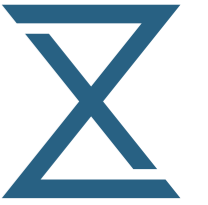




Thurlow Road  
**ROOF AMENDMENTS**

30/05/2019

Flat 4, 20 Thurlow Rd, London NW3 5PP



## COMMENTS FROM NORA

30/05/2019

I think the option B would better preserve the integrity, character and appearance of the building; however, there are still some elements that need to be revised:

A)

As the ridge is increased and the overall roof volume, the dimensions of the dormers should remain the same as in option A. There would be sufficient internal height (up to 2.3m) to allow the dormers to be further set down from the ridge, and up from the eaves in order to be proportionate to the roof slope they sit within. Currently they look too stretched out and bulky. Please clarify what materials you are proposing for the dormers.

*The proportions of the dormers have been changed as requested and were set down from the ridgeline by 350mm.*

*The materiality of the proposed dormers is as follows:*

EXISTING DORMERS:

Dormer cheeks and front: Natural slate

Dormer roof: Bitumen roof

PROPOSED DORMERS:

Dormer cheeks and front: Natural slate

Dormer roof: Zinc cladding

B)

In the drawings for option B, the increase in ridge height seemed to enlarge the other elements of the roof too – the chimney breasts are higher. These should remain the same as existing. In relation to this, please explain how you envisage the construction works would take place around the chimney breasts, in order to ensure they will be retained and protected.

*The chimney breasts will remain as they are.*

*We propose a new construction for the whole roof, reusing the existing slates.*

C)

Please provide detailed drawings of how the front bay roof would meet the new ridge. As I said before we need a bit more detailed drawings overall to ensure the proposal is actually feasible.

*See Detail A - p7*

D)

Please clarify what materials are on the existing roof and if you will reuse these. If you are planning to replace them, we would require a natural slate, Spanish or Welsh.

*The existing roof is clad with Welsh slates.*

*Due to the increase of roof surface, additional Welsh slates matching seamlessly the existing slates will be required.*

