

104 - 110 Charing Cross Road  
London  
WC2H 0JN

Scale 1:100

Basement



CHARING CROSS ROAD




REV	AMENDMENT	DATE
-----	-----------	------

Magnolia Square Limited  
2 Sheraton Street  
Stoke  
London  
W1F 8BH  
020 7479 4855

PRINT AT A3

PROJECT  
104-110  
Charing Cross Rd  
London  
WC2H 0JN

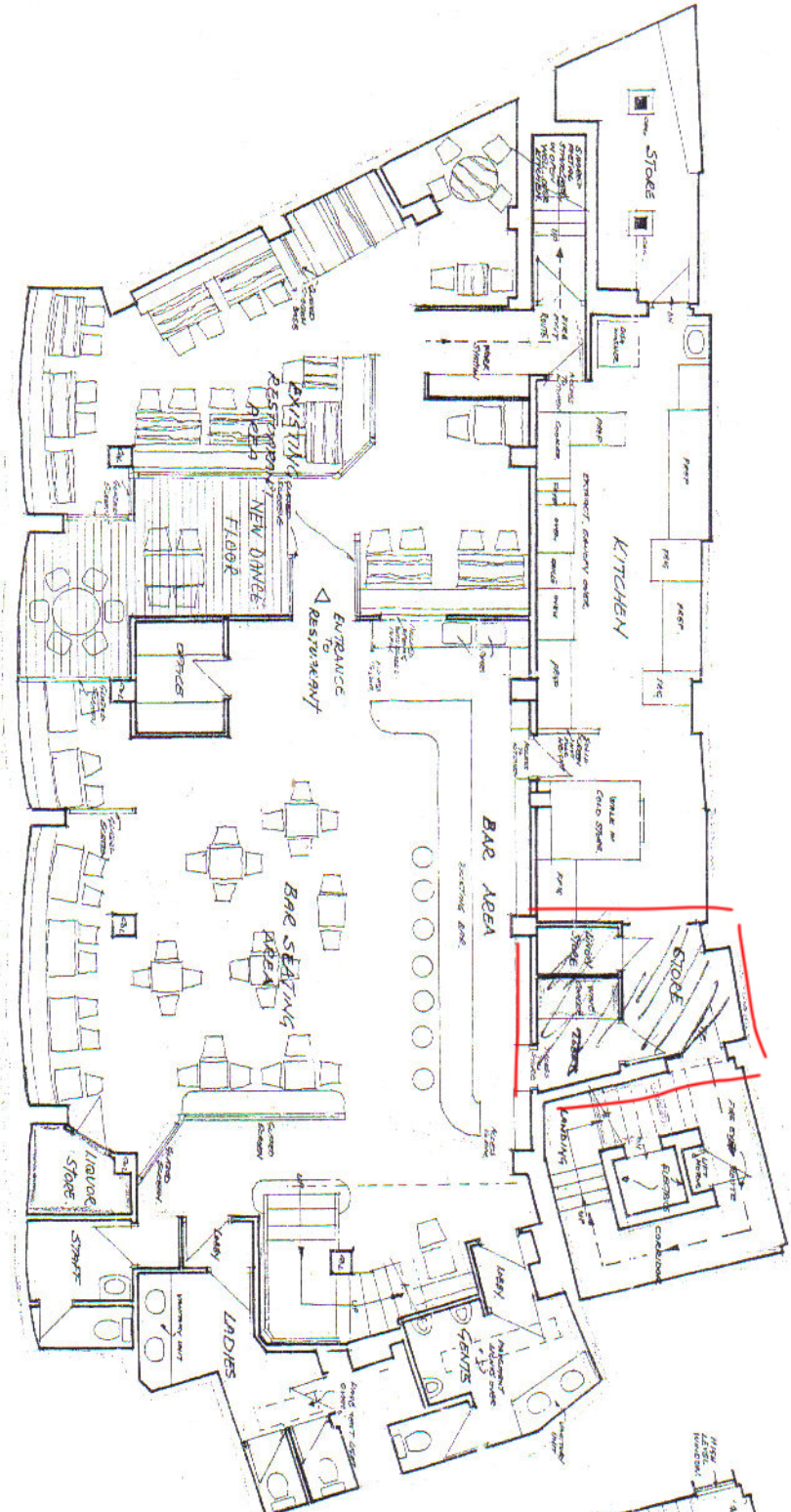
MEASURED SURVEY

ISSUED TITLE  
LEASE PLAN

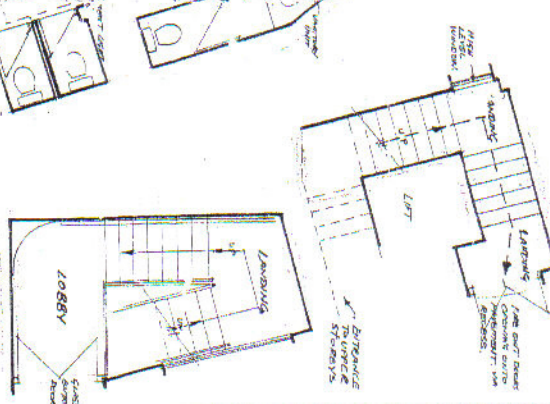
SCALE 1:100 DRAWN BY DATE  
April 09

ORIGINAL NUMBER  
-1 Rev A 4415

BASEMENT PLAN



GROUND FLOOR PLAN



Drawing Title <b>BASEMENT LAYOUT AND GROUND FLOOR ACCESS PLANS</b>		Client <b>T. MURPHY</b>
Date <b>24/04/2002</b>		Drawing Title <b>BASEMENT LAYOUT AND GROUND FLOOR ACCESS PLANS</b>
Scale <b>1/4" = 1'00"</b>	Date <b>24/04</b>	Drawing Title <b>BASEMENT LAYOUT AND GROUND FLOOR ACCESS PLANS</b>
Drawn By <b>FEA 94</b>	Date <b>24/04</b>	Drawing Title <b>BASEMENT LAYOUT AND GROUND FLOOR ACCESS PLANS</b>
Check By <b>FEA 94</b>	Date <b>24/04</b>	Drawing Title <b>BASEMENT LAYOUT AND GROUND FLOOR ACCESS PLANS</b>
Approved By <b>FEA 94</b>	Date <b>24/04</b>	Drawing Title <b>BASEMENT LAYOUT AND GROUND FLOOR ACCESS PLANS</b>

Comparables:

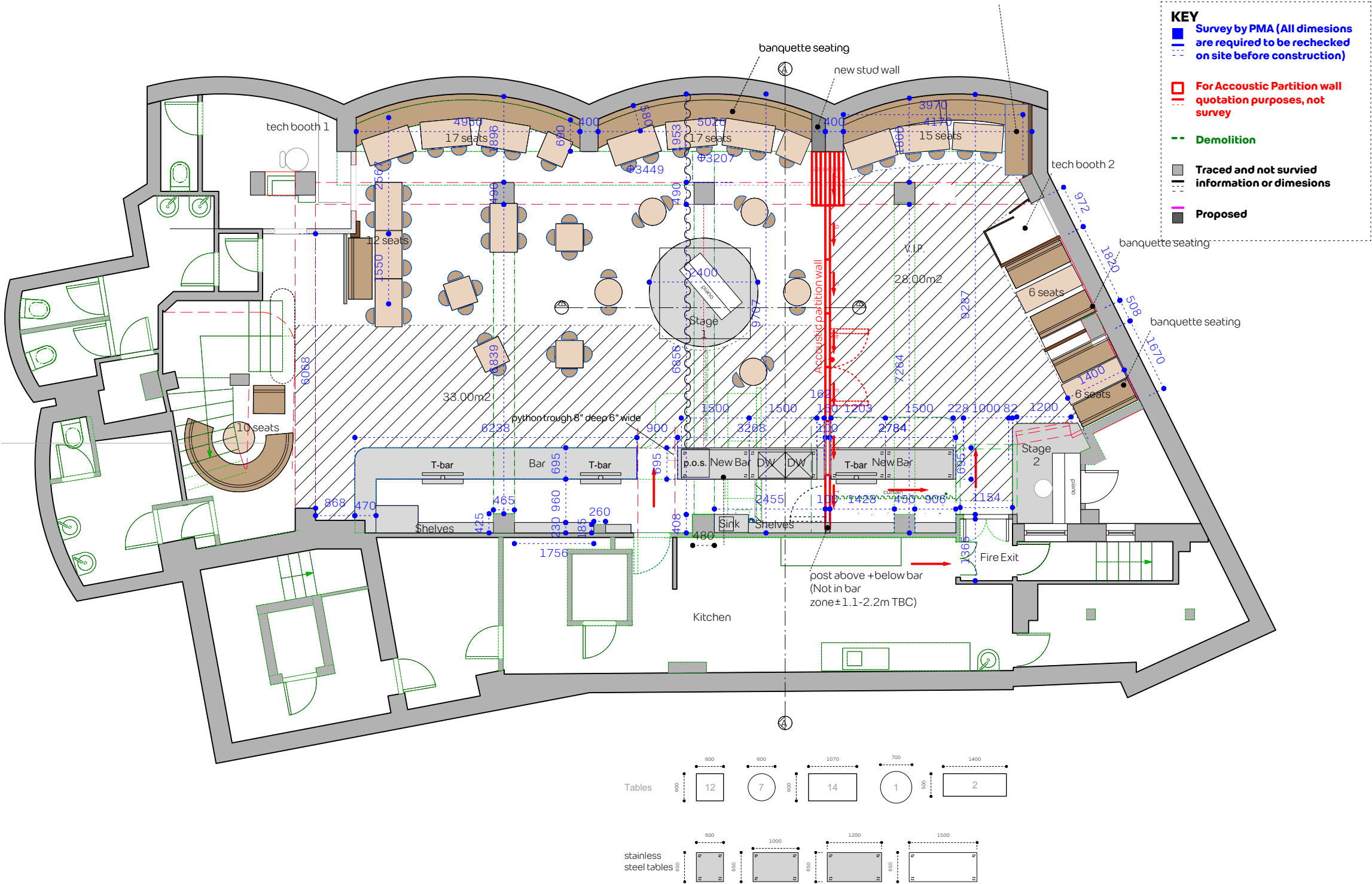
**Previous (with central office)**

150 to 160 seated in total club (just under 1 person / m<sup>2</sup>, allowing for fixed banquettes)  
180 standing in total club (1.4 people / m<sup>2</sup>, allowing for fixed banquettes)  
Divided into 2 rooms worked at aprox:  
Max (with podium tables) Large room: 104  
Max (with podium tables) VIP / Private room: 76

**Proposed (with adjusted location of acoustic wall)**

170 seated in total club (just under 1 person / m<sup>2</sup>, allowing for fixed banquettes)  
200 standing in total club (1.4 people / m<sup>2</sup>, allowing for fixed banquettes)  
Divided into 2 rooms worked at aprox:  
Max (with podium tables) Large room: 133  
Max (with podium tables) VIP / Private room: 69

**IMPORTANT:**  
To gain more space please rotate the airline seats in this location by 90° so their backs are against the wall in the corner.

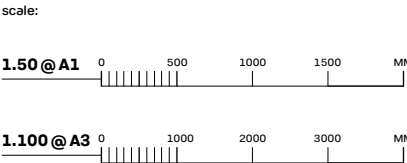


copyright:  
The design and drawings remain the property of Paul McAnearney Architects Ltd. The client for this project will be licensed to use this design and documents on this site only upon full payment of architectural fees. This license is non-transferable. The design and drawings shall not be reproduced, up-loaded to the internet or traced without the permission of Paul McAnearney Architects Ltd.

dimensions:  
