



Key Plan: SCALE 1:250

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 - 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

Variations:

- 01 Updated to illustrate existing site conditions

Rev C	04.05.17	Issued for Planning Variation Condition 1
Rev B	12.01.17	Issued for Planning Variation Condition 1
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
TMC	RD	

Marek Wojciechowski Architects

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

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