

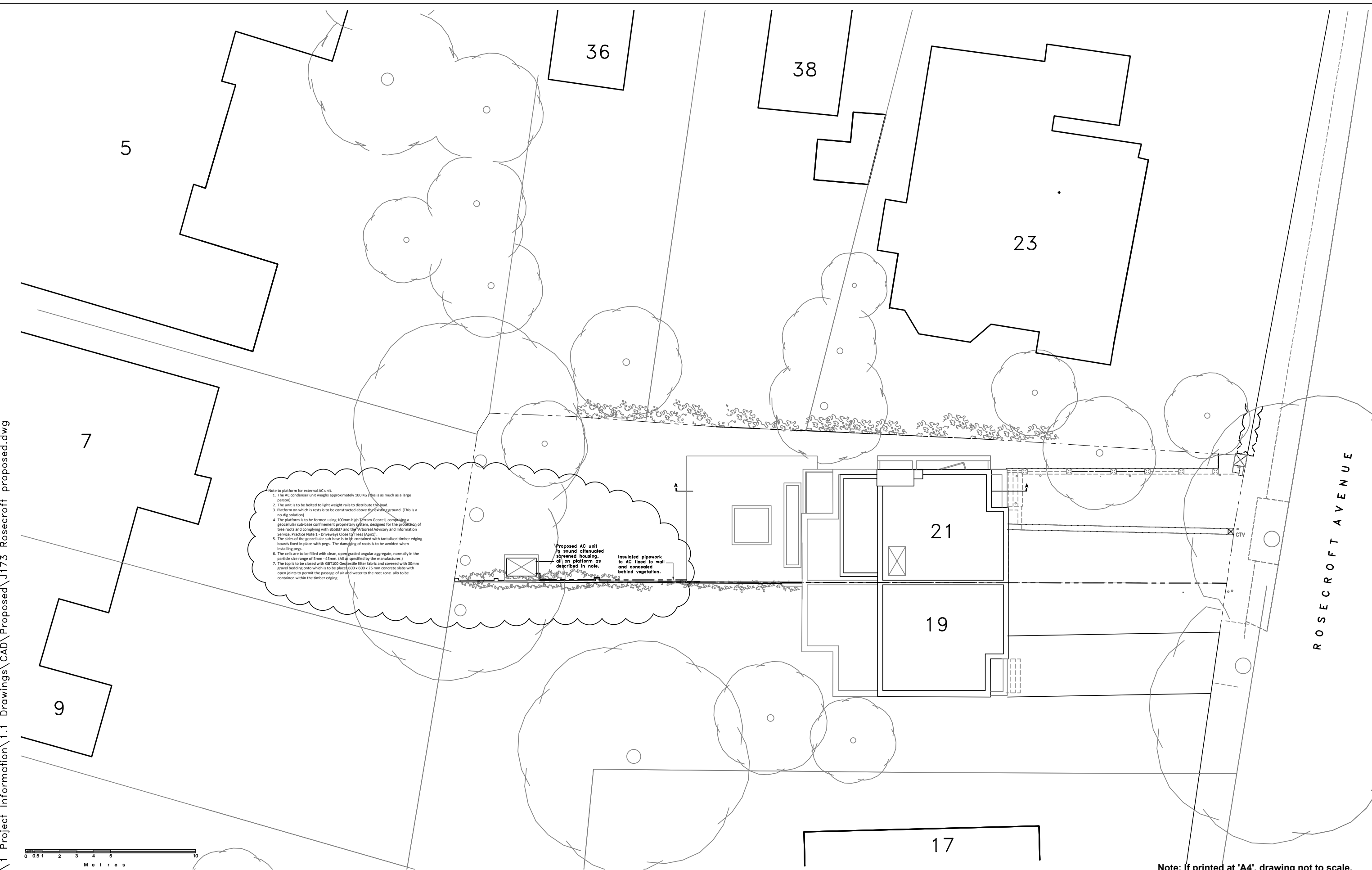
T:\1 Project Information\1.1 Drawings\CAD\Proposed\170923 J173 Rosecroft proposed for planning.dwg



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Note: If printed at 'A4', drawing not to scale.

<p>ARA ALLAN ROSENBERG ARCHITECTS RIBA</p> <p>19A Nant Road LONDON NW2 4AL Tel: (020) 3843-8422</p>	<p>Copyright to all designs, notes and drawings remains with the architect unless written authorization from the architect has been provided.</p>	<p>Client: Mr. & Mrs. T. Duchon</p>	<p>A. Issued for planning August - 2017 No: Revision:</p>	<p>Drawing: Proposed Location Plan</p>	<p>Project: No. 21, Rosecroft Avenue London NW3 7QA</p>
				<p>Scale: 1:1250 @ A3 Date: Nov 2015</p>	<p>Drwg No: J173/ D 19 A.</p>

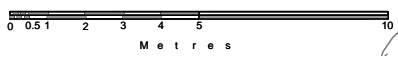


Note to platform for external AC unit.

