1.0 AMENDMENTS TO HOTEL USE

FIRST FLOOR



01 First Floor GA
2004 1 : 200

0 2m 4m 6m 8m 10m 20m

Notes:

Drawings are based on survey data and may not accurately represent what is physically present.

Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.

Wall Key

Existing Fabric

Proposed Fabric

Levels Key:

+ 40200 Proposed Level Internal

(+ 40200) Existing Level Internal

+ 40200 Proposed Level External

(+ 40200) Existing Level External

Levels TBC - All falls shown approximately

Area Key

Hotel (CI)
Hotel (CI) alt
Hotel (CI) communal
Unit D (BI, A3, A4, D2, CI)
Workspace (BI)
Workspace (BI) alt
Workspace (BI) shared
Workspace External (BI)
Workspace (BI, DI)
Landlord Areas

Areas

See area and occupancy schedule
240242-PUR-00-XX-SH-A-0007

Notes:
All furniture is shown indicatively

Rev Note 23

Hotel changes - increase number of bedrooms

REV	DATE	DESCRIPTION
21	28/05/2021	ISSUED FOR WS4
22	16/07/2021	WS4 UPDATE
23	15/10/2021	FOR COORDINATION

CLIENT
Allied London

PROJECT
London Road Fire Station

JOB NUMBER
240242

PURCELL

TITLE
Proposed First Floor Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As indicated	15/10/2021 15:41:36	SA	TB

REV **23**
SUITABILITY/REASON FOR ISSUE **S4 - WS4 ISSUE**

DRAWING NUMBER
LRFS-PUR-01-01-DR-A-2004

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1.0 AMENDMENTS TO HOTEL USE

SECOND FLOOR



1 2005 02 Second Floor GA
1 : 200

0 2m 4m 6m 8m 10m 20m

N

Notes:

Drawings are based on survey data and may not accurately represent what is physically present.

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All dimensions are in millimeters unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.

Wall Key

Existing Fabric

Proposed Fabric

Levels Key:

+ 40200 Proposed Level Internal

(+ 40200) Existing Level Internal

+ 40200 Proposed Level External

(+ 40200) Existing Level External

Levels TBC - All falls shown approximately

Area Key

- Hotel (CI)
- Hotel (CI) alt
- Hotel (CI) communal
- Workspace (BI)
- Workspace (BI) alt
- Workspace (BI) shared
- Workspace External (BI)
- Unit K (BI, A3, A4)
- Landlord Areas

Areas

See area and occupancy schedule
240242-PUR-00-XX-SH-A-0007

Notes:

All furniture is shown indicatively

Rev Note 21

Hotel changes - increase number of bedrooms

REV	DATE	DESCRIPTION
19	30/06/2021	FOR PLANNING
20	16/07/2021	WS4 UPDATE
21	15/10/2021	FOR COORDINATION

CLIENT
Allied London

PROJECT
London Road Fire Station

JOB NUMBER
240242

PURCELL

TITLE
Proposed Second Floor Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As indicated	15/10/2021 15:41:47	SA	TB

