

This drawing was produced using CAD and on no account should be amended by hand.

All dimensions shown are for reference and should be checked on site prior to commencement of work.

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION

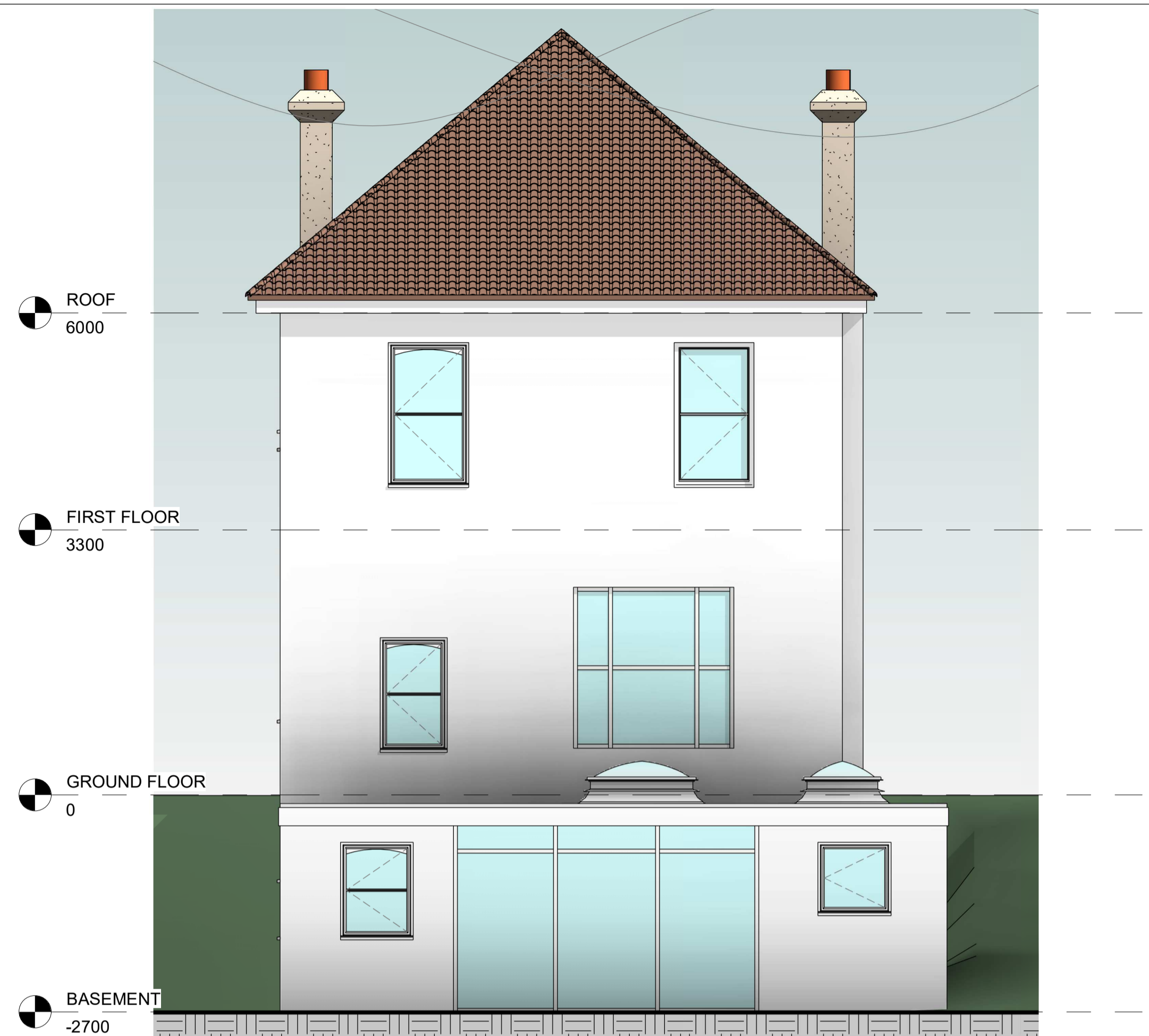
STATUS	PURPOSE OF ISSUE

PROJECT
15 MADELINE ROAD

TITLE
EXISTING ELEVATIONS

CLIENT

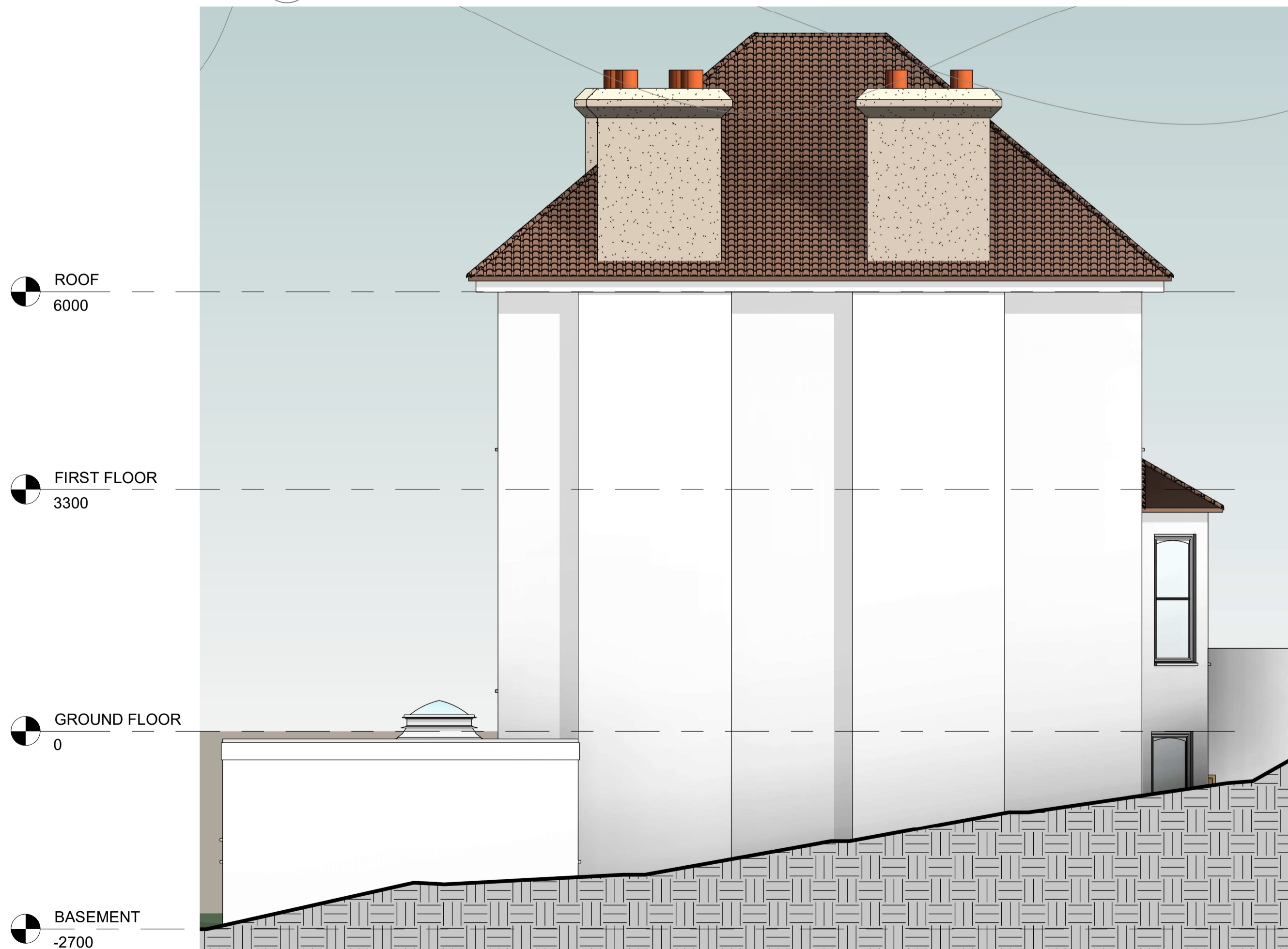
DRAWN BY RS	CHECKED BY JA	DATE 16/10/20
SCALE (@ A1) 1 : 50		PROJECT NUMBER -
DRAWING NUMBER A003	REV	



