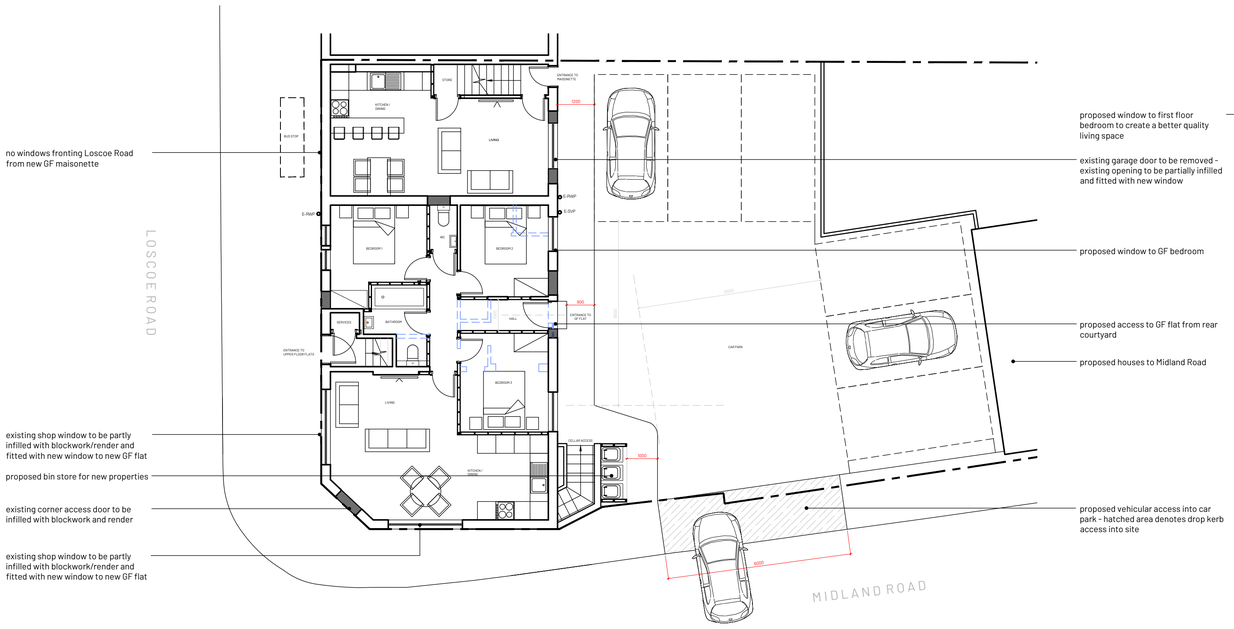


no windows fronting Loscoe Road from new GF maisonette

existing shop window to be partly infilled with blockwork/render and fitted with new window to new GF flat

proposed bin store for new properties

existing corner access door to be infilled with blockwork and render

existing shop window to be partly infilled with blockwork/render and fitted with new window to new GF flat

proposed window to first floor bedroom to create a better quality living space

existing garage door to be removed - existing opening to be partially infilled and fitted with new window

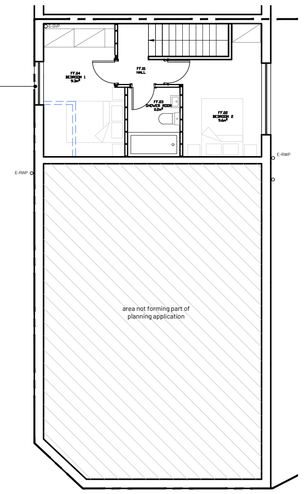
proposed window to GF bedroom

proposed access to GF flat from rear courtyard

proposed houses to Midland Road

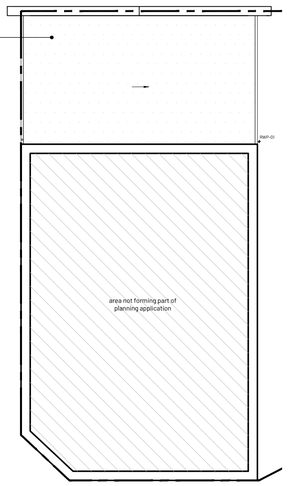
proposed vehicular access into car park - hatched area denotes drop kerb access into site

GROUND FLOOR



FIRST FLOOR

single ply membrane to flat roof



FIRST FLOOR

Key

- Existing walls
- Proposed construction
- Line of Demolition
- Line of Site Boundary



proposed flat roof to be increased in height to create better head space - parapet height to be kept below eaves of adjoining property in order to retain a good relationship

proposed window to first floor bedroom to create a better quality living space with minimal impact to footpath below

existing access to upper floor flats

all existing windows above GF to be retained

existing shop-front to be partly in-filled with masonry and new opening fitted with new window to Midland Road elevation - window will not open onto main road

existing access to shop to be filled in with masonry and rendered to match existing GF walls

ELEVATION A
LOSCOE ROAD



all existing windows above GF to be retained

existing shop-front to be partly in-filled with masonry and new opening fitted with new window to Midland Road elevation - window will not open onto main road

new masonry wall with high level railing protext

new entrance to ground floor flat

ELEVATION B
MIDLAND ROAD



all existing windows above GF to be retained

proposed flat roof to be increased in height to create better head space - parapet height to be kept below eaves of adjoining property in order to retain a good relationship

existing window to be retained

proposed GF bedroom windows to align with existing line of windows above

existing garage door to be filled in and new window to be installed

existing rear door to be filled in

proposed hopper + RWP to the roof

ELEVATION C
REAR YARD

notes:

1. Do not scale this drawing
2. Drawing to be used for the status indicated only
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Designer prior to commencement of any work
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
6. This drawing is the property of the Designer and is not to be used in whole or in part without written consent

0 5 10

SCALE BAR 1:100

no.	revision	date
-	First issue	25/03/22
A	Planning issue	13/06/22
B	Revised Planning Issue	24/03/23



project:
Loscoe Road
Heanor
Derbyshire
DE75 7FG

scale:	sheet:	date:
1:100	A1	June 2022

title:
Proposed Plans & Elevations
Existing Loscoe Road Block

drawing status:
Planning

drawing no: 226 - PL - 02 rev: B

OCTO ARCHITECTS