



BOSWELL STREET

THEOBALDS ROAD



Notes

- Existing Building Fabric
- Proposed Building Fabric
- Proposed Landscaping

01	New textured stone facade with reused stone	13	New metal screen	25	New sedum roof
02	Existing metal cladding refurbished and cleaned	14	New lifts within existing lift shafts	26	New AOV (Automatic Opening Vent)
03	New double glazed windows with side vents	15	New lifts within proposed lift shafts	27	New stone coping
04	New double glazed windows in curtain walling	16	New terrace planters	28	New cap ladder
05	New double glazed door	17	New timber seating	29	Existing granite cladding refurbished and cleaned
06	New double glazed sliding door	18	New timber decking finish	30	New automatic metal gate
07	New chrome finish metal clad column	19	New stone facade to match existing	31	New double glazed curtain wall with pivot doors
08	Existing metal door refurbished and cleaned	20	New low profile photovoltaic panels	32	New stone tile finish
09	New pavement roof lights	21	New metal stair with bike channel	33	New feature stone coping
10	New glazed block facade	22	Existing stairs refurbished and cleaned		
11	Existing stone cladding refurbished and cleaned	23	New short stay bike stands		
12	New boundary greening planting on walls	24	New concrete pavers		

Do not scale. All dimensions to be confirmed on site. Information contained in this drawing is the sole copyright of Orms designers + architects ltd and is not to be reproduced without permission.

The setting out and dimensions of any existing building elements shown are based on collated archive information, measured surveys and site investigations as available. If there is any reasonable doubt in relation to position of existing building fabric which affects costs or final construction details the contractor should undertake relevant surveys to verify the information, and any changes discovered should be notified to the architect.

This drawing should be read in conjunction with all other project information prepared by Orms and other design consultants. In the event of any conflicts between information on this drawing and other project information that may be contained on models, specifications, schedules, etc. seek clarification with Orms.

Please note that dwg or other cad formats provided in addition to pdf documentation are issued to aid co-ordination only. Use of written dimensions and levels is permitted, but all other dimensions extracted from the digital content are not to be relied upon. Data should always be checked against pdf information.

Drawings issued with construction record status or revision are not surveys and are to be verified on site prior to making any use of them. Orms do not take responsibility for any discrepancies between the drawings and actual as build condition.

Orms

1 Oliver's Yard
55-71 City Road
London
EC1Y 1HQ

C01	24.06.24	Planning
Rev.	YY.MM.DD	Description
	Checked by GMH	Approved by SH

Project
124 Theobalds Road

Drawing title
Proposed
Planning
Fifth Floor Plan

Scale @A1 1 : 100
Scale @A3 1 : 200

Project No. 2289

Rev. C01

Drawing Number
THR - ORM - ZZ - 05 - DR - A - 12205

Status code
A2 - AUTHORISED AND ACCEPTED

Status description
PLANNING