REV **21**
SUITABILITY/REASON FOR ISSUE **S4 - WS4 ISSUE**

DRAWING NUMBER
LRFS-PUR-01-02-DR-A-2005

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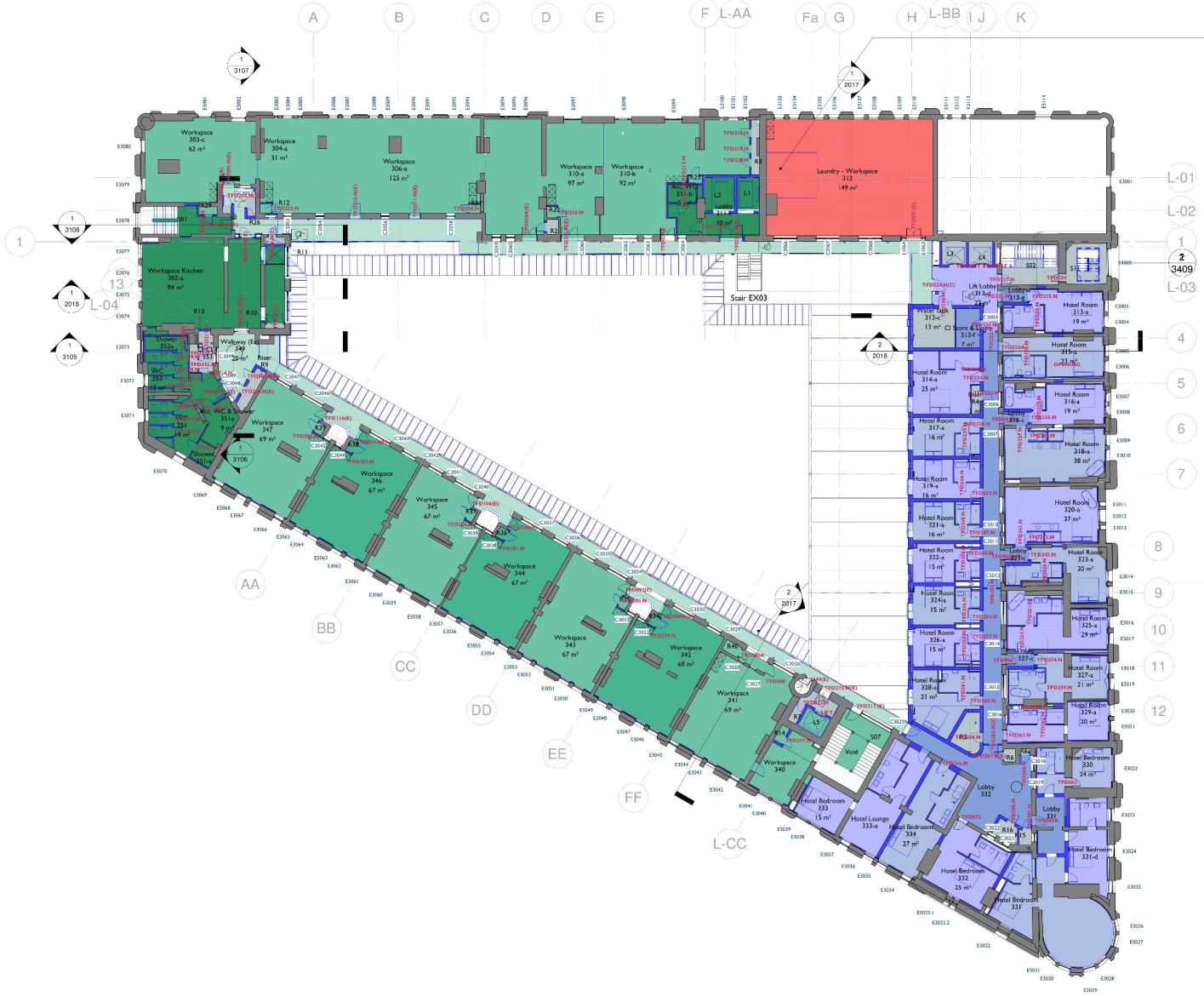
1.0 AMENDMENTS TO HOTEL USE

THIRD FLOOR



1 03 Third Floor GA
2006 1 : 200

0 2m 4m 6m 8m 10m 20m

N

Notes:
Drawings are based on survey data and may not accurately represent what is physically present.

Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.

Wall Key

Existing Fabric

Proposed Fabric

Levels Key:

+ 40200 Proposed Level Internal

(+ 40200) Existing Level Internal

+ 40200 Proposed Level External

(+ 40200) Existing Level External

Levels TBC - All falls shown approximately

Area Key

- Hotel (CI)
- Hotel (CI) alt
- Hotel (CI) communal
- Workspace (BI)
- Workspace (BI) alt
- Workspace (BI) shared
- Workspace External (BI)
- Unit L (B1, A3, A4)
- Landlord Areas

Areas

See area and occupancy schedule
240242-PUR-00-XX-SH-A-0007

Notes:
All furniture is shown indicatively

Rev Note 20

Hotel changes - increase number of bedrooms

REV	DATE	DESCRIPTION
18	28/05/2021	ISSUED FOR WS4
19	16/07/2021	WS4 UPDATE
20	15/10/2021	FOR COORDINATION

CLIENT
Allied London

PROJECT
London Road Fire Station

JOB NUMBER
240242

PURCELL

TITLE
Proposed Third Floor Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As indicated	15/10/2021 15:41:58	SA	TB

