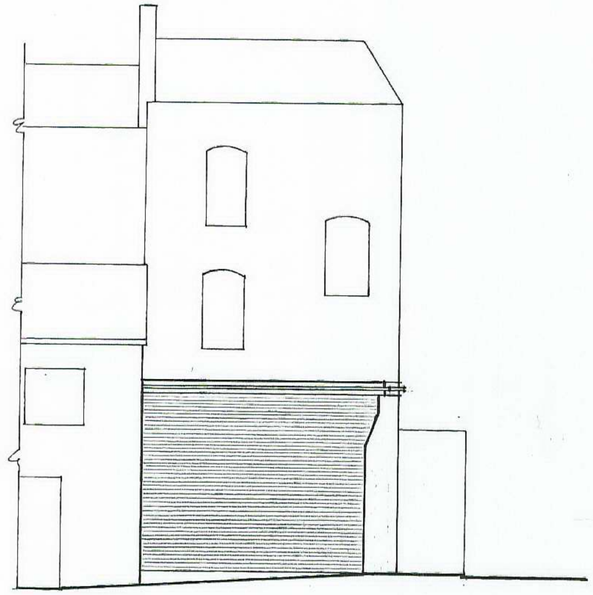
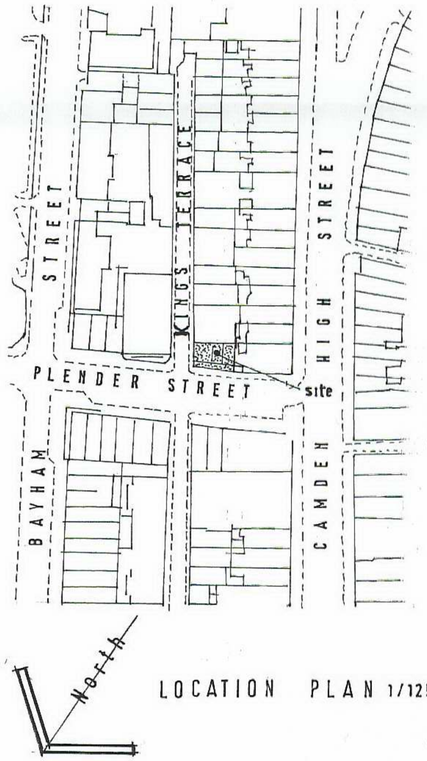
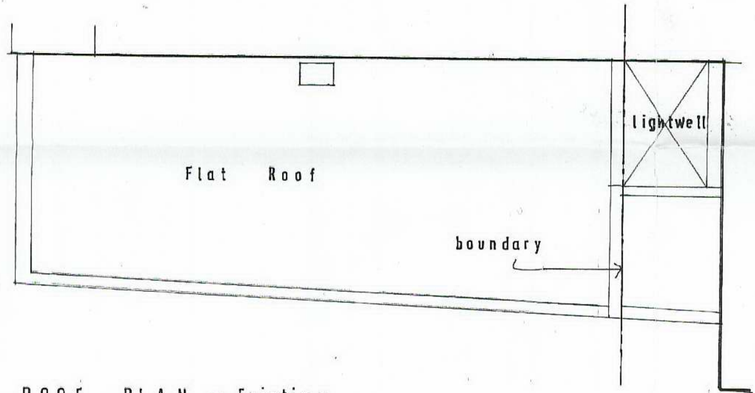
PLENDER STREET ELEVATION



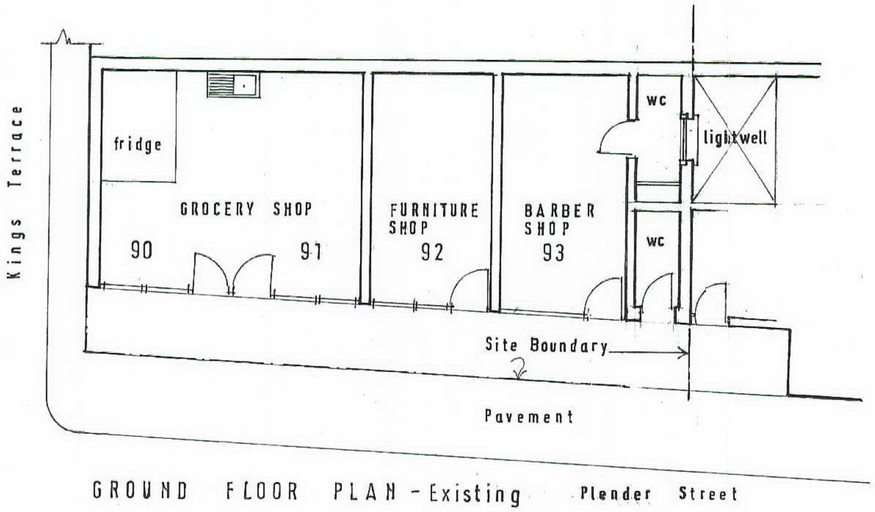
KINGS TERRACE ELEVATION



LOCATION PLAN 1/1250



ROOF PLAN - Existing



GROUND FLOOR PLAN - Existing

NOTES

ref	date	revisions
A	Sept. 2004	lightwell, toilets and boundary line position shown.

