



Line indicating possible building line for rear extension

Possible sight line to centre of bay window

RED DOTTED LINE shows extent of the existing side extension

SINGLE STOREY REAR EXTENSION

Proposed single storey REAR EXTENSION

TWO STOREY REAR EXTENSION

TWO STOREY REAR EXTENSION

18

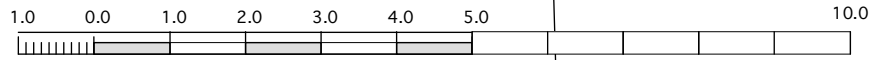
16

14

12

5975

10325



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REVISIONS

NO	DATE	DESCRIPTION	BY

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LTD

PROJECT
**16 ROSECROFT AVENUE
 LONDON NW3 7QB**

DRAWING TITLE
**PROPOSED SITE PLAN
 showing 14,16 and 18 Rosecroft Ave.**

SCALE **1:100 @ A2** DATE **15 June 2018**

DRAWING NUMBER
Drawing No. 06.962. 13

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REVISIONS			
NO	DATE	DESCRIPTION	BY

111.08

5d ARCHITECTS

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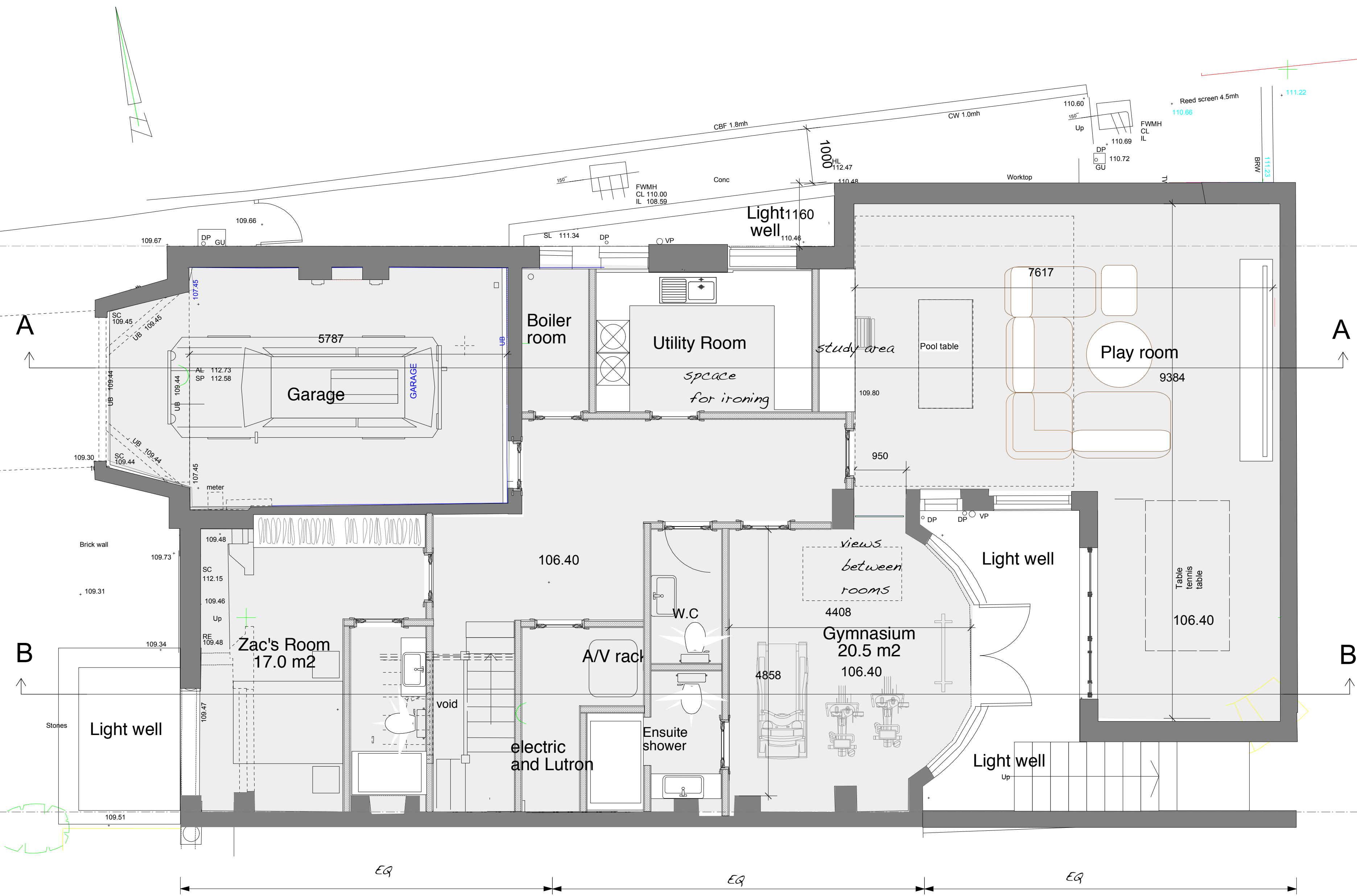
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PROJECT
**16 ROSECROFT AVENUE,
HAMPSTEAD, LONDON. NW3.**

DRAWING TITLE
PROPOSED LOWER GROUND FLOOR PLAN

SCALE **1:50** DATE **15 June 2018**

DRAWING NUMBER
Drawing No. 06.962. 14



j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; Figure 6. Criterion j.

PROPSD LOWER GROUND FLOOR PLAN

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REVISIONS			
NO	DATE	DESCRIPTION	BY
A	20 Sept 2108	Reducing th size of side extension allows easy access to rear garden for maintenance and deliveries	GJP

5d ARCHITECTS
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 TEMPLE FORTUNE
 NW11 LONDON W7H

