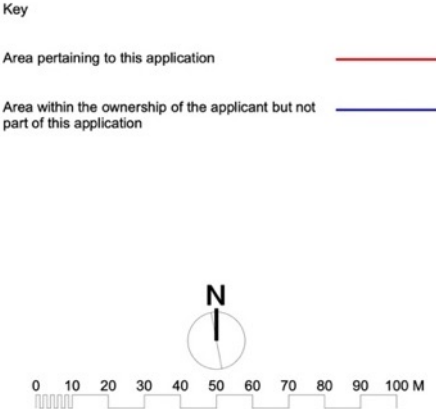
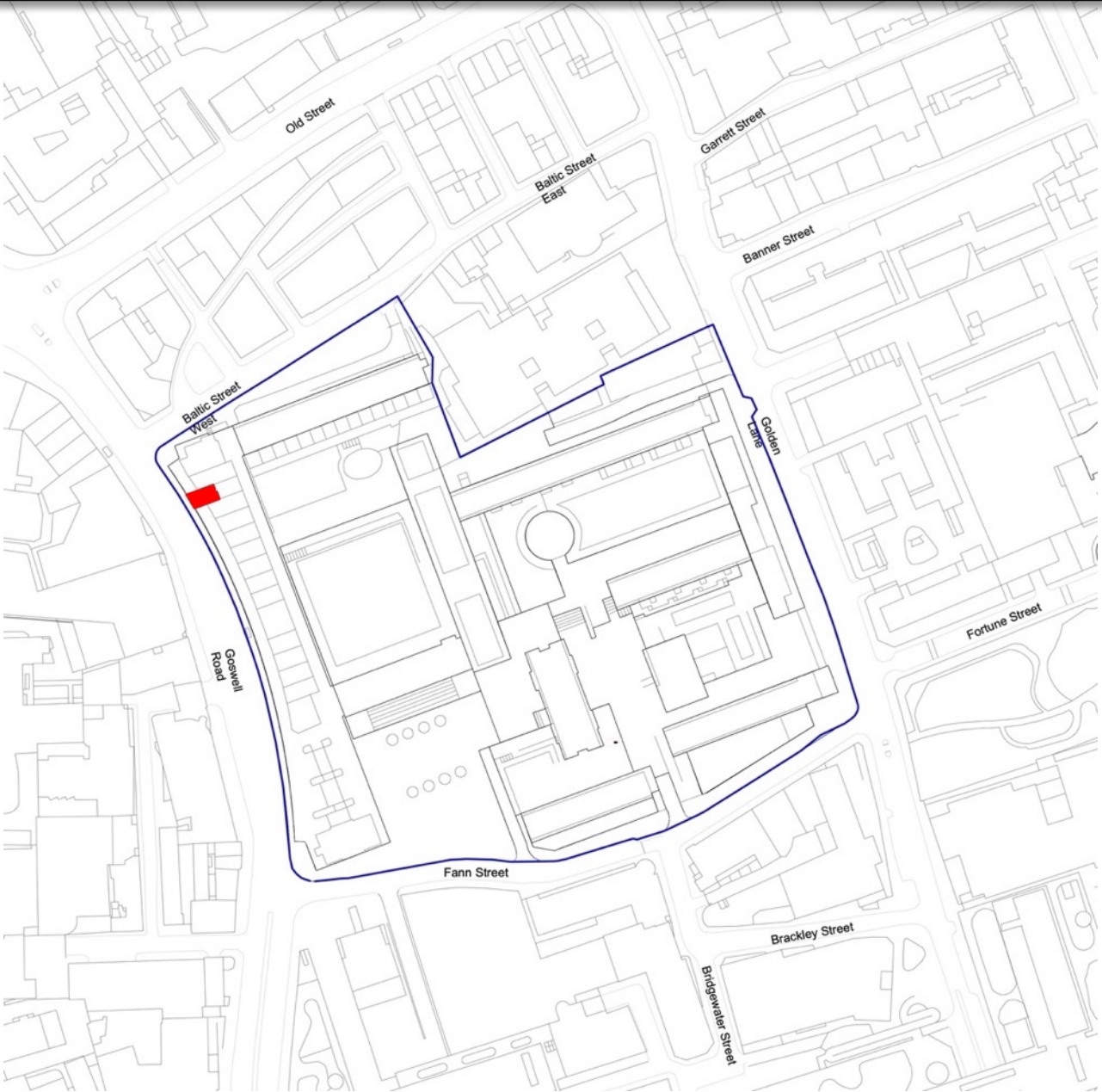




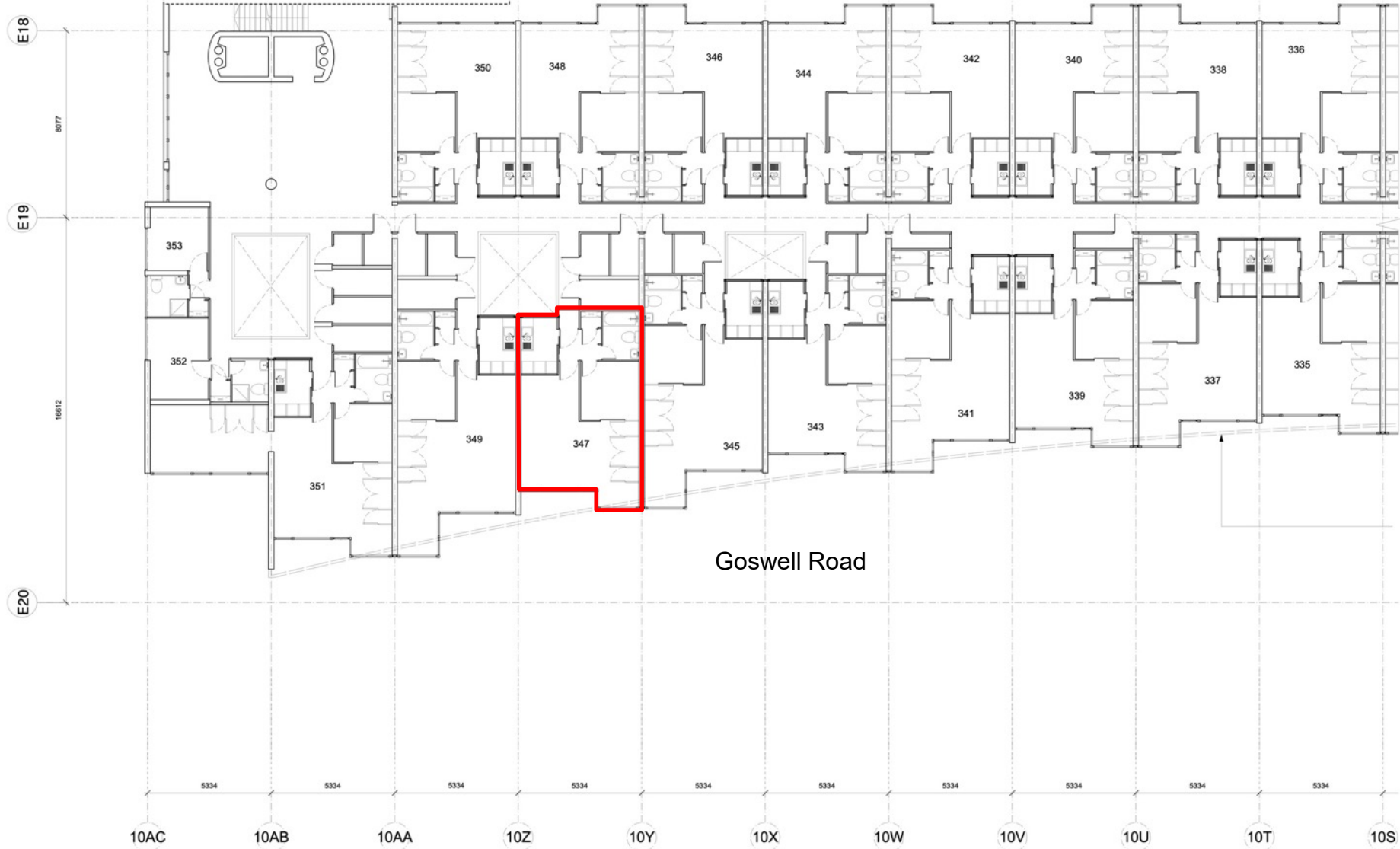
Flat 347, Crescent House
Planning & Transportation Committee
19 July, 2022

Flat 347, Crescent House



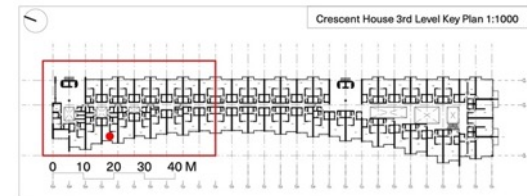
Site Location Plan

Baltic Street West



Line of Roof Parapet

Goswell Road



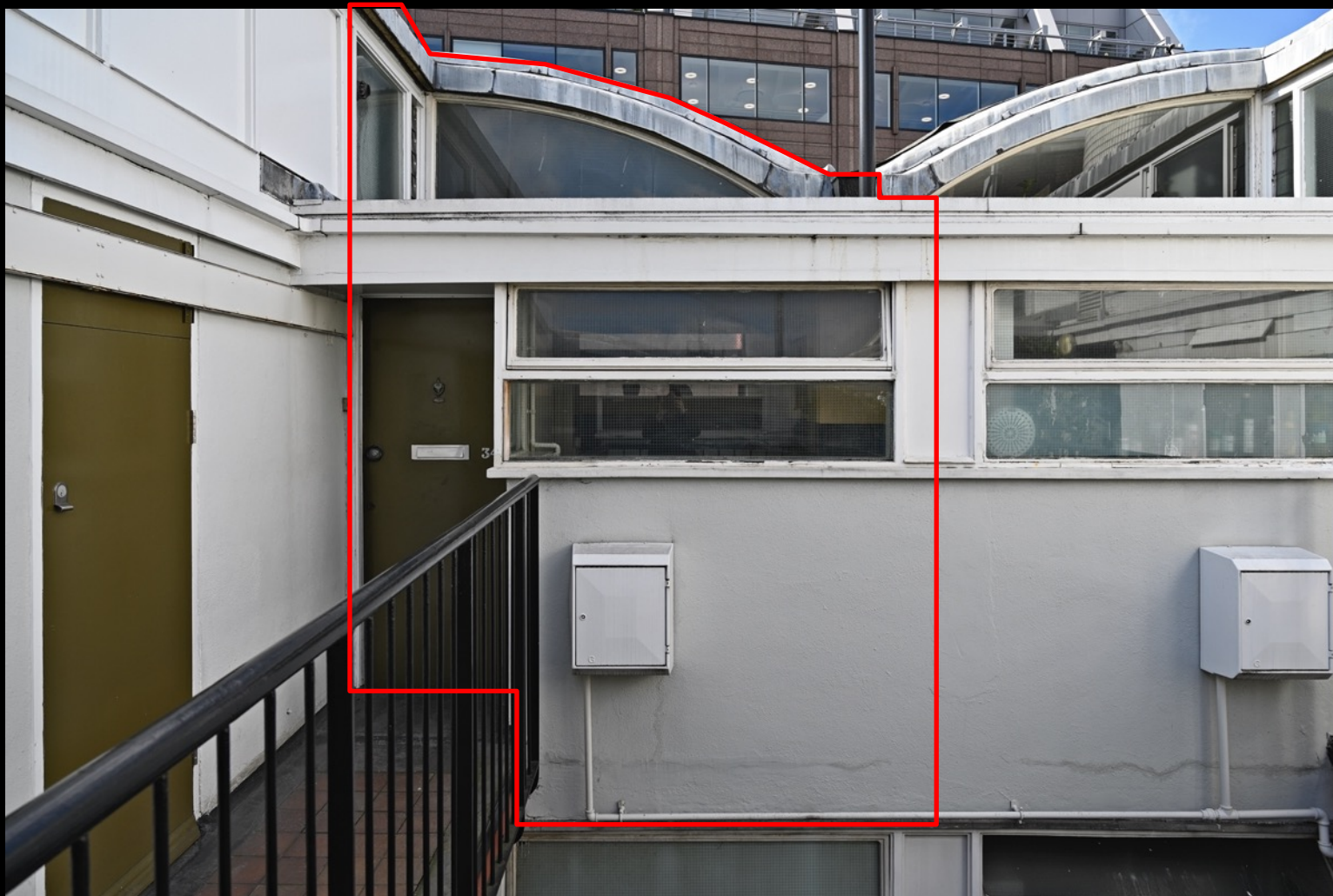
General Arrangement Plan



Flat Plan



Views from Goswell Road



Views from the Internal Lightwell



View of the kitchen from the living room



View of the kitchen window



View of the oriel window



View of the bookshelf

Views of the Interior



Original Naco pull handle



Original espagnolette handle



Replacement handle



Bookshelf



Metal window



Original pivot hinges

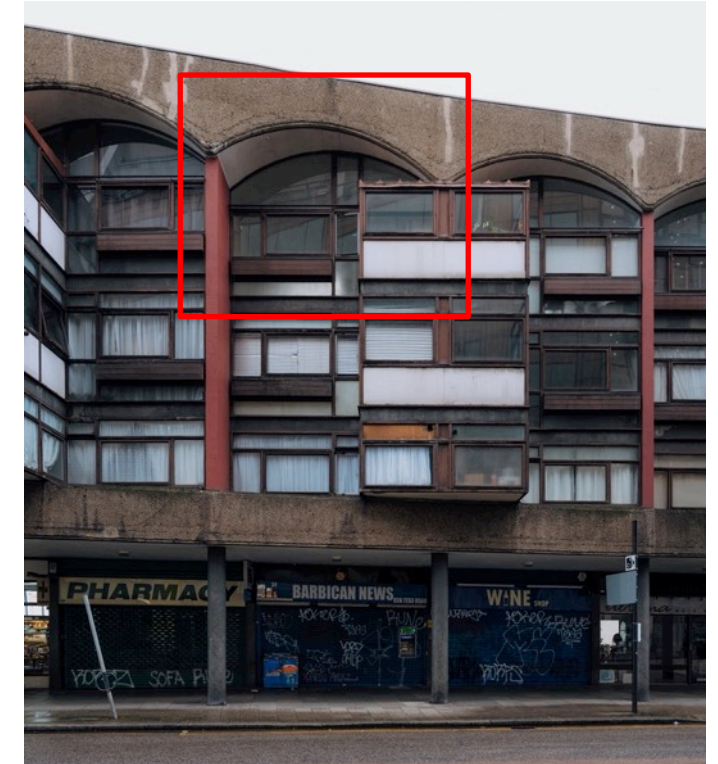
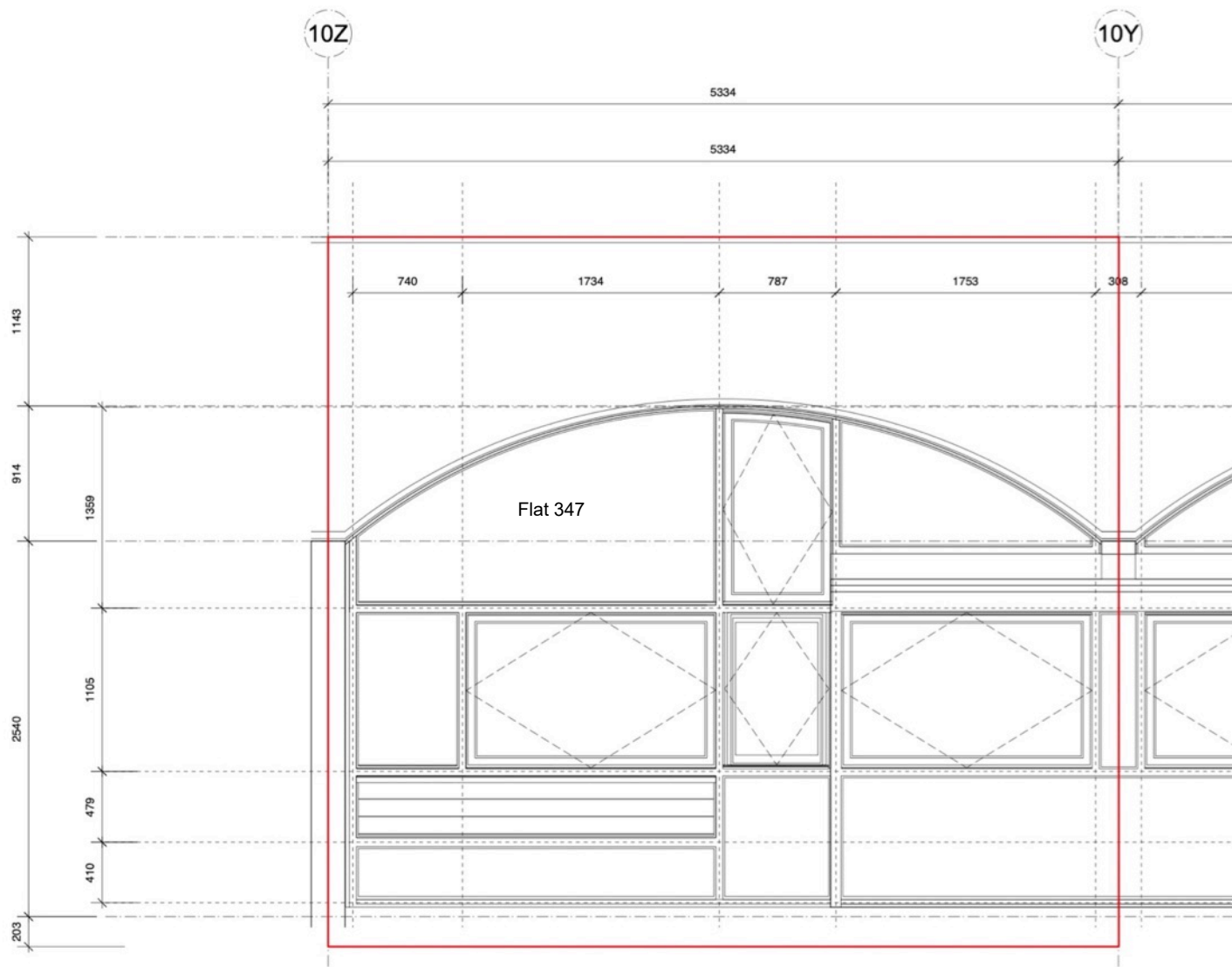


Shadow gap details

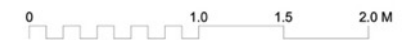
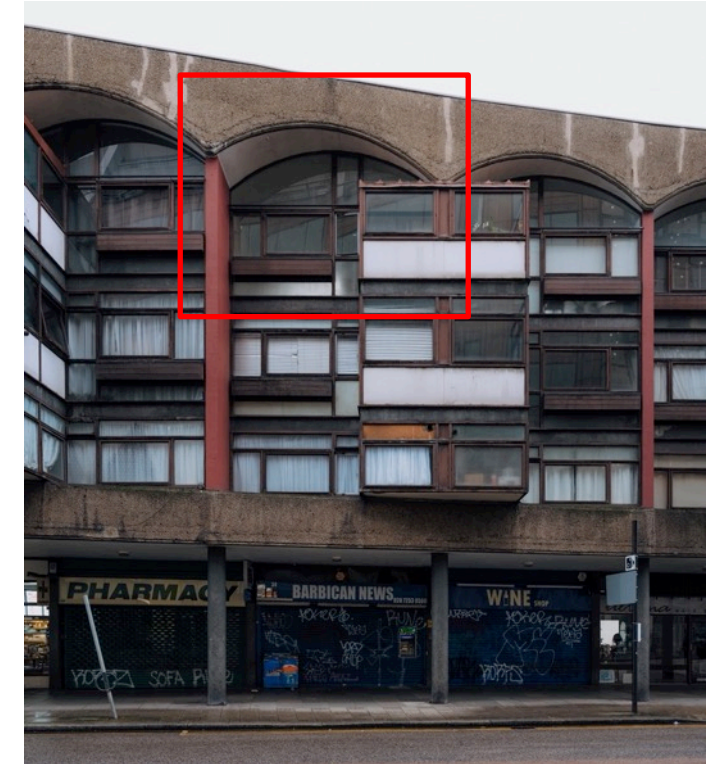
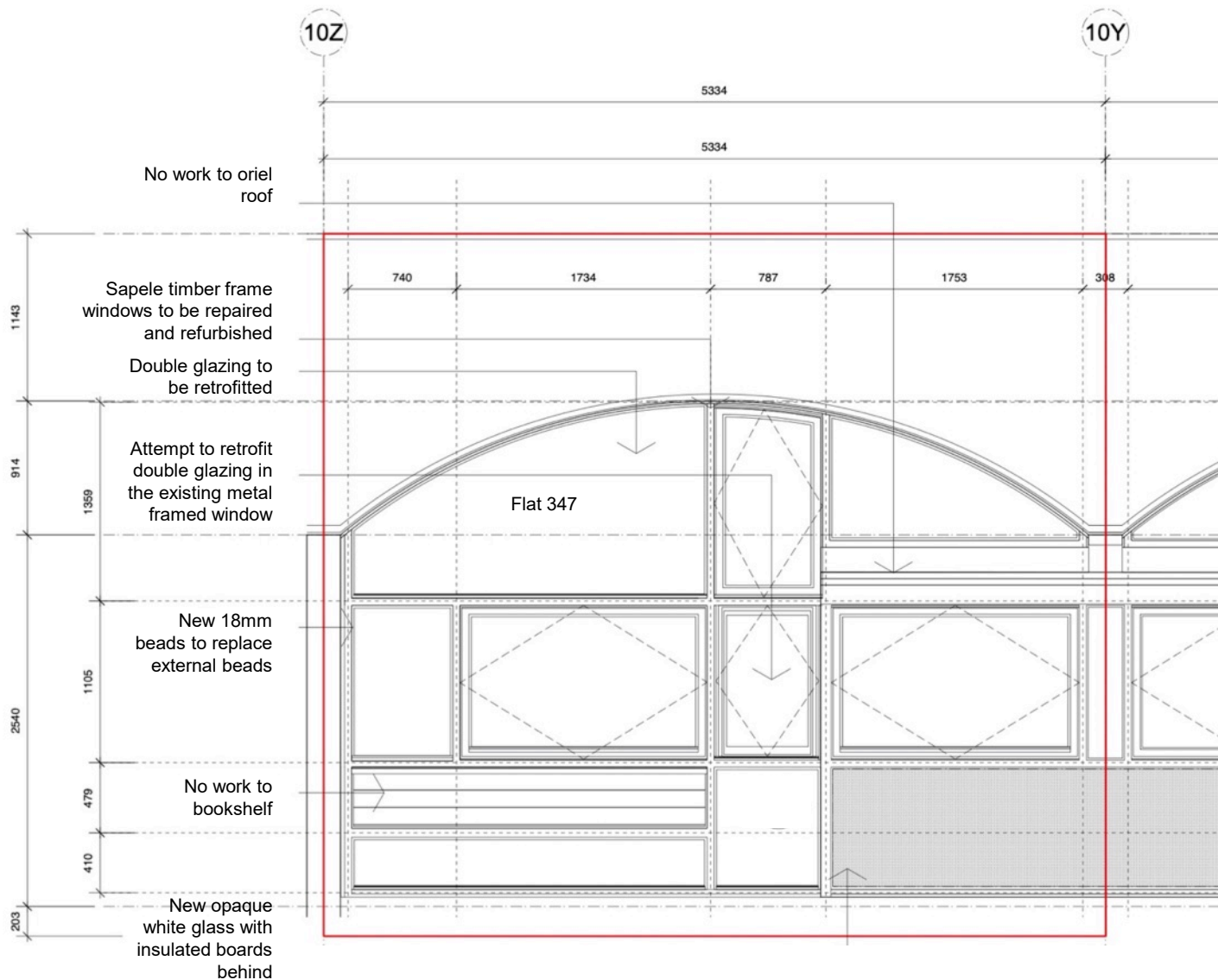


Kitchen window detail

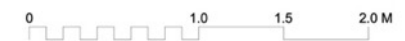
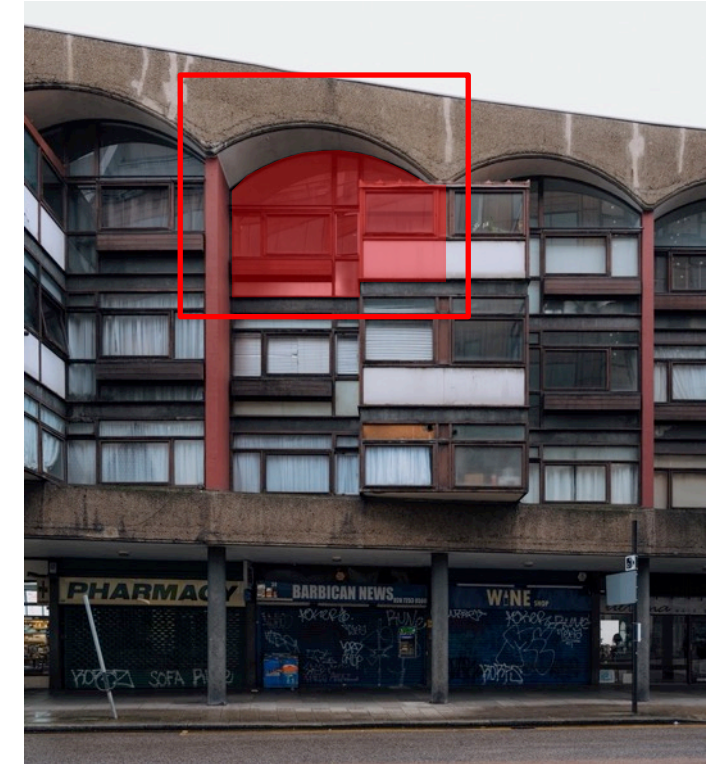
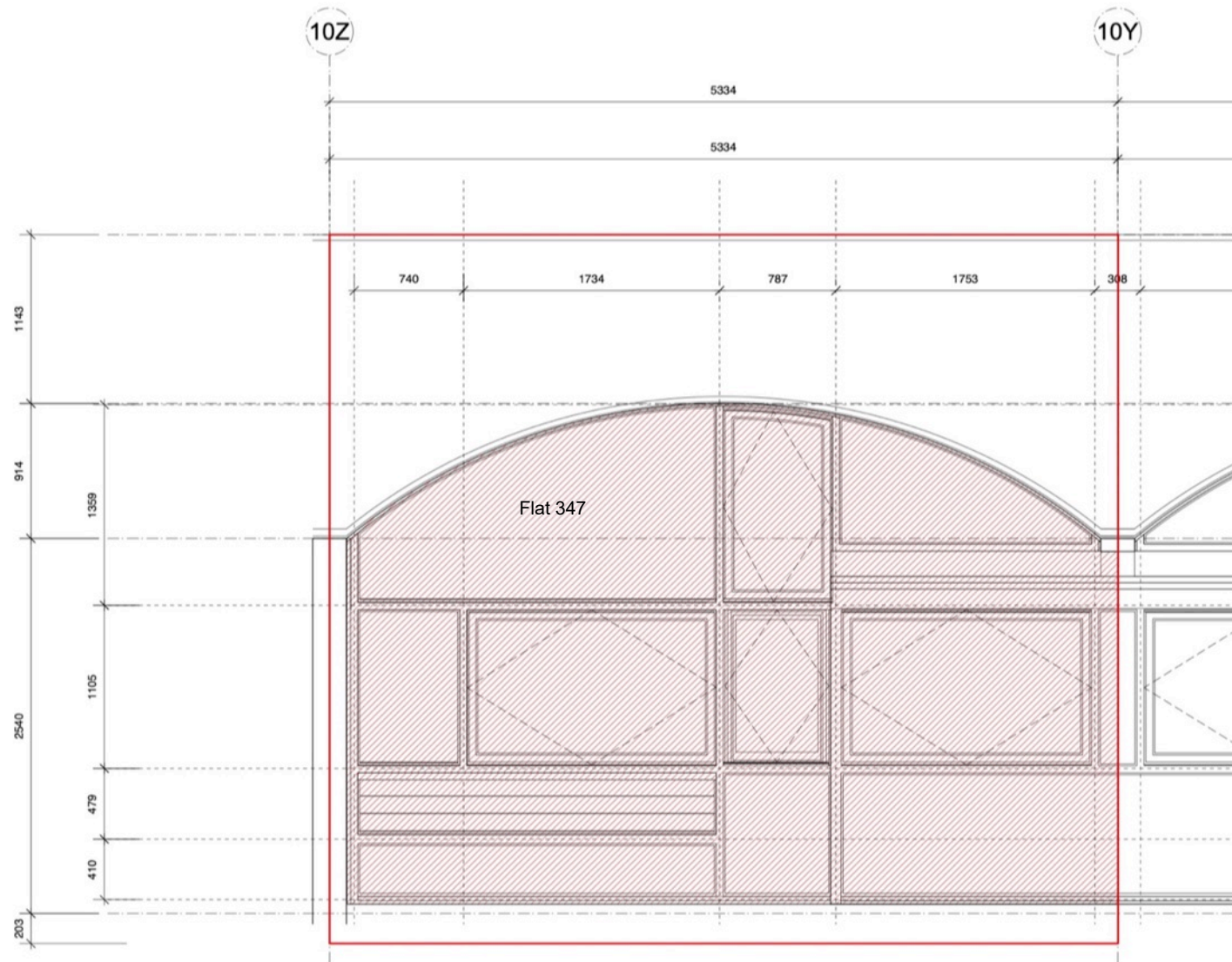
Photos of Details



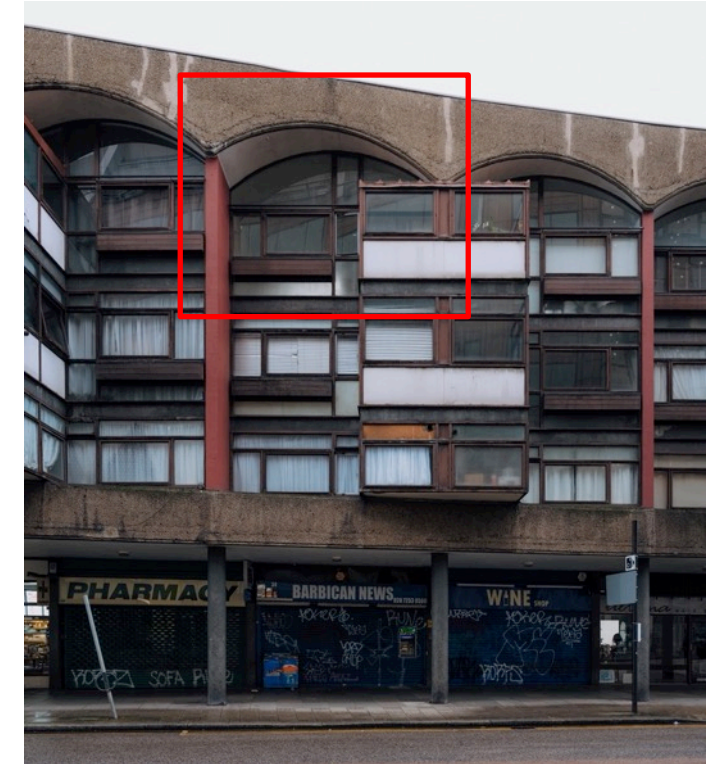
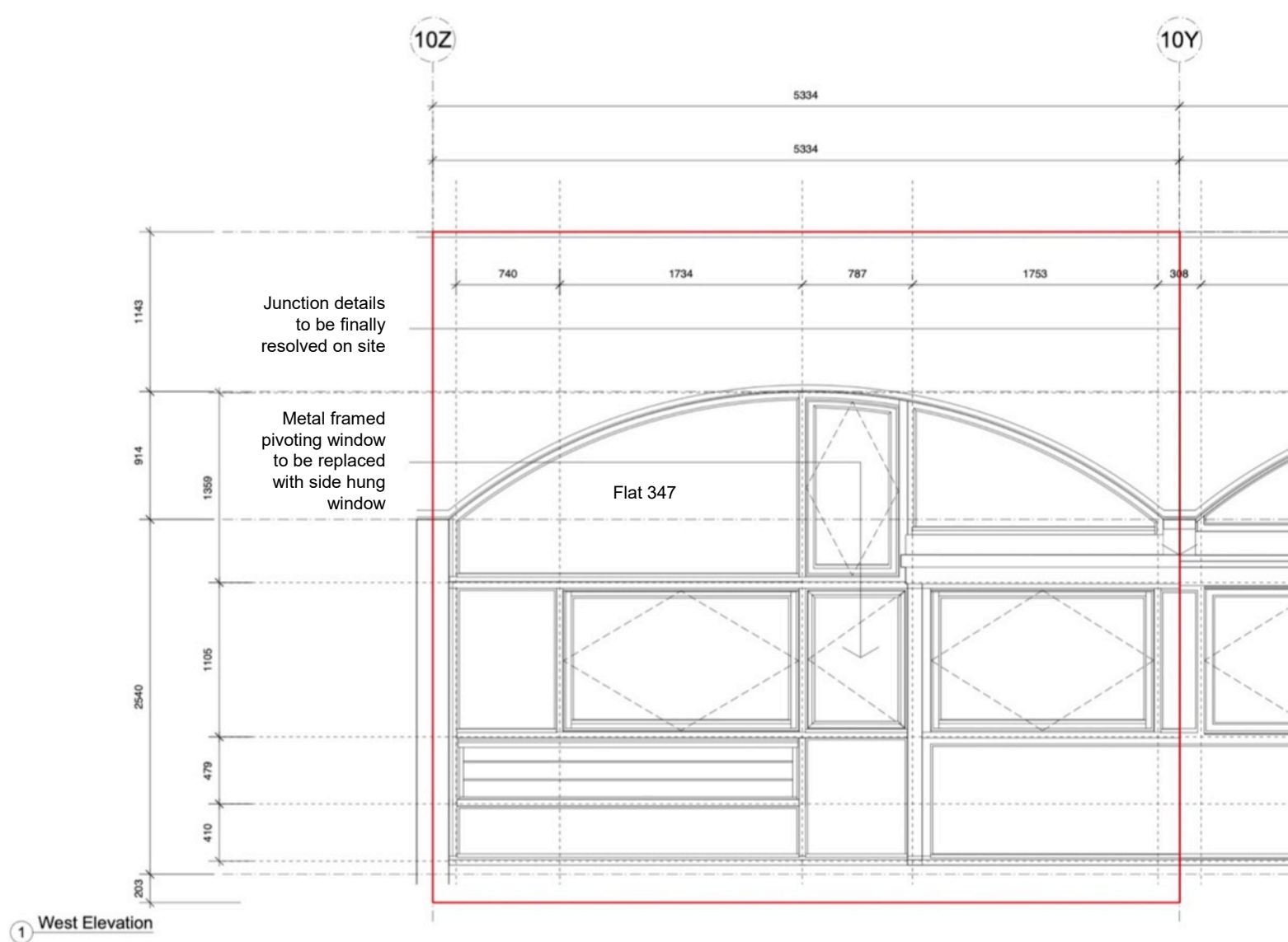
Existing Elevation of Living Area Facade