1. The AC condenser unit weighs approximately 100 KG (this is as much as a large person).
2. The unit is to be bolted to light weight rails to distribute the load.
3. Platform on which it rests is to be constructed above the existing ground. (This is a no-dig solution)
4. The platform is to be formed using 300mm high Terram Geocel, comprising a geocellular sub-base confinement proprietary system, designed for the protection of tree roots and complying with BS5837 and the Arboreal Advisory and Information Service, Practice Note 5 - 'Driveways Close to Trees (April)'. The sides of the geocellular sub-base is to be contained with tannalised timber edging boards fixed in place with pegs. The damaging of roots is to be avoided when installing pegs.
5. The cells are to be filled with clean, opengraded angular aggregate, normally in the particle size range of 5mm - 45mm. (All as specified by the manufacturer.)
6. The top is to be closed with GEF100 Geoplastic filter fabric and covered with 30mm gravel bedding onto which is to be placed 600 x 600 x 25 mm concrete slabs with open joints to permit the passage of air and water to the root zone. All to be contained within the timber edging.
7. The top is to be closed with GEF100 Geoplastic filter fabric and covered with 30mm gravel bedding onto which is to be placed 600 x 600 x 25 mm concrete slabs with open joints to permit the passage of air and water to the root zone. All to be contained within the timber edging.

Proposed AC unit in sound attenuated screened housing, all on platform as described in note.

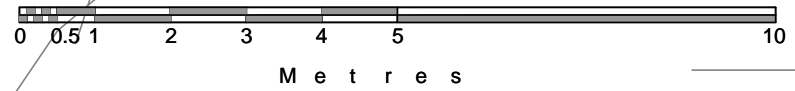
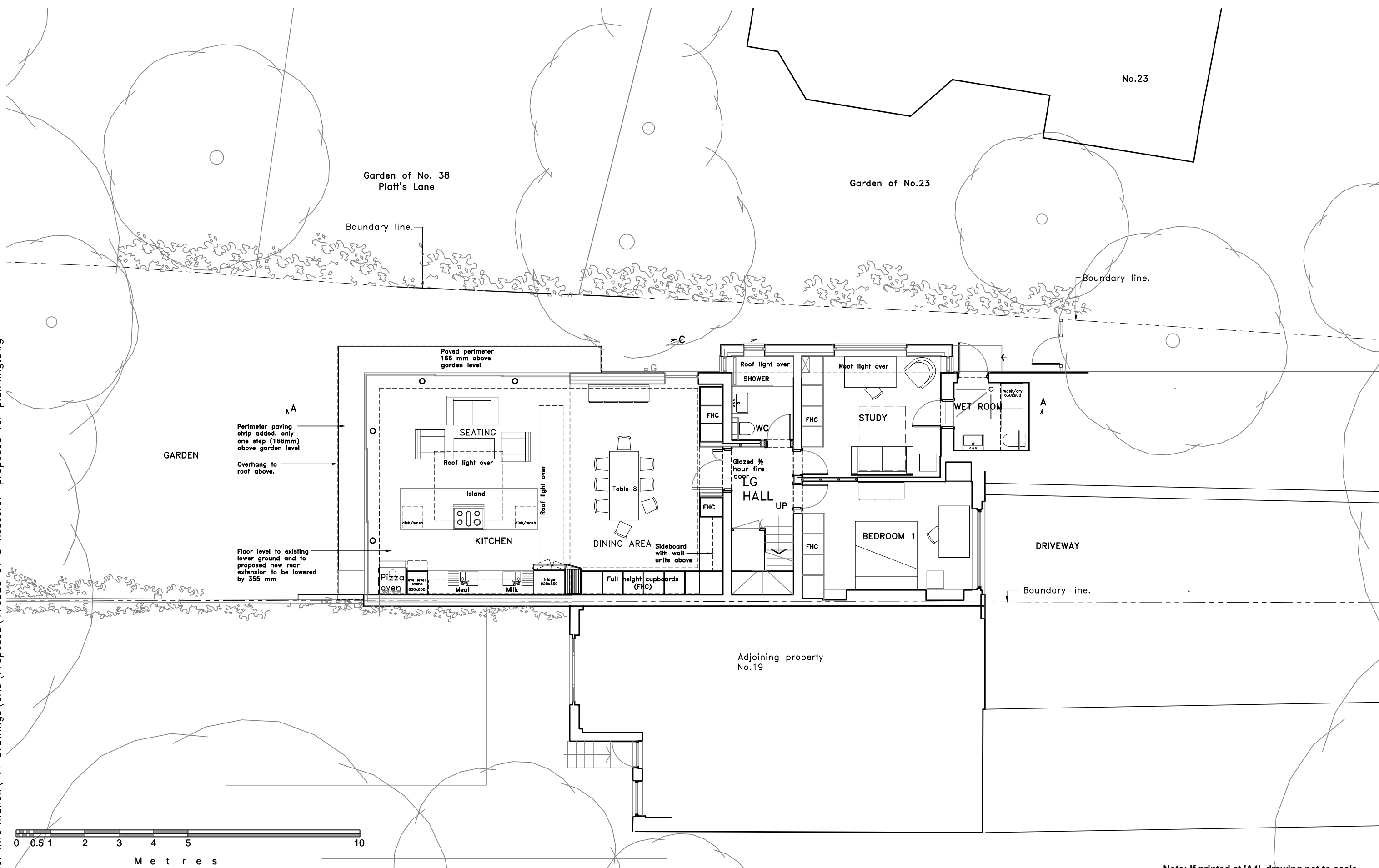
Insulated pipework to AC fixed to wall and concealed behind vegetation.



