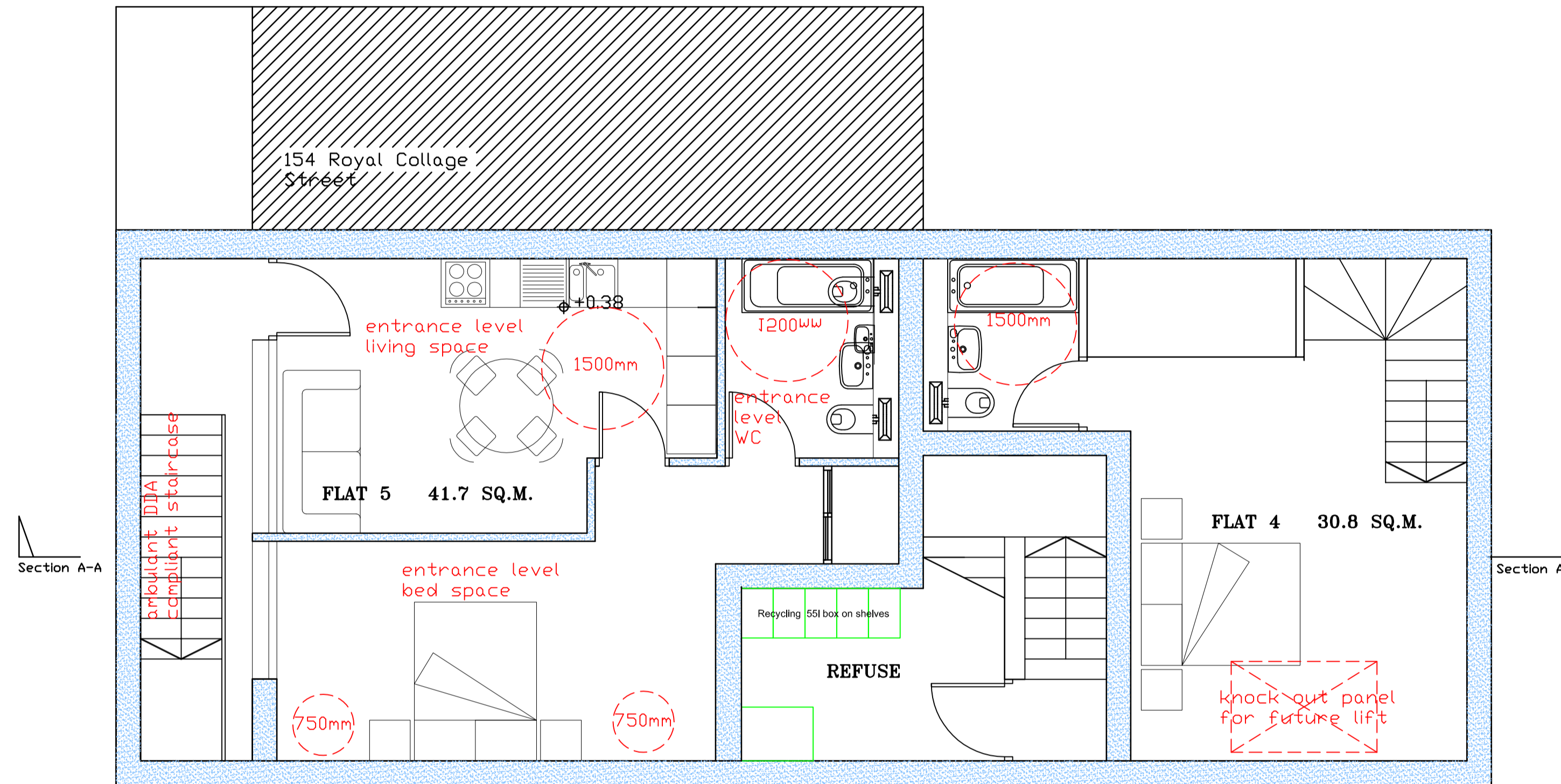


ROYAL COLLEGE STREET



BAYNES STREET

B A S E M E N T P L A N



Scale = REFER TO TITLE BLOCK  
scale only for planning purposes

**FOR PLANNING**

revision	date	initials	description of amendments
?	??/??/??	??	?
?	??/??/??	??	?

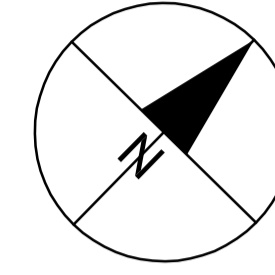
<p>Foundation architecture Ltd.</p>	project: 152 ROYAL COLLEGE STREET title: PROPOSED BASEMENT PLAN		
	scale: 1:50 @ A1	date: JUNE 2014 [FAL]	sheet: 503

Ornibus, 39-41 North Road, London, N7 9DP Email: info@foundation-architecture.com  
All dimensions to be verified on site.

