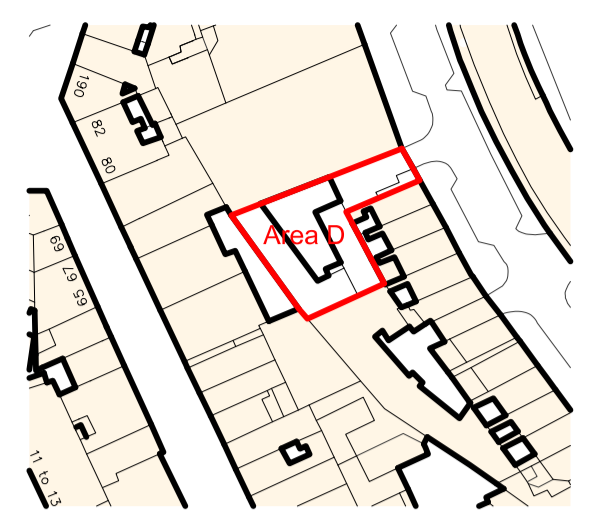


Notes: All internal furniture layouts are indicative only.



P2 26.07.13 CHANGES AS CLOUDED, RE-ISSUED FOR PLANNING
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Project ST GILES CIRCUS - ENDELL STREET

Drawing title Existing/Strip out Basement Plan

Scale 1:50 @ A1 Drwg. No. 1793PLEX022-00 Rev. P2
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Notes: All internal furniture layouts are indicative only.



- Area of strip out



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Drawing title Existing/strip out Ground floor Plan

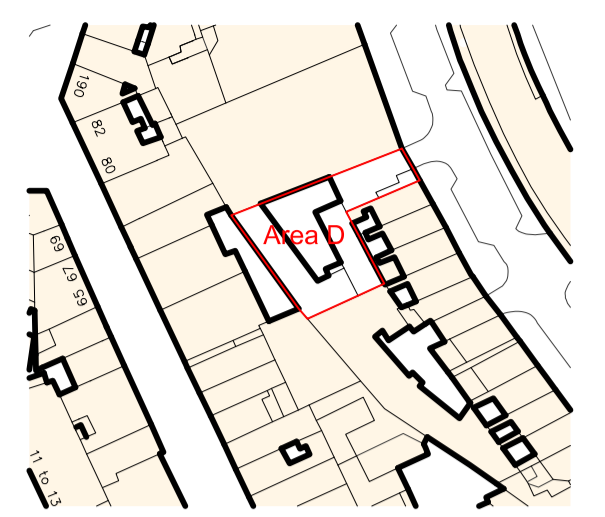
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Date August '12

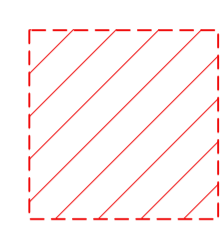
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Notes: All internal furniture layouts are indicative only.



 - Area of strip out

A First floor Plan
Endell Street
1:50

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Drawing title Existing/strip out First floor Plan

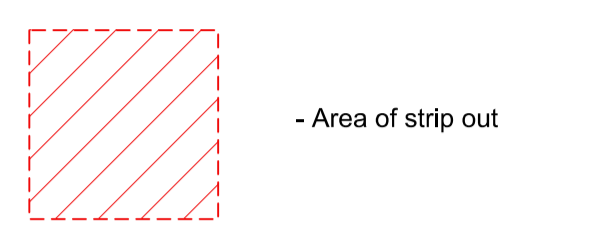
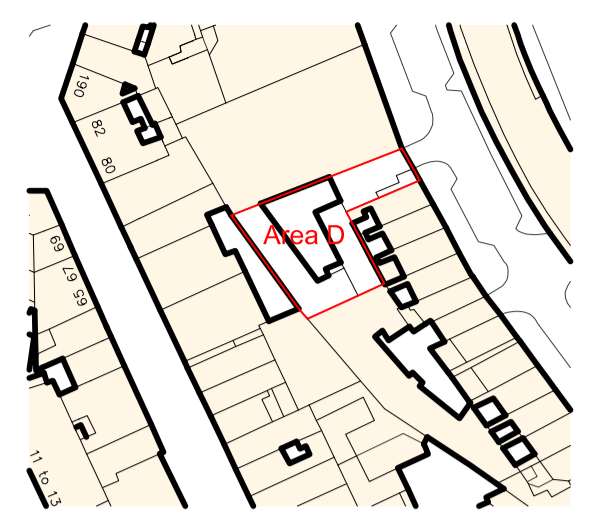
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Notes: All internal furniture layouts are indicative only.



All roof lights to be removed and replaced in more suitable locations

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Drawing title Existing/strip out Second floor Plan

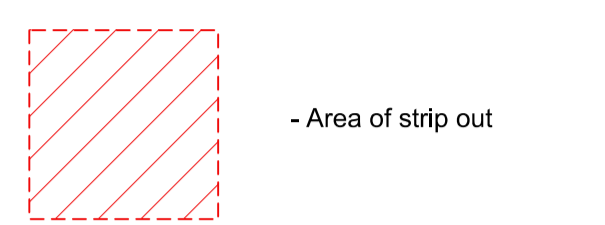
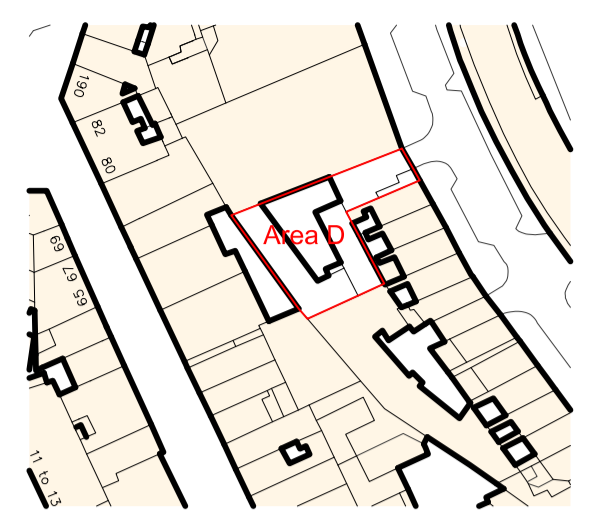
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Notes: All internal furniture layouts are indicative only.



All roof lights to be removed and replaced in more suitable locations

A Third floor Plan
Endell Street
1:50

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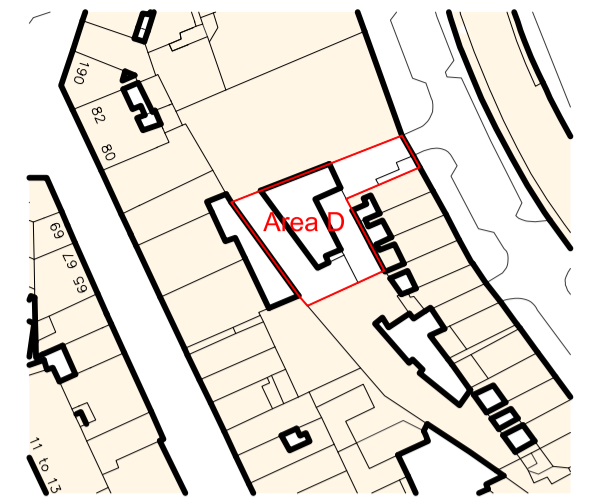
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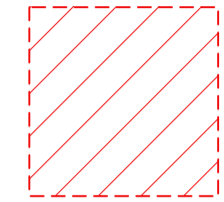
Project ST GILES CIRCUS - ENDELL STREET
Drawing title Existing/strip out Third floor
Plan

Scale 1:50 @ A1 Drwg. No. 1793PLEX022-04 Rev. P2
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 - Area of strip out



PLEX
022-14

PLEX
022-12

PLEX
022-13

PLEX
022-13

PLEX
022-14

PLEX
022-10

A Roof Plan
Endell Street
1:50

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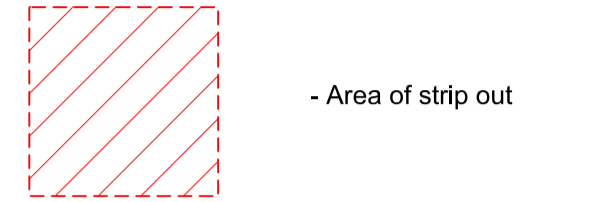
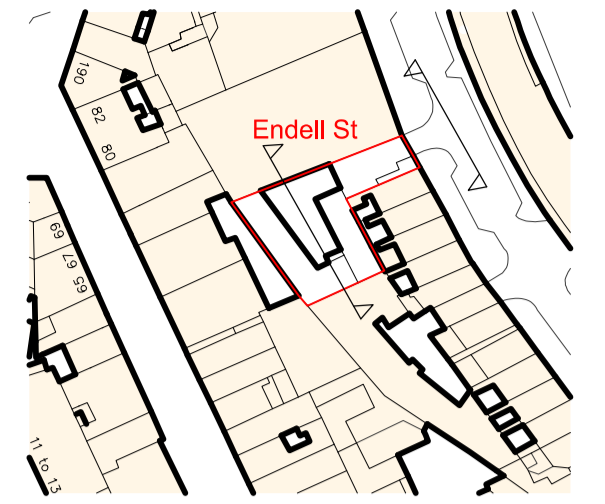
Drawing title Existing/strip out Roof Plans

Scale 1:50 @ A1 Drwg. No. 1793PLEX022-05 Rev. P2
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Notes: All internal furniture layouts are indicative only.



