

PROPOSED ROOF LEVEL datum = 33.34 14.72

PROPOSED PARAPET LEVEL datum = 31.58 12.76

PROPOSED FOURTH FLOOR LEVEL datum = 30.48 11.86

EXISTING THIRD FLOOR LEVEL datum = 27.57 8.75

EXISTING SECOND FLOOR LEVEL datum = 24.66 5.64

EXISTING FIRST FLOOR LEVEL datum = 21.74 2.92

EXISTING GROUND FLOOR LEVEL datum = 18.82 0.00

PROPOSED FLOOR LEVEL datum = 16.24 -2.98

**Legend**

- Line Denotes Removal of Existing Structure
- [Hatched Box] Hatch denotes extent of existing roof/hood structure to be demolished
- [Hatched Box] Hatch denotes proposed excavation
- [Solid Grey Box] Existing structure
- [Hatched Box] Existing ground
- Line Denotes Outline of Existing Building

**Key**

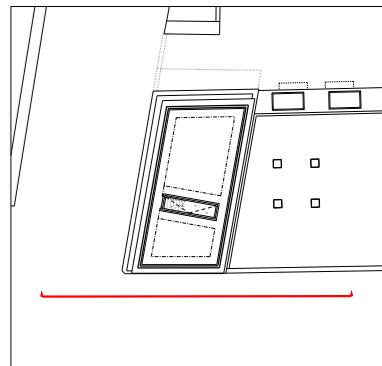
- RWP - Rain Waterpipe
- Ex - Existing
- M - Masonry
- RC - Reinforced Concrete
- SE - Structural Engineer
- RD - Raster
- VF - Solid Vent Flue
- EM - Electrical Meter
- WM - Water Meter

**LtA&E Home Criteria Key:**

- 1) Parking space (suitable of widening to 3300mm)
- 2) Short distance from Flanking
- 3) Level approach to dwelling
- 4) Accessible threshold - covered and fit
- 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 hoist from bedroom to bathroom
- 14) Bathroom planned to give side access to WC and bath
- 15) Low window sills
- 16) Sockets and service controls at convenient height

**Proposals 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 annealed aluminium framed glass sliding doors
- 8) Proposed annealed aluminium framed window
- 9) Proposed annealed aluminium framed operable fan light window
- 10) Existing beams to be retained
- 11) Existing door opening to be enlarged to allow for new entrance door
- 12) Existing entrance steps to be refurbished
- 13) Existing brick work to be repaired, cleaned and repointed
- 14) Existing window openings to be stopped of existing windows and enlarged as shown to allow for proposed windows
- 15) Proposed glass balustrade
- 16) Existing window opening to be bricked up
- 17) Proposed fire escape
- 18) Proposed smoke curtain above - shown dashed
- 19) Proposed fire proof glazing
- 20) Proposed stone pavers
- 21) Proposed annealed aluminium framed bottom hung casement window
- 22) Proposed annealed aluminium framed slide fast doors
- 23) Proposed fixed vertical 'Bronze' (annealed aluminium) louvers to provide screening to adjacent properties
- 24) Proposed painted metal railing
- 25) Proposed rainscreen cladding
- 26) Proposed mechanically operated roof light (to form balustrade when closed)
- 27) Existing parapet to be raised by 500mm. New stone coping to parapet
- 28) Removal of existing roof structure to allow for proposed fourth floor level
- 29) Proposed 'Bronze' (annealed aluminium) steel frame
- 30) Proposed decorative brick panel using bricks to match existing
- 31) Proposed render finish
- 32) Proposed 'grey' wall
- 33) Proposed Fourth Floor extension set back from parapet and not higher than existing 1st/2nd/3rd Floor structure
- 34) Re-use existing signage
- 35) Proposed colour backed glass
- 36) Proposed rain-water system
- 37) Proposed single ply membrane roof covering



Revision		
REV A	ISSUED FOR PLANNING	25/04/2013
REV B	Roof terrace removed	28/06/2013

## PLANNING ISSUE

Project No. **12076**

Client: **AJAM 4 Ltd**

Date: **April 2013**

Scale: **1:250@A0 / 1:100@A2**

Project: **No. 14 Roger Street**

Drawing Title: **Proposed North Mews Elevation**

Drawing No. **P\_11**

Drawn	Approved	Signed
TE	MW	

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