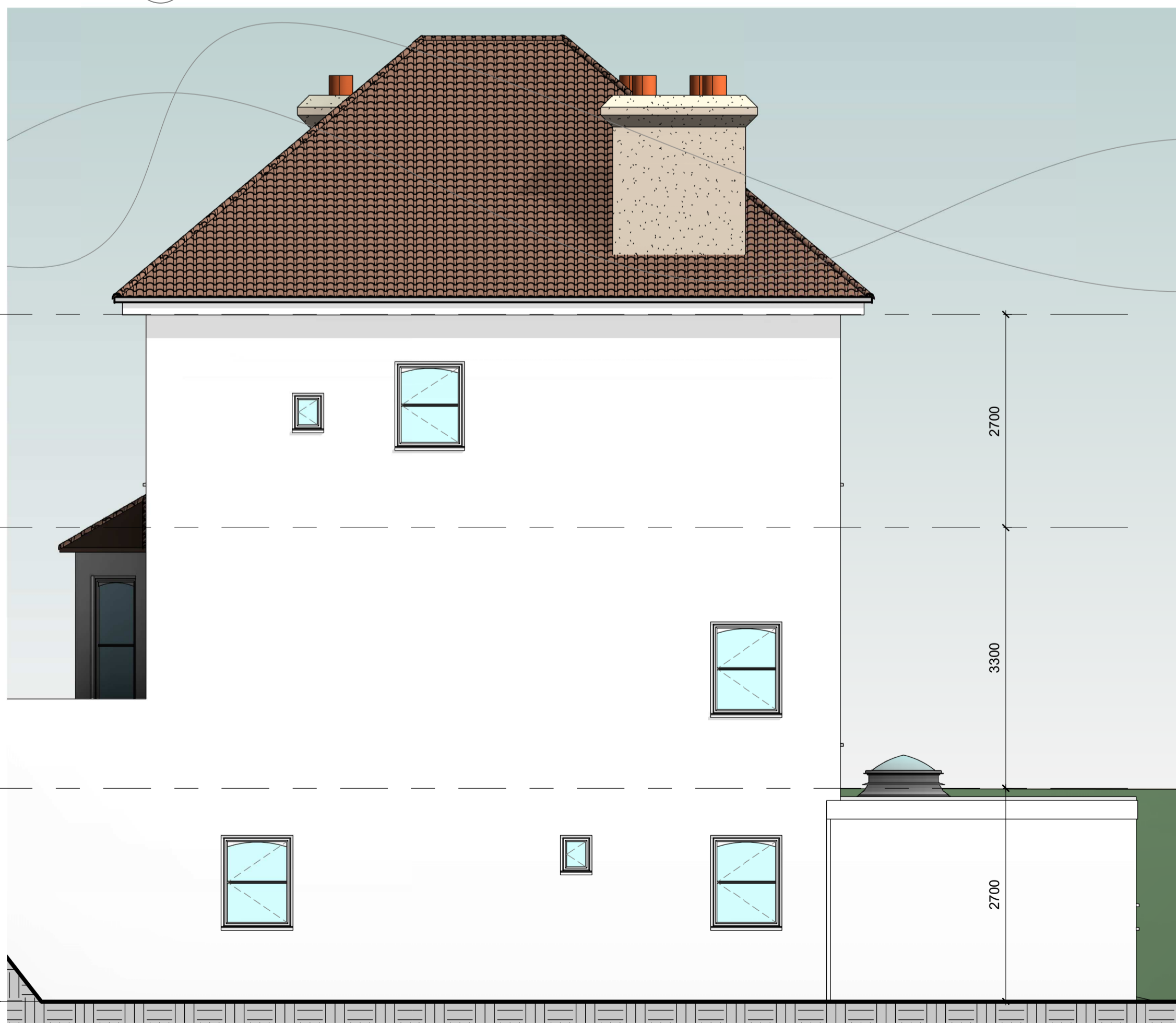
1 EXISTING SOUTH-EAST ELEVATION
1 : 50



2 EXISTING NORTH-WEST ELEVATION
1 : 50



3 EXISTING NORTH-EAST ELEVATION
1 : 50



4 EXISTING SOUTH-WEST ELEVATION
1 : 50

Notes:

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01	Structural steelwork at every point in the project.	-	-
02	Structural steelwork at every point in the project.	-	-
B	Initial drawings	-	-
A	Initial drawings	AM	-

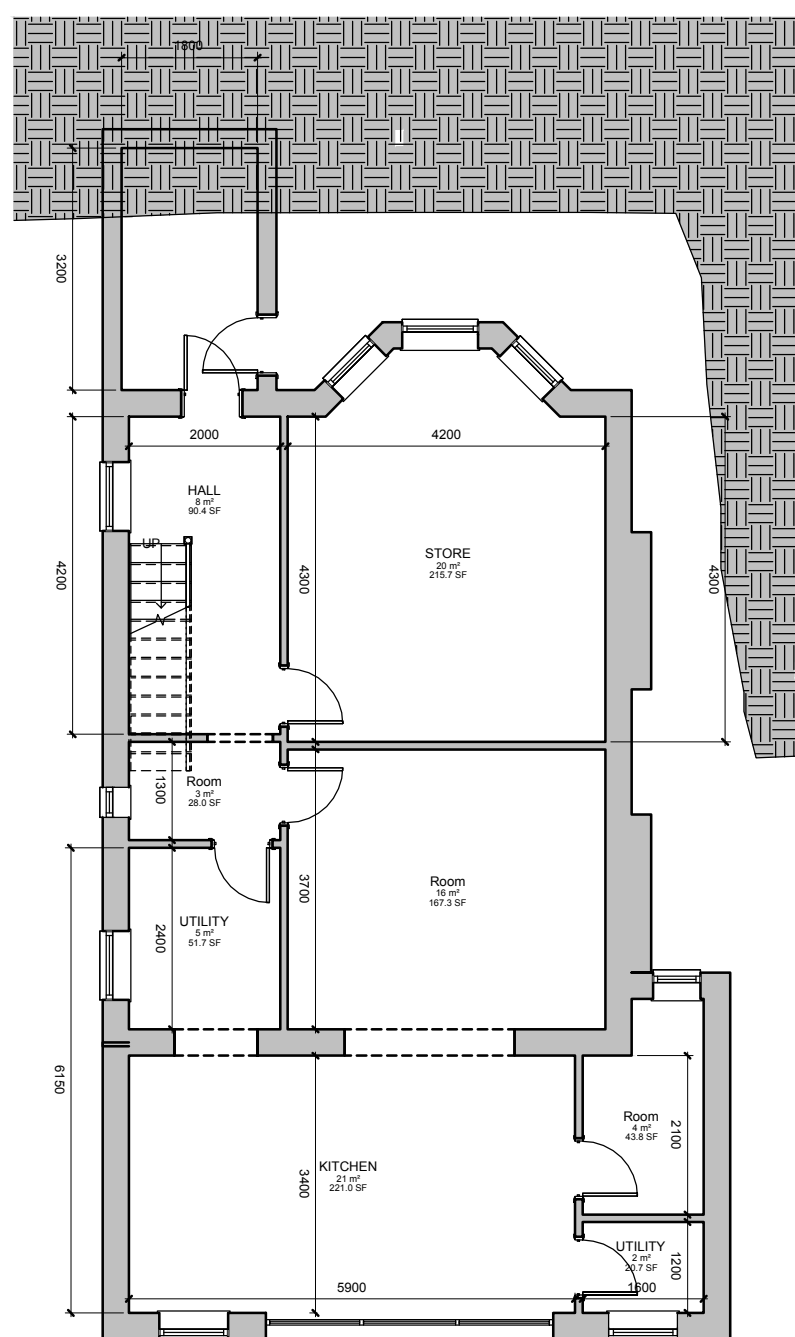
REV:	DESCRIPTION:	BY:	DATE:
	FINAL		

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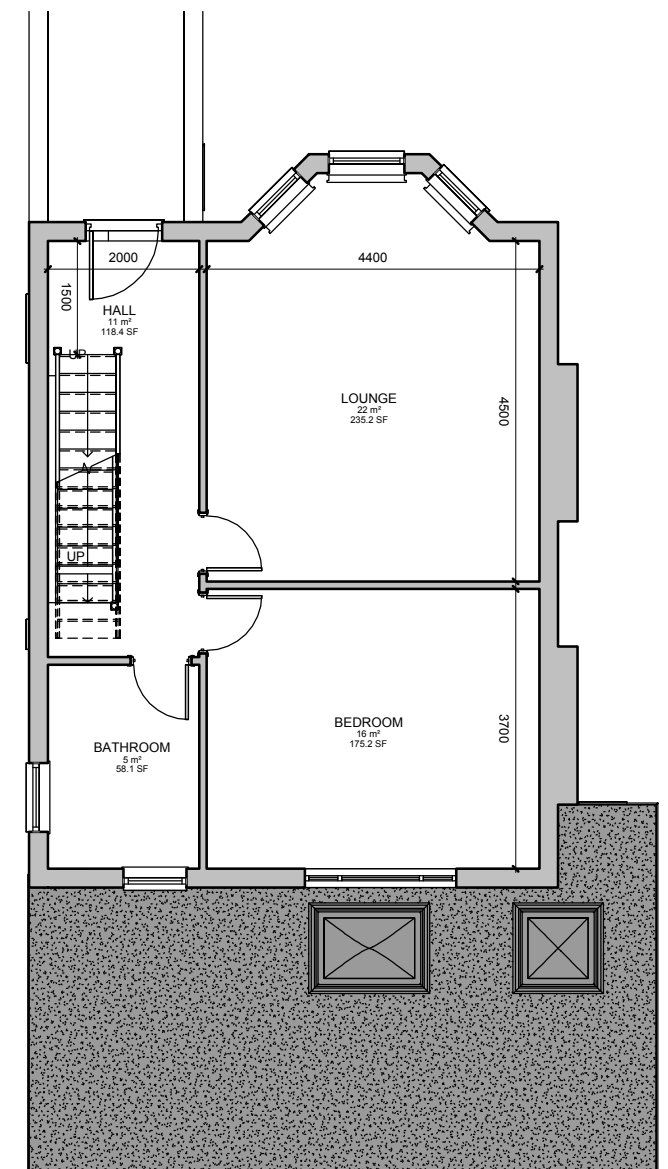
CLIENT:	iMove Properties Church Road Crystal Palace SE19
ARCHITECT:	AA DRAFTING SOLUTIONS 3-7 Sunnyhill Road London SW16 2UG

SITE:	15 Madeline Road SE20 8AY		
TITLE:	EXISTING DRAWINGS PLANS		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	10/11/21	AM	AM
PROJECT NO:	DRAWING NO:	REVISION:	
0668	A3/1	A	

