

EXISTING ROOF TO SIDE EXTENSION:  
16 DEGREE PITCH SLATE ROOF ON TIMBER RAFTERS - NO INSULATION - POOR CONDITION, TIMBERS UNDERSIZED AND ROOF SAGGING, SLATE ROOF INADEQUATE PITCH (20 DEGREE MIN RECOMMENDED) - "JERRY BUILT"  
FLANK WALL CONSTRUCTED OFF ORIGINAL PARAPET WALL, RENDERED FINISH - POOR CONDITION, WATER INGRESS DUE TO INADEQUATE VERGE DETAIL TO SLATE ROOF  
SINGLE GLAZED TIMBER CASEMENT WINDOW - ROTTEN, REQUIRES REPLACEMENT  
RAINWATER OUTLET - ORIGINALLY FROM BEFORE SIDE EXTENSION - RAINWATER NOW DISCHARGES TO OPEN LEADED HOPPER INTERNALLY, THENCE TO REAR ELEVATION VIA OPEN CHANNEL DRAIN - DIFFICULT TO MAINTAIN WITH NO POSSIBLE OVERFLOW OTHER THAN INSIDE BUILDING  
EXPOSED FLANK TO EXTENSION ROOF WITH AD HOC LEAD AND RENDER FINISH - EXTREMELY POORLY CONCEIVED WITH DIFFERENT ROOF PITCHES CLASHING AND LEAVING VIRTUALLY IMPOSSIBLE WEATHERING DETAILS IN VERY DIFFICULT TO ACCESS LOCATIONS



