

1m 2m 3m 4m 0m 5m LGF PLAN

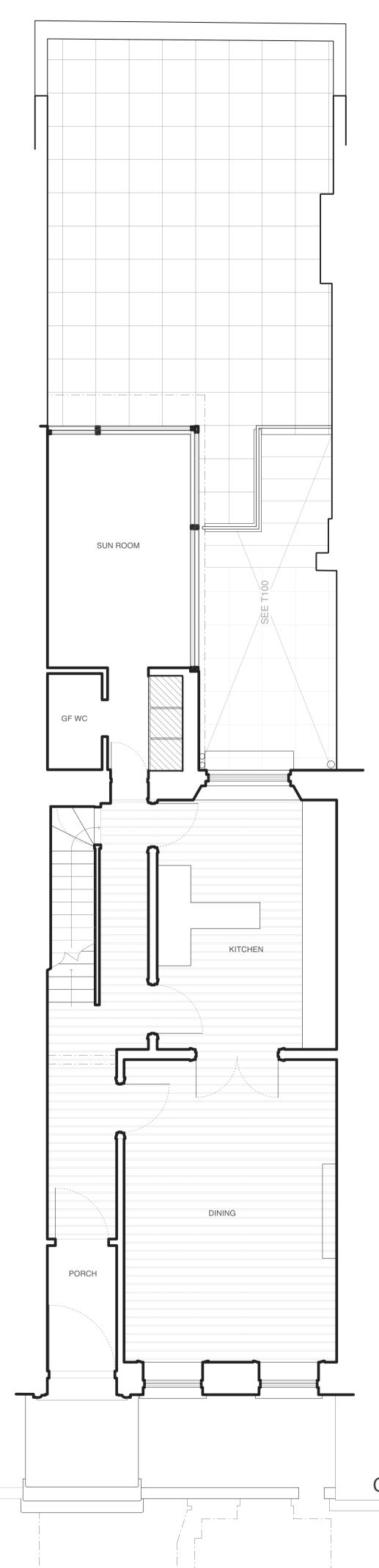
Battery for PV array in rear courtyard.

Existing doors to be replaced with new double glazed doors. Refer to drg P501 for details. Note existing doors are modern construction (historic style).

Joinery shown as built as per LBC application ref: 2022/2560/L

New dropped ceiling to conceal MVHR duct.

Double glazing units to be installed into existing non-historic sash window onto lightwell (shown blue). Refer drg P500.



General Notes

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- All steel structural elements to be finished with intumescent coating.
   30 minutes fire resistance. For all structural elements and connection see SE drawings.

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<b>Issue Status</b> - SK Sketch - D Design	-	Tender Existing Condition		Permissions Contract
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(A) : Issued - LB Camden 06.11.23 (OW/HC) (B) : Dropped ceiling to LGF to allow for MVHR duct, 08.04.24 (CB/HC) FCU and associated pipework indicated. Replacement of LGF external rear doors, double glazing to LGF sash window, new rooflight in rear extension

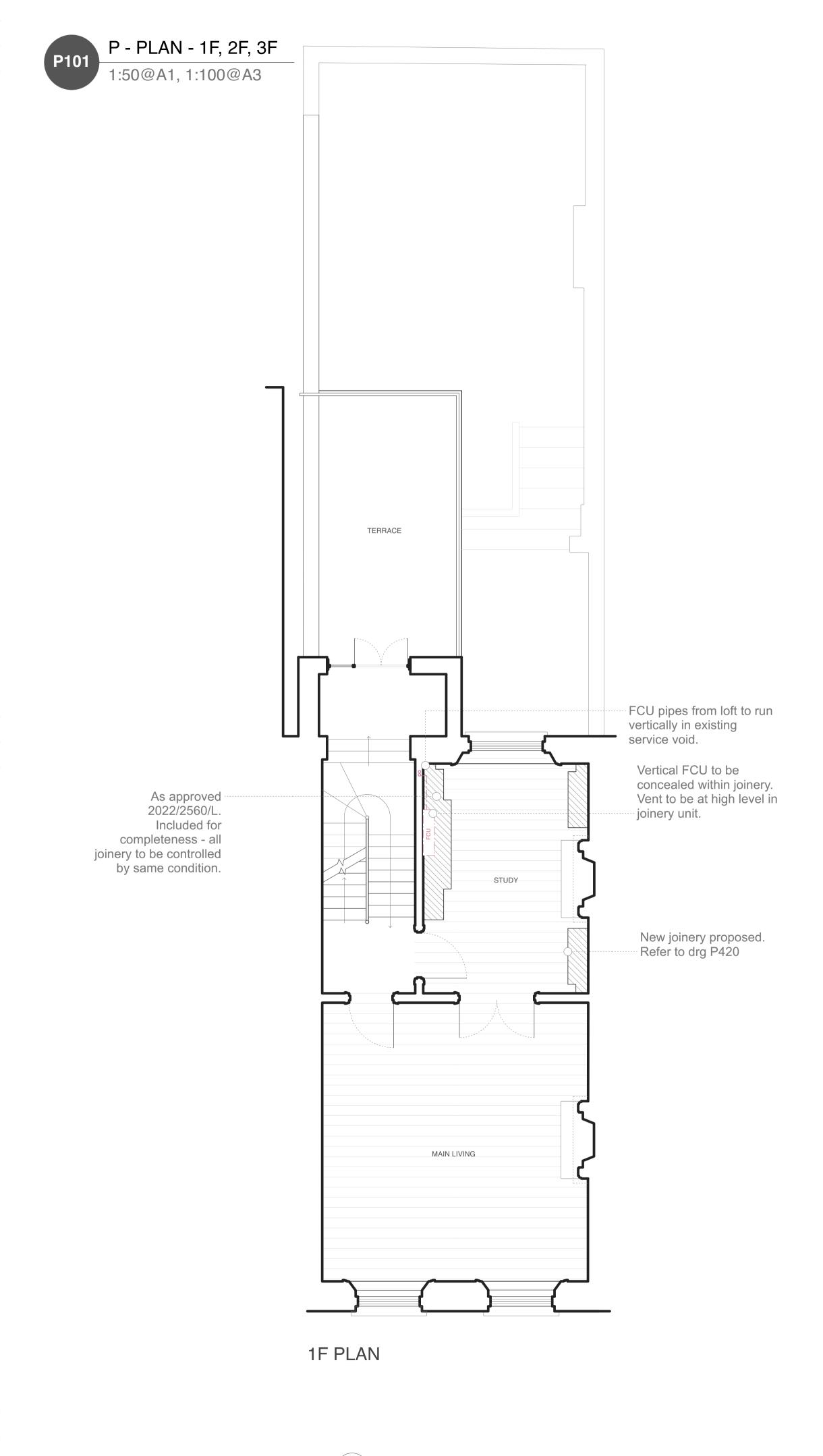
LEG	END
Gene	eral
	New construction - joinery, flooring etc.
	MEP alterations
<u> -                                    </u>	Assumed joist span overhead
Glaz	ing
	DGUs

