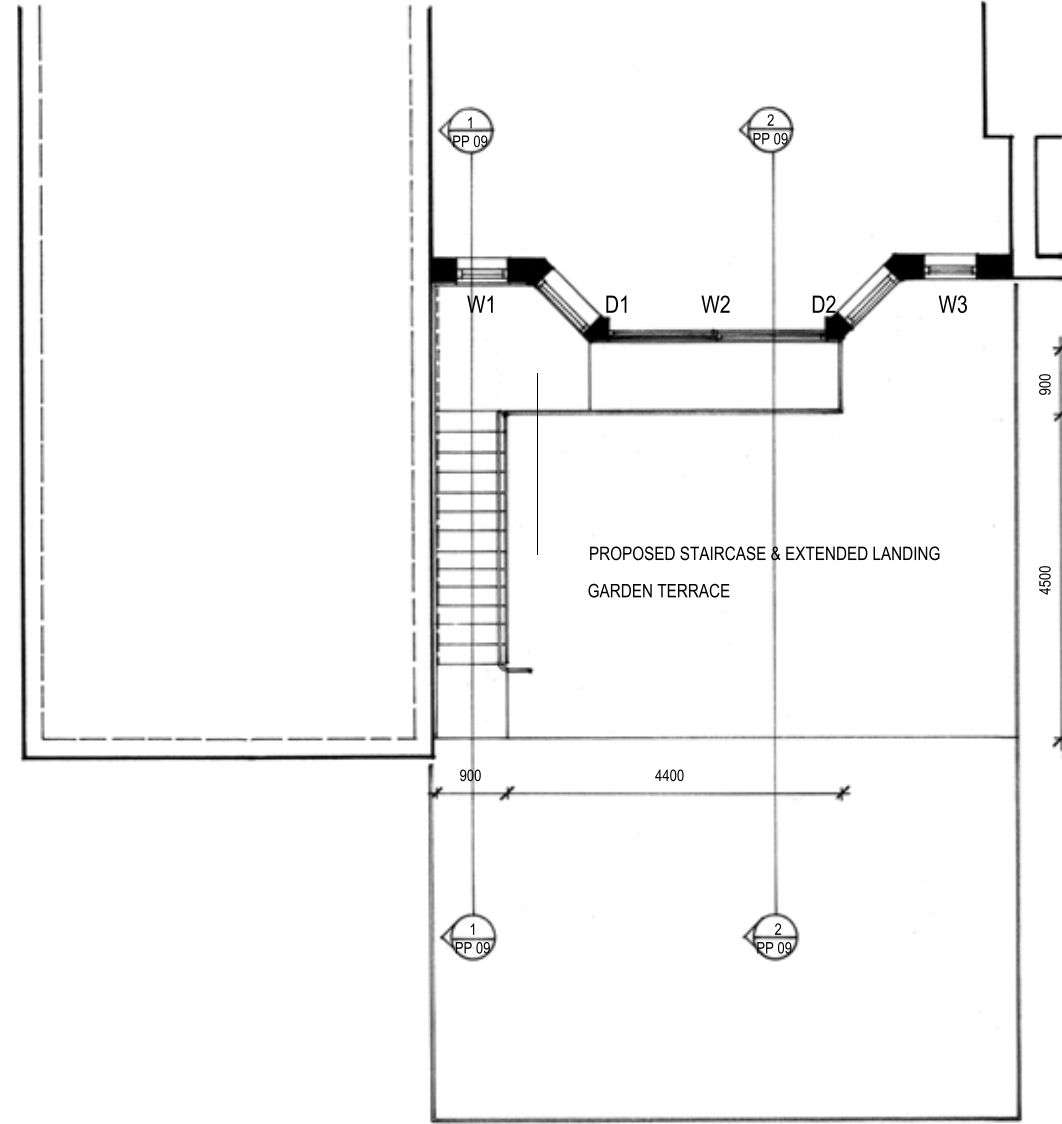
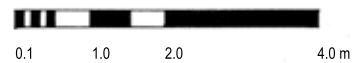