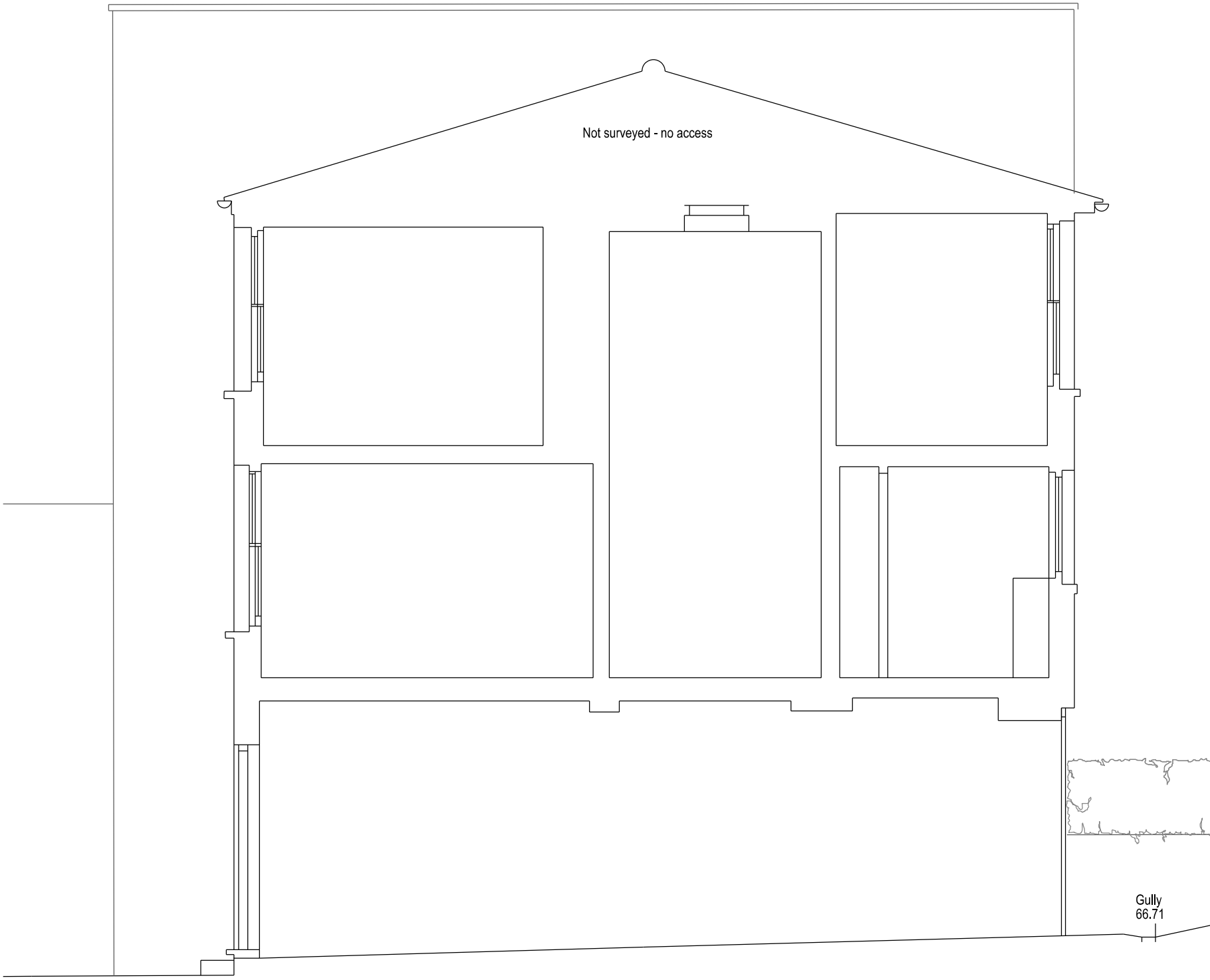
PHOTO 1



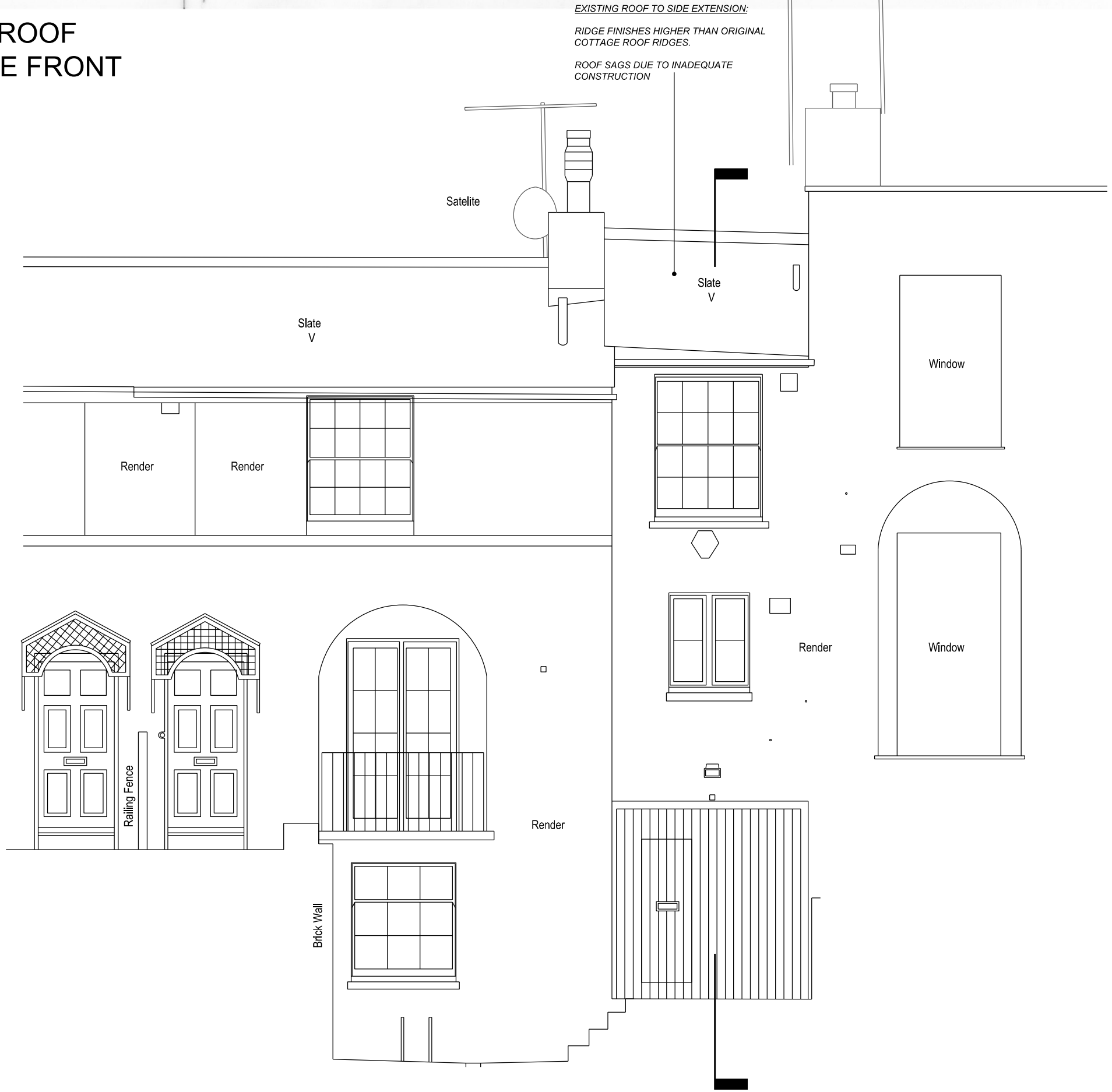
PHOTO 2

SIDE EXTENSION ROOF

SIDE EXTENSION ROOF  
VIEWED FROM THE FRONT



EXISTING SECTION



EXISTING ELEVATION

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

D L A

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NOTES:

1. DO NOT SCALE
2. ALL DIMENSIONS ARE IN METERS OR MILLIMETERS UNLESS NOTED OTHERWISE
3. ALL DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT IMMEDIATELY
4. ALL CONSTRUCTION WORK TO COMPLY WITH LOCAL AUTHORITY CODES AND BUILDING REGULATIONS, BRITISH STANDARDS AND OTHER REGULATIONS APPLICABLE TO BOTH DESIGN AND EXECUTION OF THE WORK.

CLIENT:

Elizabeth Birch

STRUCTURAL ENGINEERS:

BUILDING SERVICE ENGINEERS:

QUANTITY SURVEYOR:

PLANNING SUPERVISOR:

ISSUE RECORD

Rev.	Date	Comment	by	ch
-	31.07.19	FIRST ISSUE	DL	

PROJECT:

99 South End Road  
LONDON NW3 2RJ

STATUS:

PRE-PLANNING ENQUIRY

TITLE:

SIDE EXTENSION ROOF  
EXISTING SITUATION

SCALE:

1:100

DRAWING No:

ER-001

REVISION:

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ORIGINAL PAPER SIZE:

A3