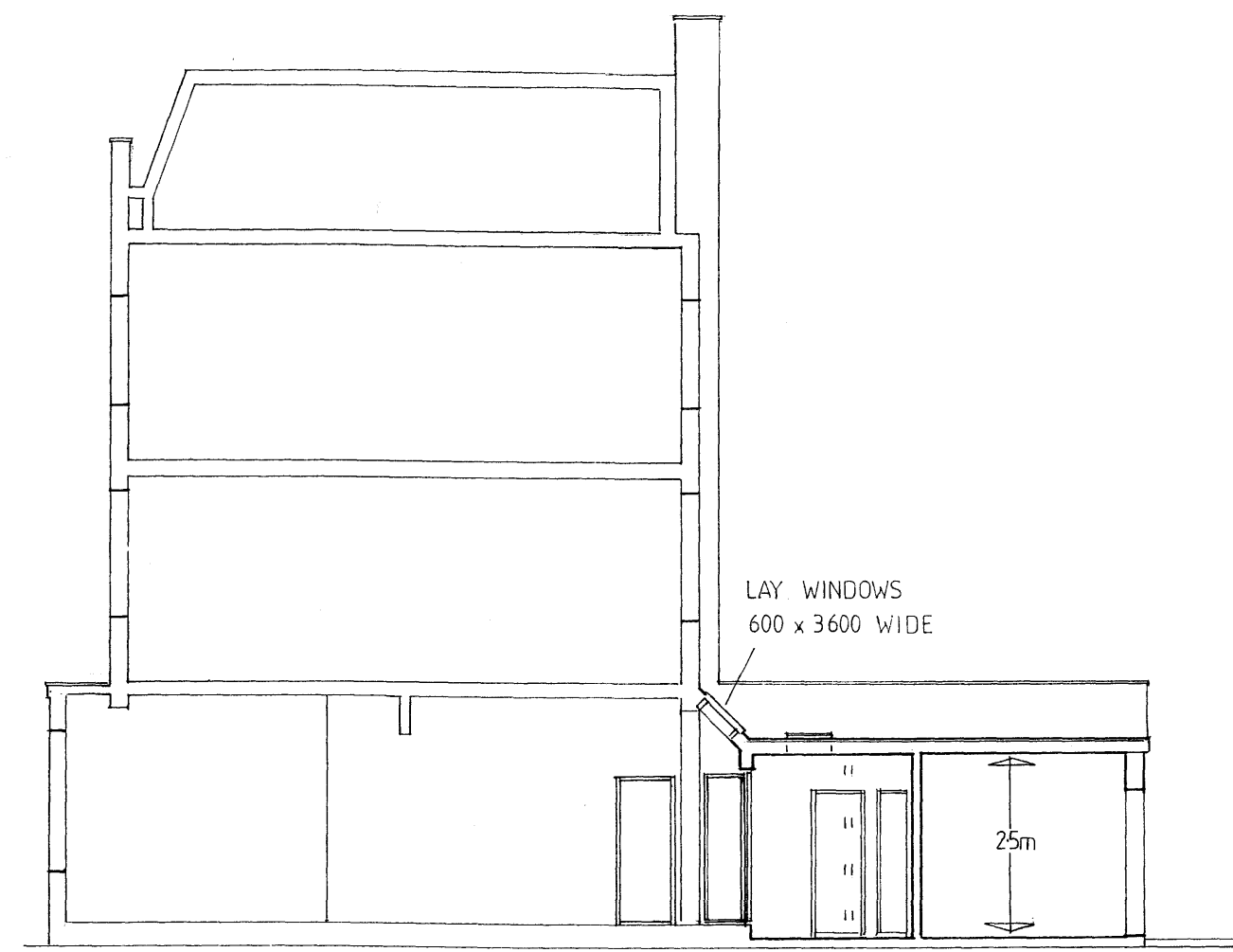
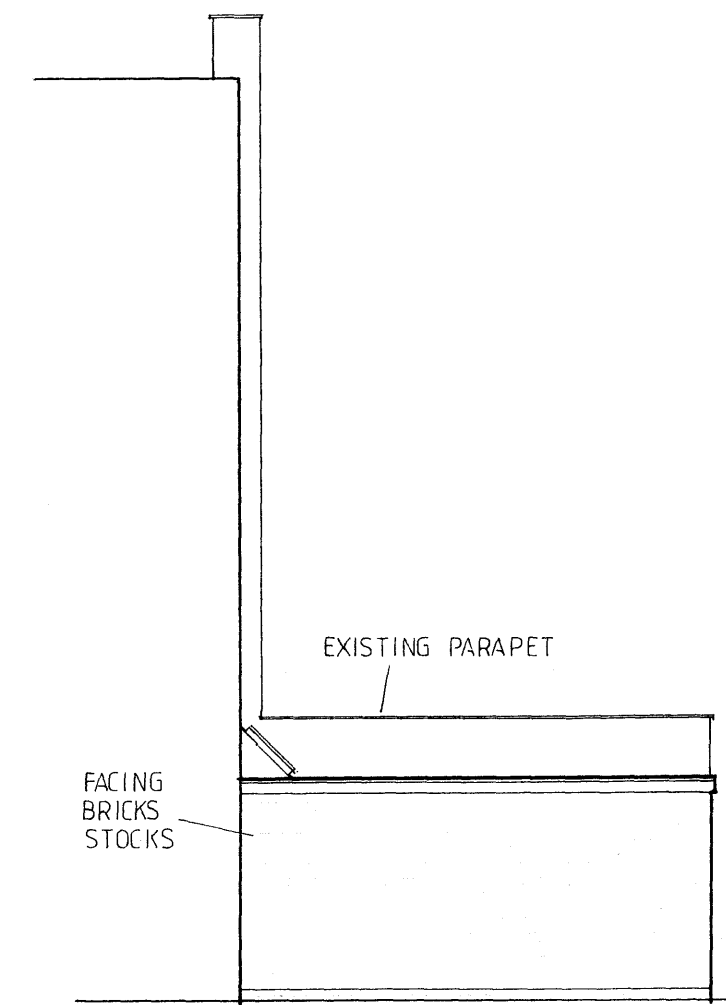




