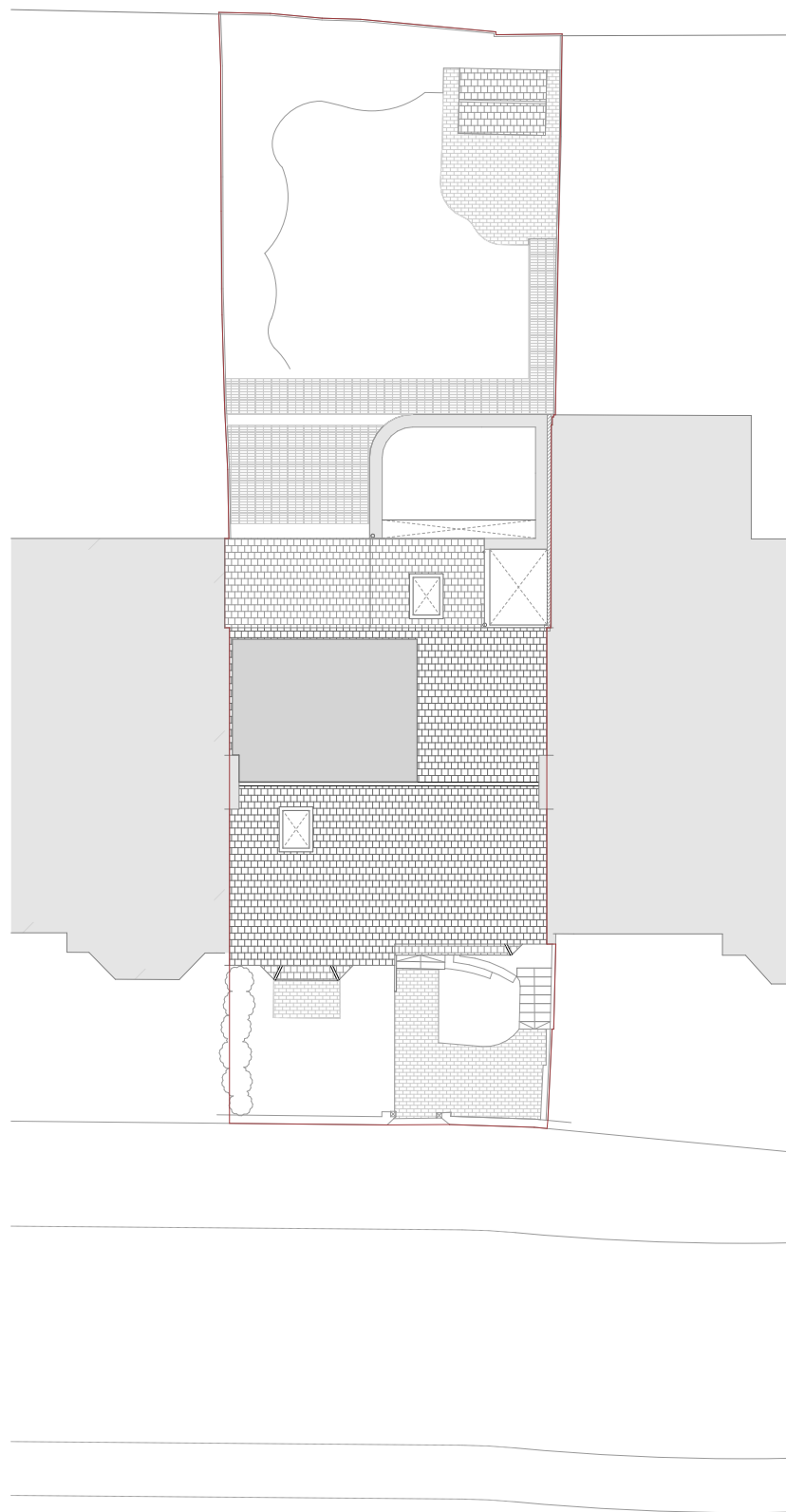


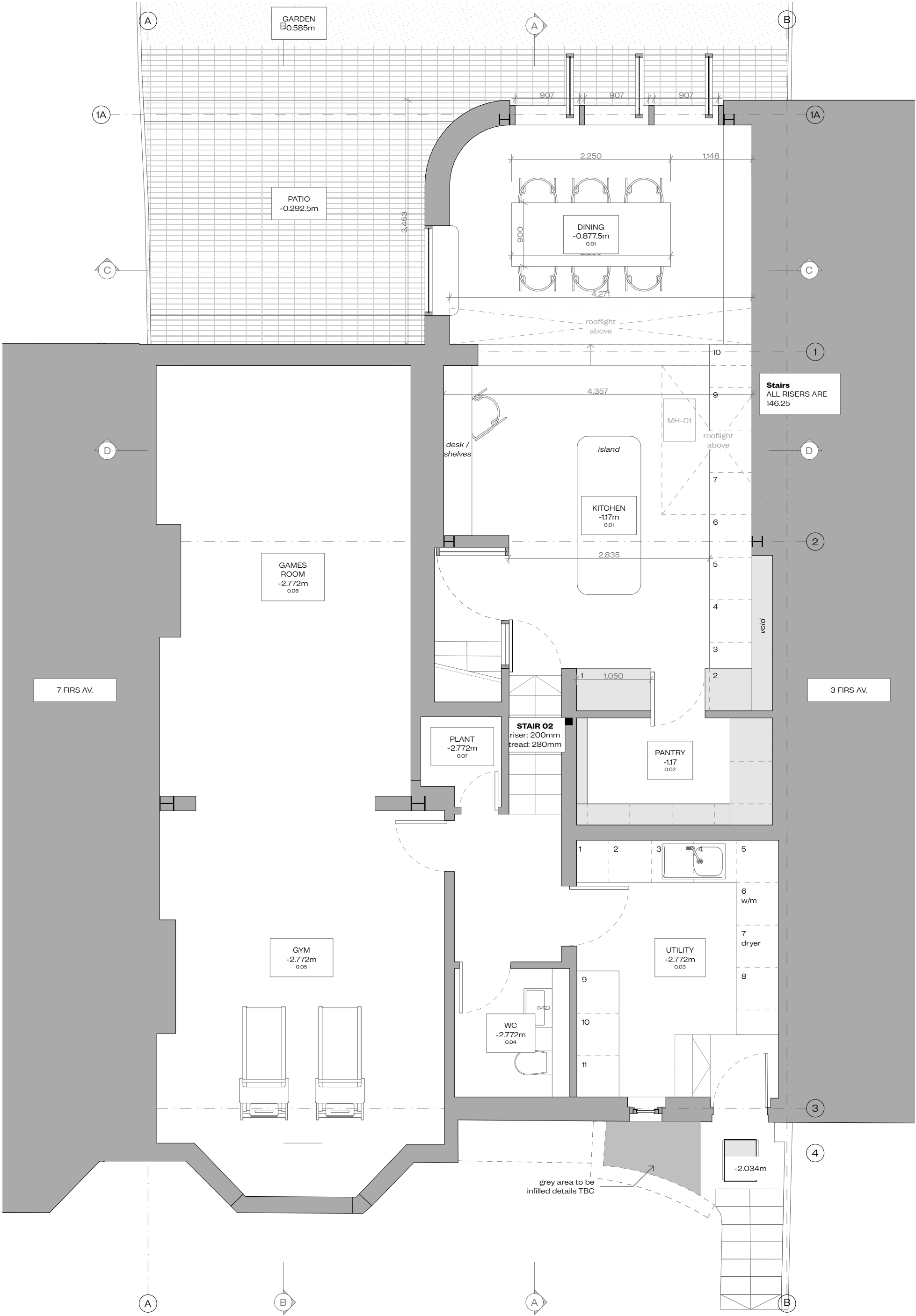