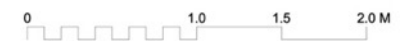
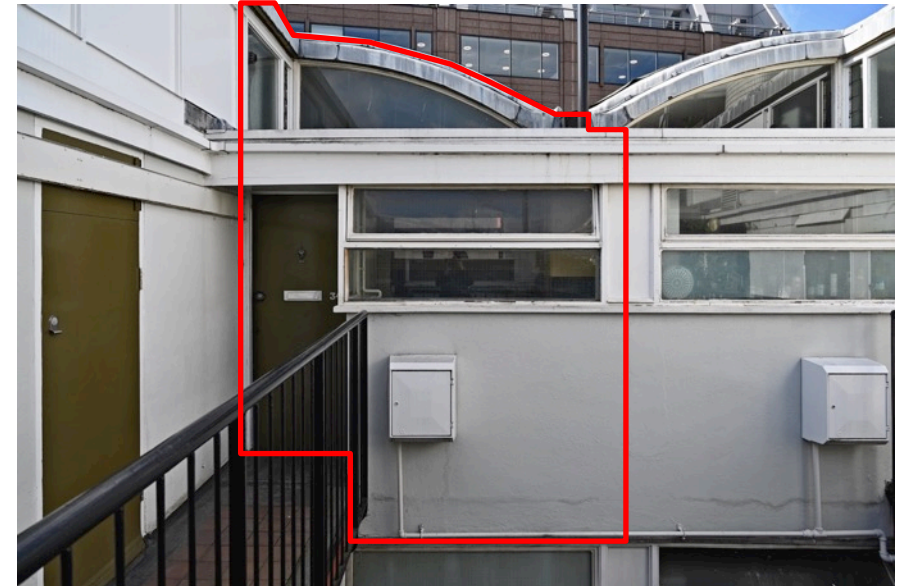
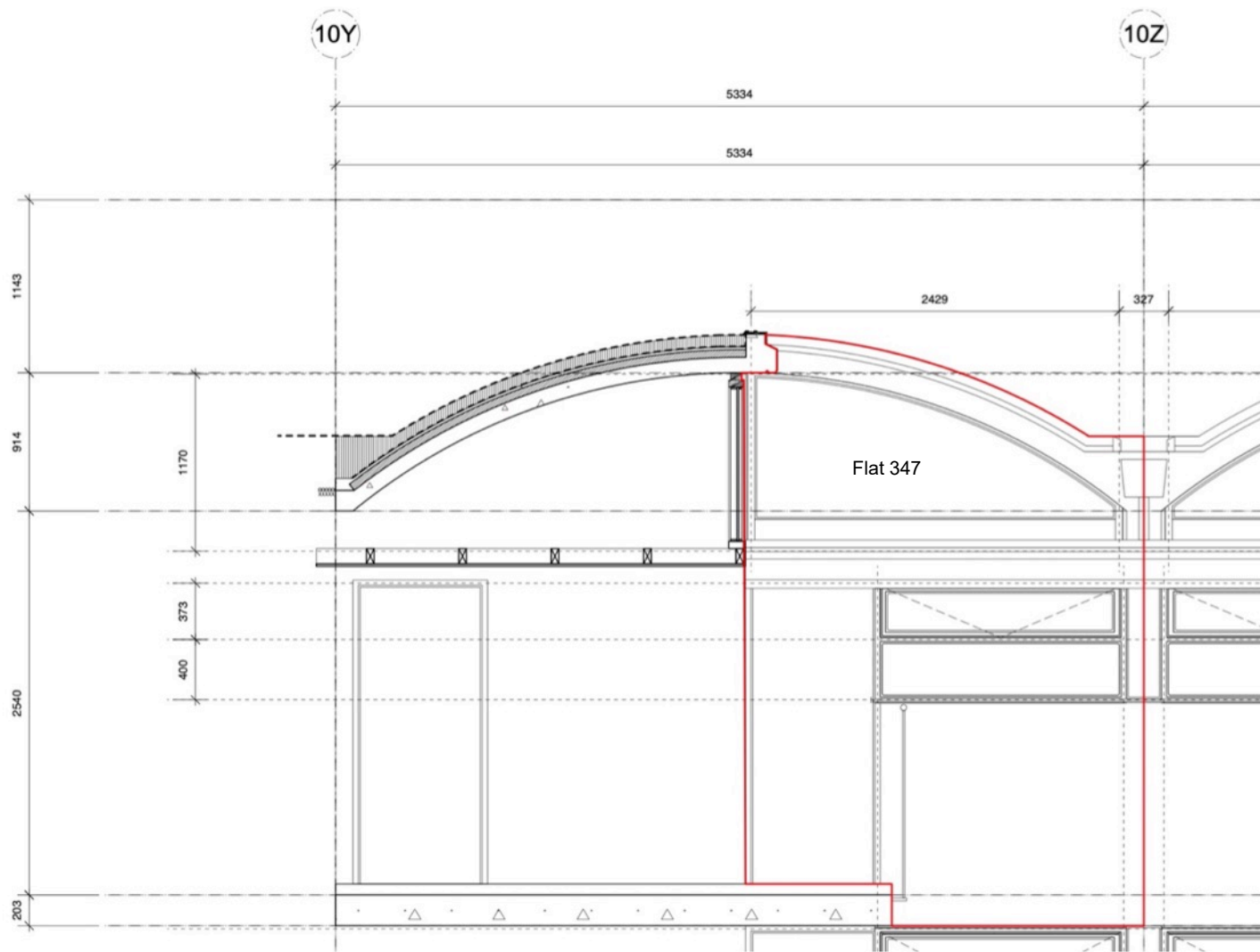
Stage I Elevation of Living Room Façade (Retrofitting Double Glazing)



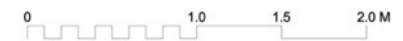
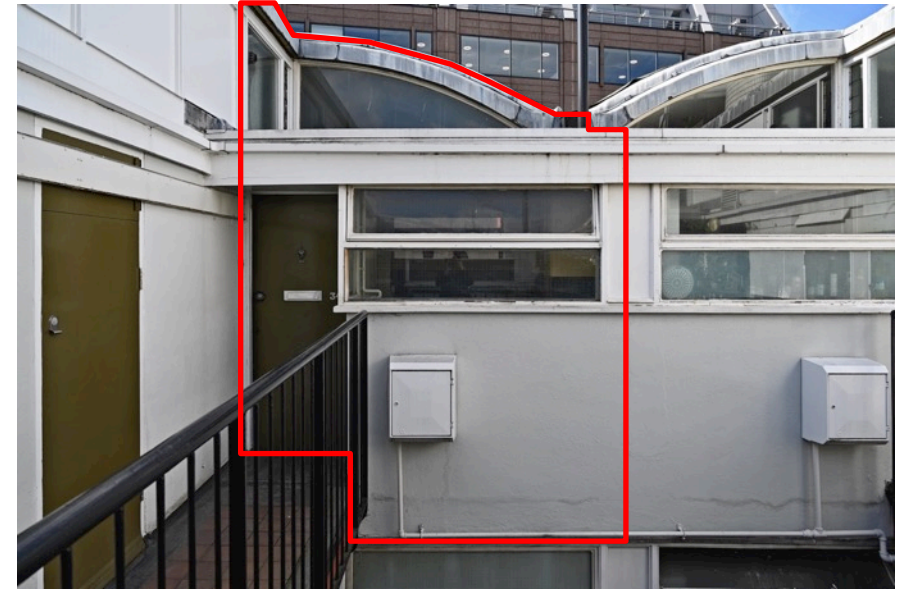
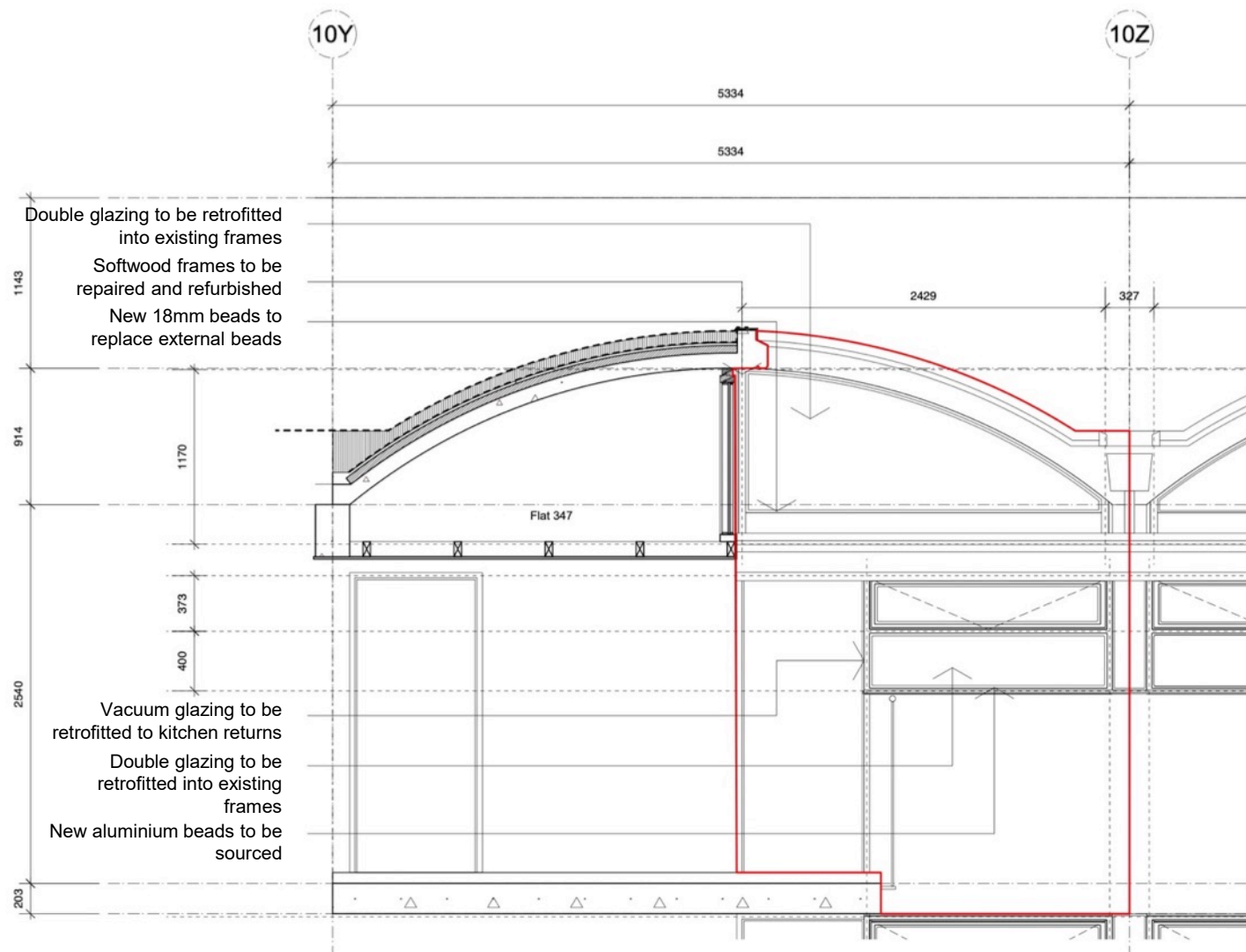
Stage II Elevation of Living Room Façade – Areas of Façade to be Removed



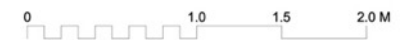
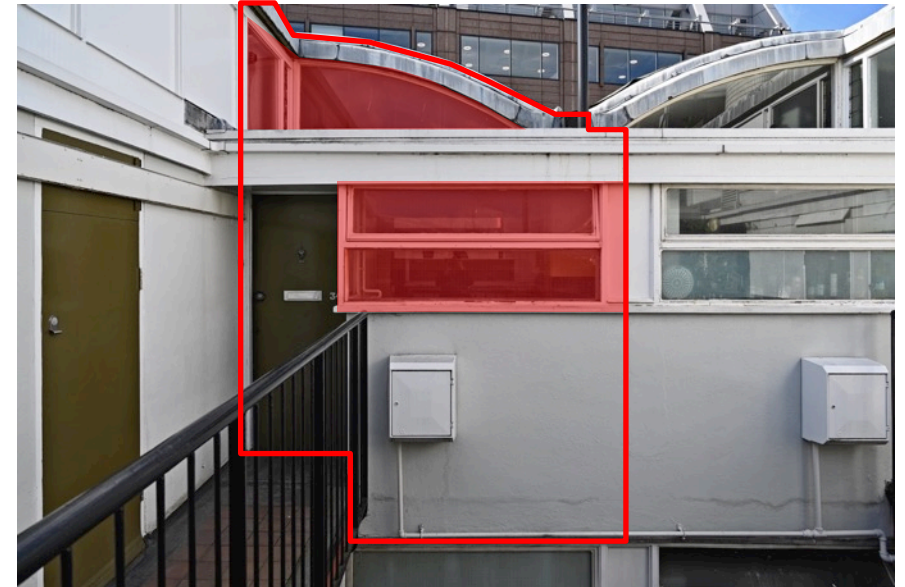
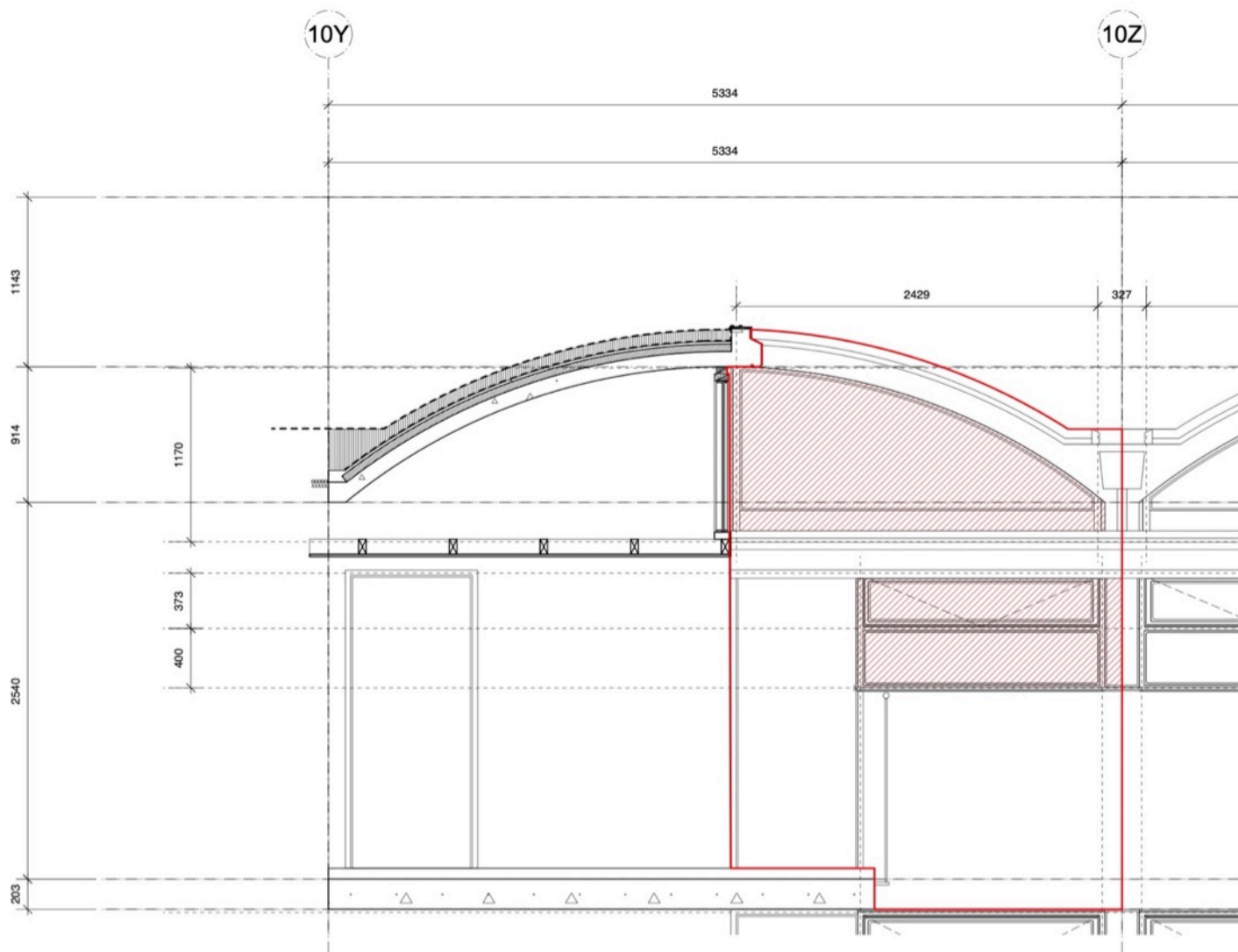
Stage II Proposed Elevation of Living Room Façade (New Triple Glazed Windows)