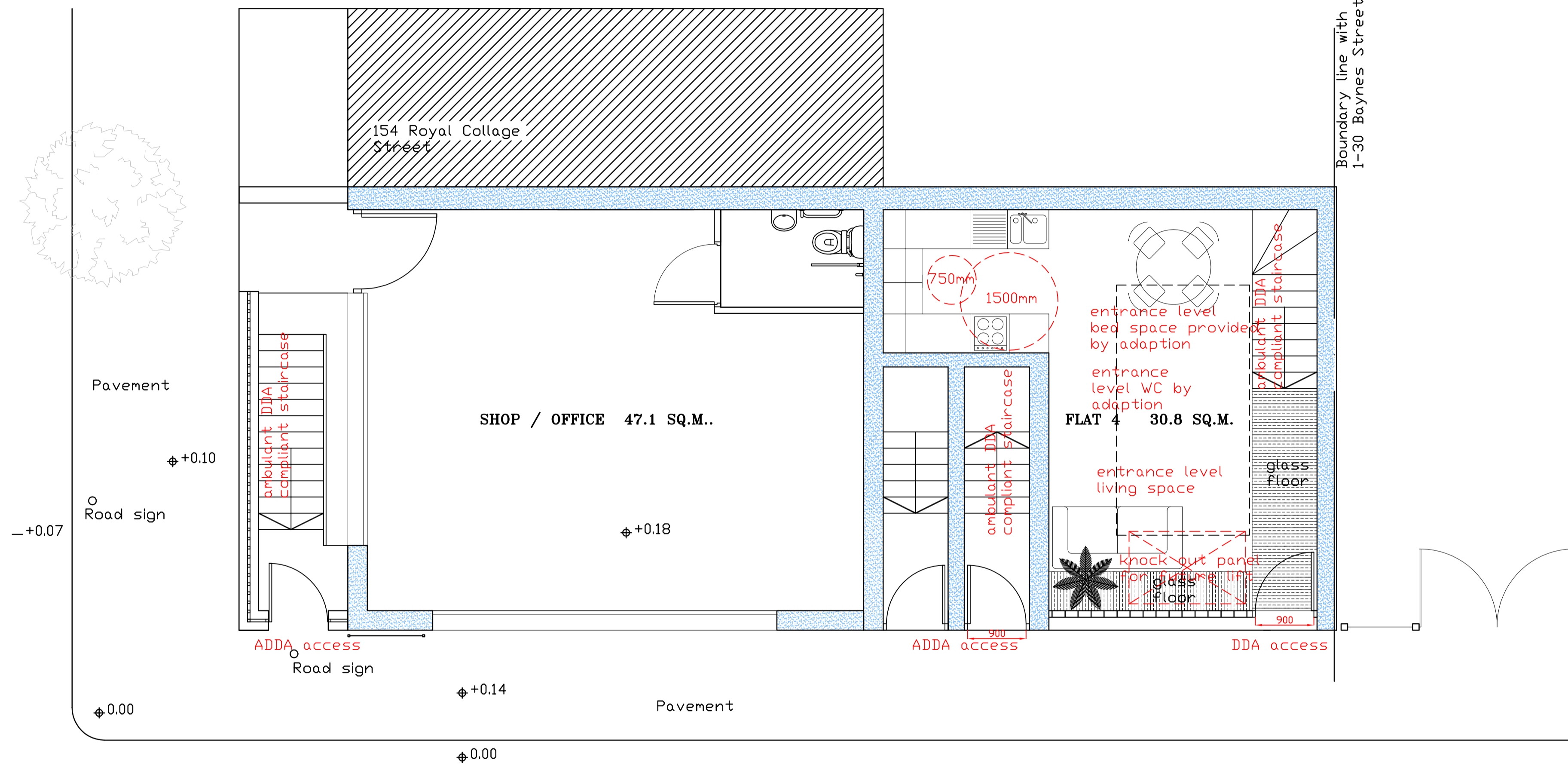
\*Scale is 1:100 at A3

LIFETIME HOMES COMPLIANCE NOTES

- 1a ON SITE PARKING  
no on site parking is provided on street DDA compliant parking is available
- 1b COMMUNAL OR SHARED PARKING  
as above
- 2 GRADIENTS  
level access provided from pavement  
width of pavements under contract of LA
- 3 APPROACH TO ENTRANCES  
level approach provided to all entrances
- 4 ENTRANCES  
are illuminated locally, have level thresholds, min 800mm clear opening width, have level external landing
- 5 COMMUNAL STAIRS AND LIFTS  
no lifts are provided  
staircases ADDA compliant 170mm rise, going 250mm, 900mm handrails
- 6 INTERNAL DOORWAYS AND HALLS  
all corridors min 900mm clear width  
all internal doors min 900mm clear width including communal doors
- 7 CIRCULATION SPACE  
750mm circulation space provided 150mm with adaption
- 8 ENTRANCE LEVEL LIVING SPACE  
all units provided with entrance level living space
- 9 ENTRANCE LEVEL BED SPACE  
all units provided with entrance level bed space excepting maisonette which is adaptable
- 10 ENTRANCE LEVEL BATHROOMS  
are provided to all units except maisonette which is adaptable. all bathrooms are convertible to DDA wet rooms
- 11 WC AND BATHROOM WALLS  
are solid to allow secure fixings
- 12 STAIRS AND THROUGH FLOOR LIFT  
potential knock out panel provided to the two level unit
- 13 BATHROOM HOISTS  
capability for fixings for hoists provided
- 14 BATHROOMS  
accessible bathrooms are provided in all instances
- 15 GLAZING AND WINDOW HANDLE HEIGHTS  
windows designed to allow vision whilst seated with opening lights at minimum protection level 1100mm AFFL
- 16 SERVICES CONTROLS  
will be 450-1200mm AFFL and min 300mm from any corner



ROYAL COLLEGE STREET



BAYNES STREET

G R O U N D F L O O R P L A N



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**FOR PLANNING**

revision	date	initials	description of amendments
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	Omnibus, 39-41 North Road, London, N7 9DP Email: info@foundation-architecture.com			
	project <b>152 ROYAL COLLEGE STREET</b>			
	title <b>PROPOSED GROUND FLOOR PLAN</b>			
scale 1:50 @ A1	date JUNE 2014	sheet [FAL]	of 503	no. <b>P100</b>

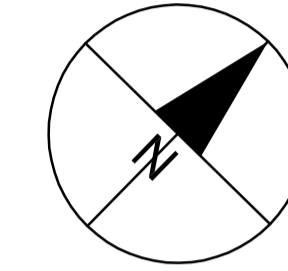
All dimensions to be verified on site.