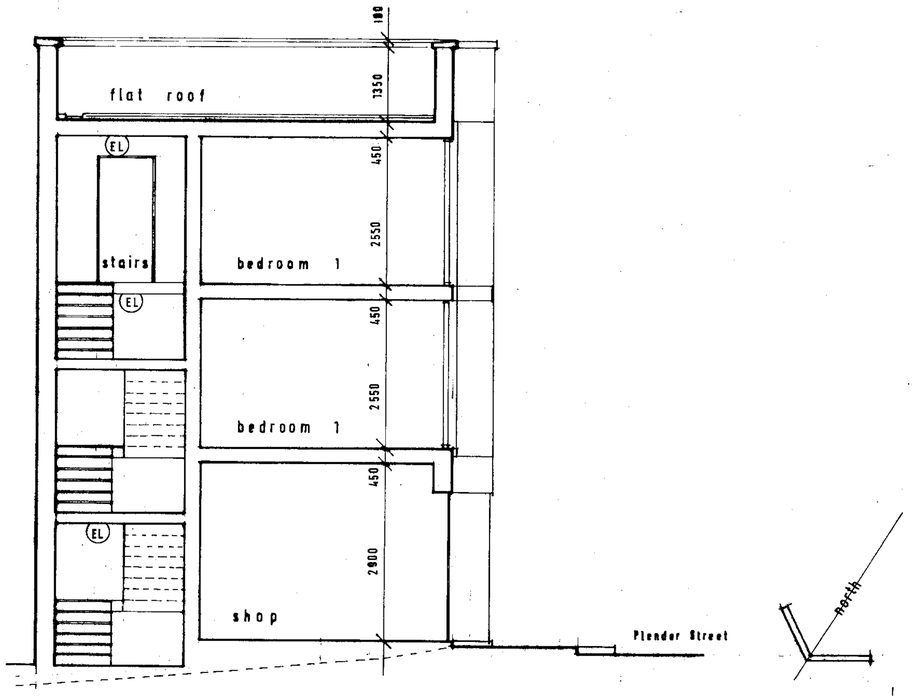
© The design is the Architects copyright

90 - 93 PLENDER STREET LONDON NW1 0JL
PROPOSED RETAIL SHOP + RESIDENTIAL ACCOMMODATION OVER

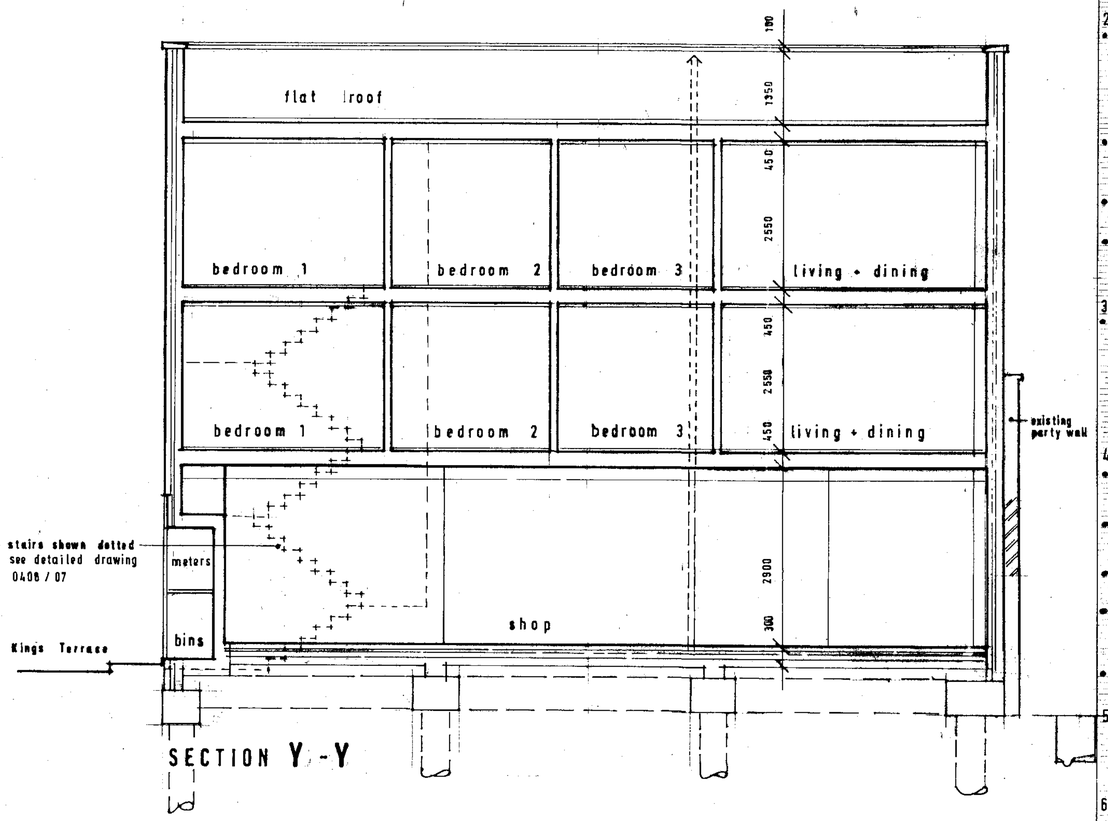
EXISTING PLANS

Stelios Constantinou Dipl.Arch.RIBA
Chartered Architect
4 Narcissus Road London NW6 1TH Tel 01-794 2841

