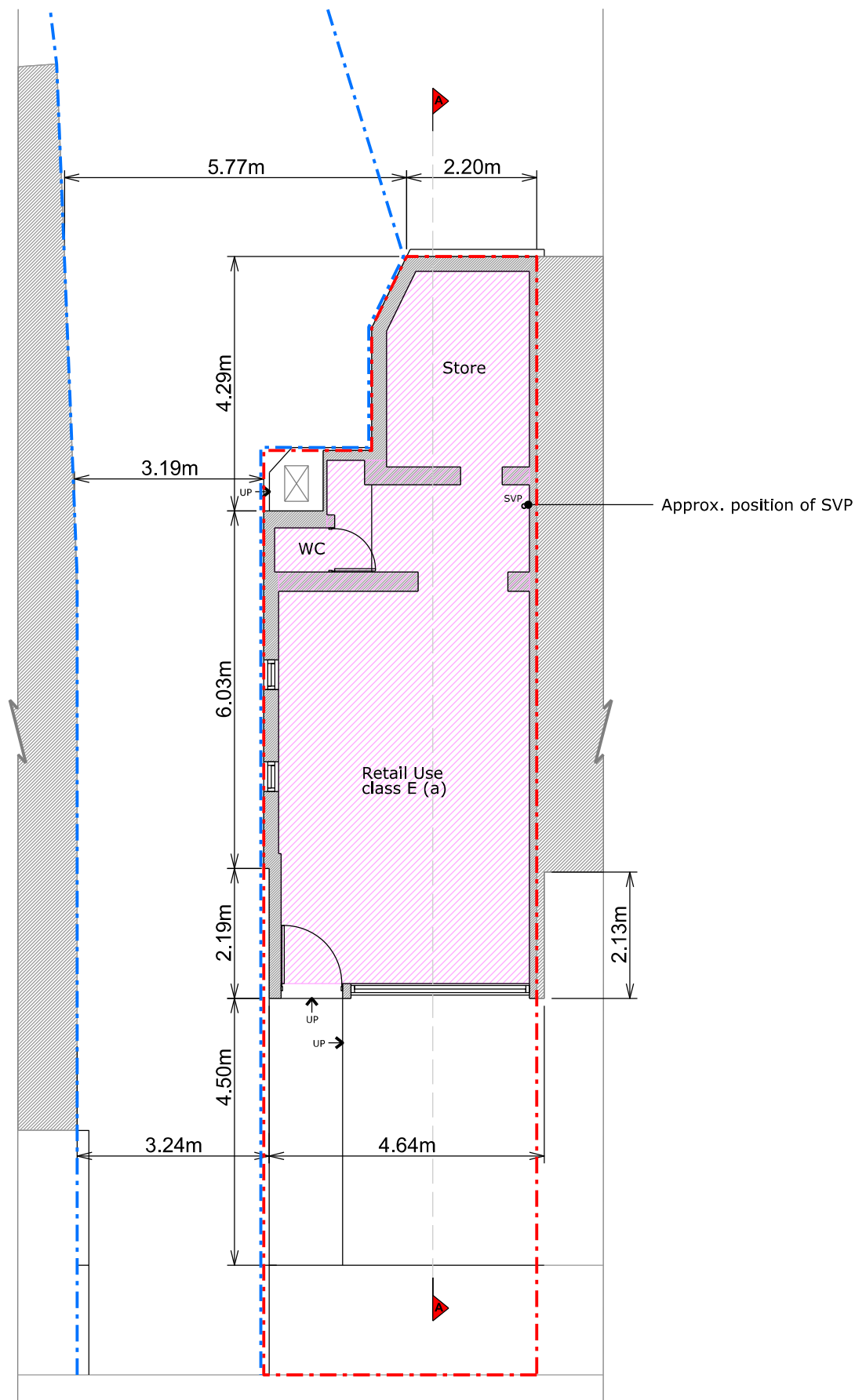
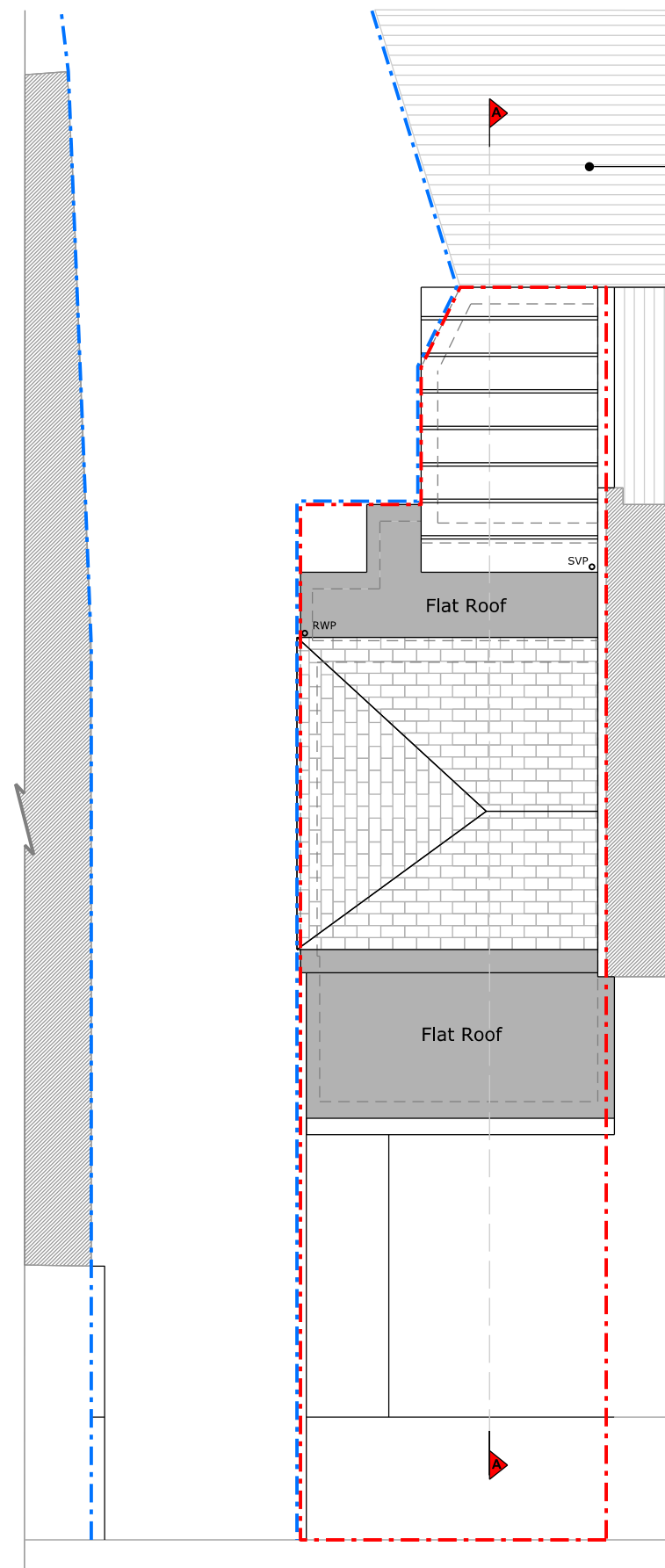




Ground Floor Plan



Roof Plan

EXISTING AREA		
	Use	GIA
	Ground floor	43.80 sqm

Corrugated panels



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Print to scale (as actual size)

NOTES

Revision

Rev	Notes	Date
-	Preliminary Issue	25/01/2023
A	Planning Issue	20/02/2023

KEY

	Proposed walls		Boundary lines
	Existing walls		Right of way
	Existing removed		Proposed drainage
	Proposed rooflight		1.8m head height
			1.5m head height

