

- Key
- 1 Garage enlarged by removing existing shower
 - 2 New larger shower room to gym
 - 3 New passageway to provide access to garden without entering house
 - 4 Existing gym extended to align with neighbour's extension
 - 5 Existing stair increased in width to allow for wheely bins
 - 6 New planting
 - 7 New stair to access garden
 - 8 Line of existing extension
 - 9 New full height window to gym.
 - 10 Wheely bins stored along new party garden wall
 - 11 Existing wall, railing and gates.
 - 12 Existing driveway finish retained
 - 13 T1 - Existing hedge moved on to line of boundary.

date rev revisions

key plan

notes

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DE METZ FORBES KNIGHT ARCHITECTS

the old library 119 cholmley gardens london nw6 1aa t 020 7435 1144 f 020 7435 0884 mail info@dmfk.co.uk

project drawing title

25 Rossllyn Hill PROPOSED LOWER GROUND FLOOR

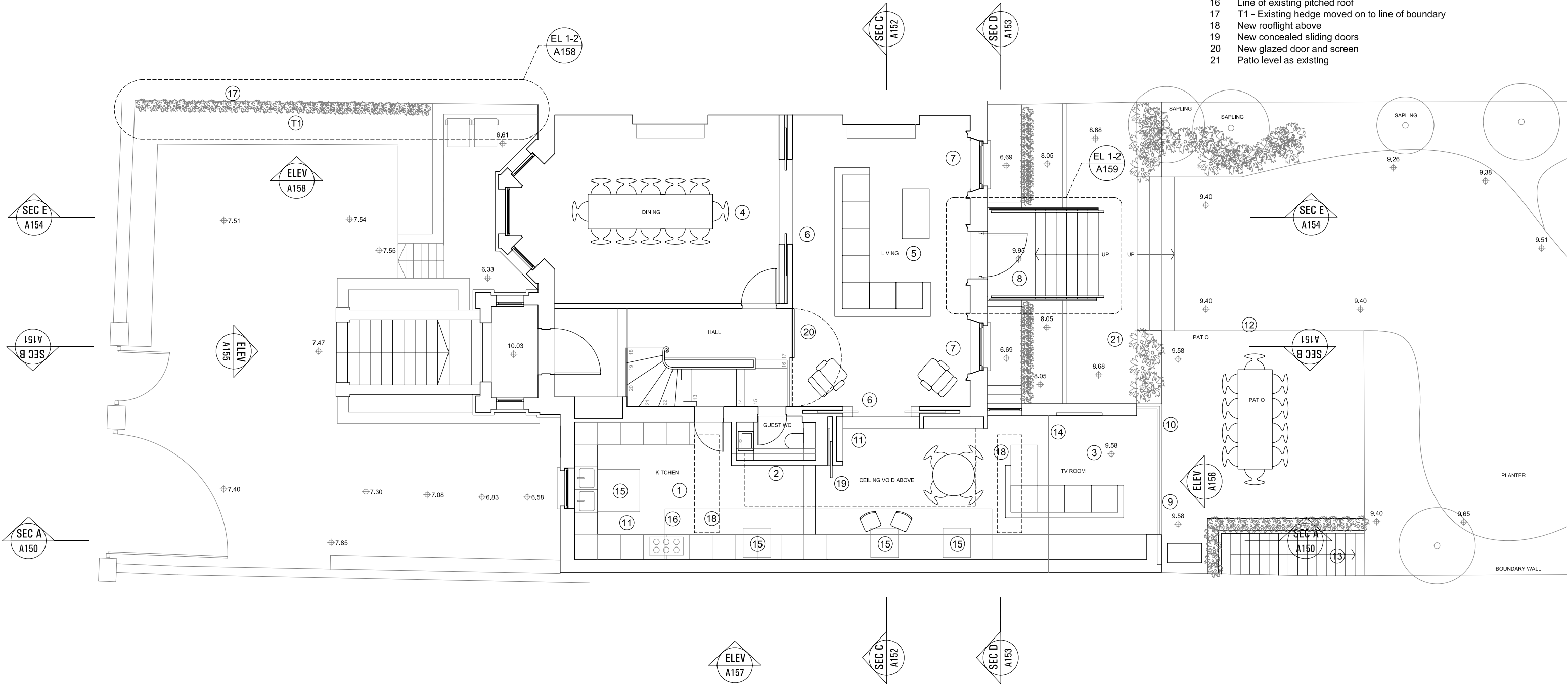
client scale at A1 scale at A3 drawn date

Neil Hasson 1:100 PF FEB 10

project no. drawing no. revision

1640 A100

- Key
- 1 Kitchen remains at front of house
 - 2 Existing WC enlarged
 - 3 TV room to rear
 - 4 Dining room remains at front of house
 - 5 Living room remains at rear of house
 - 6 Existing pivot doors replaced with concealed sliding doors
 - 7 Existing windows retained
 - 8 Existing balcony replaced
 - 9 New sliding folding doors to extension
 - 10 Extension extended out towards garden to align with neighbours
 - 11 -
 - 12 Patio level raised to align with extension
 - 13 Step access to lower ground floor for gardeners access
 - 14 Line of existing extension
 - 15 Existing rooflight removed
 - 16 Line of existing pitched roof
 - 17 T1 - Existing hedge moved on to line of boundary
 - 18 New rooflight above
 - 19 New concealed sliding doors
 - 20 New glazed door and screen
 - 21 Patio level as existing



date rev revisions

key plan

notes

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project	drawing title			
25 Rosslyn Hill	PROPOSED GROUND FLOOR			
client	scale at A1	scale at A3	drawn	date
Neil Hasson	1:100	PF		FEB 10
	project no.	drawing no.	revision	
	1640	A101		

