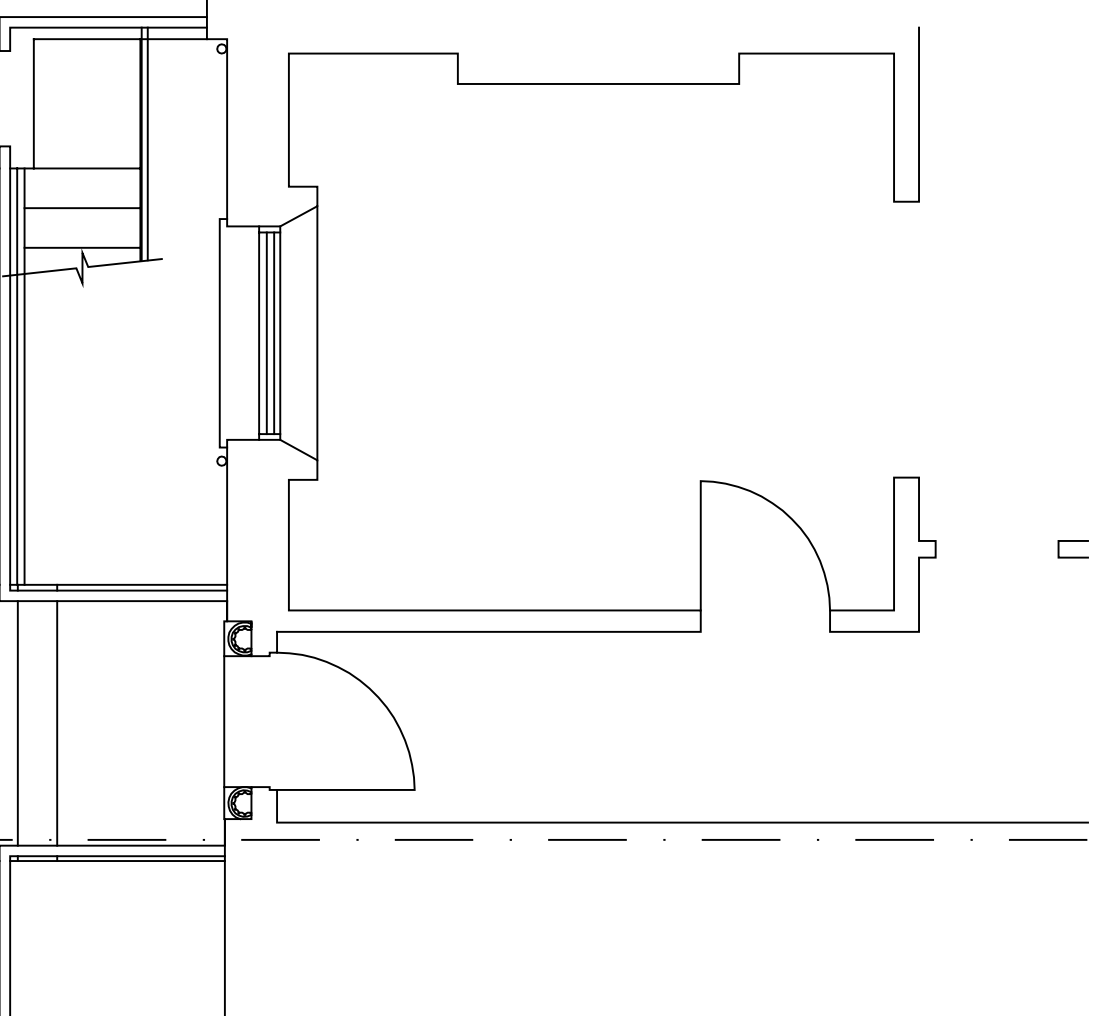
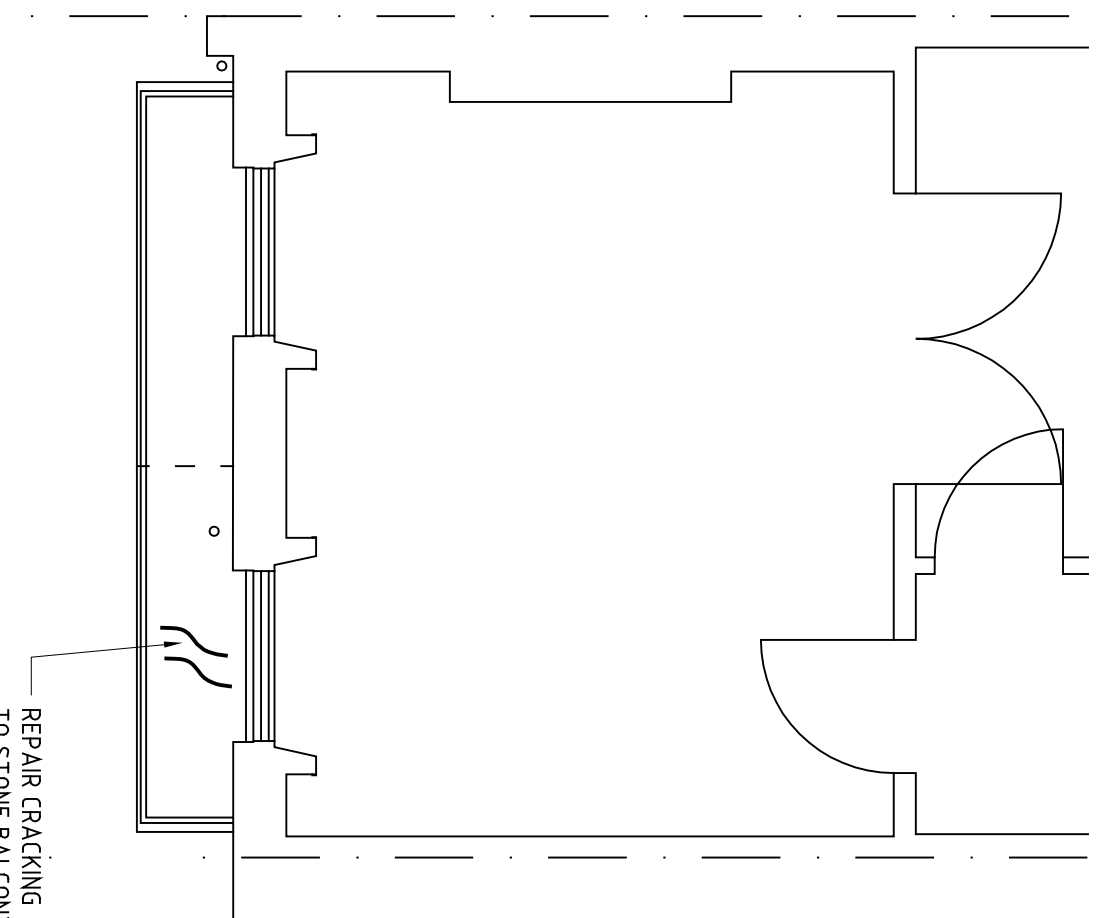


