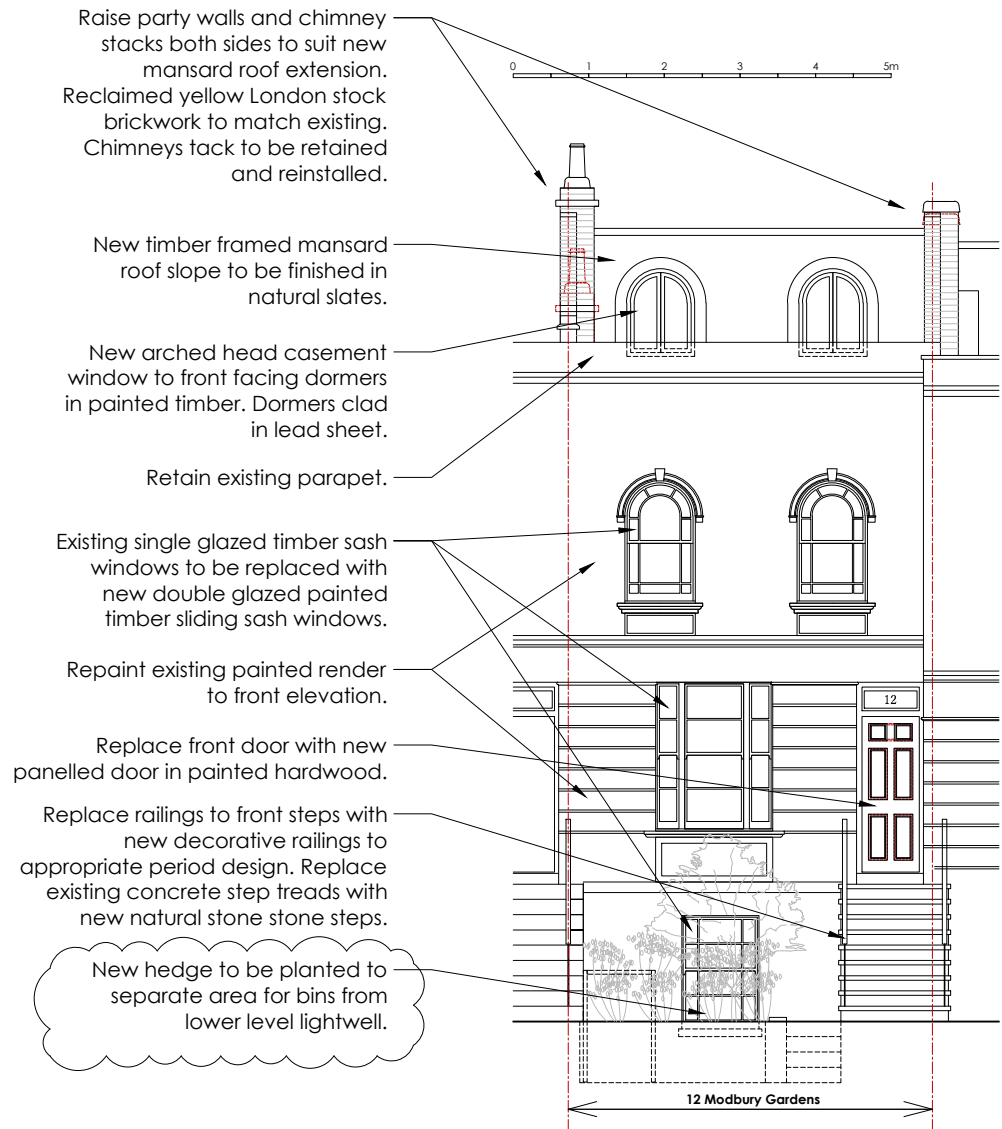


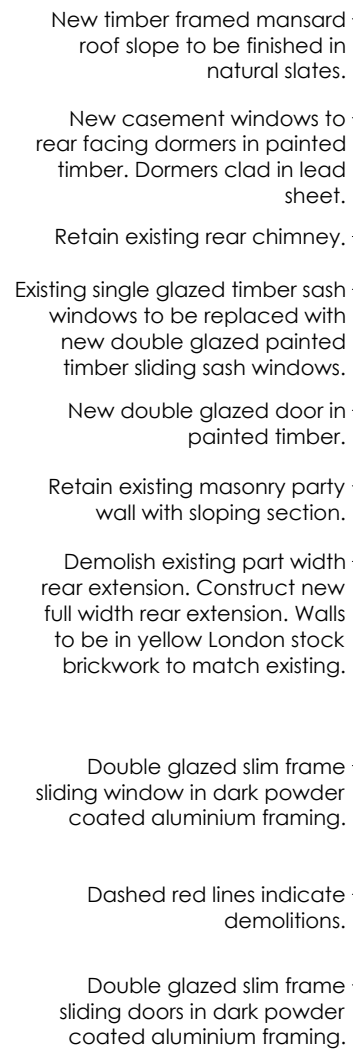
NOTES:

All dimensions to be checked on site.
Survey carried out on non-intrusive basis.
Areas concealed by built in furniture or otherwise inaccessible not surveyed.



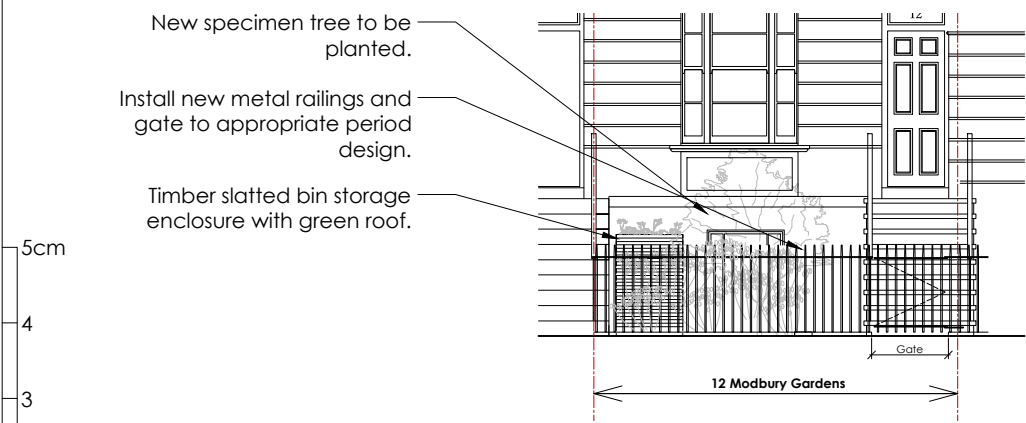
Proposed Front Elevation

Scale 1:100



Proposed Rear Elevation

Scale 1:100



Proposed Front Elevation (from street)

Scale 1:100

Raise party walls and chimney stacks both sides to suit new mansard roof extension. Reclaimed yellow London stock brickwork to match existing. Chimney stack to be retained and reinstalled.

Retain existing parapet.

Existing brickwork to be repaired and repointed.

Dashed red lines show profile of existing London roof (behind parapet) to be removed.

New privacy screen in translucent glass panels set into black painted square metal tube framework. Screen to be 1.8 metres high from surface of roof terrace.

Guarding to terrace comprising 1.1m high railings with vertical bars set 10cm apart between flat section horizontals, in black painted metal.

Flat roof to be partly covered in porcelain paving slabs and partly covered in wildflower based semi-intensive green roofing system for biodiversity.

Existing party wall to be extended upwards in matching yellow London stock brickwork.

Finished floor level of rear part of house and rear garden immediately adjacent to be lowered by approx 350mm to create single uniform floor level to lower ground floor.

rev	date	notes
C	17.10.24	Air source heat pump omitted
B	12.10.24	Updated
A	06.10.24	Updated
/	11.09.24	First Issue

FOR PLANNING

title Proposed Elevations		
client Anne-Marie & Graham Baker		
job 12 Modbury Gardens		
scale 1:100 @A3	dwg number 333/028	revision C