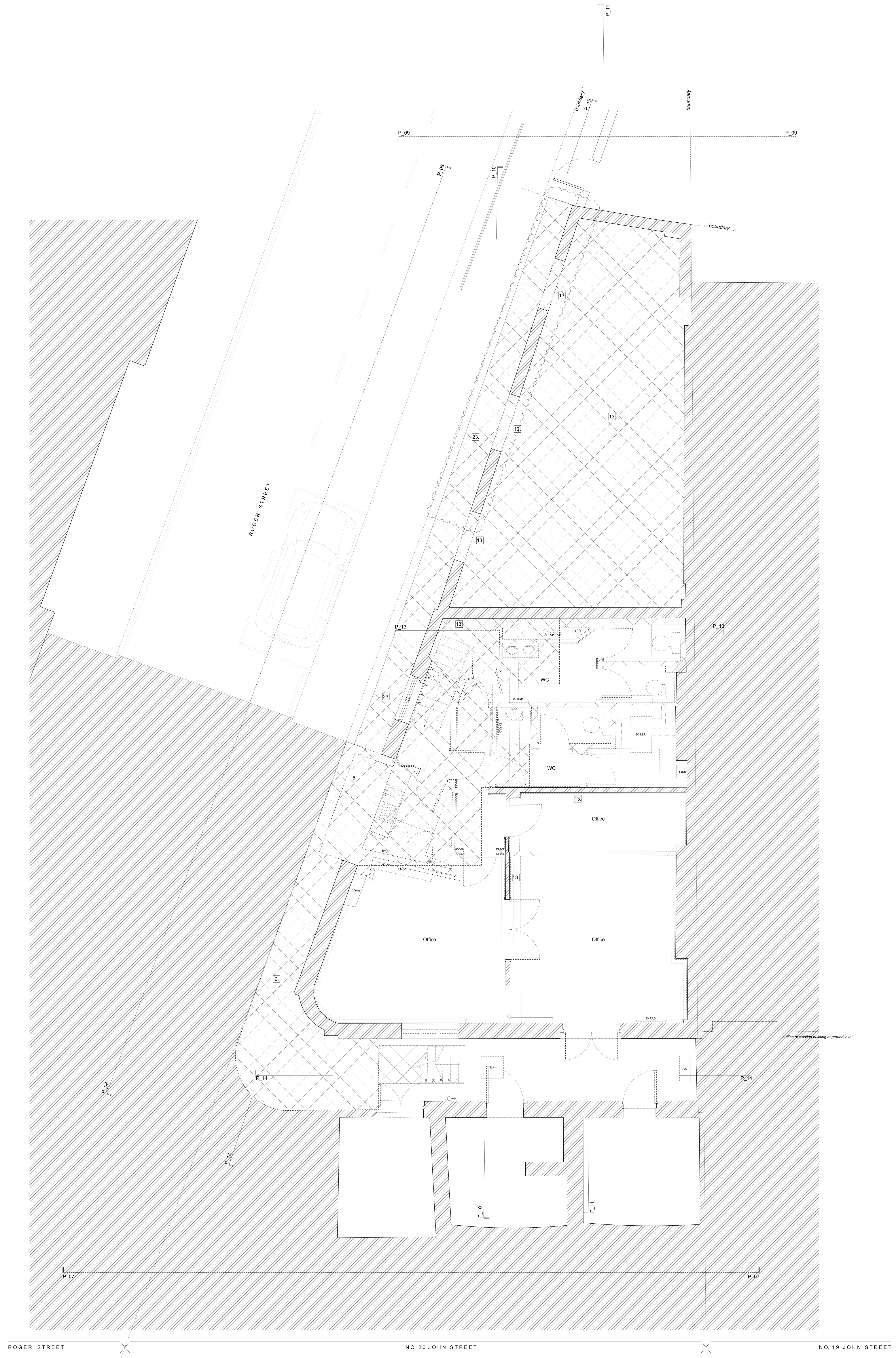

EXISTING / DEMOLITION BASEMENT PLAN

PROPOSED BASEMENT PLAN

0 m 2 m 5 m

Demolition Key:

- Line Denotes Removal of Existing Structure
- Dash Denotes Removal of Existing Structure

- New partition
- Retained structure

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 gound 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

Proposed Finishes Key:

- Hatch denotes selected carpet finish
- Hatch denotes stone finish
- Hatch denotes engineered hardwood flooring finish

Proposals Key:

1. Proposed entrance door with side lights to be installed to proposed new level to No. 20A John St. Refer P_08 & P_15 for further details.
2. Existing hardwood windows to be refurbished and redecorated with new ironmongery and weather seals.
4. New lightwell staircase to be positioned as shown. Refer drawing P_07 and P_14 for further details.
5. Proposed new refuse lift up to street level. Lift floor clad in Yorkstone. Refer D&A and sustainability statement for details.
6. Existing front lightwell to be enlarged as shown.
8. New hardwood sash windows to match existing with historic double glazing. Refer to D&A Statement for further details.
9. Proposed underpinning / waterproofing to extended lightwell wall. Refer to Structural Methodology statement for further details
10. Proposed yorkstone to lightwell.
12. Proposed new thermal insulation on cavity to internal face of existing wall to meet Building Code requirements.
13. Existing original structure to be retained.
16. New traditionally detailed secondary glazing to be fitted to internal face of existing windows.
17. New internal traditionally detailed staircase from basement.
18. New internal traditionally detailed apartment entrance door.
19. Proposed plasterboard dot-dab to existing party wall.
20. Proposed plasterboard dot-dab to existing wall.
21. New railings to edge of site boundary along Roger St.
22. New entrance matwell set flush with floor finishes.
23. New lightwell to existing site boundary along roger st. Refer to (roger st) elevation for further details.
24. Existing non-original internal partitions to be removed
25. Existing non-original internal door to be removed
26. Existing non-original internal sanitary ware / fittings to be removed
27. Existing original internal cornice to be protected
28. Existing floor to be removed as outlined for new staircase.
29. New entrance steps from Roger Street with yorkstone finishes.
30. New terrace with railings/planting for privacy to existing front lightwell
31. Existing front lightwell staircase to be removed and repositioned
32. Proposed traditionally hardwood casement windows with historic double-glazed panes.
33. New french doors to Flat 01 lightwell terrace
34. New store within existing vault beneath John St. Store to be demised to Flat 01 - basement floor.
35. New binstore to contain 4no 660L Eurobins for general / recycling and composting waste for the residents. Refer to Energy statement and D&A statement for further details.
36. New cycle store within existing vault to contain spaces for 6no. cycles, refer to D&A statement for further details.
36. New cycle store within existing vault to contain spaces for 6no. cycles, refer to D&A statement for further details.

Rev D — Existing lower ground floor slab to be lowered locally by a depth of 500mm.

Rev E	15.08.2014	Issued for Planning
Rev D	10.02.2014	Issued for Planning
Rev C	24.06.2013	Issued for Planning
Rev B	29.04.2013	Issued for Planning
Rev A	08.03.2013	Issued for Information

PLANNING ISSUE

Project No.	12079
Client	GFZ Investments Ltd
Date	March 2013
Scale	1:50@A0 / 1:100@A2
Project	No. 20, John Street
Drawing Title:	Existing / Demolition / Proposed Basement Plan
Drawing No.	P_02
Rev.	E
Drawn	TB
Approved	MW
Signed	

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0 0.5 1m 2m 3m 5m