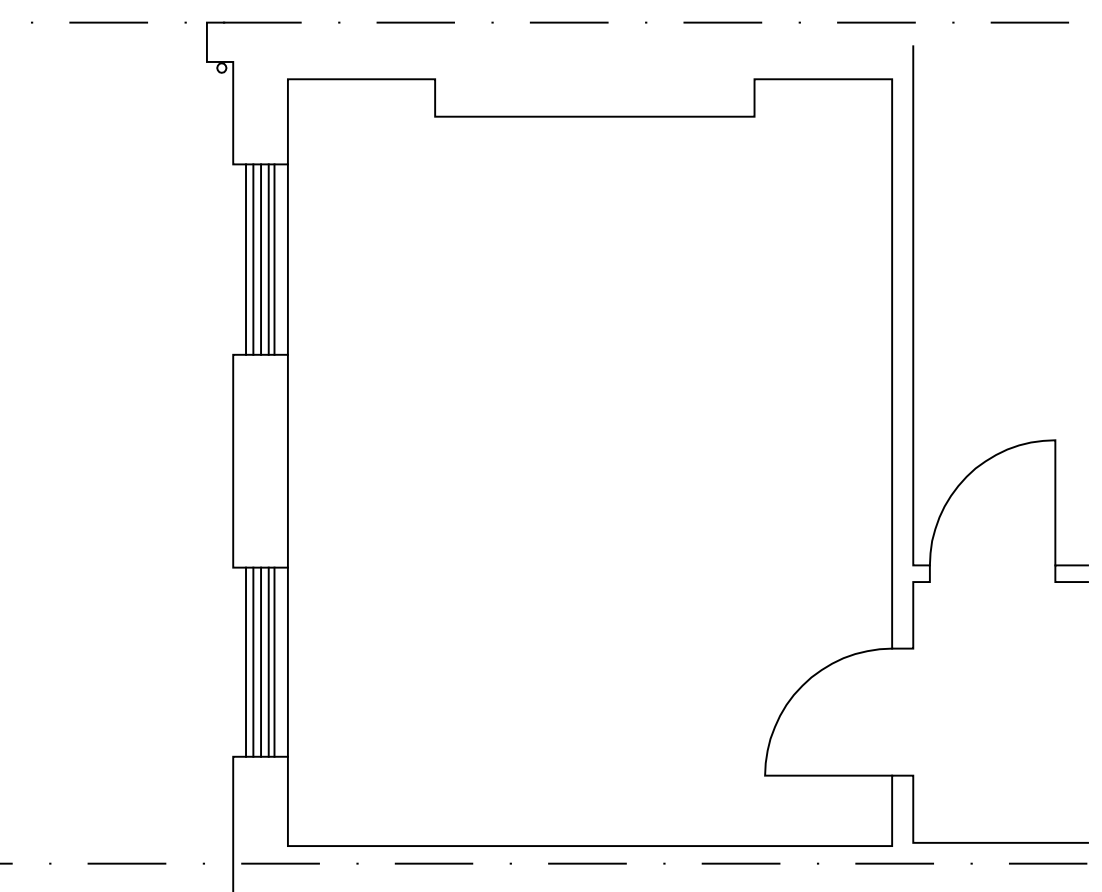
LOWER GROUND FLOOR PLAN
AS PROPOSED (PART)
SCALE 1:50@ A1



