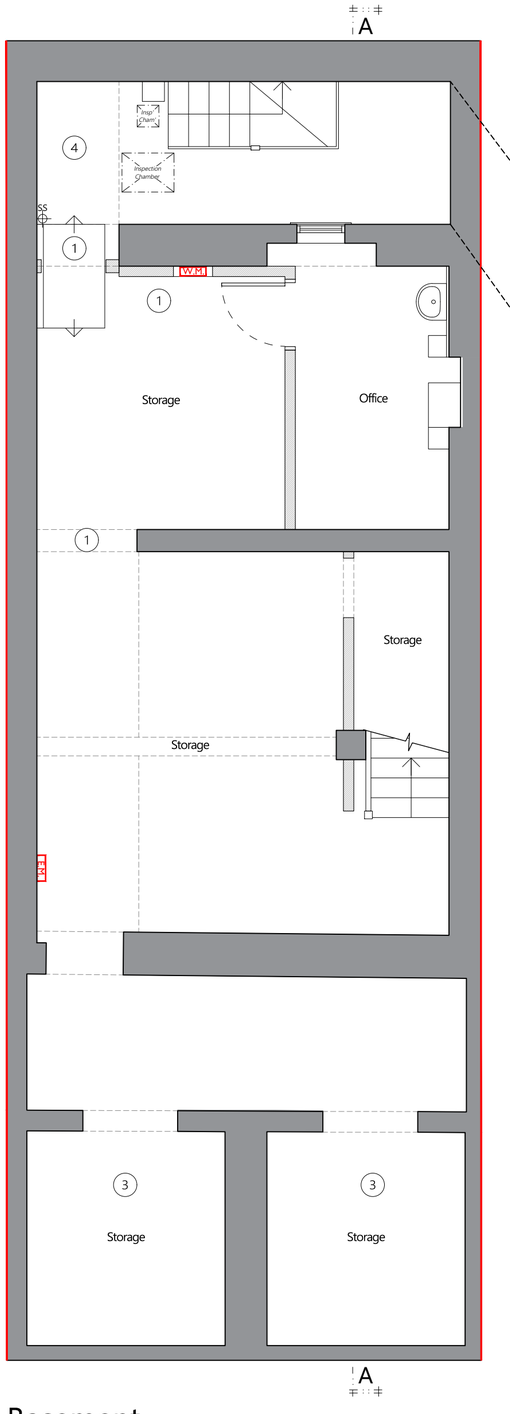
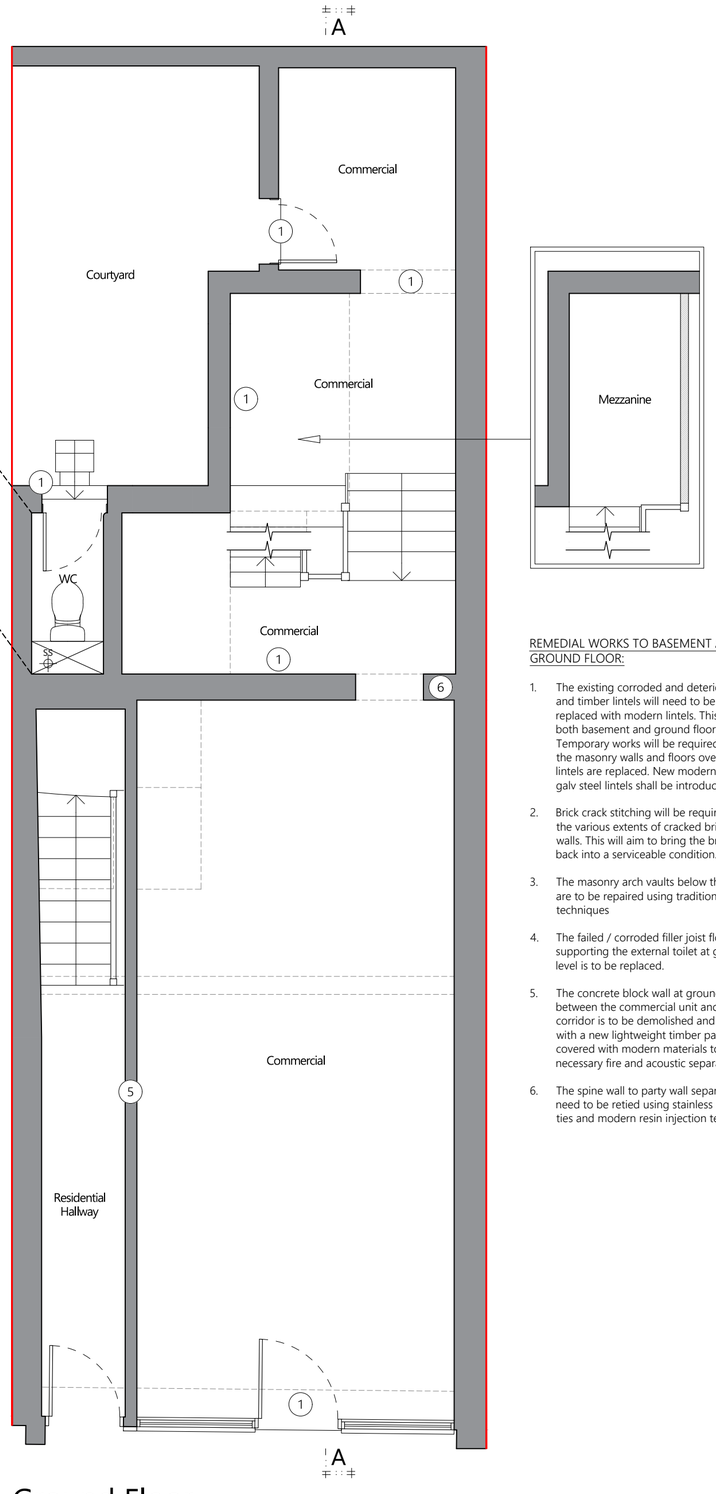
REVISIONS

