

Rev. No. 01/2016

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 retain existing front garden wall retained**

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 neighbouring 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 panelled door
- 20 Replace existing windows with new hardwood timber windows to match existing
- 21 Bicycle Store - 2 Spaces

Revisions:

- 01 Updated to illustrate existing site conditions

CONSENTED

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

| | | |
|-------|----------|---|
| Rev C | 04.05.17 | Issued for Planning Variation Condition 1 |
| Rev B | 12.01.17 | 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 Ground Floor Plan**

Drawing No. **P_01** Rev. **B**

| | | |
|-------|----------|--------|
| Drawn | Approved | Signed |
| TMC | RD | |

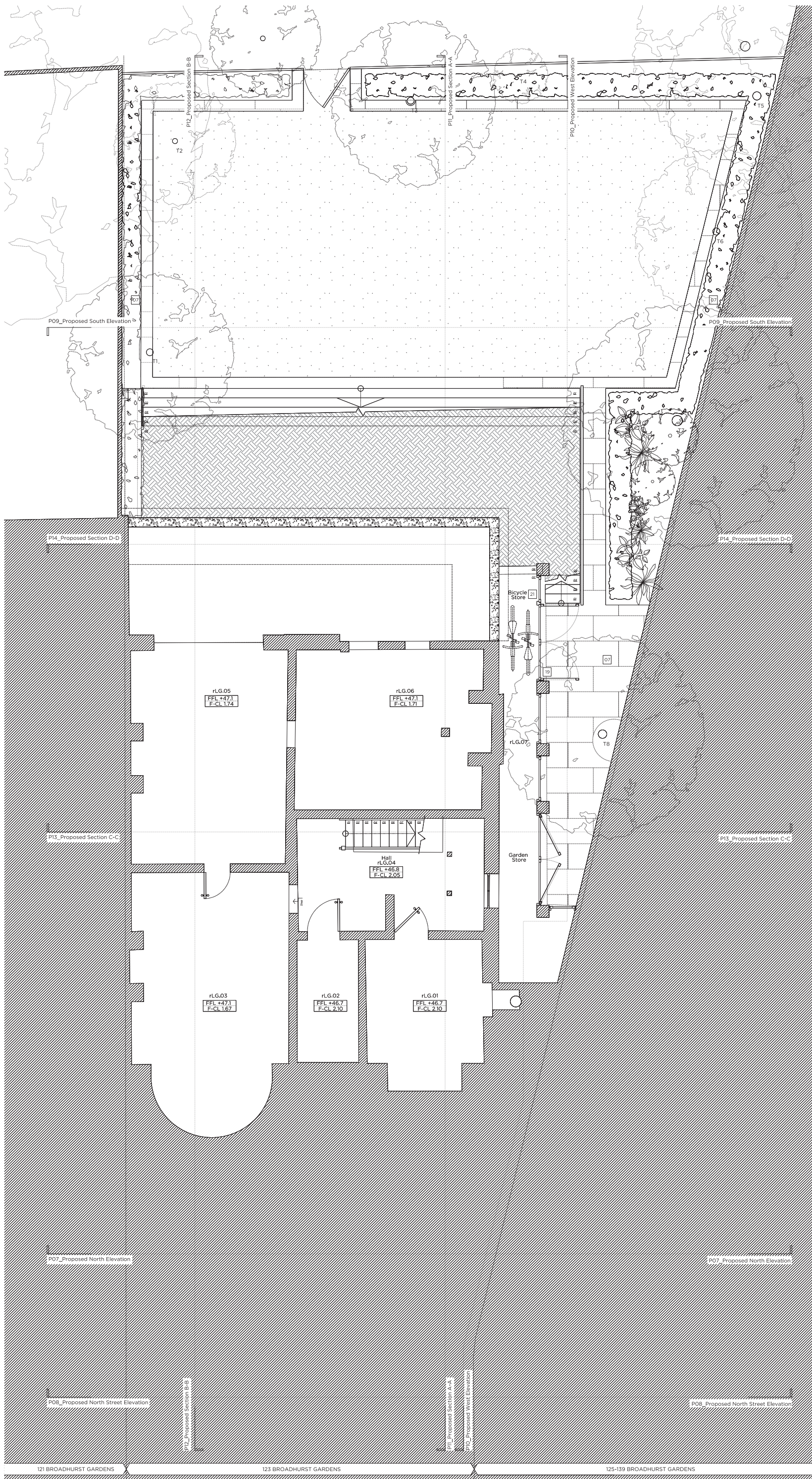
Marek Wojciechowski Architects

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

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N

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



Rev. 21.03.17 Issued for Planning-Discharge of Conditions
 Rev. 19.07.16 Issued for Planning

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:

- 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 panelled door
- 20 Replace existing windows with new hardwood timber windows to match existing
- 21 Bicycle Store - 2 Spaces

CONSENTED
 Application Ref: 2017/1630/P
 Date Consented: 3 May 2017

Rev. 21.03.17 Issued for Planning-Discharge of Conditions
 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 Lower Ground Floor Plan**

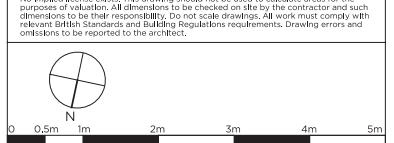
Drawing No. **P_02**

| | | |
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| Drawn | Approved | Signed |
| TMC | RD | |

