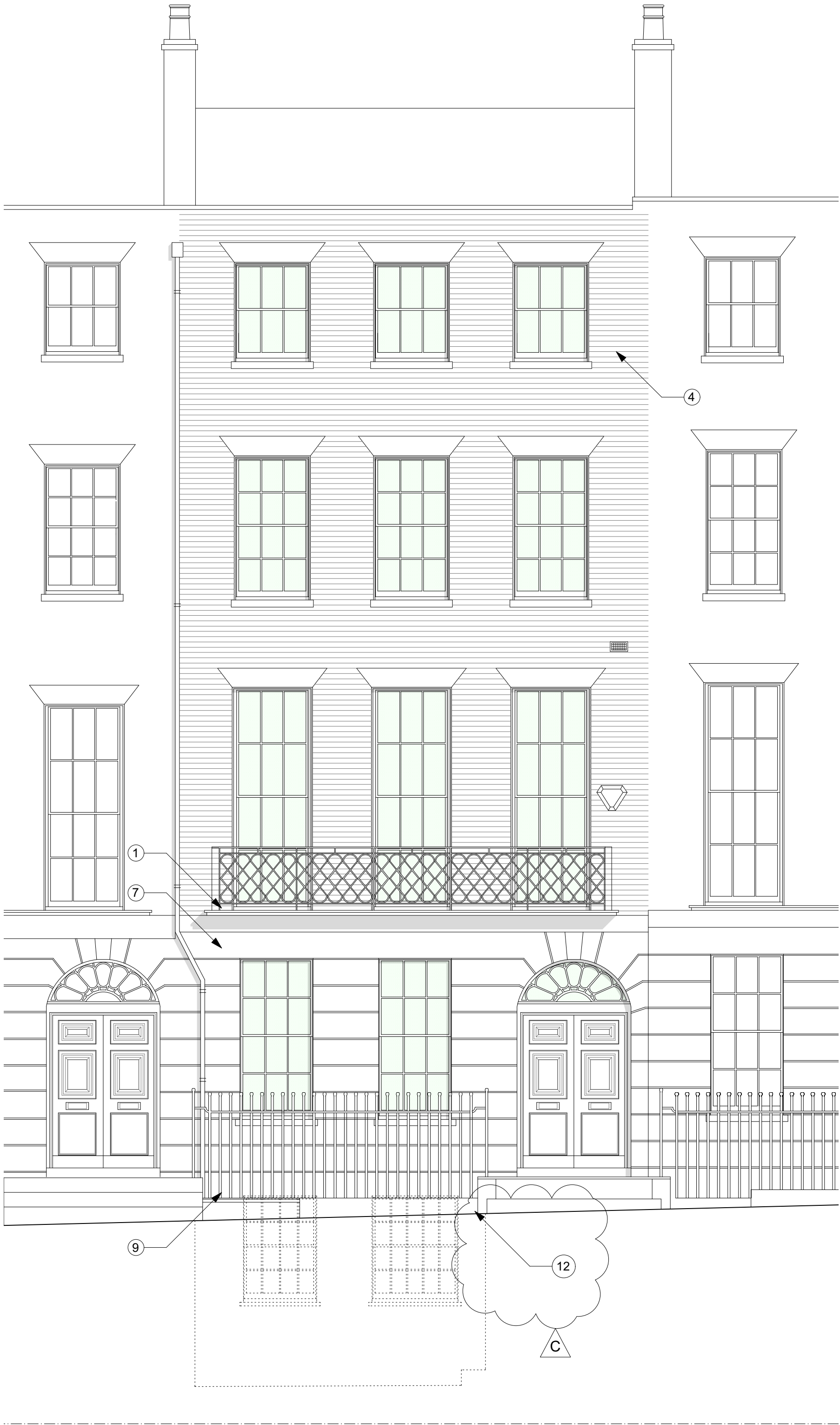


Notes

- Carefully repair and redecorate weathered front external balcony at first floor level (see image a) in dark grey suitable exterior finish to match existing.
- Double glazed swing door
- Existing closet wing with sash window and small high level window to be retained.
- Existing london stock brickwork to be carefully restored with localised pointing where required (like for like), to match existing.
- London stock brick elevation
- New black metal RWP and SVP downpipes. All existing AC cable work and units removed from rear facade.
- Painted stucco
- Render wall to suit existing
- Repair and redecorate existing staircase in front lightwell, and railings in paint to match existing.
- Repair existing roof finish and leadwork as necessary.
- Replace 6no. lighting to non-original slate-look wall with 2no. discrete wall mounted light fixtures
- Replace existing 3no. unsightly lighting with new discrete wall mounted lighting
- Rooflight to new single-storey extension



General Notes

- A. New openings to be created in line with Structural Engineer's design and specification
- B. Allow for new connections to below ground drainage
- C. Heating and cooling
Existing poor quality visible external condenser units associated with redundant air conditioning units to be carefully removed from rear elevation.
Air conditioning to be installed to all bedrooms, with external condenser units positioned discretely in valley of roof, not visible from street level or front the rear of the property
Air conditioning to be installed to LGF gym, with external condenser unit discretely integrated within new bespoke boundary planter to new terrace.
Existing radiators and heating systems to be retained. Master bedroom and bathrooms to be supplied with new wet underfloor heating system installed between existing floor joists. New rooms to basement to be fitted with new flat panel radiators connected to existing hot water heating system.
- D. Fire Alarm
Existing commercial Chubb fire alarm system including 'break glass' panels to be carefully removed and replaced with discrete domestic fire and smoke alarm system.

1 Front Elevation As Proposed
Scale 1:50 @ A1 / 1:100 @ A3

2 Rear Elevation As Proposed
Scale 1:50 @ A1 / 1:100 @ A3

0 1 2 3 4 5 M

Notes

Use figured dimensions only. Do not scale from this drawing. Issued for purpose indicated only. All dimensions to be checked on site. Architect to be notified of any discrepancies before construction commences. Structural and services information is indicative only - refer to consultants' drawings and specification for details and setting out. All work and materials to be in accordance with current applicable statutory legislation and to comply with all relevant codes of practice and British and European standards. Information contained within this drawing is the sole copyright of IF_DO (IF Design Office Ltd) and not to be reproduced without expressed wishes.

Revisions

- | | | |
|---|--|----------|
| A | Issued for planning | 04/05/17 |
| B | Issued for planning - revised as clouded | 21/07/17 |
| C | Issued for planning - revised as clouded | 08/08/17 |

Consultants

Key Plan

**DRAWING AS
APPROVED IN
APPLICATION
2017/2552/P &
2017/3179/L**

(subject to conditons outlined in approval)

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Project

17 John Street

Client

Michael + Juliette Graham

Drawing Title

Proposed Elevations

Scale 1:50 @ A1 \ H00 @ A3

Drawn GG

Date February 2017

Check SC

Issued for

Planning

Proj. No.

I60I

Dwg. No.

PL-04

Rev

C