Stone cornice and pediment in generally good condition

C07

Original casement timber windows in good condition - evidence of some wear and tear

W03

Original timber doorset in good condition with some evidence of wear and tear

D02

RF01 Roof tiles in generally good condition. flashing showing some signs of wear and tear

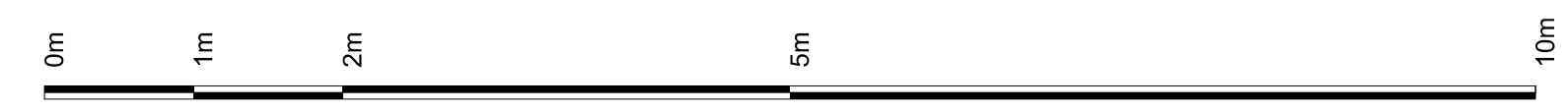
C07 Stone cornice badly stained and damaged in places

B09 Brickwork in generally good condition. Some evidence of wear and tear

C07 Stone cornice in generally good condition. Stained in places

-- Later addition cast iron gates not in scale with original frontage - currently present a security risk due to clear opening above

PL EX 022-10 Existing East Elevation Endell Street frontage 1.50



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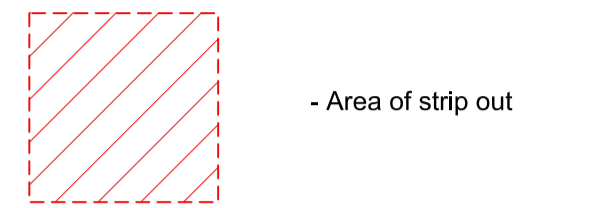
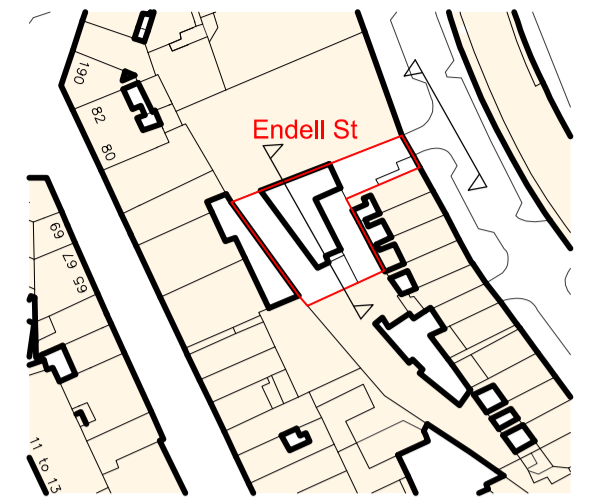
Drawing title Existing/strip out East Elevation Endell Street frontage

Scale 1:50 @ A1 Drwg. No. 1793PLEX022-10 Rev. P2

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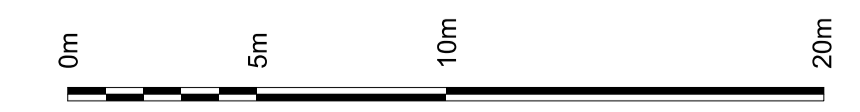
Notes: All internal furniture layouts are indicative only.



- RF01 Roof tiles in generally good condition
Lead flashing showing signs of wear and tear
- MS05 Metal guardrail and deck to be removed
- B03 Inappropriate brickwork used to repair parapet wall
- IW01 Cast iron downpipe in poor rusted condition
- MS05 Metal guardrail and deck to be removed
- W04 Timber casement windows in generally good condition showing some signs of wear and tear
- B10 Brickwork in generally good condition

- W13 Lead flashing to roof light showing signs of wear and tear
- C07 Stone coping badly damaged in places
- B09 Brickwork in poor condition showing signs of patchwork repointing
- W12 Dormer window in an acceptable condition
Flashing showing wear and tear
- IW05 Inappropriate uPVC connection to downpipe
- W05 Timber sash windows in acceptable condition
- IW05 Inappropriate uPVC connection to downpipe
- IW01 Cast iron Soil and Vent pipe in acceptable condition
- B09 Brickwork showing evidence of patchwork repointing with inappropriate cementitious mortar
- W05 Timber sash windows poorly decorated and showing signs of wear and tear

PL-EX 022-11 Existing West Elevation Endell Street courtyard 1:50



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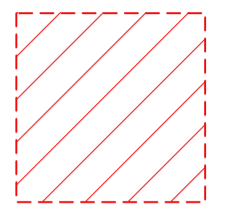
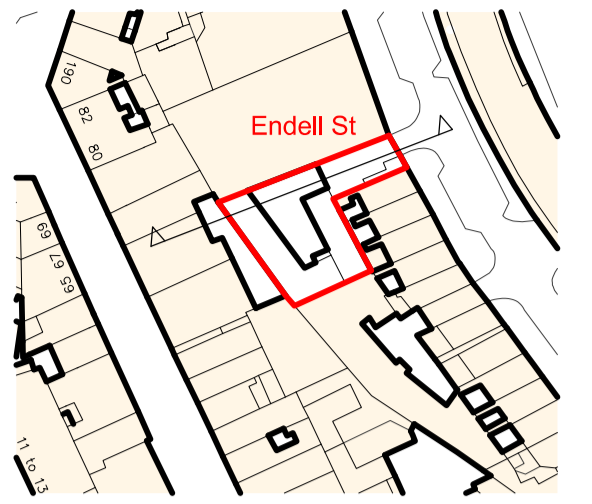
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Drawing title Existing/strip out West Elevation Endell Street courtyard