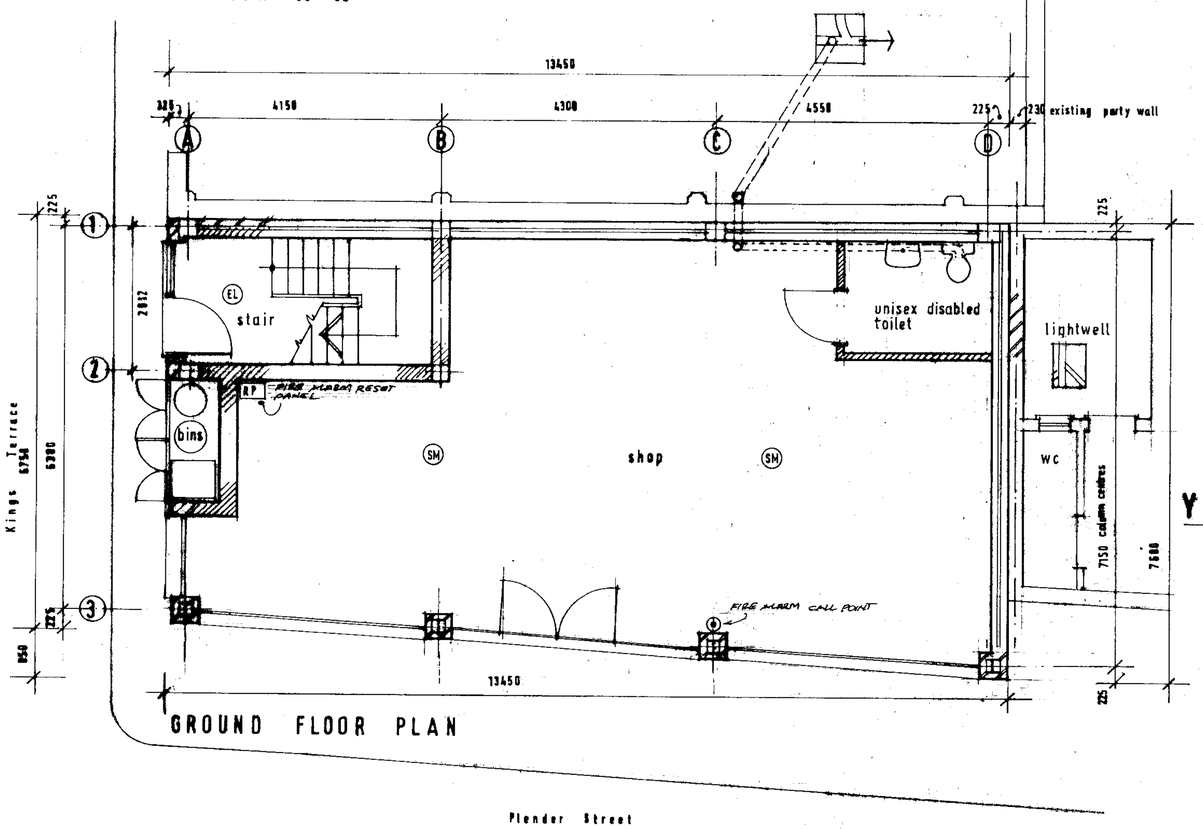
date June 2004
scale 1 / 100
drawn
drg.no. 0408 / 01
A



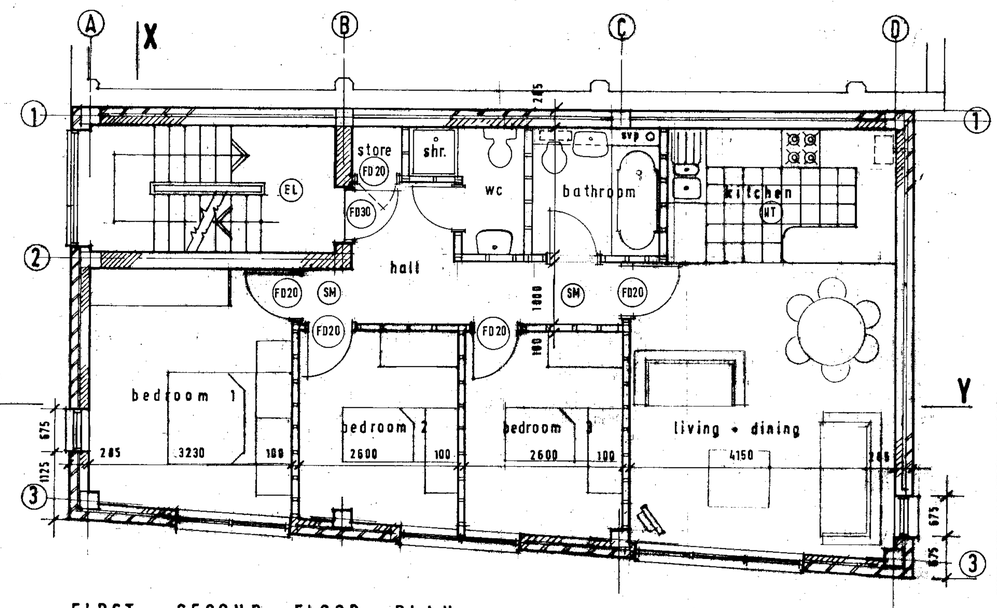
SECTION X-X



SECTION Y-Y



GROUND FLOOR PLAN



FIRST + SECOND FLOOR PLAN

NOTES

1. THIS DRAWING MUST BE READ TOGETHER WITH DRG. NOS. 0408/01, 03, 04 & 05 AND DETAILED DRAWINGS 101/102, 103, 201, 301, 302 AND 801.

2. Electrical
- ALL NEW ELECTRICAL WORK IS REQUIRED TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671 THE IEE 16 EDITION AND BUILDING REGULATIONS PART P (ELECTRICAL SAFETY) BY A QUALIFIED AND COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE.
- THE QUALIFIED/COMPETENT PERSON MUST PROVIDE THE COUNCIL AND THE CLIENT WITH THE APPROPRIATE TEST CERTIFICATE IN COMPLIANCE WITH BS7671 WITHIN 30 DAYS FROM COMPLETION OF THE ELECTRICAL WORKS
- ENERGY SAVING LIGHT FITTINGS MUST BE PROVIDED IN ACCORDANCE WITH APPROVED DOCUMENT L PARA: 1.54, 1.55 & 1.56.
- ALL SWITCHES AND SOCKET OUTLETS TO ALL HABITABLE ROOMS TO BE LOCATED BETWEEN 450 mm & 1200 mm ABOVE FINISHED FLOOR LEVEL IN ACCORDANCE WITH SECTION 8 PART M OF BUILDING REGULATIONS.