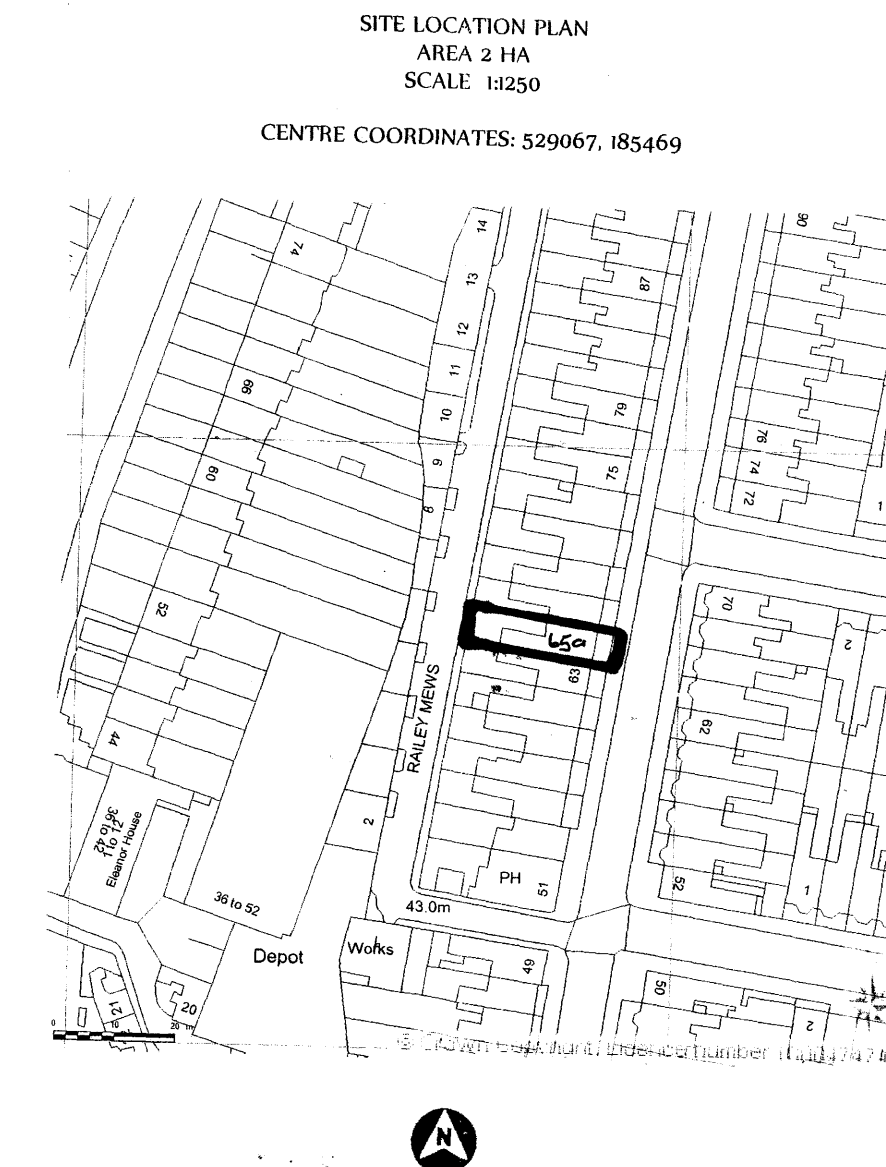
REAR



SECTION
1:100



SIDE ELEVATION



NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Planning Notes

The proposed rear extension is to replace an existing extension that is in the rear-addition position. The proposed structure will be 1.2 m less-long than the existing rear addition, and is proposed to be full-width giving 2 medium-sized bedrooms to the rear that each have French-door access to the rear garden for improved light, ventilation and fire-escape provisions.

