

GENERAL NOTES

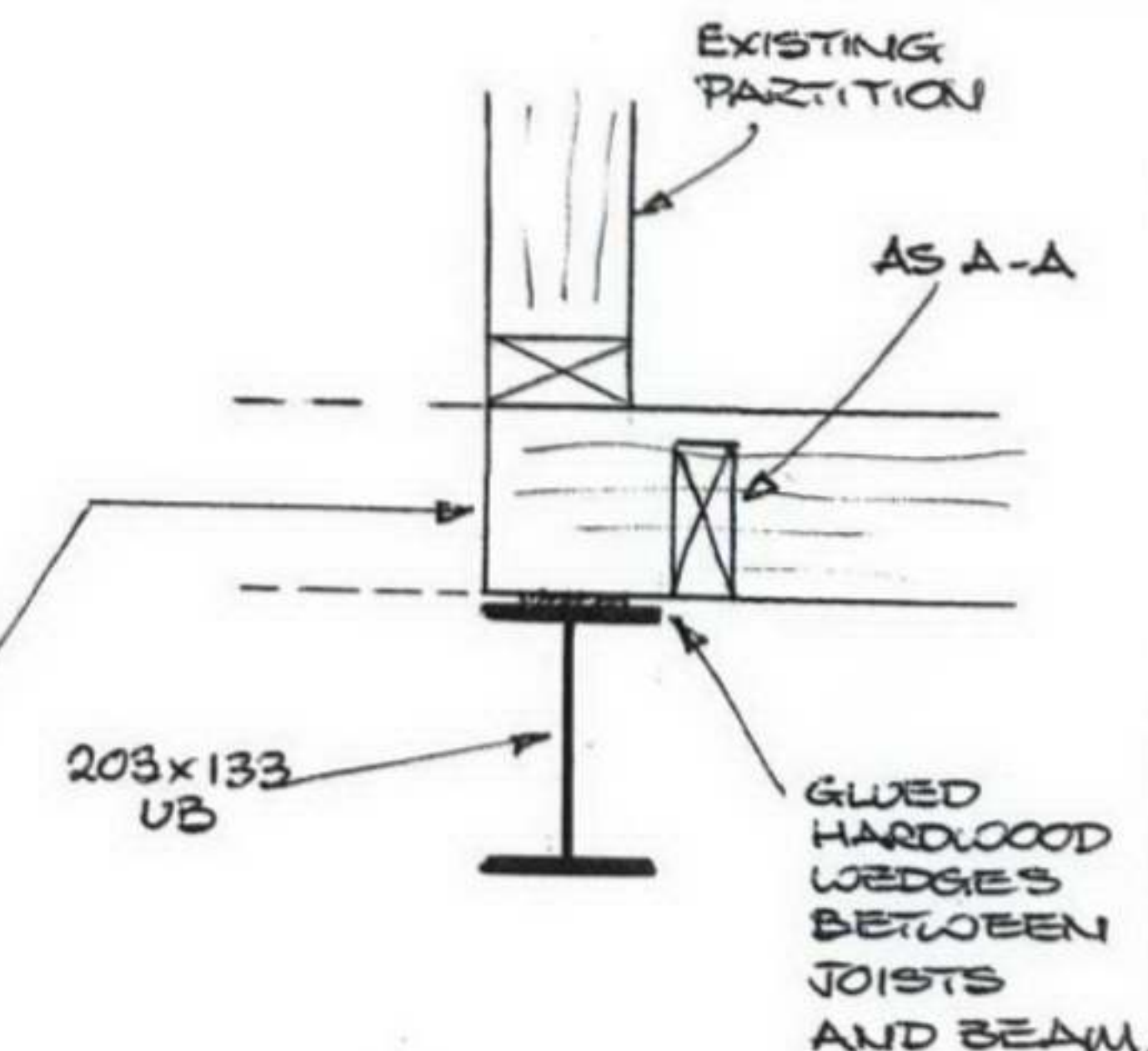
1. THIS DRAWING HAS BEEN PRODUCED FOR THIS PROJECT ONLY AND IT SHOULD NOT BE RELIED UPON FOR USE ON ANY OTHER PROJECT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SURVEYOR AND ENGINEERS DETAILS.
3. FOR ALL GENERAL NOTES SEE 26082/SK/02.

