



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

Variations

- Existing window opening to be infilled with brickwork to match existing
- Two additional rooflights proposed and the position of consented rooflight has been revised

Rev B	12.01.17	Issued for Planning/Variation of Condition
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. **B**

Drawn	Approved	Signed
MWh	RD	

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