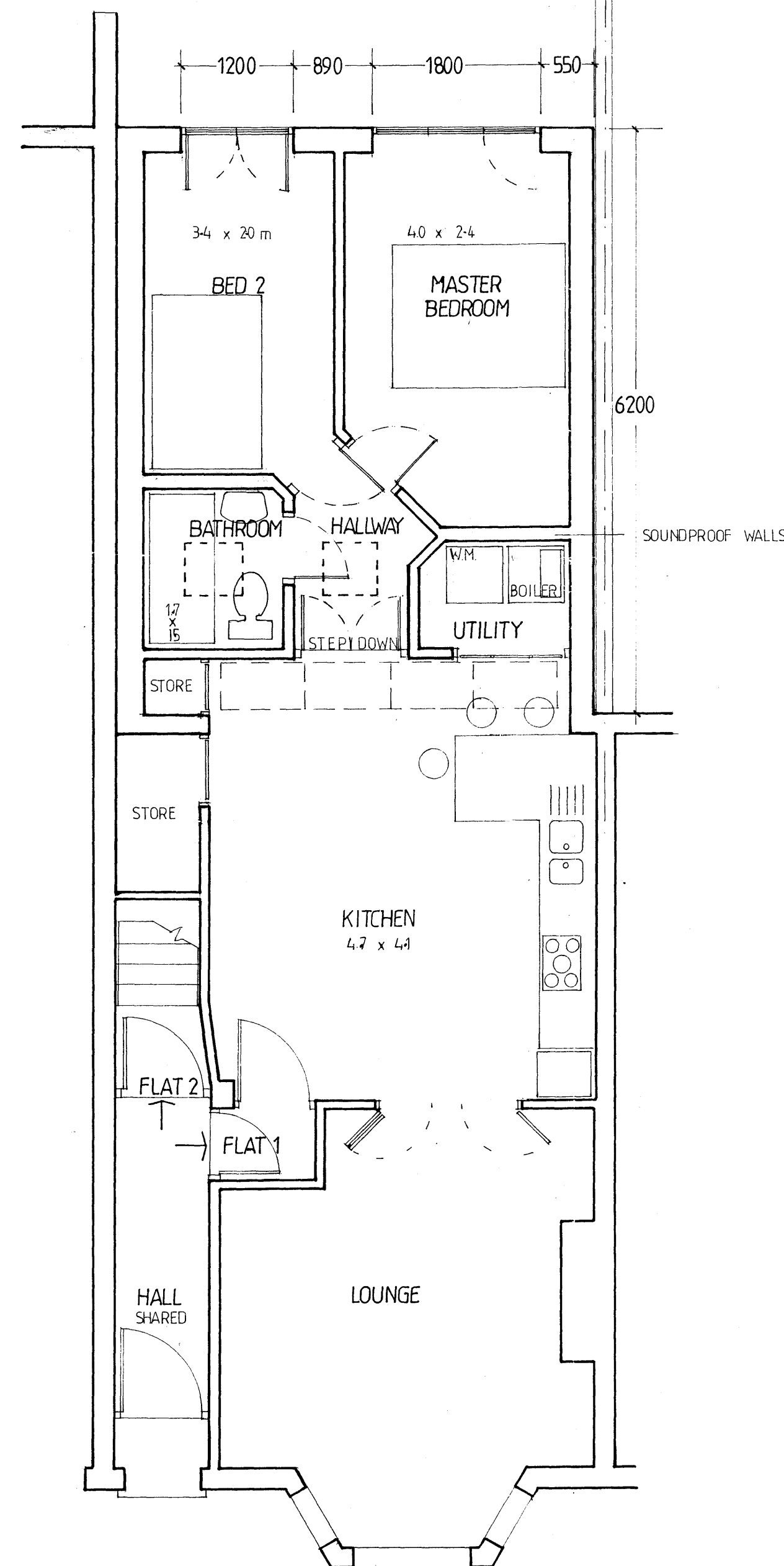
The external finish of the extension will be of matching London stock bricks, and will have a roof height of 2.75m above GL, giving an improved internal room height of 2.5m. This is more than the current rear addition height but still less than the neighbouring extensions. Full-width garden extensions are a feature of this street, indeed with both neighbours, house numbers 63 and 61, both having matching extensions to that proposed.

