



No. 82 Guilford Street
London
WC1N 1DF

Planning Application Ref. PP_03532245

Construction Details & Feature References

DETAIL PACK OF MOULDINGS AND THEIR LOCATIONS

CORNICE, SKIRTING, DADO RAILS AND ARCHITRAVES

INCLUDING THE LOCATION OF ORIGINAL FEATURES TO BE RESTORED OR
RETAINED and SERVICE RUNS

First Issue

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Date: 18/07/2015

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EXISTING FEATURES

Front Door and Entrance Hallway



to be retained



to be retained



*cornice to be retained / rebuilt as services
boxing is removed*



cornice detail



*existing architrave to living room to
be retained*



hallway arch moulding to be retained

EXISTING FEATURES

Entrance Floor Living Room

The ground floor living room contains most of the historic value of the property interior and for that reason the features will be retained or restored as appropriate



living room



front windows to be restored as original



living room cornice to be retained



living room skirting and dado rail to be retained



window panels

EXISTING FEATURES

Stair Case



stair case to be retained

stringer detail to be retained



Paint will be stripped from the existing stair case in locations where the details revealed would add significant aesthetic value.

banister rail detail to be retained



banister post detail to be retained

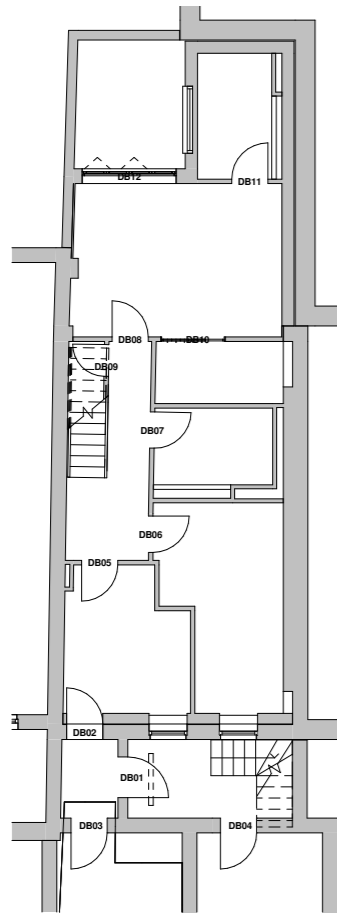


PROPOSAL

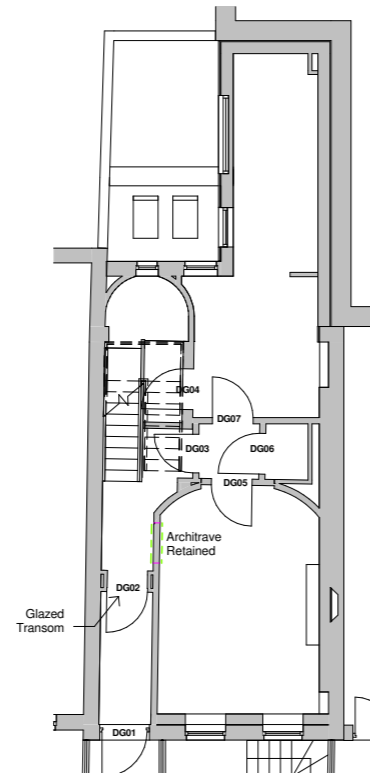
Doors

Proposed Door Schedule							
Mark	Comments	Fire Rating	Type Mark	Level	Height	Width	Type
DB01			E1	-01_Basement	2050	910	910x2050mm Basement Ext
DB02			E2	-01_Basement	2050	810	810x2050mm Basement Lobby
DB03			E52	-01_Basement	2050	810	810 x 2050mm Basement Store
DB04			E52	-01_Basement	2050	810	810 x 2050mm Basement Store
DB05		FD20	E21	-01_Basement	2050	810	810x2050mm Base-Second-Third
DB06		FD30S	E21	-01_Basement	2050	810	810x2050mm Base-Second-Third
DB07		FD20	E21	-01_Basement	2050	810	810x2050mm Base-Second-Third
DB08			E21	-01_Basement	2050	810	810x2050mm Base-Second-Third
DB09			E70	-01_Basement	1600	710	710 x1600mm Under Stairs
DB10			E50	-01_Basement	2050	1400	1400x2050mm Folding
DB11			E21	-01_Basement	2050	810	810x2050mm Base-Second-Third
DB12			SF1	-01_Basement	2200	2100	Sliding Folding 4 Leaves
DG01	EXISTING		E76	00_Ground	2400	1110	1110x2400mm Front
DG02			E42	00_Ground	2400	910	910x2400mm
DG03		FD20	E33	00_Ground	2400	860	860x2400mm
DG04			E27	00_Ground	2400	910	910x2400mm
DG05		FD20	E27	00_Ground	2400	910	910x2400mm
DG06			E73	00_Ground	2400	910	910 x 2400 Ground
DG07		FD20	E27	00_Ground	2400	910	910x2400mm
DF01		FD30S	E75	01_First	2400	810	810x2400mm
DF02		FD20	E26	01_First	2400	910	810x2400mm

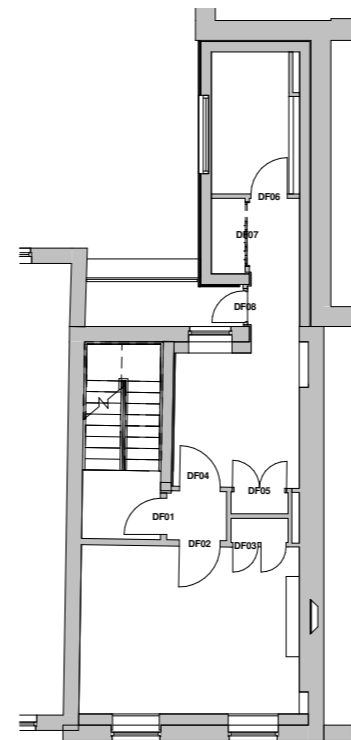
Proposed Door Schedule							
Mark	Comments	Fire Rating	Type Mark	Level	Height	Width	Type
DF03			C3	01_First	2400	560	560x2400mm Cupboard
DF04		FD20	E26	01_First	2400	910	810x2400mm
DF05			W2	01_First	2400	1210	1210x2400mm Wardrobe
DF06			I6	01_First	2400	810	810x2400mm
DF07			W1	01_First	2400	1400	1400x2400mm Folding
DF08			E4	01_First	2400	810	810x2400mm Balcony Door
DS01		FD30S	E13	02_Second	2050	810	810x2050mm Base-Second-Third
DS02		FD20	E13	02_Second	2050	810	810x2050mm Base-Second-Third
DS03			D2	02_Second	2050	610	610x2050mm Cupboard
DS04		FD20	E13	02_Second	2050	810	810x2050mm Base-Second-Third
DS05			W3	02_Second	2050	1210	1210x2050mm Wardrobe
DS06		FD20	I1	02_Second	2050	810	810x2050mm Base-Second-Third
DS07			D1	02_Second	2050	1400	1400x2050mm Folding
DT01		FD30S	E21	03_Third	2050	810	810x2050mm Base-Second-Third
DT02			E46	03_Third	2050	800	800x2050mm
DT03		FD20	E36	03_Third	2050	1210	1210x2050mm
DT04			E64	03_Third	2050	710	710 x 2050mm 2nd 3rd + Basement
DT05			I1	03_Third	2050	810	810x2050mm Base-Second-Third
DT06		FD20	I8	03_Third	2050	710	710x2050mm
DT07			E5	03_Third	2050	910	910x2050mm



