

36 NASSAU ROAD 34 NASSAU ROAD 32 NASSAU ROAD

PROPOSED BRICK CHIMNEY STACK WITH 3X POTS IS TO PROVIDE THE NECESSARY OUTLET FOR THE LOG BURNER FIREPLACES BELOW, WHICH REQUIRES A LOCALISED FLUE ROUTING TO THE ROOF LEVEL; PLEASE REFER TO THE ROOF PLAN AS PROPOSED FOR FURTHER INFORMATION.

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.

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; THIS INCLUDES A CIRCA. 300MM CIRCA INCREASE IN THE CORNICE HEAD LEVEL ON THE RIGHT-HAND SIDE TO PROVIDE MORE SYMMETRICAL AND WELL-DESIGNED SOLUTION, HOWEVER, GIVEN THE EXISTING BUILT-FORM THIS DOES NOT CREATE ANY DETRIMENTAL IMPLICATION ON VOLUMETRIC, MASSING OR OTHER SUCH IMPLICATIONS TO THE NEIGHBOURING PROPERTY.

OUR PROPOSAL SEEKS TO UPGRADE THE EXISTING RENDER FINISH TO LONDON YELLOW-STOCK FACING BRICK TO IMPROVE THE GENERAL APPEARANCE OF THE PROPERTY AND REPLICATE MANY OTHER FACING BRICK FAÇADE PROPERTIES PRESENT ON NASSAU ROAD.

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) WITH NEW ARCHED BRICK LINTELS. THE EXISTING RENDER WILL BE REMOVED AND FACING BRICK IS TO BE EXPOSED AND TREATED BY SPECIALISTS TO MIRROR THE EXISTING REAR, BRICK FAÇADES PREVALENT ON THIS SIDE OF NASSAU ROAD.

WE CONFIRM THAT OUR PROPOSAL COMPLIES WITH THE '45- DEGREE BRE TEST' THE CENTRE OF THE WINDOW AT NO. 32 NASSAU ROAD IS A TRIPARTITE STYLE CONSERVATORY WINDOW WITH THE 45-DEGREE LINE SITTING WELL BENEATH THE CENTRE LINE OF THE ASSESSMENT POINT

PROPOSED LOWER GROUND FLOOR EXTENSION TO FOLLOW THE FOOTPRINT OF THE PROPERTY AT GROUND FLOOR; THE PROPOSED EXTENSION IS NOT MORE THAN 50% OF THE EXISTING GARDEN OR OTHER UNDEVELOPED SPACE IN ALIGNMENT WITH POLICY LP11 OF THE LOCAL PLAN, PLEASE REFER TO THE ENCLOSED PLANNING, DESIGN AND ACCESS STATEMENT FOR THE FULL NUMERIC ANALYSIS ON THE EXTENSION.

THE PROPERTY IS LOCATED WITHIN FLOOD RISK ZONE 3 AND AS SUCH RELEVANT FLOOD RISK ASSESSMENT AND SUSTAINABLE URBAN DRAINAGE CONSIDERATIONS HAVE BEEN APPLIED TO THE DESIGN SOLUTION; PLEASE REFER TO THE 'FLOOD RISK AND SUSTAINABLE DRAINAGE ASSESSMENT REPORT' FROM CLANCY CONSULTING CONFIRMING MITIGATION, IMPROVEMENT AND COMPLIANCE FACTORS.

THE EXISTING GROUND FLOOR CONSERVATORY IS TO BE DEMOLISHED 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 AT BOTH GROUND AND LOWER GROUND FLOORS. A 'GREEN ROOF' BY BAUDER OR SIMILAR IS PROPOSED TO THE GROUND FLOOR EXTENSION FLAT ROOF, WHICH WILL ASSIST WITH THE WIDER SUDS STRATEGY 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, PLEASE REFER TO THE 'FLOOD RISK AND SUSTAINABLE DRAINAGE ASSESSMENT REPORT' FROM CLANCY CONSULTING CONFIRMING MITIGATION, IMPROVEMENT AND COMPLIANCE FACTORS.

AT GROUND FLOOR, THE CENTRAL FRENCH-DOORS LEAD TO THE TERRACE BEYOND. THE PROPOSED PARAPET LEVEL SITES 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.

THE PROPOSED REAR EXTENSION IS TO BE FINISHED IN YELLOW STOCK FACING BRICKS WHICH HAS BEEN CAREFULLY SELECTED TO BE SYMPATHETIC TO THE EXISTING CONTEXT AND WIDER STREET SCAPES 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 EXTENSION INCLUDES MARRAKESH BRICK GREEN GLOSS 50X150MM INSTALLED VERTICALLY UNDER THE WINDOW CILL TO SOFTEN THE FAÇADE AT GROUND FLOOR WITH DETAILING SUCH AS. THE LOWER GROUND FLOOR FAÇADE IS TO BE FINISHED IN YELLOW STOCK BRICK WITH TWO-LAYER SOLDIER COURSING ALONG THE FAÇADE AND AROUND THE WINDOWS AND DOOR OPENING PROVIDING ARCHITECTURAL DETAILING AND INTEREST WHILST ENSURING A RESPECTFUL, SUBTLE AND ELEGANT PROPOSAL IS PRESENTED.

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.



1 REAR ELEVATION AS PROPOSED
02-22 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:

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NOTES:

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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	REAR ELEVATION AS PROPOSED
DRAWING	2313_02-22
REV.	PA-
SCALE	AS STATED
STATUS	PLANNING
DRAWN	CM
DATE	01.12.2023
CHECKED	RJH