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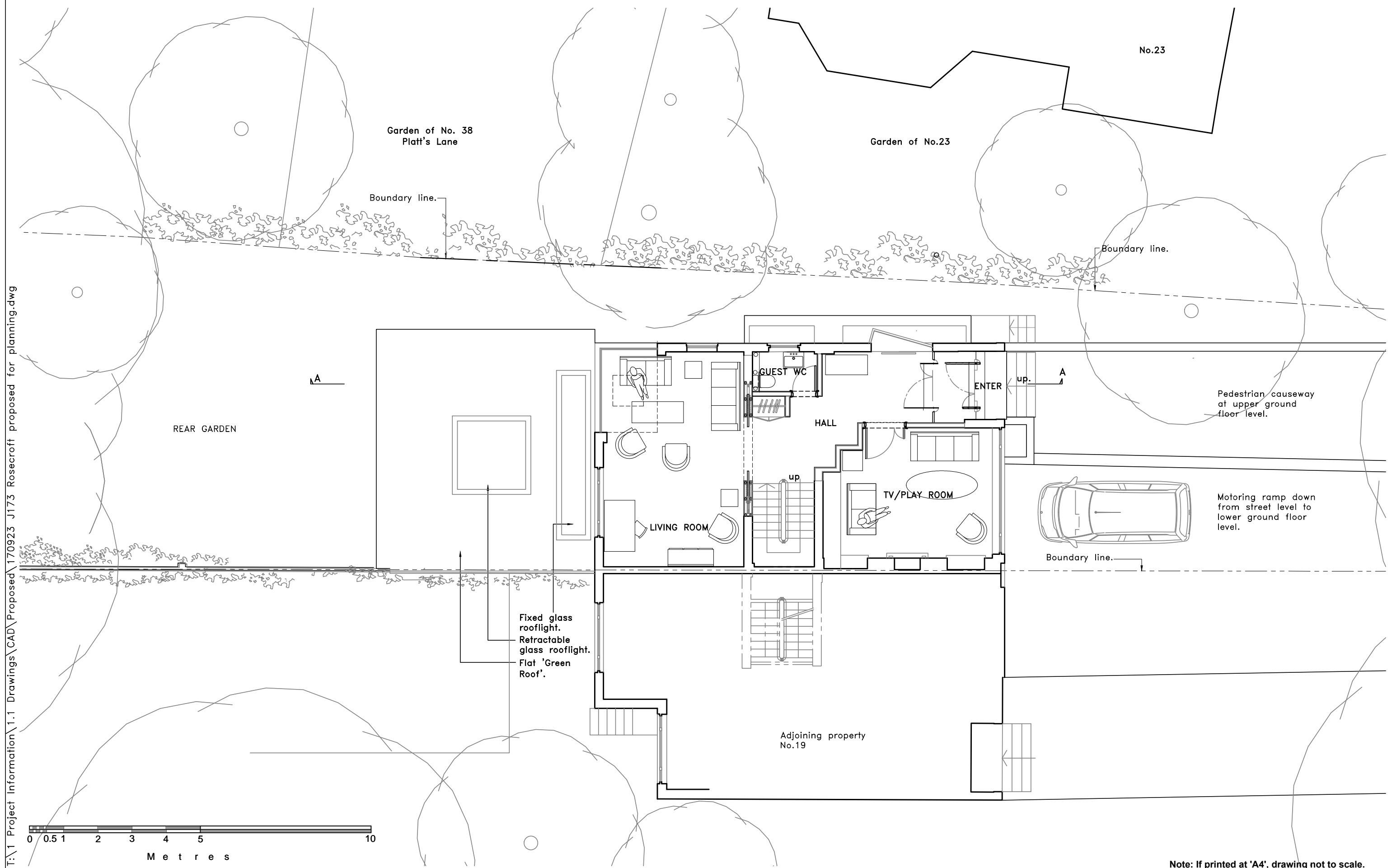
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				Scale: 1:200 @ A3 Date: Jun 2015		
			C. Location of ext. AC unit, platform & note - Sep 2017 B. Location of external AC unit changed - Sep 2017 A. Issued for planning August - 2017		Drwg No: J173/ D 20 C.	
			No: Revision:			