**NORTH ELEVATION  
ROOF LIFTING**



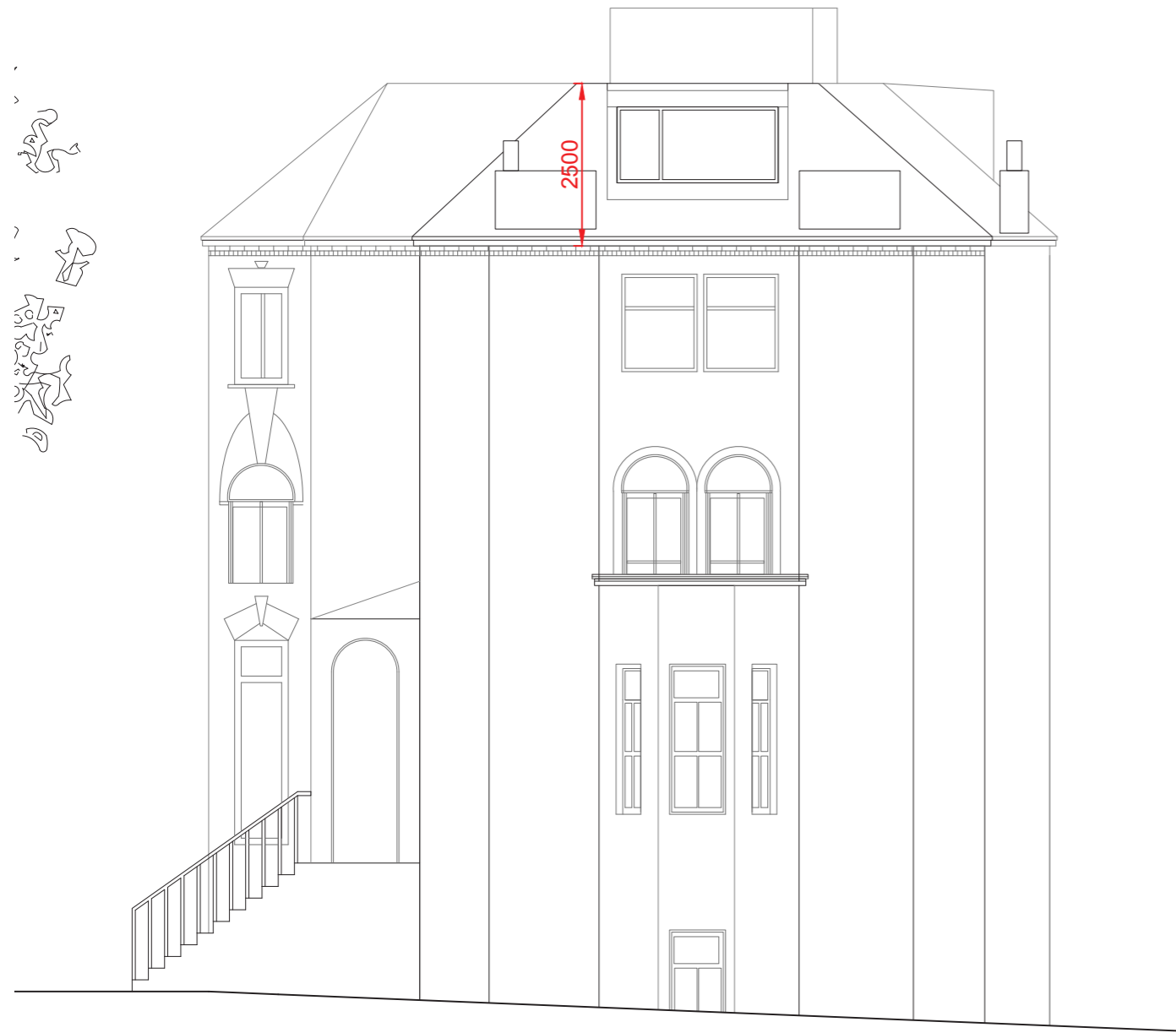
**EXISTING ELEVATION**



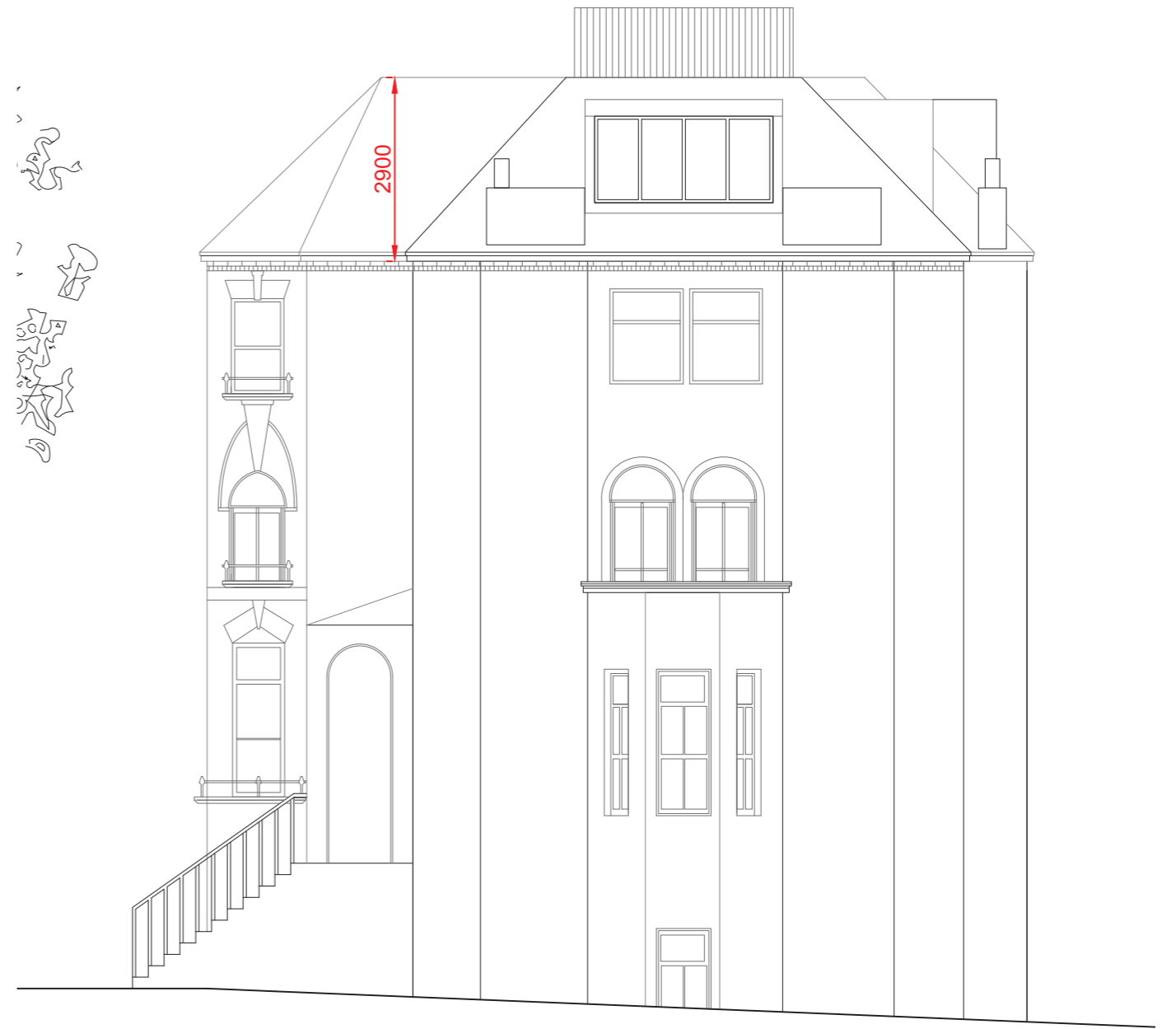
**PROPOSED ELEVATION**

Ridge height increased by 400mm while eaves remain as they are.

**WEST ELEVATION  
ROOF LIFTING**



**EXISTING ELEVATION**



**PROPOSED ELEVATION**

Ridge height increased by 400mm while eaves remain as they are.

**SOUTH ELEVATION  
ROOF LIFTING**



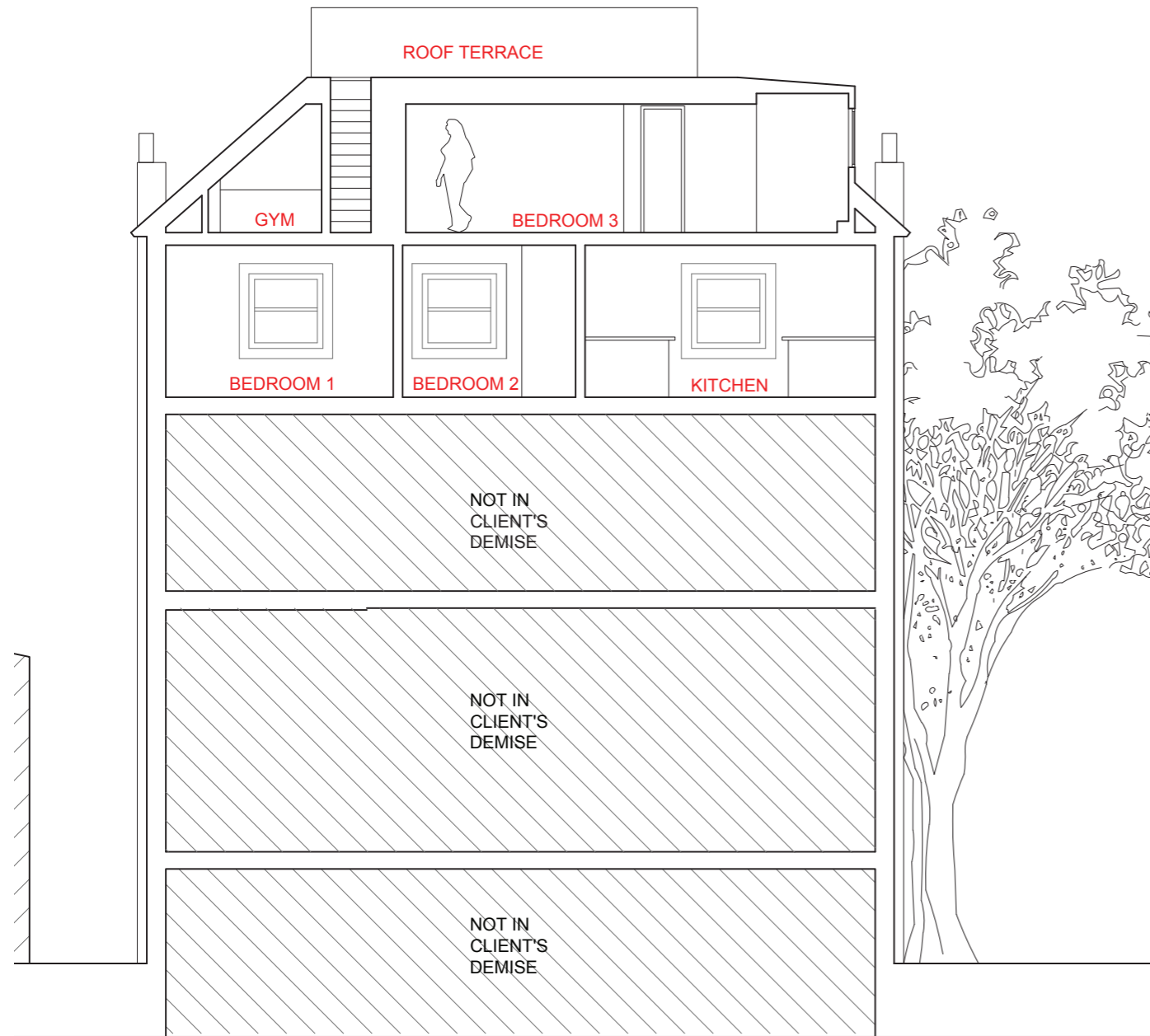
**EXISTING ELEVATION**