0m 2m 4m 6m 8m

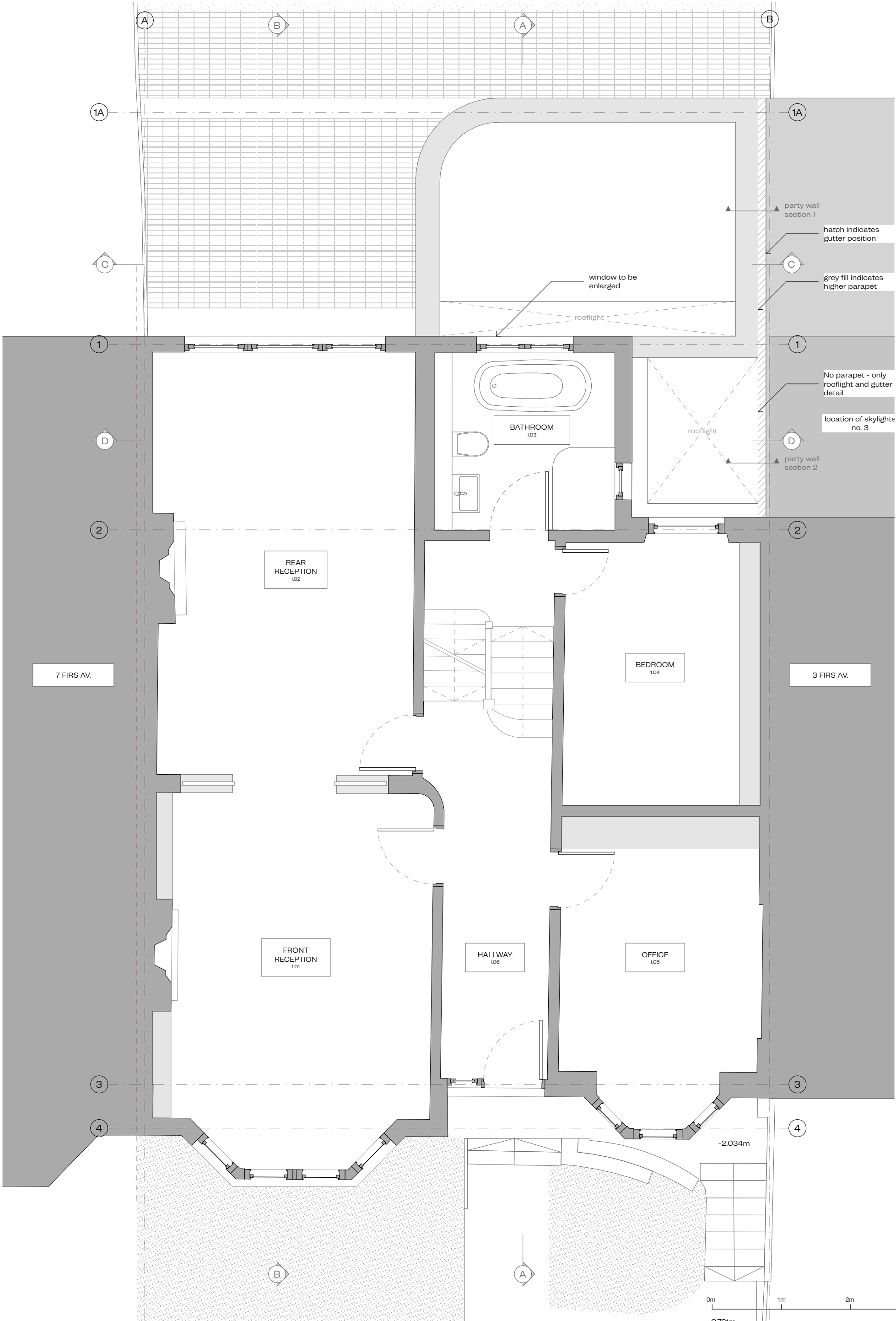
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LONDON N1 7BJ