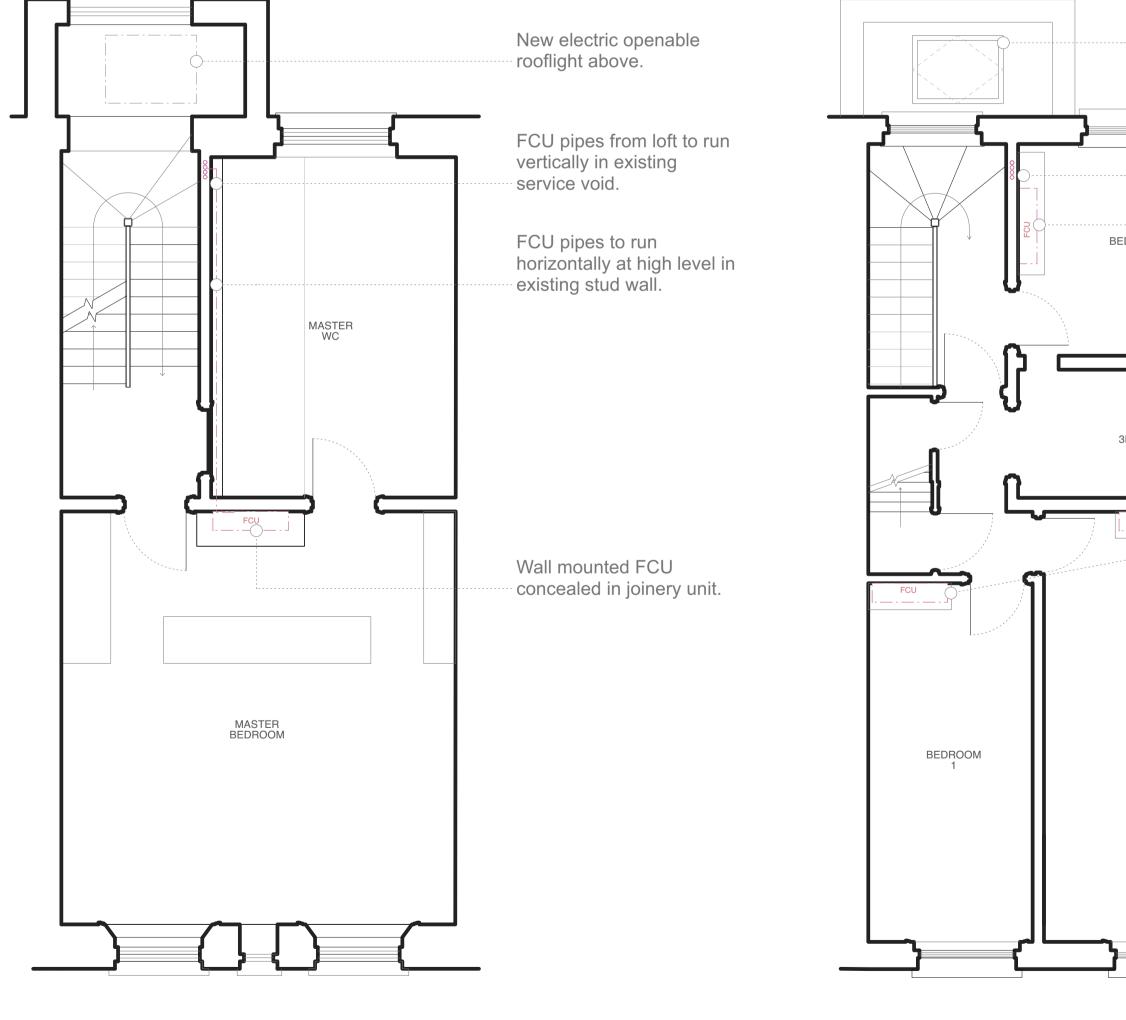
### ISSUED TO PLANNING 08/04/2024

### HUGHCULLUM 24 John Street

HUGHCULLUMErothectARCHITECTS LTDPlanningBloomsbury DesignPlanning61b Judd StreetGeneral ArrangementLondon WC1H9QTPLAN - LGF, GFt02073837647f02073877645mail@hughcullum.comJS024 - P100 (B)







2F PLAN

3F PLAN

General Notes

- All dimensions to be verified on site - To be read in conjunction with all relevant documents

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<b>Issue S</b> - SK S - D E		- T - E	Tender Existing Condit	-	Permissions Contract
rev	note			date	(drawn by/checked by)
(A) :	Issued - LB Camden			06. 11 .23	(OW/HC)
(B) :	Dropped ceiling to LGF			08.04.24	(CB/HC)

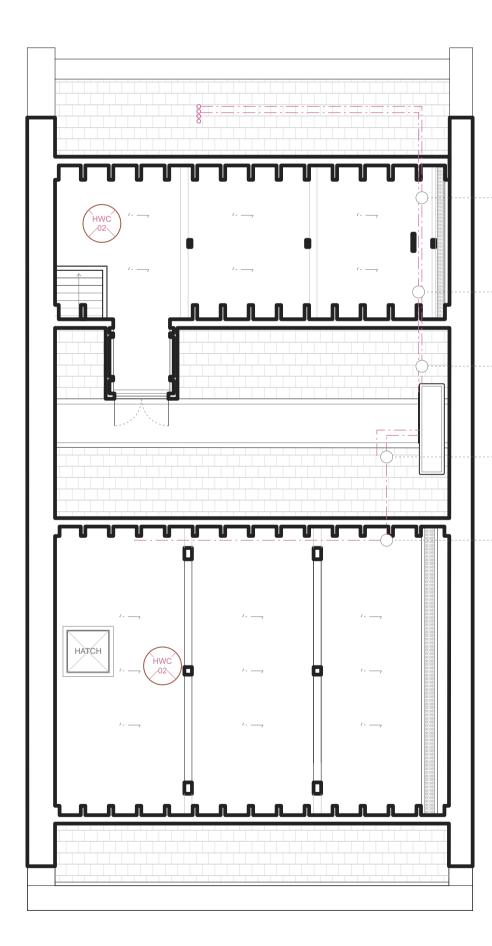
Dropped ceiling to LGF to allow for MVHR FCU and associated pipework indicated. Replacement of LGF external rear doors, double glazing to LGF sash window, new rooflight in rear extension