1 PROPOSED PLAN : LOWER GROUND LEVEL / GARDEN



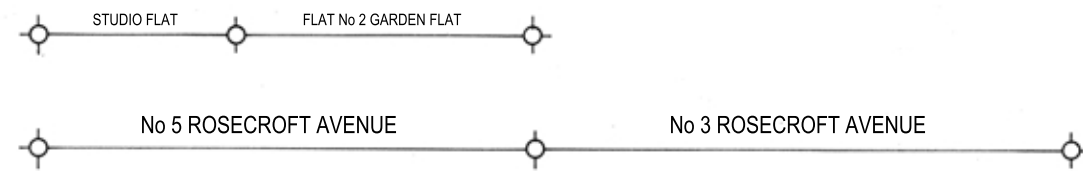
2 PROPOSED PLAN : GROUND LEVEL

- WINDOW REFERENCES / PROPOSED:**
W 1 & 3: SASH WINDOWS TO BE REPLACED (TIMBER / METAL).
W 2 : 2No PANEL DOOR UNIT / 1No SLIDING.(METAL TO REPLACE EXISTING).
W 4 & 5: METAL SEMI TILT WINDOWS TO BE REPLACED / SECURITY GRILLES OMITTE D.
- DOOR REFERENCES:**
D 1 & 2: OPENING & FIXED DOORS TO BE REPACED WITH FIXED METAL WINDOWS.
D 3 & 4: METAL OPENING DOOR.TO BE REPLACED / SECURITY GRILLES OMITTED.

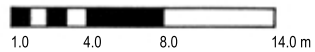
- PROPOSED CONSTRUCTION:**
WINDOWS & DOORS:
ALL GROUND LEVEL BAY UNITS TO BE OF PAINTED METAL CONSTRUCTION WITH CLEAR LOW IRON DOUBLE GLAZED UNITS CONSTRUCTION TYPE TO MATCH THAT OF THE EXISTING LOWER GROUND ASSEMBLIES.
STAIRCASE & LANDING:
LANDING TO BE CANTILEVERED STRUCTURAL GLASS DECKING, TOP LAYER TO BE GLASS ANTI-SLIP. OUTER EDGES TO BE METAL FRAMED. BALUSTRADE TO BE CLEAR LOW IRON LAMINATED SAFETY GLASS.
STAIRCASE TO HAVE METAL STRINGERS / TREAD TRAYS WITH EITHER TIMBER / STONE WITH ANTI-SLIP INSETS. BALUSTRADE TO BE AS PER THE BALCONY.

DIMENSIONS NOT TO BE SCALED FROM THIS DRAWING. CONTRACTORS TO NOTIFY ARCHITECTS OF SITE VARIATIONS AFFECTING INFORMATION ON THIS DRAWING.

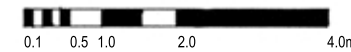
REVISIONS	NOTES	EVA JIRICNA ARCHITECTS LIMITED. <small>THIRD FLOOR 38 WARREN STREET LONDON W1T 5AE Tel 020 7554 2400 Fax 020 7368 8022 e-mail: eva@ejal.com</small>	PROJECT FLAT No 2 5, ROSECROFT AVENUE LONDON NW3 7QA	DATE NOVEMBER 2016
			DRAWING TITLE PLANS: PROPOSED LOWER GROUND & GROUND LEVEL	SCALE 1:50 @ A1
			DRAWING No 804 / PP 07	REV