Marek Wojciechowski Architects

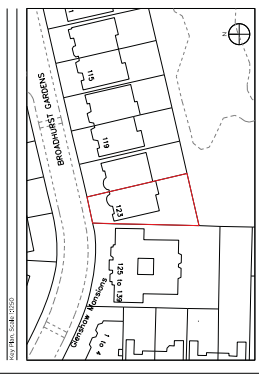
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CONSENTED

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



Legend: Demolition Key

| | |
|-------------------|--|
| [Hatched pattern] | Existing structure / fittings to be demolished |
| [Red outline] | Existing structure / fittings to be retained |
| [Red outline] | Area of demolition shown |
| [Red outline] | Line demarcates removal of existing fittings |
| [Red outline] | Line demarcates removal of existing structure |

Legend: Proposed Materials

| | |
|-------------------|--|
| [Hatched pattern] | Proposed brickwork in elevation |
| [Hatched pattern] | Proposed external permeable paving |
| [Hatched pattern] | Proposed gravel on flat roof |
| [Hatched pattern] | Proposed black & white tessellated tiles |

- Demolition notes:**
- 1 Demolish the existing single-storey rear extension and glass conservatory
 - 2 Demolish part of the existing roof to allow for new roof structure
 - 3 Demolish existing garden steps and railings
 - 4 Demolish existing front garden wall to accommodate metal railings
- Proposed notes:**
- 01 New brick single-storey extension (10ft higher than the existing roof) with a flat roof
 - 02 New roof structure with a pitched roof
 - 03 Proposed terrace with natural stone paving
 - 04 Proposed first floor level, with natural stone paving and metal railings
 - 05 Proposed rooflight
 - 06 Proposed traditionally detailed dormer window at third floor level (height to match neighbouring no.121)
 - 07 Proposed conservation style rooflight
 - 08 Associated landscaping
 - 09 Replace non-original UPVC windows with new hardwood timber windows to match existing
 - 10 Replace non-original UPVC window with new, traditionally detailed hardwood door
 - 11 New permeable paving
 - 12 Increase height of existing dormer window to match existing roof height
 - 13 New black and white tessellated tiles to front garden wall
 - 14 Traditionally detailed metal railings to front garden
 - 15 Critical style, glazed double doors
 - 16 Proposed window with obscured glazing
 - 17 Existing fenestration surrounds to be repainted
 - 18 Existing timber windows to be retained, refurbished and re-glazed
 - 19 Existing security bars to be removed
 - 20 New timber panelled door
 - 21 Replace existing windows with new hardwood timber windows to match existing

Rev. 19.07.16 Issued for Planning

PLANNING

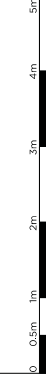
Project No. 16009
Client: Ms Bryony Marshall and Mr Matthew Lenczner
Date: April 2016
Scale: 1:50 @A1 / 1:100 @A3
Project: 123 Broadhurst Gardens, NW6
Drawing Title: Proposed North Elevation

Drawing No. P_07 Rev.

| | | | | | |
|-------|-----|----------|----|--------|--|
| Drawn | TMC | Approved | RD | Signed | |
|-------|-----|----------|----|--------|--|

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Front Elevation

Front Wall Elevation

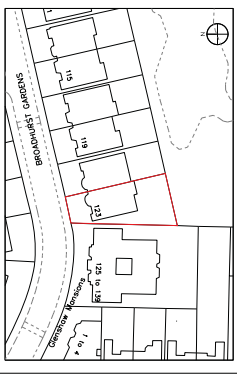
CONSENTED
 Application Ref: 2017/2555/P
 Date Consented: 25 July 2017



125-139 BROADHURST GARDENS

123 BROADHURST GARDENS

121 BROADHURST GARDENS



Legend: Construction Key

| | | | |
|--|--|--|---|
| | Existing structure / fittings to be retained | | Existing structure / fittings to be demolished |
| | New structure | | Line demarcates area of demolition shown in elevation |
| | Existing brickwork | | Line demarcates removal of existing fittings |
| | Existing slate roof | | Line demarcates 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 the existing 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
- Demolish existing metal railings to the rear garden
- Existing front garden wall retained

Proposed notes:

- 01 New brick single-storey extension (not larger than the existing rear extension) with slate roof
- 02 Proposed terrace with natural stone paving
- 03 Proposed external permeable 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 non-original UPVC window with new, traditionally detailed hardwood door
- 10 New permeable paving
- 11 Increase height of existing dormer window to match neighbouring dormers and add traditionally detailed railings
- 12 New black and white tessellated tiles to front garden
- 13 New black and white tessellated tiles to front pathway
- 14 Critical 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 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
- 21 Bicycle store - 2 spaces

Revisions

- 01 Updated to illustrate existing site conditions

| | | |
|--------|----------|------------------------|
| Rev. A | 04.05.17 | Issued for Planning |
| Rev. A | 19.07.16 | Validation Condition 1 |
| Rev. A | 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: Proposed South Elevation

| | | | |
|-------------|------|----------|----|
| Drawing No. | P_09 | Rev. | A |
| Drawn | TMC | Approved | RD |
| TMC | | RD | |



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