LEG	GEND
Gen	eral
	New construction - joinery, flooring etc.
	MEP alterations
<u> -                                    </u>	Assumed joist span overhead
Glaz	ing
	Integrated glazing units

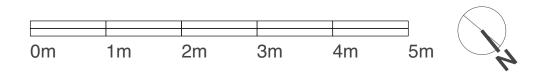
	New electric openable rooflight.	
	FCU pipes from loft to ru vertically in existing service void.	IN
BEDROOM 3	Wall mounted FCU conc	ealed in new joinery unit.
3F WC		
FCU O	Wall mounted FCU conc	ealed in new joinery.
BEDROOM 2		
		PLANNING /2024
	HUGHCULLUM ARCHITECTS LTD Bloomsbury Design	<b>24 John Street</b> Planning

61b Judd Street London WC1H9QT t 02073837647 f 02073877645 mail@hughcullum.com Hannig General Arrangement PLAN - 1F, 2F, 3F 1:50@A1, 1:100@A3 April 2024 JS024 - P101 (B)





LOFT PLAN





FCU pipes to run over the ceiling joists and drop down into the existing service void.

Pipework from wall mounted FCU in Bedroom 03

Lead dressing where pipe exits through slates

Pipework from wall mounted FCU in Bedroom 02

Pipework from wall mounted FCU in Bedroom 01

**ROOF PLAN** 

General Notes

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   30 minutes fire resistance. For all structural elements and connection see SE drawings.

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Issue S - SK S - D D		- T - E	Tender Existing Condition		Permissions Contract
rev	note		da	ate	(drawn by/checked by)
(A) :	Issued - LB Camden		06. <sup>-</sup>	11.23	(OW/HC)

(B) : Dropped ceiling to LGF to allow for MVHR duct, 08.04.24 (CB / HC) FCU and associated pipework indicated. Replacement of LGF external rear doors, double glazing to LGF sash window, new realight in rar outgoing.

ro	oflight in rear extension	
	LEGEND	

Gene	eral
	New construction - joinery, flooring etc.
	MEP alterations
<u> -                                    </u>	Assumed joist span overhead
Glaz	ing

Integrated glazing units

New external condenser.

New PV array. Detailed design and specification to be determined.

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HUGHCULLUM 24 John Street ARCHITECTS LTD Bloomsbury Design 61b Judd Street London WC1H9QT t 020 7383 7647 f 020 7387 7645 mail@hughcullum.com Blanning General Arrangement PLAN - Loft, Roof 1:50@A1, 1:100@A3 April 2024 JS024 - P102 (B)



25 John Street

24 John Street Application Site



General Notes

- All dimensions to be verified on site
  To be read in conjunction with all relevant documents
- In the event of discrepancy notify the Architect immediately
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			All sa repa Repa sche	ash windows to b ired, reweighted. ainted in heritage me.	e eased, e colour	
				ernal blinds to be		
			2 nc	o. Critall windows ension.	s on mode	'n
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Existing door to be replaced with new double glazed doors. Refer to drg P500 for details. Note existing doors are modern -- construction (historic style).