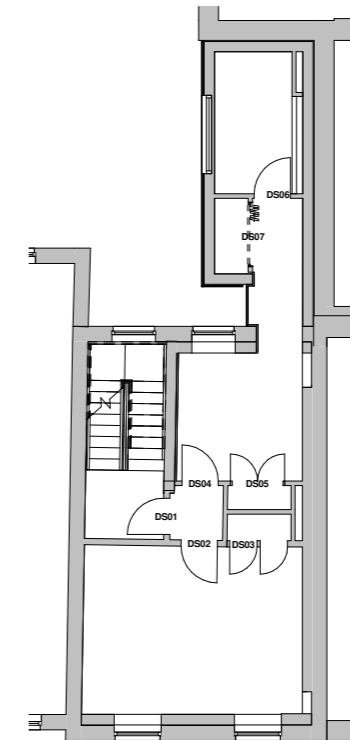
-01 Door Schedule - Basement Level



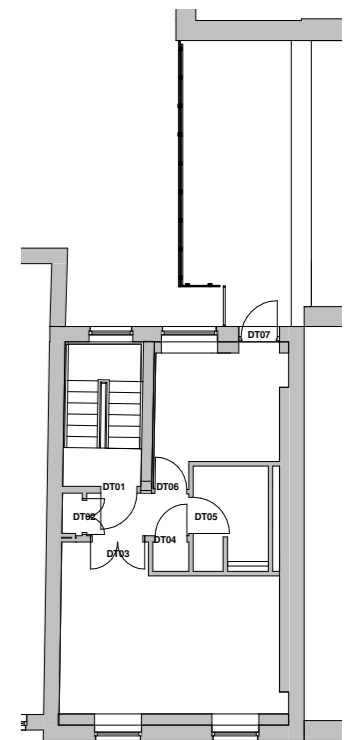
00 Door Schedule - Ground Floor



01 Door Schedule - First Floor



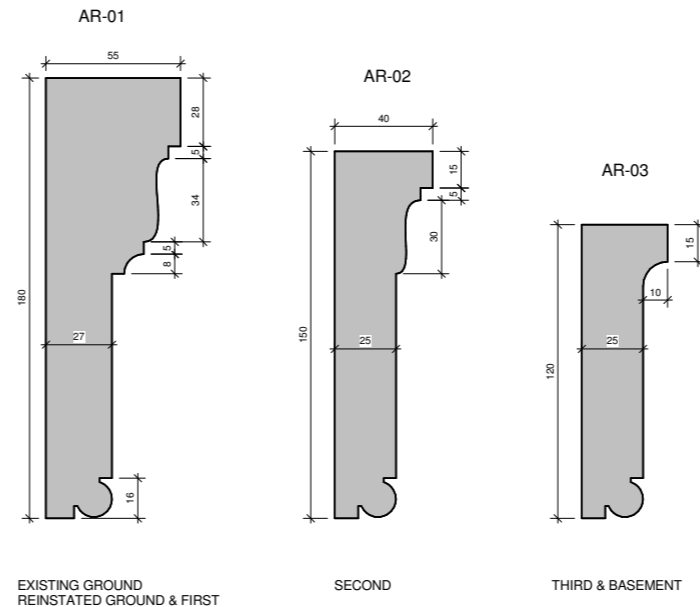
02 Door Schedule - Second Floor



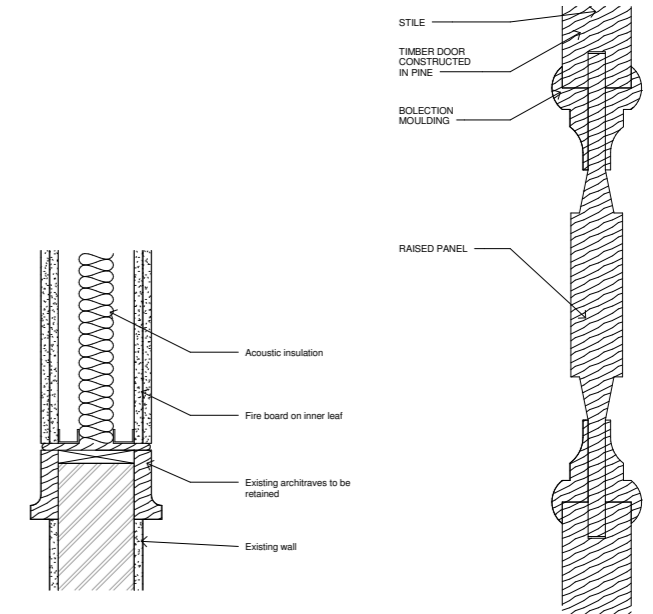
03 Door Schedule - Third Floor

PROPOSAL

Doors

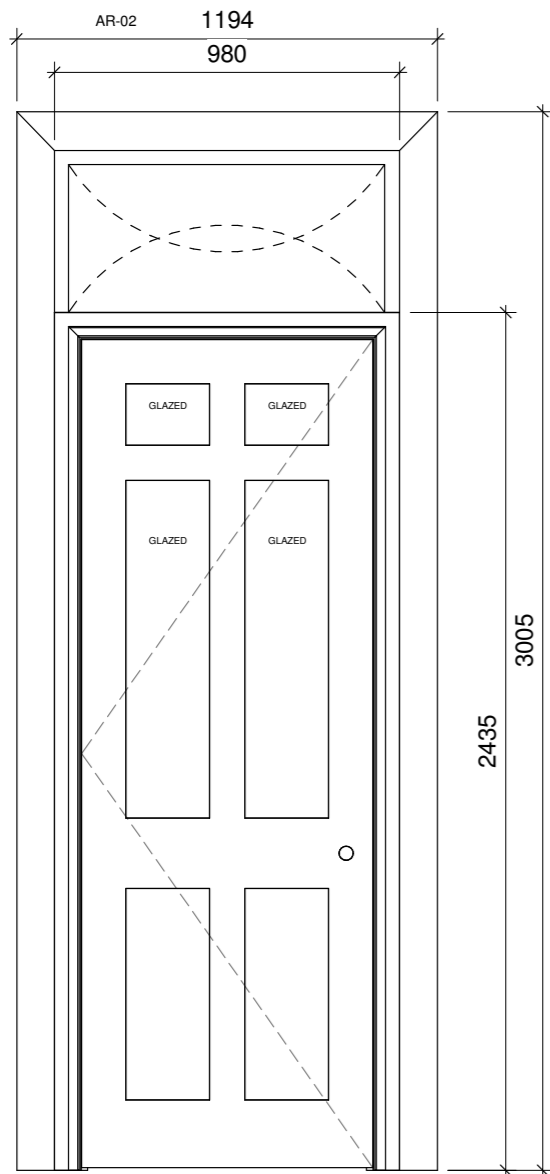


Door Architrave Profiles

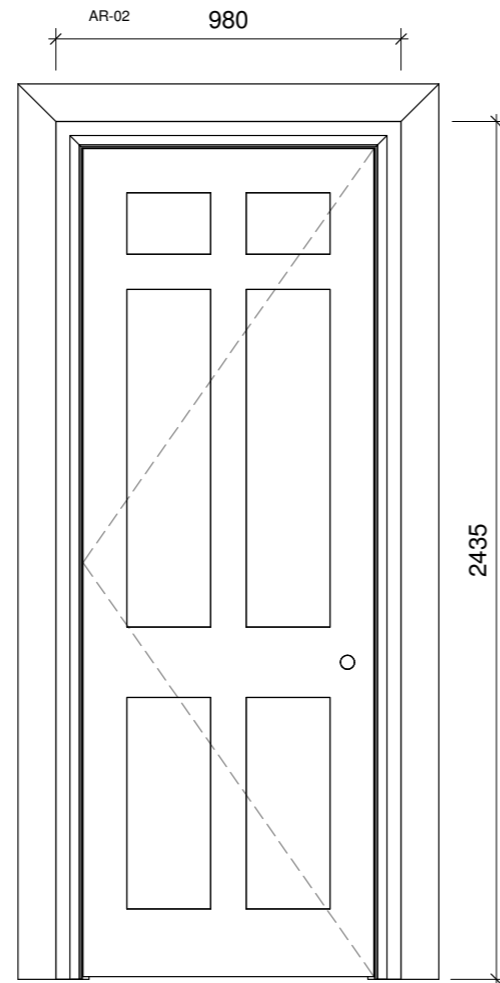


Ground Floor Door Infill

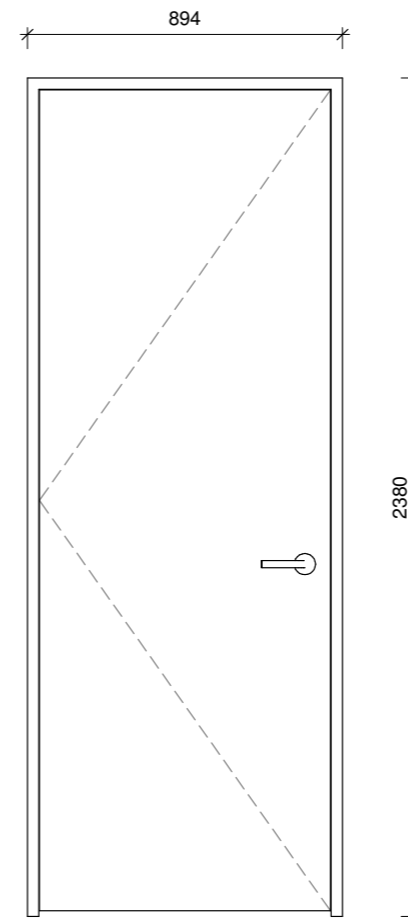
Proposed Door Panel Detail



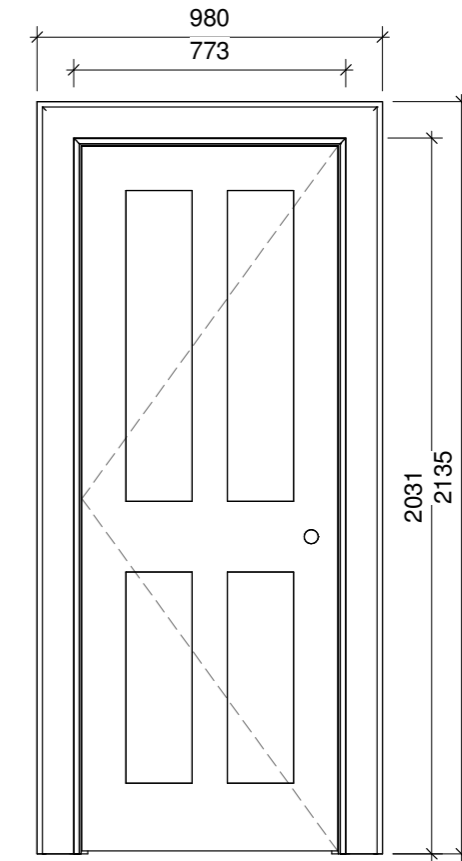
The ground floor hallway to have built in a new draft lobby door with glazed transom. The top four panels also to be glazed.



Predominantly the ground and first floor will contain 6 panel doors with the full architrave type AR-01.



In several locations, such as for utility rooms, modern flush mounted single panel doors to be fitted, painted the same colour as the walls so that they do not distract from the period detailing.



The second, third and basement floors to have 4 panel doors with less elaborate architraves.

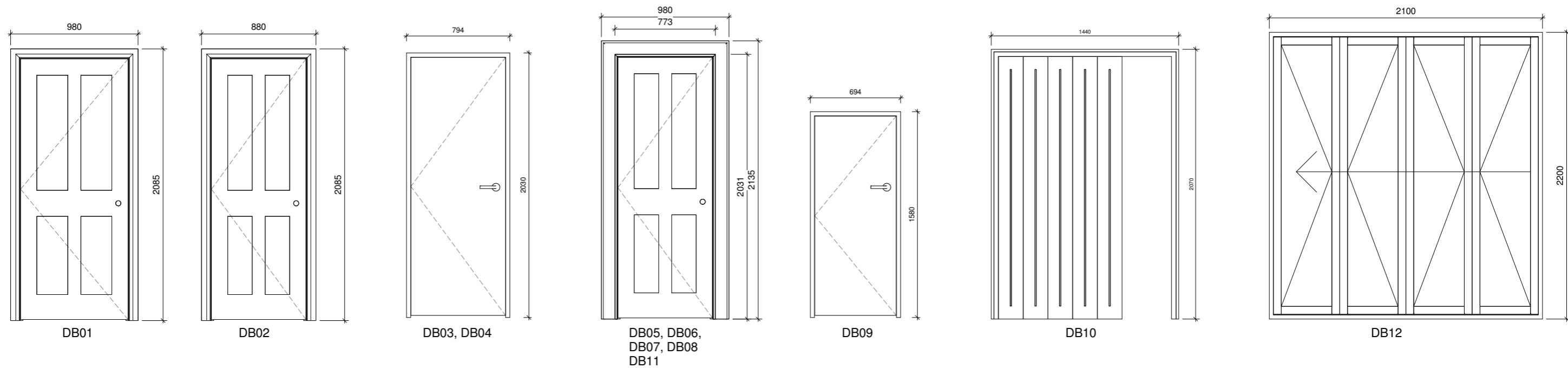
PROPOSAL

Doors

Proposed Door Schedule							
Mark	Comments	Fire Rating	Type Mark	Level	Height	Width	Type
DB01			E1	-01_Basement	2050	910	910x2050mm Basement Ext
DB02			E2	-01_Basement	2050	810	810x2050mm Basement Lobby
DB03			E52	-01_Basement	2050	810	810 x 2050mm Basement Store
DB04			E52	-01_Basement	2050	810	810 x 2050mm Basement Store
DB05		FD20	E21	-01_Basement	2050	810	810x2050mm Base-Second-Third
DB06		FD30S	E21	-01_Basement	2050	810	810x2050mm Base-Second-Third
DB07		FD20	E21	-01_Basement	2050	810	810x2050mm Base-Second-Third
DB08			E21	-01_Basement	2050	810	810x2050mm Base-Second-Third
DB09			E70	-01_Basement	1600	710	710 x1600mm Under Stairs
DB10			E50	-01_Basement	2050	1400	1400x2050mm Folding
DB11			E21	-01_Basement	2050	810	810x2050mm Base-Second-Third
DB12			SF1	-01_Basement	2200	2100	Sliding Folding 4 Leaves
DG01	EXISTING		E76	00_Ground	2400	1110	1110x2400mm Front
DG02			E42	00_Ground	2400	910	910x2400mm
DG03		FD20	E33	00_Ground	2400	860	860x2400mm
DG04			E27	00_Ground	2400	910	910x2400mm
DG05		FD20	E27	00_Ground	2400	910	910x2400mm
DG06			E73	00_Ground	2400	910	910 x 2400 Ground
DG07		FD20	E27	00_Ground	2400	910	910x2400mm
DF01		FD30S	E75	01_First	2400	810	810x2400mm
DF02		FD20	E26	01_First	2400	910	810x2400mm

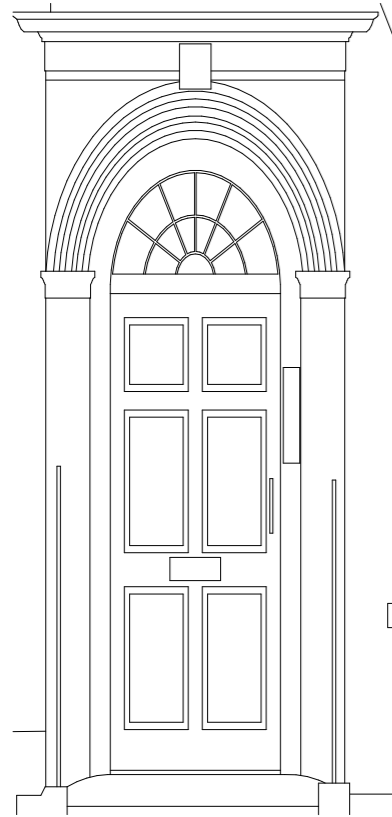
Proposed Door Schedule							
Mark	Comments	Fire Rating	Type Mark	Level	Height	Width	Type
DF03			C3	01_First	2400	560	560x2400mm Cupboard
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DF05			W2	01_First	2400	1210	1210x2400mm Wardrobe
DF06			I6	01_First	2400	810	810x2400mm
DF07			W1	01_First	2400	1400	1400x2400mm Folding
DF08			E4	01_First	2400	810	810x2400mm Balcony Door
DS01		FD30S	E13	02_Second	2050	810	810x2050mm Base-Second-Third
DS02		FD20	E13	02_Second	2050	810	810x2050mm Base-Second-Third
DS03			D2	02_Second	2050	610	610x2050mm Cupboard
DS04		FD20	E13	02_Second	2050	810	810x2050mm Base-Second-Third
DS05			W3	02_Second	2050	1210	1210x2050mm Wardrobe
DS06		FD20	I1	02_Second	2050	810	810x2050mm Base-Second-Third
DS07			D1	02_Second	2050	1400	1400x2050mm Folding
DT01		FD30S	E21	03_Third	2050	810	810x2050mm Base-Second-Third
DT02			E46	03_Third	2050	800	800x2050mm
DT03		FD20	E36	03_Third	2050	1210	1210x2050mm
DT04			E64	03_Third	2050	710	710 x 2050mm 2nd 3rd + Basement
DT05			I1	03_Third	2050	810	810x2050mm Base-Second-Third
DT06		FD20	I8	03_Third	2050	710	710x2050mm
DT07			E5	03_Third	2050	910	910x2050mm