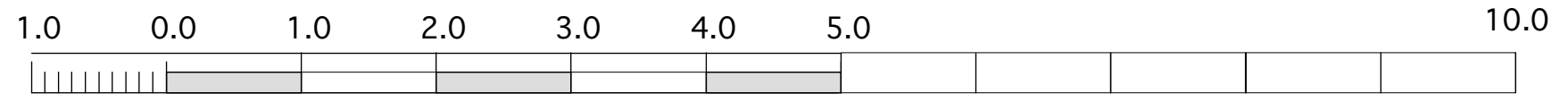
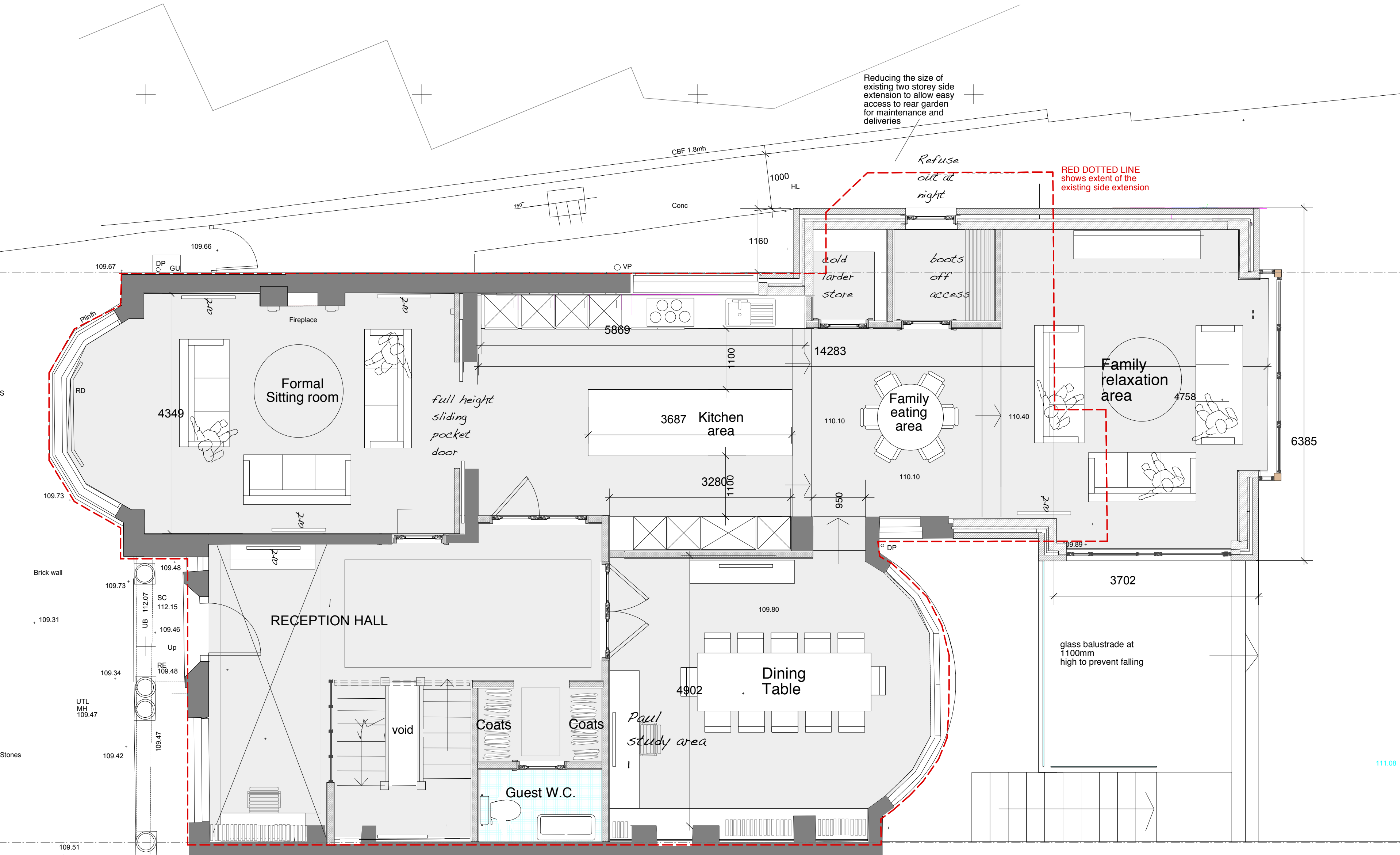
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PROJECT
**16 ROSECROFT AVENUE,
 HAMPSTEAD, LONDON. NW3.**

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

SCALE **1:50** DATE **21 Sept 2018**

DRAWING NUMBER
Drawing No. 06.962. 15 Rev A



PROPOSED GROUND FLOOR PLAN

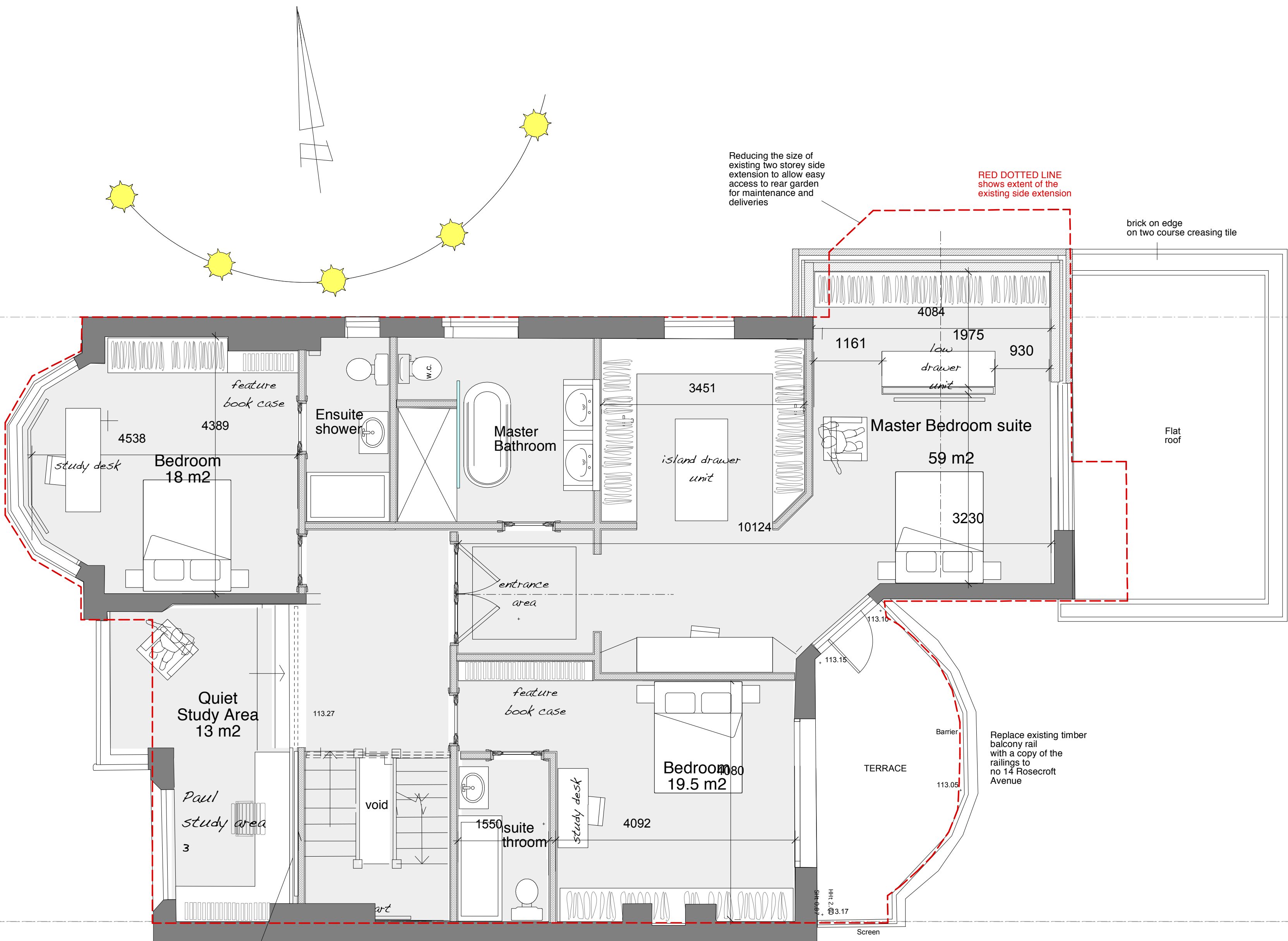
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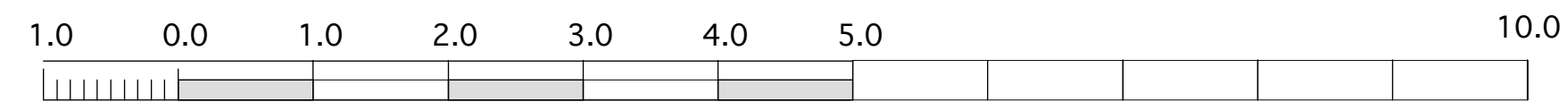
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REVISIONS

