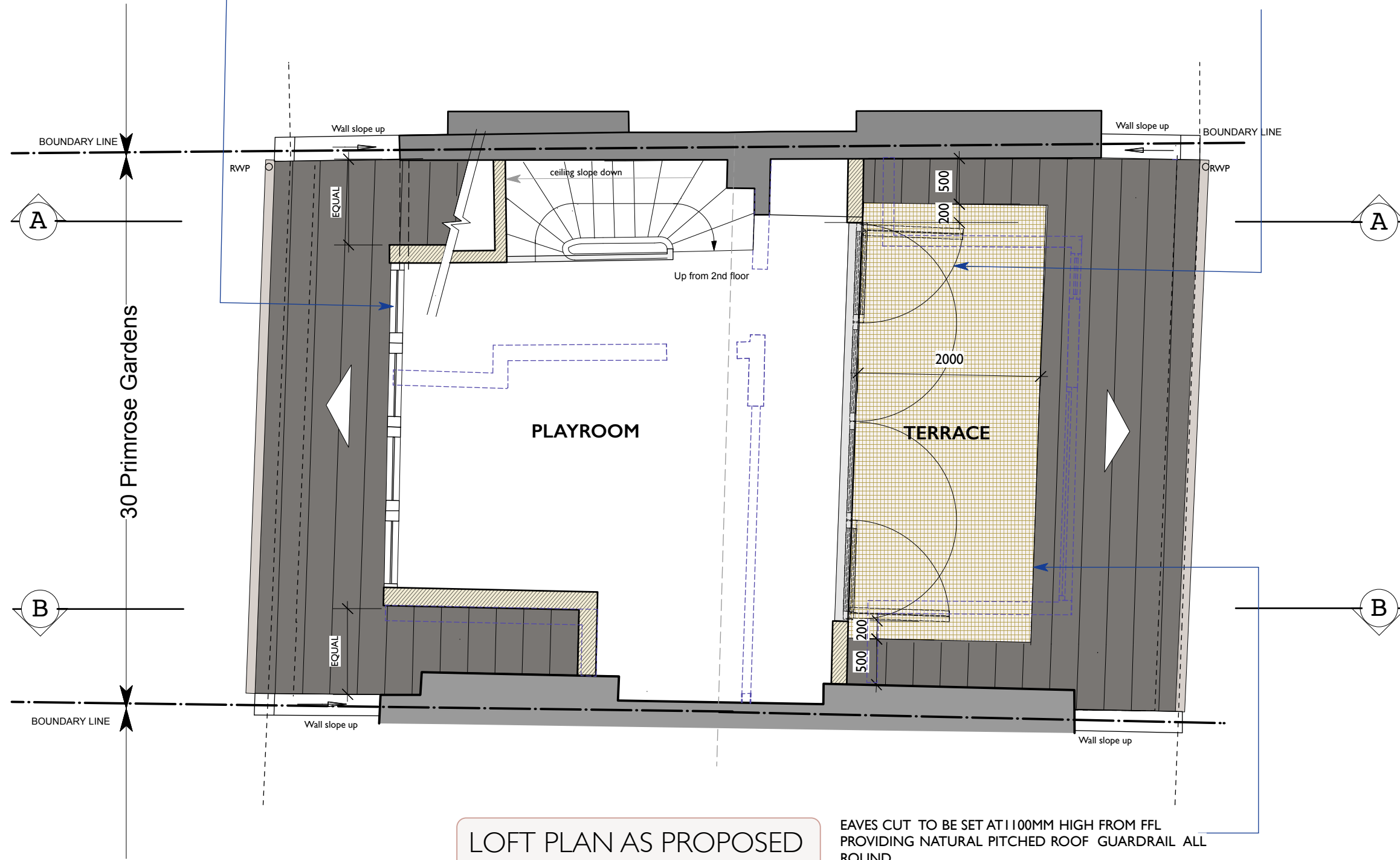


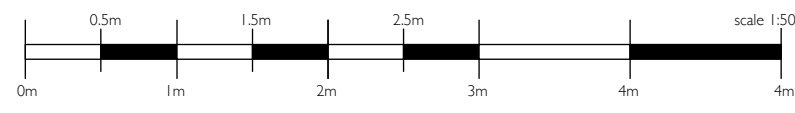
REBUILT FRONT DORMER WINDOW AT THE SAME LINE OF EXISTING INCREASING WIDTH AND HEIGHT TO SUIT NEW LOFT FLOOR LEVEL. NEW 4N. PAINTED SASH WINDOWS DETAILS TO MATCH EXISTING WINDOWS AT 2ND FLOOR LEVEL REAR ELEVATION

