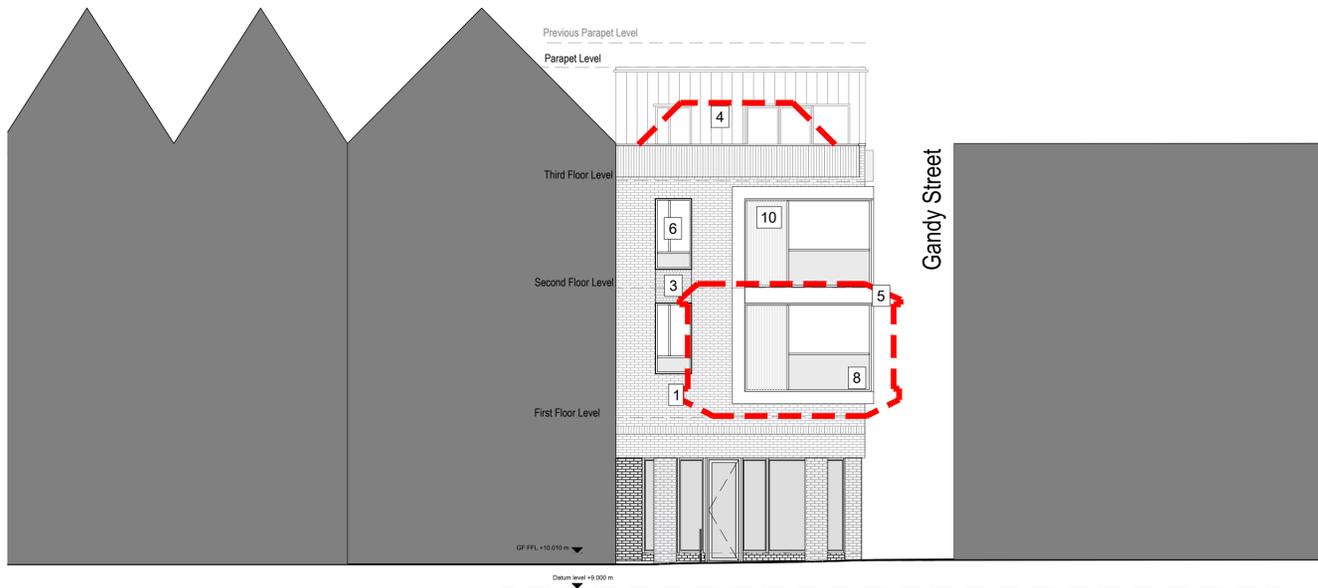
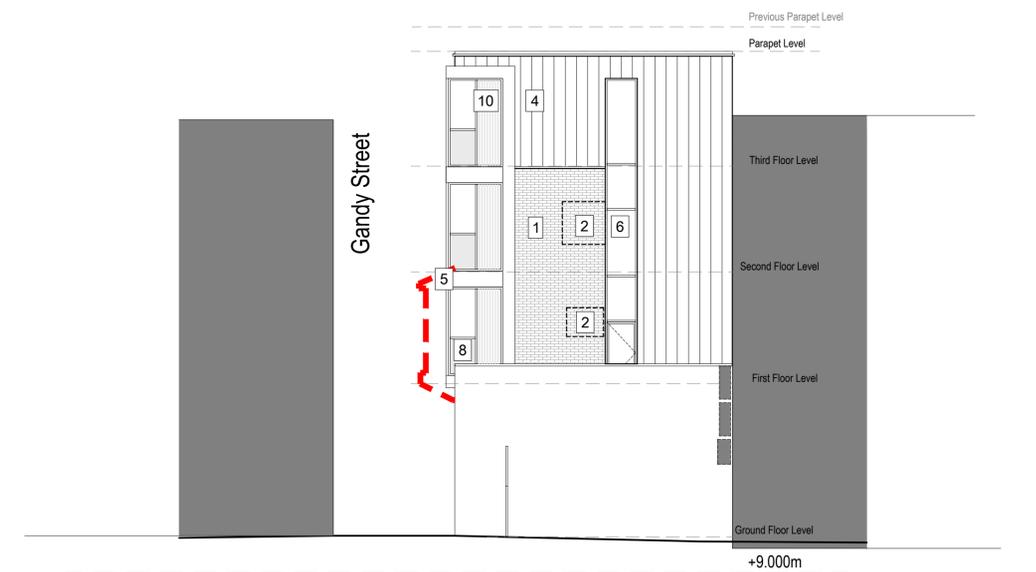


