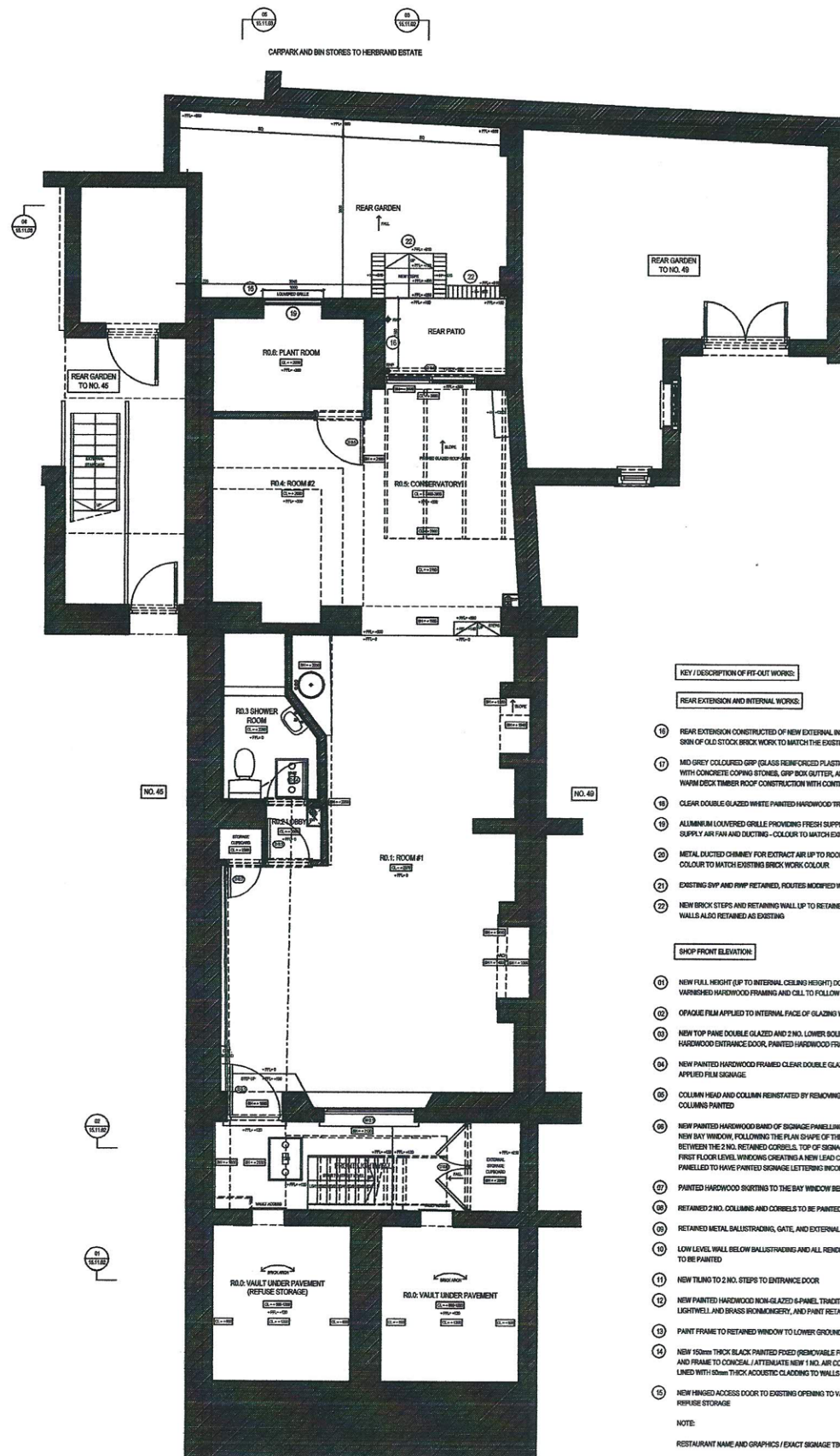




01 PROPOSED LOWER GROUND FLOOR: GENERAL ARRANGEMENT PLAN 01
Scale 1:50 (@A1 SIZE)

KEY / DESCRIPTION OF FIT-OUT WORKS

REAR EXTENSION AND INTERNAL WORKS

- 16 REAR EXTENSION CONSTRUCTED OF NEW EXTERNAL INSULATED CAVITY WALLS WITH AN OUTER SKIN OF OLD STOCK BRICK WORK TO MATCH THE EXISTING REAR GARDEN WALLS.
- 17 100 GREY COLOURED GRP (GLASS REINFORCED PLASTIC) FLAT ROOF WITH BRICK PARAPET WALLS WITH CONCRETE COPING STONES, GRP ROOF OUTLET, AND ASSOCIATED LEAD FLASHINGS. WARM DECK TIMBER ROOF CONSTRUCTION WITH CONTINUOUS INSULATION.
- 18 CLEAR DOUBLE GLAZED WHITE PAINTED HARDWOOD TRADITIONAL STYLE GLAZED BAY WINDOWS.
- 19 ALUMINIUM COVERED GRILLE PROVIDING FRESH SUPPLY AIR CONNECTED TO INTERNALLY LOCATED SUPPLY AIR FAN AND DUCTING - COLOUR TO MATCH EXISTING BRICK WORK COLOUR.
- 20 METAL DUCTED CHIMNEY FOR EXTRACT AIR UP TO ROOF LEVEL WITH METAL SUPPORT BRACKETS - COLOUR TO MATCH EXISTING BRICK WORK COLOUR.
- 21 EXISTING GVP AND PWP RETAINED, ROUTES MODIFIED WHERE REQUIRED, AND PAINTED BLACK.
- 22 NEW BRICK STEPS AND RETAINING WALL UP TO RETAINED REAR GARDEN, WITH BOUNDARY BRICK WALLS ALSO RETAINED AS EXISTING.

