	29/07/2022	Sunken entrance stairs amended Width of door to studio lobby amended.

client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: Side Elevation - East

dwg. type: PROPOSED
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 01/08/2022
 scale: 1:100 @ A3 format: A3

18 Greek Street
 London W1D 4DS
 +44 02070210332
 +383 49 597754
 info@4mgroup.co.uk
 www.4mgroup.co.uk

job number	drawing number	revision
309	2703	B



Rear Side Elevation - West

Proposed elements



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 - There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

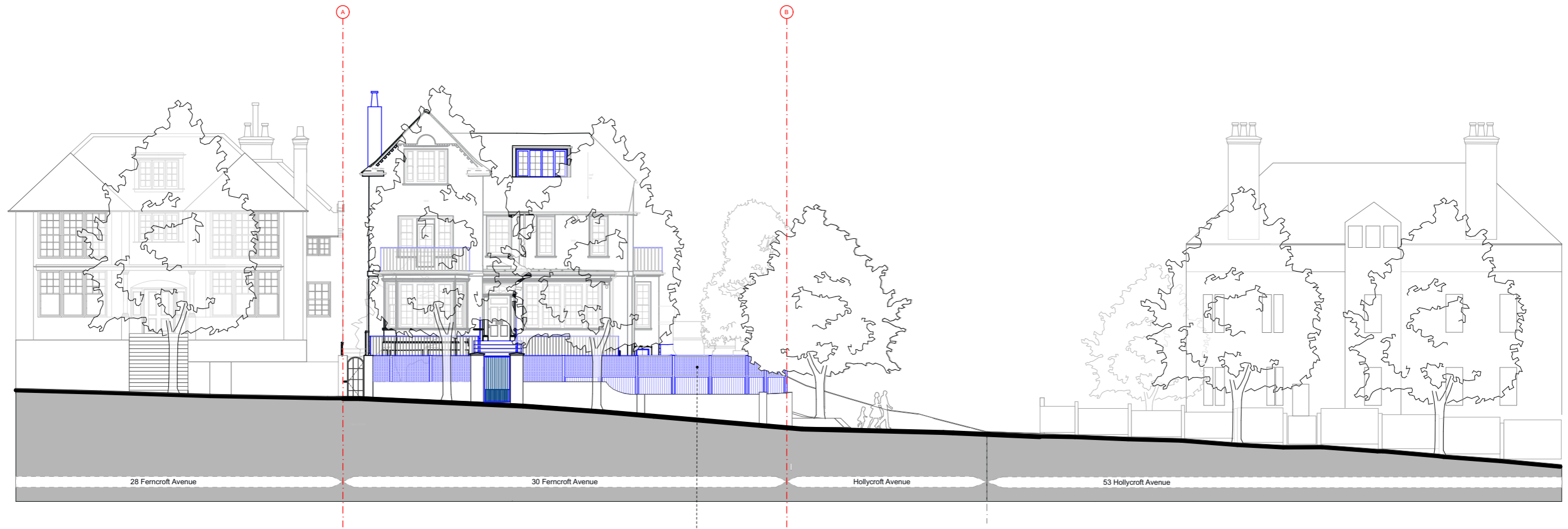
REV No	DATE	DESCRIPTION
REV A	25/03/2022	Existing railing on first floor level replaced with vertical railings
REV B	29/07/2022	Trees T4 corkscrew willow and T3 Moose Maple to be retained.

client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: Rear Side Elevation - West

dwg. type: PROPOSED
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 01/08/2022
 scale: 1:100 @ A3 format: A3

18 Greek Street
 London W1D 4DS
 +44 02070210332
 +383 49 597754
 info@4mgroup.co.uk
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job number	drawing number	revision
309	2705	B



Front Elevation - South

Replacement trellis, same height as existing



Street trees

New construction



No. Notes:

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2. There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

REV No	DATE	DESCRIPTION
REV A	25/03/2022	Existing railing on first floor level replaced with vertical railings

