

Planning and Design and Access Statement.
Totfield House, 14/22 Tottenham Street

PLANNING STATEMENT

Introduction

1. The applicant is West London & Suburban Property Investments limited part of the Derwent London Group plc. It owns the freehold of the application site, Tottenham House 14/22 Tottenham Street and 43 Whitfield Street, which is shown edged red on plan number A001/A accompanying this planning application (the "location plan"). The applicant also owns the other land marked in blue edging on the location plan. It will be seen that those properties are immediately adjacent to the application site and occupy the whole of the west side of Whitfield Street between Tottenham Street to the south and Chitty Street to the north. At this point, Whitfield Street is one way traffic going north.
2. When the leases of Tottenham House came to an end, an opportunity arose to refurbish the building. Two planning applications were submitted in connection with that refurbishment and permissions granted as referred to below. The purpose of this application is to seek consent for small changes to the exterior of the building again in connection with the refurbishment works which are now nearly complete. The interior works did not of themselves require planning permission. It is believed that the building currently on the site was constructed in 1979. It is in B1 office use. There are three small changes, first the alteration to the glazing proposed for the front elevation, second the introduction of a small stair connecting the ground and first floor, and third the removal of a redundant pavement crossover.

PLANNING HISTORY

3. Planning permission was granted on 2 September 2008 (ref 2008/3397/P) to change the use from Class B1 office to an alternative use of either class B1 office or to class A1 shop with the removal of garage doors and replacement with glazing at ground floor on the Tottenham Street elevation. This Permission has been implemented and the subject of this new application is to vary in a small way the design of the glazing and to introduce a new additional stair between ground and first floor. A copy of the planning permission is attached to this statement together with copies of the plans and elevations referred to in it.
4. Planning permission was granted on 4 September 2008 (ref 2008/3396/P) for alterations to ground floor elevations on Whitfield Street and Tottenham Street to existing ground floor office, class B1. This permission has been implemented and this part of the ground floor is currently in use for display of projects which the applicant and its holding Company are pursuing in Fitzrovia.

Design Statement

5. The applicant is a company which places good design as a fundamental objective of all its projects.
6. Drawing no. P120/- is an elevation showing the original roller shutter garage doors and drawing A401/A shows the replacement glazing which was authorized by permission 2008/3397/P. Drawing P400/- shows the glazing which it is now intended for this elevation. It is submitted that in reality there is very little difference of any great significance for the street scene and it is hoped

that this change is immaterial in planning terms. Drawing number P200/- deals with the suggested removal of the now redundant pavement crossover and reinstatement of the pavement.

7. The next change relates to the introduction of a new additional stair connecting the ground and first floor. This stair is located in a small area at the rear of the building which is imperceptible from any public viewpoint and the applicant contends that there are no amenity issues which arise from overlooking or loss of light. The proposal is shown on drawings and elevations P100/-, A121/-, P122/-, P200/-, P201/-, P202/-, and P505/-.

8. Materials are noted on the drawings. It is considered that this is a minor application.

Pre application notification.

9. In this case, the applicant itself is the most immediate neighbour to the application site as explained above. In the light of the relatively modest nature of the proposal no other consultations have been carried out by the applicant at this stage.

Planning Policy.

10. Due to the relatively minor nature of the permission being applied for, no special reference is made to National or to Strategic policy. It is a minor application. There is no change in use and no real change to the floor space figures. The area where the new stair is being built is already in office use. However, passing reference is made to PPS 1 Delivering Sustainable Development, which advocates good design providing attractive, useable, durable and adaptable places as a key element in achieving sustainable development. The applicant believes this is the case here.

11. In the UDP 2006, Policy B1 deals with design principles. These have been taken into account in arriving at the application proposals and in particular the applicant believes that the proposal respects the site.

12. Policy B3 deals with alterations and requires the form and character of the building to be respected and for high quality materials to be used which match or compliment the existing materials. It is considered the proposal falls squarely within these principles.

13. B7 deals with conservation areas and it is submitted that the proposal will enhance the area or at the very least be neutral to its overall appearance.

14. Regard has also been taken of Camden Planning Guidance 2006 from which it is particularly noted that Camden is committed to high standards of design. As mentioned above, the applicant is a design led company and supports Camden's aspirations in this regard.

15. The application site is within the Charlotte Street Conservation area (no.12) for which there was an appraisal and management plan adopted by Camden on 24th July 2008. In this document the site (together with its immediate neighbours, is not shown as a positive contributor or a detractor in the area. It is therefore neutral.

16. As part of the emerging replacement of the UDP in the Local Development Framework, Camden has produced a document dealing with Preferred Development Policies. Within this is policy DP19 which again promotes a high quality of design which has been respected in this application.

Access Statement

17. Access is not strictly relevant to this proposal which is for some minor exterior works. However, the applicant is committed to improving access wherever this is possible and proportionate. This extends to floor finishes, signage and lighting as well as to doors and easy

access around its buildings. The applicant believes in an all inclusive policy for people with disabilities whether by reason of mobility, hearing or sight. Such policy informs the design stage of each of its developments.

16. In the case of this application site, it is to be noted that there is a very good connection with public transport.



**Development Control
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Mr Richard Hillebron
Derwent London
25 Savile Row
LONDON
W1S 2ER

Application Ref: **2008/3397/P**
Please ask for: **Erin Murphy**
Telephone: 020 7974 6805

02 September 2008

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
Totfield House
43 Whitfield Street
London
W1T 4HA

Proposal:
Change of use from Class B1 (office) to an alternative use of either Class B1 (office) or Class A1 (shop), with removal of garage doors and replacement with glazing at ground floor on the Tottenham Street elevation.

Drawing Nos: A002/A; A100/A; A121/A; A200/A, A401/A, A122/A, A402/A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Informative(s):

- 1 For this permission to be implemented the use of the premises must be changed to Use Class A1 within 3 years. The use may then be changed between the Use Classes B1 and A1 under permitted development without need for permission from the Council. The use of the premises 10 years after the date of this permission would then become the lawful use, and thereafter permission would be required from the Council to change between Use Classes B1 and A1.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1, S2, SD1, SD3, SD6, B1, B3, B4, B7, E2, T9, T11, R1 and R2. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613

A001/A

Drawing No:

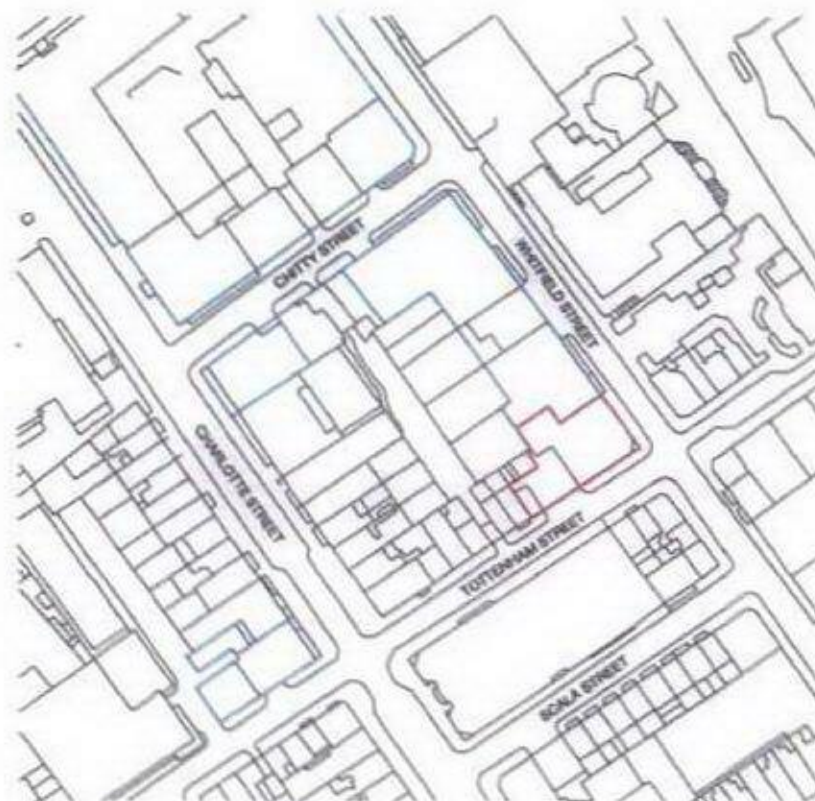
Drawing Name: **LOCATION PLAN**

Job: **TOTFIELD HOUSE**

Job No: **A251** Scale: **1:1250@ A3**

Revisions:

A: 07.07.06 PLANNING ISSUE



Notes

1. All dimensions in mm
2. This drawing to be read in conjunction with all relevant contract documents
3. This drawing to be read in conjunction with all engineer's drawings
4. Do not scale from this drawing
5. Report any errors, omissions, and omissions to the architect as soon as possible

Key: ☐ application site
☐ other properties owned by applicant



nissenadams

100-110-120-130-140-150-160-170-180-190-200-210-220-230-240-250-260-270-280-290-300-310-320-330-340-350-360-370-380-390-400-410-420-430-440-450-460-470-480-490-500-510-520-530-540-550-560-570-580-590-600-610-620-630-640-650-660-670-680-690-700-710-720-730-740-750-760-770-780-790-800-810-820-830-840-850-860-870-880-890-900-910-920-930-940-950-960-970-980-990-1000-1010-1020-1030-1040-1050-1060-1070-1080-1090-1100-1110-1120-1130-1140-1150-1160-1170-1180-1190-1200-1210-1220-1230-1240-1250-1260-1270-1280-1290-1300-1310-1320-1330-1340-1350-1360-1370-1380-1390-1400-1410-1420-1430-1440-1450-1460-1470-1480-1490-1500-1510-1520-1530-1540-1550-1560-1570-1580-1590-1600-1610-1620-1630-1640-1650-1660-1670-1680-1690-1700-1710-1720-1730-1740-1750-1760-1770-1780-1790-1800-1810-1820-1830-1840-1850-1860-1870-1880-1890-1900-1910-1920-1930-1940-1950-1960-1970-1980-1990-2000-2010-2020-2030-2040-2050-2060-2070-2080-2090-2100-2110-2120-2130-2140-2150-2160-2170-2180-2190-2200-2210-2220-2230-2240-2250-2260-2270-2280-2290-2300-2310-2320-2330-2340-2350-2360-2370-2380-2390-2400-2410-2420-2430-2440-2450-2460-2470-2480-2490-2500-2510-2520-2530-2540-2550-2560-2570-2580-2590-2600-2610-2620-2630-2640-2650-2660-2670-2680-2690-2700-2710-2720-2730-2740-2750-2760-2770-2780-2790-2800-2810-2820-2830-2840-2850-2860-2870-2880-2890-2900-2910-2920-2930-2940-2950-2960-2970-2980-2990-3000-3010-3020-3030-3040-3050-3060-3070-3080-3090-3100-3110-3120-3130-3140-3150-3160-3170-3180-3190-3200-3210-3220-3230-3240-3250-3260-3270-3280-3290-3300-3310-3320-3330-3340-3350-3360-3370-3380-3390-3400-3410-3420-3430-3440-3450-3460-3470-3480-3490-3500-3510-3520-3530-3540-3550-3560-3570-3580-3590-3600-3610-3620-3630-3640-3650-3660-3670-3680-3690-3700-3710-3720-3730-3740-3750-3760-3770-3780-3790-3800-3810-3820-3830-3840-3850-3860-3870-3880-3890-3900-3910-3920-3930-3940-3950-3960-3970-3980-3990-4000-4010-4020-4030-4040-4050-4060-4070-4080-4090-4100-4110-4120-4130-4140-4150-4160-4170-4180-4190-4200-4210-4220-4230-4240-4250-4260-4270-4280-4290-4300-4310-4320-4330-4340-4350-4360-4370-4380-4390-4400-4410-4420-4430-4440-4450-4460-4470-4480-4490-4500-4510-4520-4530-4540-4550-4560-4570-4580-4590-4600-4610-4620-4630-4640-4650-4660-4670-4680-4690-4700-4710-4720-4730-4740-4750-4760-4770-4780-4790-4800-4810-4820-4830-4840-4850-4860-4870-4880-4890-4900-4910-4920-4930-4940-4950-4960-4970-4980-4990-5000-5010-5020-5030-5040-5050-5060-5070-5080-5090-5100-5110-5120-5130-5140-5150-5160-5170-5180-5190-5200-5210-5220-5230-5240-5250-5260-5270-5280-5290-5300-5310-5320-5330-5340-5350-5360-5370-5380-5390-5400-5410-5420-5430-5440-5450-5460-5470-5480-5490-5500-5510-5520-5530-5540-5550-5560-5570-5580-5590-5600-5610-5620-5630-5640-5650-5660-5670-5680-5690-5700-5710-5720-5730-5740-5750-5760-5770-5780-5790-5800-5810-5820-5830-5840-5850-5860-5870-5880-5890-5900-5910-5920-5930-5940-5950-5960-5970-5980-5990-6000-6010-6020-6030-6040-6050-6060-6070-6080-6090-6100-6110-6120-6130-6140-6150-6160-6170-6180-6190-6200-6210-6220-6230-6240-6250-6260-6270-6280-6290-6300-6310-6320-6330-6340-6350-6360-6370-6380-6390-6400-6410-6420-6430-6440-6450-6460-6470-6480-6490-6500-6510-6520-6530-6540-6550-6560-6570-6580-6590-6600-6610-6620-6630-6640-6650-6660-6670-6680-6690-6700-6710-6720-6730-6740-6750-6760-6770-6780-6790-6800-6810-6820-6830-6840-6850-6860-6870-6880-6890-6900-6910-6920-6930-6940-6950-6960-6970-6980-6990-7000-7010-7020-7030-7040-7050-7060-7070-7080-7090-7100-7110-7120-7130-7140-7150-7160-7170-7180-7190-7200-7210-7220-7230-7240-7250-7260-7270-7280-7290-7300-7310-7320-7330-7340-7350-7360-7370-7380-7390-7400-7410-7420-7430-7440-7450-7460-7470-7480-7490-7500-7510-7520-7530-7540-7550-7560-7570-7580-7590-7600-7610-7620-7630-7640-7650-7660-7670-7680-7690-7700-7710-7720-7730-7740-7750-7760-7770-7780-7790-7800-7810-7820-7830-7840-7850-7860-7870-7880-7890-7900-7910-7920-7930-7940-7950-7960-7970-7980-7990-8000-8010-8020-8030-8040-8050-8060-8070-8080-8090-8100-8110-8120-8130-8140-8150-8160-8170-8180-8190-8200-8210-8220-8230-8240-8250-8260-8270-8280-8290-8300-8310-8320-8330-8340-8350-8360-8370-8380-8390-8400-8410-8420-8430-8440-8450-8460-8470-8480-8490-8500-8510-8520-8530-8540-8550-8560-8570-8580-8590-8600-8610-8620-8630-8640-8650-8660-8670-8680-8690-8700-8710-8720-8730-8740-8750-8760-8770-8780-8790-8800-8810-8820-8830-8840-8850-8860-8870-8880-8890-8900-8910-8920-8930-8940-8950-8960-8970-8980-8990-9000-9010-9020-9030-9040-9050-9060-9070-9080-9090-9100-9110-9120-9130-9140-9150-9160-9170-9180-9190-9200-9210-9220-9230-9240-9250-9260-9270-9280-9290-9300-9310-9320-9330-9340-9350-9360-9370-9380-9390-9400-9410-9420-9430-9440-9450-9460-9470-9480-9490-9500-9510-9520-9530-9540-9550-9560-9570-9580-9590-9600-9610-9620-9630-9640-9650-9660-9670-9680-9690-9700-9710-9720-9730-9740-9750-9760-9770-9780-9790-9800-9810-9820-9830-9840-9850-9860-9870-9880-9890-9900-9910-9920-9930-9940-9950-9960-9970-9980-9990-10000-10010-10020-10030-10040-10050-10060-10070-10080-10090-10100-10110-10120-10130-10140-10150-10160-10170-10180-10190-10200-10210-10220-10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A002/A