\*Scale is 1:100 at A3

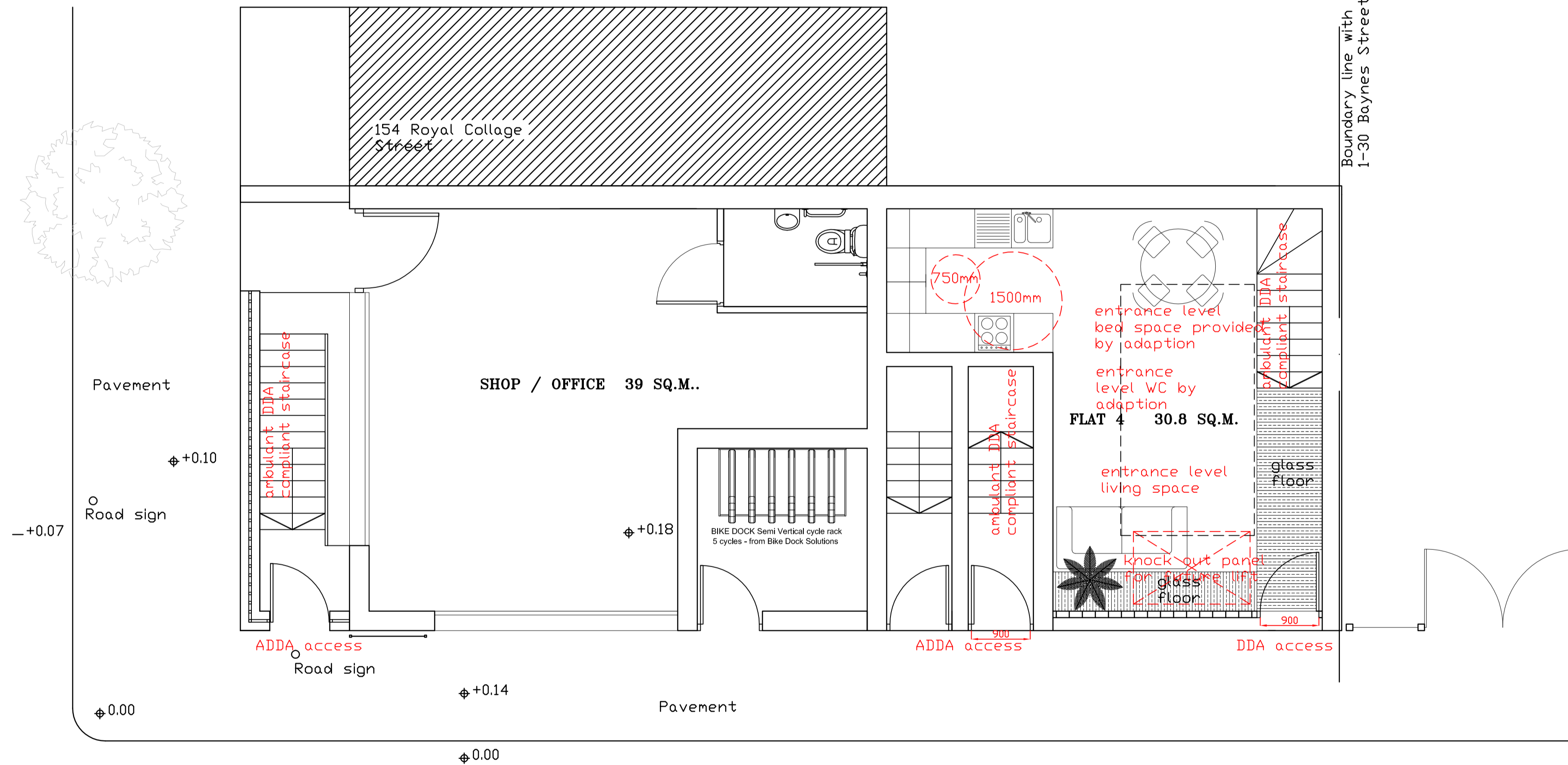


LIFETIME HOMES COMPLIANCE NOTES

- 1a ON SITE PARKING  
no on site parking is provided on street DDA compliant parking is available
- 1b COMMUNAL OR SHARED PARKING  
as above
- 2 GRADIENTS  
level access provided from pavement  
width of pavements under contract of LA
- 3 APPROACH TO ENTRANCES  
level approach provided to all entrances
- 4 ENTRANCES  
are illuminated locally, have level thresholds, min 800mm clear opening width, have level external landing
- 5 COMMUNAL STAIRS AND LIFTS  
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- 15 GLAZING AND WINDOW HANDLE HEIGHTS  
windows designed to allow vision whilst seated with opening lights at minimum protectin level 1100mm AFFL
