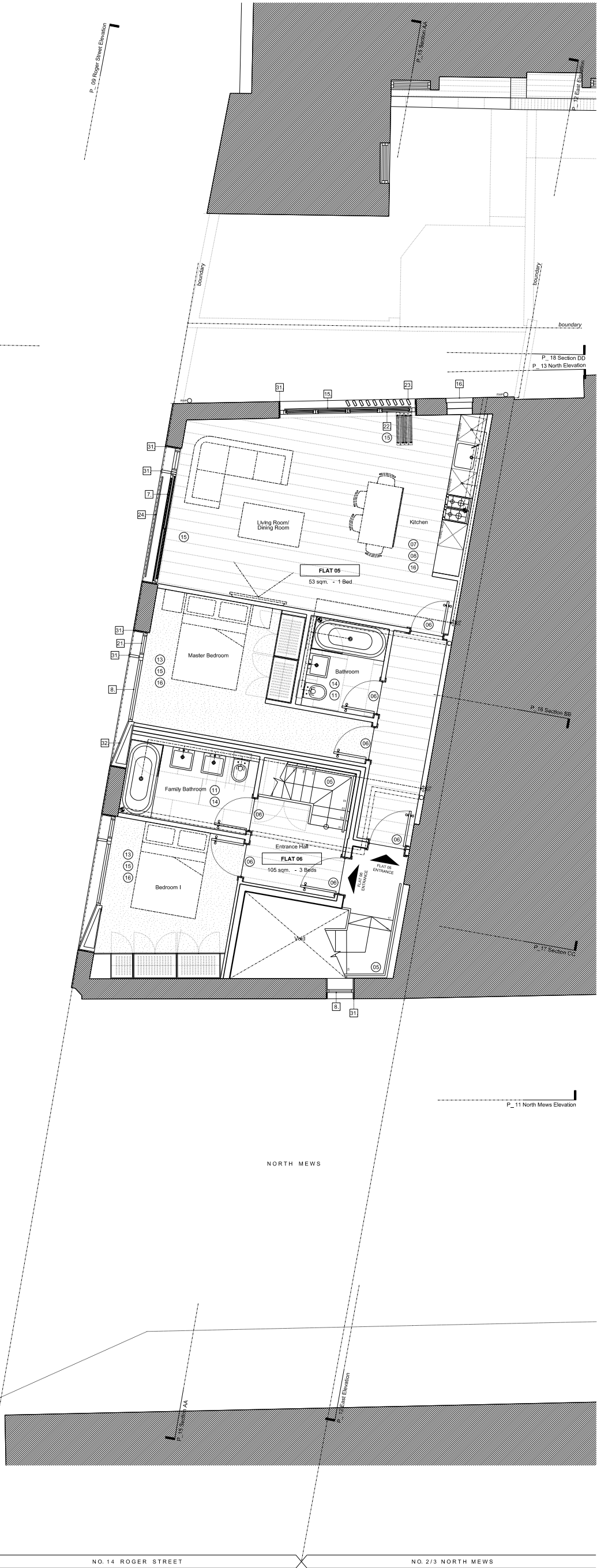
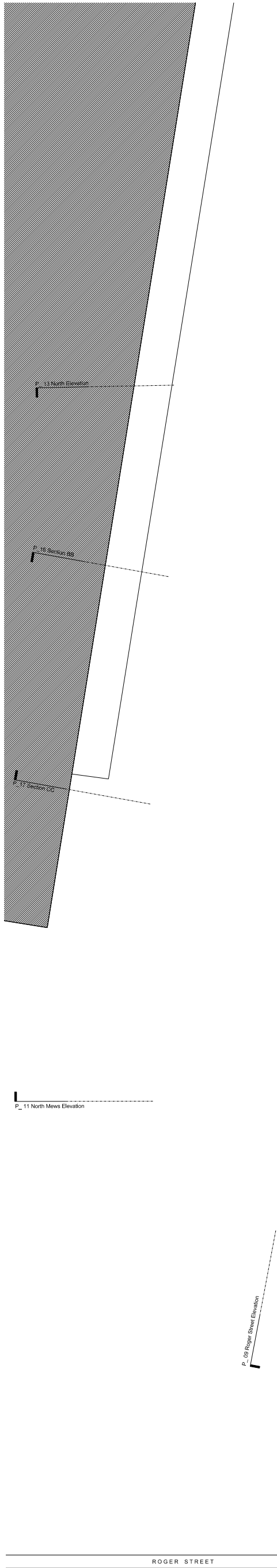




