

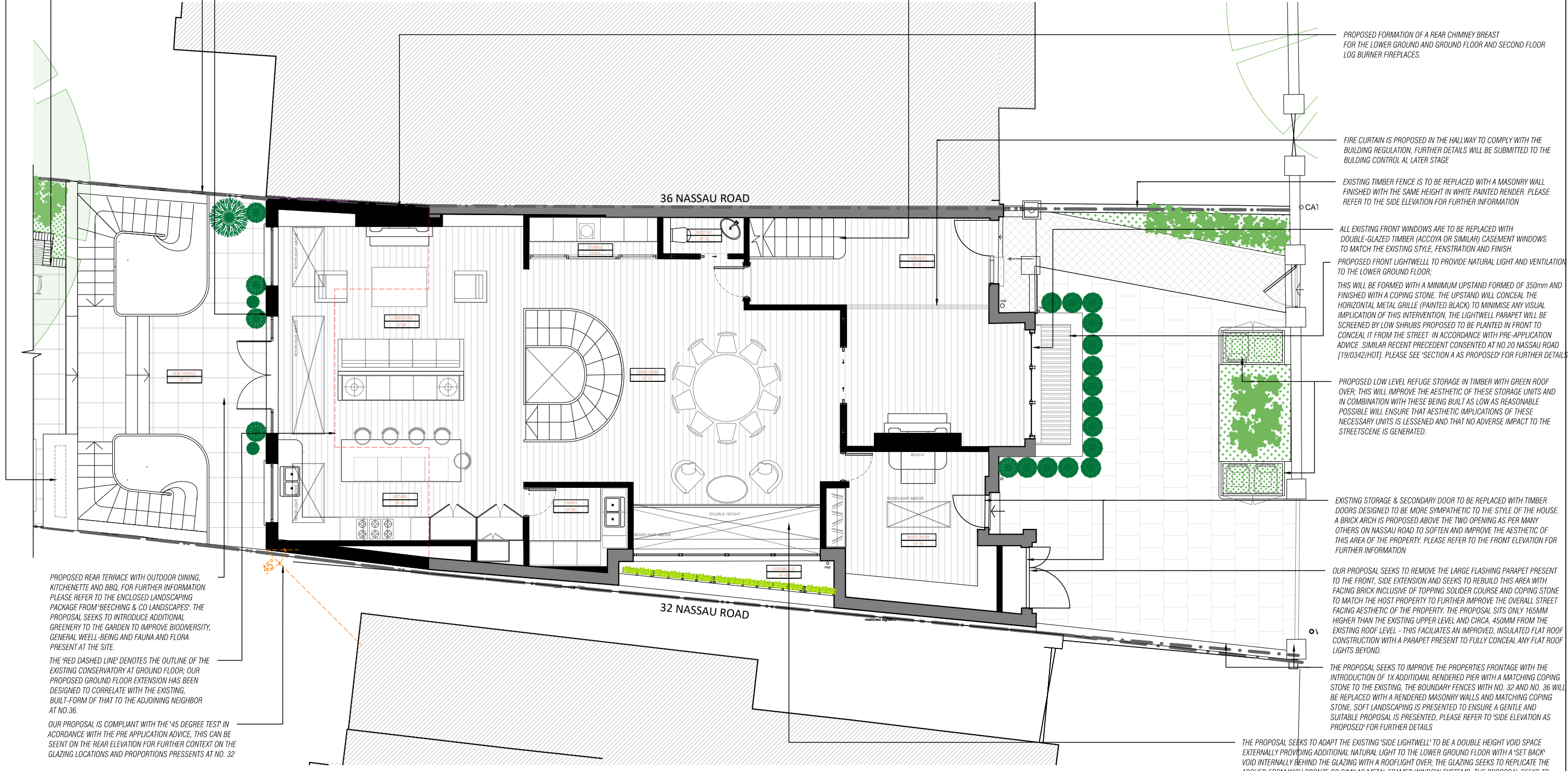


EXTERNAL FIREPLACE PROPOSED WITHIN THE UNDERCROFT OF THE TERRACE AT LOWER GROUND FLOOR, THE FLUE IS TO BE ROUTED TO THE GARDEN LEVEL WITHIN A RAISED PLANTER WITH A DECORATIVE RIDGE TO CONCEAL THE OUTLET.

PROPOSED BENCH SEAT, BUILT WITHIN THE REDUCED FORM OF THE RAISED FLOWERBED, PLEASE REFER TO THE ENCLOSED REPORT FROM TREEWORX FOR FURTHER INFORMATION

