



Balustrade to terrace and external stair in vertical railings in painted steel.

Ground floor terrace to have stone paved finish.

Outline of property at upper ground floor to remain as existing. Double glazed sliding doors in powder coated aluminium.

Raised planting bed constructed in brickwork with planting. Landscaping details tbc.

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.

Masonry wall to rear extension to match position and width of rear wall to existing rear outrigger. To be faced in reclaimed yellow London stock bricks to match existing property. Width of masonry to maintain legible pattern of existing half width rear outriggers to application building and neighbouring properties.

Steps up to front door to be refinished in stone.

Existing main entrance door to be salvaged if possible, or replica made in painted hardwood. Raised and fielded six panel design to match existing.

5cm
4
3
2
1

0 1 2 3 4 5m

Proposed Plan - Upper Ground Floor
Scale 1:50

1 2 3 4 5cm

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NOTES:
Drawing not to be scaled.
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	01.03.22	External balustrade noted as metal railings
D	31.01.22	Infill extension omitted. Reissued for Planning
C	06.01.22	Draft planning resubmission
B	04.01.22	Further revision. Stairs to rear garden and first floor relocated
A	13.12.21	Design of rear extension revised
/	12.08.21	Issued for Planning

FOR PLANNING		
title	Proposed Plan - Upper Ground	
client	O Spearman	
job	195 Prince of Wales Road London NW5 3QB	
scale	dwg number	revision
1:50 @A3	258/101	E