1 EXISTING ELEVATION : SCALE 1: 200 @ A1



2 EXISTING ELEVATION : SCALE 1: 50 @ A1



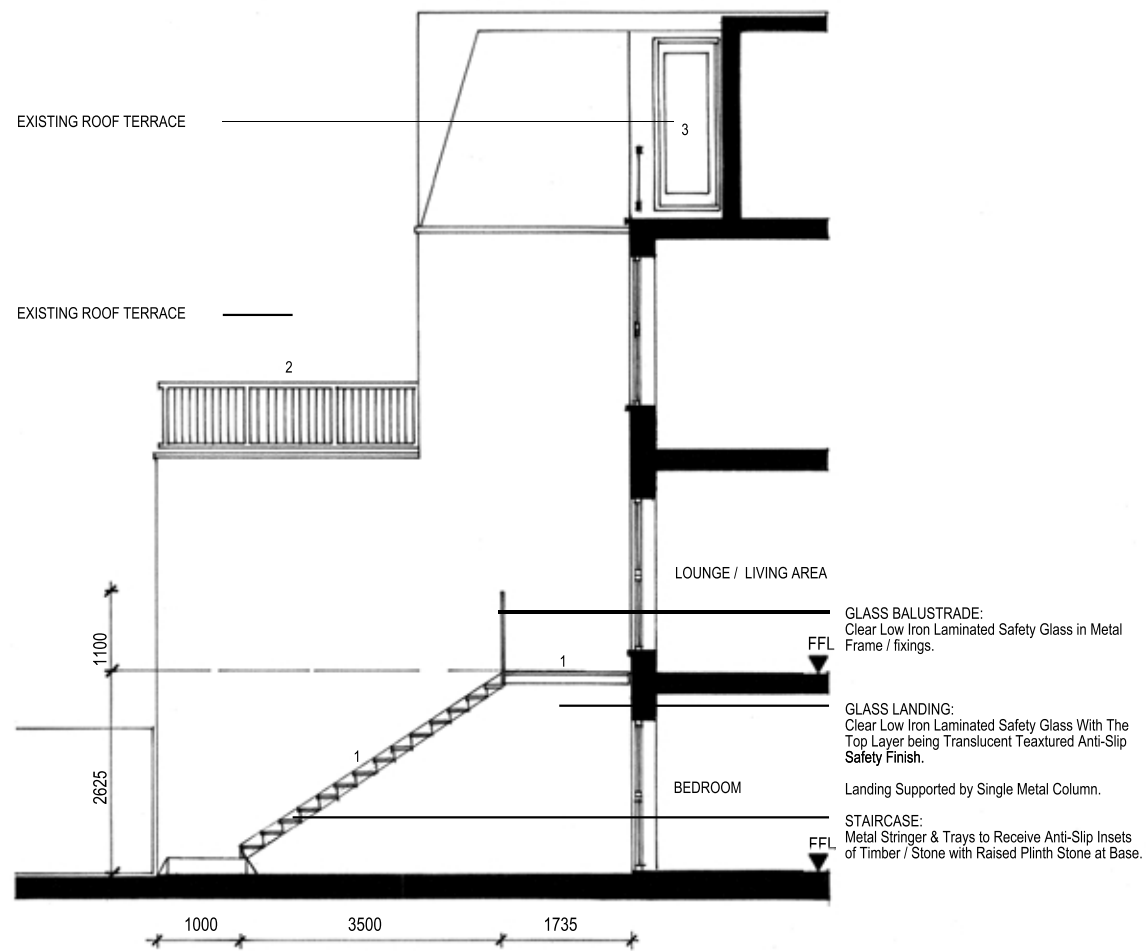
WINDOW REFERENCES / PROPOSED:
 W 1 & 3: SASH WINDOWS TO BE REPLACED (TIMBER / METAL).
 W 2 : 2No PANEL DOOR UNIT / 1No SLIDING (METAL TO REPLACE EXISTING).
 W 4 & 5: METAL SEMI TILT WINDOWS TO BE REPLACED / SECURITY GRILLS OMITTED.