Drawing No:

Drawing Name:

SITE PLAN

Job:

TOTFIELD HOUSE

Job No:

A251

Scale: **1:500@ A3**

Revisions:

A: 07.07.08 PLANNING ISSUE



Notes

1. all dimensions in mm
2. this drawing to be read in conjunction with all relevant contract documents
3. this drawing to be read in conjunction with all engineer's drawings
4. do not scale from this drawing
5. report any errors, omissions, and variations to the architect as soon as possible

Key:

- ☐ application site
- ☐ other properties owned by applicant



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www.nissenadams.co.uk



A100/A

Drawing No:

**EXISTING GROUND
FLOOR PLAN**

Drawing Name:

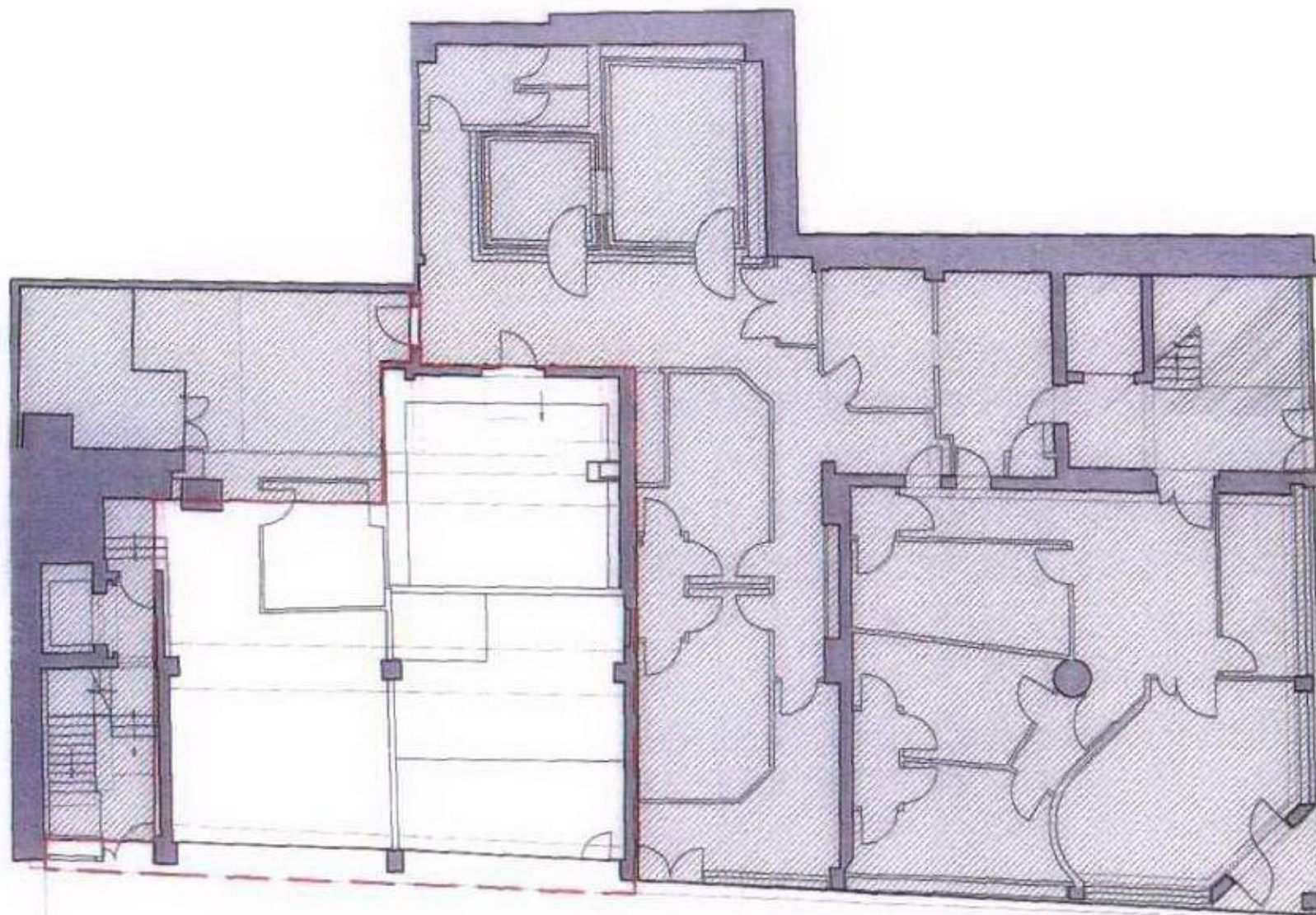
TOTFIELD HOUSE

Job:

Job No: **A251** Scale: **1:100 @ A3**

Revisions:

A: 07.07.08 PLANNING ISSUE



Extent of building affected by this application

Hatched area unaffected by this application

Notes

1. all dimensions in mm
2. this drawing to be read in conjunction with all relevant contract documents
3. this drawing to be read in conjunction with all engineer's drawings
4. do not scale from this drawing
5. report any errors, omissions, and omissions to the architect as soon as possible

Keys

nissenadams
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100-102 South Street
London EC3A 3AB
020 7403 1000
www.nissenadams.co.uk





Extent of building affected by this application

A121/A

Drawing No:

**EXISTING ELEVATION
SOUTH EAST**

Drawing Name:

TOTFIELD HOUSE

Job:

Job No: **A251** Scale: **1:100@ A3**

Revisions:

A: 07.07.08 PLANNING ISSUE

Notes

1. all dimensions in mm
2. this drawing to be read in conjunction with all relevant contract documents
3. this drawing to be read in conjunction with all neighbour's drawings
4. do not scale from this drawing
5. report any errors, contradictions, and omissions to the architect as soon as possible

Key:

nissenadams

Architects
100-102, The Quadrant, London W1A 0AB
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A200/A

Drawing No:

PROPOSED GROUND FLOOR PLAN

Drawing Name:

Job:

TOTFIELD HOUSE

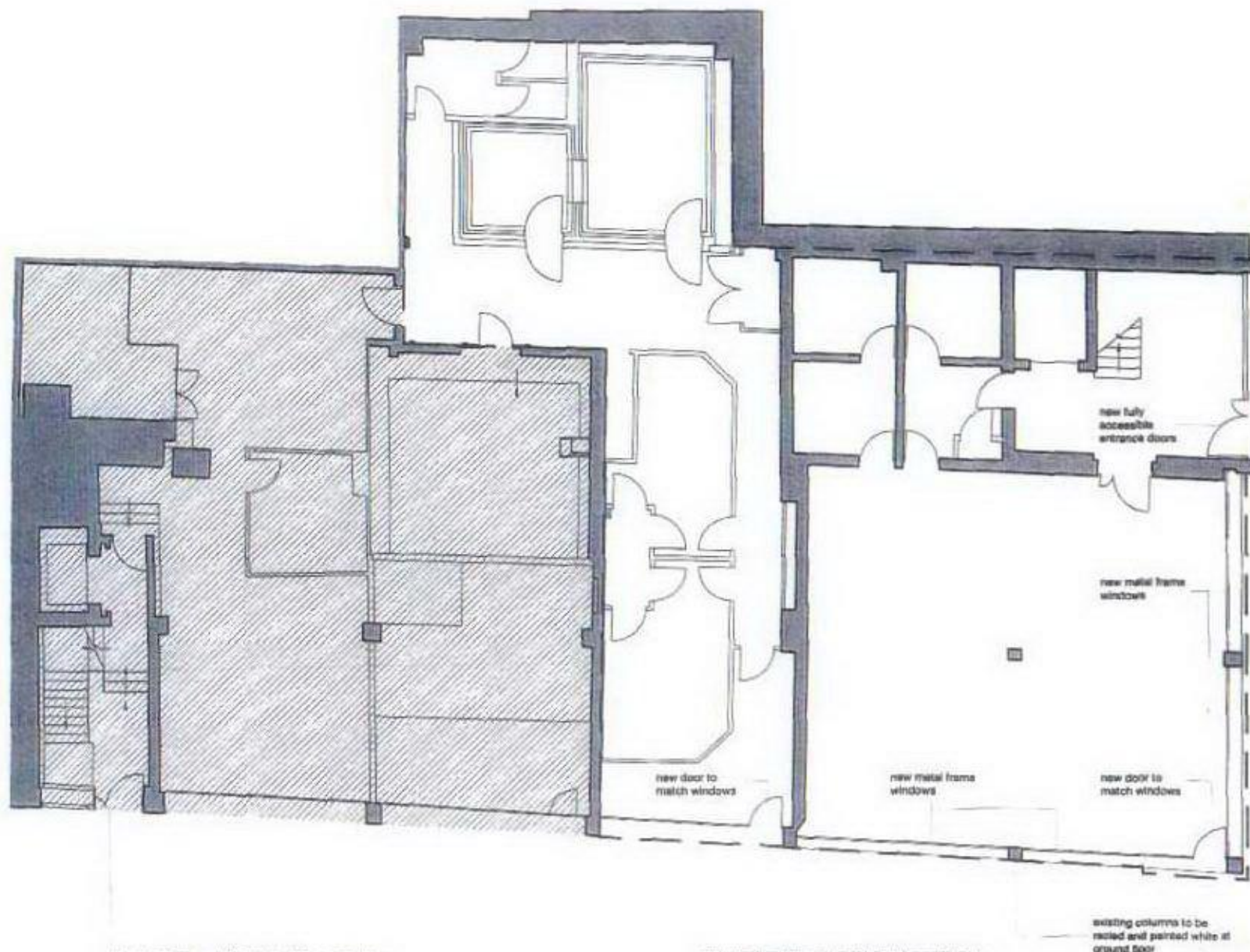
Job No:

A251

Scale: 1:100 @ A3

Revisions:

A: 07.07.08 PLANNING ISSUE



Hatched area unaffected by this application

Extent of building affected by this application

Notes

1. all dimensions in mm
2. this drawing to be read in conjunction with all relevant contract documents
3. this drawing to be read in conjunction with all engineer's drawings
4. do not scale from this drawing
5. report any errors, contradictions, and omissions to the architect as soon as possible

Key:

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London EC2A 4DF
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info@nissenadams.com



A401/A

Drawing No:

**PROPOSED ELEVATION
SOUTH EAST**

Drawing Name:

TOTFIELD HOUSE

Job:

Job No: **A251** Scale: **1:100 @ A3**

Revisions:

A: 07.07.06 PLANNING ISSUE



Entrance doors
repaired and painted
white

New full height
metal-framed
windows

Columns to be
reclad and
painted white

New full height glazed
door to match
windows

Extent of building affected by this application

Notes

1. all dimensions in mm
2. this drawing to be read in conjunction with all relevant approved documents
3. this drawing to be read in conjunction with all relevant drawings
4. do not scale from this drawing
5. report any errors, contradictions, and omissions to the architect as soon as possible

Keys

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100-102 Queen's Road Central
London W1 3EE

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020 7594 1001
020 7594 1002



A122/A

Drawing No:

**EXISTING ELEVATION
IN CONTEXT**

Drawing Name:

TOTFIELD HOUSE

Job:

Job No: **A251** Scale: **1:500@ A3**

Revisions:

A: 07.07.08 PLANNING ISSUE



Extent of building affected by application

CHARLOTTE STREET

CHARLOTTE MEWS

WHITFIELD STREET

TOTTENHAM COURT ROAD

Notes

1. all dimensions in mm
2. this drawing to be read in conjunction with all relevant contract documents
3. this drawing to be read in conjunction with all engineer's drawings
4. do not scale from this drawing
5. report any errors, omissions, and variations to the architect as soon as possible

Key:

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A402/A

Drawing No:

PROPOSED ELEVATION IN CONTEXT

Drawing Name:

Job: **TOTFIELD HOUSE**

Job No: **A251** Scale: **1:1000 @ A3**

Revisions:

A: 07.07.08 PLANNING ISSUE



Extent of building effected by application

CHARLOTTE STREET

CHARLOTTE MEWS

WHITFIELD STREET

TOTTENHAM COURT ROAD

Notes

1. all dimensions in mm
2. this drawing to be read in conjunction with all relevant contract documents
3. this drawing to be read in conjunction with all engineer's drawings
4. do not scale from this drawing
5. report any errors, contradictions, and omissions to the architect as soon as possible

