



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 06.01.2017 Revision Following Planner Comments  
 Rev P1 18.11.2016 Issued for Planning

**PLANNING**  
**DRAFT**

Project No. 16038  
 Client: Balcap Re Ltd  
 Date: March 2017  
 Scale: 1:100@A1 / 1:200@A3  
 Project: Land Rear of 159-163 Kings Cross Road  
 Drawing Title: Proposed Second Floor Plan  
 Drawing No: P\_04  
 Drawn: PC Approved: MW Signed: AT

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0 2m 4m 6m 8m 10m