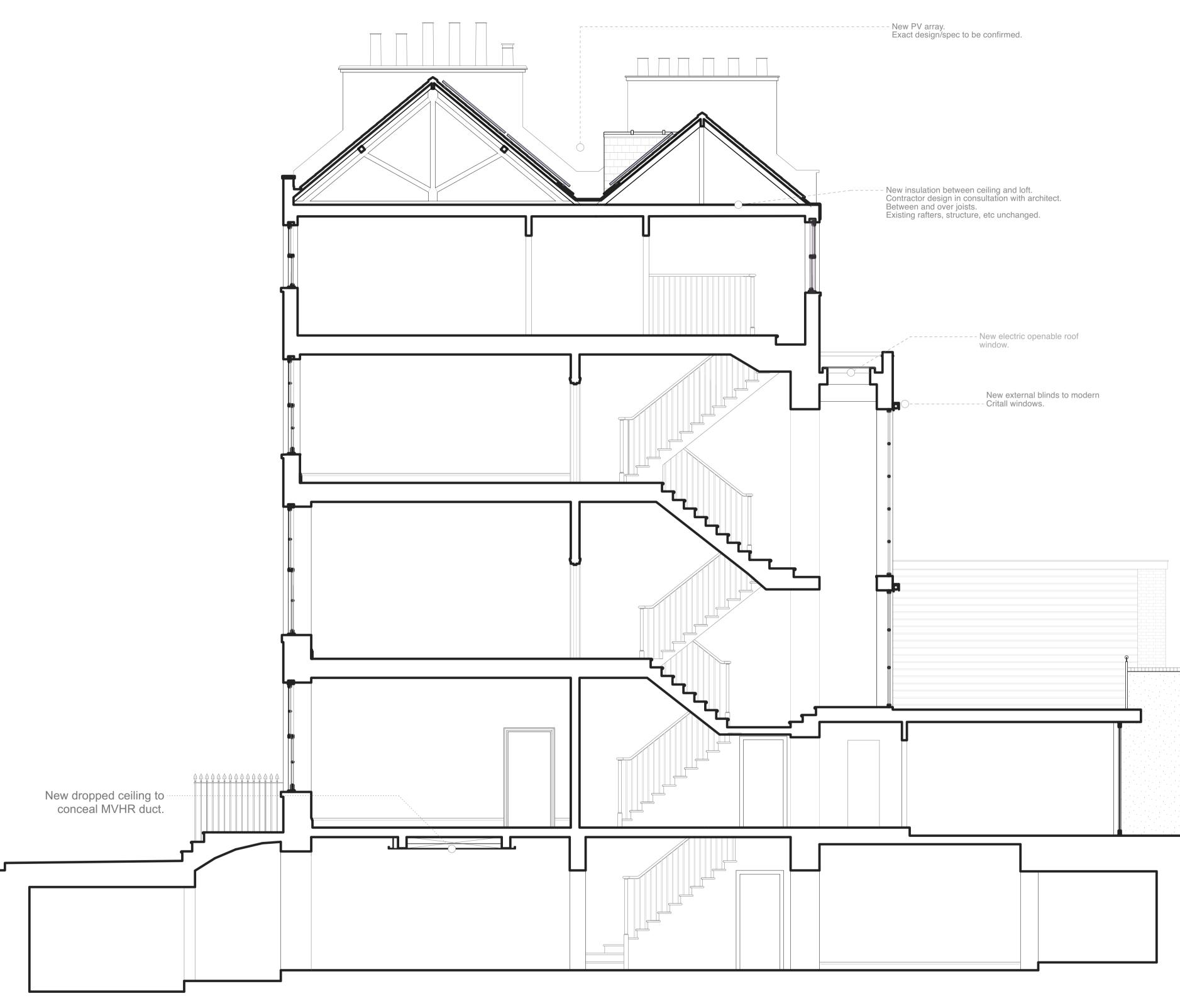
## ISSUED TO PLANNING 08/04/2024

HUGHCULLUM 24 John Street ARCHITECTS LTD Bloomsbury Design Planning 61b Judd Street General Arrangement London WC1H9QT ELEV-Front, Rear t 02073837647 f 02073877645 mail@hughcullum.com JS024 - P200 (B)

P - SEC - Typical

1:50@A1, 1:100@A3

P300



[						]
	0m	1m	2m	3m	4m	5m

General Notes

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- SK Sketch	- T	Tender		Permissions
- D Design	- E	Existing Condition		Contract
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- (A) : Issued LB Camden 06. 11 .23 (OW/HC) (B) : Dropped ceiling to LGF to allow for MVHR duct, 08.04.24 (CB/HC) FCU and associated pipework indicated. Replacement of LGF external rear doors, double glazing to LGF sash window, new rooflight in rear extension
  - LEGEND General New construction - joinery, flooring etc.
  - --- MEP alterations

