

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:

- D01 New, brick, single-storey extension (no larger than the footprint of the existing extension) with polyester powder-coated metal coping
- D02 Proposed terrace with natural stone paving
- D03 Proposed roof terrace, at first floor level, with natural stone paving and metal railings
- D04 Proposed rooflight
- D05 Proposed traditionally detailed dormer window at third floor level (height to match neighbouring no.121)
- D06 Proposed conservation style rooflight
- D07 Associated landscaping
- D08 Replace non-original UPVC windows with new hardwood timber windows to match existing
- D09 Replace non-original UPVC window with new, traditionally detailed hardwood door
- D10 New permeable paving
- D11 Increase height of existing dormer window to match neighbours' dormers and add traditionally detailed railings
- D12 New traditionally detailed metal railings to front garden wall
- D13 New black and white tessellated tiles to front pathway
- D14 Crittall style, glazed double doors
- D15 Proposed window with obscured glazing
- D16 Existing fenestration surrounds to be repainted
- D17 Existing timber windows to be retained, refurbished and redecorated
- D18 Existing security bars to be removed
- D19 New timber panelled door
- D20 Replace existing windows with new hardwood timber windows to match existing
- D21 Bicycle Store - 2 Spaces

Revisions:

- D01 Updated to illustrate existing site conditions

CONSENTED
 Application Ref: 2017/2555/P
 Date Consented: 25 July 2017

Rev B	04.05.17	Issued for Planning Variation Condition 1
Rev A	04.03.17	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 Ground Floor Plan

Drawing No. D_01 Rev. B

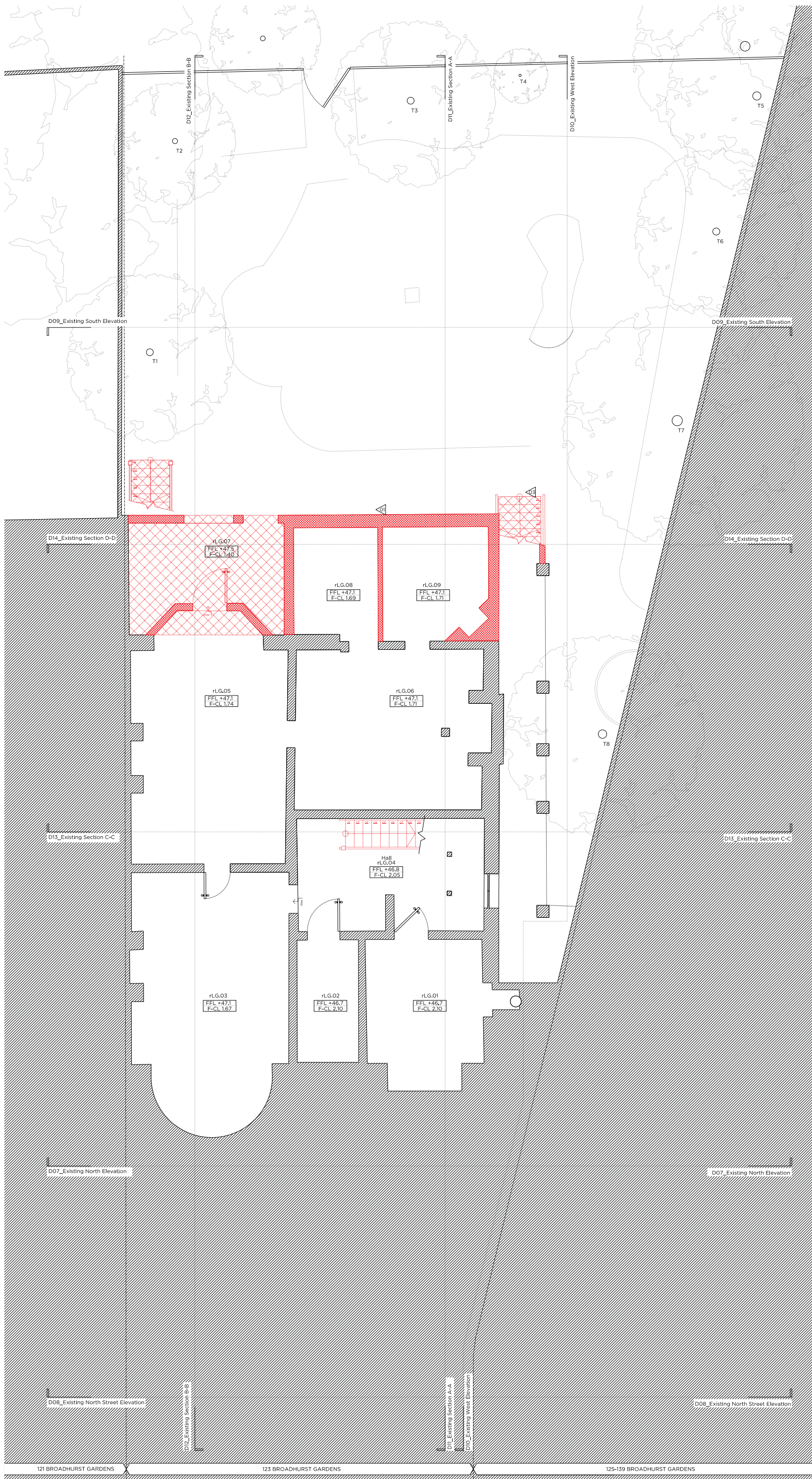
Drawn: TMC Approved: RD Signed:

