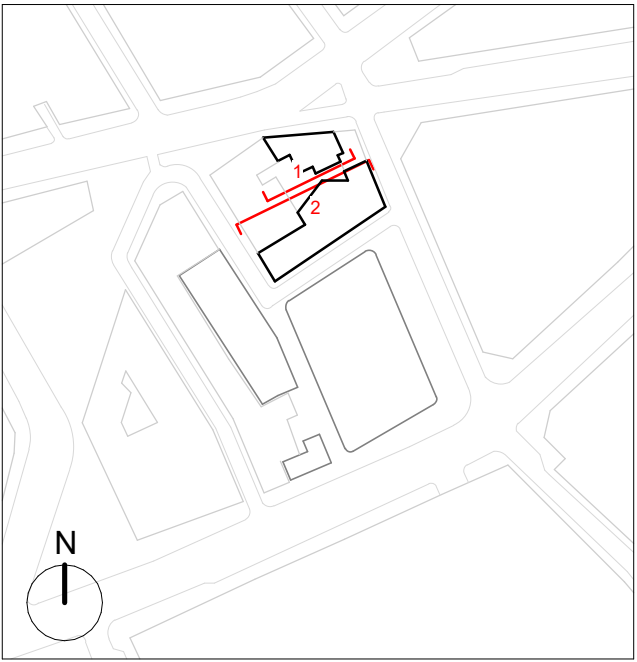


NOTES



GENERAL NOTES:

Planning Boundary shown is intended to align with proposed West End Project kerb extents along High Holborn. Post-submission amendment to as-built kerb line may be required.

The internal layouts within office 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, refer to Landscape drawings for details.

Plant layouts are indicative only.

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

Museum Street landscape proposals are indicative.

Materials Key

- Replacement Timber shopfronts
- Replacement Timber Retail Entrance
- Timber signage zone
- Existing windows to be repaired and upgraded thermally to match 33 NOS
- Existing façade repaired and repainted
- Existing windows to be repaired and upgraded thermally to match existing
- Existing windows to be replaced with timber double glazed units
- Replacement shopfronts
- Replacement Retail Entrance
- Replacement Timber Residential Entrance
- Timber door
- Existing windows to be repaired and upgraded thermally to match existing; Existing secondary glazing to the removed and upgraded
- Bespoke PPC guardrail
- PPC metalwork, colour varies
- GRC Cladding
- Insulated Render System with Deco profiles
- Curtain walling, colour varies
- Aluminium Casement Window, colour varies
- Bespoke PPC Aluminium Louvred Door
- Brickwork
- Pre-cast Brick Cornice
- Brickwork: Corbel Detail
- Existing Brickwork: repaired and repointed
- New timber door to access courtyard
- Metal stair
- Generator Vents Screen
- New render to match existing (10-12 Museum Street) East facade
- New timber window to match existing (11 Museum Street)
- New Timber Door to Residential Entrance
- Existing handrails repaired and repainted

B 24.05.23 IM Issued for Planning
A 01.06.22 IM Issued for Planning Addendum
- 22.03.21 IM Issued for Planning

PLANNING

rev	date	author / check	comments
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project

Museum Street and West Central Street

London, WC1A 1JR

drawing title

WCS - Courtyard Elevations - Sheet 1

drawn	size	date	scale
Author	A1	22/03/21	1 : 100
drawing number			revision

295B_P30.142

B

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33 New Oxford Street Site Extents (Courtyard) 45 New Oxford Street West Central Street

2 Courtyard - Proposed North Elevation

1 : 100



45 New Oxford Street Site Extents (Courtyard) 33 New Oxford Street

1 Courtyard - Proposed South Elevation

1 : 100

