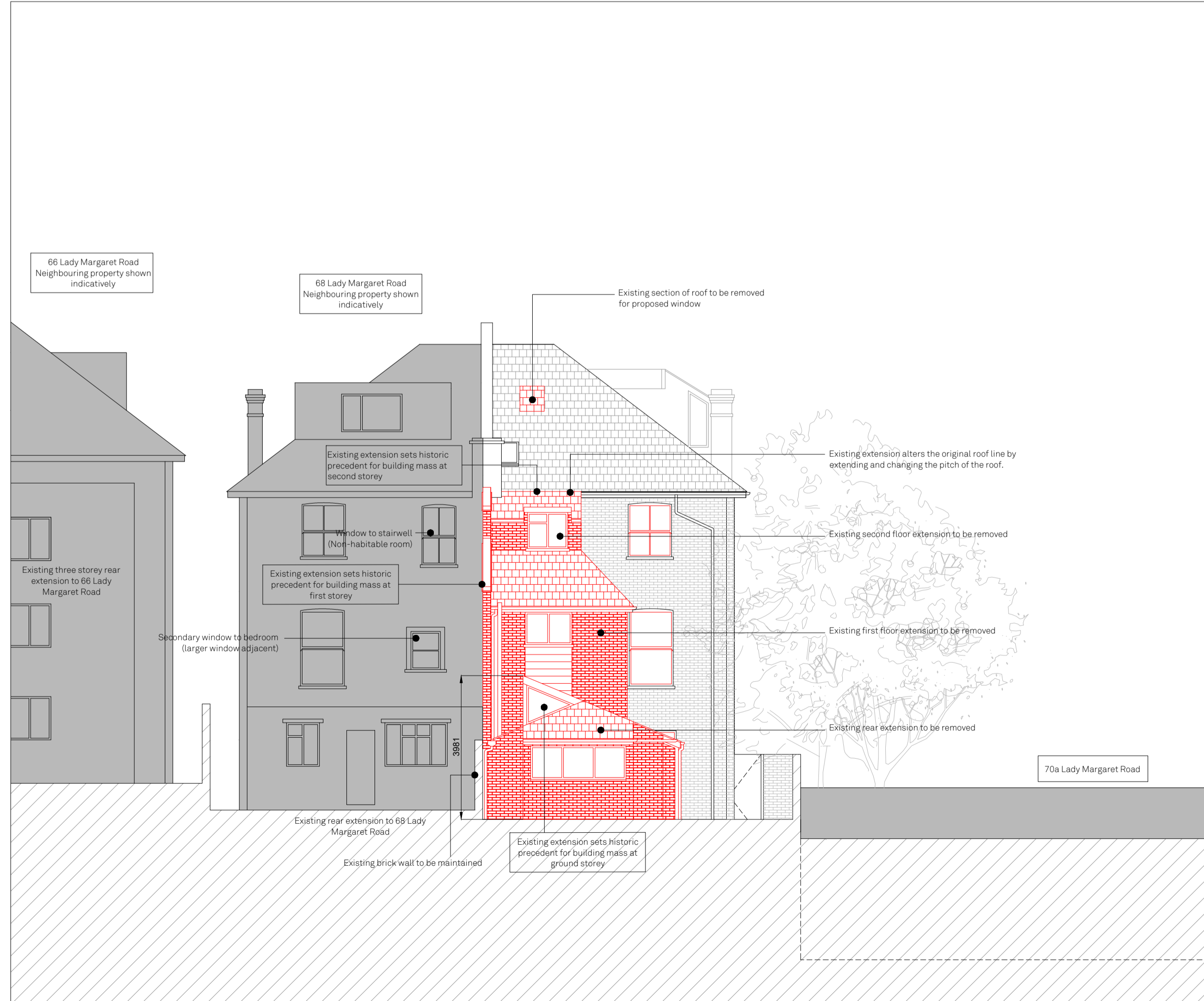




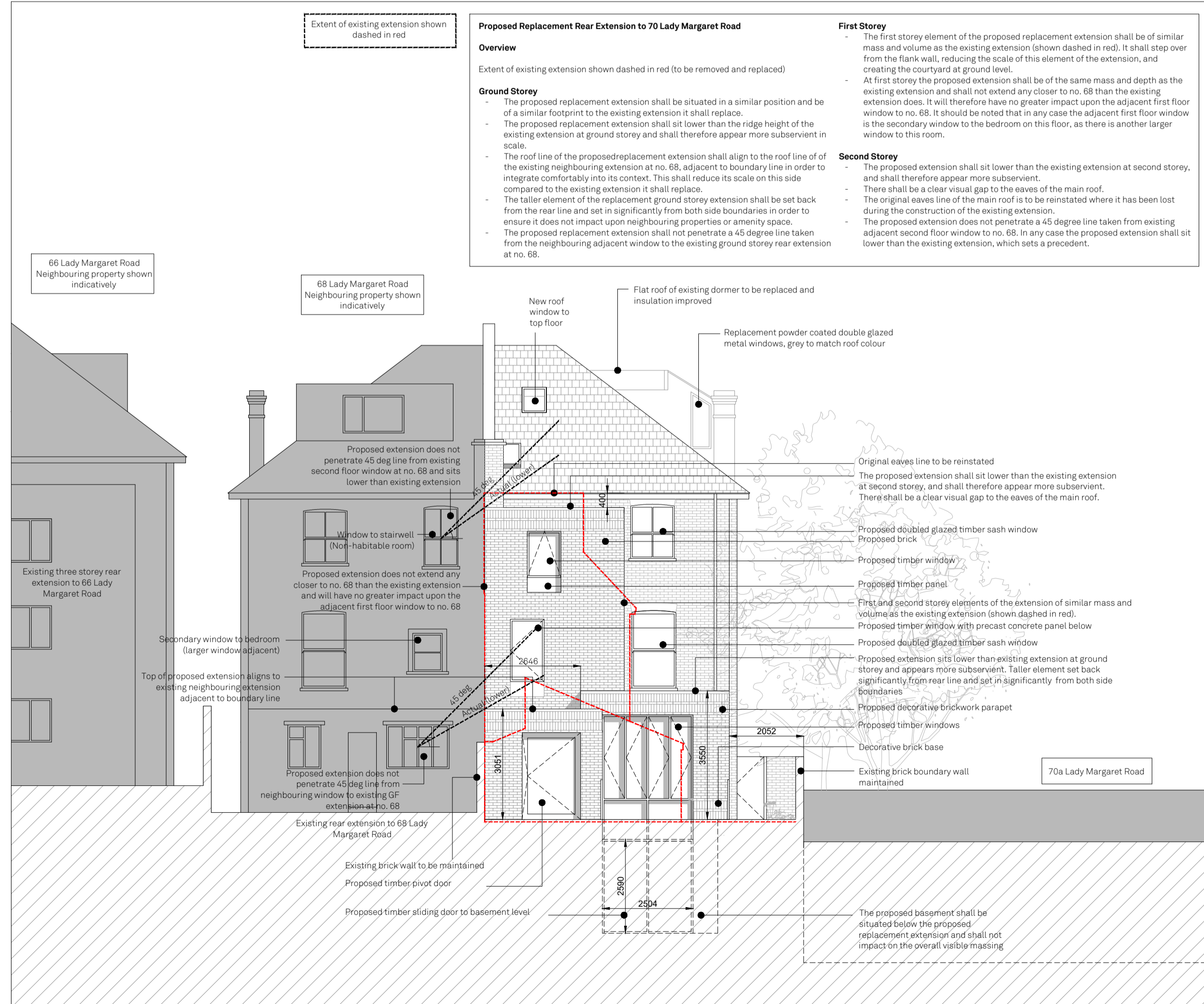
01 - EXISTING FRONT ELEVATION



02 - PROPOSED FRONT ELEVATION



03 - EXISTING REAR ELEVATION



04 - PROPOSED REAR ELEVATION

- NOTES:
- The property is not located in a Conservation Area.
 - Outline of existing extension shown dashed in red.
 - Use figured dimensions.
 - All dimensions are in millimetres unless otherwise noted.
 - The interior layout of the main house is shown indicatively for completeness and does not form part of the application.
 - Drawings not for construction.

