



CLIENT:
LATIS HOMES

TITLE:
PROPOSED FIRST AND SECOND FLOOR PLANS

PROJECT:
14 GREAT JAMES STREET

SCALE:
1 : 100 at A3

DRGNO:	0065_GA_3	REV:	A
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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. New rear brick wall as per planning consent ref 2013/3114/P
6. Louvered wall to create privacy and avoid overlooking between No14 and No15 Great James street.
7. Sliding folding glazed doors to meeting room. Refer to section and elevation drawings
8. Blank facade to adjacent properties extending 2.797m above the level of the roof terrace.
9. Adjacent lightwell not within the site.
10. Internal lightwell to bring daylight and ventilation from rooflight at first floor level
11. Internal glazing removed and sash windows with existing shutters retained and renovated
12. Biodiversity roof system over meeting room pool to provide visual amenity and improved outlook to the office spaces
13. Glazed roof light to bring natural light and ventilation to the internal lightwell below.
14. Existing boundary wall.

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