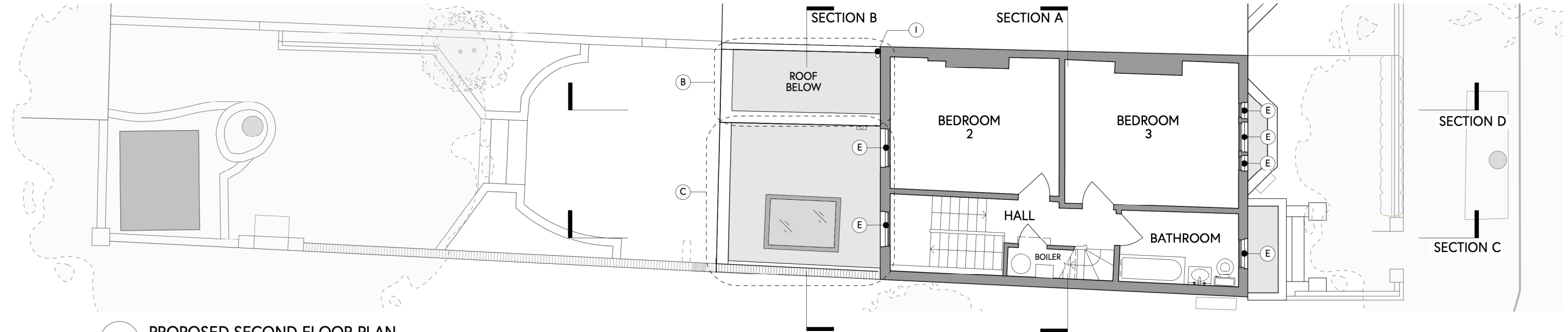


2 PROPOSED THIRD FLOOR PLAN  
Scale: 1:100



1 PROPOSED SECOND FLOOR PLAN  
Scale: 1:100

### DRAWING NOTES: PROPOSED

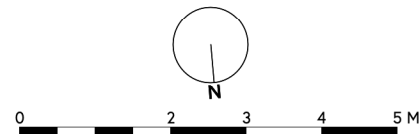
- A** Main roof replacement:  
-New natural slate roof cladding to entire roof, with lead flashings and new insulation internally  
-Existing primary structure retained if possible, or replaced with new structure to existing roof profile
- A1** Existing side dormer replaced with similar, widened pitched-roof side dormer with slate cladding, painted timber casement window and gable infill
- A2** Existing Velux-style rooflight replaced with similar, larger rooflight, in line with front roof pitch, colour to match slate
- A3** New rear dormer with slate cheeks to match main roof, slate grey GRP flat roof and painted timber three-panel casement window to match side dormer
- B** Alterations to existing first floor rear extension:  
-Existing retained side and end walls extended vertically to form new, enclosing flat roof parapet with soldier course detailing and continuous concrete coping  
-New slate grey GRP flat roof
- B1** Existing rear-facing window opening extended vertically with adjusted position in end wall, with new painted-metal casement frame, coordinating with proposed doors at ground level
- B2** Existing street-facing window opening extended vertically to match height of proposed rear-facing opening, with new painted-metal three-panel casement frame, coordinating with proposed doors at ground level
- C** Alterations to existing ground floor rear extension:  
-New stock brick rear wall in line with existing, to match primary elevations  
-Rear wall parapet height raised to suit new roof profile and fully enclose roof, with soldier course detailing and new concrete coping  
-New slate grey GRP flat roof concealed behind parapet
- C1** New flat rooflight concealed behind parapet
- C2** Painted metal Crittal-style fixed glazing and French doors opening to garden
- D** Existing retained side wall to street altered to hide extension roof, detailed as part of garden wall with sloped transition section and rowlock brick coping
- E** New heritage slimline double-glazed painted timber sash window
- F** Existing altered window opening restored to original proportions with modern concrete lintel removed
- G** New front door to match existing, with existing retained door frame, side lights, and transom.
- H** New inspection chamber position in front garden, relocated from interior
- I** New SVP position

Studio Catenaccio

address 31 Saint George's Avenue, London N7 0HB  
telephone +44(0)7584 577 584 email contact@studiocatenaccio.com

#### KEY

Existing  
New



#### general notes

##### DO NOT SCALE FROM THIS DRAWING

Use marked dimensions only. All dimensions to be confirmed on site prior to commencement of any works, and/or preparation of any shop drawings. Dimensions of structural elements are indicative; see structural engineer's information for actual sizes/dimensions. This drawing to be read in conjunction with all other consultant information.

Copyright of this drawing and the ideas represented to be retained by Studio Catenaccio Limited.

#### revision

P1 Issued for Planning 21.03.2025 GC

#### project name

22C LADY MARGARET ROAD

project 22c Lady Margaret Road

London, NW5 2XS

client Alison Oates & Nick Woolfitt

checked GC

printed PDF only

#### project no.

0016 A-3P-101

drawing

Second and Third Floor Plans

As Proposed

#### rev

P1

scale 1:100 @ A3

date 18.03.2025

drawn GC