



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
 - 21 Bicycle Store - 2 Spaces

Rev.	21.03.17	Issued for Planning/Discharge 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 Lower Ground Floor Plan

Drawing No. **P_02** Rev.

Drawn	Approved	Signed
TMC	RD	

Marek Wojciechowski Architects

66-68 Margaret Street, W1W 9SR T. 020 7580 9336 www.mwa.co.uk

Copyright Marek Wojciechowski Architects Limited. No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.