

No.80 Guildford Street
London
WC1N 1DF



Construction Details & Feature References

DETAIL PACK OF TYPICAL MOULDINGS AND ARCHITRAVE
DETAILING, SKIRTING, DADO RAILINGS & CORNICES.
DETAILS OF DOORS, WINDOWS, WALLS, FLOORS AND OTHER ORIGINAL FEATURES.
LOCATION OF SERVICE RUNS
Condition Number 2 of 2012/6219/L
Rev B

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This report forms a section of the package of information to discharge the planning conditions for No.80 Guildford Street to enable the commencement of works in association with Planning permission: *Reference 2012/6167/P and 2012/6219/L*

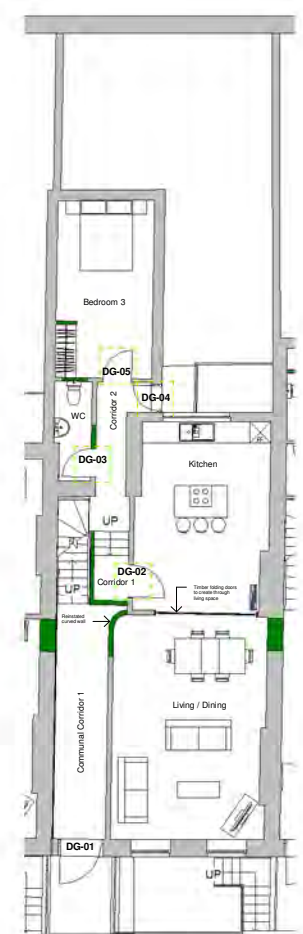
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Door Schedule (DDA)	
Number	Comments
DB-01	To remain as existing
DB-02	New external 4 panel front door
DB-03	New 6 panel replica door and architrave as per detail 6002
DB-04	6 panel replica door, see photograph page for existing
DB-05	Door moved to accommodate replica architrave, new 6 panel replica door, as detail 6002
DB-06	Change door swing direction, new 6 panel replica door, see photograph page for existing
DB-07	New 6 panel replica door, see photograph page for existing
DB-08	New 6 panel replica door, see photograph page for existing
DB-09	New 6 panel replica door and architrave as per detail 6002
DB-10	New external 4 panel replica door, see photograph page for existing
DB-11	New 6 panel replica door, see photograph page for existing
DG-01	Existing door retained
DG-02	Change door swing direction, new 6 panel replica door, see photograph page for existing
DG-03	New replica 6 panel door
DG-04	New external 4 panel replica door
DG-05	New 6 panel replica door, see photograph page for existing
DF-01	New 6 panel replica front door, see photograph page for existing
DF-02	New 6 panel store door
DF-03	New 6 panel replica door and architrave as per detail 6002
DF-04	New 6 panel replica door and narrow architrave version as per detail 6003
DF-05	New 6 panel replica door and narrow architrave version as per detail 6003
DF-06	New 6 panel replica door architrave as per detail 6002
DS-01	New 6 panel replica front door and cut back architrave
DS-02	New 6 panel replica door and cut back architrave, see photograph page for existing
DS-03	Door widened with new 6 panel replica door and architrave as detail 6002, see photograph page for existing
DS-04	New 6 panel replica door and narrow architrave version as per detail 6003
DS-05	New 6 panel store door
DT-01	New 6 panel replica front door and narrow architrave version as per detail 6003
DT-02	New 6 panel replica door and architrave as detail 6002
DT-03	New 6 panel replica door and narrow architrave as detail 6003
DT-04	New 6 panel replica door and architrave as detail 6002
DT-05	New 6 panel replica door and architrave as detail 6002

- KEY:**
- New door leaf
 - New door leaf
Modified opening
New architrave
 - New door leaf
New opening
New architrave



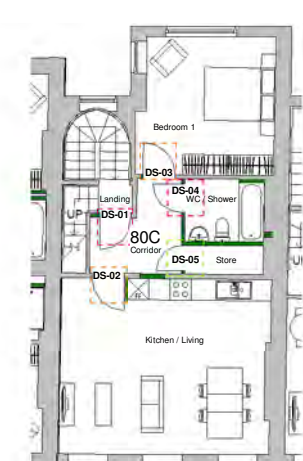
80_01_Basement Floor (Door details)
1:100



80_03_Ground Floor (Door details)
1:100



80_04_First Floor (Door details)
1:100



80_05_Second Floor (Door details)
1:100



80_06_Third Floor (Door details)
1:100

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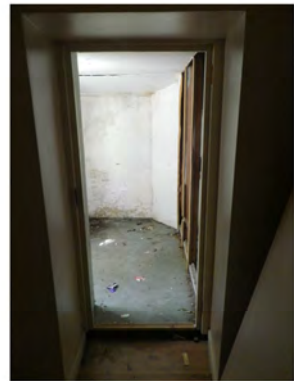
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Project Title		
80 Guilford Street		
Drawing Title		
Door schedule and proposed plans		
Scale	Sheet Size	Drawn
1:100	A1	CP
Date	Checked	
08/08/13	NM	
Status	PLANNING	
Project No.	Drawing No.	Revision
3092	6000	

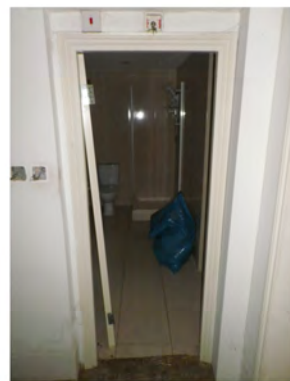
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Door DB-04



Door DB-05



Door DB-06



Door DB-07



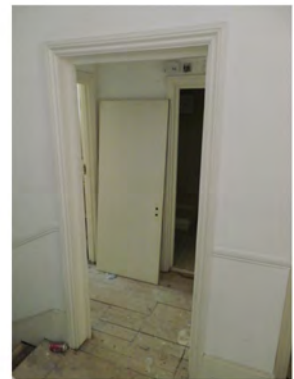
Door DB-08



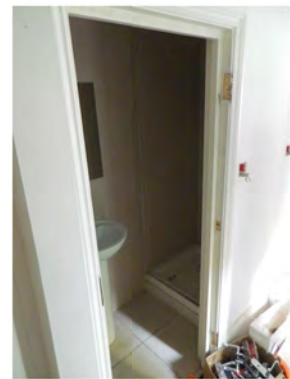
Door DB-10



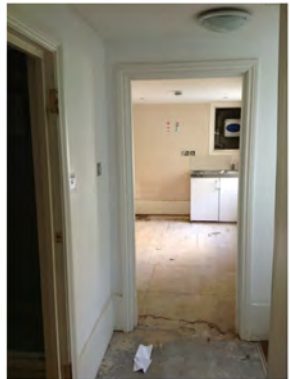
Door DB-11



Door DG-02



Door DG-03



Door DG-05

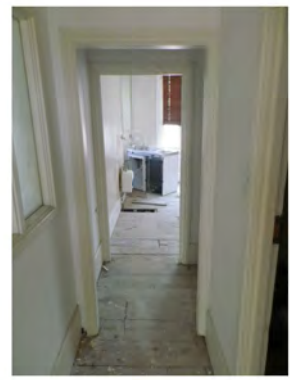
Note: See drawings 6000 for door references



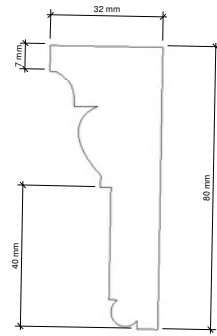
Door DF-01



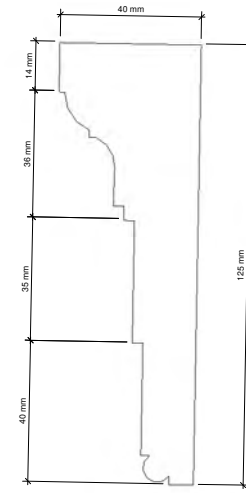
Door DS-02



Door DS-03



80mm architrave profile
1 : 1



Existing original architrave profile
1 : 1



DF-01 View of architrave on 1st floor landing



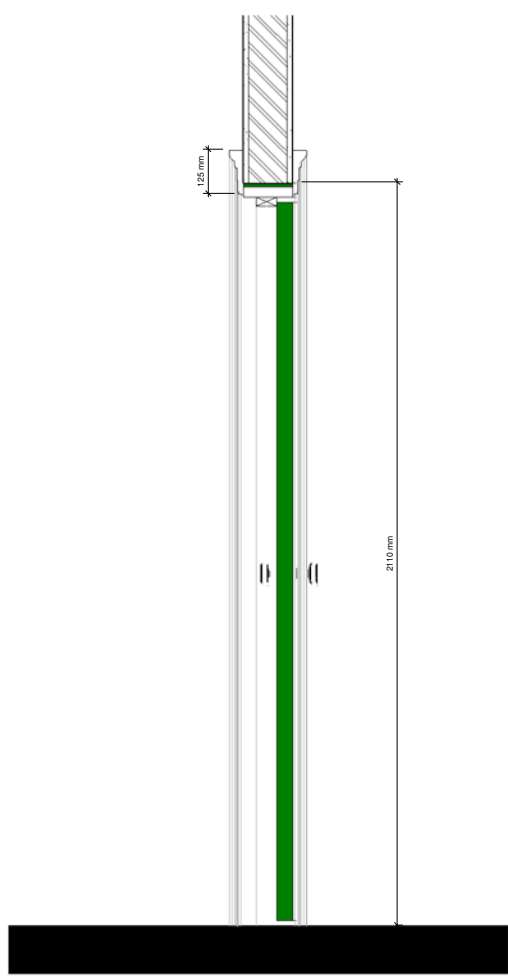
DF-01 View of door frame on 1st floor landing

