

Proposed Second Floor		1:50@A3	Notes 1. Existing second-floor accommodation and roof space internally reconfigured to provide Bedrooms 03 and 04, Bathroom 02 and improved circulation. 2. Existing staircase retained and incorporated into the revised second-floor layout, with associated guarding and enclosure upgraded where required. 3. Existing modest rear dormer removed and replaced with an enlarged rear dormer contained wholly within the rear roof slope. 4. Proposed rear dormer to remain subordinate to the host building, set below the principal ridge and inset from the roof edges. 5. Rear dormer to be finished in a dark, visually recessive material with slim-profile dark-framed glazing. Final material and detailing subject to approval and detailed design. 6. Existing principal ridge line, front eaves, roof form and chimney stack retained unaltered. 7. Three conservation-style rooflights, identified as RL1-RL3, proposed within the front roof slope. 8. Front rooflights to be modestly sized, regularly arranged and installed flush, or as close as technically practicable, with the plane of the existing roof covering. 9. Rooflights to have dark, non-reflective frames and conservation-type detailing to minimise their visibility within the Bishops Road roofscape. 10. No front dormer, roof terrace or increase in the principal ridge height is proposed. 11. Existing roof coverings disturbed by the dormer and rooflight works to be carefully reinstated and made good using materials matching the existing in type, size, colour, texture and weathering. 13. New bathroom ventilation, soil and waste connections to be discreetly positioned to avoid unnecessary external pipework on the principal elevation. 14. Internal partitions, fitted storage and sanitary arrangements are indicative at planning stage and may be refined without materially altering the approved external appearance. 15. Dormer structure, roof alterations, trimming around rooflights and associated load paths are subject to detailed structural-engineer design. All dimensions, roof construction, levels, chimney locations and existing structural elements are to be verified on site before detailed design or construction.
		Key	
		North	
		Scale Bar	0 1 2 3 4 5 1:100@A3 0 1 2 1:50@A3
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