



AREA OF GREEN ROOF:
33m²

AREA OF GREEN ROOF:
67m²

Legend:

	Existing structure / Earth		Proposed sedum roof
	New structure		Existing slate roof finish
	Outline of existing structure		Existing brickwork
	Outline of consented scheme: Ref. 2008/2940/P		Proposed brickwork

Proposed notes:

- 01 Existing secure gate. Refer to 'P_11 Proposed Front Elevation'
- 02 Josta 2 - Tier (7 bicycles). Refer to Design & Access Statement (Section 18.0)
- 03 Sheffield Bike Stand (6 bicycles). Refer to Design & Access Statement (Section 18.0)
- 04 Pavement lights
- 05 Glass curtain walling
- 06 Double Glazed Window
- 07 Equality Act Compliant Lift
- 08 M&E Riser
- 09 Data Riser
- 10 Mansafe system (Maintenance access only)
- 11 Plant room
- 12 Lift overrun
- 13 Link bridge
- 14 Brick facade
- 15 Acoustic Enclosure
- 16 Mechanically ventilated secure bin store
- 17 Glass balustrade
- 18 Satellite dish
- 19 Bat Box
- 20 Breakout Panel - Emergency Escape
- 21 Photovoltaics
- 22 Sedum Roof
- 23 AOV
- 24 Access Hatch (Maintenance access only)
- 25 Orientated Slot Windows
- 26 Rooflight
- 27 Anodised Railings
- 28 Existing Neighbours Air Conditioning Units
- 29 Double Glazed Doors

Rev P2 06.03.2017 Revision Following Planners Comments
Rev P1 18.11.2016 Issued for Planning

PLANNING

16038

DRAFT

Project No. 16038
Client Balcap Re Ltd
Date March 2017
Scale 1:100@A1 / 1:200@A3
Project Land to rear of 159-163 Kings Cross Road
Drawing Title: Proposed First Floor Plan
Drawing No. P_03 Rev. P2
Drawn PC Approved MW Signed AT

Marek Wojciechowski Architects Ltd.
66 - 68 Margaret Street W1W 8SR T. 020 7580 9156 www.mwa.co.uk

Copyright Marek Wojciechowski Architects. No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

N
0 1m 2m 4m 6m 8m 10m