  - 🚈 — Assumed joist span overhead

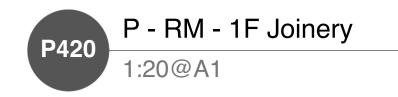
### Glazing

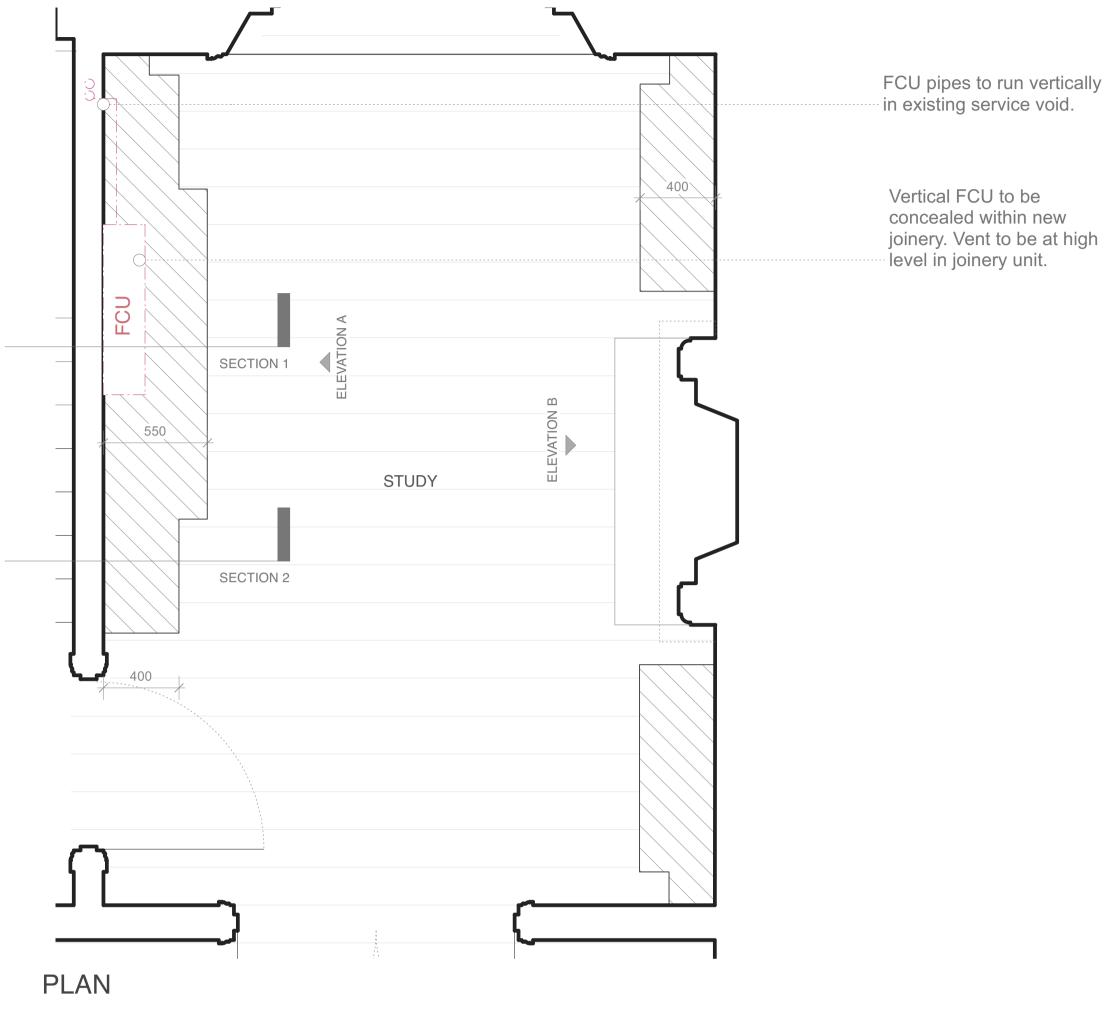
Integrated glazing units

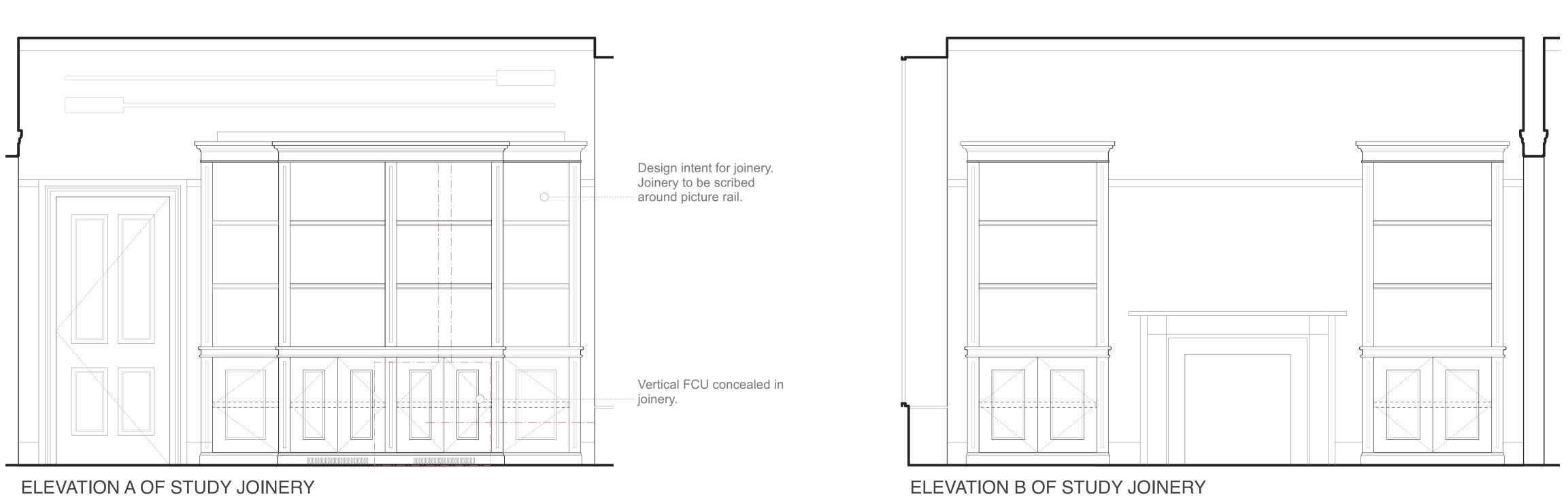
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### ISSUED TO PLANNING 08/04/2024

HUGHCULLUM 24 John Street ARCHITECTS LTD Bloomsbury Design 61b Judd Street London WC1H9QT t 02073837647 f 02073877645 mail@hughcullum.com Hanning General Arrangement Typical Section 1:50@A1, 1:100@A3 April 2024 JS024 - P300 (B)