Basement

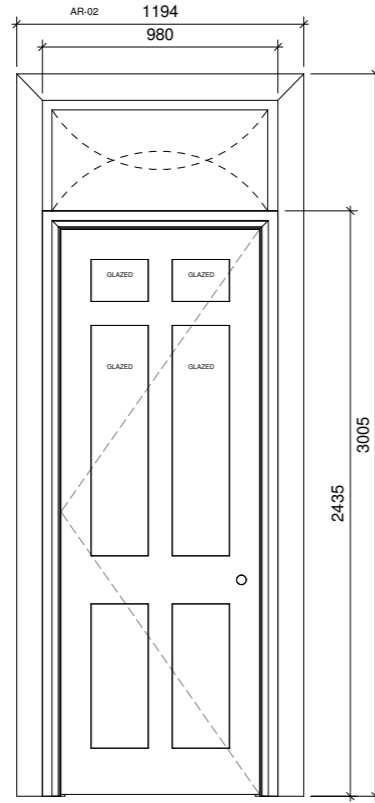


PROPOSAL

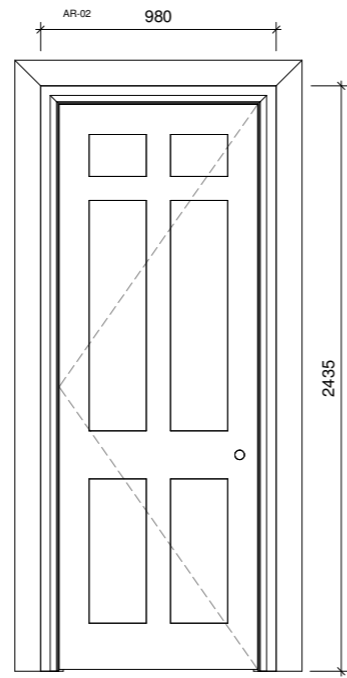
Doors
Ground Floor



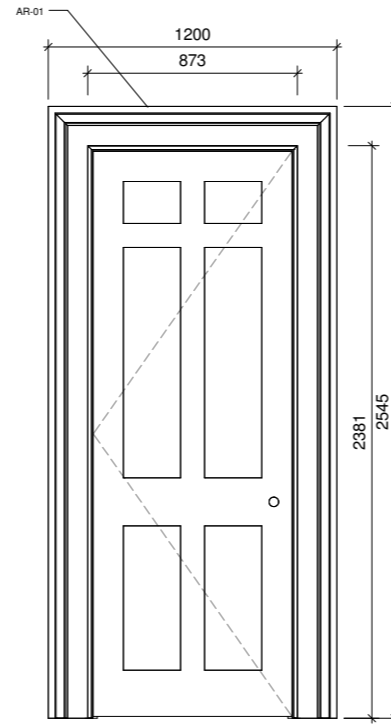
DG01



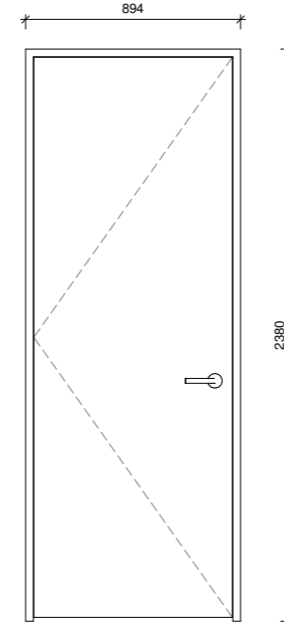
DG02



DG03

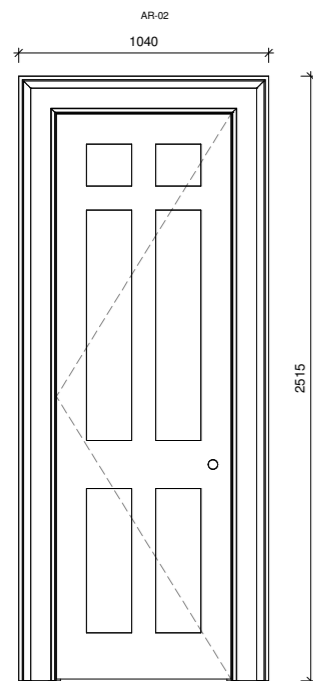


DG04, DG05
DG07

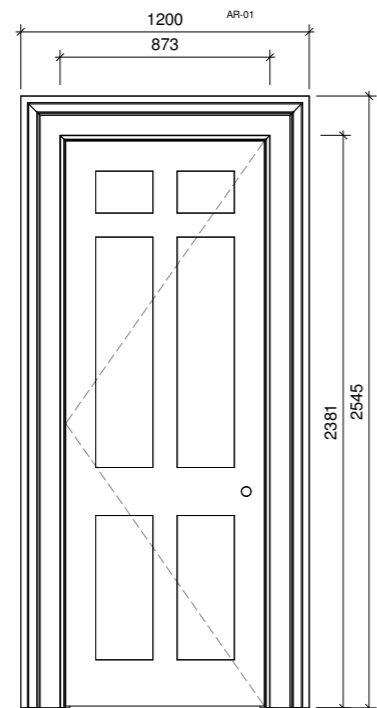


DG06

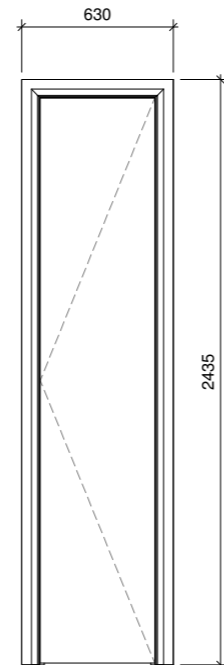
First Floor



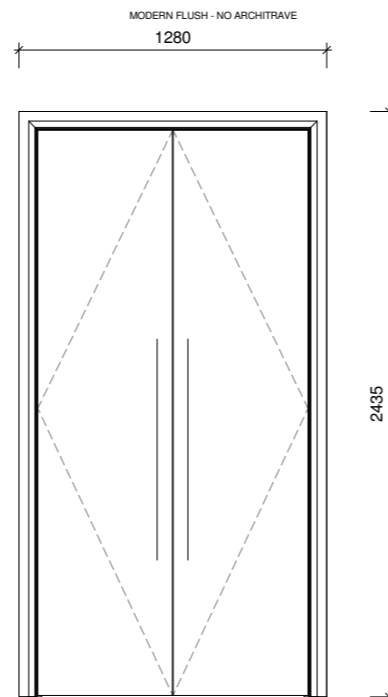
DF01



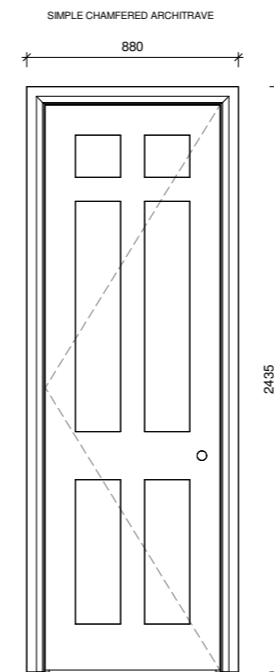
DF02, DF04



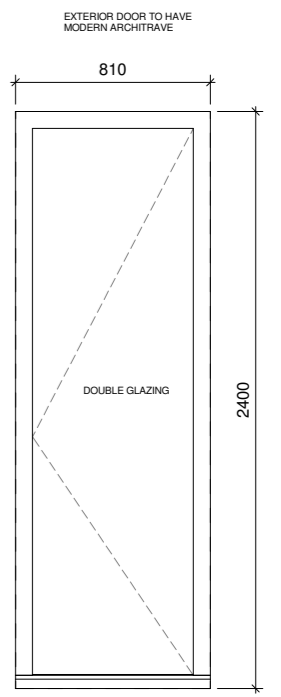
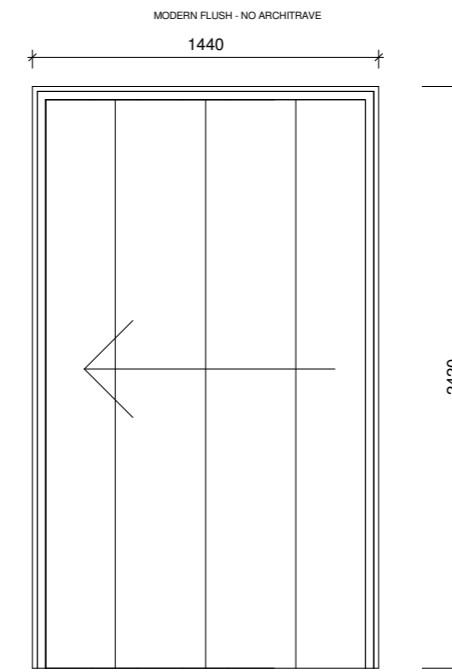
DF03



DF05



DF07

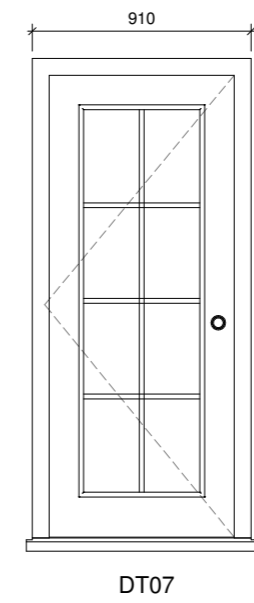
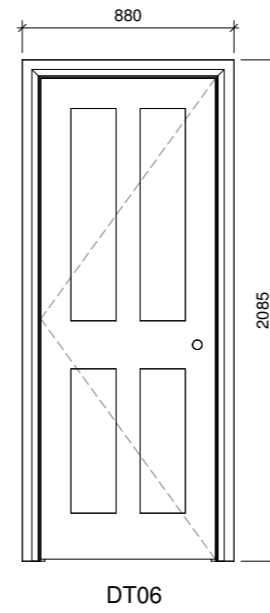
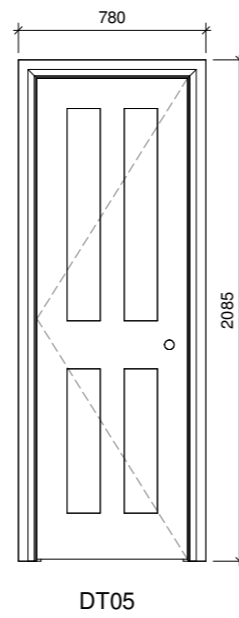
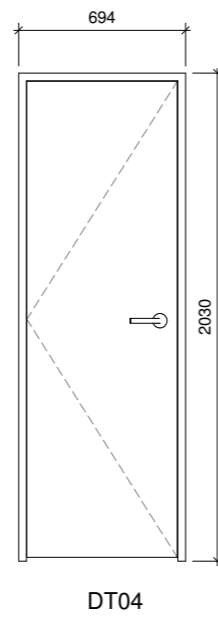
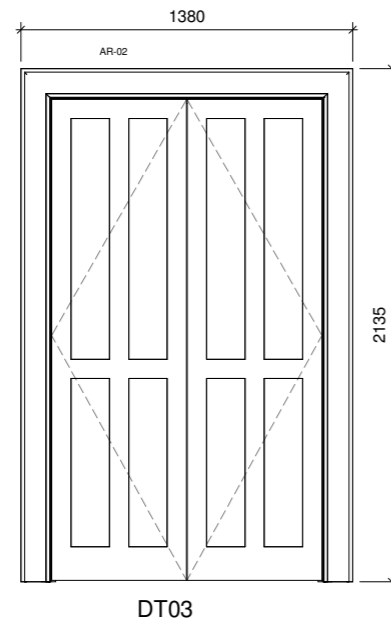
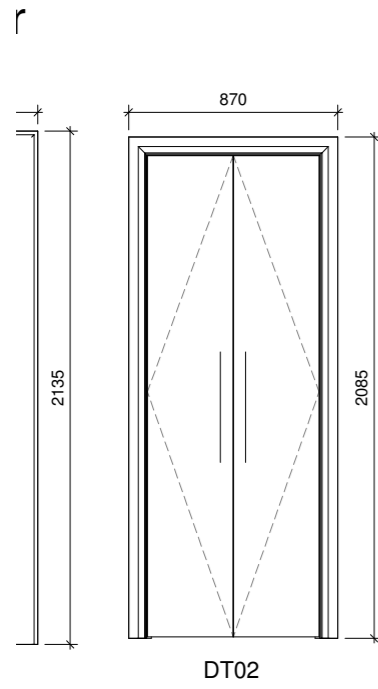
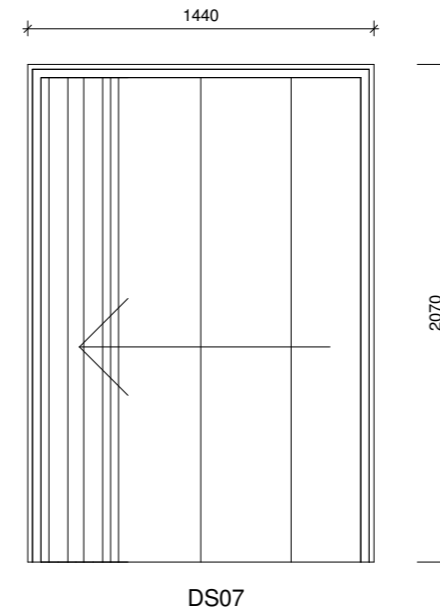
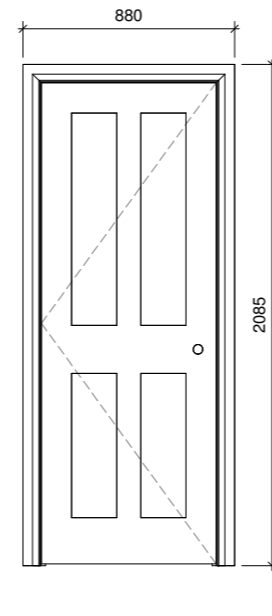
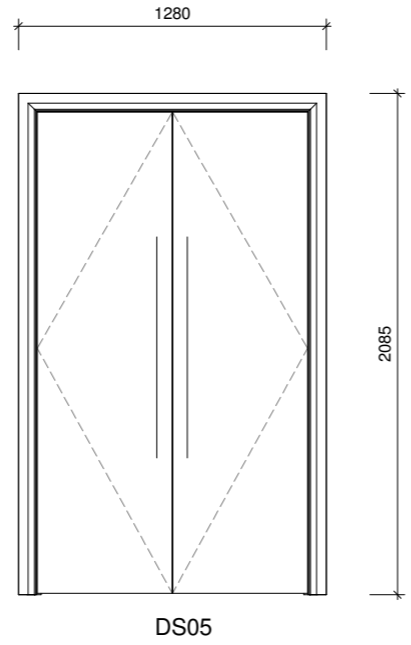
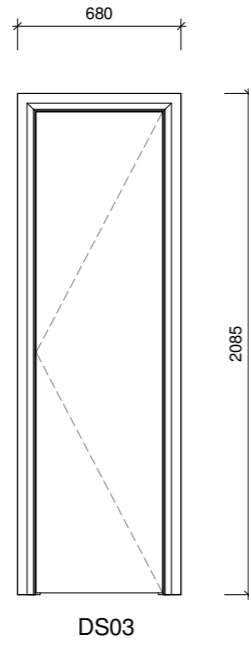
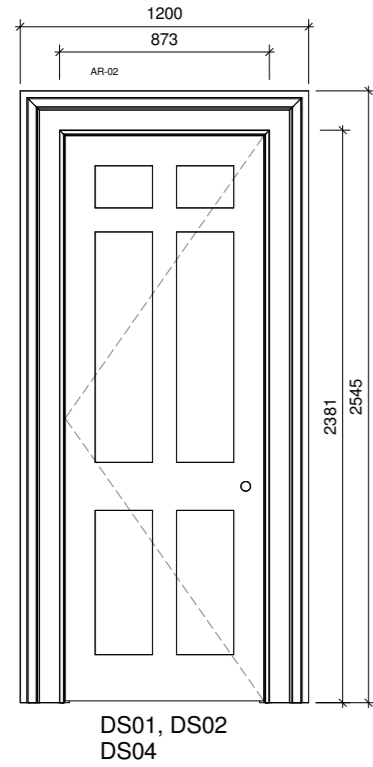


DF08

PROPOSAL

Doors

Second Floor



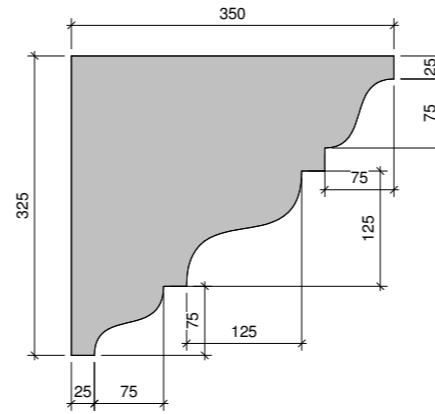
PROPOSAL

Cornice Details and Plans

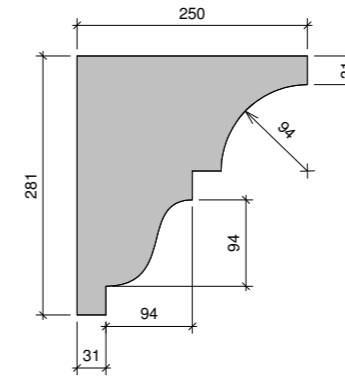
The Cornices of the ground floor hall way and living room will be retained or refurbished as appropriate.