REMOVE EXISTING REAR DORMER WINDOW, REBUILT ALLOWING 500MM CLEAR GAP BETWEEN PARTY WALLS AND SIDE CHEEKS CONFORMING CPG1. NEW FORMED DORMER TO INCORPORATE OPEN TERRACE TRADITIONAL DETAILED TIMBER FRENCH WINDOWS DOUBLE SWING OPEN TO FULL WIDHT



LOFT PLAN AS PROPOSED

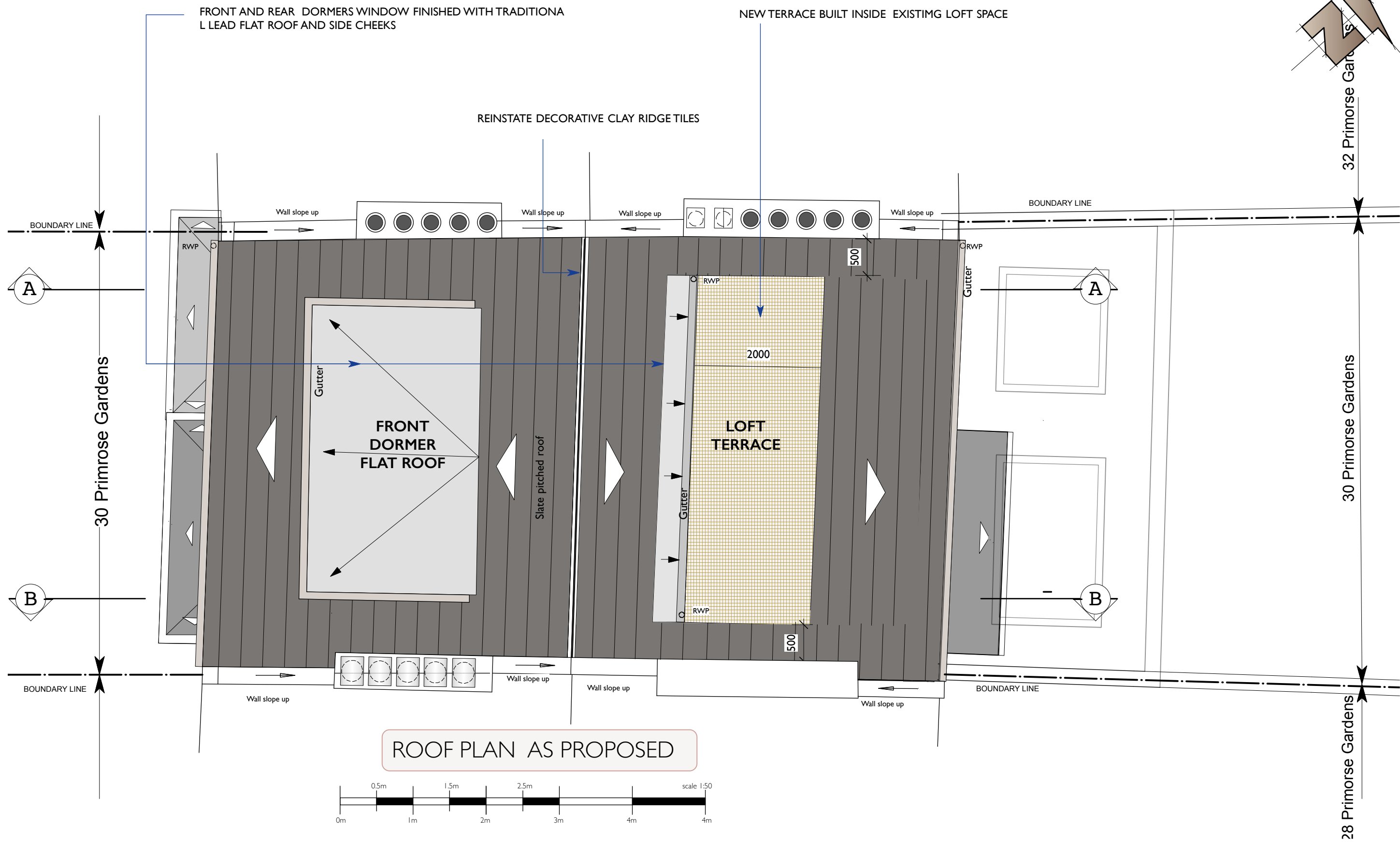
EAVES CUT TO BE SET AT 1100MM HIGH FROM FFL PROVIDING NATURAL PITCHED ROOF GUARDRAIL ALL ROUND