REV	DESCRIPTION	DRAWN	CHKD	DATE



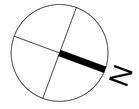
Basement
Scale: 1:50 @ A2



Ground Floor
Scale: 1:50 @ A2

REMEDIAL WORKS TO BASEMENT AND GROUND FLOOR:

1. The existing corroded and deteriorated steel and timber lintels will need to be fully replaced with modern lintels. This applies to both basement and ground floor level. Temporary works will be required to support the masonry walls and floors over whilst the lintels are replaced. New modern precast or galv steel lintels shall be introduced.
2. Brick crack stitching will be required across the various extents of cracked brickwork walls. This will aim to bring the brickwork back into a serviceable condition.
3. The masonry arch vaults below the pavement are to be repaired using traditional masonry techniques
4. The failed / corroded filler joist floor supporting the external toilet at ground floor level is to be replaced.
5. The concrete block wall at ground floor level between the commercial unit and communal corridor is to be demolished and replaced with a new lightweight timber partition covered with modern materials to offer the necessary fire and acoustic separation.
6. The spine wall to party wall separation will need to be retied using stainless steel bow ties and modern resin injection techniques.



0m 0.5 1 1.5 2 2.5 3 3.5 4 4.5

NOTES

1. Drawing to be read in conjunction with specification and all relevant drawings.
2. Do not scale from this drawing unless for planning or transfer purposes - figured dimensions should be used where shown.
3. If you are in doubt of the contents of the drawing, please report discrepancies to the architect.
4. The architect is not liable for any faults relied on by third party consultants

PROJECT

39 Marchmont Street
London, WC1N 1AP

DRAWING TITLE

Proposed
Basement & Ground Floor Plans

PROJECT REF. | SHEET NO.

