

**Notes**

1. 1100 raised rooflight to boundary, with integrated roof access hatch to terrace.
2. N/A
3. Dotted line denotes line height of solid brick garden wall behind section line (i.e. NE garden wall)
4. Fixed glazed panel
5. Insulate between existing rafters
6. Lightweight joinery staircase to roof terrace, with integrated storage beneath.
7. Neighbouring boundary treatment
8. New access hatch to roof (conservation style)
9. New black metal RVP and SVP downpipes
10. New internal partition: timber stud partition lined in plywood and plasterboard, with 2.3mm skim coat. Paint finish.
11. New painted timber door to match existing original doors in house
12. New plaster soffit around rooflight
13. New stone flooring or similar.
14. New walk on roof light glass
15. PPC metal balustrade
16. Vaults dry-lined for plant
17. 1100 planter

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**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 at low level within bespoke planter to new terrace boundary.  
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 Section As Proposed  
Scale 1:50 @ A1 / 1:100 @ A3

**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
D	Issued for planning - revised as clouded	16/08/17
E	Issued for planning - revised as clouded	18/08/17

**Consultants**

**Key Plan**

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

(subject to conditions outlined in approval)

**IF\_DO**

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**Project**  
17 John Street

**Client**  
Michael + Juliette Graham

**Drawing Title**  
Proposed Section

Scale 1:50 @ A1 / 1:100 @ A3 Drawn GG

Date March 2017 Check SC

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Planning	1601	PL-05	E