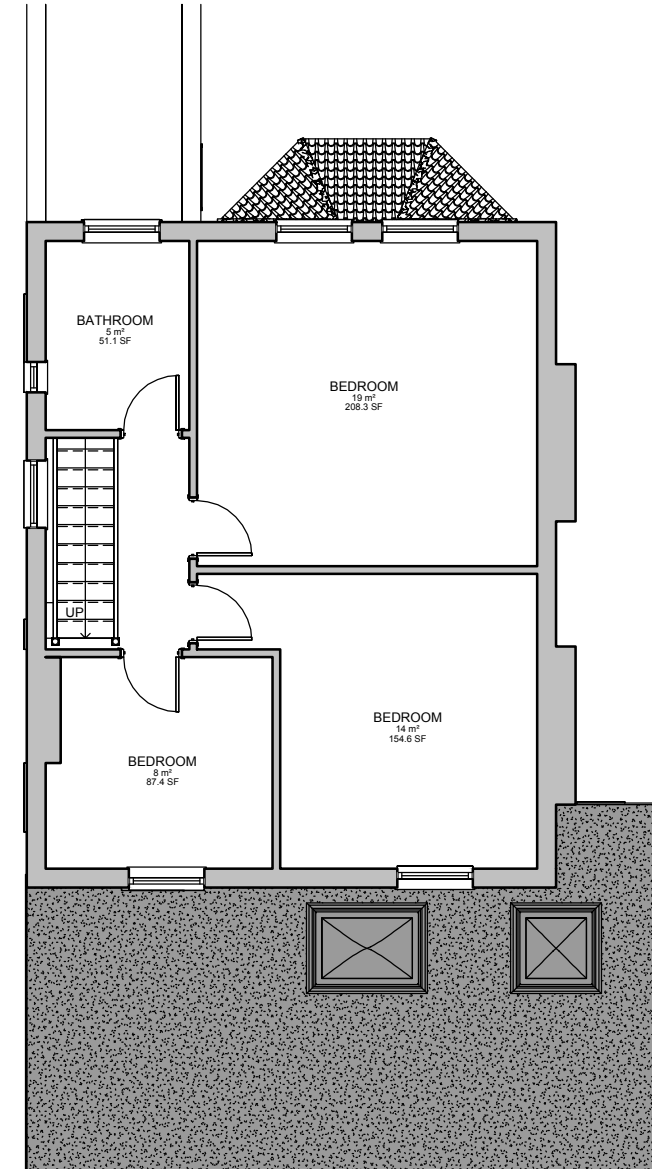


1 EXISTING BASEMENT 88m2
1 : 50

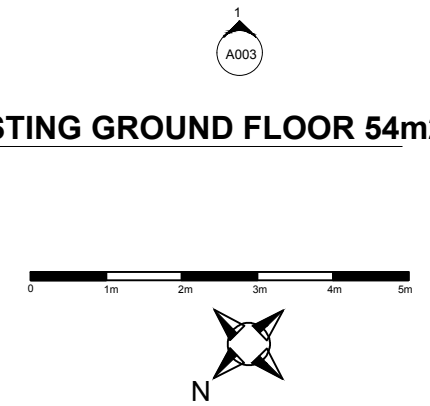
CURRENT LAYOUT - 195m2
ORIGINAL LAYOUT - 169m2



2 EXISTING GROUND FLOOR 54m2
1 : 50



3 EXISTING FIRST FLOOR 53m2
1 : 50





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REV:	DESCRIPTION:	BY:	DATE:
A	INITIAL DRAWINGS	AM	-

STATUS: FINAL



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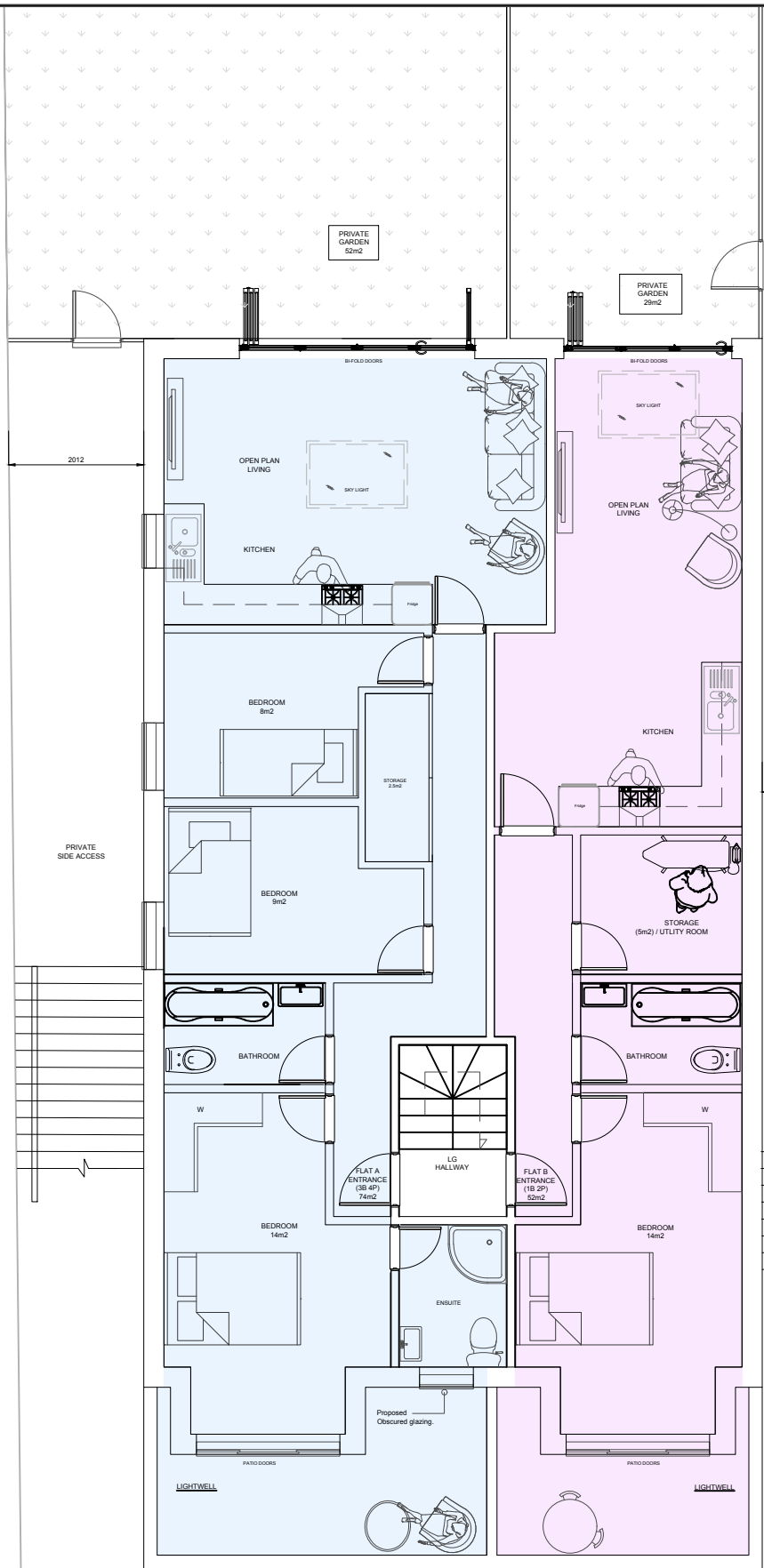
CLIENT: iMove Properties
 Church Road
 Crystal Palace
 SE19

