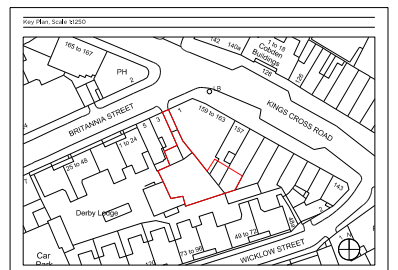




S. Redkiss Hatch
 Brickwork to sides of enclosure.
 Slate wall to back of plant enclosure raised by 300mm.
 Terrace removed. Juliet balcony proposed.
 Sedum roof.



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 B	26.05.2017	Plant enclosure revised & terrace omitted
Rev A	10.03.2017	Revision Following Planners Comments
Rev -	18.11.2016	Issued for Planning

PLANNING

Project No. **16038**

Client **Balcap Re Ltd**

Date **May 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. **Rev B**

Drawn	Approved	Signed
PC	MW	AT

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