

Zetter Hotel 2-7 Montague Street

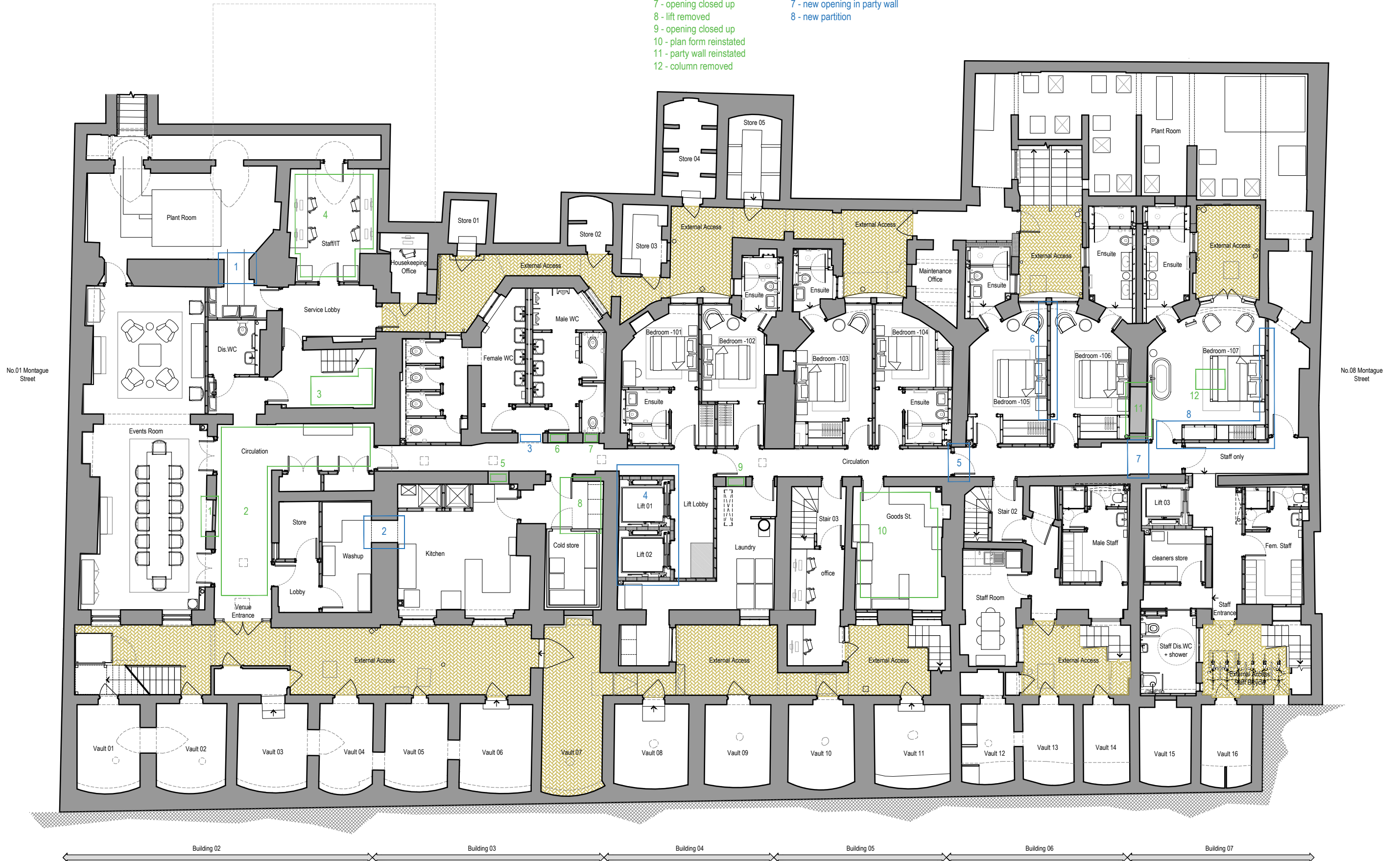
Fabric Review Plans

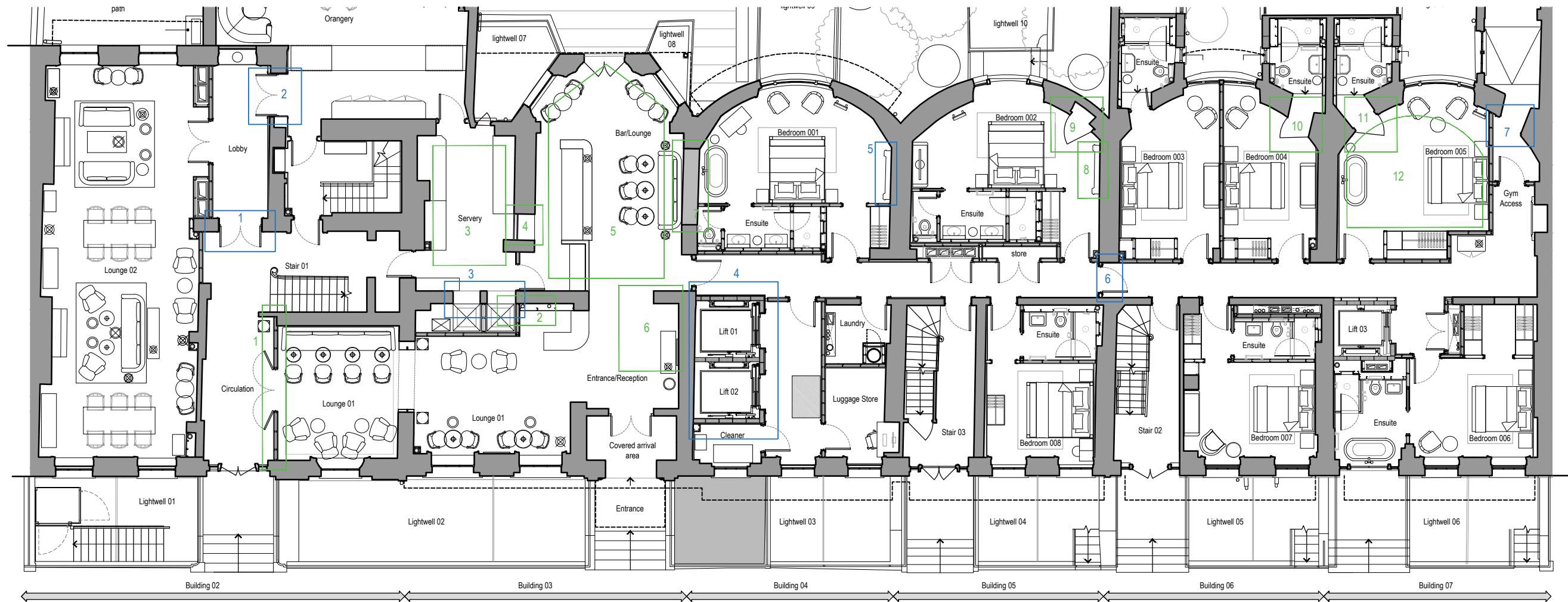
2-7 Montague Street - Lower Ground Floor Plan
 Existing - Proposed Overlay
 Fabric review
 Atelierdb 19.02.2024

Red Lines show existing arrangement

- benefit
- 1 - opening closed up
 - 2 - brick vaults exposed
 - 3 - walls removed exposing stair
 - 4 - plan form reinstated
 - 5 - opening closed up
 - 6 - opening closed up
 - 7 - opening closed up
 - 8 - lift removed
 - 9 - opening closed up
 - 10 - plan form reinstated
 - 11 - party wall reinstated
 - 12 - column removed

- intervention
- 1 - opening for ductwork
 - 2 - opening for service link
 - 3 - new opening in internal wall
 - 4 - new lift core (in area of historic intervention)
 - 5 - new opening in party wall
 - 6 - new partition
 - 7 - new opening in party wall
 - 8 - new partition



