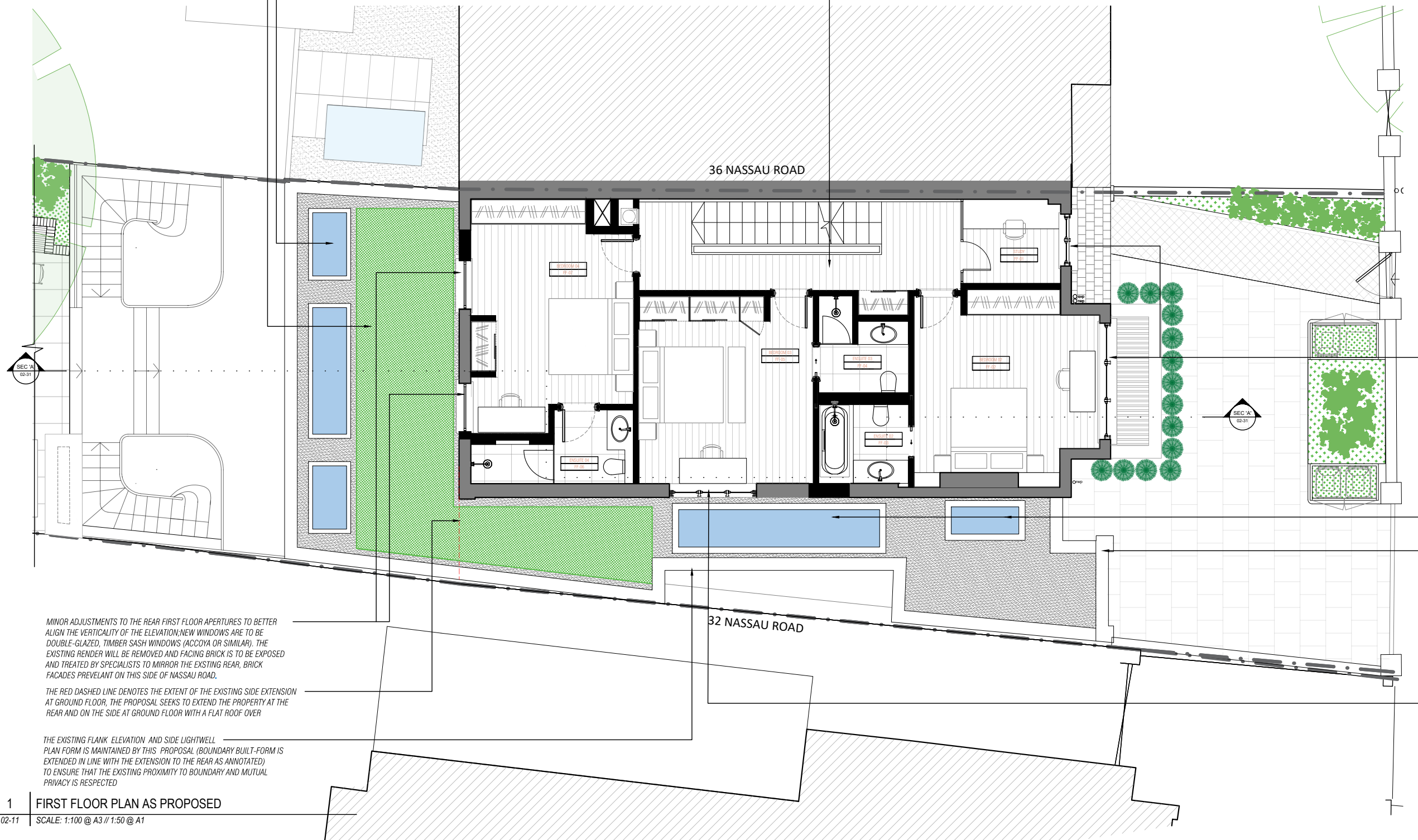




THE GROUND FLOOR EXTENSION WILL INCORPORATE A FLAT ROOF (WITH PORTIONS OF 'GREEN ROOF' BY BAUDER OR SIMILAR) WITH 3X ROOFLIGHTS WHICH ARE FULLY CONCEALED BEHIND THE PROPOSED PARAPET. THE CENTRAL FRENCH-DOORS LEADS TO THE TERRACE BEYOND. AS SHOWN ON OUR ELEVATIONS. THE PROPOSED PARAPET LEVEL SITES CIRCA. 875MM BELOW THE UPPER RIDGE LEVEL OF THE NEIGHBOURING EXTENSION TO ENSURE SUITABILITY. THE PROJECTION OF THE PROPOSED EXTENSION MATCHES THE CONSENTED AND NOW BUILT PROJECTION TO NO.36 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. THIS MATERIALITY IS CONTINUED TO THE UPPER PORTION OF THE FAÇADE TO FURTHER IMPROVE THE GENERAL AESTHETIC OF THIS PROPERTY.

THE PROPOSED 'GREEN ROOF' BY BAUDER OR SIMILAR WILL ASSIST WITH THE WIDER SUIDS STRATEGY AS WHILST IMPROVING THE SOFTENING OF THE BUILT-FORM WILL OFFER THE OPPORTUNITY TO REDUCE THE RAINWATER RUN OFF WHILST CONNECTING THE GULLIES TO 'REDUCED FLOW' OUTLETS TO FURTHER MITIGATE RISKS OF FLASH FLOODING OR SIMILAR IN ACCORDANCE WITH GUIDANCE UNDER POLICY LP17 OF THE LOCAL PLAN.

INTERNAL ALTERATIONS AND IMPROVEMENTS THROUGHOUT, THE PROPOSAL FORMS X3 ENSUITE BEDROOMS SUITES AND FAMILY STUDY SPACE TO THE FIRST FLOOR



MINOR ADJUSTMENTS TO THE REAR FIRST FLOOR APERTURES TO BETTER ALIGN THE VERTICALITY OF THE ELEVATION; NEW WINDOWS ARE TO BE DOUBLE-GLAZED, TIMBER SASH WINDOWS (ACCOYA OR SIMILAR). THE EXISTING RENDER WILL BE REMOVED AND FACING BRICK IS TO BE EXPOSED AND TREATED BY SPECIALISTS TO MIRROR THE EXISTING REAR, BRICK FACADES PREVALENT ON THIS SIDE OF NASSAU ROAD.