- Key
- 1

Master bedroom suite with bed head backing onto storage
- 2

New walk in closets
- 3

Separate bathroom suites
- 4

Existing ensuite replanned
- 5

Existing landing cupboard removed
- 6

New extension aligned with rear elevation of house
- 7

Master bedroom runs full width of house
- 8

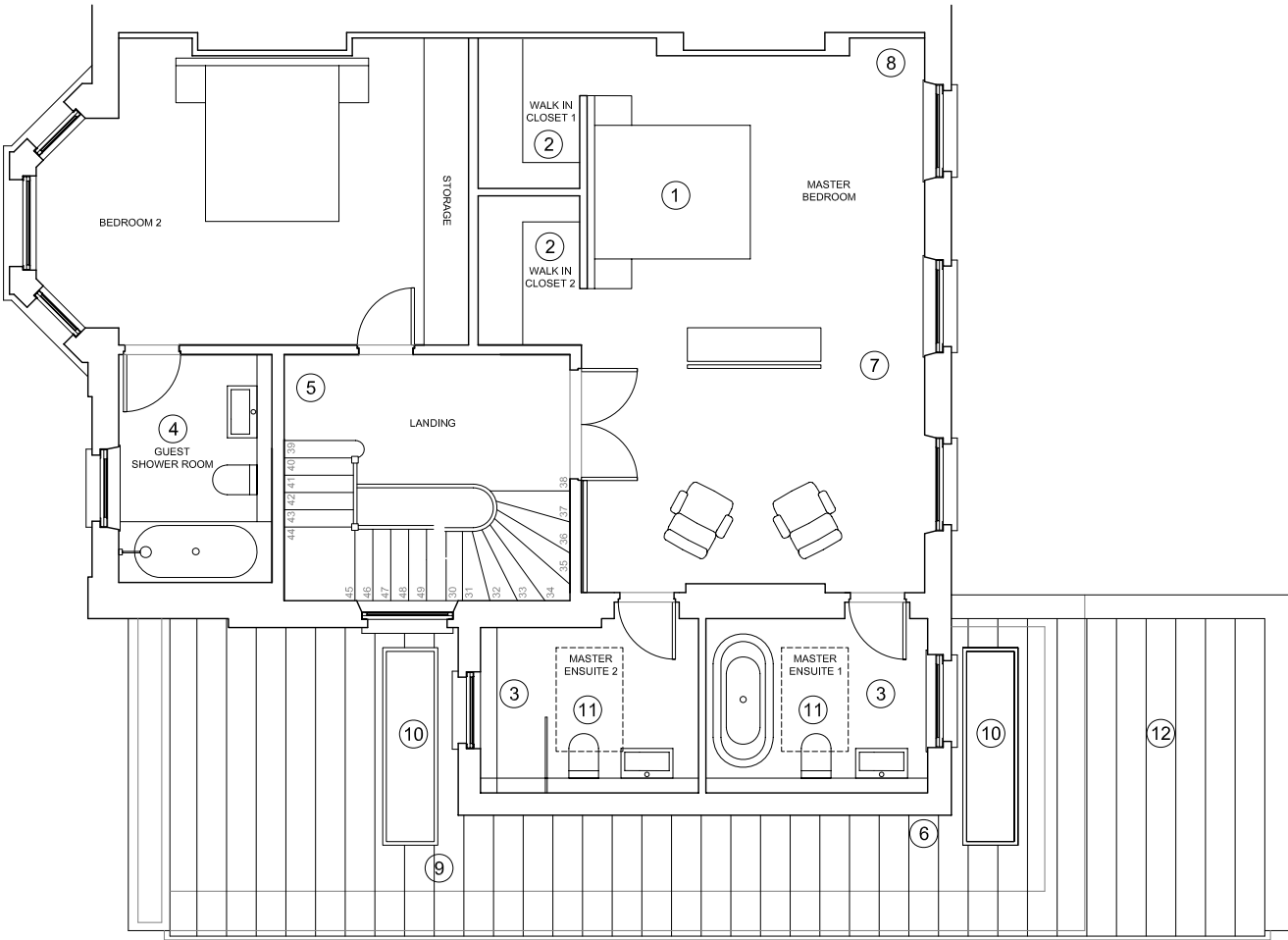
New sound insulation to party wall
- 9

Existing section of pitched roof removed
- 10

New rooflight
- 11

Rooflight above
- 12

New zinc roof with standing seams



date

rev

revisions

key plan