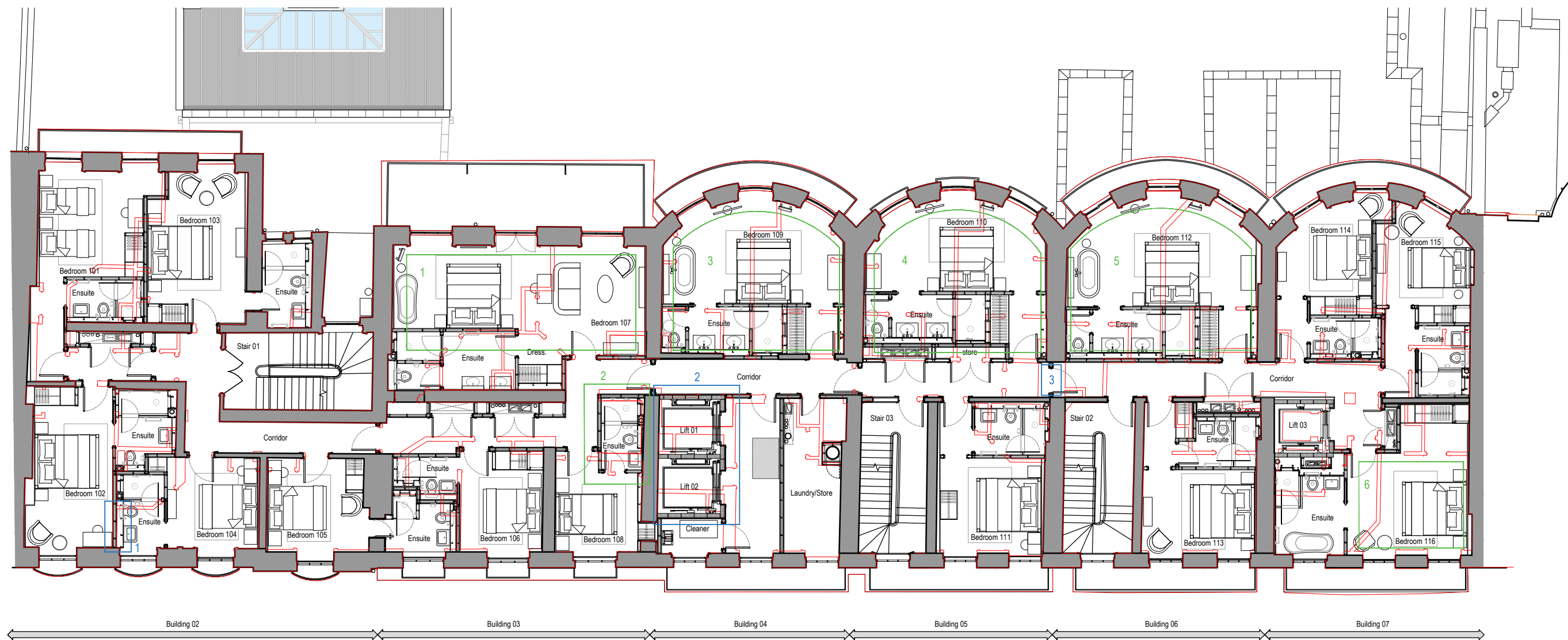


2-7 Montague Street - Ground Floor Plan
 Existing - Proposed Overlay
 Fabric review
 Atelierdb 19.02.2024

Red Lines show existing arrangement

- benefit
- 1 - plan form reinstated
 - 2 - opening in wall infilled
 - 3 - plan form reinstated
 - 4 - wall infilled
 - 5 - plan form reinstated
 - 6 - lift removed
 - 7 - party wall reinstated
 - 8 - fireplace retained (not in original position)
 - 9 - existing curved door
 - 10 - relocated existing curved door
 - 11 - existing curved door
 - 12 - plan form much improved

- intervention
- 1 - doorway widened to comply with escape regulations
 - 2 - existing opening raised to provide compliant escape
 - 3 - 2msq holes formed in crosswall
 - 4 - new lifts (in existing historical intervention area)
 - 5 - fireplace moved along wall
 - 6 - new opening in party wall
 - 7 - curved door to be relocated (could remain)



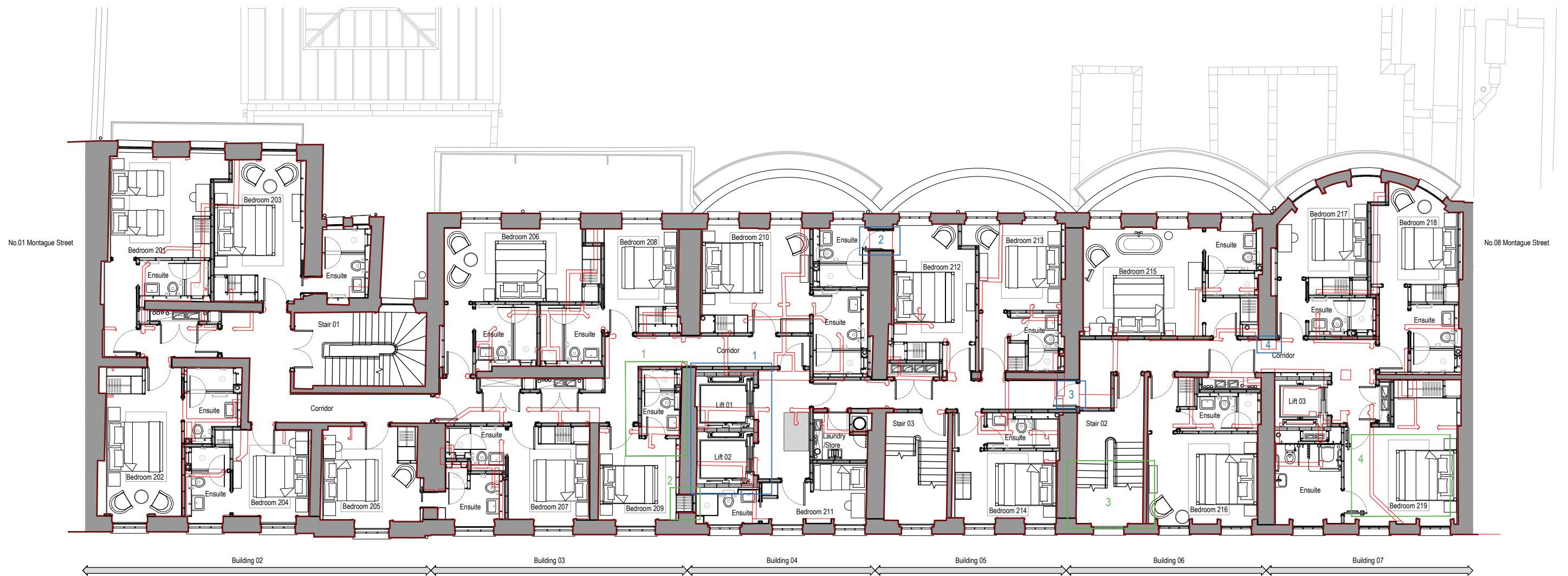
2-7 Montague Street - First Floor Plan
 Existing - Proposed Overlay
 Fabric review
 Atelierdb 19.02.2024