CP-2023-41 | S1-10

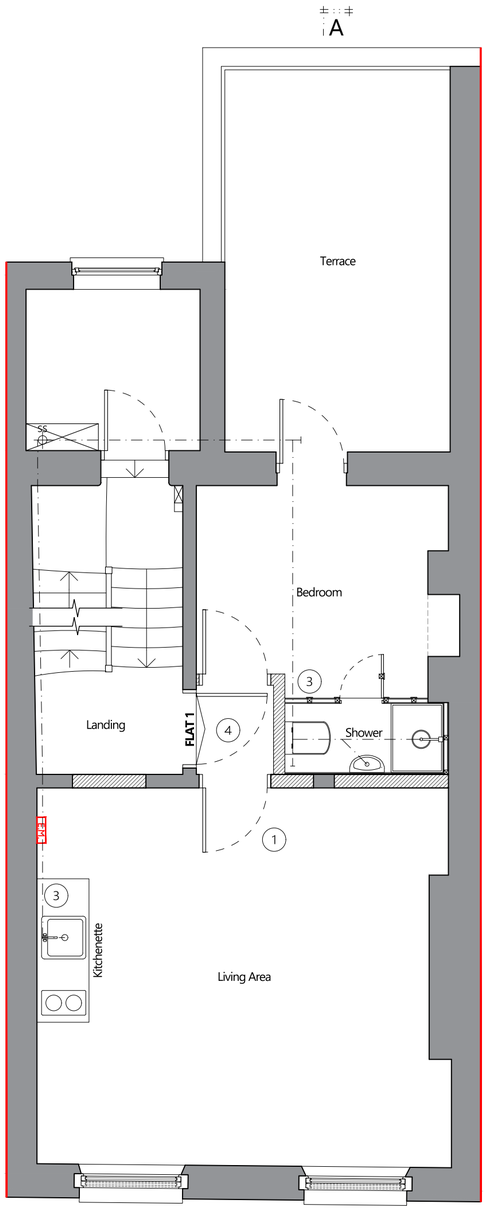
SCALE	SHEET SIZE	DATE	CLIENT	PURPOSE
1:50	A2	02|10|2023	--	PLANNING

City Planning

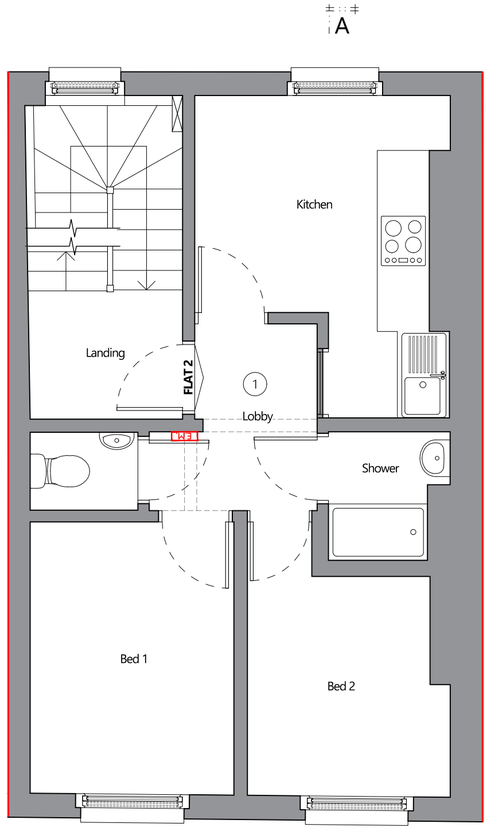
City Planning Ltd.
Third Floor, 244 Vauxhall Bridge Road, London, SW1V 1AU
T: 0203 393 2540 www.city-planning.co.uk

REVISIONS

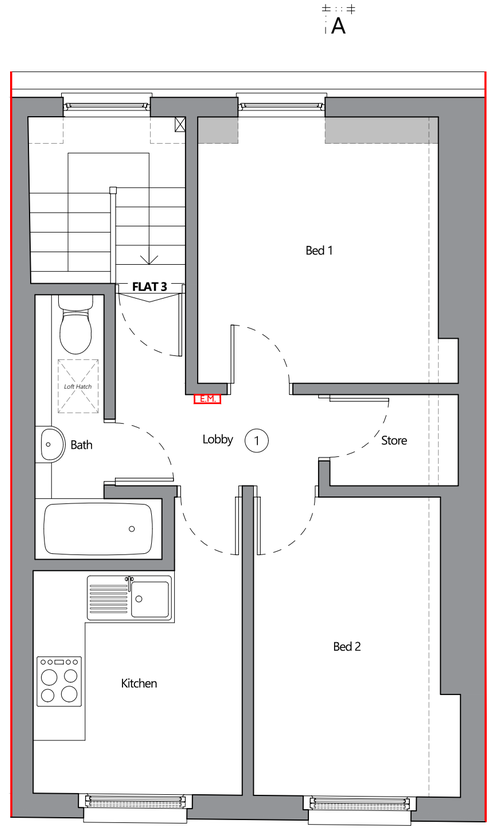
REV	DESCRIPTION	DRAWN	CHKD	DATE



First Floor
Scale: 1:50 @ A2



Second Floor
Scale: 1:50 @ A2

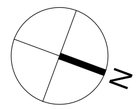


Third Floor
Scale: 1:50 @ A2

REMEDIAL WORKS TO INTERNAL STRUCTURE:

(subject to a full investigation of the existing floor joists)

1. The timber floors at the upper levels show extensive sag / deflection due to both age and historic defects such as excessive notching. The additional load applied due to partition works has also contribute to the joists becoming overstressed and hence deflecting further than expected. New joists are to be introduced adjacent to the existing joists or at 600mm ctrs (whichever greater), supported on the external walls at one end and the central spine structure at the other end of the joist. They shall be through bolted to the existing joists at regular centres. The new joists shall be installed to be level across the entire floor plate.
2. Where joists meet the external walls, brick repairs are likely required. Investigations show the façade may reduce to one brick thickness through the zone of the floor. New reclaimed brickwork to be introduced in lime based mortars.
3. Proposed drainage run through floor to connect to existing soil pipe.
4. Historic (blocked up) opening to be reinstated to form new fire protected entrance lobby into Flat 1.



0m 0.5 1 1.5 2 2.5 3 3.5 4 4.5

NOTES

1. Drawing to be read in conjunction with specification and all relevant drawings.
2. Do not scale from this drawing unless for planning or transfer purposes - figured dimensions should be used where shown.
3. If you are in doubt of the contents of the drawing, please report discrepancies to the architect.
4. The architect is not liable for any faults relied on by third party consultants

PROJECT

39 Marchmont Street
London, WC1N 1AP

DRAWING TITLE

Proposed
First, Second & Third Floor Plans

PROJECT REF. | SHEET NO.

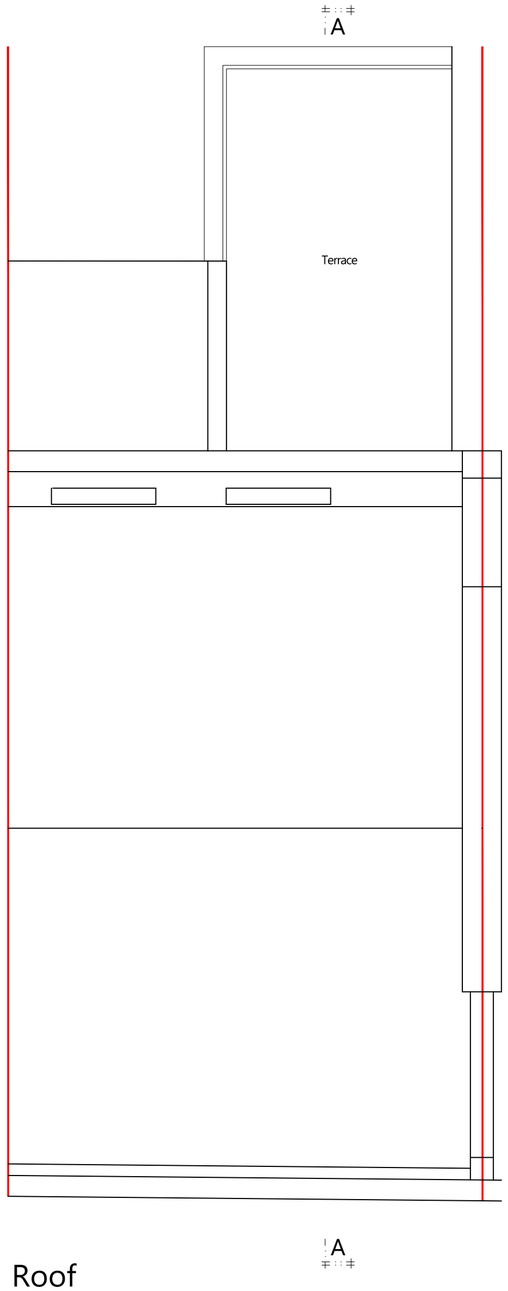
CP-2023-41 | S1-11

SCALE	SHEET SIZE	DATE	CLIENT	PURPOSE
1:50	A2	02|10|2023	--	PLANNING

City Planning Ltd.
Third Floor, 244 Vauxhall Bridge Road, London, SW1V 1AU
T: 0203 393 2540 www.city-planning.co.uk