ARCHITECT: AA DRAFTING SOLUTIONS
 3-7 Sunnyhill Road
 London
 SW16 2UG

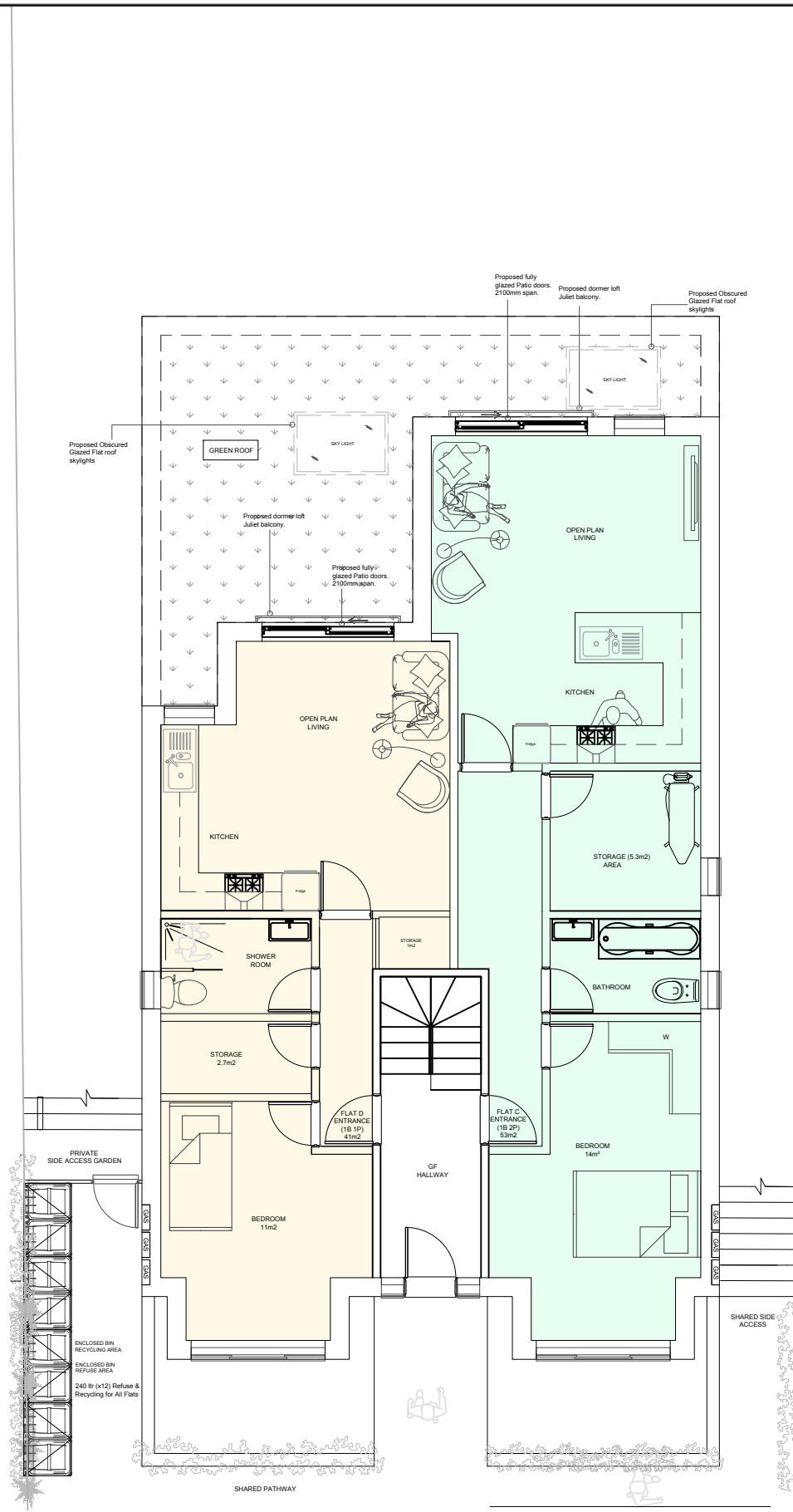
SITE: 15 Madeline Road
 SE20 8AY

TITLE: EXISTING DRAWINGS
 SITE PLANS

SCALE AT A3: 1: 200	DATE: 10/11/21	DRAWN: AM	CHECKED: AM
PROJECT NO: 0668	DRAWING NO: A3/01	REVISION: A	



LOWER GROUND FLOOR PLAN



PROPOSED LAYOUT

UPPER GROUND FLOOR PLAN

FLAT A : 3 BEDROOM 4 PERSON 74m ²	FLAT B : 1 BEDROOM 2 PERSON 52m ²
-----------------------------------------------------------	-----------------------------------------------------------

FLAT C : 1 BEDROOM 2 PERSON 53m ²	FLAT D : 1 BEDROOM 1 PERSON 41m ²
-----------------------------------------------------------	-----------------------------------------------------------



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(b) Involve the use of any plant in the project.
(c) Involve 300 person days.

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CLIENT:	iMove Properties Church Road Crystal Palace SE19
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SITE:	15 Madeline Road SE20 8AY
TITLE:	PROPOSED DRAWINGS PLANS

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	10/11/21	AM	AM
PROJECT NO:	DRAWING NO:	REVISION:	
0668	A3/01	A	

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01	Initial drawings	AM	-
02	Revised drawings	-	-
B		-	-
A	INITIAL DRAWINGS	AM	-

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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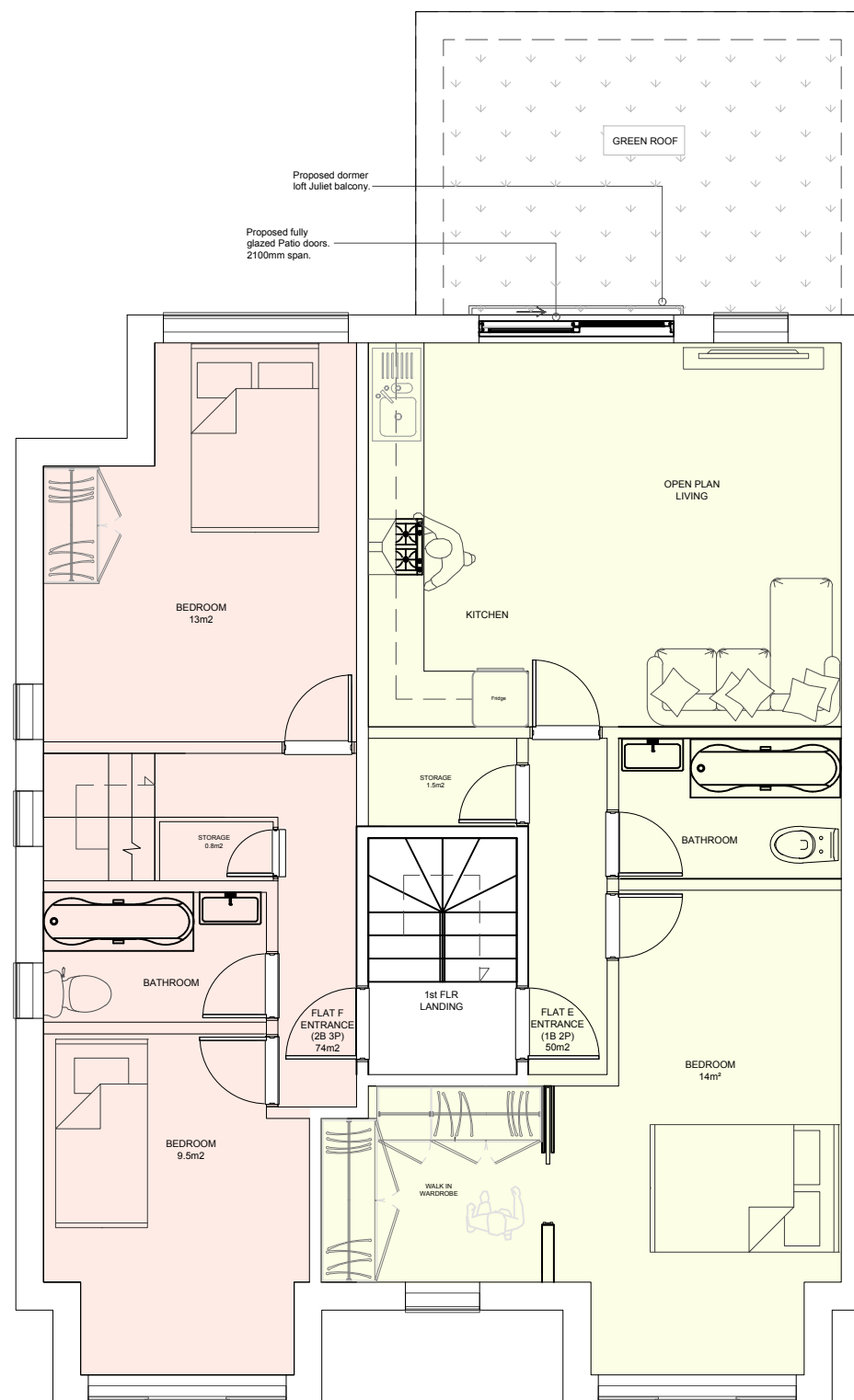
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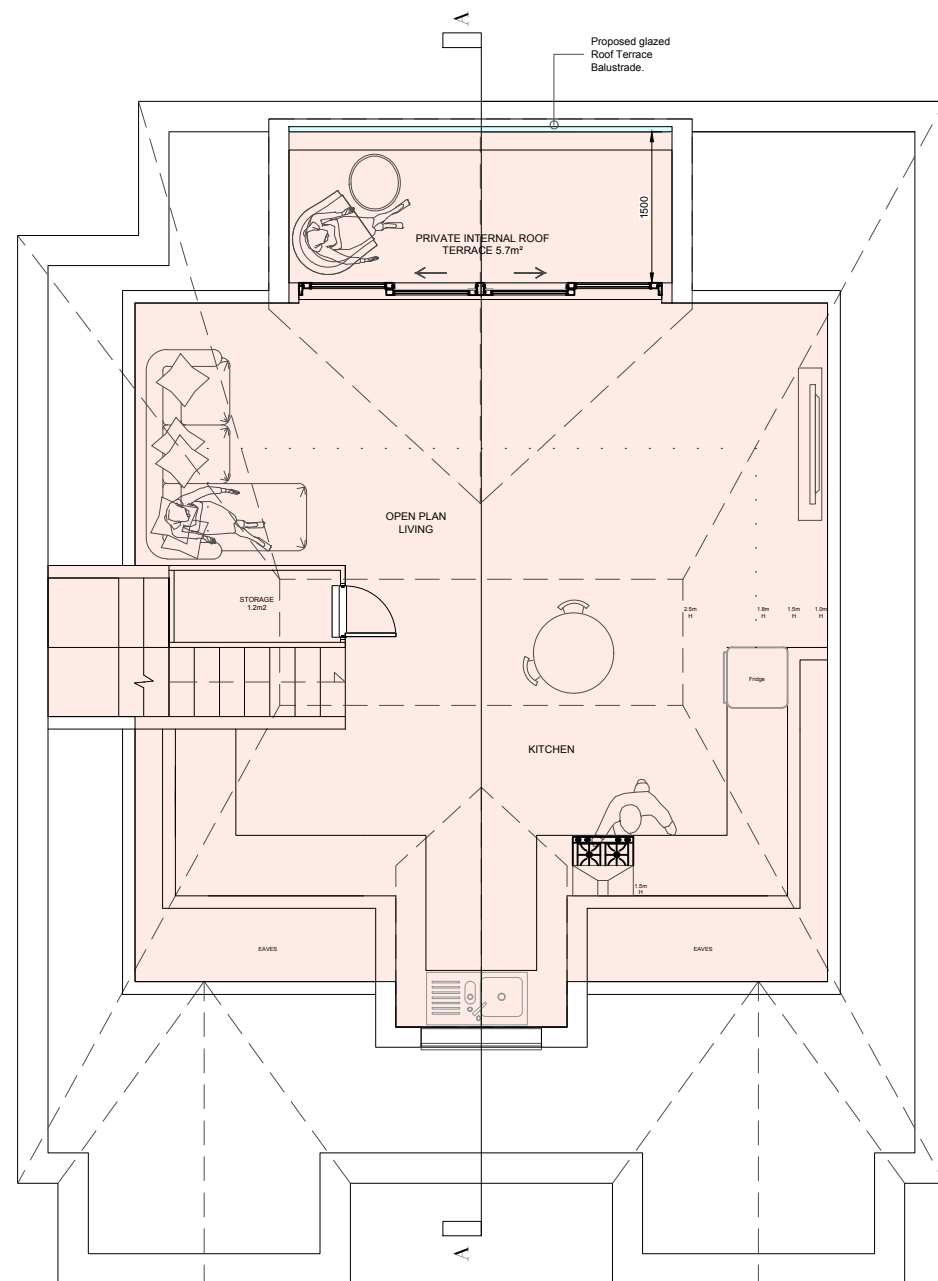
SITE: 15 Madeline Road
 SE20 8AY