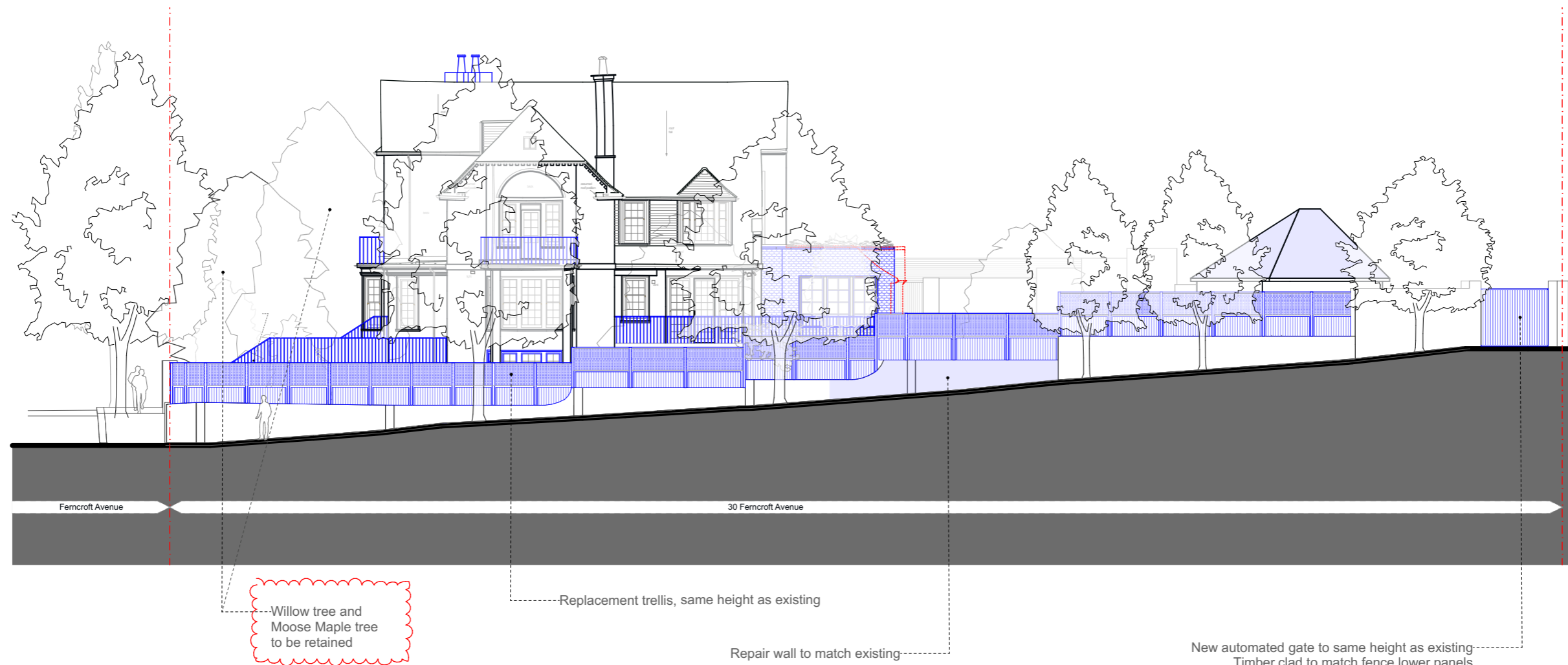
client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: Front Street Elevation - South

dwg. type: PROPOSED
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 25/03/2022
 scale: 1:200 @ A3 format: A3



18 Greek Street
 London W1D 4DS
 +44 02070210332
 +383 49 597754
 info@4mgroup.co.uk
 www.4mgroup.co.uk

job number	drawing number	revision
309	2706	A



Side Elevation - East - towards Hollycroft Avenue

- No. Notes:
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 2. There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