- 16 SERVICES CONTROLS  
will be 450-1200mm AFFL and min 300mm from any corner



ROYAL COLLEGE STREET



BAYNES STREET

GROUND FLOOR PLAN



Scale = REFER TO TITLE BLOCK scale only for planning purposes

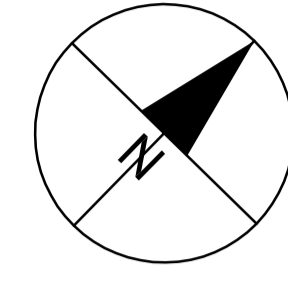
**CYCLE STORE OPTION FOR PLANNING**

revision	date	initials	description of amendments
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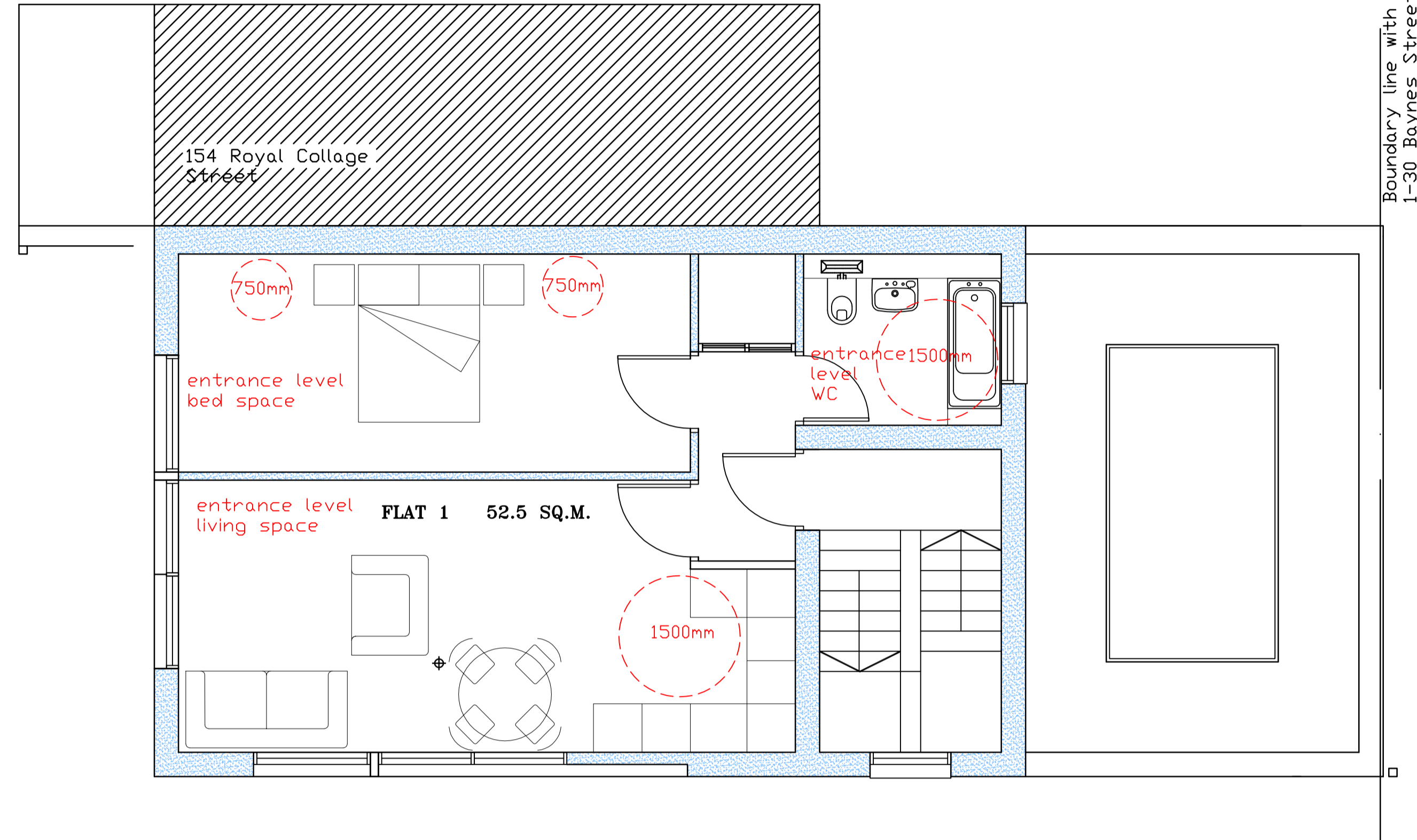
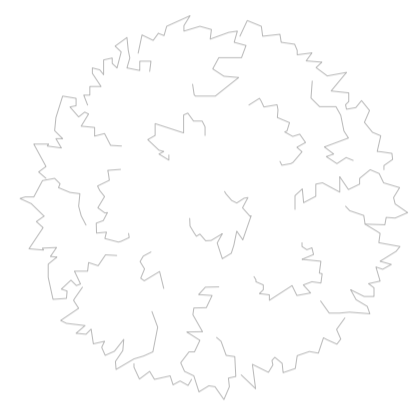
	Omnibus, 39-41 North Road, London, N7 9DP Email: info@foundation-architecture.com								
	project	152 ROYAL COLLEGE STREET							
	site	PROPOSED GROUND FLOOR PLAN							
scale	1:50 @ A1	date	JUNE 2014	drawn	FAL	checked	503	sheet no.	<b>P100 A</b>