NOTE: This drawing is based on drawing No. P13 issued for pre-planning application advice incorporating the following revisions:
Roof terrace and staircase access omitted, dormers revised after pre-planning advice, drawing scale and title amended to 1:50 scale at A3 size.

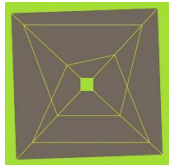
Date	Rev	Description	Fernanda Pagnossin Design				Client				Drawing				Drawing No	
3/11/2017	A	Terrace area revised to sit inside existing roof space, skylight to front omitted	 58 Welshpool House Welshpool Street London E8 4PE mob: +44(0)7973 967929 email: fpagnossin@me.com				MIRIAM HILL & NICHOLAS SHAW				PROPOSED THIRD FLOOR (LOFT AREA)				P200	
											30 PRIMROSE GARDENS LONDON NW3 4TN				Size	Scale
							A3	1:50 @ A3	AUG 2017	368	A					

DO NOT SCALE THIS DRAWING



ROOF PLAN AS PROPOSED

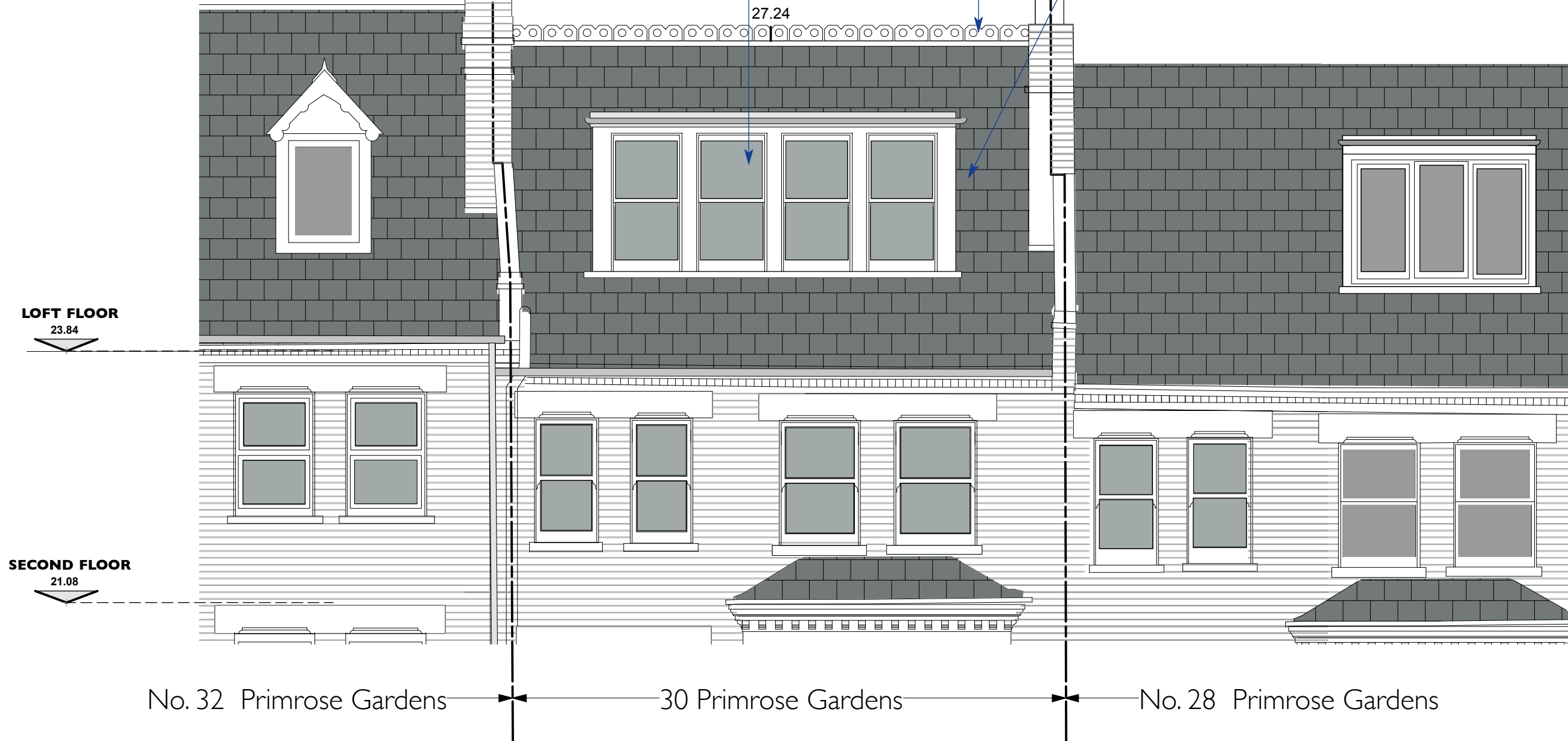
NOTE: This drawing is based on drawing No. P13 issued for pre-planning application advice incorporating the following revisions:
 Roof terrace omitted, dormer width revised, drawing scale and title amended to 1:50 scale at A3 size

Date	Rev	Description	Client		Drawing			Drawing No
3/11/2017	A	Terrace area revised to sit inside existing roof space, skylight to front omitted	MIRIAM HILL & NICHOLAS SHAW 58 Welshpool House Welshpool Street London E8 4PE mob: +44(0)7973 967929 email: fpagnossin@me.com		PROPOSED ROOF PLAN Size: A3 Scale: 1:50 @ A3 Date: AUG 2017 Job No: 368			P201 Current Revision: A