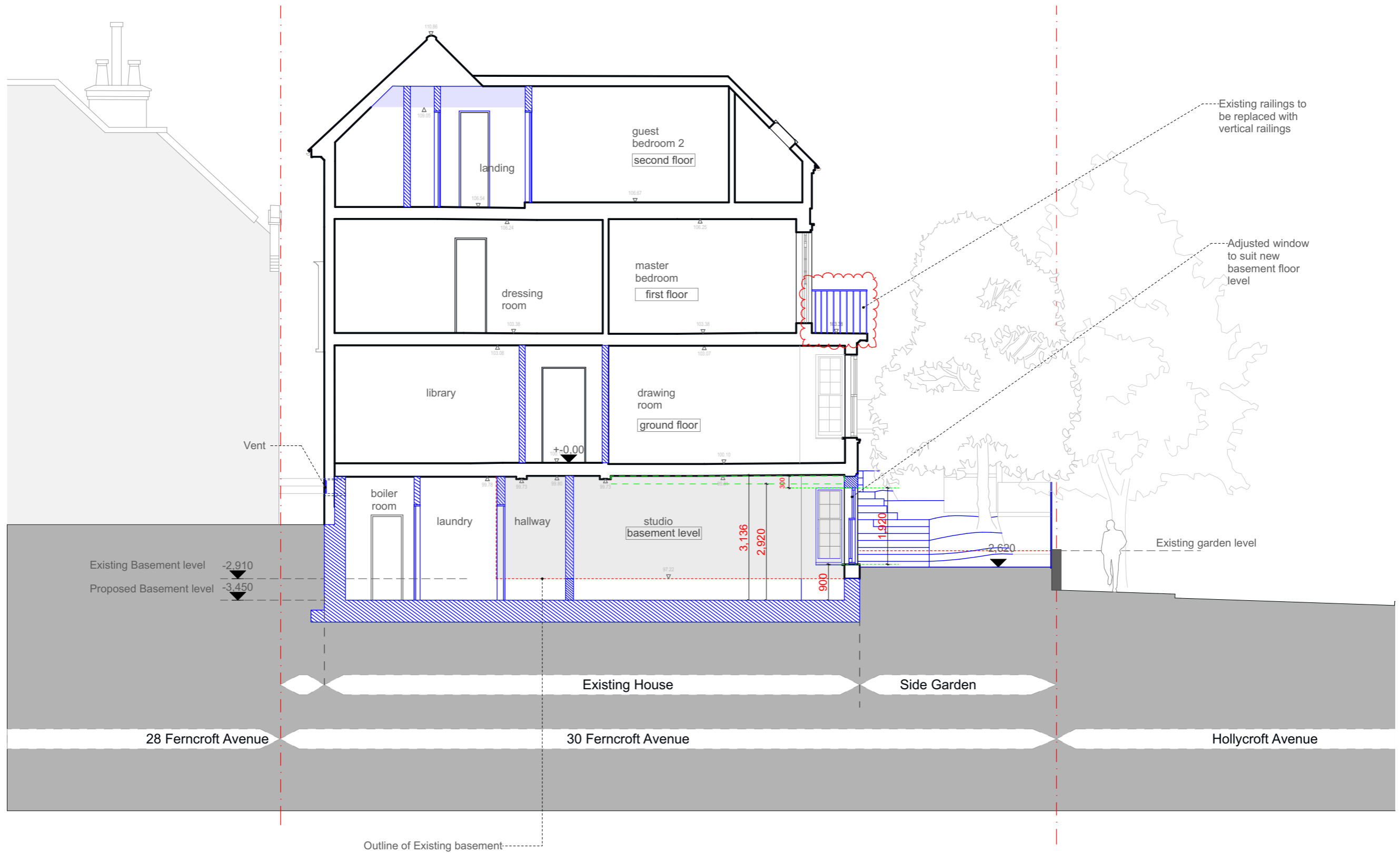
REV No	DATE	DESCRIPTION
REV A	25/03/2022	Existing railings on first floor level replaced with vertical railings Window on the side elevation of the rear extension amended
REV B	29/07/2022	Trees T4 corkscrew willow and T3 Moose Maple to be retained.

client: D Lipa
project: 30 Ferncroft Avenue
 NW3 7PH
drawing: Side Street Elevation - East

dwg. type: PROPOSED
dwg. status: PLANNING
 drawn by: ER approved by: PR date: 29/07/2022
 scale: 1:200 @ A3 format: A3

