



Fire escape doors from adjacent units

Columns supporting generator overhead

Sheffield stand cycle racks

Stair to alleyway at street level

Air conditioning outlets from retail unit

Door to retail unit

Line of Eagle House at ground floor level

Gate leading to car park - not included as part of Eagle House site

AREA NOT SURVEYED

EAGLE HOUSE BASEMENT AREA NOT SURVEYED

CAR PARK BENEATH STREET - AREA NOT SURVEYED

NOTE:
 Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION. The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others.
 Dimensions and setting out - should be checked on site; see above.
 Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.
 Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.
 Planning - the client / the contractor will ensure that the project is completed in accordance with the approved planning drawings and take responsibility for the discharge of any planning conditions.
 Party Walls & Rights to Light - the client / the contractor ensure that any notices and consents required are obtained before work commences.
 Archaeological & Ecological - the client / the contractor will ensure that any notices and consents required are obtained before work commences.

Revisions		
No.	Description	Date
A	Planning Consultant Issue	10/09/15
B	Drawing Revised For Planning Issue	15/09/15

PROPOSED

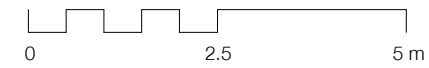
H&T Architecture
 3rd Floor
 25-29 Oak Street
 London EC1V 9JH
 T: 020 7398 8830
 E: info@hustarchitecture.com

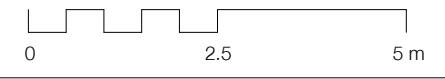
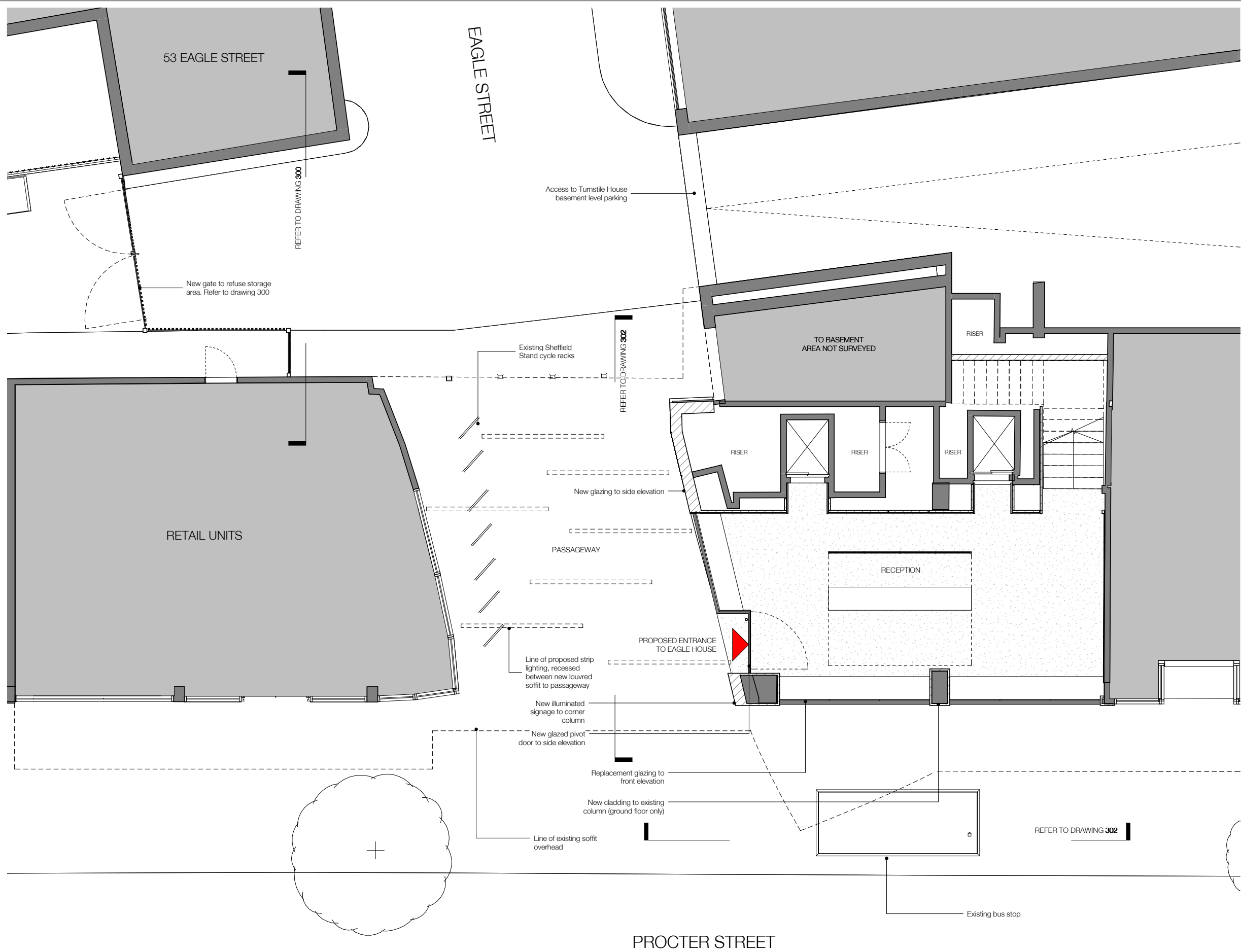
H&T

Job: Eagle House
 Job No: H338
 Drawing: Proposed Basement Courtyard

Scale: 1:50 @ A1, 1:100 @ A3
 Drawing No: 008
 Revision: B

NOTE:
 Glazing Allowances will need to be negotiated with Building Control as per Approved Document L1B Conservation of Fuel and Power





NOTE:
 Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION. The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others. Dimensions and setting out - should be checked on site; see above.
 Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.
 Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.
 Planning - the client / the contractor will ensure that the project is completed in accordance with the approved planning drawings and take responsibility for the discharge of any planning conditions.
 Party Walls & Rights to Light - the client / the contractor ensure that any notices and consents required are obtained before work commences.
 Archaeological & Ecological - the client / the contractor will ensure that any notices and consents required are obtained before work commences.