All dimensions to be verified on site.

\*Scale is 1:100 at A3



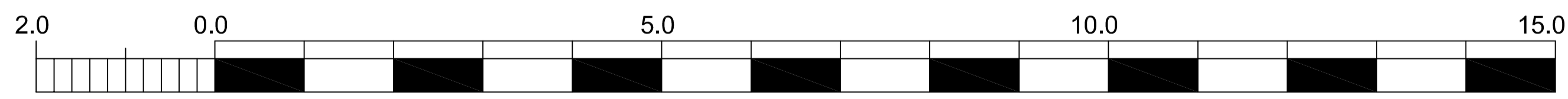
ROYAL COLLEGE STREET



±0.00

BAYNES STREET

FIRST FLOOR PLAN



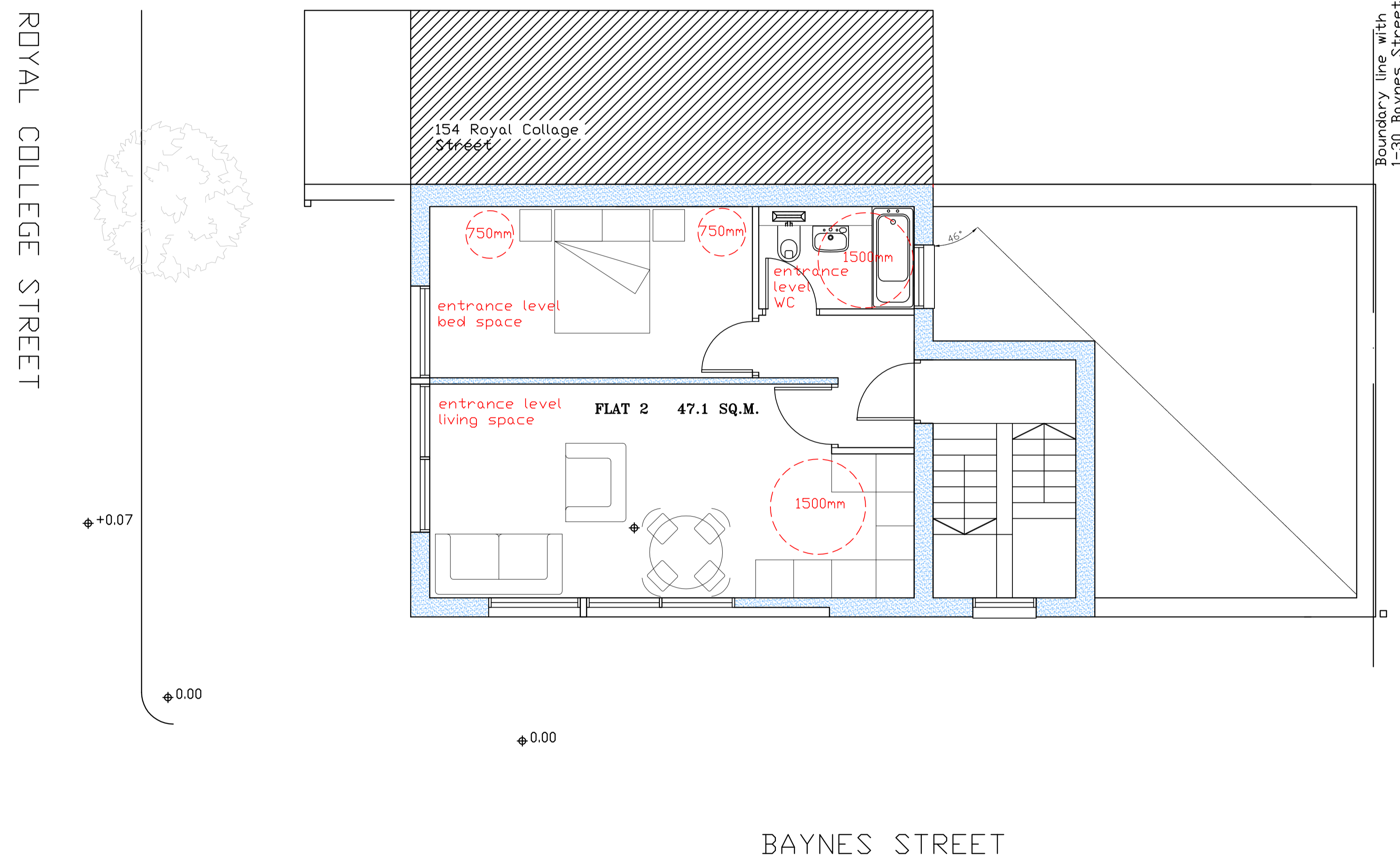
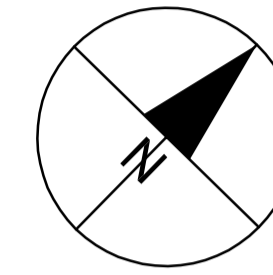
Scale = REFER TO TITLE BLOCK  
scale only for planning purposes

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revision	date	initials	description of amendments
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	Ornibus, 39-41 North Road, London, N7 9DP Email: info@foundation-architecture.com						
	project	152 ROYAL COLLEGE STREET					
	title	PROPOSED FIRST FLOOR PLAN					
scale	1:50 @ A1	date	JUNE 2014 [FAL]	sheet no.	503	of no.	P101