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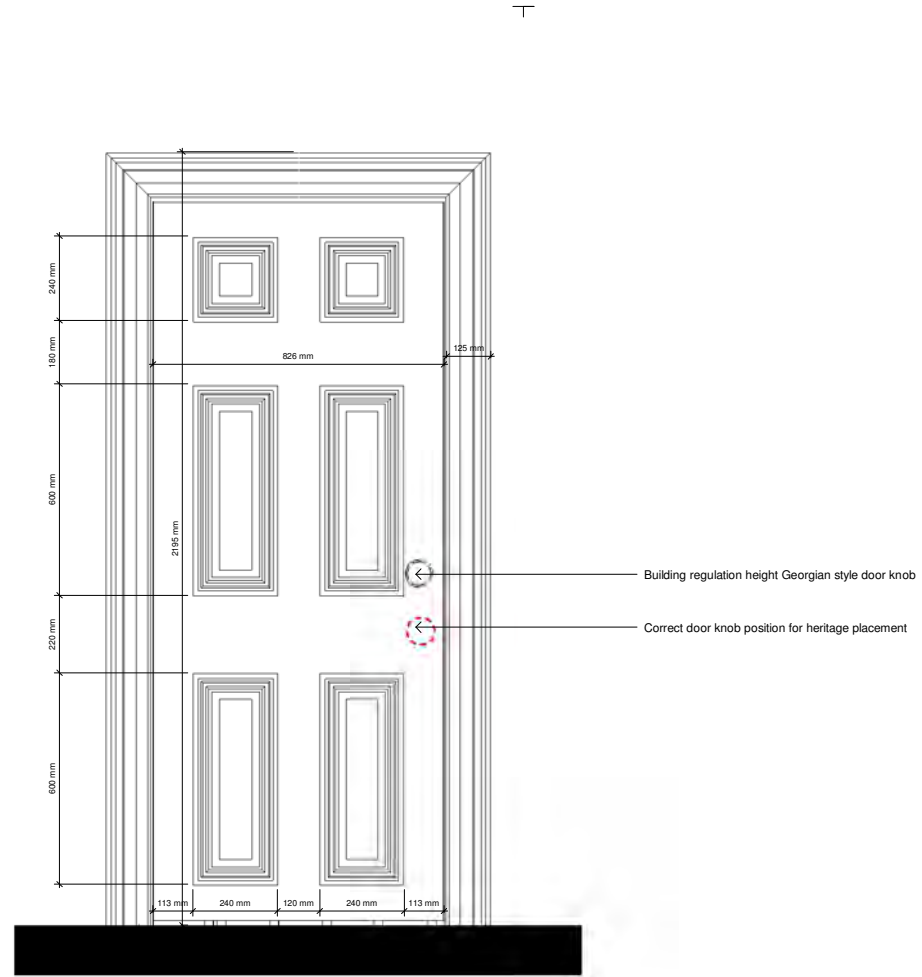
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Drawing Title		
Existing door photographs		
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Date	Checked	
08/08/13	NM	
Status		
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Project No.	Drawing No.	Revision
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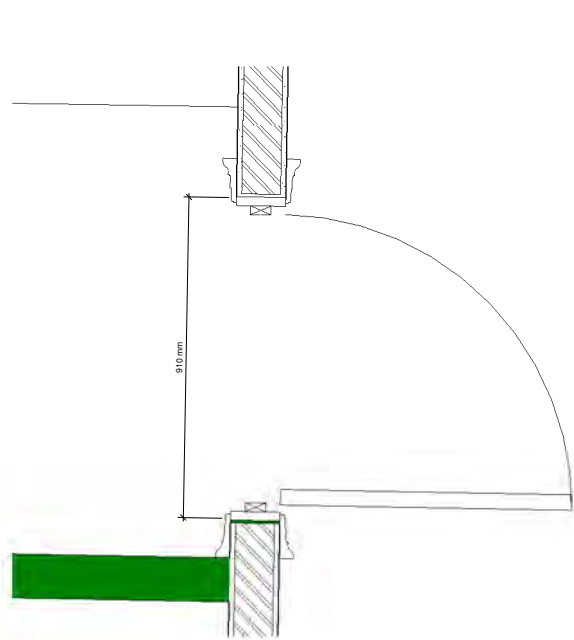
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 A 15/08/13 CP Door detail/revision NM



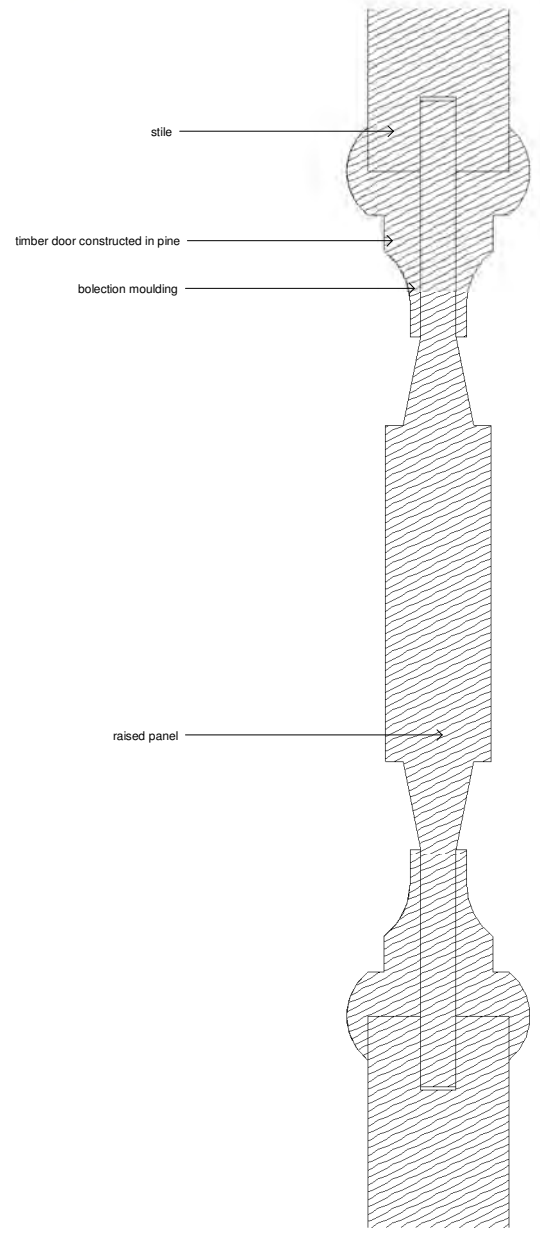
Typical Original Proposed Door Detail Section
 1:10



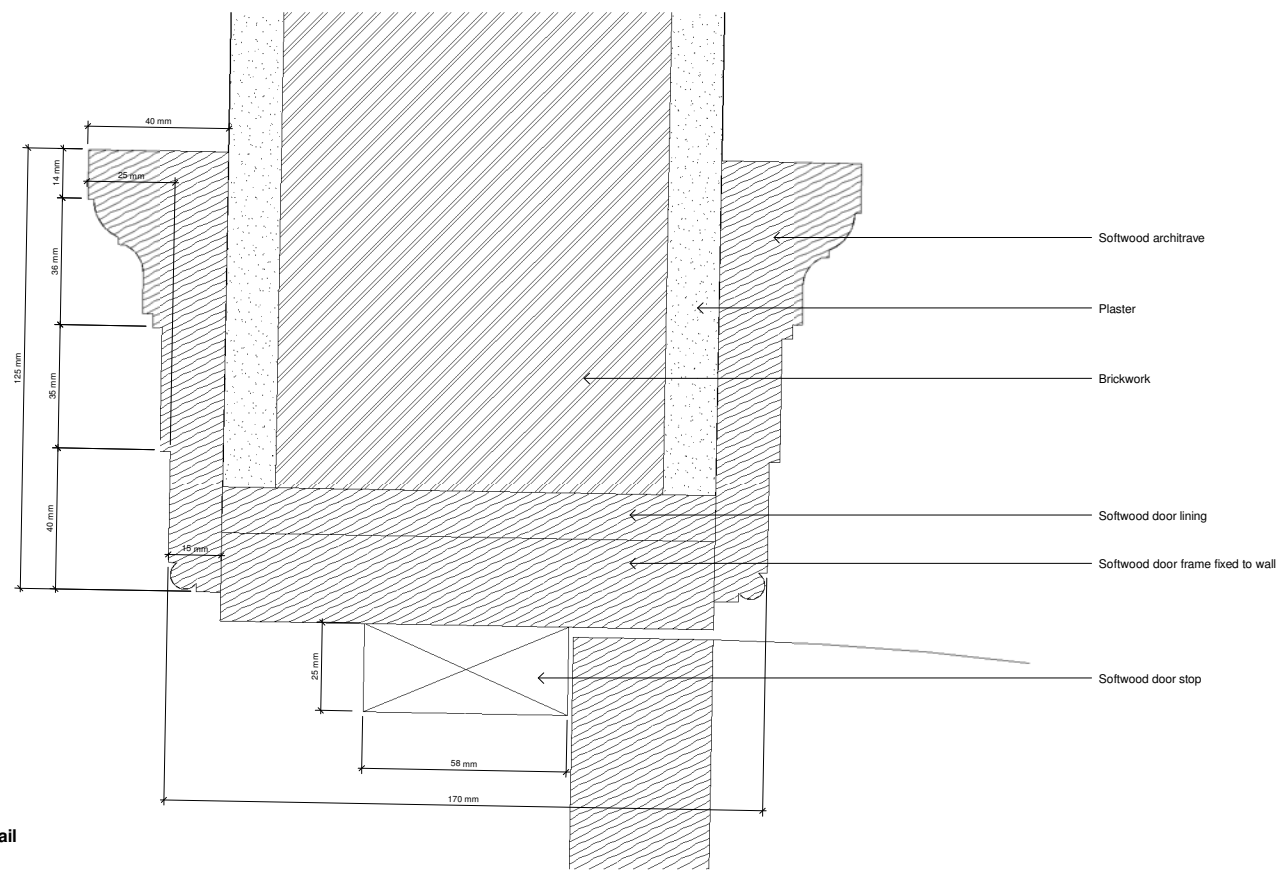
Typical Original Proposed Door Detail Elevation
 1:10



Typical Original Proposed Door Detail Plan
 1:10



Proposed Door Construction Section Detail
 1:1



Original Door Architrave Plan Detail
 1:1

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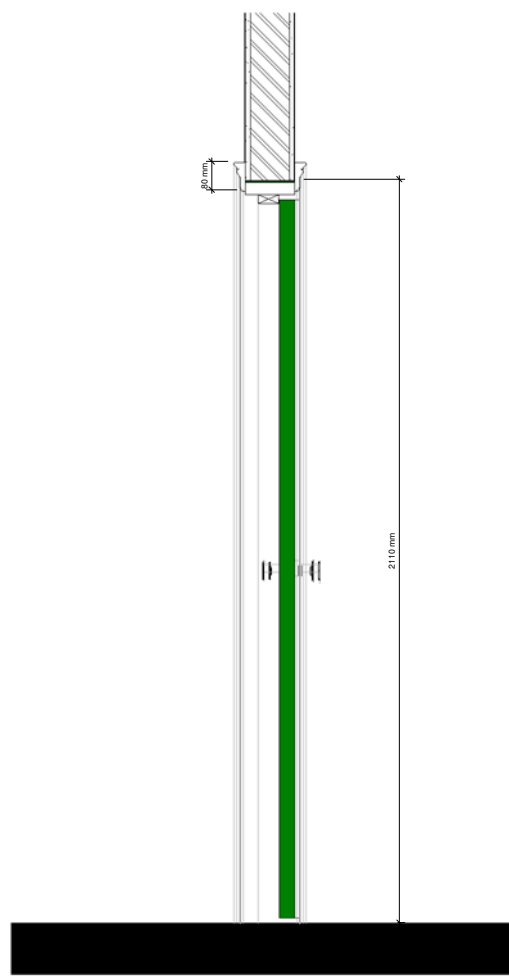
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Drawing Title
Door Details