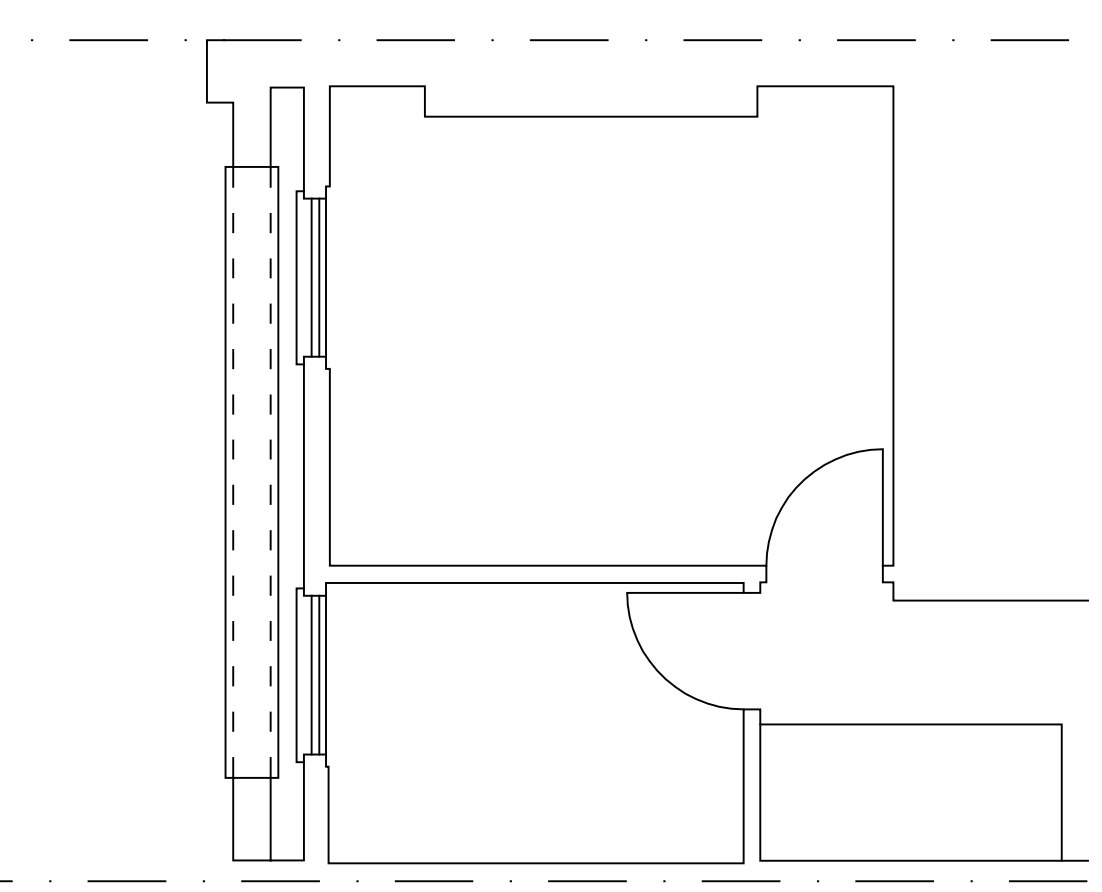
GROUND FLOOR PLAN
AS PROPOSED (PART)
SCALE 1:50@ A1



