



Gap between rear outrigger and party wall with 197 to remain as existing, to maintain legible pattern of existing half width rear outriggers to application site and neighbouring properties.

New double glazed sliding doors to upper and lower ground floor reception rooms in powder coated aluminium.
Glass balustrade to upper ground floor amenity space.

Landscaping scheme to rear garden to include trees for sun shading, sound attenuation, and privacy.



Wildflower biodiverse blue/green roof set behind front parapet. Water retention & attenuation capacity to be accommodated below growing substrate and wildflower planting. Refer to drawings **258/104** & **/600**, and blue/green roof specialist's details.

Cornices, architraves etc to be cleaned, repaired and redecorated.

New sash windows as required to building to be traditionally weighted vertical sliding sash windows in painted timber with slim double glazed units. Existing timberwork - architraves, shutters etc. - to interior to be salvaged if possible.

New specimen tree to front garden. Landscaping details to be confirmed.

Secure cycle storage to front garden.

Brick piers & capping to be retained. New low wall to front boundary in yellow London stock brick to match adjacent properties.

New planting bed. Landscaping details to be confirmed.

Level of lightwell at front of property to remain as existing. Lightwell and steps to have new stone paving.

5cm
4
3
2
1

0 1 2 3 4 5m

Proposed Section
Scale 1:100

1 2 3 4 5cm

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NOTES:
All dimensions to be checked on site.
Survey carried out on non-intrusive basis.
Areas concealed by built in furniture or otherwise inaccessible not surveyed.

rev	date	notes
E	31.01.22	Infill extension omitted; reissued for Planning
D	04.01.22	Revised. Rear extension design amended; annotation re. blue green roof added
C	12.08.21	Issued for Planning
B	10.08.21	Amended
A	09.08.21	Notes & details added
/	29.07.21	First Issue

FOR PLANNING		
title	client	job
Proposed Section	O Spearman	195 Prince of Wales Road London NW5 3QB
scale	dwg number	revision
1:100 @A3	258/085	E