DO NOT SCALE THIS DRAWING					30 PRIMROSE GARDENS LONDON NW3 4TN			

REBUILT FRONT DORMER WINDOW CENTERED WITH THE ROOF AND INCREASING WIDTH AND HEIGHT TO SUIT NEW LOFT FLOOR LEVEL. NEW 4N. PAINTED SASH WINDOWS TRADITIONAL DETAILS TO MATCH EXISTING WINDOWS AT 2ND FLOOR LEVEL

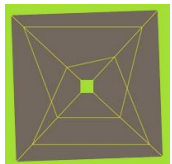
REINSTATE PART OF MISSING RIDGE DECORATIVE TILES

DORMER WINDOW FLAT ROOF AND SIDE CHEEKS TO BE FINISHED WITH LEAD MEMBRANE, MATT ALUMINUM RAINWATER GOODS STYLE TO MATCH TRADITIONAL CAST IRON, COLOUR BLACK/DARK GREY BLENDING WITH ROOFING MATERIALS



PROPOSED FRONT ELEVATION - ROOF AREA

NOTE: This drawing is based on drawing No. P14 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

Date	Rev	Description	Fernanda Pagnossin Design 58 Welshpool House Welshpool Street London E8 4PE mob: +44(0)7973 967929 email: fpagnossin@me.com		Client MIRIAM HILL & NICHOLAS SHAW	Drawing PROPOSED FRONT ELEVATION				Drawing No P202
					Project 30 PRIMROSE GARDENS LONDON NW3 4TN	Size A3	Scale 1:50 @ A3	Date AUG 2017	Job No 368	Current Revision A
3/11/2017	A	Skylight proposed removed, dormer centered with the roof								
					DO NOT SCALE THIS DRAWING					

