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This application is a re-submission of an identical application made, and granted in 2020. The application is necessitated by the expiry of the original application. Following the uncertainties of the pandemic / post pandemic period, the client now intends to realise the scheme in line with the original grant of permission.

The application site is number 27, Howard Road, South Norwood, SE25 5BU. The site consists of a two storey semi-detached property which has been extended to the back (and to the side, at the rear). Front and rear roof extensions in the form of flat roofed 'dormer' windows provide additional accommodation within the roof space. The building is situated on the east side of Howard Road. The site contains a large front drive with off street parking accommodating two parking spaces, with a drop kerb vehicle access off Howard Road. There is a large rear garden accessed down the south side of the building.

The building has been divided into 5 flats; two on each of the ground and first floors, plus a single flat in the roof space.

The surrounding area is residential in character with a combination of 2 storey terrace houses, larger semi-detached and detached properties, and 3-storey purpose built flats. Residential gardens to properties in Cobden Road back onto the application site to the east.

The existing building is in a poor state of repair. The original fabric has been replaced by roughcast render, inappropriate replacement windows and concrete roof tiles. The original form of the building has been undermined by poorly considered roof extensions and a rear/side extension which has no formal relationship to the original volume. There is no coherent landscaping strategy; the front 'garden' is in a state of near dereliction and the rear garden has effectively been abandoned to dis-use. The building in its current form makes a negative contribution to the streetscape and to the character and quality of the built fabric and the urban realm locally. The apartments are in some cases undersized, have no effective amenity space, and the internal fabric is in a poor state of repair. The proposals outlined in this document are designed to address all of these issues, while making efficient use of the potential of this site to accommodate denser development by upgrading the existing apartments and incorporating one additional apartment.

The proposals comprise the demolition of the existing rear extension (and dilapidated 'free standing' shed structure in the rear garden), and the construction of a new two storey side extension to the south of the property, and a single / two storey rear extension to the east. The inappropriate dormer windows will be replaced with windows of a more appropriate character which reference those which exist already in the context. The additional built volume will allow the conversion at ground floor of an existing two bed flat into a three bed family apartment. The additional one bed apartment is achieved at first floor level. The remaining apartments will be upgraded to achieve areas compliant with national space standards, and most will be provided with private amenity space as well as both 'semi-private' and communal garden space.

### Planning History

20/00806/FUL: Permission granted for the proposals described in this document and the accompanying drawings.

A Pre-Application consultation was paid for by our client (Ref: 19/05406/PRE ). The results of this consultation have significantly informed the proposals outlined in this document, which therefore vary from those submitted at that pre-planning stage. The current proposals provide extended and refurbished accommodation internally, and a much improved external envelope. The scheme is of an appropriate design, provides good access, provides a suitable mix of flats including one, two and three bed units, provides a good standard of accommodation (including private and communal amenity space), and does not unduly harm the amenity of neighbours.

Previous Applications: 14/00204/P: Refused permission for alterations.



Aerial view of 27 Howard Road



Elevation of 27 Howard Road



Existing Site Plan



**Pre-Planning Application 19/05406/PRE**

As noted above, a Pre-Application consultation was paid for by our client (Ref: 19/05406/PRE ). The results of this consultation have significantly informed the proposals outlined in this document, which therefore vary from those submitted at the pre-planning stage.

The alterations are noted as follows:

- The proposals result in a total of six apartments, one more than exists at present. (Previously, seven apartments were proposed).
- The proposals now include a new three bedroom apartment (despite the fact that no three bedroom flats exist at present), thus making a contribution to the Council's aspirations to ensure that 30% of new dwellings provide three bedrooms or more.
- The location of the two storey high portion of the rear extension has been moved away from the boundary with the attached property. In terms of the plan, the depth of the extension has been held within a 45° line drawn from the centre of the nearest ground floor window on the adjacent (attached) property. In terms of height, the single and two storey portions of the proposed extension sit within a 45° line drawn from the centre of the nearest adjacent ground floor windows. The extension retains the same eaves height as the existing building, and the roof ridge remains well below the existing ridge line. The drawings demonstrate that the proposals would not result in an unreasonable loss of daylight or sunlight to the neighbouring properties on either side. The contextual drawings demonstrate that the existing building can accommodate an extension of the proposed height, depth and width without appearing unduly dominant and overbearing in relation to neighbouring sites.
- The previously proposed additional car parking space has been removed. (The reduction to one additional apartment reduces the need for an additional space).
- The front boundary has been detailed.



Existing Elevation to Howard Road

- Adequate and discretely located bin storage has been incorporated, as has an area for the temporary storage of 'bulk waste'.
- Adequate cycle 'long stay' and visitor storage has been incorporated.
- Communal amenity space, including play space, has been included.
- The proposed accommodation meets the National Space Standards.
- Defensible amenity space has been provided to both the front and the rear to the ground floor flats.
- A section has been provided to demonstrate the adequacy of headroom and outlook from the refurbished second floor flat.
- Private amenity space accessible to the adjacent apartments has been provided to each of the ground floor flats, and to two of the three first floor flats. In addition, each of the flats can be allocated a dedicated portion of the rear garden, which also incorporates communal amenity space (including a seating area) and play space.
- An EVCP is included adjacent to the parking bays.



Proposed Elevation to Howard Road



Existing Elevation to Howard Road



Proposed Elevation to Howard Road



Character of the Area

Howard Road is exclusively residential. It stretches from the junction with Enmore Road to the North, to Woodside Green to the South. Properties range from 2 storey 1930's terraces, to semi-detached properties (1930's and older), Victorian villas (subdivided into flats), and more recently constructed three storey apartment blocks. (There is 4 storey block towards the south end of the street).