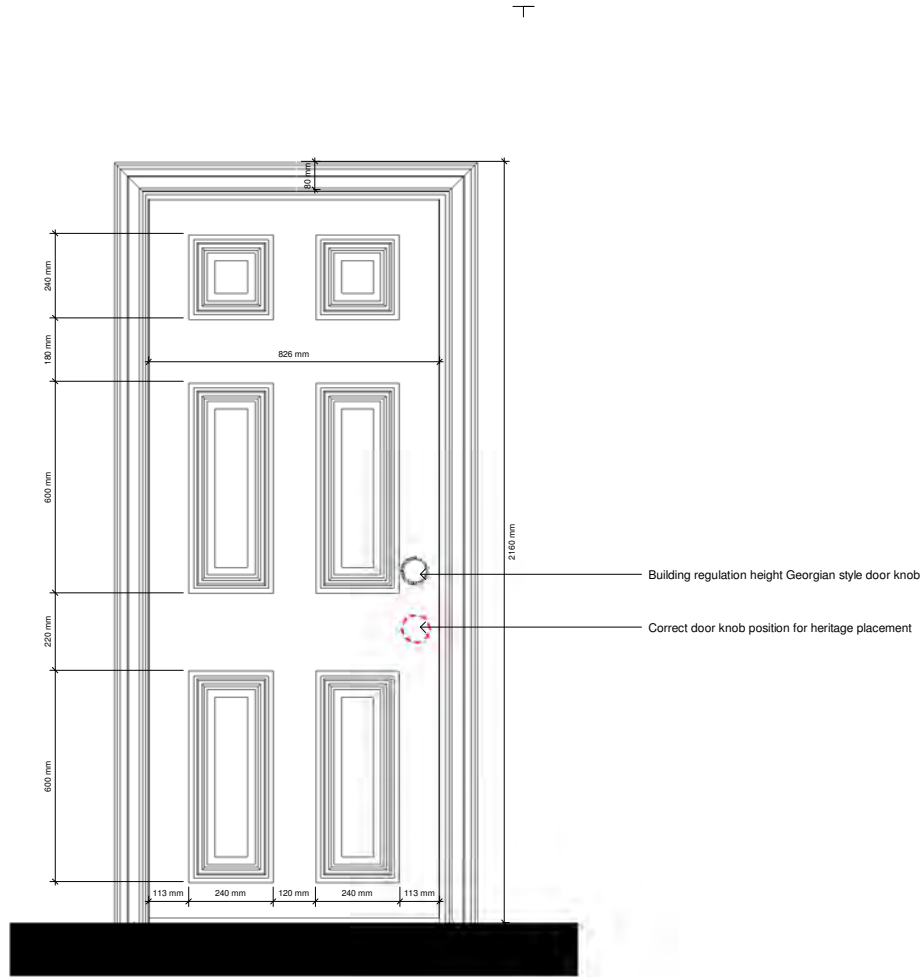
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Project No.	Drawing No.	Revision
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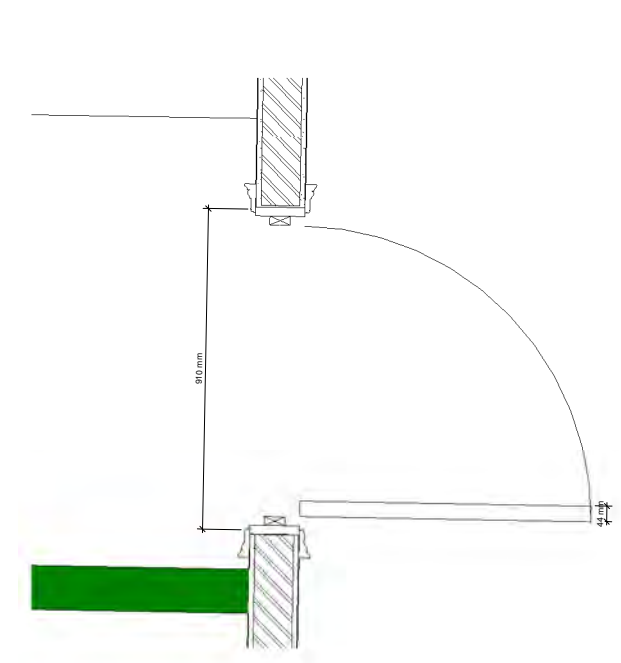
Rev. No. Rev. Date Rev. Description
 A 15/08/13 CP Door detail revision NM



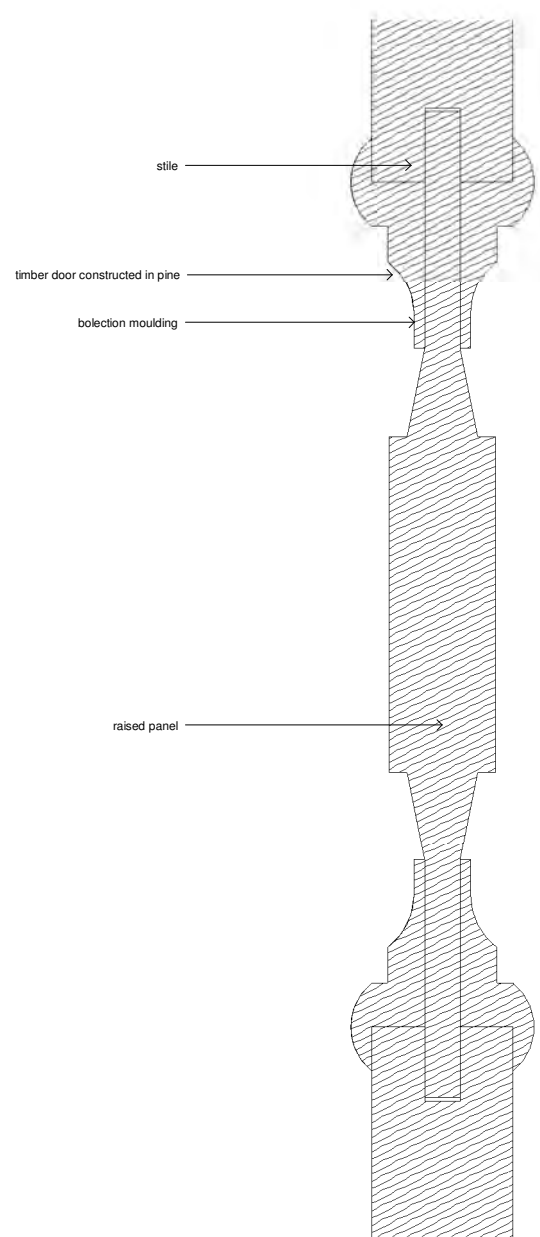
80mm Proposed Door Detail Section
 1 : 10



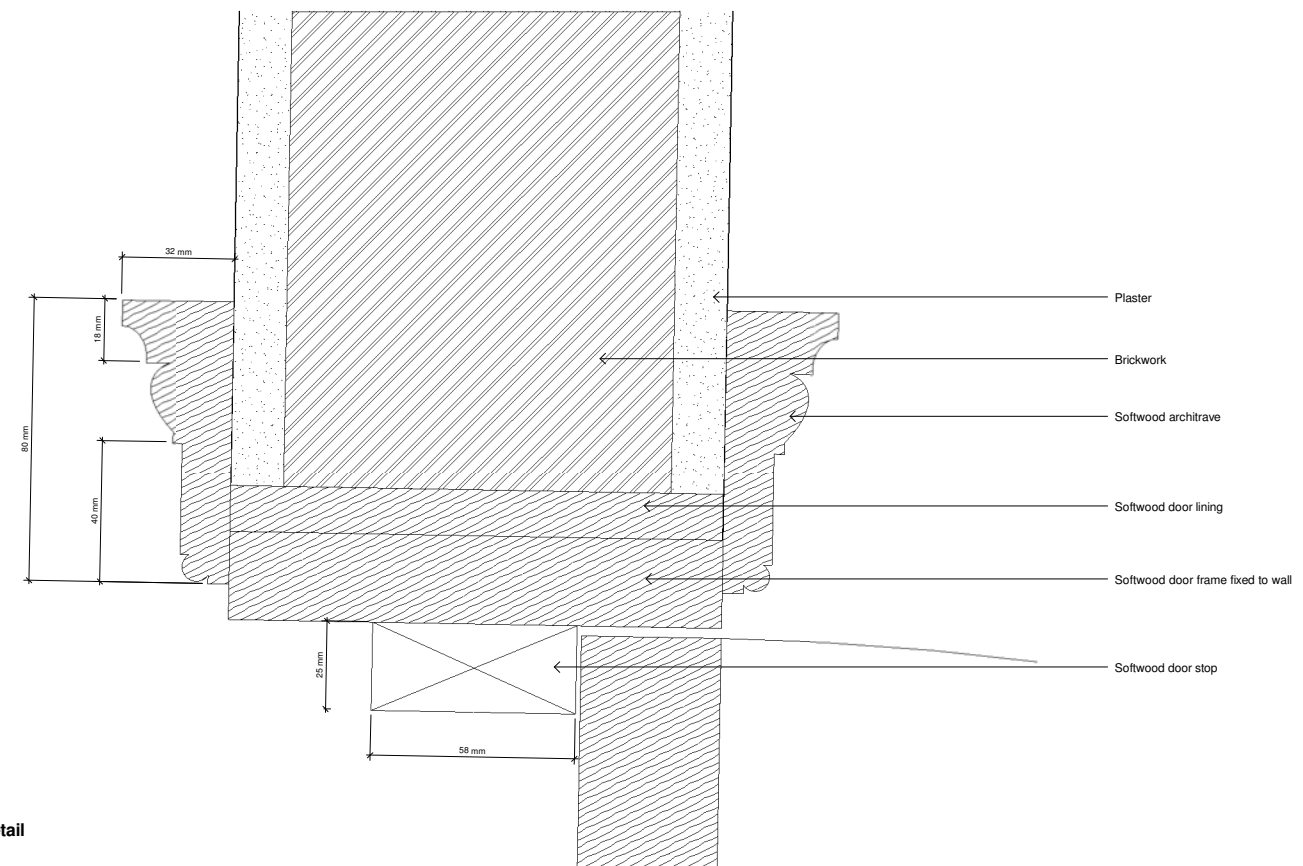
80mm Proposed Door Detail Elevation
 1 : 10



80mm Proposed Door Detail Plan
 1 : 10



Proposed Door Construction Section Detail
 1 : 1



Original Door Architrave Plan Detail
 1 : 1

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Project Title
80 Guilford Street

Drawing Title
Door Details 2

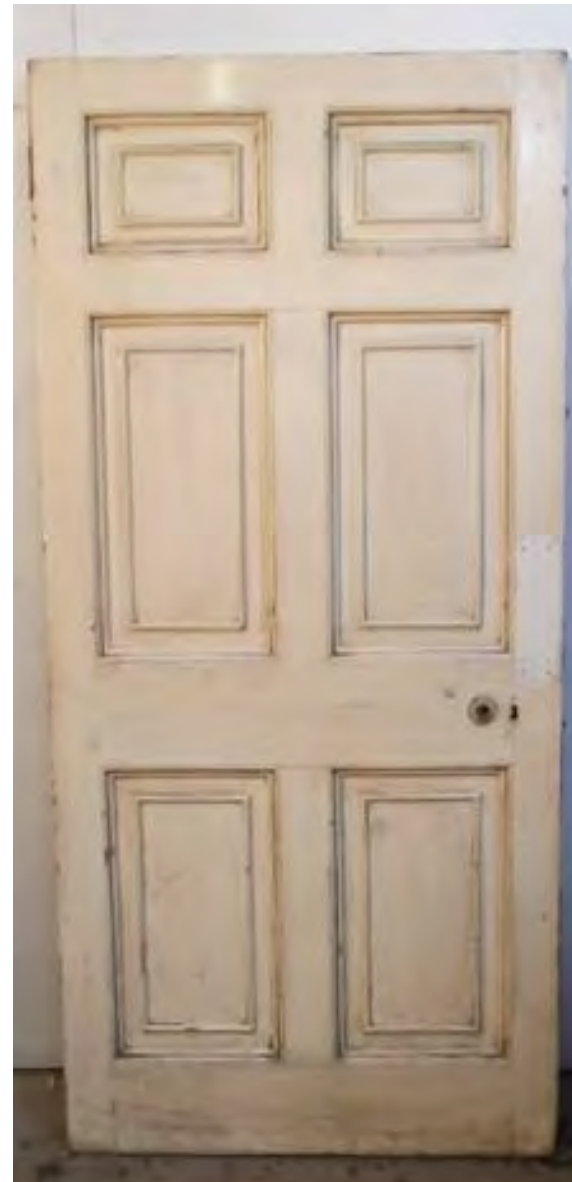
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Rev	Date	Init	Notes	Chkd