REVISIONS

REV	DESCRIPTION	DRAWN	CHKD	DATE



Roof
Scale: 1:50 @ A2

N

0m 0.5 1 1.5 2 2.5 3 3.5 4 4.5

NOTES
1. Drawing to be read in conjunction with specification and all relevant drawings.
2. Do not scale from this drawing unless for planning or transfer purposes - figured dimensions should be used where shown.
3. If you are in doubt of the contents of the drawing, please report discrepancies to the architect.
4. The architect is not liable for any faults relied on by third party consultants

PROJECT

39 Marchmont Street
London, WC1N 1AP

DRAWING TITLE

Proposed
Roof Plan

PROJECT REF. | SHEET NO.

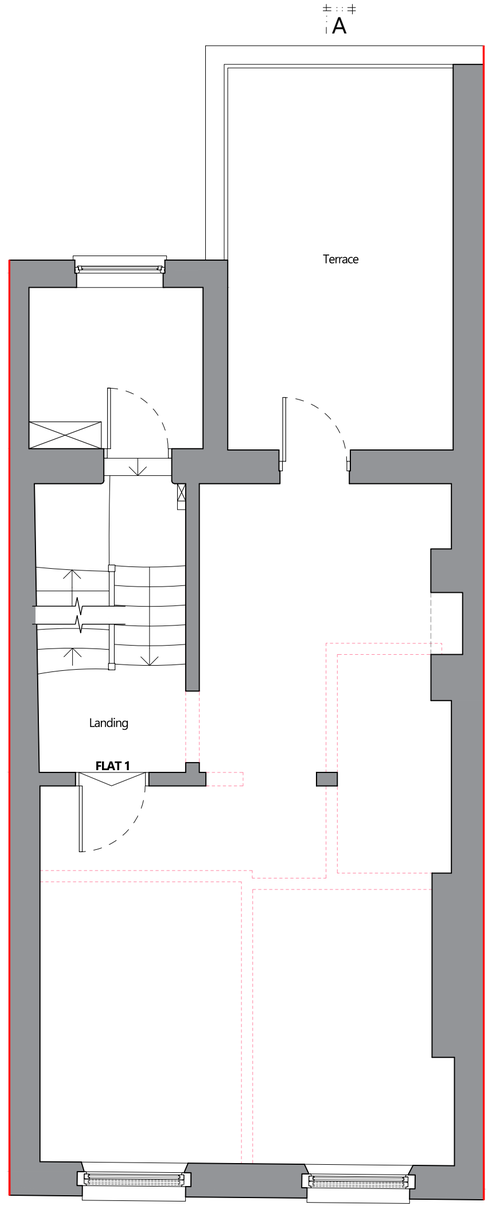
CP-2023-41 | S1-12

SCALE	SHEET SIZE	DATE	CLIENT	PURPOSE
1:50	A2	20|12|2023	--	PLANNING

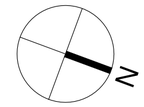
City Planning Ltd.
Third Floor, 244 Vauxhall Bridge Road, London, SW1V 1AU
T: 0203 393 2540 www.city-planning.co.uk

REVISIONS

REV	DESCRIPTION	DRAWN	CHKD	DATE



First Floor
Scale: 1:50 @ A2



0m 0.5 1 1.5 2 2.5 3 3.5 4 4.5

NOTES
1. Drawing to be read in conjunction with specification and all relevant drawings.
2. Do not scale from this drawing unless for planning or transfer purposes - figured dimensions should be used where shown.
3. If you are in doubt of the contents of the drawing, please report discrepancies to the architect.
4. The architect is not liable for any faults relied on by third party consultants