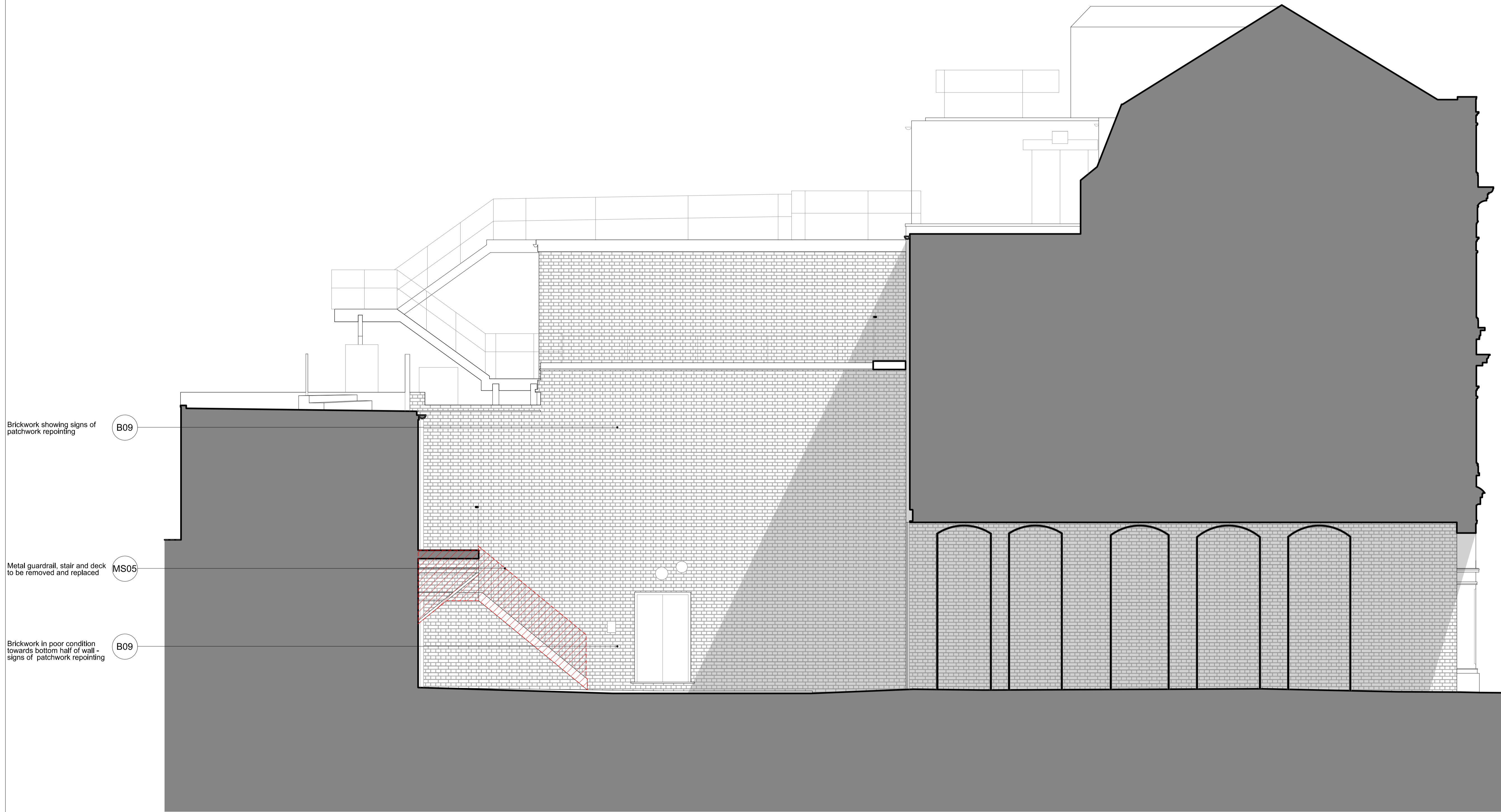
Scale 1:50 @ A1 Drwg. No. 1793PLEX022-11 Rev. [P2]
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Notes: All internal furniture layouts are indicative only.



- Area of strip out



Brickwork showing signs of patchwork repainting B09

Metal guardrail, stair and deck to be removed and replaced MS05

Brickwork in poor condition towards bottom half of wall - signs of patchwork repainting B09

PL EX 022-12 Existing South Elevation Endell Street courtyard 1.50



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Drawing title Existing/strip out South Elevation Endell Street courtyard

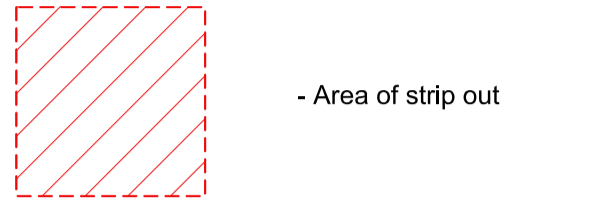
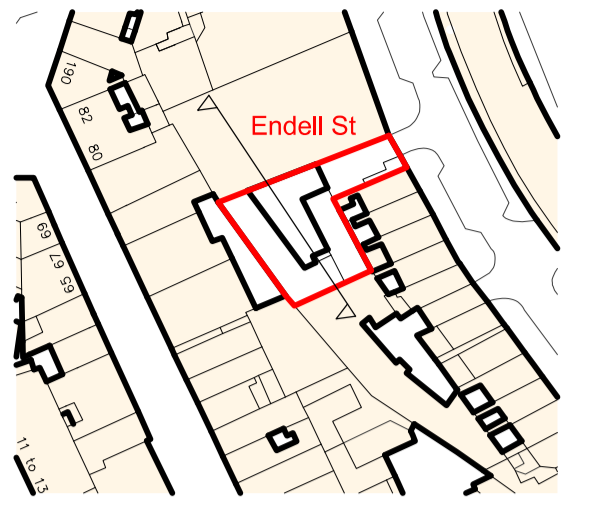
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Roof light in unsuitable location for residential layouts

W13



W06 Metal framed windows in good condition

B03 Brickwork generally in good condition some areas of pathwork repointing

MS05 Metal guardrail, deck and stair to be removed

D02 Later addition glazed timber door inappropriate to heritage buildings

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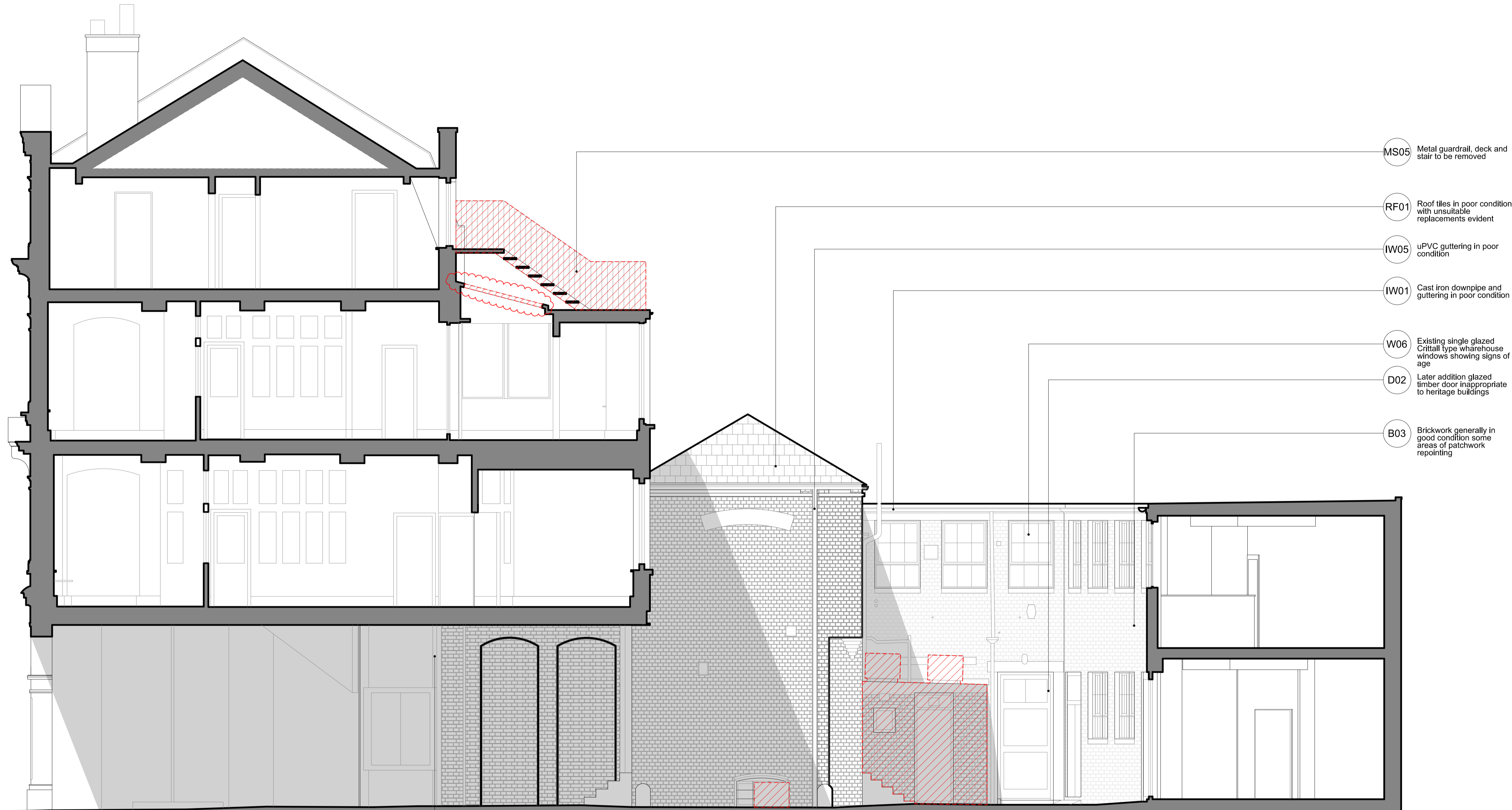
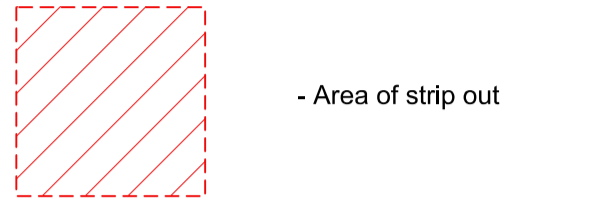
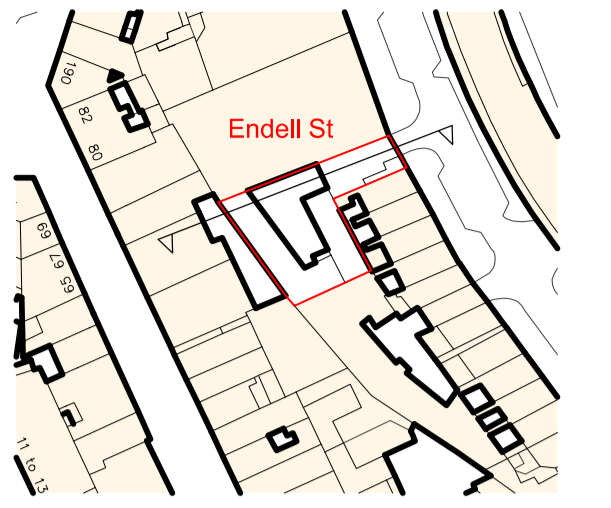
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PLEX 022-13 Existing East Elevation Endell Street courtyard 1:50



