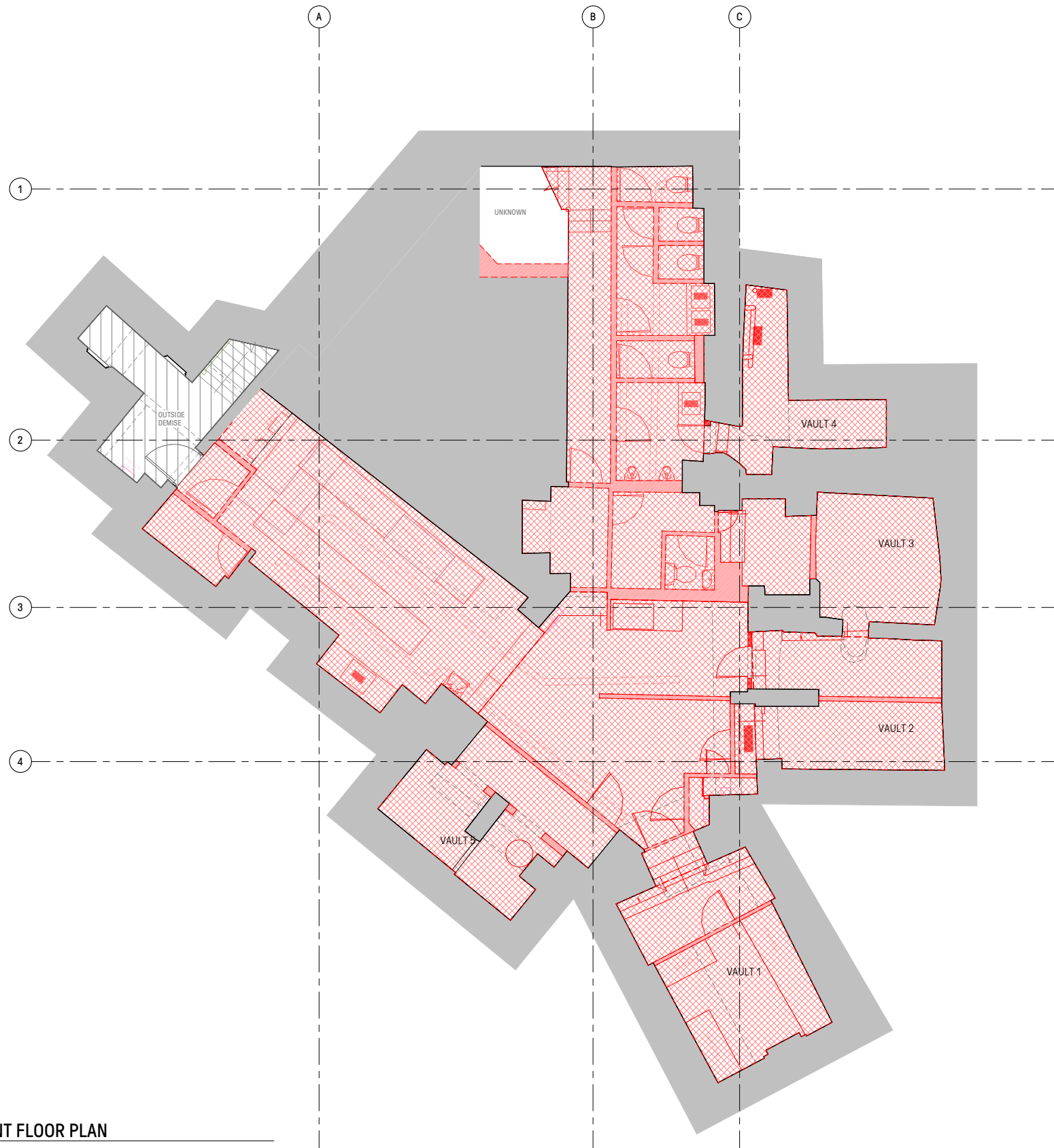


Appendix



1 DEMOLITION BASEMENT FLOOR PLAN
1:50



Notes:
All drawings are subject to detailed design development, dimensional checking of critical dimensions, input from the wider design team, statutory consents and client review and approval. All existing and proposed drawings are based upon survey information provided by others. Whilst every reasonable care has been taken to verify such information CGI cannot be held liable for its veracity or accuracy. All dimensions are to be checked on site prior to the commencement of fabrication.

Existing partitioning, linings, suspended ceilings and doors to be removed where shown in red
Remove all redundant fixings, fixtures, pipeworks, services, floor finishes and substrates
Flooring works
Remove existing floor finishes, remove any cement/adhesive residue, fixings, redundant services/pipework and apply levelling screed - if required - to give clean, level, consistent finish.

Basement
Excavation of vaults to maximise their clear height (2.2m)
Levelling of the main basement area with partial excavation where required

Ground Floor
Partial demolition of GF slab to provide threshold access from Monmouth St Entrance

VAULT SCHEDULE						
Name	Area	Existing Floor to Ceiling Height	Required Excavation	Required Steps	New FFL	Proposed Floor to Ceiling Height
VAULT 1	15.0m ²	1.80m	440mm	0	+15.70	2.20m
VAULT 2	15.0m ²	1.80m	470mm	0	+15.50	2.20m
VAULT 3	11.7m ²	1.70m	500mm	0	+15.20	2.20m
VAULT 4	7.0m ²	1.80m	400mm	0	+15.50	2.20m
VAULT 5	7.0m ²	2.00m	700mm to be level with main basement area	0	+16.30	2.72m

BASEMENT AREA SCHEDULE					
Name	Area	Existing Height	Required Excavation	New FFL	Proposed Floor to Ceiling Height
SEATING AREA	51.0m ²	2.40m	710-840mm	+16.30	3.18-3.40m
STAIR	17.0m ²	2.40m	840mm	+16.30	2.20m
KITCHEN/BICH	35.0m ²	2.10m	1100mm	+16.30	2.20m

*Required excavation to achieve 2.2m height

Rev Date By Description

Project
50-52 MONMOUTH STREET
COVENT GARDEN
LONDON

Drawing Title
DEMOLITION BASEMENT FLOOR PLAN

Project Status
PLANNING

Client Logo



Client
SHAFESBURY CAPITAL
Project Number
P23-065

Contract Number
n/a
Scale @ A1
1 : 50

Date
09/02/24

Drawn By
MI

Checked By
GD

Drawing Number Identifier
PL1020

Revision

Drawing Number
CGL-Z1-B1-DR-A-PL1020

28A Easton St
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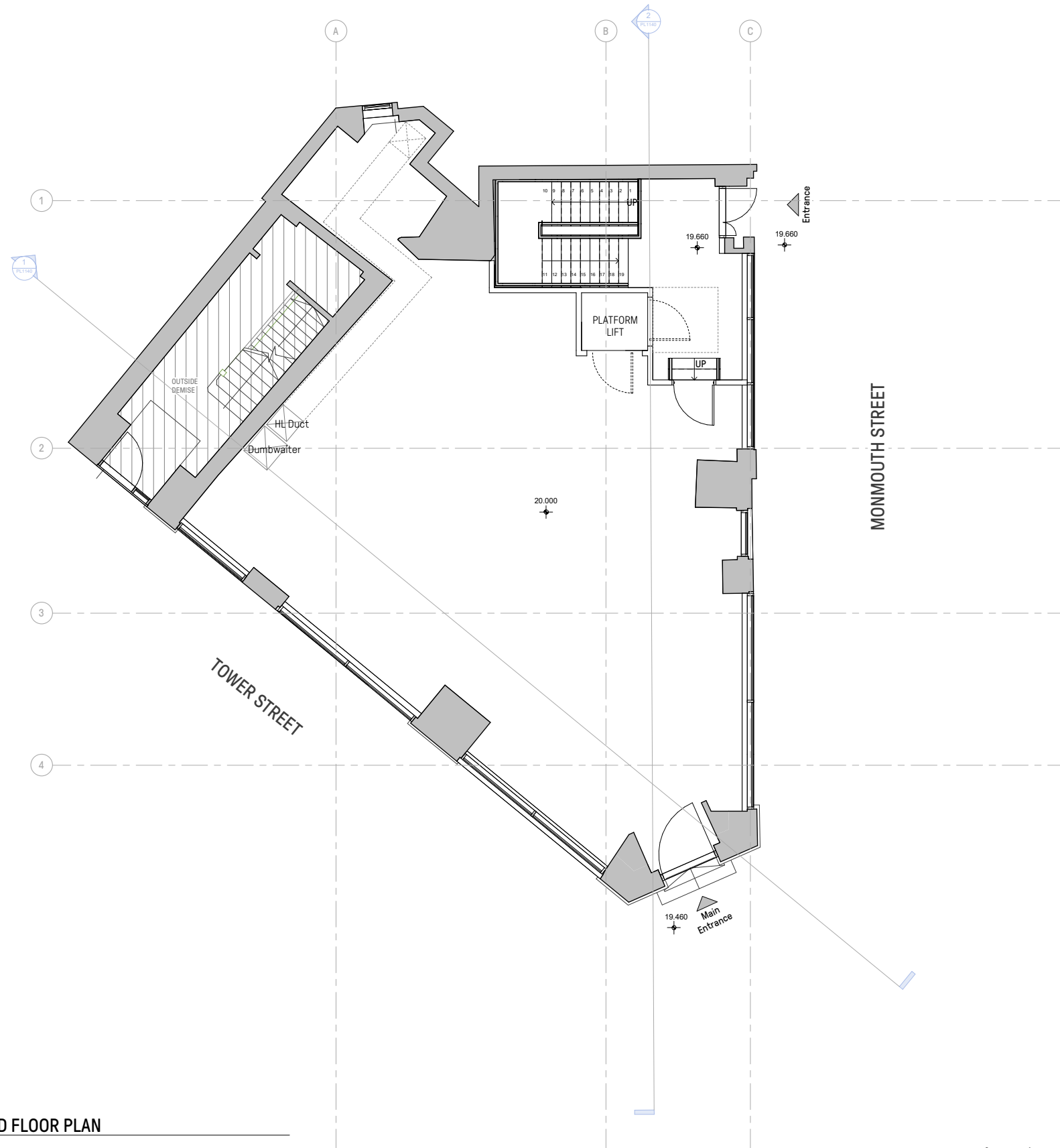
020 7539 1200
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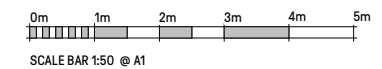
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Appendix