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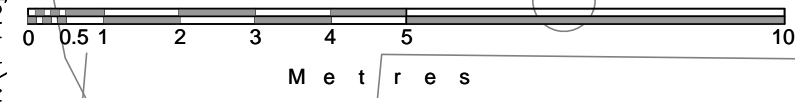
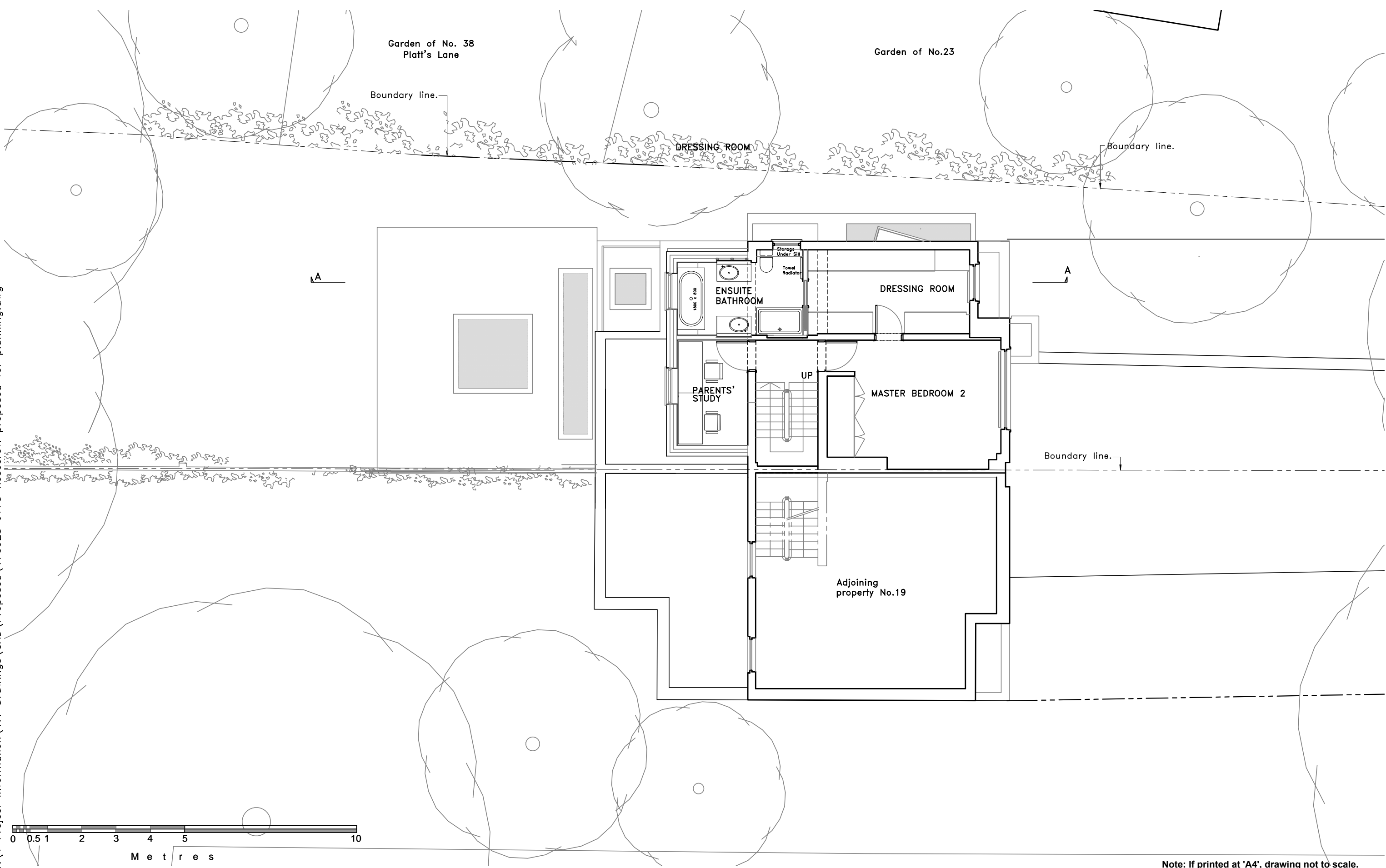


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<p>No: Revision:</p>				

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A. Issued for planning August - 2017
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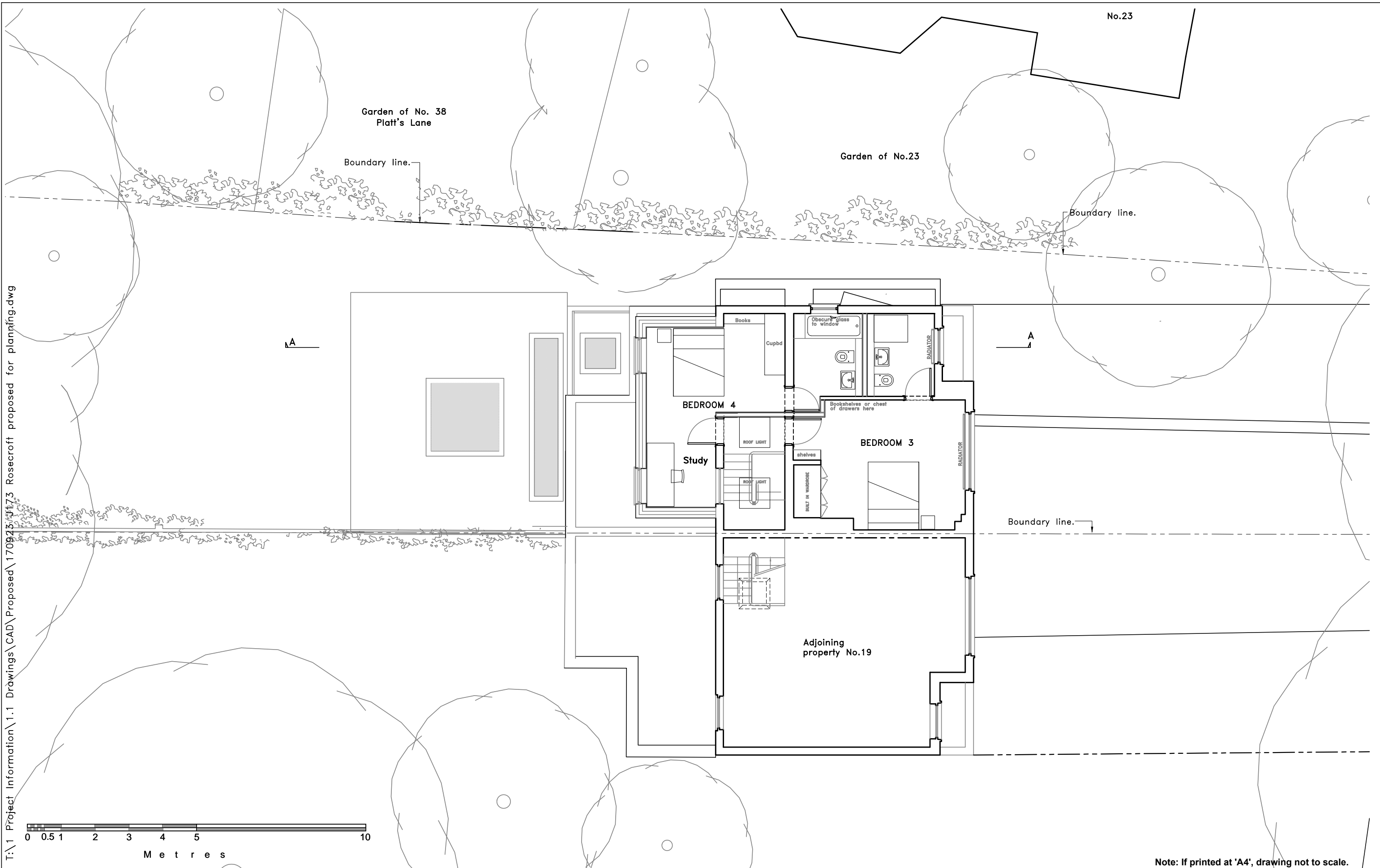
Drawing: Proposed First Floor Plan

