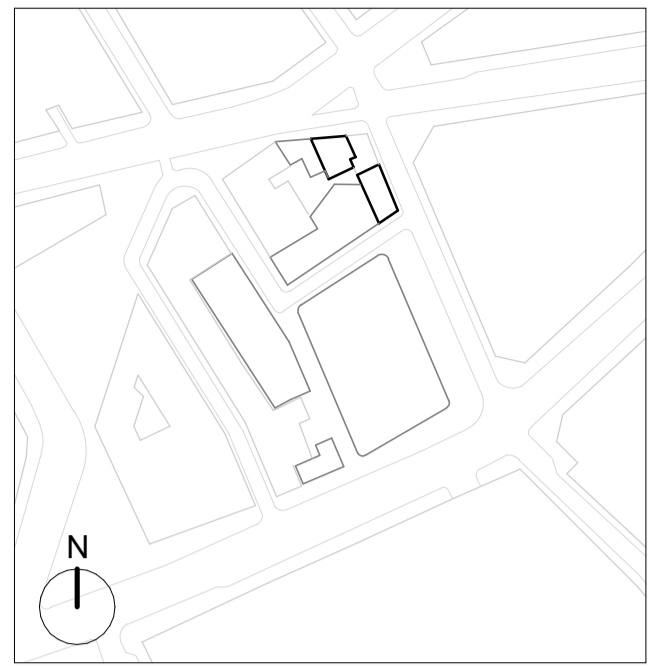


NOTES



GENERAL NOTES:

Existing drawings are for The internal layouts within commercial floor space, residential apartments and ancillary areas of buildings are indicative and will be subject to design development.

The precise location of walls, internal doors, columns, risers and the detailed layout of office, bathroom and kitchen areas will be the subject of nonmaterial changes and may vary from the internal layouts set out in these plans.

These minor alterations will not affect the position and arrangements of external doors and windows nor will they affect the relative relationship between habitable rooms and windows.

Landscape proposals are indicative only.

Plant layouts are indicative only.

All materials shown or highlighted are indicative only and may be subject to changes made during detailed design development.

only - not for approval.

KEY:
 Application Boundary

KEY:

35 New Oxford Street

General Note: Lath & plaster wall & ceiling finish to be retained and repaired where extant

1. Existing stair & balusters retained & repaired
2. Existing envelope walls to be upgraded thermally with mineral wool & plasterboard internally, historic details, such as cornice, to be lifted and reinstated.
3. New vertical services cupboard
4. Historic joinery to be retained and repaired where extant
5. Existing door architraves to be retained & repaired. Doors to be replaced with fire-rated timber doors (FR30min) in appropriate historic style
6. Existing floor build-up retained & floorboards repaired
7. New external timber door to access shared courtyard

37 New Oxford Street

1. Existing stair & balusters retained & repaired
2. Existing envelope walls to be upgraded thermally with mineral wool & plasterboard internally. Historic joinery, where existing, to be lifted and reinstated.
3. New vertical services cupboard
4. Historic joinery to be retained and repaired where extant
5. Existing door architraves to be retained & repaired. Doors to be replaced with fire-rated timber doors (FR30min) in appropriate historic style
6. Existing floor build-up retained & floorboards repaired
7. New external timber door to access shared courtyard

11-12 Museum Street

1. Existing stair & balusters removed and new lobby created that connects to 18WCS via deck access
2. Demolition of existing 1990's extension above first floor, new envelope wall to form continuous west elevation wall. New lightweight partition & door installed to form new bedroom
4. Existing envelope walls to be upgraded thermally with mineral wool & plasterboard internally. Historic joinery, where existing, to be reinstated.
5. New partition & door installed to form new bathroom; new sanitaryware installed.
6. New lightweight rill to existing opening
7. New opening within existing wall
8. New partition & door installed to form new lobby
9. New vertical services cupboard
10. Existing party walls to be upgraded thermally with mineral wool & plasterboard internally. Historic joinery, where existing, to be lifted and reinstated on top of insulation.

10 Museum Street

General Note: Lath & plaster wall & ceiling finish to be retained and repaired. Existing floor build-up retained & floorboards to be repaired

1. Existing stair & balusters retained & repaired; lath & plaster to underside of stair to be retained and repaired
2. Existing fireplace retained & repaired with new surrounds
3. Existing cupboards retained & repaired
4. Existing architraves to be retained & repaired; internal doors to be replaced with fire-rated timber doors (FR30min) in appropriate historic style
5. New vertical services cupboard
6. Historic window surrounds, cornice and skirtings to be retained. Timber panelling to be repaired and reinstated
7. Existing fireplace to be repaired and reinstated
8. Skirtings to be reinstated to match original

24.05.23 IM Issued for Listed Building Consent

PLANNING

DSDHA
 357 Kennington Lane London SE11 5QY
 T 020 7703 3555
 F 020 7703 3890
 E info@dshda.co.uk
 W www.dshda.co.uk

project
Museum Street and West Central Street

London, WC1A 1JR
 drawing title

WCS - Proposed First Floor Plan

drawn	size	date	scale
JM	A1	24/05/23	1 : 100
drawing number	revision		

295B_P20.191 -

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WEST CENTRAL STREET

MUSEUM STREET

Vine Lane Building

1 Museum Street