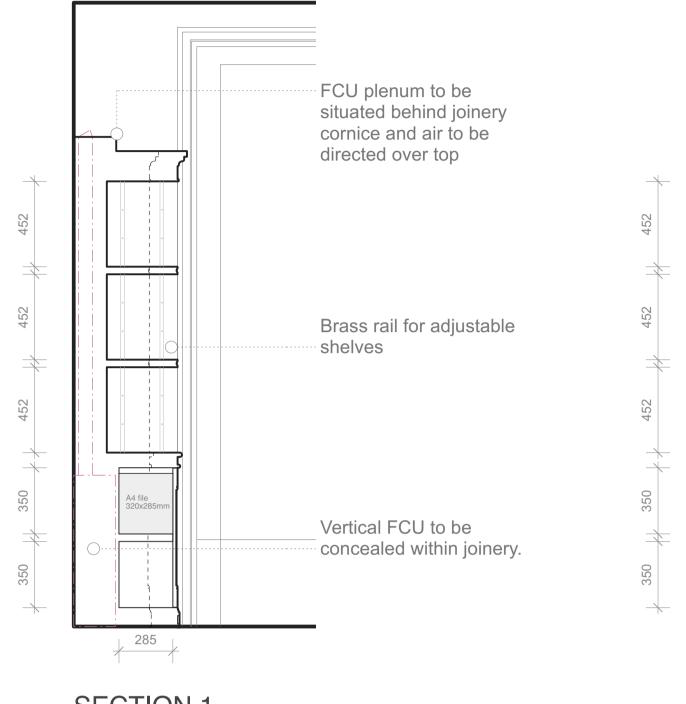


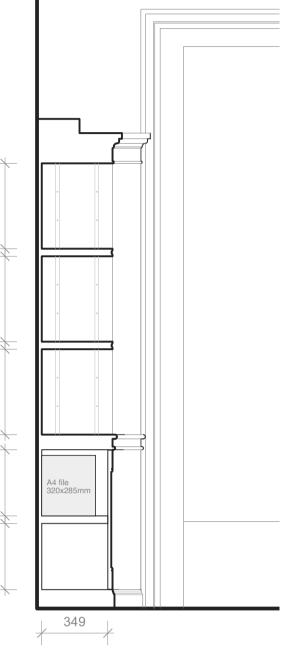


### ELEVATION A OF STUDY JOINERY

0m 1ı	m 2	m 3r	n 41	m 5m







**SECTION 1** 



General Notes

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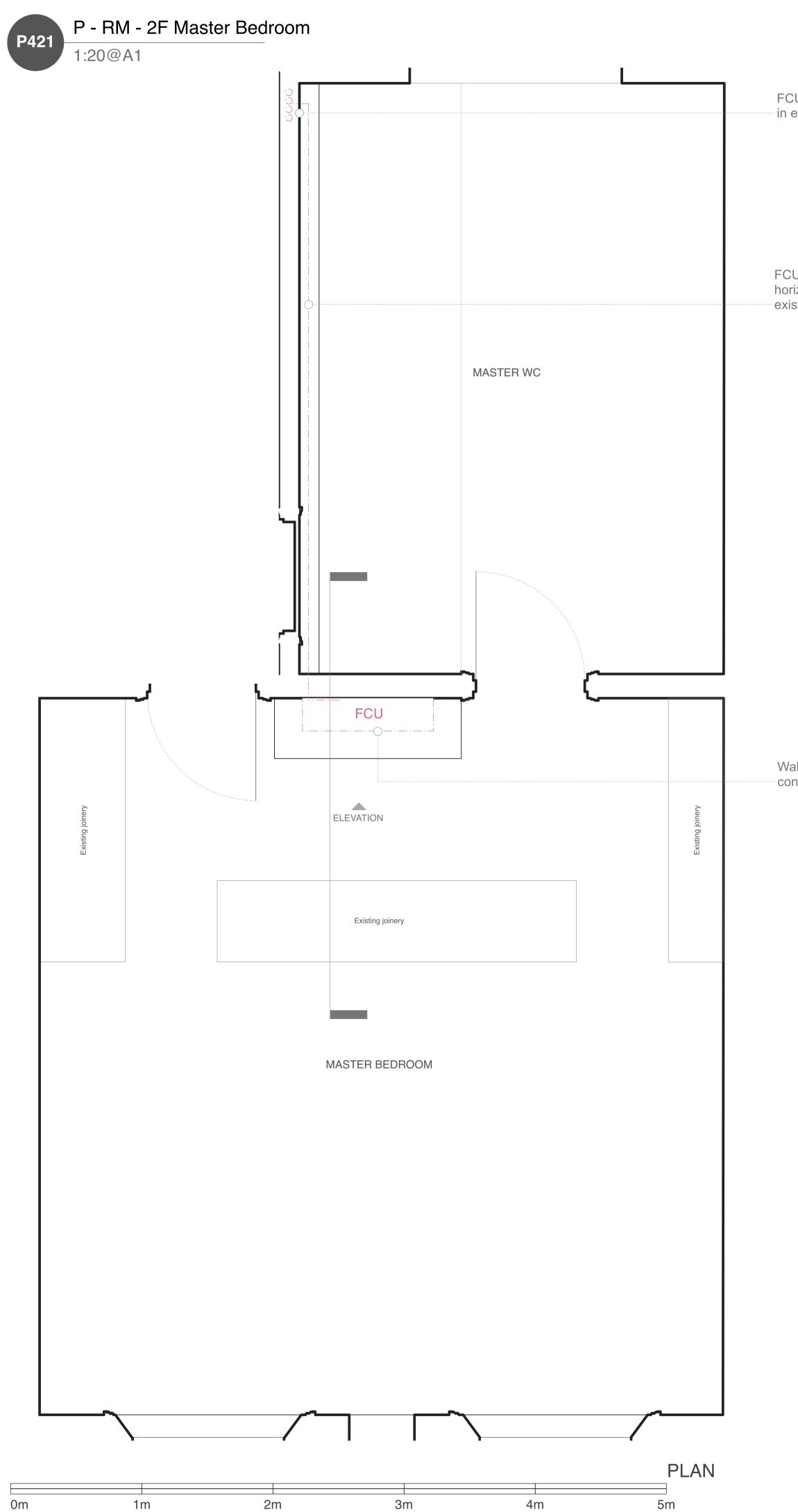
(B) : Dropped ceiling to LGF to allow for MVHR duct, 08.04.24 (CB/HC) FCU and associated pipework indicated. Replacement of LGF external rear doors, double glazing to LGF sash window, new rooflight in rear extension

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HUGHCULLUM 24 John Street

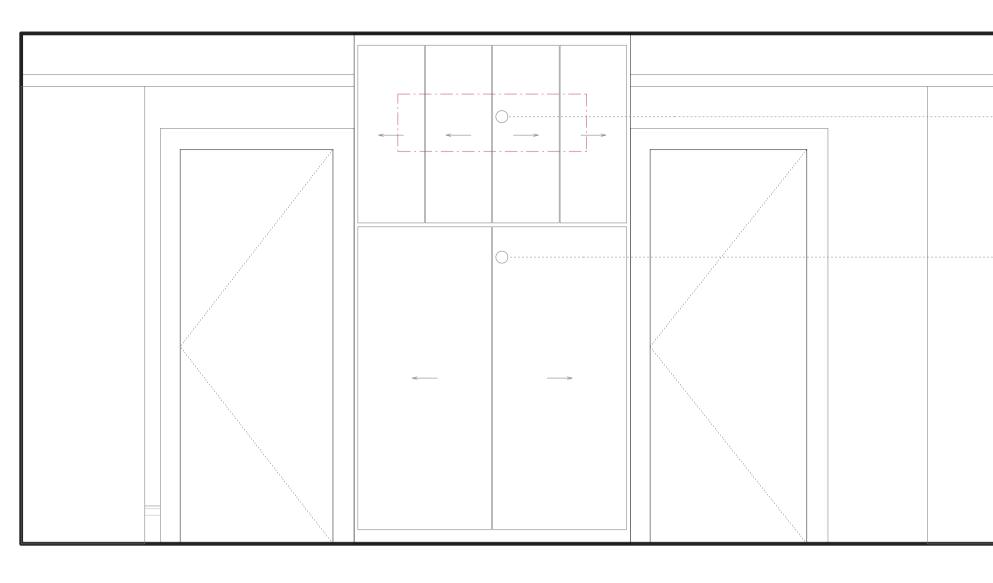
ARCHITECTS LTD Bloomsbury Design Planning 61b Judd Street Room Layout London WC1H9QT 1F Joinery

t 02073837647 1:20@A1 f 02073877645 April 2024 mail@hughcullum.com JS024 - P420 (B)



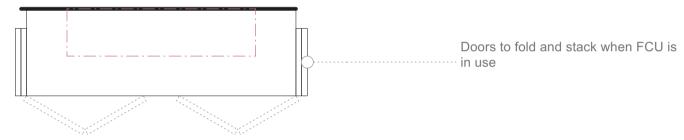
## FCU pipes to run vertically in existing service void.

FCU pipes to run horizontally at high level in existing stud wall.



### ELEVATION OF JOINERY IN MASTER BEDROOM

Wall mounted FCU -- concealed in joinery unit.



# PLAN OF JOINERY IN MASTER BEDROOM



SECTION THROUGH JOINERY

General Notes

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(A) :	Issued - LB Camden			06.11	.23	(OW/HC)
(B) ·	Dropped ceiling to LGE	to allo	w for MVHR duct	08 04	24	

Wall mounted FCU concealed in joinery unit.