ELEVATION A - PROPOSED GANDY STREET (NORTH EAST)



ELEVATION B - PROPOSED HIGH STREET (SOUTH EAST)

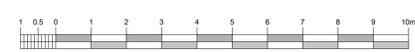


ELEVATION C - PROPOSED LITTLE QUEEN STREET (NORTH WEST)

Notes

Profile of existing bay and roof form shown in dashed red line for comparison purposes

FOR INFORMATION



External Materials Schedule

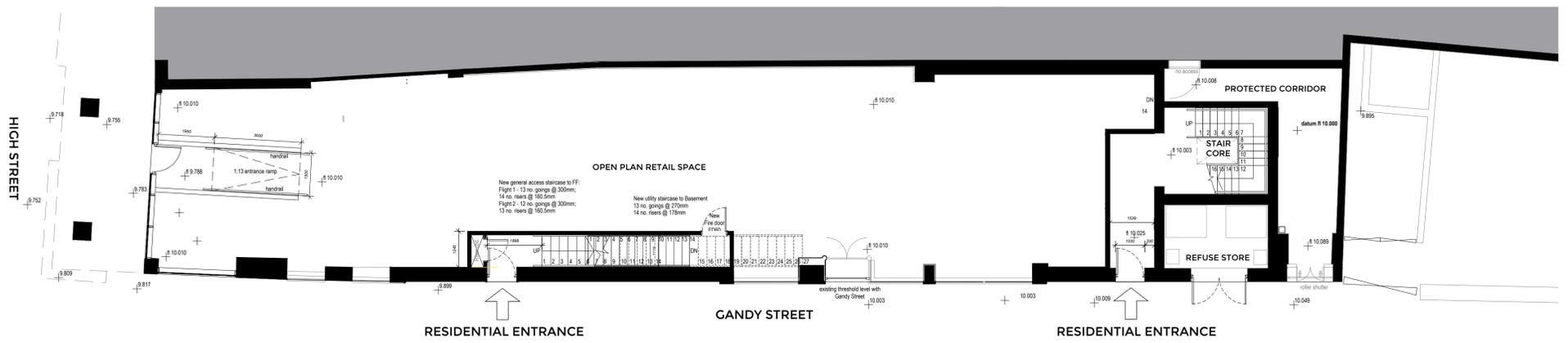
- 1 WALLS - Existing brick work made good and repainted.  
Colour: TBC
- 2 WALLS - Brick infill repainted.  
Colour: TBC
- 3 WALLS - Brick stack bond feature.  
Colour: TBC
- 4 WALLS - Standing seam zinc cladding.  
Colour: TBC
- 5 Zinc clad corner bay window. Aluminum Polyester powder coated glazing system, with low level infill panel and vertical corner slats.  
Colour: TBC
- 6 GLAZING - Aluminum Polyester powder coated glazing system.  
Colour: TBC
- 7 Balcony - Glazed recessed balconies projecting 200mm.
- 8 Glazed handrail - to balconies.
- 9 Street light- providing down light and up-light.
- 10 Metal vertical open slated screens to balconies for residential privacy

