

Contractor must verify all dimensions on site before commencing any work or shop drawings.
 If this drawing exceeds the quantities taken in any way, the architects are to be informed before the work is initiated.
 Only figured dimensions to be taken from this drawing. Do not scale off this drawing.

ROOF COVERING:
 Welsh (blue) slates to house roof and window bay.

EXISTING EXTERNAL WALL
 Sandstone in regular coursing of a yellowish colour.
 Stone surrounds to window openings painted cream colour as existing

WINDOWS
 Timber windows retained.
 repaint the First Floor windows white to match Ground floor window.

The glass is obscured up to here from behind

Replace old window frames in Bay window with new timber frames painted white.
 Provide 1 no. tilt & turn casement in lower portion of one half plus a new transome above and below.
 New bottom panes of glazing to be obscure toughened glass.

Retain existing window opening and adapt window to make it fully openable with new strong hinges to provide access to the new Balcony Platform.
 The glazed window /door to open inwards.

2 steel framed gates to front of balcony which will only opened from inside in case of fire escape access.
 Steel mesh infill panels same as the 2 other sides of the balcony

Existing door to house in background.
 Open space behind new steel stanchions and framing

Existing low stone side boundary wall.

New 1700mm wide opening with specially made panelled timber double doors (stained brown) as shown on Plan.
 Also a new Sliding gate across the full width of new opening on the outer Garden wall

FRONT ELEVATION AS PROPOSED

Bedroom

Reform the slate sill for new threshold detail for existing window opening in to the room.
 Also provide new internal shallow step down to floor level

Existing window bay visible behind the new external lift and balcony

Hall
 Entrance Lobby

Steel handrails (painted grey) with shallow top curve on all sides, plus mild steel uprights embedded in the structural concrete platform

Steel handrail and steel uprights with steel mesh infill panels, coloured light grey fixed to new platform.

Metal fascia board buff / brown colour

Platform supported by RSJs supported by steel stanchions painted grey (SEE PLAN)

Steel rails to strengthen the steel support frame (painted grey).
 4 panes of obscure glass (o/g).

2 panes of toughened glass at low level

2 new concrete ramp up from pavement level.

SECTION A-A

Revision

Andrew Bratley, LTD

Project
 Proposed external balcony (as fire escape refuge)
 155 Coalclough Lane,
 Burnley, Lancashire, BB11 4NJ.

Drawing Title:
 PROPOSED SCHEME (Drawing 2)
 Large scale elevations

Scale: 1:20 Date: Feb 2022 Drawn: A.Bratley Checked:

Drawing Number: 2022 - 02 /03 Revision: