

ACCESS STAIR TO
ROOF & LIFT
MOTOR ROOM

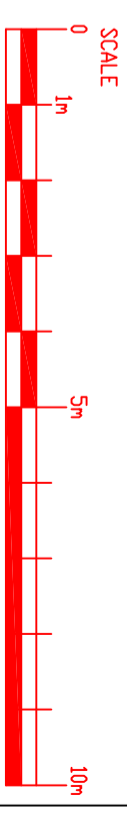
PROP FRONT ELEVATION

UPPER LEVEL ARCHITECTURAL DESIGN NOTES:

- 1- THE SCHEME WILL INCORPORATE ALTERATIONS TO FOURTH FLOOR AREA ALONG THE FRONT ELEVATION TO MATCH EXISTING LOWER FLOOR'S ELEVATION (OPENINGS AND SETTING) TO MATCH ADJOINING BUILDING (30-GREVILLE ROAD) AND REPLICATE THE SAME DESIGN FEATURES TO BE IN KEEPING WITH ADJOINING NEIGHBOURS.
- 2- UNDER PROPOSAL THE NEW UPPER LEVEL EXTENSIONS AT FIFTH & SIXTH FLOOR LEVELS TO IMPLEMENT THE APPROVAL AGREED FOR NEW ROOF EXTENSION TO CREATE NEW FIFTH FLOOR LEVEL FOR NEW RESIDENTIAL FLATS IN 2012 UNDER REFERENCE "2012/ 6379" WHILST THE NEW PROPOSAL INVOLVES THE FIFTH FLOOR TO LINE UP WITH FRONT ELEVATION TO BE IN KEEPING WITH ADJOINING NEIGHBOUR AND THEN NEW SIXTH FLOOR TO SET BACK TO CREATE A NEW RESIDENTIAL FLOOR LEVEL.
- 3- THE NEW ROOF OVER SIXTH FLOOR TO BE FLAT ROOF WITH NEW ACCESS STAIRS' MEANS OF FIRE ESCAPE TO MATCH EXISTING. THE OBJECTIVE OF NEW 2-STOREY TOP LEVEL EXTENSIONS AND FLOOR LAYOUT WILL BE TO CREATE 3-NEW SELF CONTAINED RESIDENTIAL FLATS.
- 4- ALL WINDOWS AND GLAZINGS TO NEW AREAS TO BE IN KEEPING AND MATCH EXISTING OPENINGS IN SAME FINISHING AND FABRICS. THE DETAILS FOR WINDOW SECTIONS GIVEN IN DRAWING HD615/ 40'10

PART-N: GLAZING - SAFETY IN RELATION TO IMPACT, OPENING CLEANING

- 1- DOUBLE GLAZED WINDOWS & DOORS (TO MATCH EXISTING WHERE APPLICABLE) MUST PROVIDE MINIMUM OPENING LIGHTS EQUIVALENT TO 1/20th OF FLOOR AREA WITH TRICKLE VENTILATION OF 8000mm² (4000mm² @ UTILITY/BATHROOMS).
- 2- GLASS BELOW 800mm ABOVE FFL & GLASS IN DOORS BELOW 1500mm ABOVE FFL & IN GLAZED PANELS OR WINDOWS 300mm EITHER SIDE OF DOORS TO BE TOUGHENED OR LAMINATED IN ACCORDANCE WITH BS6262.
- 3- OBSCURE GLAZING TO ENSURE ESCAPE WINDOWS SHOULD HAVE AN UNOBSTRUCTED OPEN AREA THAT IS AT LEAST 0.33m² & AT LEAST 450mm CLEAR WIDTH FOR EMERGENCY OR RESCUE PURPOSES. THE BOTTOM OF THE OPEN AREA SHOULD NOT BE MORE THAN 1100mm ABOVE FFL. ALL NEW GLAZING TO PROVIDE 1.6 U-VALUE IN COMPLIANCE TO PART-L



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title PROPOSED FRONT ELEVATIONS

contract no. HD-615 scale 1:100 @ A3

project 28 GREVILLE STREET - LONDON EC1N 8SU
 drawing no HD-615/4004

rev.: B date 01/2014