(B) : Dropped ceiling to LGF to allow for MVHR duct, 08.04.24 (CB/HC) FCU and associated pipework indicated. Replacement of LGF external rear doors, double glazing to LGF sash window, new rooflight in rear extension

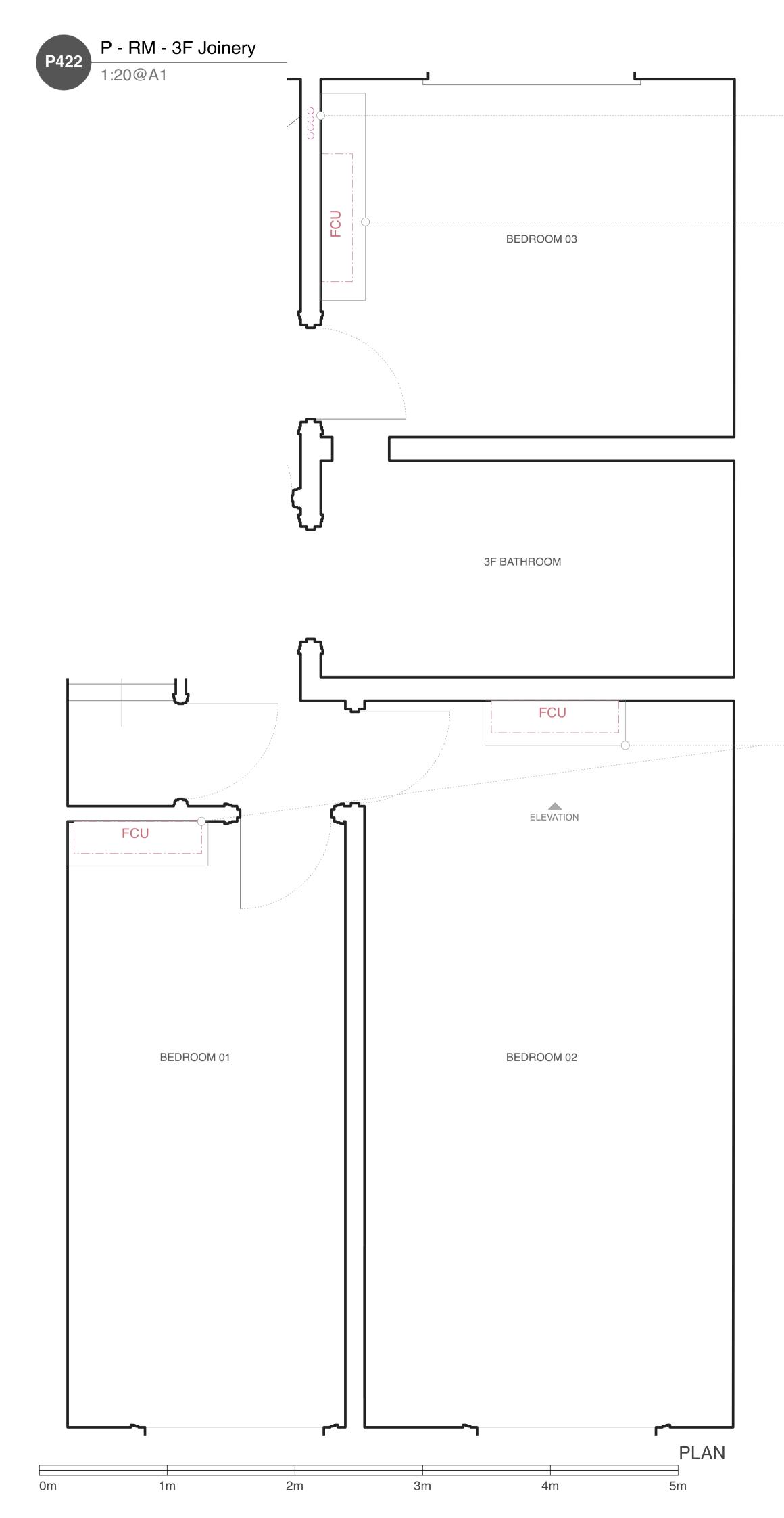
Design intent for joinery

Wall mounted FCU concealed in joinery unit.

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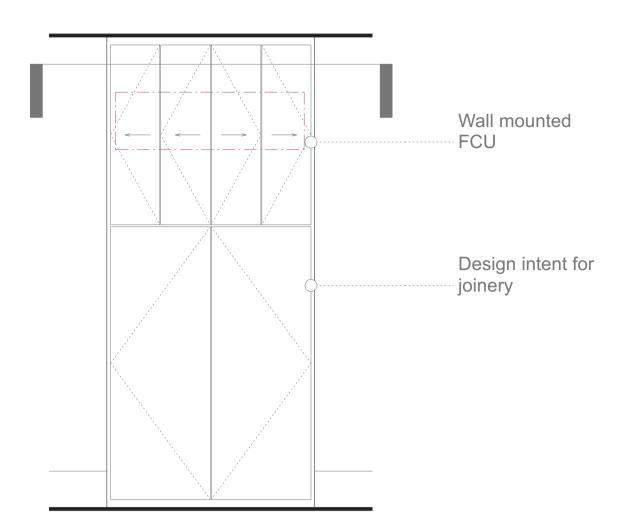
HUGHCULLUM 24 John Street ARCHITECTS LTD Bloomsbury Design Planning 61b Judd Street Room Arrangement

London WC1H9QT 2F Master Bedroom & Ensuite t 02073837647 1:20@A1 f 02073877645 April 2024 mail@hughcullum.com JS024 - P421 (B)

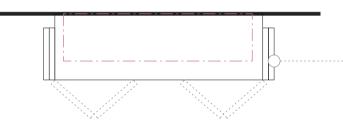


FCU pipes to run vertically in existing service void.

Wall mounted FCU concealed in new joinery unit.