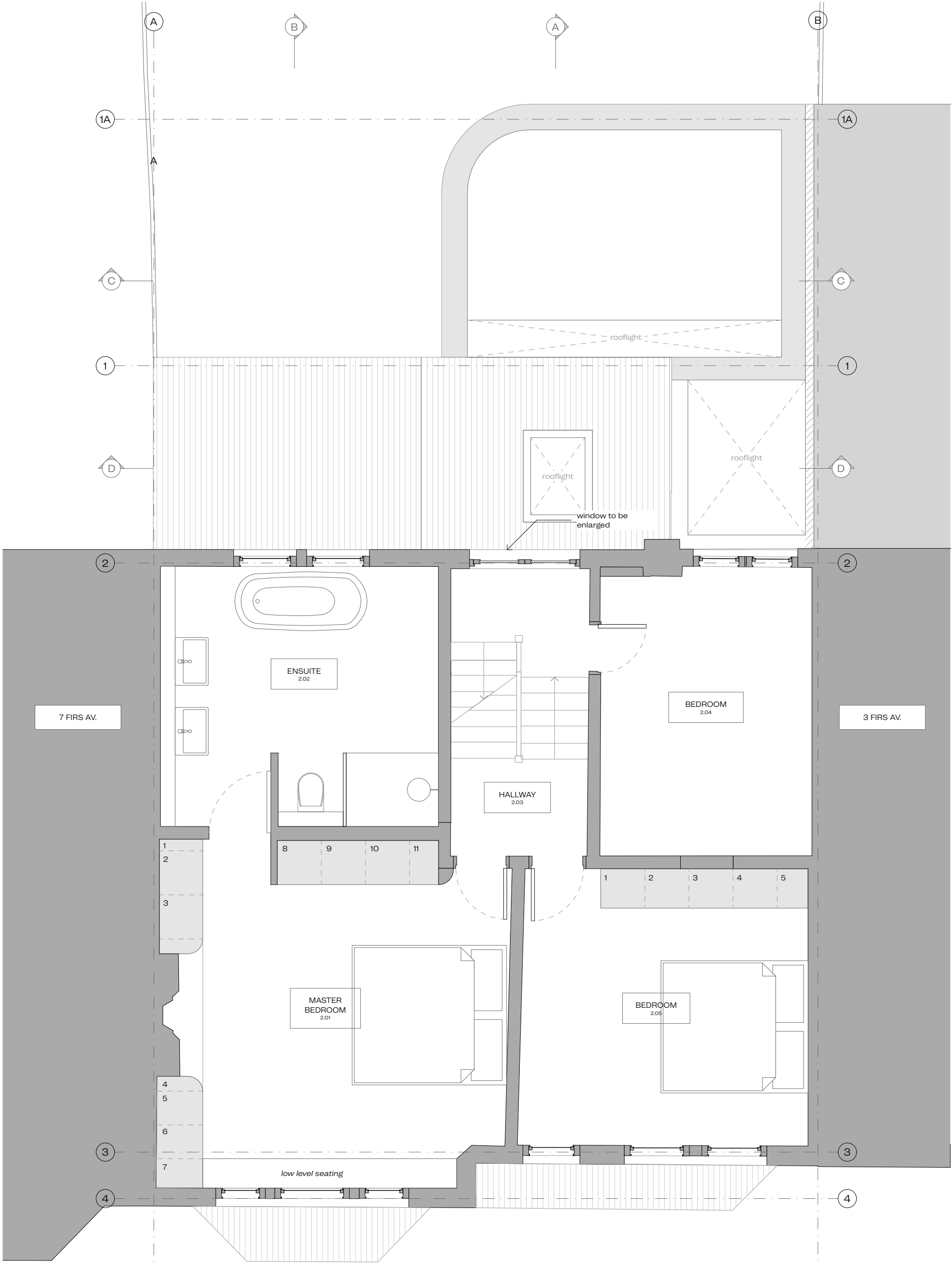
REF: FIR PROJECT: 5 Firs Avenue Muswell Hill, London, N10 3LY. CLIENT: Amy & Vince Cao	DRAWING: Proposed Block Plan STATUS: PLANNING SCALE: 1:200@A3 DATE: 24/03/2026 DRAWING NO.: ELL-080-A-06-001 REVISION:	REV. DATE DESCRIPTION	1. Do not scale drawings for construction. 2. Neighbouring buildings are approximations. 3. All dimensions, levels and conditions shall be checked on site before proceeding with the work. 4. ELL&I Architects shall be notified of any discrepancies. 5. Spot levels are subjects to variation. 6. All drawings to be read in conjunction with all consultant information and specification. 7. Do not use for construction unless expressly permitted.
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REF: PROJECT:	FIR 5 Firs Avenue Muswell Hill, London, N10 3LY.	DRAWING: STATUS: PLANNING SCALE: 1:50@A3 DATE: 08/06/2026 DRAWING NO.: ELL-080-A-06-100 REVISION: A	REV. DATE DESCRIPTION A 08.06.2026 Extension external materials revised Street elevation windows removed	1. Do not scale drawings for construction. 2. Neighbouring buildings are approximate. 3. All dimensions, levels and conditions shall be checked on site before proceeding with the work. 4. ELL Architects shall be notified of any discrepancies. 5. Spot levels are subjects to variation. 6. All drawings to be read in conjunction with all consultant information and specification. 7. Do not use for construction unless expressly permitted.
CLIENT:	Amy & Vince Cao			



REF:	FIR	DRAWING:	Proposed Ground Floor Plan	REV.	A	DATE	08.06.2026	DESCRIPTION	Extension external materials revised Street elevation windows removed	1. Do not scale drawings for construction.
PROJECT:	5 Firs Avenue Muswell Hill, London, N10 3LY.	STATUS:	PLANNING							2. Neighbouring buildings are approximate.
		SCALE:	1:50@A3							3. All dimensions, levels and conditions shall be checked on site before proceeding with the work.
		DATE:	08/06/2026							4. ELL Architects shall be notified of any discrepancies.
		DRAWING NO.:	ELL-080-A-06-101							5. Spot levels are subjects to variation.
CLIENT:	Amy & Vince Cao	REVISION:	A							6. All drawings to be read in conjunction with all consultant information and specification.
										7. Do not use for construction unless expressly permitted.