THE EXISTING GROUND FLOOR CONSERVATORY IS TO BE DEMOLISHED (DENOTATED WITH THE RED DASHED OUTLINE) AND EXTENDED BY CIRCA. 1700MM AND 'SQUARED' OFF TO THE REAR; THIS WILL INCLUDE A FLAT ROOF WITH 3X ROOFLIGHTS (FULLY CONCEALED BEHIND THE PROPOSED PARAPET) AND X3 ARCHED OPENINGS WITH BRONZE FRAMED WINDOW/DOOR SETS. THE CENTRAL FRENCH-DOORS LEADS TO THE TERRACE BEYOND. AS SHOWN ON OUR ELEVATIONS, THE PROPOSED PARAPET LEVEL SITS CIRCA. 875MM BELOW THE UPPER RIDGE LEVEL OF THE NEIGHBOURING EXTENSION TO ENSURE SUITABILITY WITH THE PROJECTION OF THE EXTENSION MATCHING THE CONSENTED AND NOW BUILT PROJECTION TO NO.36.
NB: OUR PROJECT MATCHES THE LESSER PROJECTION OF THE CONSENTED AND BUILT SCHEME AT NO.36, WITH THE MAJORITY OF THE NEIGHBOURING EXTENSION PROJECTION AN ADDITIONAL 2610MM BEYOND OUR BUILT-LINE. PLEASE REFER TO THE REAR ELEVATION FOR FURTHER INFORMATION.
THE PROPOSED REAR EXTENSION IS TO BE FINISHED IN YELLOW STOCK FACING BRICKS WHICH HAS BEEN SELECTED TO BE SYMPATHETIC TO THE EXISTING CONTEXT AND WIDER STREET SCAPE TO THE REAR OF THIS SIDE OF NASSAU ROAD. A PRIVACY SCREEN TO MATCH THE EXISTING HEIGHT OF 2300MM ON BOTH SIDES IS PROPOSED AND ASSUMED TO BE CLOSE-BOARDED TIMBER FENCING, PAINTED TO ENSURE MUTUAL PRIVACY BETWEEN RESIDENCES.

INTERNAL ALTERATIONS AND REDISTRIBUTION OF SPACES PROPOSED THROUGHOUT; THE GROUND FLOOR WILL PROVIDE OPEN-PLAN KITCHEN/LIVING/DINING SPACES WITH RECEPTION ROOMS, CLOAK AND BIKE STORAGE ALONG WITH A GUEST WC UNDER THE MAIN STAIRCORE. THE OPEN PLAN SPACE HOUSES A FEATURE CURVED STAIRCASE THAT CONNECTS THE GROUND FLOOR SPACES WITH THE ENTERTAINING AND FAMILY SPACE AT LOWER GROUND FLOOR.



PROPOSED FORMATION OF A REAR CHIMNEY BREAST FOR THE LOWER GROUND AND GROUND FLOOR AND SECOND FLOOR LOG BURNER FIREPLACES.

FIRE CURTAIN IS PROPOSED IN THE HALLWAY TO COMPLY WITH THE BUILDING REGULATION, FURTHER DETAILS WILL BE SUBMITTED TO THE BUILDING CONTROL AT LATER STAGE

EXISTING TIMBER FENCE IS TO BE REPLACED WITH A MASONRY WALL FINISHED WITH THE SAME HEIGHT IN WHITE PAINTED RENDER. PLEASE REFER TO THE SIDE ELEVATION FOR FURTHER INFORMATION

ALL EXISTING FRONT WINDOWS ARE TO BE REPLACED WITH DOUBLE-GLAZED TIMBER (ACCOYA OR SIMILAR) CASEMENT WINDOWS TO MATCH THE EXISTING STYLE, FENSTRATION AND FINISH.

PROPOSED FRONT LIGHTWELL TO PROVIDE NATURAL LIGHT AND VENTILATION TO THE LOWER GROUND FLOOR;

THIS WILL BE FORMED WITH A MINIMUM UPSTAND FORMED OF 350mm AND FINISHED WITH A COPING STONE. THE UPSTAND WILL CONCEAL THE HORIZONTAL METAL GRILLE (PAINTED BLACK) TO MINIMISE ANY VISUAL IMPLICATION OF THIS INTERVENTION, THE LIGHTWELL PARAPET WILL BE SCREENED BY LOW SHRUBS PROPOSED TO BE PLANTED IN FRONT TO CONCEAL IT FROM THE STREET IN ACCORDANCE WITH PRE-APPLICATION ADVICE. SIMILAR RECENT PRECEDENT CONSENTED AT NO.20 NASSAU ROAD [19/0342/HOT], PLEASE SEE 'SECTION A AS PROPOSED' FOR FURTHER DETAILS.

PROPOSED LOW LEVEL REFUGE STORAGE IN TIMBER WITH GREEN ROOF OVER, THIS WILL IMPROVE THE AESTHETIC OF THESE STORAGE UNITS AND IN COMBINATION WITH THESE BEING BUILT AS LOW AS REASONABLE POSSIBLE WILL ENSURE THAT AESTHETIC IMPLICATIONS OF THESE NECESSARY UNITS IS LESSENERED AND THAT NO ADVERSE IMPACT TO THE STREETSCAPE IS GENERATED.