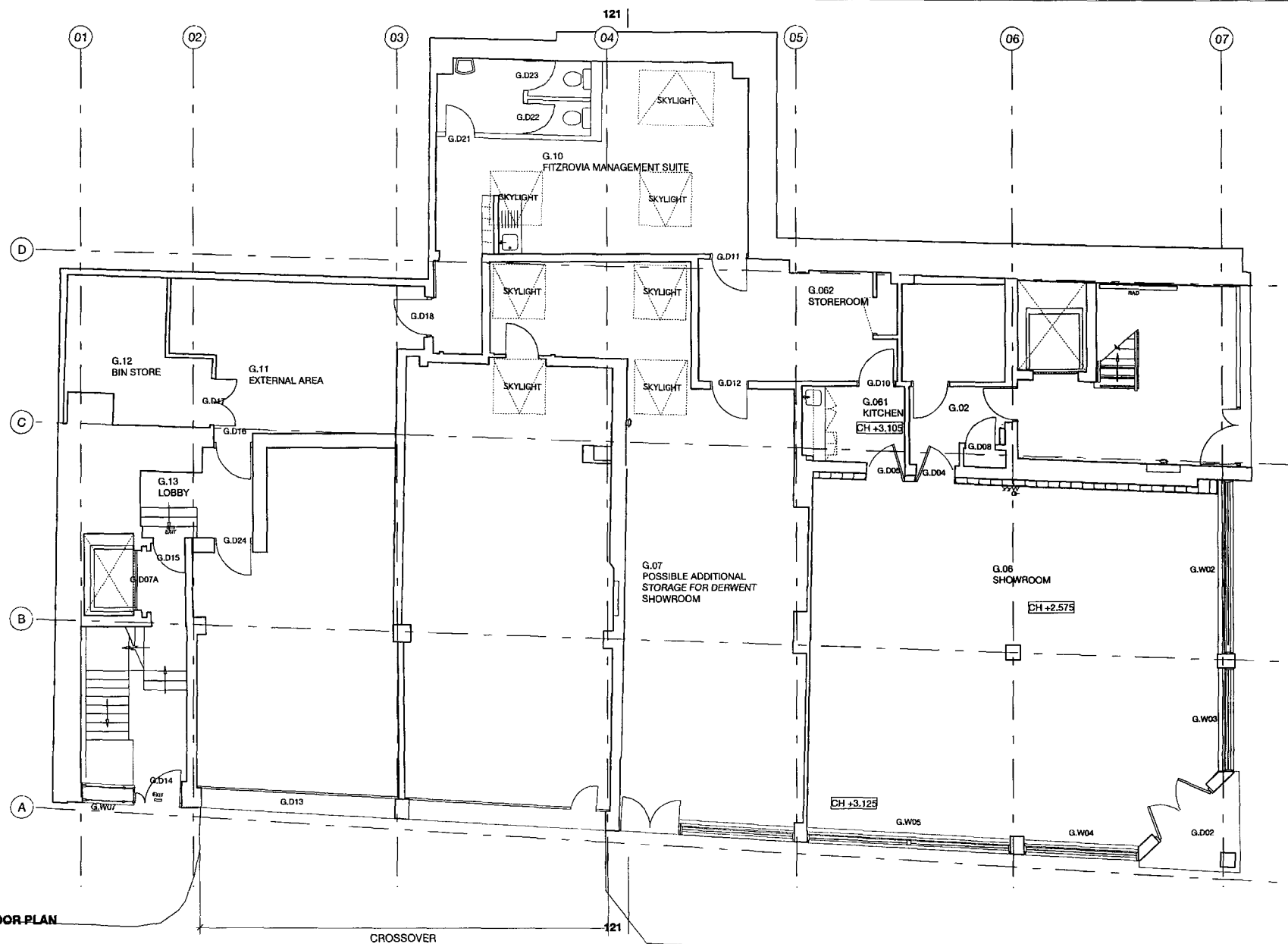
Key:

nissenadams

200 LITTLE LONDON WALL, LONDON EC3A 3DF
020 7460 1000
www.nissenadams.co.uk

1000 LITTLE LONDON WALL, LONDON EC3A 3DF
020 7460 1000
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122 01 GROUND-FLOOR PLAN

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
1.	20/01/2020	1. ALL DIMENSIONS IN MM			
2.	20/01/2020	2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS			
3.	20/01/2020	3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL ENGINEERS DRAWINGS			
4.	20/01/2020	4. DO NOT SCALE FROM THIS DRAWING			
5.	20/01/2020	5. REPORT ANY ERRORS, CONTRADICTIONS, AND OMISSIONS TO THE ARCHITECT AS SOON AS POSSIBLE			

NOTES:

1. ALL DIMENSIONS IN MM
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL ENGINEERS DRAWINGS
4. DO NOT SCALE FROM THIS DRAWING
5. REPORT ANY ERRORS, CONTRADICTIONS, AND OMISSIONS TO THE ARCHITECT AS SOON AS POSSIBLE

