



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:**

- 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
- Bicycle Store - 2 Spaces

**Variations**

- Updated to illustrate existing site conditions

Rev B	04.05.17	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 First Floor Plan

Drawing No. P\_03 Rev. B

Drawn: TMC Approved: RD Signed:

**Marek Wojciechowski Architects**

66-68 Margaret Street W1W 8SR T. 020 7380 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.

0 0.5m 1m 2m 3m 4m 5m