



GABLE ELEVATION WINDOWS and Door (W10 - W13)  
 New cills to be provided as there are not enough existing cill which can be salvaged and re-used.

**C** Gable Elevation  
 1:50@A1



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**

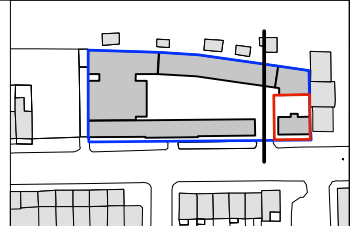
NEW BUILD RESIDENTIAL AND COMMERCIAL CONSTRUCTION TO ACHIEVE THE FOLLOWING MINIMUM U-VALUES (w/m2k)	
ROOFS	0.2
WALLS	0.15
FLOORS	0.2
WINDOWS	1.4
DOORS	1.4
AIR PERMEABILITY	5

\* 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

P3 Submitted for Planning Application	19.11.19
P2 Submitted for Comment.	06.02.19
P1 Submitted for Comment. Mansard amended.	31.03.17
P Submitted for Planning Application	16.12.16



Client St Ermins Property Company Limited	
Project 44A Gloucester Avenue London NW1 8JD	
Drawing Title Proposed Elevation 02 General Arrangement	
Status Planning	Drawn KD
Checked TS	Date Feb 2019
Scale 1:50@A1, 1:100@A3	Revision P3
Drwg. No. 173_PL-COND_04D_02	

	Twenty First Architecture Ltd, 314 Goswell Road, London, EC1V 7AF Tel: +44(0)20 7952 0252 www.21starchitecture.com	
	Status Planning	Drawn KD
Checked TS	Date Feb 2019	Revision P3