

NO WORKS PROPOSED TO THE ROOF IN THIS PLANNING APPLICATION

27.24

REPLACE EXISTING UPVC CASEMENT WINDOWS WITH NEW PAINTED SASH WINDOWS DETAILS TO MATCH ORIGINAL DESIGN

REPLACE EXISTING UPVC CASEMENT WINDOWS WITH NEW PAINTED SASH WINDOWS, DETAILS TO MATCH ORIGINAL DESIGN

REPLACE EXISTING UPVC WINDOWS WITH NEW CASEMENT WINDOWS TO MATCH No. 32 REINSTATING ORIGINAL DESIGN

REINSTATE REMOVED ORIGINAL BLACK METAL DECORATIVE RAILING

FRONT ENTRANCE TO FLAT B: NEW PAINTED paneled front door, details to match original design as No. 28 Primrose Gardens. Refurbish existing frame and replace fixed glazing with new double glazing obscured glass

REPLACE EXISTING UPVC CASEMENT WINDOWS WITH NEW PAINTED SASH WINDOWS, DETAILS TO MATCH ORIGINAL DESIGN REINSTATED

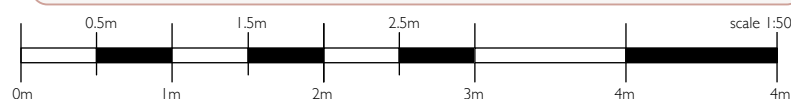
BASEMENT ENTRANCE TO FLAT A: NEW FRAME PAINTED paneled front door to flat, all details to match ground floor entrance door

