



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:**
- 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

- 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

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# 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**

Drawn	Approved	Signed
TMC	RD	



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