EXISTING PITCHED ROOF MAINTAINED, REAR DORMER REVISED TO COMPLY WITH CPG1, ROOF TERRACE OMITTED AFTER PRE-PLANNING ADVICE

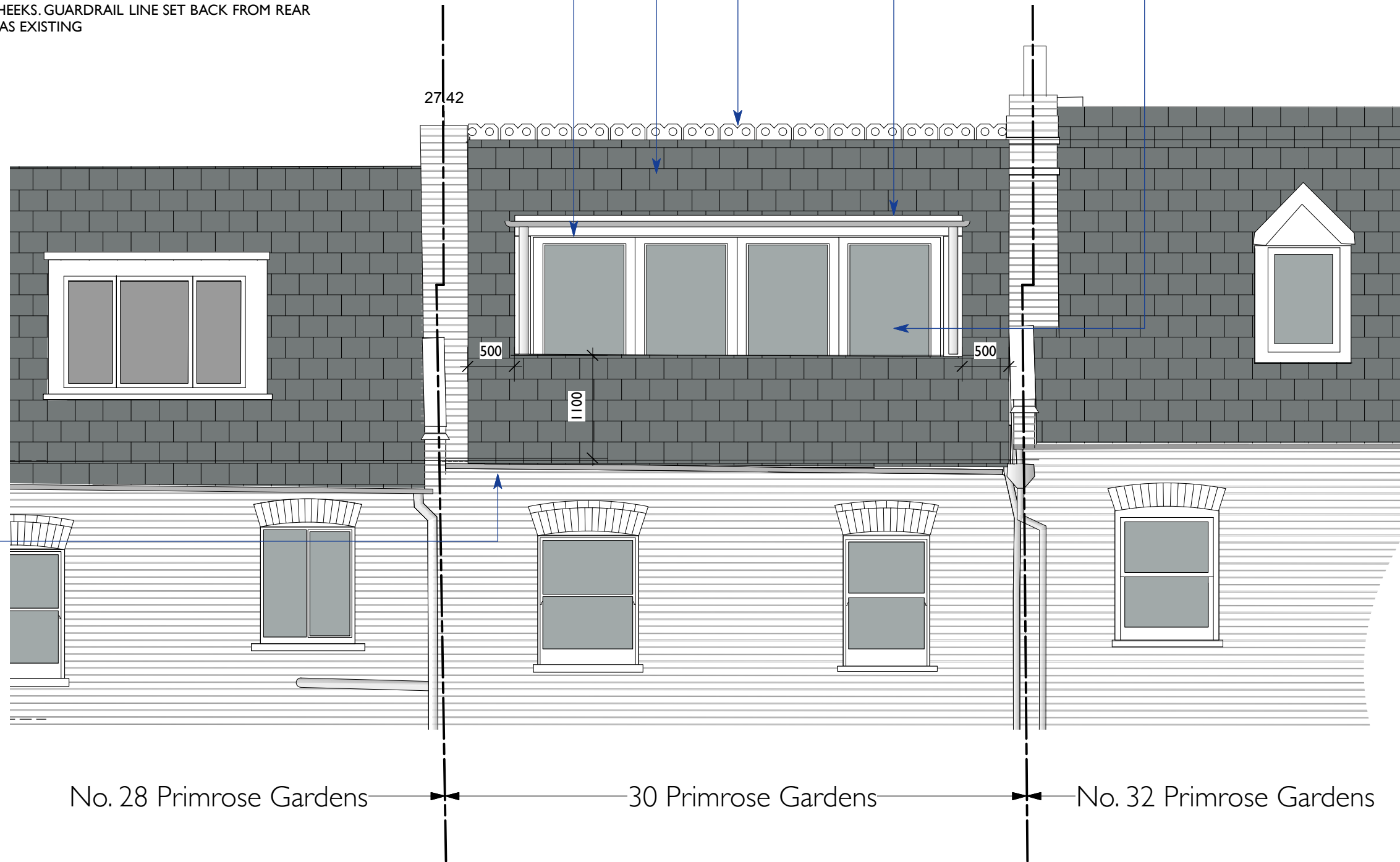
THE REAR DORMER TO BE ACCOMMODATED WITHIN THE EXISTING ROOF FORM. REMOVE EXISTING REAR DORMER WINDOW, REBUILT LEAVING 500MM GAP BETWEEN PARTY WALLS AND SIDE CHEEKS. GUARDRAIL LINE SET BACK FROM REAR WALL, CHIMNEY STACKS TO REMAIN AS EXISTING