NOTE:
 Glazing Allowances will need to be negotiated with Building Control as per Approved Document L1B Conservation of Fuel and Power

Revisions		
No.	Description	Date
A	Planning Consultant Issue	10/09/15
B	Drawing Revised For Planning Issue	15/09/15

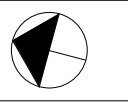
PROPOSED

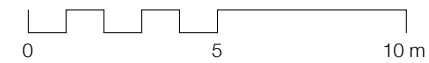
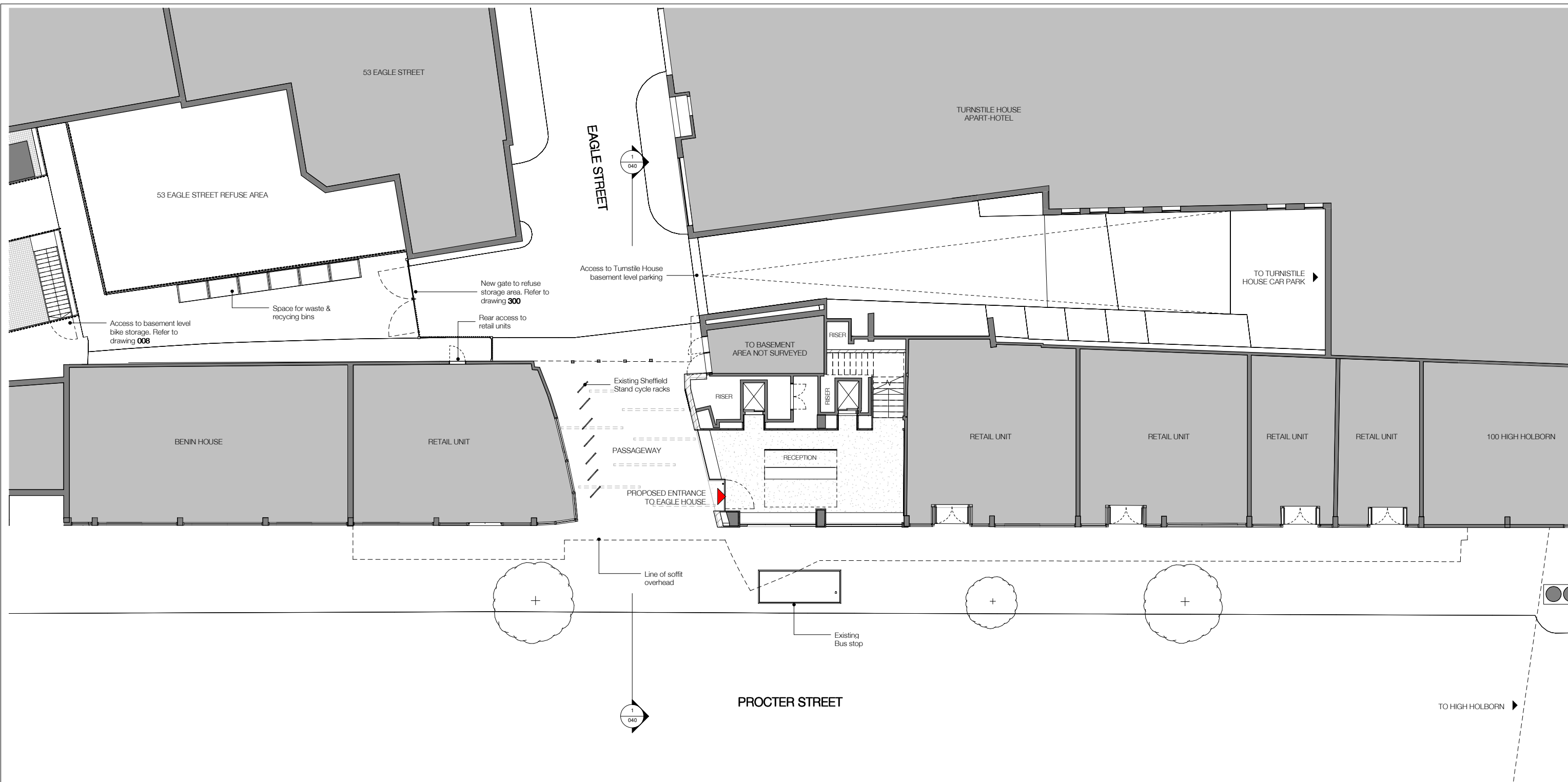
New Client name from this drawing. All drawings tools checked on site by the contractor and to be responsible.

HÛT Architecture
 3rd Floor
 25-29 Oak Street
 London EC1V 9JL
 T: 020 7398 8830
 E: info@hustarchitecture.com

HÛT

Job: Eagle House
 Job No: H338
 Drawing: Proposed Ground Floor
 Passageway & Entrance Area
 Scale: 1:50 @ A1, 1:100 @ A3
 Drawing No: 009
 Revision: B





NOTE:
 Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION. The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others.
 Dimensions and setting out - should be checked on site; see above.
 Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.
 Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.
 Planning - the client / the contractor will ensure that the project is completed in accordance with the approved planning drawings and take responsibility for the discharge of any planning conditions.
 Party Walls & Rights to Light - the client / the contractor ensure that any notices and consents required are obtained before work commences.
 Archaeological & Ecological - the client / the contractor will ensure that any notices and consents required are obtained before work commences.
 NOTE: Glazing Allowances will need to be negotiated with Building Control as per Approved Document L1B Conservation of Fuel and Power.

WALL KEY

	EXISTING
	PROPOSED

Revisions		
No.	Description	Date
A	Drawings Updated	27/08/15
B	Drawings Updated	07/09/15
C	Planning Consultant Issue	10/09/15
D	Drawing Revised For Planning Issue	16/09/15