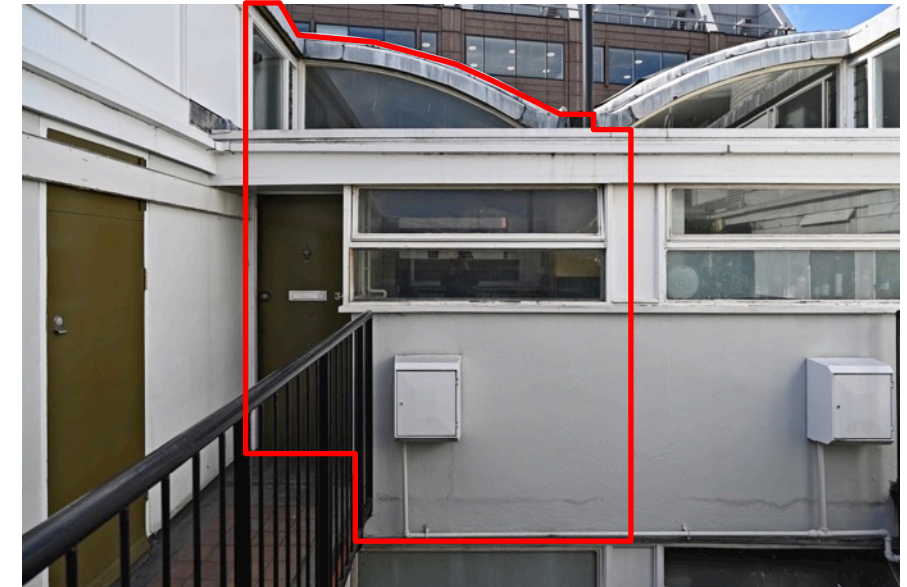
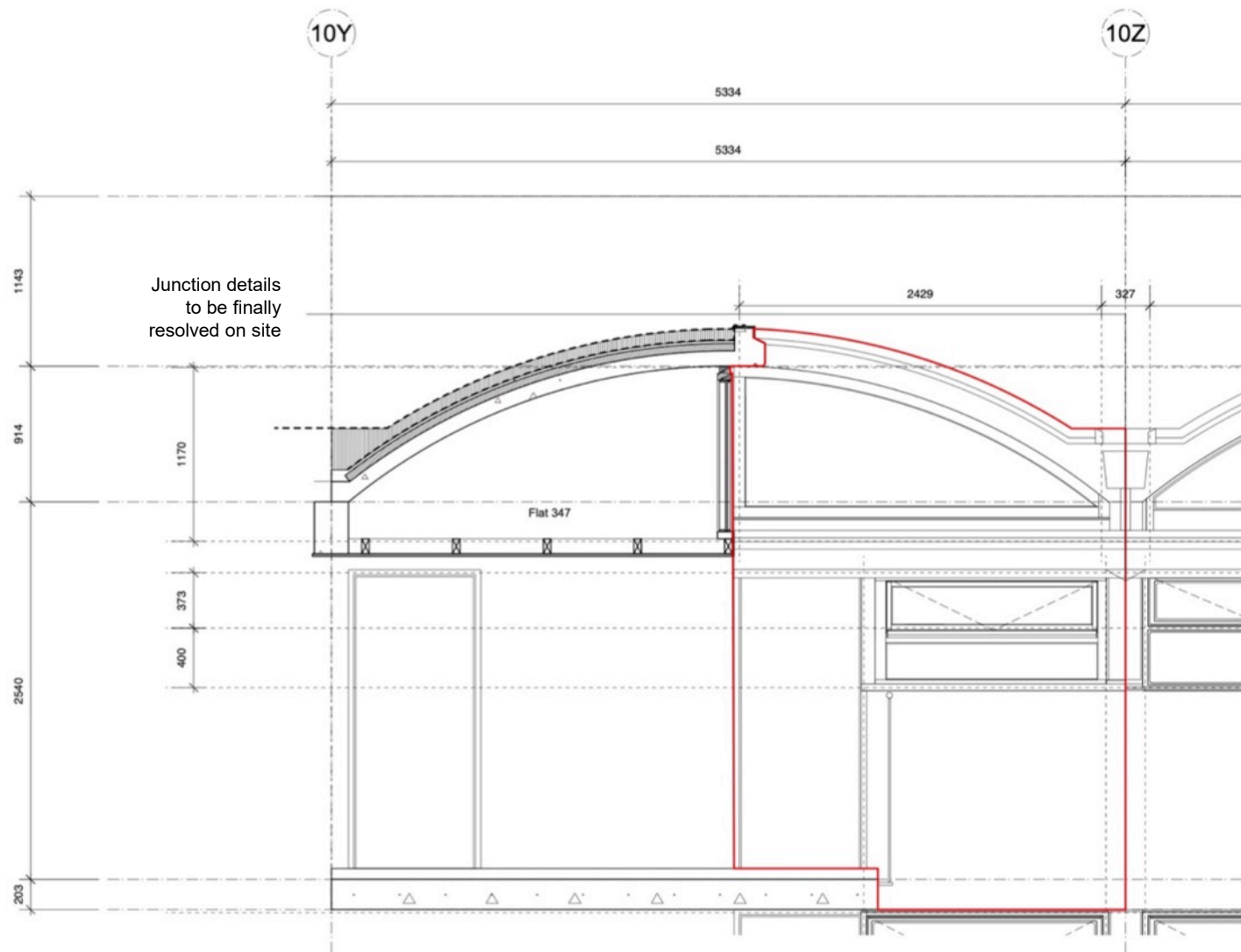
Existing Elevation of Kitchen/Bathroom Facade



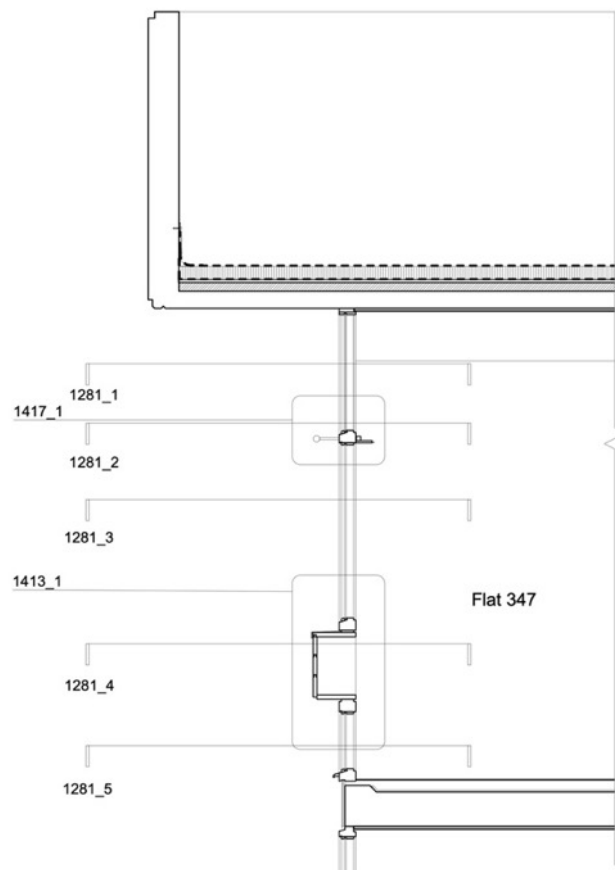
Stage I Elevation of Kitchen/Bathroom Façade (Retrofitting Double Glazing)



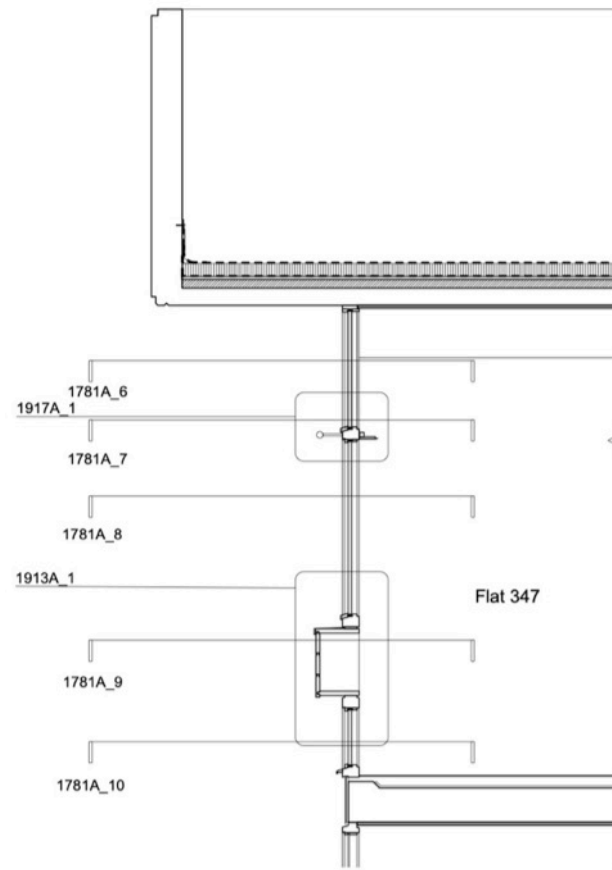
Stage II Elevation of Kitchen/Bathroom Façade (Areas of Facade to be Removed)



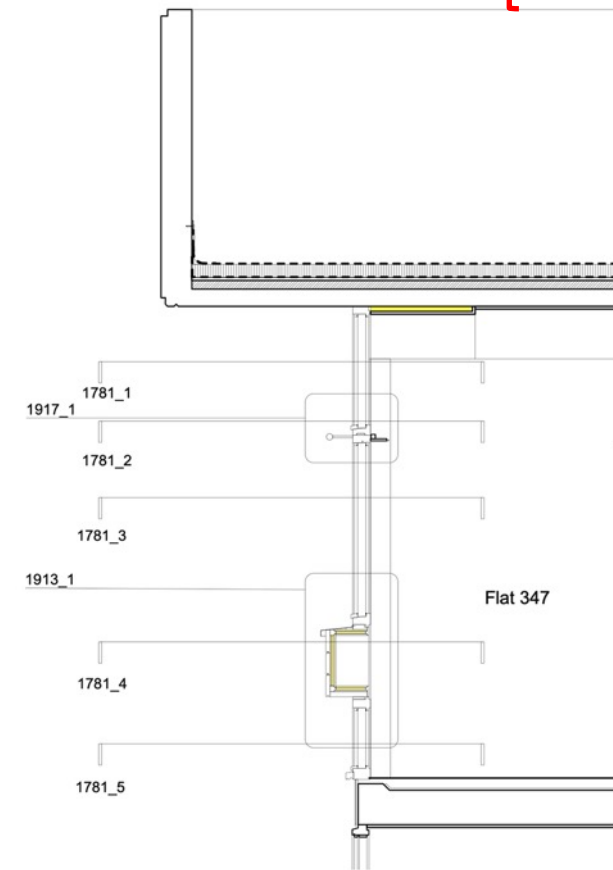
Stage II Elevation of Kitchen/Bathroom Façade (New Triple Glazed Windows)



Existing



Stage I

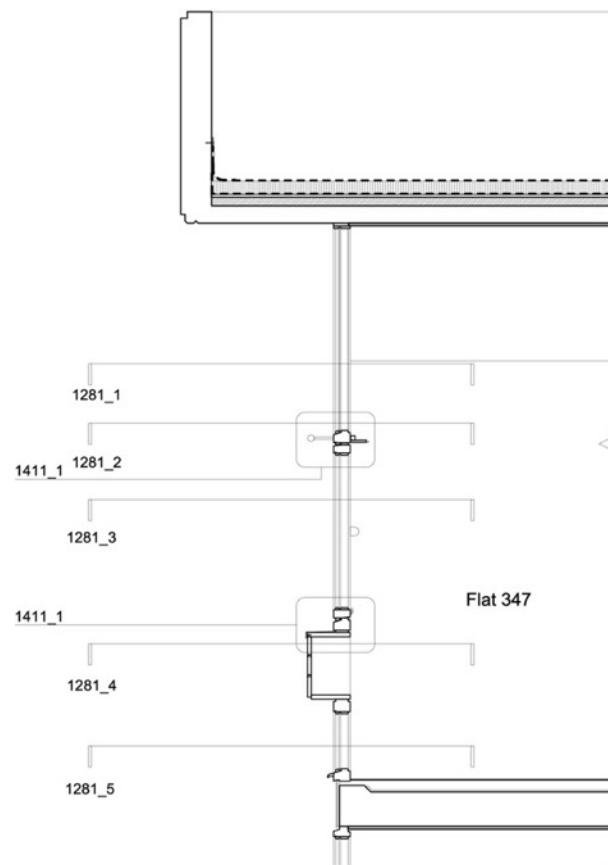


Stage II

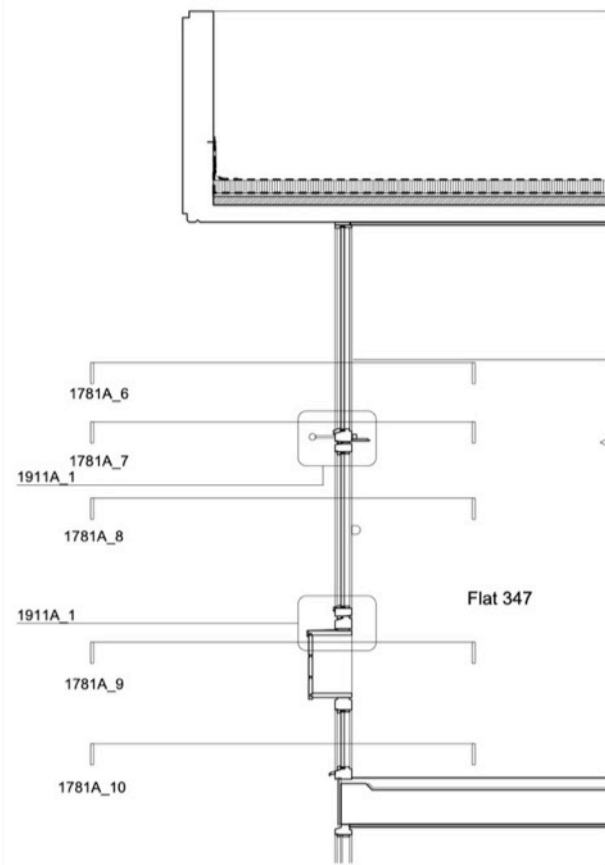


2.0 M

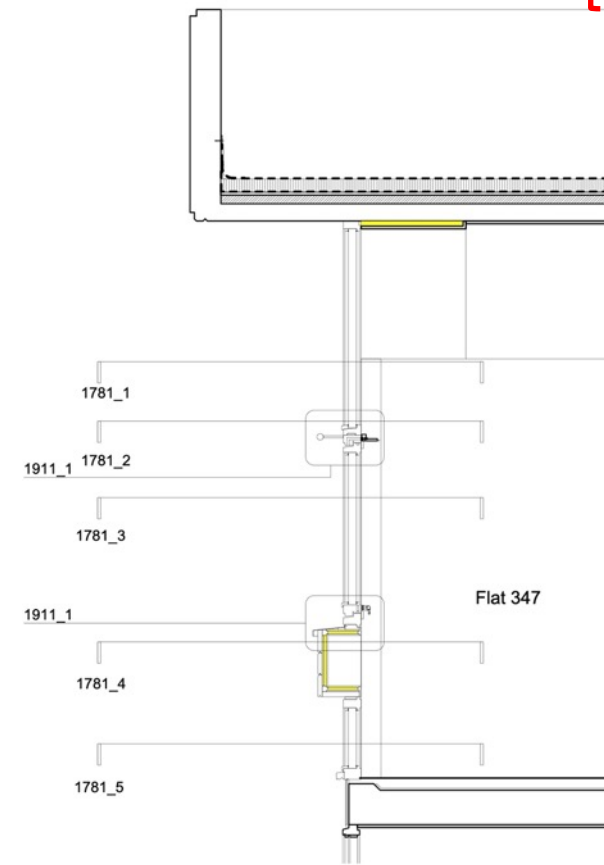
Sections Through Bookshelf and Fixed Window