JOB TITLE

Proposed erection of ground floor rear/front extension of existing retail unit together with first floor extension and mansard roof extension to create a self contained flat at 121 Norwood High Street, SE27 9JF

STATUS

Planning

DRAWING TITLE

Existing Plans

CLIENT

Muddasir Dada

SCALE

1:100 at A3

DRAWN

AV

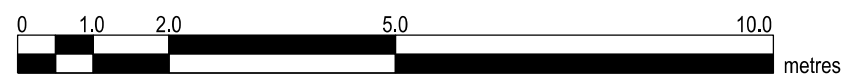
DATE

Feb 2023

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NOTES

Materials:

Brickwork / Walls - Black and white painted brick, timber panelling, grey and black painted render and black painted concrete brick

Pitched Roof - Concrete tiles

Flat Roof - Felt, corrugated plastic and metal

Windows - Timber

Doors - White painted timber

RWP / Gutters / Fascia - Black painted timber fascias with black uPVC gutters and downpipes

Revision

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JOB TITLE

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STATUS

Planning

DRAWING TITLE

Existing Elevations

CLIENT

Muddasir Dada

SCALE

1:100 at A3

DRAWN

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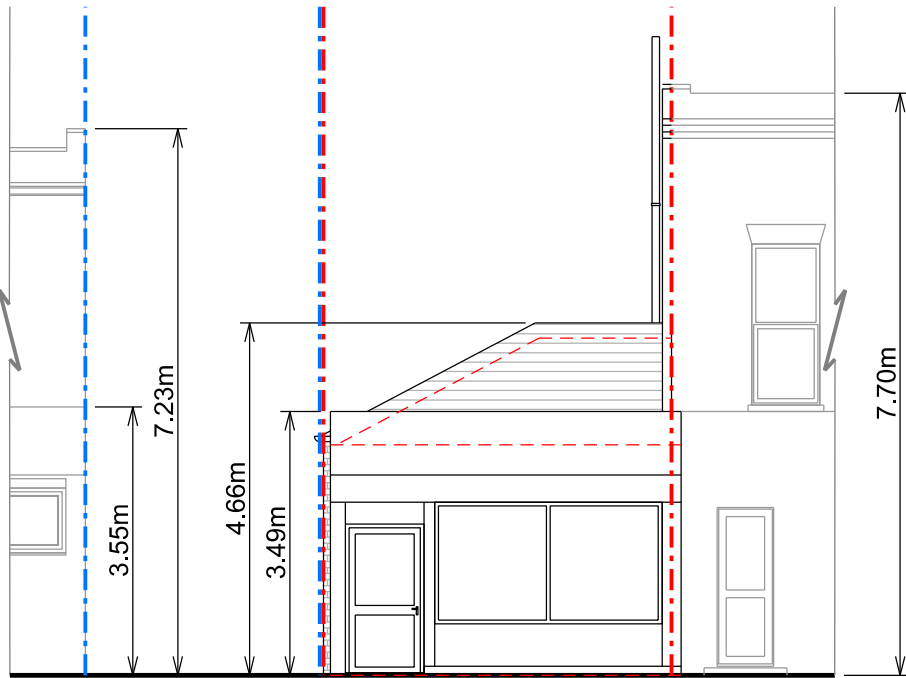
DATE

Feb 2023

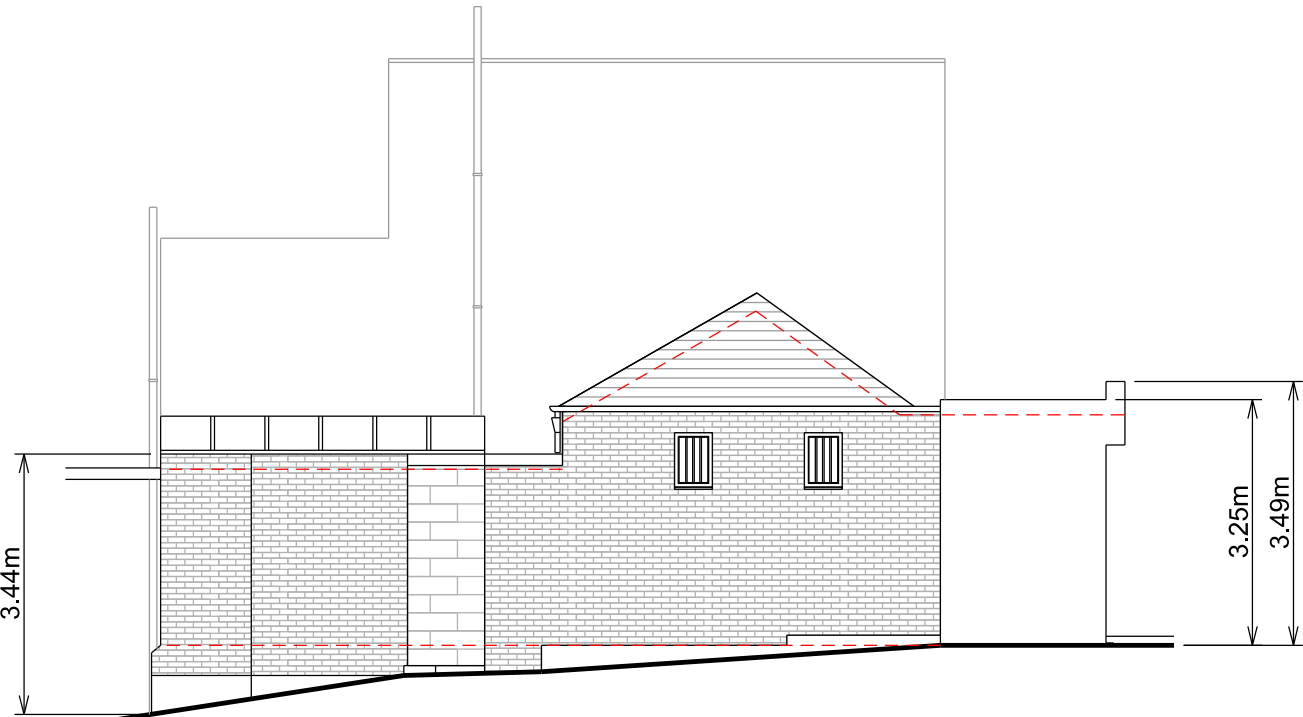
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DRAWING NO. 175286 - EX - 201A



