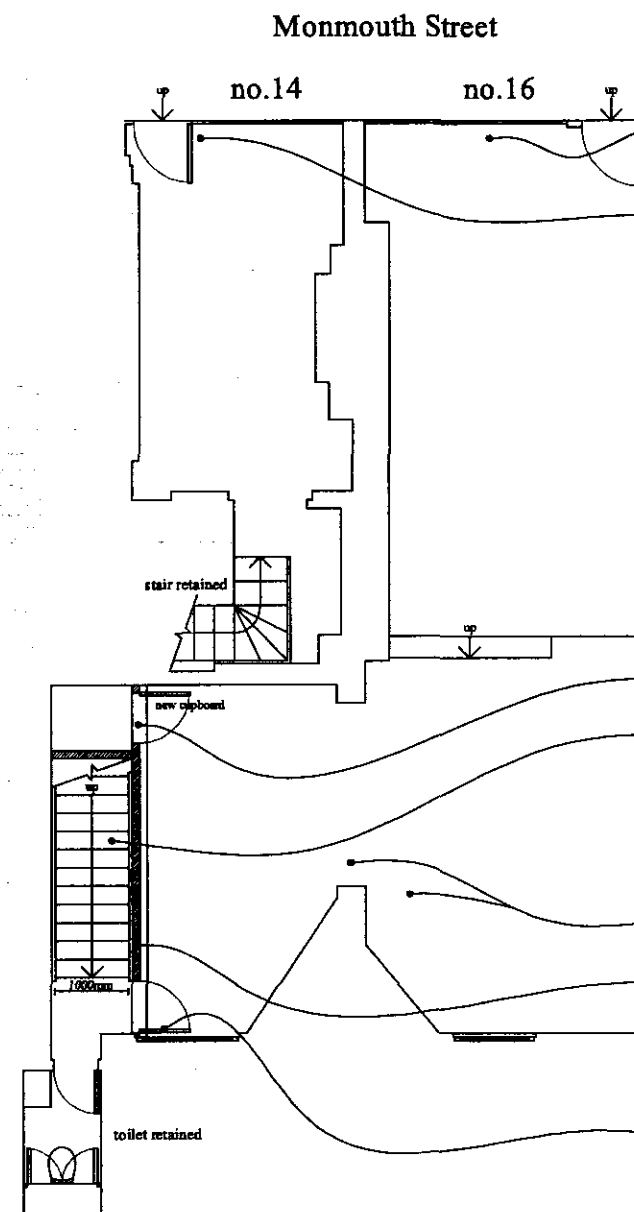


Basement Plan

The new party wall divide to separate no. 14 and no. 16 is to be constructed in brickwork. It is to be one brick deep, plastered and finished on both sides to match the existing surrounding wall surfaces.

The new party wall divide to separate from no. 18 is to be constructed in brickwork. It is to be one brick deep, plastered and finished on both sides to match the existing surrounding wall surfaces.

New softwood timber staircase to be constructed as indicated, 1000mm wide with minimum 250mm going and maximum 190mm riser in accordance with BS 5395 and Part K of the Building Regulations. Finished to match the existing. A 50mm timber handrail 900mm above the stair pitch (1100mm above the top landing) is to be fixed to the existing wall.



Ground Floor Plan

The low height shelf in the shopfront door is to be carefully removed and the surrounding surfaces disturbed by the work made good.

The partition supporting the security shutter at the shopfront door is to be carefully removed and the surrounding surfaces disturbed by the work made good.

Carefully insert steel trimmer in ground floor around new stair void - as detailed by structural engineer.

The floor is to be cut carefully to allow for a new softwood timber staircase to be constructed as indicated, 1000mm wide with minimum 250mm going and maximum 190mm riser in accordance with BS 5395 and Part K of the Building Regulations. Finished to match the existing. A 50mm timber handrail 900mm above the stair pitch (1100mm above the top landing) is to be fixed to the existing wall.

The partitions to the rear are to be carefully removed and the surrounding surfaces disturbed by the work made good.

A new partition to form the stair enclosure is to be constructed with 1no. layer of 12.5mm fireline boarding fixed to either side of 75 x 50mm softwood timber studwork, with scrimmed joints and with minimum 50mm Rockwool (flexi) insulation slab between studs at 1000mm maximum centres. These are to be plastered and finished in minimum 3no. coats of paint to match surrounding surfaces. Skirting is to be fitted to match.

The door at the top of the new stair is to be a 6-panel moulded timber door, FD30/20, hung on 3no. 100mm rising butt hinges. Pre-finished softwood door linings to be fitted across entire partition depth and 25mm wide with intumescent strips and smoke seals.

Notes:

DO NOT SCALE FROM DRAWING.

ALL DIMENSIONS TO BE CONFIRMED ON SITE.

The intention is to divide 14, 16 and 18 Monmouth Street back into three separate units, as they originally were. The trading basements of 16 and 18 are to be converted to storage basements and staircases are to be moved to the rear of the units. All works will be performed carefully to retain the existing appearance of the property, which retains little to none of the original interior.

2007/1842/PR1

REV A staircase amended 02/07/07

Basement and Ground Floor Plans as Proposed

14-16 Monmouth St London WC2

Listed Building Application

Nov 2006

1:100 @ A3

Shaftesbury Covent Garden Ltd



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