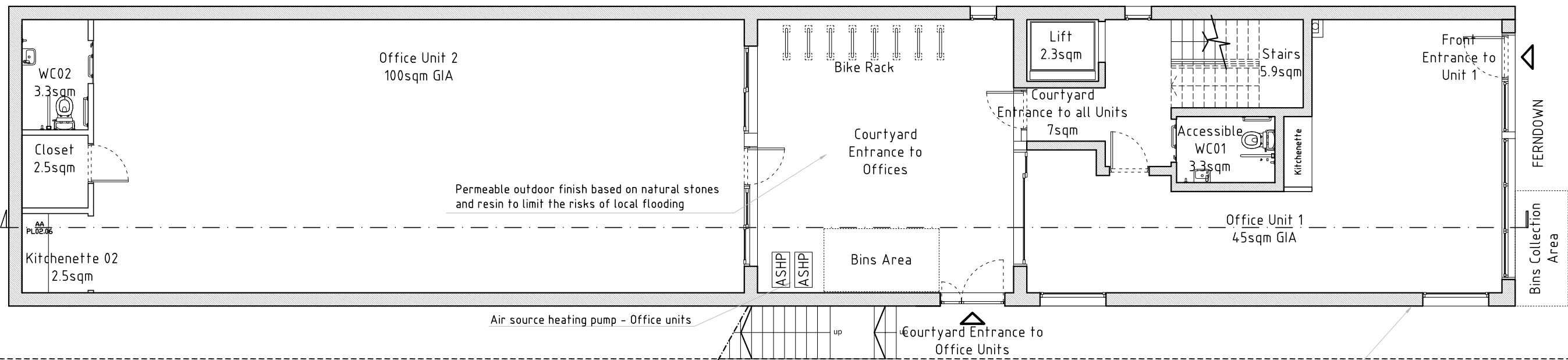
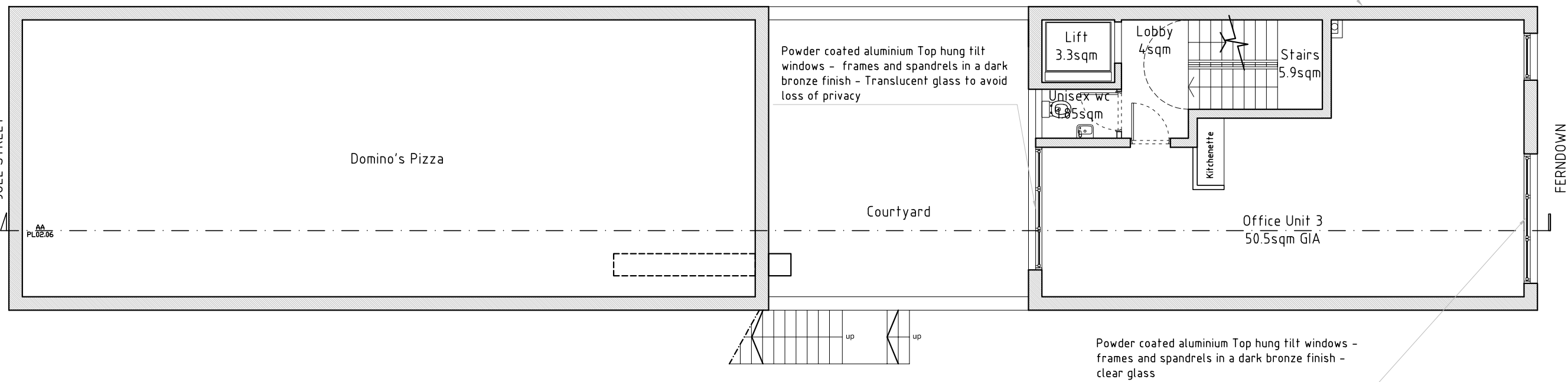


LOWER GROUND FLOOR PLAN AT 47 JOEL STREET/GROUND FLOOR PLAN AT 18-19 FERNDOWN - PROPOSED

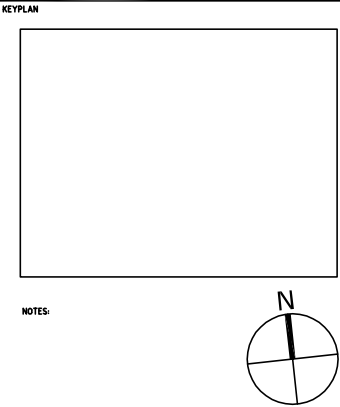


GROUND FLOOR PLAN AT 47 JOEL STREET/FIRST FLOOR PLAN AT 18-19 FERNDOWN - PROPOSED



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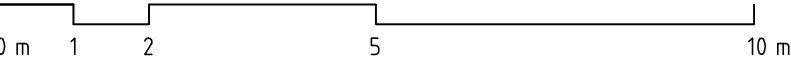
47 Joel Street
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DRAWING TITLE
LOWER GROUND, GROUND FLOOR
(GROUND AND FIRST AT FERNDOWN)
PROPOSED