TITLE: PROPOSED DRAWINGS
 PLANS

SCALE AT A3: 1:75	DATE: 10/11/21	DRAWN: AM	CHECKED: AM
PROJECT NO: 0668	DRAWING NO: A3/02	REVISION: A	



1ST FLOOR PLAN



LOFT FLOOR PLAN

FLAT E :
 1 BEDROOM 2 PERSON
 50m²

FLAT F :
 2 BEDROOM 3 PERSON
 74m²
 1st - 34m²
 LOFT - 40m²

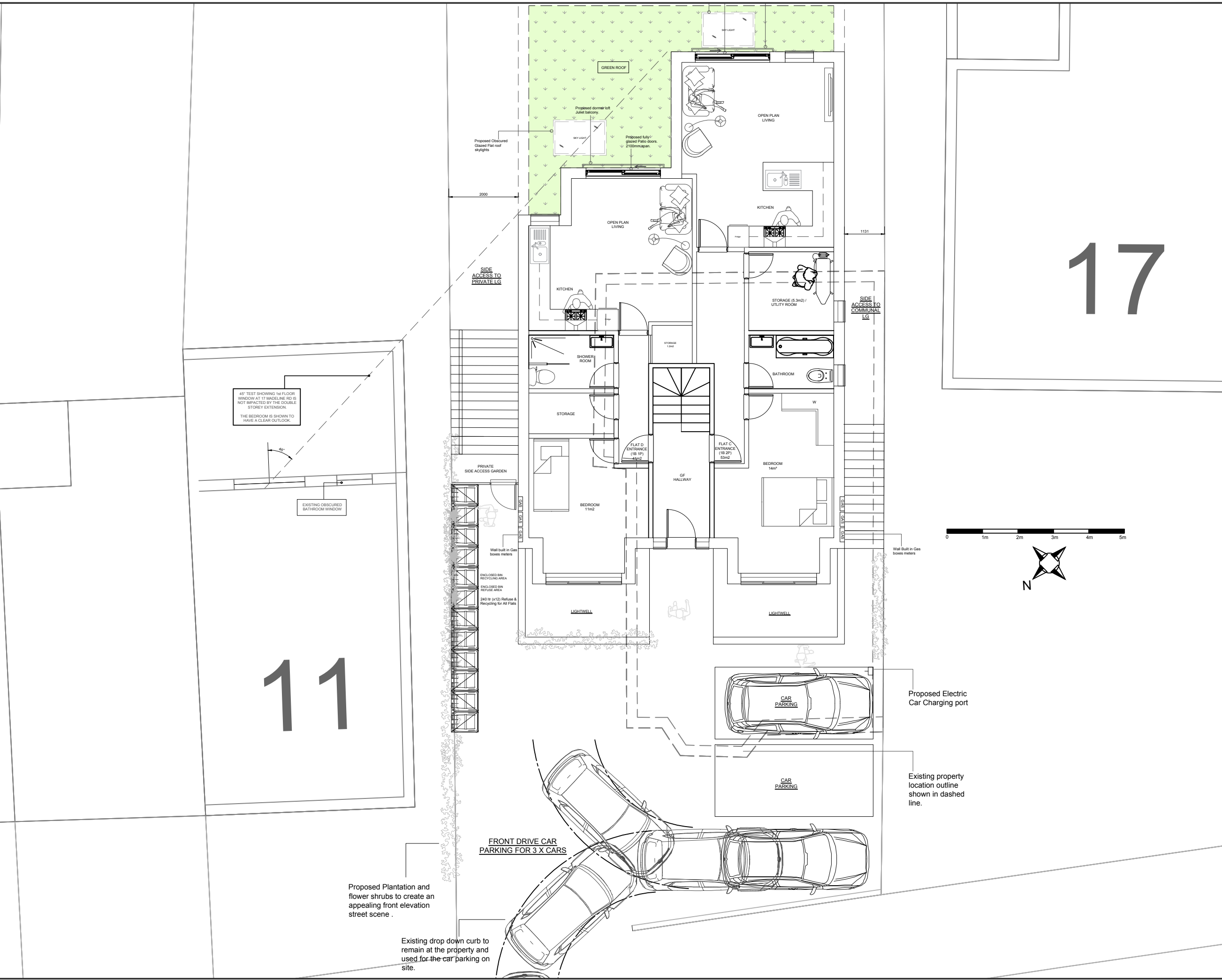
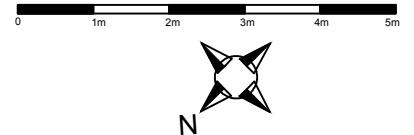
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17



11

45° TEST SHOWING 1st FLOOR WINDOW AT 17 MADLINE RD IS NOT IMPACTED BY THE DOUBLE STOREY EXTENSION. THE BEDROOM IS SHOWN TO HAVE A CLEAR OUTLOOK

Proposed Plantation and flower shrubs to create an appealing front elevation street scene.

Existing drop down curb to remain at the property and used for the car parking on site.

Proposed Electric Car Charging port

Existing property location outline shown in dashed line.

REV:	DESCRIPTION:	BY:	DATE:
	INITIAL DRAWINGS	AM	

STATUS: **FINAL**

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ARCHITECT: AA DRAFTING SOLUTIONS
 3-7 Sunnyhill Road
 London
 SW16 2UG

SITE: 15 Madeline Road
 SE20 8AY

TITLE: PROPOSED DRAWINGS
 FRONT SITE PLANS

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	10/11/21	AM	AM
PROJECT NO:	DRAWING NO:	REVISION:	
0668	A3/03	A	

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01	INITIAL DRAWINGS	AM	

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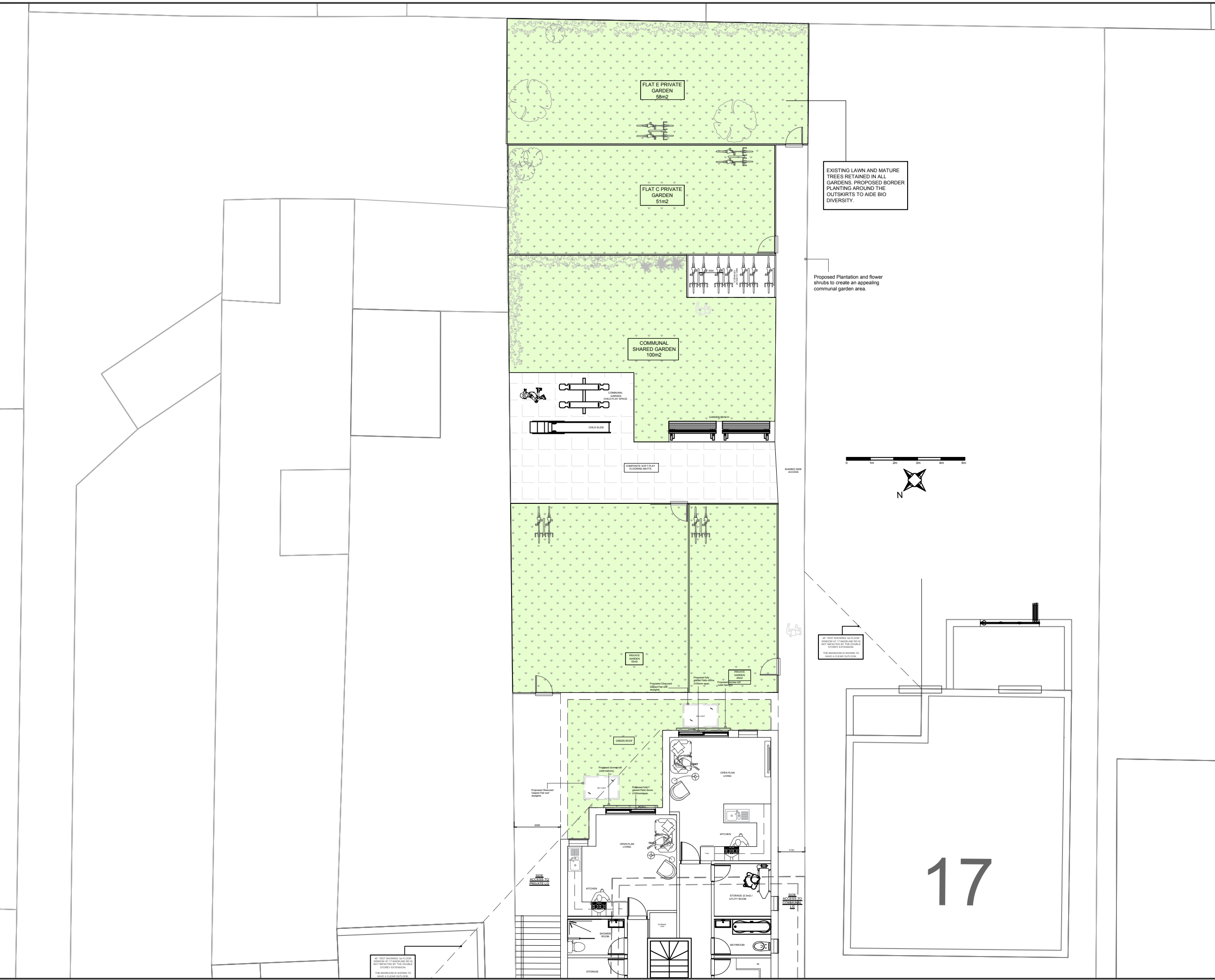
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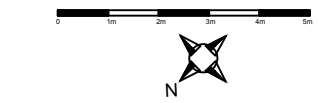
TITLE: **PROPOSED DRAWINGS**
REAR SITE PLANS