nissenadamsTM

Unit 117 20 Bedford Row, St
20 Bedford Row, London EC1R 4EJ

020 7625 1000
info@nissnadams.com

JOB NO: A378

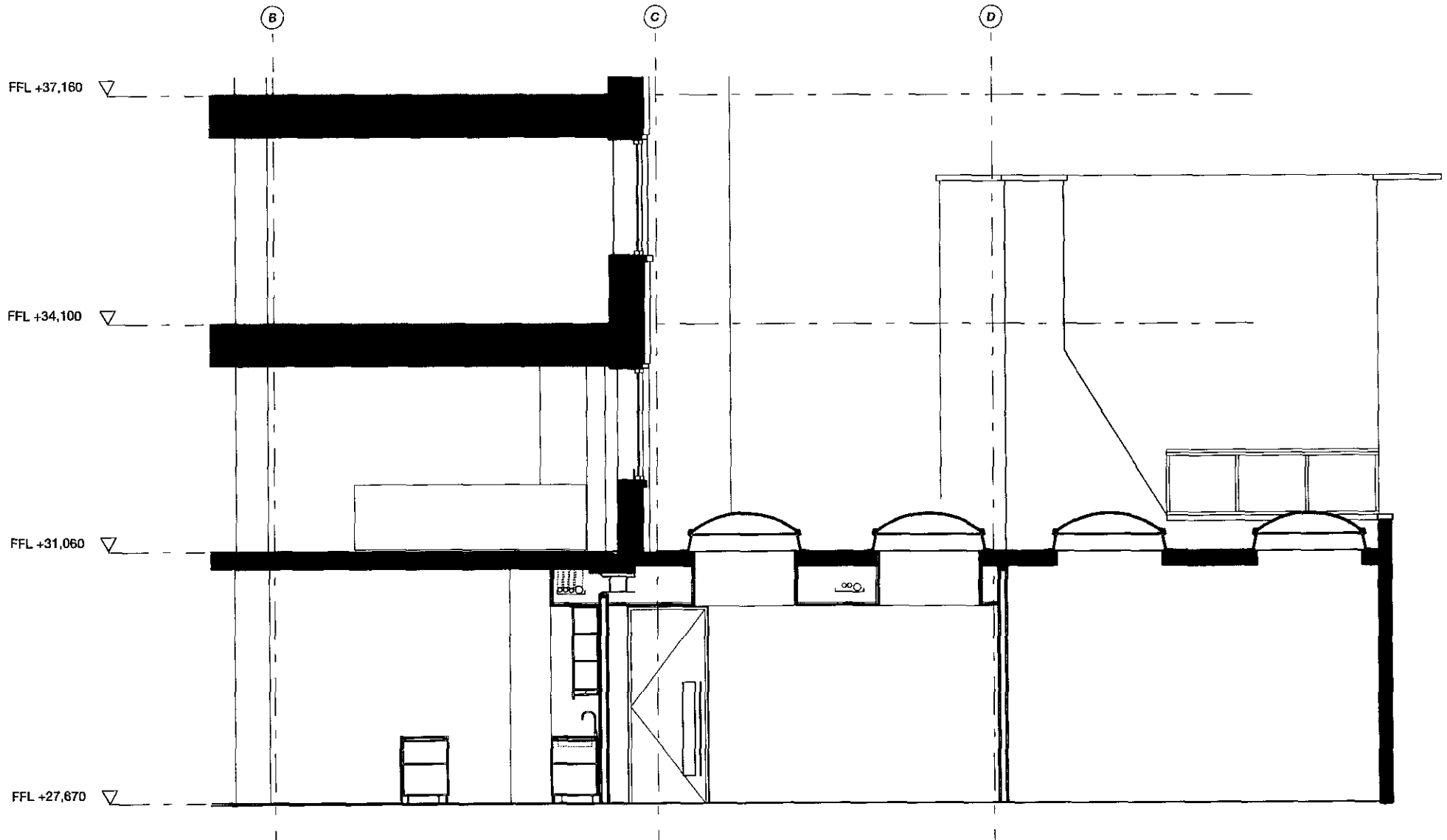
SCALE: 1:50 @ A1 1:100 @ A3

KEY:

EXISTING GROUND FLOOR PLAN

FCB STUDIO

P100/-



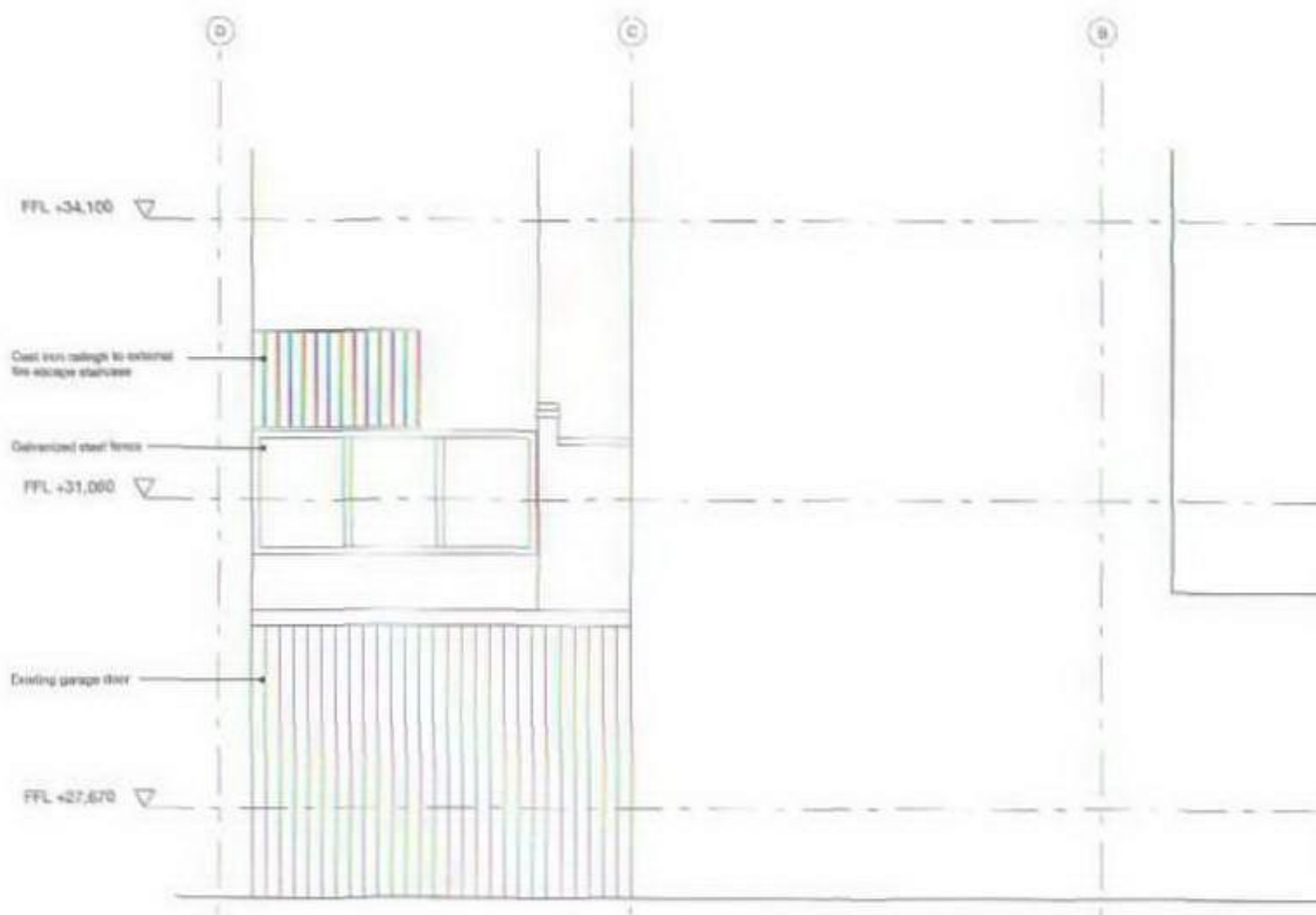
01 EXISTING SECTION

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
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Notes:
 1. ALL DIMENSIONS IN MM
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
 3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL DIMENSIONAL DRAWINGS
 4. DO NOT SCALE FROM THIS DRAWING
 5. REPORT ANY ERRORS, CONTRADICTIONS AND OMISSIONS TO THE ARCHITECT AS SOON AS POSSIBLE

NOTE: ☐ INDICATES EXTENT OF DEMOLITION

nissenadams <small>Architects & Planners Ltd.</small> <small>1000 West Broadway, Suite 1000</small> <small>Vancouver, BC V6H 3G9</small> <small>TEL: 604-681-1111</small> <small>FAX: 604-681-1112</small> <small>www.nissenadams.com</small>	ARCHITECT FIRM:	EXISTING SECTION
	PROJECT NAME:	FCB STUDIO
	DRAWING NO.:	A121/-
	DATE:	2008-08-01