The design will be in-keeping therefore with the prevailing street scene and will improve both the appearance of the rear of the property, and also the living standards of the occupants. The second bedroom will provide space for either a young family, work-from-home office, or even a lodging room for a low-paid key-worker.

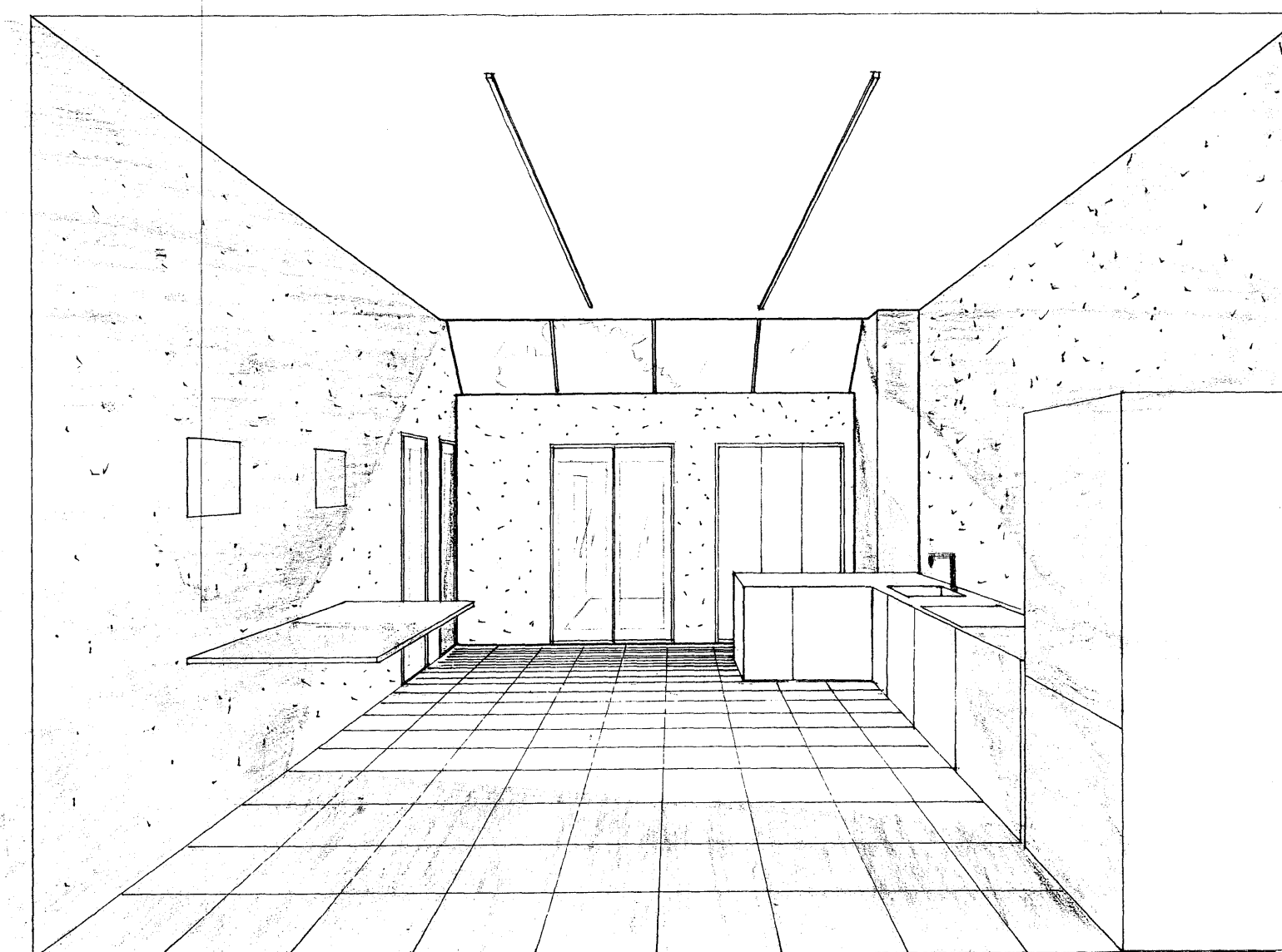
The bathroom and hallway will have electrically-operated flat roof-windows for ventilation and great light; there will be a separate utility room to keep noise down; the walls between the bedrooms and the bathroom/utility room will be sound-proofed; the 2-door protection will give enhanced sound and fire-proofing to the bedrooms from the kitchen.