All dimensions to be verified on site.							

\*Scale is 1:100 at A3



S E C O N D F L O O R P L A N

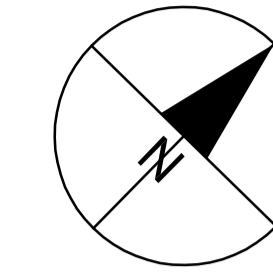
**FOR PLANNING**

revision	date	initials	description of amendments
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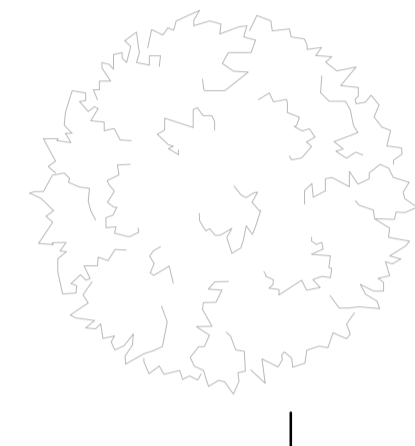
<p>Foundation architecture Ltd.</p>	<small>Ormbibus, 39-41 North Road, London, N7 9DP Email: info@foundation-architecture.com</small>			
	<p>project <b>152 ROYAL COLLEGE STREET</b></p>		<p>title <b>PROPOSED SECOND FLOOR PLAN</b></p>	
	<p>scale <b>1:50 @ A1</b></p>	<p>date <b>JUNE 2014 [FAL]</b></p>	<p>drawn <b>503</b></p>	<p>sheet no. <b>P102</b></p>

All dimensions to be verified on site.