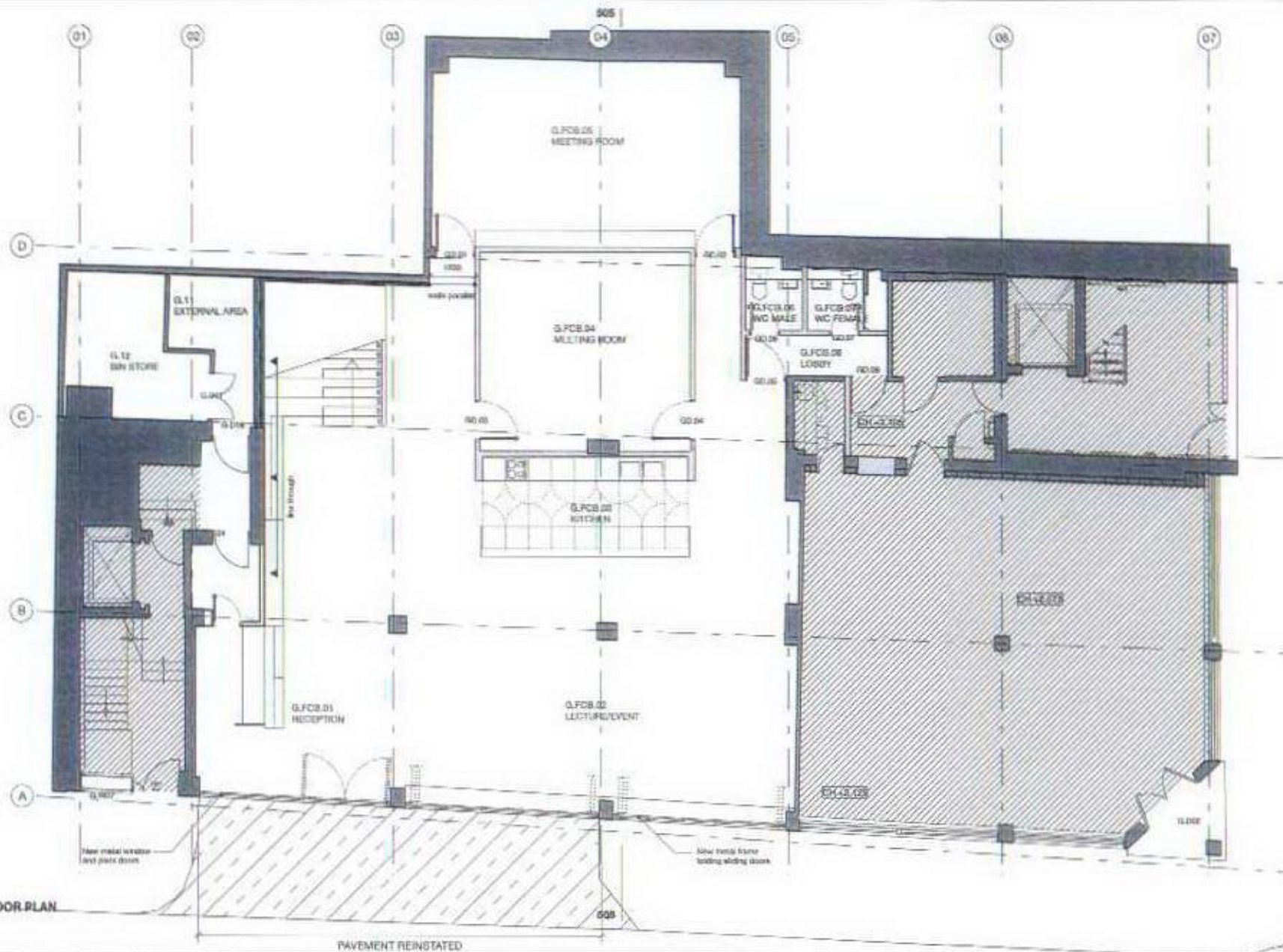


01 EXISTING SECTION

02 SITE PHOTOGRAPH

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS	NOTES	PROJECT NAME	PROJECT NO.	PROJECT ADDRESS
1			1			1. ALL DIMENSIONS IN METERS	nissehadams	EXISTING SECTION 00	
2			2			2. ALL DIMENSIONS IN METERS			
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506



01 GROUND FLOOR PLAN
506

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	10/10/18	ISSUED FOR PERMIT			
2	10/10/18	ISSUED FOR PERMIT			
3	10/10/18	ISSUED FOR PERMIT			
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9	10/10/18	ISSUED FOR PERMIT			
10	10/10/18	ISSUED FOR PERMIT			

NOTES:

1. ALL DIMENSIONS ARE IN METERS
2. THE DRAWING IS TO BE USED AS A GUIDE ONLY AND NOT FOR CONSTRUCTION
3. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS
4. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE
5. THE DRAWING IS THE PROPERTY OF NISSENADAMS AND SHOULD NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION

KEY:

- 1. Hatched area: Pavement to be reinstated

nissenadams

Architects & Planners
100-110 A1 1:100 & A3
PLANNING

PROJECT NAME: PROPOSED GROUND FLOOR PLAN

CLIENT: FCB STUDIO

PROJECT NO.: P200/-



01 SOUTH EAST ELEVATION

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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nissenadams

