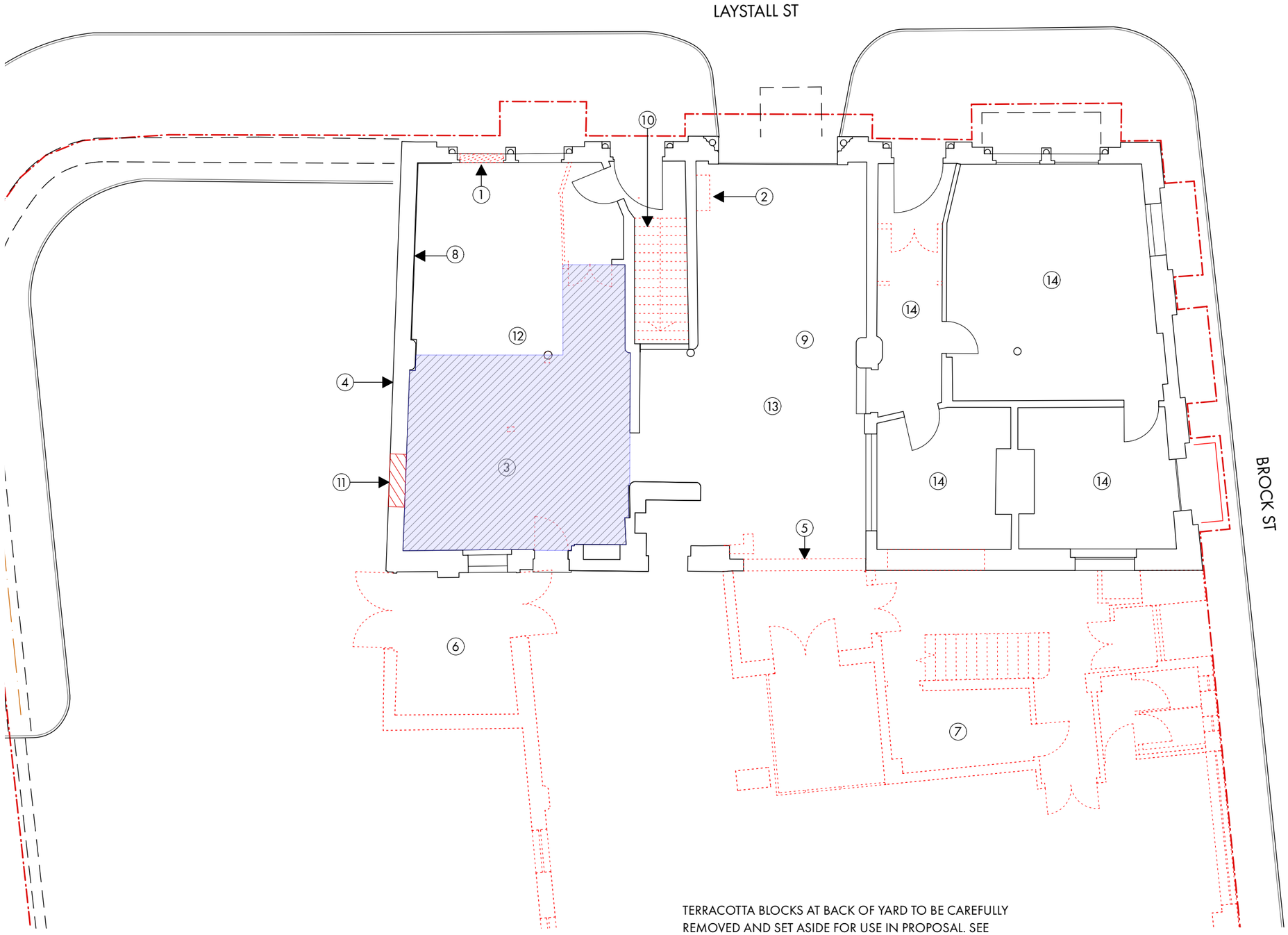


1. REMOVE INFILL BRICKWORK - SEE ELEVATION FOR DETAILS
2. REMOVE EXISTING SERVICES
3. REMOVE MEZZANINE
4. REMOVE CORRUGATED CLADDING AND CAREFULLY REMOVE RENDER
5. ORIGINAL HISTORIC FIRE PLACE TO BE RETAINED AND CAST IRON GRILL/ INSERT TO BE RESTORED AND PAINTED
6. OUTRIGGER DEMOLISHED TO LINE OF REAR OF SHOWROOM BUILDING
7. 1950'S ADDITION DEMOLISHED TO LINE OF REAR OF SHOWROOM BUILDING
8. REMOVE TIMBER PANELLING
9. STRIP BACK PAINT AND PLASTER TO EXPOSE BRICKWORK
10. C.20 STAIR TO BE REMOVED
11. OPENING TO BE FORMED FOR ACCESS INTO NEW CORNER EXTENSION
12. ASPHALT SCREED TO BE CAREFULLY REMOVED FROM TIMBER FLOORBOARDS
13. CONCRETE FLOORING
14. CARPET TO BE REMOVED FROM TIMBER FLOORING

TERRACOTTA BLOCKS AT BACK OF YARD TO BE CAREFULLY REMOVED AND SET ASIDE FOR USE IN PROPOSAL. SEE PHOTOGRAPHIC SURVEY.

DEMOLITION

LISTED BUILDING GROUND FLOOR DEMOLITION PLAN - APPROVED

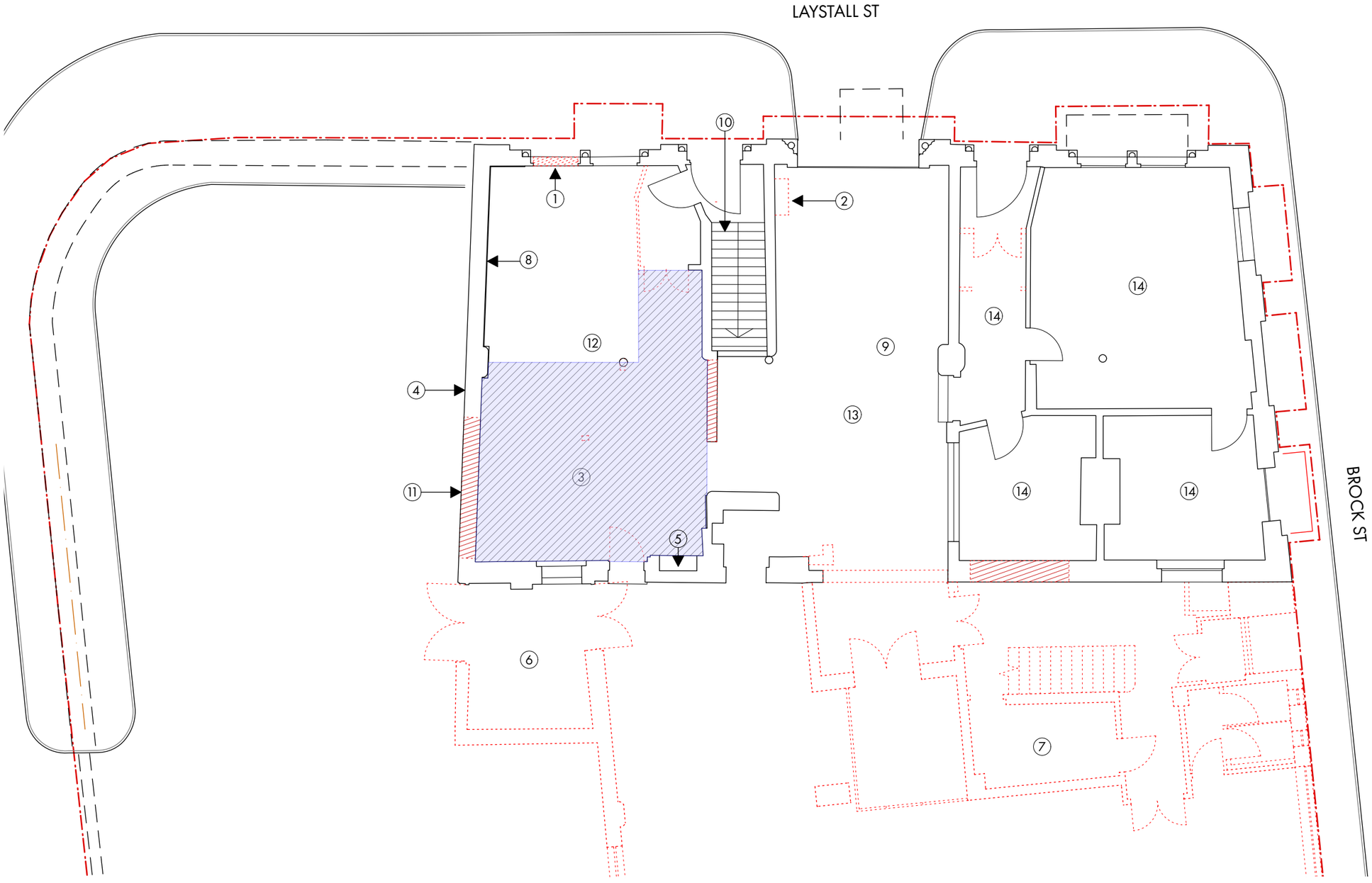
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OMI Architects

PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0030

LISTED BUILDING DEMOLITION PLAN
GROUND FLOOR

REVISION	DATE	DESCRIPTION
A	01/09/20	ADJUSTMENT TO PLANS
B	09/02/23	PLANNING AMMENDMENTS



1. REMOVE INFILL BRICKWORK - SEE ELEVATION FOR DETAILS
2. REMOVE EXISTING SERVICES
3. REMOVE MEZZANINE
4. REMOVE CORRUGATED CLADDING AND CAREFULLY REMOVE RENDER
5. ORIGINAL HISTORIC FIRE PLACE TO BE RETAINED AND CAST IRON GRILL/ INSERT TO BE RESTORED AND PAINTED
6. OUTRIGGER DEMOLISHED TO LINE OF REAR OF SHOWROOM BUILDING
7. 1950'S ADDITION DEMOLISHED TO LINE OF REAR OF SHOWROOM BUILDING
8. REMOVE TIMBER PANELLING
9. STRIP BACK PAINT AND PLASTER TO EXPOSE BRICKWORK
10. C.20 STAIR TO BE RETAINED
11. OPENING TO BE FORMED FOR ACCESS INTO NEW CORNER EXTENSION
12. ASPHALT SCREED TO BE CAREFULLY REMOVED FROM TIMBER FLOORBOARDS
13. CONCRETE FLOORING
14. CARPET TO BE REMOVED FROM TIMBER FLOORING

TERRACOTTA BLOCKS AT BACK OF YARD TO BE CAREFULLY REMOVED AND SET ASIDE FOR USE IN PROPOSAL. SEE PHOTOGRAPHIC SURVEY.

DEMOLITION

LISTED BUILDING GROUND FLOOR DEMOLITION PLAN - NMA SUBMITTED

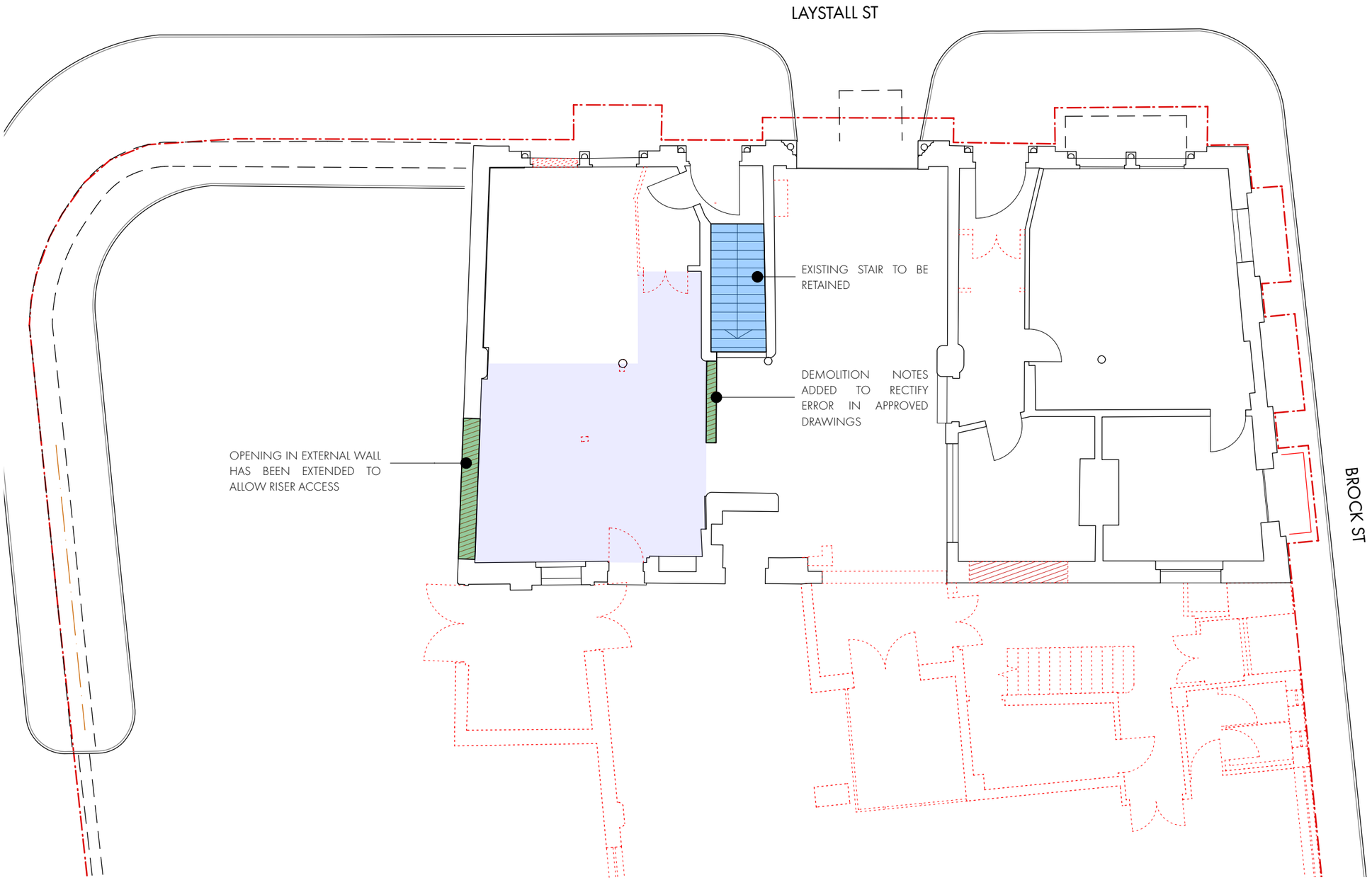
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OMI Architects

PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0030

LISTED BUILDING DEMOLITION PLAN
GROUND FLOOR

REVISION	DATE	DESCRIPTION



KEY

DEMOLITION OMITTED

DEMOLITION AMENDED

DEMOLITION

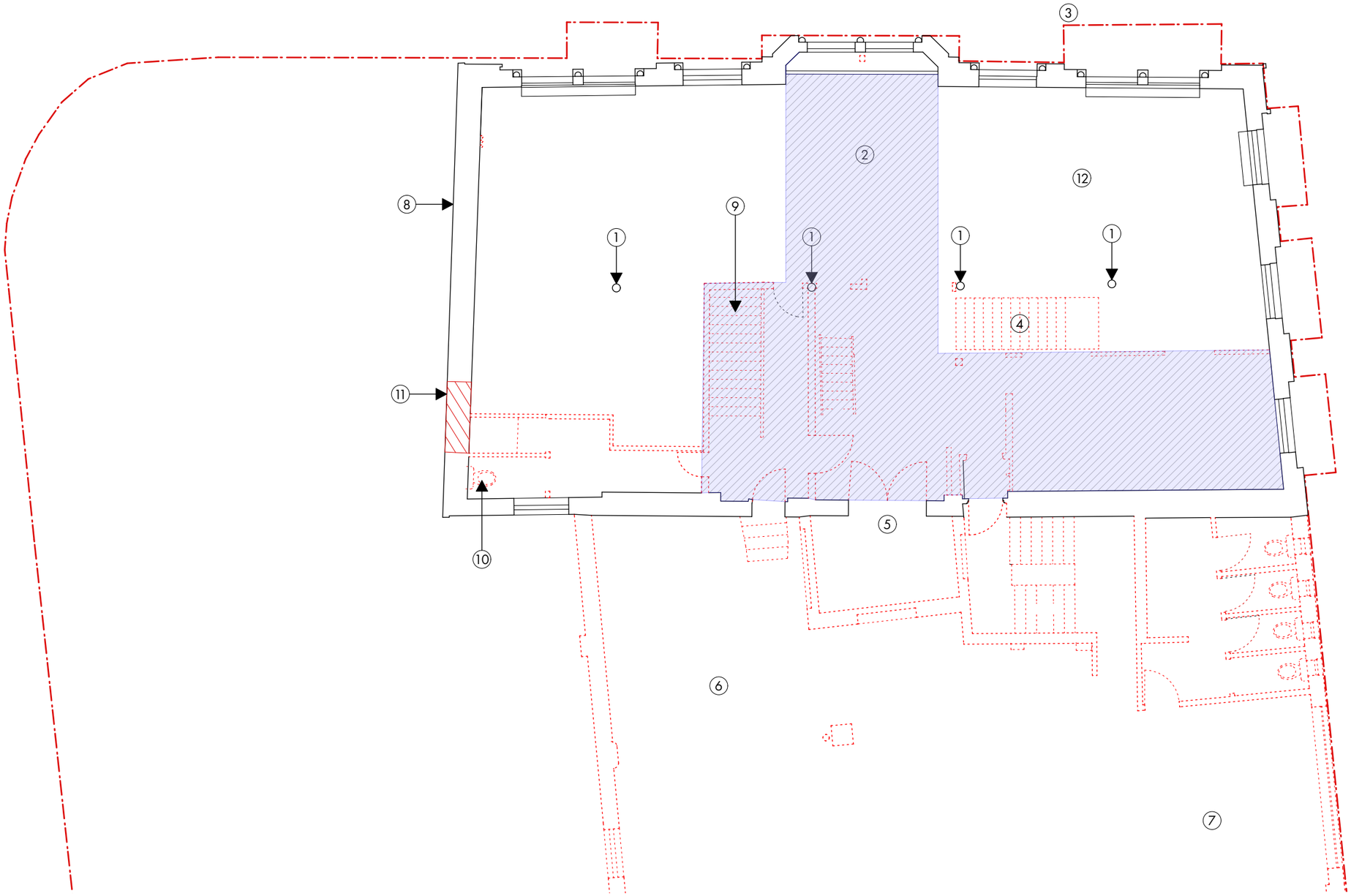
LISTED BUILDING GROUND FLOOR DEMOLITION PLAN - NMA AMENDMENT CHANGES

1:100 @ A3

OMI Architects

PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / SK0030

LISTED BUILDING DEMOLITION PLAN
GROUND FLOOR



1 CORNICING/CAST IRON COLUMNS RETAINED

2 C.20 MEZZANINE TO BE REMOVED

3 ALL ITEMS TO BE CAREFULLY REMOVED

4 EXISTING C.20 STAIRS REMOVED

5 REMOVE EXISTING C.20 TAKING IN DOORS + ACCOMPANYING LIFTING GEAR

6 C.19 OUTRIGGER DEMOLISHED TO LINE OF REAR OF SHOWROOM

7 1950'S WAREHOUSE DEMOLISHED TO LINE OF REAR OF SHOWROOM. TIMBER FLOORBOARDS TO BE RETAINED AND SET ASIDE FOR USE IN SHOWROOM

8 REMOVE CORRUGATED CLADDING AND CAREFULLY REMOVE RENDER

9 C.20 STAIR TO BE REMOVED

10 EXISTING C.20 WC AND ASSOCIATED DRAINAGE TO BE REMOVED

11 OPENING TO BE FORMED FOR ACCESS INTO NEW CORNER EXTENSION

12 CEMENTITOUS SCREED TO BE CAREFULLY REMOVED FROM TIMBER FLOORBOARDS

LISTED BUILDING FIRST FLOOR DEMOLITION PLAN - APPROVED

1:100 @ A3

DEMOLITION

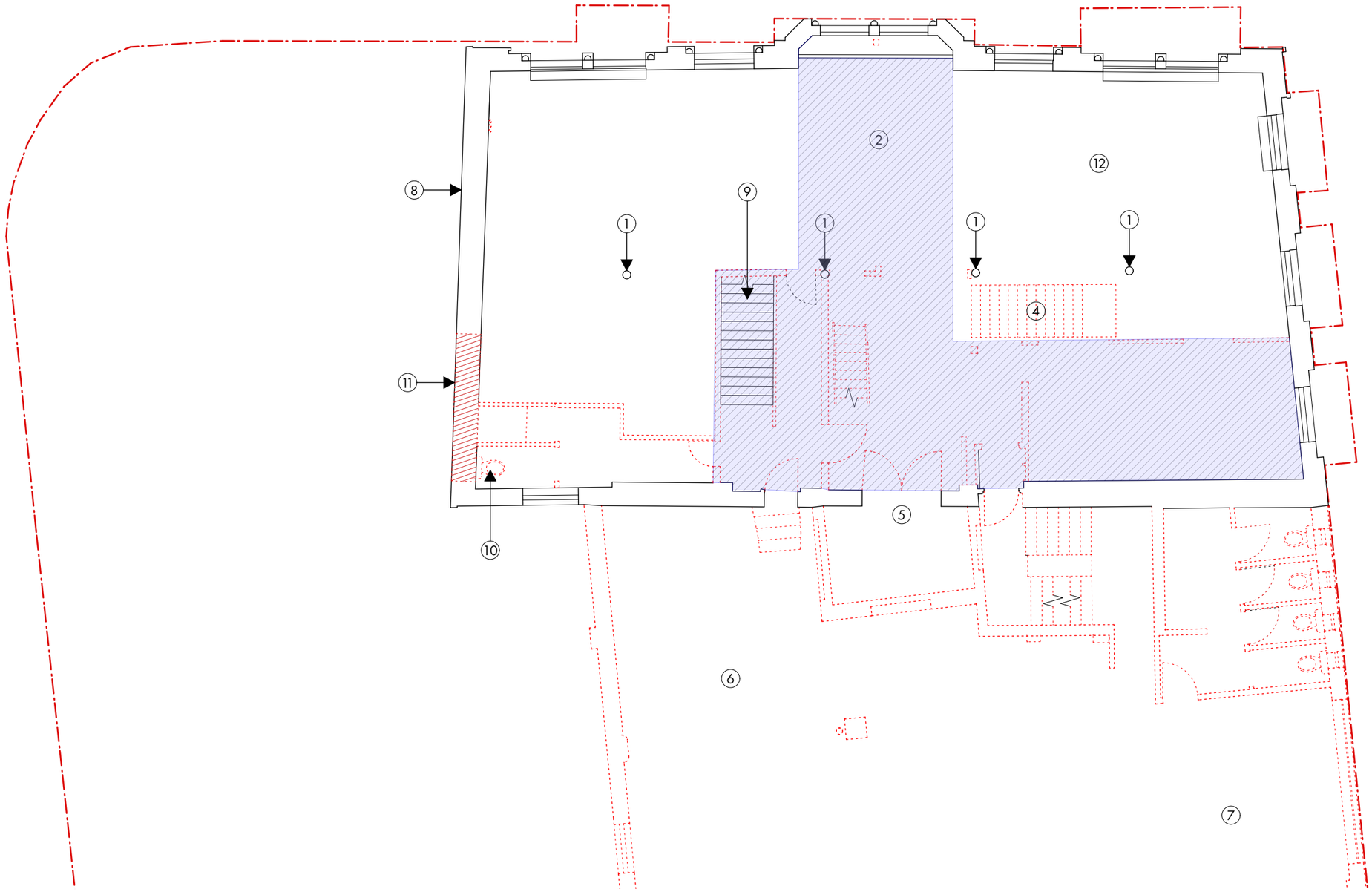
OMI Architects

PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0031

LISTED BUILDING DEMOLITION PLAN
FIRST FLOOR

N

REVISION	DATE	DESCRIPTION
A	09/02/23	PLANNING AMMENDMENTS



1. CORNICING/CAST IRON COLUMNS RETAINED
2. C.20 MEZZANINE TO BE REMOVED
3. ALL ITEMS TO BE CAREFULLY REMOVED
4. EXISTING C.20 STAIRS REMOVED
5. REMOVE EXISTING C.20 TAKING IN DOORS + ACCOMPANYING LIFTING GEAR
6. C.19 OUTRIGGER DEMOLISHED TO LINE OF REAR OF SHOWROOM
7. 1950'S WAREHOUSE DEMOLISHED TO LINE OF REAR OF SHOWROOM. TIMBER FLOORBOARDS TO BE RETAINED AND SET ASIDE FOR USE IN SHOWROOM
8. REMOVE CORRUGATED CLADDING AND CAREFULLY REMOVE RENDER
9. C.20 STAIR TO BE RETAINED
10. EXISTING C.20 WC AND ASSOCIATED DRAINAGE TO BE REMOVED
11. OPENING TO BE FORMED FOR ACCESS INTO NEW CORNER EXTENSION
12. CEMENTITOUS SCREED TO BE CAREFULLY REMOVED FROM TIMBER FLOORBOARDS

DEMOLITION

LISTED BUILDING FIRST FLOOR DEMOLITION PLAN - NMA SUBMITTED

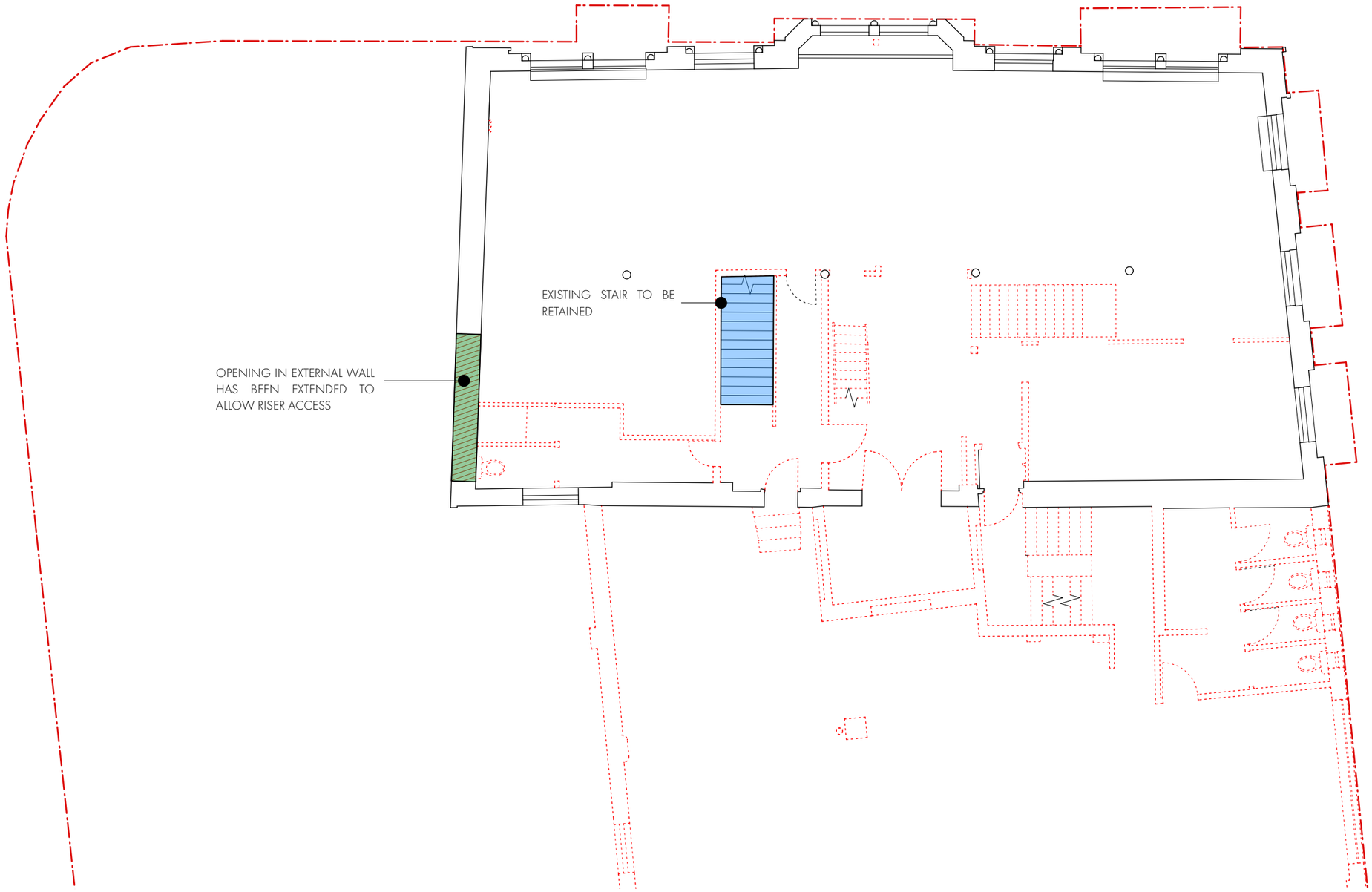
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OMI Architects

PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0031

LISTED BUILDING DEMOLITION PLAN
FIRST FLOOR

REVISION	DATE	DESCRIPTION



KEY

DEMOLITION OMITTED

DEMOLITION AMENDED

DEMOLITION

LISTED BUILDING FIRST FLOOR DEMOLITION PLAN - NMA AMENDMENT CHANGES

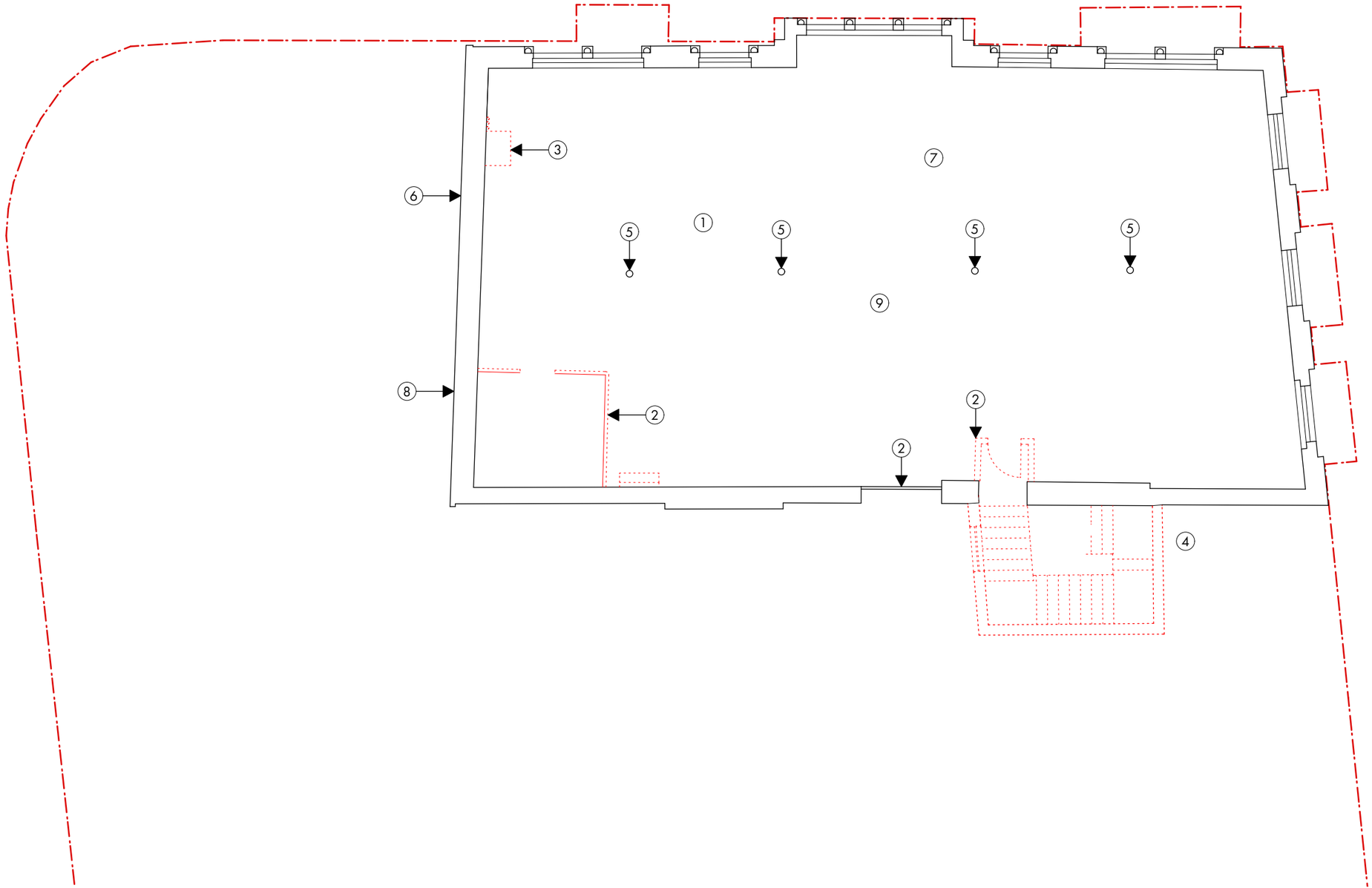
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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / SK0031

