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Only the original drawing should be relied upon. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.

All shop drawings to be submitted to the Architect for comment prior to fabrication.

This drawing is to be read in conjunction with the Architect's specification, bills of quantities/schedules, structural, mechanical and electrical drawings and all discrepancies are to be reported to the Architect.

Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision / date / amendments

A - 06/07/26 Basement Wall retained, Bar description amended, Layout progressed, rear escape adapted. WC area reorganised

Key:

- Site Boundary
- Existing
- Proposed
- O3 Proposed Alterations
- A Setting Out Grid
- Proposed Services

Revision Cloud Summary

1 - Existing Wall retained

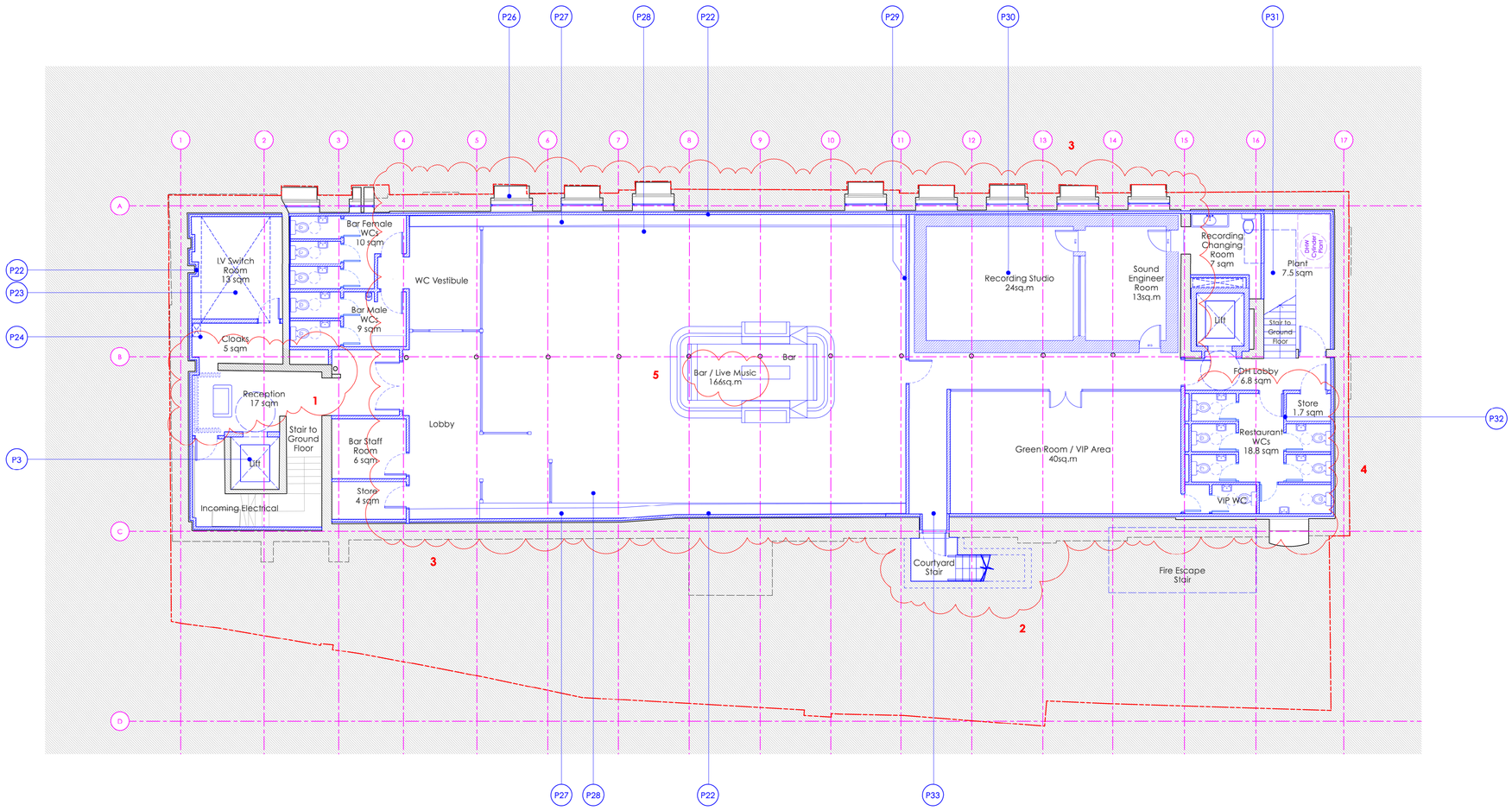
2 - Access to courtyard retained

3 - Internal layout adjusted

4 - WC arrangement adjusted

5 - Use description clarified

6 - Annotation adjusted to suit



1 Proposed Basement Floor Plan

Scale: 1:100

PROPOSED WORKS SCHEDULE

Elevations:

E1. Existing Sand/Cement Render to be removed on all elevations and brickwork made good.
E2. Existing Pavement lights to be retained and refurbished
E3. Double width Entrance Portal to be reintroduced with radiused brick detail on Front elevation
E4. Double width Entrance Portal on Rear elevation created to match front elevation
E5. Existing window cill levels to be reduced by 3 brick courses (first floor and above only)
E6. Existing Door cill to be raised to form matching window cill detail, where door is no longer required.
E7. Existing Telecoms box to be investigated/relocated/ removed. Position TBC
E8. Existing narrow window widths on rear elevation to be widened to reflect other general window widths
E9. New External Front Entrance Doors (Thin framed metal profiles)
E10. New External metal framed service Doors
E11. New Timber framed 3 over 3 double glazed sash windows throughout 1F, 2F, 3F.
E12. New Metal framed entrance doors
E13. Existing South external cast iron fire escape to be retained and refurbished and made secure against building. To be decommissioned and no longer used. Missing elements can be sourced from the removed North external staircase.
E14. New North external metal compliant Fire escape.