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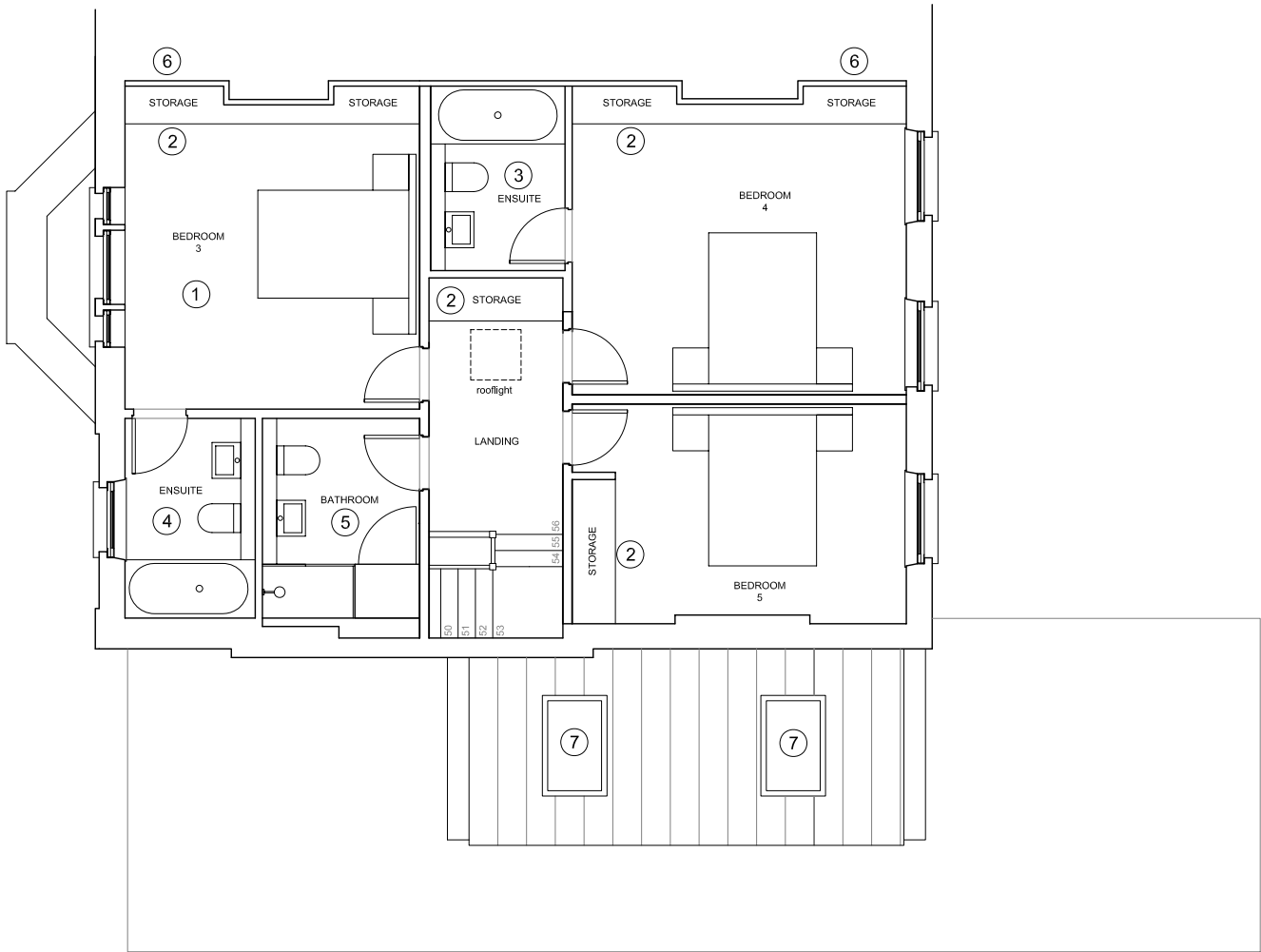


DE METZ FORBES KNIGHT ARCHITECTS

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project	drawing title			
25 Rosslyn Hill	PROPOSED FIRST FLOOR			
client	scale at A1	scale at A3	drawn	date
Neil Hasson		1:100	PF	25.06.09
project no.	drawing no.	revision		
1640	A102			

- Key
- 1 Bedroom increased in size
 - 2 Built in storage
 - 3 Ensuite increased in size
 - 4 New ensuite to front bedroom
 - 5 New bathroom
 - 6 Sound insulation to party wall
 - 7 New rooflight below