4M GROUP
 18 Greek Street
 London W1D 4DS
 +44 02070210332
 +383 49 597754
 info@4mgroup.co.uk
 www.4mgroup.co.uk

job number	drawing number	revision
309	2707	B



Section A-A

Existing construction
 New construction



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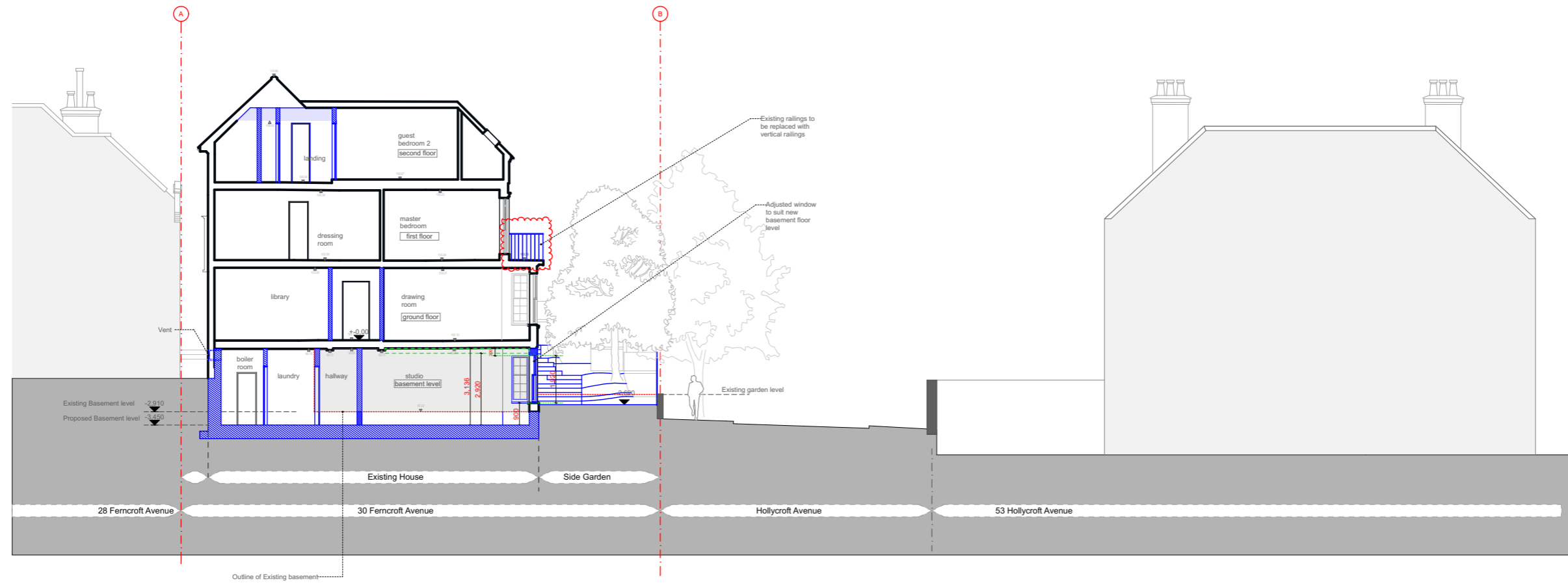
REV No	DATE	DESCRIPTION
REV A	25/03/2022	Existing railing on first floor level replaced with vertical railings

client: D Lipa
project: 30 Ferncroft Avenue
 NW3 7PH
drawing: Section A

dwg. type: PROPOSED
dwg. status: PLANNING
 drawn by: ER approved by: PR date: 25/03/2022
 scale: 1:100 @ A3 format: A3

