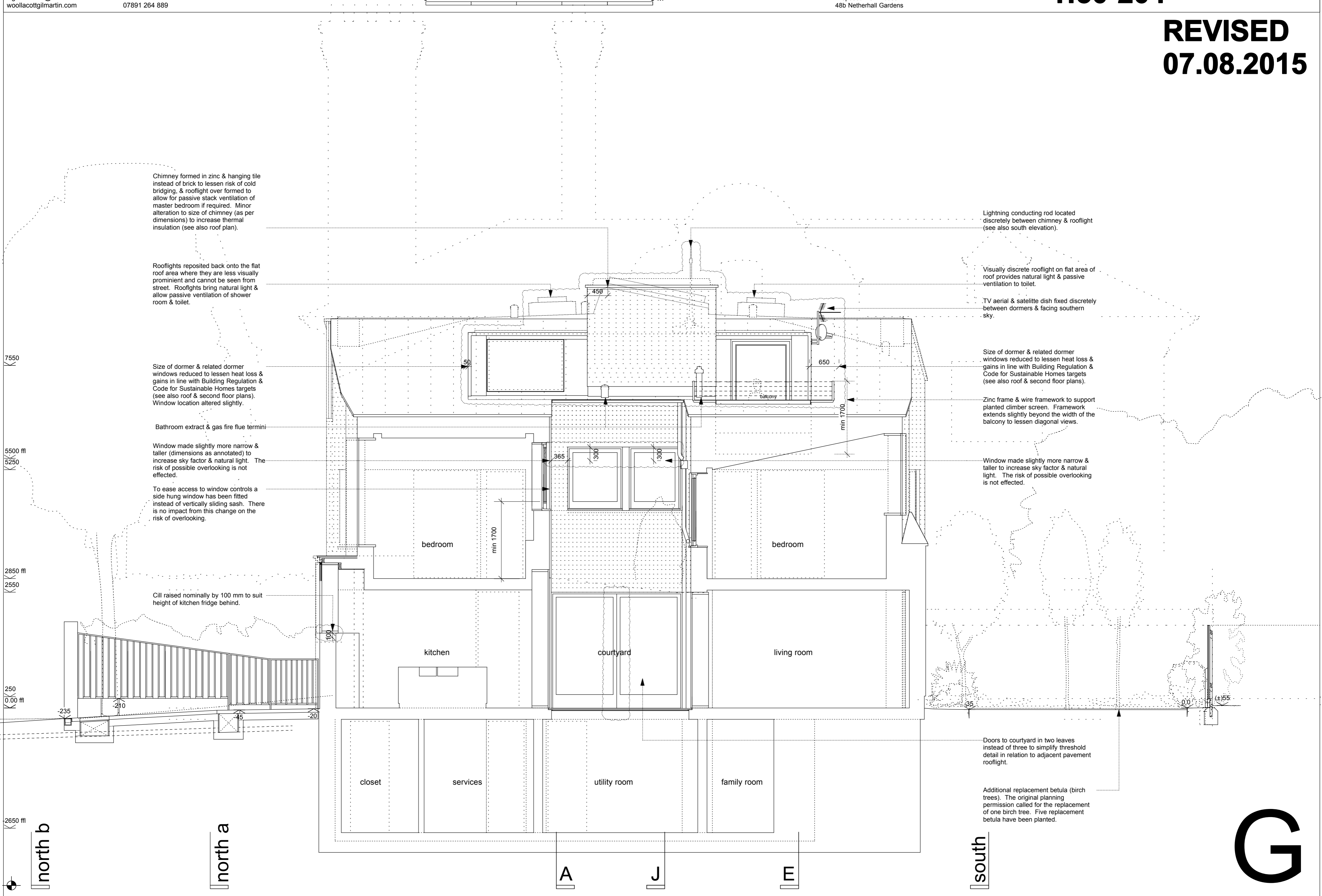
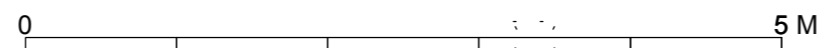


REVISED
07.08.2015



Chimney formed in zinc & hanging tile instead of brick to lessen risk of cold bridging, & rooflight over formed to allow for passive stack ventilation of master bedroom if required. Minor alteration to size of chimney (as per dimensions) to increase thermal insulation (see also roof plan).

Rooflights repositioned back onto the flat roof area where they are less visually prominent and cannot be seen from street. Rooflights bring natural light & allow passive ventilation of shower room & toilet.

Size of dormer & related dormer windows reduced to lessen heat loss & gains in line with Building Regulation & Code for Sustainable Homes targets (see also roof & second floor plans). Window location altered slightly.

Bathroom extract & gas fire flue termini

Window made slightly more narrow & taller (dimensions as annotated) to increase sky factor & natural light. The risk of possible overlooking is not effected.

To ease access to window controls a side hung window has been fitted instead of vertically sliding sash. There is no impact from this change on the risk of overlooking.

Cill raised nominally by 100 mm to suit height of kitchen fridge behind.

Lightning conducting rod located discretely between chimney & rooflight (see also south elevation).

Visually discrete rooflight on flat area of roof provides natural light & passive ventilation to toilet.

TV aerial & satellite dish fixed discretely between dormers & facing southern sky.

Size of dormer & related dormer windows reduced to lessen heat loss & gains in line with Building Regulation & Code for Sustainable Homes targets (see also roof & second floor plans).

Zinc frame & wire framework to support planted climber screen. Framework extends slightly beyond the width of the balcony to lessen diagonal views.

Window made slightly more narrow & taller to increase sky factor & natural light. The risk of possible overlooking is not effected.

Doors to courtyard in two leaves instead of three to simplify threshold detail in relation to adjacent pavement rooflight.

Additional replacement betula (birch trees). The original planning permission called for the replacement of one birch tree. Five replacement betula have been planted.

7550

5500 ffl

5250

2850 ffl

2550

250

0.00 ffl

2650 ffl

north b

north a

south

A

J

E

G