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Bathroom

Bedroom

Kitchen/Dining Room

Existing Roof Terrace

Courtyard

Powder coated aluminium Top hung tilt windows - frames and spandrels in a dark bronze finish - Translucent glass to avoid loss of privacy

Lift 3.3sqm

Lobby 4.6sqm

Stairs 5.9sqm

Kitchenette

Office Unit 4 34sqm GIA

AA PL02.06

up

up

Rainwater gully drain to collect rain water from rainscreen cladding and discharge to rainwater hoppers

Second Floor with rainscreen cladding in timber species of Siberian larch, setback from parapet edge to reduce mass and visual impact from street level.

Powder coated aluminium Top hung tilt windows - frames and spandrels in a dark bronze finish - clear glass

Rainwater outlet and hopper

GULLY

RW0

RW0

FERNDOWN

The architectural floor plan illustrates a residential building layout. On the left, the internal floor plan includes a Kitchen, a Bathroom, a WC, a Living Room, and a Bedroom. A staircase is located between the Kitchen and the Living Room. To the right of the internal plan is an 'Existing Roof Terrace below'. Further right is a new 'Flat roof' extension. This extension features a 'Glass roof to stairs' and a 'Roof Access' point. A large area of the flat roof is designated for 'PV Panels', with a grid showing panel sizes of 250W and 360W. The plan also indicates 'Flat roof' areas for the lift shaft and staircase shaft, which are to be clad in rainscreen zinc cassette or angled standing seams. A 'Plug plant sedum green roof' is specified for the area around the staircase shaft. The plan includes a 'Siberian timber larch parapet edge' around the upstand and an 'Aluminium double glazed window rooflight'. The overall design aims for a 'Bio-solar roof' combining biodiversity (Sedums, Grasses, Herbs, Wildflowers) with Solar PV.

Kitchen

Bathroom

WC

Living Room

Bedroom

Existing Roof Terrace below

Courtyard

Flat roof

Glass roof to stairs

Roof Access

Flat roof

Flat roof

PV Panels

250W 360W 250W

250W 360W 250W

250W 360W 250W

250W 360W 250W

RWD

up

up

Aluminium double glazed window rooflight

Bio-solar roofs combining a biodiverse roof-
Sedums, Grasses, Herbs, Wildflowers- and Solar PV

Siberian timber larch parapet edge formed around
upstand

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we

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KEYPLAN

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DRAWING TITLE
FIRST & SECOND FLOORS PLANS
(SECOND AND ROOF AT FERNDOWN)
PROPOSED

