



Legend

- Line Denotes Removal of Existing Structure
- Hatch denotes extent of existing roofwall 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

- ① Parking space (capable of withstanding to 3000mm)
- ② Short distance from Parking
- ③ Level approach to dwelling
- ④ Accessible threshold - covered and flat
- ⑤ Provision for a future stair lift
- ⑥ Width of doors and hall allow wheelchair access
- ⑦ Turning circle for wheelchair in ground floor living room
- ⑧ Entrance level living space
- ⑨ Potential for temporary entrance level bed-space
- ⑩ Accessible entrance level WC/shower drainage
- ⑪ WC and bathroom walls (ability to take adaptation)
- ⑫ Space for future stair through floor lift to bedroom
- ⑬ Easy route for heat from bedroom to bathroom
- ⑭ Bathroom planned to give side access to WC and bath
- ⑮ Low window sills
- ⑯ Sockets and service controls at convenient height

Proposed 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 Existing entrance steps to be refinished
- 13 Existing brick work to be repaired, cleaned and re-pointed
- 14 Existing window openings to be stopped off 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 side lobe doors
- 23 Proposed fixed vertical 'bronze' (anodised aluminium) louvers to provide screening to adjacent properties
- 24 Proposed painted metal railing
- 25 Proposed aluminium cladding
- 26 Proposed mechanically operable roof light (to form balustrade when in open position)
- 27 Proposed section 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 1st/2nd Floor structure
- 35 Re-use existing signage
- 36 Proposed colour backed glass

Revision	REV A	ISSUED FOR PLANNING	25/04/2013
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PLANNING ISSUE

Project No.	12076
Client	AJAM 4 Limited
Date	April 2013
Scale	1:250@A0 / 1:100@A2
Project	No. 14 Roger Street
Drawing Title	Demolition & Proposed First Floor Plan
Drawing No.	P_03
Drawn	TE
Approved	MW
Signed	

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