INFILL EXISTING STAIR VOID WITH NEW 150 x 50 JOISTS AT 400 c/c. (C16)

SIZE OF EXISTING TRIMMER TO BE CONFIRMED ON SITE.

NOTE: CORRIDOR PARTITION TO STAIR GRD-1ST. TO BE INVESTIGATED PRIOR TO ANY MODIFICATIONS BEING MADE.

NEW STEEL TRIMMER 203 x 133 x 30 UB
(CONNECTION TO EXISTING BEAM TO BE CONFIRMED).
NEW BEAM TO BE INSTALLED PRIOR TO JOISTS BEING CUT.



SECTION B-B
(1:10)

SIZE OF BEAM TO BE CONFIRMED ON SITE, PRIOR TO FABRICATION OF NEW STEEL.

BASEMENT PLAN SHOWING GROUND FLOOR STRUCTURE ABOVE.

(1:50)

SIZE OF EXISTING JOISTS (TBC ON SITE)

100 x 50 SOLID STRUTTING BETWEEN JOISTS.

NEW JOISTS

EXISTING BEAM/TRIMMER TO BE CONFIRMED ON SITE.

SECTION A-A
(1:10)

125/150 x 63 TIMBER PLATE SECURED TO BRICK WALL WITH M12 STUDDING DRILLED INTO WALL 14 Ø x 110 LONG AND FIXED WITH HILTI HIT HY50 RESIN GROUT. FIXINGS AT 600 CENTRES.

GAUWANISED MS. JOIST HANGERS NAILED TO BEARER.

FRANKS & LEWIN

CONSULTING CIVIL & STRUCTURAL ENGINEERS

1 GLYN STREET, VAUXHALL
LONDON SE11 5HT

TEL. 020 7735 6455
FAX. 020 7820 9331

Job

55 NEAL STREET
LONDON WC2.

Drawing

ALTERATIONS TO GROUND
FLOOR STAIR OPENINGS.

Surveyor FRESSON & TEE

Scale 1:50, 1:10

Drg. No.

Rev.

Date 25/6/06

26082/SK/01



7
8

Notes:

DO NOT SCALE FROM DRAWING.

ALL DIMENSIONS TO BE CONFIRMED ON SITE.

The ground floor is fitted out similar to the basement, with no original features beyond those of the front facade.

Access to the upper parts has remained unadulterated other than the substantial space beneath the ground to first floor stair - which has been partitioned by in-built shelving.



