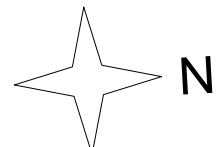
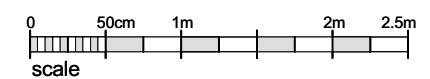



External front Patio at ground level.

NEW TERRACE & D9.
 Adapt existing external pipework in matching black painted CI.
 Replace existing roof covering with new 20mm WPB ply base, vented void, asphalt finish on appropriate ply faced 65mm insulation board, and 150mm flashed skirting, including small tapering section next to communal stair block. Surface to be approved liftable sections of h/w timber decking.
 Mild Steel balustrade with painted railings, top to be 1100mm above FFL of new terrace, set into newly raised rendered parapet and coping, all painted white to match existing.
 D9. Form new opening, with new double glazed powder coated metal door & frame door with Tiled threshold on DPC. Lintels to Engineer's details. Inner and outer reveals to be white painted render



| | | | | | | | |
|--|---|---------------------------------------|--|---------------------------|--------------------------|----------------------------|---|
| Client Celia Washington |  PATRICK MINNS ARCHITECTS 6 St Marks Crescent London NW1 7TS T 020 7485 8877 patrick@patrickminns.com | Drawing Proposed Floor Plan | Revision A: Balustrade change to metal railings 06/11/13 | Scale 1:50 @ A3 | Job No. 464 | Drawing No. 10PA | 1. All Dimensions and Levels to be checked on Site 2. This drawing must not be scaled 3. Refer to drawings & specification prepared by the Structural engineer and specialist subcontractors 4. Copyright reserved |
| Project Flat C, 35 Regents Park Rd NW1 | | | | | Date July 2013 | Drawn By PM | |