



Legend

- Line Denotes Removal of Existing Structure
- Hatch denotes extent of existing roof/wall 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 - Radon
- VF - Soil Vent Pipe
- EM - Electrical Meter
- WM - Water Meter

Lifetime Homes Criteria Key:

- ① Parking space (capable of widening to 3300mm)
- ② Short distance from Parking
- ③ Level approach to dwelling
- ④ Accessible threshold - covered and R
- 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 adaptations)
- ⑫ Space for future stair through floor lift to bedroom
- ⑬ Easy route for 'hold' 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

Proposals 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 operable fan light window
- 9 Existing beams to be retained
- 10 Existing door opening to be enlarged to allow for new entrance door
- 11 Existing entrance steps to be reinstated
- 12 Existing brick work to be repaired, cleaned and repointed
- 13 Existing window openings to be integrated with existing windows and enlarged as shown to allow for proposed windows
- 14 Proposed glass balustrade
- 15 Existing window opening to be bricked up
- 16 Proposed fire escape
- 17 Proposed smoke curtain above - shown dashed
- 18 Proposed fire proof glazing
- 19 Proposed stone pavers
- 20 Proposed anodised aluminium framed bottom hung casement window
- 21 Proposed fixed vertical 'blower' (anodised aluminium) louvers to provide screening to adjacent properties
- 22 Proposed painted metal railing
- 23 Proposed rainscreen cladding
- 24 Proposed mechanically operated roof light (to form balustrade when open)
- 25 Existing parapet to be raised by 500mm. New stone coping to parapet
- 26 Removal of existing roof structure to allow for proposed fourth floor level
- 27 Proposed 'blower' (anodised aluminium) steel frame
- 28 Proposed decorative brick panel using bricks to match existing
- 29 Proposed render finish
- 30 Proposed 'green' wall
- 31 Proposed Fourth Floor extension set back from parapet and not higher than existing L&C Creston Plant Room structure
- 32 Re-use existing signage
- 33 Proposed colour backed glass
- 34 Proposed man-safely system
- 35 Proposed single ply membrane roof covering

PLANNING ISSUE

Project No. **12076**

Client **AJAM 4 Limited**

Date **April 2013**

Scale **1:50@A0 / 1:100@A2**

Project **No. 14 Roger Street**

Drawing Title **Proposed Roger Street Elevation**

Drawing No. **P_09**

Drawn **TE** Approved **MW** Signed **B**

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0.5 1m 2m 5m