New cornices fitted in marked locations. At ground floor the use of the middling cornice profile for the rear space intended to compliment the existing living room cornice.

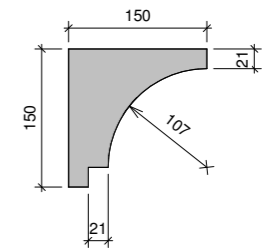
Generally the ceilings of the new extension will not have cornices to create distinction between the old and new. The extension ceilings are generally lower such that the cornice runs continuously across the entranceway of the new extension.



FIRST FLOOR



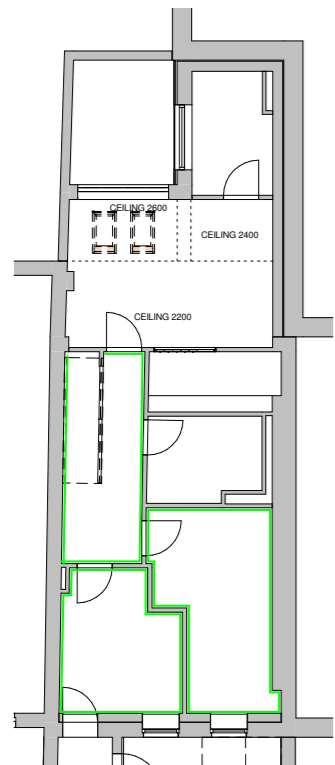
GROUND & SECOND



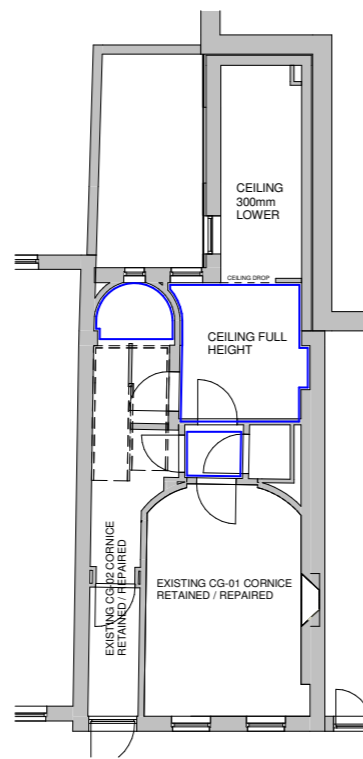
THIRD + BASEMENT



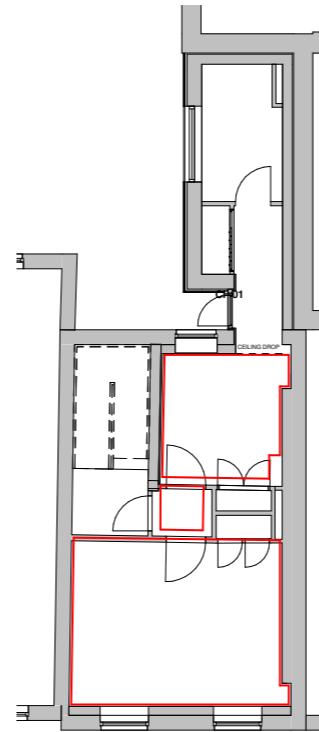
Proposed Cornice Profiles



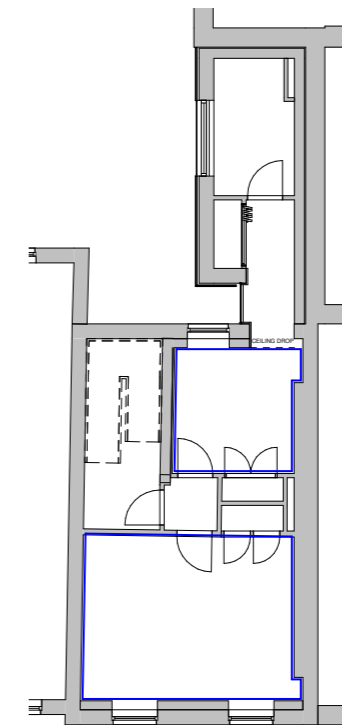
-01 Proposed Cornice Plan - Basement Level
1 : 100



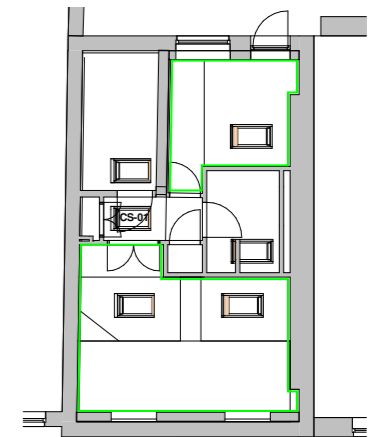
00 Proposed Cornice Plan - Ground Floor
1 : 100



01 Proposed Cornice Plan - First Floor
1 : 100



02 Proposed Cornice Plan - Second Floor
1 : 100

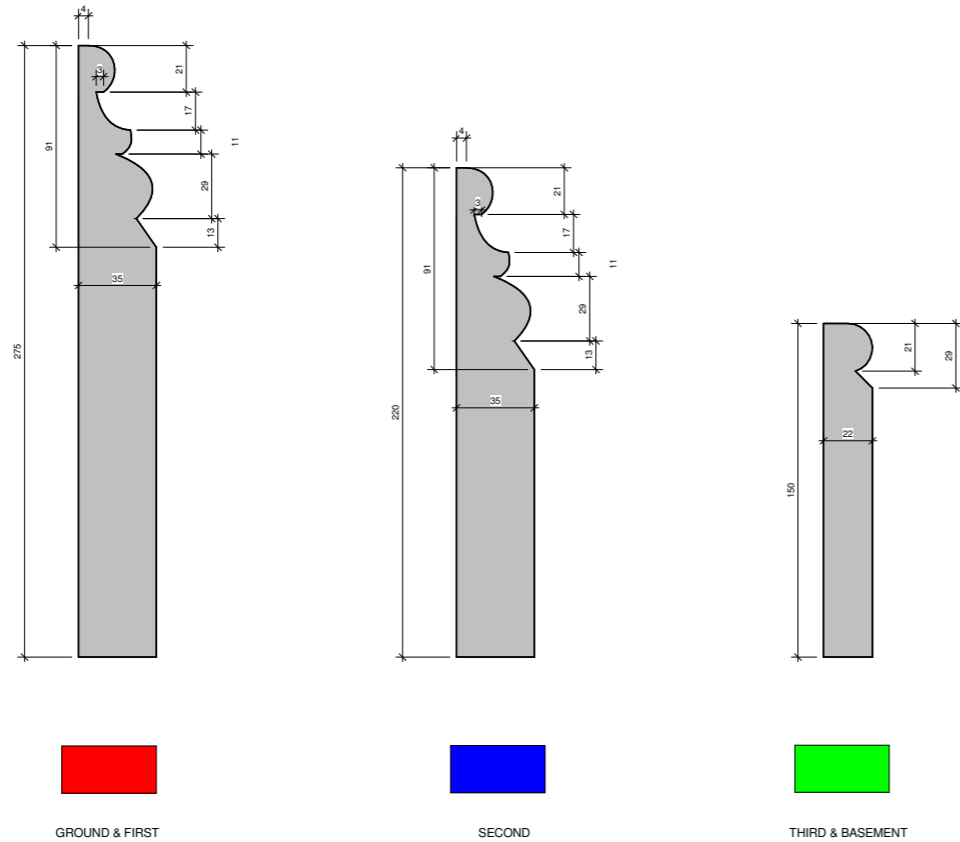


03 Proposed Cornice Plan - Third Floor
1 : 100

Not to Scale

PROPOSAL

Skirting Details and Plans



Notes:

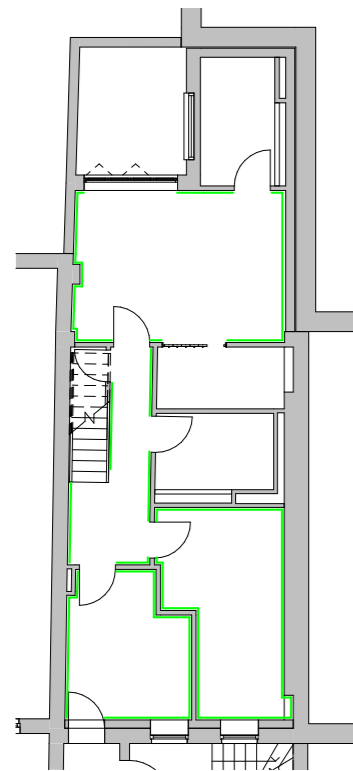
Skirting to be installed around the full extent of all rooms, corridors and halls, except stores and WC/bathrooms.

Existing skirting around the stairs and ground floor living room to be retained.

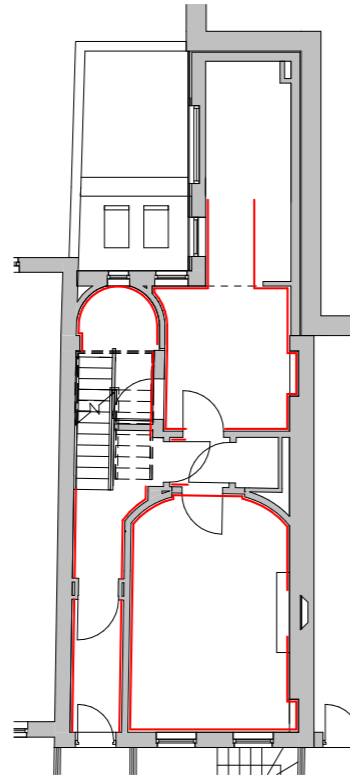
Full height skirting will be used on Ground Floor and First Floor.

Second Floor will have the same moulding as the Ground and First, although lower standing at 220 instead of 275mm.

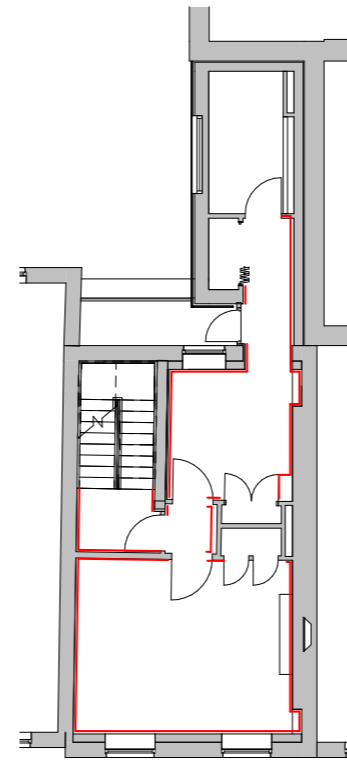
Lower height skirting will be used in the Basement and Third Floor.