PROJECT
39 Marchmont Street
London, WC1N 1AP

DRAWING TITLE
Proposed Demolition Plans

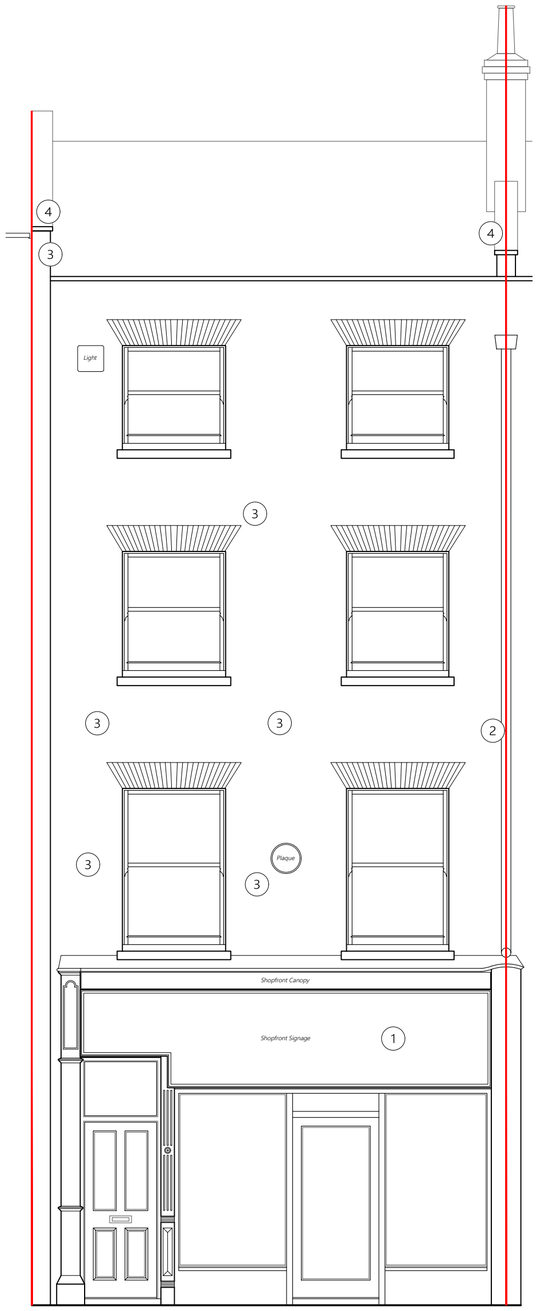
PROJECT REF. | SHEET NO.
CP-2023-41 | S1-13

SCALE	SHEET SIZE	DATE	CLIENT	PURPOSE
1:50	A2	20|12|2023	--	PLANNING

City Planning
City Planning Ltd.
Third Floor, 244 Vauxhall Bridge Road, London, SW1V 1AU
T: 0203 393 2540 www.city-planning.co.uk

