

THE PROPOSED FLAT ROOF AT THIS LEVEL ARE TO BE FINISHED WITH NEW, SINGLE-PLY MEMBRANE (DARK GREY TONE) TO THE REAR. PROPOSED 3X FLAT ROOFLIGHTS OVER THE STAIRCORE AND DRESSING AREAS TO PROVIDE NATURAL LIGHT AND VENTILATION TO THE INTERNAL SPACES; ROOFLIGHTS TO HAVE MINIMAL FRAME, BE LOW-PROFILE AND OF HIGH-QUALITY THERMAL SPECIFICATION.

EXISTING CHIMNEY STACK TO BE REMOVED AND RELOCATED. 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.

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.

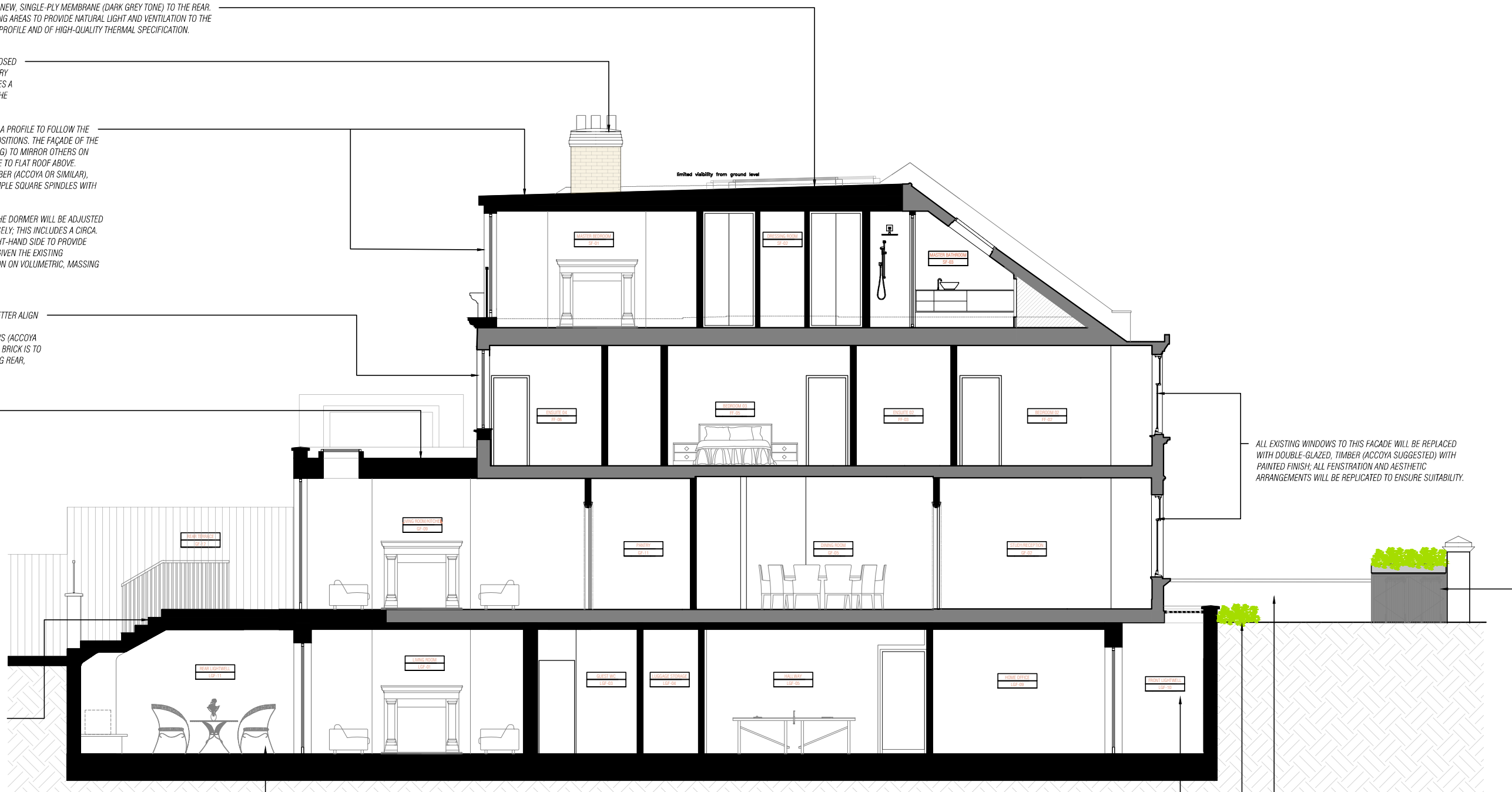
THE EXISTING PARAPET AND CORNICE DETAILING TO THE BASE OF THE DORMER WILL BE ADJUSTED TO IMPROVE THE AESTHETIC AND CORRELATE TO NO.36 MORE CLOSELY; THIS INCLUDES A CIRCA. 300MM CIRCA INCREASE IN THE CORNICE HEAD LEVEL ON THE RIGHT-HAND SIDE TO PROVIDE MORE SYMMETRICAL AND WELL-DESIGNED SOLUTION, HOWEVER, GIVEN THE EXISTING BUILT-FORM THIS DOES NOT CREATE ANY DETRIMENTAL IMPLICATION ON VOLUMETRIC, MASSING OR OTHER SUCH IMPLICATIONS TO THE NEIGHBOURING PROPERTY.

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 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 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. 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.

TO THE REAR THE PROPOSAL SUGGESTS A SHORT TERRACE WHICH INCLUDES A 'BRIDGE' FORM TO REACH THE REAR GARDEN. THE TERRACE AND STEPS WOULD BE FINISHED WITH STONE PAVERS OR SIMILAR.

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.



ALL EXISTING WINDOWS TO THIS FAÇADE WILL BE REPLACED WITH DOUBLE-GLAZED, TIMBER (ACCOYA SUGGESTED) WITH PAINTED FINISH; ALL FENESTRATION AND AESTHETIC ARRANGEMENTS WILL BE REPLICATED TO ENSURE SUITABILITY.

PROPOSED FRONT LIGHTWELL TO PROVIDE NATURAL LIGHT AND VENTILATION TO THE LOWER GROUND FLOOR; THIS WILL BE FORMED WITH A MINIMUM UPSTAND 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 PROPOSED LIGHTWELL PARAPET WILL BE ALSO SCREENED BY LOW SHRUBS PROPOSED TO BE PLANTED FURTHER CONCEAL IT FROM VIEW FROM VIEW FROM THE STREET IN ACCORDANCE WITH THE PRE APPLICATION ADVICE.

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 LESSEND AND THAT NO ADVERSE IMPACT TO THE STREETSCENE IS GENERATED.

EXISTING TIMBER FENCE IS TO BE REPLACED WITH A MASONRY WALL FINISHED WITH THE SAME HEIGHT IN WHITE PAINTED RENDER AND MATCHING COPING

1 LOWER GROUND FLOOR PLAN AS PROPOSED  
02-09 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

**NOTES:**

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

**STAGE:**

PLANNING

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<b>Address</b>	34 NASSAU ROAD SW13 9QE
<b>TITLE</b>	LOWER GROUND FLOOR PLAN AS PROPOSED
<b>DRAWING</b>	2313_02-09
<b>REV.</b>	P-
<b>SCALE</b>	AS STATED
<b>STATUS</b>	PLANNING
<b>DRAWN</b>	CM
<b>DATE</b>	01.07.2024
<b>CHECKED</b>	RJH