Exterior front door



Interior door

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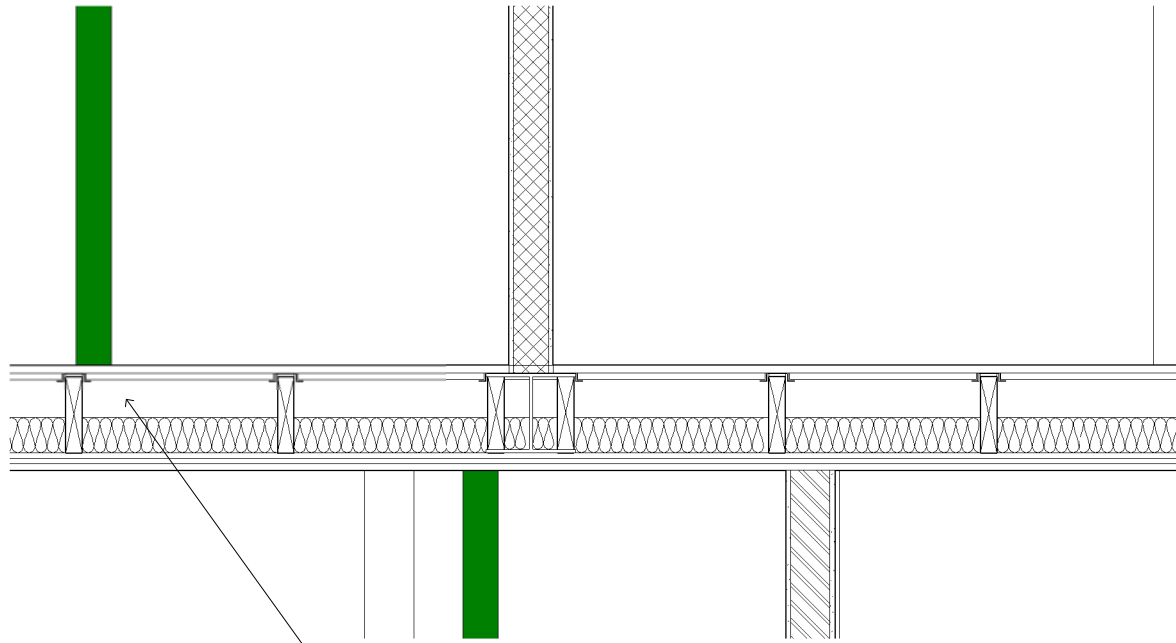
Drawing Title
Door images

Scale	Sheet Size	Drawn
	A3	CP

Date	Checked
08/08/13	NM

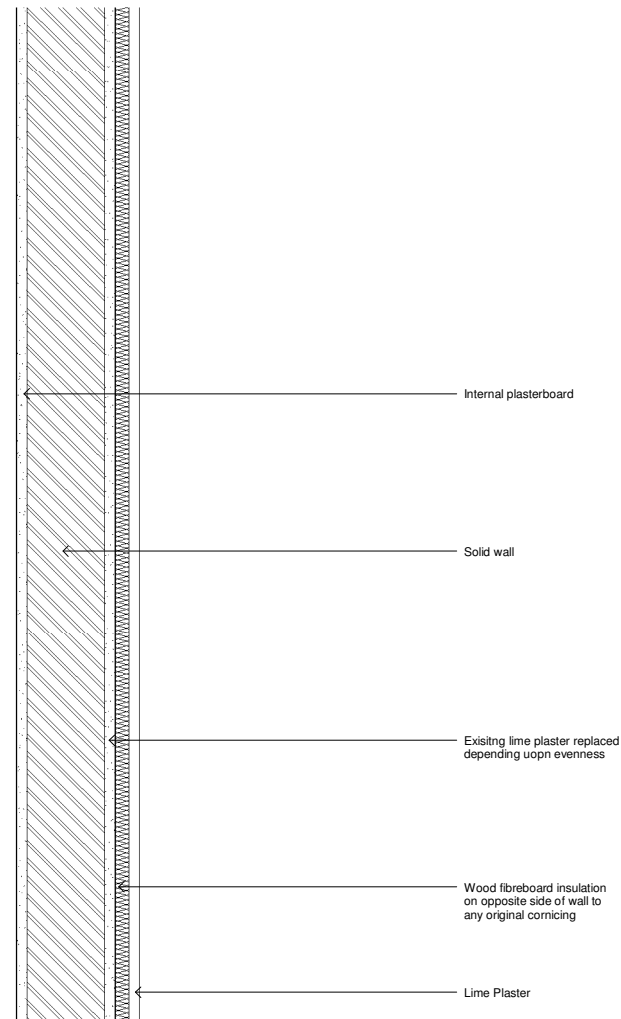
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Project No.	Drawing No.	Revision
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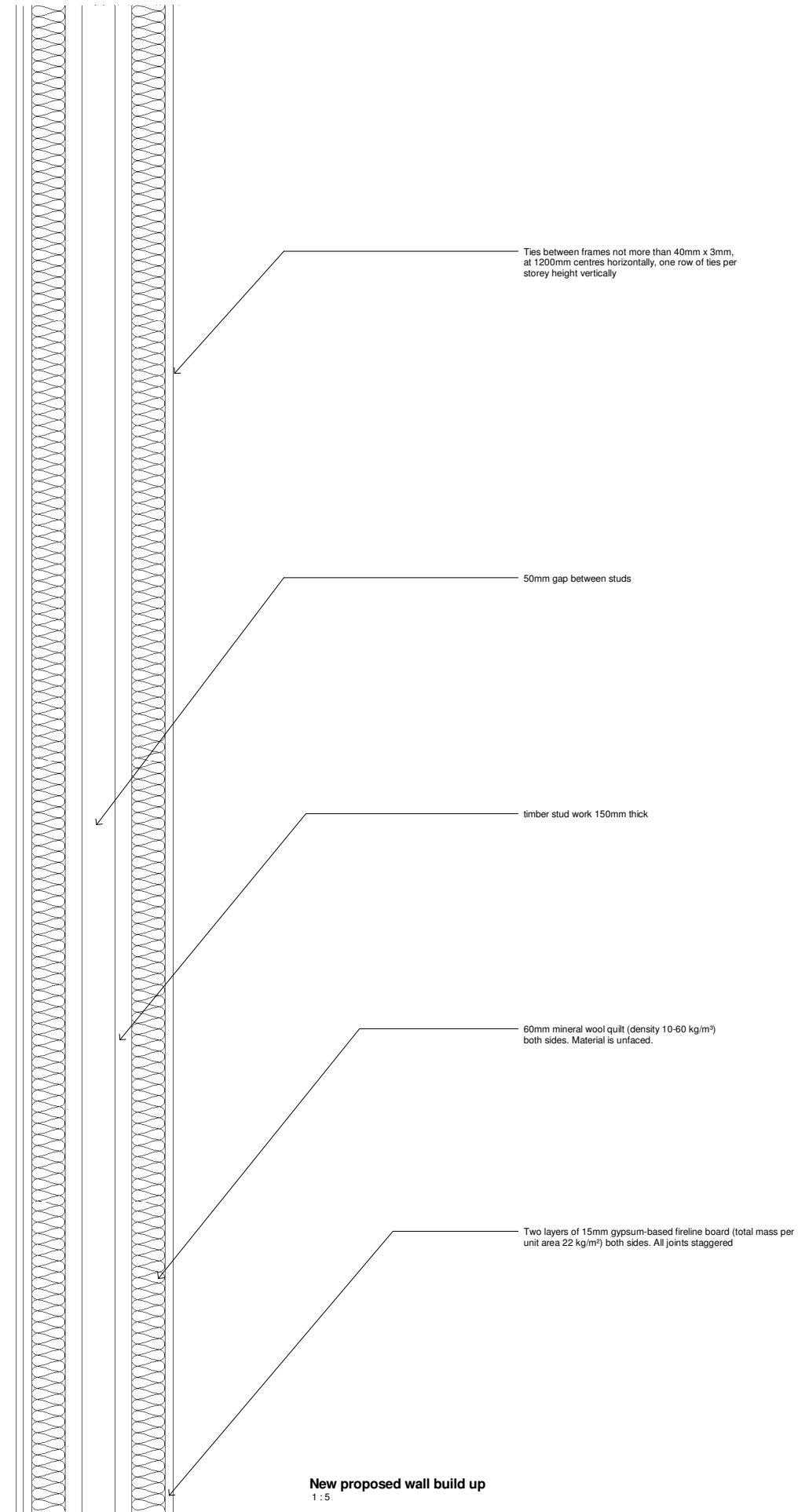
Proposed floor build up
1:10

Floor Construction: 61dB airborne, 56dB impact & 60mins
 21mm minimum Chipboard or softwood walking surface flooring
 19mm Gyproc Plank on acoustic resilient floor channels over existing timber joists
 Discover Spaces Ready-Cut in fill cavity acoustic insulation between existing timber joists
 Gyframe RB1 Resilient Bars
 2 layers of 15mm SoundBloc
 Steel beam to engineers specification design



Proposed fire proofing of existing Wall build up
1:5

Internal plasterboard
 Solid wall
 Existing lime plaster replaced depending uopn evenness
 Wood fibreboard insulation on opposite side of wall to any original corning
 Lime Plaster



New proposed wall build up
1:5

Ties between frames not more than 40mm x 3mm, at 1200mm centres horizontally, one row of ties per storey height vertically

50mm gap between studs

timber stud work 150mm thick

60mm mineral wool quilt (density 10-60 kg/m³) both sides. Material is unfaced.