1 PROPOSED GROUND FLOOR PLAN
1:50



Notes:
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GROUND FLOOR PROPOSED
TOTAL GIA: 139sqm

Rev	Date	By	Description

Project
**50-52 MONMOUTH STREET
COVENT GARDEN
LONDON**

Drawing Title
PROPOSED GROUND FLOOR PLAN

Project Status
PLANNING

Client Logo



Client
**SHAFTESBURY
CAPITAL**
Project Number
P23-065

Contract Number
n/a
Scale @ A1
1 : 50

Date
09/02/24

Drawn By
MI
Checked By
GD

Drawing Number Identifier
PL1102

Revision

Drawing Number
CGL-Z1-00-DR-A-PL1102

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London, WC1X 0DS

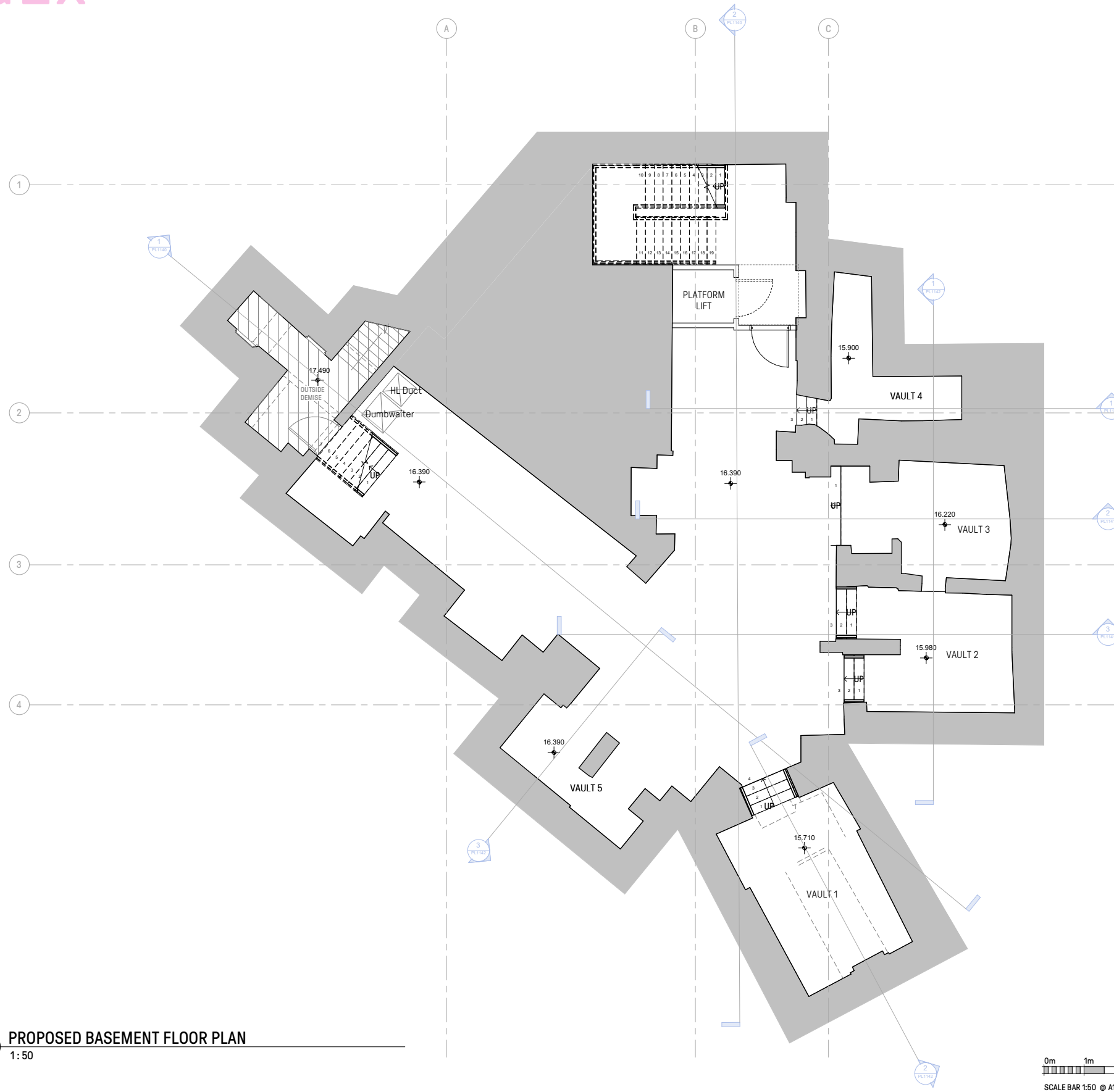
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Appendix



1 PROPOSED BASEMENT FLOOR PLAN
1:50



Notes:
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BASEMENT FLOOR PROPOSED
TOTAL GIA: 145sqm

VAULT SCHEDULE						
Name	Area	Existing Floor to Ceiling Height	Required Excavation	Required Steps	New FFL	Proposed Floor to Ceiling Height
VAULT 1	13 m ²	1.50m	400mm	4	+15.710	2.20m
VAULT 2	12 m ²	1.50m	100mm	2	+15.900	2.20m
VAULT 3	11 m ²	1.70m	100mm	1	+16.220	2.20m
VAULT 4	7 m ²	1.50m	100mm	0	+15.900	2.20m
VAULT 5	7 m ²	2.00m	100mm to be level with 0	0	+16.390	2.20m

BASEMENT AREA SCHEDULE						
Name	Area	Existing Floor to Ceiling Height	Required Excavation	New FFL	Proposed Floor to Ceiling Height	
SEATING AREA	31 m ²	2.45m	170 mm	+16.390	3.193.42m	
TOILET	11 m ²	2.50m	100mm	+16.390	3.20m	
KITCHEN/BOCH	30 m ²	2.10m	100mm	+16.390	3.20m	

*Required excavation to achieve 2.2m height

Rev	Date	By	Description

Project:
**50-52 MONMOUTH STREET
COVENT GARDEN
LONDON**

Drawing Title:
PROPOSED BASEMENT FLOOR PLAN

Project Status:
PLANNING

Client Logo:



Client: **SHAFTESBURY CAPITAL** Contract Number: **n/a**

Project Number: **P23-065** Scale @ A1: **1 : 50**

Date: **09/02/24** Drawn By: **MI** Checked By: **GD**

Drawing Number Identifier: **PL1101** Revision:

Drawing Number: **CGL-Z1-B1-DR-A-PL1101**

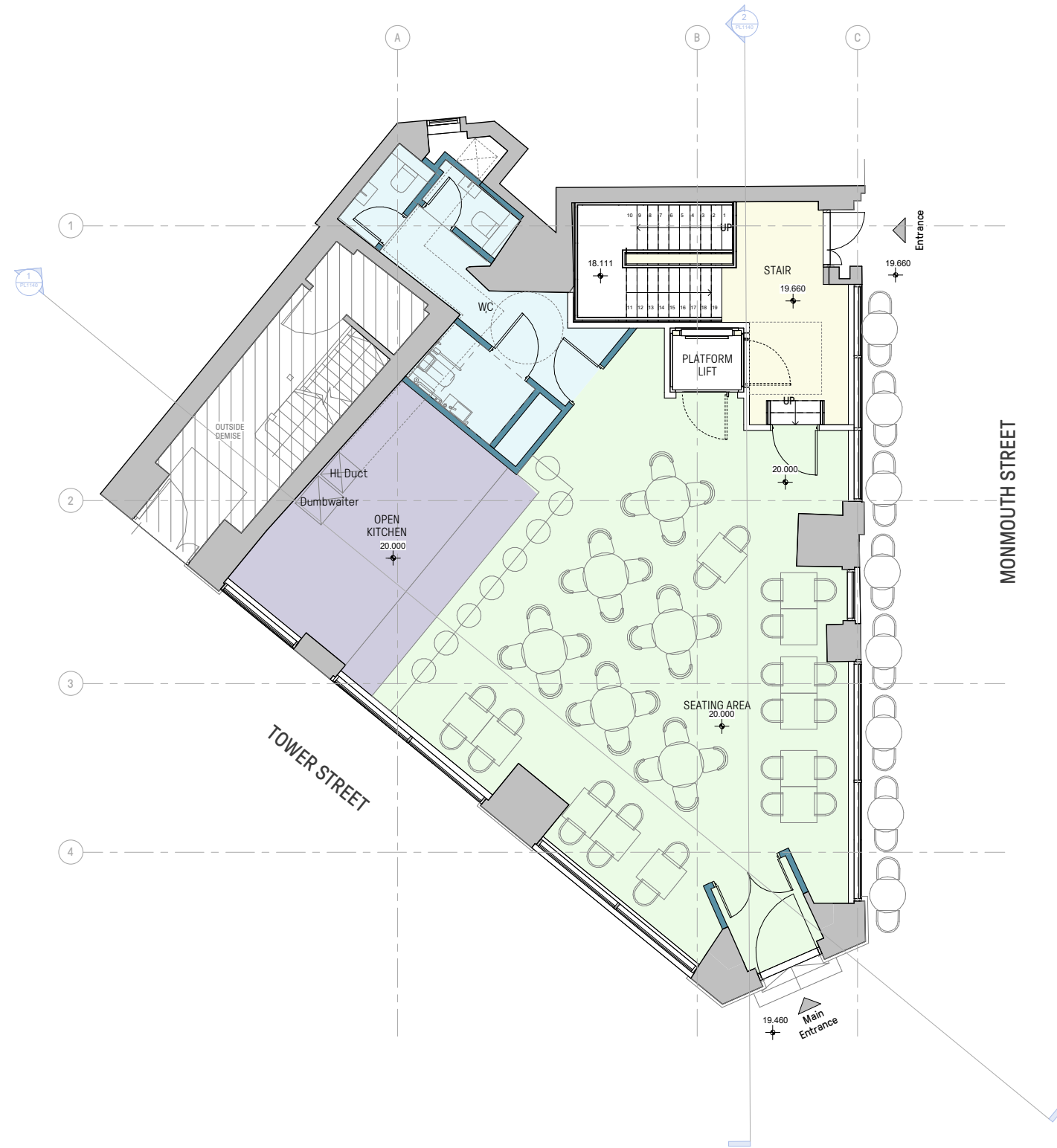
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Appendix



1 PROPOSED GROUND FLOOR - TENANT FIT-OUT
1:50



GROUND FLOOR - PROPOSED
TOTAL GIA: 139sqm
INDICATIVE GIA
CIRCULATION: 20sqm
SEATING: 82sqm
WC: 18sqm
OPEN KITCHEN: 21sqm
INDICATIVE SEATING NUMBER: 55 + 16 outside

Rev Date By Description

Project
50-52 MONMOUTH STREET
COVENT GARDEN
LONDON

Drawing Title
PROPOSED GROUND FLOOR FIT-OUT

Project Status
PLANNING

Client Logo



Client
SHAFTESBURY
CAPITAL
Project Number
P23-065

Contract Number
n/a
Scale @ A1
1 : 50

Date
09/02/24

Drawn By
MI

Checked By
GD

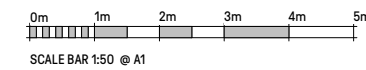
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PL1104

Revision

Drawing Number
CGL-Z1-00-DR-A-PL1104

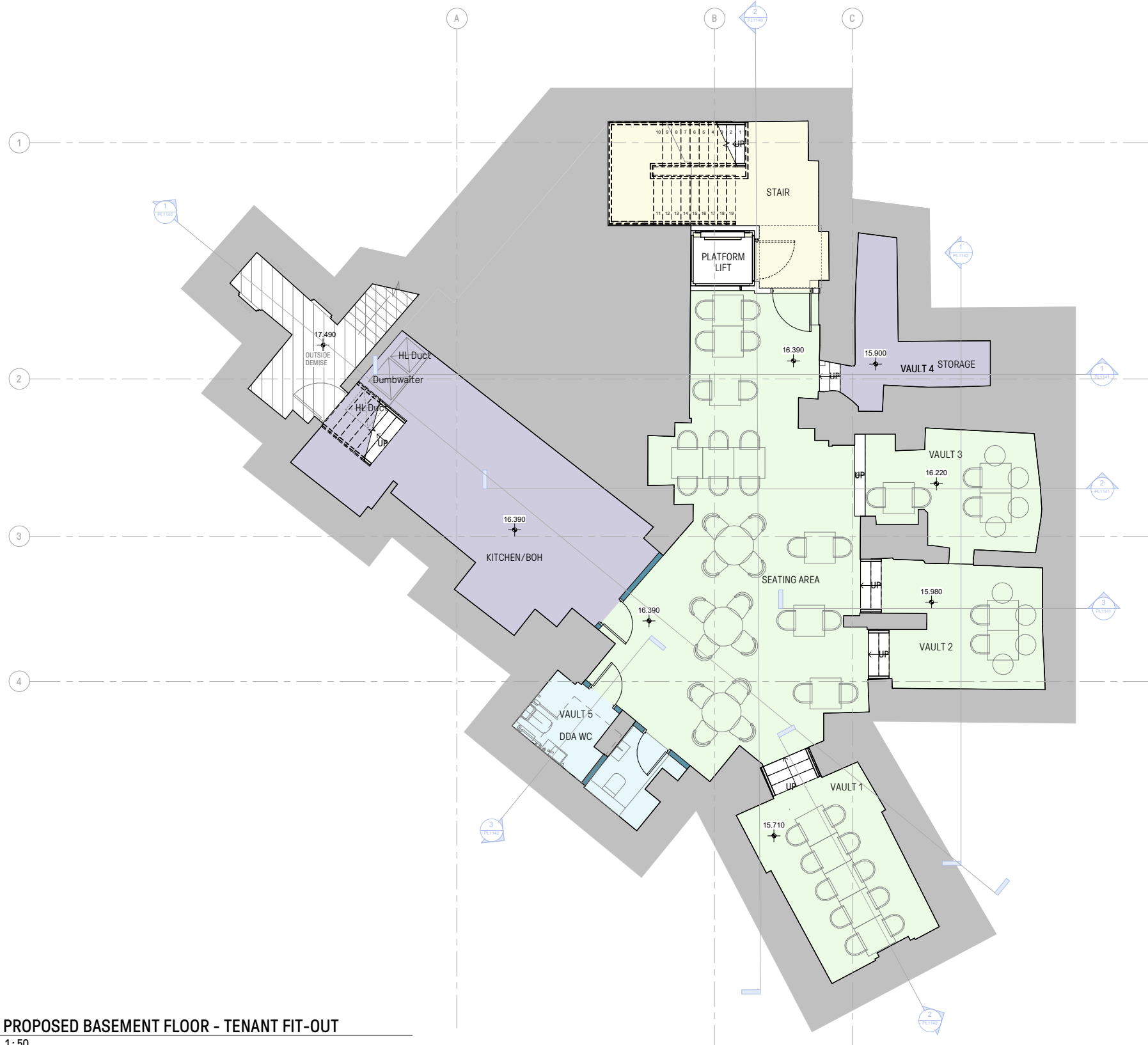
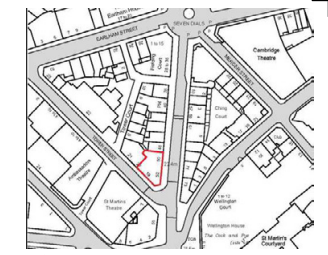
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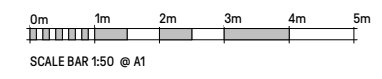


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Appendix



1 PROPOSED BASEMENT FLOOR - TENANT FIT-OUT
1:50



BASEMENT FLOOR - PROPOSED
TOTAL GIA: 145sqm
INDICATIVE NIA
 CIRCULATION: 12sqm
 TOTAL SEATING: 89sqm
 MAIN AREA: 51sqm
 VAULT 1: 15sqm
 VAULT 2: 12sqm
 VAULT 3: 11sqm
 STORAGE: 7sqm
 WC: 7sqm
 KITCHEN/BOH: 29 sqm
INDICATIVE SEATING NUMBER: 54