Notes: All internal furniture layouts are indicative only.



MS05 Metal guardrail, deck and stair to be removed

RF01 Roof tiles in poor condition with unsuitable replacements evident

IW05 uPVC guttering in poor condition

IW01 Cast iron downpipe and guttering in poor condition

W06 Existing single glazed Crittall type warehouse windows showing signs of age

D02 Later addition glazed timber door inappropriate to heritage buildings

B03 Brickwork generally in good condition some areas of patchwork repointing

IW05 Exposed uPVC SVP

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Drawing title Existing/strip out North Elevation Endell Street courtyard

Scale 1:50 @ A1 Drwg. No. 1793PLEX022-14 Rev. P2

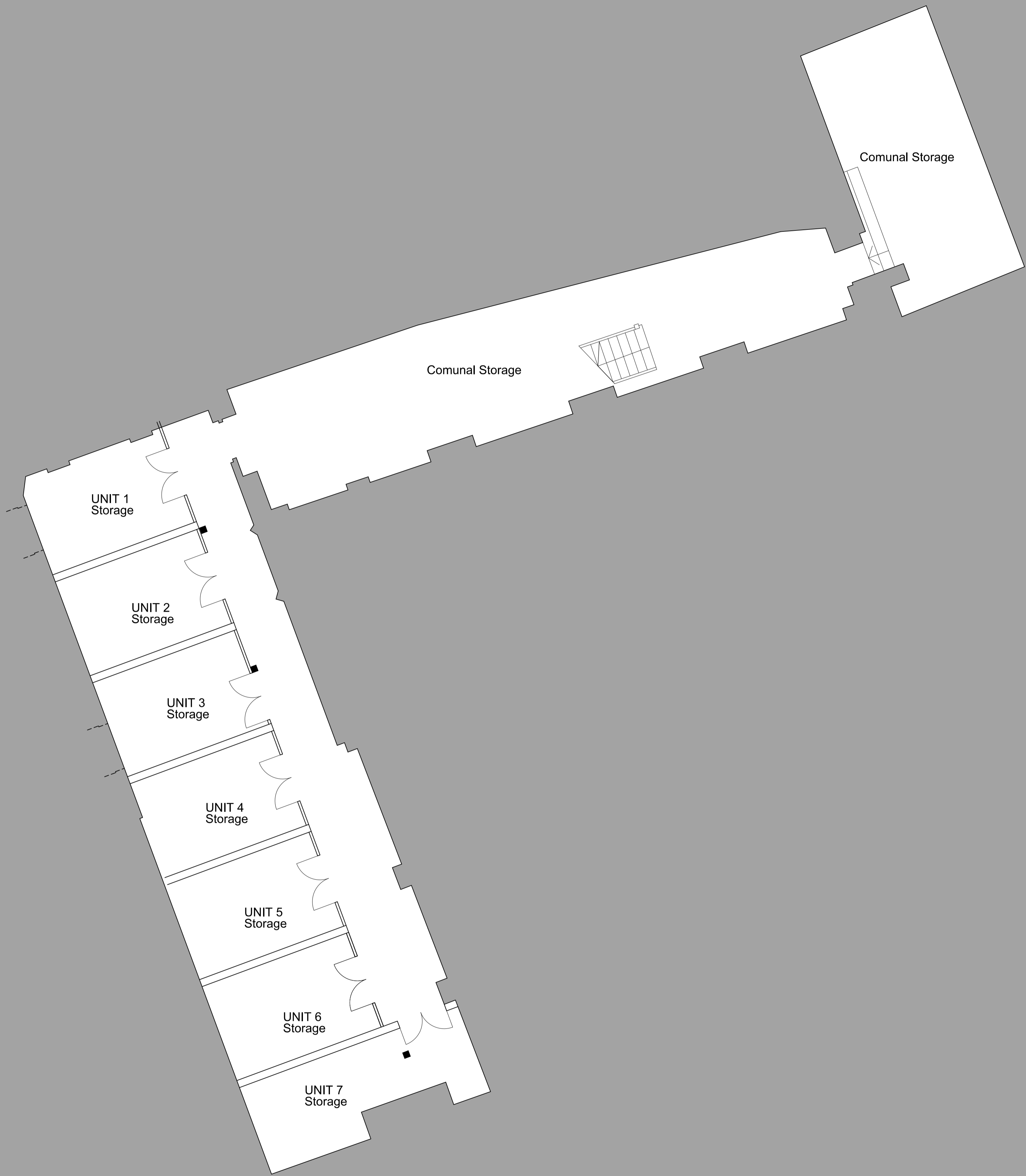
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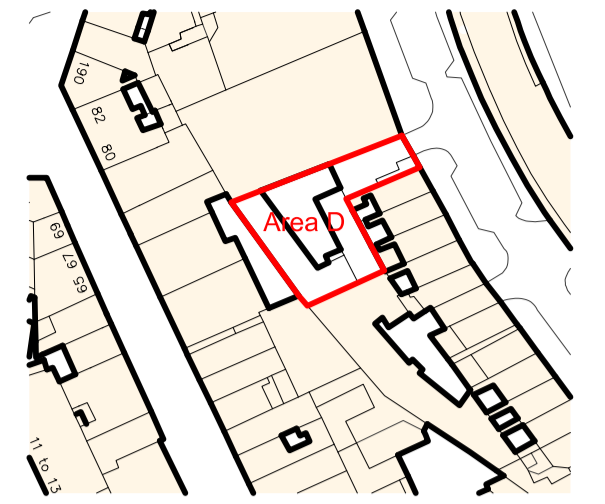
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PL-EX Existing North Elevation
022-14 Endell Street courtyard 1:50



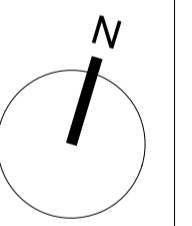


Notes: All internal furniture layouts are indicative only.