In general there is very little architectural consistency in the streetscape. Formally, pitched roofs, and pitched dormers are typical. Gables face both to the front and sides of properties. In terms of materiality, there is a predominance of brick, although many of the 1930's homes feature white render. The proportions of window openings varies according to the age and style of the properties—generally horizontal in the 20th century buildings; vertical to those which pre-date the last century.

In this context it is important that each individual property is consistent in terms of its own character and appearance. No. 27 was a 'traditional', brick, semi-detached 'villa' style property. Much of it's quality and character has been undermined by add-hoc additions and alterations over the years. A general lack of maintenance has led to a 'dilapidated' appearance both in terms of the building and it's site, which contributes little to its context, and arguable undermines the quality of the immediate context and the street as a whole.

It is one of the objectives of these proposals to reinstate (as far as is reasonable) the quality and character of the original architecture which has been lost through thoughtless interventions. This is made economically viable though the provision of improved and extended dwellings, and the addition of a single flat. This in turn makes better use of the existing building and of the overall site, as a resource. Both the building and the site are sufficiently generous in scale to support denser development.

The densification of existing sites is a key objective of Croydon Council's Supplementary Planning Document 'Suburban Design Guide', adopted in April 2019. Optimising the capacity of sites to meet current and future housing need is a priority if the existing shortfall in housing provision is to be successfully addressed. The proposed scheme is a small step in helping to meet that need.

Application Site



Existing Streetscape—25 / 27 Howard Road

Application Site



Existing Streetscape—Howard Road looking North

Application Site



Existing Streetscape—Howard Road looking South

Application Site



Existing Streetscape—Howard Road looking South



The Property

The application site consists of the most southerly of a pair of semi-detached villas located approximately centrally along Howard Road, South Norwood. The existing property has been extended at ground floor to the rear, and to the side (at the rear) with a poor quality singly storey flat roofed extension. Additionally, the property has been extended into the roof space to provide a two bedroom top floor flat, with flat roofed 'dormer' type windows to both the front (in continuous 'line' across the front elevation), and to the rear (in two separate dormer window constructions).

In a series of 'ad-hoc' alterations over the years the original windows have been modified and replaced; the brickwork has been roughcast rendered over, and the roof slates have been replaced with concrete tiles. Both the building and the site have been neglected, resulting in a poor relationship between the house and its site, with poor quality boundary treatment and landscaping.

The rear elevation of the building is disfigured mainly by the rear extension. Other alterations mirror those of the front elevation. The side elevation has been similarly altered over time. Overall there is no coherent formal architectural framework.

There are five flats contained within the property; a one bed and two bed at ground floor, a one bed and two bed at first floor, and a two bed at second floor. All but one of these flats are 'under-area' in relation to current National Space Standards; all require general refurbishment works.

The rear garden is of a considerable size, and backs onto the gardens of properties on Cobden Road. The gardens of the adjacent properties have been largely taken over by parking. Immediately to the rear of No. 25 (the attached semi-detached property) is a car park and garages. Immediately to the side of No.29 is a driveway leading to a rear car park. (See below).

Overall there is an atmosphere of neglect and decay, which the owner would like to address through the mechanism of these proposals for the refurbishment and extension of their property.



Existing Front Elevation to Howard Road



Aerial view showing existing rear elevation of 27 Howard Road



Existing Rear Elevation to Howard Road



2.0 The Existing Condition

The Site

As noted previously, the site is No. 27 Howard Road, one of a pair of semi-detached villas on the east side of the street. The attached house is on the north side of No.27, at No. 25. Immediately to the south of No. 27 is a three storey block of flats at No. 29.

The front of the site is largely hard standing, used to park two vehicles. An overgrown pathway extends along the south side of the property to a dilapidated, disused detached rear shed structure. There is a dilapidated concrete post / timber panel fence and gate to the front boundary. The access path leads to a portico centrally located on the front elevation which in turn leads to the main entrance door and central hallway and staircase internally.

The rear garden has been largely 'abandoned', and has no apparent structure in terms of its landscaping. The rear elevation is dominated by the flat roofed ground floor extension.

The rear garden to the north (at No.25) is dominated by a parking area and garage structure immediately behind the rear elevation of the property.

To the south is the driveway leading to the parking area behind No. 29.

In terms of amenity, the areas of the adjacent sites immediately to the front and rear of the properties is not utilised as 'amenity space' for residents. This is relevant when considering the impact of these current proposals on neighbours amenity (from the proposed first floor rear terraces, for example).

The scheme illustrated in this document is intended to transform the quality and purposefulness of the site for the benefit of both residents and the wider community.