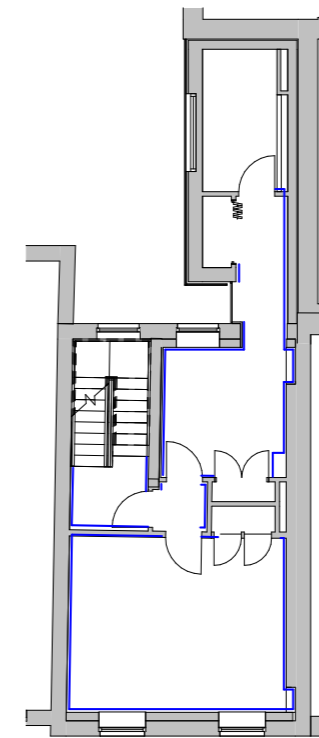
-01 Skirting Location - Basement Level



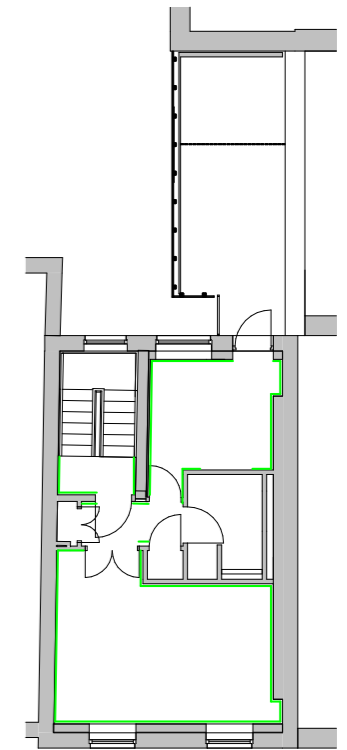
00 Skirting Location - Ground Floor



01 Skirting Location - First Floor



02 Skirting Location - Second Floor



03 Skirting Location - Third Floor

PROPOSAL

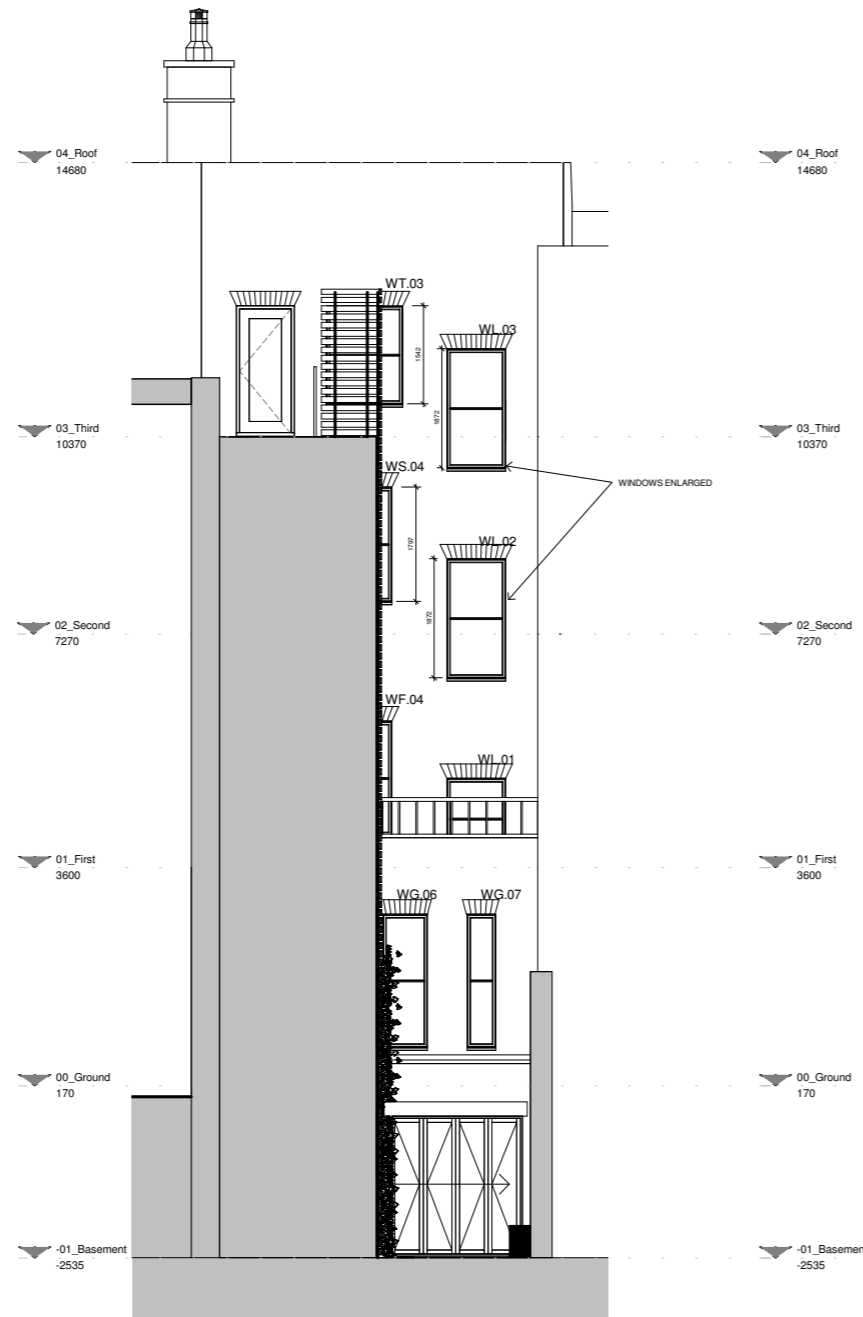
Window Details & Schedules

Proposed Window Schedule				
Mark	Level	Comments	Type Mark	Family and Type
WB.02	-01_Basement	Secondary Glazing	W1	SASH_Horz Bar Sgl: 850 x 1520mm
WB.01	-01_Basement	Secondary Glazing	W1	SASH_Horz Bar Sgl: 850 x 1520mm
WB.03	-01_Basement		W2	RS_Sgl Fixed: 1500 x 1140mm
WG.02	00_Ground	Secondary Glazing	W15	SASH_Horz Bar Sgl: 900 x 2250mm Ground Front
WG.03	00_Ground	Secondary Glazing	W15	SASH_Horz Bar Sgl: 900 x 2250mm Ground Front
WG.04	00_Ground		W4	RS_Sgl Fixed: 1500 x 750mm
WG.06	00_Ground		W8	SASH_Horz Bar Sgl: 750 x 2165mm
WG.07	00_Ground		W9	SASH_Horz Bar Sgl: 500 x 2165mm
WG.05	00_Ground		W7	RS_Sgl Fixed: 880 x 2165mm
WF.01	01_First	Secondary Glazing	W3	SASH_Horz Bar Sgl: 1120 x 2595mm
WF.02	01_First	Secondary Glazing	W3	SASH_Horz Bar Sgl: 1120 x 2595mm
WF.04	01_First		W5	SASH_Horz Bar Sgl: 970 x 1875mm

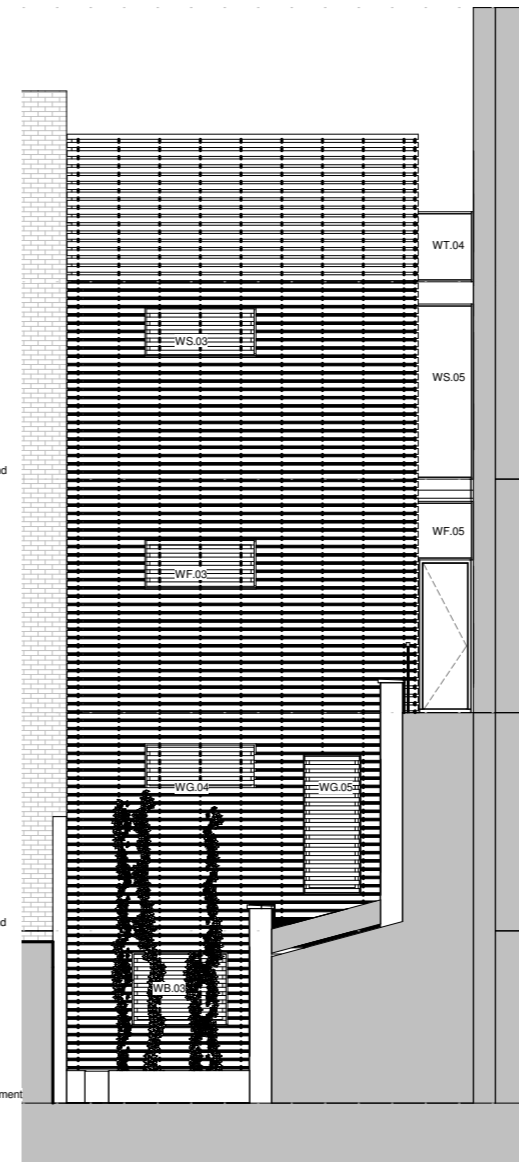
Proposed Window Schedule				
Mark	Level	Comments	Type Mark	Family and Type
WF.03	01_First		W4	RS_Sgl Fixed: 1500 x 750mm
WL.01	01_First		W10	SASH_Horz Bar Sgl: 975 x 1350mm
WS.04	02_Second		W5	SASH_Horz Bar Sgl: 970 x 1875mm
WS.01	02_Second	Secondary Glazing	W12	SASH_Horz Bar Sgl: 1050 x 1895mm
WS.02	02_Second	Secondary Glazing	W12	SASH_Horz Bar Sgl: 1050 x 1895mm
WS.03	02_Second		W4	RS_Sgl Fixed: 1500 x 750mm
WL.02	02_Second		W11	SASH_Horz Bar Sgl: 975 x 1950mm
WT.01	03_Third	Secondary Glazing	W13	SASH_Horz Bar Sgl: 1050 x 1345mm
WT.02	03_Third	Secondary Glazing	W13	SASH_Horz Bar Sgl: 1050 x 1345mm
WT.03	03_Third		W14	SASH_Horz Bar Sgl: 1250 x 1620mm
WL.03	03_Third		W11	SASH_Horz Bar Sgl: 975 x 1950mm



Front Elevation - South - Window Sched.



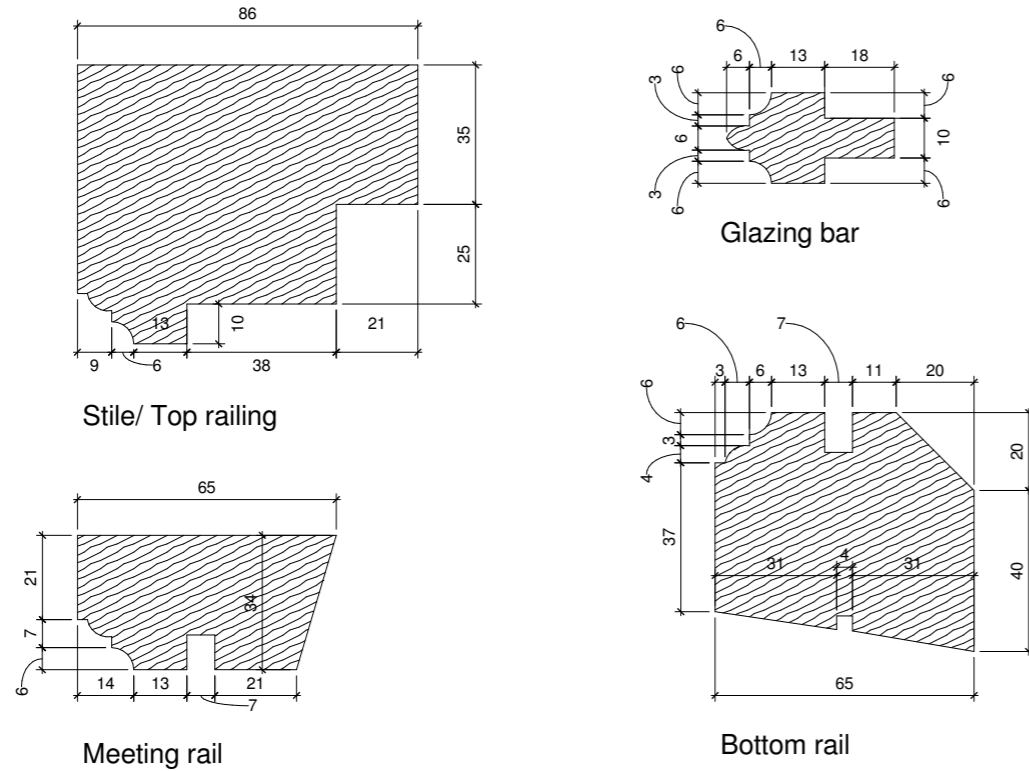
Rear Elevation - North - Window Sched.



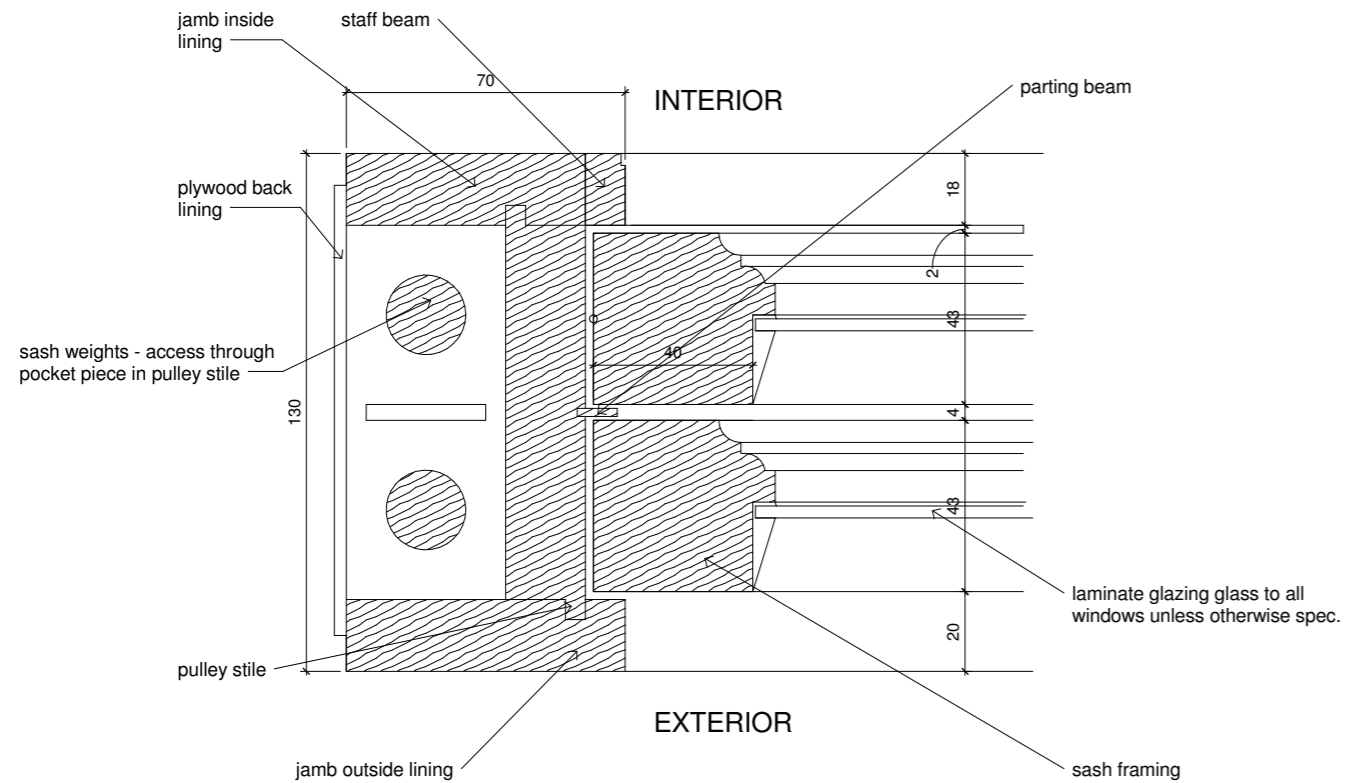
Rear Elevation - West - Window Sched.