KEY TO ITEMS:

- AE** ANCILLARY EQUIPMENT
- BU** BASE UNIT
- CYL** HOT WATER CYLINDER
- DR** DRAWERS
- DW** DISHWATER - OPTIONAL
- FF** FRIDGE FREEZER
- RB** RECYCLE BINS
- SU** STORAGE UNITS
- T** TRAY SPACE
- WM** WASHING MACHINE



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Drawing title Proposed Basement Plan

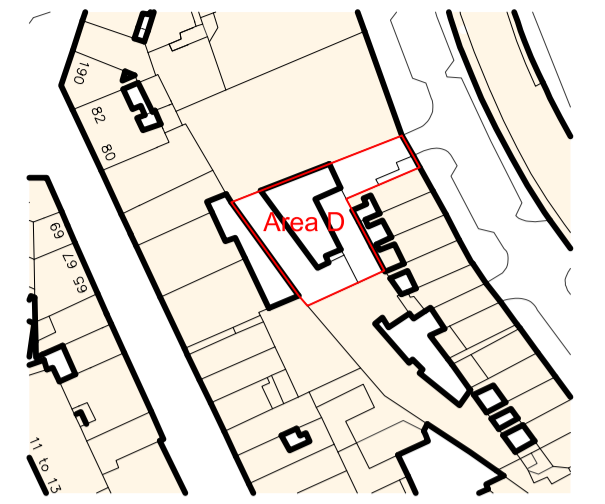
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- - SVP
- - Kitchen/Bathroom Extract
- - RWP
- Inline Kitchen/Bathroom Extract Redland Rapid Roof Vent or similar

LONDON HOUSING DESIGN GUIDE FURNITURE SCHEDULE KEY TO ITEMS:

- AE** ANCILLARY EQUIPMENT
- BU** BASE UNIT
- CYL** HOT WATER CYLINDER
- DR** DRAWERS
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- WM** WASHING MACHINE

W16 Film applied to window

W16 Film applied to window

W16 Film applied to window

W16 Film applied to window

W16 Film applied to window

--- Metal obscurity screen

W16 Film applied to window

A Ground floor Plan
Endell Street
1:50

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Project **ST GILES CIRCUS - ENDELL STREET**
Drawing title **Proposed ground floor Plan**

Scale 1:50 @ A1 Drwg. No. **1793PL022-01** Rev. **P2**
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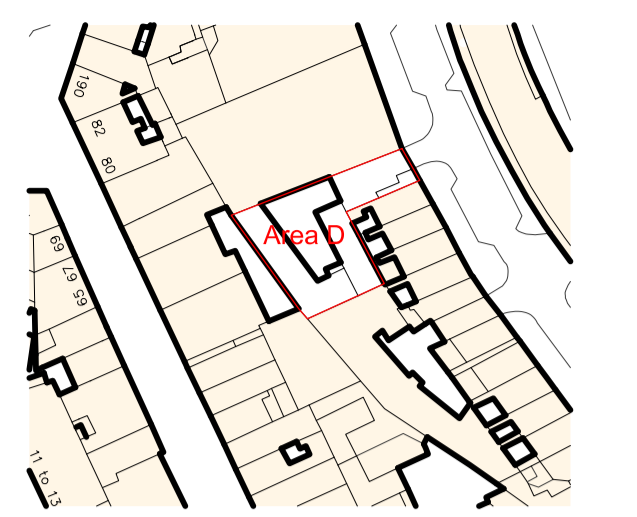
W16 Film applied to window

W16 Film applied to window

W16 Film applied to window

W16 Film applied to window

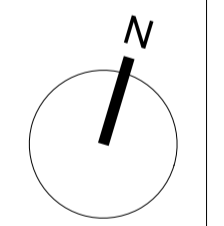
Notes: All internal furniture layouts are indicative only.



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- - RWP
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LONDON HOUSING DESIGN GUIDE FURNITURE SCHEDULE KEY TO ITEMS:

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Drawing title Proposed First floor Plan

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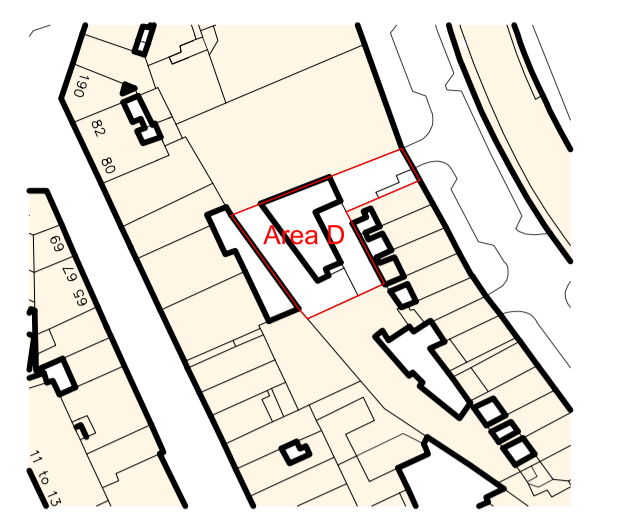
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W16 Film applied to window

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- WM** WASHING MACHINE



Smoke vent provision

W16 Film applied to glass

W13 New heritage rooflight

RF01 Roof tiles carefully removed. Trusses repaired and roof strengthened as required
 Tiles cleaned and rehung where possible - reclaimed tiles to match where necessary
 New rolled lead ridge and flashings

W13 New heritage rooflight in enlarged opening

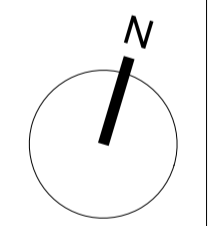
RF04 New rolled lead ridge

W13 New heritage rooflight

New PVs

RF07 New brown roof

W13 New rooflight with trickle vent



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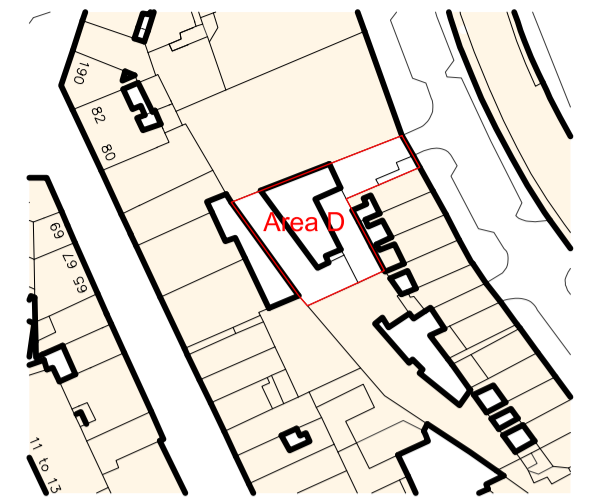
Drawing title Proposed Second floor Plan

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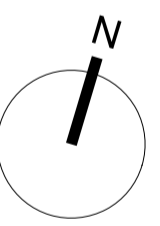
LONDON HOUSING DESIGN GUIDE FURNITURE SCHEDULE KEY TO ITEMS:

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- CYL** HOT WATER CYLINDER
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- T** TRAY SPACE
- WM** WASHING MACHINE



