

WEST CENTRAL STREET



NEW OXFORD STREET

MUSEUM STREET

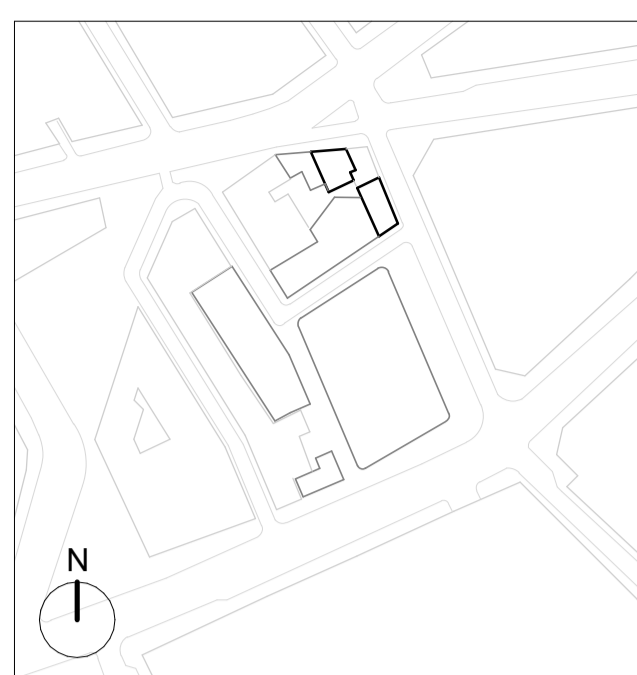
Vine Lane Building

WEST CENTRAL STREET

1 Museum Street



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 non-material 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

The proposals for 16a-18 West Central Street & 39-41 New Oxford Street are shown within this application for context only and do not form part of this listed building application. Please review the associated planning application separately.

Drawings to be read in conjunction with The Schedule of Works

- KEY:**
- 35 New Oxford Street**
- Existing stair & balusters retained & repaired
 - Existing envelope walls to be upgraded thermally with mineral wool & plasterboard internally; Historic joinery, where existing, to be fitted and reinstated.
 - New vertical services cupboard
 - Historic joinery to be retained and repaired where extant
 - Existing door architraves to be retained & repaired; Doors to be replaced with fire-rated timber doors (FR30min) in appropriate historic style
 - Existing floor built-up retained & floorboards repaired
 - New fire-rated timber door (FR30min) in appropriate historic style
 - Existing fireplace retained & repaired
- 37 New Oxford Street**
- Existing stair & balusters retained & repaired
 - Existing envelope walls to be upgraded thermally with mineral wool & plasterboard internally; Historic joinery, where existing, to be fitted and reinstated.
 - New vertical services cupboard
 - Historic joinery to be retained and repaired where extant
 - Existing door architraves to be retained & repaired; Doors to be replaced with fire-rated timber doors (FR30min) in appropriate historic style
 - Existing floor built-up retained & floorboards repaired
- 11-12 Museum Street**
- Existing stair & balusters removed and new lobby created that connects 1B WCS via deck access
 - Demolition of existing 1930's extension above first floor; new envelope wall infill to form continuous west elevation wall.
 - New lightweight partition & door installed to form new bedroom
 - Existing envelope walls to be upgraded thermally with mineral wool & plasterboard internally; Historic joinery, where existing, to be reinstated.
 - New partition & door installed to form new bathroom; new sanitaryware installed.
 - New lightweight infill to existing opening
 - New opening within existing wall
 - New partition & door installed to form new lobby
 - New vertical services cupboard
 - Existing party walls to be upgraded thermally with mineral wool & plasterboard internally; Historic joinery, where existing, to be fitted and reinstated on top of insulation.
- 10 Museum Street**
- General Note: Lath & plaster wall & ceiling finish to be retained and repaired; Existing floor built-up retained & floorboards of be repaired
- Existing stair & balusters retained & repaired
 - Existing fireplace and cooking range retained & repaired
 - Existing cupboards retained & repaired
 - Existing architraves to be retained & repaired; Doors to be replaced with fire-rated timber doors (FR30min) in appropriate historic style
 - Existing floor built-up retained & floorboards repaired
 - Historic window surrounds, coving, cornices and skirtings to be retained

24.05.23 IM Issued for Listed Building Consent

PLANNING

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project
Museum Street and West Central Street

London, WC1A 1JR
 drawing title

WCS - Proposed Third Floor Plan

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

295B_P20.193 -

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