3. Doors
- MAIN ENTRANCE DOORS TO FLATS TO BE TYPE FD30 & DOORS TO ALL ROOMS EXCEPT BATHROOMS & TOILETS TO BE FD20 HALF HOUR FIRE RESISTING SELF CLOSING DOORS WITH PERKO OR SIMILAR APPROVED MECHANICAL CLOSING DEVICE. DOORS TO INCORPORATE INTUMESCENT STRIPS & SMOKE BRUSHES ON 3 SIDES AND BE FITTED TO FRAMES WITH 3 mm MAXIMUM GAP ALL ROUND. FRAMES TO BE MINIMUM 30 THICK TO SUIT WIDTH OF WALL/PARTITION WITH 40 x 15 PAD STOPS GLUED + SCREWED TO FRAMES.

4. Fire Alarms
- FIRE ALARMS SHOULD COMPLY TO BS 5839 PART 1 :1988 TYPE L1/2/3. AUTOMATIC FIRE ALARMS SHOULD ALSO COMPLY AS ABOVE BUT PART 4.
- COMMON ESCAPE ROUTES SHOULD HAVE (EL) ESCAPE LIGHTING TO BS 5266 PART 1 :1999 EMERGENCY LIGHTING (G-36). THE LIGHTING TO BE ON A SEPARATE PROTECTED CIRCUIT.
- SMOKE (SM) DETECTORS AND HEAT (HT) DETECTORS TO BE INTERLINKED IN EACH FLAT, BUT FLATS TO BE SEPARATE.
- THE SHOP MUST HAVE ITS OWN ALARM SYSTEM AS NOTED UNDER 4 ABOVE BUT WITH INDICATOR PANEL OF RESET TYPE. SMOKE AND OR HEAT DETECTORS WITHIN SHOP MUST BE INTERLINKED.
- OPERATING INSTRUCTIONS FOR FIRE ALARMS AND EQUIPMENT MUST BE ISSUED UNTO OCCUPANTS BY BUILDER/OWNER.

5. Pipes + ducts
ALL PIPES PASSING THRU' FLOORS 16.00 mm SVP TO HAVE FIRE COLLAR AT EACH FLOOR. GENERALLY ALL PIPES WITHIN FLATS TO BE ENCASED WITH 10 mm SUPALUX BOARD ON 5x4 BATTENS. ALLOW SCREWED ACCESS PANELS FOR PERIODIC INSPECTION.

6. Boilers
EACH FLAT & THE SHOP TO HAVE THEIR OWN BOILER TYPE IDEAL ISAR HE30 29.3 KW OF BAND A EFFICIENCY COMBINATION BOILERS - INSTALLED TO PROVIDE CORGI REGISTERED CERTIFICATE.

ref	date	revisions
B	Nov. 2005	Shower added to WC. Building Regs notes added.
A	Sept. 2004	Site area increased. Flat changed from 2 to 3 bedrooms; area of flat 90 m2

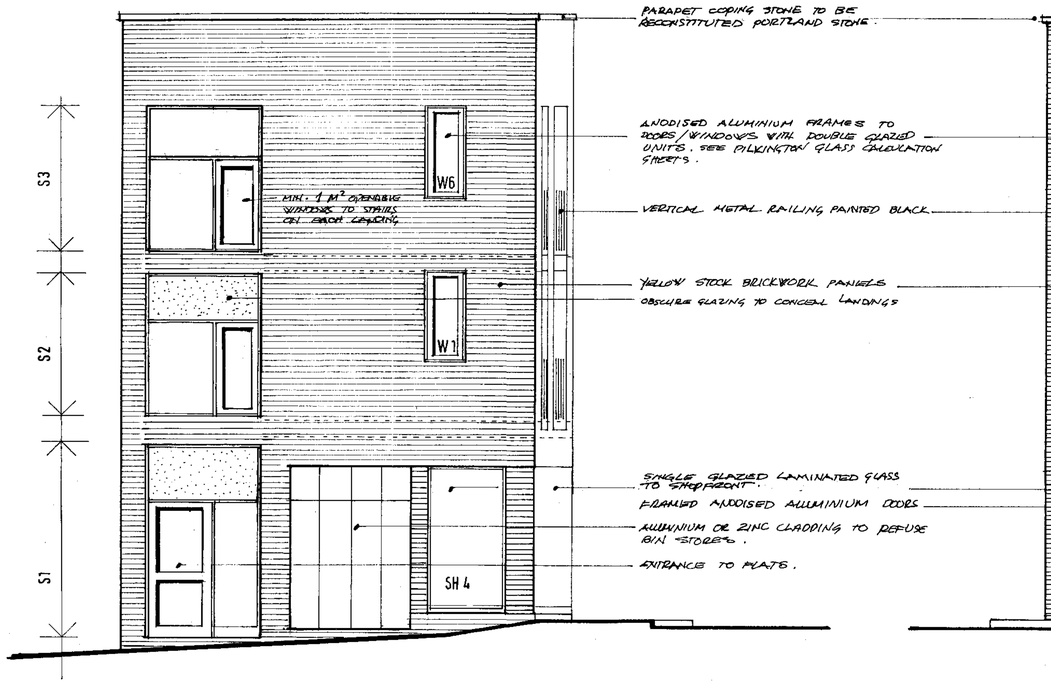
© The design is the Architects copyright

90-93 PLENDER STREET LONDON NW1 0JL
PROPOSED SHOP UNIT + TWO 3 BED SELF CONTAINED FLATS

PROPOSED PLANS + SECTIONS

Stelios Constantinou Dip.Arch.RIBA
Chartered Architect
4 Nassau Road London N4 [illegible]

date June 2004
scale 1/50
drg.no. 0408/02



KINGS TERRACE ELEVATION (north-east)

PARAPET COPING STONE TO BE RECONSTITUTED PORTLAND STONE.

ANODISED ALUMINIUM FRAMES TO DOORS/WINDOWS WITH DOUBLE GLAZED UNITS. SEE PILKINGTON GLASS CALCULATION SHEETS.

