



Key Plan, Scale 1:250

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:

- 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	12.01.17	Issued for Planning - Variation of Condition 1
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 Roof Plan

Drawing No. P_06 Rev. B

Drawn TMC Approved RD Signed

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