Legend

Line Denotes Removal of Existing Structure

Hatch denotes extent of existing roof/wall structure to be demolished

Hatch denotes proposed excavation

Existing structure

Existing ground

Line Denotes Outline of Existing Building

Key

RWP - Rain Waterpipe

Ex - Existing

MH - Manhole

RC - Reinforced Concrete

SE - Structural Engineer

RAD - Radiator

VP - Soil Vent Pipe

EM - Electrical Meter

WM - Water Meter

LifeTime Homes Createa Key

1

Parking space (capable of withering to 300mm)

2

Short distance from Parking

3

Level approach to dwelling

4

Accessible threshold - covered and 81

5

Provision for a future stair lift

6

Width of doors and hall allow wheelchair access

7

Turning circle for wheelchair in ground floor living room

8

Entrance level living space

9

Potential for temporary entrance level bed-space

10

Accessible entrance level WC/shower drainage

11

WC and bathroom walls (ability to take adaptations)

12

Space for future stair through floor lift to bedroom

13

Easy route for heat from bedroom to bathroom

14

Bathroom planned to give side access to WC and bath

15

Low window sills

16

Sockets and services controls at convenient height

Proposed Key:

1

Allow for excavation of proposed lightwell

2

Allow for 500mm excavation of lower ground floor level

3

Existing boundary wall to be retained

4

Existing lift and lift plant to be demolished

5

Proposed concrete underpin - refer to SE details

6

Proposed lightwell with stone pavers

7

Proposed anodised aluminium framed glass sliding doors

8

Proposed anodised aluminium framed operable fan light window

9

Proposed beams to be retained

10

Existing door opening to be enlarged to allow for new entrance door

11

Existing entrance steps to be refurbished

12

Existing brick work to be repaired, cleaned and re-pointed

13

Existing window openings to be stopped of existing windows and enlarged as shown to allow for proposed windows

14

Proposed glass balustrade

15

Existing window opening to be bricked up

16

Proposed fire escape

17

Proposed smoke curtain above - shown dashed

18

Proposed fire proof glazing

19

Proposed stone pavers

20

Proposed anodised aluminium framed bottom hung casement window

21

Proposed anodised aluminium framed side lobe doors

22

Proposed fixed vertical 'bronze' (anodised aluminium) louvers to provide screening to adjacent properties

23

Proposed painted metal railing

24

Proposed aluminium cladding

25

Proposed mechanically operable roof light (to form balustrade when in open position)

26

Proposed render roof

27

Existing parapet to be raised by 550mm. New stone coping to parapet

28

Removal of existing roof structure to allow for proposed fourth floor level

29

Proposed 'bronze' (anodised aluminium) steel frame

30

Proposed decorative brick panel using bricks to match existing

31

Proposed render finish

32

Proposed 'green' wall

33

Proposed Fourth Floor extension set back from parapet and not higher than existing 1st/2nd Floor structure

34

Re-use existing signage

35

Proposed colour backed glass

Revision

REV A

ISSUED FOR PLANNING

25/04/2013

PLANNING ISSUE

Project No.

12076

Client

AJAM 4 Limited

Date

April 2013

Scale

1:250@A0 / 1:100@A2

Project

No. 14 Roger Street

Drawing Title

Demoition & Proposed Third Floor Plan

Drawing No.

P_05

Rev.

A

Drawn

TE

Approved

MW

Signed

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0.5

1m

2m

3m

5m