VERTICAL METAL RAILING PAINTED BLACK

YELLOW STOCK BRICKWORK PANELS

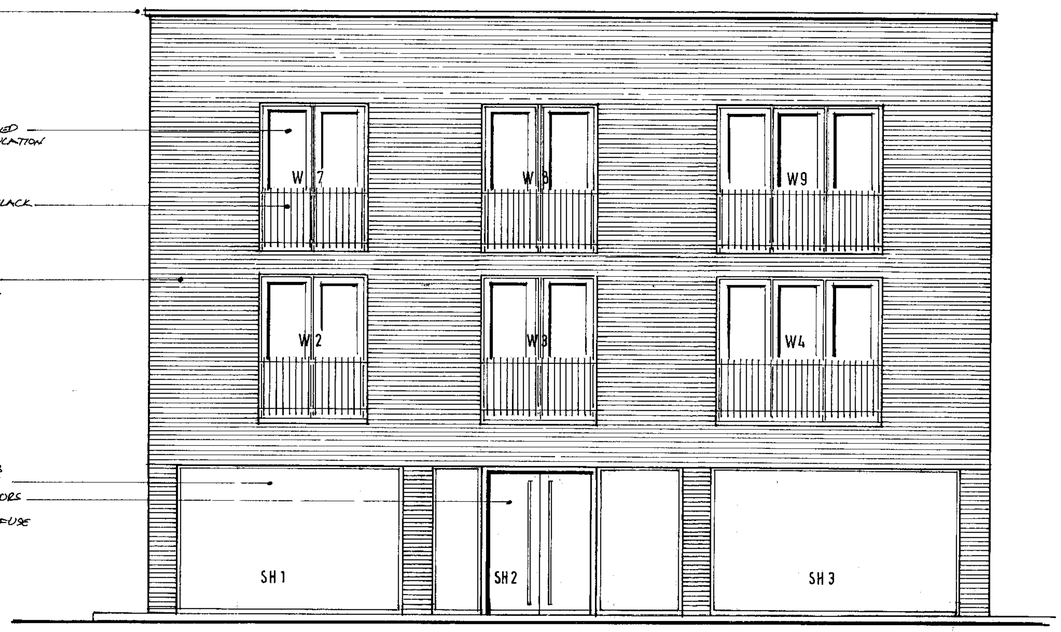
OBSCURE GLAZING TO CONCEAL LANDINGS

SINGLE GLAZED LAMINATED GLASS TO SHOPFRONT.

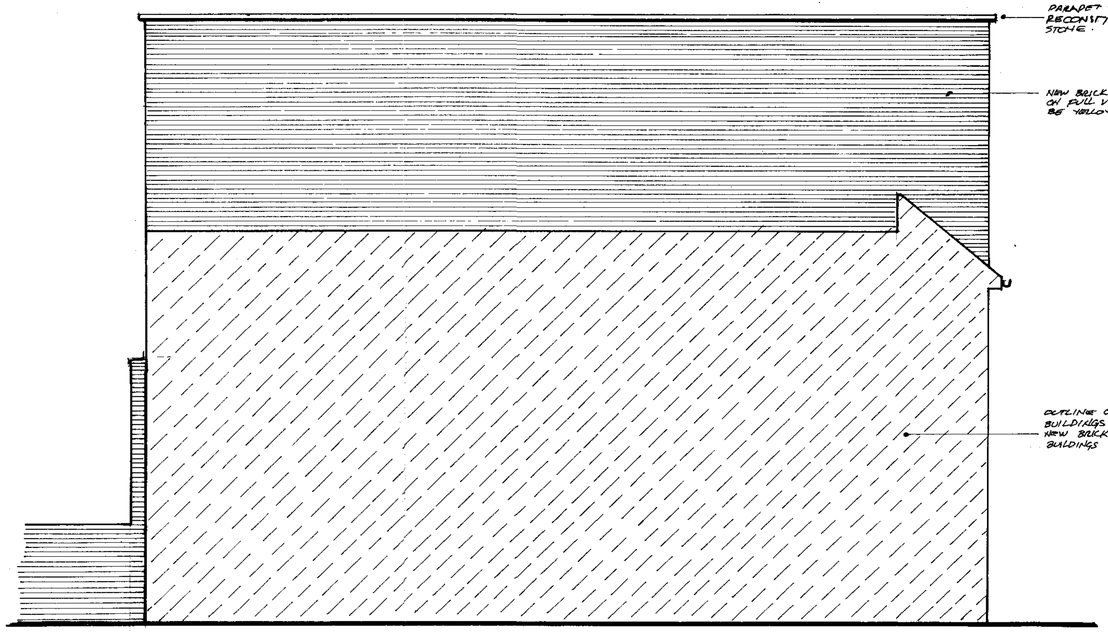
FRAMED ANODISED ALUMINIUM DOORS

ALUMINIUM OR ZINC CLADDING TO REFUSE BIN STORES.

ENTRANCE TO FLATS.



PLENDER STREET ELEVATION (north-west)

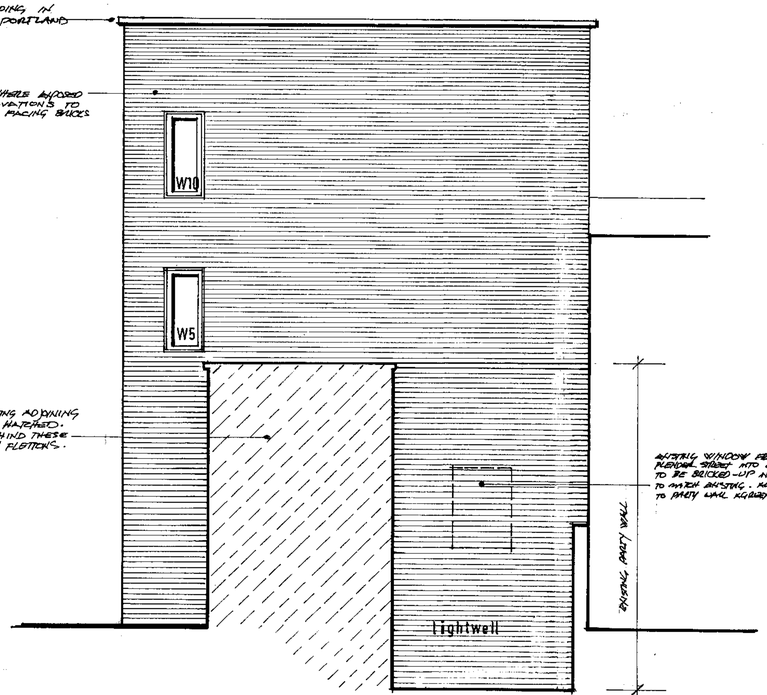


SOUTH-EAST ELEVATION

PARAPET WALL COPING IN RECONSTITUTED PORTLAND STONE.