Proposed Replacement Rear Extension to 70 Lady Margaret Road

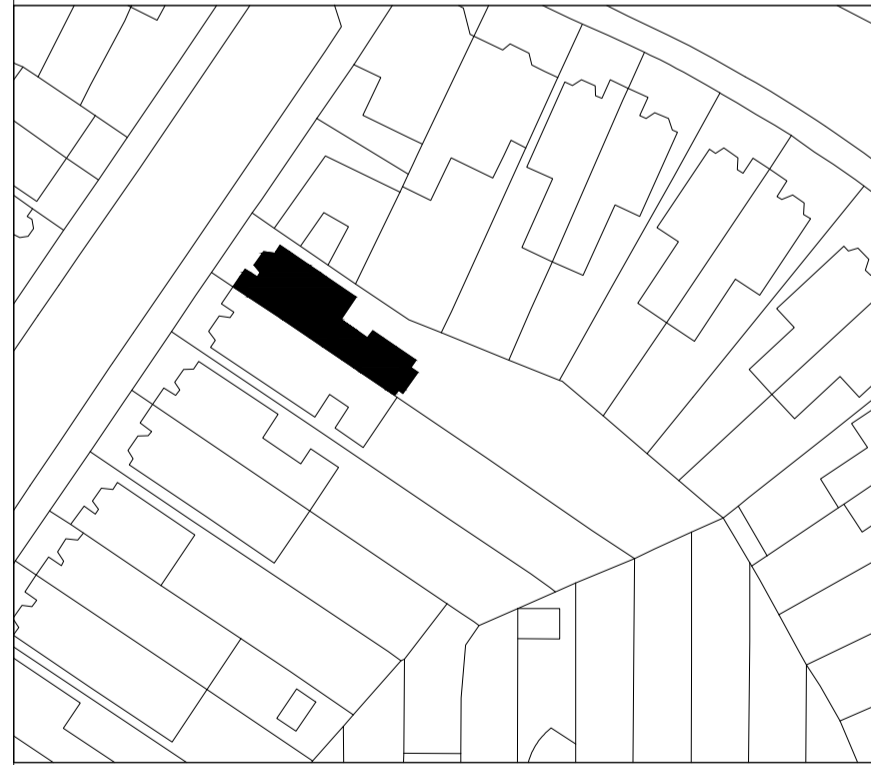
Overview
Extent of existing extension shown dashed in red to be removed and replaced)

Ground Storey
The proposed replacement extension shall be situated in a similar position and be of a similar footprint to the existing extension it shall replace.
- The proposed replacement extension shall sit lower than the ridge height of the existing extension at ground storey and shall therefore appear more subservient in scale.
- The roof line of the proposed replacement extension shall align to the roof line of the existing neighbouring extension at no. 68, adjacent to boundary line in order to integrate comfortably into its context. This shall reduce its scale on this side compared to the existing extension it shall replace.
- The taller element of the replacement ground storey extension shall be set back from the rear line and set in significantly from both side boundaries in order to ensure it does not impact upon neighbouring properties or amenity space.
- The proposed replacement extension shall not penetrate a 45 degree line taken from the neighbouring adjacent window to the existing ground storey rear extension at no. 68.

First Storey
The first storey element of the proposed replacement extension shall be of similar mass and volume as the existing extension (shown dashed in red). It shall step down from the flank wall, reducing the scale of this element of the extension, and creating the courtyard at ground level.
- At first storey the proposed extension shall be of the same mass and depth as the existing extension and shall not extend any closer to no. 68 than the existing extension does. It will therefore have no greater impact upon the adjacent first floor window to no. 68. It should be noted that in any case the adjacent first floor window is the secondary window to the bedroom on this floor, as there is another larger window to this room.

Second Storey
The proposed extension shall sit lower than the existing extension at second storey, and shall therefore appear more subservient.
- There shall be a clear visual gap to the eaves of the main roof.
- The original eaves line of the main roof is to be reinstated where it has been lost during the construction of the existing extension.
- The proposed extension does not penetrate a 45 degree line taken from existing adjacent second floor window to no. 68. In any case the proposed extension shall sit lower than the existing extension, which sets a precedent.

P01	10.03.2023	Stage 3 Issue
Revision	Date	Amendment



Novak Hiles Architects
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- Not for construction
- Use figured dimensions only
- All dimensions to be checked on site by the Contractor
- And such dimensions to be their responsibility
- Report all drawing errors and omissions to the Architect
- All dimensions in millimeters unless noted otherwise
- If in doubt ask Contract Administrator
- © Copyright Novak Hiles Architects
- The design information contained herein is not licensed to any party other than the clients named below

Job Title					
70 LADY MARGARET ROAD, LONDON, NW5 2NP					
Client					
P & L ALLARD					
Drawing Title / Location					
EXISTING AND PROPOSED FRONT AND REAR ELEVATIONS					
Status	STAGE 3				
Scale	1:100 at A1				
Job No	Source	Stage	Element	Drawing No.	Revision
NH110	A	3	01	200	P01