Red Lines show existing arrangement

- benefit
- 1 - plan form reinstated
 - 2 - lift removed
 - 3 - plan form reinstated
 - 4 - plan form reinstated
 - 5 - plan form reinstated
 - 6 - plan form reinstated

interventions

- 1 - period door to be relocated, not in original location
- 2 - new lift core, in existing historical intervention area
- 3 - new opening through party wall

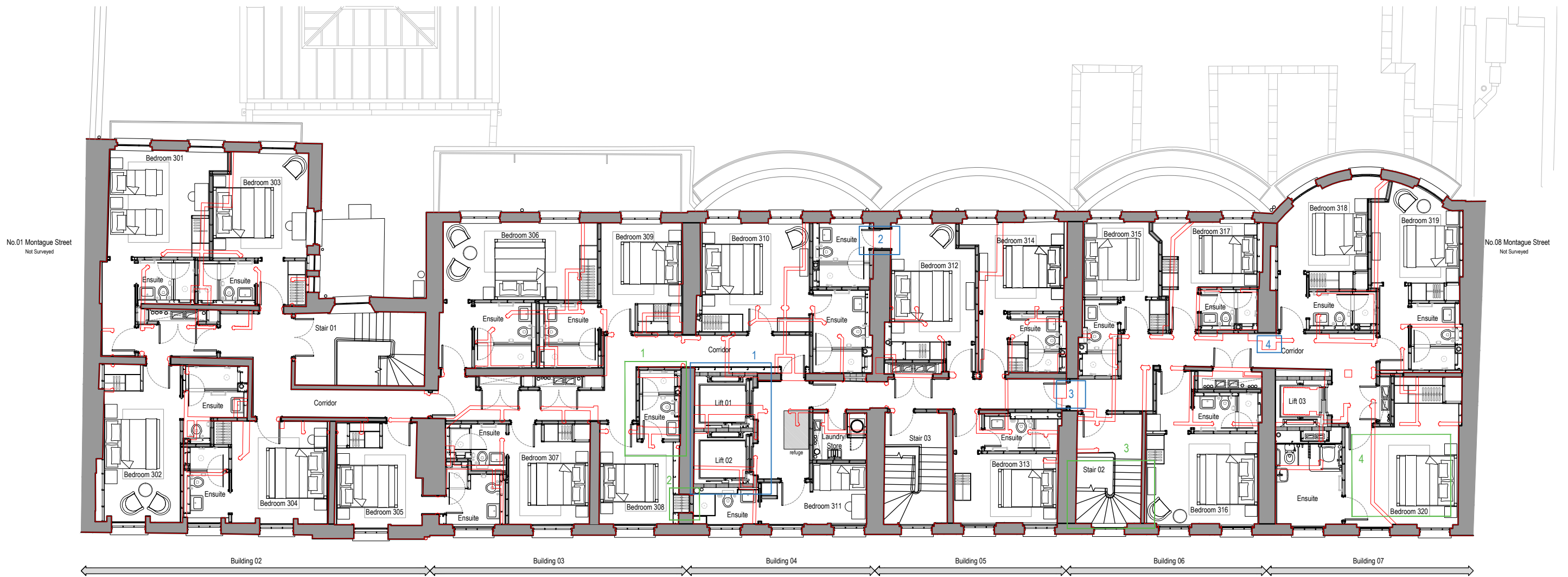


2-7 Montague Street - Second Floor Plan
 Existing - Proposed Overlay
 Fabric review
 Atelierdb 19.02.2024