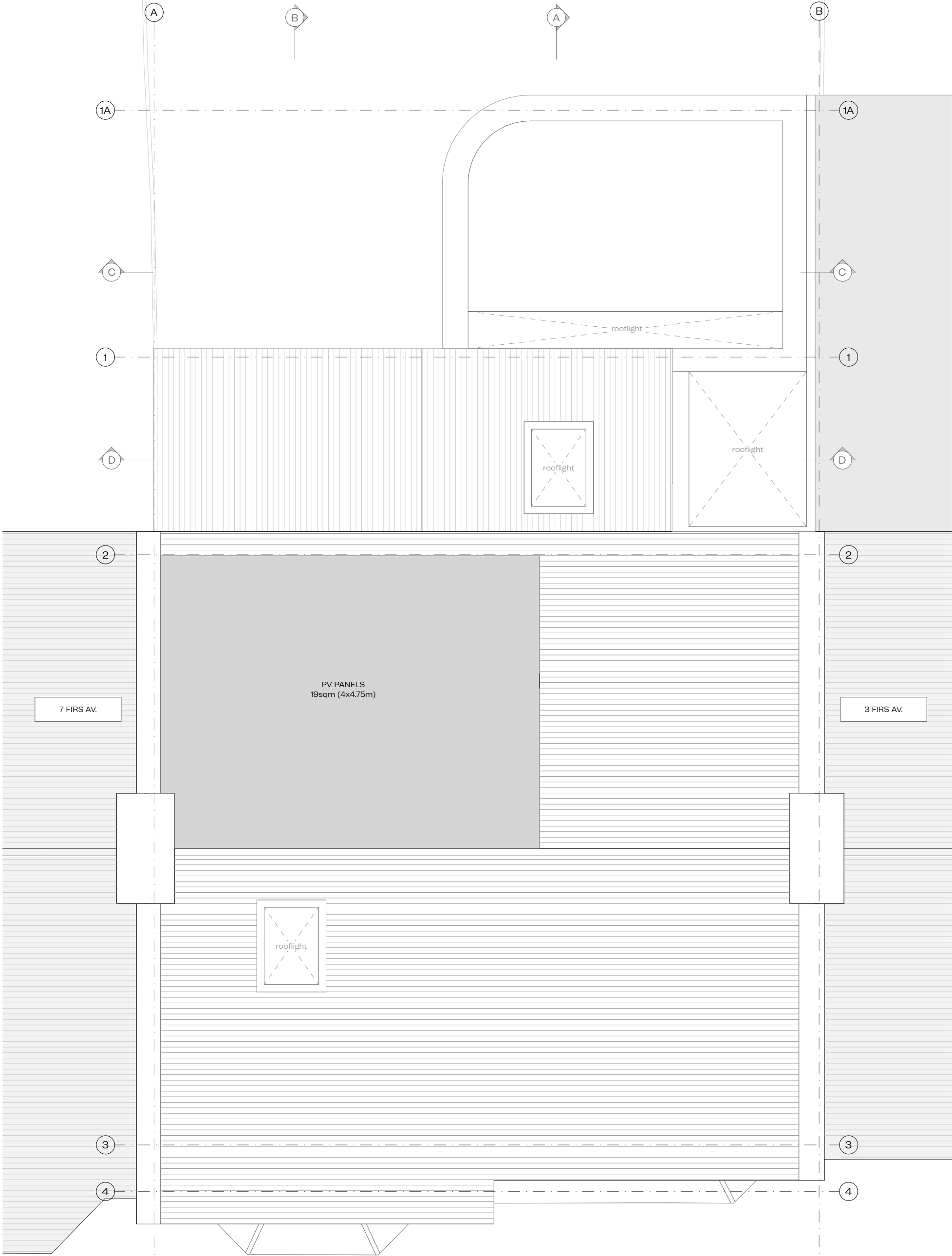


0m 1m 2m 3m

REF: PROJECT:	FIR 5 Firs Avenue Muswell Hill, London, N10 3LY.	DRAWING: STATUS: SCALE: DATE: DRAWING NO.: REVISION:	Proposed First Floor Plan PLANNING 1:50@A3 24/03/2026 ELL-080-A-06-102	REV. DATE DESCRIPTION	1. Do not scale drawings for construction. 2. Neighbouring buildings are approximate. 3. All dimensions, levels and conditions shall be checked on site before proceeding with the work. 4. ELL Architects shall be notified of any discrepancies. 5. Spot levels are subjects to variation. 6. All drawings to be read in conjunction with all consultant information and specification. 7. Do not use for construction unless expressly permitted.
CLIENT:	Amy & Vince Cao				



REF:	FIR	DRAWING:	Proposed Second Floor Plan	REV.	DATE	DESCRIPTION	1. Do not scale drawings for construction.
PROJECT:	5 Firs Avenue	STATUS:	PLANNING				2. Neighbouring buildings are approximate.
	Muswell Hill,	SCALE:	1:50@A3				3. All dimensions, levels and conditions shall be checked on site before proceeding with the work.
	London, N10 3LY.	DATE:	24/03/2026				4. EIR/ Architects shall be notified of any discrepancies.
		DRAWING NO.:	ELL-080-A-06-103				5. Spot levels are subjects to variation.
CLIENT:	Amy & Vince Cao	REVISION:					6. All drawings to be read in conjunction with all consultant information and specification.
							7. Do not use for construction unless expressly permitted.



