



SCOPE OF THE WORKS

1. Generally:

- 1.1. Existing lower and upper ground floor flats combined to form family dwelling through the building of a new staircase and associated internal works. Works include the removal of duplicated facilities, amalgamation of services & associated re-ordering of the accommodation.
- 2. Side extension:**
 - 2.1. Two storey extension has white painted rendered walls to match existing adjacent side extension. Render finishes with render stop above 2 course brick plinth.
 - 2.2. Windows are white painted timber sashes, double glazed to match existing as shown.
 - 2.3. Existing pipework re-routed to suit extension.
 - 2.4. Roof is triple glazed and is continuous with adjacent pitched roof.
 - 2.5. One no. leaded panel under re-routed SVP

3. Other works:

- 3.1. Replace existing windows with new double glazed timber sliding sashes to match existing as shown. NB replacement kitchen window is to match other new windows.
- 3.2. Relocate existing canopy to lower gr fl entrance at higher level as shown.
- 3.3. Reduce height of extg two storey extension by 530mm. New triple glazed roof replaces existing.
- 3.4. Existing pipework rerouted.
- 3.5. New paving to side of house matches rear paving
- 3.6. Relocate existing gas meter housings to west side of entrance steps. Make good where existing removed.
- 3.7. External timber doors to understairs storage
- 3.8. Widen existing opening to rear elevation; fit new timber double glazed bi-fold doors

Works at ground + lower ground floors, 119 Greencroft Gardens NW6

proposed upper ground floor & roof plans

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