This drawing has been prepared from a survey drawing that was based on rough survey measurements that were taken for OUTLINE DESIGN PURPOSES ONLY, which is NOT likely to be as precise as a full measured survey. As a result, no warranty as to the precision of the dimensions indicated or illustrated can be given. While this drawing can be used as a base drawing for construction and quotation purposes, due to the nature of the measurements on which it is based, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered. If any discrepancies are noticed between this drawing and any other contract document then please contact Paul McAnearney Architects Ltd immediately.

Paul McAnearney Architects Ltd are designers registered as an RIBA Chartered Practice

revision notes:					
rev:	by:	chkd:	appd:	ai no:	date:
/	WL/LC	PM	/	n/a	01/06/2010
					revision: first issue drawing using survey data as per dimension note
A	AMT	PM			30/05/2019
B	AMT	PM			17/06/2019
C					
D					
E					
F					
G					
H					
I					
J					
K					
L					



project name:  
Phoenix Artist Club  
postcode:  
WC2H 8BU

issue:  
For Information  
date:  
Jun 2019  
drawn by:  
AMT  
chkd:  
PM  
drawing note:  
Not for construction

drawing name:  
Proposed LGF plan- 1:100

project number:  
PMA 239  
dwg no:  
GA06/b  
revision:  
B

6 Flitcroft Street  
London WC2H 8DJ  
T +44 20 72 400 500  
F +44 20 72 406 808  
info@paulmcaneary.com  
www.paulmcaneary.com

**Paul McAnearney**  
Architects Ltd



