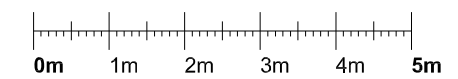


Disclaimer

1. All dimensions must be checked on site and discrepancies verified with the Architect.
3. Unless shown otherwise all dimensions are to structural surfaces and are in mm.
4. Any discrepancies between the Engineer's and Architect's drawings must be verified with the Architect.
5. This drawing is only for the status shown below and should not be used for any other purpose.
6. To be read with all Contract Documents.

General Notes

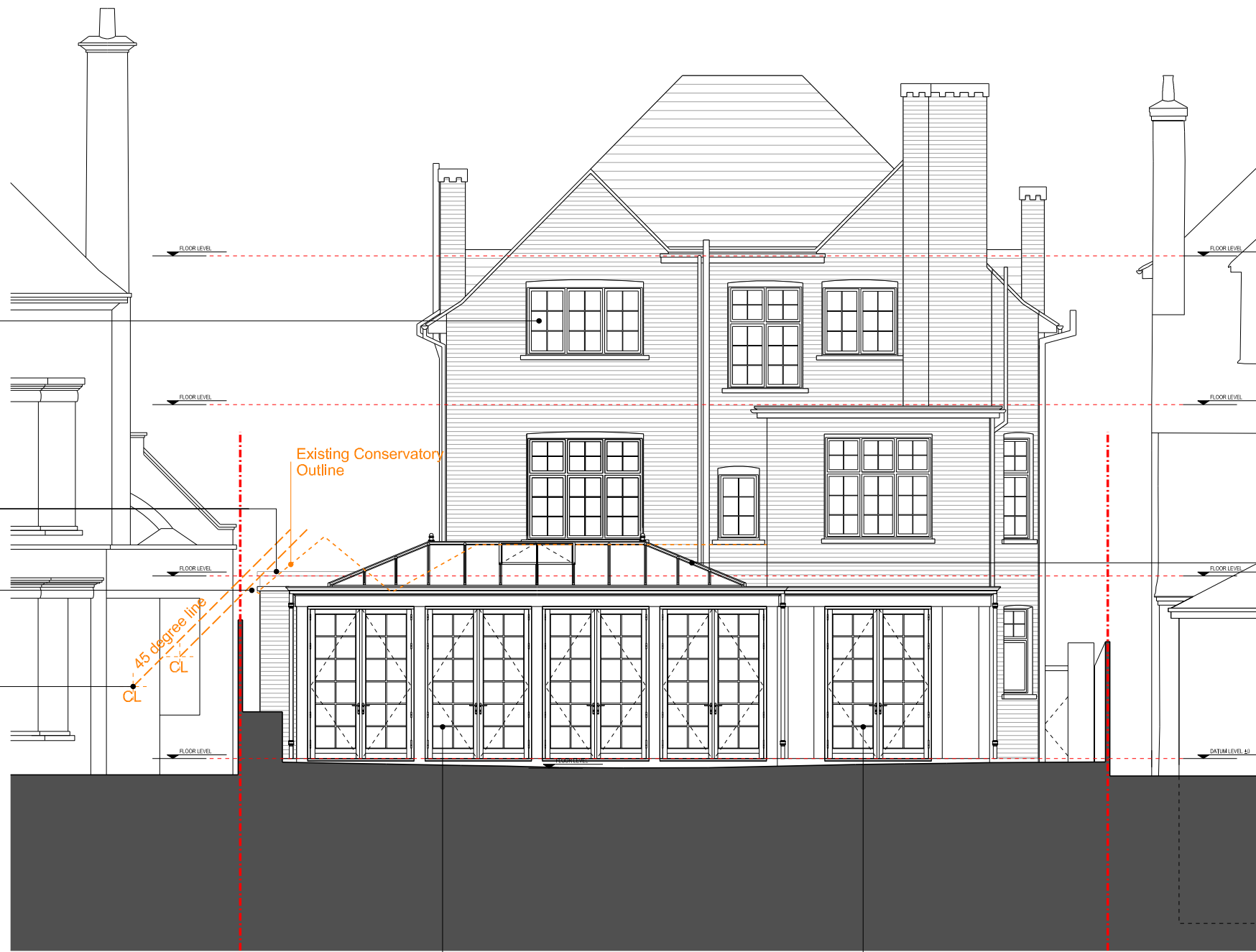


Rev.	Date	Description
A	06/11/20	Revised to omit FF terrace
-	25/05/20	First Issue

**IDEA ARCHITECTS**  
LONDON  
235 Blackstock Road, London N5 2LL

**ISSUED FOR PLANNING**

Project	<b>24 Ferncroft Avenue London NW3 7PH</b>		Project No.	<b>2002</b>
Client	<b>Mrs Rusul T M Al-Magsoosi</b>			
Date	<b>25/05/2020</b>	Revision	<b>A</b>	
Scale / Format	<b>1:100 / A3</b>	Drawn	Approved	
CAD Ref		Drawing Name	<b>Proposed Rear Northeast Elevation</b>	
		Drawing No.	<b>P(04)_101</b>	



All rear elevation windows to be replaced to match existing with slim double glazing

New parapet behind aligned with host house and no.26 side extension

Height of new parapet to be 100mm above existing Conservatory eaves level

Closest neighbouring window at no. 26, comply with the "45 degree test" adopted by the Council (CPG6 based on BRE rules), to avoid loss of Daylight and Sunlight and overshadowing

Existing Conservatory Outline

45 degree line  
CL

New 20° inset pitched double glazed roof with vents, ridge level to match existing Conservatory pitched glazed lantern

**26**

**22**

New painted timber Orangery, wide classical pilasters flanking each timber French door-set

New painted timber panelling and French door-set to create continuity with new Orangery