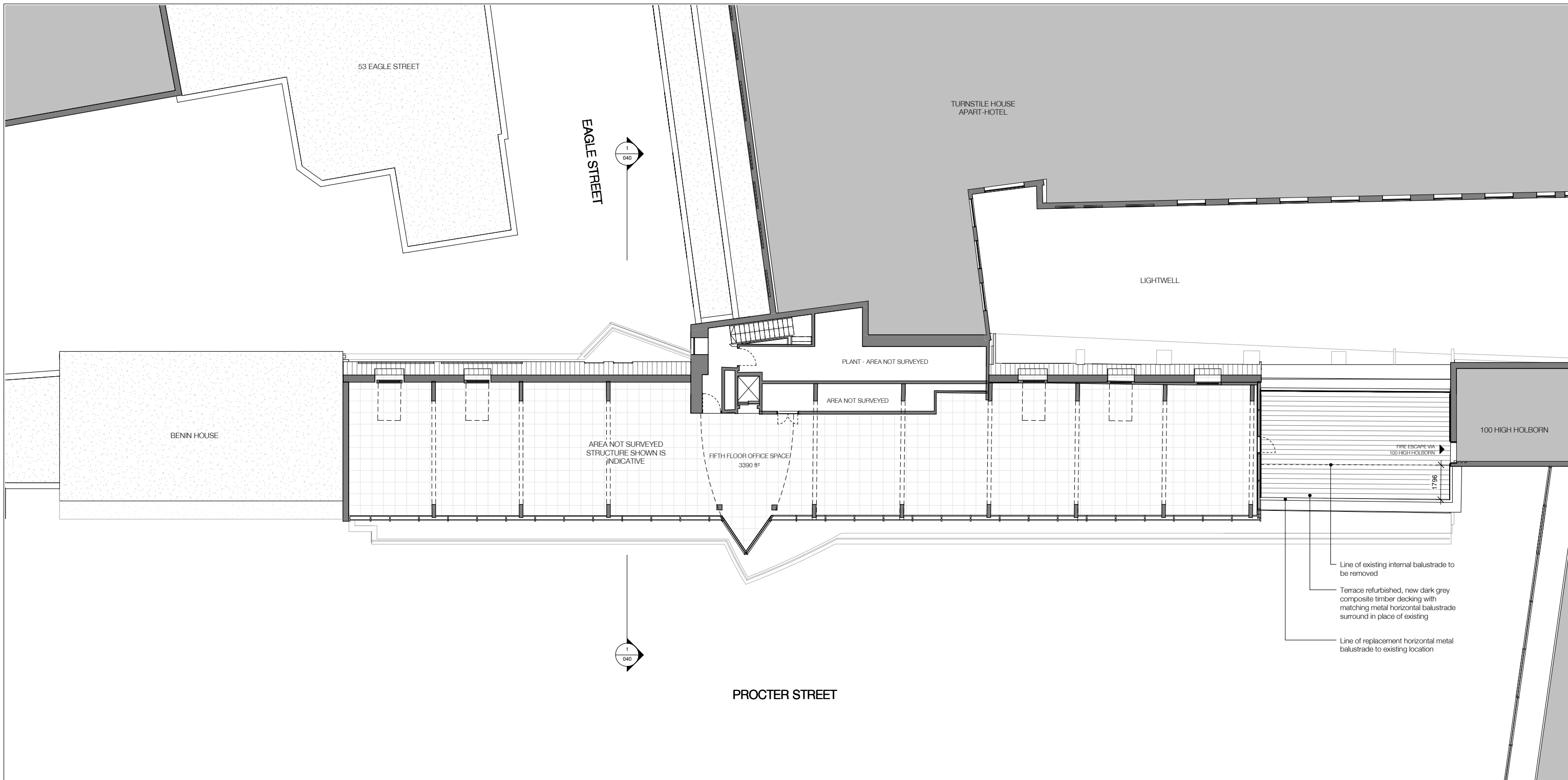
PROPOSED

New Client use from this drawing. All drawings to be checked on site by the contractor and to be re-submitted.
HÛT
 HÛT Architecture
 3rd Floor
 25-29 Oak Street
 London EC1Y 4AE
 T: 020 7398 8838
 E: info@hutarchitecture.com

Job: Eagle House
 Job No: H338
 Drawing: Proposed Ground Floor Plan

Scale: 1:100 @ A1, 1:200 @ A3
 Drawing No: 010
 Revision: D





Line of existing internal balustrade to be removed

Terrace refurbished, new dark grey composite timber decking with matching metal horizontal balustrade surround in place of existing

Line of replacement horizontal metal balustrade to existing location

NOTE:
 Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION. The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others.
 Dimensions and setting out - should be checked on site; see above.
 Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.
 Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.
 Planning - the client / the contractor will ensure that the project is completed in accordance with the approved planning drawings and take responsibility for the discharge of any planning conditions.
 Party Walls & Rights to Light - the client / the contractor ensure that any notices and consents required are obtained before work commences.
 Archaeological & Ecological - the client / the contractor will ensure that any notices and consents required are obtained before work commences.

NOTE:
 Glazing Allowances will need to be negotiated with Building Control as per Approved Document L1B Conservation of Fuel and Power

WALL KEY

	EXISTING
	PROPOSED

Revisions

No.	Description	Date
A	Revised annotations	06/08/15
B	Drawings Updated	27/08/15
C	Drawings Updated	07/09/15
D	Planning Consultant Issue	10/09/15
E	Drawing Revised For Planning Issue	16/09/15

PROPOSED

New Client name from this drawing. All dimensions include unless stated otherwise by the contractor and shall be the responsibility of the contractor.

