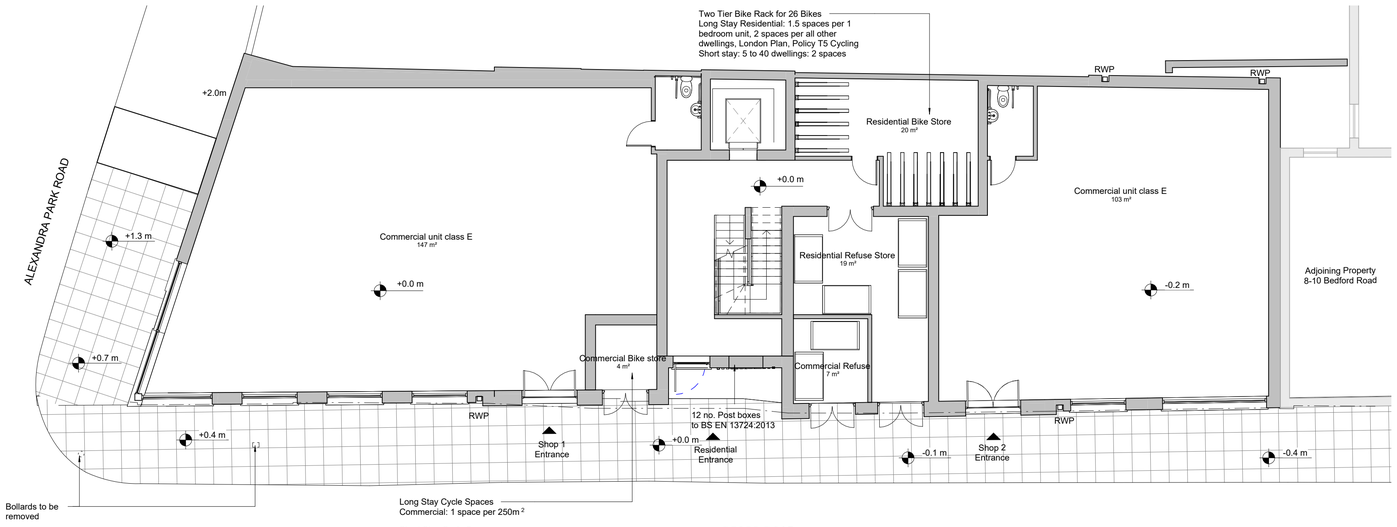
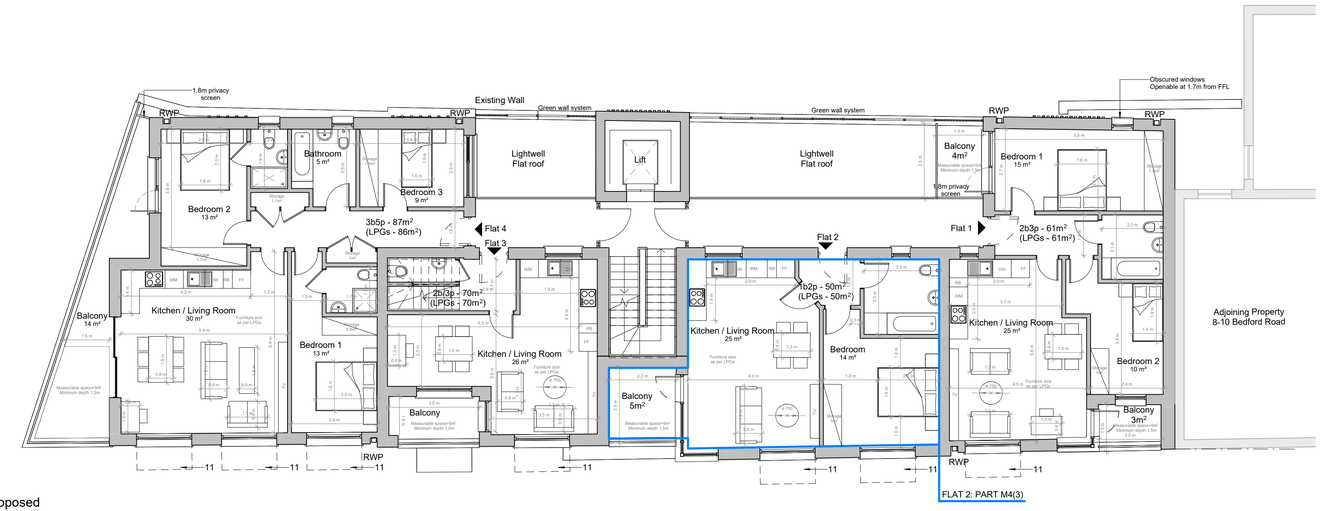
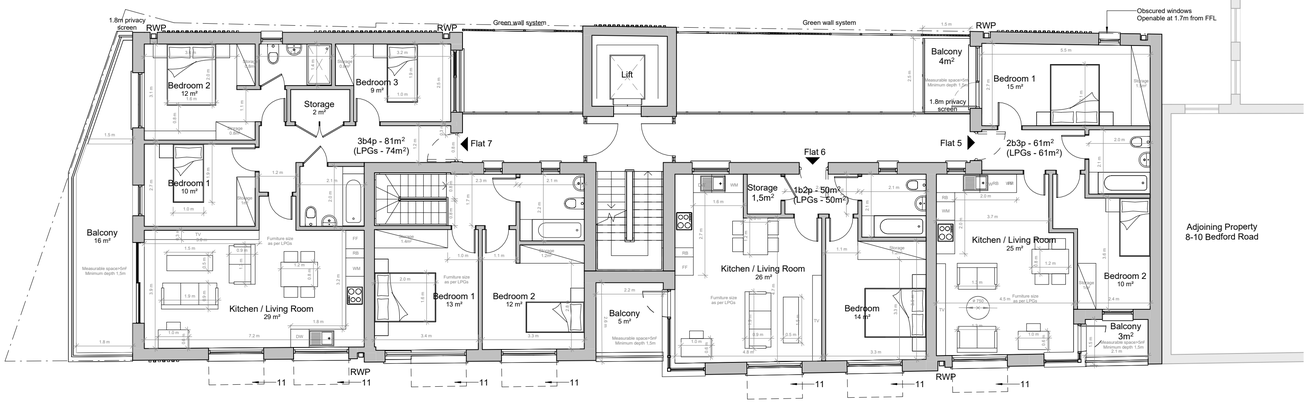