date rev revisions

key plan

notes

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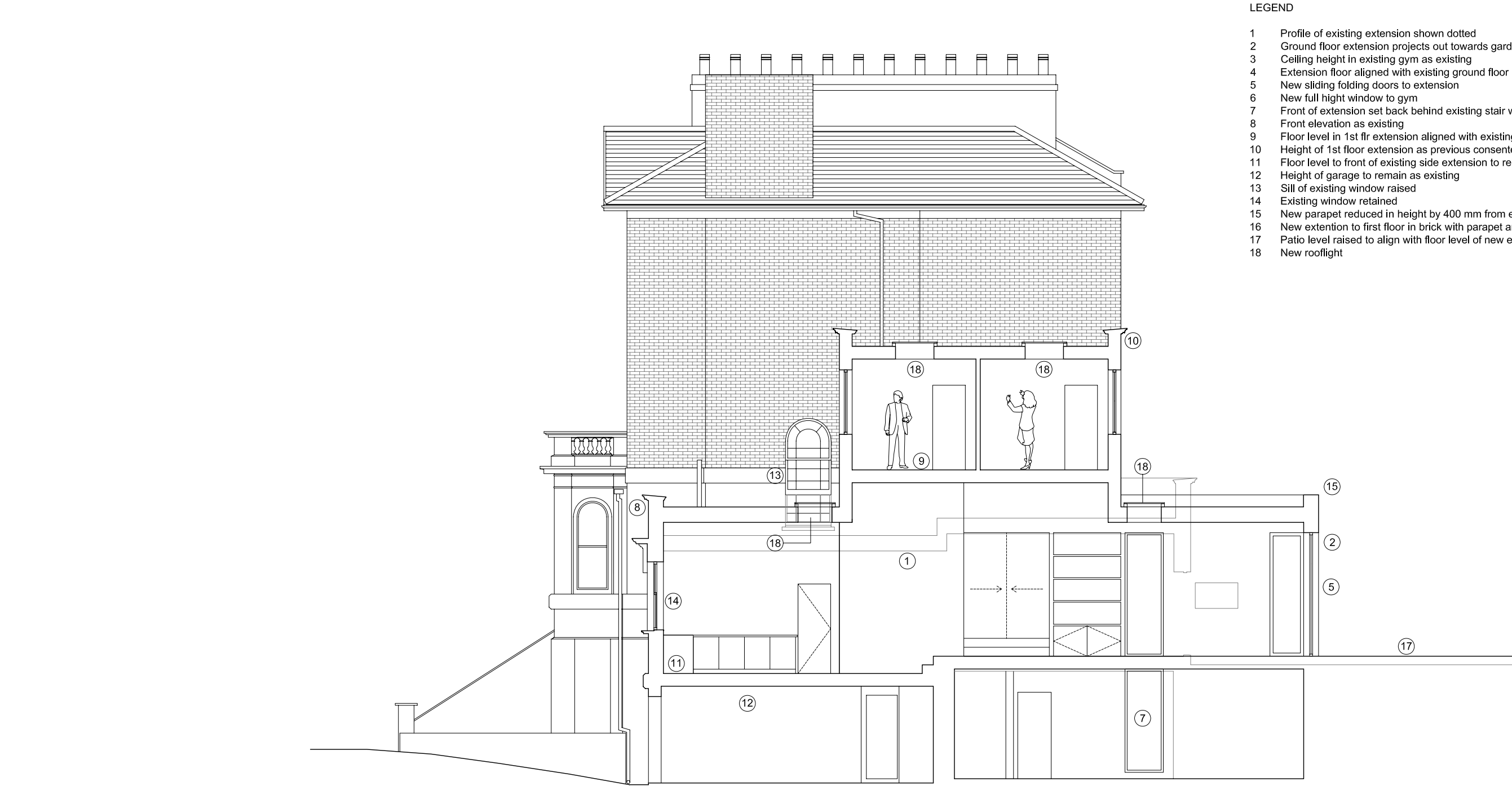
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project	drawing title			
25 Rosslyn Hill	PROPOSED SECOND FLOOR			
client	scale at A1	scale at A3	drawn	date
Neil Hasson		1:100	PF	FEB 10
project no.	drawing no.	revision		
1640	A103			



- LEGEND
- 1 Profile of existing extension shown dotted
 - 2 Ground floor extension projects out towards garden to align with neighbours
 - 3 Ceiling height in existing gym as existing
 - 4 Extension floor aligned with existing ground floor
 - 5 New sliding folding doors to extension
 - 6 New full hight window to gym
 - 7 Front of extension set back behind existing stair window as per lapsed consented scheme
 - 8 Front elevation as existing
 - 9 Floor level in 1st flr extension aligned with existing house
 - 10 Height of 1st floor extension as previous consented scheme
 - 11 Floor level to front of existing side extension to remain as existing
 - 12 Height of garage to remain as existing
 - 13 Sill of existing window raised
 - 14 Existing window retained
 - 15 New parapet reduced in height by 400 mm from existing
 - 16 New extention to first floor in brick with parapet and copings to match existing
 - 17 Patio level raised to align with floor level of new extension
 - 18 New rooflight

date rev revisions

key plan

notes

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DE METZ FORBES KNIGHT ARCHITECTS

project

25 Rosslyn Hill

client

Neil Hasson

scale at A1

scale at A3

drawn

date

drawing title

PROPOSED SECTION A-A

project no.