Two layers of 15mm gypsum-based fireline board (total mass per unit area 22 kg/m²) both sides. All joints staggered

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 A 16/08/13 CP Comments on planning condition discharge doc NM

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 noise & planning

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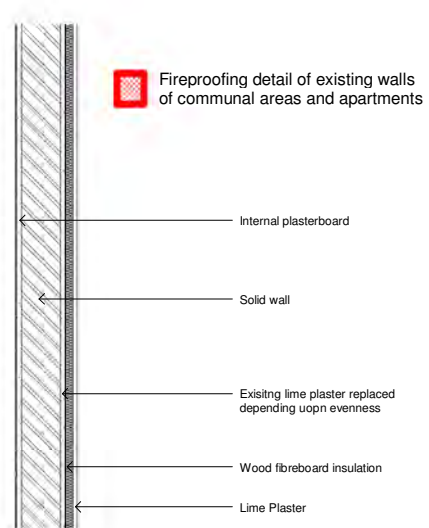
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Project Title
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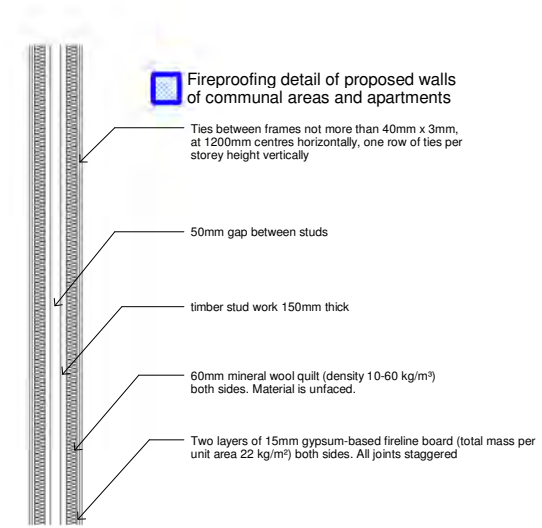
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Fire and Acoustic Robust Details

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08/08/13	Checked	NM
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Project No.	Drawing No.	Revision
3092	6010	A

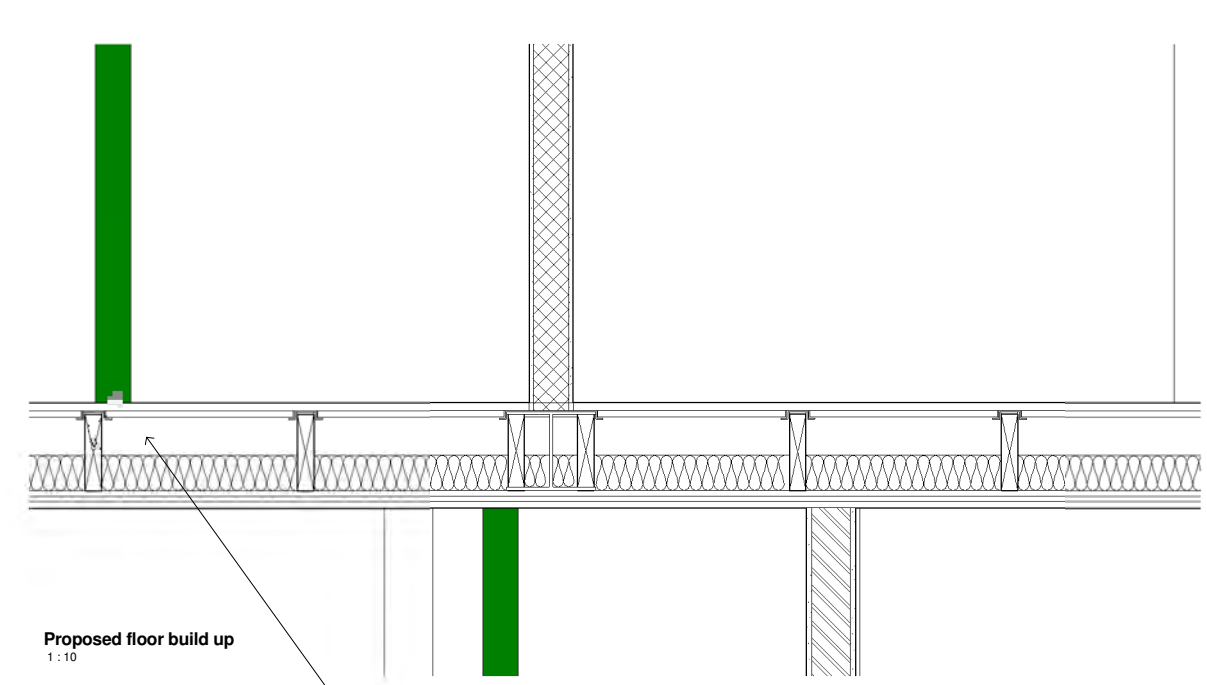
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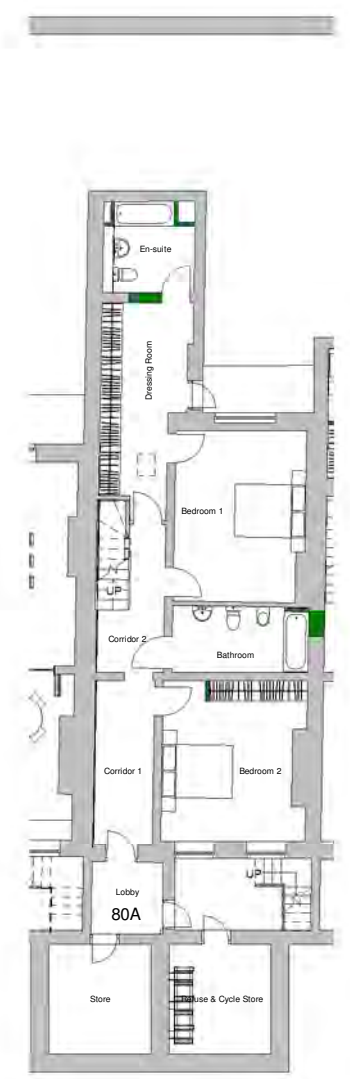
Proposed fire proofing of existing Wall build up
 1 : 10



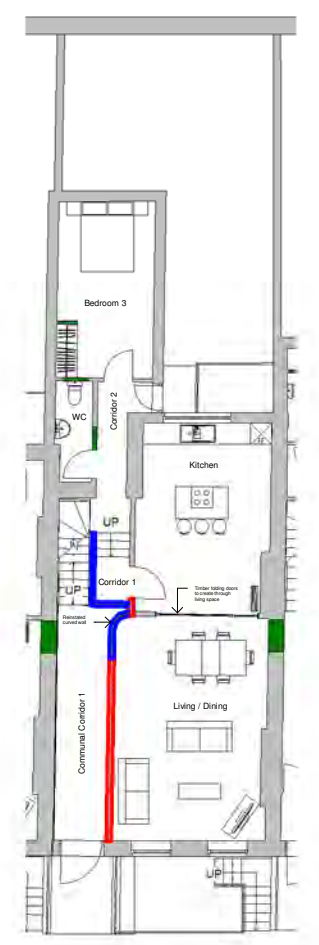
New proposed wall build up
 1 : 20



Proposed floor build up
 1 : 10



80_Basement Floor (Wall details)
 1 : 100

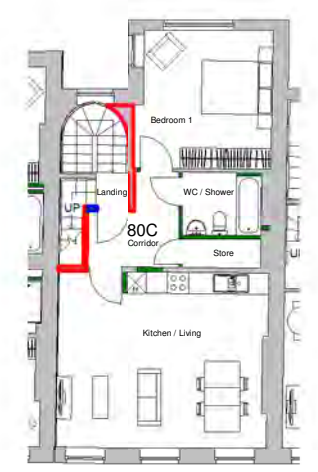


80_Ground Floor (Wall details)
 1 : 100

KEY:
 Fireproofing of existing walls
 New walls around communal circulation complying with fire regulations



80_First Floor (Wall details)
 1 : 100



80_Second Floor (Wall details)
 1 : 100



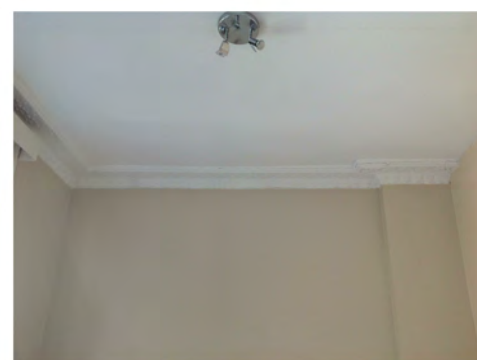
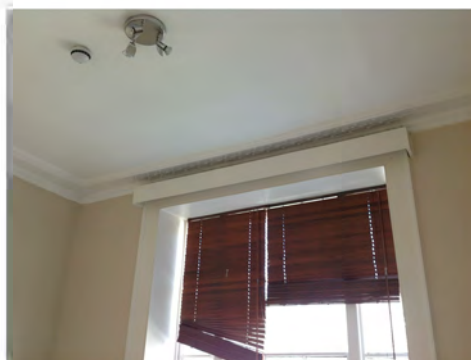
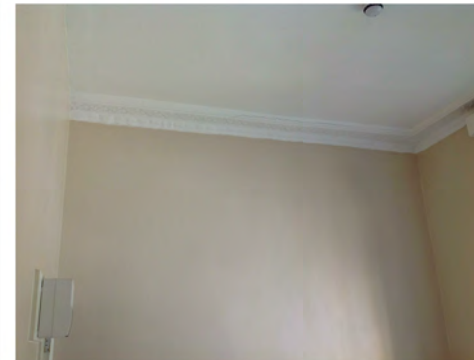
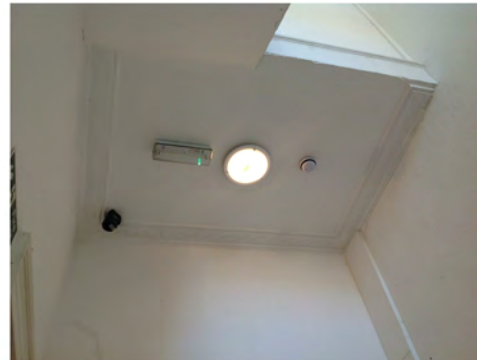
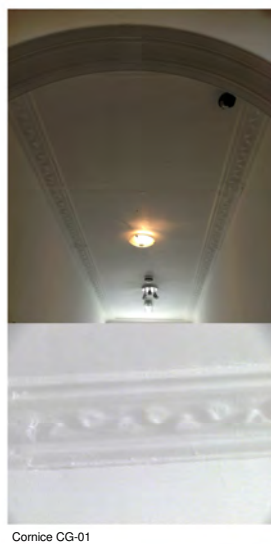
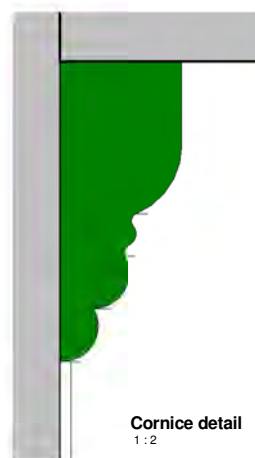
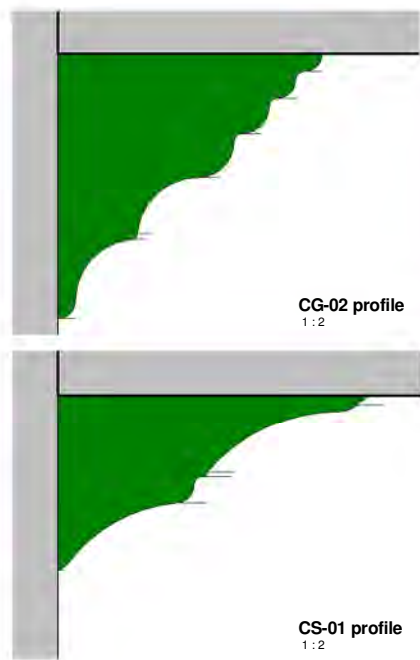
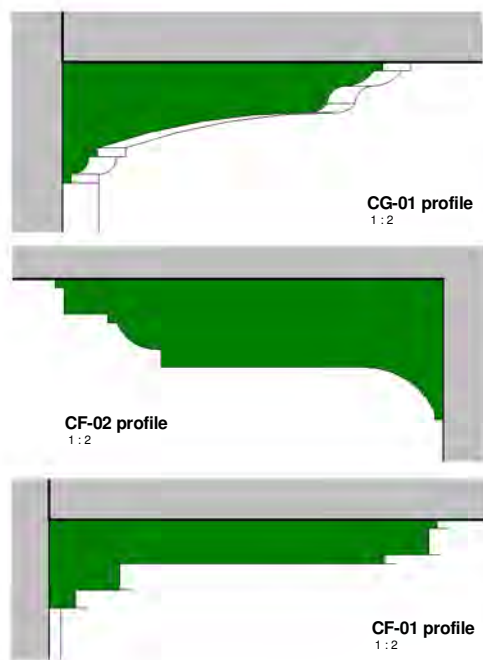
80_Third Floor (Wall details)
 1 : 100