PROPOSAL

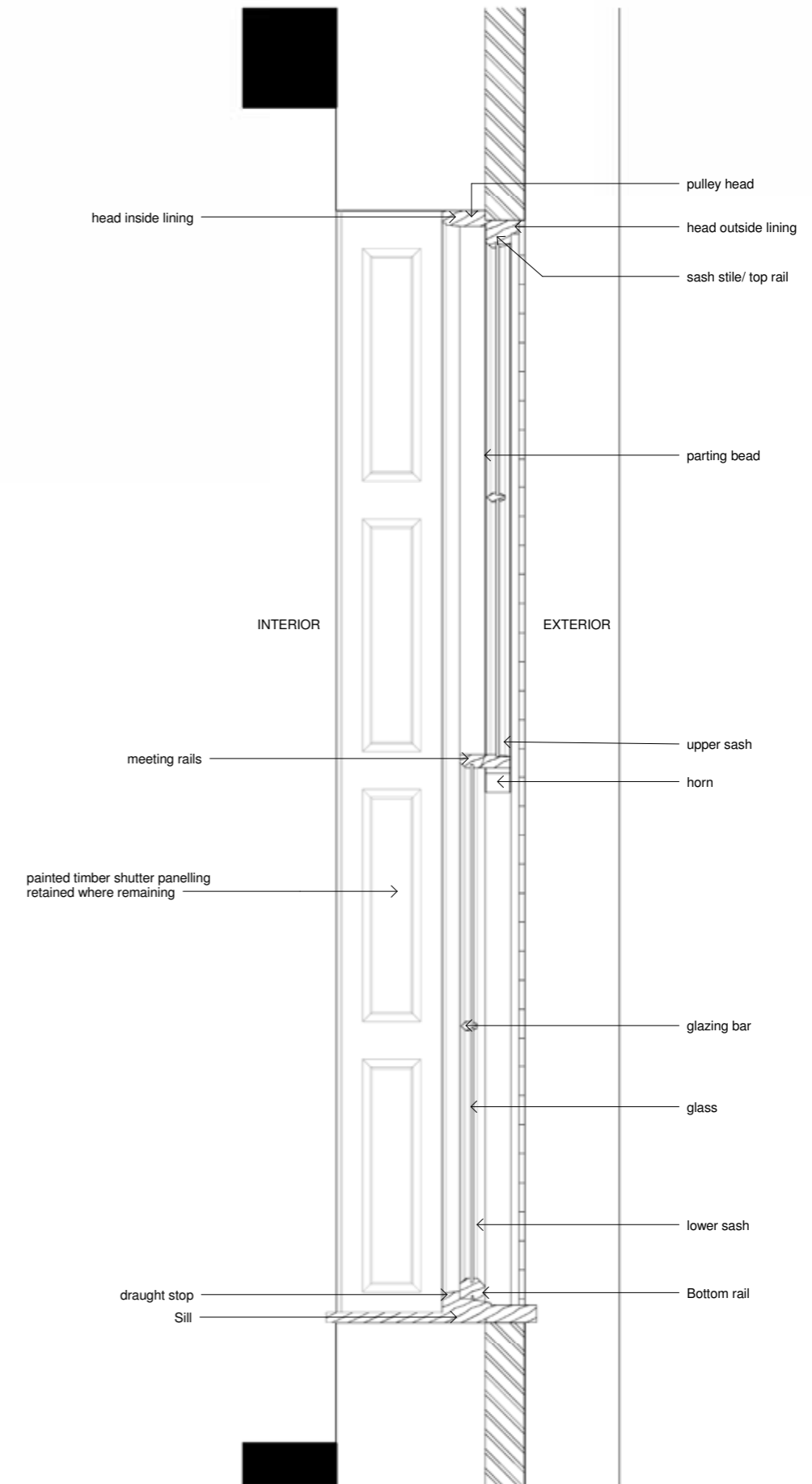
Window Details & Schedules



Georgian Window Sash Component Profiles



Sash Box Section Detail



Box sash sectional detail

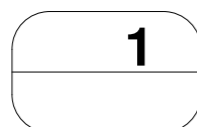
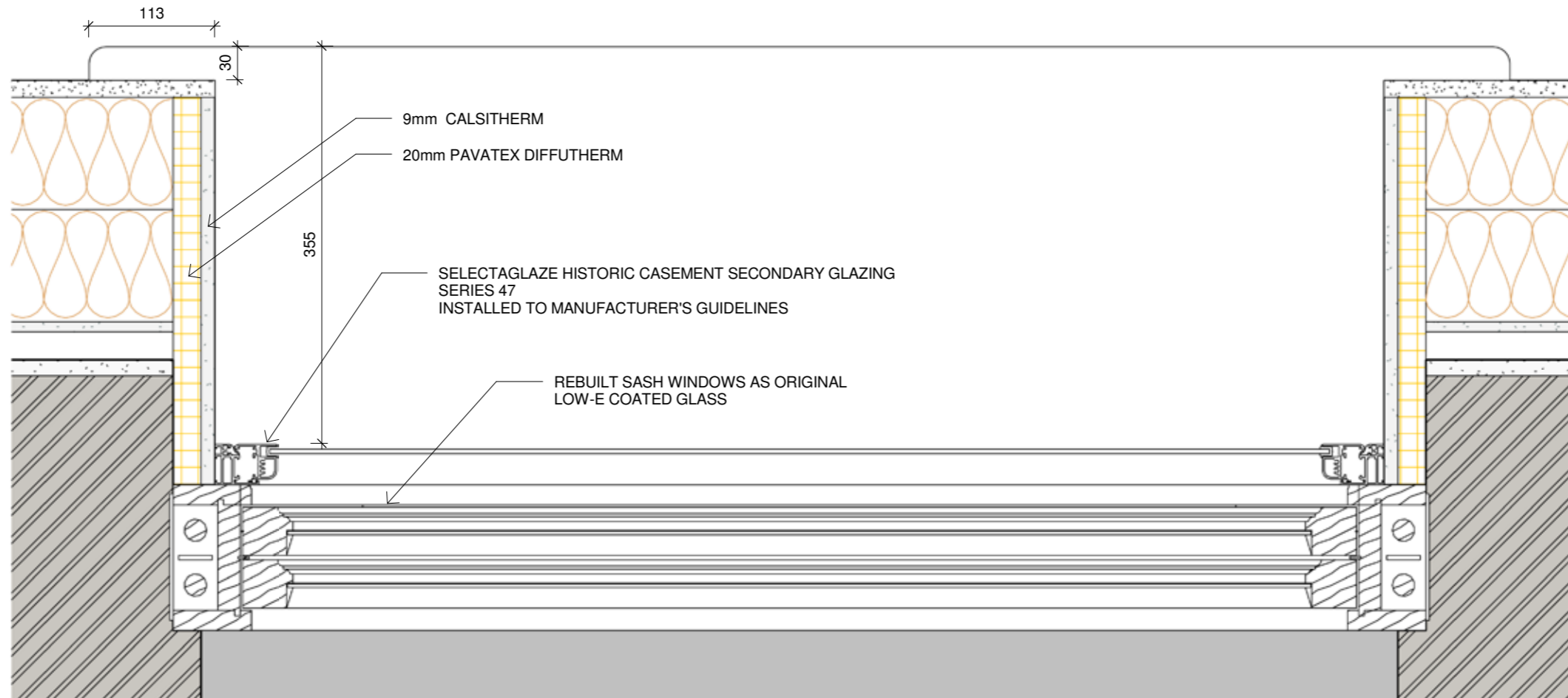
PROPOSAL

Window Details & Schedules

No historic glass is present in the front or rear elevations. All windows to be refitted.
 Front elevation to have single pane low-e laminate. Style and profiles to match existing. Secondary Glazing to all windows to be SelectaGlaze Historic Casement type.
 Rear elevation to have slim line profile double glazing. Existing landing window opening enlarged.
 Rear elevation exterior window heads to have new straight brick arches built to match front.

Notes:

- Ground and First Floor to have rebuilt reveal panneling as existing.
- Basement, 2nd and 3rd floors to have plain insulated reveals as drawn.



Window Seat and Reveal Details - 2nd & 3rd Floors

1 : 5

PROPOSAL

Fireplaces



Fireplace surrounds from 80 Guilford Street.
82 to have same surrounds built from softwood to compliment proposed skirting on that floor.

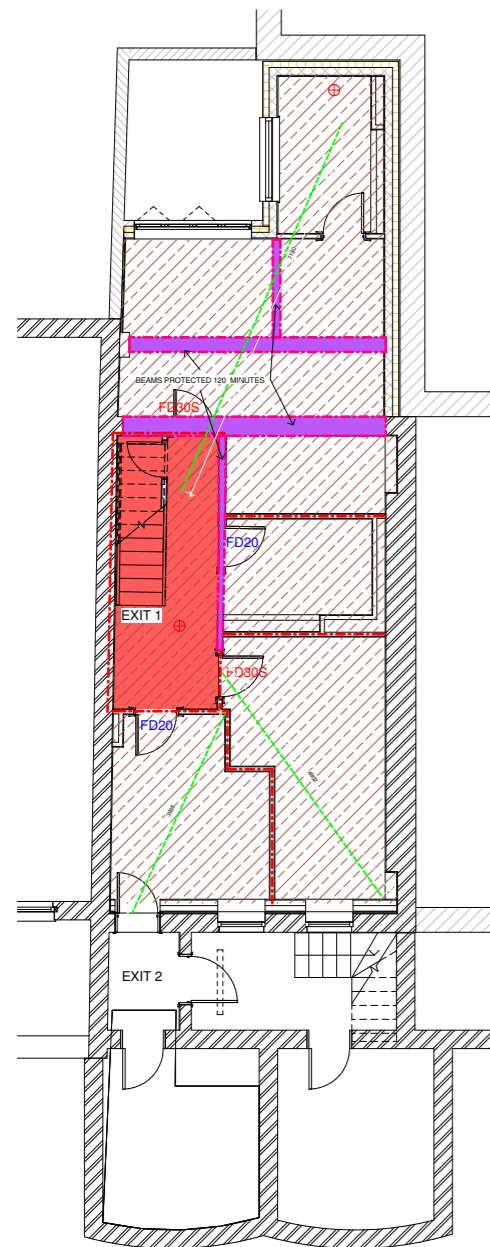
PROPOSAL

Fire & Acoustic Details

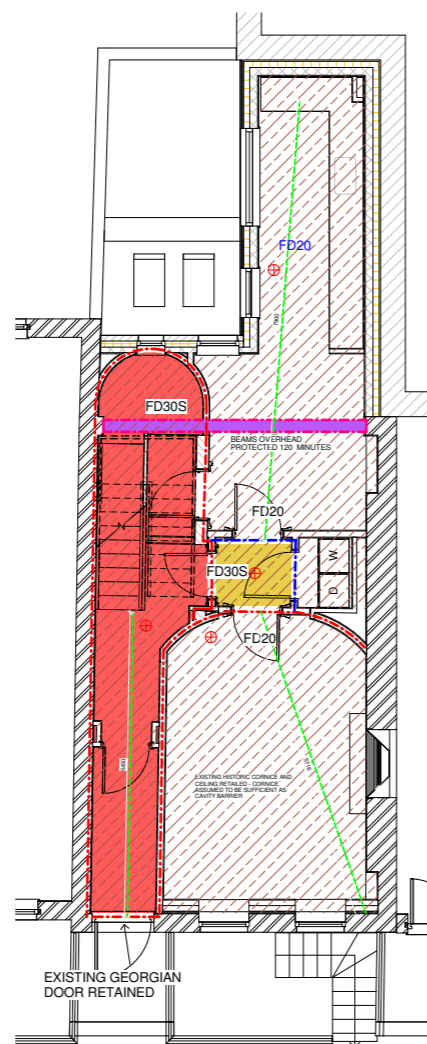
FD30S	30 Minute Rated Fire Rated Door with Smoke Seals
FD30	30 Minute Rated Fire Rated Door
FD20	20 Minute Rated Fire Rated Door
---	30/15 Fire Blanket - Above Ceiling
---	30 Minutes Fire Rated Wall
---	60 Minutes Fire Rated Wall
---	Travel Distance (Escape Route)
■	120 Minute Fire Protection of Structure
▨	Compartment Floor Above 60 Minute Rating
⊕	Smoke Alarm
■	Protected Stairwell 60 Minute
■	Protected Stairwell 30 Minute

Notes:

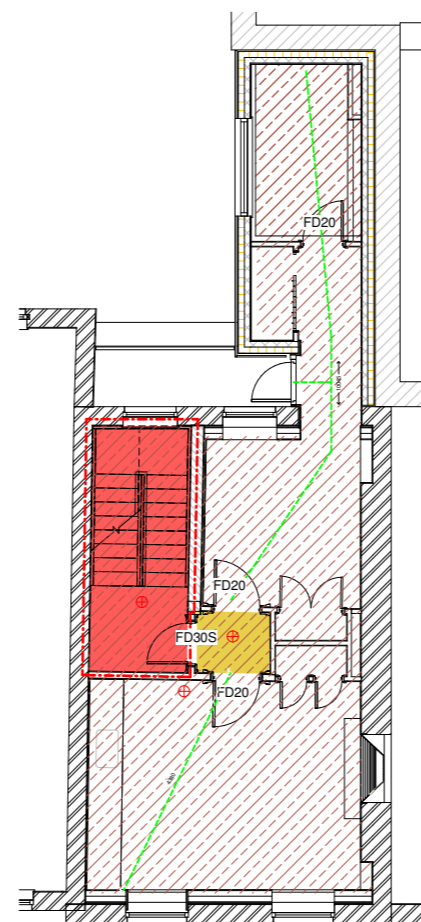
- Fire doors to be compliant with BS 476-22 or BS EN 13501-2:2007 or BS EN 1834-1:2008
- Door and wall ratings to both sides except for existing party or neighbouring walls where access to the other side is not possible.
- Compartment Floors divide each level.
- Mains operated optical smoke detectors and sounders install to each flat.
- Fire doors do not require self-closers.
- Common escape route (stairwell) to be fitted with escape lighting to BS 5266-1:2005
- All ratings subject to approval by Building Regulation Authority / Fire Officer.