Red Lines show existing arrangement

- benefit
- 1 - lift core removed
 - 2 - party wall infilled
 - 3 - staircase to be repaired (changed to timber previous)
 - 4 - plan form reinstated

- interventions
- 1 - new lift core, in existing historical intervention area
 - 2 - new opening through party wall
 - 3 - new opening through party wall
 - 4 - removal of part party wall for disabled width



2-7 Montague Street - Third Floor Plan
 Existing - Proposed Overlay
 Fabric review
 Atelierdb 19.02.2024

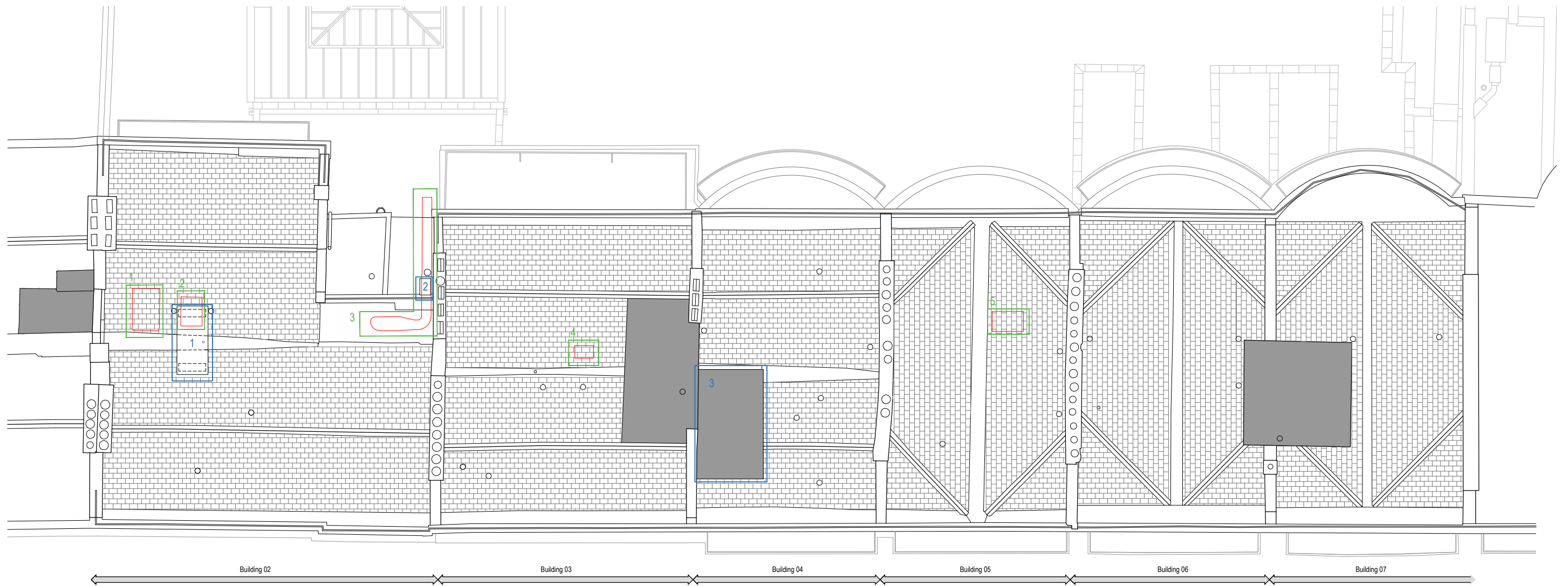
Red Lines show existing arrangement

benefit

- 1 - lift core removed
- 2 - party wall infilled
- 3 - staircase to be repaired (changed to timber previous)
- 4 - plan form reinstated

interventions

- 1 - new lift core, in existing historic intervention area
- 2 - new opening through party wall
- 3 - new opening through party wall
- 4 - removal of part party wall for disabled width



2-7 Montague Street - Roof Plan
 Existing - Proposed Overlay
 Fabric review
 Atelierdb 19.02.2024

Red Lines show existing arrangement

- benefit
- 1 - roof enclosure removed
 - 2 - reof enclosure removed
 - 3 - kitchen extract removed
 - 4 - roof enclosure removed
 - 5 - roof enclosure removed

- interventions
- 1 - ductwork 'bridge' added
 - 2 - kitchen extract added (much improved)
 - 3 - lift over run enclosure