\*Scale is 1:100 at A3

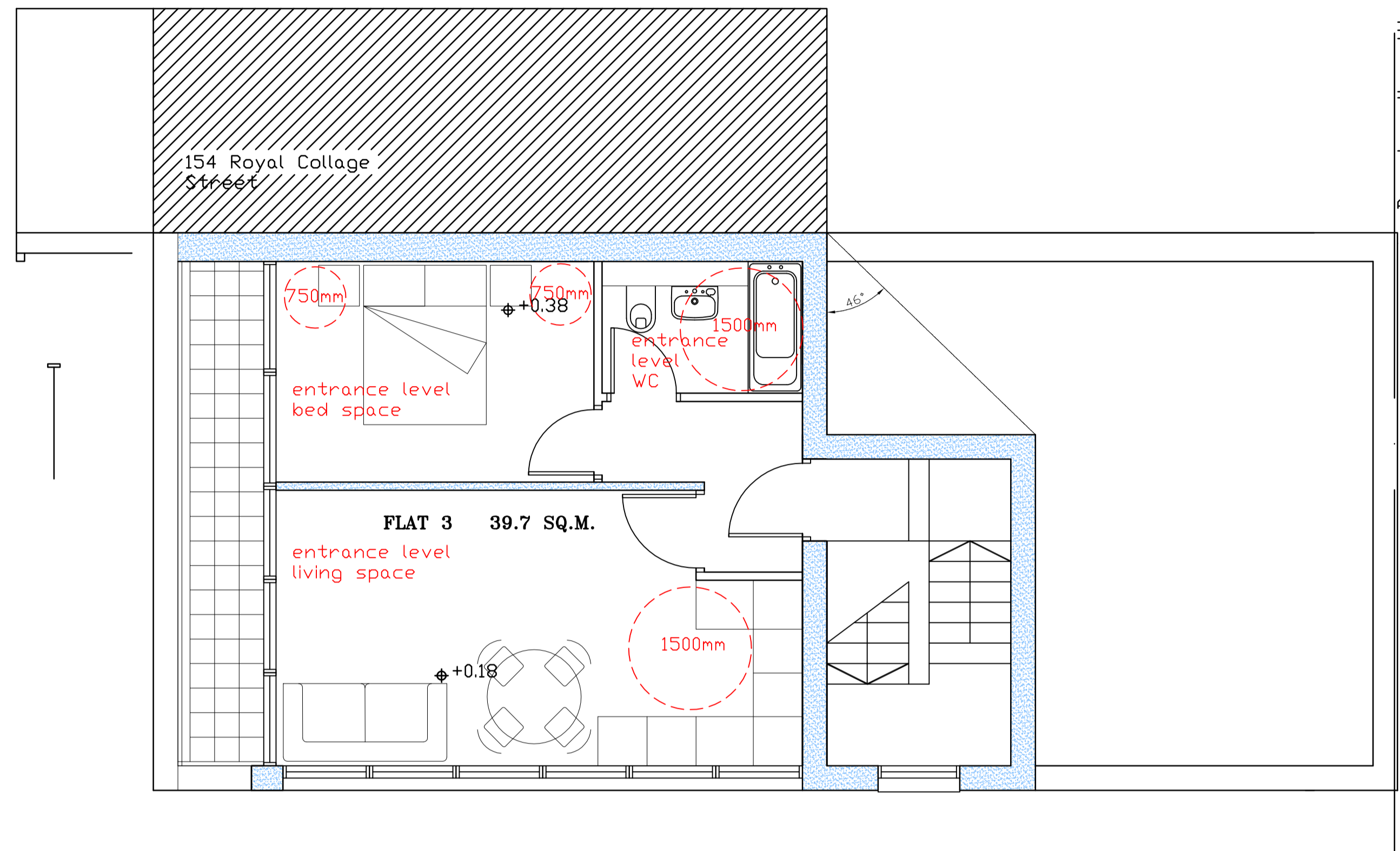


ROYAL COLLEGE STREET



±0.07

±0.00



Boundary line with  
1-30 Baynes Street

±0.00

BAYNES STREET

THIRD FLOOR PLAN



Scale = REFER TO TITLE BLOCK  
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**FOR PLANNING**