DOOR REFERENCES:
 D 1 & 2: OPENING & FIXED DOORS TO BE REPLACED WITH FIXED METAL WINDOWS.
 D 3 & 4: METAL OPENING DOOR TO BE REPLACED / SECURITY GRILLS OMITTED.

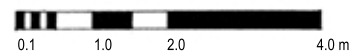
PROPOSED CONSTRUCTION:
WINDOWS & DOORS:
 ALL GROUND LEVEL BAY UNITS TO BE OF METAL PAINTED CONSTRUCTION WITH CLEAR LOW IRON DOUBLE GLAZED UNITS, CONSTRUCTION TYPE TO MATCH THAT OF THE EXISTING LOWER GROUND ASSEMBLIES.
LANDING & STAIRCASE:
 LANDING TO BE CANTILEVERED STRUCTURAL GLASS DECKING, TOP LAYER TO BE GLASS ANTI-SLIP. OUTER EDGES TO BE METAL FRAMED. BALUSTRADE TO BE CLEAR LOW IRON LAMINATED SAFETY GLASS.
 STAIRCASE TO HAVE METAL STRINGERS / TREAD TRAYS WITH EITHER TIMBER / STONE INSERTS WITH ANTI-SLIP SURFACE TREATMENT, BALUSTRADE TO BE AS PER THE BALCONY.

DIMENSIONS NOT TO BE SCALED FROM THIS DRAWING. CONTRACTORS TO NOTIFY ARCHITECTS OF SITE VARIATIONS AFFECTING INFORMATION ON THIS DRAWING.

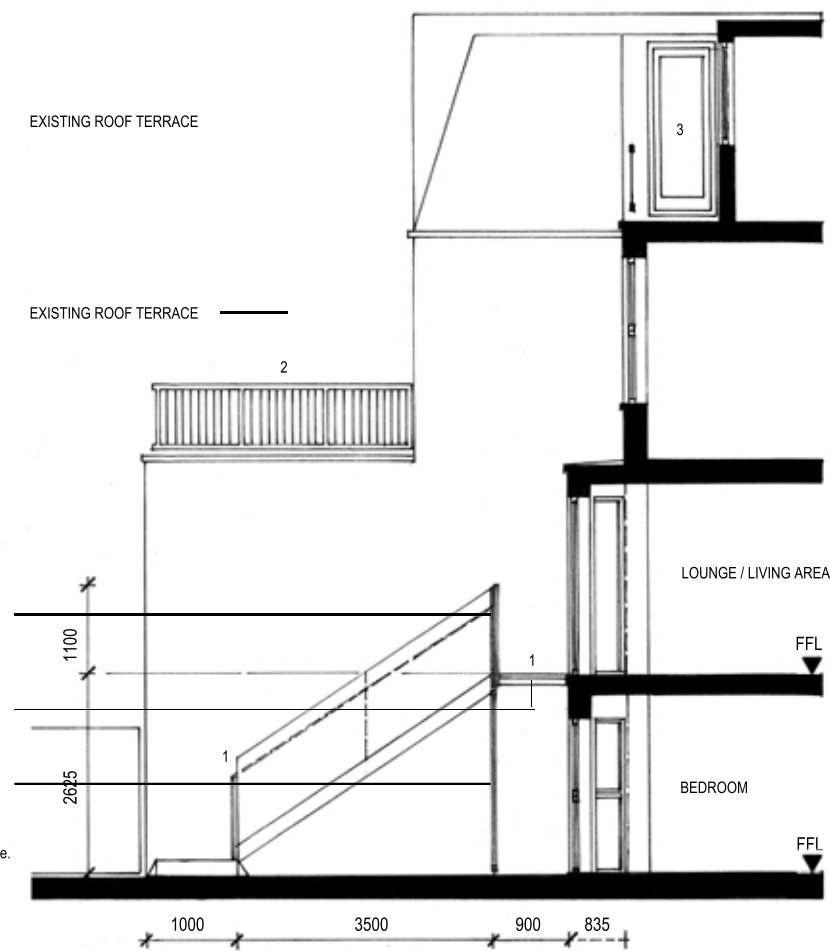
REVISIONS	NOTES	EVA JIRICNA ARCHITECTS LIMITED. <small>THIRD FLOOR 38 WARREN STREET LONDON W1T 6AE Tel: 020 7554 2400 Fax: 020 7368 8022 e-mail: eva@ejal.com</small>	PROJECT FLAT No 2 5, ROSECROFT AVENUE LONDON NW3 7QA	DATE NOVEMBER 2016
			DRAWING TITLE PROPOSED ELEVATIONS CONTEXT & No 5 ROSECROFT AVENUE	SCALE 1: 200 & 1: 50 @ A3
			DRAWING No 803 / PP 08	REV