REVISIONS

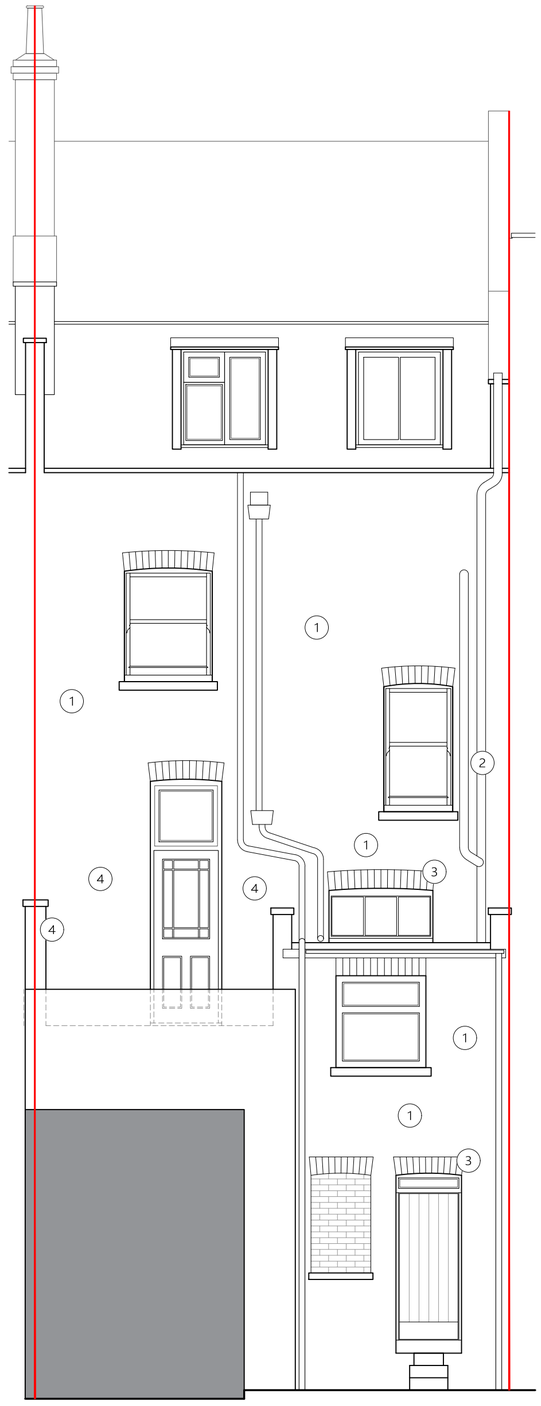
REV	DESCRIPTION	DRAWN	CHKD	DATE



REMEDIAL WORKS TO FRONT ELEVATION:

1. Steel beam over shop frontage to be replaced with a new modern steel beam with adequate corrosion protection, bearing and packing to support wall above. All existing signage and decoration to be locally removed. Historic features to be retained if possible or otherwise recorded for later reinstatement. The masonry façade above shall be propped using temporary works including needles and props through the masonry above the existing beam. Once the façade is safely supported, the beam is to be removed and replaced with a new steel beam with suitable corrosion protection. The beam to be sited on new padstones or structural steel columns at each end. Brickwork, signage and decoration to be reinstated.
2. Remove the rainwater pipe fully and repair damaged brickwork behind. Replace bricks if required using reclaimed bricks to closely match existing. Mortar repairs to be made in lime-based mortar. Replace rainwater goods with conservation style cast iron to match existing.
3. Repair the cracks to the facades (internally and externally) using proprietary crack bonding stainless steel ties and lime based replacement mortars (by helifix or similarly approved).
4. Replace or repair existing coping stones ensuring the stones are well seated on a new bed of lime grade mortar with DPC below.

Front Elevation
Scale: 1:50 @ A2



REMEDIAL WORKS TO REAR ELEVATION:

Note: Historic structural interventions at the ground and lower ground floor below the façade are to be fully repaired with new suitable structural supports to ensure the ongoing stability of the rear of the property.

1. Repair the cracks to the facades (internally and externally) using proprietary crack bonding steel ties and lime-based replacement mortars.
2. Remove soil pipes and repair damaged brickwork behind.
3. Temporarily support and repair failed lintels using new reclaimed masonry and lime mortar to reinstate cracked bricks and failed supports.
4. Remove all cementitious render.

Rear Elevation
Scale: 1:50 @ A2

0m 0.5 1 1.5 2 2.5 3 3.5 4 4.5

NOTES
1. Drawing to be read in conjunction with specification and all relevant drawings.
2. Do not scale from this drawing unless for planning or transfer purposes - figured dimensions should be used where shown.
3. If you are in doubt of the contents of the drawing, please report discrepancies to the architect.
4. The architect is not liable for any faults relied on by third party consultants

PROJECT
39 Marchmont Street
London, WC1N 1AP

DRAWING TITLE
Proposed
Front & Rear Elevations

PROJECT REF. | SHEET NO.
CP-2023-41 | S1-20

SCALE	SHEET SIZE	DATE	CLIENT	PURPOSE
1:50	A2	02|10|2023	--	PLANNING

City Planning
City Planning Ltd.
Third Floor, 244 Vauxhall Bridge Road, London, SW1V 1AU
T: 0203 393 2540 www.city-planning.co.uk

REVISIONS

REV	DESCRIPTION	DRAWN	CHKD	DATE

Section A-A
Scale: 1:50 @ A2

0m 0.5 1 1.5 2 2.5 3 3.5 4 4.5

NOTES
1. Drawing to be read in conjunction with specification and all relevant drawings.
2. Do not scale from this drawing unless for planning or transfer purposes - figured dimensions should be used where shown.
3. If you are in doubt of the contents of the drawing, please report discrepancies to the architect.
4. The architect is not liable for any faults relied on by third party consultants

PROJECT
39 Marchmont Street
London, WC1N 1AP

DRAWING TITLE
Proposed Cross Section

PROJECT REF. | SHEET NO.
CP-2023-41 | S1-30

SCALE	SHEET SIZE	DATE	CLIENT	PURPOSE
1:50	A2	20|09|2023	--	PLANNING

City Planning
City Planning Ltd.
Third Floor, 244 Vauxhall Bridge Road, London, SW1V 1AU
T: 0203 393 2540 www.city-planning.co.uk