Existing



Stage I

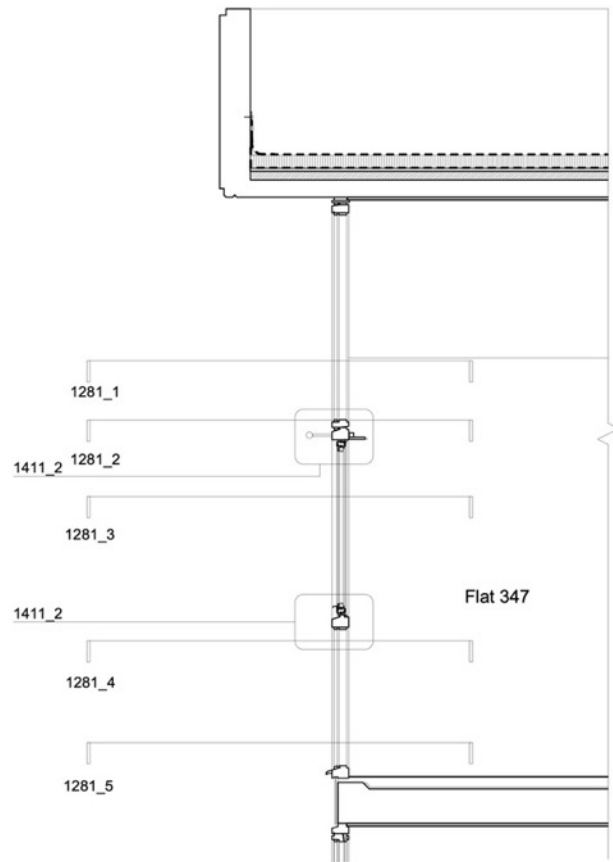


Stage II

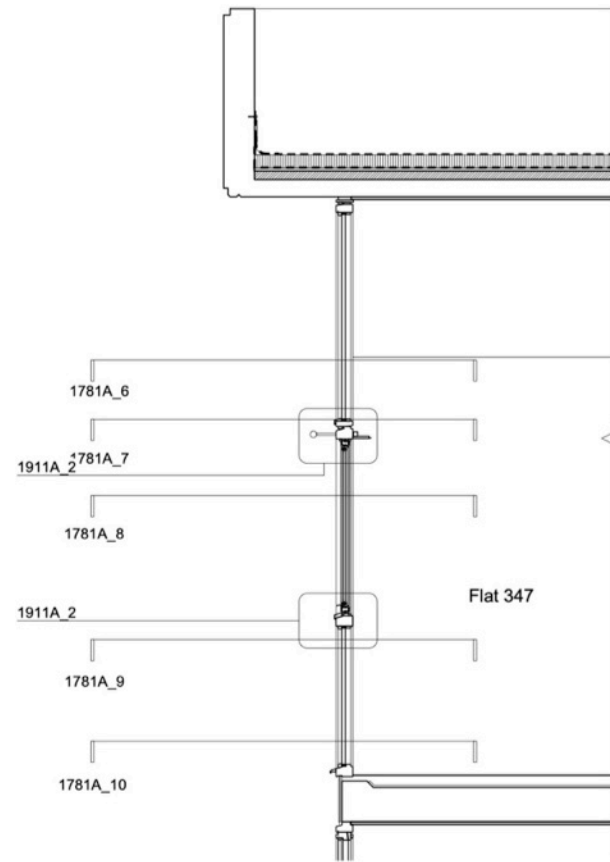
2.0 M



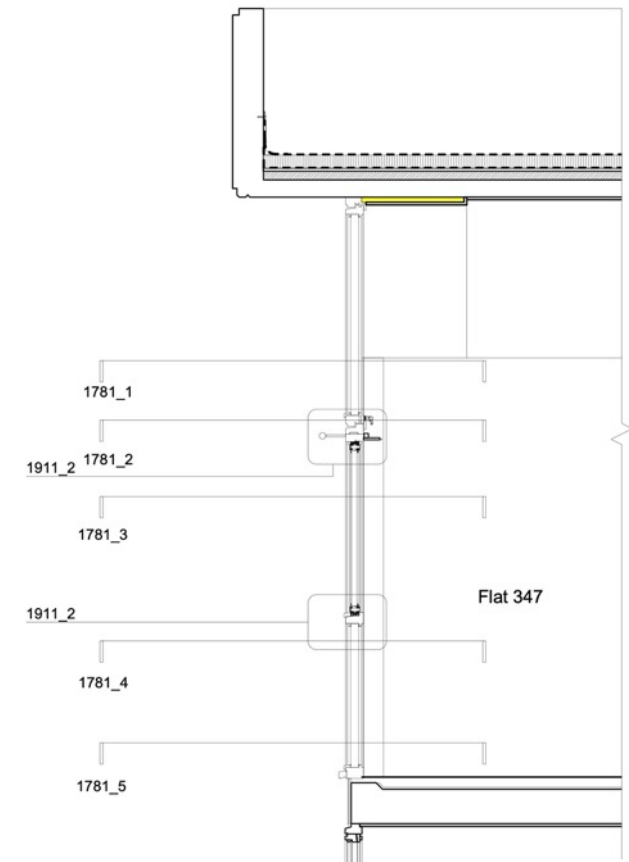
Sections Through Bookshelf and Pivot Window



Existing



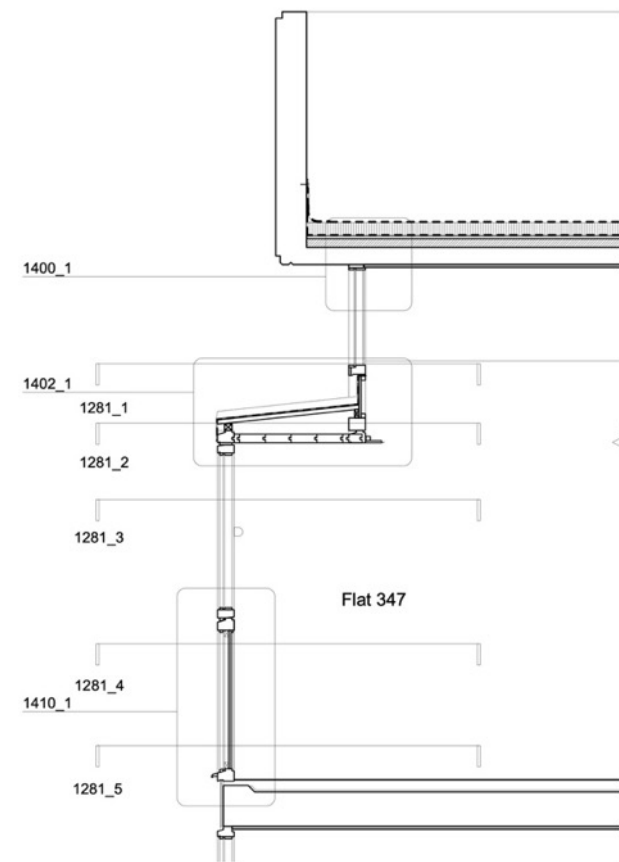
Stage I



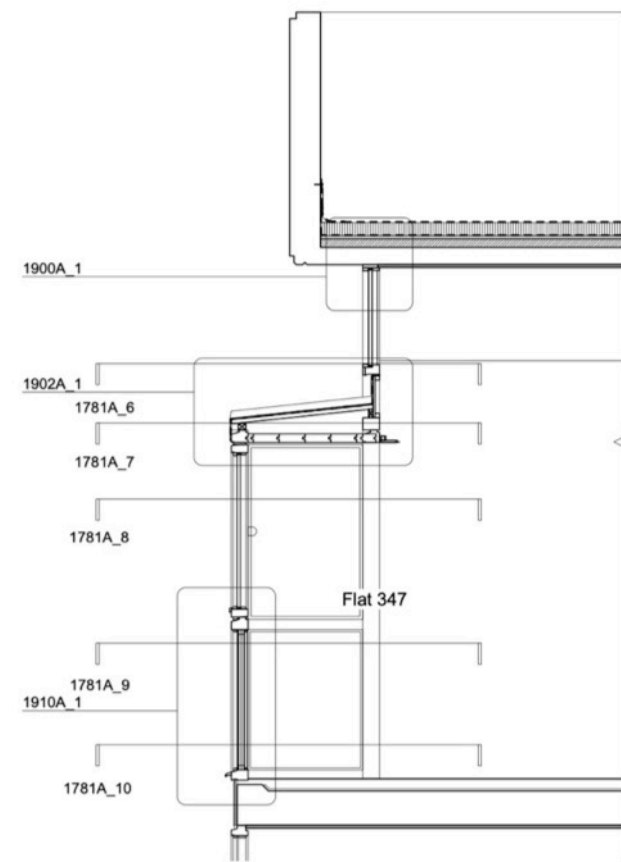
Stage II

1.5 2.0 M

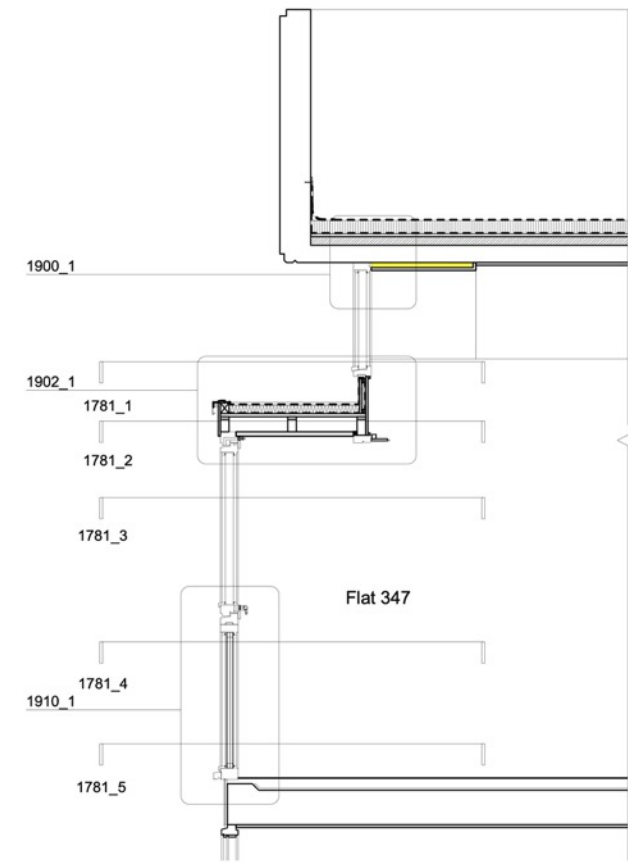
Sections Through Metal Pivot Window



Existing



Stage I



Stage II

1.5 2.0 M

Sections Through Oriel Window



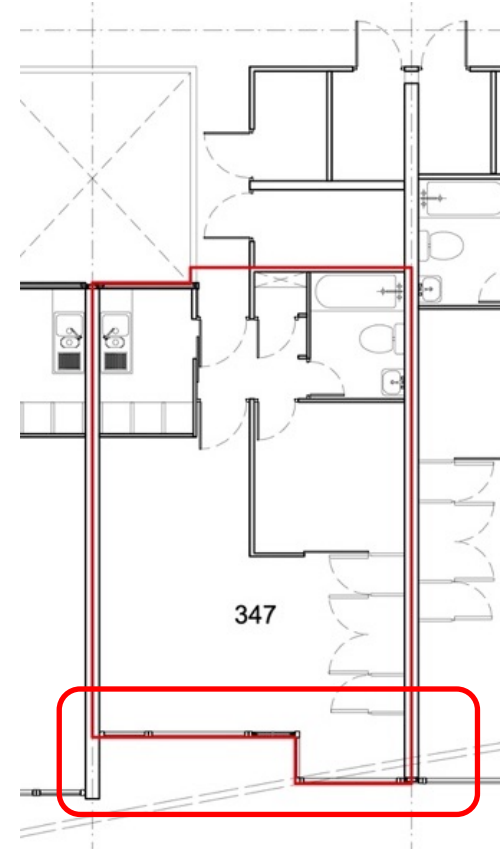
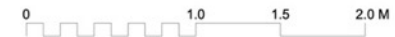
Existing Plan at 1650mm above FFL



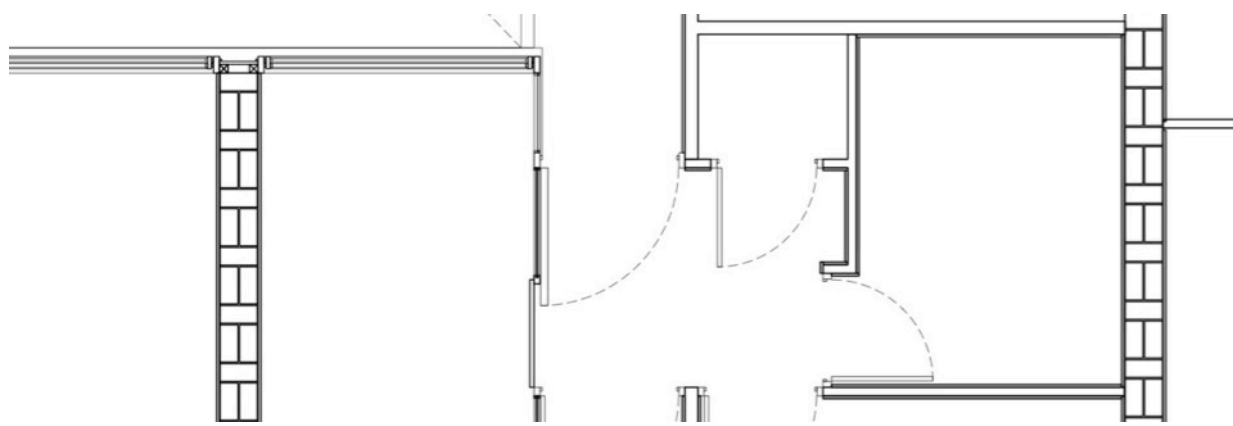
Stage I Plan at 1650mm above FFL



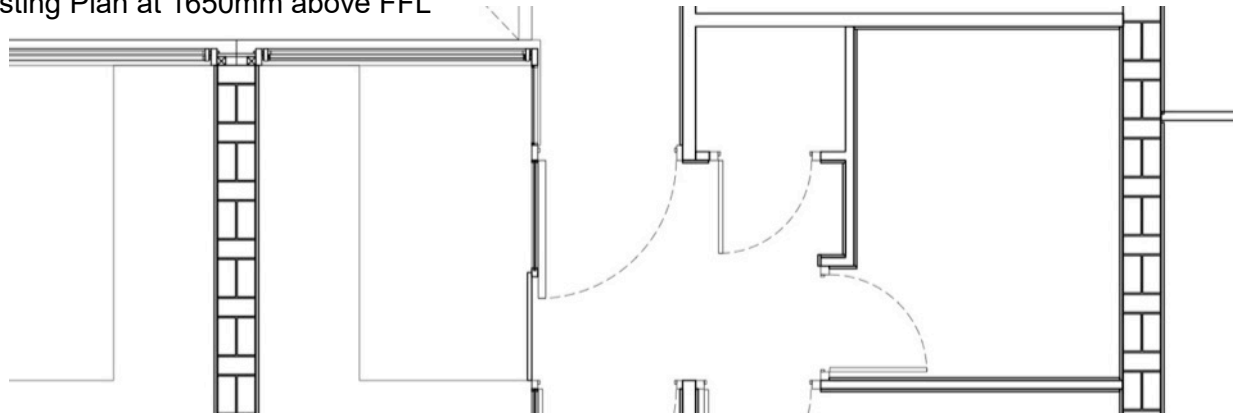
Stage II Plan at 1650mm above FFL



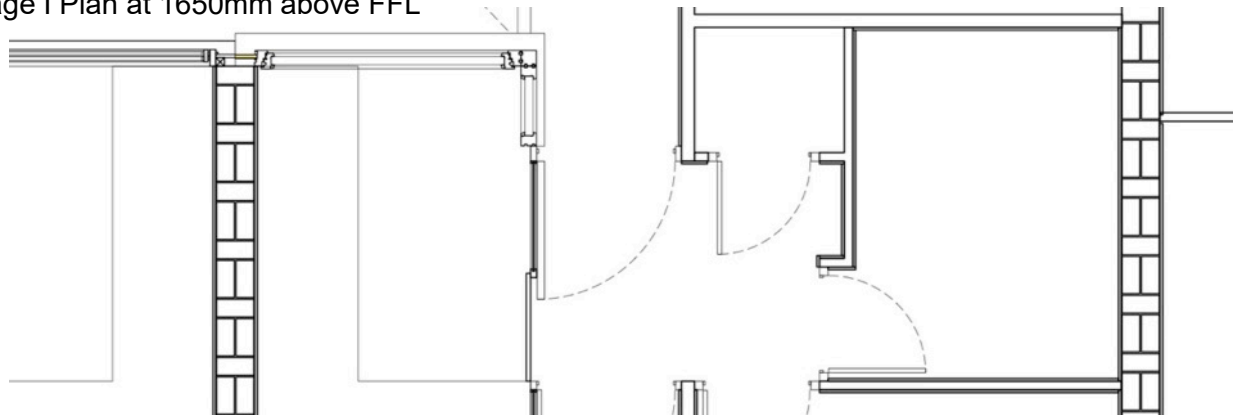
Typical Plans through Living Room Facade