NO	DATE	DESCRIPTION	BY
A	20 Sept 2108	Replace existing timber balcony rail with a copy of the railings to no 14 Rosecroft Avenue	GJP



FIRST FLOOR PLAN



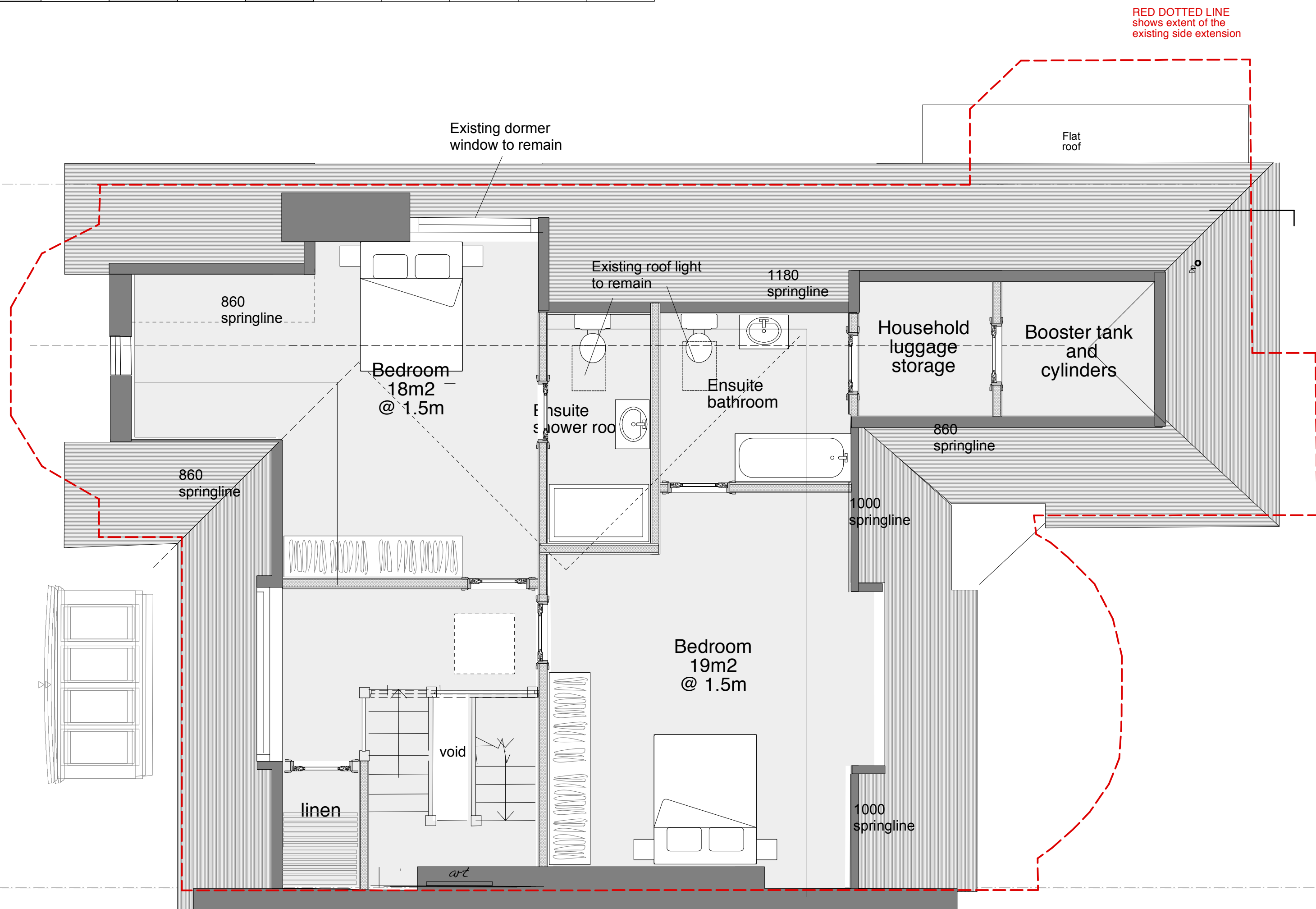
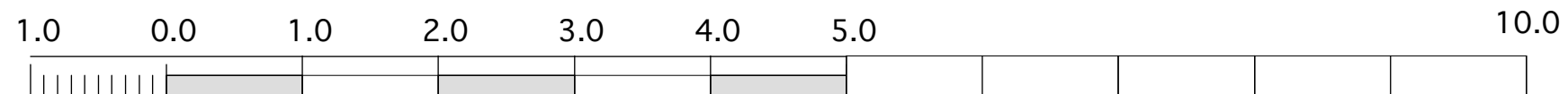
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PROJECT
**16 ROSECROFT AVENUE,
 HAMPSTEAD, LONDON. NW3.**