The flat-roof height has been kept intentionally-low so that its impact on the garden scene is negligible, but by introducing the row of angled-roof windows at the junction of the main-house wall, the kitchen will be flooded with natural light, there will be ample ventilation, and it will present a feature with the 'wow-factor'.

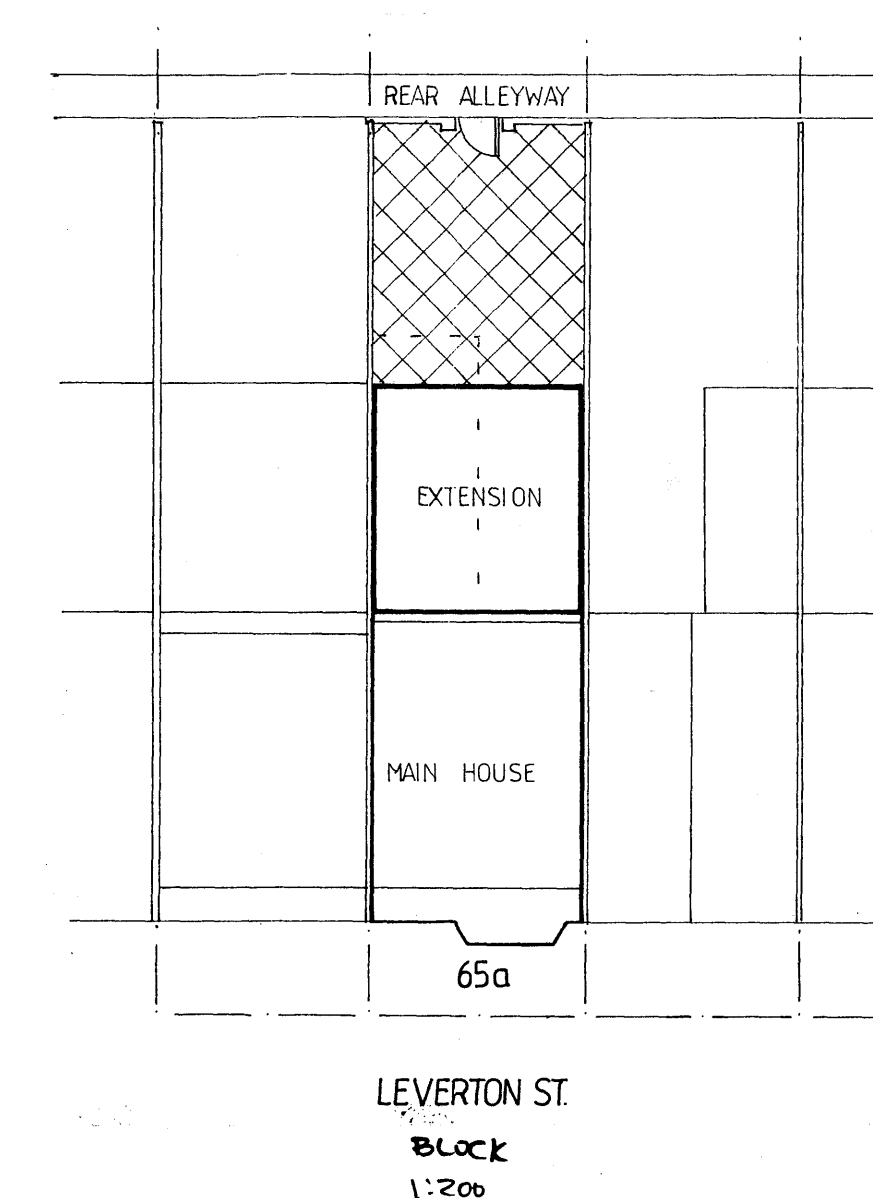
The kitchen and bathroom will have under-floor heating. Kitchen ceiling also to be lowered slightly so that both this flat and the one benefit from mutual sound-proofing.



GF PLAN
1:50



KITCHEN
ORTHOGRAPHIC



A	Date	Revisions

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RECEIVED
16 OCT 2012

Client
KEEGAN

Job Title
**PROPOSED SINGLE
STOREY REAR EXTENSION
65a LEVERTON STREET
LONDON NW5 2NX**

Drawing Title
**PLANNING DRAWINGS
PROPOSED PLANS &
ELEVATIONS**

Scale
SHOWN

Date
SEPT 12 Drawn by
TOA

Drg No. NK / 1201	Rev.
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