6



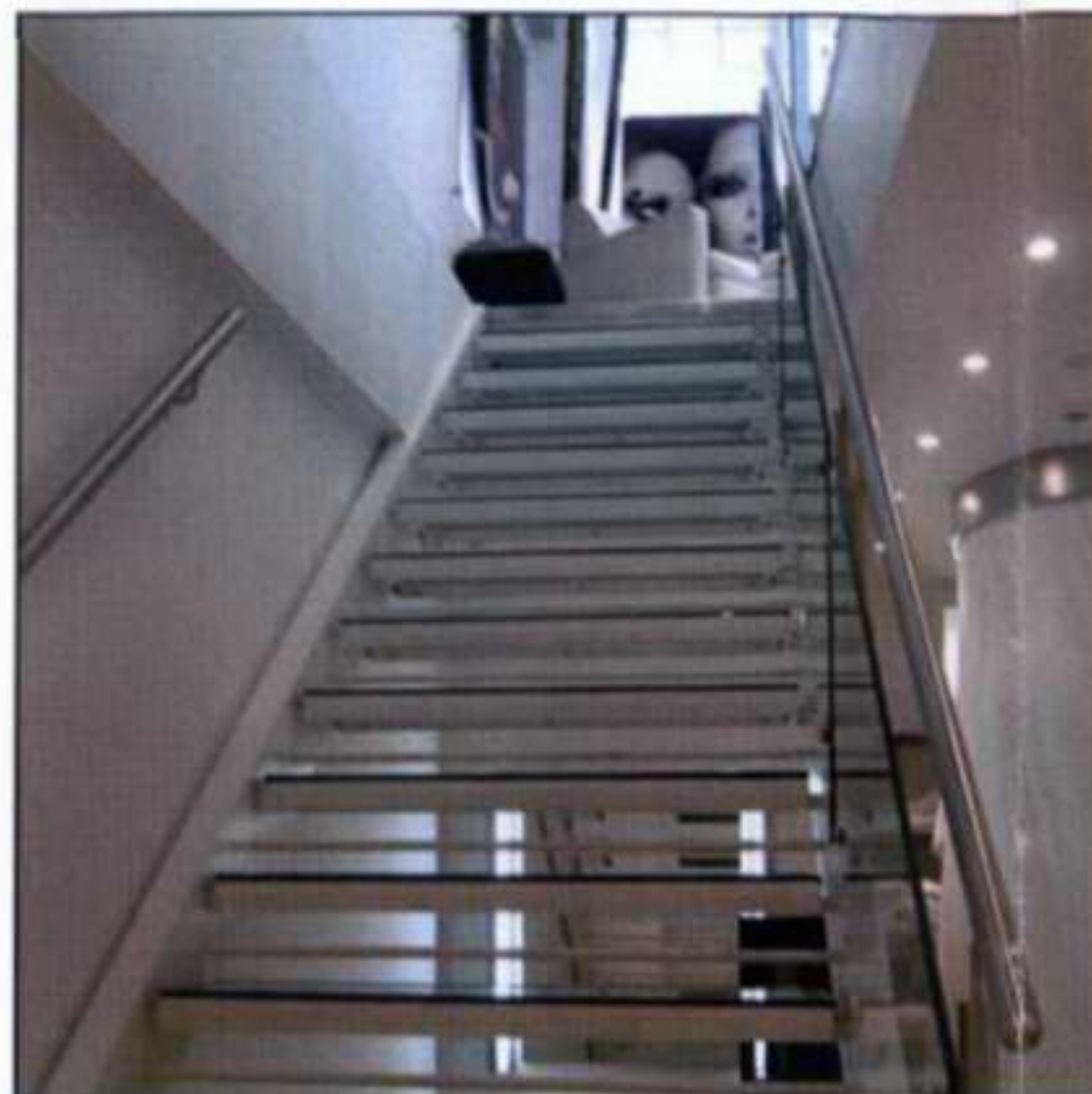
5



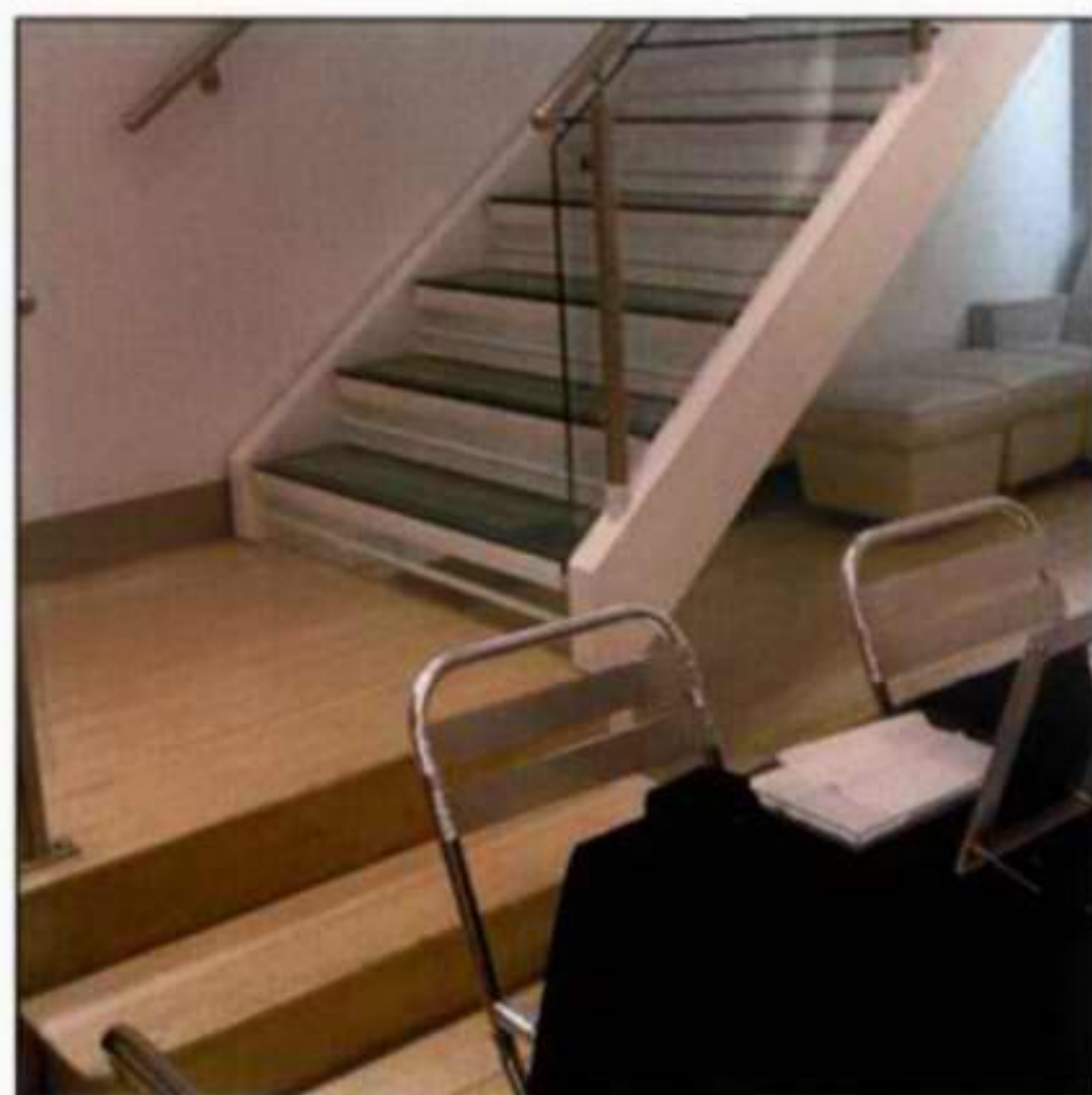
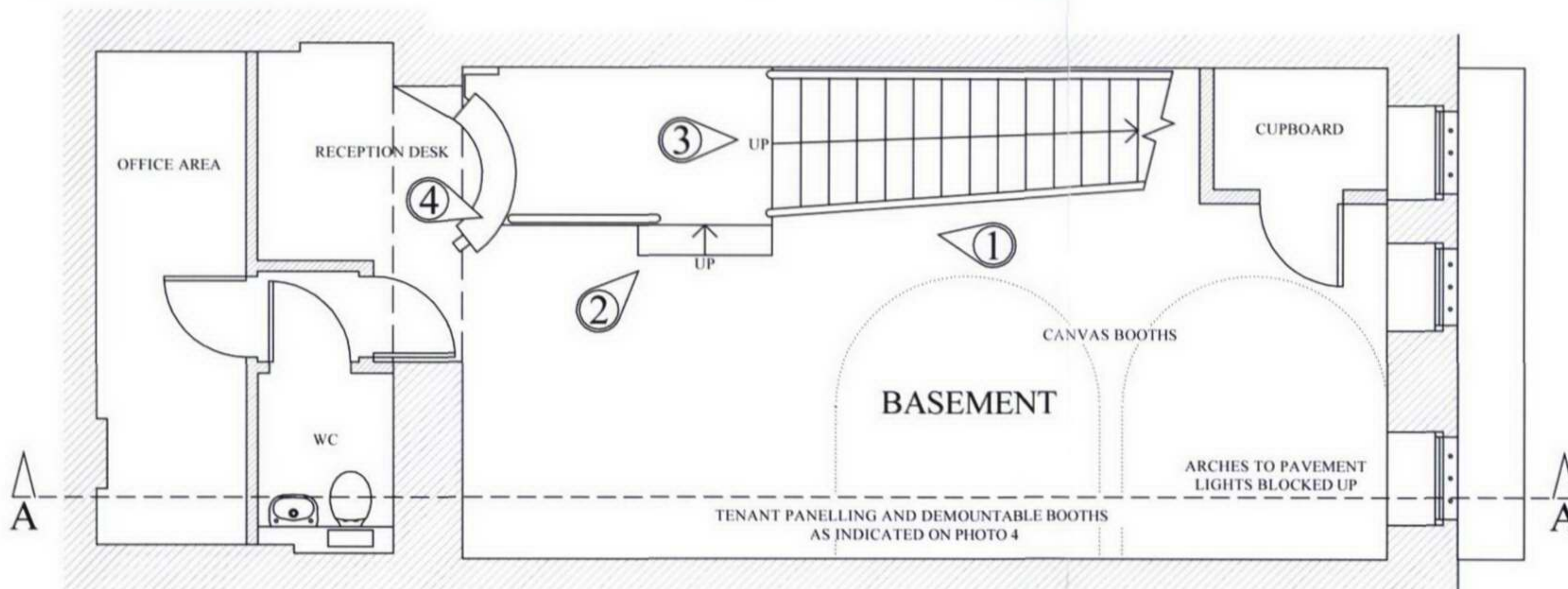
DRAWING TITLE		Ground Floor Plan As Existing	
ADDRESS		55 Neal Street London WC2	
PROJECT NAME		Relocation of Staircase Listed Building Application	
DATE		August 2006	
SCALE		1:50 @ A3	
CLIENT		Shaftesbury Covent Garden Ltd	
DRAWING NO.		18595-05	
DRAWING NO.		 FRESSON & TEE CHARTERED SURVEYORS 1 SANDWICH STREET LONDON WC1H 9PP Tel: (020) 7391 7100 Fax: (020) 7391 7121	