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:150	10/11/21	AM	AM
PROJECT NO:	DRAWING NO:	REVISION:	
0668	A3/05	A	



EXISTING LAWN AND MATURE TREES RETAINED IN ALL GARDENS. PROPOSED BORDER PLANTING AROUND THE OUTSKIRTS TO AIDE BIO DIVERSITY.

Proposed Plantation and flower shrubs to create an appealing communal garden area.



IF ANY ROOMS ARE TO BE ADDED TO THIS DRAWING THE ARCHITECT MUST BE NOTIFIED IN WRITING.

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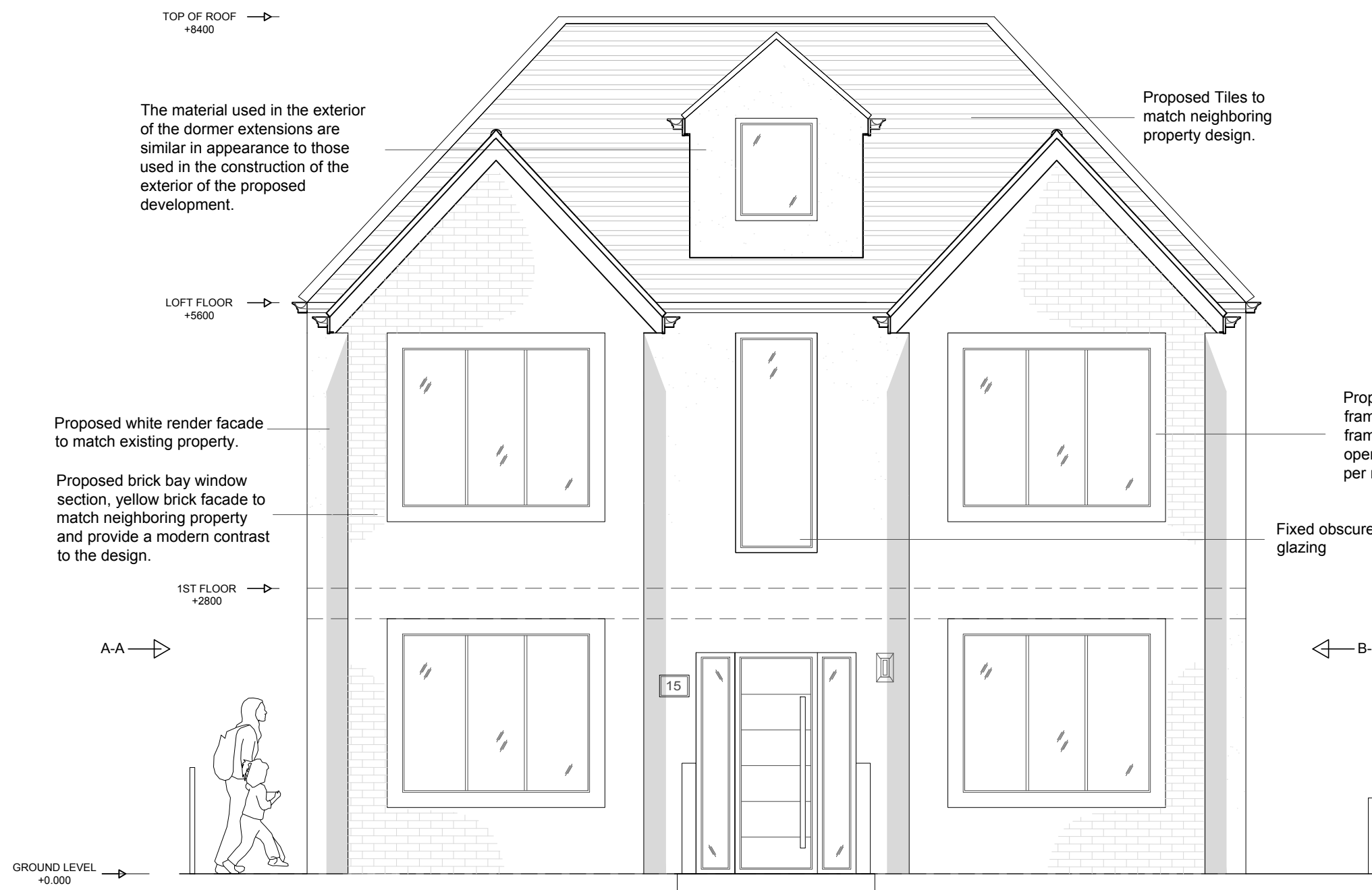
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ARCHITECT: AA DRAFTING SOLUTIONS
 3-7 Sunnyhill Road
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SITE: 15 Madeline Road
 SE20 8AY

TITLE: PROPOSED DRAWINGS
 GFL FRONT ELEVATION

SCALE AT A3: 1:50	DATE: 10/03/21	DRAWN: AM	CHECKED: AM
PROJECT NO: 0668	DRAWING NO: A3/04	REVISION: A	



The material used in the exterior of the dormer extensions are similar in appearance to those used in the construction of the exterior of the proposed development.

Proposed Tiles to match neighboring property design.

Proposed white render facade to match existing property.

Proposed brick bay window section, yellow brick facade to match neighboring property and provide a modern contrast to the design.

Proposed bay window exterior frames to be aluminum grey/black frame with double glazing and open section to a minimum of 10% per room area.

Fixed obscured glazing

PROPOSED LAYOUT

GROUND LEVEL FRONT ELEVATION





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(a) Last longer than 30 working days and has more than 20 workers
(b) Simultaneously at any point in the project.
(c) Exceeds 300 person days.

REV:	DESCRIPTION:	BY:	DATE:

STATUS: **FINAL**



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 Web: www.aadrafting.co.uk
 Email: info@aadrafting.co.uk
 Tel: 0208 068 6981

CLIENT: **iMove Properties**
 Church Road
 Crystal Palace
 SE19

ARCHITECT: **AA DRAFTING SOLUTIONS**
 3-7 Sunnyhill Road
 London
 SW16 2UG

SITE: **15 Madeline Road**
SE20 8AY

TITLE: **PROPOSED DRAWINGS**
LGL FRONT ELEVATION

SCALE AT A3: 1:50	DATE: 10/03/21	DRAWN: AM	CHECKED: AM
PROJECT NO: 0668	DRAWING NO: A3/04.1	REVISION: A	

PROPOSED LAYOUT **LOWER GROUND LEVEL FRONT ELEVATION**



Notes:

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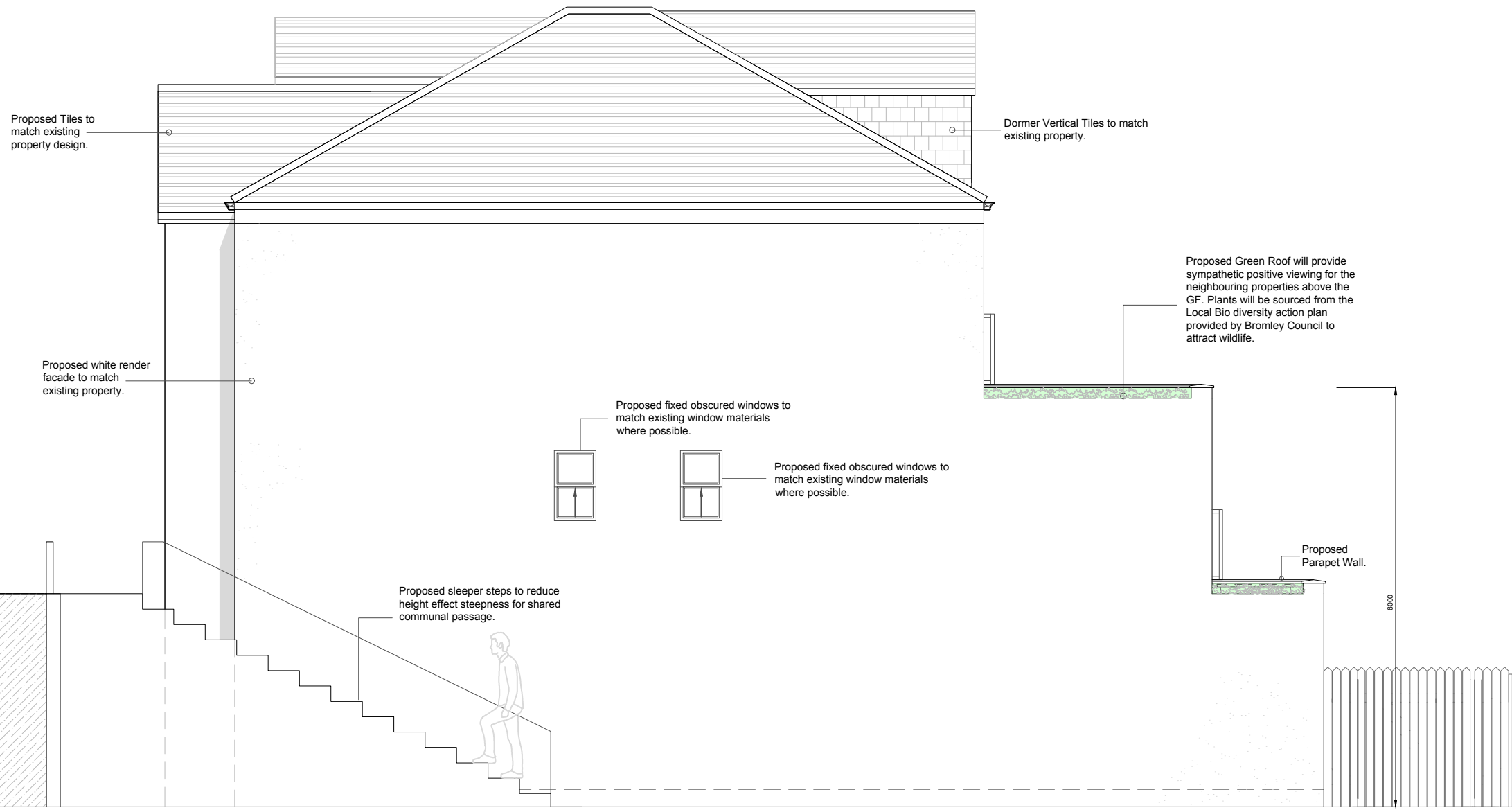
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London
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SITE: 15 Madeline Road
SE20 8AY