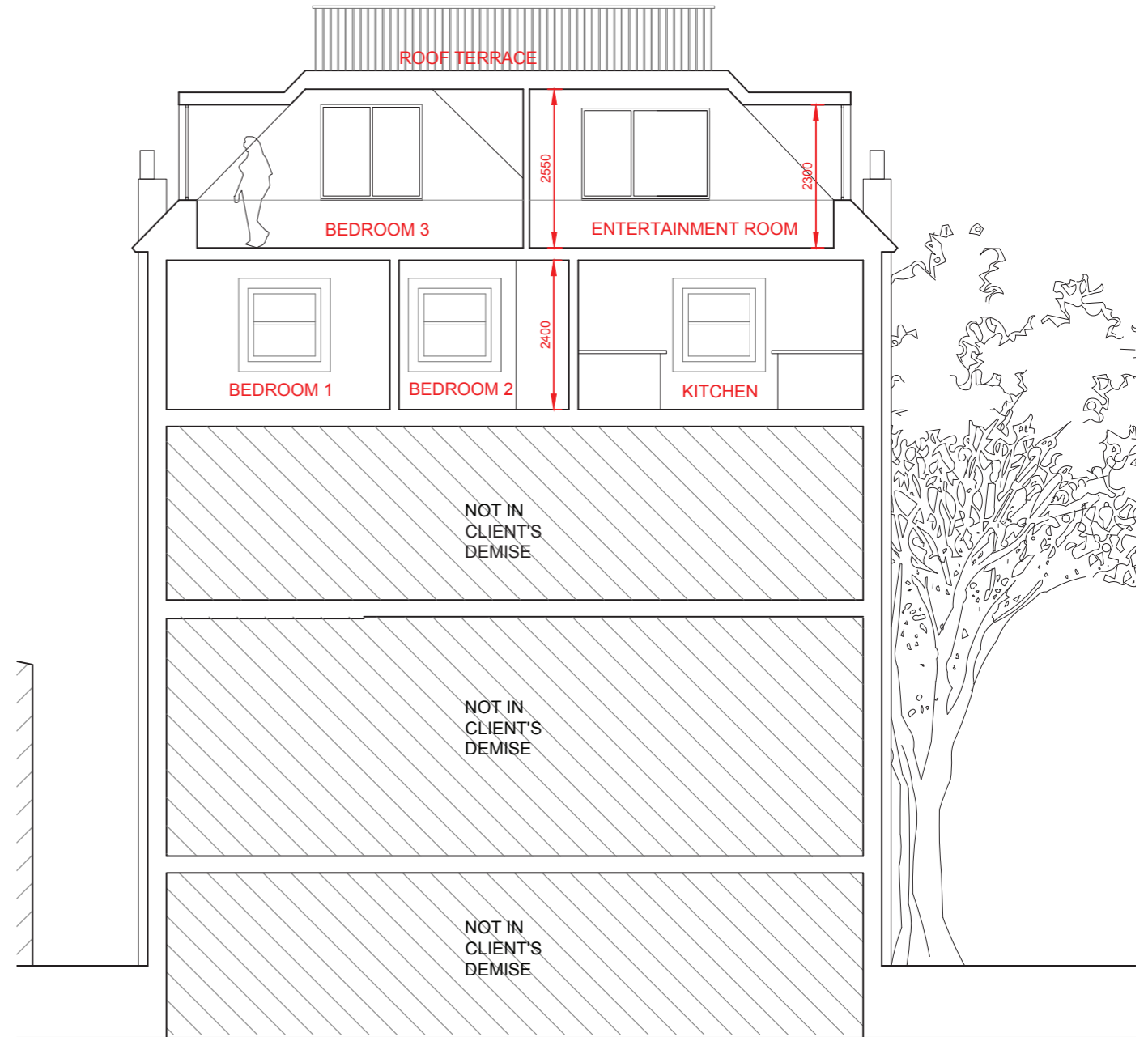
**PROPOSED ELEVATION**

Ridge height increased by 400mm while eaves remain as they are.