Front Elevation



Left Side Elevation



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JOB TITLE

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STATUS

Planning

DRAWING TITLE

Existing Elevations

CLIENT

Muddasir Dada

SCALE

1:100 at A3

DRAWN

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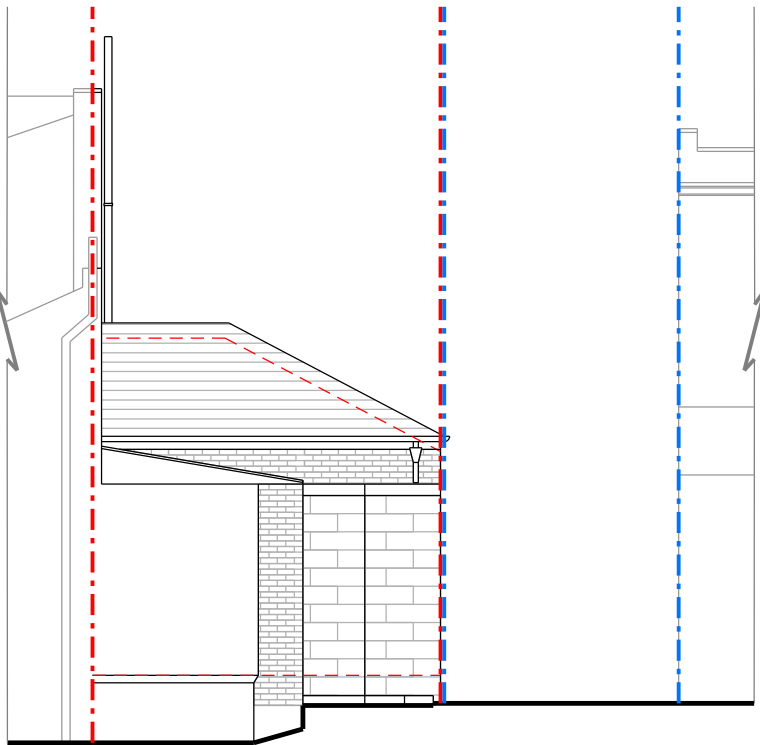
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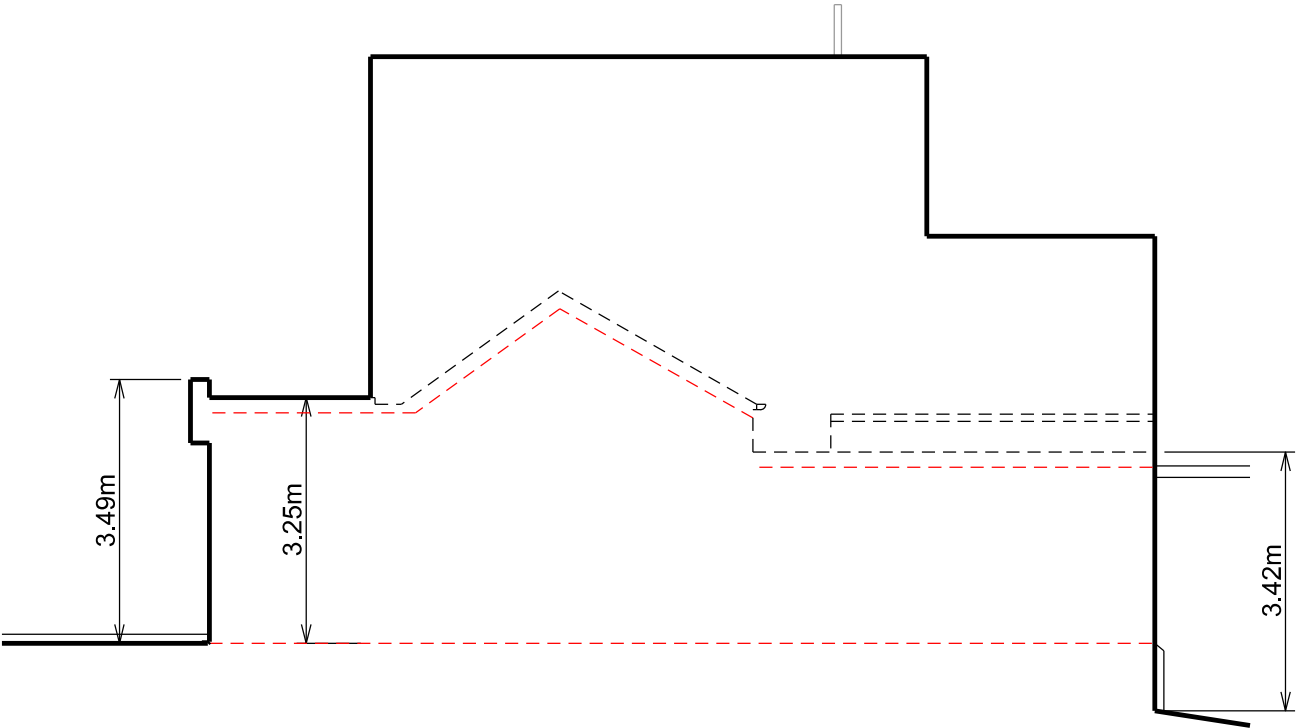
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DRAWING NO. 175286 - EX - 202A



Rear Elevation



Right Side Elevation





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NOTES

Revision

Rev	Notes	Date
-	Preliminary Issue	25/01/2023
A	Planning Issue	20/02/2023

KEY	
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	Existing walls
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	1.5m head height

JOB TITLE

Proposed erection of ground floor rear/front extension of existing retail unit together with first floor extension and mansard roof extension to create a self contained flat at 121 Norwood High Street, SE27 9JF

