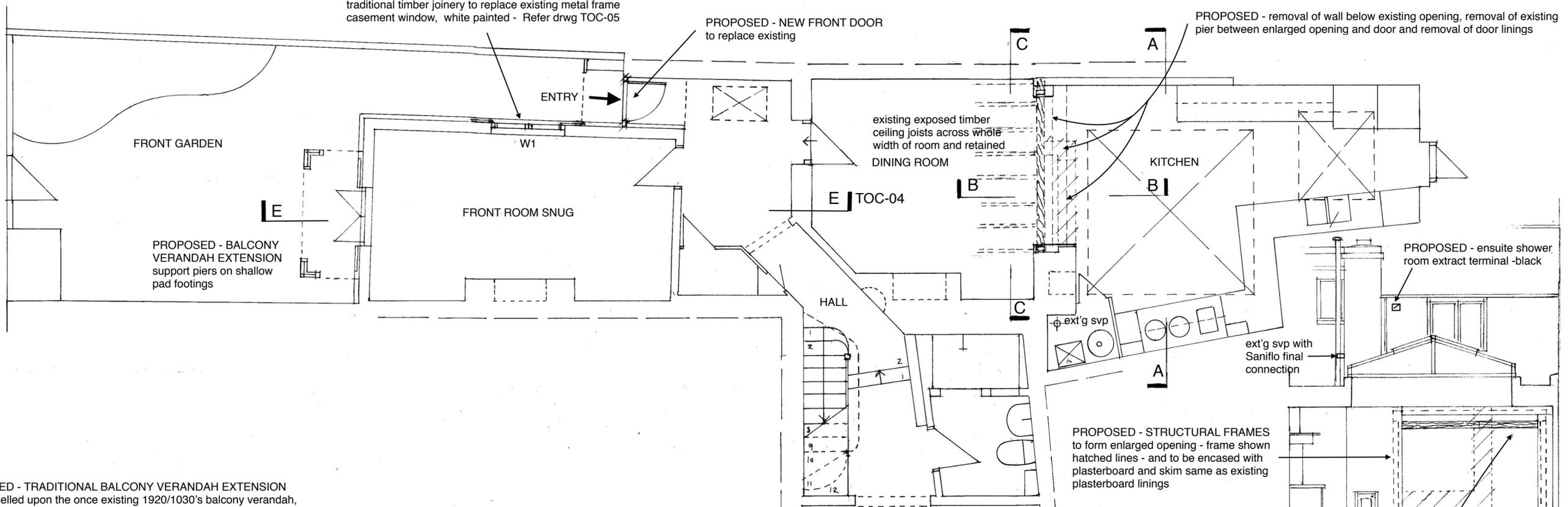


PROPOSED - REPLACEMENT CASEMENT WINDOW  
traditional timber joinery to replace existing metal frame  
casement window, white painted - Refer drwg TOC-05

PROPOSED - NEW FRONT DOOR  
to replace existing

PROPOSED - removal of wall below existing opening, removal of existing  
pier between enlarged opening and door and removal of door linings



PROPOSED - BALCONY  
VERANDAH EXTENSION  
support piers on shallow  
pad footings