Marek Wojciechowski Architects

66-68 Hargrave Street, W1W 8JR T: 020 7580 9336 www.mwac.co.uk

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



Rev: 19.07.16 Issued for Planning

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

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

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 paneled door
- 20 Replace existing windows with new hardwood timber windows to match existing

CONSENTED

Application Ref: 2016/4041/P
Date Consented: 6 January 2017

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 Lower Ground Floor Plan**

Drawing No. **D_02**

Drawn	Approved	Signed
TMC	RD	

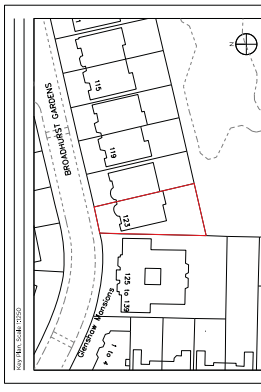
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CONSENTED

Application Ref: 2016/4041/P
Date Consented: 6 January 2017



Demolition Key	
	Existing structure / fittings to be demolished
	Area to be demolished
	Area of demolition shown
	Use demerols
	Removal of existing fittings
	Removal of existing structure

Proposed materials	
	Proposed brickwork in elevation
	Proposed external permeable paving
	Proposed gravel on flat roof
	Proposed black & white tessellated tiles

- Demolition notes:
- Demolish the existing single-storey rear extension and glass conservatory
 - Demolish part of the existing roof to allow for new roof structure
 - Demolish existing garden steps and railings
 - Partial demolition of front garden wall to accommodate metal railings

- Proposed notes:
- New brick, single-storey extension (1m higher than the existing roof) with a new roof structure
 - Proposed terrace with natural stone paving
 - Proposed external permeable paving
 - 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 existing UPVC window with new, traditionally detailed hardwood door
 - New permeable paving
 - Increase height of existing dormer window to match neighbouring buildings
 - New black and white tessellated tiles to front garden wall
 - New black and white tessellated tiles to front pathway
 - Critical style, glazed double doors
 - Proposed window with obscured glazing
 - Existing fenestration surrounds to be repainted
 - Existing timber windows to be retained, refurbished and repainted
 - Existing security bars to be removed
 - New timber panelled door
 - Replace existing windows with new hardwood timber windows to match existing

Rev. 19.07.16 Issued for Planning

PLANNING

Project No. 16009

Client: Ms Bryony Marshall and Mr Matthew Lenczner

Date: April 2016

Scale: 1:50 @ A1 / 1:100 @ A3

Project: 123 Broadhurst Gardens, NW6

Drawing Title: Demolition North Elevation

Drawing No. D_07

Drawn: TMC

Approved: RD

Signed: [Signature]

Marek Wojciechowski Architects Ltd.