LISTED BUILDING DEMOLITION PLAN
FIRST FLOOR

N



1 STRIP PAINT AND PLASTER REMNANTS FROM WALLS TO EXPOSE BRICK

2 REMOVE ALL INTERNAL PARTITIONS

3 REMOVE ALL EXISTING SERVICES

4 1950'S STAIR TO BE CAREFULLY REMOVED

5 RETAIN EXISTING CAST IRON COLUMNS

6 REMOVE CORRUGATED CLADDING AND CAREFULLY REMOVE RENDER

7 REMOVE EXISTING PLASTERBOARD CEILING TO EXPOSE TIMBER STRUCTURE

8 OPENING TO BE FORMED FOR ACCESS INTO NEW CORNER EXTENSION

9 ASPHALT SCREED TO BE CAREFULLY REMOVED FROM TIMBER FLOORBOARDS

LISTED BUILDING SECOND FLOOR DEMOLITION PLAN - APPROVED

1:100 @ A3

DEMOLITION

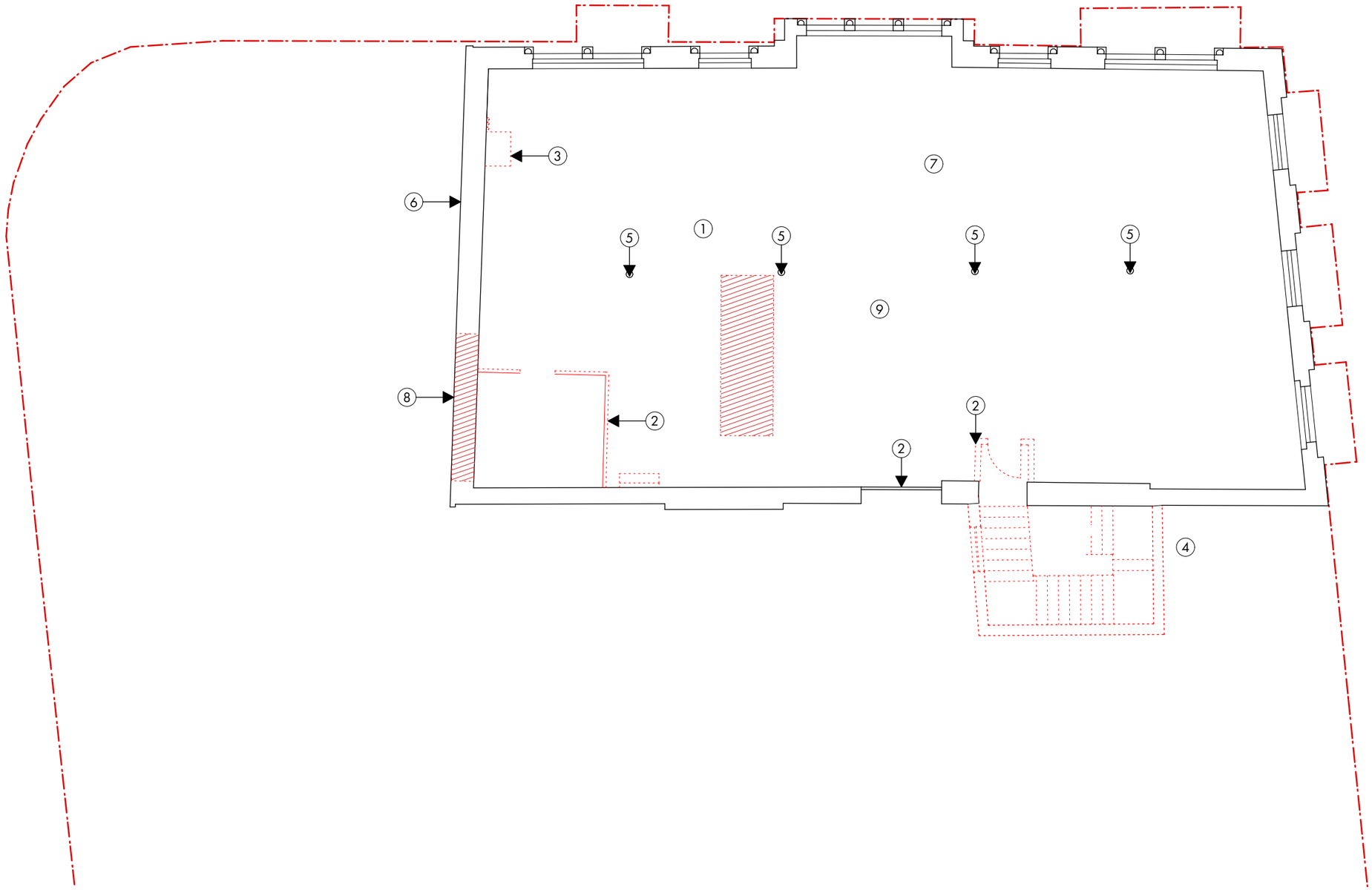
OMI Architects

PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0032

LISTED BUILDING DEMOLITION PLAN
SECOND FLOOR

N

REVISION	DATE	DESCRIPTION
A	09/02/23	PLANNING AMMENDMENTS



1 STRIP PAINT AND PLASTER REMNANTS FROM WALLS TO EXPOSE BRICK

2 REMOVE ALL INTERNAL PARTITIONS

3 REMOVE ALL EXISTING SERVICES

4 1950'S STAIR TO BE CAREFULLY REMOVED

5 RETAIN EXISTING CAST IRON COLUMNS

6 REMOVE CORRUGATED CLADDING AND CAREFULLY REMOVE RENDER

7 REMOVE EXISTING PLASTERBOARD CEILING TO EXPOSE TIMBER STRUCTURE

8 OPENING TO BE FORMED FOR ACCESS INTO NEW CORNER EXTENSION

9 ASPHALT SCREED TO BE CAREFULLY REMOVED FROM TIMBER FLOORBOARDS

10 ORIGINAL OPENING FOR STAIR TO BE REFORMED

LISTED BUILDING SECOND FLOOR DEMOLITION PLAN - NMA SUBMITTED

1:100 @ A3

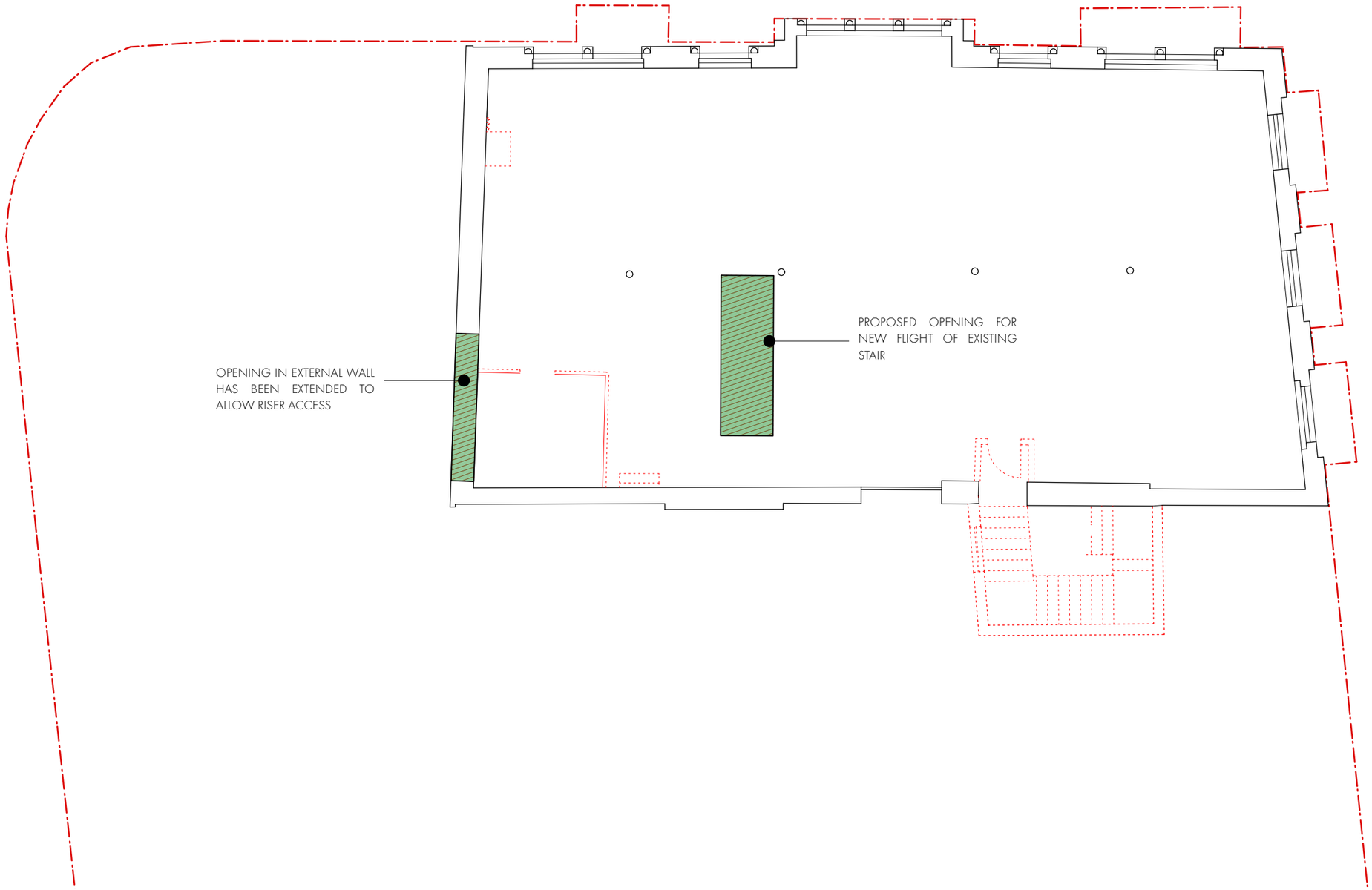
DEMOLITION

OMI Architects

PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0032

LISTED BUILDING DEMOLITION PLAN
SECOND FLOOR

REVISION	DATE	DESCRIPTION



KEY

DEMOLITION OMITTED

DEMOLITION AMENDED

DEMOLITION

LISTED BUILDING SECOND FLOOR DEMOLITION PLAN - NMA AMENDMENT CHANGES

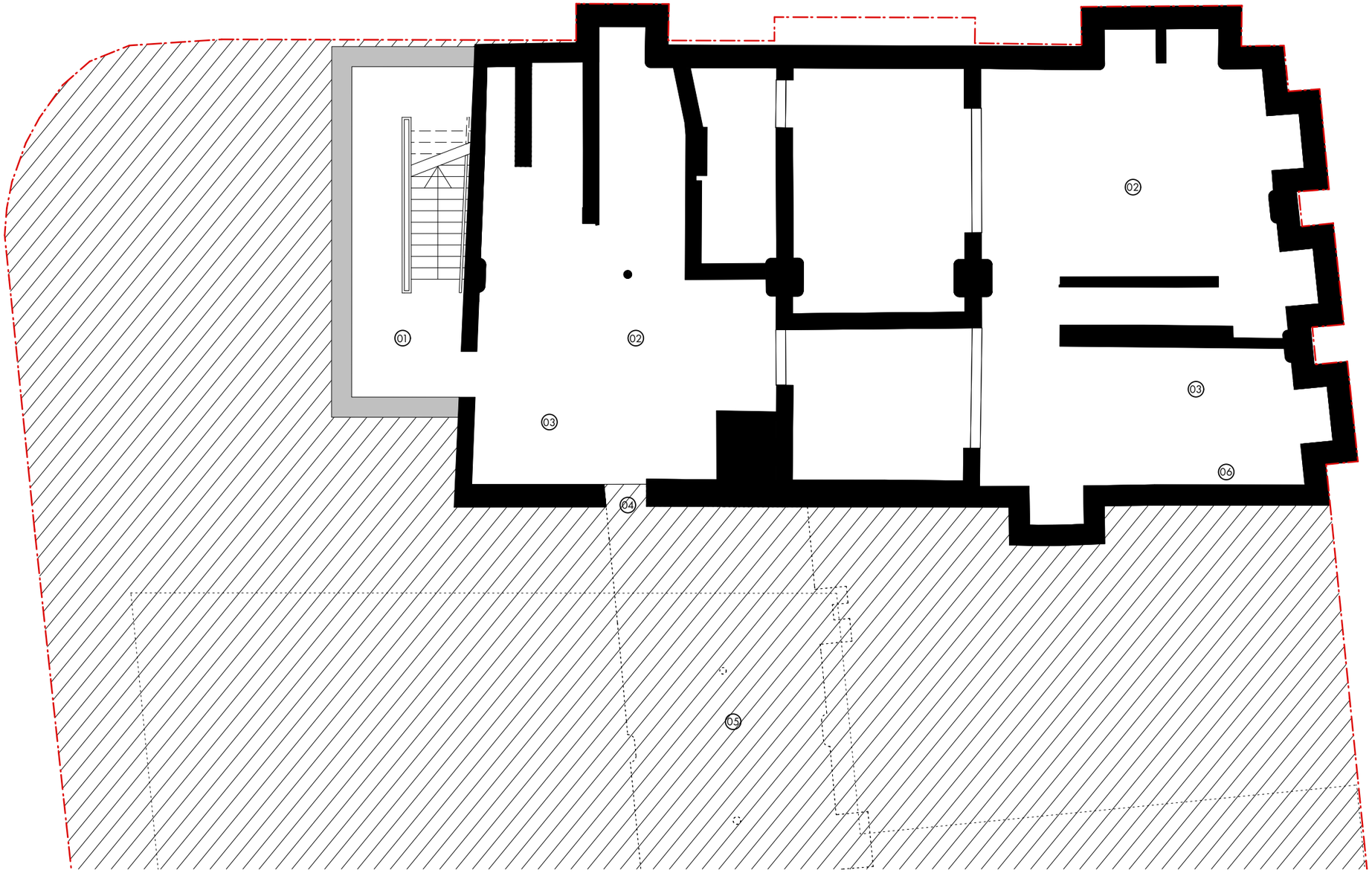
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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / SK0032

LISTED BUILDING DEMOLITION PLAN
SECOND FLOOR

N



1. NEW STAIR TO ACCESS BASEMENT IN NEW BUILD AREA OF SITE
2. ALL TIMBER JOISTS BOARDED TO UNDERSIDE TO ACHIEVE FIRE RATING. SEE DETAIL A 0017
3. M&E KIT TO BE FITTED INTO BASEMENT.
4. EXISTING OPENING TO BE BLOCKED UP.
5. BASEMENT OF OUTRIGGER TO BE REMOVED AND FILLED WHERE NECCESSARY TO ALLOW CONSTRUCTION OF NEW BUILD BASEMENT.
6. OPENINGS MADE AT HIGH LEVEL ONTO PAVEMENT, TO ALLOW INSTALLATION OF SUPPLY AND EXTRACT GRILL FOR VENTILATION AND HEAT RECOVERY. SERVICES GROUND FLOOR OFFICES THROUGH FLOOR DIFFUSERS.

PROPOSED SHOWROOM BASEMENT PLAN - APPROVED

1:100 @ A3

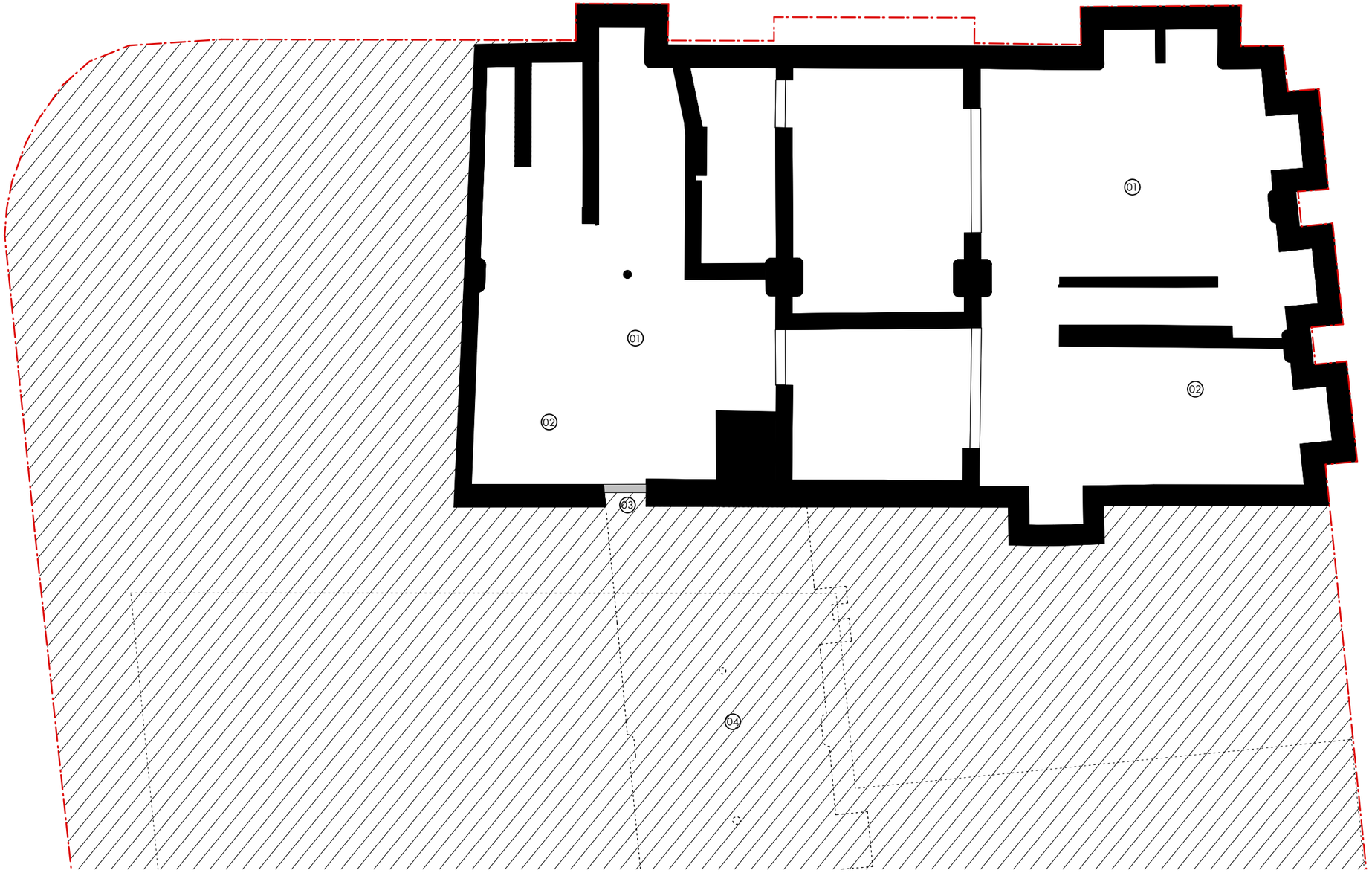
OMI Architects

PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0075

PROPOSED SHOWROOM PLAN
BASEMENT

N

REVISION	DATE	DESCRIPTION
A	09/02/23	PLANNING AMMENDMENTS



1. ALL TIMBER JOISTS BOARDED TO UNDERSIDE TO ACHIEVE FIRE RATING. SEE DETAIL A 0017
2. M&E KIT TO BE FITTED INTO BASEMENT.
3. EXISTING OPENING TO BE BLOCKED UP.
4. BASEMENT OF OUTRIGGER TO BE REMOVED AND FILLED WHERE NECCESSARY TO ALLOW CONSTRUCTION OF NEW BUILD BASEMENT.

PROPOSED SHOWROOM BASEMENT PLAN - NMA SUBMITTED

1:100 @ A3

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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0075

PROPOSED SHOWROOM PLAN
BASEMENT

REVISION	DATE	DESCRIPTION



KEY

ELEMENT PROPOSED TO BE OMITTED

PROPOSED SHOWROOM BASEMENT PLAN - NMA AMENDMENT CHANGES

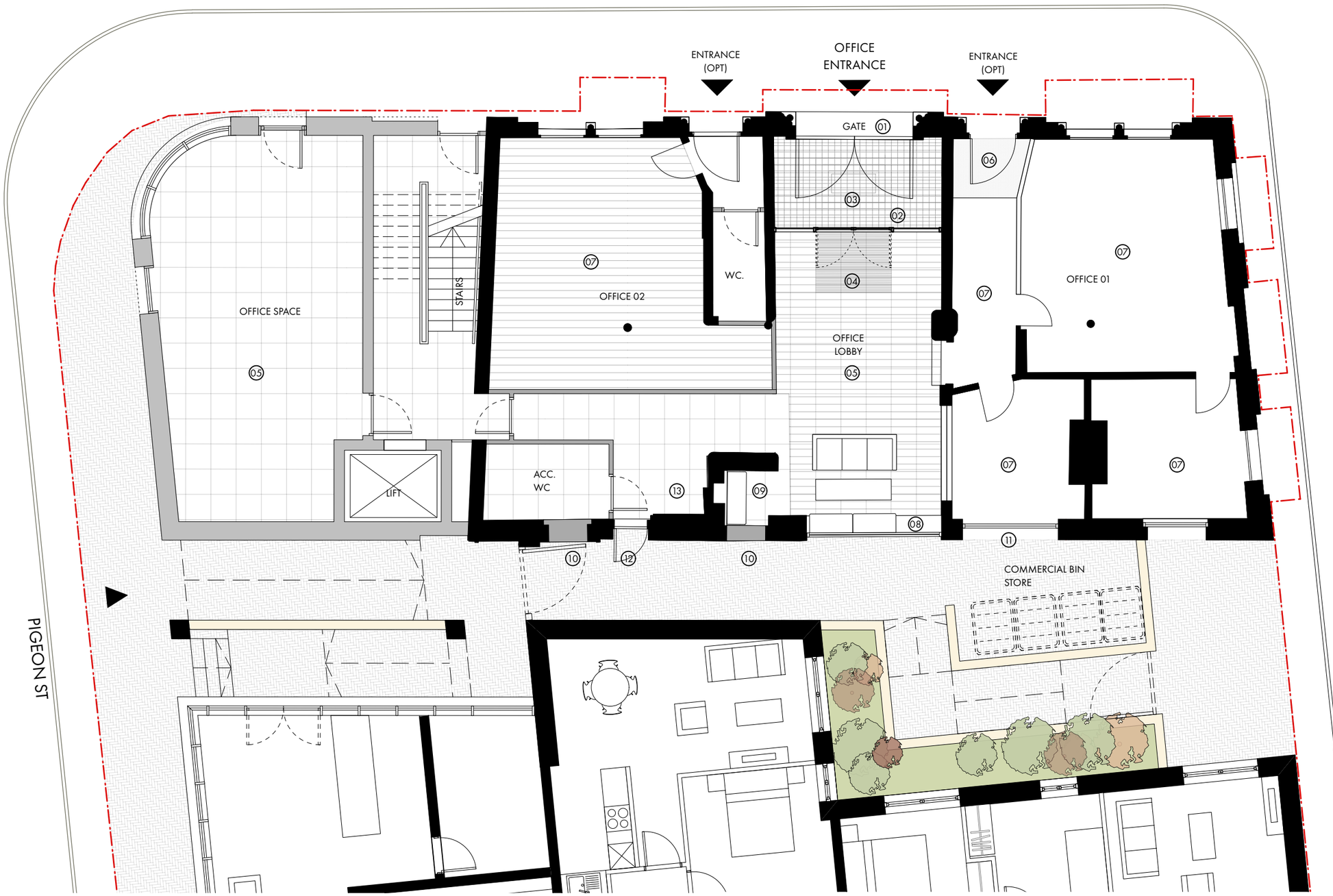
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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / SK0075

