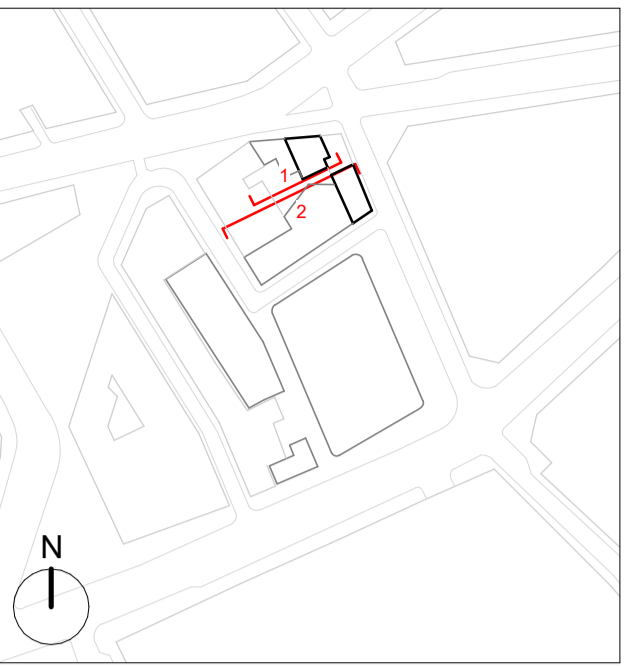


**NOTES**



**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 Extents

**Materials Key:**

1. Replacement Timber shopfronts
2. Replacement Timber Retail Entrance
3. Timber signage zone
4. Existing windows to be deglazed, repaired and fitted with vacuum glazing; glazing bars to be added to match 33 New Oxford Street
5. Existing façade repaired and repainted
6. Existing windows to be deglazed, repaired and fitted with vacuum glazing; Existing secondary glazing to be removed and replaced/upgraded
7. Timber door
8. Bespoke PPC guardrail
9. PPC metalwork, colour varies
10. Existing Brickwork: repaired and repointed
11. New timber door to access courtyard
12. Metal stair
13. New loadbearing brick wall, rendered to match existing Museum St façade, and tooled to imitate Ashlar.
14. New timber window to match existing (11 Museum Street)
15. New Timber Door to Residential Entrance
16. Existing handrails repaired and repainted
17. Existing façade repaired, repainted and tooled to imitate Ashlar
18. Brickwork
19. Pre-cast Brick Cornice
20. Existing opening to be infilled in brick, walls made good, rendered and tooled to imitate Ashlar to match existing Museum St façade.
21. Architectural Metalwork Gate

24.05.23 IM Issued for Listed Building Consent

# PLANNING

rev	date	author / check	comments
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project  
**10-12 Museum Street and 35-37 New Oxford Street**

London, WC1A 1JR  
 drawing title

Courtyard Elevations - Sheet 1

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

295B\_P30.152 -

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33 New Oxford Street      Courtyard      45 New Oxford Street      West Central Street

**1 Proposed Elevation - Courtyard - North Elevation**

1 : 100

45 New Oxford Street      39-41 New Oxford Street      Application Extents (35-37 New Oxford Street)      33 New Oxford Street

**2 Proposed Elevation - Courtyard - South Elevation**

1 : 100