EXISTING STORAGE & SECONDARY DOOR TO BE REPLACED WITH TIMBER DOORS DESIGNED TO BE MORE SYMPATHETIC TO THE STYLE OF THE HOUSE. A BRICK ARCH IS PROPOSED ABOVE THE TWO OPENING AS PER MANY OTHERS ON NASSAU ROAD TO SOFTEN AND IMPROVE THE AESTHETIC OF THIS AREA OF THE PROPERTY. PLEASE REFER TO THE FRONT ELEVATION FOR FURTHER INFORMATION

OUR PROPOSAL SEEKS TO REMOVE THE LARGE FLASHING PARAPET PRESENT TO THE FRONT, SIDE EXTENSION AND SEEKS TO REBUILD THIS AREA WITH FACING BRICK INCLUSIVE OF TOPPING SOLIDER COURSE AND COPING STONE TO MATCH THE HOST PROPERTY TO FURTHER IMPROVE THE OVERALL STREET FACING AESTHETIC OF THE PROPERTY. THE PROPOSAL SITS ONLY 165MM HIGHER THAN THE EXISTING UPPER LEVEL AND CIRCA. 450MM FROM THE EXISTING ROOF LEVEL - THIS FACILITATES AN IMPROVED, INSULATED FLAT ROOF CONSTRUCTION WITH A PARAPET PRESENT TO FULLY CONCEAL ANY FLAT ROOF LIGHTS BEYOND.

THE PROPOSAL SEEKS TO IMPROVE THE PROPERTIES FRONTAGE WITH THE INTRODUCTION OF 1X ADDITIONAL RENDERED PIER WITH A MATCHING COPING STONE TO THE EXISTING, THE BOUNDARY FENCES WITH NO. 32 AND NO. 36 WILL BE REPLACED WITH A RENDERED MASONRY WALLS AND MATCHING COPING STONE. SOFT LANDSCAPING IS PRESENTED TO ENSURE A GENTLE AND SUITABLE PROPOSAL IS PRESENTED, PLEASE REFER TO 'SIDE ELEVATION AS PROPOSED' FOR FURTHER DETAILS

THE PROPOSAL SEEKS TO ADAPT THE EXISTING 'SIDE LIGHTWELL' TO BE A DOUBLE HEIGHT VOID SPACE EXTERNALLY PROVIDING ADDITIONAL NATURAL LIGHT TO THE LOWER GROUND FLOOR WITH A 'SET BACK' VOID INTERNALLY BEHIND THE GLAZING WITH A ROOFLIGHT OVER; THE GLAZING SEEKS TO REPLICATE THE ARCHED FORM WITH BRONZE OR SIMILAR METAL FRAMED WINDOW SYSTEMS. THE PROPOSAL SEEKS TO PROVIDE A 'GREEN WALL' TO THE BOUNDARY TO ENHANCE BIODIVERSITY AND IMPROVE THE INTERNAL 'OUTLOOK' VERSUS THE EXISTING ARRANGEMENT AT GROUND FLOOR CURRENTLY. THE EXISTING BOUNDARY WALL WILL REMAIN BETWEEN NO.32 AND 34 WITH NO WORSENING OF THE EXISTING VOLUME OF GLAZING OR MUTUAL PRIVACY TO THIS SPACE GENERATED BY THIS PROPOSAL

PROPOSED REAR TERRACE WITH OUTDOOR DINING, KITCHENETTE AND BBQ, FOR FURTHER INFORMATION PLEASE REFER TO THE ENCLOSED LANDSCAPING PACKAGE FROM 'BEECHING & CO LANDSCAPES'. THE PROPOSAL SEEKS TO INTRODUCE ADDITIONAL GREENERY TO THE GARDEN TO IMPROVE BIODIVERSITY, GENERAL WELL-BEING AND FAUNA AND FLORA PRESENT AT THE SITE.

THE 'RED DASHED LINE' DENOTES THE OUTLINE OF THE EXISTING CONSERVATORY AT GROUND FLOOR; OUR PROPOSED GROUND FLOOR EXTENSION HAS BEEN DESIGNED TO CORRELATE WITH THE EXISTING BUILT-FORM OF THAT TO THE ADJOINING NEIGHBOR AT NO.36.

OUR PROPOSAL IS COMPLIANT WITH THE '45 DEGREE TEST' IN ACCORDANCE WITH THE PRE APPLICATION ADVICE, THIS CAN BE SEEN ON THE REAR ELEVATION FOR FURTHER CONTEXT ON THE GLAZING LOCATIONS AND PROPORTIONS PRESENTS AT NO. 32

1 GROUND FLOOR PLAN AS PROPOSED

02-10 SCALE: 1:100 @ A3 // 1:50 @ A1

DISCLAIMER:
Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to RJHA. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
There is a risk of injury or death in construction if works are not properly planned and supervised. The contractor must not undertake any elements of the work without first having carried out the necessary risk assessments and prepare detailed method statements.

SCALE RULE:

KEY:

- EXISTING WALL
- PROPOSED WALL
- WOODEN FLOOR
- STONE/TILE FLOOR

NOTES:

REV.	DESCRIPTION:	BY:	DATE:
P-	ISSUED FOR PLANNING	CM	01.07.2024

STAGE:

PLANNING

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Client	MR & MRS RICHARDS
Address	34 NASSAU ROAD SW13 9QE
TITLE	GROUND FLOOR PLAN AS PROPOSED
DRAWING	2313_02-10
REV.	P-
STATUS	PLANNING
DATE	01.07.2024

SCALE	AS STATED
DRAWN	CM
CHECKED	RJH