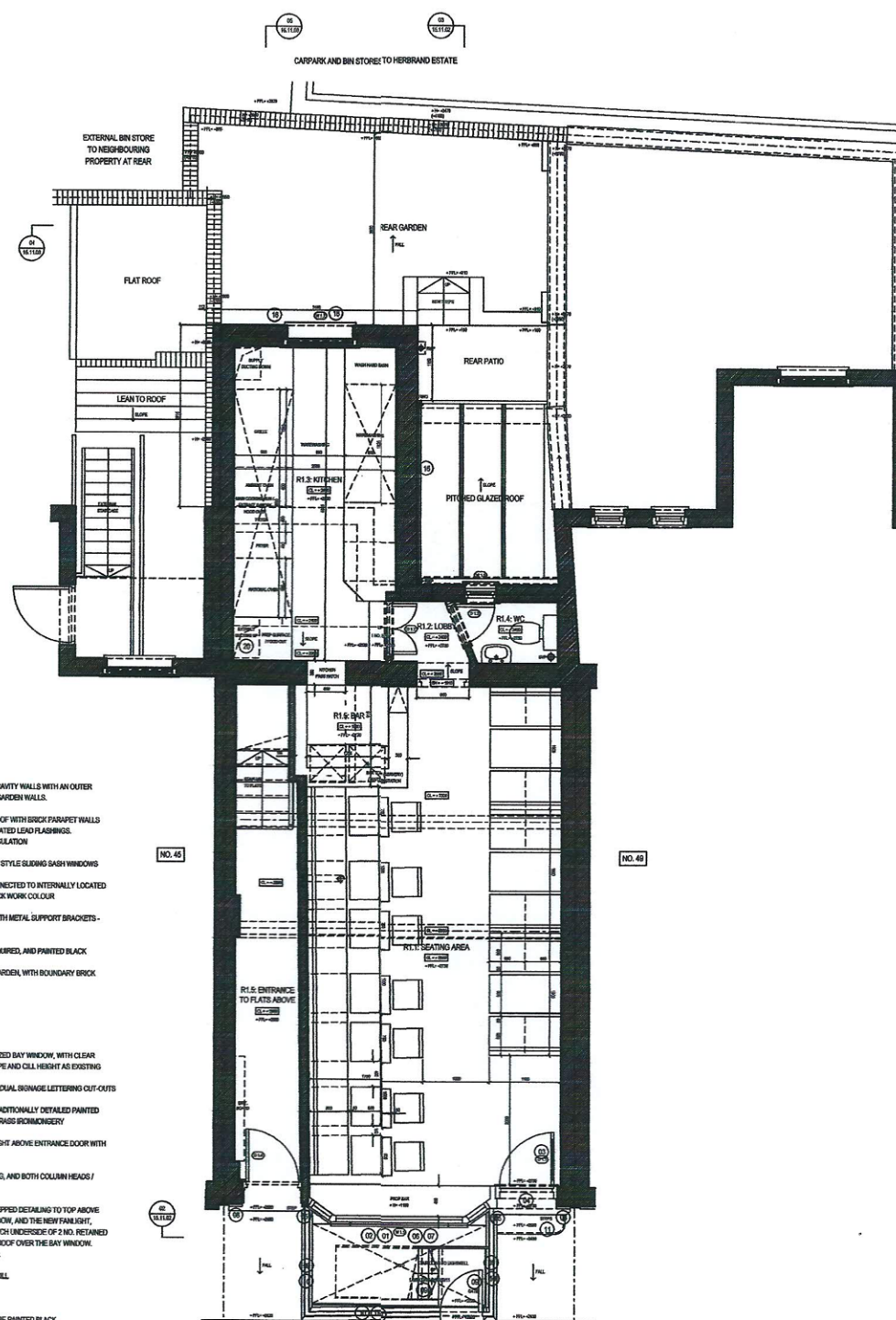
SHOP FRONT ELEVATION

- 01 NEW FULL HEIGHT (UP TO INTERNAL CEILING HEIGHT) DOUBLE GLAZED BAY WINDOW, WITH CLEAR VARNISHED HARDWOOD FRAMING AND CILL TO FOLLOW PLAN SHAPE AND CILL HEIGHT AS EXISTING.
- 02 OPAQUE FILM APPLIED TO INTERNAL FACE OF GLAZING WITH INDIVIDUAL SIGNAGE LETTERING CUT-OUTS.
- 03 NEW TOP PANE DOUBLE GLAZED AND 2ND LOWER SOLID PANE TRADITIONALLY DETAILED PAINTED HARDWOOD ENTRANCE DOOR, PAINTED HARDWOOD FRAME AND BRASS PROMONGERY.
- 04 NEW PAINTED HARDWOOD FRAMED CLEAR DOUBLE GLAZED PANELS ABOVE ENTRANCE DOOR WITH APPLIED FILM SIGNAGE.
- 05 COLUMN HEAD AND COLUMN REINTEGRATED BY REMOVING PANNELLING, AND BOTH COLUMN HEADS / COLUMNS PAINTED.
- 06 NEW PAINTED HARDWOOD BAND OF SIGNAGE PANNELLING WITH SHIPPED DETAILING TO TOP ABOVE NEW BAY WINDOW, FOLLOWING THE PLAN SHAPE OF THE BAY WINDOW, AND THE NEW PANE, BETWEEN THE 2ND RETAINED CORBELS, TOP OF SIGNAGE TO MATCH UNDERSIDE OF 2ND RETAINED FIRST FLOOR LEVEL WINDOWS CREATING A NEW LEAD CLAD FLAT ROOF OVER THE BAY WINDOW. PANNELLING TO HAVE PAINTED SIGNAGE LETTERING INCORPORATED.