Note:
 The underside of the communal ground to first floor stair will be fireproofed with two layers of 15mm gypsum-based fireline board (total mass per unit area 22 kg/m²) to comply with fire regulations.

Note:
 All floors to be fire proofed as the above detail using 2 layers of 15mm SoundBloc

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Project Title		
80 Guilford Street		
Drawing Title		
Wall Construction		
Scale	Sheet Size	Drawn
As indicated	A1	CP
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Status		
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Project No.	Drawing No.	Revision
3092	6011	



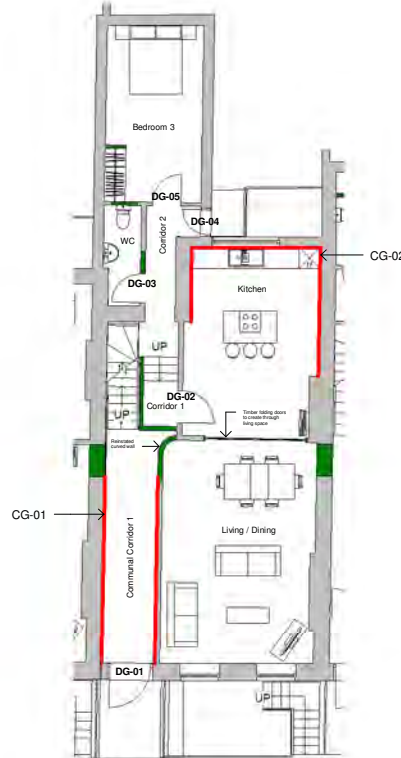
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KEY:
— Original cornice location



No original cornices at basement level

80_Basement Floor
1:100



Original cornice detailing in hallway with archway and detailed mouldings
Original cornice in kitchen to the rear

80_Ground Floor
1:100



Original cornices in bedroom to rear and around the staircase and landing

80_First Floor
1:100



Original cornices on staircase ceiling

80_Second Floor
1:100



No original cornices at third level

80_Third Floor
1:100

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Project Title
80 Guilford Street

Drawing Title
Cornice location plans

Scale Sheet Size Drawn
As A1 CP

Status
PLANNING

Indicated 08/08/13
Checked NM

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3092 6020

Notes
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Archway and moulding in hall to be retained



Archway and moulding in hall to be retained



Dado railing profile 1 on stairs



Dado railing profile 1 on stairs



Skirting on stair



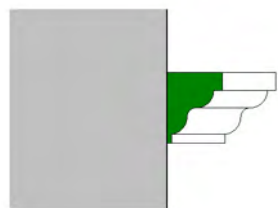
Dado railing profile 3



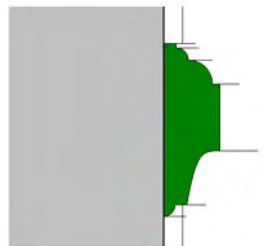
Dado railing profile 2



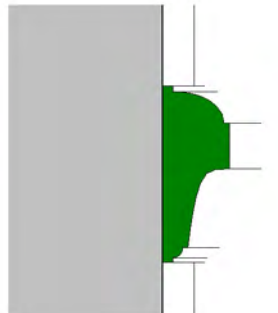
Dado railing profile 3



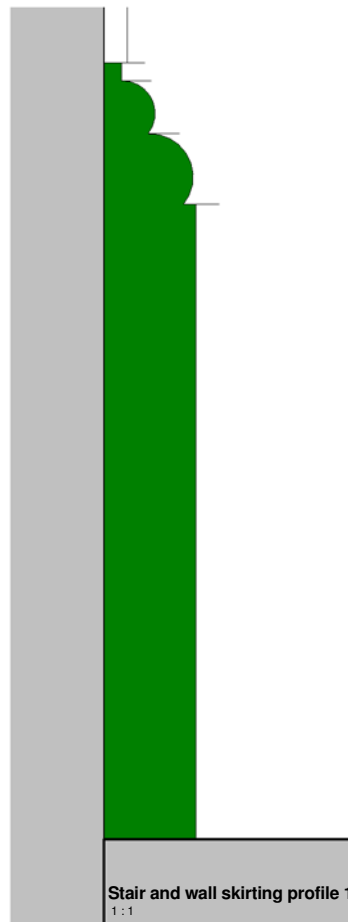
Stair landing and hall dado profile 1
1 : 1



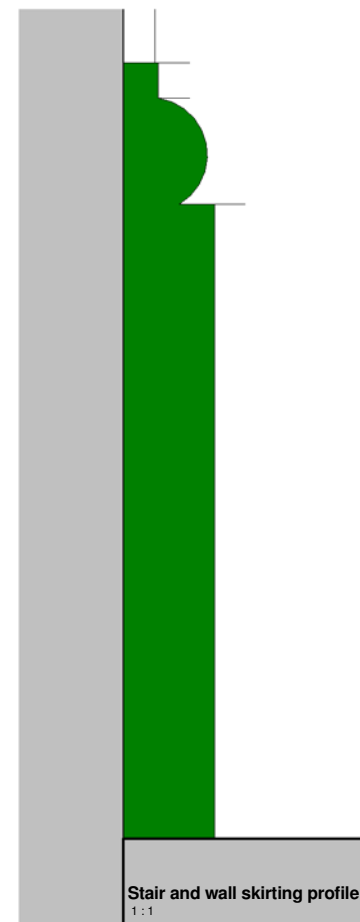
Stair landing and hall dado profile 2
1 : 1



Stair landing and hall dado profile 3
1 : 1



Stair and wall skirting profile 1
1 : 1




Stair and wall skirting profile 2
1 : 1

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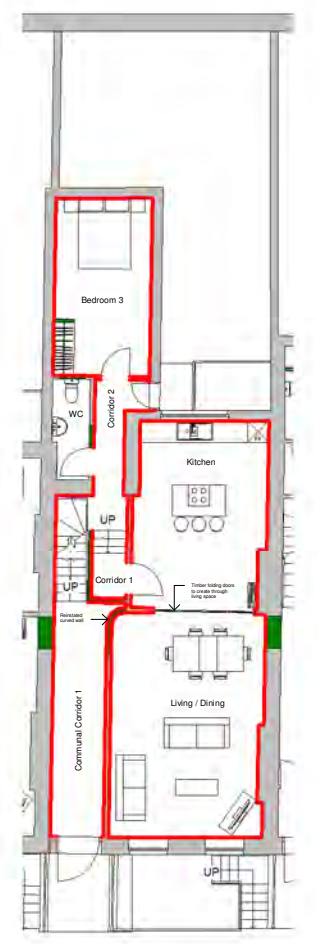
Project Title		
80 Guilford Street		
Drawing Title		
Dado and Skirting Details		
Scale	Sheet Size	Drawn
1 : 1	A1	CP
Date	Checked	
08/08/13	NM	
Status		
PLANNING		
Project No.	Drawing No.	Revision
3092	6021	

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KEY:
 Proposed skirting placement



80_Basement Floor (Skirting details)
 1 : 100



80_Ground Floor (Skirting details)
 1 : 100



80_First Floor (Skirting details)
 1 : 100



80_Second Floor (Skirting details)
 1 : 100



80_Third Floor (Skirting details)
 1 : 100

Note:
 Skirting to be installed (as Skirting Profile 2 on Drawing 6021) around the full extent of all rooms, corridors and halls, except stores and WC/bathrooms to replace that which does match one of the two profiles on drawing 6021 or where no skirting is present.
 Existing skirting around the stairs to be retained.
 Existing skirting matching the profiles shown on drawing 6021 to be retained.

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Project Title
80 Guilford Street

Drawing Title
Skirting placement plans

Scale	Sheet Size	Drawn
1 : 100	A1	CP
Date	Checked	
08/08/13	NM	
Status	PLANNING	
Project No.	Drawing No.	Revision
3092	6022	

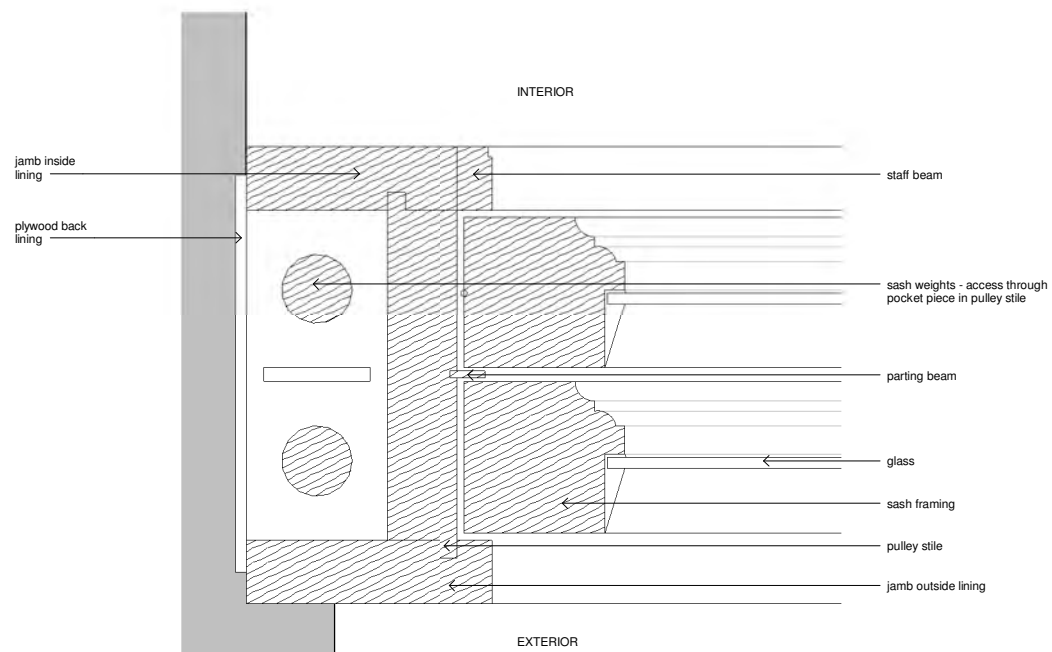


Notes
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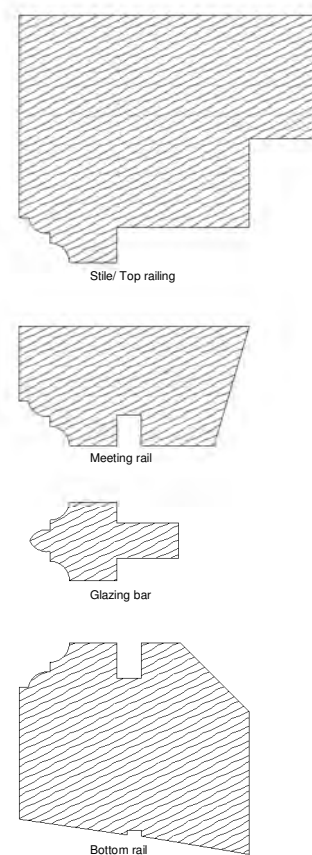
16/08/13 CP Comments on planning condition discharge doc NM