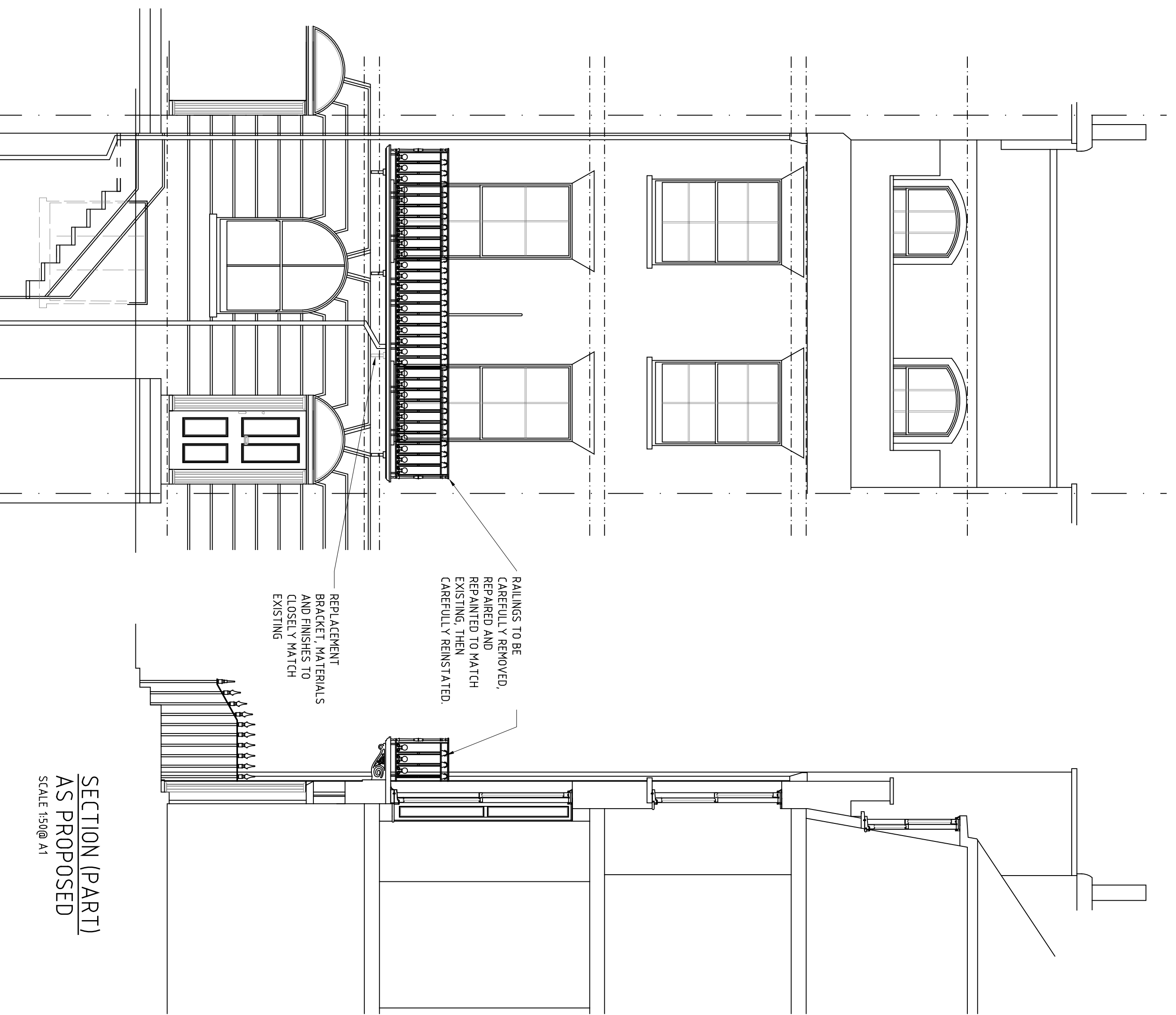
FIRST FLOOR PLAN
AS PROPOSED (PART)
SCALE 1:50@ A1



