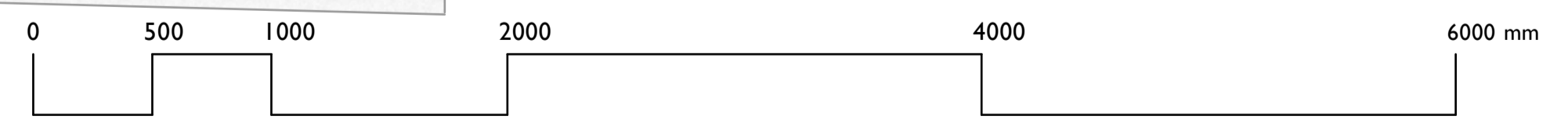


**Proposed Works**

- 1 Removal of the glazed structure to the rear elevation at lower ground floor level.
- 2 Construction of a new frameless glass structure with steelwork support frame with high performance double glazed roof and side panels and triple glazed minimally framed sliding doors at lower ground floor level.
- 3 Removal and replacement of the rooflight to the flat roof.
- 4 Replacement of the painted timber framed glazed external doors to the front elevation with matching painted timber framed double glazed doors at lower ground floor level.
- 5 Minor repairs to the leadwork of the flat roof and roof dormers.
- 6 Minor repairs to the slate roofing.
- 7 Repairs/making good and redecoration to the painted stucco render and decorative mouldings to all elevations.
- 8 Overhaul/repairs/making good and redecoration to the painted timber windows and fitting of proprietary concealed draught sealing brushes/seals to the edges of sashes/casement windows/frames to all elevations.
- 9 Repairs/replacement and redecoration to the cast iron rainwater goods and drainage pipework to all elevations.
- 10 Replacement of the boiler flue to the side elevation.
- 11 Replacement of security items to all elevations.
- 12 Replacement of the existing side door with a new matching painted timber framed double glazed door.

**Notes**

- Details of existing areas of construction are indicative and are included for information only.
- Fixings, waterproof membranes, vapour barriers, drips, flashings, sealants and other weathering items have been omitted for clarity.
- All levels and dimensions will need to be checked on site prior to construction.



project	19 Eton Villas London NW3		smerinarchitects The Studio 28 Killyon Road London SW8 2XT contact@smerin.co.uk www.smerin.co.uk
title	Proposed Side Elevation		
scale	1:50 at A3	project number	A101
date	29.02.12	drawn by	PS
drawing status	Planning	checked by	PS
drawing number	PL 021	revision	A