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

SCALE **1:50** DATE **21 Sept 2018**

DRAWING NUMBER
Drawing No. 06.962. 16 Rev A



SECOND FLOOR PLAN

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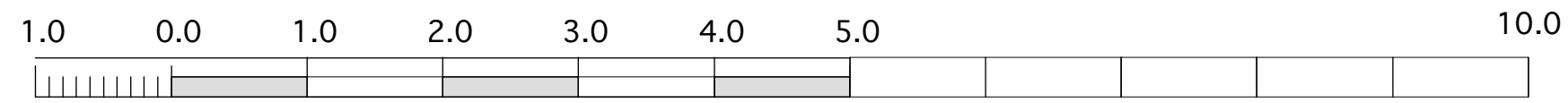
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PROJECT
**16 ROSECROFT AVENUE,
HAMPSTEAD, LONDON. NW3.**

DRAWING TITLE
PROPOSED SECOND FLOOR PLAN

SCALE **1:50** DATE **15 June 2018**

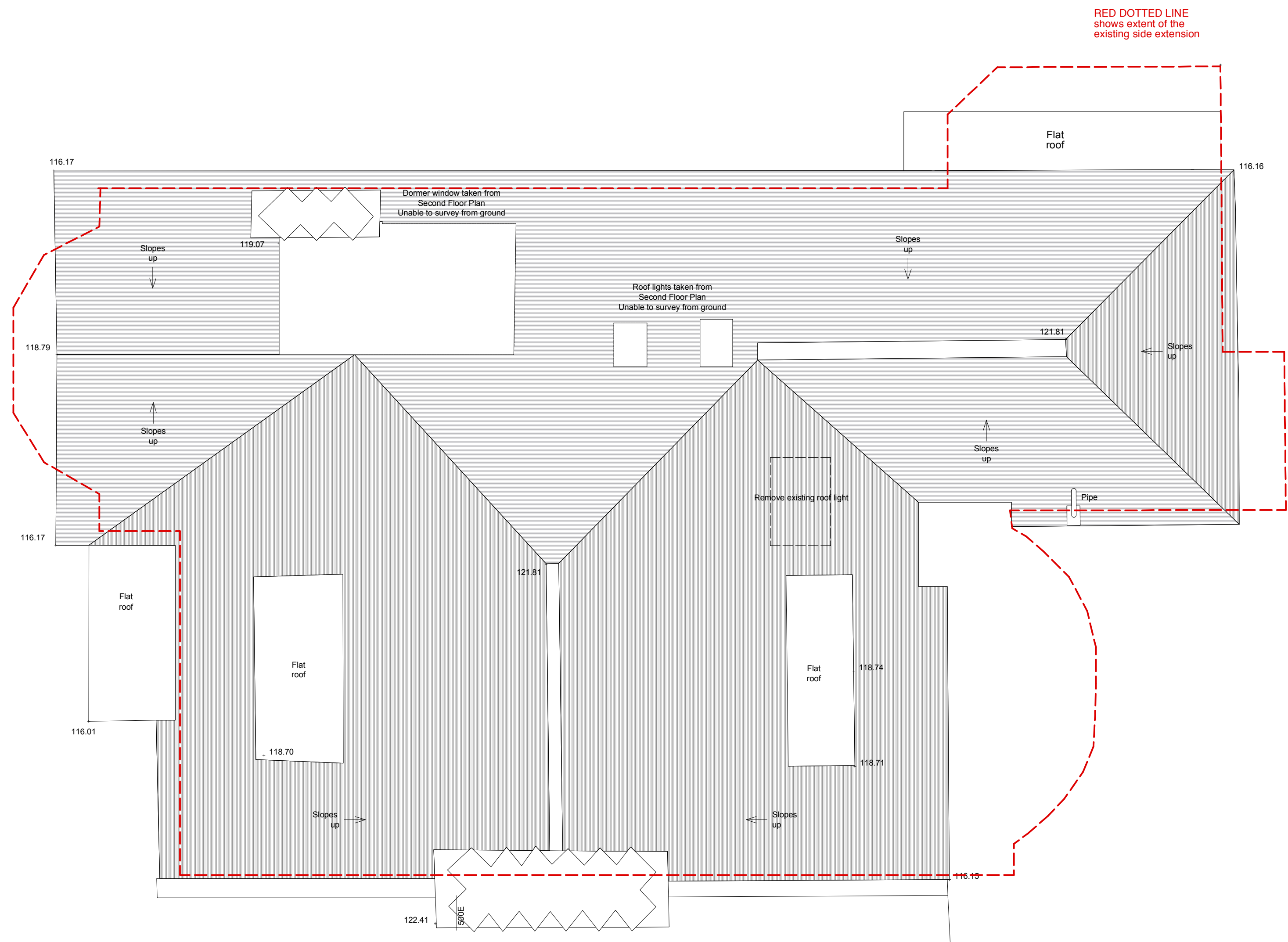
DRAWING NUMBER
Drawing No. 06.962. 17



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REVISIONS			
NO	DATE	DESCRIPTION	BY
A	20 Sept 2108	Proposed new velux roof light removed. Existing old roof light removed. Leaving clay tiled similar to the neighbour	GJP



RED DOTTED LINE shows extent of the existing side extension

ROOF PLAN

5d ARCHITECTS
 764 FINCHLEY ROAD
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 NW11 LONDON 7TH

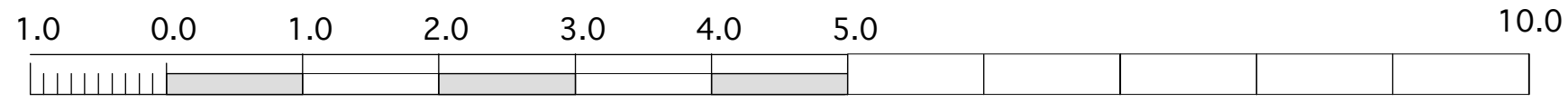
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PROJECT
**16 ROSECROFT AVENUE,
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DRAWING TITLE
PROPOSED ROOF PLAN

SCALE **1:50** DATE **15 June 2018**

DRAWING NUMBER
Drawing No. 06.962. 18 Rev A



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PROJECT
**16 ROSECROFT AVENUE,
 HAMPSTEAD, LONDON. NW3.**

DRAWING TITLE
PROPOSED FRONT ELEVATION

SCALE **1:50** DATE **15 June 2018**

DRAWING NUMBER
Drawing No. 06.962.19



FRONT ELEVATION No 16

Copy front light well to repeat detailing to new Lower Ground floor window at no 14.