**SECTION CC  
ROOF LIFTING**



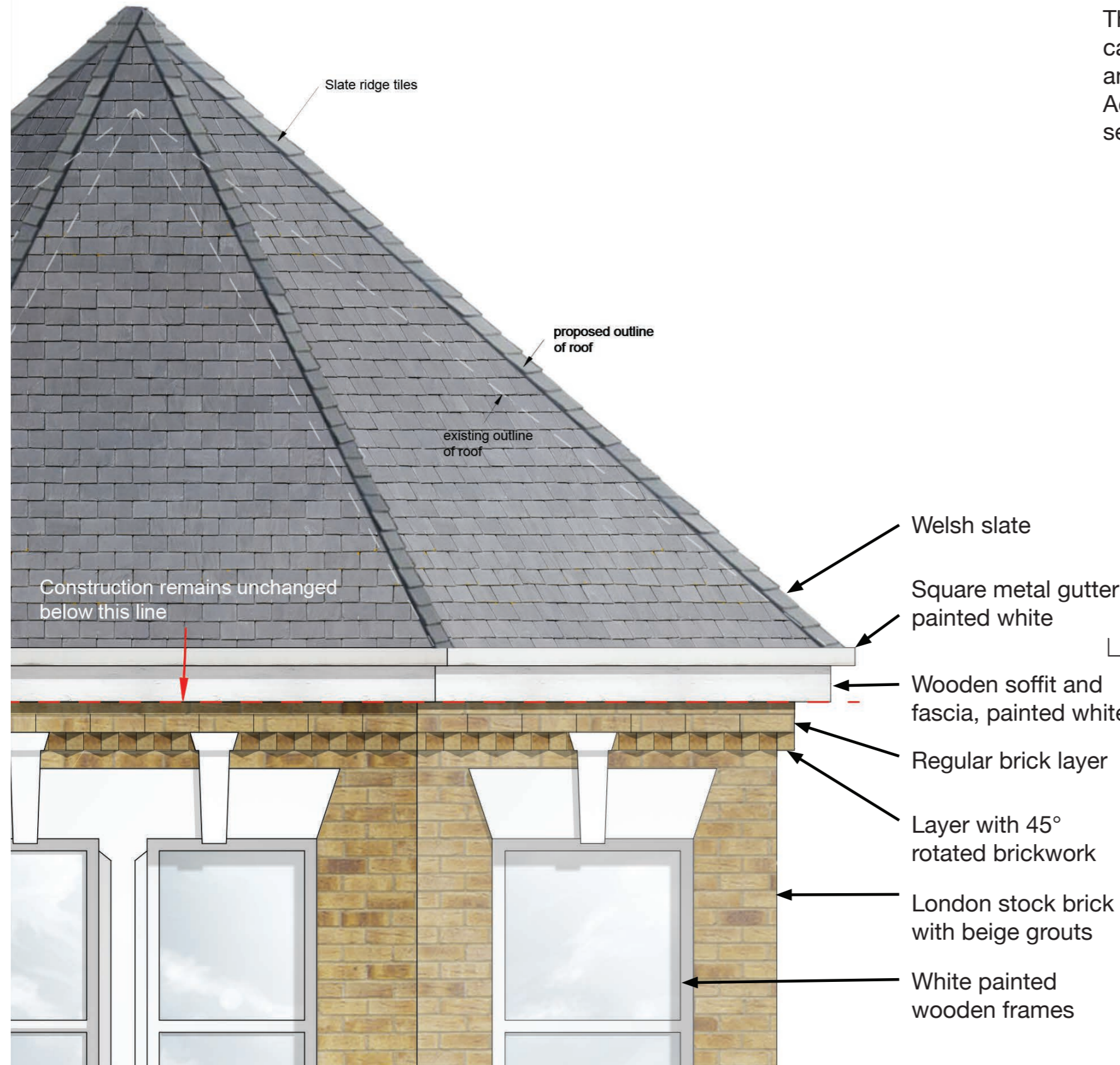
**EXISTING SECTION**



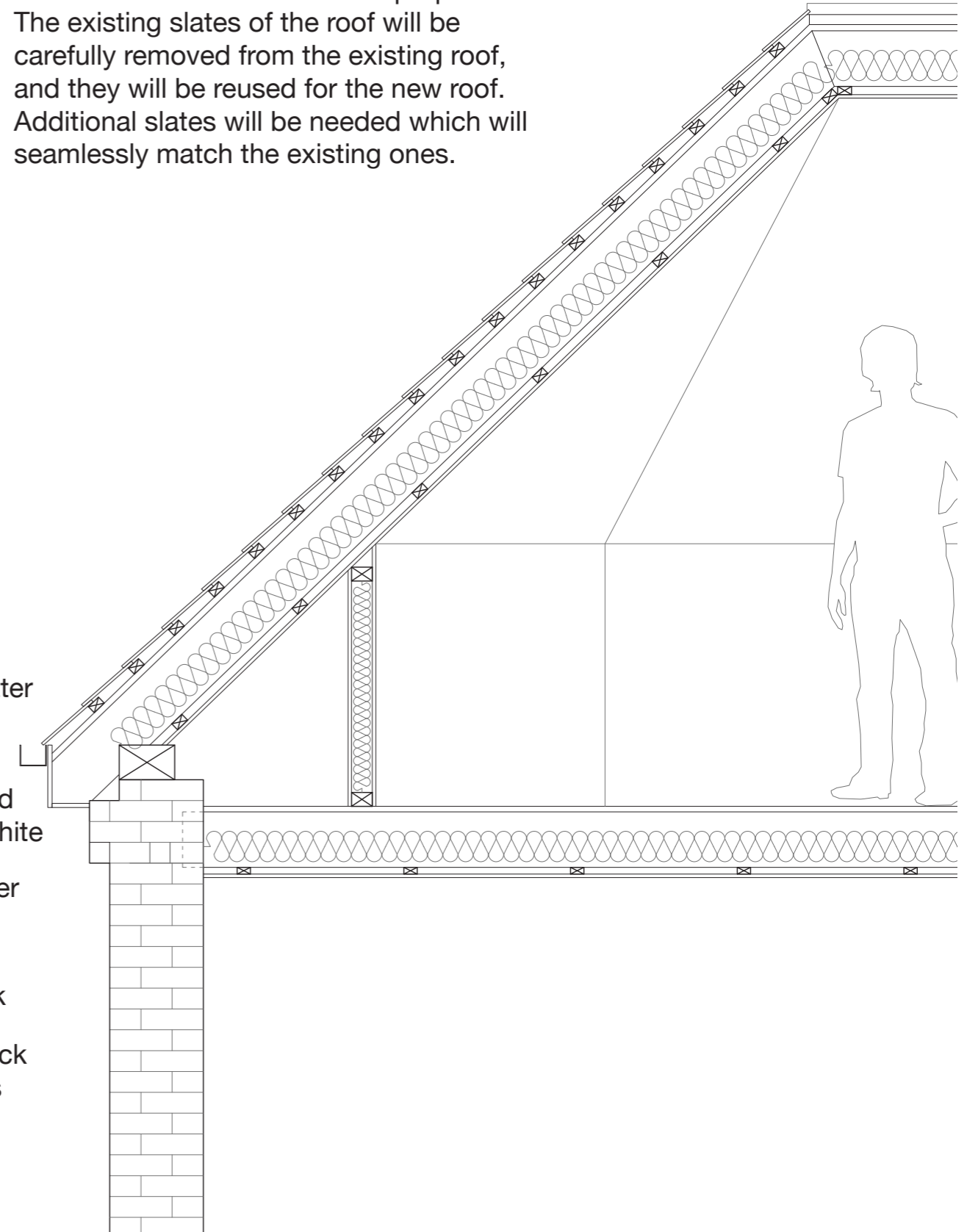
**PROPOSED SECTION**

Ridge height increased by 400mm while eaves remain as they are.