Scale: 1:100 @ A3 Date: June 2017

Project: No. 21, Rosecroft Avenue
London NW3 7QA

Drwg No: J173/ D 23 · A.

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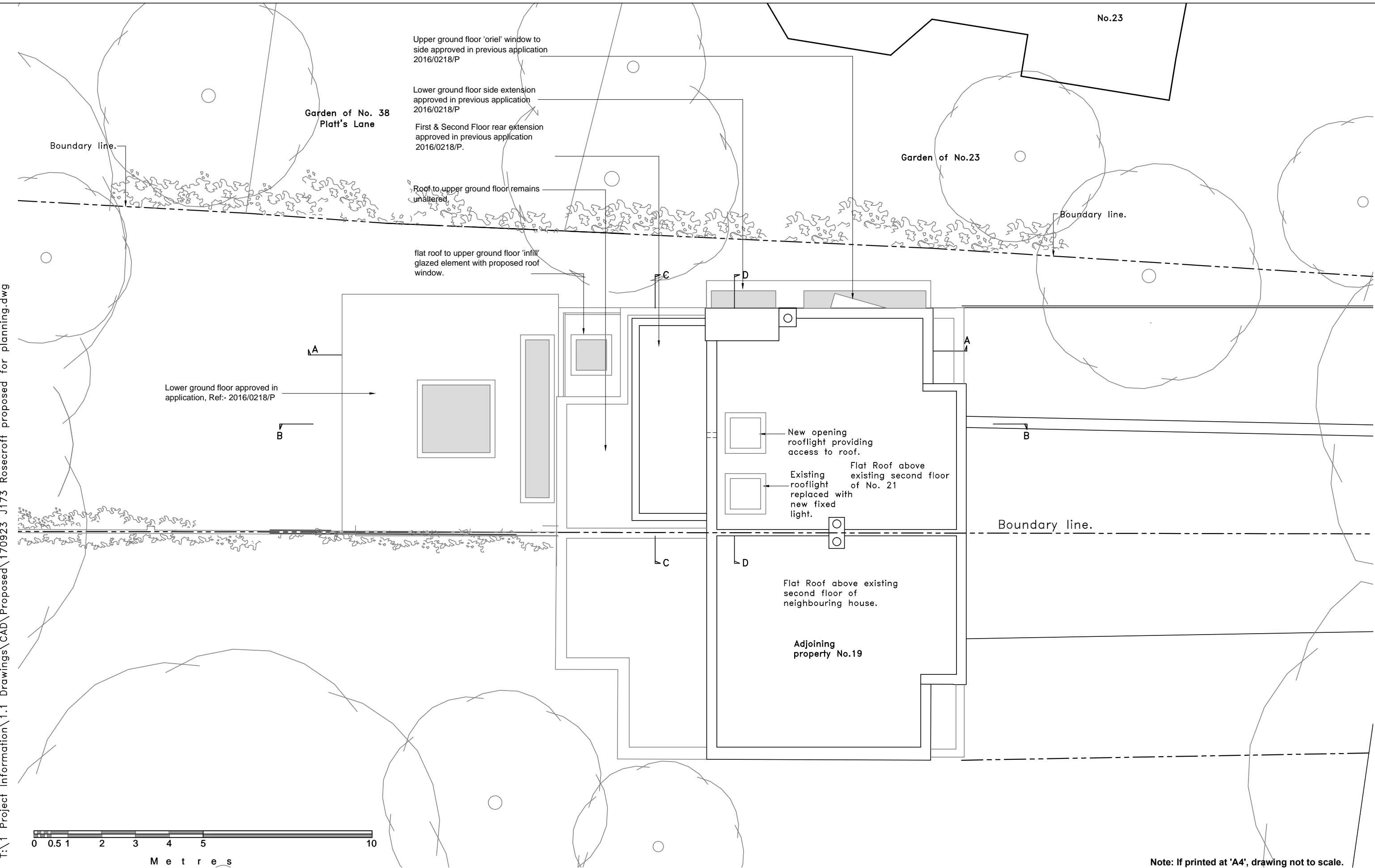
Drawing: Proposed Second Floor Plan