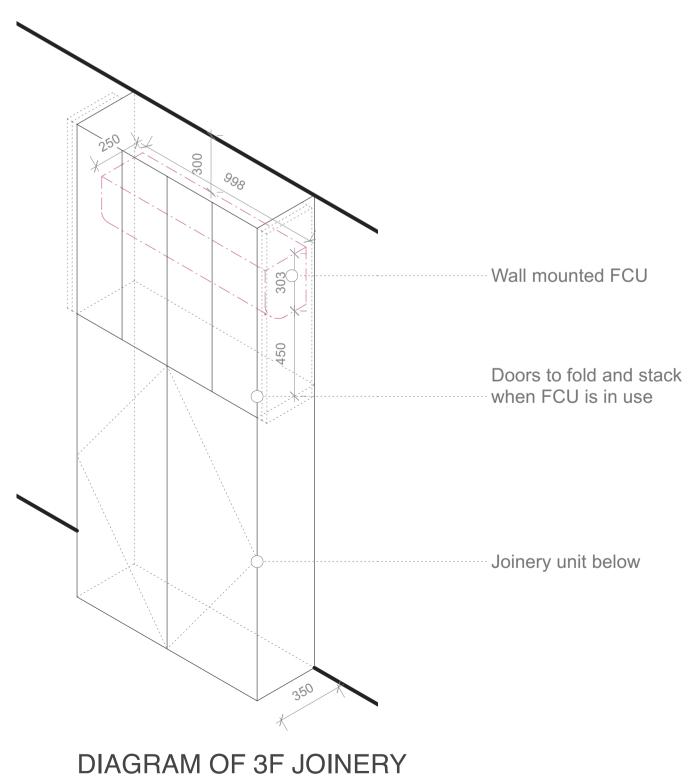
ELEVATION OF 3F JOINERY



Doors to fold and stack when FCU is in use

PLAN OF 3F JOINERY

Wall mounted FCU concealed in new joinery.



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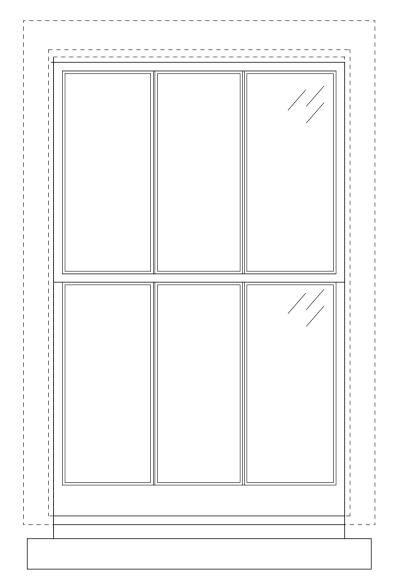
(B) : Dropped ceiling to LGF to allow for MVHR duct, 08.04.24 (CB / HC) FCU and associated pipework indicated. Replacement of LGF external rear doors, double glazing to LGF sash window, new rooflight in rear extension

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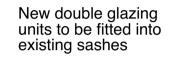
HUGHCULLUM 24 John Street

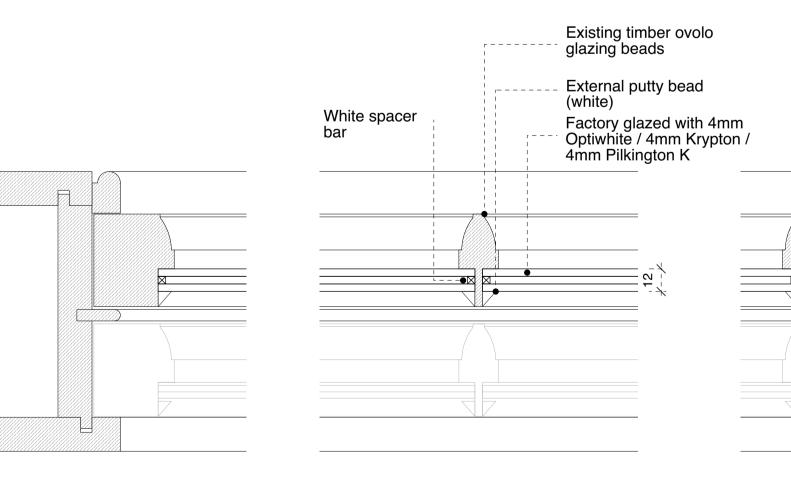
ARCHITECTS LTD Bloomsbury Design 61b Judd Street London WC1H9QT t 02073837647 f 02073877645 mail@hughcullum.com Hanning Room Arrangement 3F Joinery 1:20@A1 April 2024 JS024 - P422 (B)

P - DET - LGF WINDOW P500 As indicated@A1

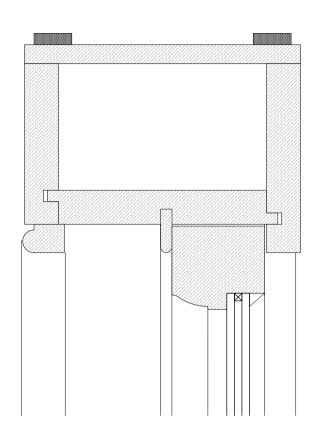


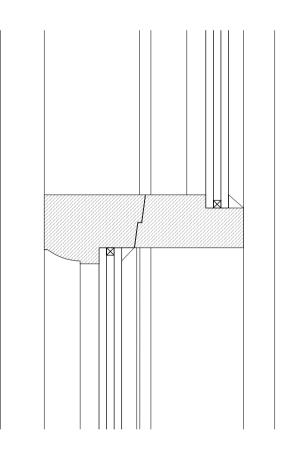
ELEVATION OF LGF WINDOW ONTO FRONT LIGHTWELL Scale 1:10

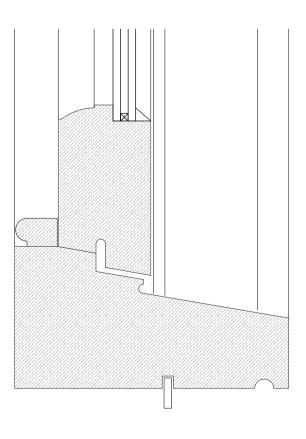




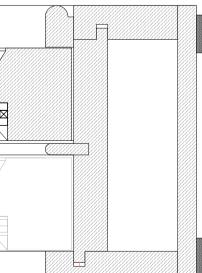
PLAN DETAIL Scale 1:2







SECTION Scale 1:2



General Notes

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HUGHCULLUM 24 John Street					

ARCHITECTS LTD Bloomsbury Design 61b Judd Street London WC1H 9QT t 020 7383 7647 f 020 7387 7645 mail@hughcullum.com Hanning Detail LGF window As indicated@A1 April 2024 JS024 - P500 (B)