

NOTES AND KEY

DRAWINGS TO BE READ IN CONJUNCTION WITH:
 SE INFORMATION - MICHAEL BARCLAY PARTNERSHIP STRUCTURAL REPORT - MARCH 2013 - "6 LEIGH STREET LONDON WC1H 9EW" MODELLING AND IMPROVEMENT"
 HERITAGE STATEMENT PREPARED BY SQUIRE HERITAGE CONSULTING AND PLANNING STATEMENT PREPARED BY RESOLUTION PLANNING

- GRIDLINE A - SET OUT FROM CORNER TO RIGHT OF DOORWAY (VIEWED AT FROM FRONT LIGHTWELL) OF FRONT LIGHTWELL AT BASEMENT LEVEL.
- GRIDLINE B - SET OUT ON CENTRE LINE OF SPINE WALL AT BASEMENT LEVEL.
- GRIDLINE C - LINE OF EXTERNAL FACE OF REAR WALL OF MAIN HOUSE AT BASEMENT LEVEL.
- GRIDLINE D - LINE OF EXTERNAL CORNER OF EXISTING REAR OUTBUILDING AT BASEMENT LEVEL.
- GRIDLINE E - LINE OF INNER FACE OF REAR WALL TO LIGHTWELL AT BASEMENT LEVEL.

	Existing wall		Line of fire resistance (30 minutes to internal hallways, 60 minutes to walls between flats)		Pendant light fitting		Heat detector
	New external wall. Insulated timber frame with white render finish.		Internal ceiling height 2.12		Recessed downlighter		Smoke detector
	New separating wall		Floor level 7.88 +		Surface mounted emergency luminaire		LTH accessible zone wc pan/ shower

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PLANNING ISSUE

Revisions

Rev A - 20.03.13 - Revised to Pre-Application Issue. Notes re: floor structure and SE information added.

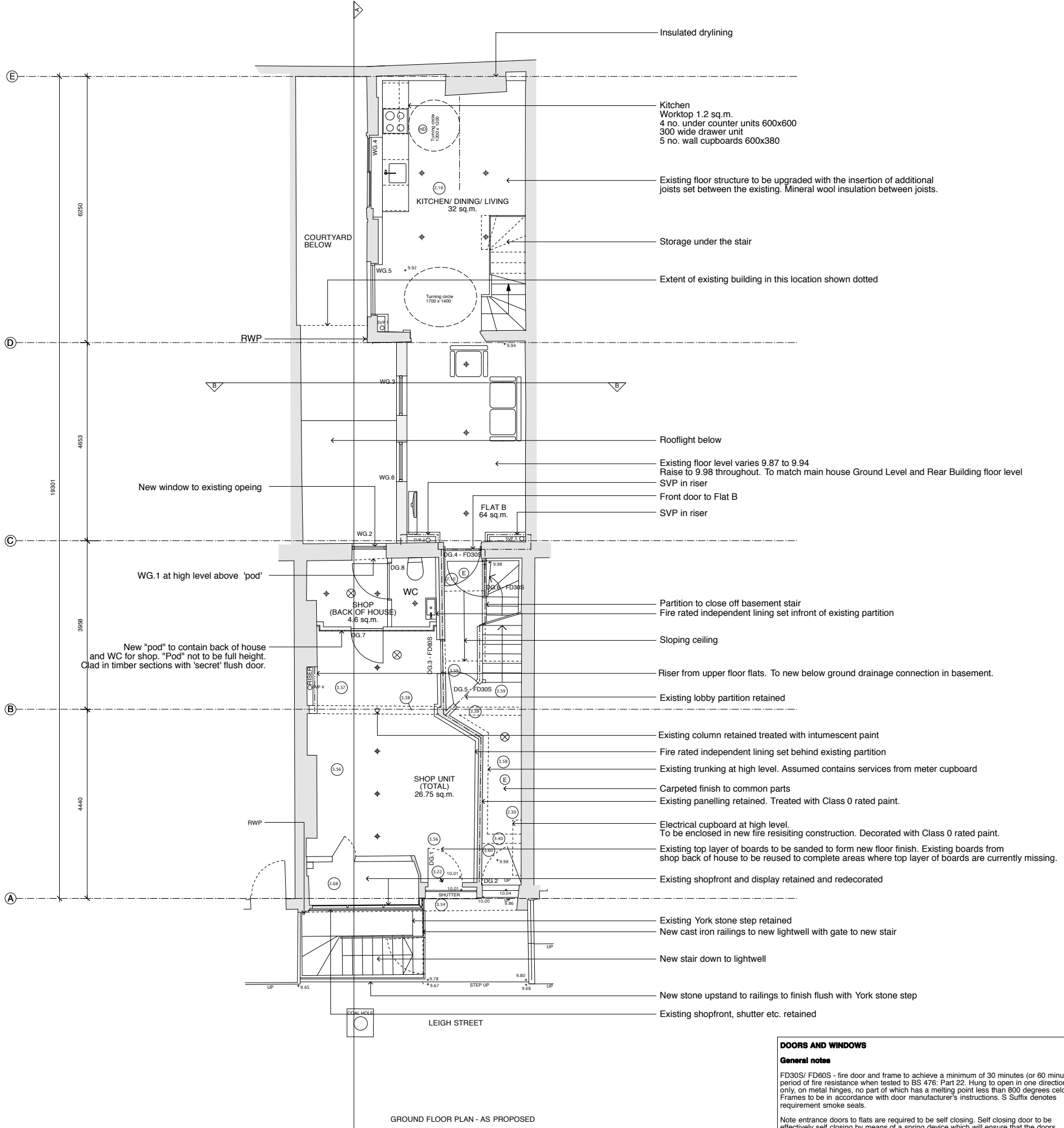
Rev B - 17.05.13 - Revised to Application Issue. Details re: partitions added. Additional notes to key and way to doors and windows added.

