



PROPOSED 1100MM HIGH CLEAR GLASS BALUSTRADE

Legend

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

Abbreviations

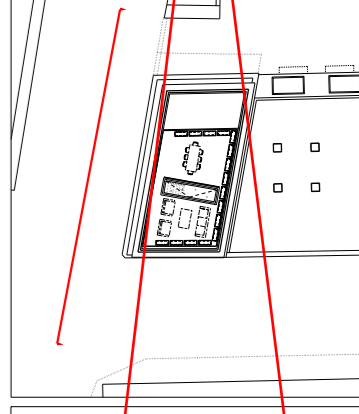
- R/W - Rain Waterpipe
- Ex - Existing
- M - Masonry
- RC - Reinforced Concrete
- SE - Structural Engineer
- RAO - Raster
- Y/F - Brick Work Flies
- EM - Electrical Meter
- WM - Water Meter

Access Criteria Key:

- 1. Parking space (capable of widening to 3300mm)
- 2. Foot distance from parking
- 3. Level approach to dwelling
- 4. Accessible threshold - covered and R
- 5. Provision for a future stair lift
- 6. Width of doors and half 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 in 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 heights

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 shaft plant to be demolished
- 5. Proposed concrete underpin - refer to SE details
- 6. Proposed lightwell with stone panels
- 7. Proposed arched aluminium framed glass sliding doors
- 8. Proposed arched aluminium framed operable fan light window
- 9. Proposed arched 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 door to be refurbished
- 13. Existing brickwork to be repaired, cleaned and repointed
- 14. Existing window opening 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 panels
- 21. Proposed arched aluminium framed bottom hung casement window
- 22. Proposed arched aluminium framed side fixed doors
- 23. Proposed fixed vertical 'Shower' (arched aluminium) louvers to provide access to adjacent garden.
- 24. Proposed painted metal railing
- 25. Proposed rainscreen cladding
- 26. Proposed mechanically operated roof light (to form balustrade when in open position)
- 27. Proposed section roof
- 28. Existing parapet to be raised to 550mm. New stone coping to parapet
- 29. Removal of existing roof structure to allow for proposed fourth floor level
- 30. Proposed 'Shower' (arched aluminium) steel frame
- 31. Proposed decorative brick panel using bricks to match existing
- 32. Proposed render finish
- 33. Proposed 'green' wall
- 34. Proposed Fourth Floor parapet to be back from parapet and not higher than existing L11 Creston Fire escape structure.
- 35. Re-use existing signage
- 36. Proposed colour backed glass



Revision

REV A	ISSUED FOR PLANNING	25/04/2013
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PLANNING ISSUE

Project No. 12076

Client: AJAM Limited

Date: April 2013

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

Project: No. 14 Roger Street

Drawing title: Proposed Roger Street Elevation

Drawing No.: P_09

Drawn	Approved	Signed
TE	MW	



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