TITLE: PROPOSED DRAWINGS
SIDE ELEVATION

SCALE AT A3: 1:75	DATE: 10/03/21	DRAWN: AM	CHECKED: AM
PROJECT NO: 0668	DRAWING NO: A3/06	REVISION:	A



PROPOSED LAYOUT SIDE ELEVATION VIEW B-B



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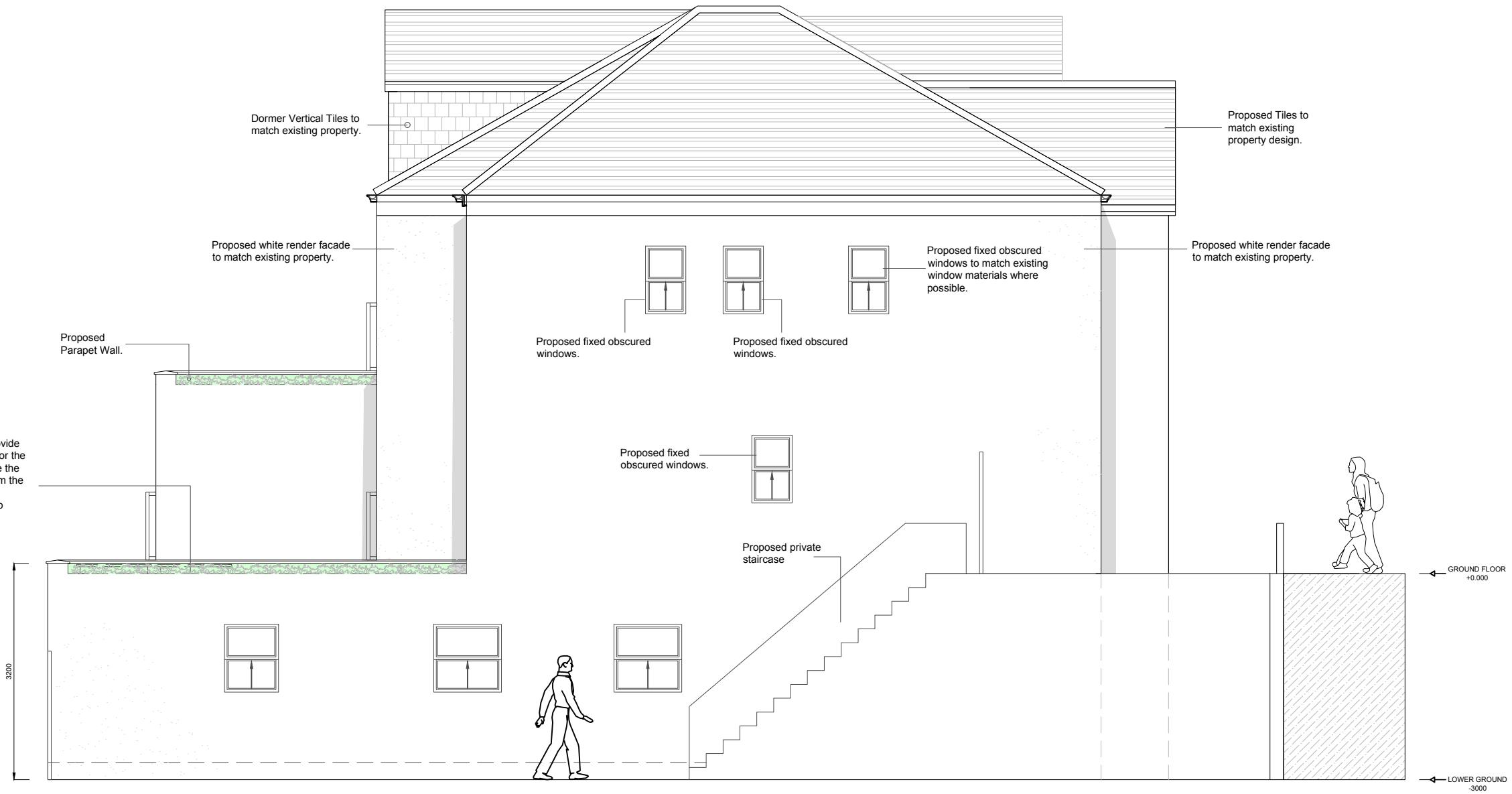
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SE20 8AY

TITLE: PROPOSED DRAWINGS
SIDE ELEVATION

SCALE AT A3: 1:75	DATE: 10/03/21	DRAWN: AM	CHECKED: AM
PROJECT NO: 0668	DRAWING NO: A3/07	REVISION:	A



SIDE ELEVATION **PROPOSED LAYOUT A-A**

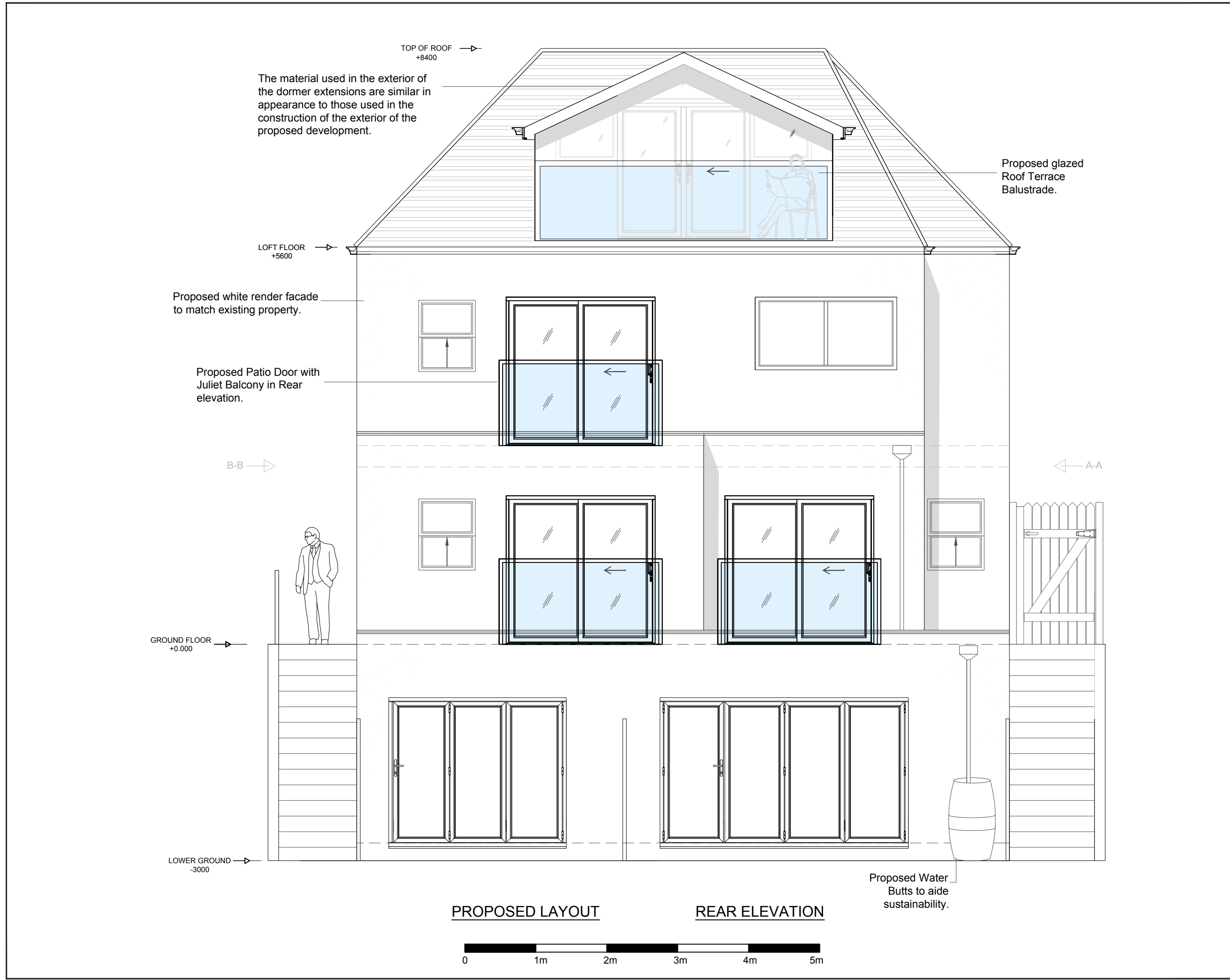
5m 4m 3m 2m 1m 0

Proposed Green Roof will provide sympathetic positive viewing for the neighbouring properties above the GF. Plants will be sourced from the Local Bio diversity action plan provided by Bromley council to attract wildlife.