4



3



2



1

Notes:

DO NOT SCALE FROM DRAWING.

ALL DIMENSIONS TO BE CONFIRMED ON SITE.

The basement (currently a trading area) is entirely panelled throughout, with contemporary wall, floor and suspended ceiling finishes.

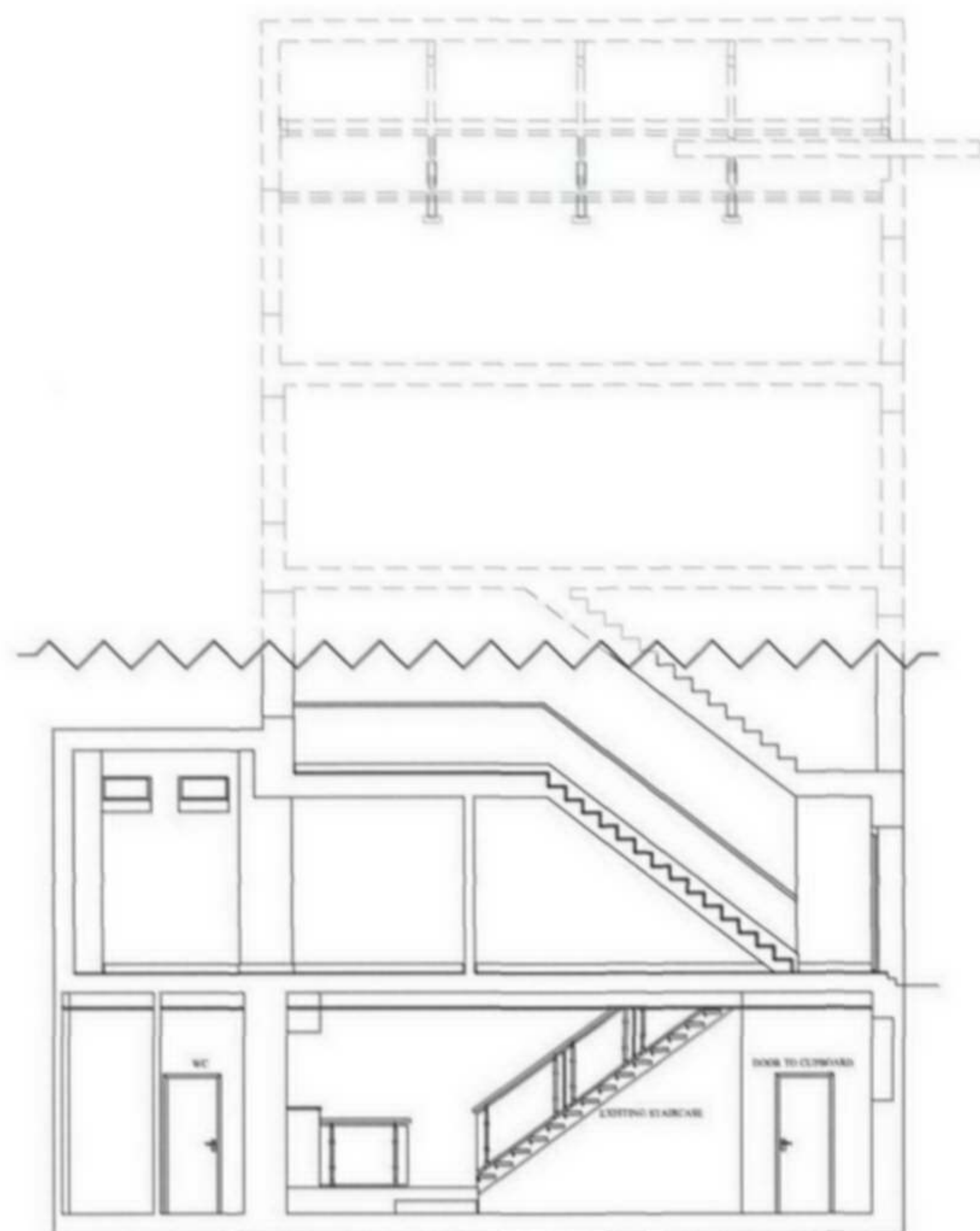
No original fittings or features of historical interest are visible.