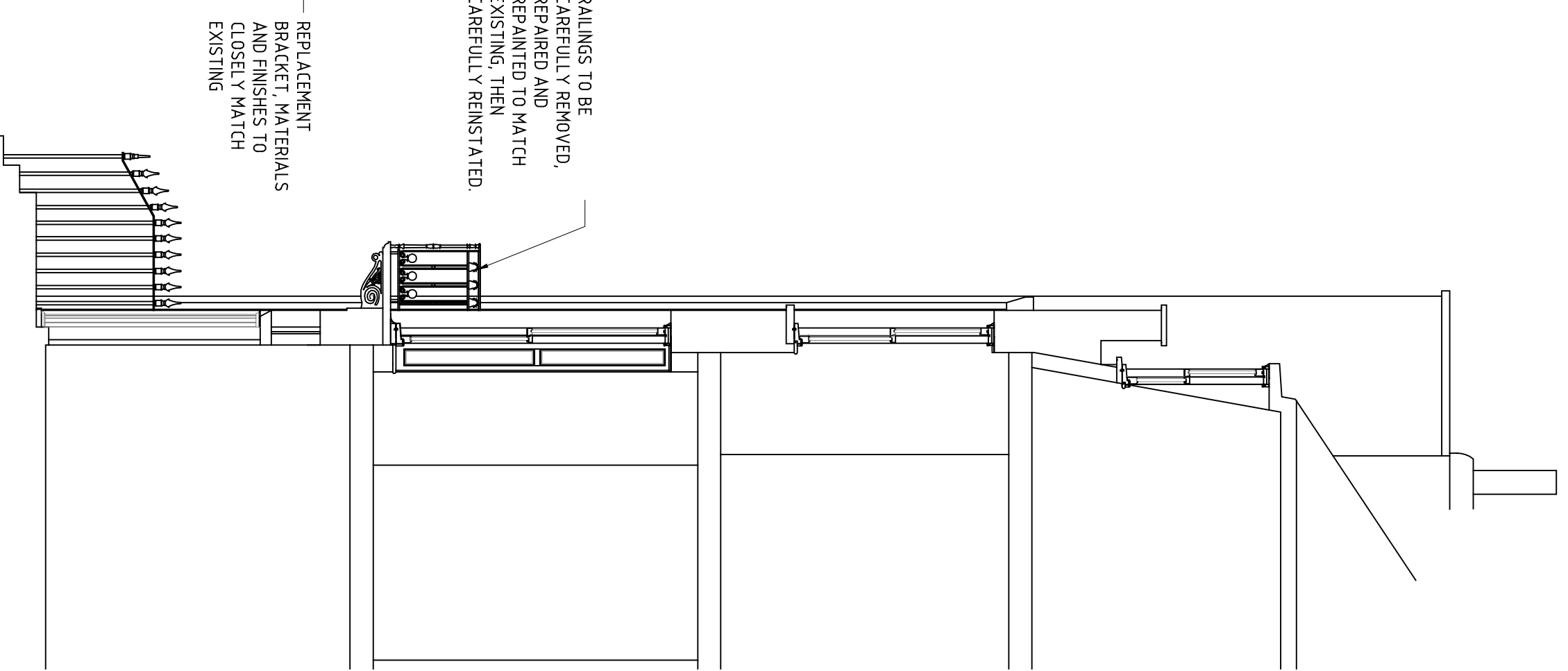
SECOND FLOOR PLAN
AS PROPOSED (PART)
SCALE 1:50@ A1



