



Key Plan: Scale 1:500

Legend: Demolition Key

- Existing structure / earth
- New structure
- Existing brickwork
- Existing slate roof finish
- Existing structure / fittings to be removed in section
- Hatch denotes area of demolition shown in elevation
- Line denotes removal of existing fittings
- Line denotes removal of existing structure

Legend: Proposed Materials

- Proposed brickwork in elevation
- Proposed external permeable paving
- Proposed gravel on flat roof
- Proposed black & white tessellated tiles

Demolition notes:

- Demolish non-original single-storey rear extension and glass conservatory
- Demolish part of the existing roof to allow for installation of new rooflight/dormer
- Demolish existing garden steps and railings
- Partial demolition of front garden wall to accommodate metal railings - Existing front garden wall retained

Proposed notes:

- New brick, single-storey extension (no larger than the footprint of the existing extension) with polyester powder-coated metal coping
- Proposed terrace with natural stone paving
- Proposed roof terrace, at first floor level, with natural stone paving and metal railings
- Proposed rooflight
- Proposed traditionally detailed dormer window at third floor level (height to match neighbouring no.121)
- Proposed conservation style rooflight
- Associated landscaping
- Replace non-original UPVC windows with new hardwood timber windows to match existing
- Replace non-original UPVC window with new, traditionally detailed hardwood door
- New permeable paving
- Increase height of existing dormer window to match neighbours, dormers and add traditionally detailed railings
- New traditionally detailed metal railings to front garden wall
- New black and white tessellated tiles to front pathway
- Crittall style, glazed double doors
- Proposed window with obscured glazing
- Existing fenestration surrounds to be repainted
- Existing timber windows to be retained, refurbished and redecorated
- Existing security bars to be removed
- New timber panelled door
- Replace existing windows with new hardwood timber windows to match existing

Rev. A: 04.01.17 Issued for Planning
 Rev.: 19.07.16 Issued for Planning

PLANNING

Project No. 16009

Client: Ms Bryony Marshall and Mr Matthew Lenczner

Date: April 2016

Scale: 1:100 @ A3 / 1:50 @ A1

Project: 123 Broadhurst Gardens, NW6

Drawing Title: Proposed Ground Floor Plan

Drawing No. P_01 Rev. A

Drawn: TMC Approved: RD Signed:

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