PROPOSED SHOWROOM PLAN
BASEMENT

N



1. PROPOSED GATE TO LOADING BAY OPENING. SEE DETAIL A 0010
2. PROPOSED GLAZED SCREEN TO FORM SECURE LINE. SEE DETAIL A 0011
3. PROPOPSED SMALL FORMAT TILED FLOOR TO LOBBY BETWEEN GATE AND SCREEN
4. PROPOSED ENTRANCE FLOOR MAT INTERNAL OF GLAZED SCREEN
5. 600 x 600MM CERAMIC TILE TO ENTRANCE LOBBY
6. ORIGINAL ENCAUSTIC TILING TO LOBBY TO RESTORED.
7. ORIGINAL TIMBER FLOOR BOARDS TO BE RETAINED, SANDED AND SEALED. BOARDS FROM OITRIGGER TO BE USED FOR REPAIRS TO ENSURE MATCH
8. PROPOSED WINDOW TO BE FITTED INTO ORIGINAL OPENING. WINDOW SEAT TO BE INSTALLED BELOW. SEE DETAIL A 0018.
9. FITTED SEAT TO BE INSTALLED INTO RECESS.
10. EXISTING OPENING TO BE BLOCKED UP. BRICKWORK EXTERNALLY TO BE TOOTHED IN USING BRICKS FROM OUTRIGGER FOR MATCH.
11. OPENING TO BE REINTRODUCED TO REPLACE 1950s SHELVING. WINDOW TO MATCH INTERNAL MANAGER'S WINDOW.
12. STEEL EXIT DOOR TO BE FITTED INTO EXISTING OPENING TO PROVIDE ACCESS TO BIN STORE FROM OFFICES.
13. ORIGINAL HISTORIC FIRE PLACE TO BE RETAINED AND CAST IRON GRILL/ INSERT TO BE RESTORED AND PAINTED

PROPOSED SHOWROOM GROUND FLOOR PLAN - APPROVED

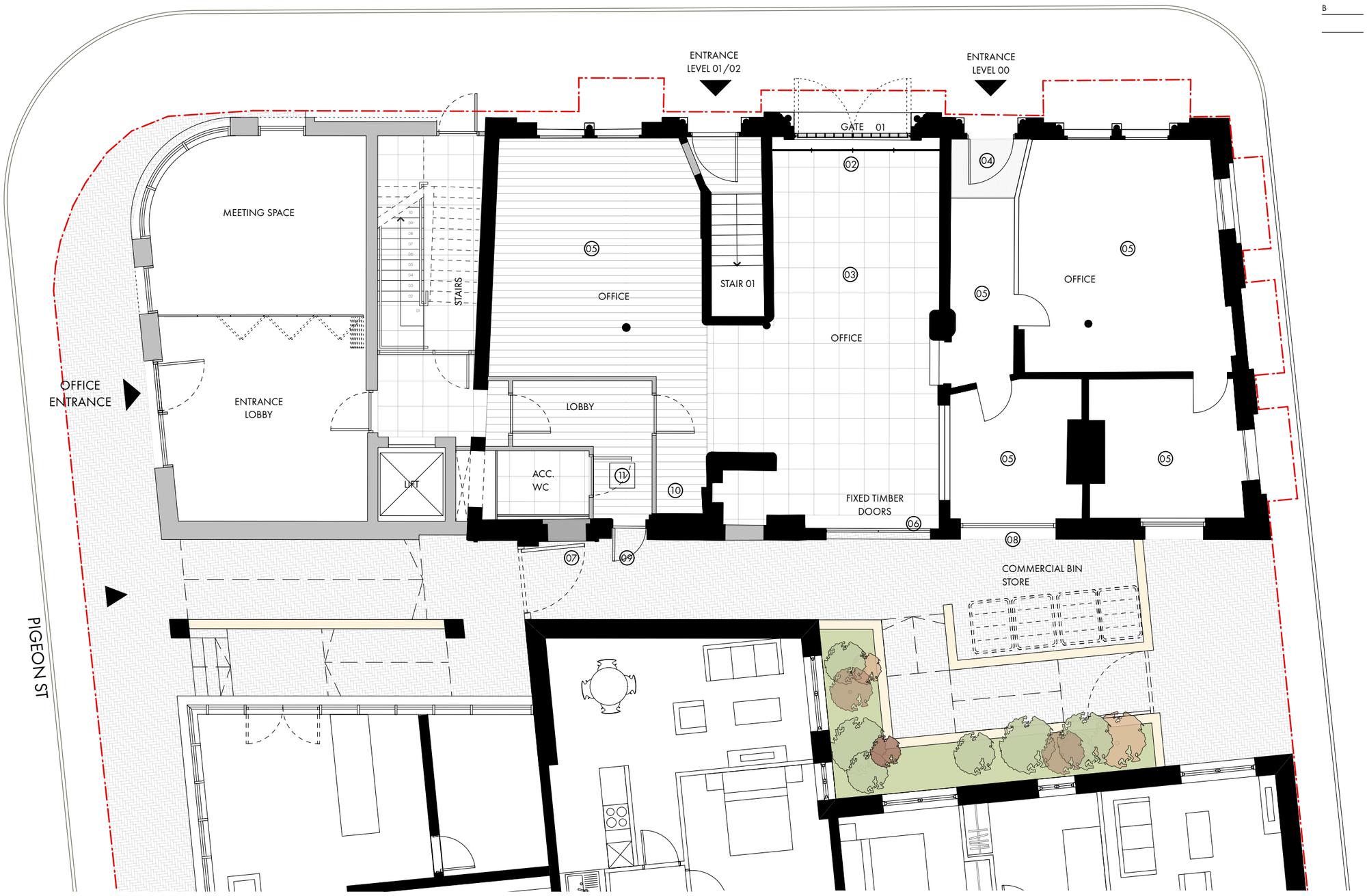
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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0076

PROPOSED SHOWROOM PLAN
GROUND FLOOR

REVISION	DATE	DESCRIPTION
A	09/02/23	PLANNING AMMENDMENTS
B	10/03/23	PLANNING AMMENDMENTS



1. PROPOSED GATE TO LOADING BAY OPENING.
SEE DETAIL A 0010

2. PROPOSED GLAZED SCREEN TO FORM EXTERNAL WALL LINE.

3. 600 x 600MM CERAMIC TILE TO ENTRANCE LOBBY.

4. ORIGINAL ENCAUSTIC TILING TO LOBBY TO RESTORED.

5. ORIGINAL TIMBER FLOOR BOARDS TO BE RETAINED, SANDED AND SEALED. BOARDS FROM OUTRIGGER TO BE USED FOR REPAIRS TO ENSURE MATCH

6. FIXED TIMBER DOORS TO BE FIXED INTO LOADING BAY OPENING

7. EXISTING OPENING TO BE BLOCKED UP. BRICKWORK EXTERNALLY USING BRICKS FROM OUTRIGGER FOR MATCH.

8. OPENING TO BE REINTRODUCED TO REPLACE 1950s SHELVING. WINDOW TO MATCH INTERNAL MANAGER'S WINDOW.

9. TIMBER BOARDED DOOR TO BE FITTED INTO EXISTING OPENING TO PROVIDE ACCESS TO BIN STORE FROM OFFICES.

10. HISTORIC FIRE PLACE TO BE RETAINED AND CAST IRON GRILL/ INSERT TO BE RESTORED AND PAINTED

11. ACCESS HATCH TO BASEMENT TO ALLOW MAINTENANCE ACCESS

PROPOSED SHOWROOM GROUND FLOOR PLAN - NMA SUBMITTED

1:100 @ A3

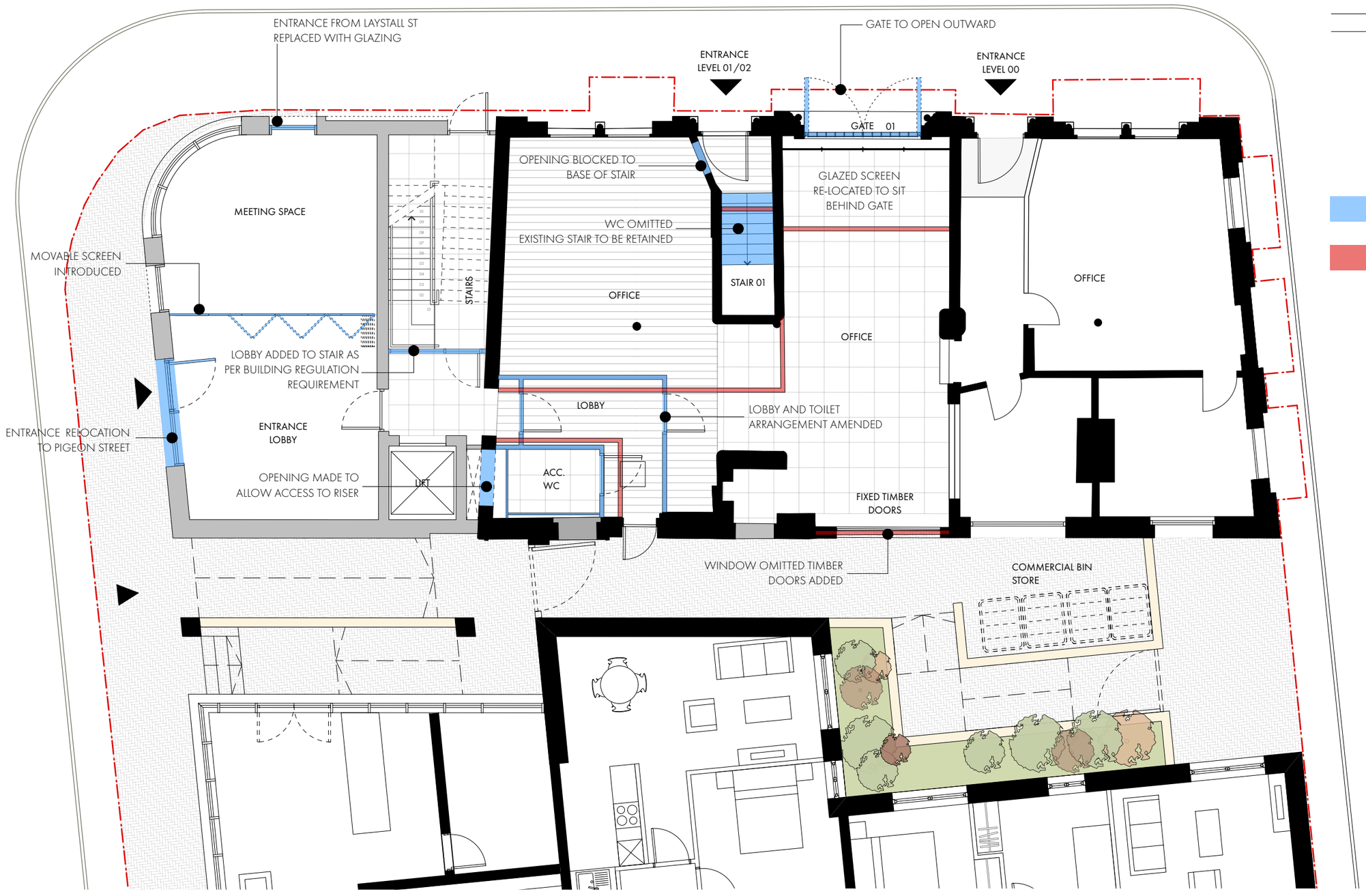
OMI Architects

PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0076

PROPOSED SHOWROOM PLAN
GROUND FLOOR

LAYSTALL ST

REVISION	DATE	DESCRIPTION



KEY

ELEMENT PROPOSED TO BE ADDED

ELEMENT PROPOSED TO BE OMITTED

PROPOSED SHOWROOM GROUND FLOOR PLAN - NMA AMENDMENT CHANGES

1:100 @ A3

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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / SK0076

PROPOSED SHOWROOM PLAN
GROUND FLOOR



1 600 x 600MM CERAMIC TILE TO CORRIDOR INSERT

2 PROPOSED FR STEEL FRAMED GLAZING TO CORRIDOR INSERT. WITH FR STEEL DOORSET. SEE DETAIL A 0012.

3 ORGINAL TIMBER FLOOR BOARDS TO BE RETAINED, SANDED AND SEALED. BOARDS FROM OITRIGGER TO BE USED FOR REPAIRS TO ENSURE MATCH