ARCHITECTS

1000 W. 11th St. Suite 100

Seattle, WA 98101

PHONE: 206.461.1111

FAX: 206.461.1112

WWW.NISSEADAMS.COM

PROJECT NAME: **PROPOSED SOUTH EAST ELEVATION**

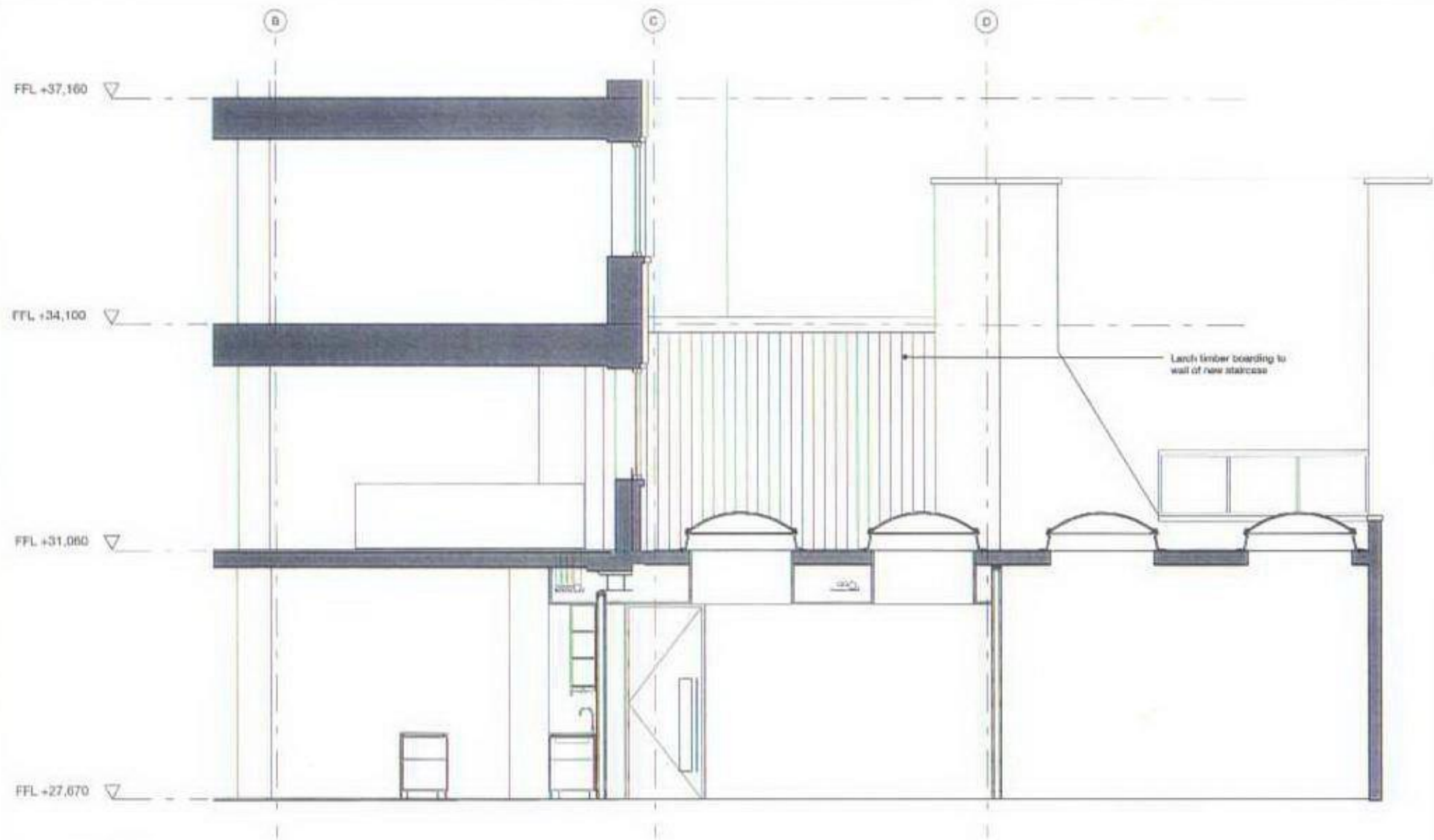
CLIENT: **FCS STUDIO**

DATE: **2020**

SCALE: **1/8" = 1'-0"**

PLANNING

P400/-

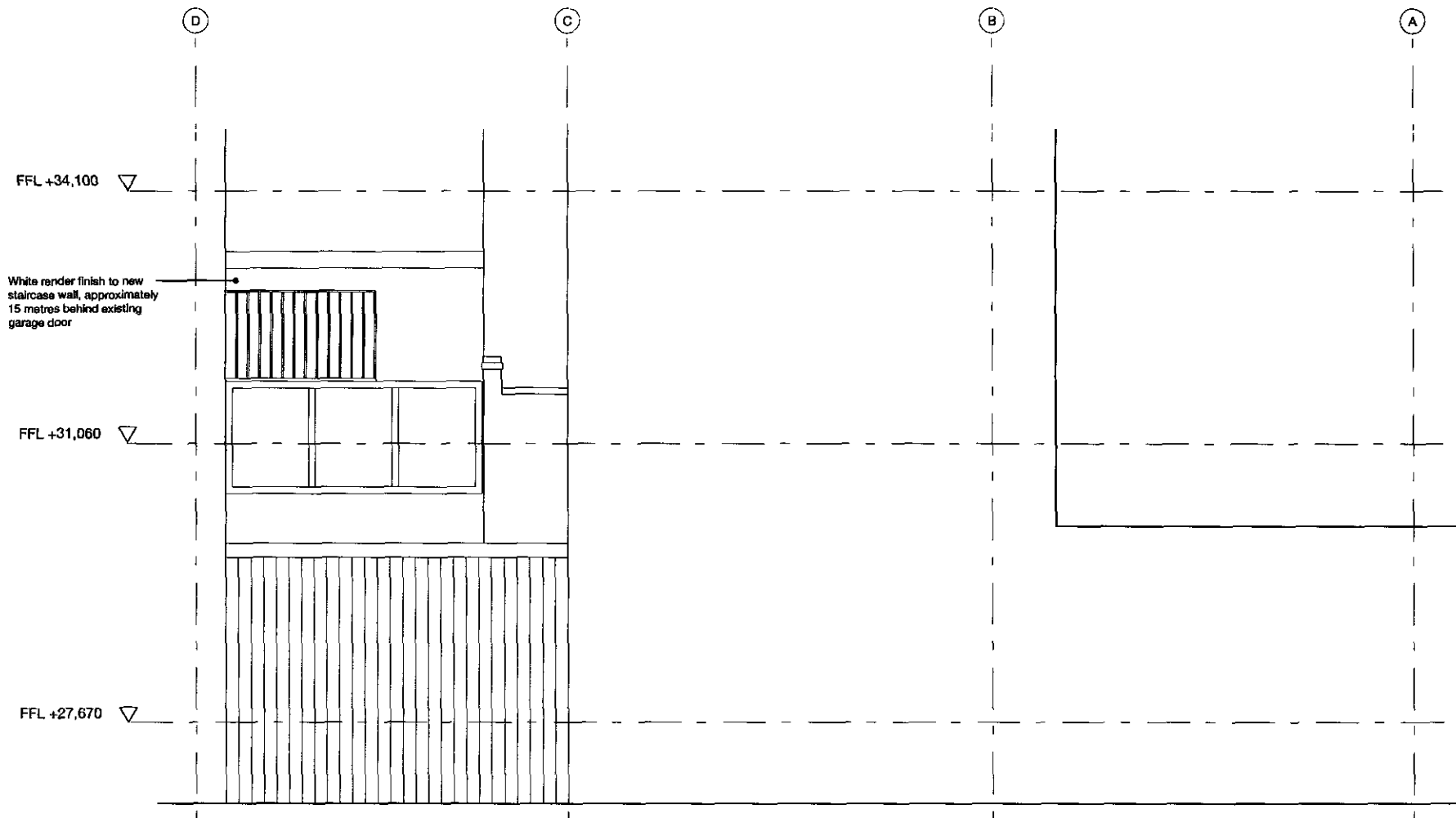


01 PROPOSED SECTION

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	2023/08/01	Issue for tender			
2	2023/08/01	Issue for tender			
3	2023/08/01	Issue for tender			
4	2023/08/01	Issue for tender			
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7	2023/08/01	Issue for tender			
8	2023/08/01	Issue for tender			
9	2023/08/01	Issue for tender			
10	2023/08/01	Issue for tender			

NOTES:	
1. ALL DIMENSIONS IN METERS	
2. ALL DIMENSIONS TO BE TAKEN TO THE OUTSIDE OF WALLS UNLESS OTHERWISE SPECIFIED	
3. THIS DRAWING TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON SITE.	
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE PROJECT.	
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.	

nissenadams ARCHITECTS 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	DRAWING NO: PROPOSED SECTION PROJECT NAME: FCB STUDIO DRAWING NO: P505/-
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01 PROPOSED SECTION

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION

NOTES:
 1. ALL DIMENSIONS IN MM.
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS.
 3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL DIMENSIONED DRAWINGS.
 4. DO NOT SCALE FROM THIS DRAWING.
 5. REPRESENT ANY ENVIRONMENTAL, CONTAMINATION, AND DIMENSIONS TO THE ARCHITECT AS MUCH AS POSSIBLE.

KEY:
☐

nissenadams®

Unit 1/11 111 Robinson Road, #11-01, Singapore 068902
 Tel: +65 6339 8888
 Fax: +65 6339 8889
 Email: info@naden.com

Job No: A378
 Scale: 1:25 @ A1 1:50 @ A2
 Date: 10/01/2018
 Drawing No: P506/-

PROPOSED SECTION

FCB STUDIO

P506/-