NEW BRICKWORK WHERE EXPOSED ON FULL VIEW ELEVATIONS TO BE YELLOW STOCK FACING BRICKS

OUTLINE OF EXISTING ADJOINING BUILDINGS SHOWN HATCHED. NEW BRICKWORK BEHIND THESE BUILDINGS TO BE IN FLEMISH.



INFILL WINDOW FROM 90-93 PLENDER STREET INTO COURTYARD TO BE BRICKED-UP IN BRICKS TO MATCH EXISTING. SUBJECT TO PARTY WALL AGREEMENT.

SOUTH-WEST ELEVATION

NOTES

1. THIS DRAWING MUST BE READ TOGETHER WITH DRG. NOS. 0408/01 + 02, 04, 05 & 06/202, 203, 501, 701, 702 + 801.

ref	date	revisions
A	SEPT 2004	WIDTH OF PLENDER STREET ELEVATION INCREASED & THIRD WINDOW BAY INTRODUCED FOR THIRD BEDROOM.

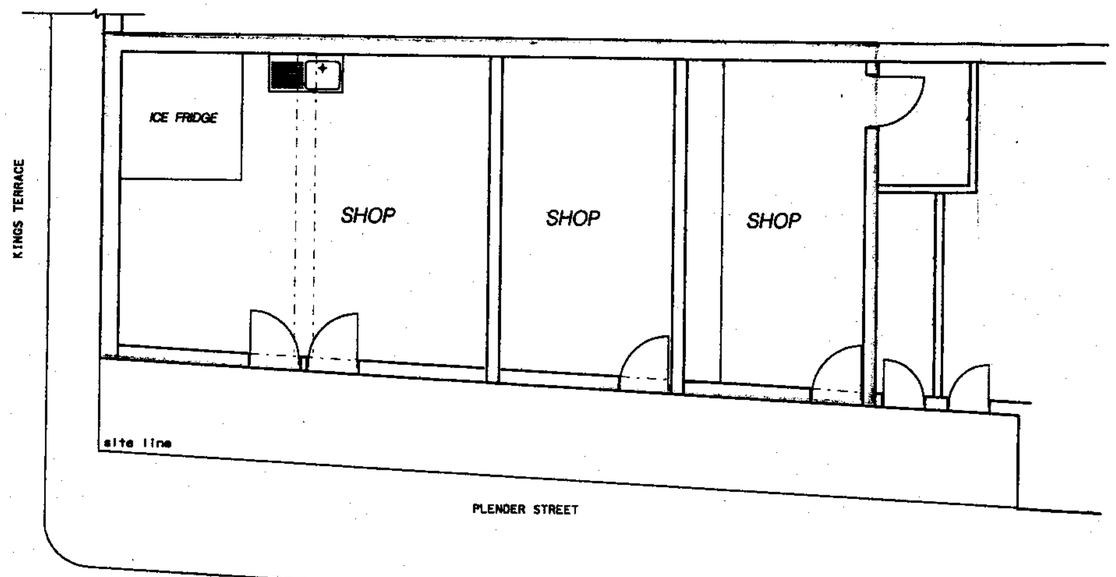
© The design is the Architects copyright

