



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

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

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

- Proposed notes:**
- 01 New, brick, single-storey extension (no larger than the footprint of the existing extension) with polyester powder-coated metal coping
 - 02 Proposed terrace with natural stone paving
 - 03 Proposed roof terrace, at first floor level, with natural stone paving and metal railings
 - 04 Proposed rooflight
 - 05 Proposed traditionally detailed dormer window at third floor level (height to match neighbouring no.121)
 - 06 Proposed conservation style rooflight
 - 07 Associated landscaping
 - 08 Replace non-original UPVC windows with new hardwood timber windows to match existing
 - 09 Replace non-original UPVC window with new, traditionally detailed hardwood door
 - 10 New permeable paving
 - 11 Increase height of existing dormer window to match neighbours' dormers and add traditionally detailed railings
 - 12 New traditionally detailed metal railings to front garden wall
 - 13 New black and white tessellated tiles to front pathway
 - 14 Crittall style, glazed double doors
 - 15 Proposed window with obscured glazing
 - 16 Existing fenestration surrounds to be repainted
 - 17 Existing timber windows to be retained, refurbished and redecorated
 - 18 Existing security bars to be removed
 - 19 New timber panelled door
 - 20 Replace existing windows with new hardwood timber windows to match existing

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

Rev. A	12.01.17	Issued for Planning-Variation of Condition
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 Second Floor Plan**

Drawing No. **P_04** Rev. **A**

Drawn	Approved	Signed
MWh	RD	

Marek Wojciechowski Architects

66-68 Margaret Street, W1W 8SR T. 020 7380 9336 www.mwa.co.uk

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