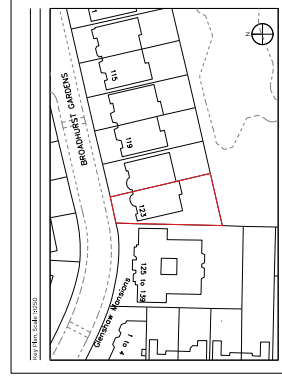
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Front Wall Elevation

CONSENTED
 Application Ref: 2017/2555/P
 Date Consented: 25 July 2017



Legend - Demolition Key

	Existing structure / fittings to be retained
	Existing structure / fittings to be demolished
	Area of demolition shown in elevation
	Line demarcates removal of existing structure
	New structure
	Existing brickwork
	Existing slate roof
	Existing stone wall

Legend - Proposed Materials

	Proposed gravel on flat roof
	Proposed black & white tessellated tiles

Demolition notes:

- Demolish the existing single-storey rear extension and glass conservatory.
- Demolish part of the existing roof to allow for installation of new roofline/dormer.
- Demolish existing garden steps and railings.
- Demolish existing metal-railed conservatory - existing front garden wall retained.

- Proposed notes:**
- New brick single-storey extension (1m larger than the existing) with a pitched roof, slate roof, and UPVC windows.
 - Proposed terrace with natural stone paving.
 - Proposed 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.21).
 - 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 neighbouring dormers and add traditionally detailed railings.
 - New conservatory with stone paving to front garden.
 - New black and white tessellated tiles to front pathway.
 - Critical 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.

Revisions

01 Updated to illustrate existing site conditions

Rev A
 Issued for Planning
 Validation Condition 1
 04/05/17
 19/07/16
 Issued for Planning

PLANNING

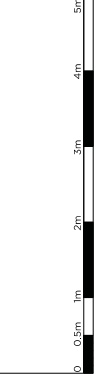
Project No. 16009
 Client: Ms Bryony Marshall and Mr Matthew Lenczner
 Date: April 2016
 Scale: 1:50 @ A1 / 1:100 @ A3
 Project: 123 Broadhurst Gardens, NW6
 Drawing Title: Demolition South Elevation

Drawing No. D_09
 Rev. A

Drawn: TMC
 Approved: RD
 Signed: [Signature]



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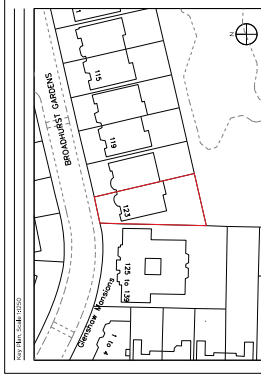


121 BROADHURST GARDENS

123 BROADHURST GARDENS

CONSENTED

Application Ref: 2016/4041/P
Date Consented: 6 January 2017



Legend - Demolition Key	
	Existing structure / fittings to be retained
	Hatch denotes area of demolition shown in elevation
	New structure
	Existing brickwork
	Existing slate roof
	Existing stone finish
	Removal of existing fittings
	Removal of existing structure