VAULT SCHEDULE						
Name	Area	Existing Floor to Ceiling Height	Required Excavation	Required Steps	New FFL	Proposed Floor to Ceiling Height
VAULT 1	15.00m	1.50m	0.50m	0	+15.710	2.20m
VAULT 2	12.00m	1.50m	0.50m	3	+15.980	2.20m
VAULT 3	11.00m	1.50m	0.50m	0	+16.220	2.20m
VAULT 4	7.00m	1.50m	0.50m	3	+15.900	2.20m
VAULT 5	7.00m	2.00m	0.50m	0	+16.390	2.70m

BASEMENT AREA SCHEDULE						
Name	Area	Existing Floor to Ceiling Height	Required Excavation	New FFL	Proposed Floor to Ceiling Height	
SEATING AREA	51.00m	1.50m	0.50m	+15.980	2.20m	
KITCHEN/BOH	29.00m	1.50m	0.50m	+15.980	2.20m	
STAIR	12.00m	1.50m	0.50m	+15.980	2.20m	
WC	7.00m	1.50m	0.50m	+15.980	2.20m	
STORAGE	7.00m	1.50m	0.50m	+15.980	2.20m	

Rev Date By Description

Project
**50-52 MONMOUTH STREET
 COVENT GARDEN
 LONDON**

Drawing Title
PROPOSED BASEMENT FLOOR FIT-OUT

Project Status
PLANNING



Client
**SHAFTESBURY
 CAPITAL**
 Project Number
P23-065

Contract Number
 n/a
 Scale @ A1
1 : 50

Date
09/02/24

Drawn By
MI
 Checked By
GD

Drawing Number Identifier
PL1103

Drawing Number
CGL-Z1-B1-DR-A-PL1103

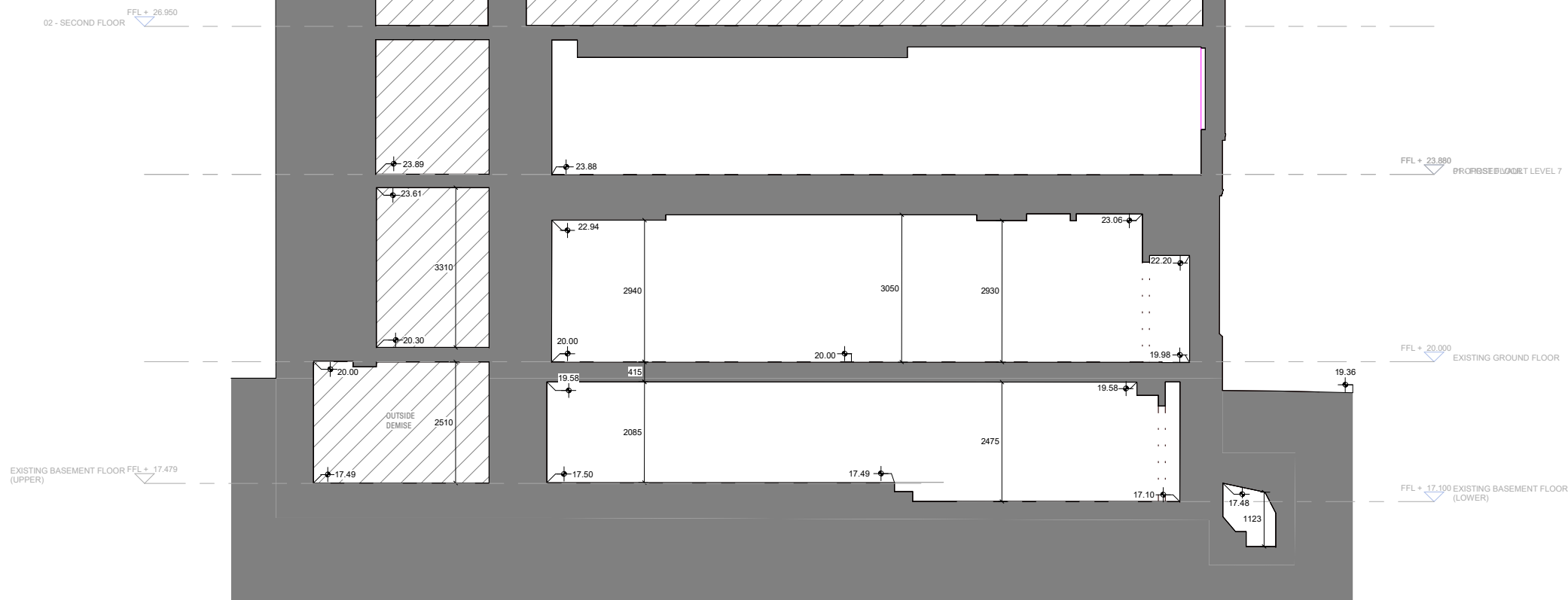
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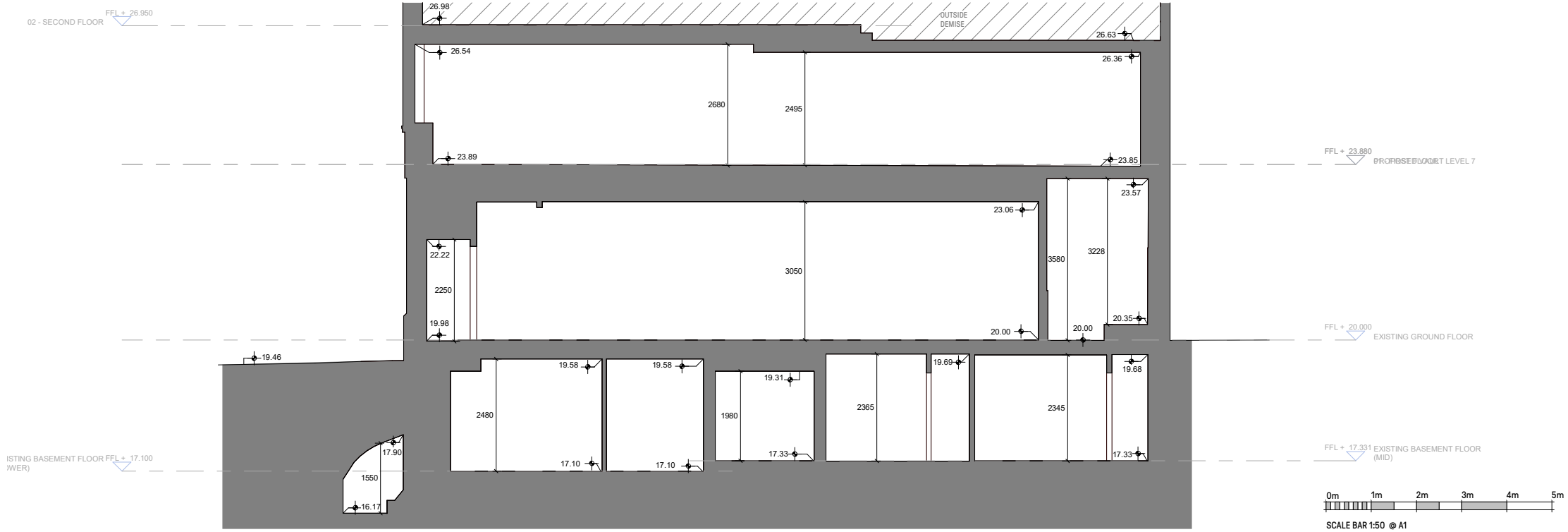
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Appendix



1 EXISTING SECTION A-A
1:50



2 EXISTING SECTION B-B
1:50



Notes:
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Rev	Date	By	Description
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Project
50-52 MONMOUTH STREET
COVENT GARDEN
LONDON