1640

1:100

PF

revision

FEB 10

A150



- LEGEND
- 1 Ground floor extension projects out towards garden to align with neighbours
 - 2 Door opening raised and new sliding pocket doors incorporated
 - 3 Door to new ensuite
 - 4 New window to extension
 - 5 Profile of existing garden

date rev revisions

key plan

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project	drawing title			
25 Rosslyn Hill	PROPOSED SECTION B-B			
client	scale at A1	scale at A3	drawn	date
Neil Hasson		1:100	PF	FEB 10
project no.		drawing no.	revision	
1640		A151		



LEGEND

- 1 Profile of existing pitched roof shown dotted
- 2 Existing opening between front & rear rooms increased in size & provided with concealed sliding doors
- 3 Side extension set back from party wall as per lapsed consented scheme
- 4 Floor level in 1st flr extension aligned with existing house
- 5 New rooflight

date rev revisions

key plan

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project drawing title

25 Rosslyn Hill PROPOSED SECTION C-C

client scale at A1 scale at A3 drawn date

Neil Hasson 1:100 PF FEB 10

project no. drawing no. revision

1640 A152



- LEGEND
- 1 Profile of existing pitched roof shown dotted
 - 2 Side extension set back from party wall as per lapsed consented scheme
 - 3 Extension ground floor level as existing
 - 4 Brickwork to match existing
 - 5 New window



- LEGEND
- 1 Existing hedge removed and replaced with new hedge on line of boundary
 - 2 Bins stored along party garden wall
 - 3 New recessed planter
 - 4 Existing levels maintained
 - 5 Existing stair profile shown dashed
 - 6 New stair and ballustrade. See dwg A159 for details
 - 7 Existing patio retained



DE METZ FORBES KNIGHT ARCHITECTS

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project drawing title

25 Rosslyn Hill PROPOSED SECTION E-E

client scale at A1 scale at A3 drawn date

Neil Hasson 1:100 PF FEB 10

project no. drawing no. revision

1640 A154

date rev revisions

key plan

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- LEGEND
- 1 Bricks to match existing neighbouring property
 - 2 New window to match existing
 - 3 Side extension set back from party wall as lapsed consented scheme
 - 4 Parapet level to remain as existing
 - 5 Existing window retained
 - 6 Finish render to match existing

date rev revisions			key plan	notes	<div>the old library 119 cholmley gardens london nw6 1aa t 020 7435 1144 f 020 7435 0884 mail info@dmfk.co.uk</div> <div>project 25 Rosslyn Hill</div> <div>client Neil Hasson</div> <div>scale at A1 1:100</div> <div>scale at A3 drawing no. A155</div> <div>drawn PF</div> <div>date FEB 10</div> <div>revision</div>
11.09.09	A	Level of extension roof amended		<div>DMFK Architects Ltd take no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension specifically from the architect or by site measurement and may not rely on the drawing. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any data in digital form. All data must be checked against hard copy. This drawing is issued for design intent only and should not be used for construction unless stated.</div> <div>copyright This drawing is the property of dmfk Architects Ltd. No disclosure or copy of it may be made without the written permission of dmfk Architects Ltd.</div>	<div>DE METZ FORBES KNIGHT ARCHITECTS</div> <div>PROPOSED FRONT ELEVATION</div>



- LEGEND
- 1 Brickwork to match existing
 - 2 New window to match existing 2nd floor
 - 3 Side extension set back from party wall as previous consented scheme
 - 4 Patio level raised to align with extension floor level
 - 5 New sliding folding doors to extension with powder coated framed and clear double glazing
 - 6 Render finish to match existing property
 - 7 Render detailing to match existing
 - 8 Copings to match existing
 - 9 New stair and ballustrade. See dwg A159 for details
 - 10 Existing timber doors replaced with single timber door