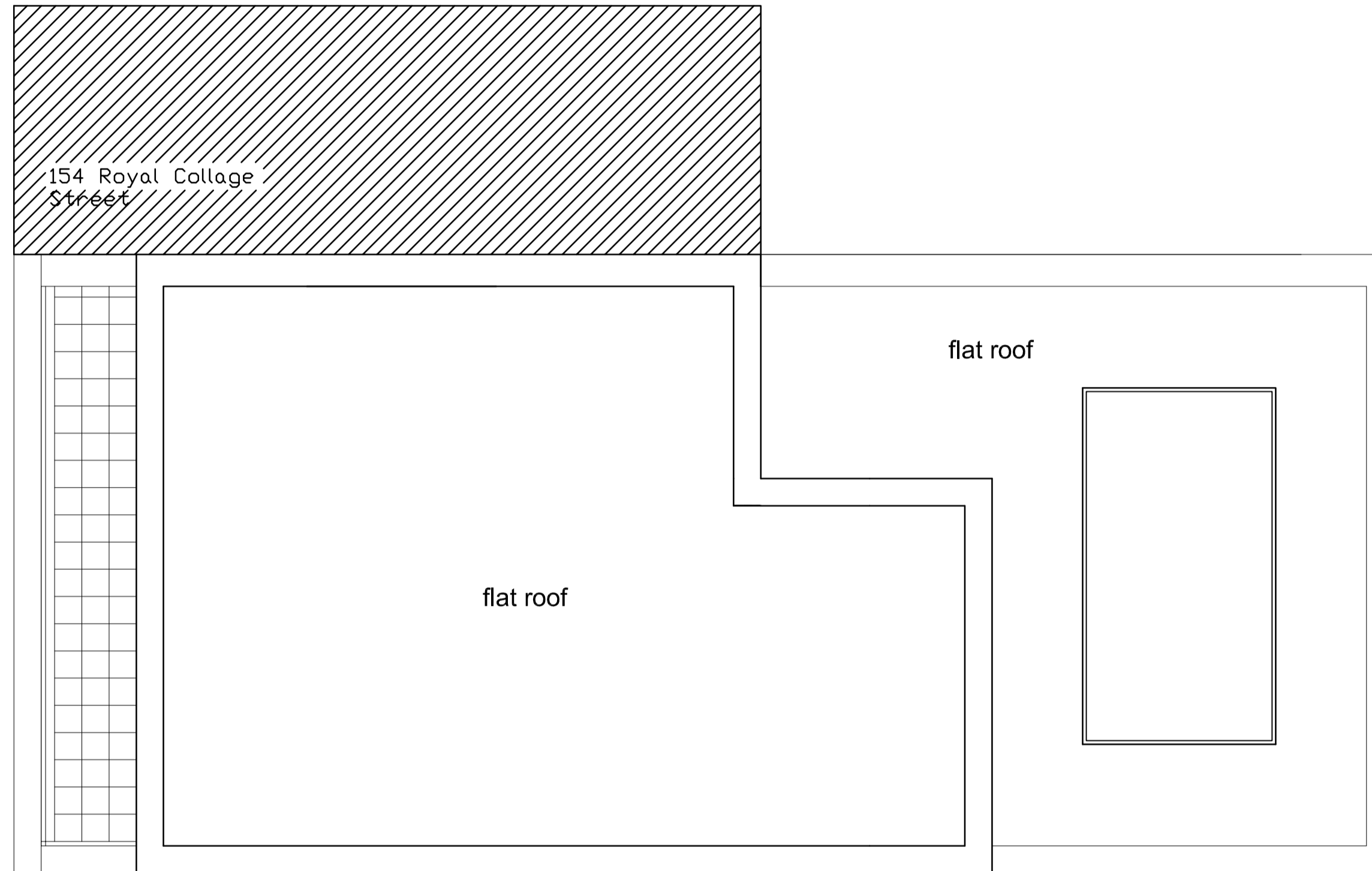
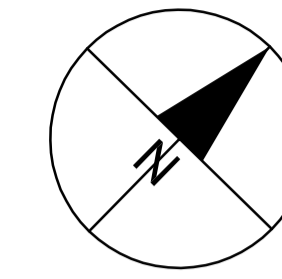
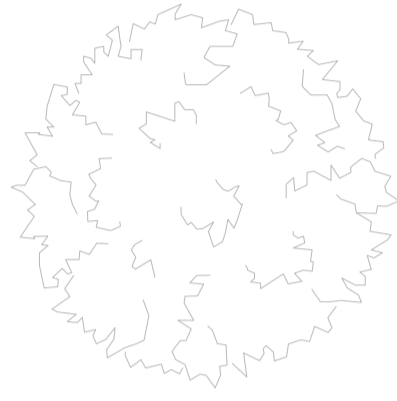
revision	date	initials	description of amendments
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<p>Foundation architecture Ltd.</p>	<small>Ormiibus, 39-41 North Road, London, N7 9DP Email: info@foundation-architecture.com</small>			
	<p>project <b>152 ROYAL COLLEGE STREET</b></p>			
	<p>title <b>PROPOSED THIRD FLOOR PLAN</b></p>			
	<p>scale <b>1:50 @ A1</b></p>	<p>date <b>JUNE 2014</b></p>	<p>drawn <b>[FAL]</b></p>	<p>checked <b>503</b></p>

All dimensions to be verified on site.

\*Scale is 1:100 at A3

ROYAL COLLEGE STREET



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revision	date	initials	description of amendments
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	Ornibus, 39-41 North Road, London, N7 9DP Email: info@foundation-architecture.com			
	project	152 ROYAL COLLEGE STREET		
title	PROPOSED ROOF PLAN			ref.
scale	1:50 @ A1	date	JUNE 2014 [FAL]	sheet no.
		drawn	503	<b>P103</b>

\*Scale is 1:100 at A3

All dimensions to be verified on site.