Drawing Title
EXISTING SECTIONS A, B

Project Status
PLANNING

Client Logo



Client
SHAFTESBURY
CAPITAL
Project Number
P23-065

Contract Number
n/a
Scale @ A1
1 : 50

Date
09/02/24

Drawn By
MI
Checked By
GD

Drawing Number Identifier
PL1040

Drawing Number
CGL-Z1-XX-DR-A-PL1040

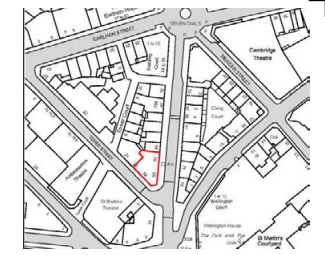
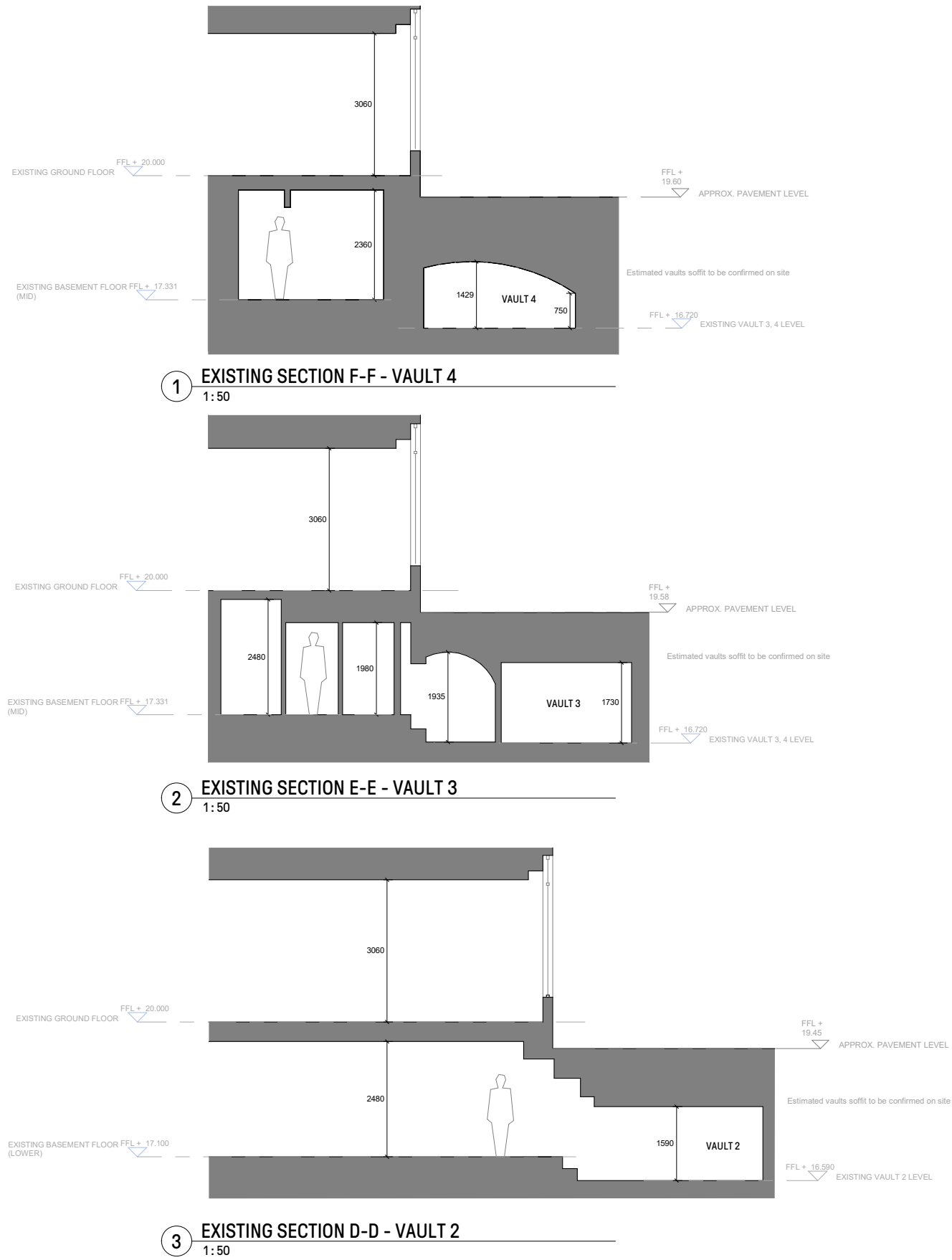
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Notes:
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Rev Date By Description

Project
**50-52 MONMOUTH STREET
COVENT GARDEN
LONDON**

Drawing Title
EXISTING SECTIONS F, E, D

Project Status
PLANNING

Client Logo



Client
**SHAFTESBURY
CAPITAL**

Contract Number
n/a

Project Number
P23-065

Scale @ A1
1 : 50

Date
09/02/24

Drawn By
MI

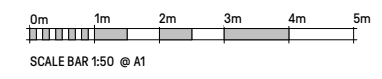
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Drawing Number Identifier
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Drawing Number
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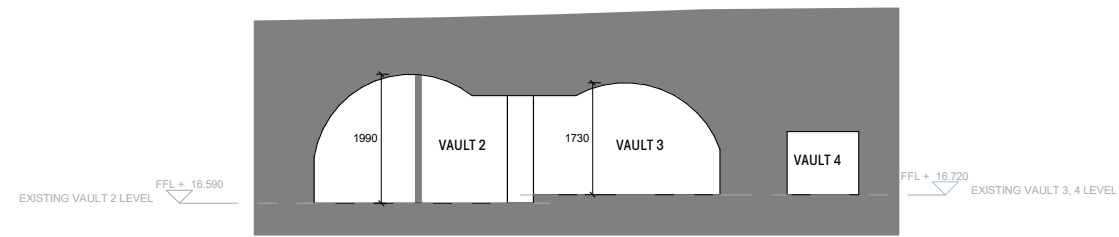
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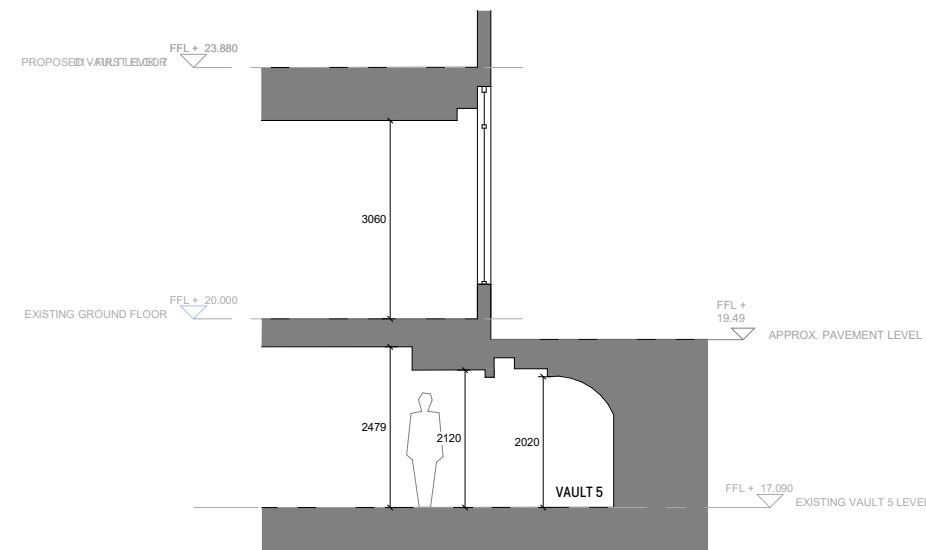
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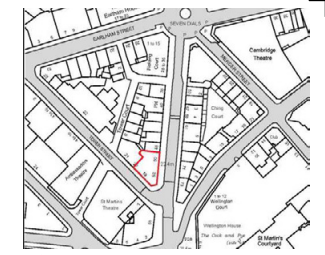
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1:50



2 EXISTING SECTION C-C - VAULT 1
1:50



3 EXISTING SECTION H-H - VAULT 5
1:50



Notes:
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Rev Date By Description

Project
50-52 MONMOUTH STREET
COVENT GARDEN
LONDON

Drawing Title
EXISTING SECTIONS C, G, H

Project Status
PLANNING

Client Logo



Client
SHAFTESBURY
CAPITAL
Project Number
P23-065

Contract Number
n/a
Scale @ A1
1 : 50

Date
09/02/24

Drawn By
MI

Checked By
GD

Drawing Number Identifier
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Revision