0m 1m 2m 3m

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REF:	FIR	DRAWING:	Proposed Roof Plan	REV.	DATE	DESCRIPTION	1. Do not scale drawings for construction.
PROJECT:	5 Firs Avenue	STATUS:	PLANNING				2. Neighbouring buildings are approximate.
	Muswell Hill,	SCALE:	1:50@A3				3. All dimensions, levels and conditions shall be checked on site before proceeding with the work.
	London, N10 3LY.	DATE:	24/03/2026				4. ELL Architects shall be notified of any discrepancies.
CLIENT:	Amy & Vince Cao	DRAWING NO.:	ELL-080-A-06-104				5. Spot levels are subjects to variation.
		REVISION:					6. All drawings to be read in conjunction with all consultant information and specification.
							7. Do not use for construction unless expressly permitted.

REF:	FIR	
PROJECT:	5 Firs Avenue Muswell Hill, London, N10 3LY.	
CLIENT:	Amy & Vince Cao	
DRAWING:	Proposed Section BB revA	
STATUS:	PLANNING	
SCALE:	1:50@A3	
DATE:	08/06/2026	
DRAWING NO.:	ELL-080-A-06-201	
REVISION:	A	
REV.	DATE	DESCRIPTION
A	08.06.2026	Extension external materials revised Street elevation windows removed
1. Do not scale drawings for construction. 2. Neighbouring buildings are approximate. 3. All dimensions, levels and conditions shall be checked on site before proceeding with the work. 4. EIELL Architects shall be notified of any discrepancies. 5. Spot levels are subjects to variation. 6. All drawings to be read in conjunction with all consultant information and specification. 7. Do not use for construction unless expressly permitted.		

no. 3's extension
in background
(grey fill)

T.O.P
+2.10m



1

2

3

4

Roof
+8.77m

Loft
+6.33m

FF Half Landing
+4.48m

First Floor
+3.27m

GF Half Landing
+1.61m

Ground Floor
-0.00m

Lower Ground
-1.17m

Basement
-2.772m

BEDROOM
3.01

ENSUITE
2.02

MASTER
BEDROOM
2.01

REAR
RECEPTION
+0.00
1.02

FRONT
RECEPTION
+0.00
1.01

GAMES
ROOM
-2.772
0.06

GYM
-2.772
0.05

1

2

3

4

0m 1m 2m 3m

REF: FIR

PROJECT: 5 Firs Avenue
Muswell Hill,
London, N10 3LY.

CLIENT: Amy & Vince Cao

DRAWING: Proposed Section CC

STATUS: Feasibility

SCALE: 1:50@A3

DATE: 24/03/2026

DRAWING NO.: ELL-080-A-06-202

REVISION:

REV.	DATE	DESCRIPTION
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1. Do not scale drawings for construction.

2. Neighbouring buildings are approximate.

3. All dimensions, levels and conditions shall be checked on site before proceeding with the work.

4. EIELL Architects shall be notified of any discrepancies.

5. Spot levels are subjects to variation.

6. All drawings to be read in conjunction with all consultant information and specification.

7. Do not use for construction unless expressly permitted.



REF: FIR

PROJECT: 5 Firs Avenue
Muswell Hill,
London, N10 3LY.

CLIENT: Amy & Vince Cao

DRAWING: Proposed Section DD

STATUS: Feasibility

SCALE: 1:50@A3

DATE: 24/03/2026

DRAWING NO.: ELL-080-A-06-203

REVISION:

REV.	DATE	DESCRIPTION
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1. Do not scale drawings for construction.