Existing Front Garden



Application Site

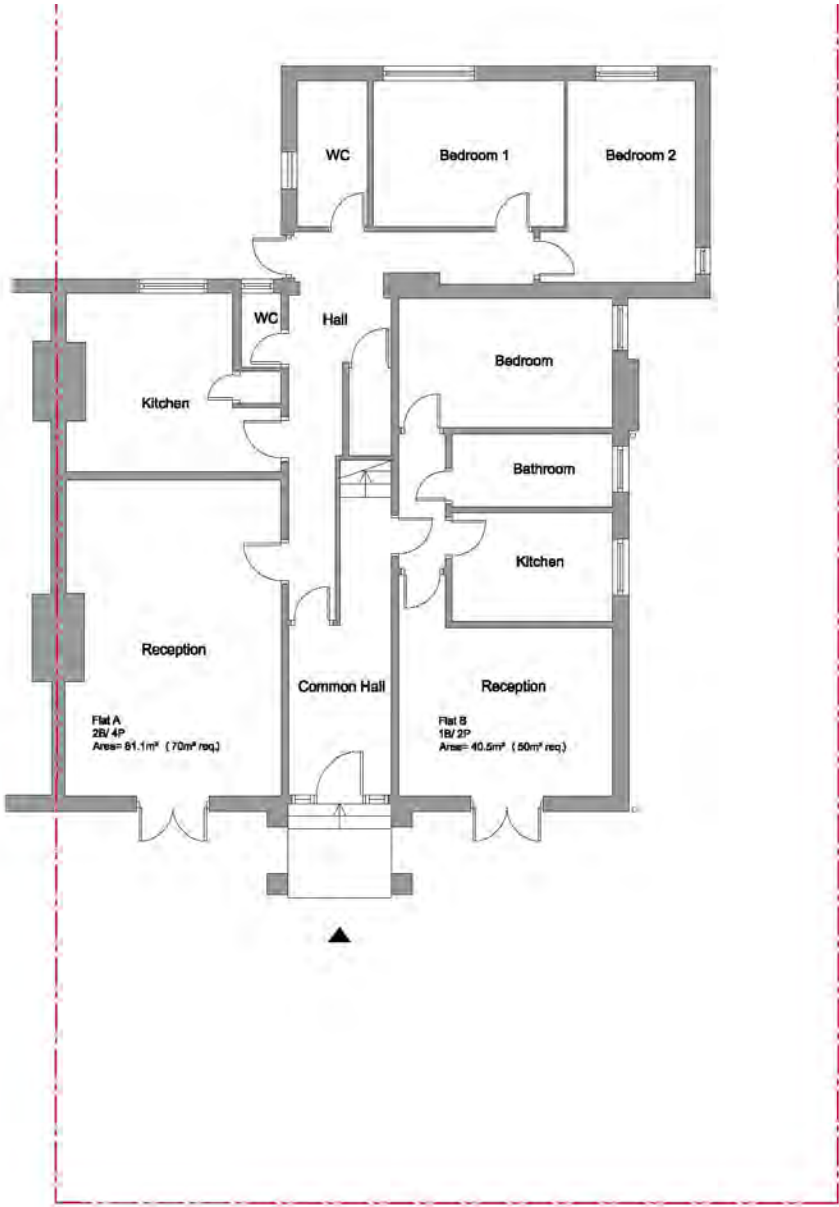


The Existing Plan

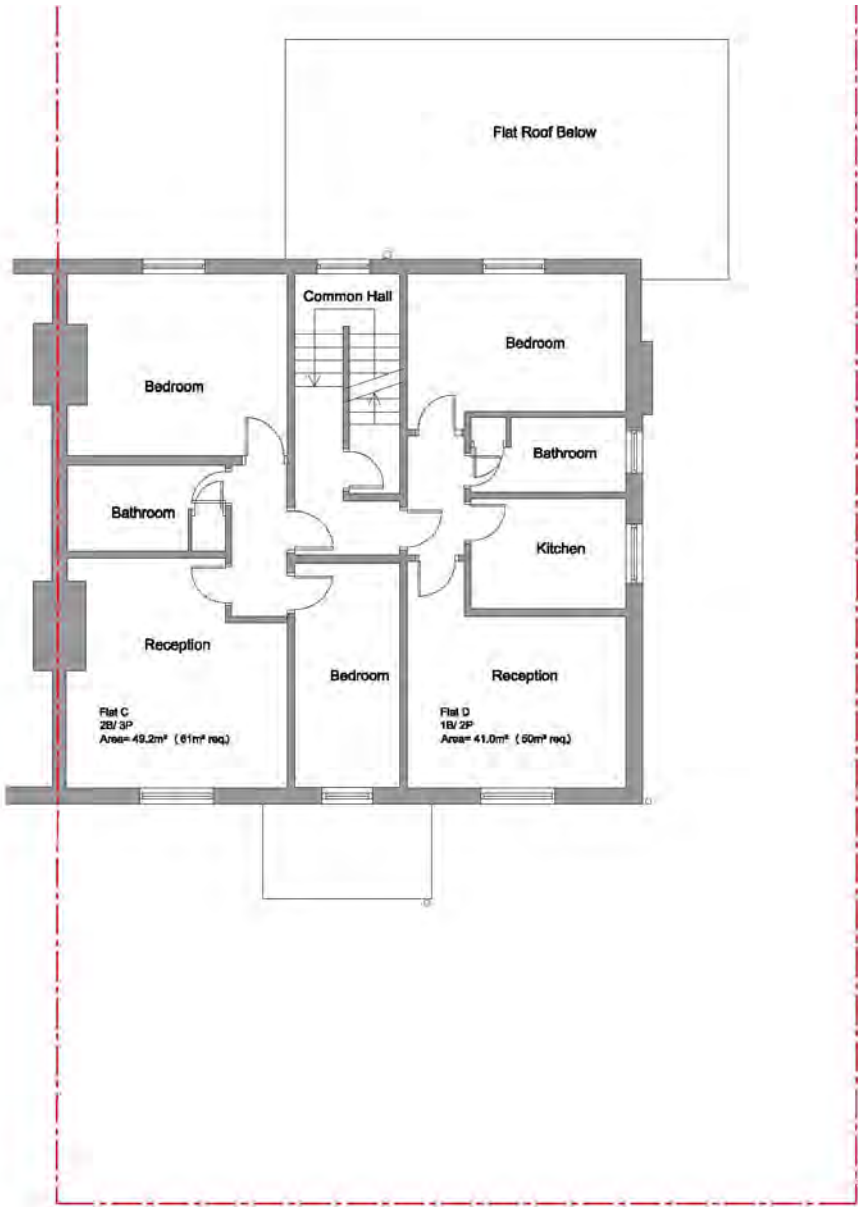
The existing plan of the ground floor of the property is illustrated below on the left. The central entrance provides access to the common hall, from which the main stair rises through the building to serve the upper floor apartments. At ground floor, a two bedroom apartment on the left wraps around the rear of the property into the rear extension. A one bed flat occupies the right hand side of the plan. The kitchen, bathroom and bedroom windows of the one bed flat look 'sideways' onto the abandoned driveway, and are overshadowed by the gable wall of the property next door. The one bed flat is 'under area' for a 2P apartment.

