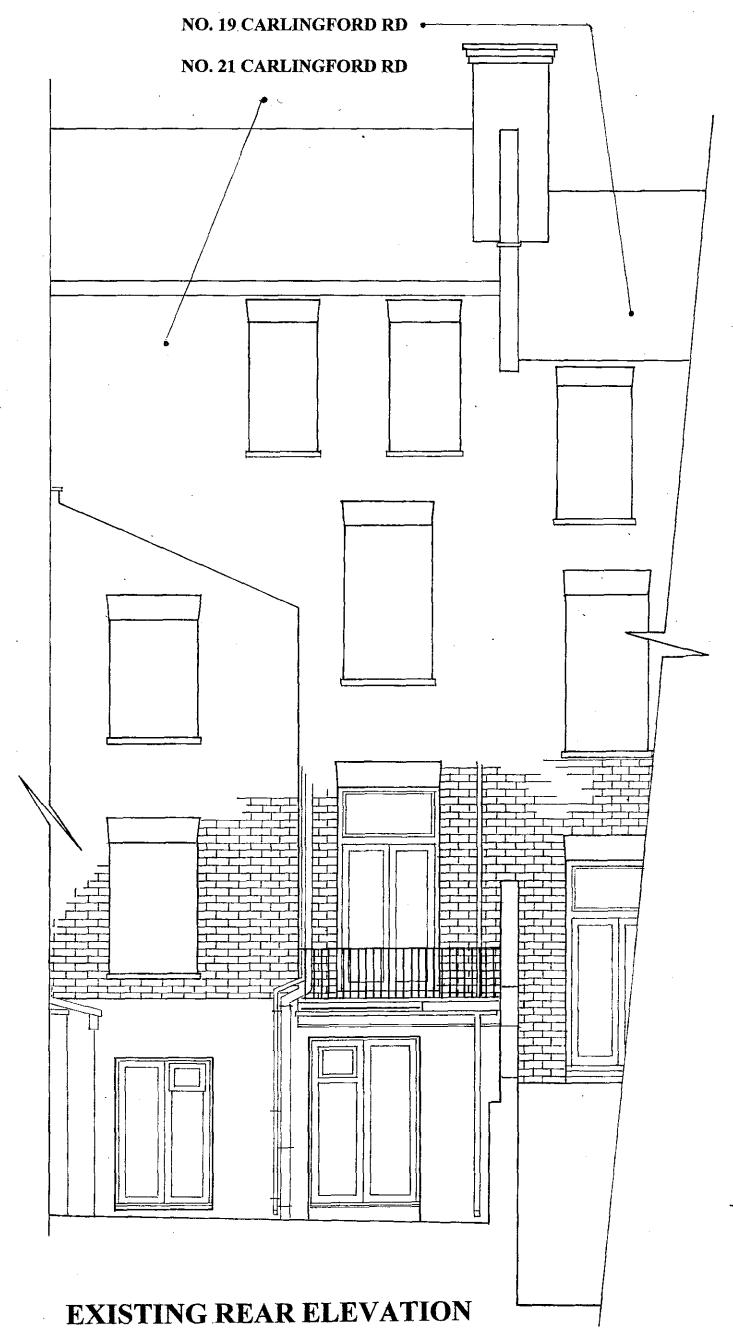


safety barrier (height to comply with current Building Regulations).

