



CLIENT: LATIS HOMES		
TITLE: <b>PROPOSED GROUND FLOOR AND BASEMENT PLANS</b>		
PROJECT: 14 GREAT JAMES STREET		
SCALE: 1 : 100 at A3		
DRGNO:	0065_GA_2	REV: A
DRAWN:	CHECKED:	DATE:
KP	RL	22.05.2015

**PLANNING DRAWINGS**

**NOTES :**

- Existing retained structure
- Proposed walls

1. Existing wall panelling, coving and architraves to be retained, restored and redecorated. Colour tbc
2. Existing fireplace and surround to be retained and restored
3. Existing doors, frames and architraves to be restored and redecorated. Colour tbc
4. Existing staircase, balustrade and handrail to be retained and restored.
5. Internal lightwell to bring daylight and ventilation from rooflight at first floor level. Triple height space
6. Adjacent lightwell not within the site.
7. 2 storey blank walls to the neighbouring Cockpit yard property to the rear of the site
8. Discrete floor to ceiling glazed window under entrance bridge. Set back to remain concealed at street level.
9. Floor to be lowered within arches to create minimum head height and usable area.
10. Internal lightwell to bring daylight and ventilation from rooflight at first floor level
11. Basement extended to the rear boundary wall
12. Line of external wall above
13. Existing boundary wall
14. Internal glazing removed and sash windows with existing shutters retained and renovated.

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