2. Neighbouring buildings are approximate.

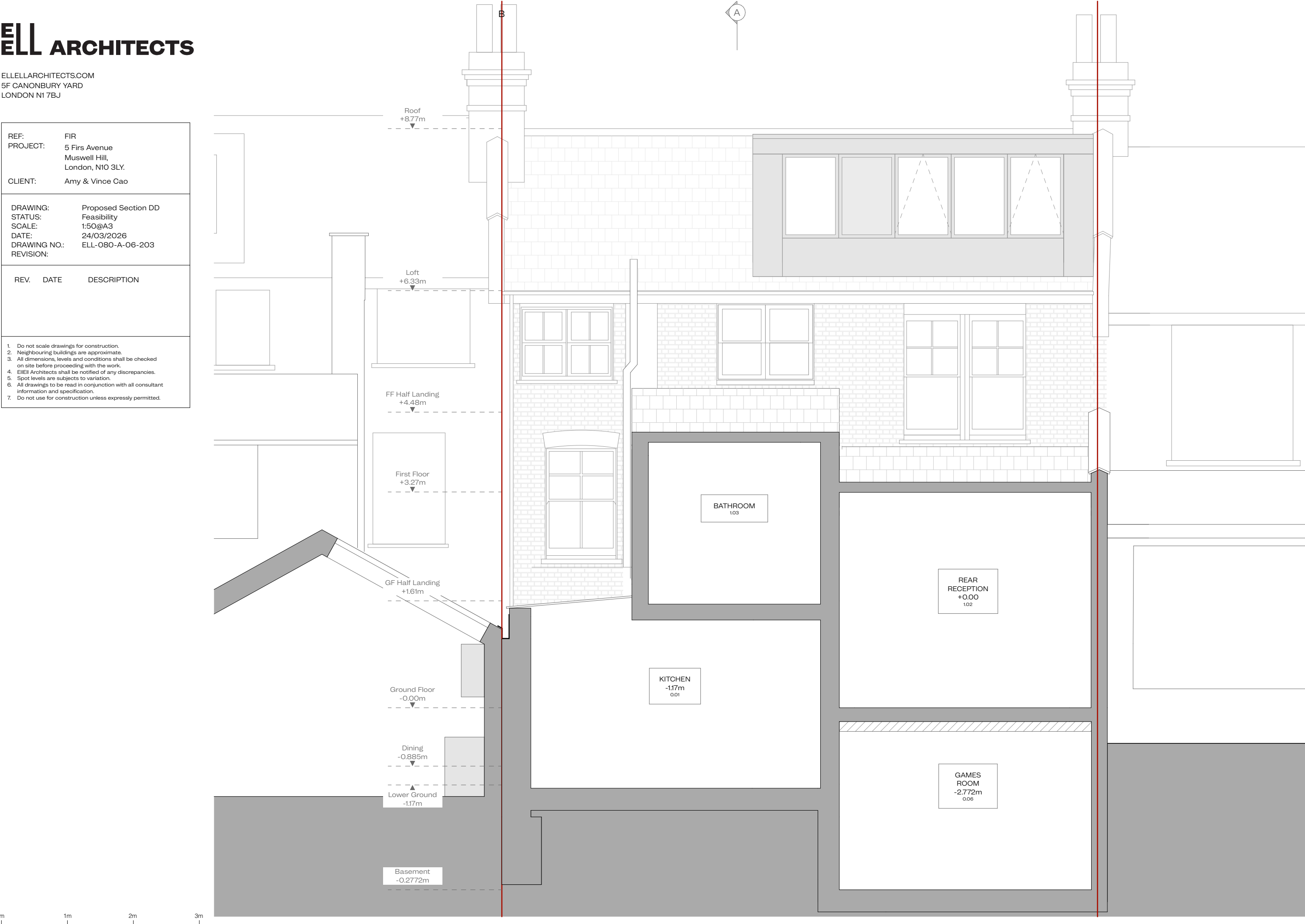
3. All dimensions, levels and conditions shall be checked on site before proceeding with the work.

