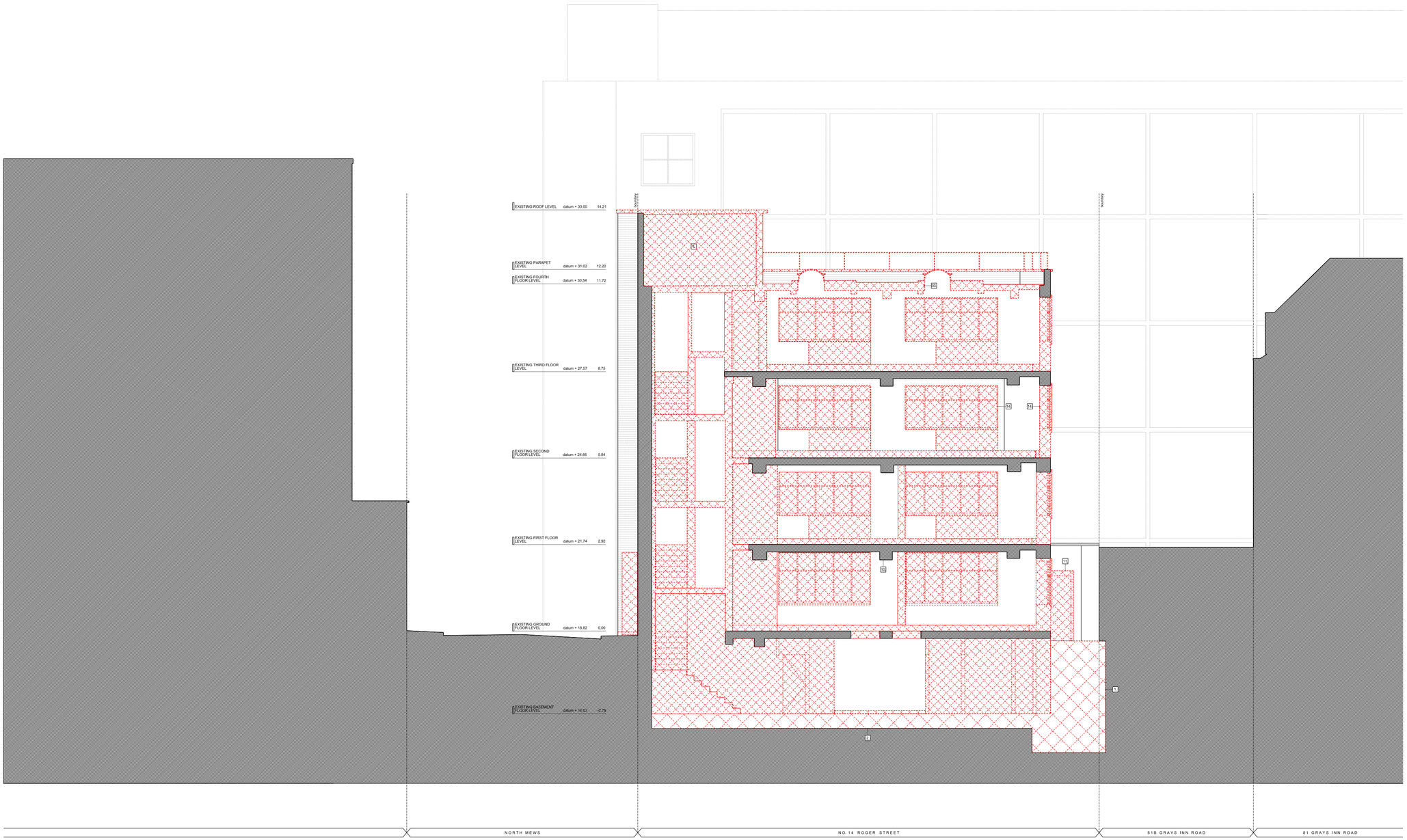


EXISTING SECTION AA

Legend

- Line Denotes Removal of Existing Structure
- Hatch denotes extent of existing roof/wall structure to be demolished
- Hatch denotes proposed excavation
- Existing structure
- Existing ground
- Line Denotes Outline of Existing Building

Key

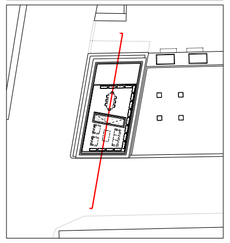
RWP - Rain Waterpipe
Ex. - Existing
MH - Manhole
RC - Reinforced Concrete
SE - Structural Engineer
RAD - Radiator
VP - Soil Vent Pipe
EM - Electrical Meter
WM - Water Meter

Lifetime Homes Criteria Key:

01 Parking space (capable of widening to 3300mm)
02 Short distance from Parking
03 Level approach to dwelling
04 Accessible threshold - covered and lit
05 Provision for a future stair lift
06 Width of doors and hall allow wheelchair access
07 Turning circle for wheelchair in ground floor living room
08 Entrance level living space
09 Potential for temporary entrance level bed-space
10 Accessible entrance level WC/shower drainage
11 WC and bathroom walls (ability to take adaptations)
12 Space for future stair through floor lift to bedroom
13 Easy route for hoist from bedroom to bathroom
14 Bathroom planned to give side access to WC and bath
15 Low window sills
16 Sockets and services controls at convenient height

Proposals Key:

1 Allow for excavation of proposed lightwell
2 Allow for 500mm excavation of lower ground floor level
3 Existing boundary wall to be retained
4 Existing lift and lift plant to be demolished
5 Proposed concrete underpin - refer to SE details
6 Proposed lightwell with stone pavers
7 Proposed anodised aluminium framed glass sliding doors
8 Proposed anodised aluminium framed window
9 Proposed anodised aluminium framed operable fan light window
10 Existing beams to be retained
11 Existing door opening to be enlarged to allow for new entrance door
12 Exititing entrance steps to be refurbished
13 Existing brick work to be repaired, cleaned and re-pointed
14 Existing window openings to be stripped of existing windows and enlarged as shown to allow for proposed windows
15 Proposed glass balustrade
16 Existing window opening to be bricked up
17 Proposed fire escape
18 Proposed smoke curtain above - shown dashed
19 Proposed fire proof glazing
20 Proposed stone pavers
21 Proposed anodised aluminium framed bottom hung casement window
22 Proposed anodised aluminium framed slide fold doors
23 Proposed fixed vertical 'Bronze' (anodised aluminium) louvres to provide screening to adjacent properties.
24 Proposed painted metal railing
25 Proposed rainscreen cladding
26 Proposed mechanically operable roof light (to form balustrade when in open position)
27 Proposed sedum roof
28 Existing parapet to be raised by 550mm. New stone coping to parapet
29 Removal of existing roof structure to allow for proposed fourth floor level
30 Proposed 'Bronze' (anodised aluminium) steel-frame
31 Proposed decorative brick panel using bricks to match existing
32 Proposed render finish
33 Proposed 'green' wall
34 Proposed Fourth Floor extension set back from parapet and not higher than existing Lift Overrun / Plant Room structure.
35 Re-use existing signage
36 Proposed colour backed glass



Revision		
REV A	ISSUED FOR PLANNING	25/04/2013

PLANNING ISSUE

Project No.	12076
Client	AJAM 4 Limited
Date	April 2013
Scale	1:50@A0 / 1:100@A2
Project	No. 14 Roger Street
Drawing Title:	Demolition Section AA
Drawing No.	P_14
Rev.	A
Drawn	TE
Approved	MW
Signed	

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0 0.5 1m 2m 3m 5m