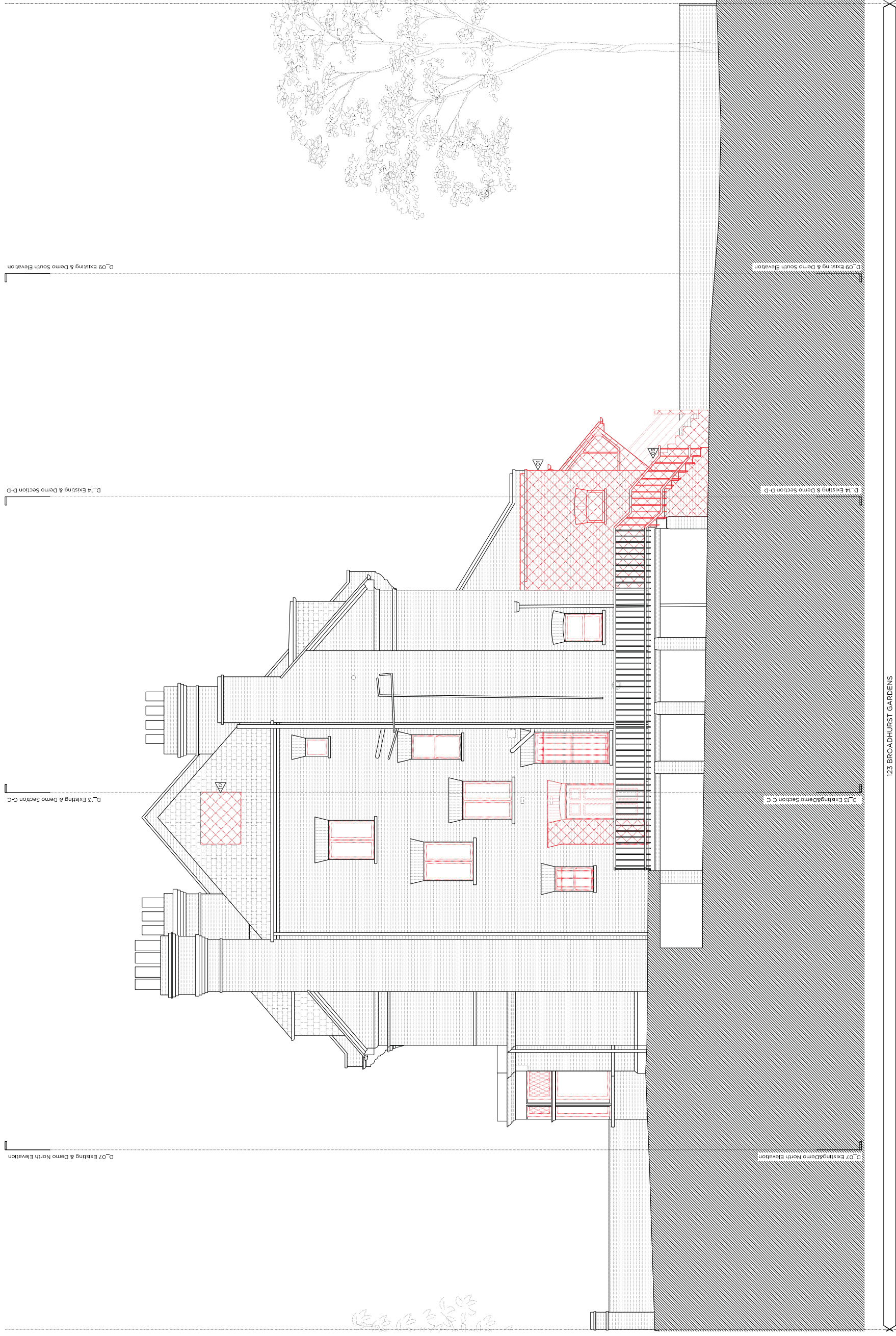
Legend - Proposed Materials	
	Proposed gravel on flat roof
	Proposed black & white tessellated tiles
	Proposed brickwork in elevation
	Proposed external permeable paving

Demolition notes:

- 1 Demolish the existing single-storey rear extension and glass conservatory
- 2 Demolish part of the existing roof to allow for installation of new rooflight/dormer
- 3 Demolish existing stone steps and railings
- 4 Rebuild existing first floor garden wall to accommodate metal railings

Proposed notes:

- 01 New brick single-storey extension (not larger than the existing rear extension) with a pitched roof
- 02 Proposed terrace with natural stone paving
- 03 New brickwork to 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.21)
- 06 Proposed conservation style rooflight
- 07 Associated landscaping
- 08 Replace non-original UPVC windows with new hardwood timber windows to match existing
- 09 Replace UPVC window with new, traditionally detailed hardwood door
- 10 New permeable paving
- 11 Increase height of existing dormer window to match neighbouring roofers and additionally detailed railings
- 12 New black and white tessellated tiles to front garden wall
- 13 New black and white tessellated tiles to front pathway
- 14 Critical style, glazed double doors
- 15 Proposed window with obscure 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



Rev: 19.07.16 Issued for Planning

PLANNING

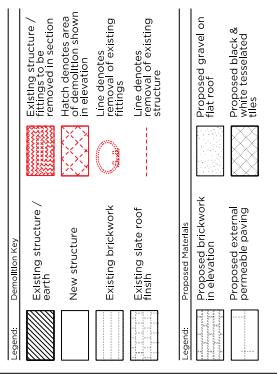
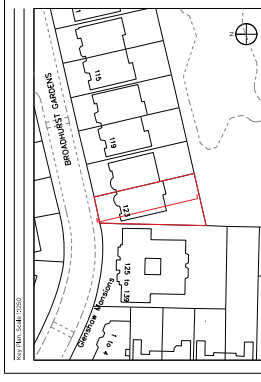
Project No. 16009
Client: Ms Bryony Marshall and Mr Matthew Lenczner
Date: April 2016
Scale: 1:50 @ A1 / 1:100 @ A3
Project: 123 Broadhurst Gardens, NW6
Drawing Title: Demolition West Elevation
Drawing No. D_10
Rev.
Drawn: TMC
Approved: RD
Signed:

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CONSENTED

Application Ref: 2016/4041/P
Date Consented: 6 January 2017



Demolition notes:

- Demolish the existing single-storey rear extension and glass conservatory
- Demolish part of the existing roof to allow for new roof structure
- Demolish existing garden steps and railings
- Demolish existing front garden wall to accommodate metal railings

Proposed notes:

- New brick, single-storey extension (10m longer than the existing rear extension) with UPVC windows and doors
- Proposed terrace with natural stone paving
- Proposed external permeable paving and metal railings
- Proposed rooflight
- Proposed traditionally detailed dormer window at third floor level (height to match neighbouring no.21)
- Proposed conservation style rooflight
- Associated landscaping
- Replace non-original UPVC windows with new hardwood timber windows to match existing
- Replace non-original UPVC windows with new, traditionally detailed hardwood door
- New permeable paving
- Increase height of existing dormer window to match neighbouring roofline and add metal railings
- New black and white tessellated tiles to front garden wall
- New black and white tessellated tiles to front pathway
- Critical 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

Rev. 19.07.16 Issued for Planning

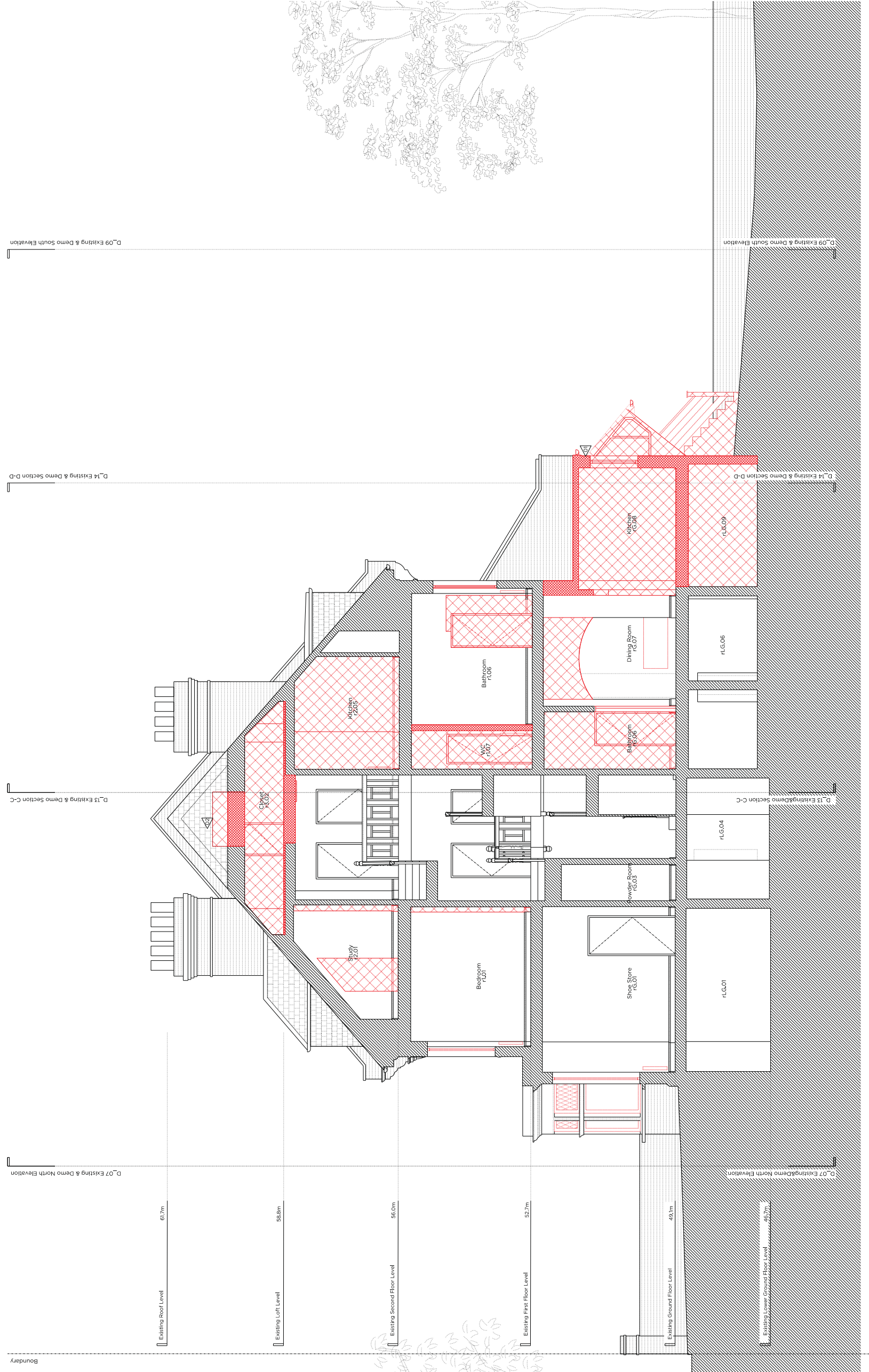
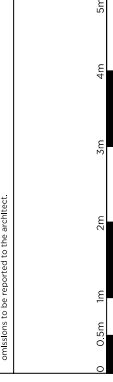
PLANNING

Project No. 16009
Client Ms Bryony Marshall and Mr Matthew Lenczner
Date April 2016
Scale 1:50 @ A1 / 1:100 @ A3
Project 123 Broadhurst Gardens, NW6
Drawing Title: Demolition Section A-A

Drawing No. D_111 Rev.
Drawn TMC Approved RD Signed

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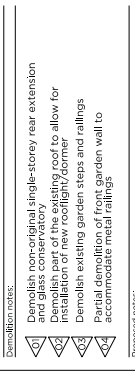
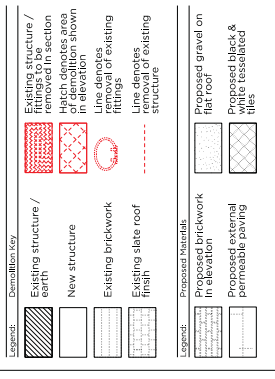
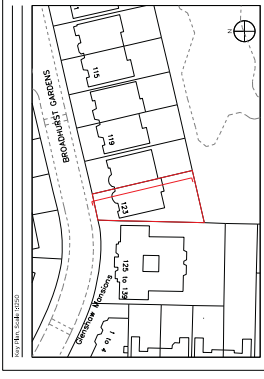
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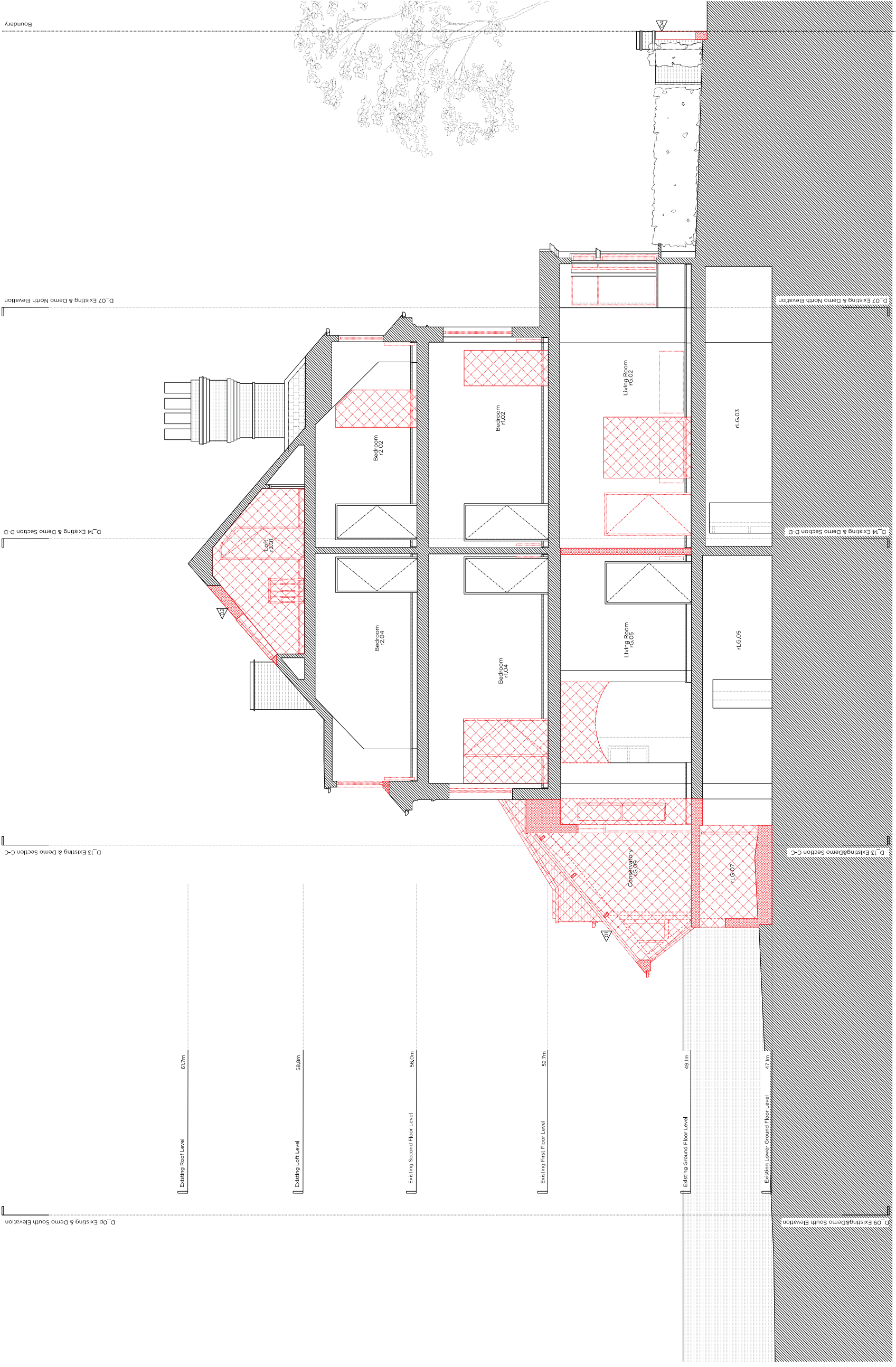
123 BROADHURST GARDENS

CONSENTED

Application Ref: 2016/4041/P
Date Consented: 6 January 2017



- 01 New brick, single-storey extension (101 larger than the existing structure) with a new roof and external cladding.
- 02 Demolish part of the existing roof to allow for installation of new rooflights/dormer.
- 03 Demolish existing steps and railings and install new steps and railings to accommodate metal railings.
- 04 Proposed rooflight.
- 05 Proposed traditionally detailed dormer window at third floor level (height to match neighbouring no.21).
- 06 Proposed conservation style rooflight.
- 07 Associated landscaping.
- 08 Replace non-original UPVC windows with new hardwood timber windows to match existing.
- 09 New black and white glazed double door.
- 10 New permeable paving.
- 11 Increase height of existing dormer window to match neighbouring structure and additionally detailed railings.
- 12 New black and white glazed double door to front garden wall traditionally create metal railings to front garden.
- 13 New black and white glazed double door.
- 14 Critical style, glazed double doors.
- 15 Proposed window with obscure glazing.
- 16 Existing fenestration surrounds to be repainted.
- 17 Existing timber windows to be retained, refurbished and re-glazed.
- 18 Existing security bars to be removed.
- 19 New timber panelled door.
- 20 Replace existing windows with new hardwood timber windows to match existing.



123 BROADHURST GARDENS

PLANNING

Project No. 16009
Client: Ms Bryony Marshall and Mr Matthew Lenczner
Date: April 2016
Scale: 1:50 @ A1 / 1:100 @ A3
Project: 123 Broadhurst Gardens, NW6
Drawing Title: Demolition Section B-B
Drawing No. D_12
Rev. 1
Drawn: TMC
Approved: RD
Signed:

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