



**01 Proposed Elevation Gloucester Avenue**  
 1:100 @ A1, 1:200 @ A3



Setting out and all G.A. drawings prepared from survey information provided by others.  
 All setting out must be checked on site.  
 All levels must be checked on site and refer to Ordnance Datum Newlyn unless alternative Datum given.  
 All fixings and weatherings must be checked on site.  
 All dimensions must be checked on site.  
 This drawing must not be scaled.  
 This drawing must be read in conjunction with the relevant specification clauses.  
 This drawing must not be used for land transfer purposes.  
 This drawing must not be used on site unless issued for construction.

**WARNING TO HOME BUYERS**  
 Property Misdescriptions Act 1991  
 Buyers are warned that this is a working drawing and not intended to be treated as descriptive material describing in relation to any particular property or development, any of the specified matters prescribed by any order and under the above act. The contents of this drawing may be subject to change at any time and alterations and variations can occur, during the progress of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or warranty.

**THIS IS A DESIGN INTENT DRAWING. SUB-CONTRACTOR / SUPPLIERS DETAILED DRAWINGS AND SPECIFICATIONS TO BE SUBMITTED FOR DESIGN TEAM INFORMATION AND/OR COMMENT**

**Notes**

NEW BUILD RESIDENTIAL AND COMMERCIAL CONSTRUCTION TO ACHIEVE THE FOLLOWING MINIMUM U-VALUES (w/m2k)

ROOFS	0.2
WALLS	0.15
FLOORS	0.2
WINDOWS	1.4
DOORS	1.4
AIR PERMEABILITY	5

\* Floor finishes in front of the lifts to be "feathered-up" to give FFL+25mm at the lift entrance thresholds.

REFURBISHMENT RESIDENTIAL CONSTRUCTION TO ACHIEVE THE FOLLOWING MINIMUM U-VALUES (w/m2k)

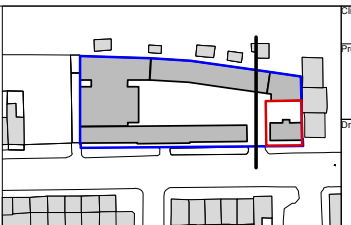
ROOFS	0.2
WALLS	2.1 Unmodified
FLOORS	0.25
WINDOWS	2.0
DOORS	2.0
AIR PERMEABILITY	10

REFURBISHMENT COMMERCIAL CONSTRUCTION TO ACHIEVE THE FOLLOWING MINIMUM U-VALUES (w/m2k)

ROOFS	0.2
WALLS	0.5
FLOORS	0.25
WINDOWS	2.0
DOORS	2.0
AIR PERMEABILITY	10

P2 Submitted for Comment. Mansard amended.  
 P Submitted for Planning Application

31.03.17  
 16.12.16



Client  
 St Ermins Property Company Limited

Project  
 44 Gloucester Avenue  
 London NW1 8JD

Drawing Title  
 Proposed Elevation 02  
 General Arrangement

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Status	Planning	Drawn	TJS	Checked	RD
Scale	1:100 @ A1, 1:200 @ A3	Date	December 2016		
Drwg. No.	173_PL1_GE_02	Revision	P2		