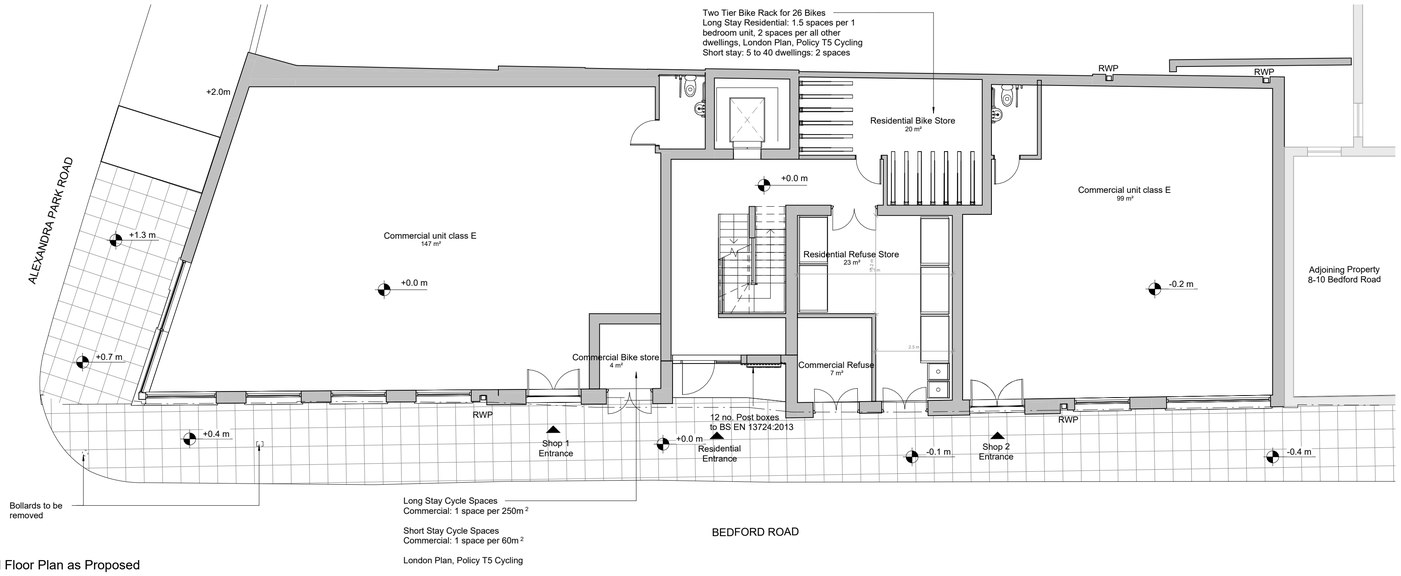
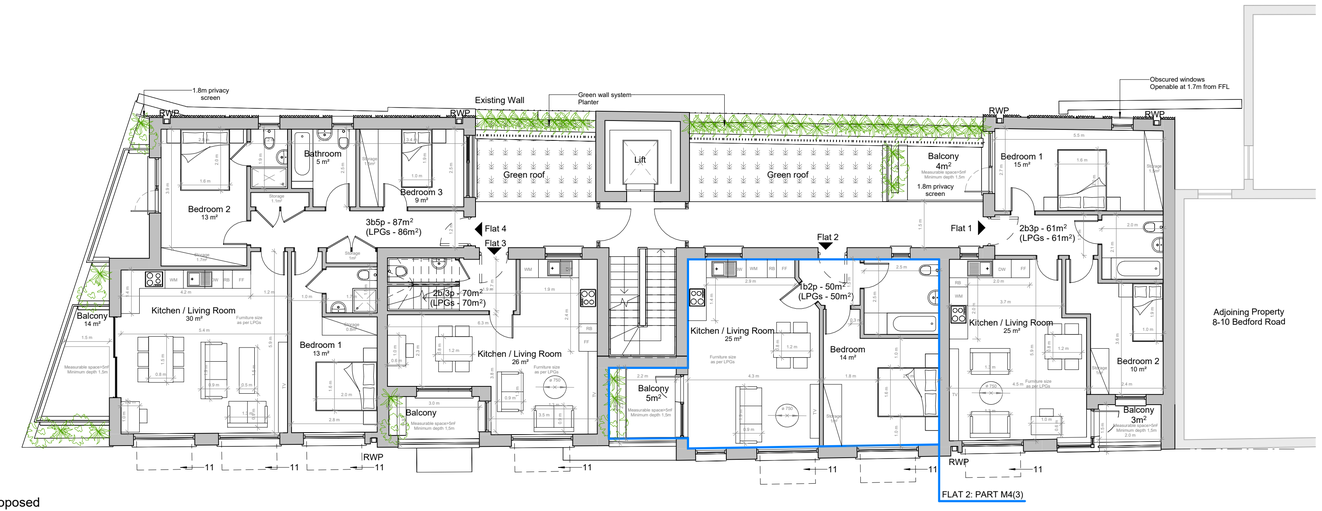
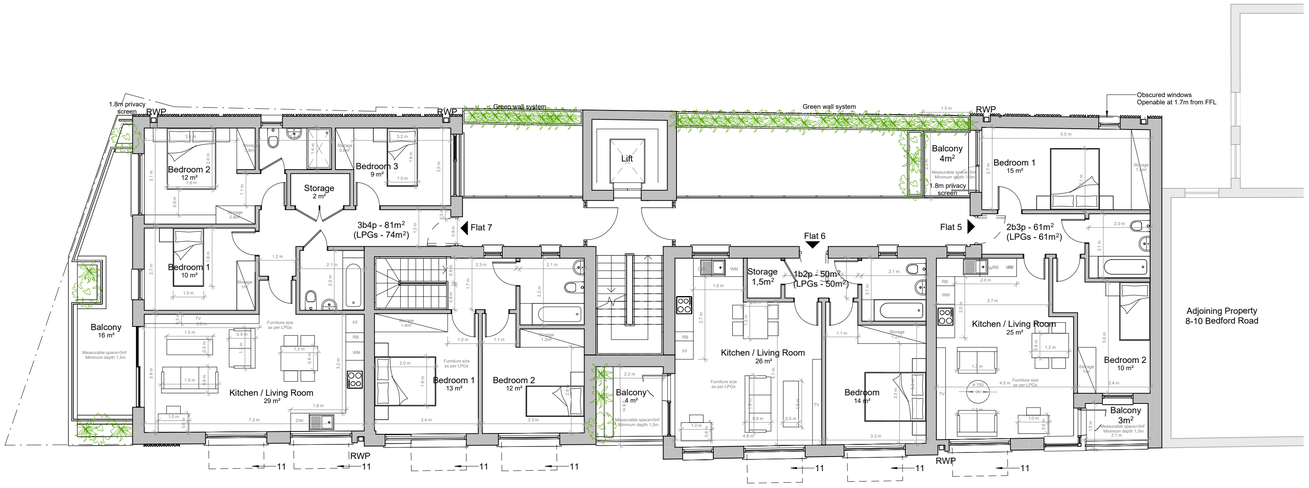


Ground Floor Plan as Proposed
1 : 100



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

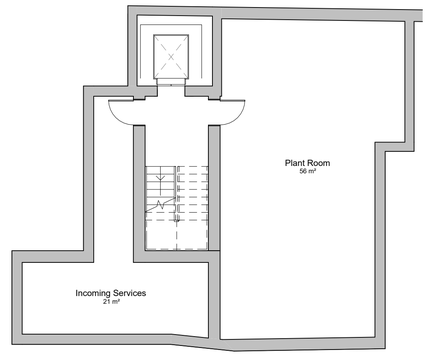
Flat 1:	2b3p	63m²
Flat 2:	1b2p	50m²
Flat 3:	2b3p	70m²
Flat 4:	3b5p	87m²

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	
B.	General Amendments	26/02/2025	
C.	General Amendments	23/04/2025	
D.	General Amendments	08/07/2025	

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 D	