Drawing Number
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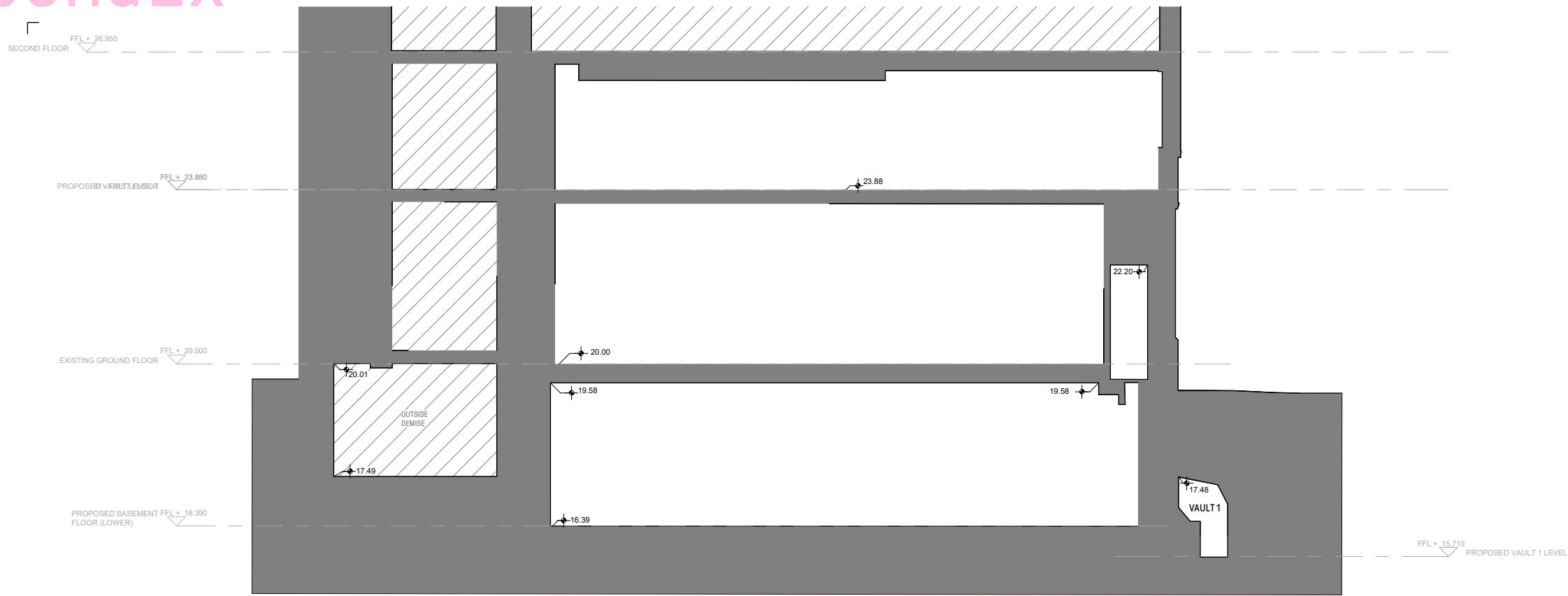
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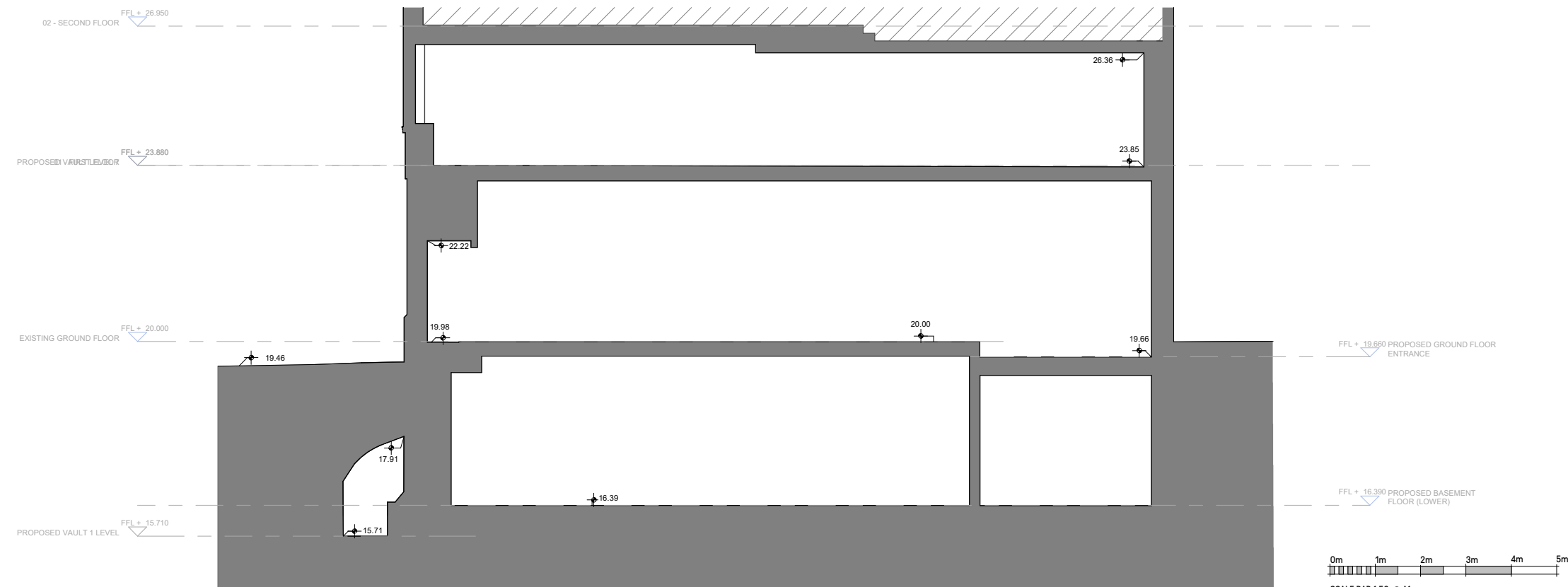


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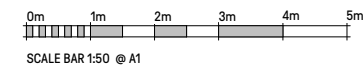
Appendix



1 PROPOSED SECTION A-A
1:50



2 PROPOSED SECTION B-B
1:50



Notes:
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VAULT SCHEDULE					
Name	Area	Existing Floor to Ceiling Height	Proposed Excavation	New FFL	Proposed Floor to Ceiling Height
VAULT 1	12.00m	1.80m	Excavation	+15.710	2.20m
VAULT 2	12.00m	1.80m	Excavation	+15.360	2.20m
VAULT 3	11.00m	1.70m	Excavation	+15.010	2.20m
VAULT 4	7.00m	1.50m	Excavation	+15.500	2.20m
VAULT 5	7.00m	1.50m	Proposed to be used with main basement area	+16.390	2.20m

BASEMENT AREA SCHEDULE					
Name	Area	Existing Height	Proposed Excavation	New FFL	Proposed Floor to Ceiling Height
EXISTING AREA	15.00m	1.00m		+16.390	1.30m
STAIR	17.00m	2.30m		+16.390	1.30m
MECHANICAL	10.00m	1.00m		+16.390	1.30m

*Proposed excavation to achieve 2.2m height

Rev Date By Description

Project
50-52 MONMOUTH STREET
COVENT GARDEN
LONDON

Drawing Title
PROPOSED SECTIONS A, B

Project Status
PLANNING

Client Logo



Client
SHAFTESBURY CAPITAL

Contract Number
n/a

Project Number
P23-065

Scale @ A1
1 : 50

Date
09/02/24

Drawn By
MI

Checked By
GD

Drawing Number Identifier
PL1140

Revision

Drawing Number
CGL-Z1-XX-DR-A-PL1140

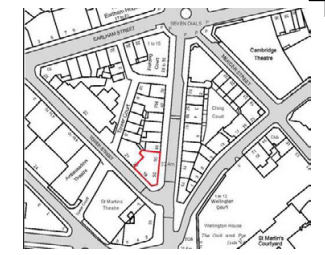
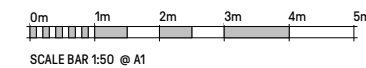
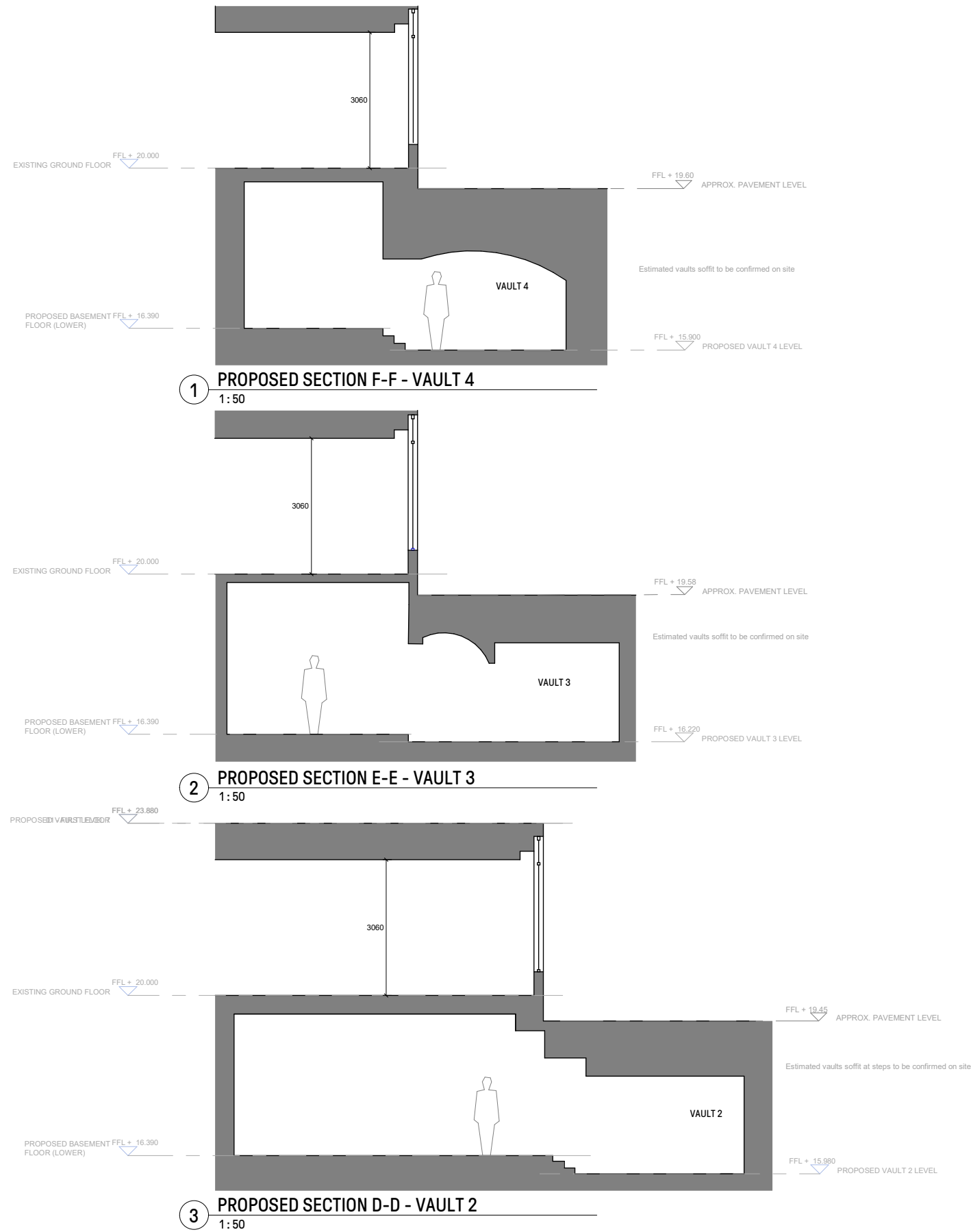
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Notes:
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VAULT SCHEDULE						
Name	Area	Existing Floor to Ceiling Height	Required Excavation	Required Steps	New FFL	Proposed Floor to Ceiling Height
VAULT 1	12.0m ²	1.80m	600mm	0	+15.50	2.20m
VAULT 2	12.0m ²	1.50m	610mm	3	+15.90	2.20m
VAULT 3	15.0m ²	1.70m	600mm	0	+16.20	2.20m
VAULT 4	17.0m ²	1.30m	620mm	3	+15.90	2.20m
VAULT 5	7.0m ²	2.00m	Proposed to be level with main basement area	0	+16.30	2.72m