Ground Floor Plan as Proposed
1 : 100



First Floor Plan as Proposed
1 : 100



Second Floor Plan as Proposed
1 : 100

Proposed Areas - GIA

Ground Floor

Total GIA: 345m²

Shop 1: 96m²
Shop 2: 114m²

Proposed Areas - GIA

First Floor

No. of Flats: 4

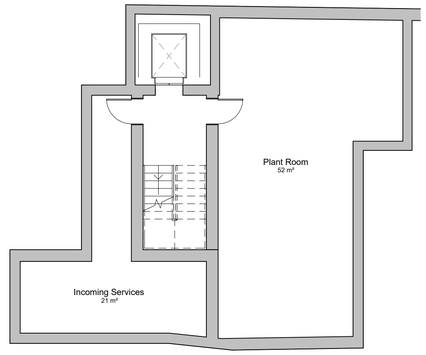
Flat 1:	2b3p	63m²
Flat 2:	1b2p	50m²
Flat 3:	2b3p	70m²
Flat 4:	3b5p	87m²

Proposed Areas - GIA

Second Floor

No. of Flats: 3

Flat 5:	2b3p	61m²
Flat 6:	1b2p	50m²
Flat 7:	3b5p	81m²



Basement as Proposed
1 : 100

Issue:

Planning

Key_General

Key

1. External walls: Red Brickwork;
2. External walls: Buff Brickwork;
3. External walls: Zinc cladding;
4. Aluminium shop front;
5. Double glazed aluminium windows/doors;
6. Double glazed aluminium windows with obscure glazing;
7. Metal balustrades;
8. Retractable awnings;
9. Aluminium Louvered Doors;
10. AOV (Automatic Opening Vent).
11. Aluminium brise soleil

General Notes

1. Indicative Lift Model: KONE MonoSpace® 500
Rated Load: 800Kg
Number of persons: 10

Car Size: 1350 (W) x 1400 (D)
Lift Shaft: 1700 (D) x 1940 (W)

0mm 10mm 20mm 50mm
0 1m 2m 5m

Scale bar: 1:100

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions

Rev.	Description	Date	By
A.	General Amendments	07.12.23	

CG ARCHITECTS
36 CANNON HILL, LONDON N14 6LG
T. 020 8449 5100

Client:
Adelfia Property Ltd

Site:
13 Bedford Road
London, N22 7AU

Title:
Floor Plans as Proposed

Scale:	Drawn:	Checked:
As indicated@ A1	-	CG
Date: March 2024		
Drg No 1544/05	REV A	