

CLIENT:
STABILITY INVESTMENTS LTD

TITLE:
PROPOSED SECTION B-B

PROJECT:
GREAT QUEEN STREET

SCALE:
1:100@A3

DRG NO:	REV:
0054_GA_10	C

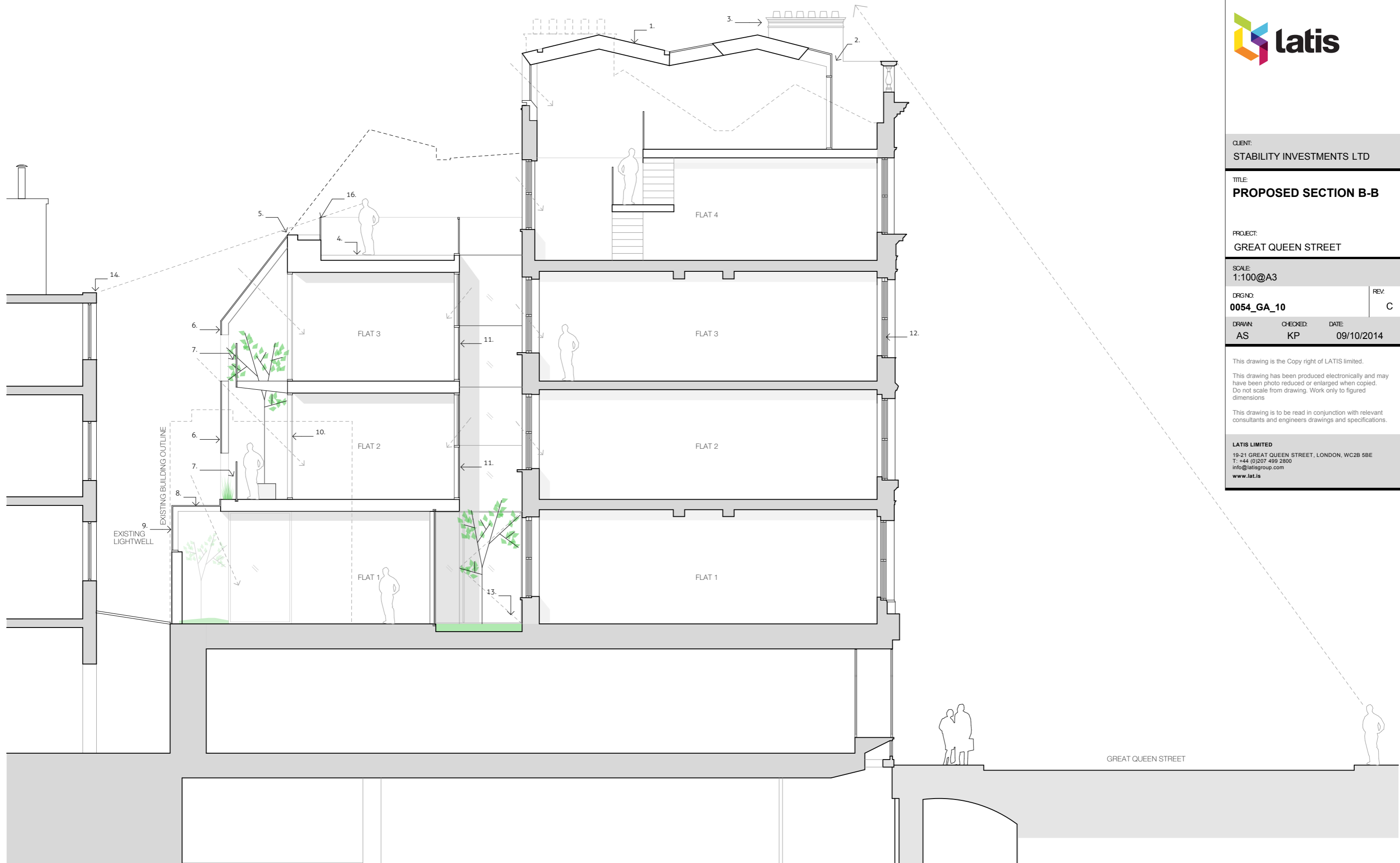
DRAWN:	CHECKED:	DATE:
AS	KP	09/10/2014

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This drawing is to be read in conjunction with relevant consultants and engineers drawings and specifications.

LATIS LIMITED
19-21 GREAT QUEEN STREET, LONDON, WC2B 5BE
T: +44 (0)207 499 2800
info@latisgroup.com
www.latis



- 1. Proposed Slate clad butterfly roof to mirror existing roof. Set back ensures the roof remains concealed at street level.
- 2. Line of the existing roof extension set back behind the existing parapet creating a roof terrace. The terrace is entirely screened by the existing chimney stacks on the flanking walls and parapet to the front.
- 3. Existing flanking chimney stack
- 4. External roof garden with biodiversity roof.

- 5. Lowered parapet wall.
- 6. Opaque glazed screen to prevent high level direct overlooking to neighbouring buildings. Line of building set back from existing rear wall to create a larger light well to neighbouring buildings and allow more light into both properties. Level of opacity will ensure discretion and privacy are maintained.
- 7. Opaque glazed balustrade to prevent low level direct overlooking to neighbouring buildings.

- 8. Glazed roof light to allow natural light to the bed rooms at first floor level.
- 9. Opaque glazed high level windows above stone clad wall below to avoid direct overlooking and combine with rooflights to maximise natural light within the internal spaces at first floor level.
- 10. Floor to ceiling height glazed external sliding doors that allows bedrooms to open out to the external semi enclosed gardens space.

- 11. Floor to ceiling height sliding opening windows to encourage natural cross ventilation within bedrooms and to allow daylight into central areas.
- 12. Existing sash frames to be retained and restored. Glazing to be upgraded to double glazed panes to improve thermal and acoustic performance.
- 13. Private purpose landscaped roof garden terrace at first floor level within existing lightwell.
- 14. Neighbouring 40-42 Parker Street offices

- 15. Planter with greenery for additional privacy to roof garden and to provide the visual amenity to the neighbouring buildings.
- 16. Set back frameless glazed balustrade to prevent overlooking and maintain a lower roof parapet edge combined with a planter to provide visual amenity.

Existing retained structure
New Proposed structure
Line of existing building envelope