Smoke vent provision

Existing rooflights re-glassed



P2 26.07.13 CHANGES AS CLOUDED, RE-ISSUED FOR PLANNING
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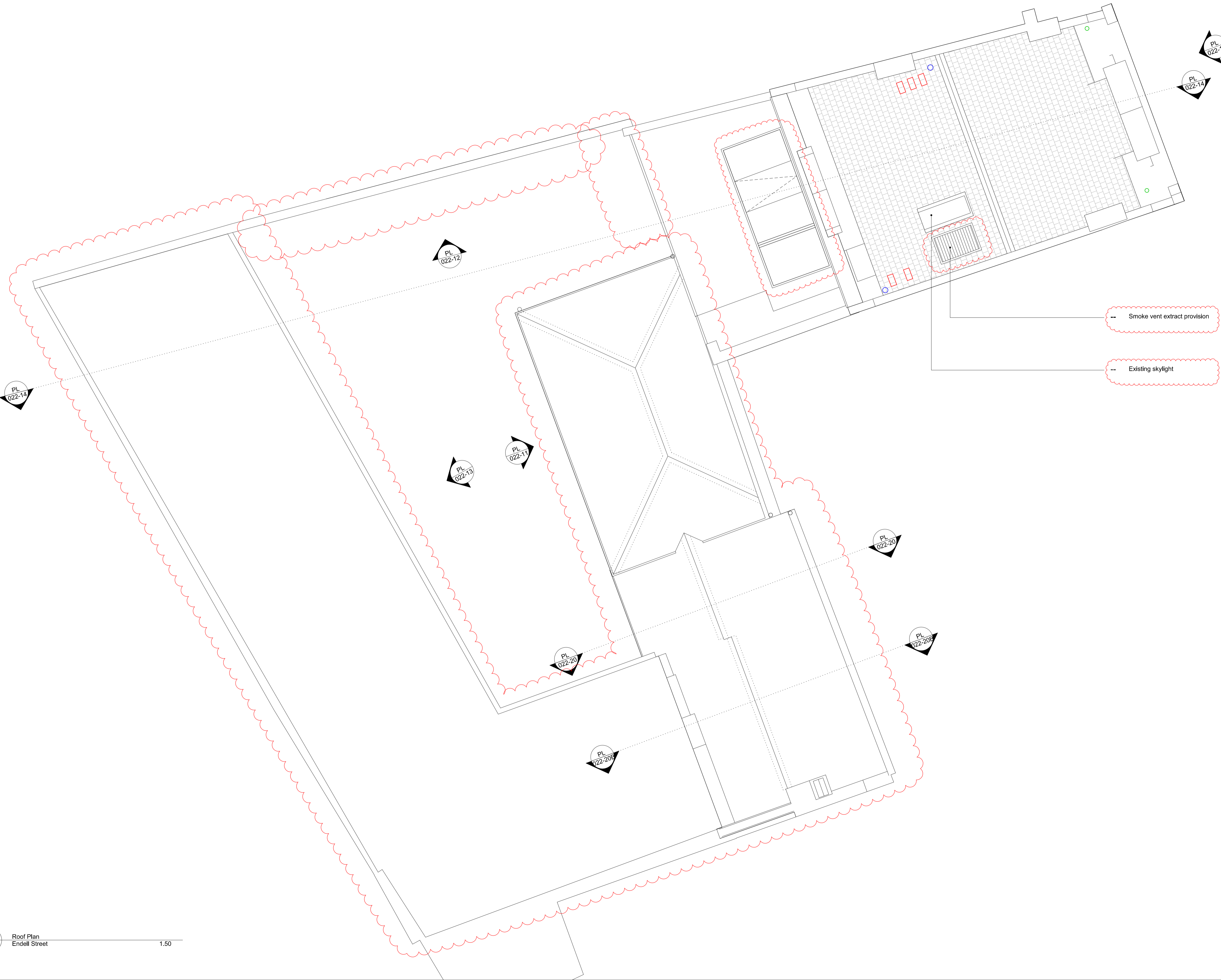
Project ST GILES CIRCUS - ENDELL STREET

Drawing title Proposed Third floor Plan

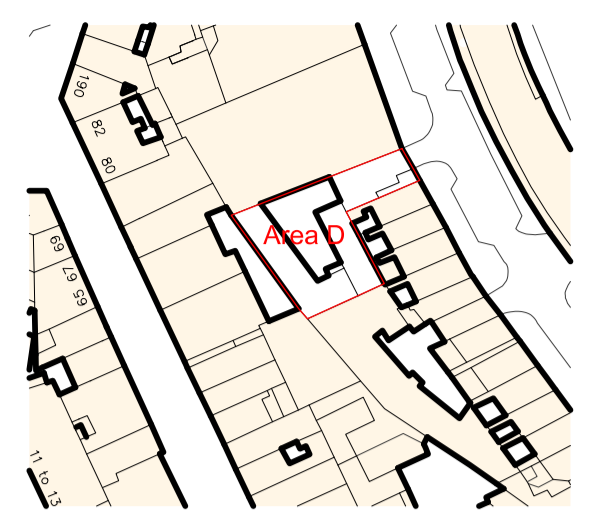
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Notes: All internal furniture layouts are indicative only.



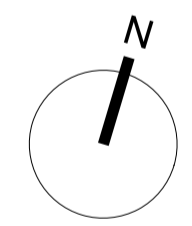
- - SVP
- - Kitchen/Bathroom Extract
- - RWP
- Inline Kitchen/Bathroom Extract Redland Rapid Roof Vent or similar

LONDON HOUSING DESIGN GUIDE FURNITURE SCHEDULE KEY TO ITEMS:

- AE** ANCILLARY EQUIPMENT
- BU** BASE UNIT
- CYL** HOT WATER CYLINDER
- DR** DRAWERS
- DW** DISHWATER - OPTIONAL
- FF** FRIDGE FREEZER
- RB** RECYCLE BINS
- SU** STORAGE UNITS
- T** TRAY SPACE
- WM** WASHING MACHINE

-- Smoke vent extract provision

-- Existing skylight



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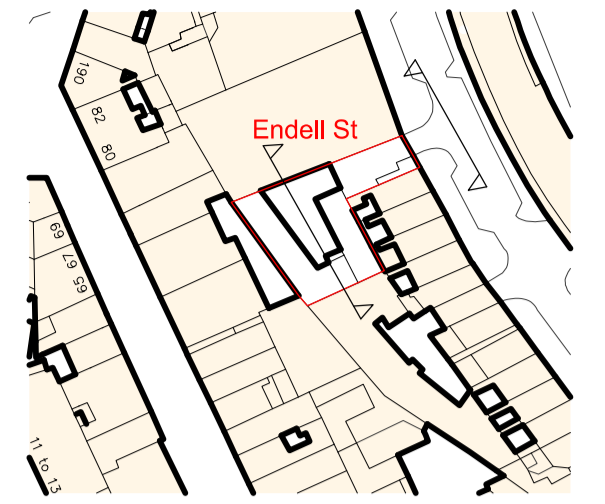
Project **ST GILES CIRCUS - ENDELL STREET**

Drawing title **Proposed Roof Plans**

Scale 1:50 @ A1 Drwg. No. **1793PL022-05** Rev. **P2**

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- RF01 Tiles replaced with suitable matching state tiles where necessary
New rolled lead flashing
- C07 Cornice water washed & repaired where necessary
- B09 Brickwork water washed masonry re pointed where necessary
- C07 Pediment and cornice water washed
- C07 Stone cornice water washed and redecorated
- Signage to replicate earlier facade from 1971 archive photos
- MS05 New full height cast iron gates to match earlier gates from 1971 archive photos
- D02 Original door cleaned, repaired and redecorated

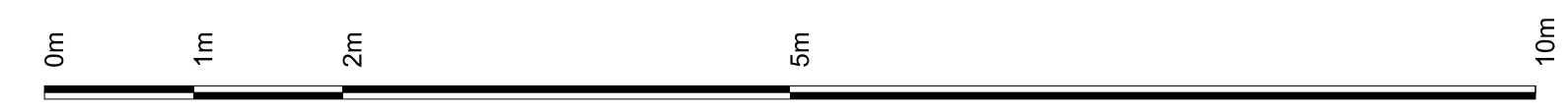
3rd floor FFL

2nd floor FFL

1st floor FFL

STREET LEVEL

PL 022-10 Proposed East Elevation Endell Street frontage 1.50



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Drawing title Proposed East Elevation Endell Street frontage

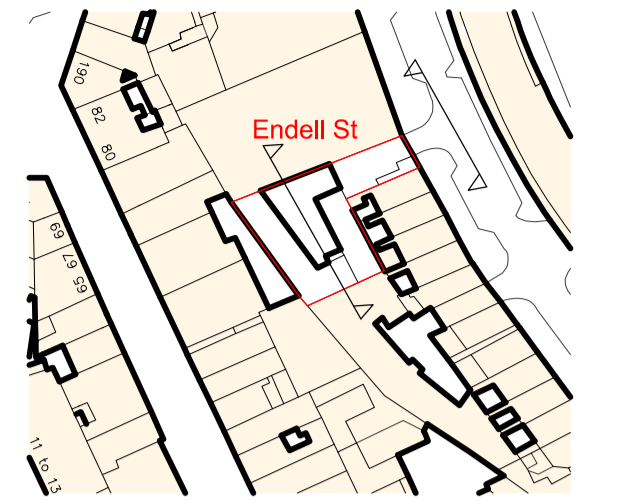
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Notes: All internal furniture layouts are indicative only.