18 Greek Street
 London W1D 4DS
 +44 02070210332
 +383 49 597754
 info@4mgroup.co.uk
 www.4mgroup.co.uk

job number	drawing number	revision
309	2708	A



Section A-A

- Existing construction
- New construction



- No. Notes:
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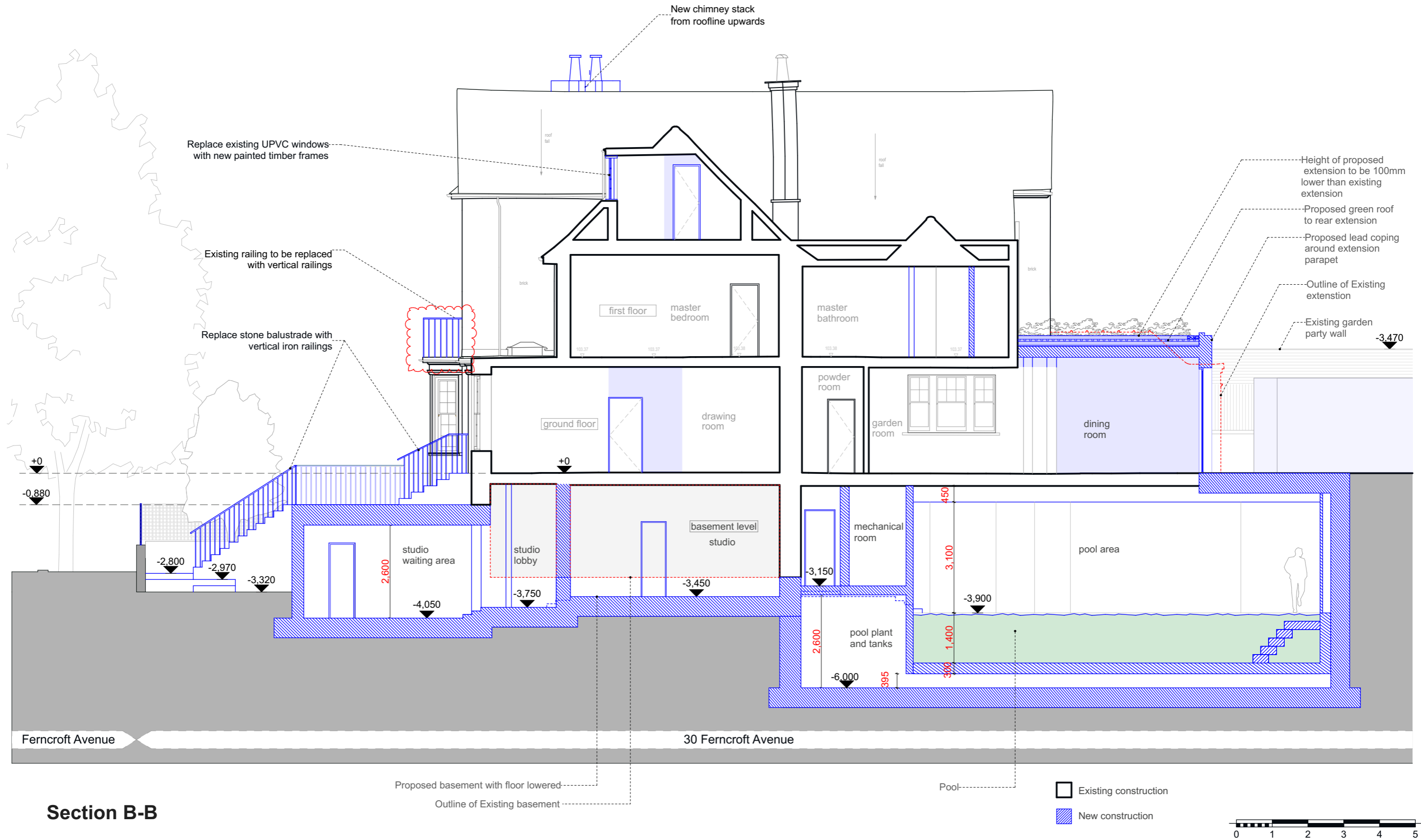
REV No	DATE	DESCRIPTION
REV A	25/03/2022	Existing railing on first floor level replaced with vertical railings

client: D Lipa
 project: 30 Ferncroft Avenue
 NW3 7PH
 drawing: Section A - 1:200

dwg. type: PROPOSED
 dwg. status: PLANNING
 drawn by: ER approved by: PR date: 25/03/2022
 scale: 1:200 @ A3 format: A3