THIRD FLOOR PLAN
AS PROPOSED (PART)
SCALE 1:50@ A1



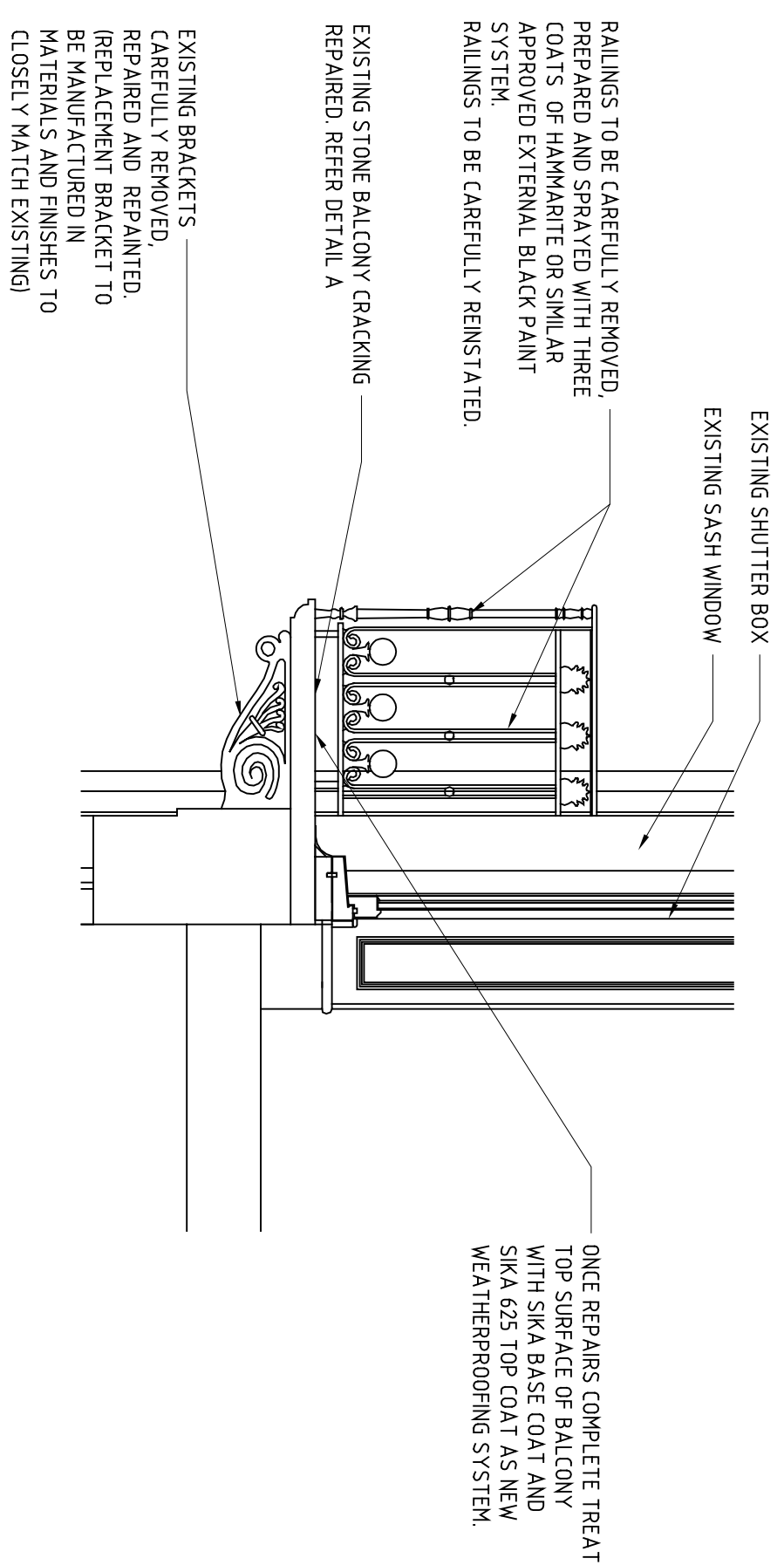
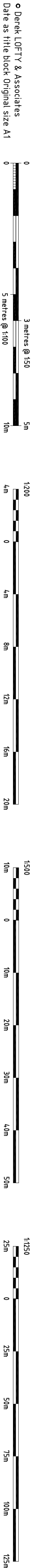
FRONT ELEVATION AS PROPOSED
SCALE 1:50@ A1