STATUS
Planning

DRAWING TITLE
Existing Section

CLIENT
Muddasir Dada

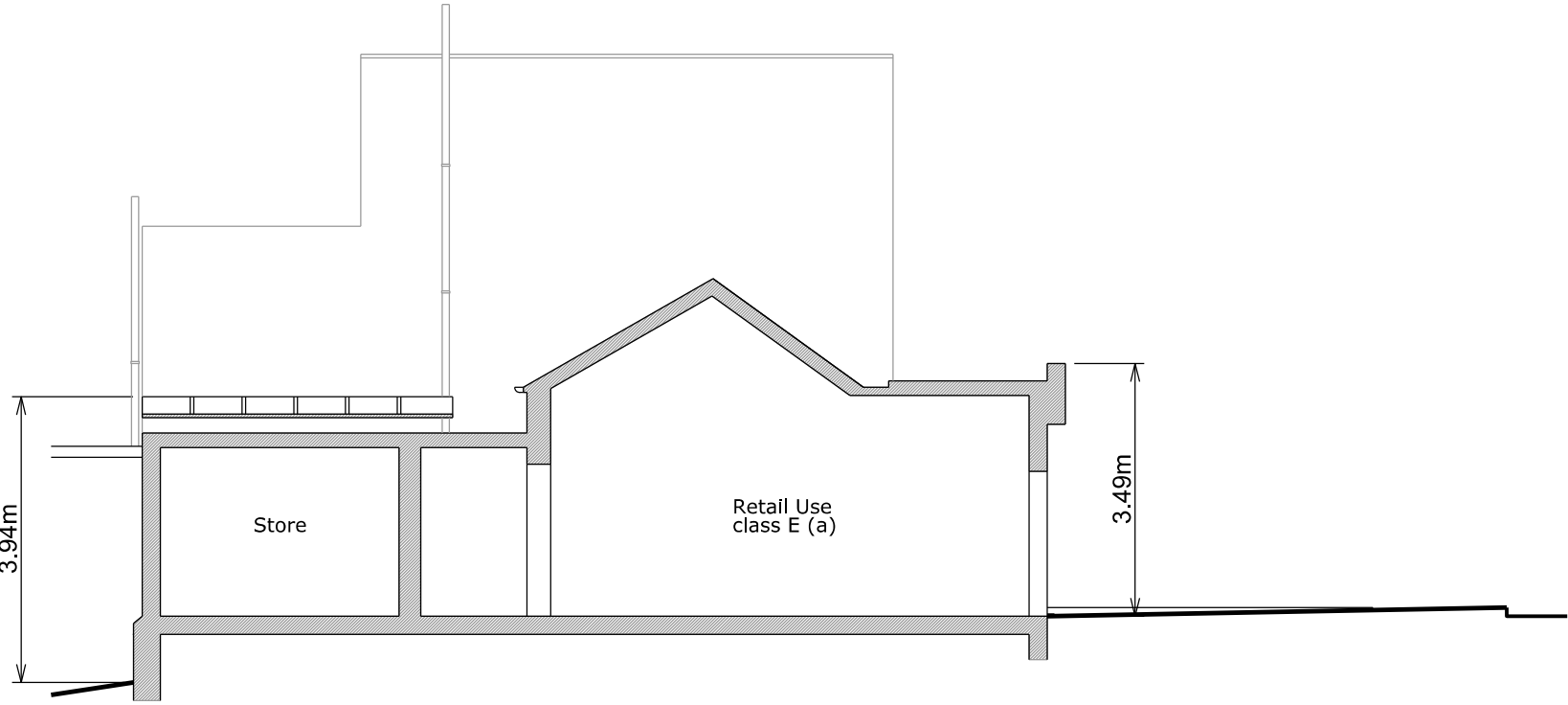
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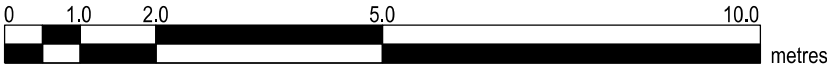
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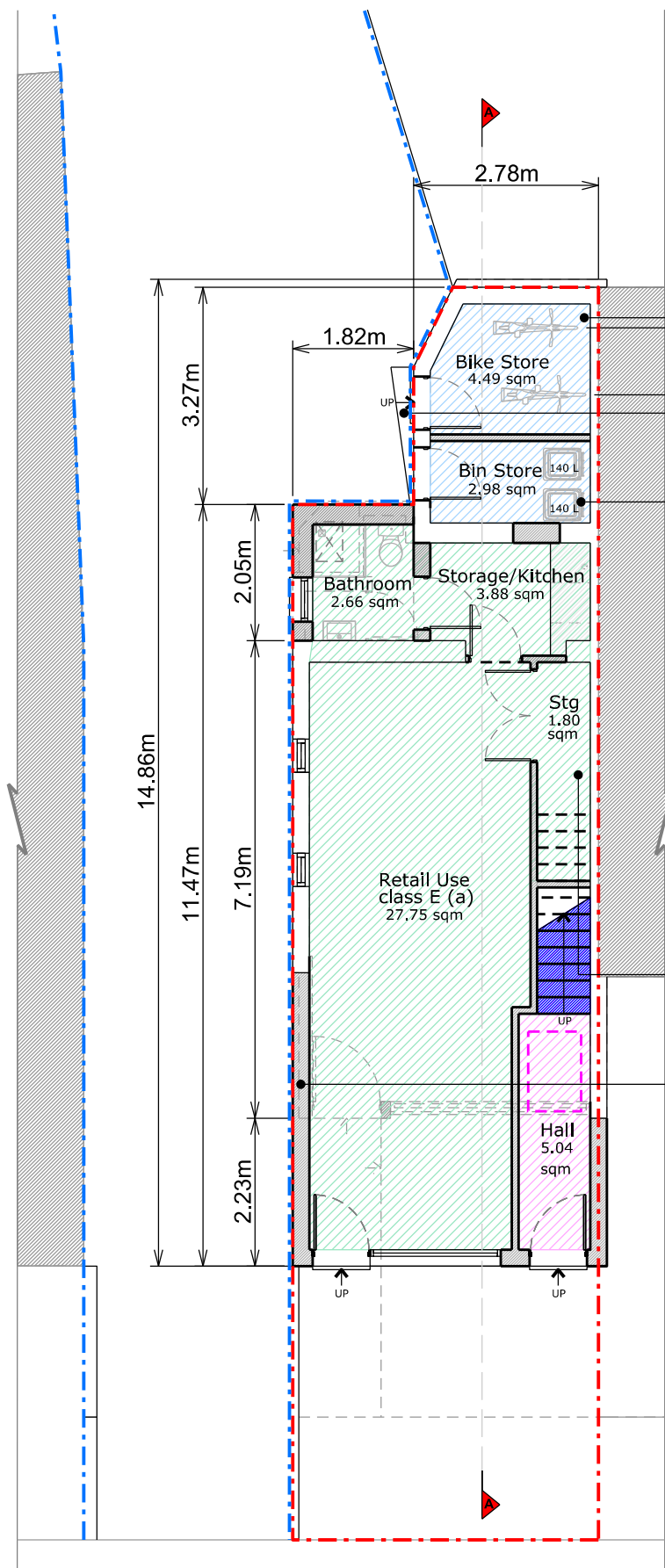
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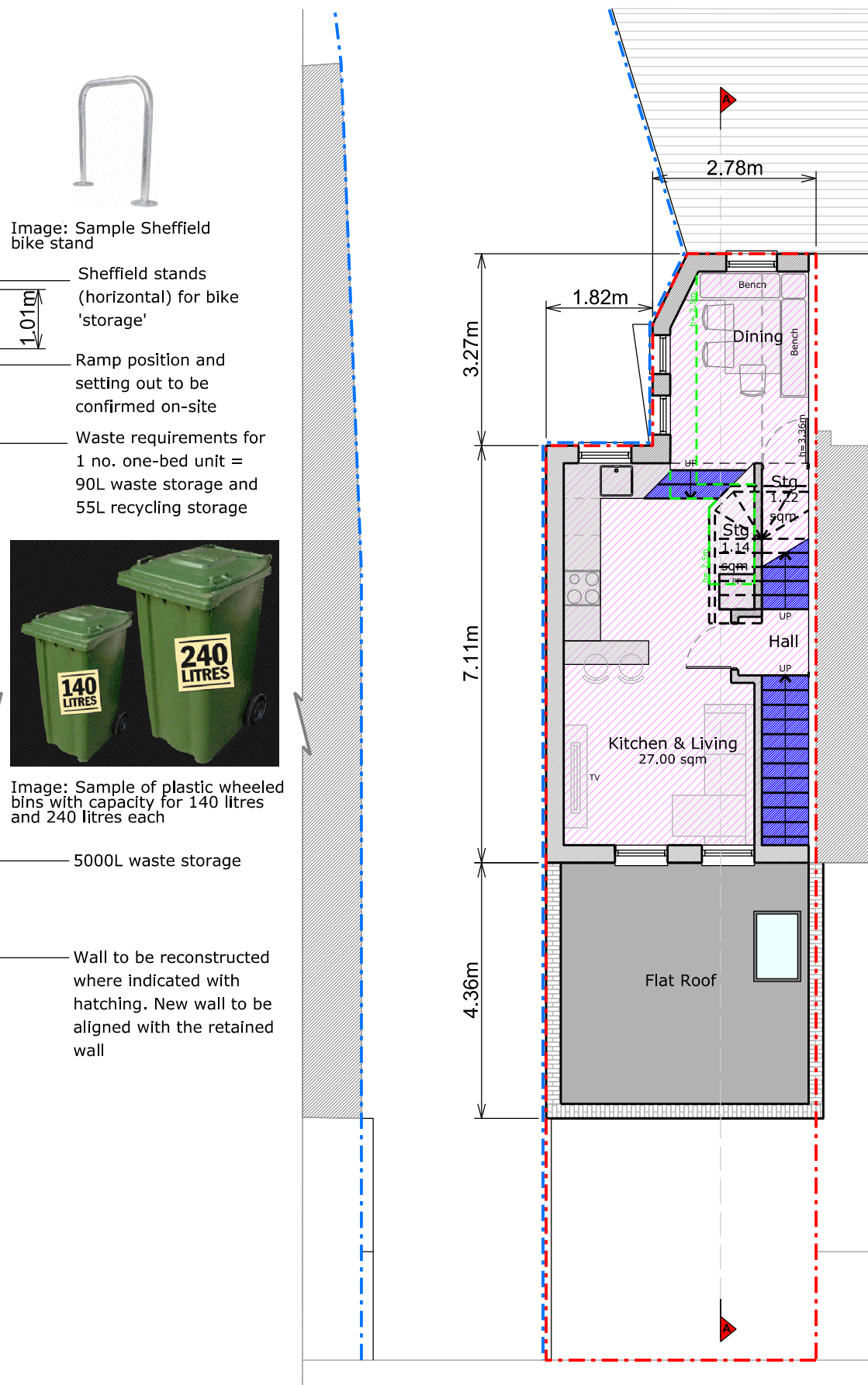


