



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:**

- D01 Demolish non-original single-storey rear extension and glass conservatory
- D02 Demolish part of the existing roof to allow for installation of new rooflight/dormer
- D03 Demolish existing garden steps and railings
- D04 Partial demolition of front garden wall to accommodate metal railings - Existing front garden wall retained

**Proposed notes:**

- P01 New, brick, single-storey extension (no larger than the footprint of the existing extension) with polyester powder-coated metal coping
- P02 Proposed terrace with natural stone paving
- P03 Proposed roof terrace, at first floor level, with natural stone paving and metal railings
- P04 Proposed rooflight
- P05 Proposed traditionally detailed dormer window at third floor level (height to match neighbouring no.121)
- P06 Proposed conservation style rooflight
- P07 Associated landscaping
- P08 Replace non-original UPVC windows with new hardwood timber windows to match existing
- P09 Replace non-original UPVC window with new, traditionally detailed hardwood door
- P10 New permeable paving
- P11 Increase height of existing dormer window to match neighbours' dormers and add traditionally detailed railings
- P12 New traditionally detailed metal railings to front garden wall
- P13 New black and white tessellated tiles to front pathway
- P14 Crittall style, glazed double doors
- P15 Proposed window with obscured glazing
- P16 Existing fenestration surrounds to be repainted
- P17 Existing timber windows to be retained, refurbished and redecorated
- P18 Existing security bars to be removed
- P19 New timber panelled door
- P20 Replace existing windows with new hardwood timber windows to match existing
- P21 Bicycle Store - 2 Spaces

**Variations:**

- V01 Updated to illustrate existing site conditions

Rev A	04.05.17	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: **Demolition First Floor Plan**

Drawing No. **D\_03** Rev. **A**

Drawn	Approved	Signed
TMC	RD	

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