PL 022-11 Proposed West Elevation Endell Street courtyard 1.50



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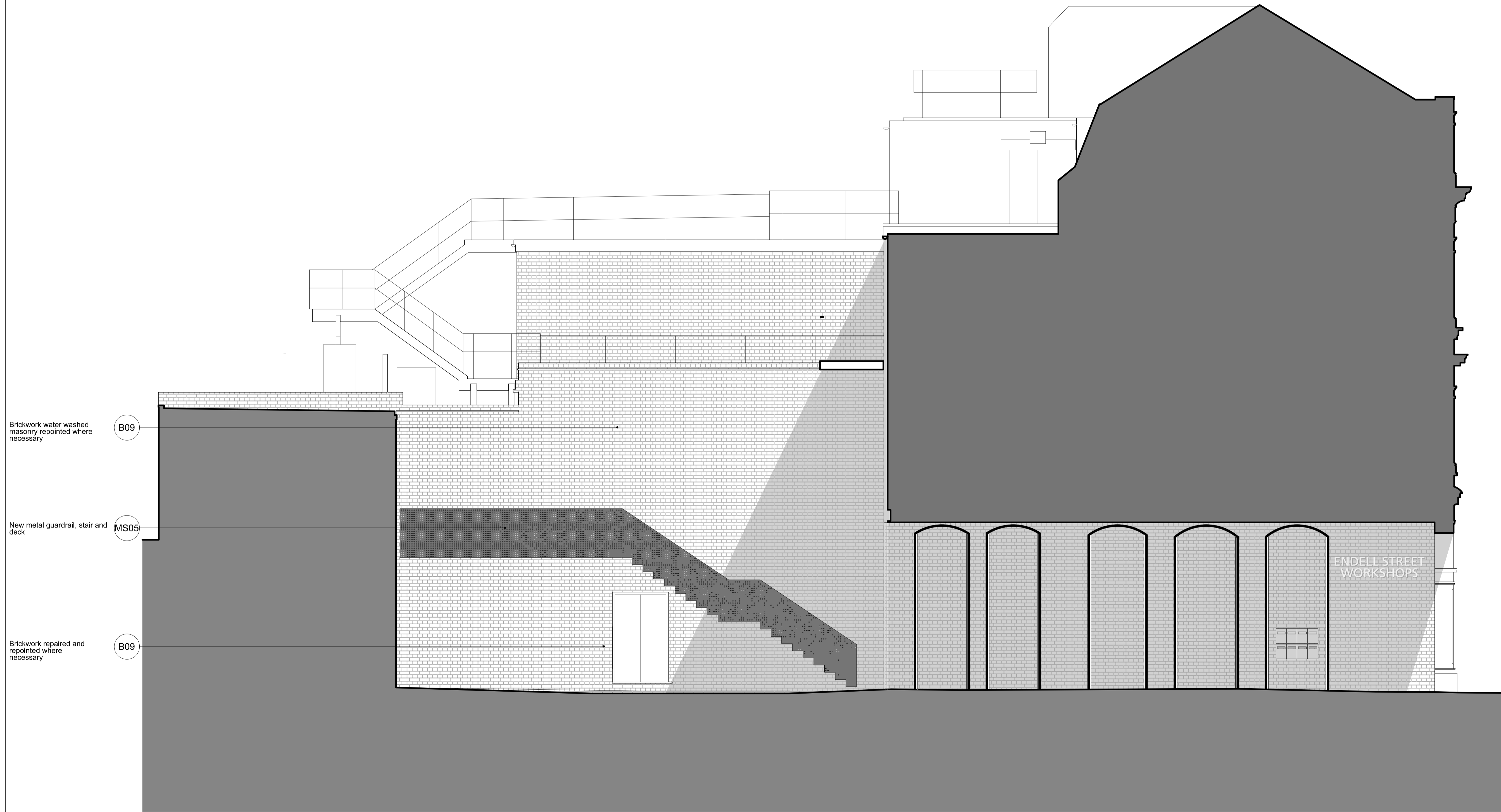
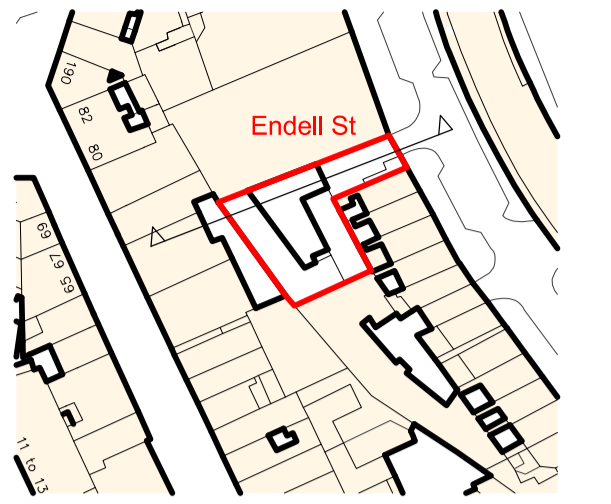
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Project **ST GILES CIRCUS - ENDELL STREET**
 Drawing title **Proposed West Elevation Endell Street courtyard**

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Brickwork water washed masonry repointed where necessary

B09

New metal guardrail, stair and deck

MS05

Brickwork repaired and repointed where necessary

B09

ENDELL STREET WORKSHOPS

PL 022-12 Proposed South Elevation Endell Street courtyard 1.50



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Drawing title Proposed South Elevation Endell Street courtyard

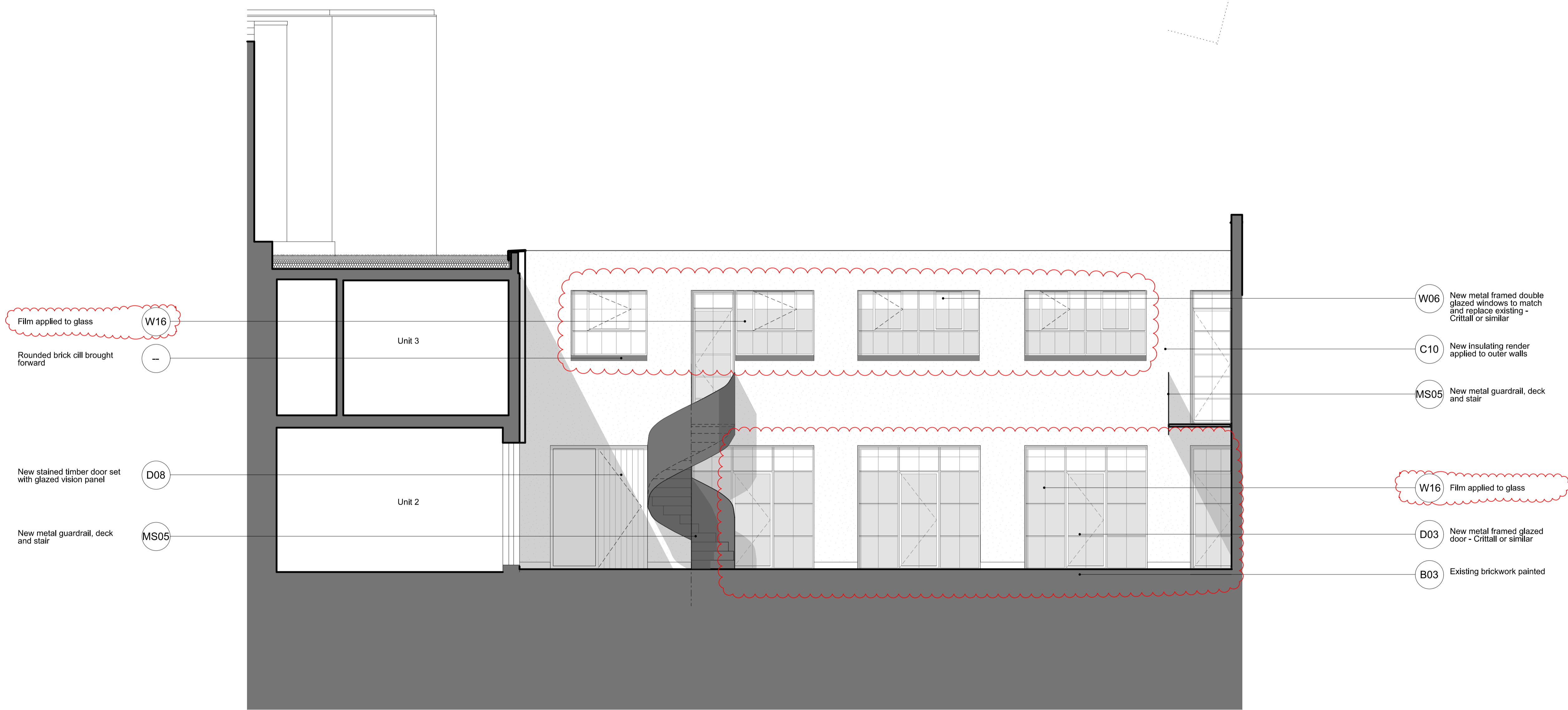
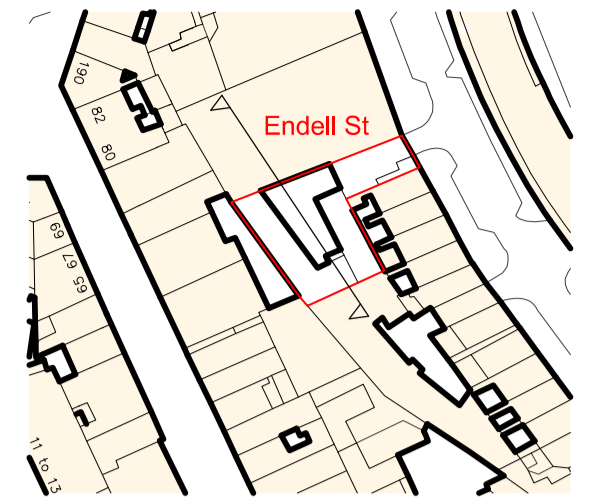
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Notes: All internal furniture layouts are indicative only.