Section A - A

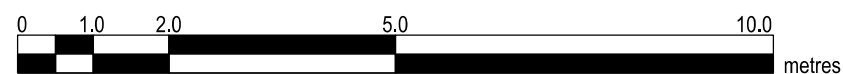




Ground Floor Plan



First Floor Plan



PROPOSED AREAS		
Use		GIA
Retail Use		39.33 sqm
Storage		7.47 sqm
1 Flat; 1 Bedroom + 2 Person		60.87 sqm

Percentage of floor area with min of 2.5m headheight in the residential unit:
First floor: 91.8 %
Second floor: 55.14 %
Whole unit: 79.76 %



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			1.5m head height

JOB TITLE

Proposed erection of ground floor rear/front extension of existing retail unit together with first floor extension and mansard roof extension to create a self contained flat at 121 Norwood High Street, SE27 9JF

STATUS

Planning

DRAWING TITLE

Proposed Plans

CLIENT

Muddasir Dada

SCALE

1:100 at A3

DATE

Feb 2023

DRAWING NO.

175286 - PR - 101A

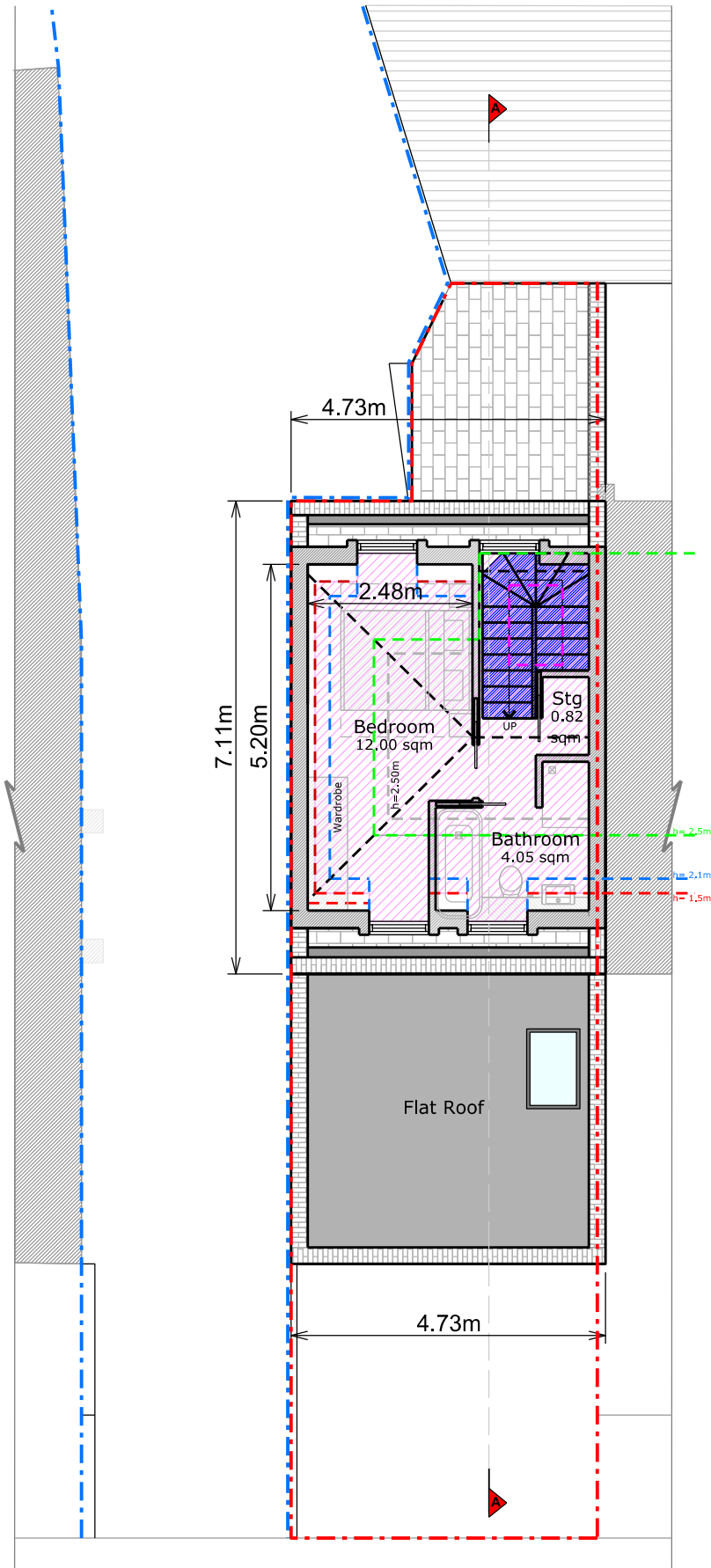
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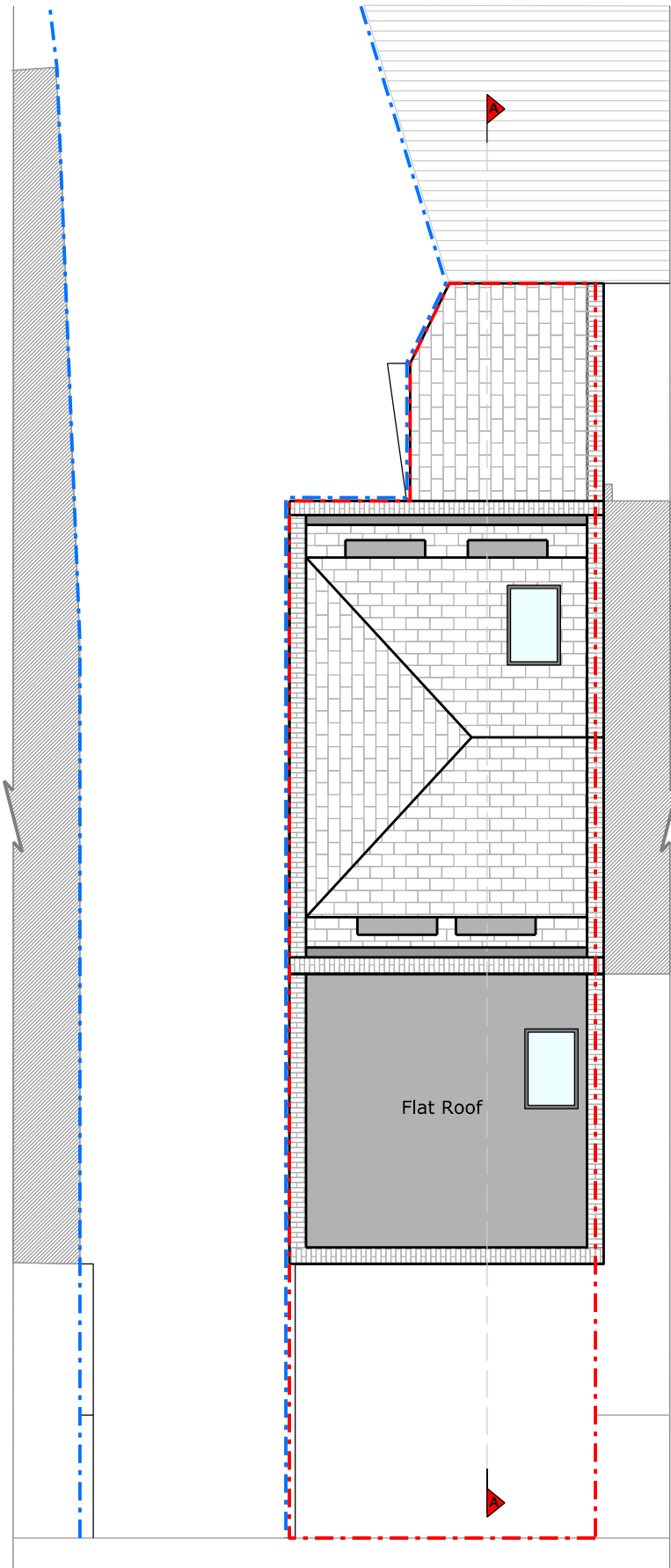
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Refuse and recycling to form part of conditional approval if granted