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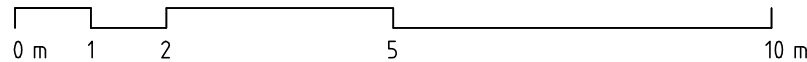
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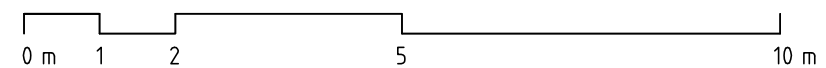
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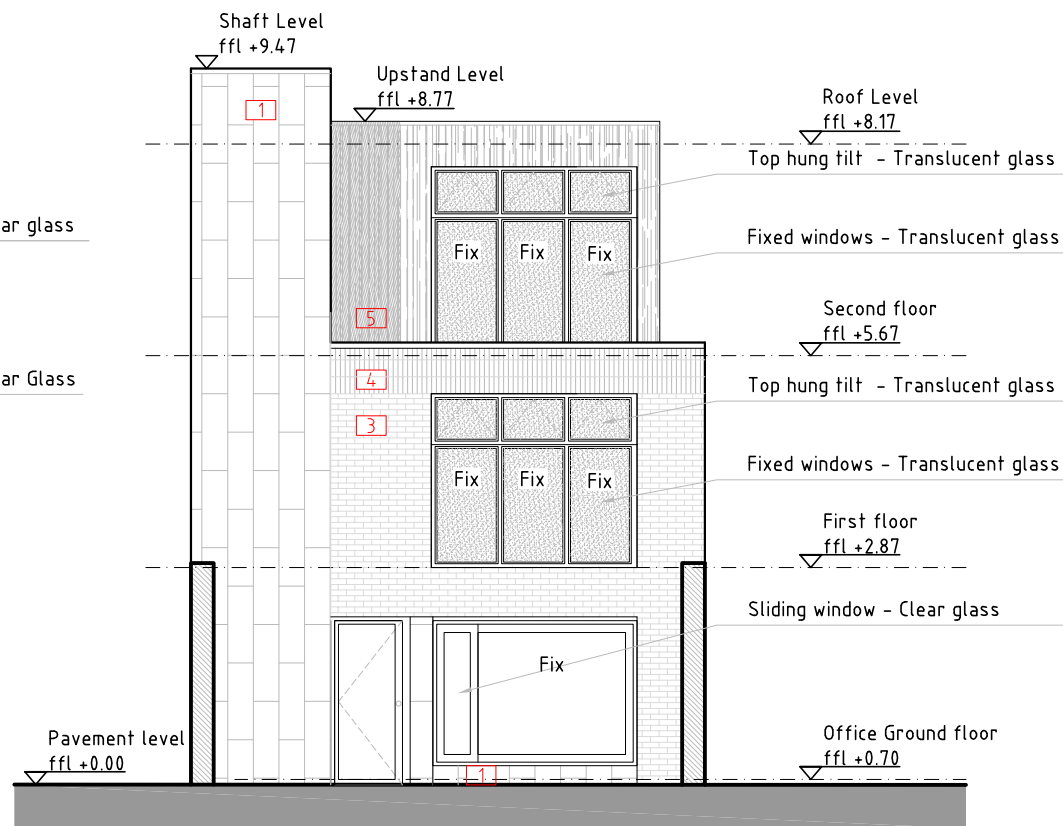
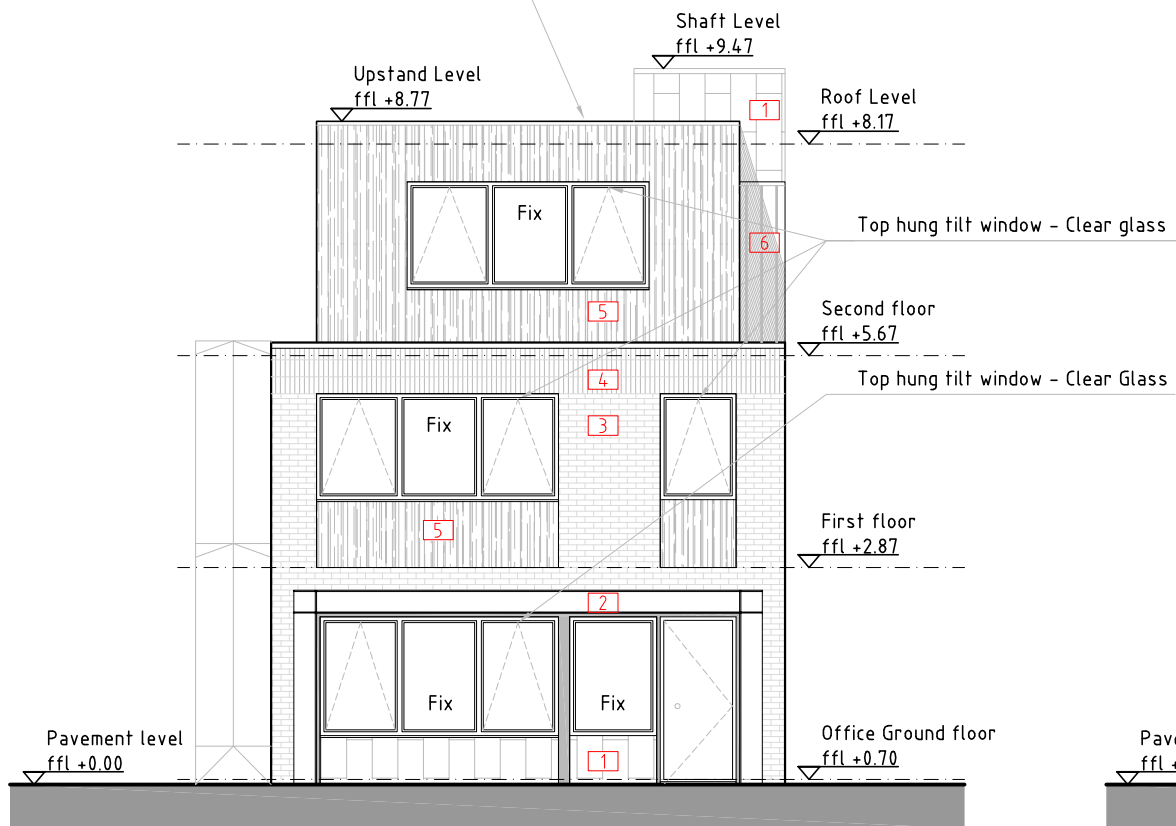


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| NORTH ELEVATION -
PROPOSED | | |
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| 23.02.2023 | | |
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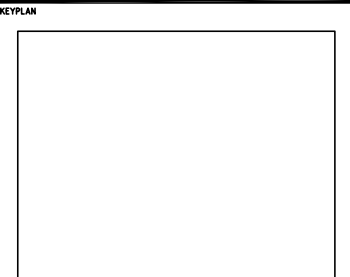
Second Floor with rainscreen cladding in timber species of Siberian larch, setback from parapet edge to reduce mass and visual impact from street level.