date rev revisions

key plan

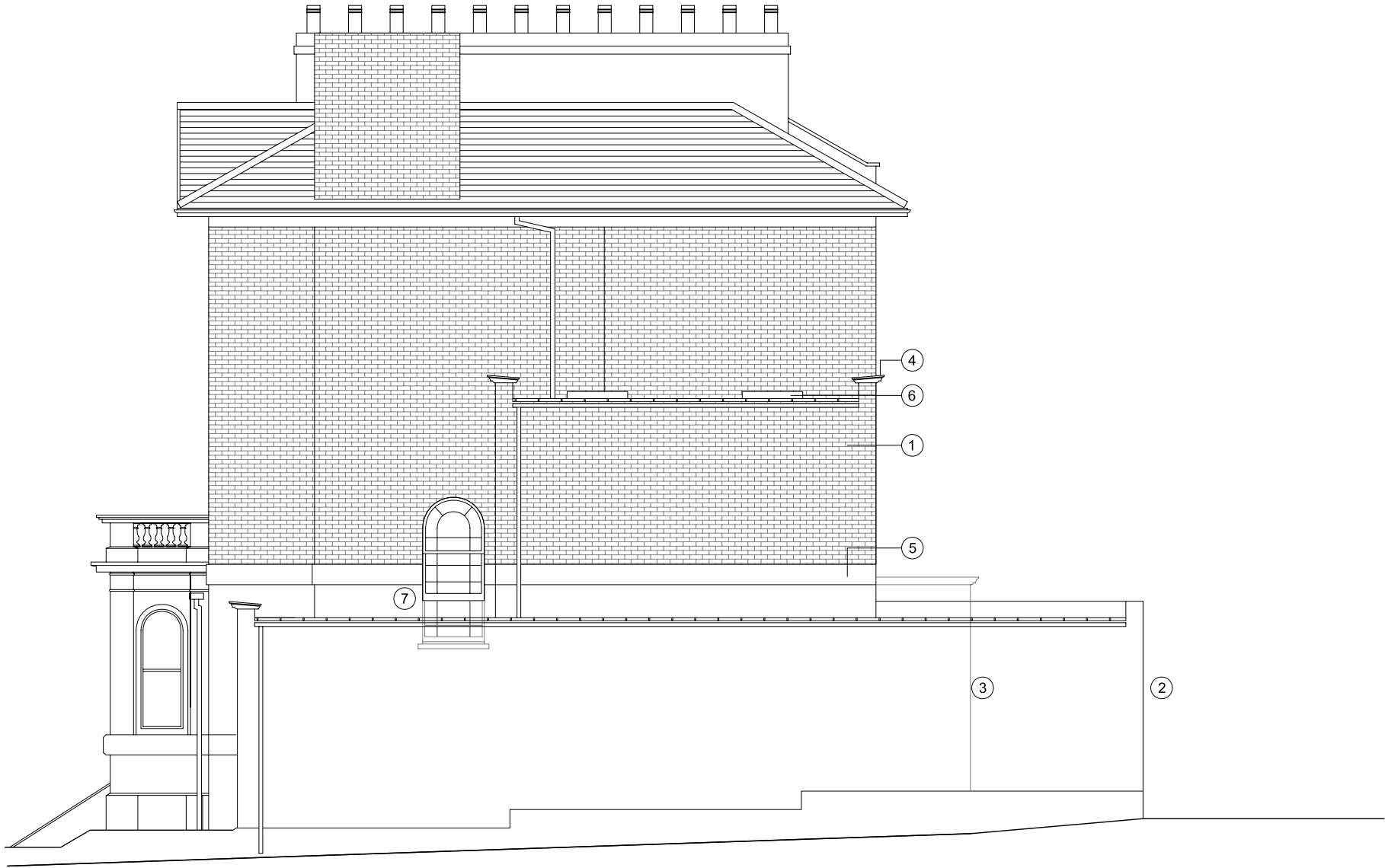
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project	drawing title			
25 Rosslyn Hill	PROPOSED REAR ELEVATION			
client	scale at A1	scale at A3	drawn	date
Neil Hasson	1:100	PF		FEB 10
project no.	drawing no.	revision		
1640	A156			



LEGEND

- 1 Brickwork to match existing
- 2 Extension extended out towards garden to align with neighbours
- 3 Line of existing extension
- 4 Copings to match existing
- 5 Render detailing to match existing
- 6 New rooflights to ensuite bathrooms
- 7 Sill of existing window raised