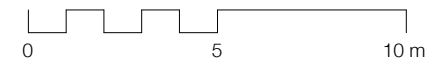
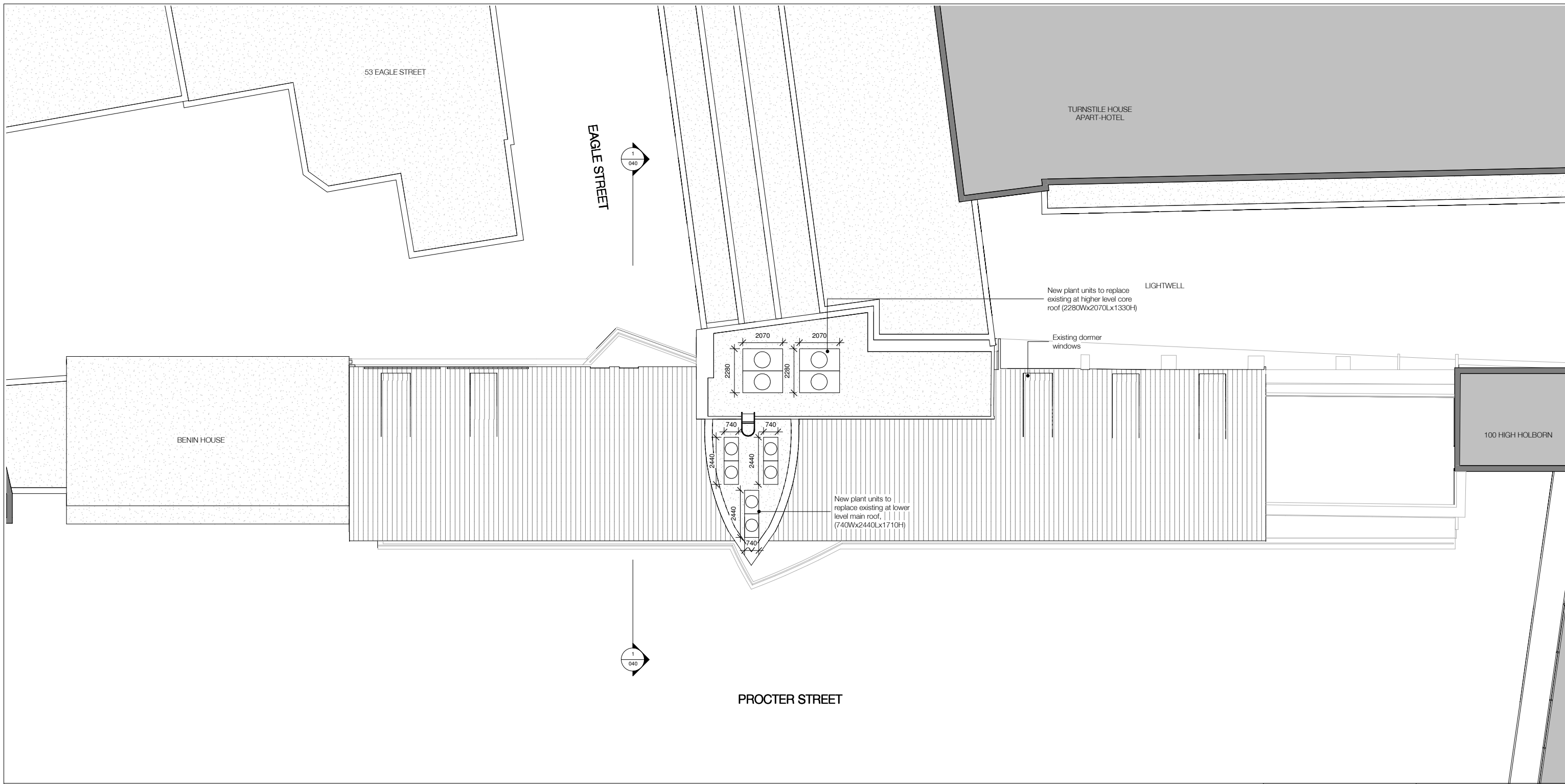
HÛT Architecture
 3rd Floor
 25-29 Oak Street
 London EC1V 9JH
 T: 020 7399 8838
 E: info@hutarchitecture.com

HÛT

Job: Eagle House
 Job No: H338
 Drawing: Proposed Fifth Floor Plan

Scale: 1:100 @ A1, 1:200 @ A3
 Drawing No: 015
 Revision: E





NOTE:
 Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION. The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others.
 Dimensions and setting out - should be checked on site; see above.
 Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.
 Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.
 Planning - the client / the contractor will ensure that the project is completed in accordance with the approved planning drawings and take responsibility for the discharge of any planning conditions.
 Party Walls & Rights to Light - the client / the contractor ensure that any notices and consents required are obtained before work commences.
 Archaeological & Ecological - the client / the contractor will ensure that any notices and consents required are obtained before work commences.
NOTE:
 Glazing Allowances will need to be negotiated with Building Control as per Approved Document L1B Conservation of Fuel and Power.

WALL KEY

EXISTING

PROPOSED

Revisions		
No.	Description	Date
A	Revised annotations	06/08/15
B	Drawings Updated	27/08/15
C	Drawings Updated	07/09/15
D	Planning Consultant Issue	10/09/15
E	Drawing Revised For Planning Issue	16/09/15

PROPOSED

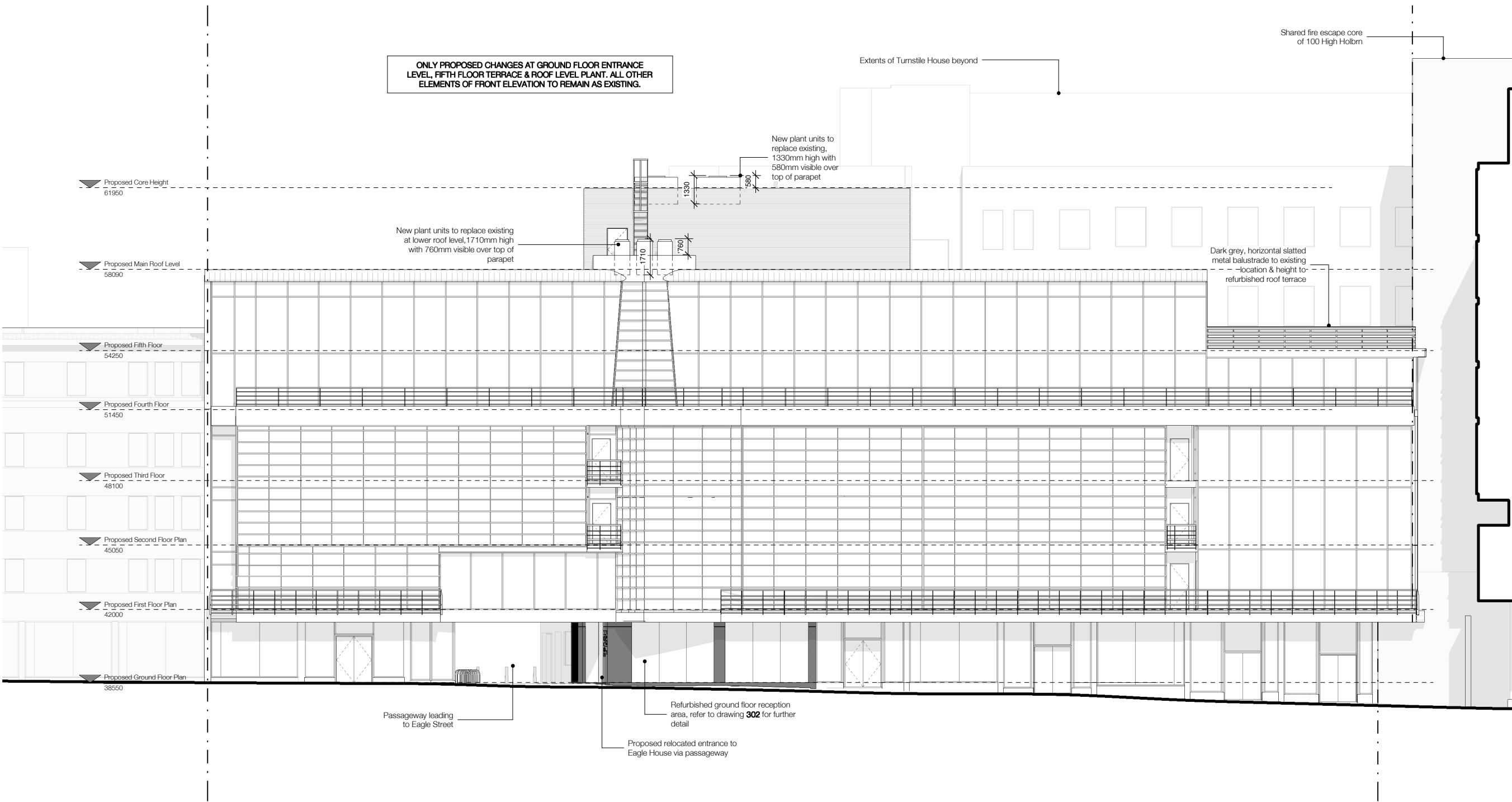
New Client name from this drawing. All dimensions include unless stated otherwise by the contractor and shall be his responsibility.