Moreover, the partitions are a recent addition, formed in timber studwork.

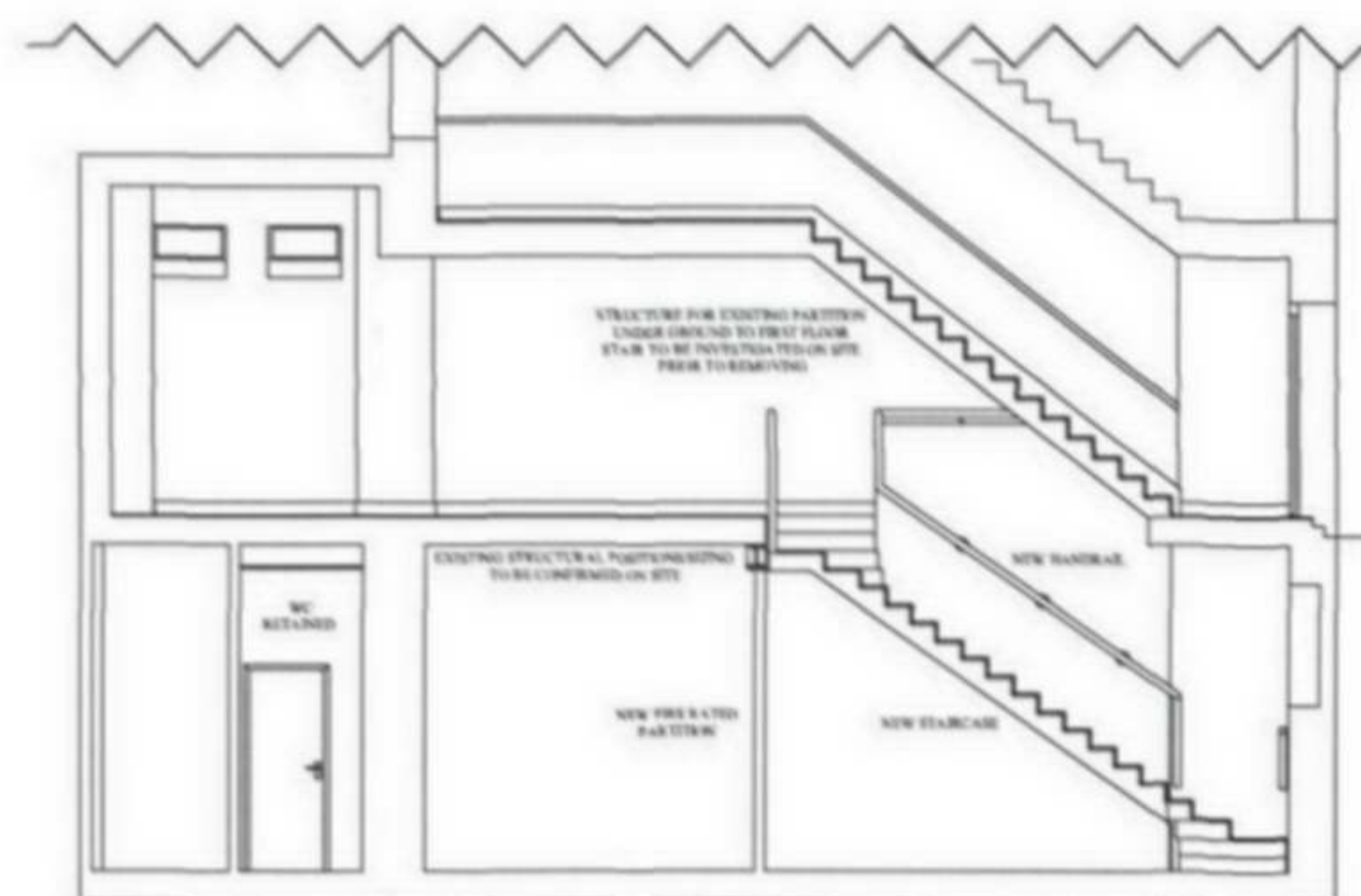
Extensive demountable shelving and canvas booths are also present.