4M GROUP
 18 Greek Street
 London W1D 4DS
 +44 02070210332
 +383 49 597754
 info@4mgroup.co.uk
 www.4mgroup.co.uk

job number	drawing number	revision
309	2709	A



Section B-B

Existing construction
 New construction



- No. Notes:
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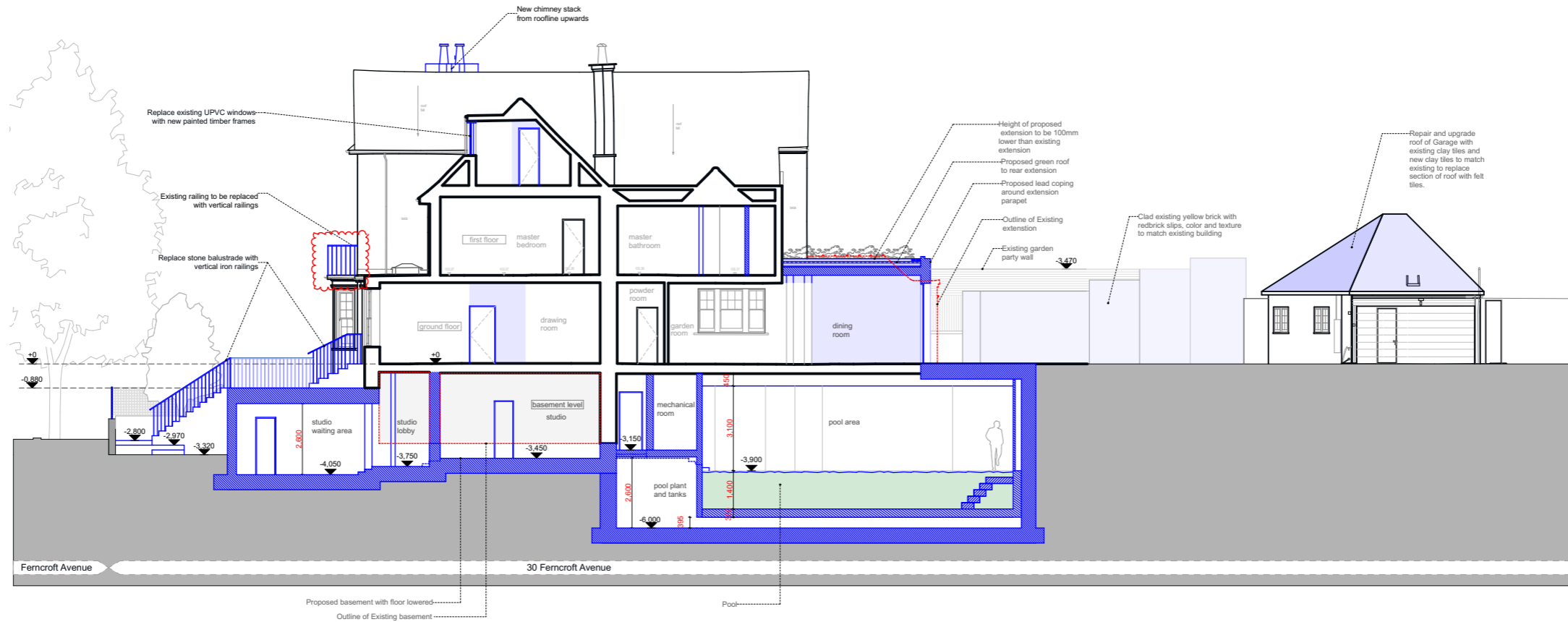
REV No	DATE	DESCRIPTION
REV A	25/03/2022	Existing railing on first floor level replaced with vertical railings

client: D Lipa
project: 30 Ferncroft Avenue
 NW3 7PH
drawing: Section B

dwg. type: PROPOSED
dwg. status: PLANNING
 drawn by: ER approved by: PR date: 25/03/2022
 scale: 1:100 @ A3 format: A3

18 Greek Street
 London W1D 4DS
 +44 02070210332
 +383 49 597754
 info@4mgroup.co.uk
 www.4mgroup.co.uk
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job number	drawing number	revision
309	2710	A