HÛT Architecture
 3rd Floor
 25-29 Oak Street
 London EC1V 9JH
 T: 020 7398 8830
 E: info@hutarchitecture.com

HÛT

Job: Eagle House
 Job No: H338
 Drawing: Proposed Roof Plan

Scale: 1:100 @ A1, 1:200 @ A3
 Drawing No: 016
 Revision: E



ONLY PROPOSED CHANGES AT GROUND FLOOR ENTRANCE LEVEL, FIFTH FLOOR TERRACE & ROOF LEVEL PLANT. ALL OTHER ELEMENTS OF FRONT ELEVATION TO REMAIN AS EXISTING.

- Proposed Core Height 61950
- Proposed Main Roof Level 58090
- Proposed Fifth Floor 54250
- Proposed Fourth Floor 51450
- Proposed Third Floor 48100
- Proposed Second Floor Plan 45050
- Proposed First Floor Plan 42000
- Proposed Ground Floor Plan 38550

NOTE:
 Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION. The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others.
 Dimensions and setting out - should be checked on site; see above.
 Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.
 Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.
 Planning - the client / the contractor will ensure that the project is completed in accordance with the approved planning drawings and take responsibility for the discharge of any planning conditions.
 Party Walls & Rights to Light - the client / the contractor ensure that any notices and consents required are obtained before work commences.
 Archaeological & Ecological - the client / the contractor will ensure that any notices and consents required are obtained before work commences.
 NOTE:
 Glazing Allowances will need to be negotiated with Building Control as per Approved Document L1B Conservation of Fuel and Power.

Revisions		
No.	Description	Date
A	Revised annotations	06/08/15
B	Drawings Updated	27/08/15
C	Drawings Updated	07/09/15
D	Planning Consultant Issue	10/09/15
E	Drawing Revised For Planning Issue	16/09/15

PROPOSED

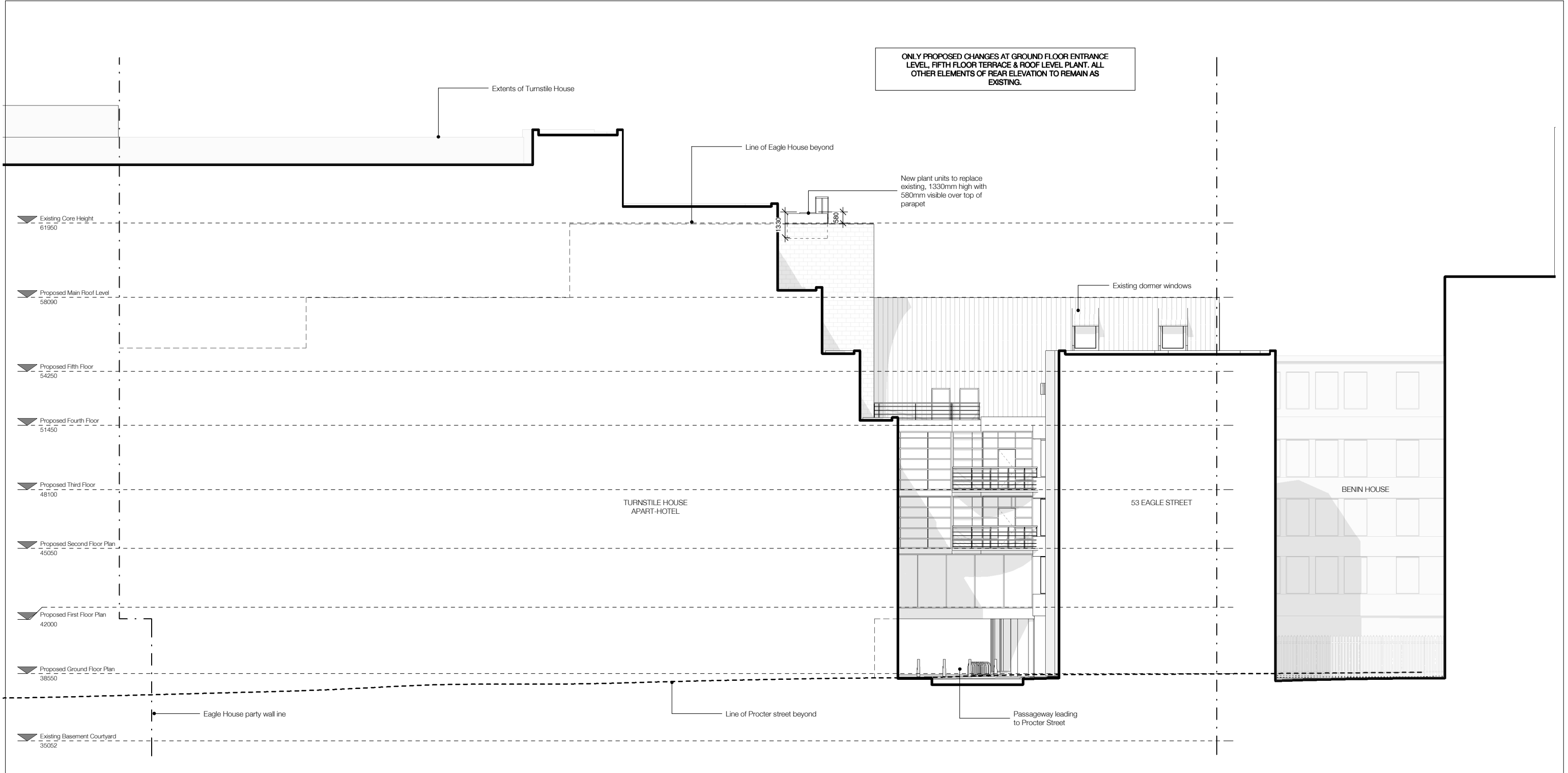
H&T Architecture
 3rd Floor
 25-29 Oak Street
 London EC1V 9JH
 T: 020 7398 8830
 E: info@hustarchitecture.com