1 PROPOSED SECTION : No 1



- 1.0 Proposed Low Level Garden Balcony / Landing & staircase to Flat No 2
- 2.0 Existing High Level Roof Terrace to Flat No 3
- 3.0 Existing High Level Roof Terrace to Flat No 5



2 PROPOSED SECTION : No 2

- 1.0 Proposed Low Level Garden Balcony & Staircase to Flat No 2
- 2.0 Existing High Level Roof Terrace to Flat No 3
- 3.0 High Level Roof Terrace to Flat No 5

- WINDOW REFERENCES / PROPOSED:**
- W 1 & 3: SASH WINDOWS TO BE REPLACED (TIMBER / METAL).
 - W 2 : 2No PANEL DOOR UNIT / 1No SLIDING, (METAL TO REPLACE EXISTING).
 - W 4 & 5: METAL SEMI TILT WINDOWS TO BE REPLACED / SECURITY GRILLES OMITTE D.

- DOOR REFERENCES:**
- D 1 & 2: OPENING & FIXED DOORS TO BE REPACED WITH FIXED METAL WINDOWS.
 - D 3 & 4: METAL OPENING DOOR, TO BE REPLACED / SECURITY GRILLES OMITTED.

PROPOSED CONSTRUCTION:

WINDOWS & DOORS:
ALL GROUND LEVEL BAY UNITS TO BE OF METAL PAINTED CONSTRUCTION WITH CLEAR LOW IRON DOUBLE GLAZED UNITS, CONSTRUCTION TYPE TO MATCH THAT OF THE EXISTING LOWER GROUND ASSEMBLIES.

LANDING & STAIRCASE:
LANDING TO BE CANTILEVERED STRUCTURAL GLASS DECKING, TOP LAYER TO BE GLASS ANTI-SLIP. OUTER EDGES TO BE METAL FRAMED. BALUSTRADE TO BE CLEAR LOW IRON LAMINATED SAFETY GLASS.
STAIRCASE TO HAVE METAL STRINGERS / TREAD TRAYS WITH EITHER TIMBER / STONE INSERTS WITH ANTI-SLIP SURFACE TREATMENT, BALUSTRADE TO BE AS PER THE LANDING.

DIMENSIONS NOT TO BE SCALED FROM THIS DRAWING. CONTRACTORS TO NOTIFY ARCHITECTS OF SITE VARIATIONS AFFECTING INFORMATION ON THIS DRAWING.

REVISIONS	NOTES	<p>EVA JIRICNA ARCHITECTS LIMITED.</p> <p>THIRD FLOOR 38 WARREN STREET LONDON W1T 5AE Tel 020 7554 2400 Fax 020 7388 8022 e-mail: mail@ejl.com</p>	<p>PROJECT FLAT No 2 5, ROSECROFT AVENUE LONDON NW3 7QA</p>	<p>DATE NOVEMBER 2016</p>
			<p>DRAWING TITLE PROPOSED SECTIONS SECTION No 1 & 2</p>	<p>SCALE 1: 50 @ A1</p>
			<p>DRAWING No 803 / PP 09</p>	<p>REV</p>