Rev C - 06.06.13 - Revised to amended Application Issue. Site extension to Flat B limited with associated internal layout changes.

Rev D - 23.07.13 - Section line designations changed to A and B to match existing drawings. LTH information added.

Rev E - 09.09.13 - Revisions made after meeting on site with Conservation Officer. Amendments to Listing to shop partition to describe as "in front".

Notes: 17.05.13 - In shop window after meeting with Conservation Officer. Changes in association with layout changes to accommodate over Ground and First space to rear.



DOORS AND WINDOWS

General notes

FD30S/ FD60S - fire door and frame to achieve a minimum of 30 minutes (or 60 minute) period of fire resistance when tested to BS 476: Part 22. Hung to open in one direction only, on metal hinges, no part of which has a melting point less than 800 degrees celsius. Frames to be in accordance with door manufacturer's instructions. S Suffix denotes requirement smoke seals.

Note entrance doors to flats are required to be self closing. Self closing door to be effectively self closing by means of a spring device which will ensure that the doors are held firmly in the closed position and are free from any means of holding them open.

Note: All existing windows to be retained and refurbished if possible, with the exception of window W2.3 where it is proposed to replace an existing casement with a new timber sash. Any windows deemed to be beyond repair will need to be assessed on site with a Conservation Officer. Windows that are permitted to be replaced will be replaced with like for like sash window.

Ground

DG.1 Existing entrance door to commercial unit. Retained and redecorated.

DG.2 Existing front door. Retained and redecorated.

DG.3 New door to existing opening. FD60S. Permanently fixed shut. Existing architrave retained. New door to have 4 no. raised and fielded panels.

DG.4 New door to existing opening. FD30S. New door to have 4 no. raised and fielded panels, to match DG.3.

DG.5 New door to existing opening. FD30S. New door to have 4 no. raised and fielded panels, to match DG.3.

DG.6 New door to new opening. New door to have 4 no. raised and fielded panels, to match DG.3.

DG.7 New door to new opening. Faced with painted timber as part of joinery pod.

DG.8 New door to new opening. Flush door.

W.G.1 Existing window. High level window above W.G.2.

W.G.2 New window to existing opening. Timber framed single glazed.

W.G.3 New window to new opening. Timber framed single glazed, fixed panel with opening top light, frosted glass.

W.G.4 New window to existing opening. Timber framed single glazed double casement.

W.G.5 New window to existing opening. Timber framed single glazed casement.

W.G.6 New window to new opening. Timber framed single glazed, fixed panel with opening top light, frosted glass.

UNITS	LOCATION	AREAS sq.m./sq.ft.											
		TOTAL	LIVING/ KITCHEN	DINING	BED 1	BED 2	SHOWER	OCCUPANCY					
FLAT A	BASEMENT FLAT	79	850	28	301	13.7	147	13	139	2.5	27	2	
FLAT B	REAR DWELLING - (GROUND & FIRST)	64	688	32	344			11.25	121	12.75	137	2	
COMMERCIAL UNIT	GROUND FLOOR SHOP	26.7	287										
FLAT C	FLAT C OMITTED												
FLAT D	REFURBISHED EXISTING FIRST FLOOR FLAT	30.5	328	17.5	188			9.0	97		2.3	25	1
FLAT E	REFURBISHED EXISTING SECOND FLOOR FLAT	32.5	349	18.0	193			9.0	97		2.3	25	1
FLAT F	REFURBISHED EXISTING THIRD FLOOR FLAT	34.5	371	20.0	215			8.5	91		3.1	33	1

syte

6 Leigh Street
 London
 WC1H 9EW

lan Pirie

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Ground Floor Plan
 As Proposed

Mar 13 RW F
 1:50@A1 checked by drawing
 1:100@A3 RW 205.201