No. 32

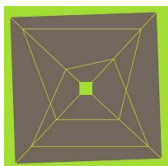
30 Primrose Gardens

No. 28

**PROPOSED FRONT ELEVATION**

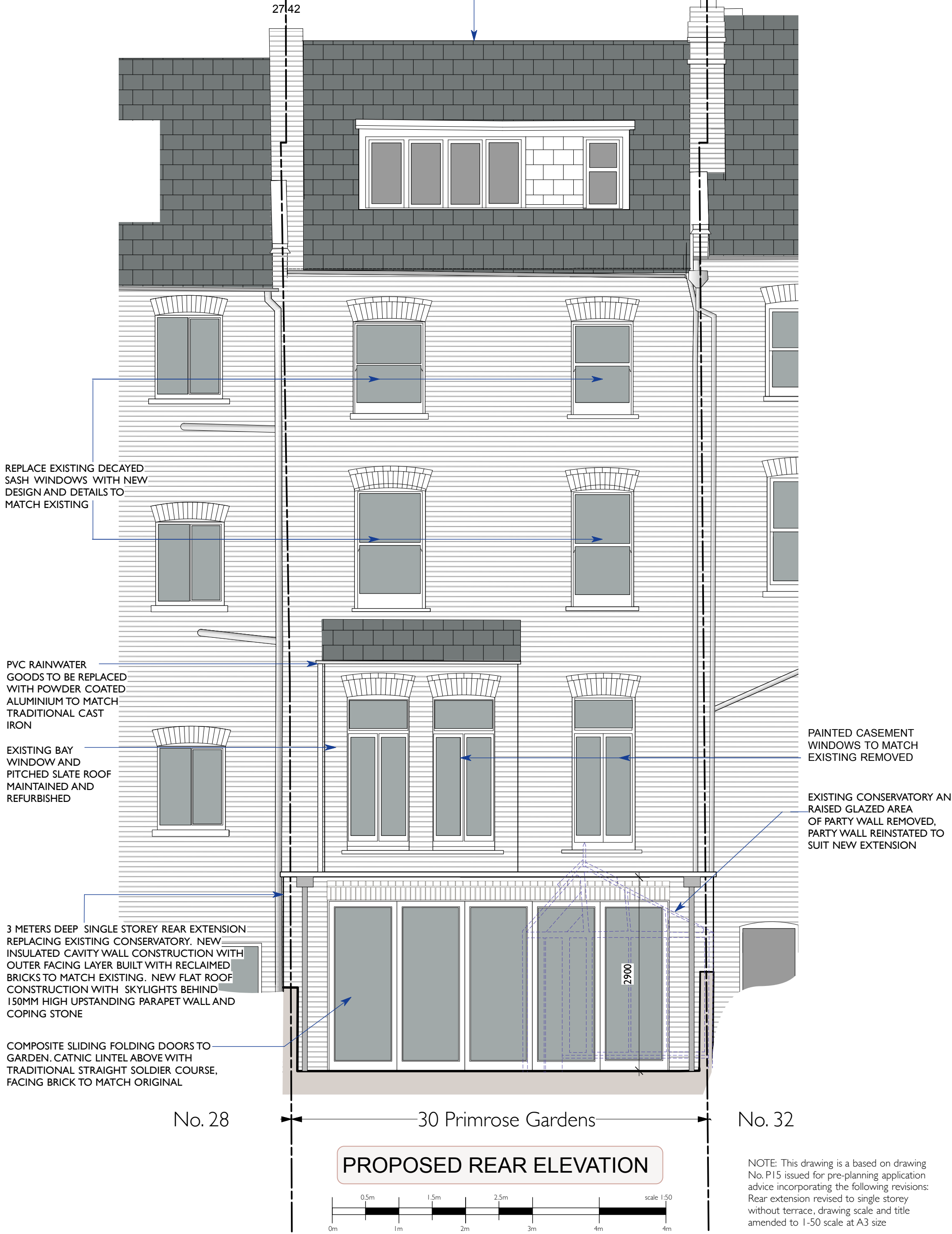


NOTE: This drawing is based on drawing No. P14 issued for pre-planning application advice incorporating the following revisions: Roof works omitted, drawing scale and title amended to 1:50 scale at A3 size

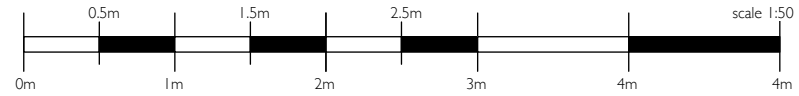
| Date | Rev | Description |  <b>Fernanda Pagnossin Design</b><br>58 Welshpool House<br>Welshpool Street<br>London E8 4PE<br>mob: +44(0)7973 967929<br>email: fpagnossin@me.com | Client                                    |  | Drawing                         |                  |                 | Drawing No  |                  |
|------|-----|-------------|---|---|--|---------------------------------|------------------|-----------------|-------------|------------------|
|      |     |             |   | <b>MIRIAM HILL &amp; NICHOLAS SHAW</b>    |  | <b>PROPOSED FRONT ELEVATION</b> |                  |                 | <b>P104</b> |                  |
|      |     |             |   | Project                                   |  | Size                            | Scale            | Date            | Job No      | Current Revision |
|      |     |             |   | <b>30 PRIMORSE GARDENS LONDON NW3 4TN</b> |  | <b>A3</b>                       | <b>1:50 @ A3</b> | <b>JUL 2017</b> | <b>368</b>  | .                |

DO NOT SCALE THIS DRAWING

NO WORKS PROPOSED TO THE ROOF IN THIS PLANNING APPLICATION



**PROPOSED REAR ELEVATION**



PAINTED CASEMENT WINDOWS TO MATCH EXISTING REMOVED

EXISTING CONSERVATORY AN RAISED GLAZED AREA OF PARTY WALL REMOVED, PARTY WALL REINSTATED TO SUIT NEW EXTENSION

REPLACE EXISTING DECAYED SASH WINDOWS WITH NEW DESIGN AND DETAILS TO MATCH EXISTING

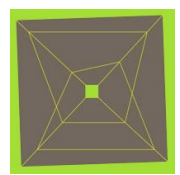
PVC RAINWATER GOODS TO BE REPLACED WITH POWDER COATED ALUMINIUM TO MATCH TRADITIONAL CAST IRON