Section B-B

Existing construction
 New construction



- No. Notes:
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REV No	DATE	DESCRIPTION
REV A	25/03/2022	Existing railing on first floor level replaced with vertical railings

client: D Lipa
project: 30 Ferncroft Avenue
 NW3 7PH
drawing: Section B - 1:200

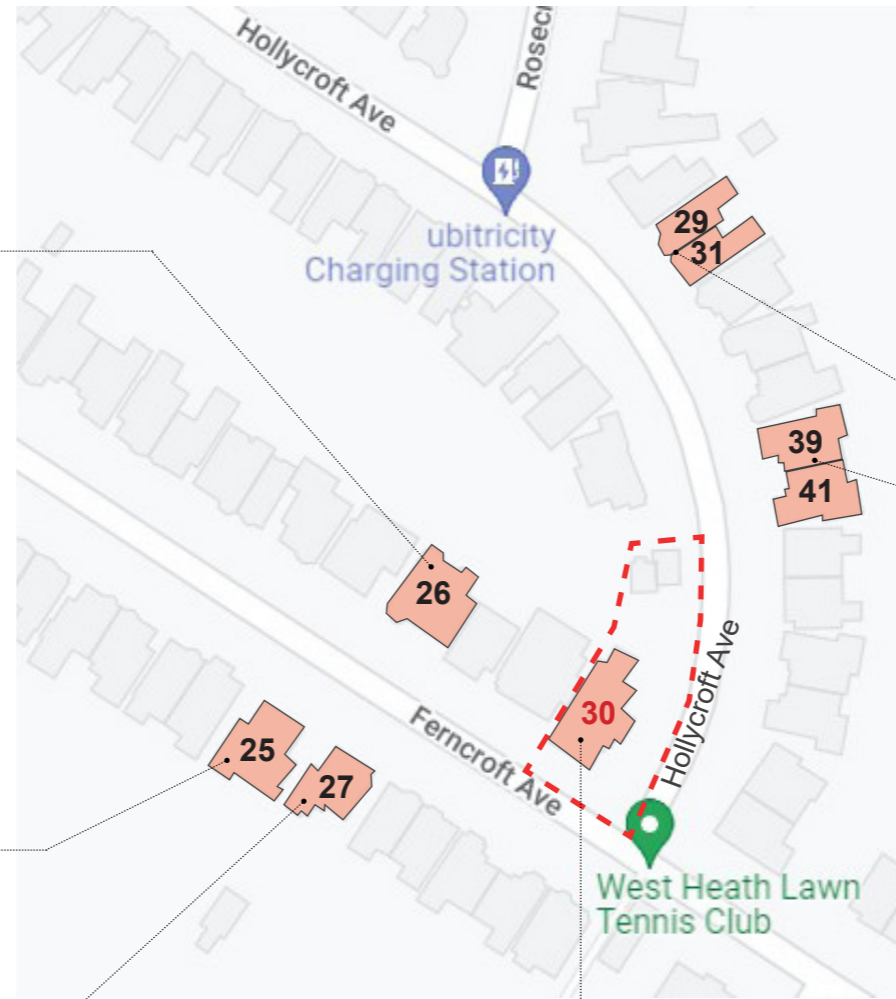
dwg. type: PROPOSED
dwg. status: PLANNING
 drawn by: ER approved by: PR date: 25/03/2022
 scale: 1:200 @ A3 format: A3

4M GROUP
 18 Greek Street
 London W1D 4DS
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 +383 49 597754
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job number	drawing number	revision
309	2711	A

Use of Clay wall hung tiles in Ferncroft Avenue and Hollycroft Avenue.

Clay wall hung tiles are a feature used in these streets. 30 Ferncroft Avenue has clay tiles on its side elevation- first level, as shown in the image below. The map shows the location of the properties which use clay on its facades, some with more detail such as No. 25 and No. 27 Ferncroft Avenue.



26 Ferncroft Avenue



25 Ferncroft Avenue



27 Ferncroft Avenue



30 Ferncroft Avenue: Site under application



29 & 31 Hollycroft Avenue



39 & 41 Hollycroft Avenue