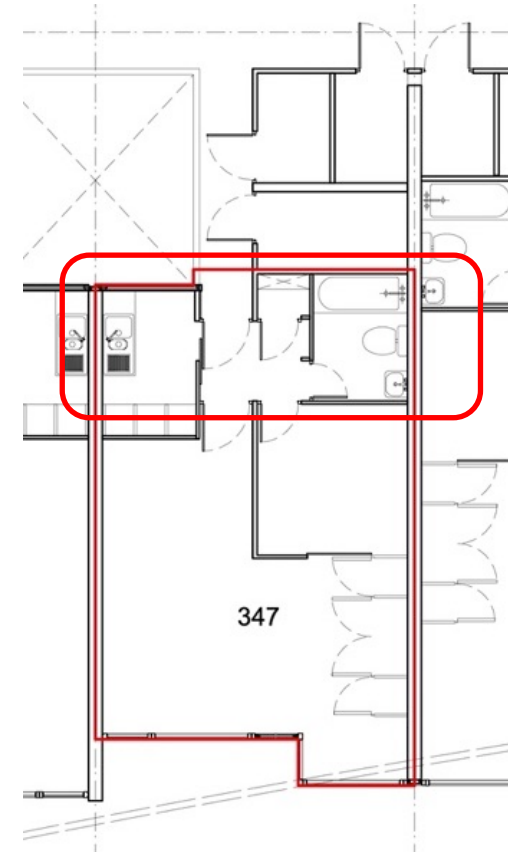
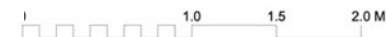
Existing Plan at 1650mm above FFL



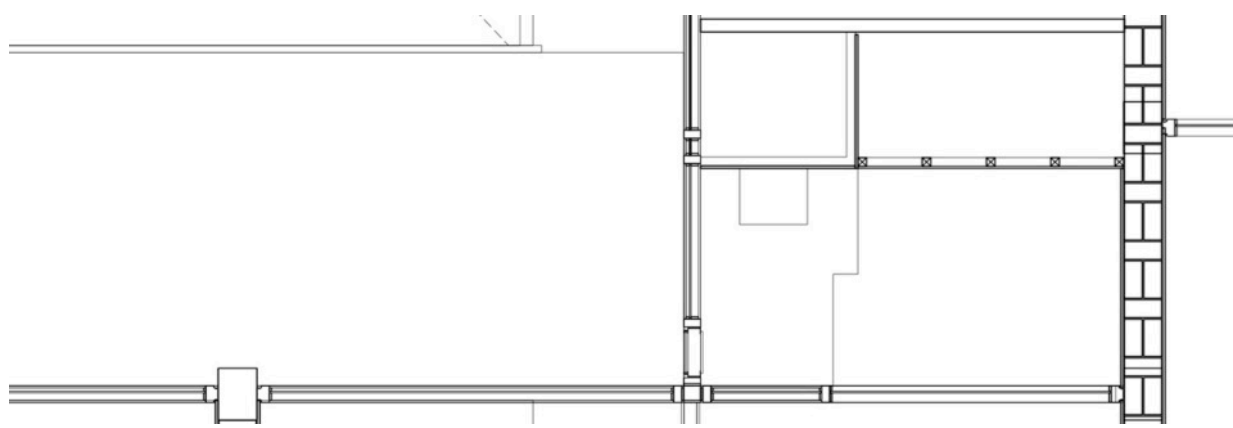
Stage I Plan at 1650mm above FFL



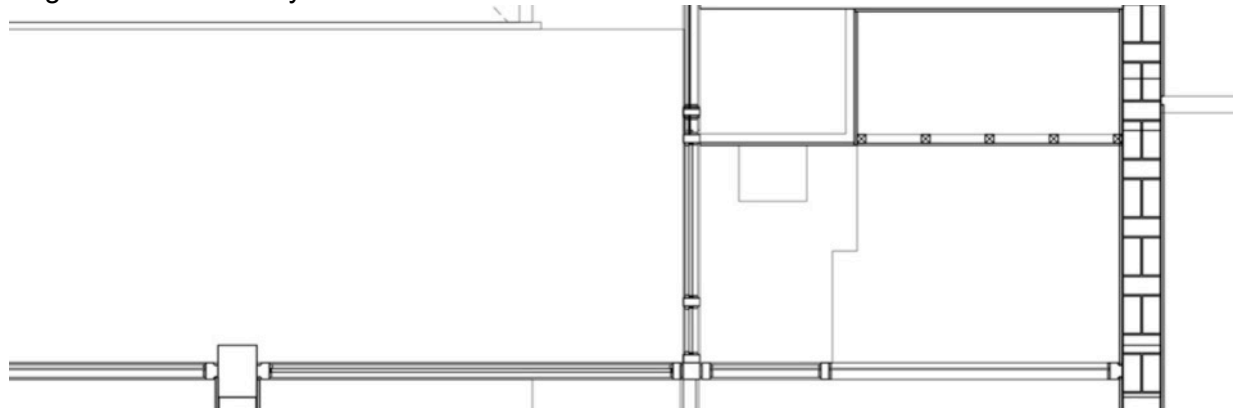
Stage II Plan at 1650mm above FFL



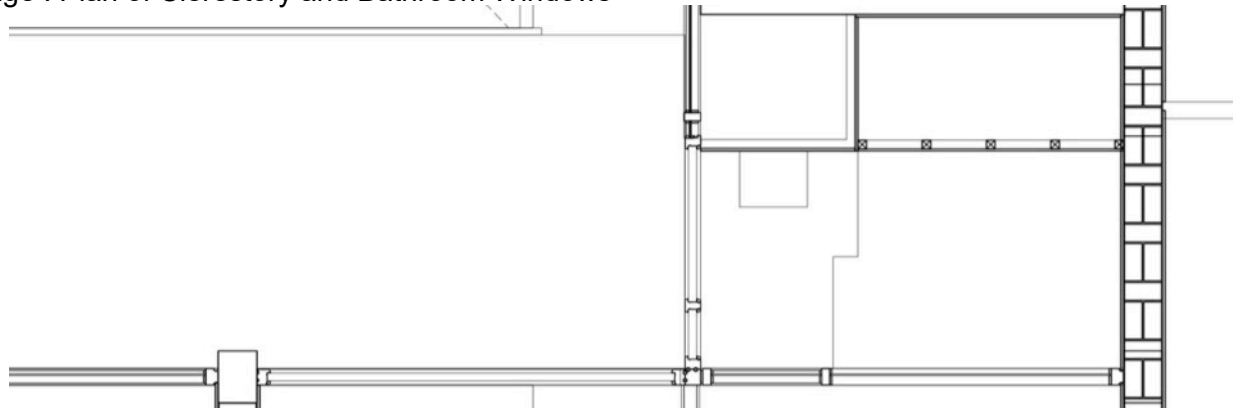
Existing Plans through Kitchen Facade



Existing Plan of Clerestory and Bathroom Windows

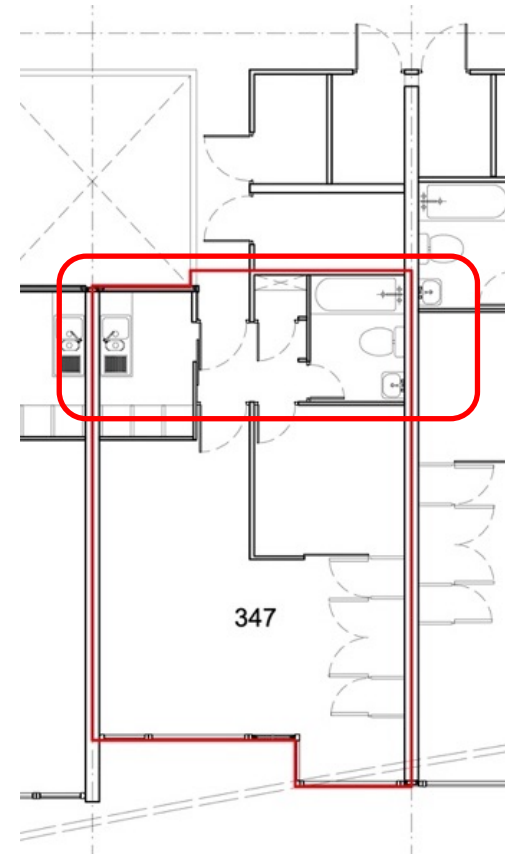


Stage I Plan of Clerestory and Bathroom Windows

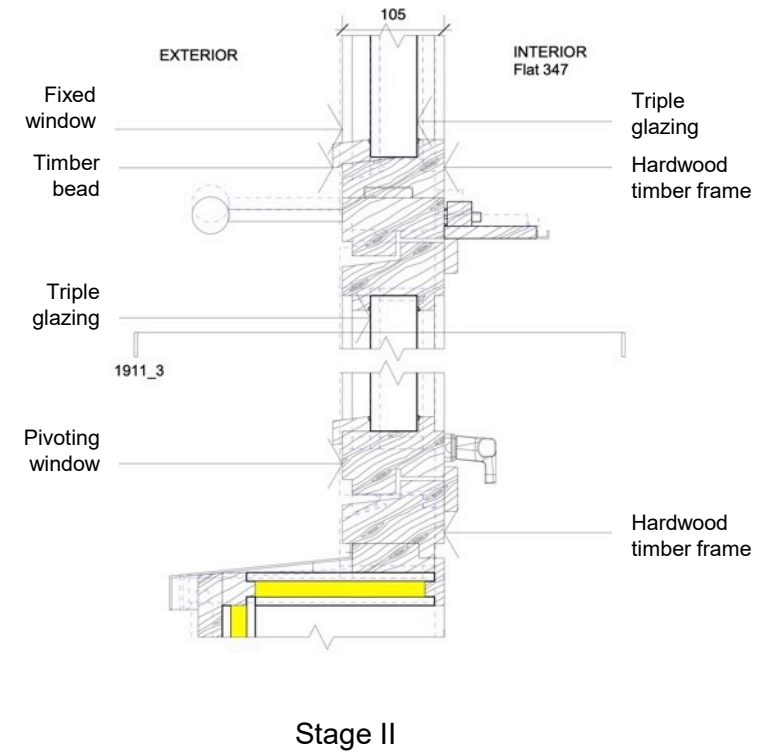
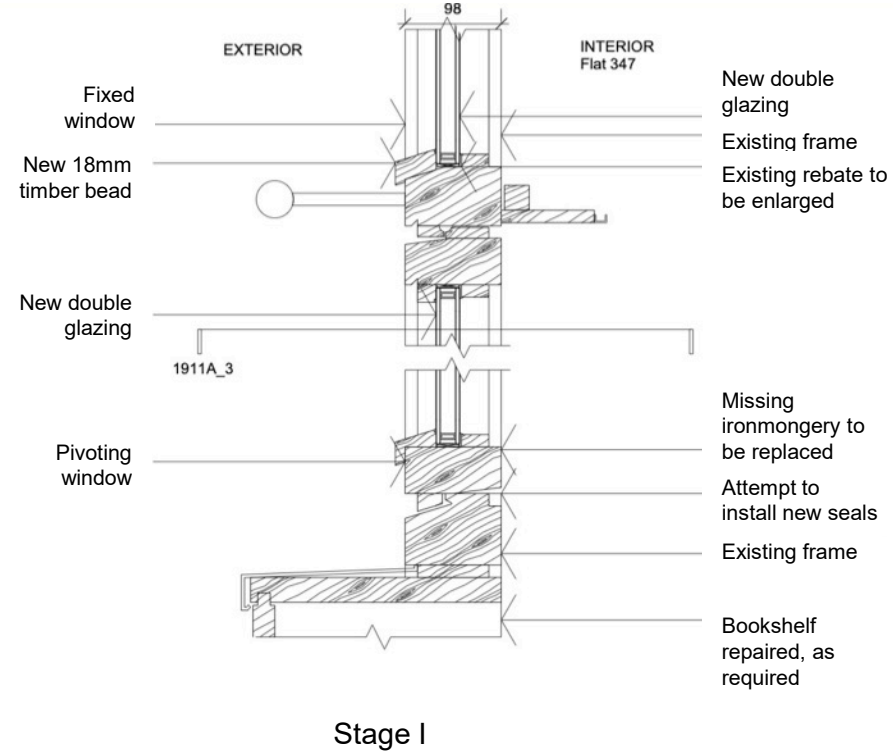
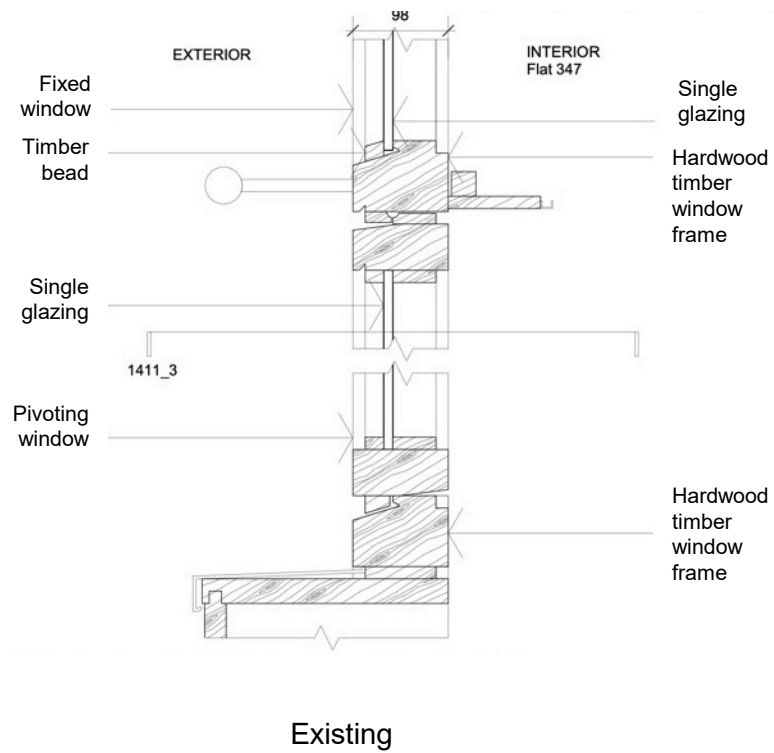


