

**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 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		

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check all dimensions on site prior to commencement of the work. The drawings are the property of syte architects and are not to be used for any other purpose without the written consent of syte architects. All drawings are to be read in conjunction with the contract documents and any other drawings and specifications.

**PLANNING ISSUE**

revisions

Rev A - 20.03.13 - Revised to Pre-Application Issue. Added no. floor structure and SS information added.

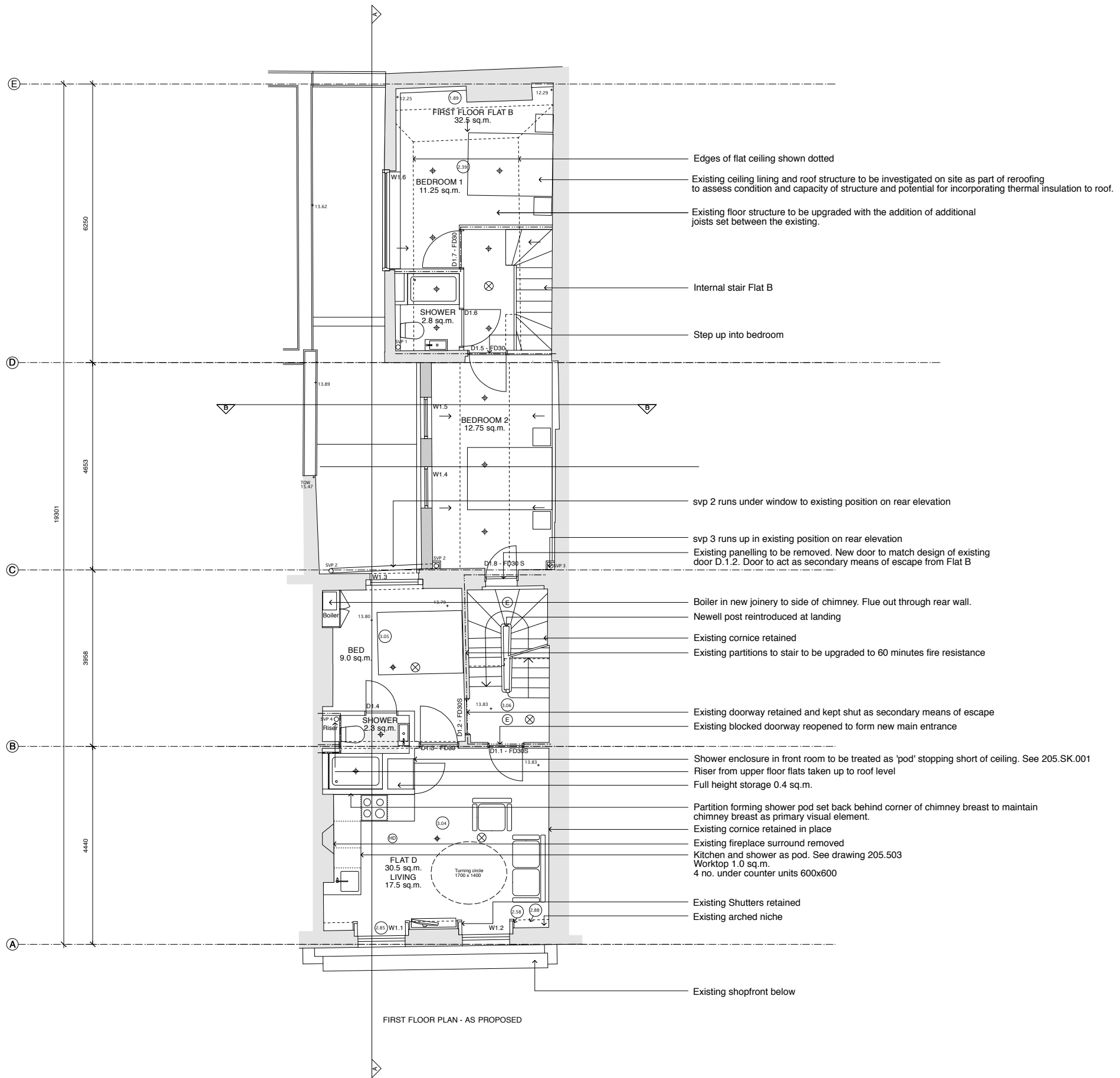
Rev B - 17.05.13 - Revised to Application Issue. Layout of Living Kitchen Flat C amended. Wall units to kitchen removed in Flat C. Additional notes to key and key to doors and windows added.

Rev C - 06.06.13 - Revised to amended Application Issue. Side extension to Flat B omitted. No amendments to layouts of Flat C and D.

Rev D - 22.07.13 - Section line designations changed to A-A and B-B to match existing drawings.

Rev E - 09.09.13 - Revisions made after meeting on site with Conservation Officer. Existing panelling and timber door to niche on stair winder retained.

Rev F - 17.10.13 - Revisions made after meeting with Conservation Officer. Changes in association with layout change to maisonette 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.

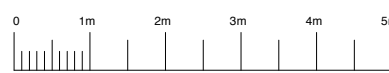
Note entrance doors to flats are required to be self closing. Self closing door to be effectively self closing by means of a spring device which will ensure that the doors are held firmly in the closed position and are free from any means of holding them open.

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.

**First**

- D1.1 Existing door to existing opening decorative architrave retained. Restored to use as door. FD30S. Door to be upgraded through use of Envirograf paint to room side of door if necessary.
- D1.2 Existing door to existing opening decorative architrave retained. FD30S. Door to be upgraded through use of Envirograf paint to room side of door if necessary.
- D1.3 New door to new opening. FD30. New door to have 4 no. raised and fielded panels, to match D1.1.
- D1.4 New door to new opening. New door to have 4 no. raised and fielded panels, to match D1.1.
- D1.5 New door to new opening. FD30. New door to have 4 no. raised and fielded panels, to match DG.8.
- D1.6 New door to new opening. New door to have 4 no. raised and fielded panels, to match DG.8.
- D1.7 New door to new opening. FD30. New door to have 4 no. raised and fielded panels, to match DG.8.
- D1.8 New door to existing opening. FD30 S. New door to have 4 no. raised and fielded panels, to match D1.2.

- W1.1 Existing window to be retained.
- W1.2 Existing window to be retained.
- W1.3 Existing window to be retained.
- W1.4 New window to new opening. Timber framed single glazed casement.
- W1.5 New window to new opening. Timber framed single glazed casement.
- W1.6 New window to existing opening. Timber framed single glazed double casement.



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					
FLAT B	REAR DWELLING - (GROUND & FIRST)	64	688	32	344			11.25	121	12.75	137	2.5	27	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

drawing title

**First Floor Plan  
 As Proposed**

date drawn by revision

Mar 13 RW F

scale checked by drawing

1:50@A1  
 1:100@A3 RW 205.202