The existing staircase is a modern glass structure devoid from the building's original aesthetic. It occupies a disproportionately large area of floor space.

Drawing TITLE		Basement Floor Plan As Existing	
ADDRESS		55 Neal Street London WC2	
PROJECT NAME	Relocation of Staircase Listed Building Application		DATE
			August 2006
CLIENT	Shaftesbury Covent Garden Ltd		SCALE
			1:50 @ A3
<div>FRESSON & TEE CHARTERED SURVEYORS</div> <div>1 SANDWICH STREET LONDON WC1H 9PF</div> <div>Tel: (020) 7391 7100 Fax: (020) 7391 7121</div>		DRAWING NO.	
		18595-04	



SECTION AA
AS EXISTING



SECTION AA
AS PROPOSED

Notes:

DO NOT SCALE FROM DRAWING.

ALL DIMENSIONS TO BE CONFIRMED ON SITE.

<p>Drawing Title</p> <p>Section AA As Existing & Proposed</p>	
<p>Address</p> <p>55 Neal Street London WC2</p>	
<p>Project Name</p> <p>Relocation of Staircase Listed Building Application</p>	<p>Date</p> <p>August 2006</p>
<p>Client</p> <p>Shaftesbury Covent Garden Ltd</p>	
<p>Scale</p> <p>1:100 @ A3</p>	
<p>Drawing No.</p> <p>18595-07</p>	
<p>  FRESSON & TEE CHARTERED SURVEYORS 1 SANDWICH STREET LONDON WC1H 9PF Tel: (020) 7391 7100 Fax: (020) 7391 7121 </p>	

Notes:

DO NOT SCALE FROM DRAWING.

ALL DIMENSIONS TO BE CONFIRMED ON SITE.

Internal fit out is to be carefully stripped back as per notes on the plans. Existing staircase including the landing at basement floor level is to be carefully removed. Structure can then be assessed and re-enforced around new stairwell - if necessary.

Void for new stair cut carefully through floor slab, and new stair constructed as shown. Stair to be 1130mm wide softwood staircase to comply with requirements in approved document K - with minimum going 250mm, maximum risers 190mm providing 37deg. pitch. Minimum head height to be 2000mm. Allow for 1 hour fire protection to underside of staircase with 2off layers of 12.5mm gyproc fireline board, scrim joists and set coat. 900mm high (1100mm to top landing) balustrade to be able to withstand minimum horizontal force as set out in BS 6399 part 1 1996.

Existing void to be filled in with 2no. layers of 12.5mm gyproc fireline boarding, with scrimmed joints, and setting coat to provide minimum 1 hour fire protection and enclosing around steelwork to ground floor (and associated supports.) Allow for installing 100mm Rockwool Flexi insulation slab (35kg/m2 density) between joists.

1 hour fire rated partitioning erected under stair, to be 12.5mm fireline boarding fitted to 75 x 50mm softwood studwork with scrimmed joints. Partitions to have noggings at 1000mm maximum centres, with minimum 50mm Rockwool Flexi insulation slab (35kg/m2 density) between studs.

DRAWING TITLE	
Basement & Ground Floor Plan As Proposed	
ADDRESS	
55 Neal Street London WC2	
PROJECT NAME	DATE
	August 2006
PROJECT NAME	SCALE
	1:50 @ A3
CLIENT	
Shaftesbury Covent Garden Ltd	
DRAWING NO.	
18595-06	
FRESSON & TEE CHARTERED SURVEYORS 1 SANDWICH STREET LONDON WC1H 9PF Tel: (020) 7391 7100 Fax: (020) 7391 7121	