90-93 PLENDER STREET LONDON NW1 0JL
PROPOSED SHOP UNIT + TWO 2-BED SELF CONTAINED FLATS OVER

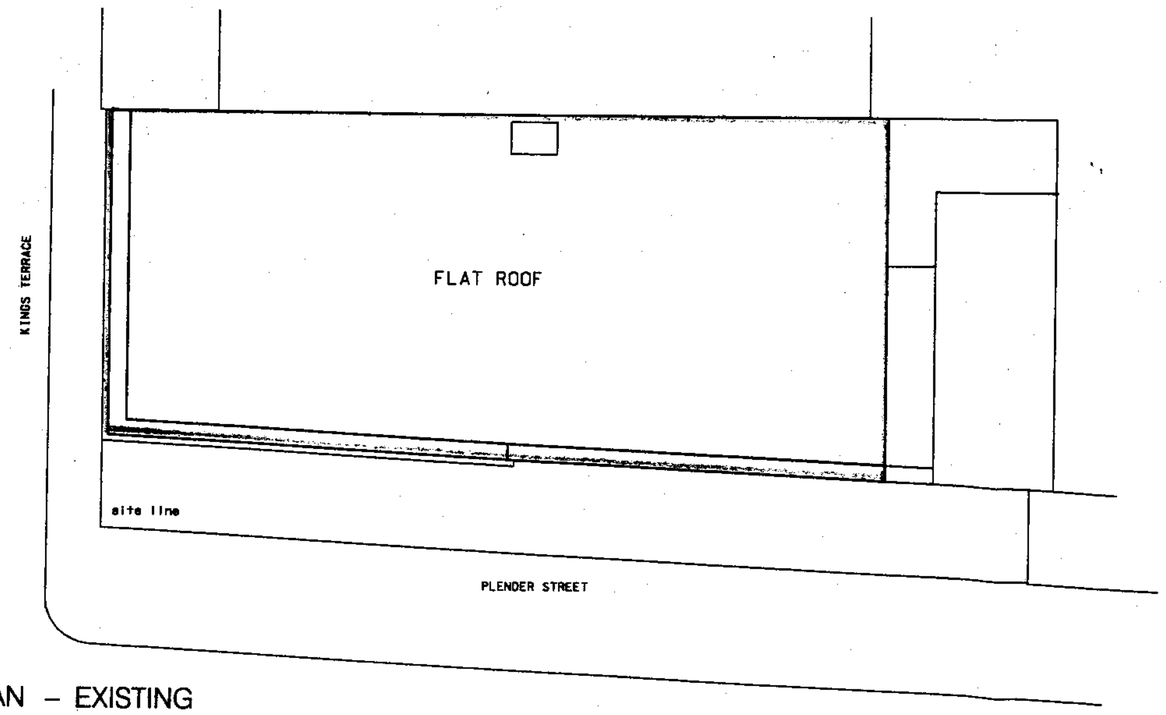
PROPOSED ELEVATIONS

Stelios Constantinou Dipl.Arch.RIBA
Chartered Architect
4 Narcissus Road London NW6 1TH Tel 01-794 2841

date June 2004
scale 1/50
drawn
drg.no. 0408/03
A



GROUND FLOOR PLAN – EXISTING



ROOF PLAN – EXISTING

0 0.5m 1m 1.5m 2m 2.5m 5m

BAR SCALE TO BE USED FOR INFORMATION ONLY ON DRAWING REDUCTIONS

Architects:
WPA
wilson phyloktis architects
architecture interior design project management
PO BOX 33112 LONDON NW3 4FF
tel: 020 7435 9872
fax: 020 7433 1881
e-mail: wpa@wpa-uk.com

Client:

Drawing Title:
90 – 93 PLENDER STREET
LONDON NW1
LAYOUT:-
GROUND FLOOR PLAN
ROOF PLAN EXISTING

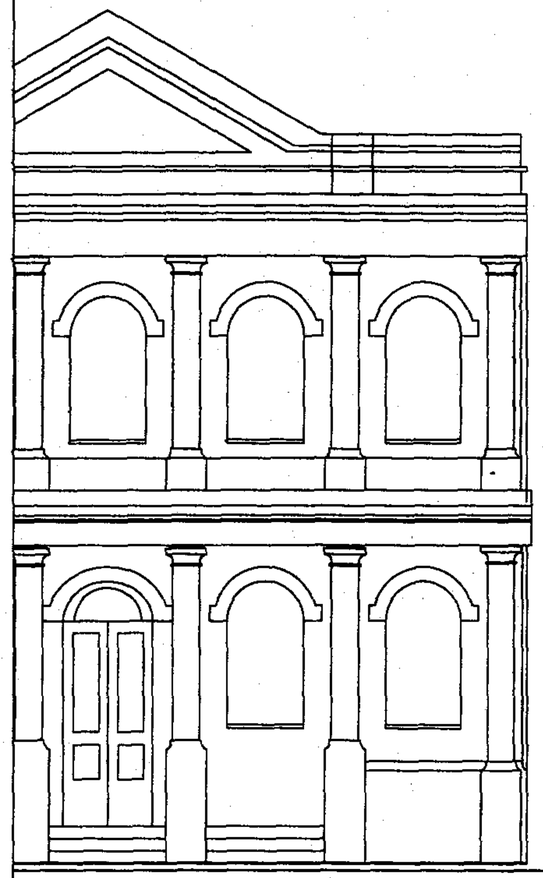
Survey Date:	Surveyed By:	Date of Occu Survey:
Drawn By: M.R. / H.T.	Date: 08.04.02	Scale: 1:100-A3
Checked By: A.P		Date:
Approved By: A.P		Date:
Drg. No. S 001		Rev.

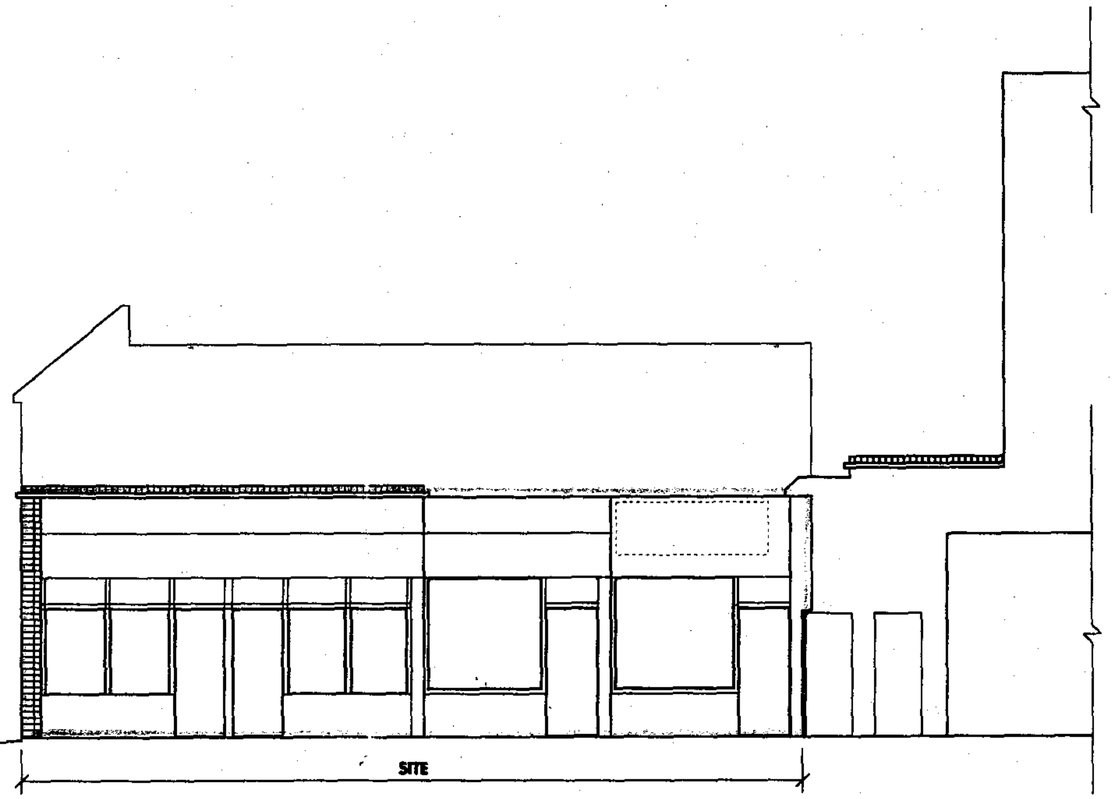
NOTE:
THIS LAYOUT IS PRODUCED ON THE BASIS OF AN INTERNAL DIMENSION CHECK SURVEY. ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE MAIN CONTRACTOR PRIOR TO COMENCEMENT OF ANY WORK OR SHOP DRAWINGS.