**ROOF DETAIL A - BAY WINDOW ON NORTH ELEVATION**  
**ROOF LIFTING**

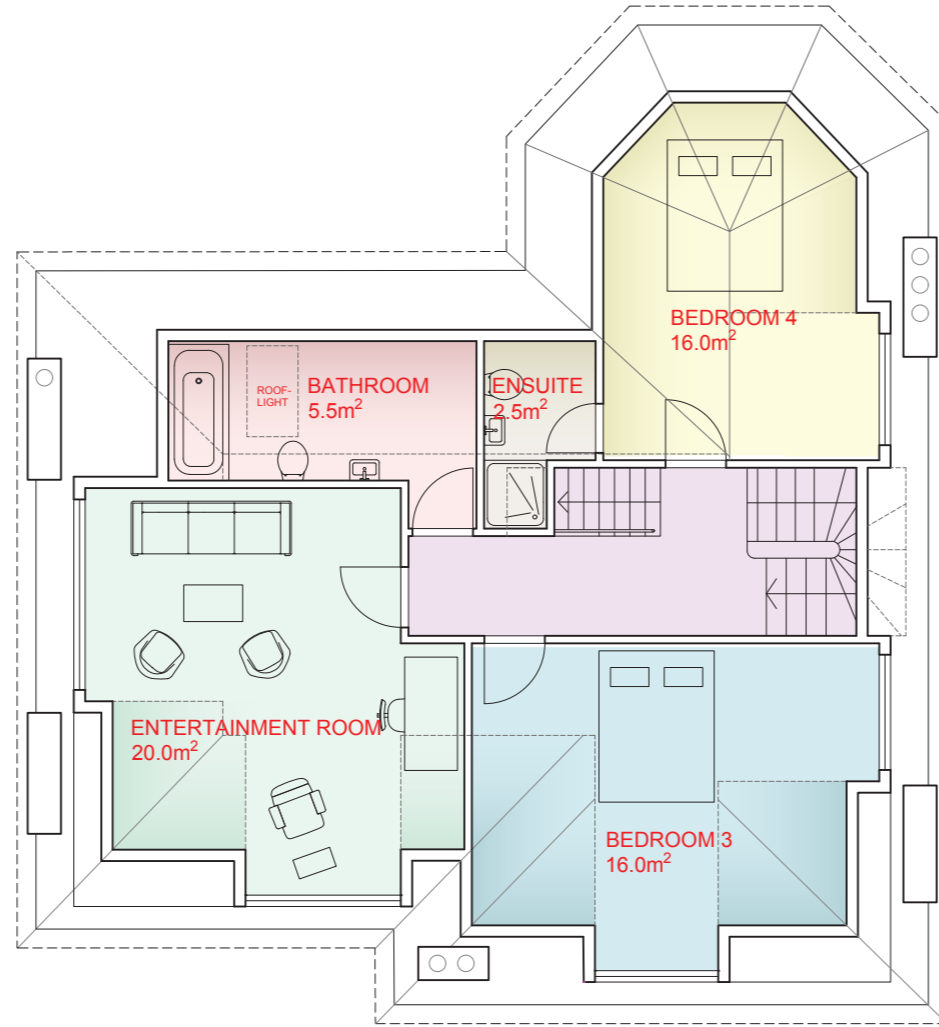


To increase the ridge height, an entirely new construction of the roof is proposed. The existing slates of the roof will be carefully removed from the existing roof, and they will be reused for the new roof. Additional slates will be needed which will seamlessly match the existing ones.