H&T

Job: Eagle House
 Job No: H338
 Drawing: Proposed Front Elevation
 Scale: 1:100 @ A1, 1:200 @ A3
 Drawing No: 030
 Revision: E



ONLY PROPOSED CHANGES AT GROUND FLOOR ENTRANCE LEVEL, FIFTH FLOOR TERRACE & ROOF LEVEL PLANT. ALL OTHER ELEMENTS OF REAR ELEVATION TO REMAIN AS EXISTING.



NOTE:

Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION. The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others. Dimensions and setting out - should be checked on site; see above.

Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.

Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.

Planning - the client / the contractor will ensure that the project is completed in accordance with the approved planning drawings and take responsibility for the discharge of any planning conditions.

Party Walls & Rights to Light - the client / the contractor ensure that any notices and consents required are obtained before work commences.

Archaeological & Ecological - the client / the contractor will ensure that any notices and consents required are obtained before work commences.

NOTE: Glazing Allowances will need to be negotiated with Building Control as per Approved Document L1B Conservation of Fuel and Power.

Revisions		
No.	Description	Date
A	Revised annotations	06/08/15
B	Drawings Updated	27/08/15
C	Drawings Updated	07/09/15
D	Planning Consultant Issue	10/09/15
E	Drawing Revised For Planning Issue	16/09/15

PROPOSED

New Client name from this drawing. All dimensions taken shall be verified by the contractor and taken to responsibility.

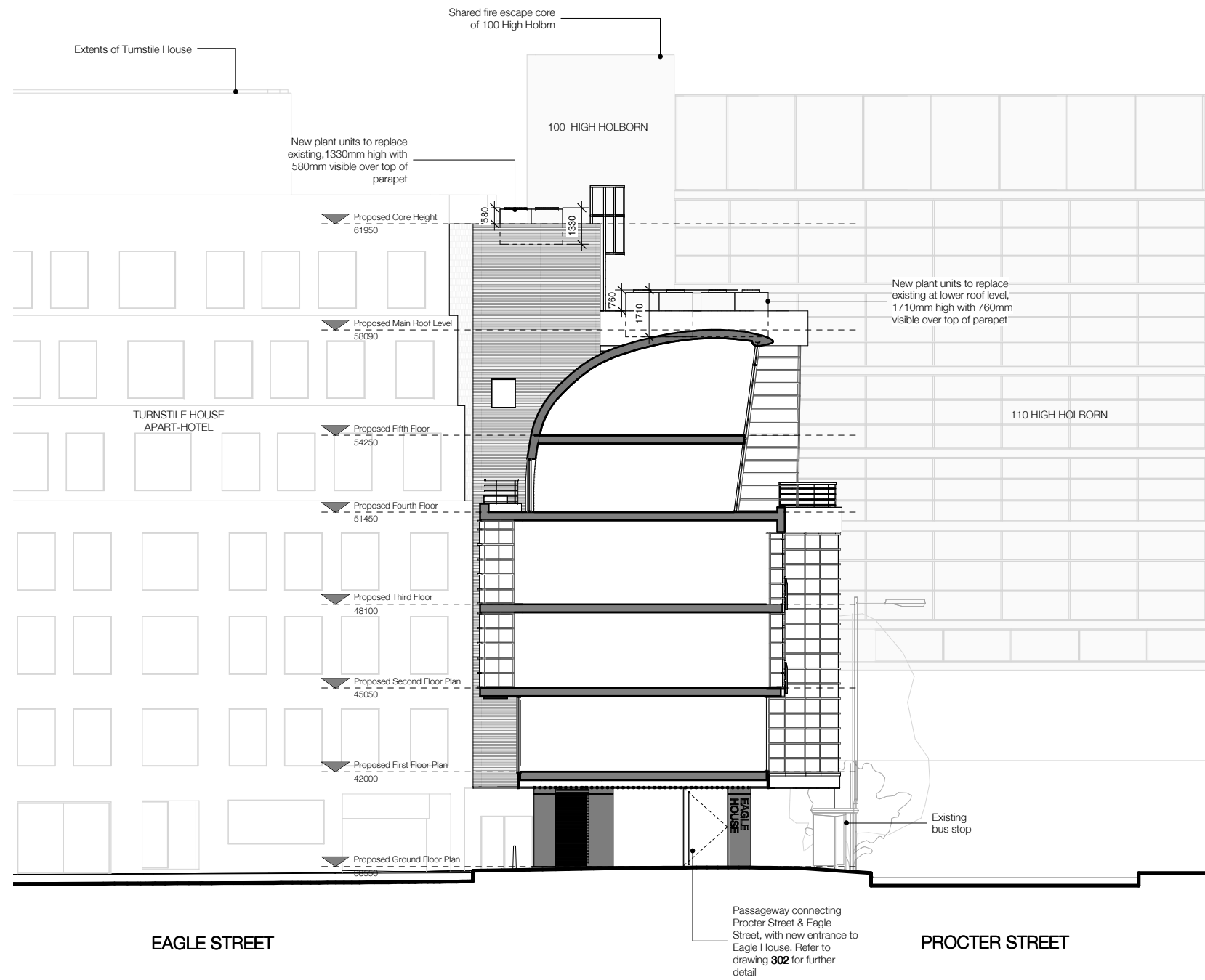
HÛT Architecture
3rd Floor
25-29 Oak Street
London EC1Y 6HE
T: 020 7398 8830
E: info@hutarchitecture.com

HÛT

Job: Eagle House
Job No: H338
Drawing: Proposed Rear Elevation

Scale: 1:100 @ A1, 1:200 @ A3
Drawing No: 031
Revision: E





NOTE:

Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION. The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others. Dimensions and setting out - should be checked on site; see above.

Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.

Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.

Planning - the client / the contractor will ensure that the project is completed in accordance with the approved planning drawings and take responsibility for the discharge of any planning conditions.

Party Walls & Rights to Light - the client / the contractor ensure that any notices and consents required are obtained before work commences.

Archaeological & Ecological - the client / the contractor will ensure that any notices and consents required are obtained before work commences.

NOTE: Glazing Allowances will need to be negotiated with Building Control as per Approved Document L1B Conservation of Fuel and Power.

Revisions		
No.	Description	Date
A	Drawings Updated	07/09/15
B	Planning Consultant Issue	10/09/15
C	Drawing Revised For Planning Issue	16/09/15

PROPOSED

New Client name from this drawing. All dimensions shown checked on site by the contractor and to their responsibility.
 HÛT Architecture
 3rd Floor
 25-29 Oak Street
 London EC1V 9JH
 T: 020 7398 8830
 E: info@hutarchitecture.com

HÛT
 Job: Eagle House
 Job No: H338
 Drawing: Proposed Section 01
 Scale: 1:100 @ A1, 1:200 @ A3
 Drawing No: 040
 Revision: C

Proposed black metal louvres to soffit, with recessed strip lighting between

Proposed black metal cladding panels

New full height glazing

Proposed riser ventilation grille in place of existing



Existing column re-clad in black metal, with Eagle House back-lit stencilled signage

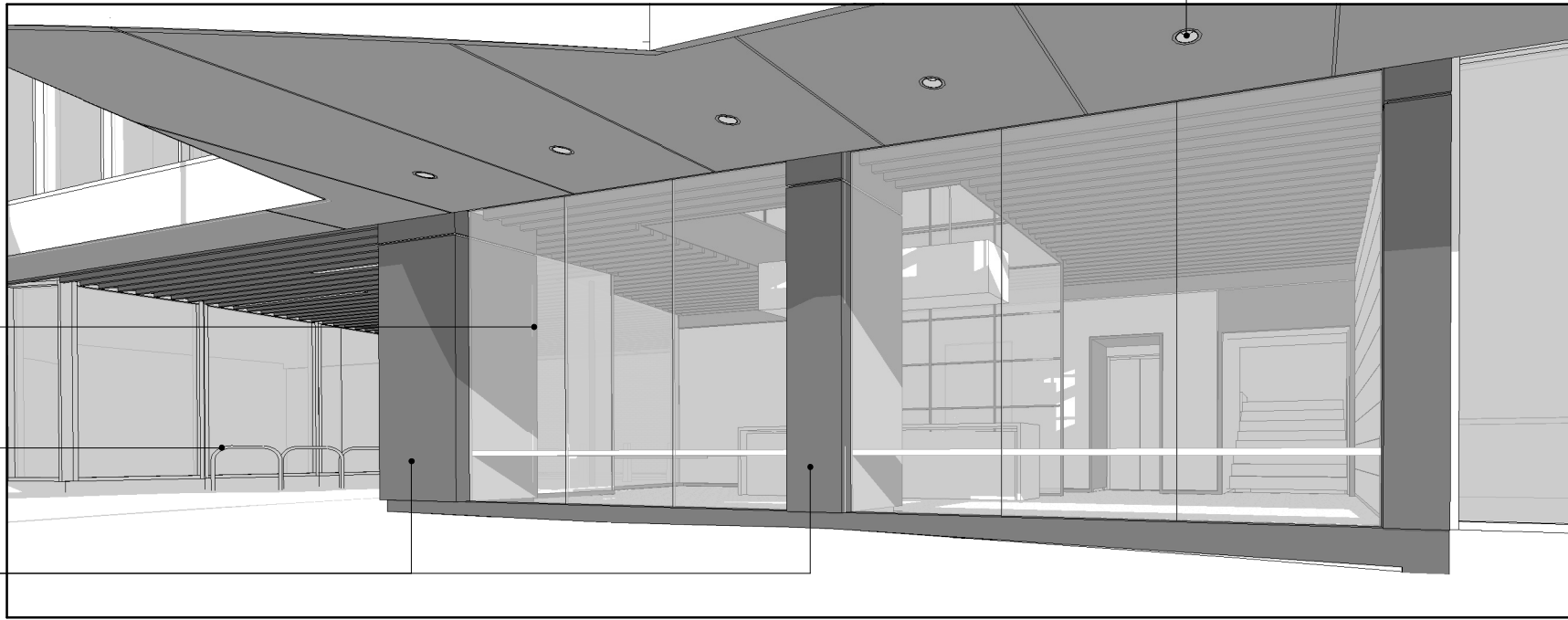
Re-located entrance - full height, glass pivot door with black metal pull handle

View of proposed Eagle House main reception entrance from passageway leading to Eagle Street

New full height glazing

Existing Sheffield Stand cycle racks

New black patinated metal cladding to existing columns



Existing lighting to remain

View of proposed Eagle House reception street frontage from Procter Street

NOTE:
 Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION. The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others.
 Dimensions and setting out - should be checked on site; see above.
 Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.
 Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.
 Planning - the client / the contractor will ensure that the project is completed in accordance with the approved planning drawings and take responsibility for the discharge of any planning conditions.
 Party Walls & Rights to Light - the client / the contractor ensure that any notices and consents required are obtained before work commences.
 Archaeological & Ecological - the client / the contractor will ensure that any notices and consents required are obtained before work commences.