4 EXISTING OPENING TO BE BLOCKED UP. BRICKWORK EXTERNALLY TO BE TOOTHED IN USING BRICKS FROM OUTRIGGER FOR MATCH.

5 PROPOSED WINDOW TO BE FITTED INTO ORIGINAL OPENING.

6 KITCHENETTE WITH OAK FACED KITCHEN UNITS FITTED INTO NEW CORRDIOR INSERT

PROPOSED SHOWROOM FIRST FLOOR PLAN - APPROVED

1:100 @ A3

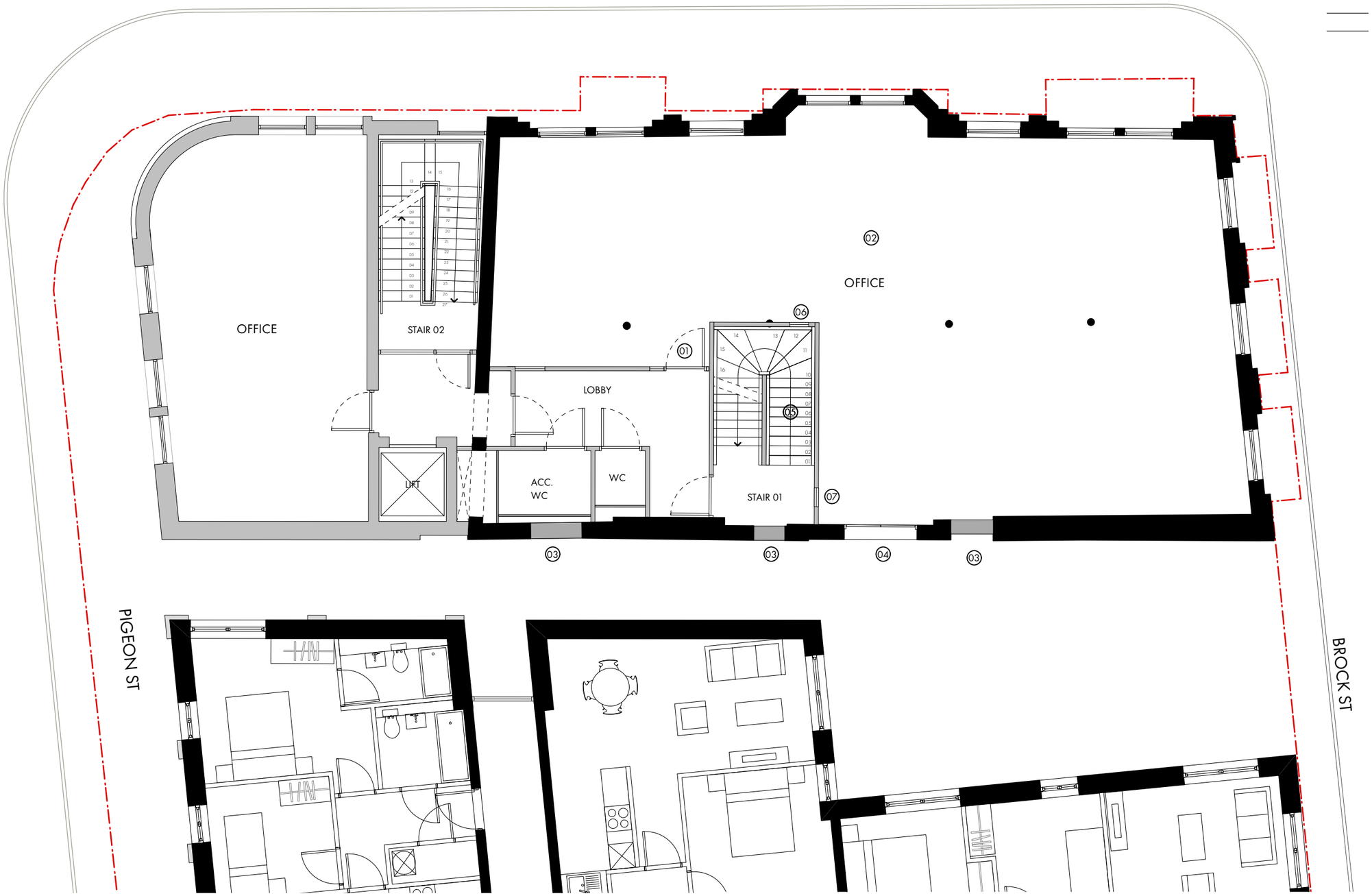
OMIArchitects

PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0077

PROPOSED SHOWROOM PLAN
FIRST FLOOR

LAYSTALL ST

REVISION	DATE	DESCRIPTION
A	09/02/23	PLANNING AMMENDMENTS



1. PROPOSED FR FRAMED GLAZING TO CORRIDOR INSERT. WITH FR DOORSET.
2. ORIGINAL TIMBER FLOOR BOARDS TO BE RETAINED, SANDED AND SEALED. BOARDS FROM OITRIGGER TO BE USED FOR REPAIRS TO ENSURE MATCH.
3. EXISTING OPENING TO BE BLOCKED UP. BRICKWORK EXTERNALLY USING BRICKS FROM OUTRIGGER FOR MATCH.
4. FIXED TIMBER DOORS TO BE FIXED INTO LOADING BAY OPENING.
5. TIMBER STAIR TO LEVEL 02 TO REPLICATE THE ORIGINAL STAIRCASE THAT HAS PREVIOUSLY BEEN REMOVED.
6. 450MM FR GLAZING STRIP TO STAIR.
7. 450MM FR GLAZING STRIP TO STAIR AT HIGH LEVEL.

PROPOSED SHOWROOM FIRST FLOOR PLAN - NMA SUBMITTED

1:100 @ A3

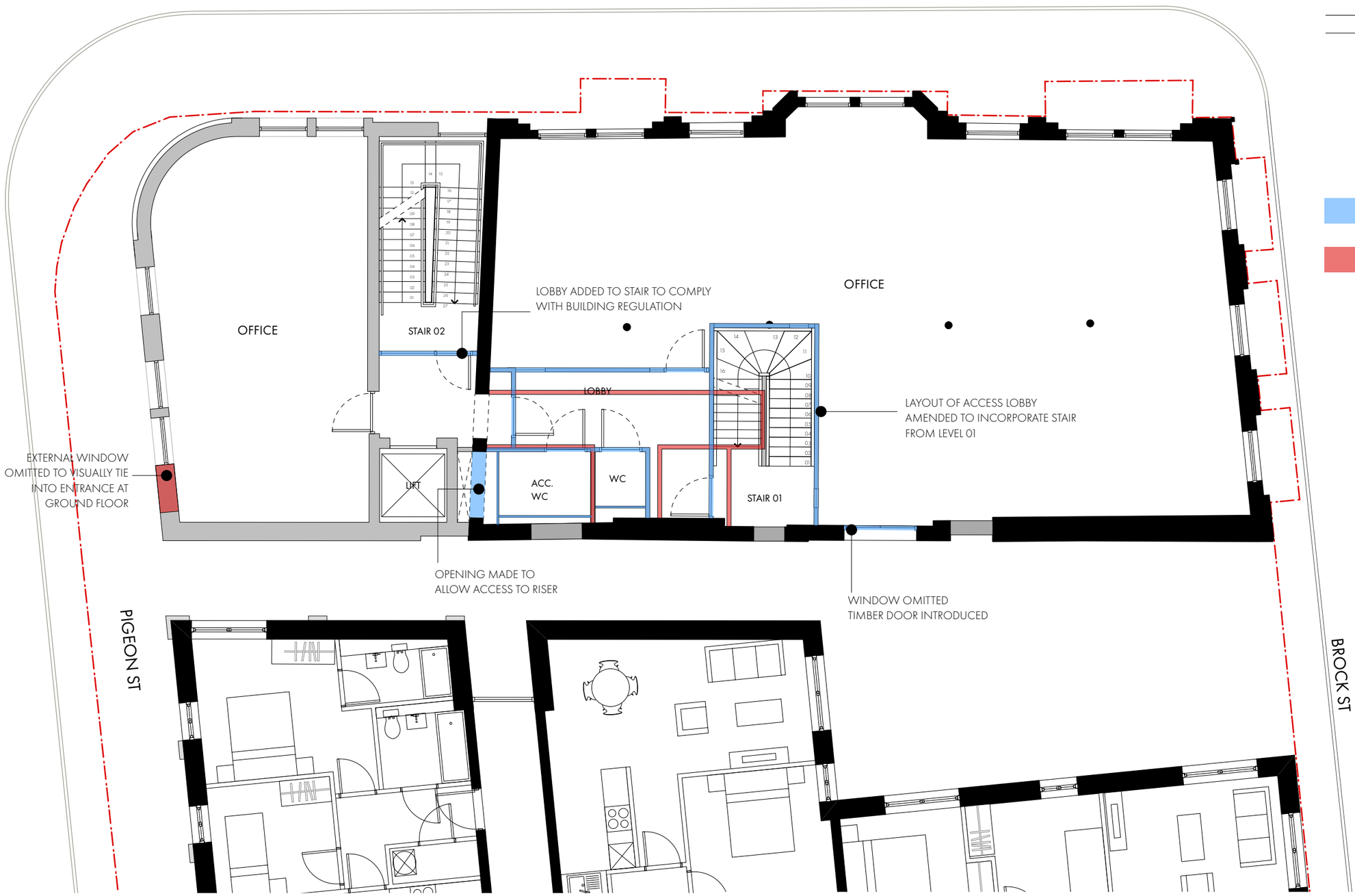
OMIArchitects

PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0077

PROPOSED SHOWROOM PLAN
FIRST FLOOR

LAYSTALL ST

REVISION	DATE	DESCRIPTION



KEY

ELEMENT PROPOSED TO BE ADDED

ELEMENT PROPOSED TO BE OMITTED

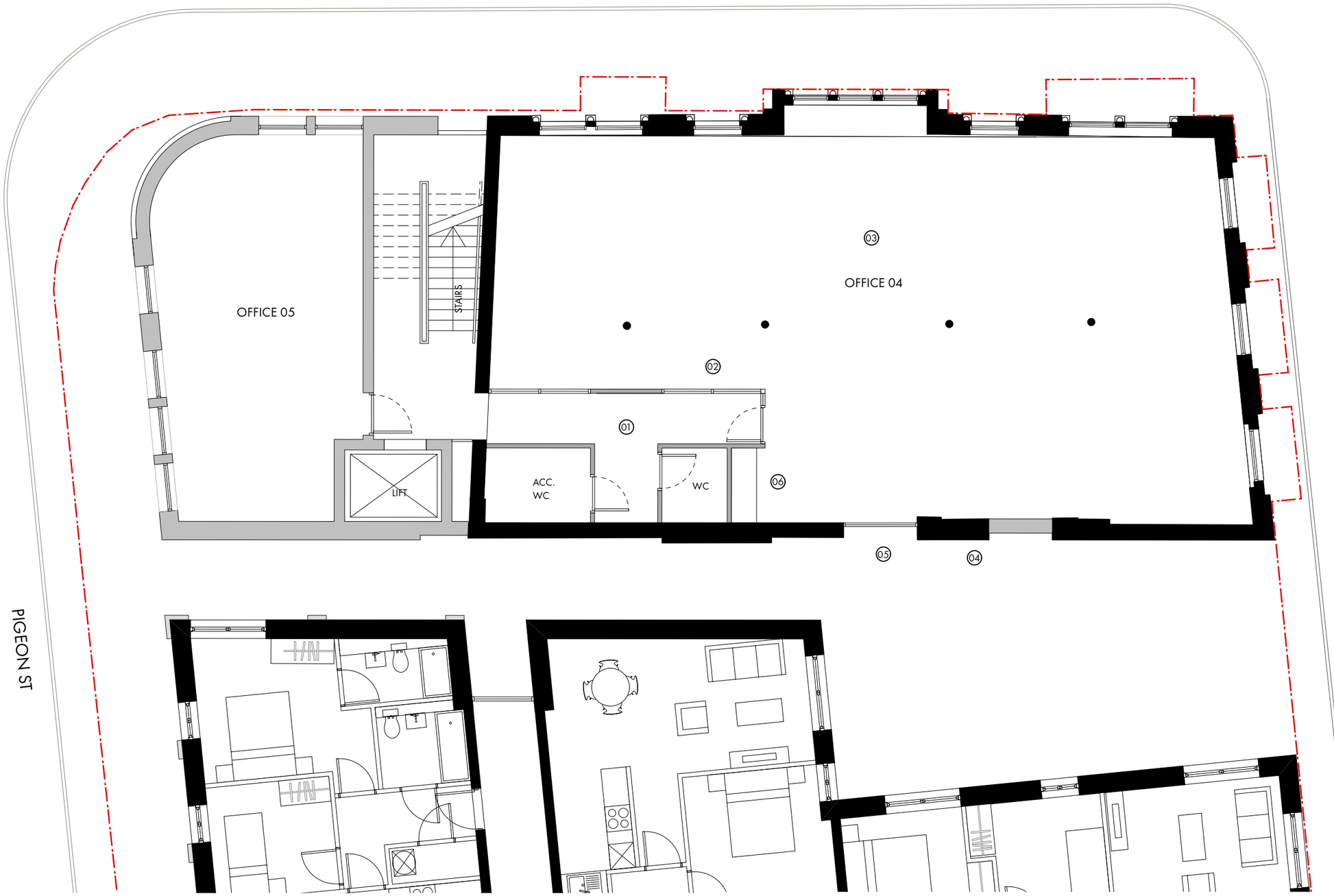
PROPOSED SHOWROOM FIRST FLOOR PLAN - NMA AMENDMENT CHANGES

1:100 @ A3

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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / SK0077

PROPOSED SHOWROOM PLAN
FIRST FLOOR



1. 600 x 600MM CERAMIC TILE TO CORRIDOR INSERT
2. PROPOSED FR STEEL FRAMED GLAZING TO CORRIDOR INSERT. WITH FR STEEL DOORSET. SEE DETAIL A 0012.
3. ORGINAL TIMBER FLOOR BOARDS TO BE RETAINED, SANDED AND SEALED. BOARDS FROM OITRIGGER TO BE USED FOR REPAIRS TO ENSURE MATCH
4. EXISTING OPENING TO BE BLOCKED UP. BRICKWORK EXTERNALLY TO BE TOOTHED IN USING BRICKS FROM OUTRIGGER FOR MATCH.
5. PROPOSED WINDOW TO BE FITTED INTO ORIGINAL OPENING.
6. KITCHENETTE WITH OAK FACED KITCHEN UNITS FITTED INTO NEW CORRDIOR INSERT

