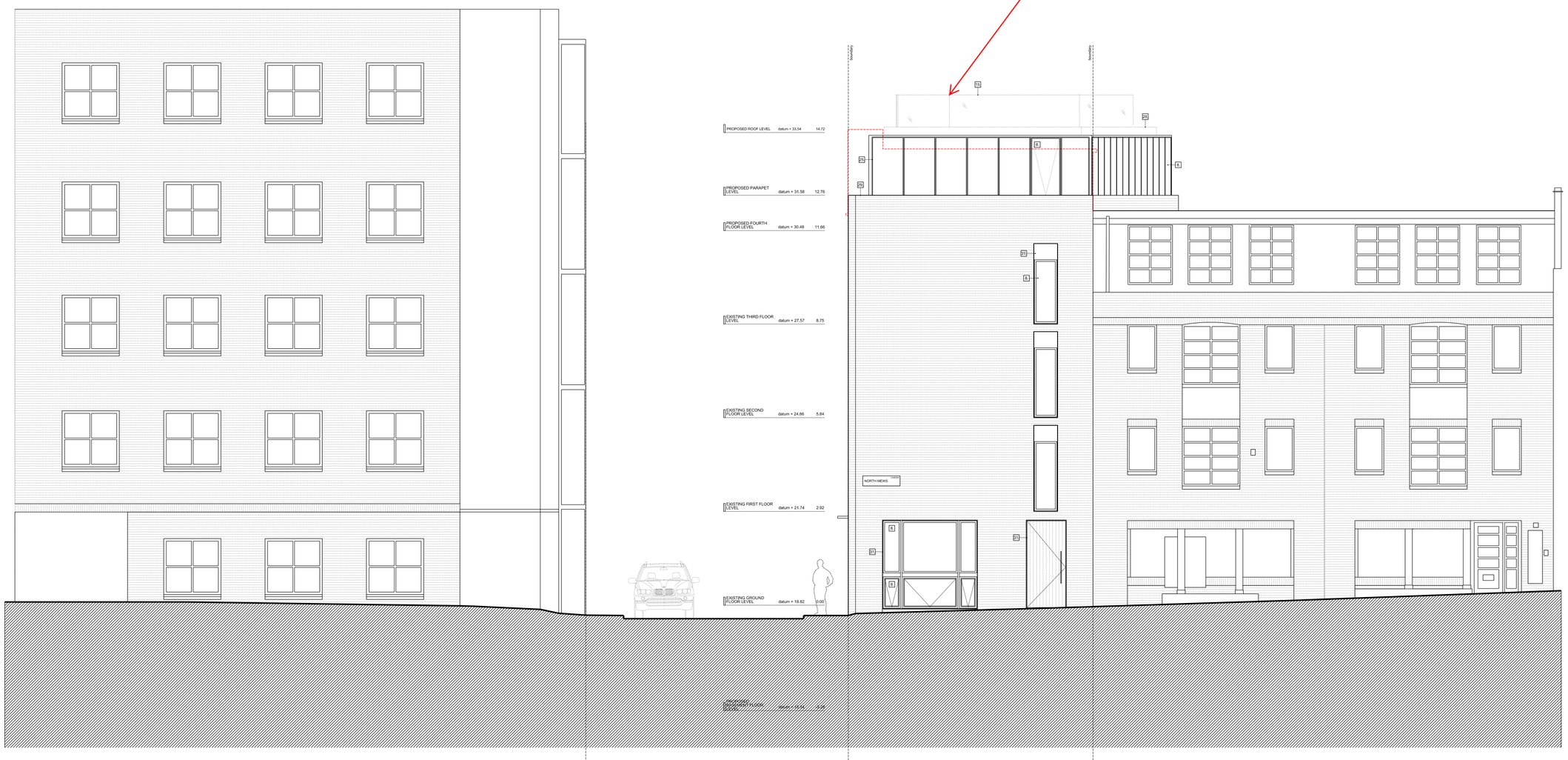
PROPOSED 1100MM HIGH CLEAR GLASS BALUSTRADE



PROPOSED NORTH MEWS ELEVATION

Legend

- Line Denotes Removal of Existing Structure
- Hatch denotes extent of existing roof/wall structure to be demolished
- Hatch denotes proposed excavation
- Existing structure
- Existing ground
- Line Denotes Outline of Existing Building

Key:

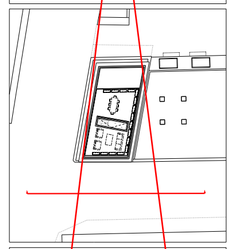
RWP	-	Rain Waterpipe
EX	-	Existing
MH	-	Manhole
RC	-	Reinforced Concrete
SE	-	Structural Engineer
RAD	-	Radiator
VP	-	Soil Vent Pipe
EM		Electrical Meter
WM		Water Meter

Lifetime Homes Criteria Key:

01	Parking space (capable of widening to 3300mm)
02	Short distance from Parking
03	Level approach to dwelling
04	Accessible threshold - covered and lit
05	Provision for a future stair lift
06	Width of doors and hall allow wheelchair access
07	Turning circle for wheelchair in ground floor living room
08	Entrance level living space
09	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 services 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 pilant to be demolished
5	Proposed concrete underpin - refer to SE details
6	Proposed lightwell with stone pavers
7	Proposed anodised aluminium framed glass sliding doors
8	Proposed anodised aluminium framed window
9	Proposed anodised aluminium framed openable fan light window
10	Existing beams to be retained
11	Existing door opening to be enlarged to allow for new entrance door
12	Extisting entrance steps to be refurbished
13	Existing brick work to be repaired, cleaned and re-pointed
14	Existing window openings to be stripped 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 anodised aluminium framed bottom hung casement window
22	Proposed anodised aluminium framed slide fold doors
23	Proposed fixed vertical 'Bronze' (anodised aluminium) louvres 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 in open position)
28	Proposed sedum roof
29	Existing parapet to be raised by 550mm. New stone coping to parapet
30	Removal of existing roof structure to allow for proposed fourth floor level
31	Proposed 'Bronze' (anodised aluminium) steel-frame
32	Proposed decorative brick panel using bricks to match existing
33	Proposed render finish
34	Proposed 'green' wall
35	Proposed Fourth Floor extension set back from parapet and not higher than existing Lift Overrun / Plant Room structure.
36	Re-use existing signage
37	Proposed colour backed glass



Revision		
REV A	ISSUED FOR PLANNING	25/04/2013

PLANNING ISSUE

Project No.	12076
Client	AJAM 4 Limited
Date	April 2013
Scale	1:50@A0 / 1:100@A2
Project	No, 14 Roger Street
Drawing Title	Proposed North Mews Elevation
Drawing No.	P_11
Rev	A
Drawn	TE
Approved	MW
Signed	

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0 0.5 1m 2m 3m 5m