REINSTATE DECORATIVE RIDGE TILES

NEW LEAD FLAT ROOF, FASCIA AND SIDE CHEEKS INSULATED AND VENTILATED TRADITIONAL DETAILS CONSTRUCTION.

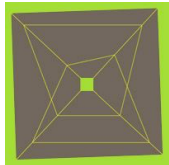
TRADITIONALLY DETAILED TIMBER FRENCH WINDOWS

NEW POWDER COATED ALUMINUM RAINWATER GOODS, DESIGN TO MATCH TRADITIONAL CAST IRON

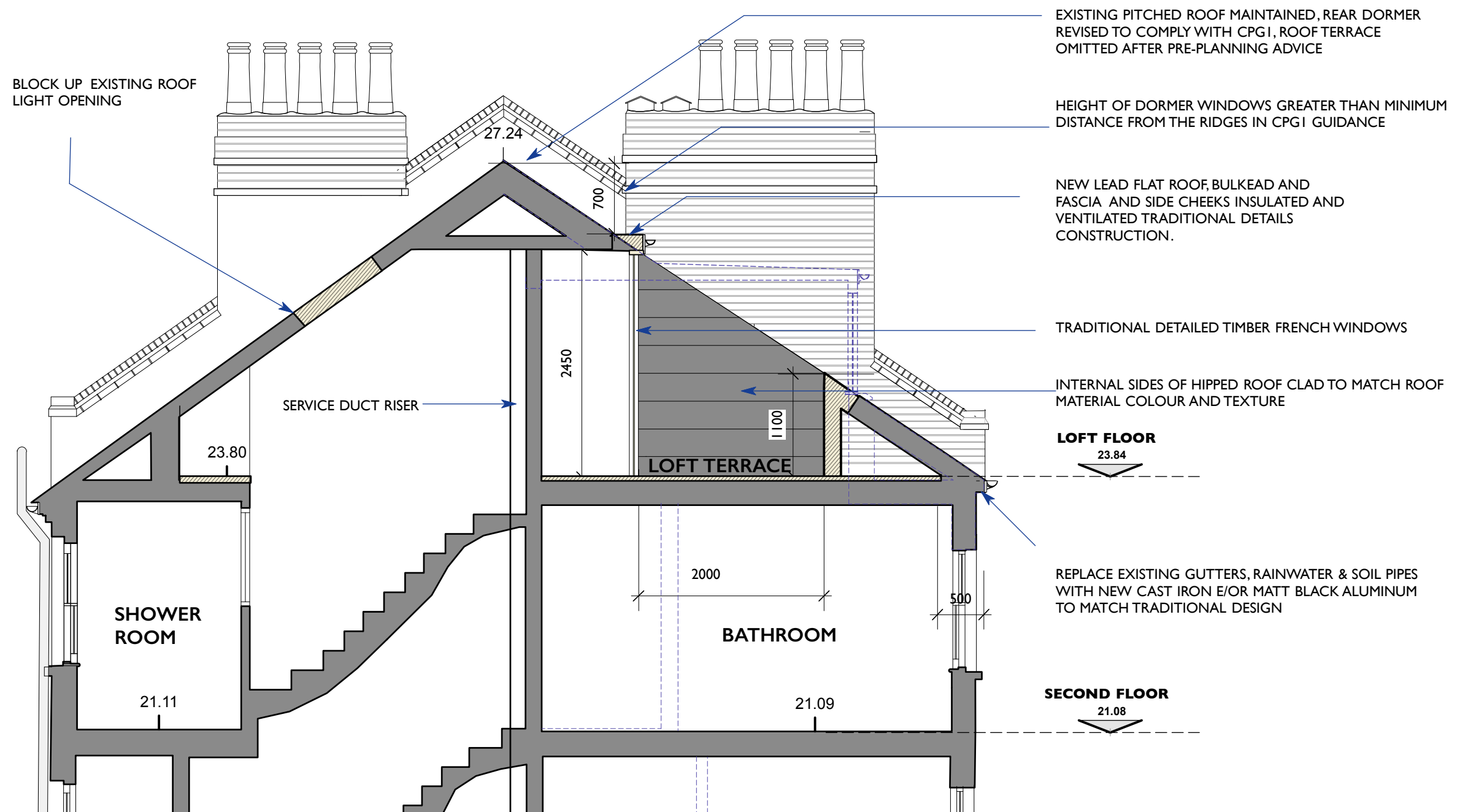


PROPOSED REAR ELEVATION - ROOF AREA

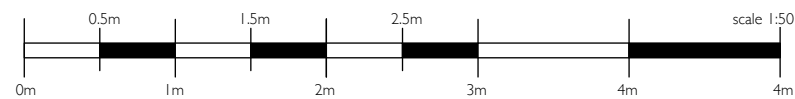
NOTE: This drawing is based on drawing No. P14 issued for pre-planning application advice incorporating the following revisions: Rear dormer revised formed within roof shape, drawing scale and title amended to 1:50 scale at A3 size

Date	Rev	Description		Fernanda Pagnossin Design 58 Welshpool House Welshpool Street London E8 4PE mob: +44(0)7973 967929 email: fpagnossin@me.com	Client		Drawing				Drawing No
3/11/2017	A	Terrace area revised to sit inside existing roof space, skylight to front omitted			MIRIAM HILL & NICHOLAS SHAW Project 30 PRIMROSE GARDENS LONDON NW3 4TN	PROPOSED REAR ELEVATION		Size	Scale	Date	Job No
						A3	1:50 @ A3	AUG 2017	368	A	