PROPOSED SHOWROOM SECOND FLOOR PLAN - APPROVED

1:100 @ A3

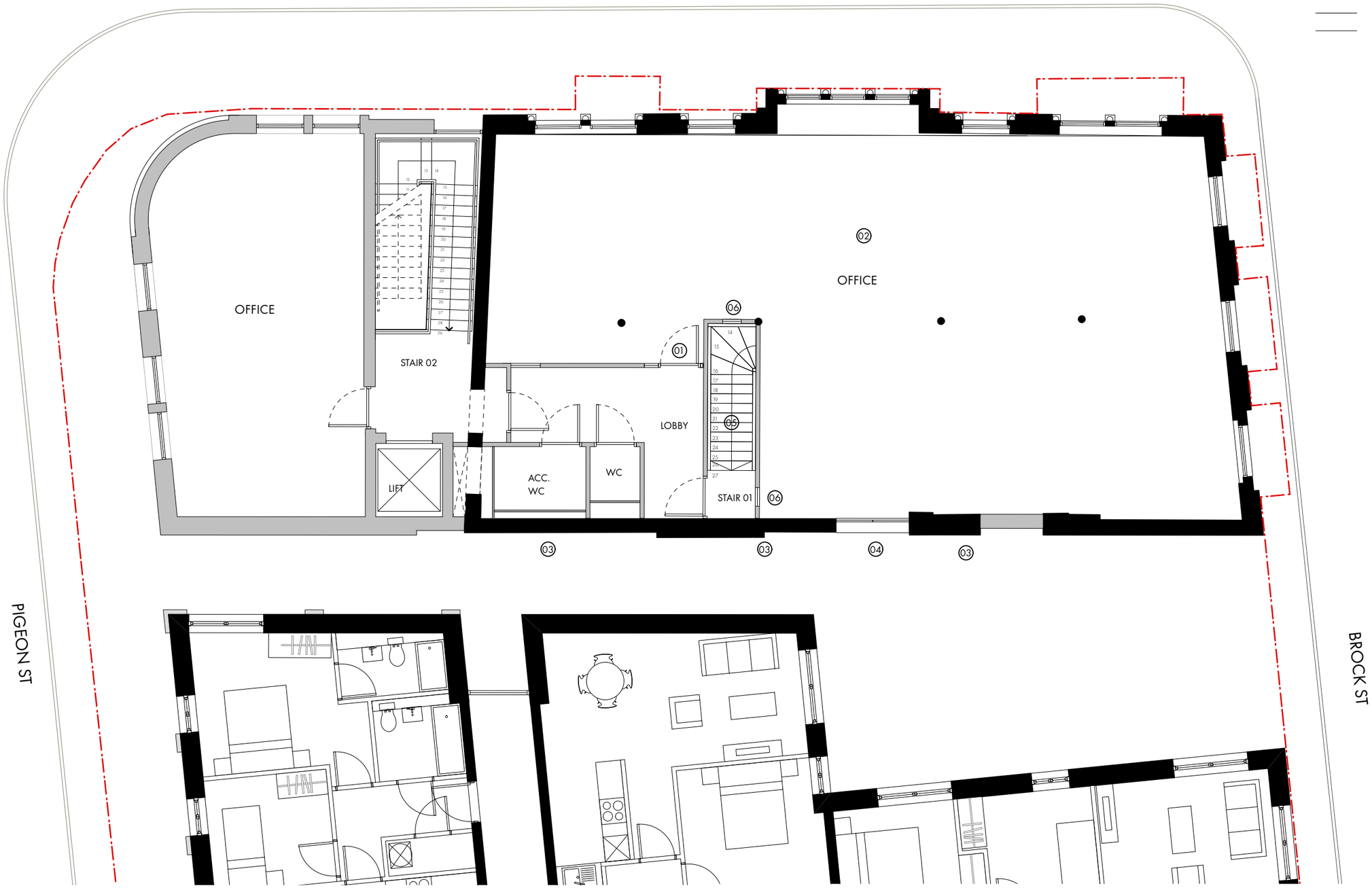
OMIArchitects

PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0078

PROPOSED SHOWROOM PLAN
SECOND FLOOR

REVISION	DATE	DESCRIPTION
A	09/02/23	PLANNING AMMENDMENTS

LAYSTALL ST



1. PROPOSED FR FRAMED GLAZING TO CORRIDOR INSERT. WITH FR DOORSET.
2. ORIGINAL TIMBER FLOOR BOARDS TO BE RETAINED, SANDED AND SEALED. BOARDS FROM OITRIGGER TO BE USED FOR REPAIRS TO ENSURE MATCH.
3. EXISTING OPENING TO BE BLOCKED UP. BRICKWORK EXTERNALLY TO BE TOOTHED IN USING BRICKS FROM OUTRIGGER FOR MATCH.
4. FIXED TIMBER DOORS TO BE FIXED INTO LOADING BAY OPENING.
5. TIMBER STAIR TO LEVEL 02 TO REPLICATE THE ORIGINAL STAIRCASE THAT HAS PREVIOUSLY BEEN REMOVED.
6. 450MM FR GLAZING STRIP TO STAIR.

PROPOSED SHOWROOM SECOND FLOOR PLAN - NMA SUBMITTED

1:100 @ A3

OMI Architects

PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0078

PROPOSED SHOWROOM PLAN
SECOND FLOOR

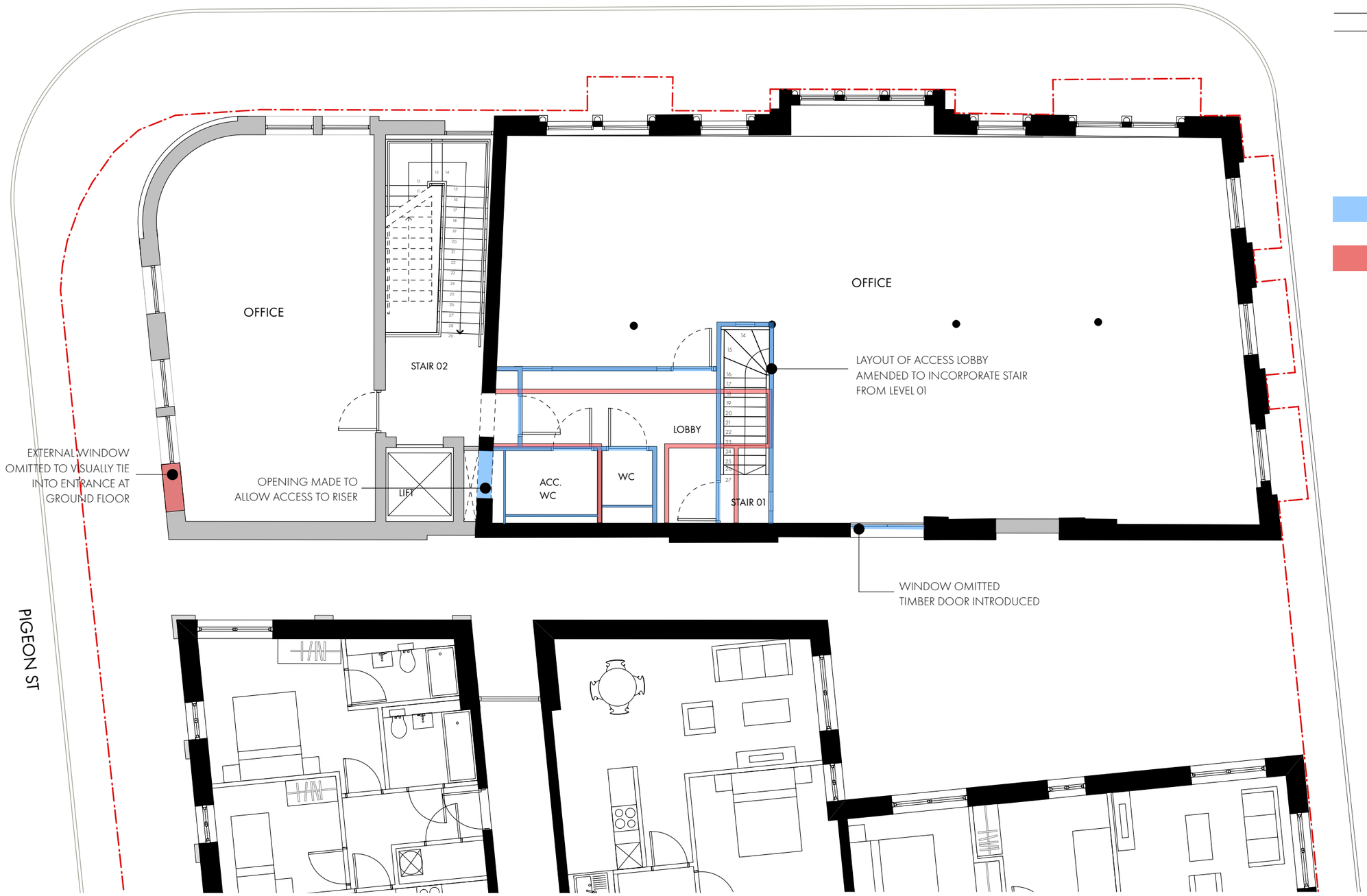
LAYSTALL ST

REVISION	DATE	DESCRIPTION

KEY

ELEMENT PROPOSED TO BE ADDED

ELEMENT PROPOSED TO BE OMITTED



PROPOSED SHOWROOM SECOND FLOOR PLAN - NMA AMENDMENT CHANGES

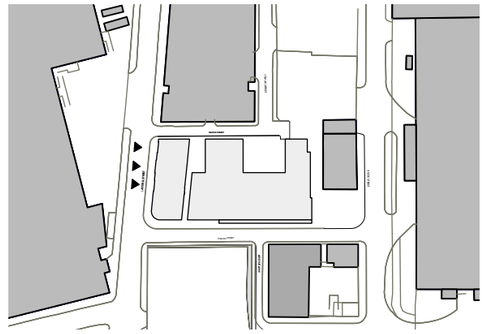
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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / SK0078

PROPOSED SHOWROOM PLAN
SECOND FLOOR





KEY SITE PLAN

HIT AND MISS COURSES OR RECESSED BRICK

NEW GLAZING FORMS PICKING UP GEOMETRY FROM FRONT ELEVATION OF LISTED BUILDING

NEW TERRACOTTA TUDOR ROSES RECESSED INTO BRICKWORK

CURVED CURTAIN WALLING TO GROUND FLOOR. POTENTIAL CAFE UNIT

STRIPED BRICK PIER TO GROUND FLOOR

RETAIN AND RESTORE TERRACOTTA DETAILING AND ORIGINAL BRICKWORK

RESTORE ORIGINAL WINDOW TIMBER FRAMES

NEW TIMBER DOORS TO MATCH ORGINAL PANELLING.

PROPOSED GATE DESIGN RETAINS HISTORICAL VALUE TO THE LAYSTALL STREET ELEVATION

RESTORE ORIGINAL WINDOW TIMBER SHUTTERS

GLAZED STRIP INTO STAIR AND FORMING ESCAPE DOOR.

HIT AND MISS COURSES OR RECESSED BRICK

NEW TERRACOTTA TUDOR ROSES RECESSED ABOVE DOORWAY

SHOWROOM PROPOSED NORTH ELEVATION - APPROVED

1:100 @ A3

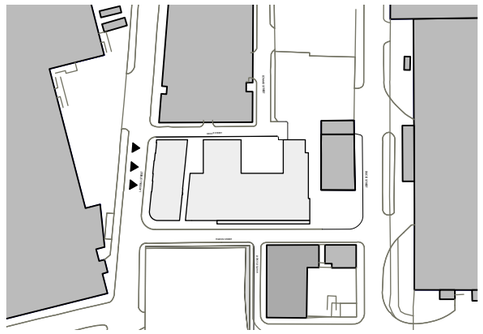
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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0083

SHOWROOM PROPOSED ELEVATION

NORTH (LAYSTALL STREET)

REVISION	DATE	DESCRIPTION
A	09/02/23	PLANNING AMMENDMENTS



KEY SITE PLAN



HIT AND MISS COURSES OF RECESSED BRICK

NEW GLAZING FORMS PICKING UP GEOMETRY FROM FRONT ELEVATION OF LISTED BUILDING

NEW TERRACOTTA TUDOR ROSES RECESSED INTO BRICKWORK

CURVED CURTAIN WALLING TO GROUND FLOOR.

STRIPED BRICK PIER TO GROUND FLOOR

RETAIN AND RESTORE TERRACOTTA DETAILING AND ORIGINAL BRICKWORK

RESTORE ORIGINAL WINDOW TIMBER FRAMES

NEW TIMBER DOORS TO MATCH ORGINAL PANELLING.

PROPOSED GATE DESIGN RETAINS HISTORICAL VALUE TO THE LAYSTALL STREET ELEVATION

RESTORE ORIGINAL WINDOW TIMBER SHUTTERS

GLAZED STRIP INTO STAIR AND FORMING ESCAPE DOOR.