FRONT ELEVATION No 14



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NO	DATE	DESCRIPTION	BY
A	20 Sept 2108	Proposed new velux roof light removed. Existing old roof light removed. Leaving clay tiled similar to the neighbour Replace existing timber balcony rail with a copy of the railings to no 14 Rosecroft Avenue	GJP



REAR ELEVATION

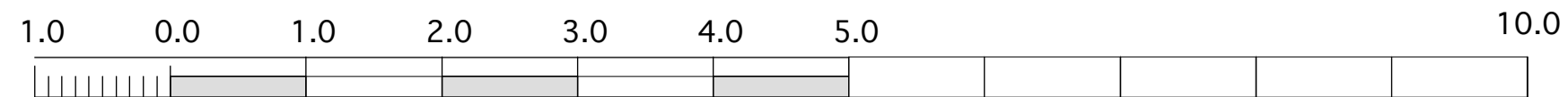
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PROJECT
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DRAWING TITLE
PROPOSED REAR ELEVATION

SCALE **1:50** DATE **21 Sept 2018**

DRAWING NUMBER
Drawing No. 06.962. 21 Rev A



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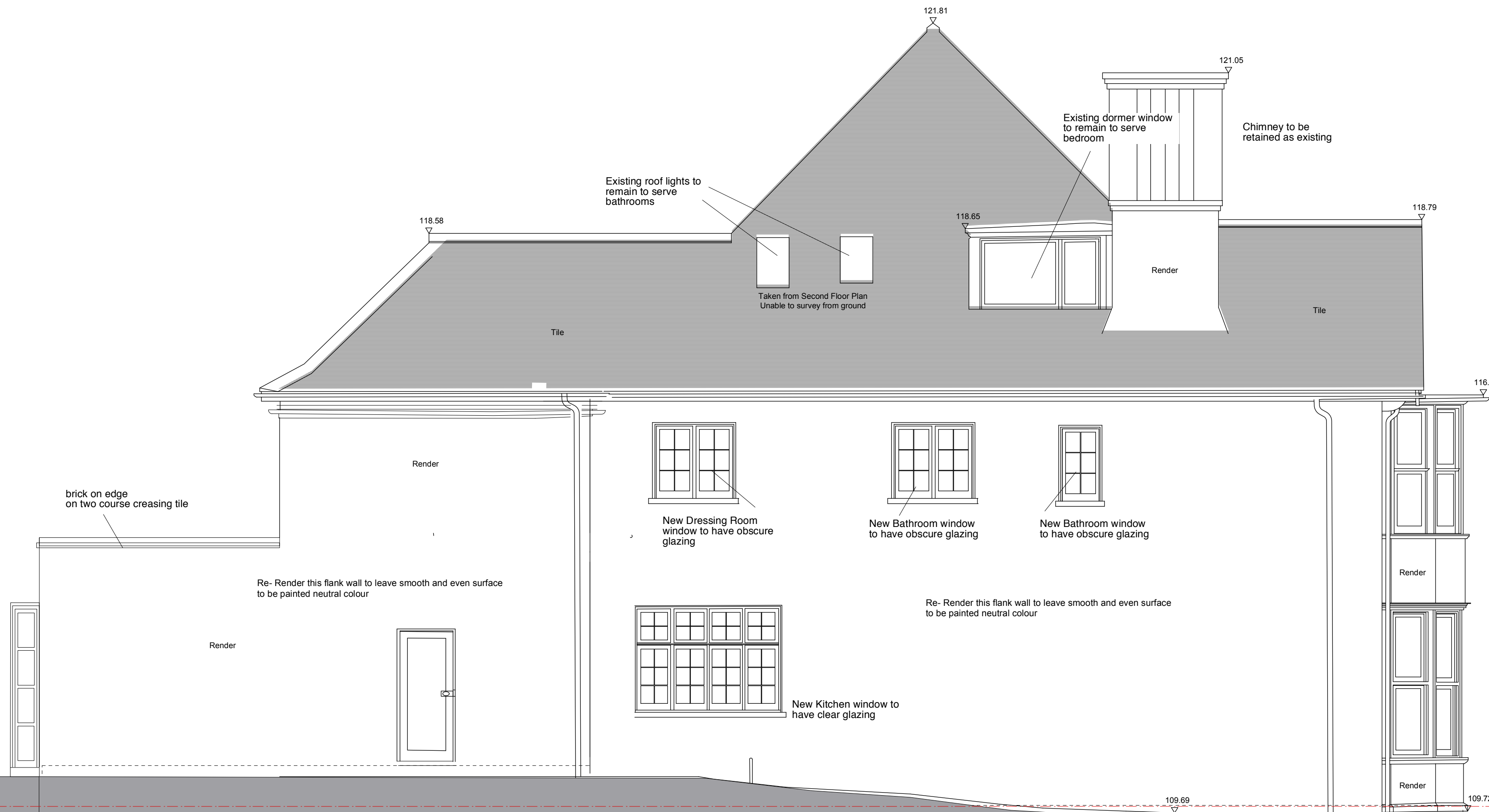
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REVISIONS

NO	DATE	DESCRIPTION	BY
A	20 Sept 2108	Notes added for clarity. No variation to drawing	GJP



PROPOSED FLANK WALL ELEVATION

5d ARCHITECTS
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NW11 LONDON 7TH