Scale: 1:100 @ A3 Date: Jun 2017

Project: No. 21, Rosecroft Avenue
London NW3 7QA

Drwg No: J173/ D 24 . A.

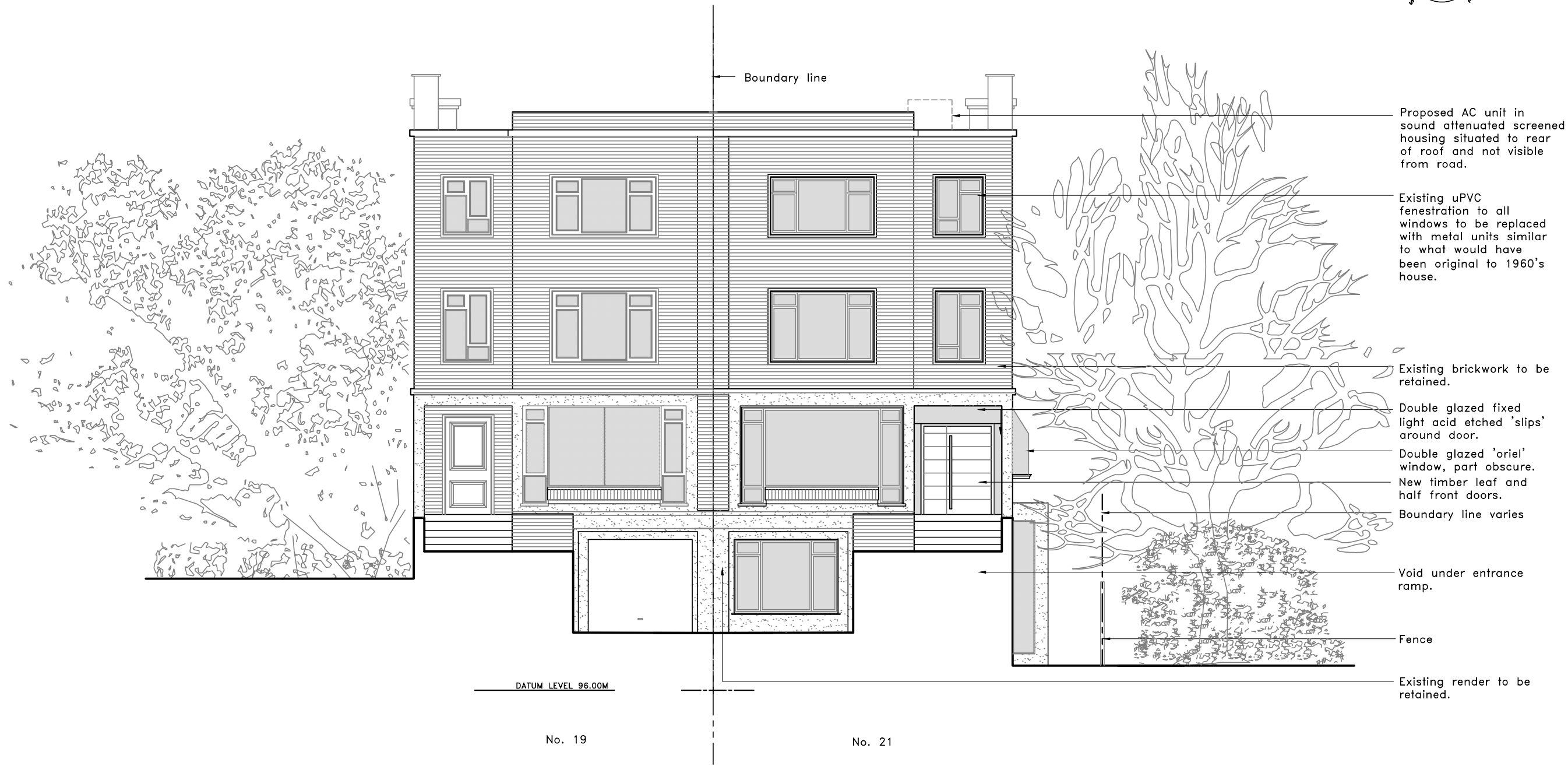
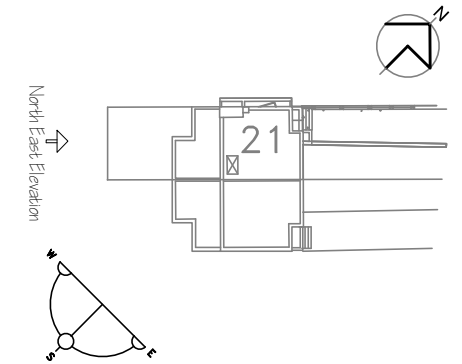
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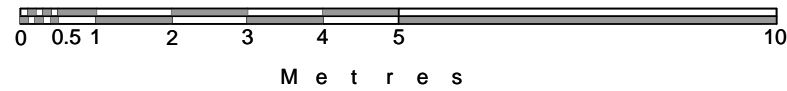
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			Scale: 1:100 @ A3 Date: Nov 2015	
		B. External AC unit removed from roof. Sep - 2017	No: Revision:	
		A. Issued for planning August - 2017		