REV **20**
SUITABILITY/REASON FOR ISSUE **S4 - WS4 ISSUE**

DRAWING NUMBER
LRFS-PUR-01-03-DR-A-2006

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2.0 AMENDMENTS TO DRILL TOWER
OVERVIEW OF AMENDMENTS

- ADDITIONAL ENTRANCE TO WORKSPACE USE WITHIN DRILL TOWER
  - Previously consented 2017 scheme included two new openings at the base of the Drill Tower
  - Provides main dedicated entrance to workspace uses at upper floors (this has viability and compliance benefits)
  - Detailing of new entrance to follow the design principles set by the hotel entrance (previously presented and agreed)

- ADDITIONAL LIFT WITHIN DRILL TOWER TO SERVE WORKSPACE USES
  - Viability, compliance and accessibility benefits

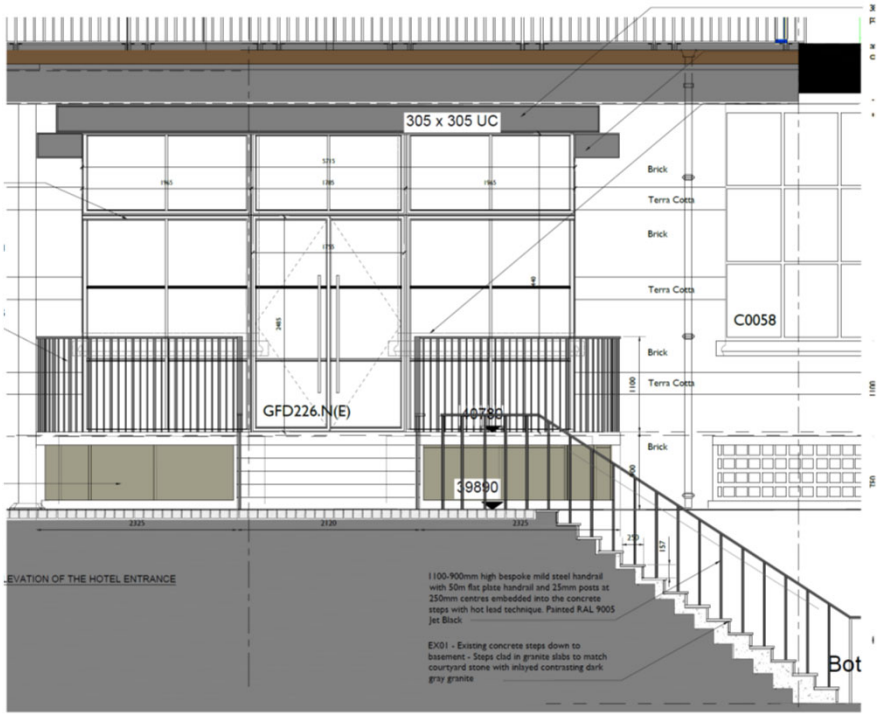
2.0 AMENDMENTS TO DRILL TOWER

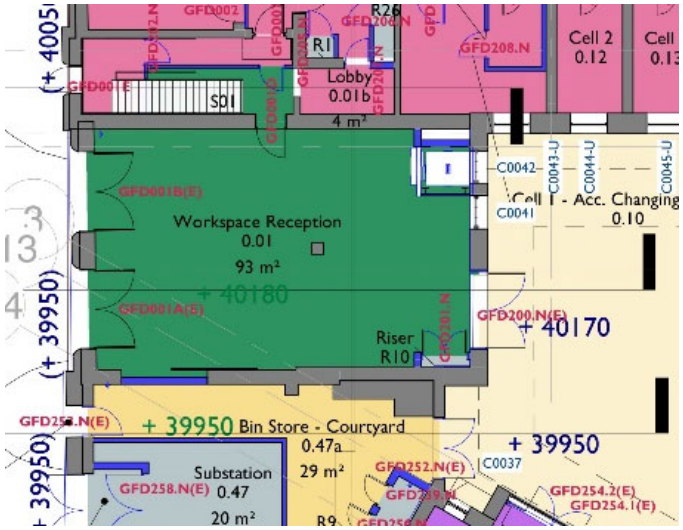
DRILL TOWER WORKSPACE ENTRANCE





Hotel Entrance Visuals (consented)