- W16 Film applied to glass
- Rounded brick cill brought forward
- D08 New stained timber door set with glazed vision panel
- MS05 New metal guardrail, deck and stair

- W06 New metal framed double glazed windows to match and replace existing - Crittall or similar
- C10 New insulating render applied to outer walls
- MS05 New metal guardrail, deck and stair
- W16 Film applied to glass
- D03 New metal framed glazed door - Crittall or similar
- B03 Existing brickwork painted

PL 022-13 Proposed East Elevation Endell Street courtyard 1.50



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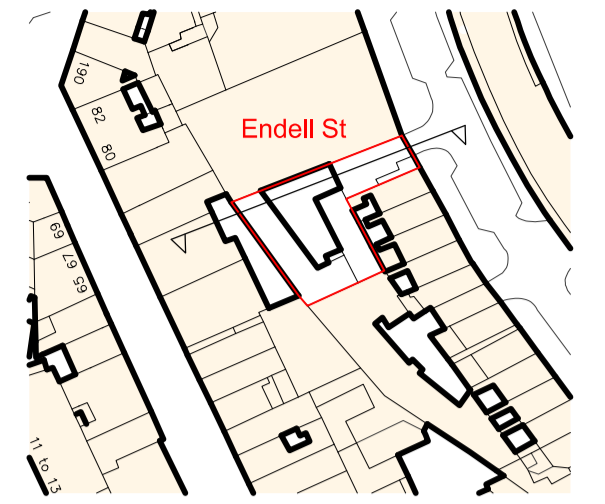
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Notes: All internal furniture layouts are indicative only.



- New patent glazing
- RF01 Roof tiles removed. Trusses repaired and roof strengthened as required. Replace tiles with reclaimed tiles. New rolled lead ridge and flashings
- IW01 New cast iron guttering and downpipe
- W06 New metal framed double glazed windows to match and replace existing - Crittall or similar
- W06 New metal framed double glazed windows to match and replace existing - Crittall or similar
- MS05 New metal guardrail, deck and stair
- C10 New insulating render applied to outer walls
- New timber floor
- Existing concrete soffit lined with insulated plasterboard lining
- Services boxed in - removal of unnecessary exposed pipework

- Film applied to glass W16
- Fixed metal window shutter —

PL 022-14 Proposed North Elevation Endell Street courtyard 1:50

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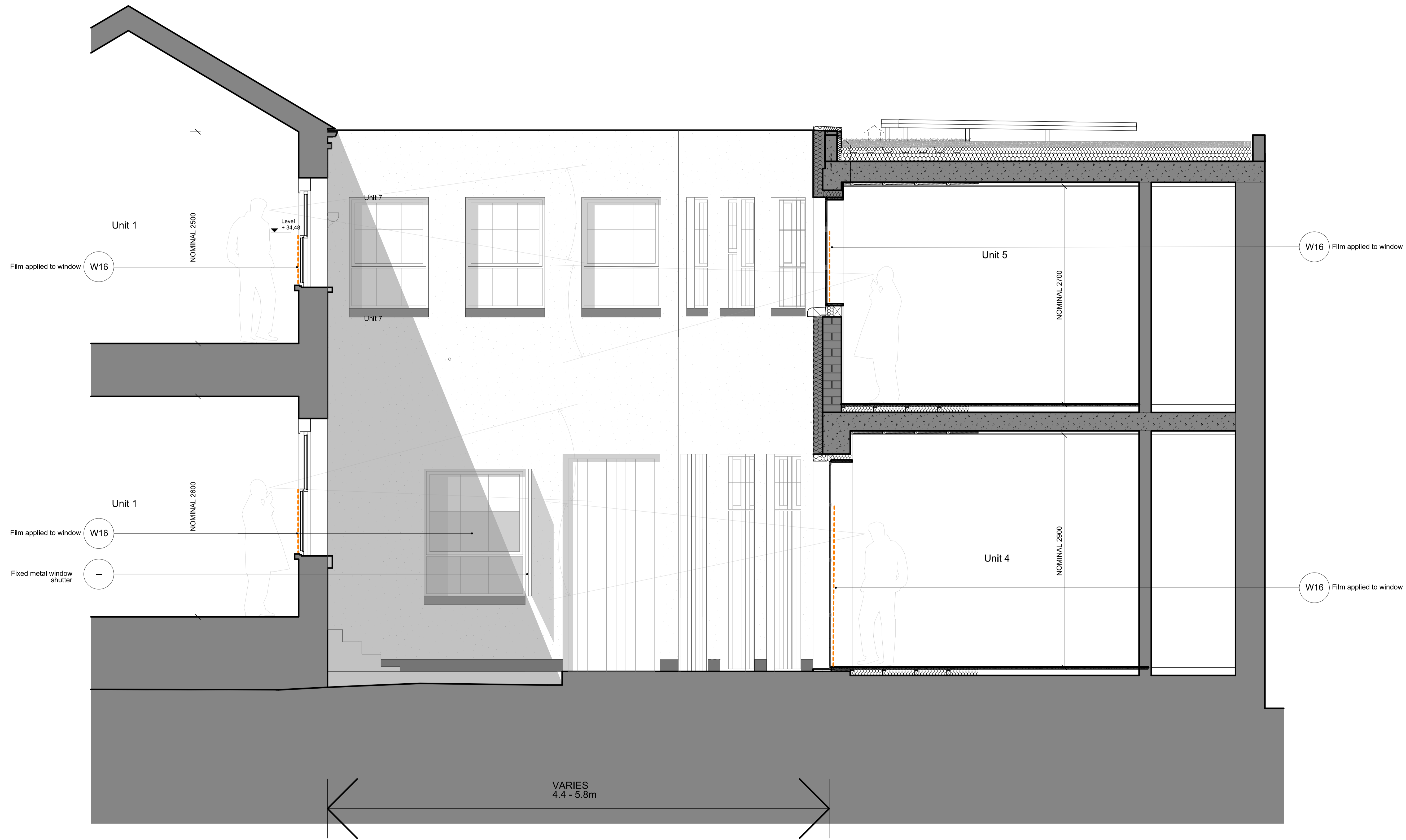
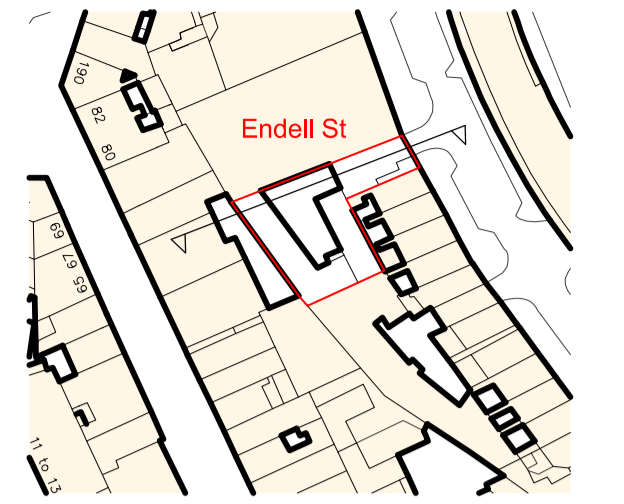
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PL 022-14 Proposed North Courtyard Section Endell Street courtyard 1.25



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