At first floor, there is a two bed flat to the left, and a one bed flat to the right. Both are 'under area'. The loft conversion contains an 'under area' two bed flat.

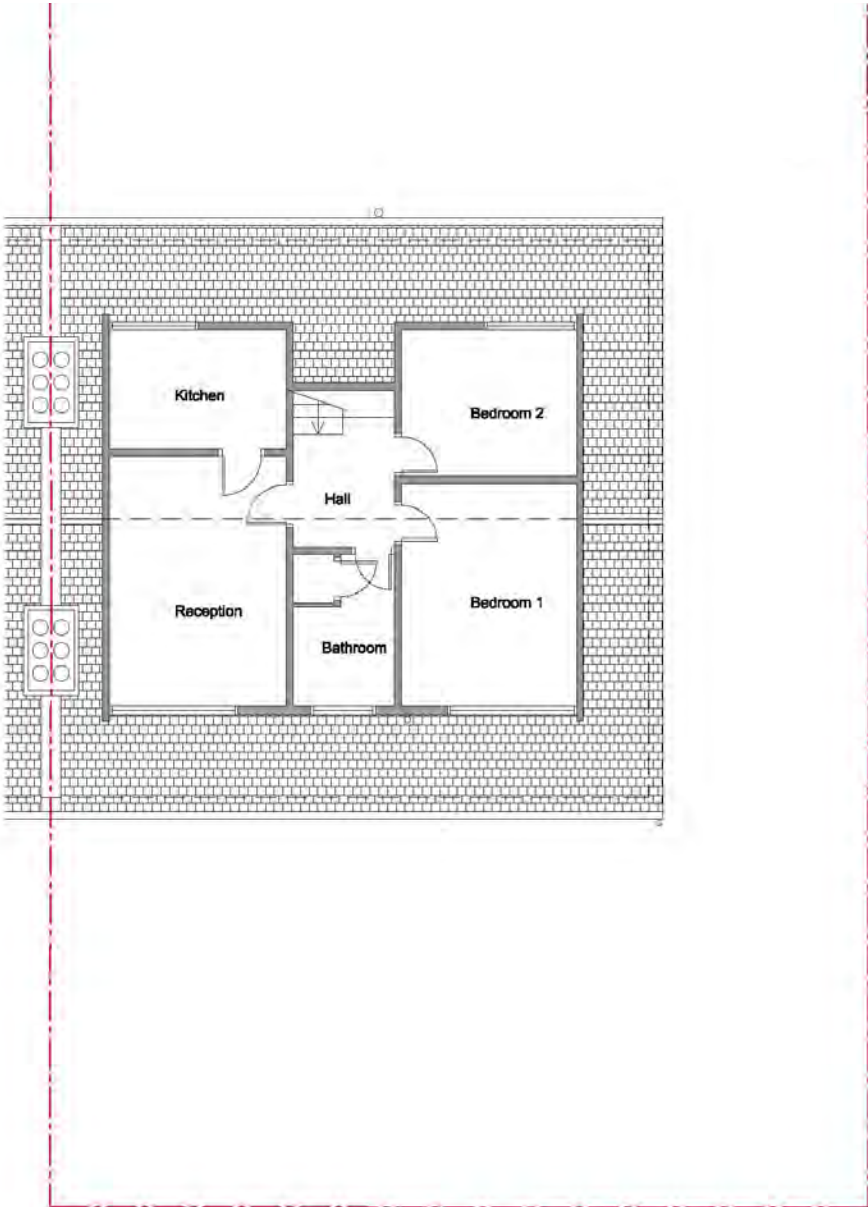
None of the flats has access to dedicated amenity space, and the quality of the communal space is so poor as to make it un-useable.



Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan



General

The proposals provide for the refurbishment and extension of 27 Howard Road, with a focus on improving the quality of the 'host' building, the quality of the dwellings themselves, and the relationship between the house and garden.

The accommodation is extended by the provision of a new two storey side extension, and part single storey / part two storey rear extension. The scale and massing of the extensions has been carefully considered to ensure that the additions are compatible with the scale, massing and appearance of the existing property, and that the impacts on neighbours are minimised.

In terms of the plans of the proposals, the alterations achieve the following:

**Ground Floor:** The existing two bed and under-sized one bed apartment are replaced by a new family sized three bed apartment, and a generous one bed apartment. Both flats have access to dedicated amenity space to the front, whilst the family apartment also has access to its own rear garden adjacent to the property. This garden is independently accessible from the rear of the kitchen. The apartment also has access to the communal garden and play space to the rear.

The proposed one bed apartment at this level has private, defensible space to the front, and also (in common with the remaining apartments), has a dedicated amenity space within the garden at the rear of the property, and access to the communal garden and associated play space.

**First Floor:** There are two one bed apartments and a studio apartment at first floor. All meet National Space Standards. Two of the apartments have terraces to the rear providing private amenity space. These terraces are screened by 'built-in' planters on the rear elevation, and balustrades to the rear and sides. The outlook over neighbours from these terraces is constrained by the fact that the terraces are partially 'recessed' behind the stepped building lines of the adjacent properties. In addition, the rear garden of the adjacent attached property (No. 25) is occupied by parking and garages, hence there is no impact on neighbouring amenity to consider on this side. Similarly on the 'unattached' side (No.29), a driveway to a rear car park abuts the boundary, eliminating overlooking as an issue on this side. All first floor flats also have access to dedicated and shared communal amenity space to the rear.