EXISTING BAY WINDOW AND PITCHED SLATE ROOF MAINTAINED AND REFURBISHED

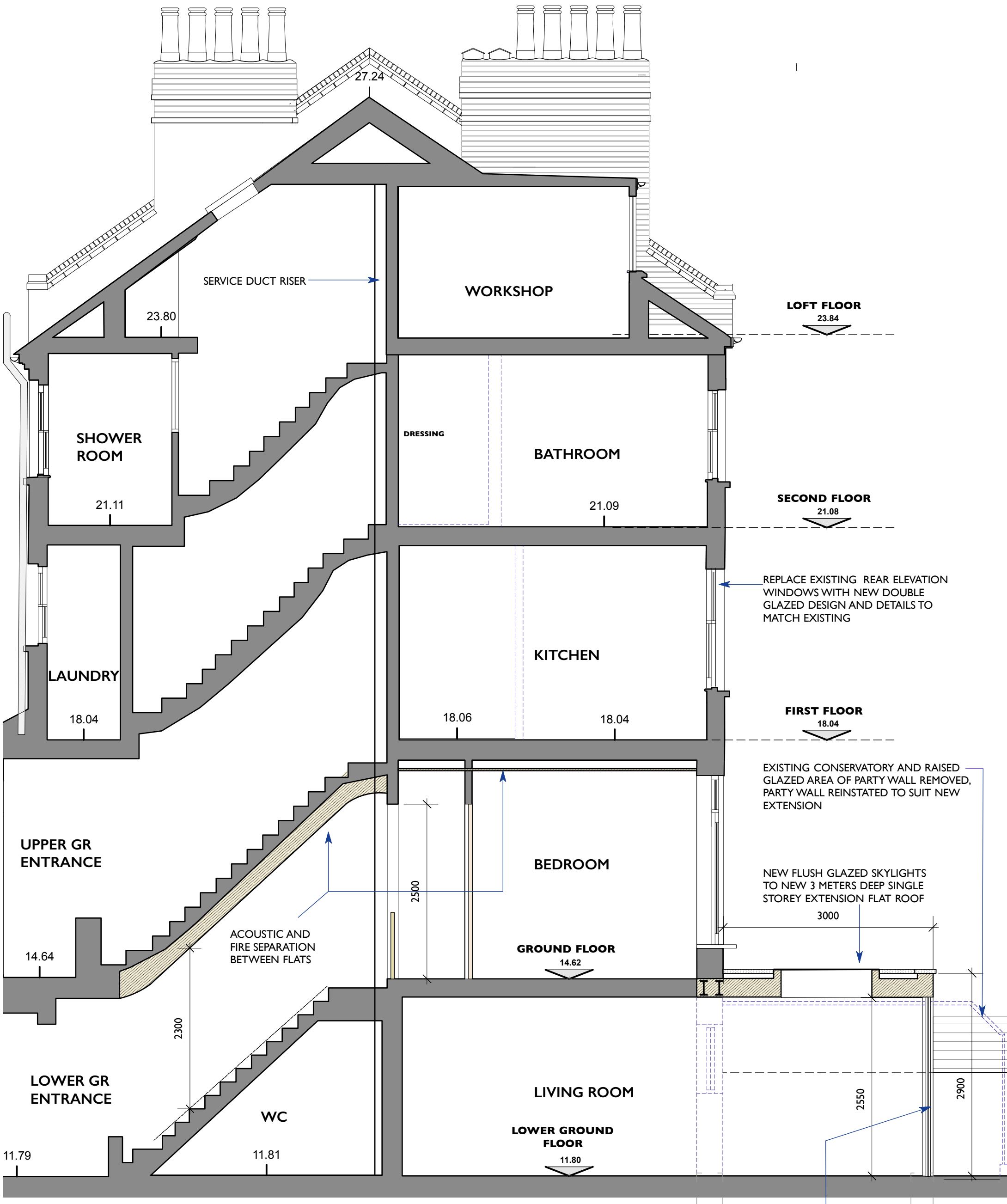
3 METERS DEEP SINGLE STOREY REAR EXTENSION REPLACING EXISTING CONSERVATORY. NEW INSULATED CAVITY WALL CONSTRUCTION WITH OUTER FACING LAYER BUILT WITH RECLAIMED BRICKS TO MATCH EXISTING. NEW FLAT ROOF CONSTRUCTION WITH SKYLIGHTS BEHIND 150MM HIGH UPSTANDING PARAPET WALL AND COPING STONE

