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Project - STUART ROAD / PALMERSTON ST.

Client - MR F PHILLIPS

Drawing Ref - 4368 GA01

Title - Site location plan 1-500 & 1-1250

Scale -1/500  
 @A3

Revision	Comment	Date





Stuart Road Elevation



Existing roof access to north block roof



Palmerston Street Elevation



South block from Palmerston Street



View from south from Palmerston Street



Larger garage block



Inner Courtyard and stores



Existing Access steps onto North Roof

Revision	Comment	Date

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Project - STUART ROAD / PALMERSTON ST.

Client - MR F PHILLIPS

Drawing Ref - 4368 GA02

Title - PHOTOGRAPH SHEET

Scale -NTS  
@A3



# PRE-PLANNING APPLICATION NOTES

**Scope of works**

The work involves creating outdoor amenity space for residents at the flats.  
 The space will be created by using the existing flat roof areas as roof terraces  
 The work will involve alterations to the existing access stair blocks and walkway terraces to create new outdoor roof access steps

The work also involves creating outdoor amenity space over the south side garage blocks, accessed from new steps created in the approximate areas shown.

**The Roof and Garage terraces**

The roof terraces will be created using permeable surfaces onto the existing or repaired waterproofing layers.  
 The roof drainage will remain as existing and will not be increased.  
 Water run off will be slowed from the roof terraces meaning there will be some rainwater attenuation improvement.  
 The terraces will be provided with guardrails to meet building regulations for habitable space  
 The terraces will be surfaced in lightweight materials. A structural engineer will be involved in load calculations  
 The terraces will have some permeable decking and pathway areas along with lightweight soil planters and fixed seating.

**Roof Terrace Access**

The existing stairwells and walkways will be used to access the roof terraces.  
 Structural engineers will design alterations to the concrete platforms to form extensions onto which new stairs can be created.  
 All new access steps will be compliant with building regulations for habitable space.  
 The positions of the new access areas are approximately shown, subject to detailed design at full planning stage.

**Garage block terraces**

The garage blocks will have independent structures built over all fully designed to meet standards.  
 The garage blocks will remain usable for vehicle parking. The proposal will not alter existing on or off street parking.  
 The terraces will be surfaced in waterproof material to cover and protect the existing garage roofs.  
 The drainage will be to existing mains services. The quantity of drainage will not alter as the terrace platforms will replace the existing garage roof drainage.  
 The terrace structures will be created using a frame of steel with timber joists and decking boards between, all to external gutter drains  
 The garage terrace will be similarly treated with permeable surfaces onto the waterproofing layers with pathways, seating and planters.

**Roof Terrace Soundproofing**

The roof terraces will be constructed with independent joists or bearers off pads onto the existing roof.  
 The walkway and seating areas will be designed to incorporate sound insulation to avoid disruption to the habitable flats below.

**Overlooking and relationship with neighbours**

The roof terraces are elevated. these are at a level where there is no direct overlooking relationship with residential neighbours.  
 There is parkland to the north.  
 On the west side the relationship is with the gable side of the Victorian terrace.  
 On the south side at Palmerston Street the relationship is with the side gable of the terrace  
 On the south the relationship is with the school, being a non residential building.  
 The site sits on the street corner, such that the buildings on the east side are some 12m distant  
 The terrace over the garage block will be fitted with a privacy screen on the east side to prevent overlooking to the private garden of the ground floor flats below.

**Soften South Street Corner**

The south street corner from the school outlook will be softened with some elevation planting. This will be carefully designed for minimum maintenance and to be hardy and resistant.

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Project - STUART ROAD / PALMERSTON ST.

Client - MR F PHILLIPS

Drawing Ref - 4368 GA03

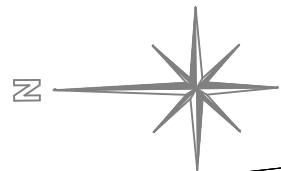
Scale -NTS  
 @A3

Title - Pre PLANNING APP NOTES



ROAD

Primary Street  
Stuart Road



193

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Project - STUART ROAD / PALMERSTON ST.

Client - MR F PHILLIPS

Drawing Ref - 4368 GA04

Title - ROOF TERRACES

Scale -1-200  
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Revision	Comment	Date