4. EIELL Architects shall be notified of any discrepancies.

5. Spot levels are subjects to variation.

6. All drawings to be read in conjunction with all consultant information and specification.

7. Do not use for construction unless expressly permitted.





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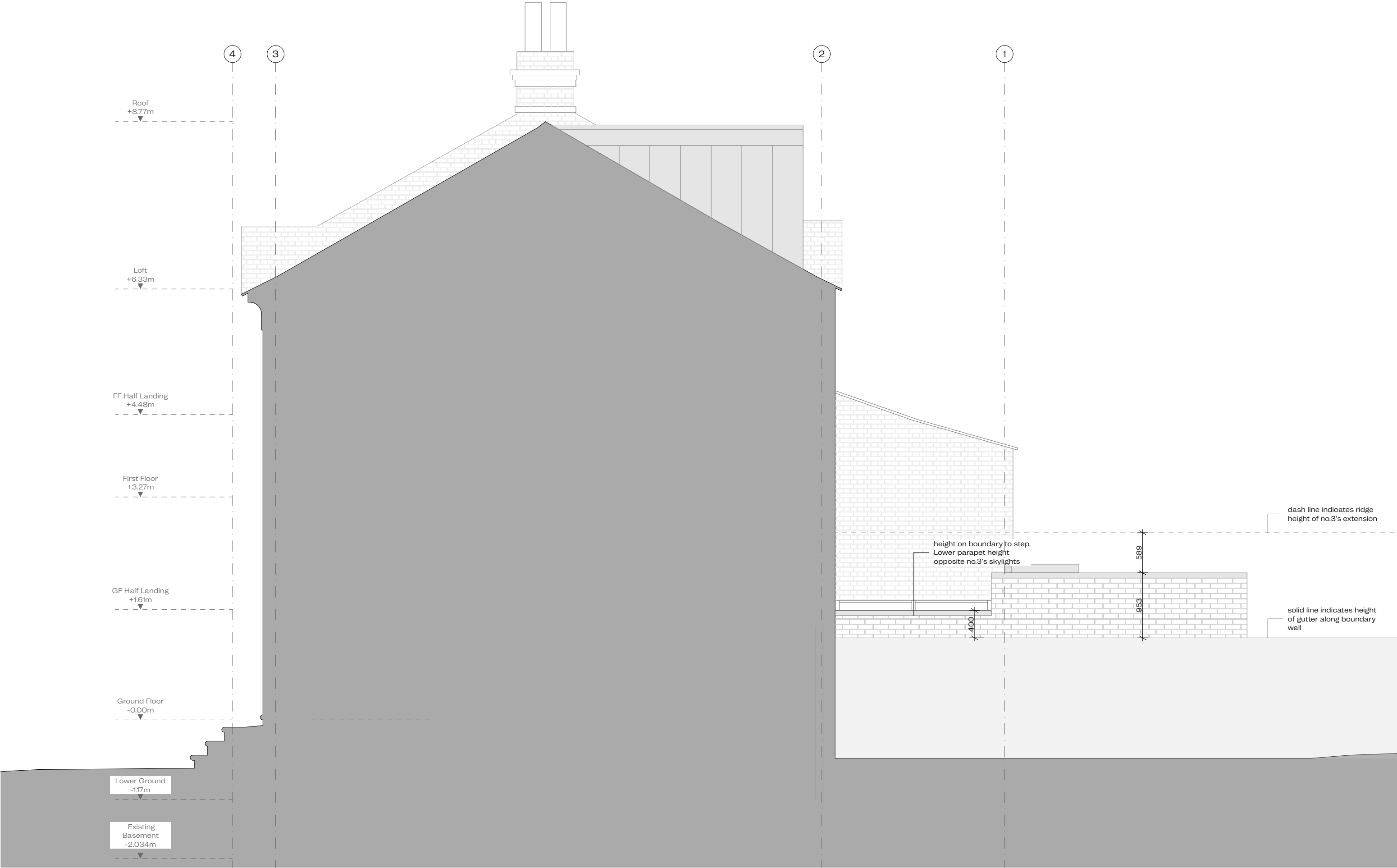
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LONDON N1 7BJ



REF:	FIR	DRAWING:	Proposed East Elevation revB	REV.	DATE	DESCRIPTION	1. Do not scale drawings for construction.
PROJECT:	5 Firs Avenue	STATUS:	PLANNING	A	08.06.2026	Extension external materials revised	2. Neighbouring buildings are approximate.
	Muswell Hill,	SCALE:	1:50@A3	B	11.06.26	Street elevation windows removed	3. All dimensions, levels and conditions shall be checked on site before proceeding with the work.
	London, N10 3LY.	DATE:	11/06/2026			Rooflight note added	4. Ellell Architects shall be notified of any discrepancies.
CLIENT:	Amy & Vince Cao	DRAWING NO:	ELL-080-A-06-301				5. Spot levels are subjects to variation.
		REVISION:	B				6. All drawings to be read in conjunction with all consultant information and specification.
							7. Do not use for construction unless expressly permitted.



KEY	
01	Earthy red/brown brick Spec: TBC
02	Capping Spec: VM Zinc, grey
03	Timber windows and doors Spec: Stained oak
04	Window openings to be enlarged New white painted timber sash windows, to match existing
05	Rolled zinc cladding Spec: VM Zinc, grey
06	Powder coated aluminium windows RAL to match zinc



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LONDON N1 7BJ



REF:	FIR	DRAWING:	Proposed North Elevation rev A	REV.	DATE	DESCRIPTION	1. Do not scale drawings for construction.
PROJECT:	5 Firs Avenue	STATUS:	PLANNING	A	11.06.2026	Extension external materials revised	2. Neighbouring buildings are approximate.
	Muswell Hill,	SCALE:	1:50@A3			Street elevation windows removed	3. All dimensions, levels and conditions shall be checked on site before proceeding with the work.
	London, N10 3LY.	DATE:	11/06/2026				4. Ellel Architects shall be notified of any discrepancies.
CLIENT:	Amy & Vince Cao	DRAWING NO.:	ELL-080-A-06-302				5. Spot levels are subjects to variation.
		REVISION:	A				6. All drawings to be read in conjunction with all consultant information and specification.
							7. Do not use for construction unless expressly permitted.