**Second Floor:** The accommodation at second floor has been re-planned to suit the reconfigured roof space. This allows the removal of the unsightly dormer window constructions and their replacement with more appropriate alternatives. As with the apartments below, dedicated and shared amenity space is available in the rear garden.



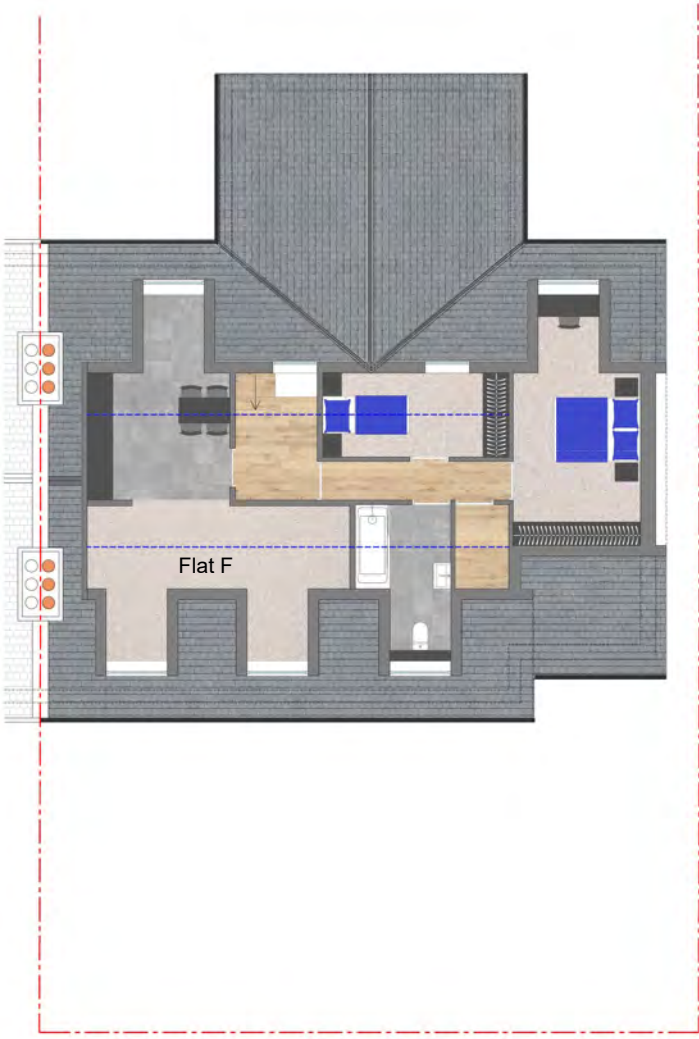
Proposed Front Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



General

The proposals provide for the refurbishment and extension of 27 Howard Road, with a focus on improving the quality of the 'host' building, the quality of the dwellings themselves, and the relationship between the house and garden.

The site plan accommodates the existing parking spaces within a landscape proposal for the front garden which integrates parking, pedestrian access to the main door, green space, bin storage, and access to the side passageway leading to the rear garden.

Immediately in front of the building, the zone defined by the refurbished portico is extended either side by dwarf walls, railings and planting to provide defensible space in the form of shallow terraces to the ground floor apartments.

Bins are stored within a dedicated enclosure to the side. The front boundary is defined by a low wall, railings and planting which echo the traditional style of the house.

The rear garden provides private amenity space for the ground floor family apartment immediately adjacent to the rear elevation of the building. A communal bike store is located close to the side passageway, whilst the remainder of the garden is designed to accommodate dedicated amenity space for each of the flats, as well as communal garden space, a communal terrace, and shared play space.



Proposed Rear Elevation



Proposed Site Plan



Scale and Massing

Rear Extension

The rear extension has been carefully planned to make most efficient use of the potential for redevelopment of the existing building without disrupting the amenity of neighbours, or overwhelming the proportions of the completed building when viewed from the rear.

In terms of the plan, the depth of the extension has been held within a 45° line drawn from the centre of the nearest ground floor window on the adjacent (attached) property. In terms of height, the single and two storey portions of the proposed extension sit within a 45° line drawn from the centre of the nearest adjacent ground floor windows. The extension retains the same eaves height as the existing building, and the roof ridge remains well below the existing ridge line.

In terms of its form, the proposed extension ‘borrows’ the form of a typical ‘outrigger’ on a Victorian property, and as such sits comfortably against the existing rear elevation. The window locations and proportions are appropriate to the character and form of the building.

Within this carefully considered envelope, the proposed extension will not impact adversely on its context, as demonstrated in the contextual drawings provided.