Rev.	Date	Description	Drawn	Check
L	23-03-21	Top floor parapet lowered by 700mm. Elevations updated to reflect revised stair core and flat layouts. New corner bay windows added. Materials schedule added.	JL	AH
K	23-11-20	Gandy Street elevation revised to omit projecting bays	CH	AH
J	10-09-20	Elevation C revised to include larger window openings / fenestration featuring passive ventilation wall vents.	AH	AH
I	19-08-20	Window openings of projecting bays increased on Gandy St. elevation (to flats 1, 2, 3, 7 & 8) as requested by client.	AH	AH
H	11-08-20	Window sizes increased on Gandy St. to flats 3, 5, 6 & 7 to achieve new build level day lighting targets and street lighting added	KD	AW
G	13-07-20	External windows added to flat 1 + 5 to accord with floor plans.	AW	AH
F	19-12-19	Cladding to window surrounds removed.	AW	AW
E	27-11-19	Screen added to new AC units	AW	AW
D	22-11-19	Rear elevation added; annotations added to High Street and Gandy Street elevations.	AW	AW
C	18-10-19	Drawing Updated to reflect client amendments received 10.10.19.	AW	AW
B	12-08-19	Size of new windows and roller shutter amended.	AW	AH
A	30-07-19	High street entrance door size amended; with collision barrier added; stall riser indicated to shopfront; side door replaced with roller shutter.	AW	AH



Client	COOPER ESTATES
Project	228 HIGH STREET, EXETER - PHASE 2
Title	PROPOSED ELEVATIONS
Project	EHS - BSL - 02 - XX - DR - A
Series	4001 - PL - L
B+S Ref.	18091
Date	FEB 2019
Scale @ A1	1:100
Drawn	KD
Checked	AW/AH
Tel: 023 8063 1432 www.boyleandsummers.co.uk	

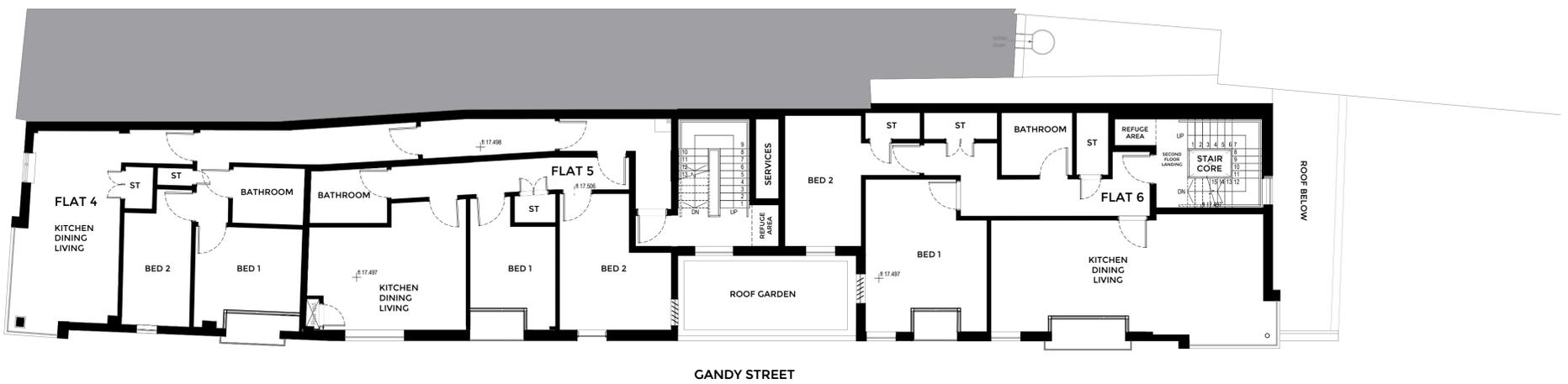
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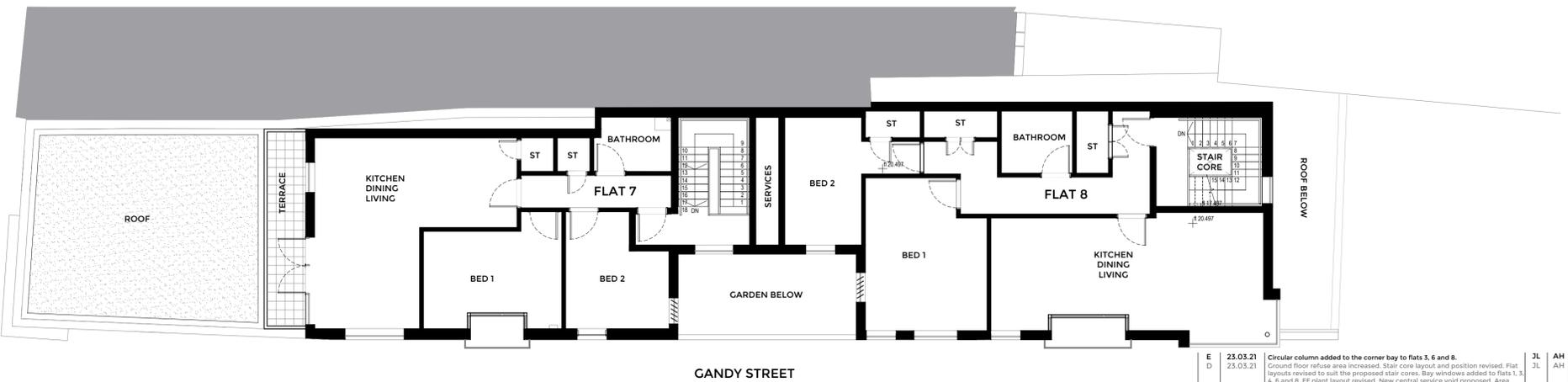
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN (NEW LEVEL)