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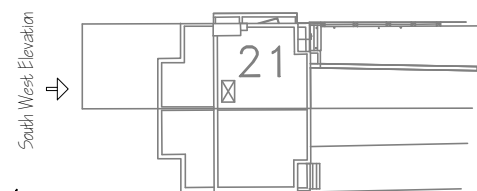
- Proposed AC unit in sound attenuated screened housing situated to rear of roof and not visible from road.
- Existing uPVC fenestration to all windows to be replaced with metal units similar to what would have been original to 1960's house.
- Existing brickwork to be retained.
- Double glazed fixed light acid etched 'slips' around door.
- Double glazed 'oriel' window, part obscure.
- New timber leaf and half front doors.
- Boundary line varies
- Void under entrance ramp.
- Fence
- Existing render to be retained.



Note: If printed at 'A4', drawing not to scale.

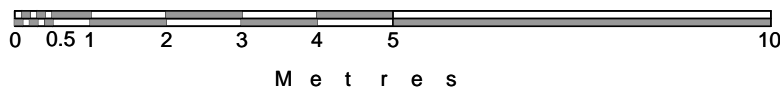
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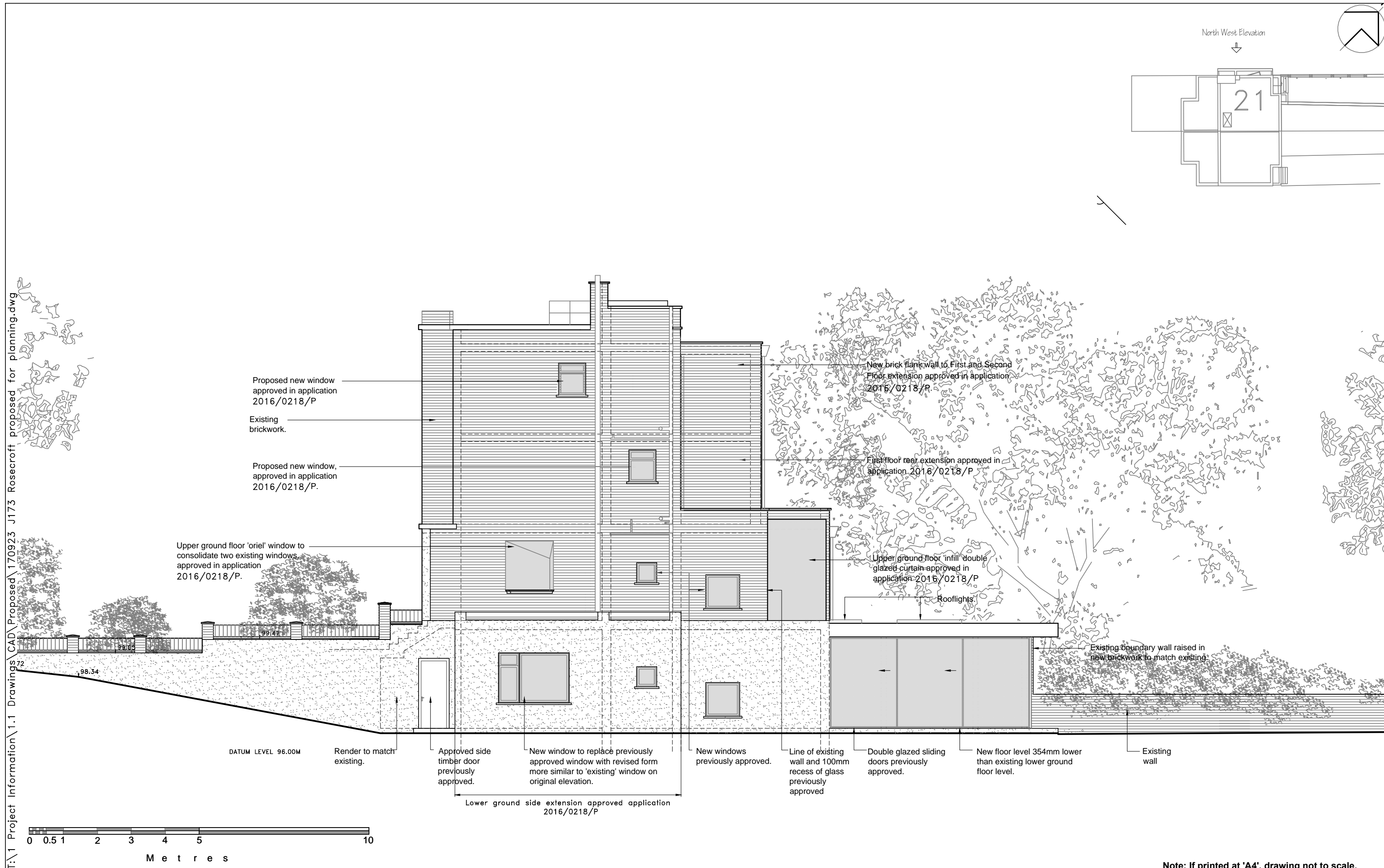
No. 21