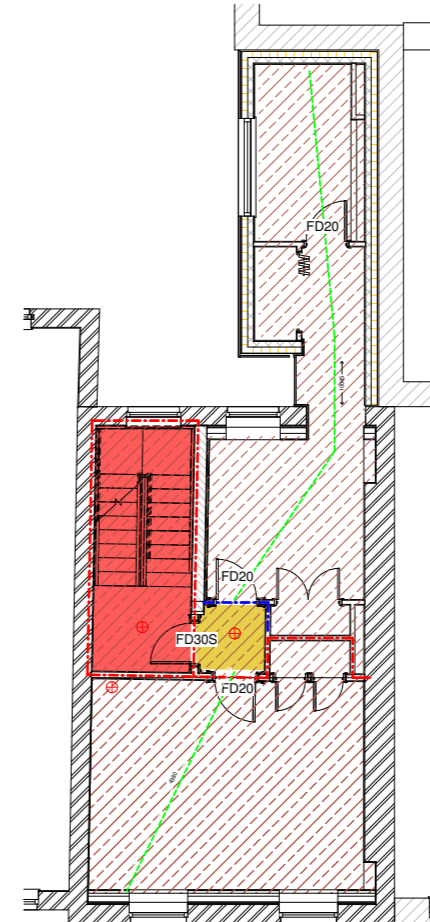
-01 Fire Plan - Basement Level
1:50



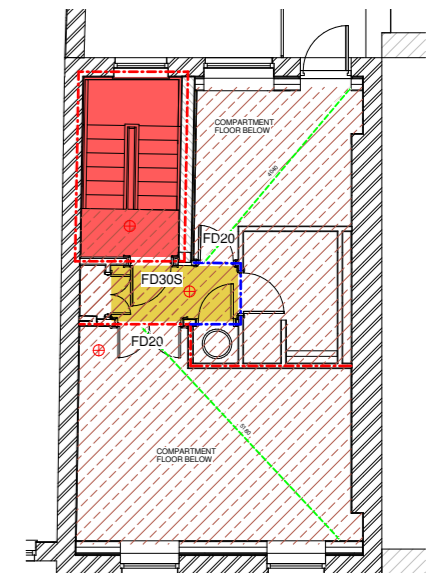
00 Fire Plan - Ground Floor
1:50



01 Fire Plan - First Floor
1:50



02 Fire Plan - Second Floor
1:50

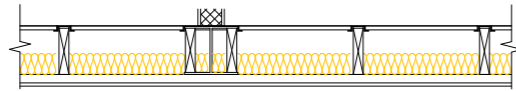


03 Fire Plan - Third Floor
1:50

Not to Scale

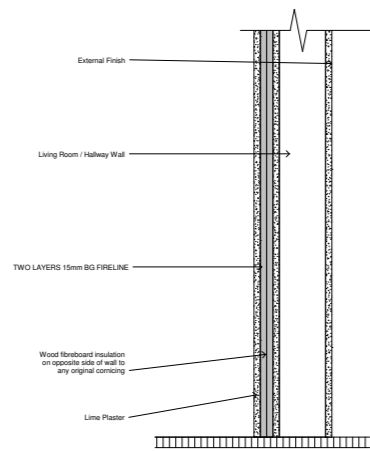
PROPOSAL

Fire & Acoustic Details

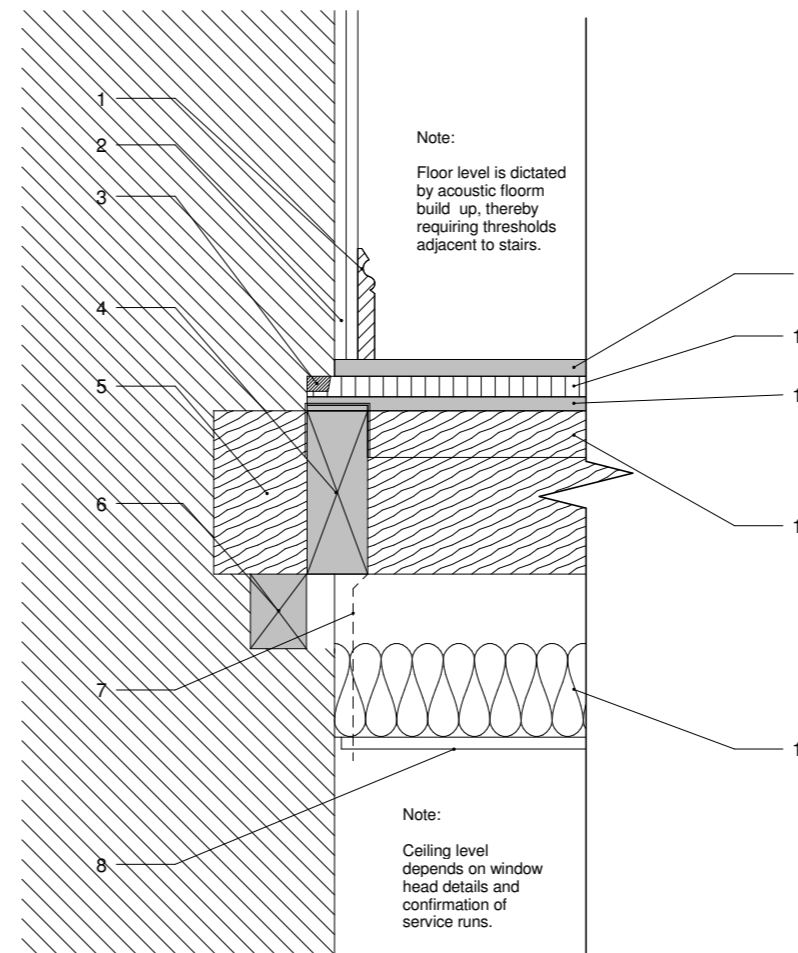


Floor Construction: 61dB airborne, 56dB impact & 60mins
 - 21mm minimum Chipboard or softwood walking surface flooring
 - 19mm Dimple Plank on acoustic resilient floor channels over existing timber joists
 - Discover Spacers Ready-Cut in fill cavity acoustic insulation between existing timber joists
 - Gyphane RB1 Resilient Bars
 - 2 layers of 15mm SoundBloc
 - Steel beam to engineers specification design

Floor Fire Buildup
1 : 10



New Fire Wall Buildup on Existing GF Hallway Wall
1 : 5



- 1 SW Skirting painted finish
- 2 2 layers of 12.5mm Plasterboard
- 3 'Monafloor' Flanking Band or similar
- 4 Solid blocking between continuous floor joists
- 5 Voids between joists bearing to be filled with solid masonry.
- 6 Existing Timber wall plate to be reinstated where necessary.
- 7 BG Casoline MF Ceiling Hanger and Suspended Ceiling System.
- 8 2 layers of 12.5mm Fireline board.
- 9 Floor Finish with provision for solid floors up to 18mm.
- 10 22mm tongue and groove chipboard laid across joists / Existing Floorboards.
- 11 'Monafloor' or similar acoustic foam laid over joists.
- 12 6mm plywood strip with fibrous isolation membrane laid over joists.
- 13 Joists overlaid with firrings to correct existing deflections.
- 14 100mm 45kg m3 Insulation

Acoustic Floor Detail

PROPOSAL

Wall Construction Types and Plans

EXTENSION WALLS LOWER STORIES - UP TO 3600mm ABOVE GROUND

INTERIOR
 = TWO LAYERS WET PLASTER
 = 140mm BLOCK WALL CELCON HI-STRENGTH 0.019W/m².K
 = 110mm KINGSPAN TW55 0.022W/m.K or approved similar.
 EXTERIOR
 U-VALUE 0.17W/m².K

EXTENSION WALLS UPPER STORIES - 3600mm - 10100mm ABOVE GROUND

INTERIOR
 = TWO LAYERS WET PLASTER
 = 140mm BLOCK WALL CELCON HI-STRENGTH 0.019W/m².K
 = 110mm KINGSPAN TW55 0.022W/m.K or approved similar.
 EXTERIOR
 U-VALUE 0.17W/m².K

CAVITY BLOCK & BRICK FULL FILL INSULATION

INTERIOR
 = TWO COATS WET PLASTER
 = 100mm CELCON STANDARD 0.15W/m.K
 = 110mm KINGSPAN TW55 0.022W/m.K
 = 62.5mm STOCK LONDON BRICK YELLOW
 EXTERIOR
 (TEPLO2 BASALT FIBRE WALL TIES TYPE 2-PD-6697 250mm 38.5 mm² 0.7W/m.K)
 U-VALUE 0.17W/m².K

FRONT & REAR BREATHABLE INTERIOR INSULATION

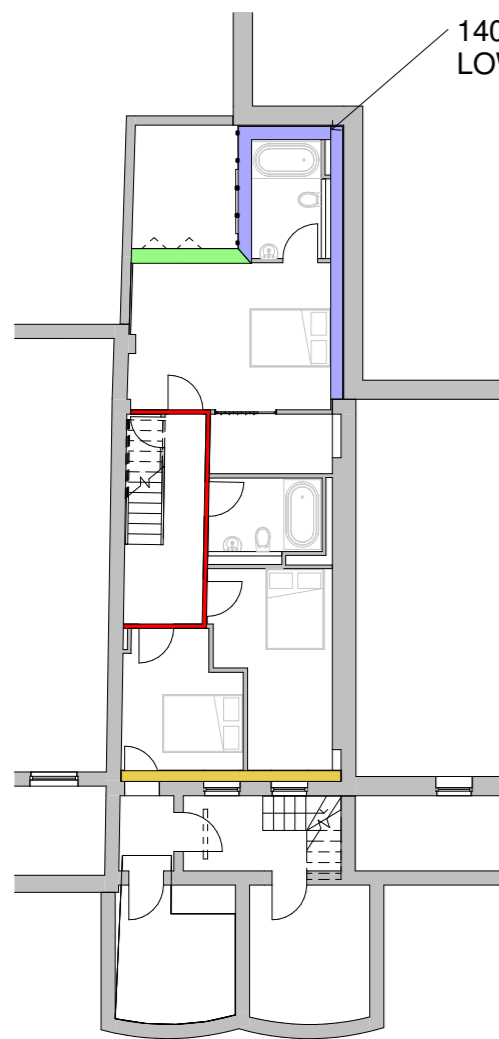
INTERIOR
 = 15mm PLASTERBOARD
 = 2 x LAYERS GÜTEX MULTITHERM 100mm EACH - 200mm TOTAL. 0.039W/m.K
 = 18mm OSB
 = 25mm AIR GAP MADE BY TREATED BATTEN VERTICALLY FIXED TO WALL AT 600C.
 = EXISTING MASONRY WALL WALL FACE
 U-VALUE 0.17W/m².K

INTERIOR INSULATION FROM STAIRWELL

ROOM INTERIOR
 = KINGSPAN KOOLTHERM K18 37.5mm
 = EXISTING 225mm MASONRY WALL STAIRWELL
 U-VALUE 0.6W/m².K

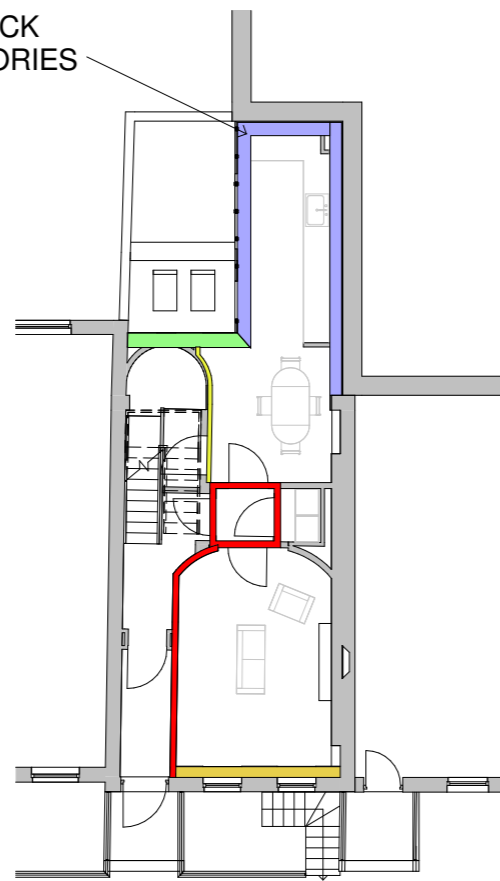
60 MINUTE FIRE RATED STUDWORK SEPARATING STAIRS

= TWO LAYERS 15mm GYPROC FIRELINE WITH JOINTS STAGGERED
 = TIMBER STUDWORK WITH 100mm STONE MINERAL WOOL IN BETWEEN
 = TWO LAYERS 15mm GYPROC FIRELINE WITH JOINTS STAGGERED
 U-VALUE 0.3W/m².K



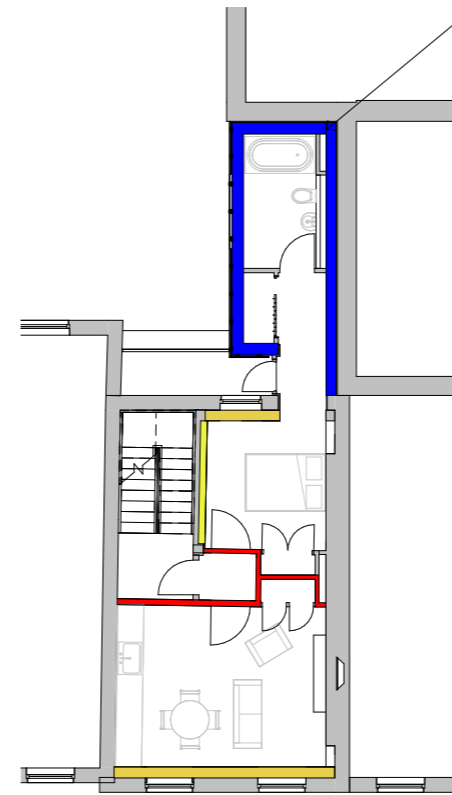
-01 Wall Construction - Basement Level
1 : 100