SECTION (PART)
AS PROPOSED
SCALE 1:50@ A1

RAILINGS TO BE CAREFULLY REMOVED, CAREFULLY REPAINTED TO MATCH EXISTING, THEN CAREFULLY REINSTATED.

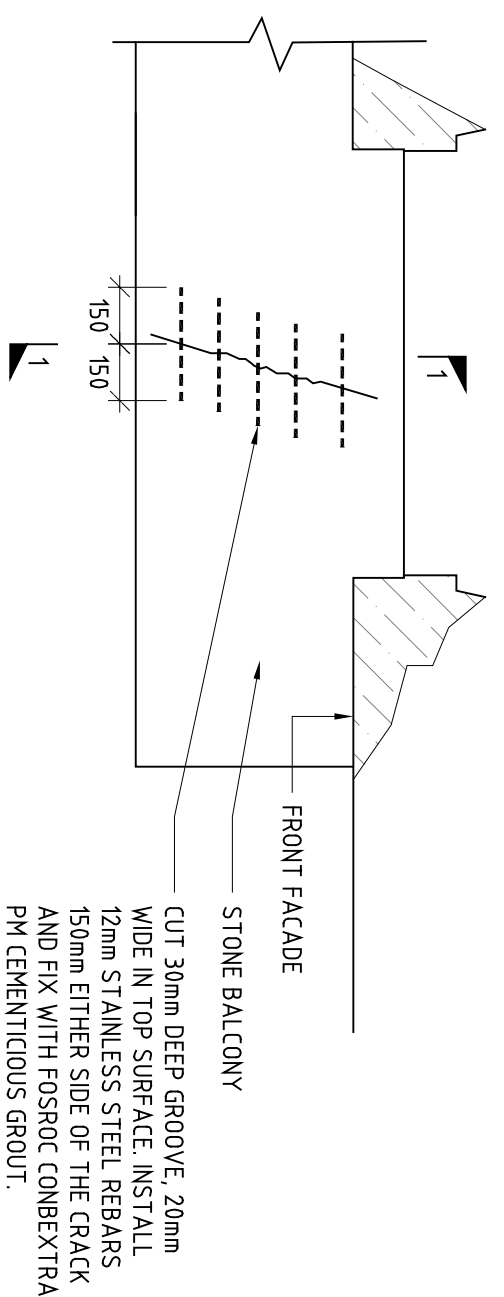
REPLACEMENT BRACKET TERMINALS AND FINISHES TO CLOSELY MATCH EXISTING.