THE RED DASHED LINE DENOTES THE EXTENT OF THE EXISTING SIDE EXTENSION AT GROUND FLOOR, THE PROPOSAL SEEKS TO EXTEND THE PROPERTY AT THE REAR AND ON THE SIDE AT GROUND FLOOR WITH A FLAT ROOF OVER

THE EXISTING FLANK ELEVATION AND SIDE LIGHTWELL PLAN FORM IS MAINTAINED BY THIS PROPOSAL (BOUNDARY BUILT-FORM IS EXTENDED IN LINE WITH THE EXTENSION TO THE REAR AS ANNOTATED) TO ENSURE THAT THE EXISTING PROXIMITY TO BOUNDARY AND MUTUAL PRIVACY IS RESPECTED

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 FLAT ROOFLIGHT OVER THE DINING AREA AND 1X OVER THE BOOT ROOM

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 AND 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. FOR FURTHER INFORMATION PLEASE REFER TO THE 'FRONT ELEVATION AS PROPOSED'

AT FIRST FLOOR, ONE EXISTING SIDE-FACING WINDOW IS TO BE BRICKED UP WITH THE OTHER ENLARGED TO FORM A TRIPARTITE SASH WINDOW TO IMPROVE THE LEVEL OF NATURAL LIGHT TO THE BEDROOM; WINDOW TO BE TIMBER (ACCOYA SUGGESTED), WHITE PAINTED WITH DOUBLE-GLAZING WITH OBSCURED GLASS IN ACCORDANCE WITH THE PRE-APPLICATION ADVICE.

1 FIRST FLOOR PLAN AS PROPOSED
02-11 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:
1:100@A3
1:50@A1

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	FIRST FLOOR PLAN AS PROPOSED		
DRAWING	2313_02-11		
REV.	P-	SCALE	AS STATED
STATUS	PLANNING	DRAWN	CM
DATE	01.07.2024	CHECKED	RJH