- 1 Rainscreen zinc cassette cladding in brown/bronze color
- 2 Stain steel exposed portal frame
- 3 Red Multicolour brick - Stretcher Bond
- 4 Red Multicolour brick - Vertical Stack Bond
- 5 Rainscreen cladding in timber species of Siberian larch
- 6 Rainscreen zinc angled standing seams cladding in brown/bronze color

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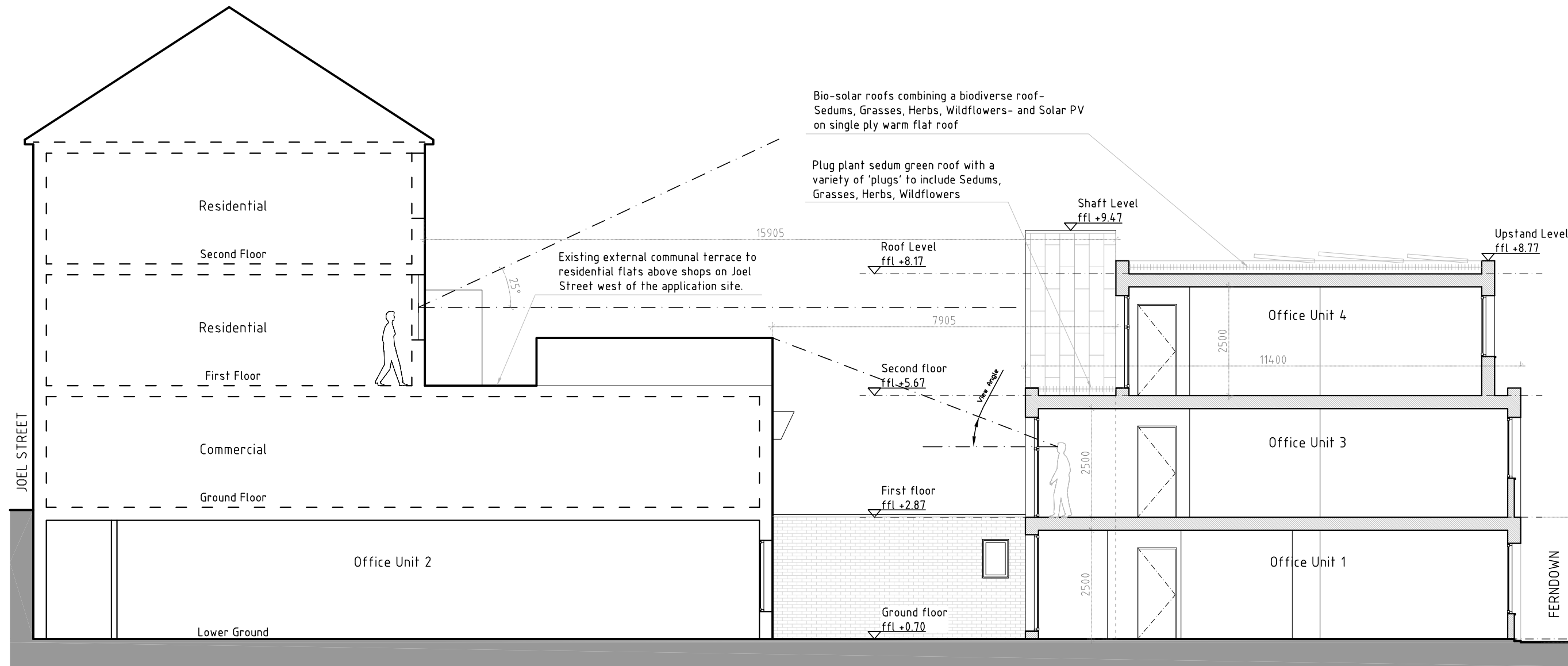
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DRAWING TITLE
EAST AND WEST ELEVATIONS
PROPOSED

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DRAWING TITLE
LONGITUDINAL SECTION AA
PROPOSED

DATE
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