BASEMENT AREA SCHEDULE						
Name	Area	Existing Height	Required Excavation	New FFL	Proposed Floor to Ceiling Height	
1st Floor Area	21.0m ²	4.00m	710mm	+16.30	3.30m	
2nd Floor	17.0m ²	2.30m	640mm	+16.30	2.30m	
3rd Floor	20.0m ²	2.70m	1100mm	+16.30	2.20m	

Rev Date By Description

Project
**50-52 MONMOUTH STREET
COVENT GARDEN
LONDON**

Drawing Title
PROPOSED SECTIONS F, E, D

Project Status
PLANNING

Client Logo



Client
**SHAFTESBURY
CAPITAL**
Project Number
P23-065

Contract Number
n/a
Scale @ A1
1 : 50

Date
09/02/24

Drawn By
MI

Checked By
GD

Drawing Number Identifier
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Drawing Number
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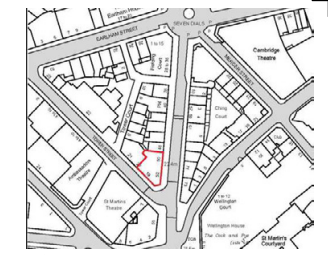
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Notes:
 All drawings are subject to detailed design development, dimensional checking of critical dimensions, input from the wider design team, statutory consents and client review and approval. All existing and proposed drawings are based upon survey information provided by others. Whilst every reasonable care has been taken to verify such information CGL cannot be held liable for its veracity or accuracy. All dimensions are to be checked on site prior to the commencement of fabrication.

VAULT SCHEDULE						
Name	Area	Existing Floor to Ceiling Height	Required Excavation	Required Steps	New FFL	Proposed Floor to Ceiling Height
VAULT 1	12.0m ²	1.80m	6.00m	0	+15.710	2.20m
VAULT 2	12.0m ²	1.50m	6.10m	3	+15.980	2.20m
VAULT 3	15.0m ²	1.75m	6.00m	1	+16.220	2.20m
VAULT 4	17.0m ²	1.30m	6.00m	3	+15.900	2.20m
VAULT 5	7.0m ²	2.00m	Proposed to be level with main basement area	0	+16.390	2.72m

BASEMENT AREA SCHEDULE						
Name	Area	Existing Height	Required Excavation	New FFL	Proposed Floor to Ceiling Height	
BASEMENT AREA	21.40m ²	4.00m	7.10m	+16.390	1.3.1.80m	
STAIR	17.0m ²	2.30m	6.00m	+16.390	1.3.00m	
DISCHAMBER	26.0m ²	2.10m	1.00m	+16.390	1.2.00m	

Rev Date By Description

Project
**50-52 MONMOUTH STREET
 COVENT GARDEN
 LONDON**

Drawing Title
PROPOSED SECTIONS C, G, H

Project Status
PLANNING

Client Logo



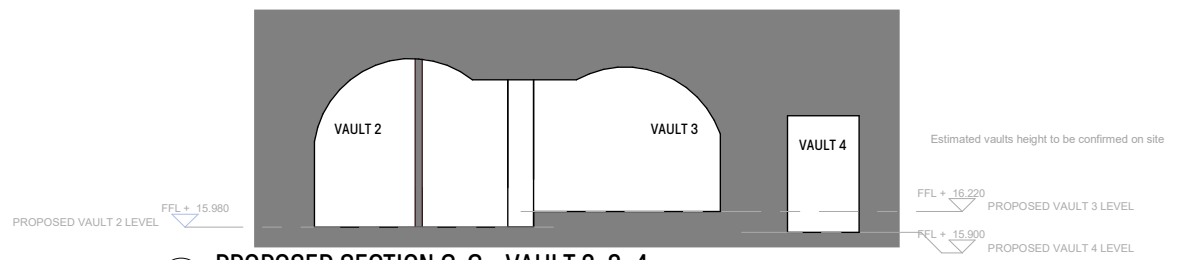
Client
SHAFTESBURY CAPITAL
 Project Number
P23-065