Second Floor Plan



Roof Plan

PROPOSED AREAS	
Use	GIA
Retail Use	39.33 sqm
Storage	7.47 sqm
1 Flat; 1 Bedroom + 2 Person	60.87 sqm

Percentage of floor area with min of 2.5m headheight in the residential unit:
First floor: 91.8 %
Second floor: 55.14 %
Whole unit: 79.76 %



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JOB TITLE

Proposed erection of ground floor rear/front extension of existing retail unit together with first floor extension and mansard roof extension to create a self contained flat at 121 Norwood High Street, SE27 9JF

STATUS

Planning

DRAWING TITLE

Proposed Plans

CLIENT

Muddasir Dada

SCALE

1:100 at A3

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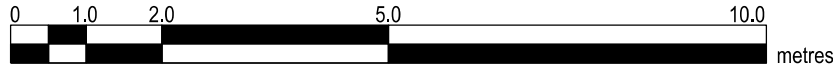
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Feb 2023

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Mansard roofs: Typically rise from behind parapets and drain to the rear through concealed rainwater pipes. The absence of front rainwater pipes was a design objective. They typically have four roof pitches—two steep (70 degrees) lower slopes and two shallow (up to 30 degrees) upper slopes. On end properties mansards typically terminate in full gables but can sometimes be half-hipped or fully hipped. Some properties have a double mansard with a central roof valley running parallel to the façade; this feature is rarely discernible from ground level. The dormer heads and internal ceiling height on traditional mansards typically align with the junction between the steep and shallow roof pitches. There are often fewer dormers than windows on each floor below, in order to achieve visual subordination.



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- NOTES**
- Materials:
- Brickwork / Walls - Red brick
 - Pitched Roof - Slate tiles
 - Flat Roof - GRP (fibreglass)
 - Windows - White timber casement and sash
 - Doors - White painted glazed timber
 - RWP / Gutters / Fascia - Black painted timber fascias with black uPVC gutters and downpipes

Revision		
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-	Preliminary Issue	25/01/2023
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	Existing walls
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JOB TITLE

Proposed erection of ground floor rear/front extension of existing retail unit together with first floor extension and mansard roof extension to create a self contained flat at 121 Norwood High Street, SE27 9JF

STATUS

Planning

DRAWING TITLE

Proposed Elevations

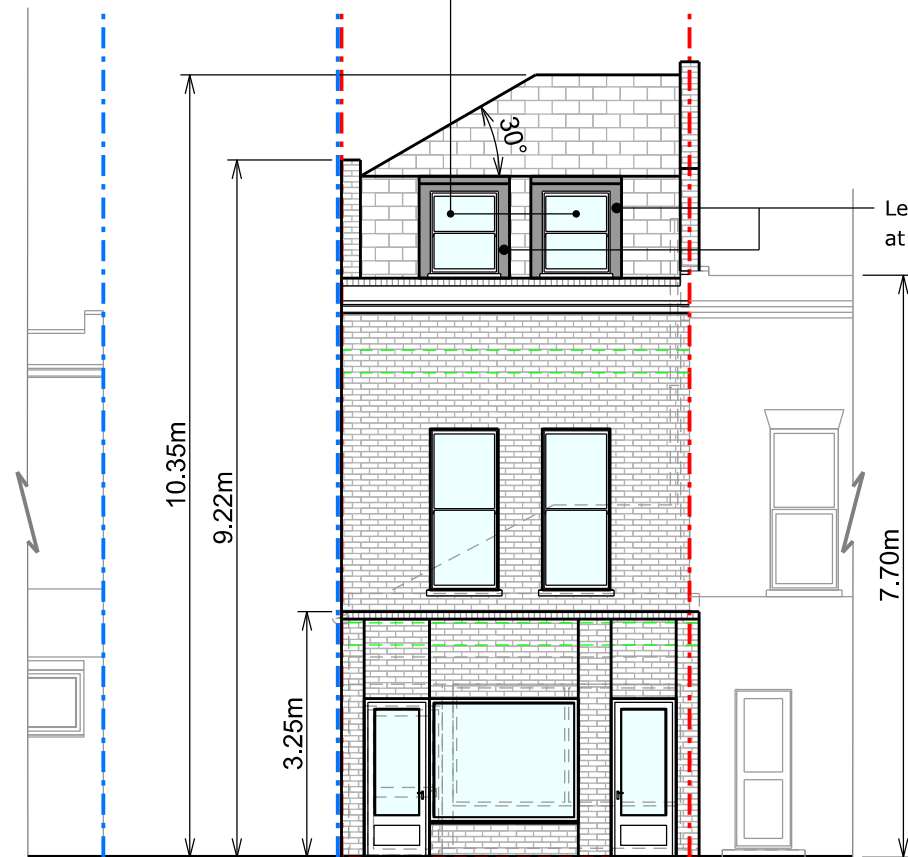
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Muddasir Dada

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DATE Feb 2023	CHECKED NS
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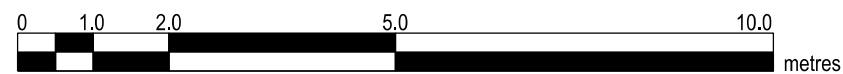
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Front Elevation



Left Side Elevation



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NOTES

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- Right of way
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- 1.8m head height
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JOB TITLE

Proposed erection of ground floor rear/front extension of existing retail unit together with first floor extension and mansard roof extension to create a self contained flat at 121 Norwood High Street, SE27 9JF

STATUS

Planning

DRAWING TITLE

Proposed Elevations

CLIENT

Muddasir Dada

SCALE

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AV

DATE

Feb 2023

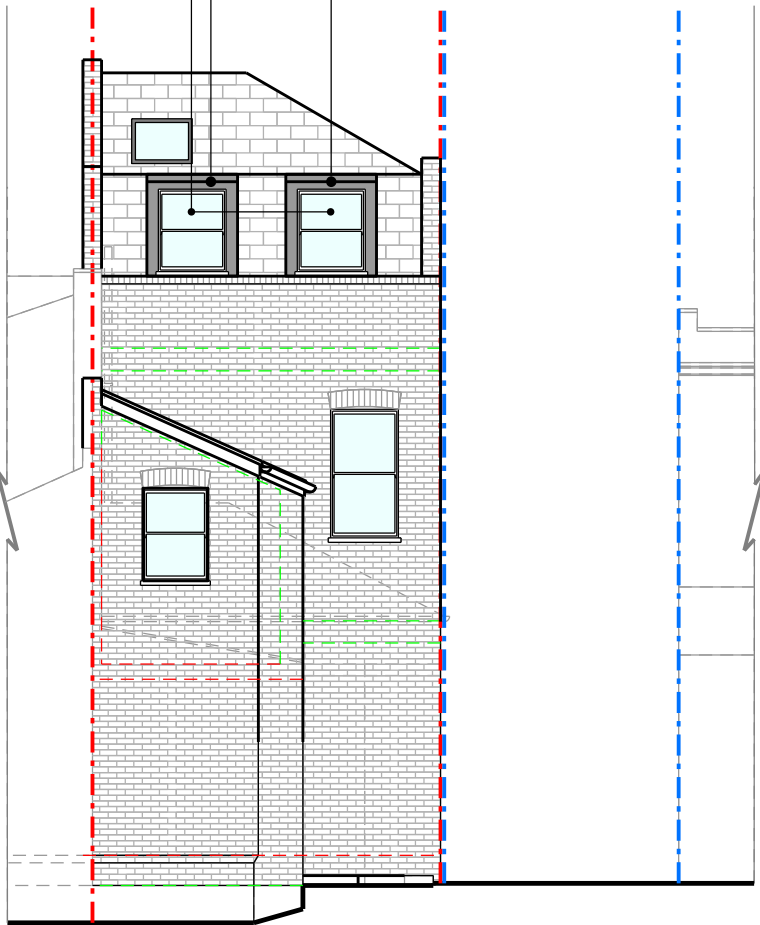
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DRAWING NO. 175286 - PR - 202A



