



Cont..

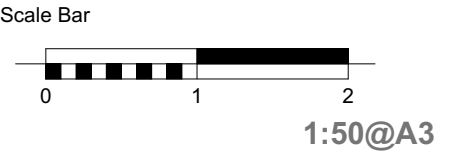
16. Existing rainwater goods and external services to be rationalised and discreetly positioned. New rainwater goods to be dark coloured and coordinated with the proposed dormer and glazing.

17. Continuous linear channel drainage to be provided externally along the new glazed thresholds, with paving laid to fall away from the building.

18. All perimeter trees, shrubs, hedges and established garden planting retained and protected during construction. Garden and paving disturbed by the works to be reinstated on completion.

19. Adjoining buildings and landscape elements are shown for contextual purposes only and do not form part of the application works.

- Notes**
- Proposed Front Elevation — Drawing Notes**
- Existing lightweight rear sunroom removed and replaced with a new single-storey lower-ground-floor infill extension.
 - New extension to align with the established rear building line and remain subordinate to the original house.
 - Extension finished in facing brickwork selected to complement the existing rear masonry in colour, size, texture and bond.
 - Two sets of slim-profile, dark-framed glazed doors proposed at lower-ground-floor level, providing direct access to the rear garden.
 - Solid masonry pier retained between the glazed openings to provide an efficient structural solution and maintain an appropriate vertical rhythm.
 - Flat roof to the rear extension concealed behind a low parapet, with dark metal coping and neatly detailed flashings.
 - Existing rear outrigger, pitched roof form and characteristic window openings retained.
 - Existing rear brickwork and painted masonry to be repaired and made good where disturbed. Any replacement bricks, mortar and pointing are to match the existing adjoining construction.
 - Existing traditionally proportioned rear windows retained or refurbished where required, with painted timber frames and surrounds to match the established appearance.
 - Existing small rear dormer removed and replaced with an enlarged dormer contained wholly within the rear roof slope.
 - Proposed dormer to remain set below the principal ridge and inset from the roof edges, preserving the overall form and hierarchy of the host building.
 - Rear dormer finished in dark, visually recessive slate, tile or metal cladding, with minimal visible flashings and trim.
 - New dormer glazing to comprise slim-profile, dark-framed units with an integrated compliant guarding arrangement where required.
 - Single low-profile rooflight proposed within the rear roof slope, with dark non-reflective frame and flush conservation-style installation where practicable.
 - Existing main roof covering, ridge, eaves and chimney stack retained. Roofing disturbed by the works to be reinstated to match the existing in material, size, colour and weathering.



Brass Architecture

www.brassarchitecture.com

86-90 Paul Street
London
UK
EC2A 4NE

6135 - 19 BR

19 Bishops Road
Highgate
London
N6 4HP

Drawing Name

Proposed Rear Elevation

Drawing Status

Planning Application

Modified by **JPB** Date Jul 26

Checked by **RS** Date Jul 26

Drawing Scale

1:50