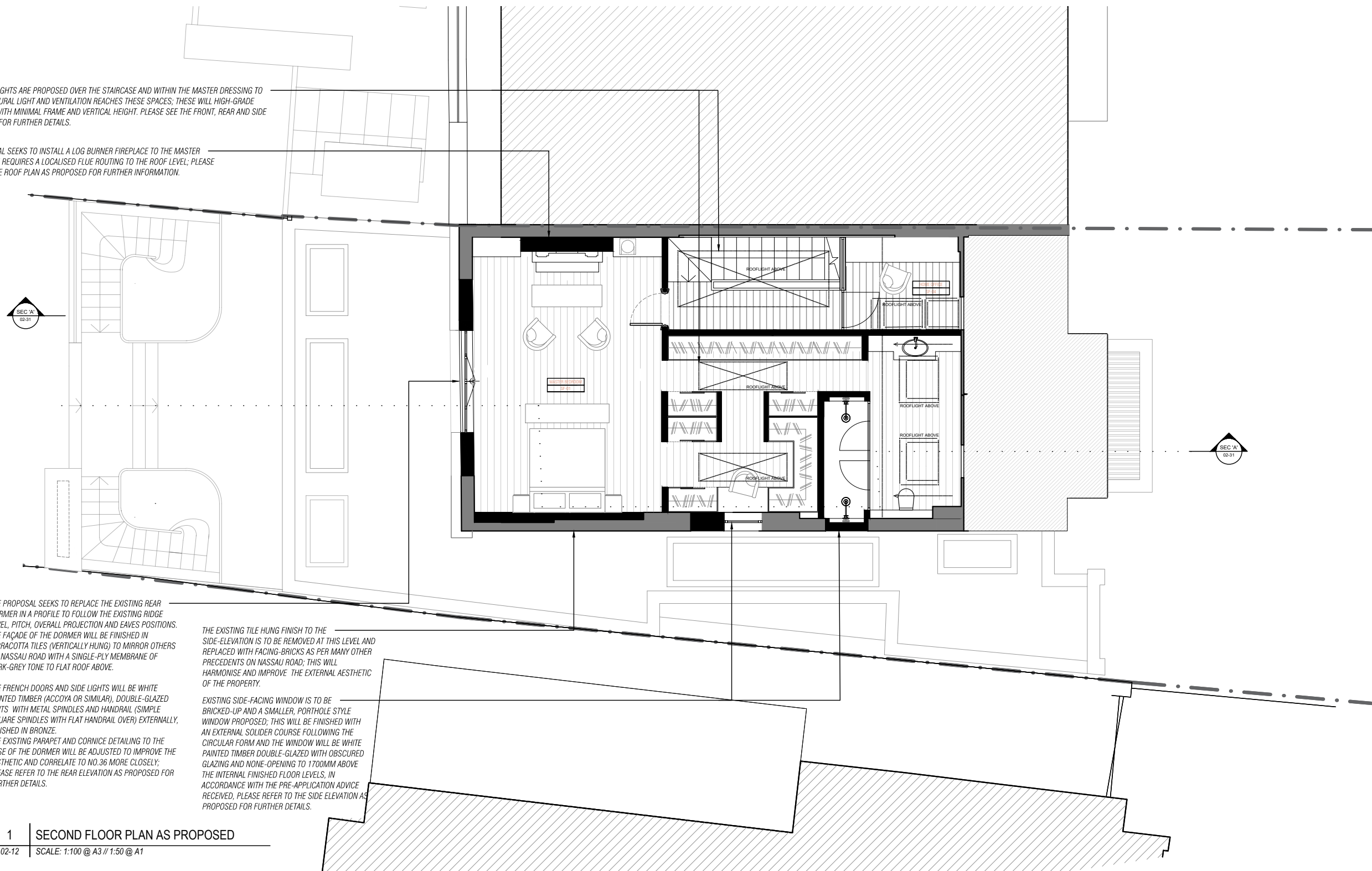




FLAT ROOF LIGHTS ARE PROPOSED OVER THE STAIRCASE AND WITHIN THE MASTER DRESSING TO ENSURE NATURAL LIGHT AND VENTILATION REACHES THESE SPACES; THESE WILL HIGH-GRADE PRODUCTS WITH MINIMAL FRAME AND VERTICAL HEIGHT. PLEASE SEE THE FRONT, REAR AND SIDE ELEVATIONS FOR FURTHER DETAILS.