- 07 PAINTED HARDWOOD SKIRTING TO THE BAY WINDOW BELOW THE CILL.
- 08 RETAINED 2ND NO. COLUMNS AND CORBELS TO BE PAINTED.
- 09 RETAINED METAL BALUSTRADE, GATE, AND EXTERNAL STAIR TO BE PAINTED BLACK.
- 10 LOW LEVEL WALL BELOW BALUSTRADE AND ALL RENDERED WALLS TO LOWER GROUND LIGHTWELL TO BE PAINTED.
- 11 NEW TILING TO 2ND NO. STEPS TO ENTRANCE DOOR.
- 12 NEW PAINTED HARDWOOD NON-GLAZED 6-PANEL TRADITIONALLY DETAILED DOOR TO LOWER GROUND LIGHTWELL, AND BRASS PROMONGERY, AND PAINT RETAINED FRAME.
- 13 PAINT FRAME TO RETAINED WINDOW TO LOWER GROUND LIGHTWELL.
- 14 NEW 150mm THICK BLACK PAINTED FIXED (REMOVABLE FOR ACCESS) METAL ACOUSTIC COVERED PANEL AND FRAME TO CONCEAL / ATTENUATE NEW 1 NO. AIR CONDITIONING CONDENSER UNIT, ENCLOSURE LINED WITH 50mm THICK ACOUSTIC CLADDING TO WALLS AND CEILING.
- 15 NEW HINGED ACCESS DOOR TO EXISTING OPENING TO VAULT UNDER PAVEMENT TO BE USED AS REFUSE STORAGE.

NOTE:

RESTAURANT NAME AND GRAPHICS / EXACT SIGNAGE TBC

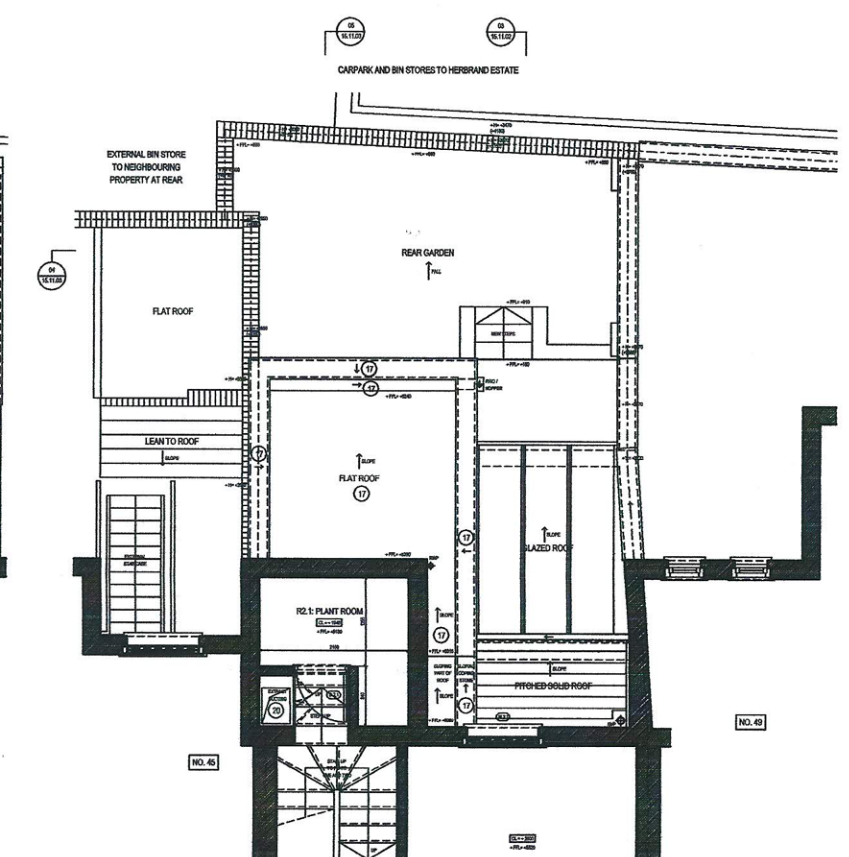
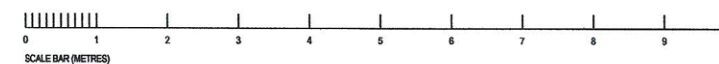
COLOURS TBC - LIKELY TO BE TRADITIONAL EDWARDIAN / GEORGIAN COLOURS SUCH AS GREYS, BLUES AND BLACK AND GLOSSY ENAMELISED PAINT FINISH



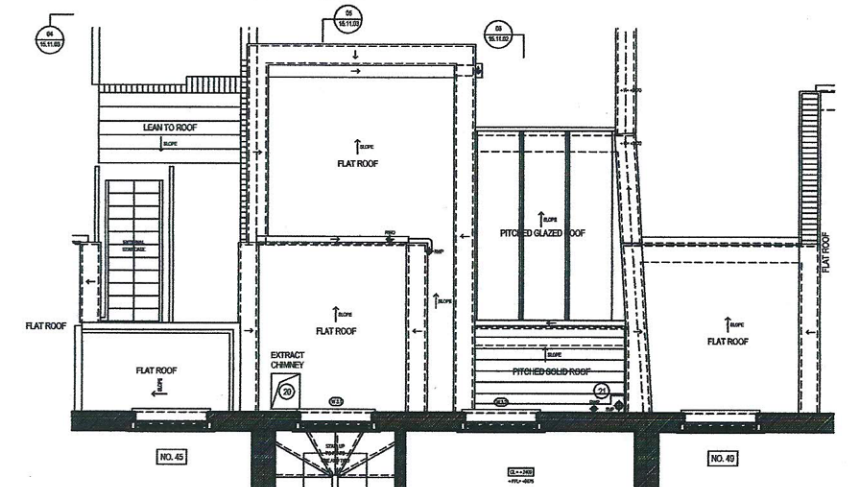
02 PROPOSED GROUND FLOOR: GENERAL ARRANGEMENT PLAN 02
Scale 1:50 (@A1 SIZE)

FRONT PAVEMENT

ROAD



03 PROPOSED PART FIRST FLOOR: GENERAL ARRANGEMENT PLAN 03
Scale 1:50 (@A1 SIZE)



04 PROPOSED PART SECOND FLOOR: GENERAL ARRANGEMENT PLAN 04
Scale 1:50 (@A1 SIZE)

A 10.05.12 PLANT EQUIPMENT REVISED
29.02.12 ISSUE FOR PLANNING & LISTED BUILDING CONSENT
rev date reason by

seary architects

e: steve@searyarchitects.co.uk
w: www.searyarchitects.co.uk

project: 47 Marshmont Street, London, WC1N 1AP
client: Mr M Abroms
design title: Proposed Lower Ground, Ground, Part First & Part Second Floor: GA Plans
design no: 15-11421 rev: A
scale: 1:50 (@A1 SIZE) date: 29.02.12
project no: 0411 status: PLANNING & LBC

© copyright seary architects