



SCOPE OF THE WORKS		Works at ground + lower ground floors, 119 Greencroft Gardens NW6
<p>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 and associated re-ordering of the accommodation.</p> <p>2. Side extension: 2.1. Two storey side 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 with obscured glazing. 2.3. All existing pipework re-routed to suit extension.</p>	<p>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</p>	<p>proposed lower ground floor plan</p> <p><small>REVB: section line added RA 27-01:14</small></p> <p>drg no. 119GR/12-6b scale 1:50@A3</p> <p>Roz Archer Limited 87 Corringham Road NW11 7DL t: 020 8201 8670 f: 020 8458 3031</p>