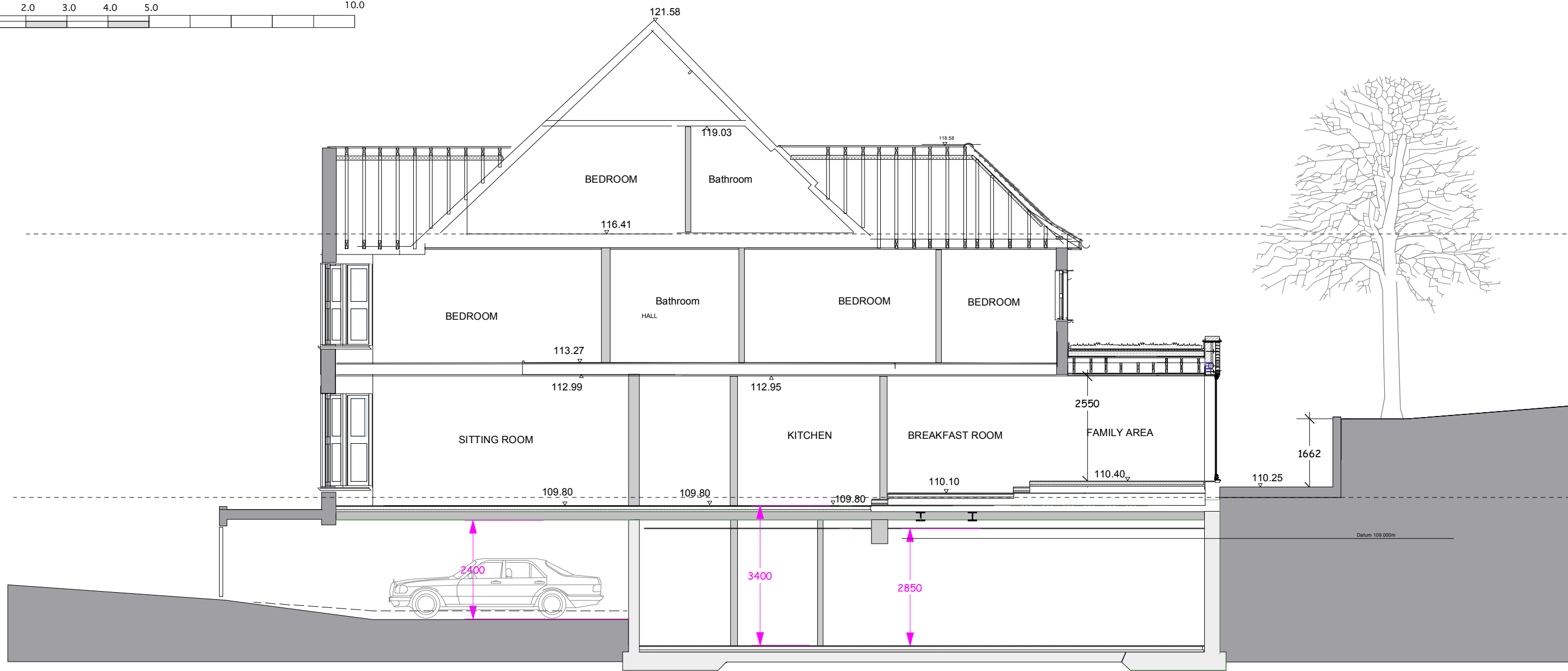
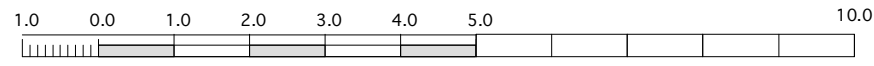
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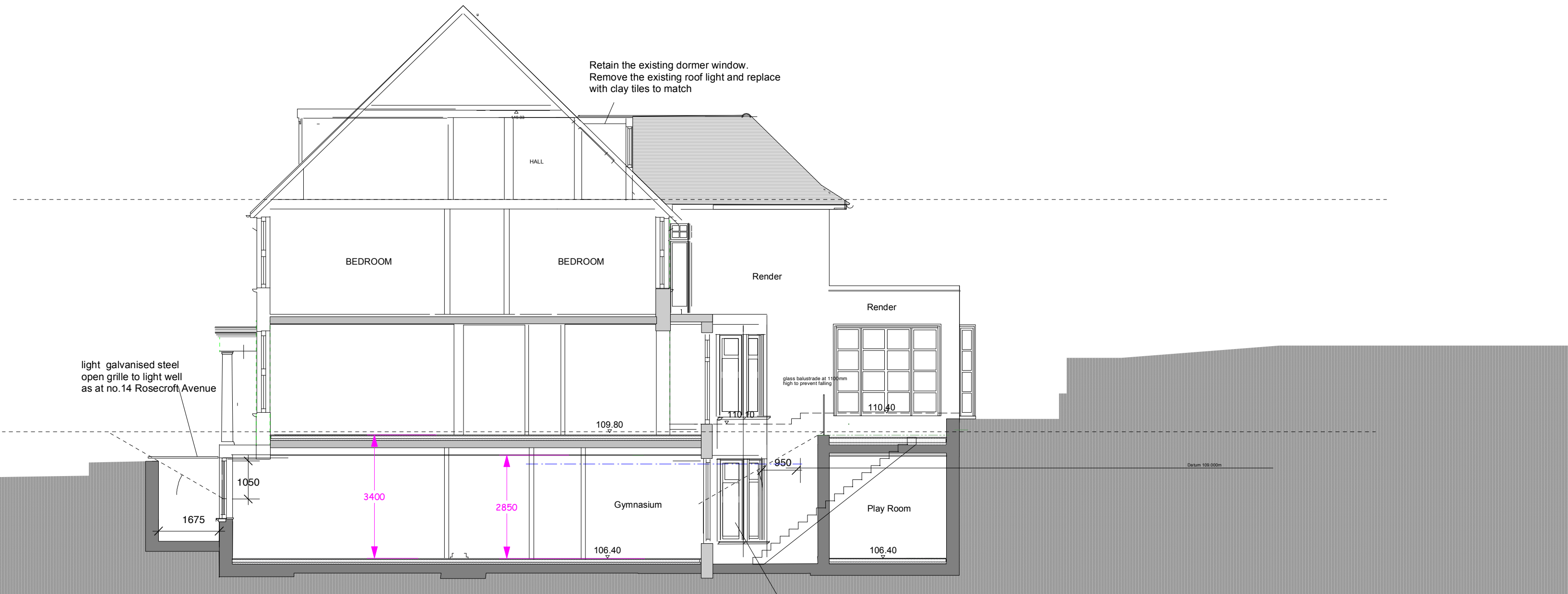
DRAWING TITLE
PROPOSED SIDE ELEVATION

SCALE **1:50** DATE **21 Sept 2018**

DRAWING NUMBER
Drawing No. 06.962. 20 Rev A



PROPOSED SECTION A-A THROUGH GARAGE AND REAR EXTENSION



Glass length within window is 1650mm wide
Height of window above 30 degree line is 1050mm
Therefore available light above 30 degree line is 1.7 m² to serve a room of 17m²

arc length of window is 4500mm, height of window above 30 degree line is 1100mm. Therefore available light above 30 degree line is 4.95 m² to serve a room of 20.5 m²

Extend bow fronted rear elevation to repeat detailing of windows for the Lower Ground floor unit.