COMPOSITE SLIDING FOLDING DOORS TO GARDEN. CATNIC LINTEL ABOVE WITH TRADITIONAL STRAIGHT SOLDIER COURSE, FACING BRICK TO MATCH ORIGINAL

NOTE: This drawing is a based on drawing No. P15 issued for pre-planning application advice incorporating the following revisions: Rear extension revised to single storey without terrace, drawing scale and title amended to 1-50 scale at A3 size

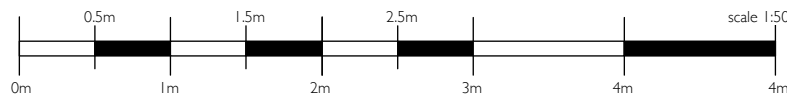
| Date | Rev | Description |  <b>Fernanda Pagnossin Design</b><br>58 Welshpool House<br>Welshpool Street<br>London E8 4PE<br>mob: +44(0)7973 967929<br>email: fpagnossin@me.com | Client   |  | Drawing  |                      | Drawing No   |  |
|------|-----|-------------|---|--|--|--|----------------------|--|--|
|      |     |             |   | Client<br><b>MIRIAM HILL &amp; NICHOLAS SHAW</b><br>Project<br><b>30 PRIMORSE GARDENS LONDON NW3 4TN</b> | Drawing<br><b>PROPOSED REAR ELEVATION</b><br>Size<br><b>A3</b> | Scale<br><b>1:50 @ A3</b><br>Date<br><b>JUL 2017</b> | Job No<br><b>368</b> | Drawing No<br><b>P105</b><br>Current Revision<br>. |  |

DO NOT SCALE THIS DRAWING



**PROPOSED SECTION AA**

NOTE: This drawing is based on drawing No. P16 issued for pre-planning application advice incorporating the following revisions: Roof terrace omitted, drawing scale and title amended to 1:50 scale at A3 size



3 METERS DEEP SINGLE STOREY REAR EXTENSION REPLACING EXISTING DECAYED CONSERVATORY. NEW INSULATED CAVITY WALL CONSTRUCTION WITH OUTER FACING LAYER BUILT WITH RECLAIMED BRICKWORK TO MATCH EXISTING. PARTY WALL RAISED AND TO BE AGREED WITH NEIGHBORS SLIDING FOLDING DOORS TO GARDEN. CATNIC LINTEL ABOVE WITH TRADITIONAL STRAIGHT SOLDIER COURSE, FACING BRICK TO MATCH ORIGINAL

| Date | Rev | Description |  <b>Fernanda Pagnossin Design</b><br>58 Welshpool House<br>Welshpool Street<br>London E8 4PE<br>mob: +44(0)7973 967929<br>email: fpagnossin@me.com | Client   | Drawing  |  |  |  | Drawing No                         |
|------|-----|-------------|---|--|--|--|--|--|------------------------------------|
|      |     |             |   | Client<br><b>MIRIAM HILL &amp; NICHOLAS SHAW</b><br>Project<br><b>30 PRIMORSE GARDENS LONDON NW3 4TN</b> | <b>PROPOSED SECTION AA</b><br>Size: <b>A3</b>   Scale: <b>1:50 @ A3</b>   Date: <b>JUL 2017</b>   Job No: <b>368</b> |  |  |  | <b>P106</b><br>Current Revision: . |

DO NOT SCALE THIS DRAWING