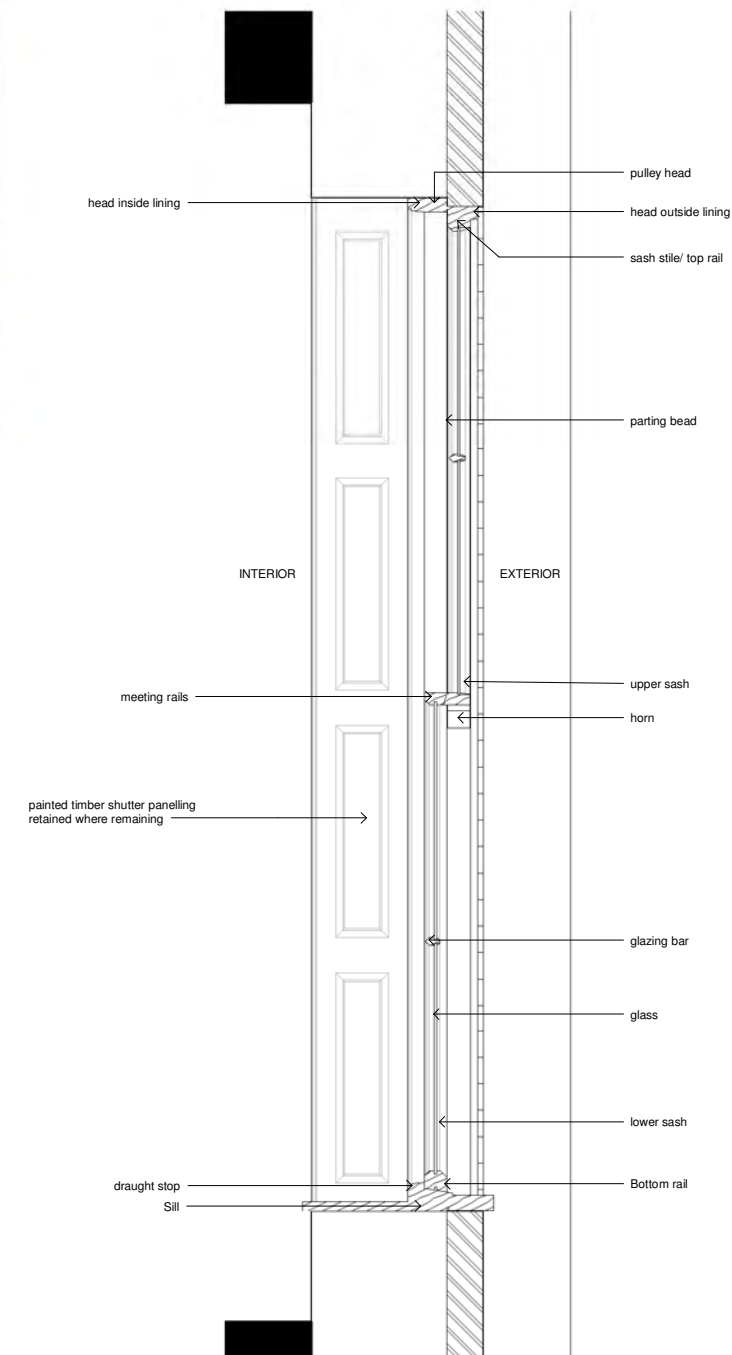
Note: See Planning Condition Report for Planning Condition 5 for installation and specification of proposed windows



Box Sash Window Jamb Plan Detail
1:1



Georgian window sash components profiles
1:1



Box sash sectional detail
1:10

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Project Title
80 Guilford Street

Drawing Title
Window Details

Scale	Sheet Size	Drawn
As indicated	A1	CP
Status	PLANNING	
Project No.	Drawing No.	Revision
3092	6040	A



Front Elevation
1:50

Note:
All windows to be assessed in detail to determine the current levels of usability.
Elements of the box sash windows will be replaced as and where required.



Window WG-03



Windows WS-01 and WT-01



Window WF-01



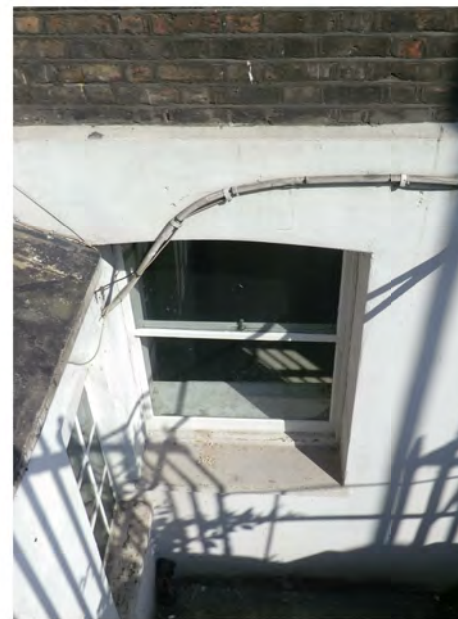
Window WG-01



Windows WG-01 and WG-02



Front of 80 Guilford Street



Window WB-01



Window WB-02



Window WG-01



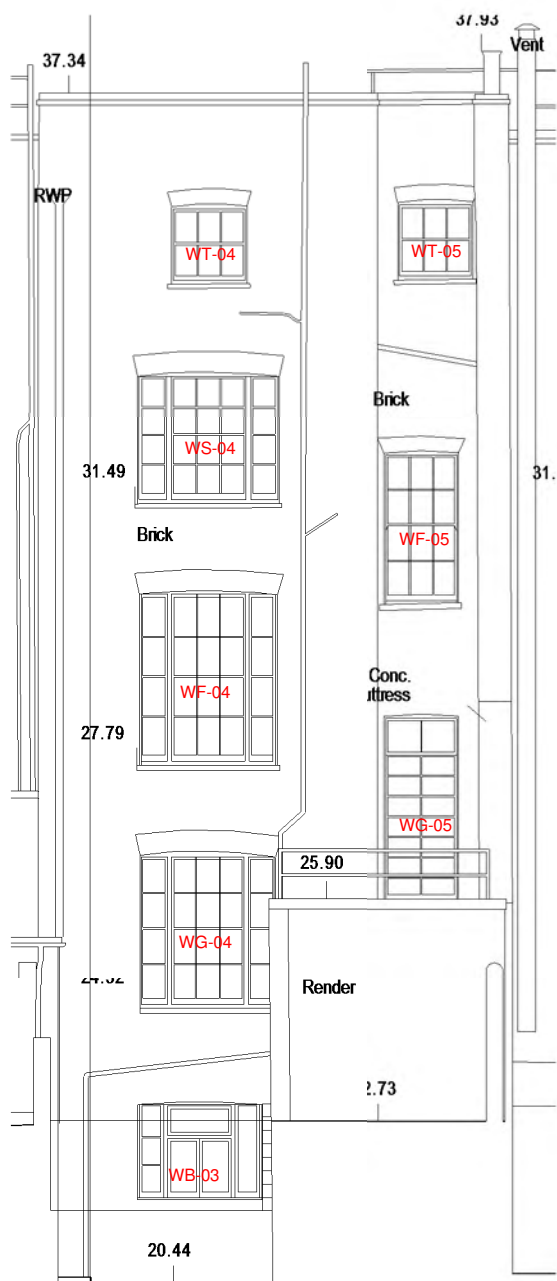
Upper level windows

Notes
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Project Title		
80 Guilford Street		
Drawing Title		
Window works		
Scale	Sheet Size	Drawn
1:50	A1	CP
Date	Checked	
08/08/13	NM	
Status		
PLANNING		
Project No.	Drawing No.	Revision
3092	6041	

Notes
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Window WT-04



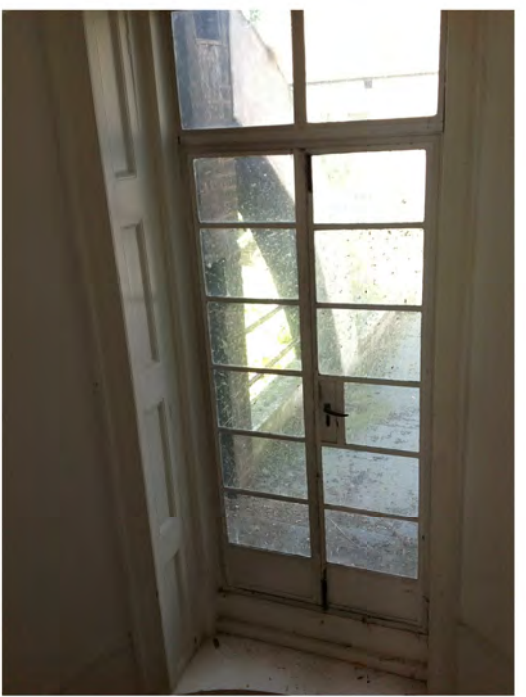
Window WS-04



Window WT-05



Window WF-04



Window WG-05



Window WG-05



Window WG-04



Window WG-04



Window WG-04

Note:
 All windows to be assessed in detail to determine the current levels of usability. Elements of the box sash windows will be replaced as and where required.