The scheme viewed from the rear



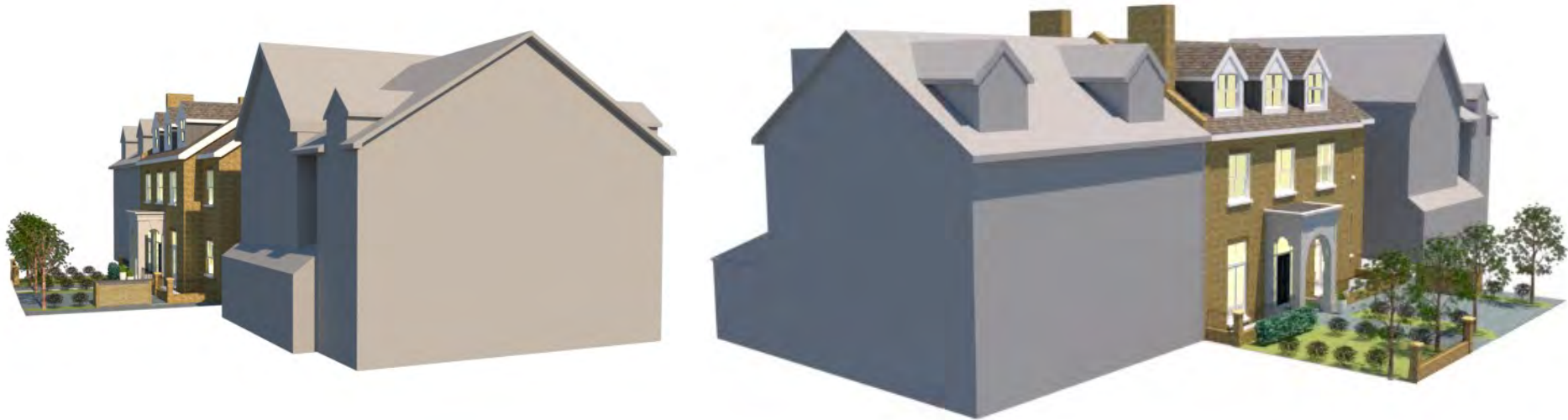
Proposed Rear Elevation



Scale and Massing

Side Extension

The proposed two storey side extension is designed to be subservient to the mass and form of the existing building. The side extension is set back from the front elevation by 1m. The roof pitch is similarly set below the pitch of the front facing roof slope. Seen in perspective, the images adjacent demonstrate that the side extension does not disturb the symmetry of the front elevation in the context of the street.



Howard Road looking North

Howard Road looking South



Proposed Elevation to Howard Road



Appearance

The existing fabric of 27 Howard Road is in a state of decay and disrepair. One of the principal objectives of these proposals is to upgrade that fabric, and to ensure that any new work is compatible with both the retained existing elements and the wider context.

As noted previously, it is our client's ambition to remove the roughcast render to the front elevation and return to the original brick. Windows will be replaced with profiles closer to the original. The roof will be finished in slate, to reflect the original fabric.

The side and rear elations will be treated in a similar way.

The proposed dormer windows are based on a common Victorian typology, and will sit much more comfortably in relation to the existing building and the context than the current unsightly flat roofed dormers.

The external works will be completed in materials to compliment the refurbished elevations; brick walls, black metal railings and masonry copings match the traditional form of the elevational treatment.



Proposed Front Elevation



Proposed Rear Elevation



Daylight and Overlooking

As noted previously, the key relationship in terms of daylight and overlooking is between the proposals and the immediately adjacent properties, and principally affects the rear elevation.

As noted previously, the scale and massing of the rear extension has been calculated to minimise any impact on neighbours, following the '45°' rule in plan and elevation.

It is also important to note that the configuration of the neighbouring plots is such that there is no residential amenity space behind the rear elevations of the adjacent buildings adjacent to the boundaries with No. 27. Immediately to the rear of the attached No. 25 there is a car park and garage structure. Beyond the boundary with No. 29 is the access driveway to the car park to the rear. Therefore, whilst there are terraces proposed at first floor level to provide amenity space to the first floor apartments, these look towards adjacent non-amenity space only. Furthermore, the proposed terraces are effectively 'recessed' behind the outermost building lines of the adjacent buildings, constraining their views. Built-in planters and railings further 'screen' the terraces from view.

(It would be possible to omit these terraces in favour of inaccessible flat 'green' roofs, if these cannot be supported by officers).

The back gardens of the properties on Cobden Road are at such a distance as to make overlooking irrelevant.



Model illustrating relationship to neighbouring properties



Proposed Rear Elevation showing 'light angles'.



Building Management

While it is accepted that the increase in the number of residential units by one unit would lead to an intensification of the occupation of the site, this is marginal, and would not result in any detriment to the surrounding area in terms of noise or traffic generation.

Servicing arrangements will also remain unchanged, continuing as existing.

Sustainability

The proposed development will accommodate recycling and composting, and minimise water use. Existing boilers will be replaced by energy efficient models. Sustainable modes of construction and materials will ensure that the development meets energy policy requirements.

Parking

In response to objections raised to the inclusion of an additional parking space during the pre-application process, this has been removed from the scheme. The two existing places remain, and there are no changes to the dropped kerb arrangements. An EVCP will be provided.

Bikes

There is a dedicated storage space for one cycle per unit, plus an additional space for a visitor.

Refuse

Three general waste containers (360L) and three recycled waste containers (360L), as well as food waste provision have been incorporated in the landscaping proposals for the front of the property in line with the recommendations outline in Croydon’s Water and Recycling Policy Planning Document.

Flooding

The site is not located within a flood risk area, and is designated as an area of ‘very low’ risk in terms of surface water flooding. Please refer to the attached Environment Agency maps and notes for mitigation measures. Rainwater will be collected for later use, and all ‘hard’ landscaped areas will be ‘SUDS’ compliant.



Front Elevation



Site plan showing parking, amenity space, bin stores, bike stores and proposed garden layout



#### 4.0 Conclusion

As noted at the outset, this application is a simple re-submission of permitted application Ref. 20/00806/FUL.

As a result of uncertainties induced by the pandemic / post pandemic period, our client has been unable to this point to realise the scheme. However it is now their intention to implement the proposals in line with the original grant of permission.

The proposals illustrated in this document describe the refurbishment and extension of 27 Howard Road to provide generally extended and improved residential accommodation, also resulting in one additional apartment. The principle of 'densifying' urban sites which can accommodate greater populations sustainably is a key opportunity in terms of meeting the ever greater demand for housing in Croydon, and is the express aim of the Suburban Design Guide (Supplementary Planning Document).

The extension of the existing accommodation will provide a financial return which justifies the investment in the refurbishment of the existing building fabric to improve the appearance of the property as a whole, and restore its contribution in aesthetic and townscape terms to the quality of the built fabric in the area around Howard Road.