PROPOSED SECTION B - B THROUGH REAR LIGHT WELL AREA

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REVISIONS

NO	DATE	DESCRIPTION	BY
A	20 Sept 2018	Retain the existing dormer window to rear roof slope. Remove the existing roof light and replace with clay tiles to match	GJP

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PROJECT

16 ROSECROFT AVENUE,
HAMPSTEAD, LONDON. NW3.

DRAWING TITLE

PROPOSED SECTIONS A-A and B-B
THROUGH HOUSE

SCALE 1:100 @ A2 DATE 21 Sept 2018

DRAWING NUMBER

Drawing No. 06.962. 22 Rev A

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REVISIONS			
NO	DATE	DESCRIPTION	BY
A	20 Sept 2018	Proposed Section C-C added and Section details rearranged on the page	GJP

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 NW11 LONDON 7TH

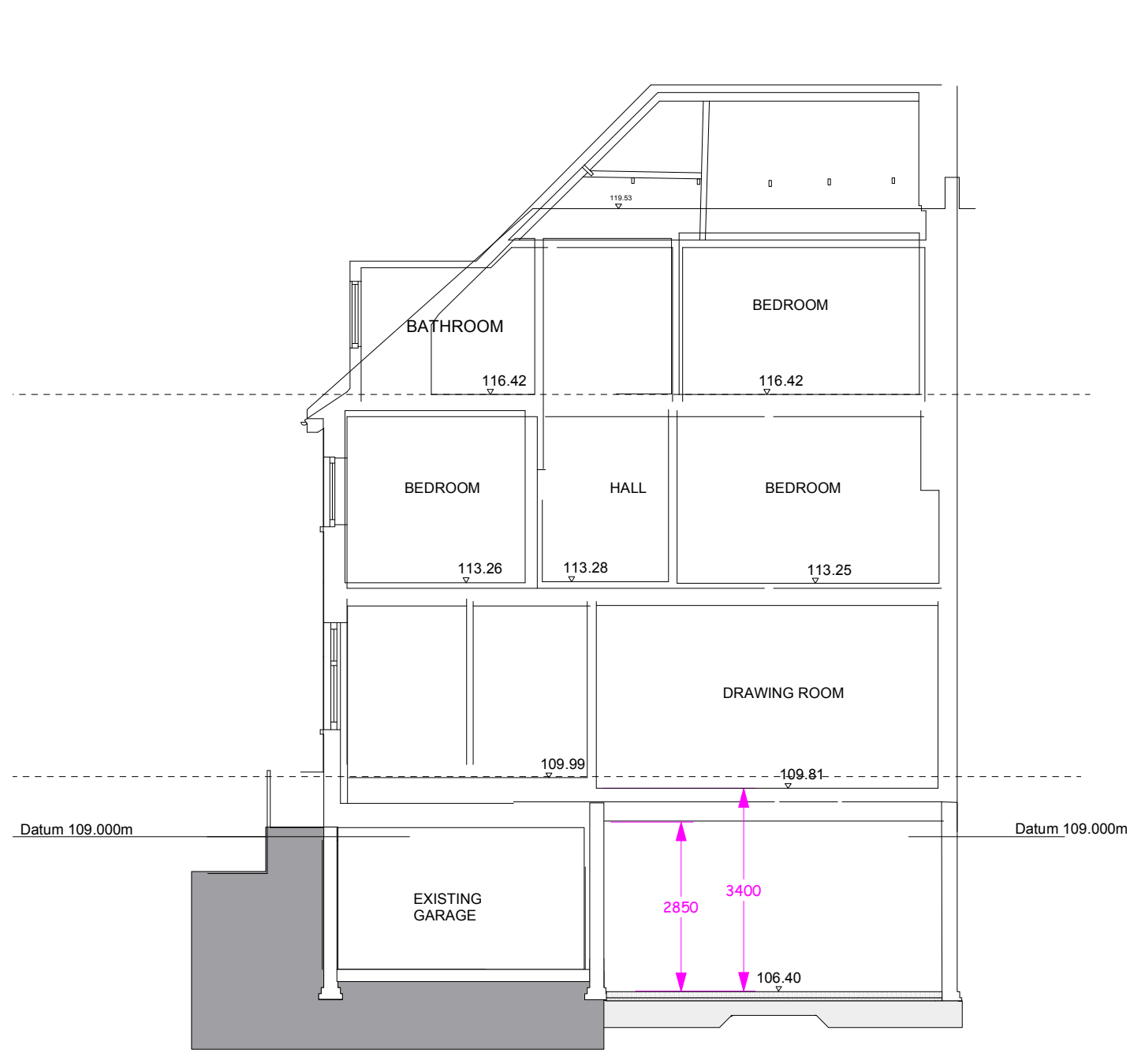
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PROJECT
 16 ROSECROFT AVENUE,
 HAMPSTEAD, LONDON. NW3.