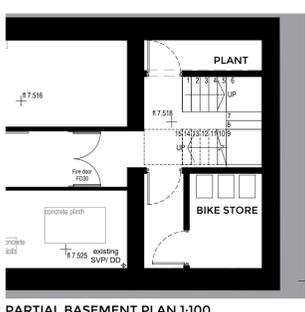
Rev.	Date	Description	Drawn	Check
E	23.03.21	Circular column added to the corner bay to flats 3, 6 and 8.	JL	AH
D	23.03.21	Ground floor refuse area increased. Stair core layout and position revised. Flat layouts revised to suit the proposed stair cores. Bay windows added to flats 1, 3, 4, 6 and 8. FF plant layout revised. New central service void proposed. Area schedule revised.	JL	AH
C	23.11.20	Projecting bays omitted and recessed balconies added in lieu.	CH	AH
B	19.08.20	Window openings of projecting bays increased on Gandy St. elevation (to First Floor and Third Floor) as requested by client.	AH	AH
A	11.08.20	Flat 3 and 4 merged together. Area schedule updated. Folding bike lockers added to basement and window sizes increased on Gandy St. to flats 3,5,6 & 7 to achieve new build level day lighting targets.	KD	AW

**BOYLE+SUMMERS**  
ARCHITECTURE AND MASTERPLANNING

Canute Chambers  
Canute Road  
Southampton  
Hampshire  
SO14 3AB

<b>Client</b>	COOPER ESTATES
<b>Project</b>	228 HIGH STREET, EXETER - PHASE 2
<b>Title</b>	PROPOSED LAYOUT PLANS
<b>Project Reference</b>	EHS - BSL - 02 - ZZ - DR - A - 3001 - PL - E
<b>B+S Ref.</b>	18091
<b>Date</b>	FEB 2020
<b>Scale @ A1</b>	1:100
<b>Drawn</b>	KD
<b>Checked</b>	AW/AH
<b>Tel:</b>	023 8063 1432
<b>www:</b>	www.boyleandsummers.co.uk

- Notes**
- Some parts of the ground floor and basement level do not form part of the planning application and will remain as existing. Refer to plans for areas of ground floor and basement which will be remodelled.
  - Development to have:
    - Independent fire detection and alarm system designed and installed. Smoke detectors within circulation hallways with detector heads within 7.5m of door to habitable rooms (to flats only - not common areas).
    - All existing single glazed windows to be replaced and to match proposed. RAL 7022 Umbr Grey.



**Schedule of Accommodation**

First Floor	- 1 - 65m <sup>2</sup> - 2B/3P
	- 2 - 58m <sup>2</sup> - 2B/3P
	- 3 - 85m <sup>2</sup> - 2B/4P
Second Floor	- 4 - 66m <sup>2</sup> - 2B/3P
	- 5 - 62m <sup>2</sup> - 2B/3P
	- 6 - 95m <sup>2</sup> - 2B/4P
Third Floor	- 7 - 75m <sup>2</sup> - 2B/4P
	- 8 - 98m <sup>2</sup> - 2B/4P



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