PROPOSED WORKS SCHEDULE

Elevations:

E15. New flush metal framed heritage rooflights
E16. Perimeter wall to be investigated for damp ingress.
E17. New doorway position. Existing window cill to be dropped to Door cill level
E18. New like for like metal framed clerestorey windows.
E19. New external Terrace area
E20. New external Terrace Decking
E21. New external Terrace access doors (metal framed)
E22. New External Fire Escape door
E23. New parapet Coping Stones
E24. New Roof Slates, with sarking boards and membrane
E25. New window opening to match adacent
E26. Existing retained and refurbished metal framed fixed windows. If unit is beyond salvagable, to be replaced like for like.
E27. New Timber framed 3 over 3 double glazed sash window, with 30min fire rating due to adjacent staircase
E28. New Window /Door to match adjacent window, with high level partial louvers, see separate detail
E29. N?
E30. New Timber framed 3 over 3 double glazed sash window, with 30min fire rating due to adjacent staircase

PROPOSED WORKS SCHEDULE

Ground:

P1. Proposed reception Area
P2. Area of floor to be reduced to enable step free lift access
P3. Part M compliant Lift car, lift shaft to be maded deeper
P4. Proposed new lopening from Reception to basement staircase
P5. New service Riser
P6. Proposed new gates to rear courtyard
P7. Area of floor to be reduced to enable stepped access from Newton Street to Ground floor uses.
P8. Proposed Part M Platform lift
P9. Area of floor to be reduced to enable means of escape from restuarnat and basement
P10. New staircase to basement
P11. New upper level Coms Room
P12. Part M compliant Lift car, lift shaft to be made wider and deeper.
P13. Area of floor to be adapted and door position altered to enable nicheless elevation.
P14. kitchen Plant Room
P15. Proposed external metal courtyard canopy, see separate details
P16. Neighbouring Means of Escpe maintained.
P17. Faraday Street. Adacent planning application to north to propose Faraday street is pedestrianised.
P18. Proposed External acoustically enclosued Plant Area, see separate details.
P19. Proposed External enclosued Refuse Area, see separate details.
P20. Proposed External enclosued cycle Area, see separate details.
P21 Dry Riser Inlet Position

PROPOSED WORKS SCHEDULE

Basement:

P22. Proposed Basement cavity drainage system. All external walls.
P23. LV Switch room
P24. Dry Riser position
P25. New structural coloumn location, to match adjacent existing columns.
P26. High level existing pavement lights, retained and refurbished. New Secondary glazing , as required by acoustic consultant.
P27. Low Level plinth concealing air handling units
P28. Wall mounted high level air handling ducts.
P29. GL11 Acoustic and space division wall
P30. Recroding Studio. To separtae Design and Detail. Will be a 'Box within a Box' arrangement, so acoustically separate from the rest of the building.
P31. Area to North corner to be excavated and area gained for changing and Plant room. Staircase leads up to Means of Escape and Restuarant
P32. Restaurant WC facilities.
P33. Existing Means of Escape adapted
P34. Provision for future platform lift access to courtyard.

PROPOSED WORKS SCHEDULE

First / Second / Third / Fourth & Roof

P34. Office Staff Pantry / Loung Area
P35. Proposed Fire Rated Vision Panel for visabilty from lounge to Lift doors
P36. New Double Door protection to Office Floor Plate
P37. Shallow gradient area of floor.
P38. Existing retained Central column line
P39. Proposed Corridor/ Office Timber thin framed Partition Line
P40. Proposed Floating Floor
P41. Proposed Office/ Office Timber thin framed Partition Line (Demountable, if required)
P42. Service Riser to rear of Lift 2
P43. Proposed External Metal Means of Escape Staircase
P44. Courtyard Canopy below
P45. Existing Historic external staircase retained and refurbished. Will not form part of escape strategy.
P46. Proposed new Windows on Staircore. These may be existing positions hidden behind the existing render
P47. Existing high Parapet Walls at Newteon Street/ Hilton Street Corner
P48. Concealed external Plant Area
P49. Visual & Acoustic Screening of Plant from Street level.
P50. New Lower level Roof Area, New slates and rainwater guttering
P51. Proposed External Roof terrace Areas, edge protection in frameless glass fixed back to brick wall
P52. New Metal Rainwater Goods
P53. Existing Rear Chimney retained.
P54. Existing rear 4th floor enclosure retained and used for plant.

PROPOSED WORKS SCHEDULE

First / Second / Third / Fourth & Roof

P55. Existing External Metal elements of Queen Roof Truss retained and refurbished
P56. Access to Lift over run via existing hatch in ceiling
P57. New external platform and steps for access to lower concealed plant area.
P58. New Upper level Roof , New slates and rainwater guttering
P59. SVPs projecting through roof

0 1 2 3 4 5 8m

PLANNING

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