SCALE 1:20 on A3

# PROPOSED THIRD FLOOR PLAN



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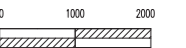
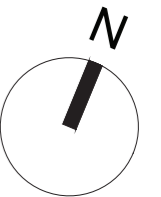
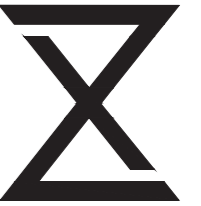
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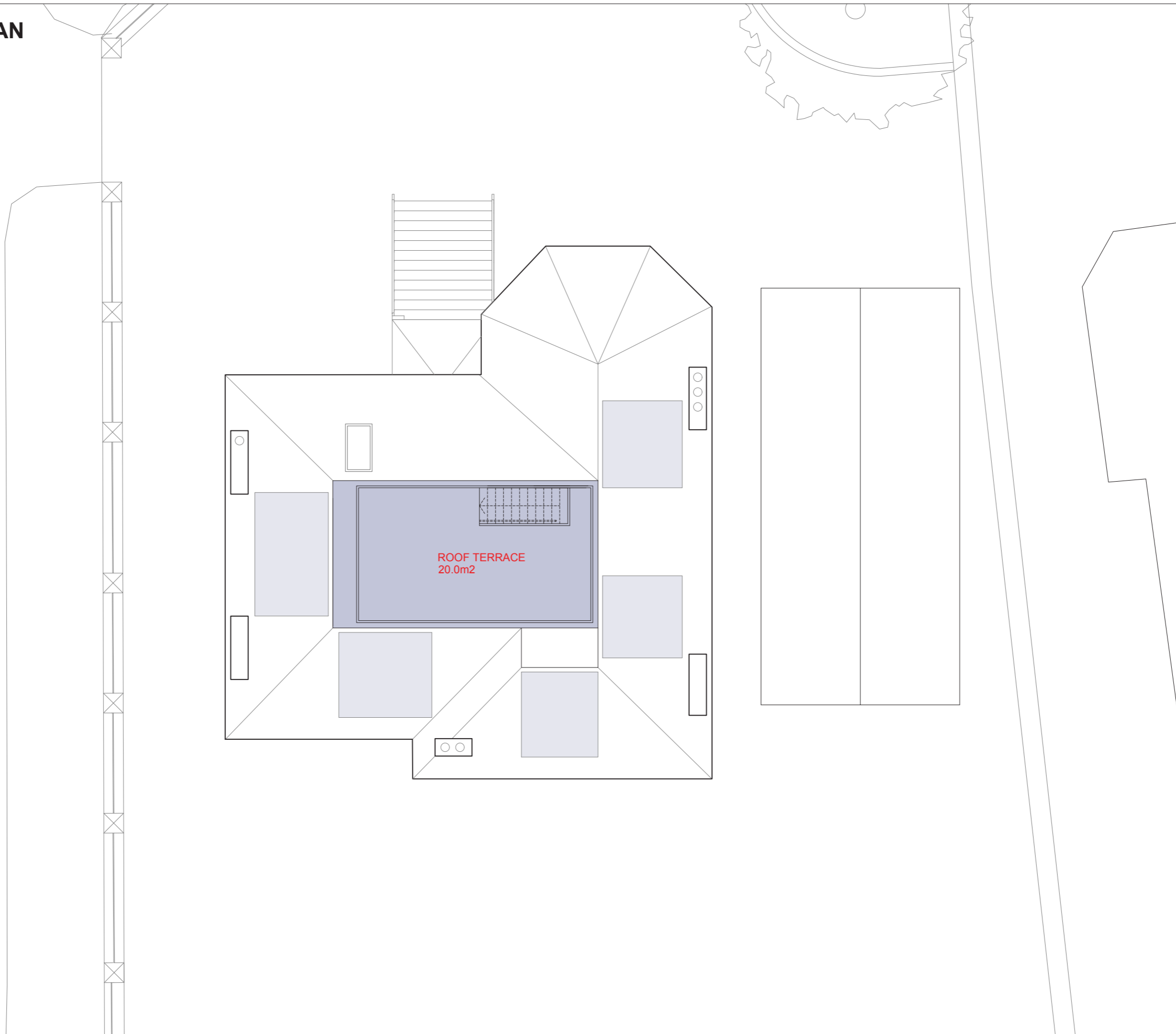
**PLANNING**

**PROPOSED**

Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction	Date	Revision	Description	Drawn by	Date	Ref.	Revision	Drawn by	Project	Project Code	Drawing Number	Rev.	
						15.12.2017	A	Proposed Third Floor Plan						<b>20 Thurlow Road</b>	<b>1802</b>	<b>153</b>	<b>H</b>	
						28.01.2019	G	Amendments according to pre-app report from Nora-Andreea Constantinescu from 14/12/2018						<b>Proposed Third Floor Plan</b>				
						07.05.2019	H	Amendments according to pre-app notes from Nora-Andreea Constantinescu, email form 01/05/2019						20 Thurlow Rd LONDON NW3 5PP, UK				
														ZAP Architecture 365 High Street, London, E15 4QZ T: 020 37614996 E: info@zaparchitecture.com	Date	07.05.2019	Scale	1:100 at A3



# PROPOSED ROOF PLAN



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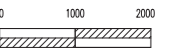
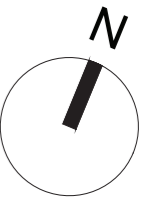
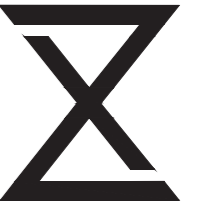
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**PLANNING**

**PROPOSED**

Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction	Date	Revision	Description	Drawn by	Date	Ref.	Revision	Drawn by	Project	Project Code	Drawing Number	Rev.
						20.03.2018	A	Proposed Roof Plan						20 Thurlow Road LONDON NW3 5PP, UK	1802	154	F
						20.03.2018	B	Proposed Roof Plan									
						16.05.2018	C	Roof raised by 400mm, dormer added									
						28.01.2019	E	Amendments according to pre-app report from Nora-Andreea Constantinescu from 14/12/2018					ZAP Architecture 365 High Street, London, E15 4QZ T: 020 37614996 E: info@zaparchitecture.com	Date	07.05.2019	Scale	1:100 at A3
						07.05.2019	F	Amendments according to pre-app notes from Nora-Andreea Constantinescu, email form 01/05/2019									