3200

GROUND FLOOR
+0.000

LOWER GROUND
-3.000



The material used in the exterior of the dormer extensions are similar in appearance to those used in the construction of the exterior of the proposed development.

Proposed glazed Roof Terrace Balustrade.

Proposed white render facade to match existing property.

Proposed Patio Door with Juliet Balcony in Rear elevation.

Proposed Water Butts to aide sustainability.

PROPOSED LAYOUT REAR ELEVATION



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TITLE: PROPOSED DRAWINGS
 REAR ELEVATION

SCALE AT A3: 1:50	DATE: 10/03/21	DRAWN: AM	CHECKED: AM
PROJECT NO: 0668	DRAWING NO: A3/08	REVISION:	A

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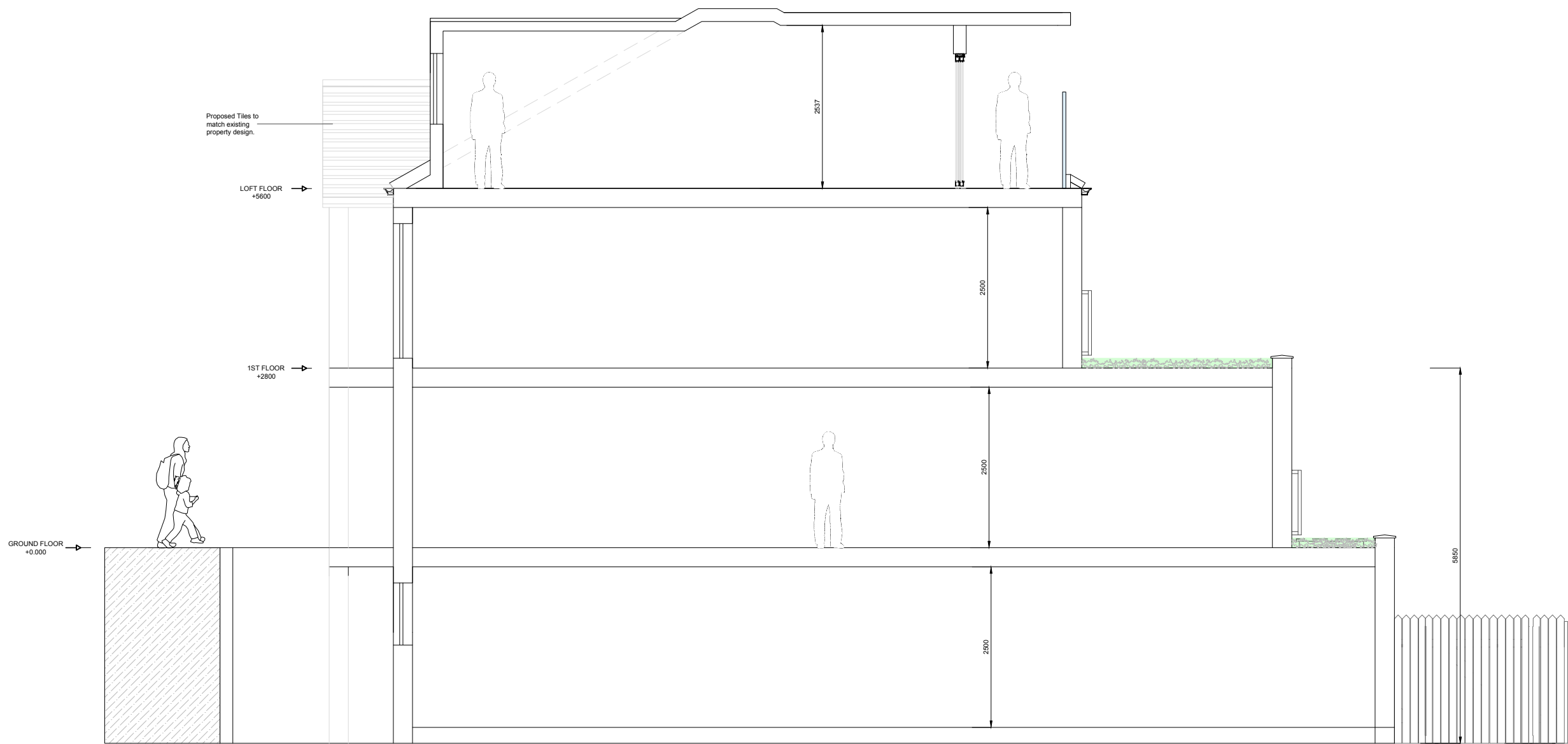
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TITLE: **PROPOSED DRAWINGS**
 SECTION

SCALE AT A3: 1:50	DATE: 10/03/21	DRAWN: AM	CHECKED: AM
PROJECT NO: 0668	DRAWING NO: A3/09	REVISION: A	



PROPOSED LAYOUT SECTION A-A



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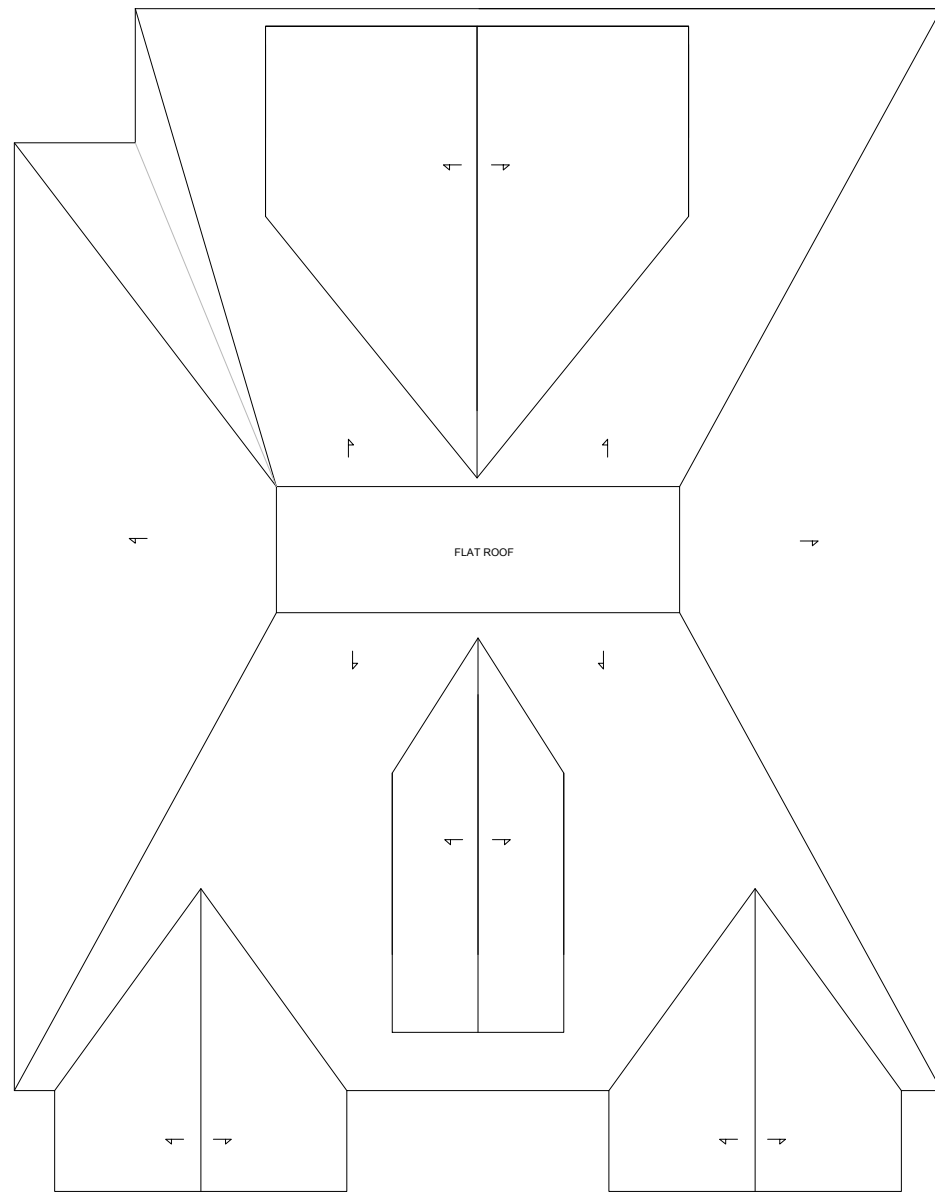
06			
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TITLE: PROPOSED DRAWINGS PLANS

SCALE AT A3: 1:75	DATE: 10/11/21	DRAWN: AM	CHECKED: AM
PROJECT NO: 0668	DRAWING NO: A3/10	REVISION: A	



ROOF PLAN