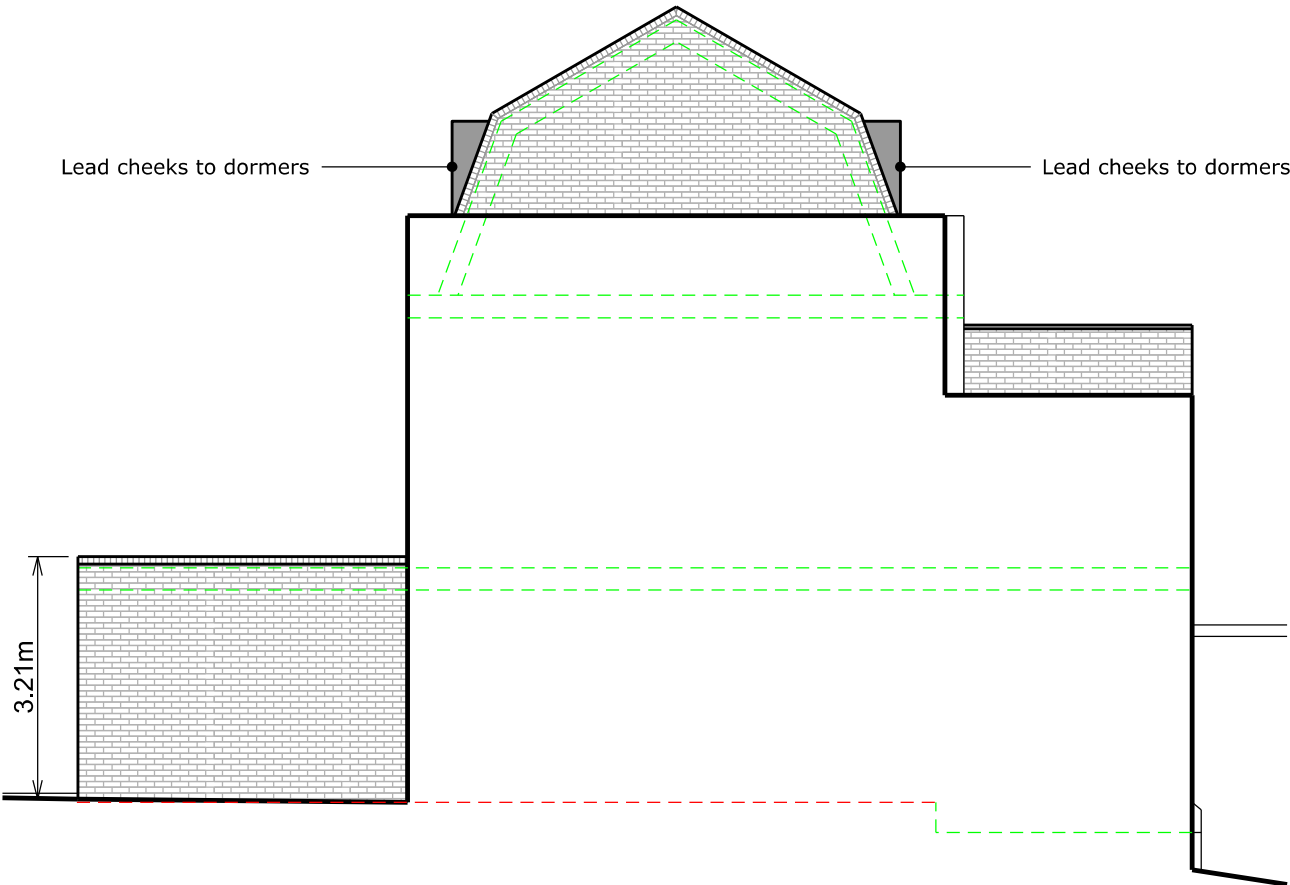
Lead flashing to be used at junctions



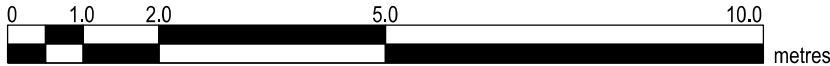
Rear Elevation

Lead cheeks to dormers

Lead cheeks to dormers

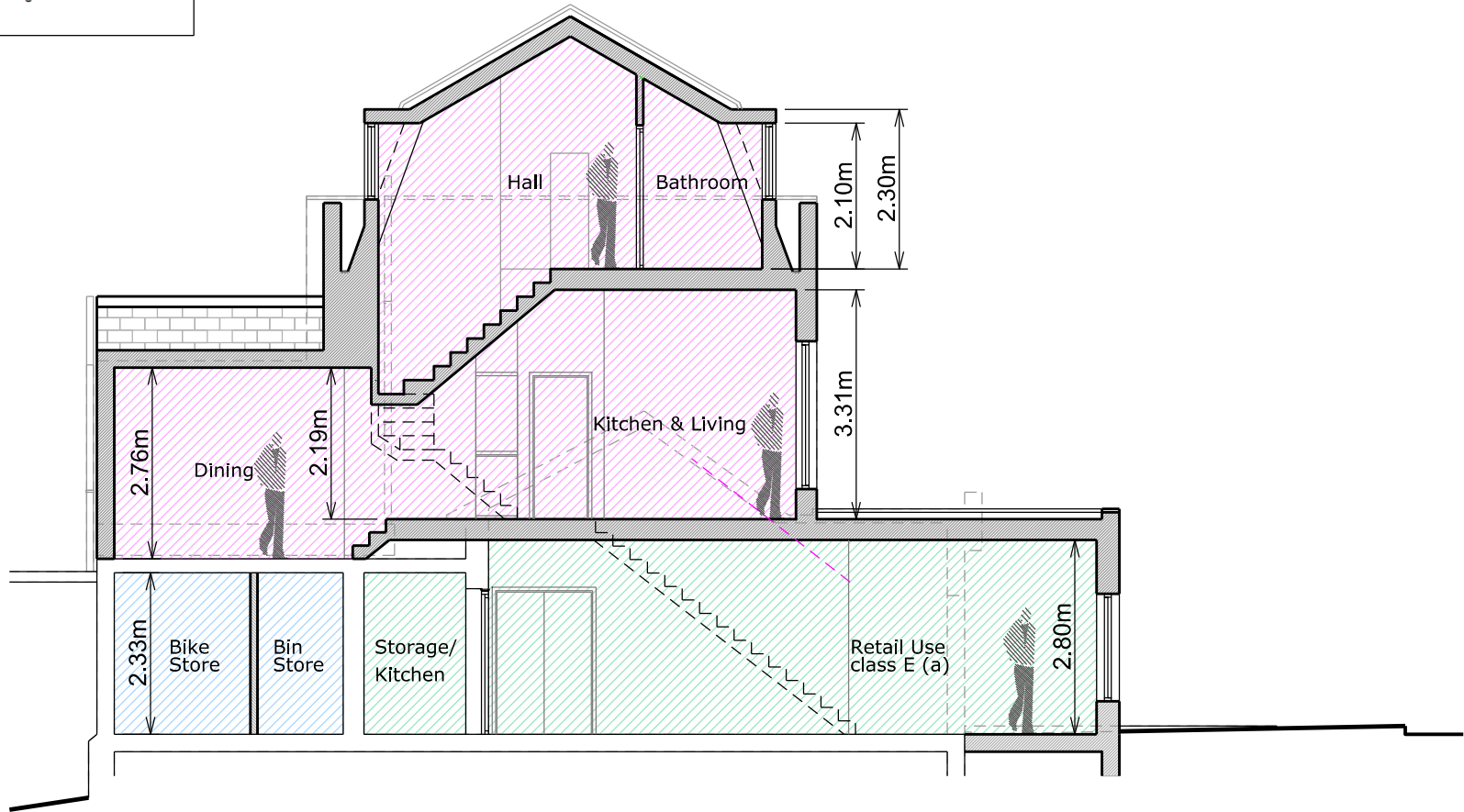


Right Side Elevation



Design of traditional mansards

- 4.25 Paras. 4.19—4.23 set out when new traditional mansards will be acceptable. In order to secure design unity they must match adjoining historic examples otherwise this advice *must* be followed:
- a. The mansard should have two lower (70 degree) pitches and two upper (30 degree) pitches. However, where an existing traditional mansard already exists in the group, or where another example has been approved in the group, its levels, roof pitches and other detailing should be accurately replicated. Otherwise:
 - b. A head height of 2.1m *must* be provided internally. The steep slope should terminate externally 2.3m above internal floor level.
 - c. The roof slopes should rise from behind existing parapets. Adequate space should be provided behind parapets for parapet gutters. Existing parapets should not be raised. Sloping rear walls should be built-up to a level parapet.
 - d. Roof pitches should be in natural or reconstituted slate with a lead flashing at the junction of the two slopes. A fascia is not acceptable.
 - e. Party walls should be raised in stock brick following the profile of the roof slopes, and coped with bricks on edge. Party walls should terminate behind the front and rear parapets, not rise off them. Chimney stacks on both sides should be continued in brickwork rising six Imperial brick courses above the ridge, then have two projecting courses, then two normal courses topped by cement flaunching and pots. Where parapet copings are required, they should have a single surface sloping into the parapet gutter. Saddle copings, lead capping or paving slabs etc. are *not* acceptable.