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Project Title
80 Guilford Street

Drawing Title
Window works 2

Scale 1 : 50	Sheet Size A1	Drawn CP
Date 08/08/13	Checked NM	
Status PLANNING		
Project No. 3092	Drawing No. 6042	Revision



Window WT-05



Window WB-03



Window WS-01



Window WT-03



Window WT-04



Windows WS-02 and WS-03



3rd floor rear side window



Window WF-04 and rear 1st floor side window



Window WF-04



Window WB-01



2nd floor rear side window

Window Schedule	
WB-01	New window to be installed in same style as window WT-02 (see drawing 6040)
WB-02	Window to be repaired
WB-03	New typical georgian box sash window to be installed (see drawing 6040 for details)
WG-01	Window to be repaired
WG-02	Window to be repaired
WG-03	Window to be repaired
WG-04	Window to be repaired
WG-05	Window to be repaired
WF-01	Window to be repaired
WF-02	Window to be repaired
WF-03	Window to be repaired
WF-04	Window to be repaired
WF-05	Window to be repaired
WS-01	Window to be repaired
WS-02	Window to be repaired
WS-03	Window to be repaired
WS-04	Window to be repaired
WT-01	Window to be repaired
WT-02	Window to be repaired
WT-03	Window to be repaired
WT-04	Window to be repaired
WT-05	Window to be repaired
Rear 2nd floor side window	New georgian box sash window to match rear fenestration pattern (see drawing 6040)
Rear 3rd floor side window	Window to be repaired

Note:
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Elements of the box sash windows will be replaced as and where required.

Note: See drawings 6042 and 6041 for window references

Notes
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Project Title		
80 Guilford Street		
Drawing Title		
Window Images		
Scale	Sheet Size	Drawn
	A1	CP
Date	Checked	
08/08/13	NM	
Status	PLANNING	
Project No.	Drawing No.	Revision
3092	6043	



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Rev	Date	Init	Notes	Chkd

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Project Title
80 Guilford Street

Drawing Title
Fire Places

Scale	Sheet Size	Drawn
	A3	CP

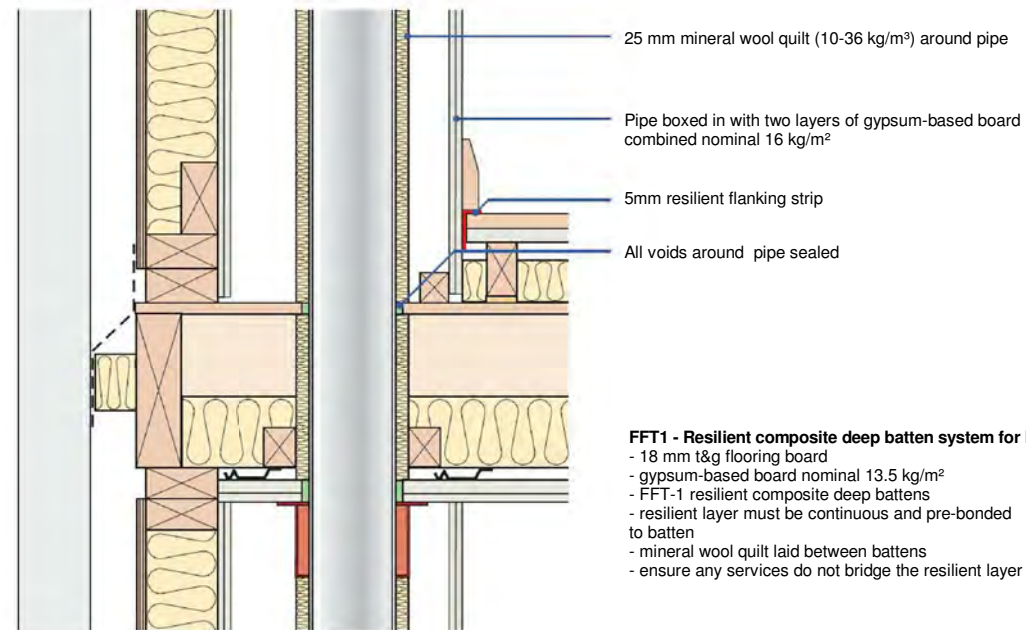
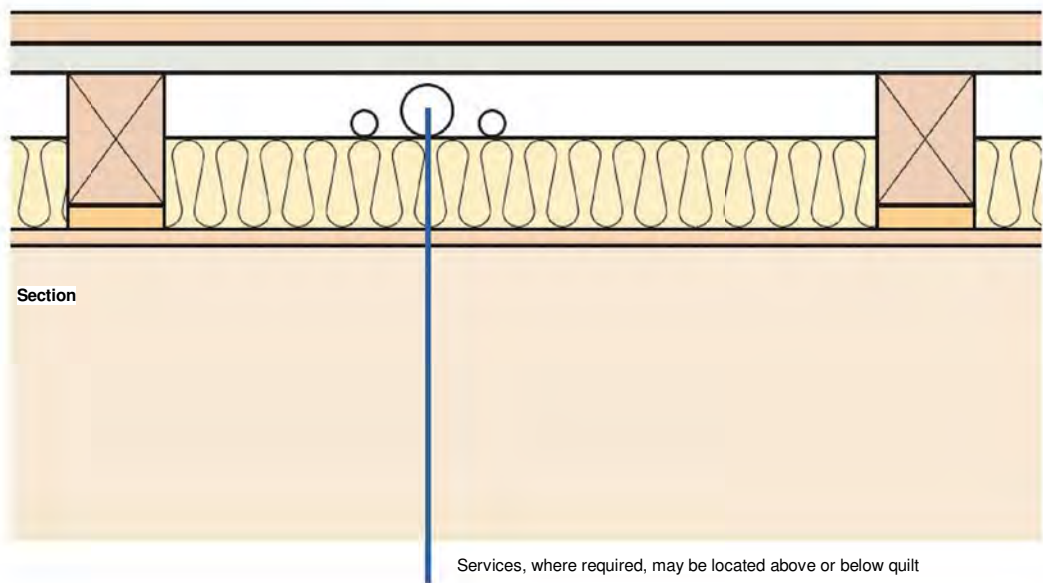
Date	Checked
08/14/13	NM

Status
PLANNING

Project No.	Drawing No.	Revision
3092	6050	

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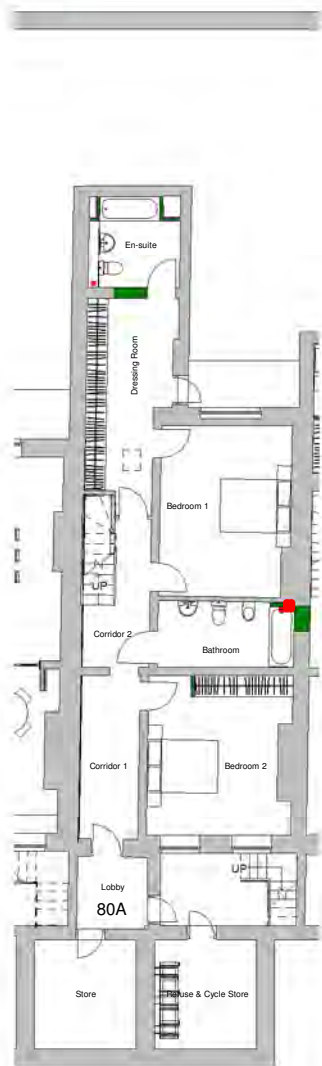
Sections showing services integrated into robust details



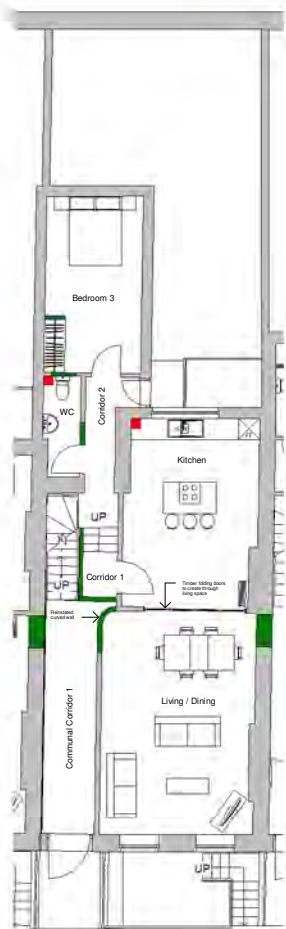
Section

KEY

Service run



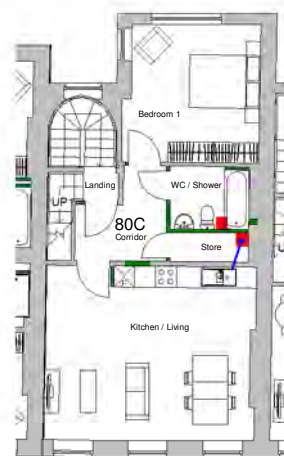
80_Basement Floor (Service details)
1 : 100



80_Ground Floor (Service details)
1 : 100



80_First Floor (Service details)
1 : 100



80_Second Floor (Service details)
1 : 100



80_Third Floor (Service details)
1 : 100

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Project Title
80 Guilford Street

Drawing Title
Service Run Details

Scale
1 : 100

Sheet Size
A1

Drawn
CP

Date
08/08/13


Checked
NM

Status
PLANNING

Project No.	Drawing No.	Revision
3092	6060	

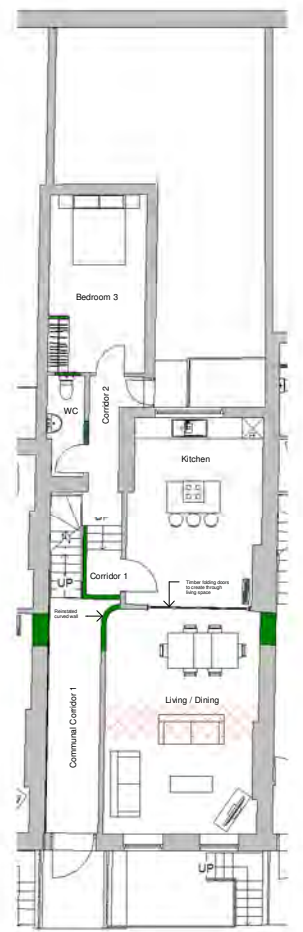
Notes
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KEY:

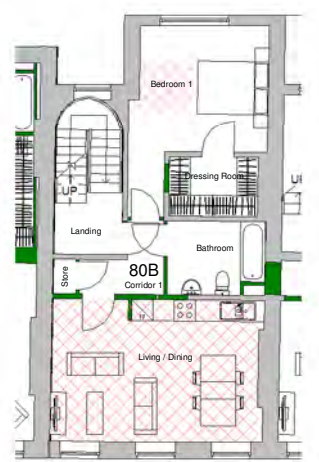
 New floorboards installed



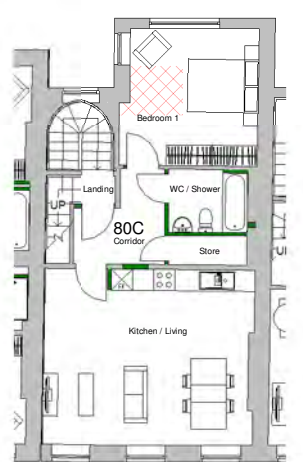
80_Basement Floor (Floorboard details)
 1 : 100



80_Ground Floor (Floorboard details)
 1 : 100



80_First Floor (Floorboard details)
 1 : 100



80_Second Floor (Floorboard details)
 1 : 100



80_Third Floor (Floorboard details)
 1 : 100

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Project Title
80 Guilford Street

Drawing Title
Floorboard Works

Scale	Sheet Size	Drawn
1 : 100	A1	CP
Date	Checked	
08/08/13	NM	
Status	PLANNING	
Project No.	Drawing No.	Revision
3092	6061	