date rev revisions

key plan

notes

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project drawing title

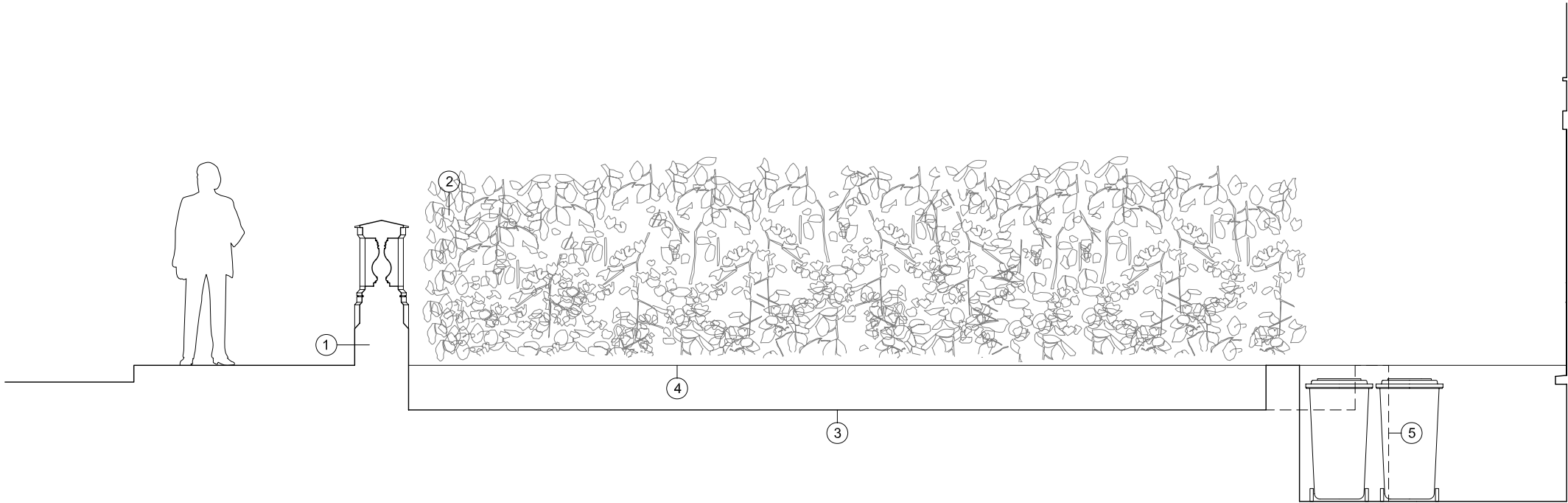
25 Rosslyn Hill PROPOSED SIDE ELEVATION

client scale at A1 scale at A3 drawn date

Neil Hasson 1:100 PF FEB 10

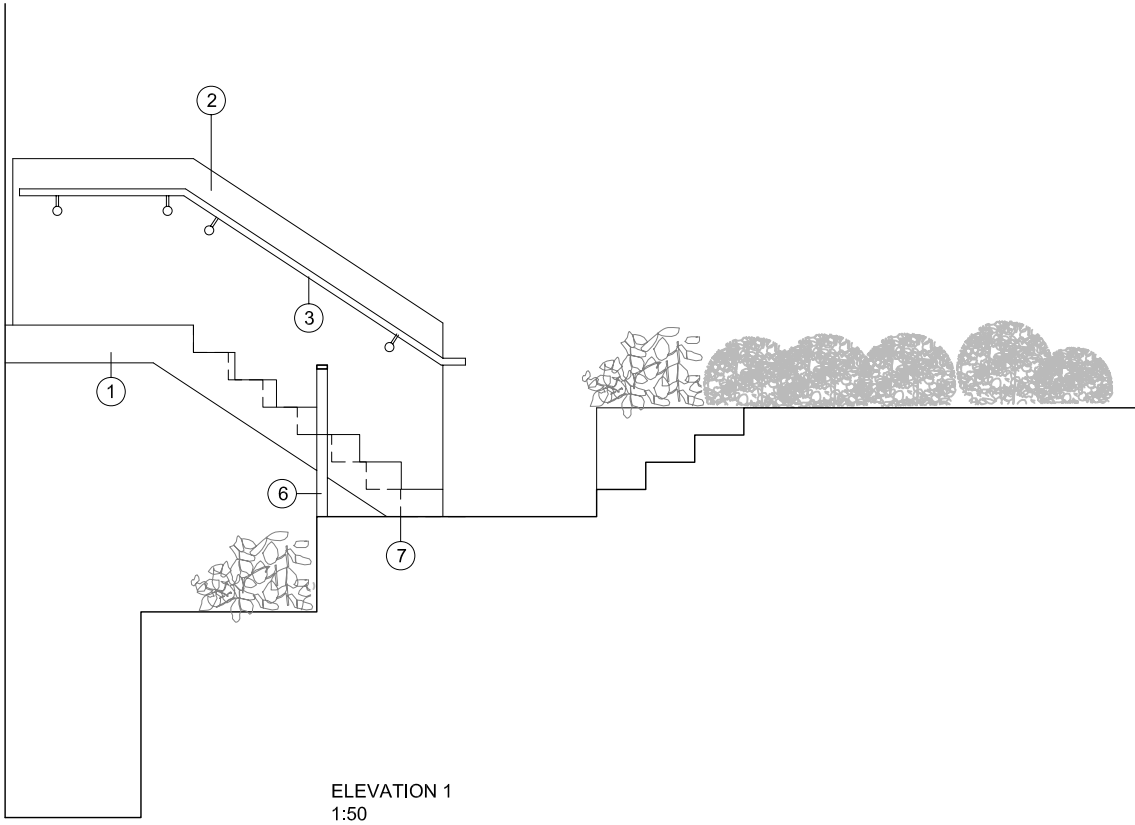
project no. drawing no. revision

1640 A157

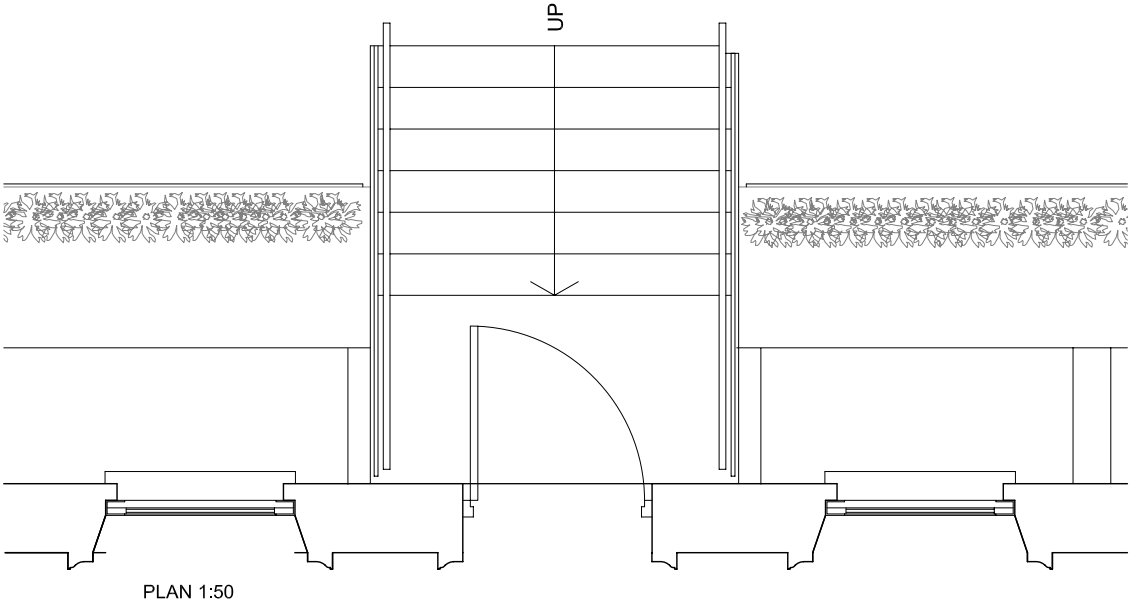
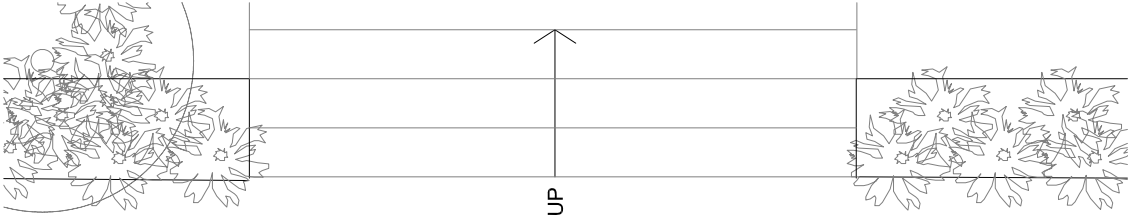
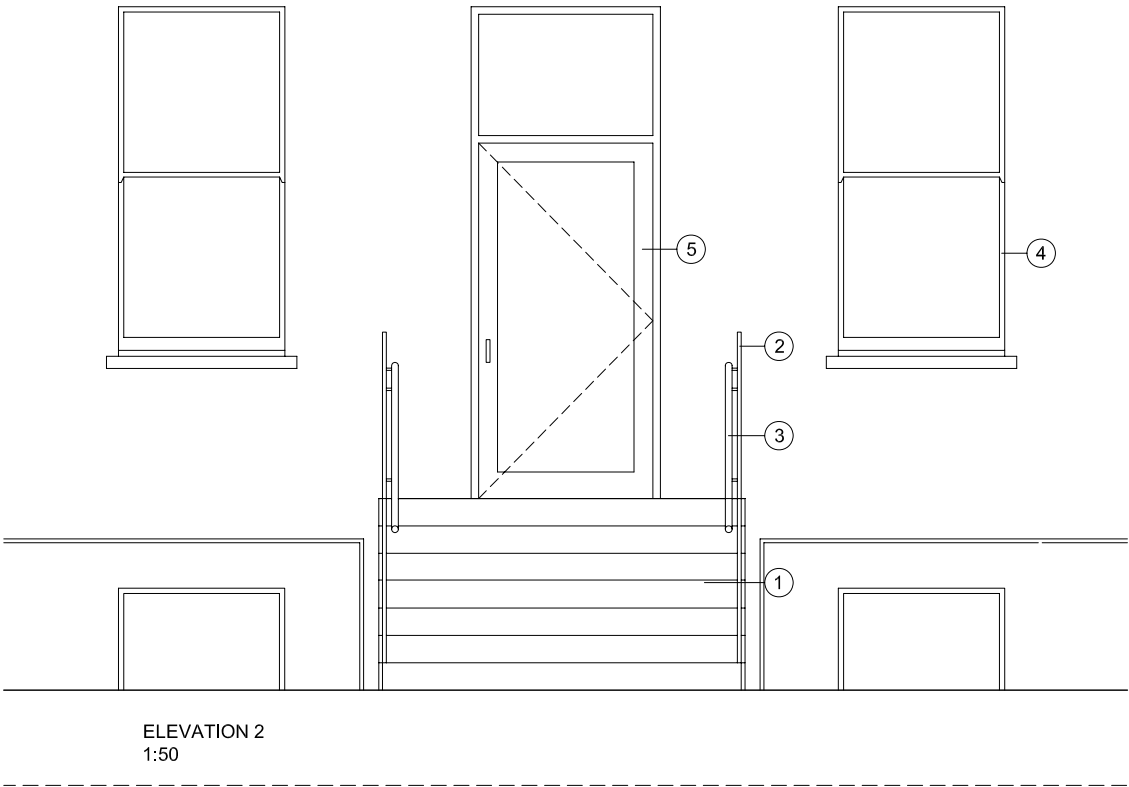


ELEVATION 2
1:50

- Key
- 01 Existing garden wall
 - 02 T1 - Existing hedge re-planted on line of boundary
 - 03 Existing planter retained
 - 04 Existing driveway finish retained
 - 05 Position of existing retaining wall moved forward by 800mm to allow access for storage of wheely bins



- Key
- 01 New stone stair to garden
 - 02 New clear toughened glass balustrade
 - 03 New satin ss handrail
 - 04 Existing windows refurbished
 - 05 Existing doors replaced with single timber door
 - 06 Existing timber balustrade replaced with metal handrail
 - 07 Profile of existing stair



date rev revisions key plan

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project		drawing title		
25 Rosslyn Hill		PROPOSED STAIR AND BACK GARDEN		
client	scale at A1	scale at A3	drawn	date
Neil Hasson		1:50	MS	FEB 10
project no.		drawing no.	revision	
1640		A159		