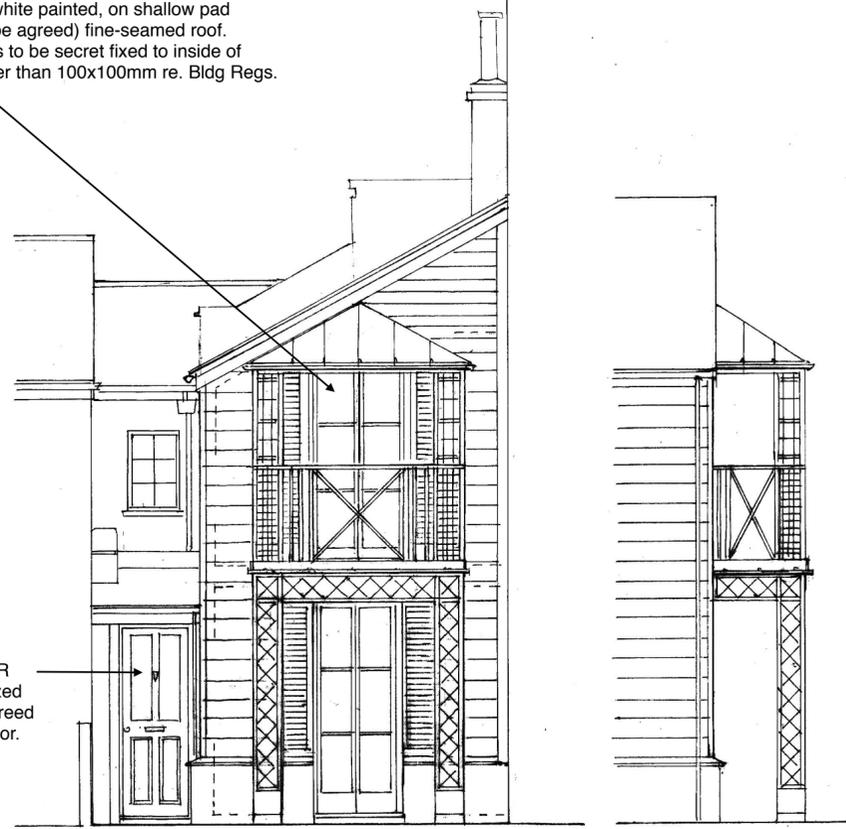
existing exposed timber  
ceiling joists across whole  
width of room and retained  
DINING ROOM

PROPOSED - ensuite shower  
room extract terminal -black

ext'g svp with  
Saniflo final  
connection

PROPOSED - STRUCTURAL FRAMES  
to form enlarged opening - frame shown  
hatched lines - and to be encased with  
plasterboard and skim same as existing  
plasterboard linings

PROPOSED - TRADITIONAL BALCONY VERANDAH EXTENSION  
to be modelled upon the once existing 1920/1030's balcony verandah,  
traditional timber joinery construction, white painted, on shallow pad  
footings to pier bases, zinc or lead (to be agreed) fine-seamed roof.  
Note: clear safety glass in single sheets to be secret fixed to inside of  
balustrading where openings are greater than 100x100mm re. Bldg Regs.

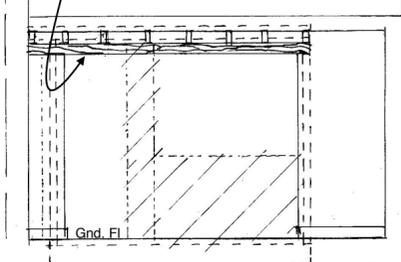


PROPOSED - NEW FRONT DOOR  
traditional style 4 panel, upper glazed  
panels, details and colour to be agreed  
- to replace existing non-secure door.

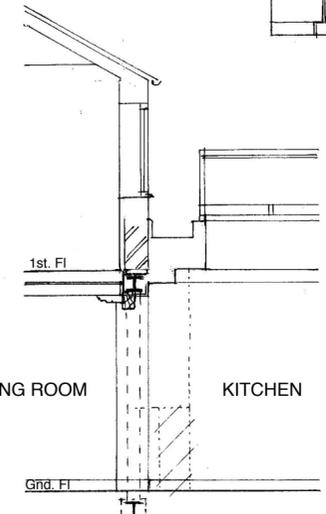
PROPOSED - FRONT GARDEN WEST ELEVATION & PART NORTH SIDE ELEVATION  
new front door & balcony verandah extension

SECTION A-A

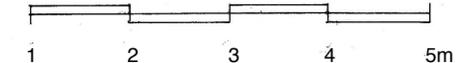
PROPOSED - TIMBER BEAM EXTENSION  
scarf jointed to existing exposed timber  
beam, to match dimensions, grain direction,  
material and finish



SECTION C-C



SECTION B-B  
PROPOSED - OPENING UP  
kitchen to dining room



PROPOSED -  
GROUND FLOOR PLAN

REV	DATE	REVISION
A	DEC 2020	PLANNING

Project: THE OLD COTTAGE, HAMPSTEAD, NW3

Drwg Title: PROPOSED - Ground Floor PLAN  
& ELEVATIONS & SECTIONS

Drwg No: Rev: Scale: 1:50 @ A2

**TOC-03 A** Date: NOV. 2020

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