HIT AND MISS COURSES OF RECESSED BRICK

NEW TERRACOTTA TUDOR ROSES RECESSED ABOVE WINDOW

SHOWROOM PROPOSED NORTH ELEVATION - NMA SUBMITTED

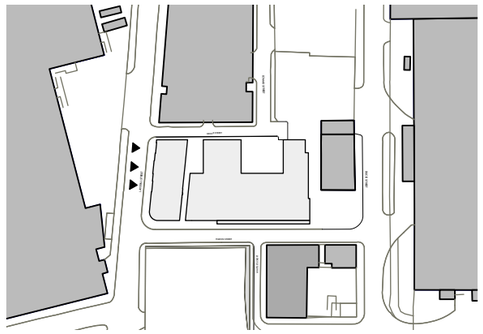
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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0083

SHOWROOM PROPOSED ELEVATION
NORTH (LAYSTALL STREET)

REVISION	DATE	DESCRIPTION



KEY SITE PLAN

PROPOSED ELEMENT TO BE ADDED

PROPOSED ELEMENT TO BE OMITTED



BRICK PIER REDUCED TO 440MM
FROM 665MM

PROPOSED ENTRANCE OMITTED
AND REPLICATED WITH FIXED
GLAZING

SHOWROOM PROPOSED NORTH ELEVATION - NMA AMENDMENT CHANGES

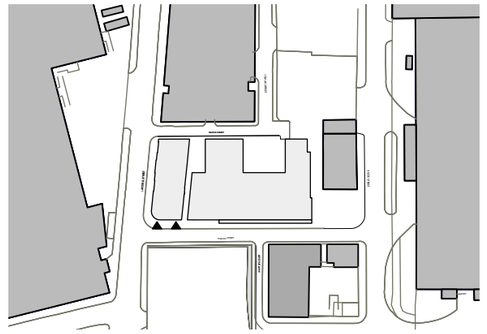
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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / SK0083

SHOWROOM PROPOSED ELEVATION
NORTH (LAYSTALL STREET)





KEY SITE PLAN

NEW GLAZING FORMS BASED ON GEOMETRY FROM FRONT ELEVATION OF LISTED BUILDING

PROPOSED TERRACOTTA TUDOR ROSE DETAILING AIDING COHESION BETWEEN THE EXISTING SHOWROOM ELEVATIONS AND THE PROPOSED

GATE BETWEEN BLOCKS TO SECURE REAR COURTYARD

HIT AND MISS COURSES OR RECESSED BRICK

CURVED CURTAIN WALLING TO GROUND FLOOR. POTENTIAL CAFE UNIT

STRIPED BRICK PIER TO GROUND FLOOR

NEW TERRACOTTA TUDOR ROSES RECESSED ABOVE DOORWAY

SHOWROOM PROPOSED WEST ELEVATION - APPROVED

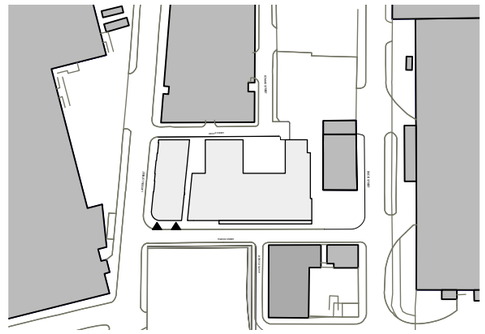
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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0084

SHOWROOM PROPOSED ELEVATION
WEST (PIGEON STREET)

REVISION	DATE	DESCRIPTION
A	09/02/23	PLANNING AMMENDMENTS



KEY SITE PLAN



NEW GLAZING FORMS BASED ON GEOMETRY FROM FRONT ELEVATION OF LISTED BUILDING

PROPOSED TERRACOTTA TUDOR ROSE DETAILING AIDING COHESION BETWEEN THE EXISTING SHOWROOM ELEVATIONS AND THE PROPOSED

GATE BETWEEN BLOCKS TO SECURE REAR COURTYARD

CURVED CURTAIN WALLING TO GROUND FLOOR.

STRIPED BRICK PIER TO GROUND FLOOR

NEW TERRACOTTA TUDOR ROSES RECESSED ABOVE DOORWAY

PPC ALUMNIUM DOORWAY INTO NEW BUILD EXTENSION

NEW TERRACOTTA TUDOR ROSES RECESSED ABOVE DOORWAY

SHOWROOM PROPOSED WEST ELEVATION - NMA SUBMITTED

1:100 @ A3

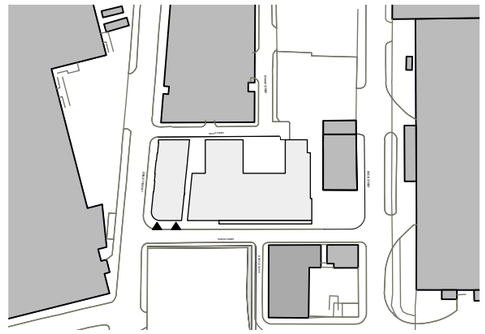
OMI Architects

PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0084

SHOWROOM PROPOSED ELEVATION

WEST (PIGEON STREET)

REVISION	DATE	DESCRIPTION



KEY SITE PLAN

PROPOSED ELEMENT TO BE ADDED

PROPOSED ELEMENT TO BE OMITTED



2 WINDOWS AND ASSOCIATED TERRACOTTA ROSES OMITTED TO ALIGN OPENING TO PROPOSED GROUND FLOOR ENTRANCE

BRICK PIER REDUCED TO 440mm FROM 665mm

GROUND FLOOR ENTRANCE INTROCUED ON PIGEON ST. RECESSED BRICKWORK BANDING OMITTED

SOLDIER COURSED BAND OF BRICKWORK EXTENDED TO SIT OVER DOORWAY

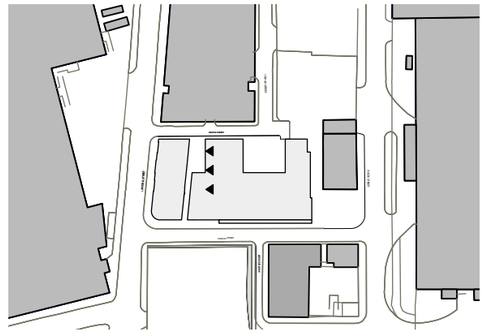
SHOWROOM PROPOSED WEST ELEVATION - NMA AMENDMENT CHANGES

1:100 @ A3

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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / SK0084

SHOWROOM PROPOSED ELEVATION
WEST (PIGEON STREET)



KEY SITE PLAN



SHOWROOM PROPOSED SOUTH ELEVATION - APPROVED

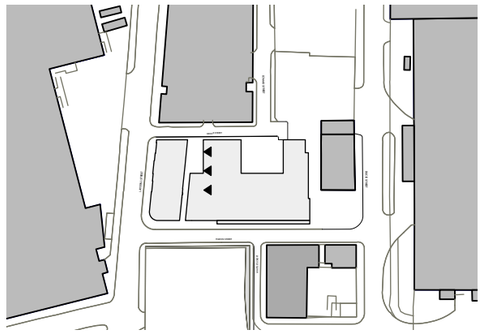
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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0086

SHOWROOM PROPOSED ELEVATION
SOUTH

REVISION	DATE	DESCRIPTION
A	09/02/23	PLANNING AMMENDMENTS



KEY SITE PLAN



SHOWROOM PROPOSED SOUTH ELEVATION - NMA SUBMITTED

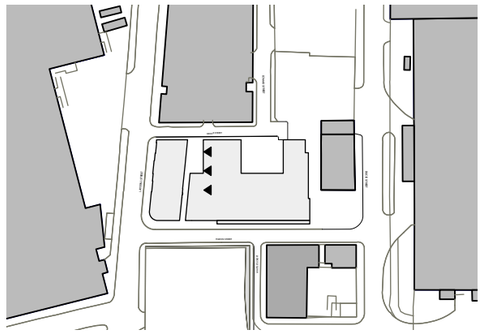
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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0086

SHOWROOM PROPOSED ELEVATION
SOUTH

REVISION	DATE	DESCRIPTION



KEY SITE PLAN

PROPOSED ELEMENT TO BE ADDED

PROPOSED ELEMENT TO BE OMITTED

OPENINGS IN REAR ELEVATION UPDATED
FOLLOWING DEMOLITION OF OUTRIGGER

LIGHTING POSITIONS ADDED TO DRAWINGS



MVHR VENTILATION DUCTS TO BE
OMITTED

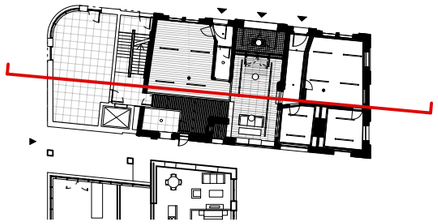
SHOWROOM PROPOSED SOUTH ELEVATION - NMA AMENDMENT CHANGES

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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / SK0086

SHOWROOM PROPOSED ELEVATION
SOUTH



KEY SITE PLAN



PROPOSED SHOWROOM SECTION A-A - APPROVED

1:100 @ A3

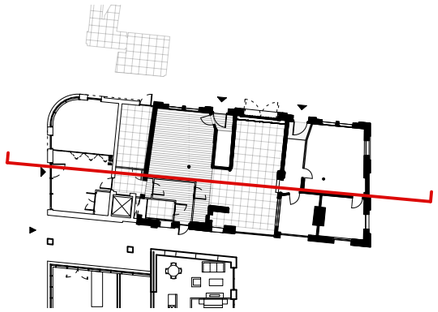
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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0087

PROPOSED SHOWROOM GA SECTION

SECTION A-A

REVISION	DATE	DESCRIPTION
A	09/02/23	PLANNING AMMENDMENTS



KEY SITE PLAN



PROPOSED SHOWROOM SECTION A-A - NMA SUBMITTED

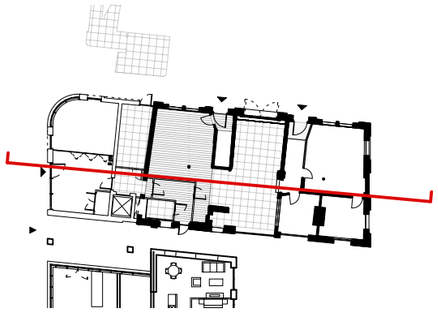
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DATE	SEPT' 20
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DWG No.	1383 / L 0087

PROPOSED SHOWROOM GA SECTION
SECTION A-A

REVISION	DATE	DESCRIPTION





KEY SITE PLAN

ELEMENT PROPOSED TO BE ADDED

ELEMENT PROPOSED TO BE OMITTED

PROPOSED SHOWROOM SECTION A-A - NMA AMENDMENT CHANGES

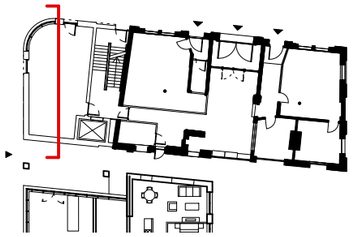
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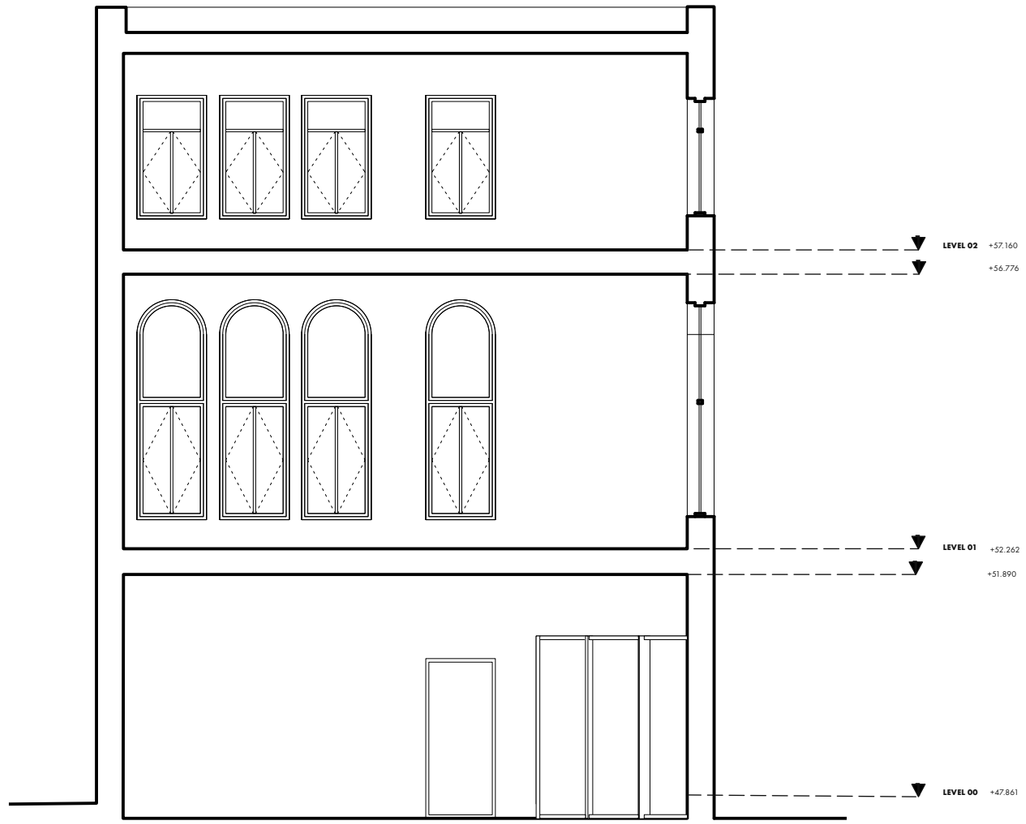
PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / SK0087

PROPOSED SHOWROOM GA SECTION

SECTION A-A



KEY SITE PLAN



PROPOSED SHOWROOM SECTION B-B - APPROVED

1:100 @ A3

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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0088

PROPOSED SHOWROOM GA SECTION

SECTION B-B

REVISION	DATE	DESCRIPTION
A	09/02/23	PLANNING AMMENDMENTS



KEY SITE PLAN



PROPOSED SHOWROOM SECTION B-B - NMA SUBMITTED

1:100 @ A3

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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / L 0088

PROPOSED SHOWROOM GA SECTION
SECTION B-B

REVISION	DATE	DESCRIPTION





KEY SITE PLAN

ELEMENT PROPOSED TO BE ADDED

ELEMENT PROPOSED TO BE OMITTED

PROPOSED SHOWROOM SECTION B-B - NMA AMENDMENT CHANGES

1:100 @ A3

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PROJECT	Laystall St
DATE	SEPT' 20
SCALE	1:100
DWG No.	1383 / SK0088

PROPOSED SHOWROOM GA SECTION

SECTION B-B