DO NOT SCALE THIS DRAWING



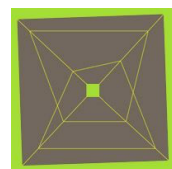
PROPOSED SECTION AA - ROOF



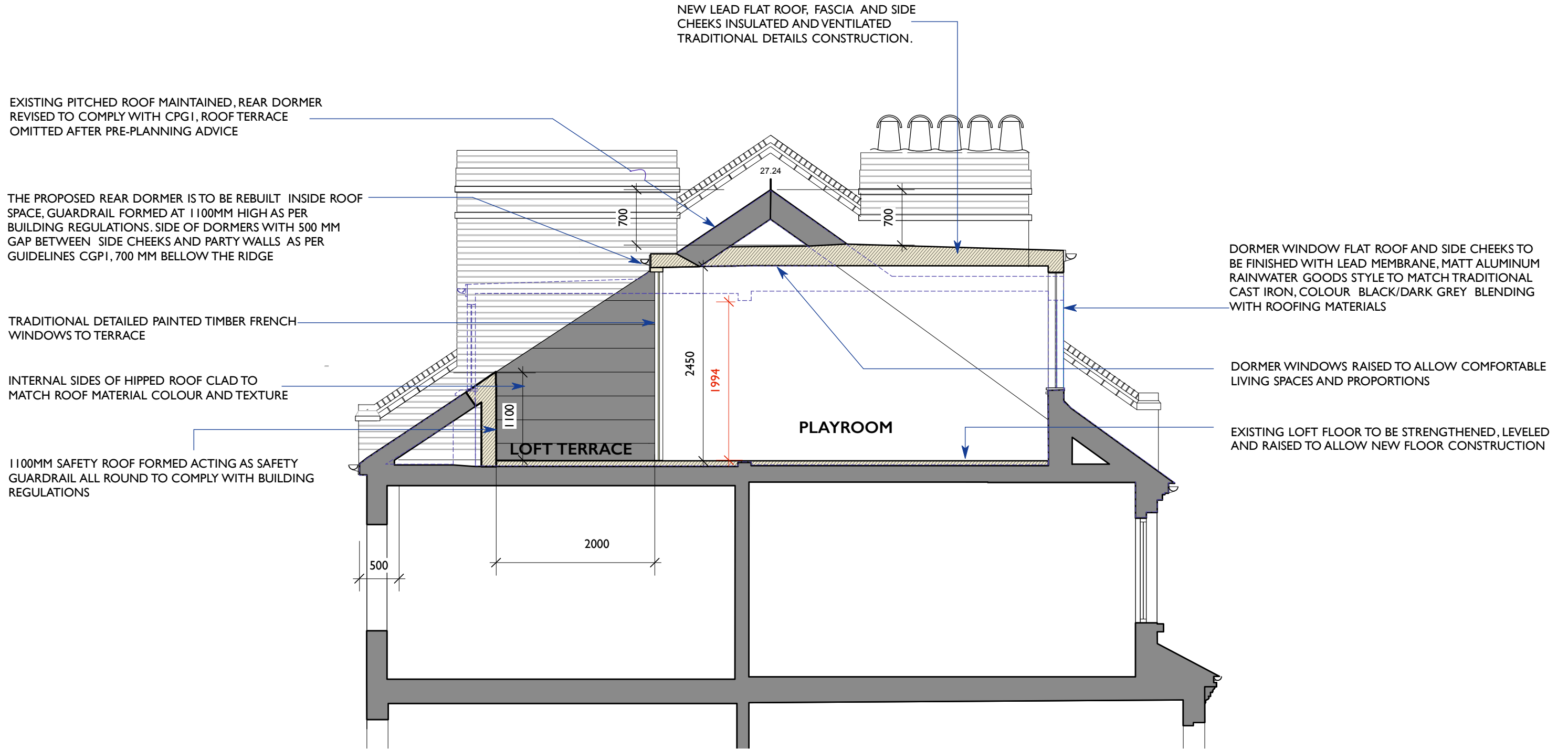
NOTE: This drawing is based on drawing No. P14 issued for pre-planning application advice incorporating the following revisions: Roof terrace omitted and dormers revised, drawing scale and title amended to 1:50 scale at A3 size

Date	Rev	Description	Client		Drawing			Drawing No
3/11/2017	A	Terrace area revised to sit inside existing roof space, skylight to front omitted	MIRIAM HILL & NICHOLAS SHAW		PROPOSED SECTION AA			P204
			30 PRIMROSE GARDENS LONDON NW3 4TN		Size	Scale	Date	Job No
					A3	1:50 @ A3	AUG 2017	368
								Current Revision
								A

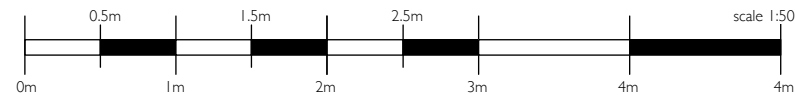
DO NOT SCALE THIS DRAWING



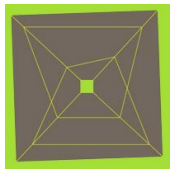
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email: fpagnossin@me.com



PROPOSED SECTION BB - ROOF



Roof terrace omitted after pre-planning advice, drawing scale and title amended to 1:50 A3 drawing with new number replacing drawing P17

Date	Rev	Description		Fernanda Pagnossin Design 58 Welshpool House Welshpool Street London E8 4PE mob: +44(0)7973 967929 email: fpagnossin@me.com	Client MIRIAM HILL & NICHOLAS SHAW	Drawing PROPOSED SECTION BB				Drawing No P205
3/11/2017	A	Terrace area revised to sit inside existing roof space, skylight to front omitted			Project 30 PRIMROSE GARDENS LONDON NW3 4TN	Size A3	Scale 1:50 @ A3	Date AUG 2017	Job No 368	Current Revision A

DO NOT SCALE THIS DRAWING