THE PROPOSAL SEEKS TO INSTALL A LOG BURNER FIREPLACE TO THE MASTER SUITE WHICH REQUIRES A LOCALISED FLUE ROUTING TO THE ROOF LEVEL; PLEASE REFER TO THE ROOF PLAN AS PROPOSED FOR FURTHER INFORMATION.



THE PROPOSAL SEEKS TO REPLACE THE EXISTING REAR DORMER IN A PROFILE TO FOLLOW THE EXISTING RIDGE LEVEL, PITCH, OVERALL PROJECTION AND EAVES POSITIONS. THE FAÇADE OF THE DORMER WILL BE FINISHED IN TERRACOTTA TILES (VERTICALLY HUNG) TO MIRROR OTHERS ON NASSAU ROAD WITH A SINGLE-PLY MEMBRANE OF DARK-GREY TONE TO FLAT ROOF ABOVE.

THE FRENCH DOORS AND SIDE LIGHTS WILL BE WHITE PAINTED TIMBER (ACCOYA OR SIMILAR), DOUBLE-GLAZED UNITS WITH METAL SPINDLES AND HANDRAIL (SIMPLE SQUARE SPINDLES WITH FLAT HANDRAIL OVER) EXTERNALLY, FINISHED IN BRONZE.

THE EXISTING PARAPET AND CORNICE DETAILING TO THE BASE OF THE DORMER WILL BE ADJUSTED TO IMPROVE THE AESTHETIC AND CORRELATE TO NO.36 MORE CLOSELY. PLEASE REFER TO THE REAR ELEVATION AS PROPOSED FOR FURTHER DETAILS.

THE EXISTING TILE HUNG FINISH TO THE SIDE-ELEVATION IS TO BE REMOVED AT THIS LEVEL AND REPLACED WITH FACING-BRICKS AS PER MANY OTHER PRECEDENTS ON NASSAU ROAD; THIS WILL HARMONISE AND IMPROVE THE EXTERNAL AESTHETIC OF THE PROPERTY.

EXISTING SIDE-FACING WINDOW IS TO BE BRICKED-UP AND A SMALLER, PORTHOLE STYLE WINDOW PROPOSED; THIS WILL BE FINISHED WITH AN EXTERNAL SOLIDER COURSE FOLLOWING THE CIRCULAR FORM AND THE WINDOW WILL BE WHITE PAINTED TIMBER DOUBLE-GLAZED WITH OBSCURED GLAZING AND NONE-OPENING TO 1700MM ABOVE THE INTERNAL FINISHED FLOOR LEVELS, IN ACCORDANCE WITH THE PRE-APPLICATION ADVICE RECEIVED. PLEASE REFER TO THE SIDE ELEVATION AS PROPOSED FOR FURTHER DETAILS.

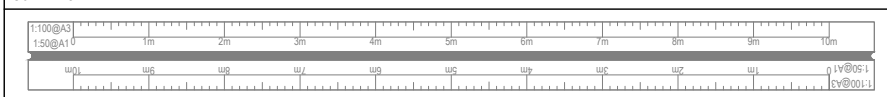
1 SECOND FLOOR PLAN AS PROPOSED

02-12 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**

RICHARD JAMES HASTINGS ARCHITECTURE

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Client	MR & MRS RICHARDS		
Address	34 NASSAU ROAD SW13 9QE		
TITLE	SECOND FLOOR PLAN AS PROPOSED		
DRAWING	2313_02-12		
REV.	P-	SCALE	AS STATED
STATUS	PLANNING	DRAWN	CM
DATE	01.07.2024	CHECKED	RJH