140mm BLOCK LOWER STORIES

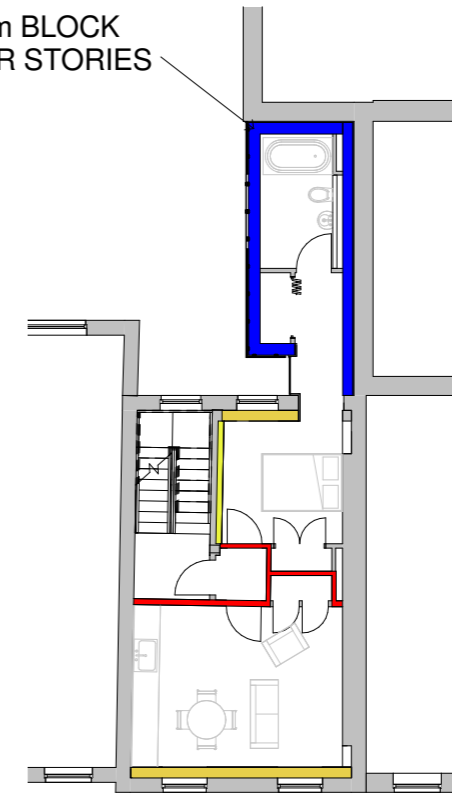


00 Wall Construction - Ground Floor
1 : 100

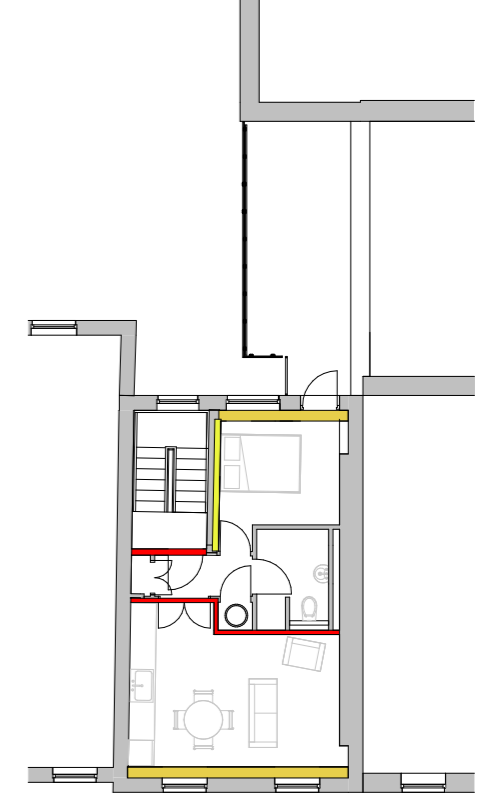
100mm BLOCK UPPER STORIES



01 Wall Construction - First Floor
1 : 100



02 Wall Construction - Second Floor
1 : 100

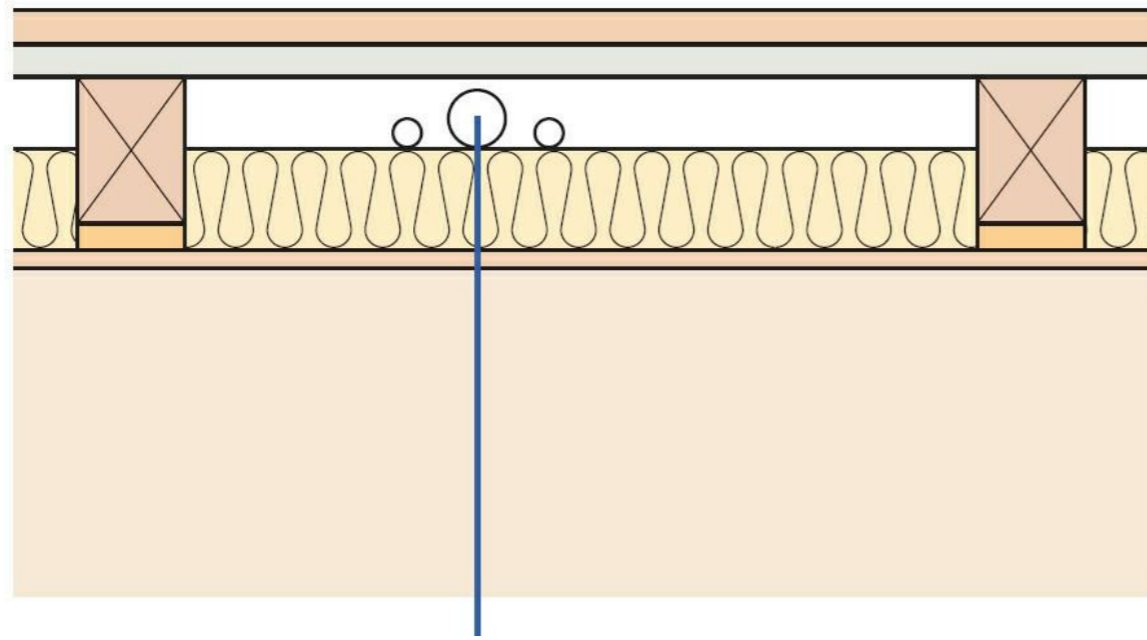


03 Wall Construction - Third Floor
1 : 100

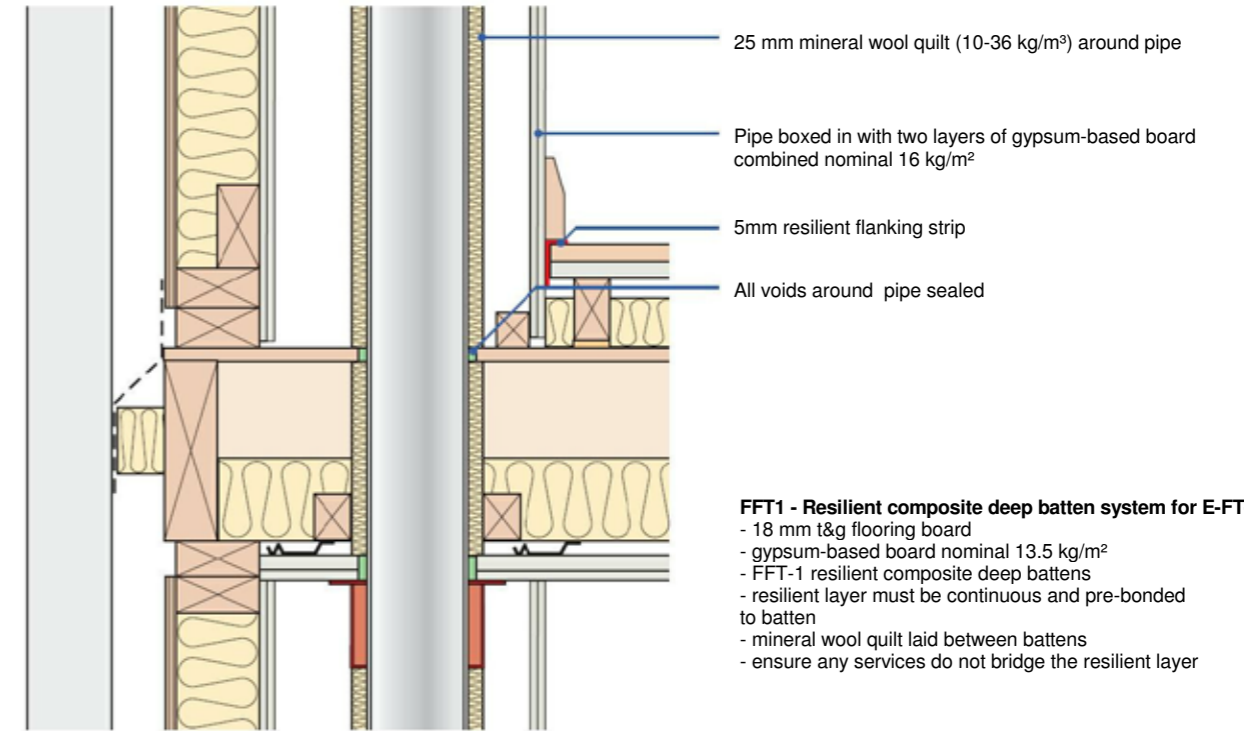
PROPOSAL

Service Runs & Boxing Out

Sections showing services integrated into robust details



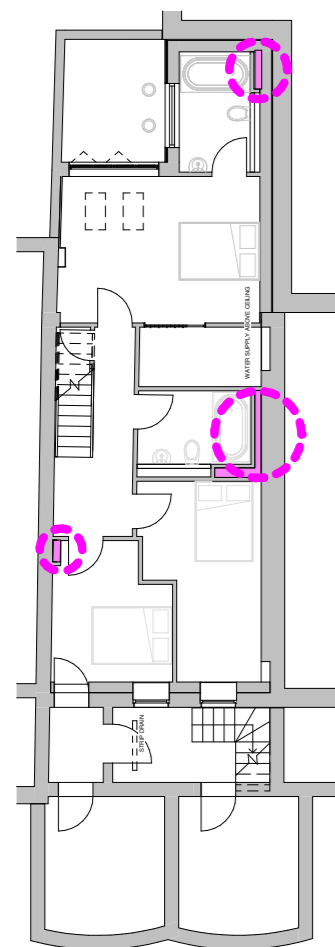
Services will run horizontally within the ceilings/floors.



SERVICES LOCATION

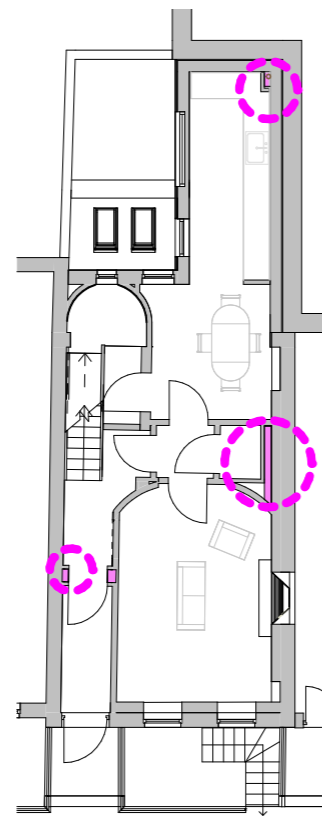


SERVICES BOXING (VERTICAL RISERS)

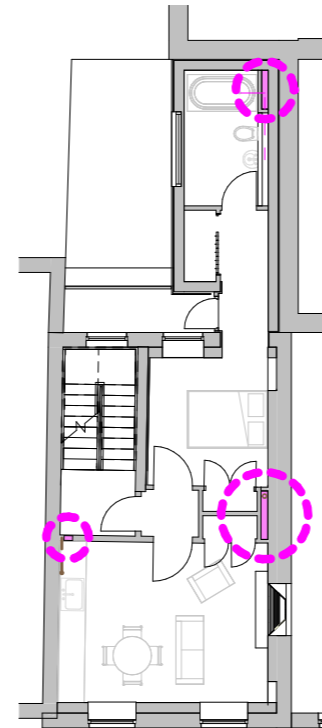


-01 Services - Basement Level
1 : 100

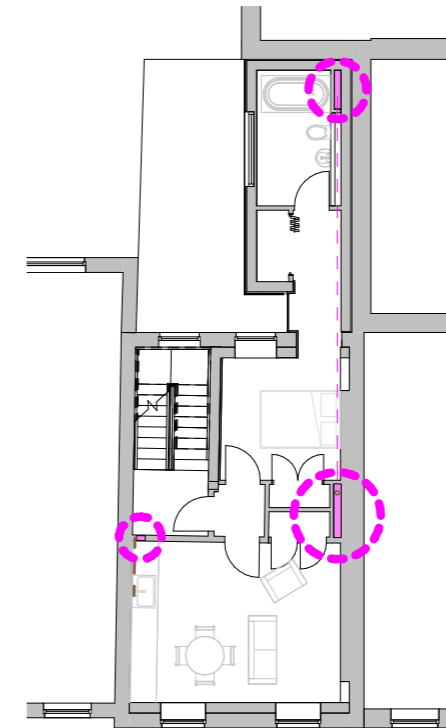
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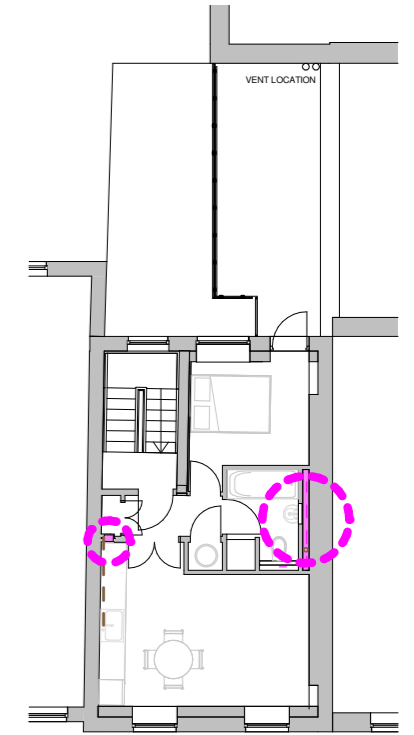
00 Services - Ground Floor
1 : 100



01 Services - First Floor
1 : 100



02 Services - Second Floor
1 : 100



03 Services - Third Floor
1 : 100