BALCONY DETAIL
SCALE 1:20@A1

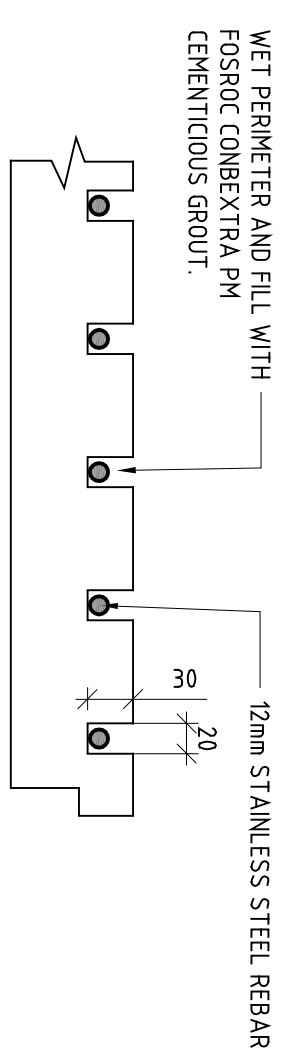
EXISTING SHUTTER BOX
EXISTING SASH WINDOW
RAILINGS TO BE CAREFULLY REMOVED, PREPARED AND SPRAYED WITH THREE COATS OF HAMMARITE OR SIMILAR APPROVED EXTERNAL BLACK PAINT SYSTEM
RAILINGS TO BE CAREFULLY REINSTATED.
EXISTING STONE BALCONY CRACKING REPAIRED. REFER DETAIL A
ONCE REPAIRS COMPLETE TREAT TOP SURFACE OF BALCONY WITH SIKKA BAC-CON 1 AND SIKKA WATERSHEDDING SYSTEM.

EXISTING BRACKETS CAREFULLY REMOVED, REPAIRED AND REPAINTED. (REPLACEMENT BRACKET TO BE MANUFACTURED IN MATERIALS AND FINISHES TO CLOSELY MATCH EXISTING)



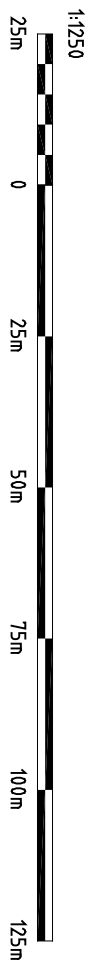
BALCONY REPAIR DETAIL A
SCALE 1:20@A1

- MATERIALS**
- FOSROC NITOBOND EP
 - FOSROC RENDEROL S PM
 - FOSROC CONBEXTRA PM
 - 12mm Ø REBAR
 - 15mm Ø REBAR
 - SHUTTER AND WATER



SECTION 1-1
SCALE 1:10@A1

WET PERIMETER AND FILL WITH FOSROC CONBEXTRA PM CEMENTITIOUS GROUT
12mm STAINLESS STEEL REBAR



NOTES

GENERAL

Copyright. No part of this drawing or any other drawings, details, calculations or schedules pertaining to this project as filed (including any notes therein) may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior permission in writing of Derek LOFTY & Associates.

All dimensions are in millimeters. Unless noted otherwise.

Do not scale this drawing - other than for planning purposes.

If in doubt - ASK!

This drawing is not to be used for setting out.


All sizes and dimensions to be checked on site prior to commencement and confirmed by the Architect. This drawing is to be read in conjunction with all other relevant drawings and details.

Materials and workmanship must be of a standard conforming with the appropriate recognised authority. For example, "National House Building Council", "British Standards Institution", "Department of the Environment" - (Building Regulations) etc.

HEALTH & SAFETY

The Contractor must at all times operate safe working practices, maintain the integrity of the existing structures, and conform to all the appropriate requirements of the Health & Safety Executive including the "Construction (Health, Safety and Welfare) Regulations 1996".

The working methods of any hazardous operations must first be discussed with the designer and on project manager prior to commencement.

Rev	Amendments	Date			
-	-	-			
Client: PRIVATE CLIENT					
Project: 4 MORNINGTON CRESCENT LONDON, NW1 7RH					
Title: APPLICATION FOR BALCONY REPAIRS TO FRONT ELEVATION PLANS AND ELEVATIONS AS PROPOSED					
Status: PLANNING ISSUE					
 <p>Derek LOFTY & Associates The Lodge Studio Copthorne Road Croydon Green Hertfordshire WD3 4AQ t: 01923 773373 e: info@derekloftyandassociates.co.uk</p>					
DATE	SCALE	DRAWING No	DRAWN	CHKD.	Rev
NOV-23	SHOWN	11214/101	KE	AML	-