 - f. Dormers should be equal or fewer in number than the windows on the elevation below and be aligned with them. The dormer should not project forward of the roof below cill level which should be at 1m above floor level. The top of the dormer should terminate where the 70 degree slope meets the 30 degree slope (2.3m). This should allow the 2.1m ceiling height inside to align with the top of the window. Windows should match those below. Dormers should have lead cheeks. See good examples on pages 19 and 21.
 - g. In order to achieve subordination end properties should be half-hipped - the flank wall being built up to the height of the 70 degree slope. The built up flank elevation should match the existing flank.
 - h. Flank windows and dormers are not acceptable.



Section A - A

PROPOSED AREAS		
	Use	GIA
	Retail Use	39.33 sqm
	Storage	7.47 sqm
	1 Flat; 1 Bedroom + 2 Person	60.87 sqm

Percentage of floor area with min of 2.5m headheight in the residential unit:
First floor: 91.8 %
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NOTES

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	Proposed drainage
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	1.5m head height

JOB TITLE

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STATUS

Planning

DRAWING TITLE

Proposed Section

CLIENT

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SCALE

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DATE

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JOB TITLE

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STATUS

Planning

DRAWING TITLE

Section Detail

CLIENT

Muddasir Dada

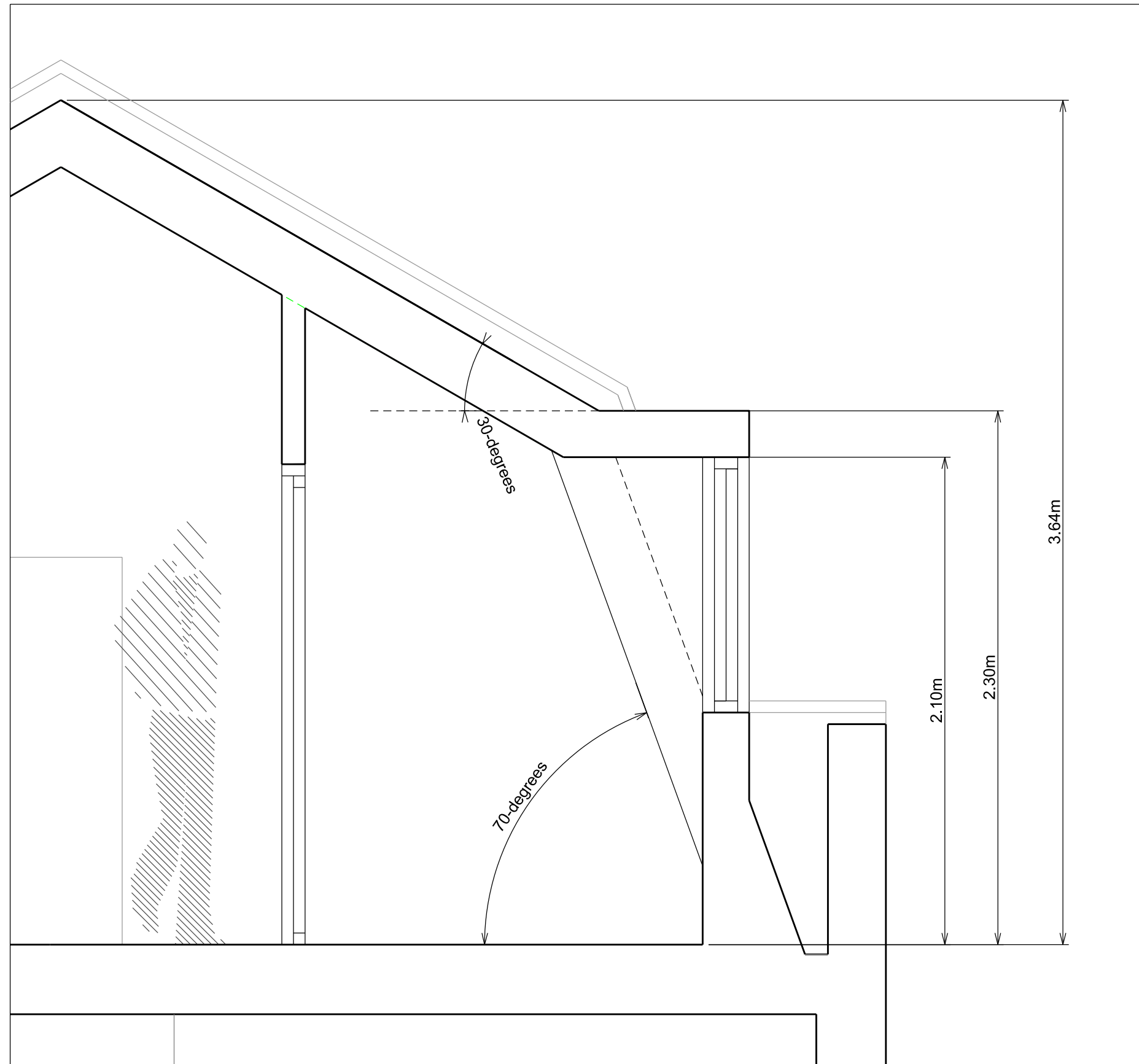
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DATE
Feb 2023

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Section detail