Stage II Plan of Clerestory and Bathroom Windows

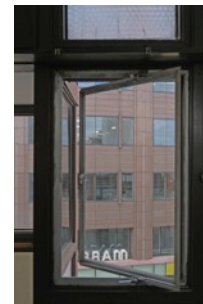
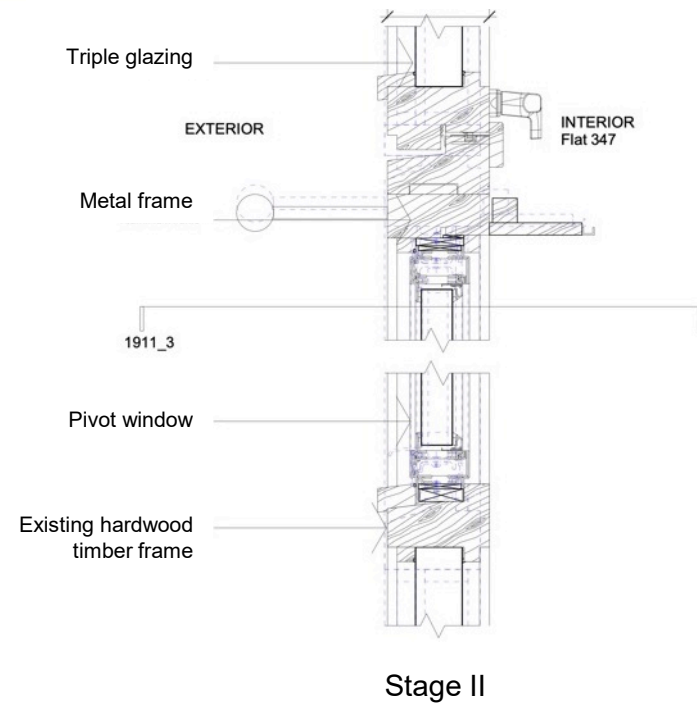
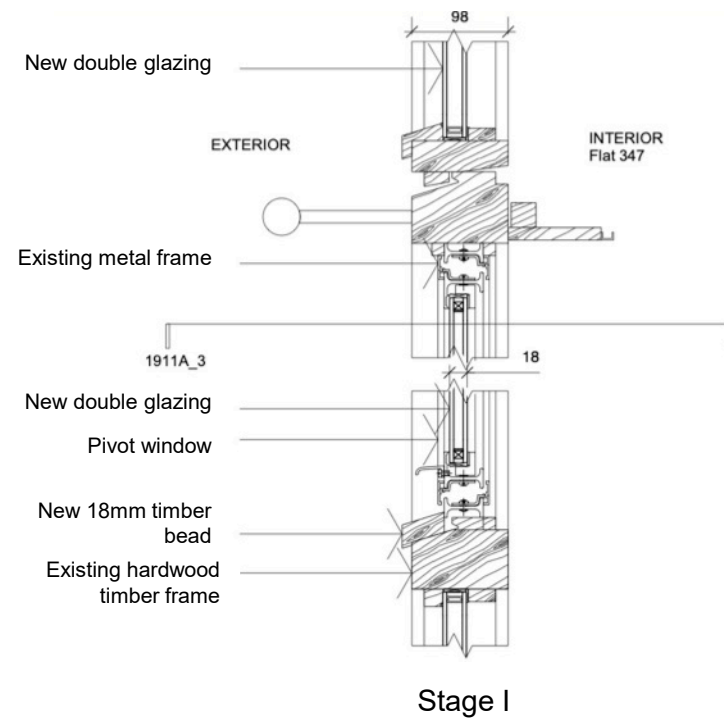
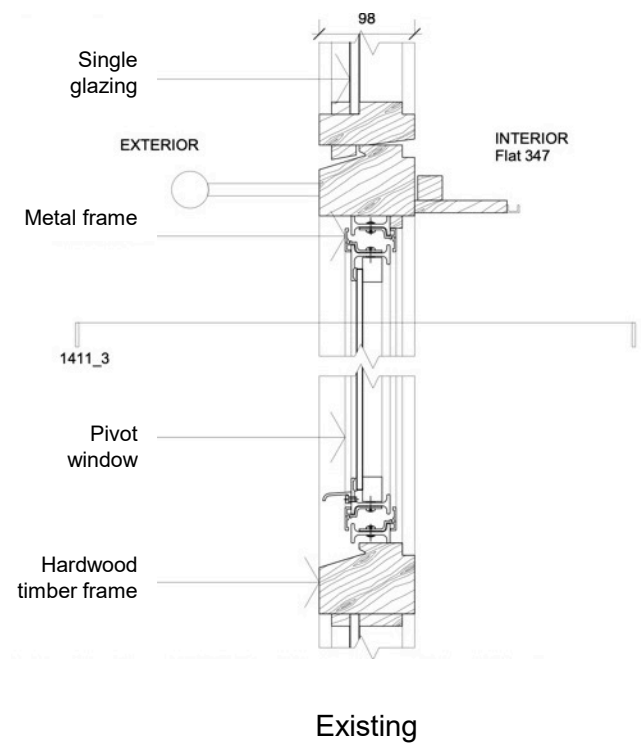
0 1.0 1.5 2.0 M



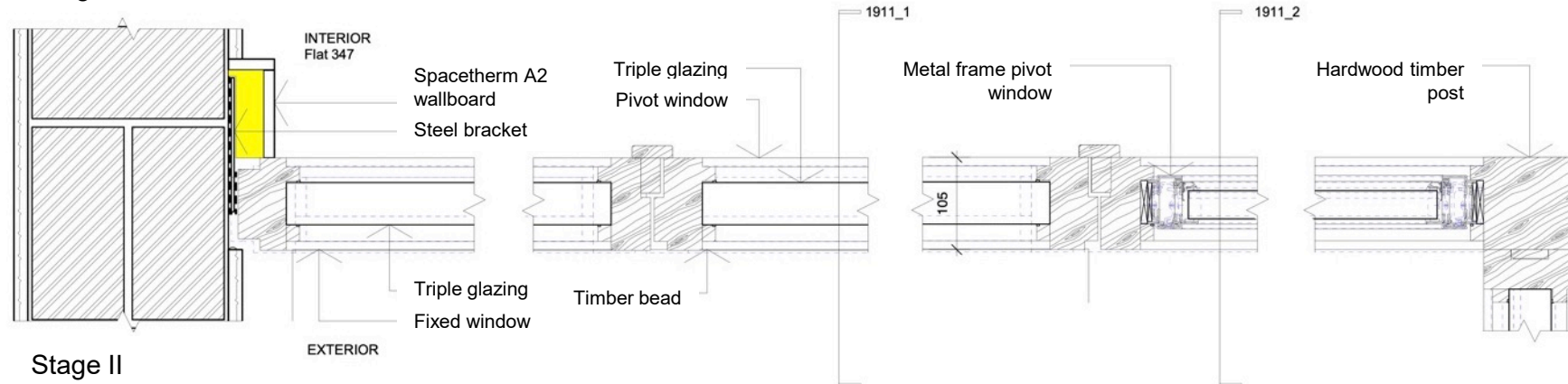
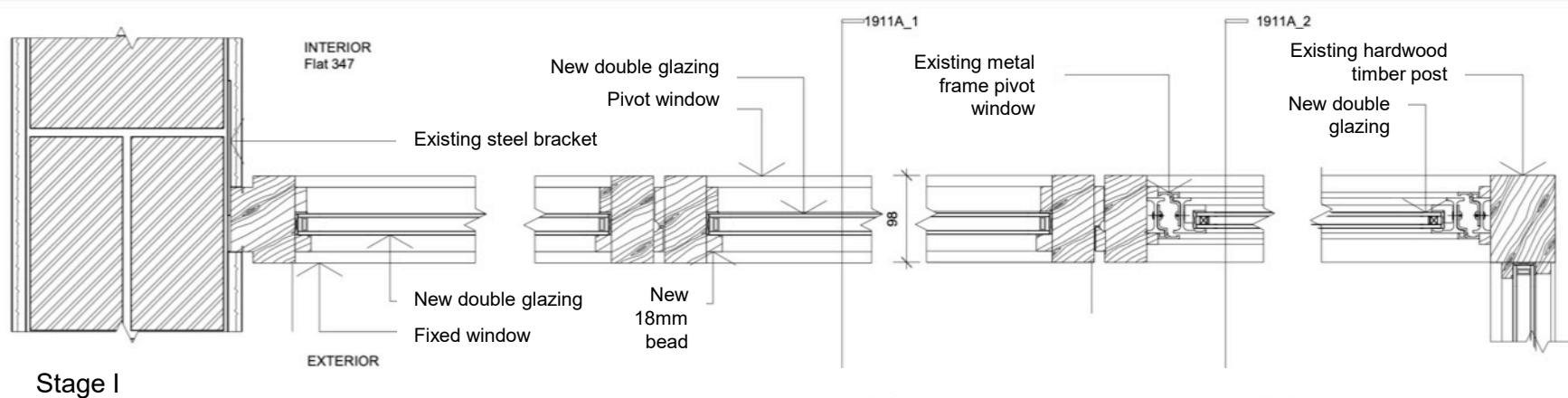
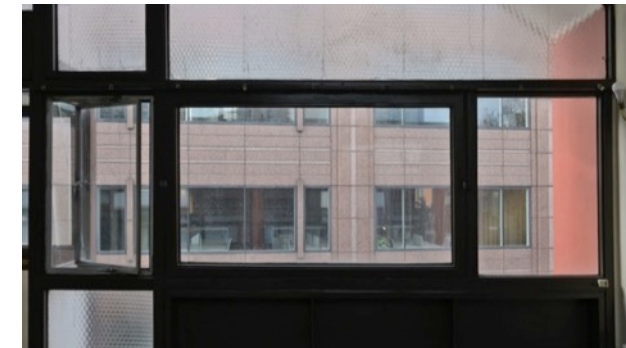
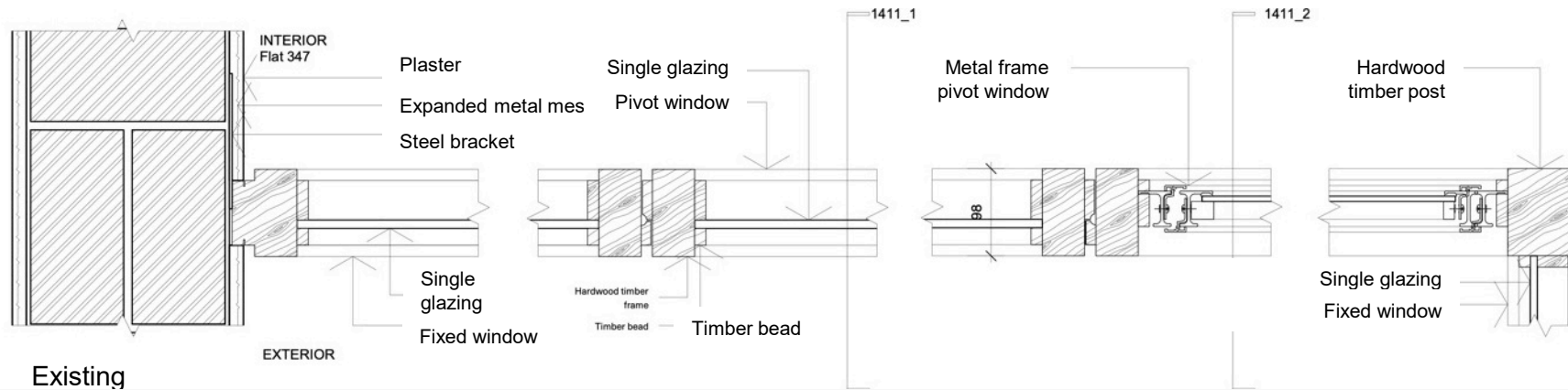
Existing Plans through Bathroom Facade



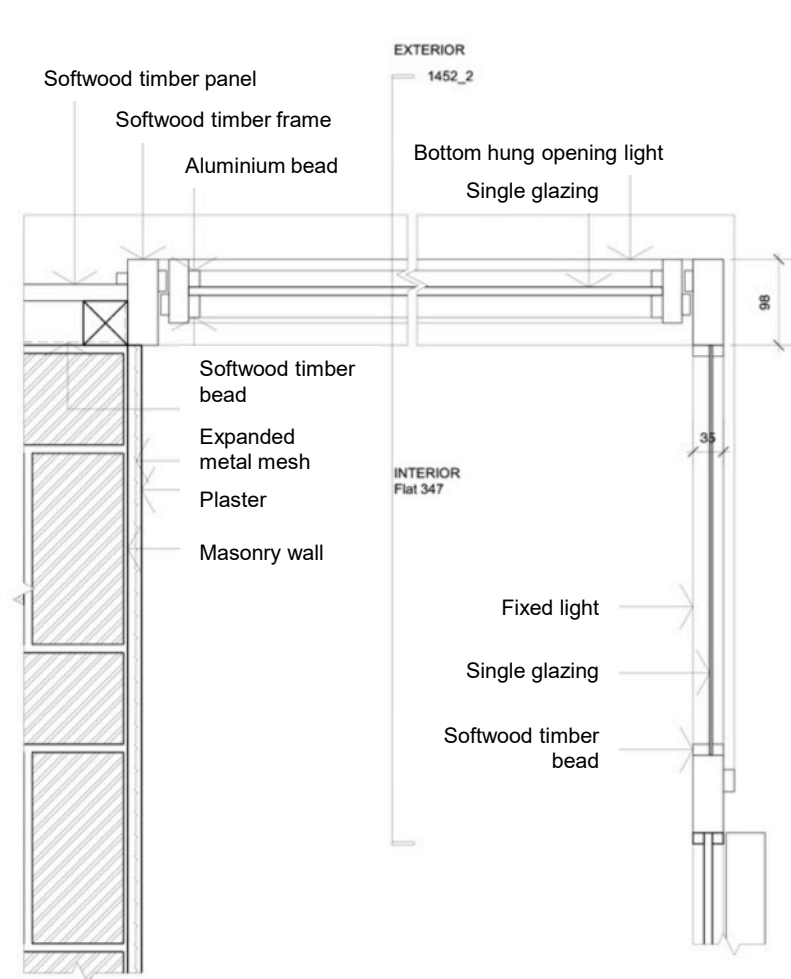
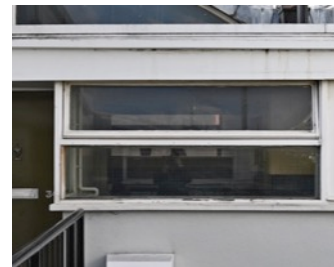
Detail Sections through Timber Pivoting Windows



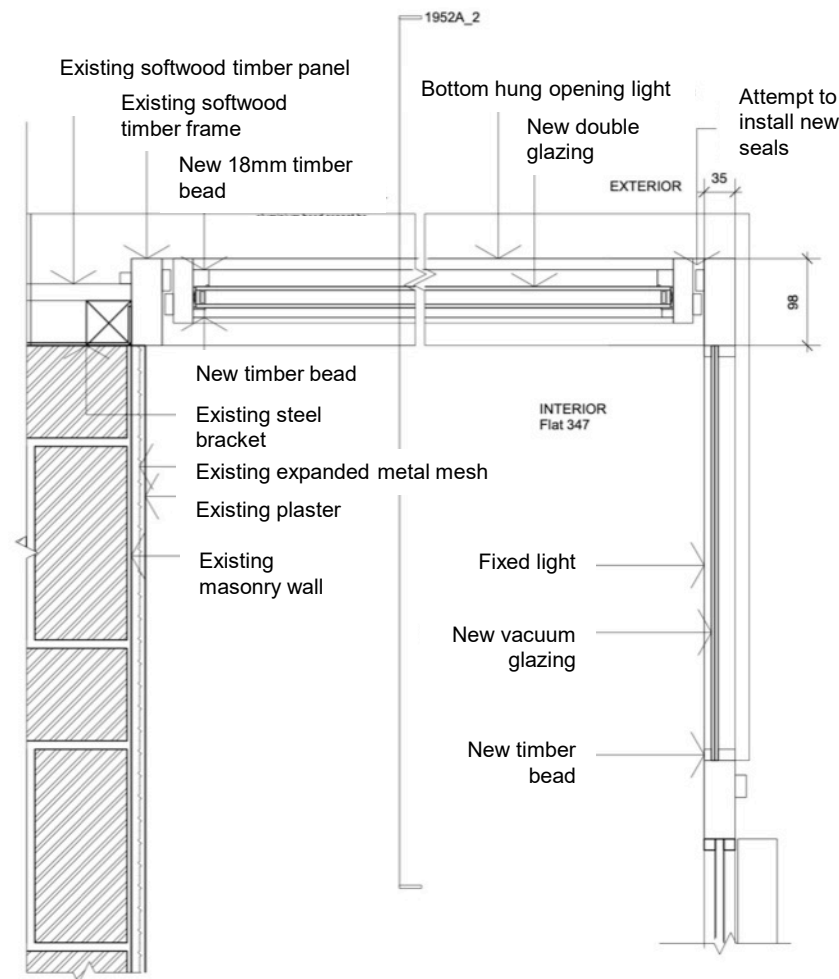
Detail Sections through Metal Pivoting Window