Adjoining property No. 19



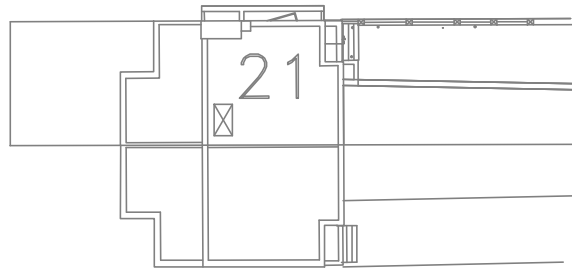
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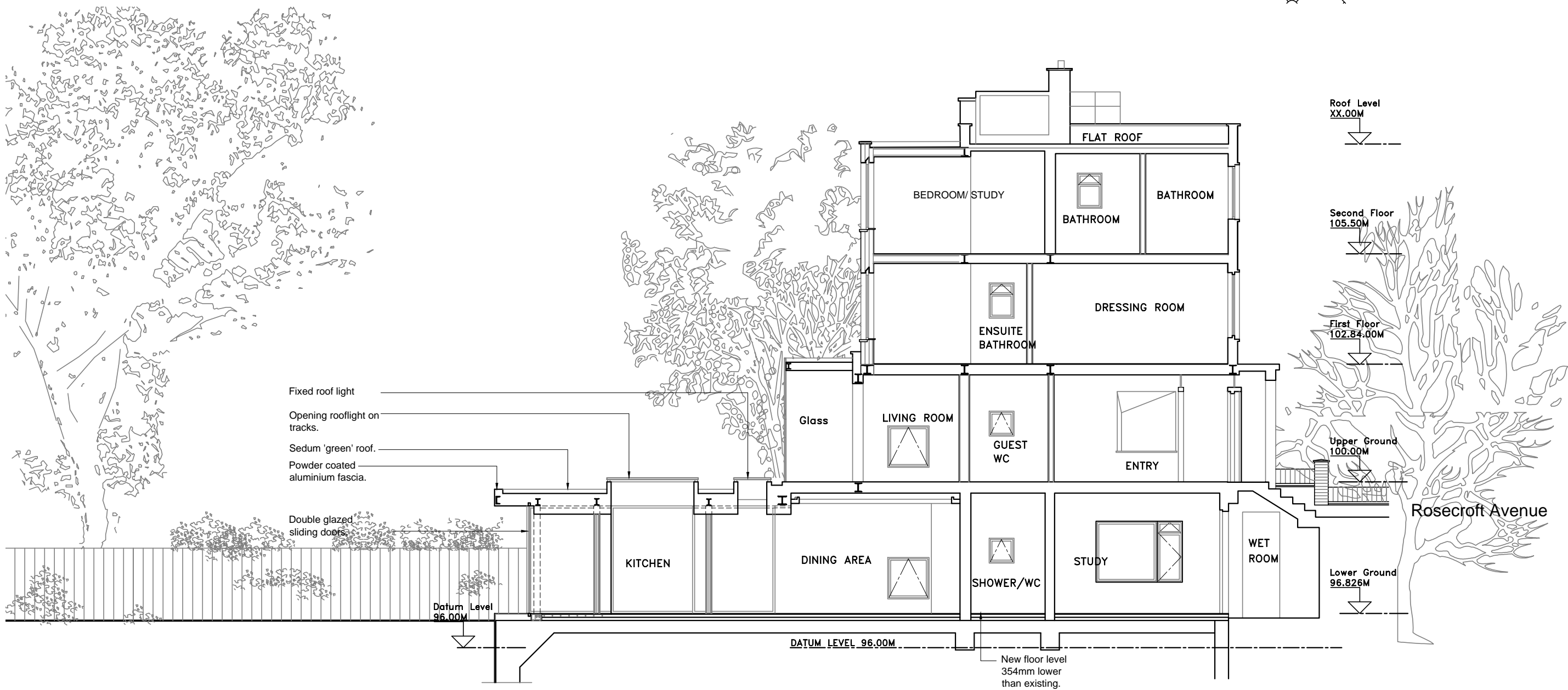
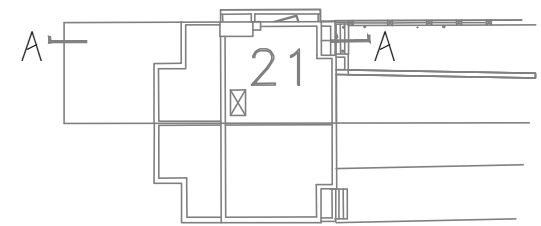
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North West Elevation

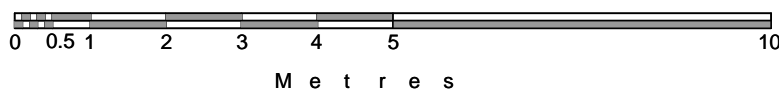


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- Fixed roof light
- Opening rooflight on tracks.
- Sedum 'green' roof.
- Powder coated aluminium fascia.
- Double glazed sliding doors.



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