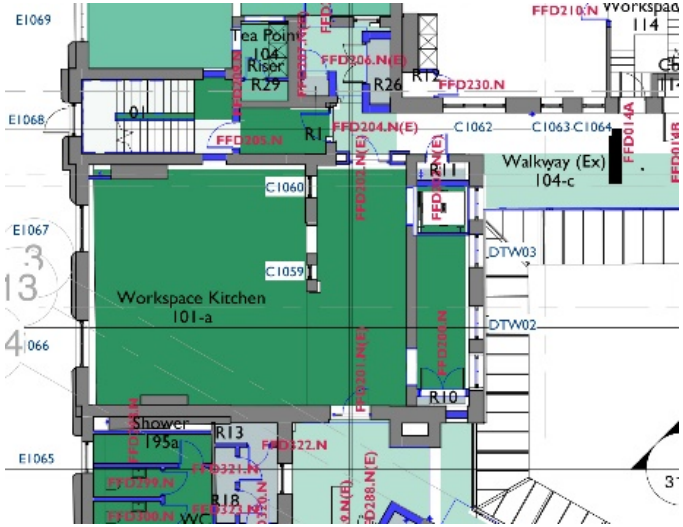




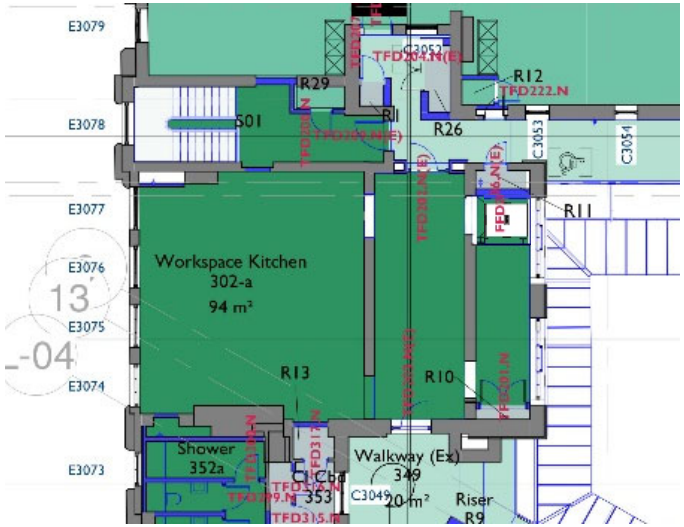
Ground Floor



Second Floor



First Floor



Third Floor

- INCREASE OF HOTEL USE TO 61 ROOMS
  - Some additional subdivision and insertion of bathrooms
  - Logical division of the building (full London Road elevation)
  - Retention of more significant interior spaces
  - Fewer rooms than the 2017 consented scheme
  - Enhanced viability of the hotel use
  - Heritage impact is low adverse

- ADDITIONAL ENTRANCE TO WORKSPACE USE WITHIN DRILL TOWER
  - Previously consented 2017 scheme included two new openings at the base of the Drill Tower
  - Provides main dedicated entrance to workspace uses at upper floors (this has viability and compliance benefits)
  - Detailing of new entrance to follow the design principles set by the hotel entrance (previously presented and agreed)
  - Some loss of heritage fabric (removal of windows and lowering of sill to form door opening), however adjacent windows remain for legibility of the original elevation, and benefits in terms of long-term viability of upper workspaces
  - Heritage impact is low-medium adverse

- ADDITIONAL LIFT WITHIN DRILL TOWER TO SERVE WORKSPACE USES
  - Viability, compliance and accessibility benefits
  - Some loss of heritage fabric (formation of openings within internal walls), however external elevations are unaffected bar back-painting of windows, legibility of the drill tower structure remains, and benefits in terms of long-term viability of upper workspaces
  - Heritage impact is low adverse