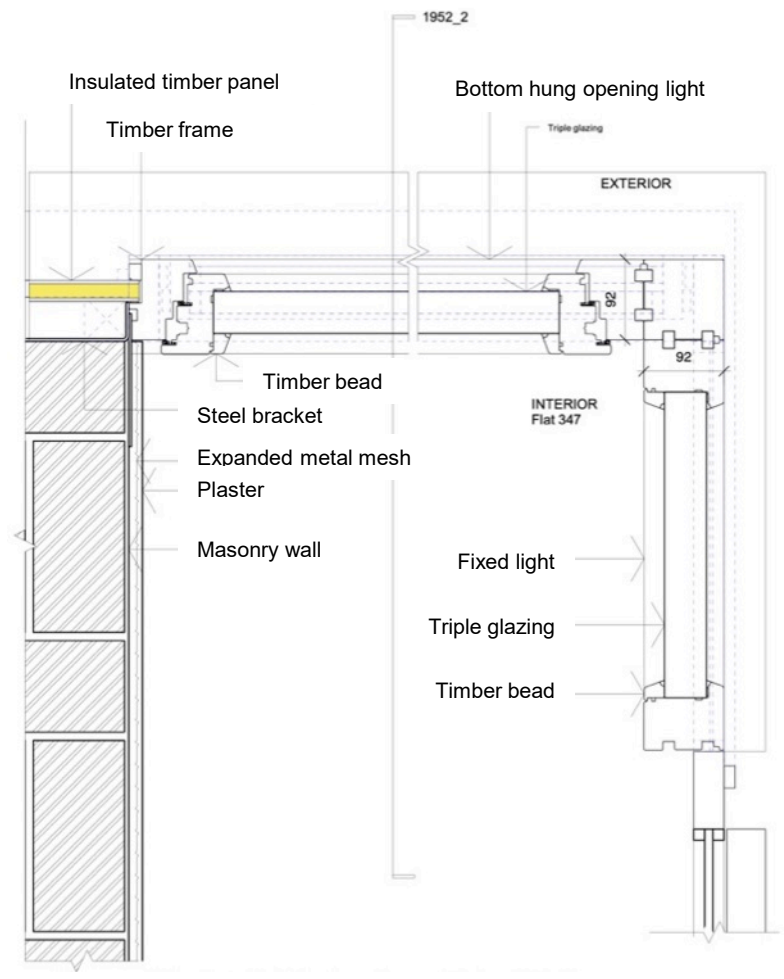
Detail Plans through Timber and Metal Pivoting Windows



Existing



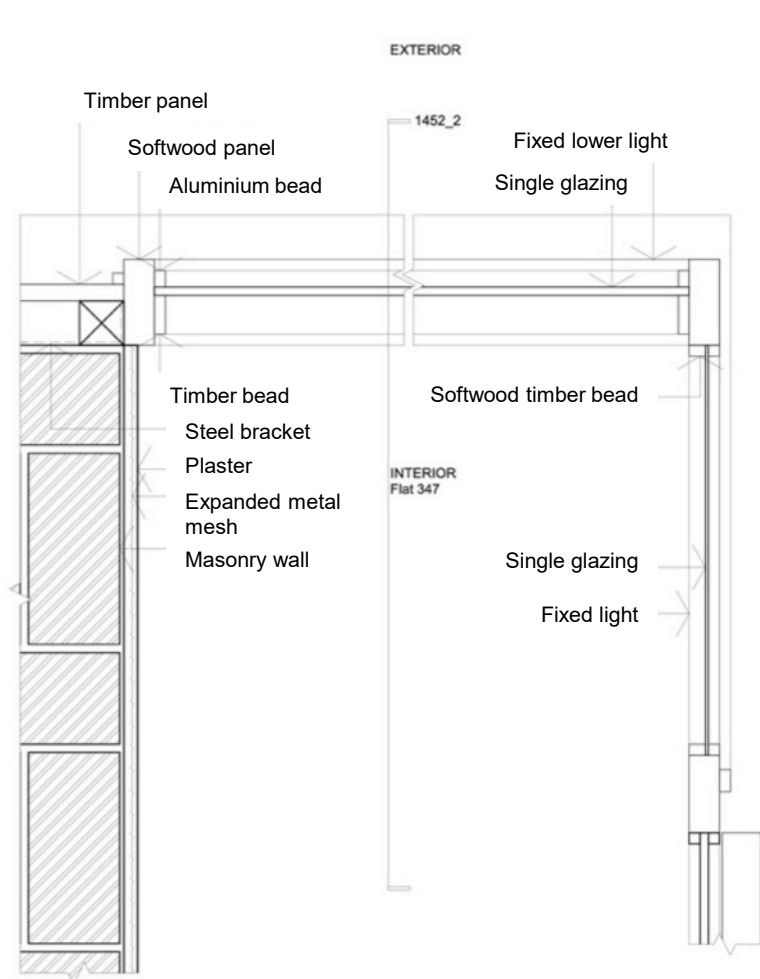
Stage I



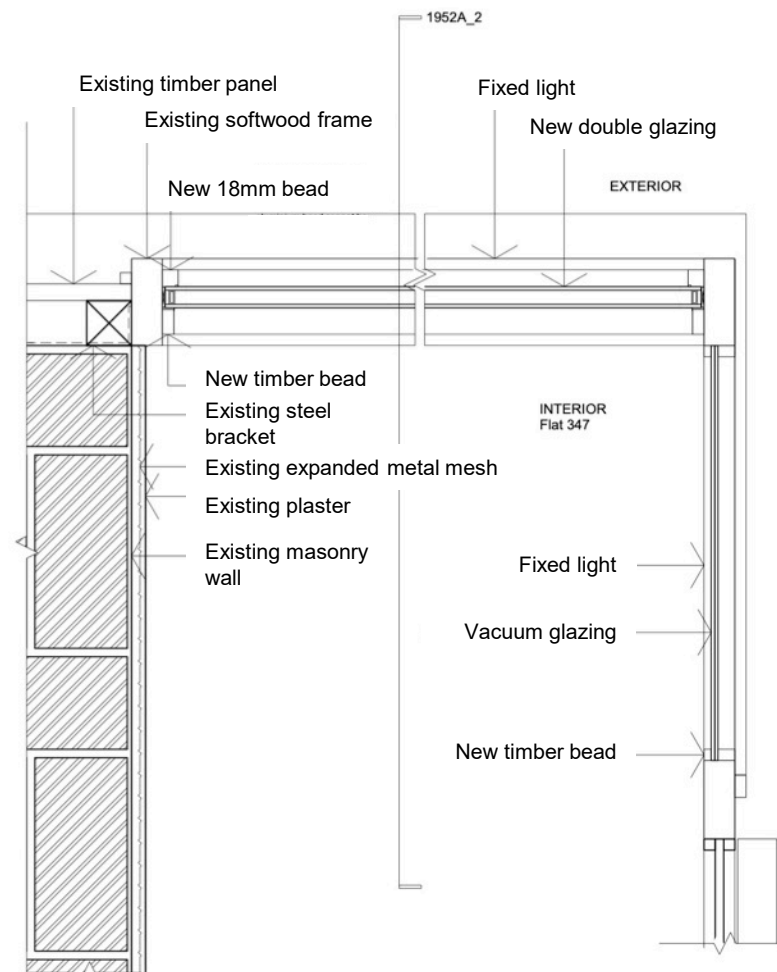
Stage II



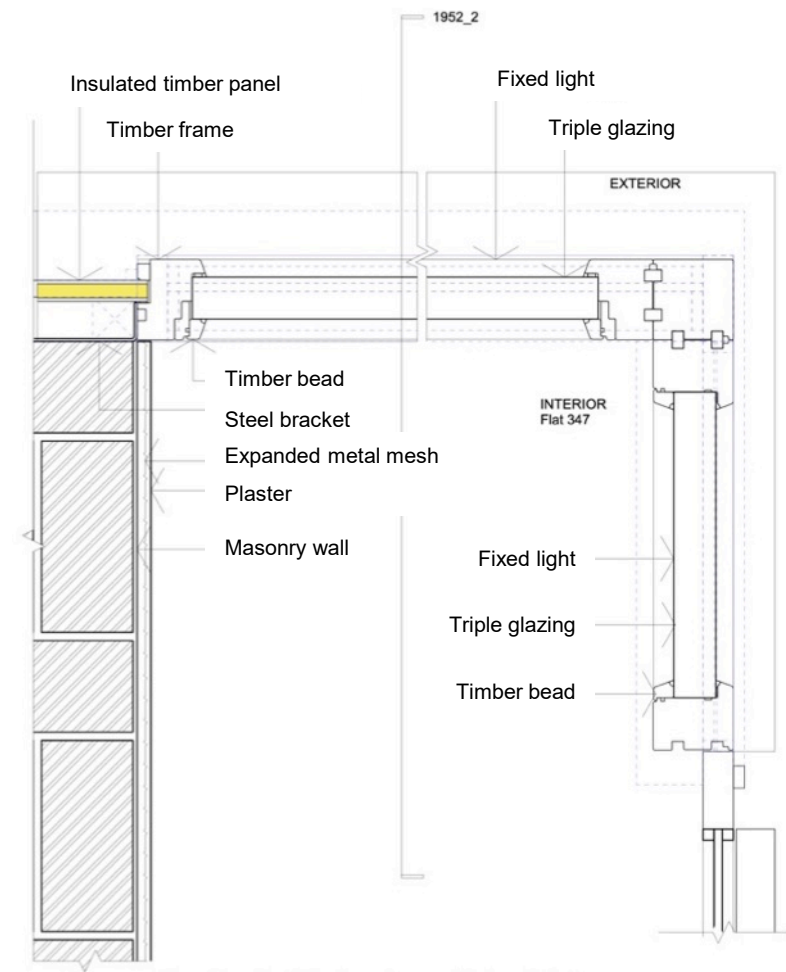
Details through Opening Upper Kitchen Window



Existing



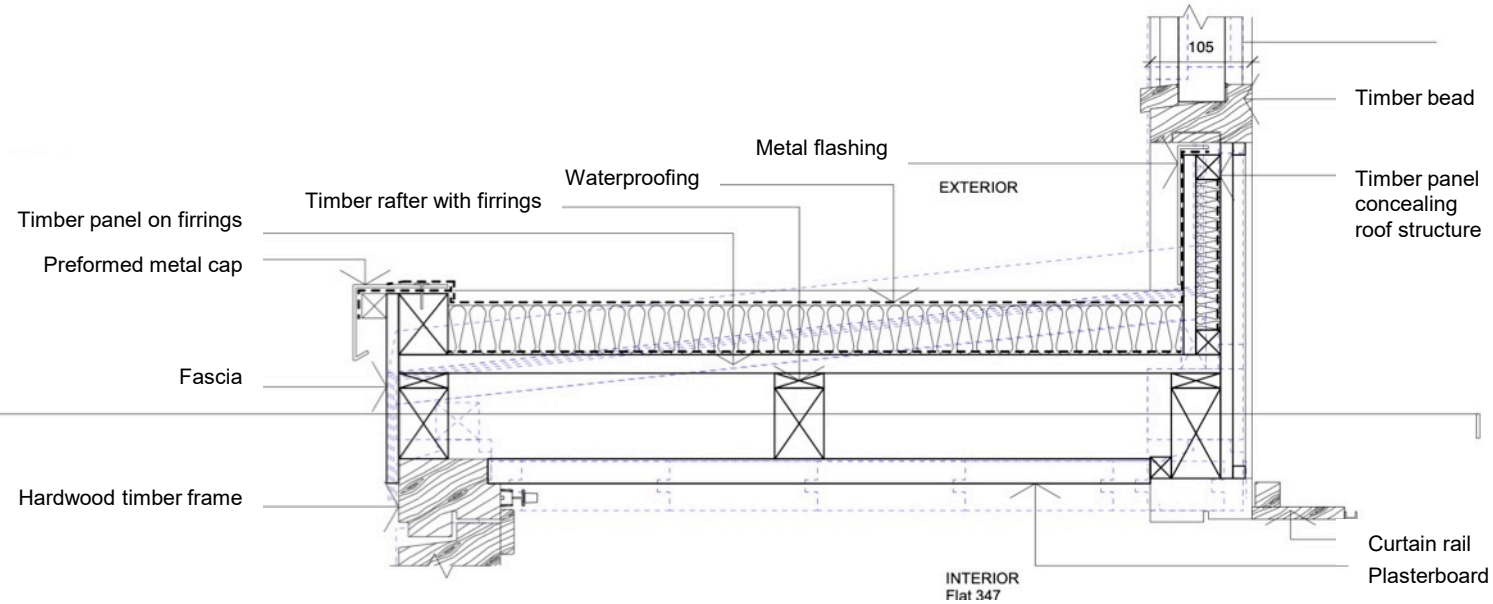
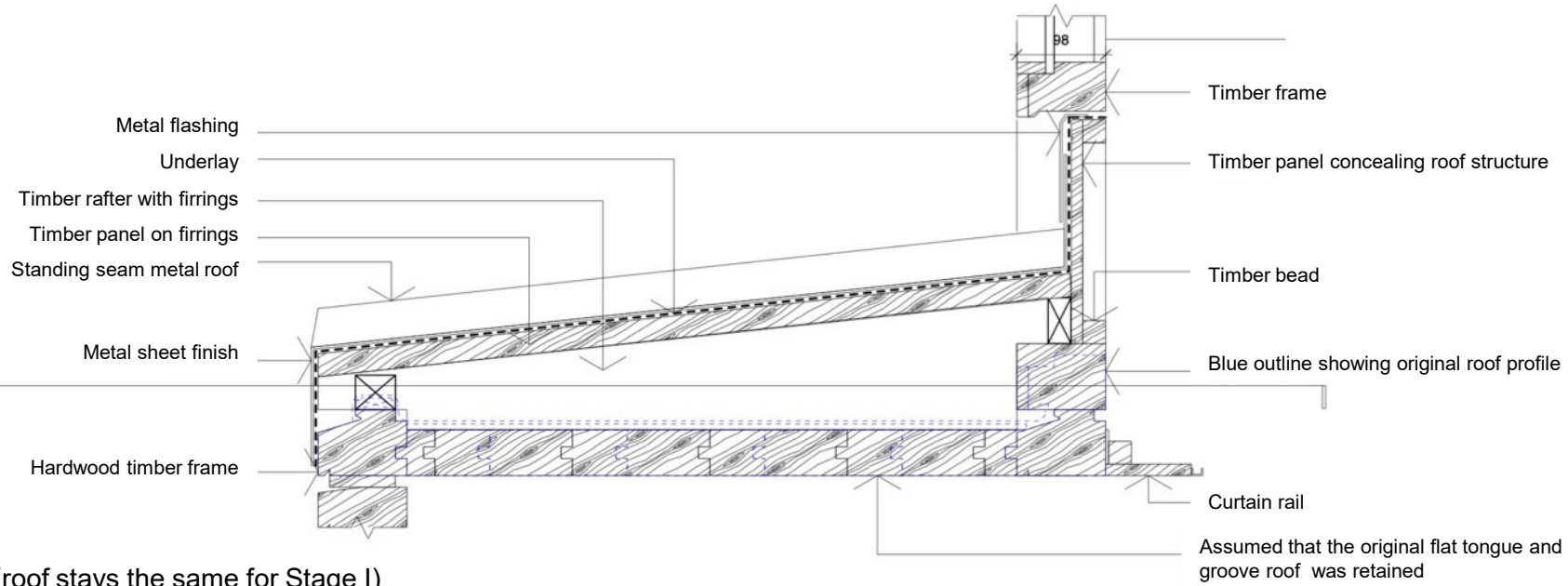
Stage I



Stage II



Details through Fixed Lower Kitchen Window



Details through Oriel Roof



Stage II Areas to be Insulated

Works to oriel window junctions Flat 347 - 345



Phase 1 - Existing Frames

Proposals for the Oriel Window Junction

Existing painted sapele beads removed and panel taken out. Panel and beads safely stored

Existing sapele beads removed on joint line

Existing spandrel panels removed, panels are already jointed on centre of party wall line

Phase 2 - Removal Sapele Panel

Flat 347

Flat 345

Existing frames to Flat 347 cut back, retained frame edges made good.
New aluminium flashing fixed below existing frames to provide flashing below butt-jointed new and old frames.

New epdm bonded to existing frames to flat 345 to provide weather and airtight seal. This will exceed the protection that is currently provided.
Cavity barrier also to be installed (omitted from drawing for clarity).

Existing frames to Flat 347 cut back, retained frame edges made good.
New aluminium flashing fixed below existing frames to provide flashing below butt-jointed new and old frames

Existing frames to Flat 347 cut back, retained frame edges made good.
New aluminium flashing fixed below existing frames to provide flashing below butt-jointed new and old frames



Phase 3 - Remove Frames From 347

Flat 347

Flat 345



Phase 4 - Install New Frames to Flat 347

New lacquered sapele frames installed to Flat 347. New central lacquered sapele bead between lacquered board and painted board.

New lacquered sapele frames to have quirk to edge to allow for silicon sealant between new and old framing members.

New white glass panel (ceramic coated) installed to Flat 347. Open panel joint to match existing.



Phase 5 - Install New Frames to Flat 347

Flat 347

Flat 345

Proposals for the Oriel Window Junction