

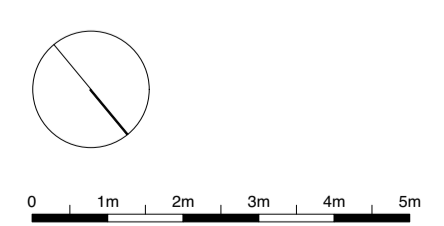
Existing windows to be replaced & extended above FFL to allow more light into LG floor

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Existing lightwell wall to be made good & repainted as existing colour

Proposed new plant room to underside of stair
 Proposed new lockers to back of house
 Proposed new showers to back of house

Proposed new double stacker cycle storage system
 Proposed new stone paving with brass nosing. PTV 36+ slip resistance
 New access hatch to upper stair landing 600x600max for maintenance to existing pipes below stair, refer to SE drawings & spec
 Proposed new metal balustrade to match existing balustrade design, PPC Black
 Existing redundant rainwater pipes & valves to be removed or rerouted where required, refer to M&E drawings & spec
 Fixed bicycle ramp. Galvanised bike ramp for steps and stairs. Flat fixing to bottom and top step landing to prevent trip hazard
 New 16 riser stair with level landing to top and bottom of the stair, approved by building control on 18.11.20 with the guidance in paragraph 1.18b(ii) of Approved Document K
 Proposed new concrete retaining wall in lieu of existing retaining wall to allow for new building control compliant stair
 Proposed new door to cycle store in existing opening, to be bronze coloured metalwork and line up with existing window frames adjacent



PROPOSED LOWER GROUND FLOOR PLAN

PLANNING

P2	16/12/2020	Planning Issue
P1	09/10/2020	Planning Issue
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PROJECT	83 CLERKENWELL ROAD		
CLIENT	THAMESIS		
SCALE	1:100 @ A1	DATE	05/10/2020
CHKD.	GW	DWG. NO.	659-PL-099
		DWG. BY	JB
		REV.	P2

DRAWING TITLE **PROPOSED LOWER GROUND FLOOR PLAN**

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