REVISIONS

Rev.	Details.	Date.

...\drawings\s001.dgn May. 24, 2002 14:14:33





FRONT ELEVATION - EXISTING

0 0.5m 1m 1.5m 2m 2.5m 5m
BAR SCALE TO BE USED FOR INFORMATION ONLY ON DRAWING REDUCTIONS

Architects:
WPA
wilson phyloktis architects
architecture interior design project management
PO BOX 33112 LONDON NW3 4FF
tel: 020 7435 9972
fax: 020 7433 9981
e-mail: wpa@wpa-uk.com

Client:

Drawing Title:
90 - 93 PLENDER STREET
LONDON NW1
LAYOUT:-

FRONT ELEVATION - EXISTING

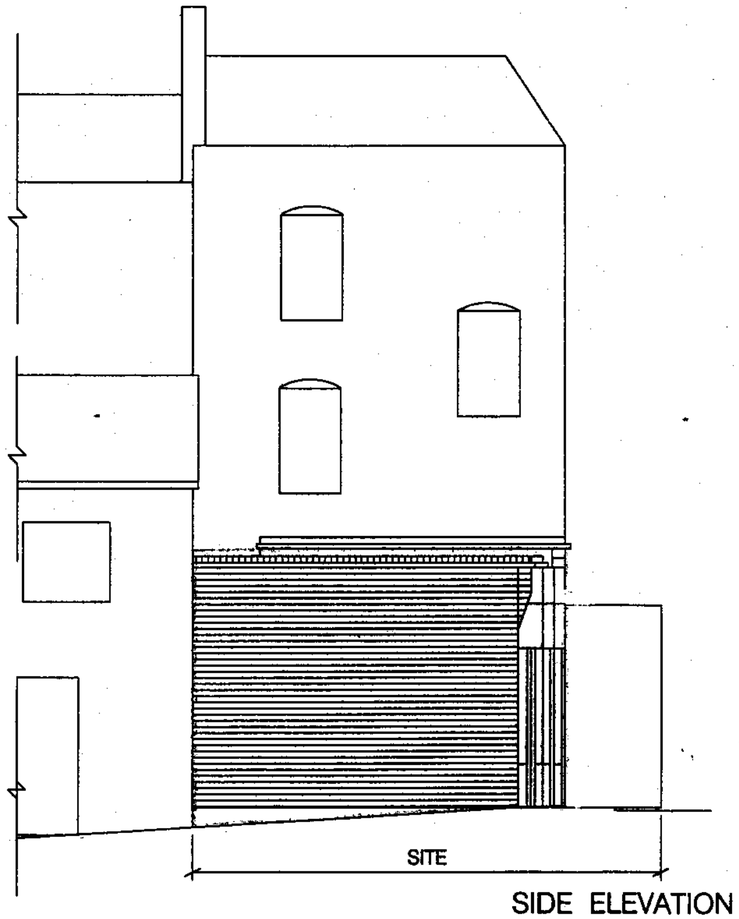
Survey Date:	Surveyed By:	Date of Occu Survey:
Drawn By: M.R. / H.T.	Date: 08.04.02	Scale: 1:100-A3
Checked By: A.P		Date:
Approved By: A.P		Date:
Drg. No. S 002		Rev.

NOTE:
THIS LAYOUT IS PRODUCED ON THE BASIS OF AN INTERNAL DIMENSION CHECK SURVEY. ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE MAIN CONTRACTOR PRIOR TO COMENCEMENT OF ANY WORK OR SHOP DRAWINGS.

REVISIONS

Rev.	Details.	Date.

...\drawings\s002.dgn May. 24, 2002 14:34:33



SIDE ELEVATION - EXISTING

Architects:
WPA
wilson phylaktis architects
architecture interior design project management
PO BOX 33112 LONDON NW3 4FF
tel 020 7435 9972
fax 020 7433 1861
e-mail wpa@wpa.uk.com

Client:

Drawing Title:
90 - 93 PLENDER STREET
LONDON NW1
LAYOUT:-
SIDE ELEVATION - EXISTING

Survey Date:	Surveyed By:	Date of Occu Survey:
Drawn By: M.R. / H.T.	Date: 08.04.02	Scale: 1:100-A3
Checked By: A.P		Date:
Approved By: A.P		Date:
Drg. No. S 003		Rev.

NOTE:
THIS LAYOUT IS PRODUCED ON THE BASIS OF AN INTERNAL DIMENSION CHECK SURVEY. ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE MAIN CONTRACTOR PRIOR TO COMENCEMENT OF ANY WORK OR SHOP DRAWINGS.

REVISIONS

Rev.	Details.	Date.

0 0.5m 1m 1.5m 2m 2.5m 5m
BAR SCALE TO BE USED FOR INFORMATION ONLY ON DRAWING REDUCTIONS

...\drawings\s003.dgn May. 24, 2002 14:37:24