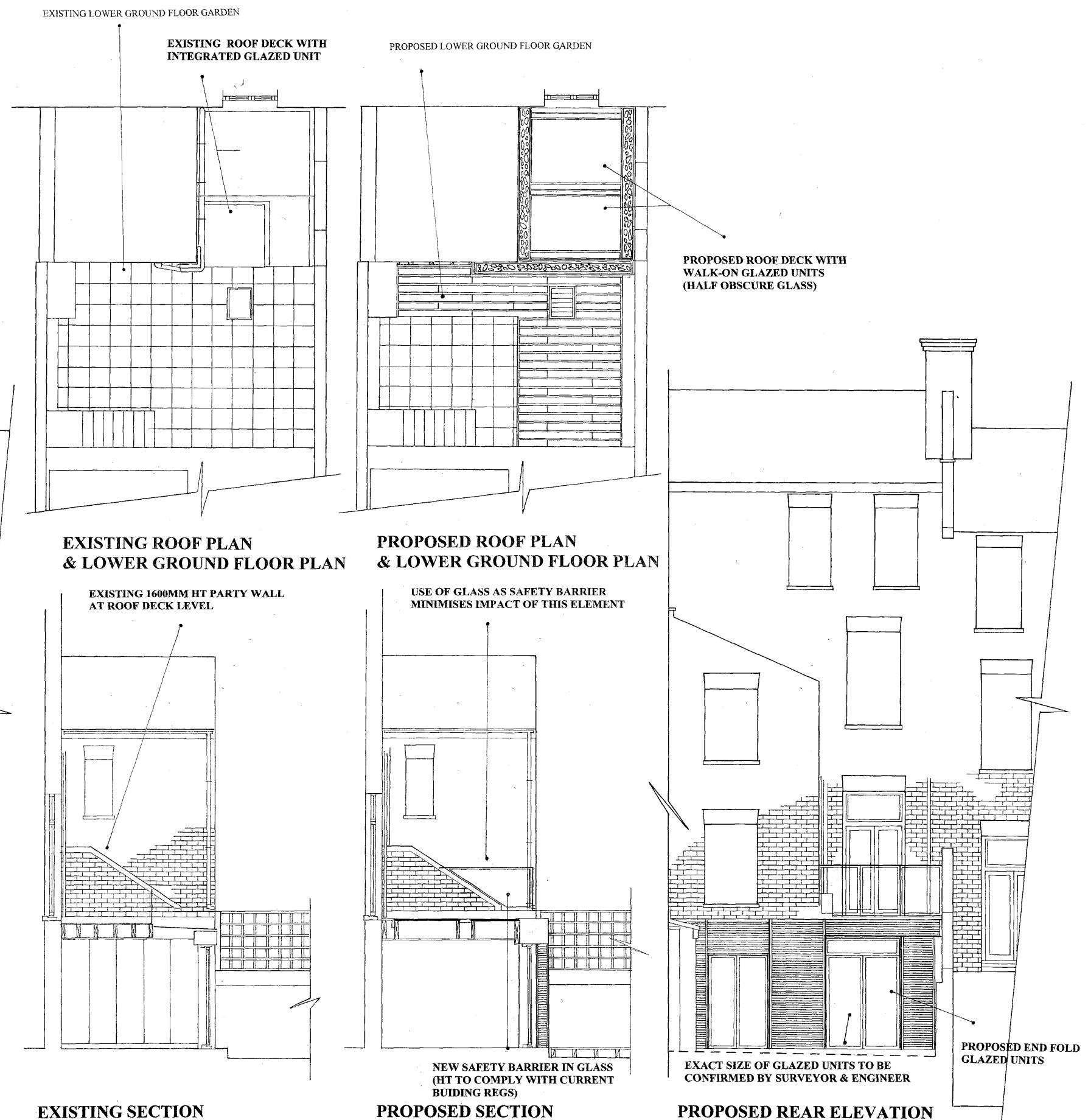
- folding door systems. (The openings being widened by approximately 300mm). b) The replacement of the existing safety rails at ground floor level (roof deck) with a glass
- c) These elements will be linked by cladding the rear elevation at lower ground level in open timber which would also allow plant growth.
- d) At ground floor level the design calls for the replacement of the existing deck (including a glazed area) and replacing it with a new deck containing 2 no. walk on glazed units which would be partially obscured (ie. up to 50%). These units would be set into a flush timber

The proposed glass safety barrier would be extended parallel with the party wall in order to comply with current Building Regulations. The use of glass here is intended to minimise the visual impact of this feature.

- 3) The rear elevation of the lower ground floor is not visible from any adjacent property.
- 4) The existing roof deck is separated from the adjacent building by a 1600mm height party wall which is to be retained in order to maintain privacy and ensure that adjacent properties are not



(VIEWING FLANK WALL OF 19 CARLINGFOR RD)



(VIEWING FLANK WALL OF 19 CARLINGFOR RD)

CLADDING SIMPLIFIES ELEVATION WITH GUTTERING INSTALLED BEHIND FACIA & DOWN PIPES PLACED BEHIND SURFACE

CLADDING UNIFIES ALL ELEMENTS INCLUDING GROUND FLOOR SAFETY BARRIER

JOHN DONOVAN 2009

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THE GARDEN FLAT, 109 SHIRLAND ROAD, LONDON W9 2EL : TEL : 07786-400-876

CONCEPT

NOTES

- 1) CONCEPT ADHERES TO USE OF PRE-ENGINEERED SYSTEMS BEING USED THROUGHOUT RESULTING IN CONSISTENT DESIGN & QUALITY
- 2) FACIA SIMPLIFIED & GUTTERING REPLACED BY INVERTED DRAIN (HARMER) & DOWNPIPE
- 3) DECK EXTENDED 4) BALUSTRADE EITHER GLASS & UPRIGHTS OR STRUCTURAL GLASS WITH INTEGRATED
- HAND RAIL 5) OPENING TO GLASS DECK INCREASED & MANUFACTURED FROM ONE PIECE
- 2950MM X 2000MM WITH ENGINEERED GLASS JOIST/FIN INCORPORATED 6) NEW ELEVATION CHANGED TO ALLOW
- MAX LIGHT INTO ROOM VIA MINIMAL FRAME & ENDFOLDING SYSTEM 7) END FOLD GLAZING SYSTEM TO REFERENCE GLAZED DECK UNIT AESTHETICALLY &
- PROVIDE FLUSH INSIDE/OUTSIDE LIVING 8) SYSTEM DOES NOT REQUIRE 159MM UPSTAND/
- CILL & MEETS ALL CURRENT BUILDING REGS. 9) GLASS SET WITHIN FLUSH DECK & WATER
- RUNE

REVISION **AMENDMENT**

CLIENT

M BRUCK

DRAWING TITLE

PROPOSED ALTERATIONS TO ROOF DECK AND REAR ELEVATION AT 21 A CARLINGFORD ROAD, NW3 1RY

> **FULL PLANNING APPLICATION**

SCALE DRAWING No. 1:50 MB/JD/02A DATE 29/09/09