

0 1 2 3 4 5m



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

Proposed Front Elevation

Scale 1:100

- Chimney stacks to be retained.
- Retain existing parapet with tile creasing & brick on edge detail. Repair as required.
- Remove redundant pipework from rear elevation. New rain water goods in Brett Martin Cascade cast iron replica uPVC.
- Cornices, architraves etc to be cleaned, repaired and redecorated.
- Brickwork to be cleaned of paint and repointed.
- 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.
- Vertical railings to first floor amenity space in painted steel to match railings to neighbouring properties.
- Existing main entrance door to be salvaged if possible, or replica made in painted hardwood. Raised and fielded six panel design to match existing.
- Existing stucco to be retained, cleaned and repaired, and redecorated.
- Steps up to front door to be refinished in stone.
- Gap between rear outrigger and party wall with 197 to remain as existing, to maintain legibility of existing pattern of half width rear outriggers to application site and neighbouring properties.
- Glass balustrade to upper ground floor amenity space.
- External stair to rear garden in painted steel.
- Existing rear garden level retained.
- Dashed line shows level of external paving immediately outside sliding doors - refer to drawing 258/080 for section and 258/100 for plan.

195 Prince of Wales Road



Proposed Rear Elevation

Scale 1:100

- New / altered window & door openings to rear elevation to be formed with brick arches to match existing detail. Existing brick arches to be maintained to assist reading of original pattern of openings. New traditionally weighted sliding sash windows in painted timber with slim double glazed units.

Dashed red lines indicate demolitions / alterations.

45 degree line drawn from centre of window to neighbouring property shows the proposed extension complies with the '45 degree rule' from the BRE Guide. Refer to design & access statement for explanation.

Rear extension walls in reclaimed yellow London stock brickwork. Width of masonry wall to rear extension at upper ground floor level to match existing rear outrigger to application site and neighbouring properties.

New double glazed sliding doors to lower ground floor reception rooms in powder coated aluminium.

195 Prince of Wales Road

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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.

FOR PLANNING

title	Proposed Elevations
client	O Spearman
job	195 Prince of Wales Road London NW5 3QB
scale	1:100 @A3
dwg number	258/080
revision	F

rev	date	notes
F	31.01.22	Infill extension omitted. Resubmitted for Planning
E	06.01.22	Draft planning resubmission
D	04.01.22	Further revision. External stair to rear garden relocated
C	13.12.21	Design of rear extension revised
B	12.08.21	Issued for Planning
A	10.08.21	Amended
/	09.08.21	First Issue