The mechanisms for achieving the improved dwellings and new apartment, i.e. the side and rear extensions, have been carefully considered in terms of their impact on the streetscape to the front, on neighbours to the rear, and in relation to the scale, massing and appearance of the host building generally.

In summary, the proposals are of an appropriate design, enhancing the quality and character of the suburban context. They provide good access and layout, accommodating pedestrians, cars and bicycles within a landscaping strategy which also provides dedicated and shared amenity space for the units. There is a suitable mix of flats, including the provision of a family sized three bedroom unit as well as one and two bed units. The scheme provides an acceptable standard of accommodation and does not result in undue impact on amenity for neighbours. A simple comparison of the existing and proposed conditions demonstrates the significant level of improvement over the current situation which this scheme will achieve.

The proposals illustrated in this document represent a high quality extension and adaptation of the existing building—in architectural terms, in terms of urban design, and in terms of the quality of the accommodation provided. The architectural form and materiality of the additions have been carefully considered to meet the brief and to sit comfortably within the context, making a positive contribution to the streetscape, and sympathetically reinforcing the quality and character of the area.

We would suggest that the combination of a carefully considered massing, thoughtful configuration, sensitive materiality and elegant detailing of No. 27 Howard Road will achieve a successful result in line with planning guidance, representing a significant investment by our client in high quality housing in the Borough.



Elevation to Howard Road





Appendix A—Coloured Drawings





REAR ELEVATION 02.16

FRONT ELEVATION 02.14



Disclaimer:  
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

Notes:



Note regarding areas:

Flat A  
3 Bed / 6P flat.  
Area = 103.0m². (NSS minimum = 95m²)

Flat B  
1 Bed / 2P flat.  
Area = 61.3m². (NSS minimum = 50m²)

P1	13.01.20	JH	Revised for Planning
P0	25.09.19	DH	Setting Out
REV	DATE	DRAWN	DESCRIPTION
<b>JH<sup>A</sup></b>			
Studio 30 Hideaway Workspace, 1 Empire Mews, London, SW16 2BF jim@jhandarchitecture.co.uk www.jhandarchitecture.co.uk			
Project 27 Howard Road, South Norwood			
Title Proposed Ground Plan			
Scale 1:100 @ A3			
Job 1911	Document Type DR	Series 02	Number 10PP
		Revision P1	





REAR ELEVATION 02.16

FRONT ELEVATION 02.14

SECTION A 02.17

SECTION A 02.17

SIDE ELEVATION 02.15

Disclaimer:  
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

Notes:



Note regarding areas:

Flat C  
1 Bed / 2P flat.  
Area = 50.6m<sup>2</sup>. (NSS minimum = 50.0m<sup>2</sup>)

Flat D  
1 Bed / 2P flat.  
Area = 53.5m<sup>2</sup>. (NSS minimum = 50.0m<sup>2</sup>)

Flat E  
1 Bed / 1P flat.  
Area = 37.3m<sup>2</sup>. (NSS minimum = 37.0m<sup>2</sup>)



P0	25.09.19	DH	Setting Out
REV	DATE	DRAWN	DESCRIPTION
<b>JH<sup>A</sup></b> Studio 30 Hideaway Workspace, 1 Empire Mews, London, SW16 2BF jeh@jharchitecture.co.uk www.jharchitecture.co.uk			
Project 27 Howard Road, South Norwood			
Title Proposed First Floor Plan			
Scale 1:100 @ A3			
Job	Document Type	Series	Number
1911	DR	02	11PP
			Revision
			P0



REAR ELEVATION 02.16

FRONT ELEVATION 02.14



SIDE ELEVATION 02.15

Disclaimer:  
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

Notes:



Note regarding areas:

Flat F  
2 Bed / 3P flat.  
Area = 71m<sup>2</sup>. (NSS minimum = 70m<sup>2</sup>)



P0	25.09.19	DH	Setting Out
REV	DATE	DRAWN	DESCRIPTION
<b>JH<sup>A</sup></b> Studio 30 Hideaway Workspace, 1 Empire Mews, London, SW16 2BF jim@jhandarchitecture.co.uk www.jhandarchitecture.co.uk			
Project 27 Howard Road, South Norwood			
Title Proposed Second Floor Plan			
Scale 1:100 @ A3			
Job 1911	Document Type DR	Series 02	Number 12PP
		Revision P0	



Disclaimer:  
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

Notes:



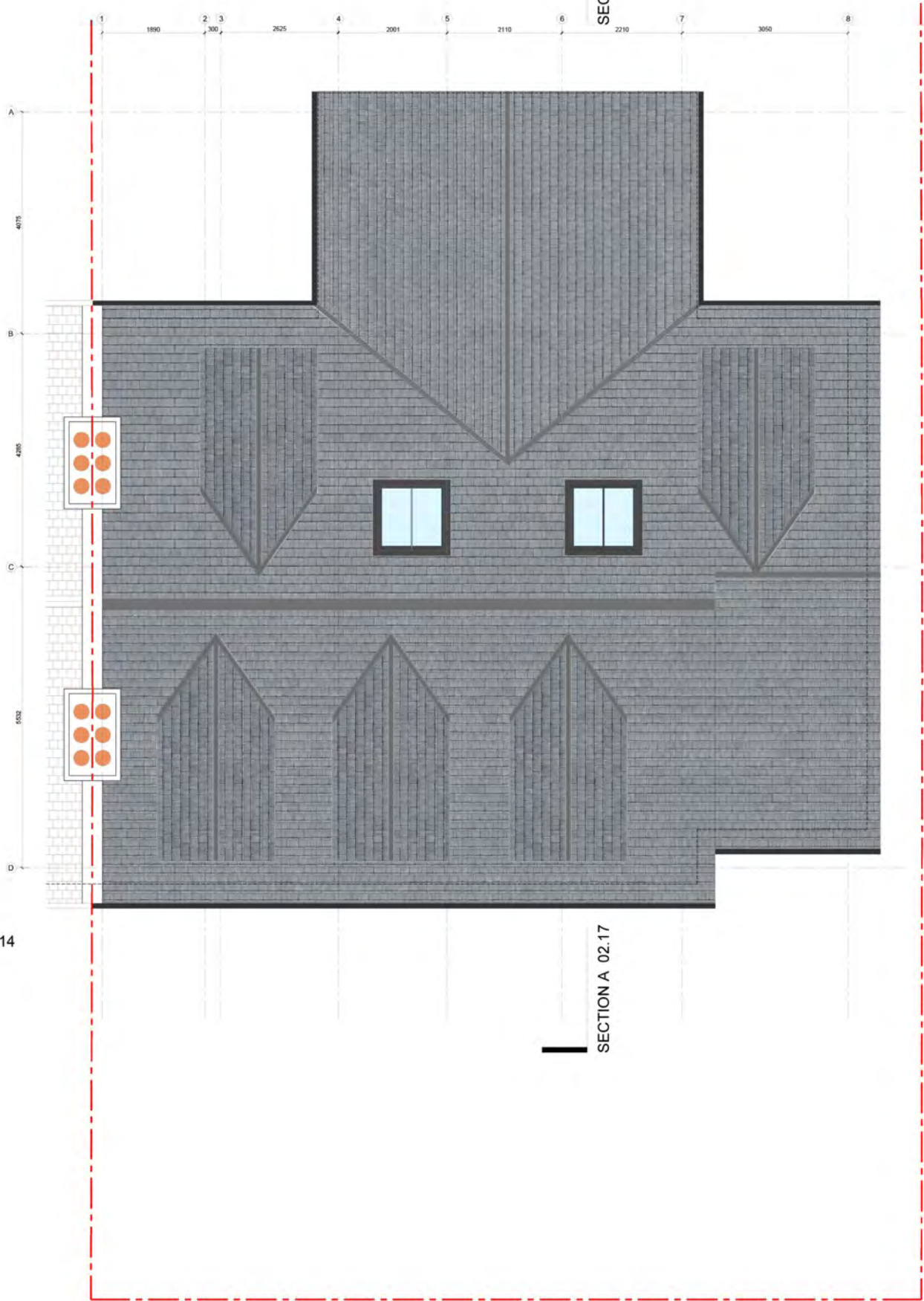
REAR ELEVATION 02.16

SECTION A 02.17

SIDE ELEVATION 02.15

FRONT ELEVATION 02.14

SECTION A 02.17



P0	25.09.19	DH	Setting Out
REV	DATE	DRAWN	DESCRIPTION
<b>JH<sup>A</sup></b> Studio 30 Hideway Workspace, 1 Empire Mews, London, SW16 2BF jim@jarchitecture.co.uk    www.jarchitecture.co.uk			
Project 27 Howard Road, South Norwood			
Title Proposed Roof Plan			
Scale 1:100 @ A3			
Job 1911	Document Type DR	Series 02	Number 13PP
		Revision P0	





Disclaimer:  
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

Notes:

Proposed Front 'Street' Elevation to Howard Road



- Materials Key
- Existing 'roughcast' render to be removed. Brown brick to be cleaned and re-pointed.
  - New slate roof tiles.
  - White rendered portico.
  - Black painted gutter and downpipes to match existing.
  - New dormer windows with timber fascia.
  - New white uPVC windows to match original sash profiles.
  - Low level wall behind.

P0	25.09.19	DH	Setting Out
REV	DATE	DRAWN	DESCRIPTION
<b>JH</b> Studio 30 Hideaway Workspace, 1 Empire Mews, London, SW16 2BF jen@jhandarchitecture.co.uk www.jhandarchitecture.co.uk			
Project 27 Howard Road, South Norwood			
Title Proposed Front Elevation			
Scale 1:100 / 1:200 @ A3			
Job 1911	Document Type DR	Series 02	Number 14PP
			Revision P0



Notes:

Site Boundary



0m 2.0m 4.0m 10.0m

Scale 1:200

Note: Proposed extension contained within 'rights of light' profiles)



0m 1.0m 2.0m 5.0m

Scale 1:100

## Materials Key

- Materials Key**
1. Brown brick extension, to match existing.
  2. New slate roof tiles.
  3. New Velux rooflight
  4. Black painted gutter and downpipes to match existing.
  5. New dormer windows with timber fascia.
  6. New white uPVC windows to match original sash profiles.

P0 REV	25.00.19 DATE	DH DRAWN	Setting Out DESCRIPTION
<b>JH<sup>A</sup></b> Studio 30 Hideway Workspace, 1 Empire Mews, London, SW16 2BF jhm@jharchitects.co.uk <a href="http://www.jharchitects.co.uk">www.jharchitects.co.uk</a>			
Project 27 Howard Road, South Norwood			
Title Proposed Rear Elevation			
Scale 1:100 / 1:200 @ A3			
Job 1911	Document Type DR	Series 02	Number 16PP
			Revision P01



Disclaimer:  
While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

Notes:



Proposed Section A

P0	25.09.19	DH	Setting Out
REV	DATE	DRAWN	DESCRIPTION
<b>JH<sup>A</sup></b> Studio 30 Hidaway Workspace, 1 Empire Mews, London, SW18 2BF jim@jharchitecture.co.uk    www.jharchitecture.co.uk			
Project 27 Howard Road, South Norwood			
Title Proposed Section A			
Scale 1:100 @ A3			
Job 1911	Document Type DR	Series 02	Number 17PP
			Revision P0