Date
09/02/24
 Drawn By
MI
 Checked By
GD

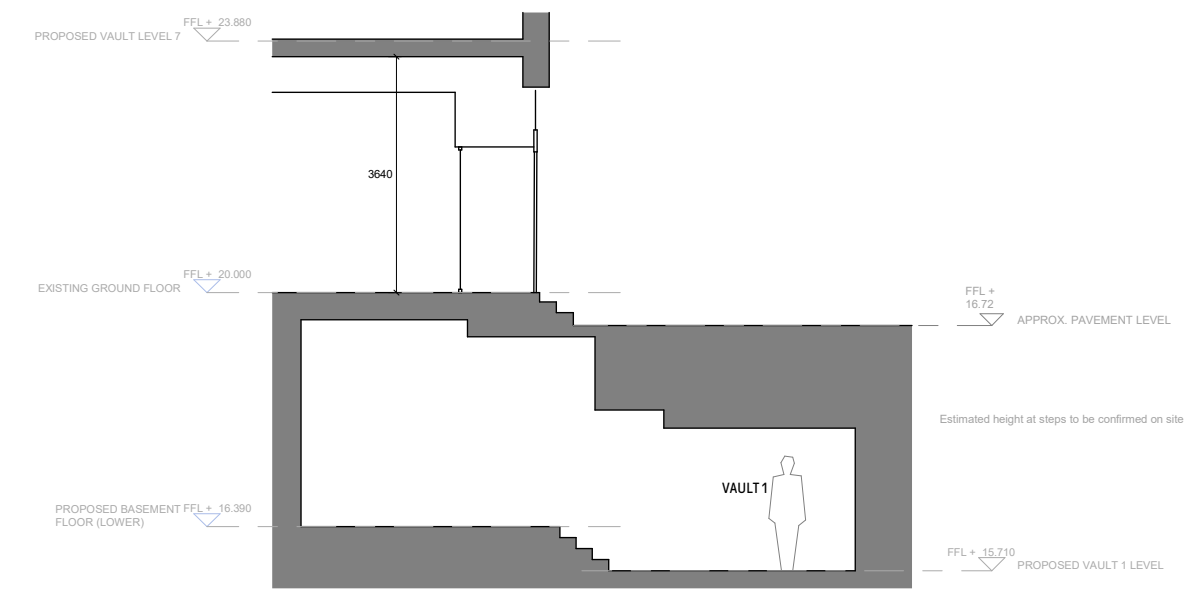
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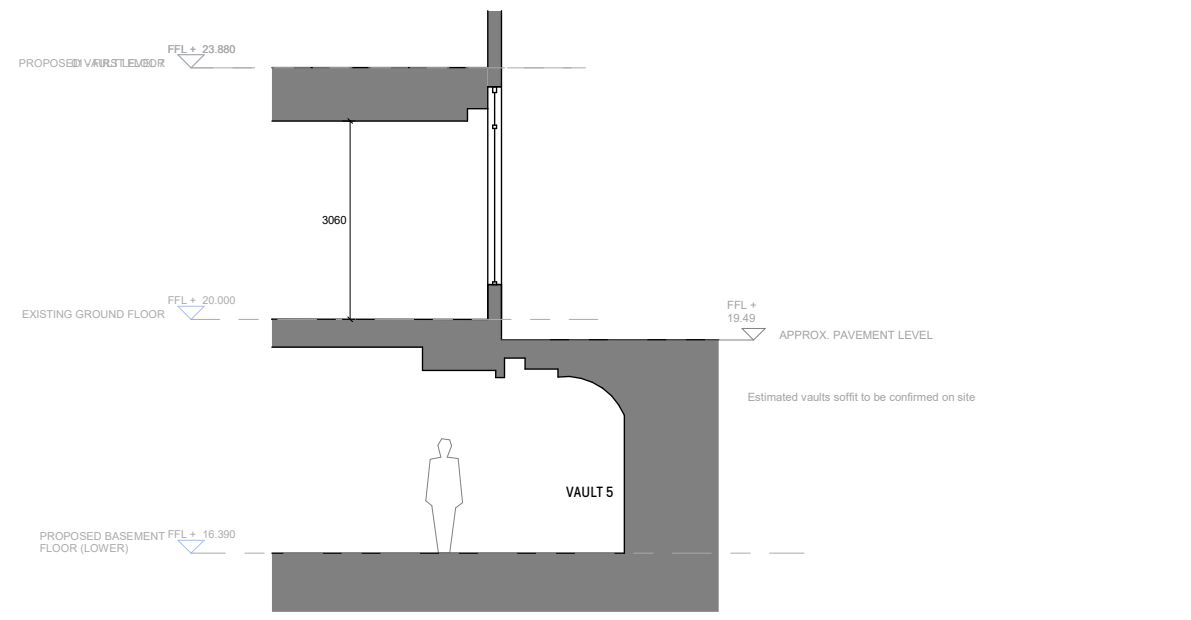
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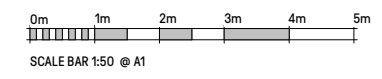
1 PROPOSED SECTION G-G - VAULT 2, 3, 4
 1:50



2 PROPOSED SECTION C-C - VAULT 1
 1:50



3 PROPOSED SECTION H-H - VAULT 5
 1:50



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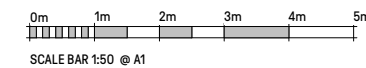
Appendix



Notes:
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1 EXISTING TOWER STREET ELEVATION
1:50



Rev	Date	By	Description
-	08.03.24	GD	Issued for Planning

Project
50-52 MONMOUTH STREET
COVENT GARDEN
LONDON

Drawing Title
EXISTING TOWER STREET ELEVATION

Project Status
PLANNING

Client Logo



Client
SHAFTESBURY
CAPITAL
Project Number
P23-065

Contract Number
n/a
Scale @ A1
1 : 50

Date
09/02/24

Drawn By
ED

Checked By
GD

Drawing Number Identifier
PL1010

Revision
-

Drawing Number
CGL-Z1-XX-DR-A-PL1010

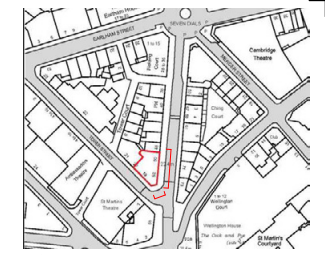
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Appendix



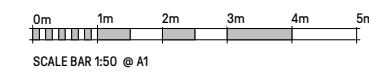
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1 EXISTING MONMOUTH STREET CORNER ELEVATION
1:50



2 EXISTING MONMOUTH STREET ELEVATION
1:50



Rev	Date	By	Description
-	08.03.24	GD	Issued for Planning

Project
50-52 MONMOUTH STREET
COVENT GARDEN
LONDON

Drawing Title
EXISTING MONMOUTH STREET ELEVATION

Project Status
PLANNING

Client Logo



Client
SHAFTESBURY CAPITAL
 Project Number
P23-065

Contract Number
 n/a
 Scale @ A1
1 : 50

Date
09/02/24

Drawn By
ED
 Checked By
GD

Drawing Number Identifier
PL1011

Revision
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Drawing Number
CGL-Z1-XX-DR-A-PL1011

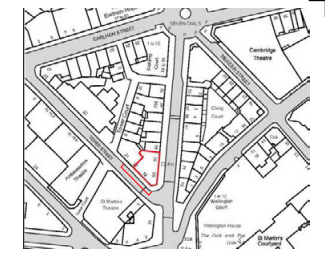
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Appendix



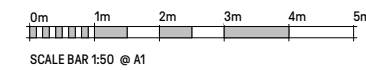
Notes:
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Existing windows to be demolished where shown in red
 Canopy removed and existing facade prepared to accommodate new signage and awnings



1 DEMOLITION ELEVATION - TOWER STREET
 1:50

FFL + 20.000
 EXISTING GROUND FLOOR



Rev Date By Description

Project
 50-52 MONMOUTH STREET
 COVENT GARDEN
 LONDON

Drawing Title
 DEMOLITION TOWER STREET ELEVATION

Project Status
 PLANNING

Client Logo



Client
 SHAFTESBURY
 CAPITAL
 Project Number
 P23-065

Contract Number
 n/a
 Scale @ A1
 1 : 50

Date
 09/02/24

Drawn By
 ED
 Checked By
 GD

Drawing Number Identifier
 PL1120

Revision

Drawing Number
 CGL-Z1-XX-DR-A-PL1120

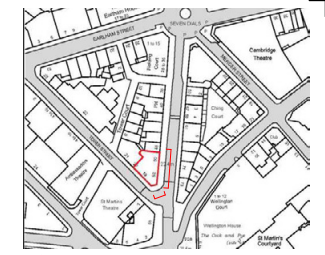
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Appendix



Notes:
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Existing windows to be demolished where shown in red
 Canopy removed and existing facade prepared to accommodate new signage and awnings



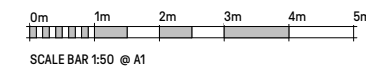
1 DEMOLITION ELEVATION - MONMOUTH STREET CORNER

1:50



2 DEMOLITION ELEVATION - MONMOUTH STREET

1:50



Rev Date By Description

Project
**50-52 MONMOUTH STREET
 COVENT GARDEN
 LONDON**

Drawing Title
DEMOLITION MONMOUTH STREET ELEVATION

Project Status
PLANNING

Client Logo



Client
**SHAFTESBURY
 CAPITAL**
 Project Number
P23-065

Contract Number
 n/a
 Scale @ A1
1 : 50

Date
09/02/24

Drawn By
ED
 Checked By
GD

Drawing Number Identifier
PL1121

Revision

Drawing Number
CGL-Z1-XX-DR-A-PL1121

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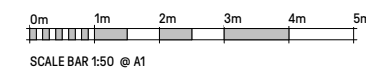
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Notes:
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1 PROPOSED TOWER STREET ELEVATION
 1:50



Rev Date By Description

Project
**50-52 MONMOUTH STREET
 COVENT GARDEN
 LONDON**

Drawing Title
PROPOSED TOWER STREET ELEVATION

Project Status
PLANNING

Client Logo



Client
**SHAFTESBURY
 CAPITAL**
 Project Number
P23-065

Contract Number
 n/a
 Scale @ A1
1 : 50

Date
09/02/24

Drawn By
ED
 Checked By
GD

Drawing Number Identifier
PL1110

Revision

Drawing Number
CGL-Z1-XX-DR-A-PL1110

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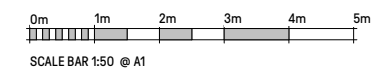
Notes:
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1 PROPOSED MONMOUTH STREET CORNER ELEVATION
 1:50



2 PROPOSED MONMOUTH STREET ELEVATION
 1:50



Rev Date By Description
 Project
50-52 MONMOUTH STREET
COVENT GARDEN
LONDON
 Drawing Title
PROPOSED MONMOUTH STREET ELEVATION

Project Status
PLANNING
 Client Logo



Client
SHAFTESBURY CAPITAL
 Project Number
P23-065
 Date
09/02/24
 Drawing Number Identifier
PL1111

Contract Number
 n/a
 Scale @ A1
1 : 50
 Drawn By
ED
 Checked By
GD
 Revision

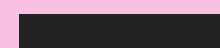
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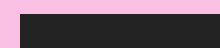
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