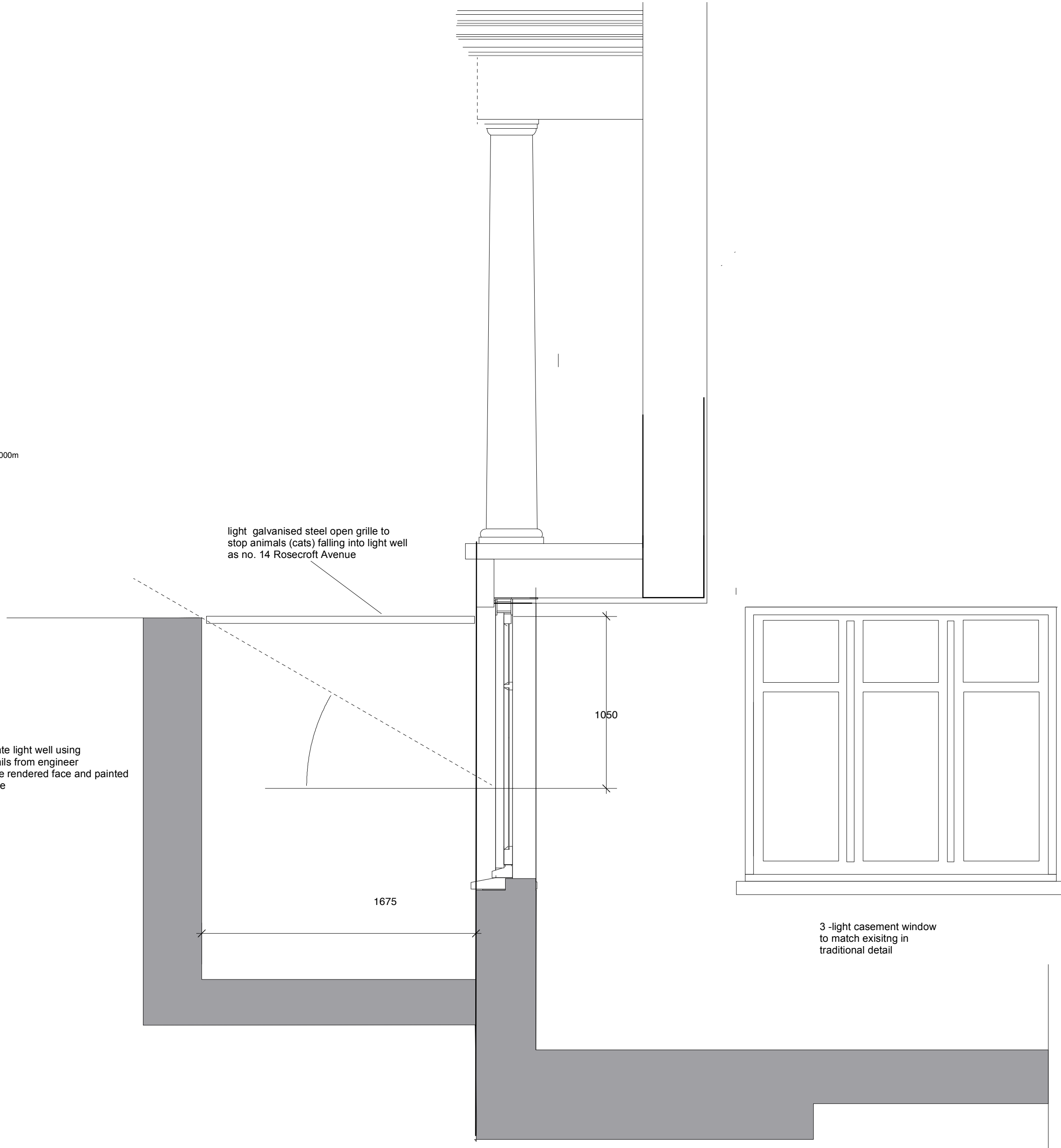
DRAWING TITLE
 PROPOSED SECTION C-C
 LIGHT WELL DETAILS
 and ROOF LIGHT DETAILS

SCALE 1:100 @ A2
 1:20 @ A2 DATE 21 Sept 2018

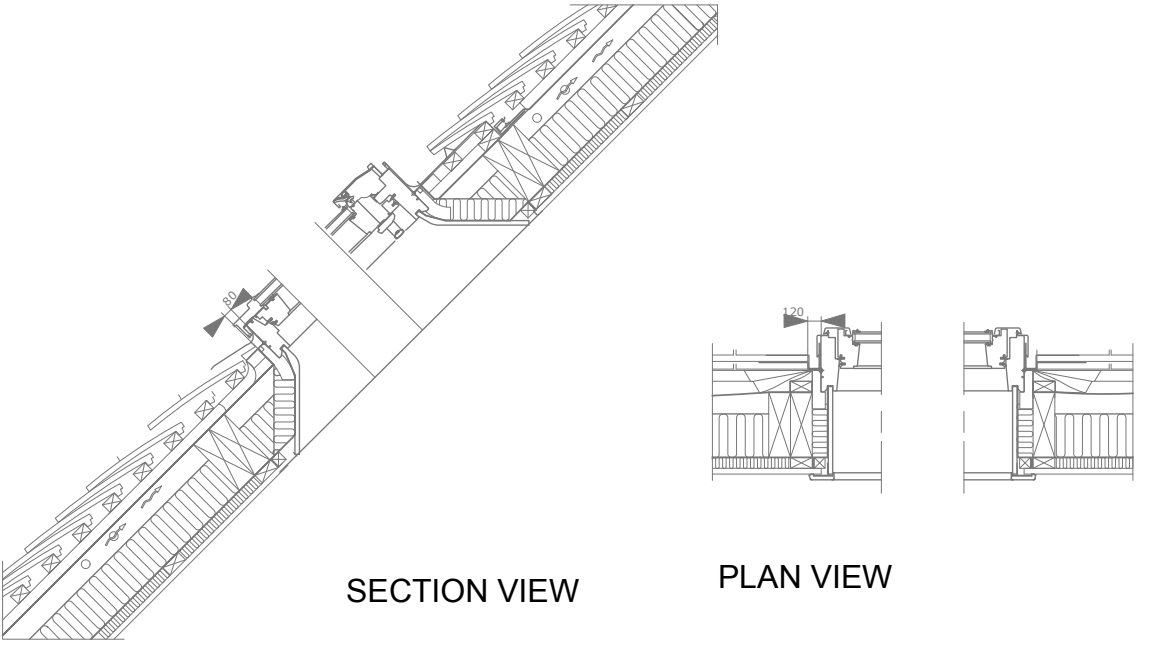
DRAWING NUMBER
 Drawing No. 06.962. 23 Rev A



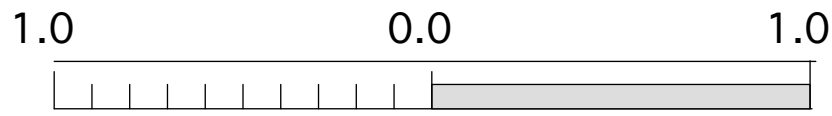
PROPOSED SECTION C - C



DETAIL OF LIGHT WELL TO FRONT OF HOUSE



VELUX WINDOW DETAILS.
 Conservation roof system window for plain tiles.





Roof light to be removed to improve roof scene to be similar to roof of no.16 Rosecroft Avenue

Timber railings at low height to be removed
New metal railings to copy balcony railings at no.16 Rosecroft Avenue

VIEW OF REAR OF HOUSE TAKEN FROM THE GARDEN



Roof light to be removed to improve roof scene to be similar to roof of no.16 Rosecroft Avenue

Timber railings at low height to be removed
New metal railings to copy balcony railings at no.16 Rosecroft Avenue

VIEW OF REAR OF HOUSE TAKEN FROM THE GARDEN

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REVISIONS

NO	DATE	DESCRIPTION	BY
A	21 Sept 2018	Roof light to be removed to improve roof scene to be similar to roof of no.16 Rosecroft Avenue Timber railings at low height to be removed New metal railings to copy balcony railings at no.16 Rosecroft Avenue	GJP

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PROJECT

**16 ROSECROFT AVENUE,
HAMPSTEAD, LONDON. NW3.**

DRAWING TITLE

**PHOTOGRAPHS TAKEN FROM
REAR GARDEN**

SCALE

DATE **21 Sept 2018**

DRAWING NUMBER

Drawing No. 06.962. 24 Rev A