NOTE:
 Glazing Allowances will need to be negotiated with Building Control as per Approved Document L1B Conservation of Fuel and Power

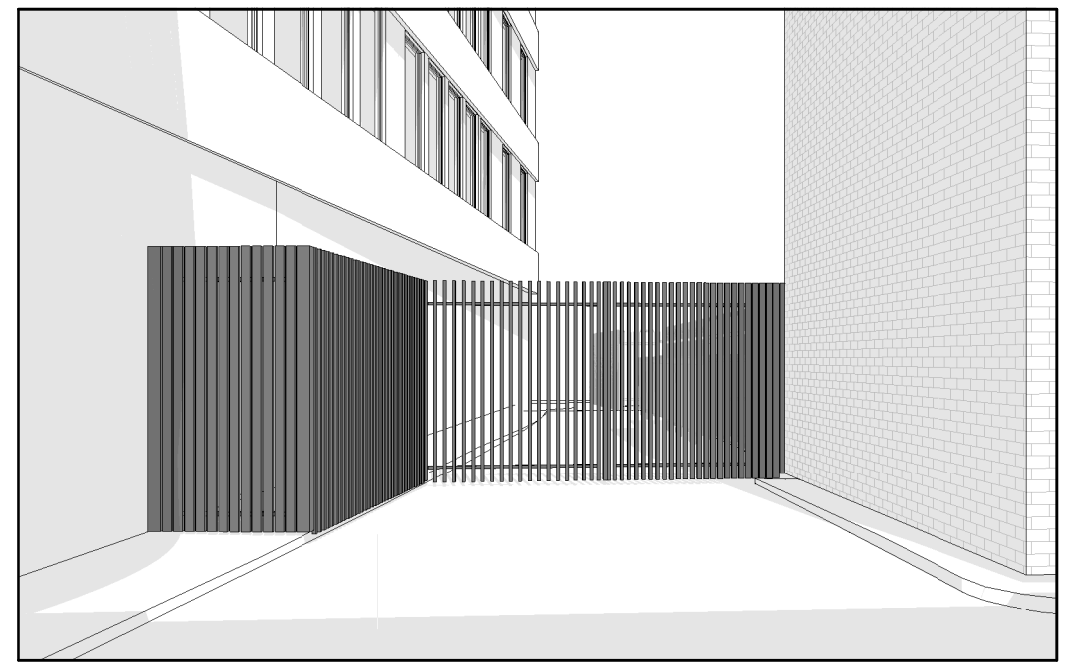
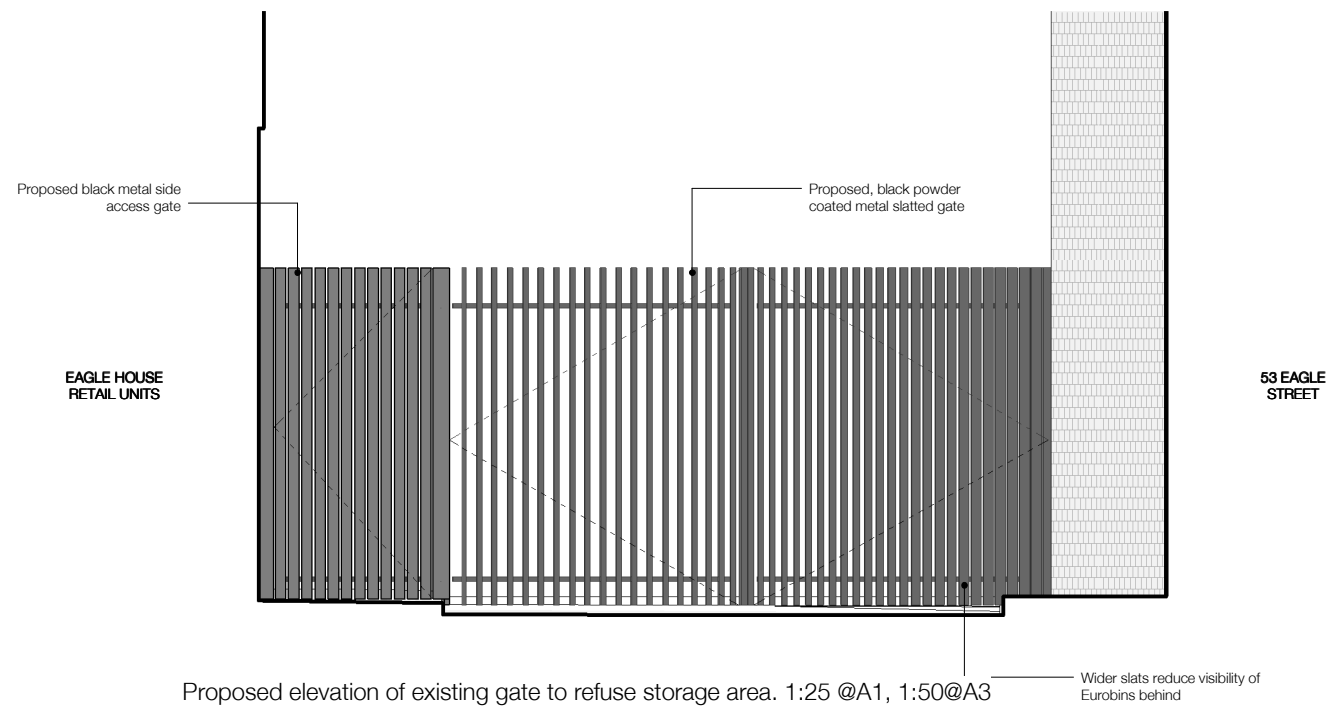
Revisions		
No.	Description	Date
A	Planning Consultant Issue	10/09/15
B	Drawing Revised For Planning Issue	15/09/15

PROPOSED

H&T Architecture
 3rd Floor
 25-29 Oak Street
 London EC1V 9JH
 T: 020 7398 8838
 E: info@hustarchitecture.com

H&T

Job: Eagle House
 Job No: H338
 Drawing: Proposed Ground Floor Entrance
 Scale:
 Drawing No: 053
 Revision: B



Perspective of proposed gate to refuse storage area. Not to scale

NOTE:
 Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION. The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others.
 Dimensions and setting out - should be checked on site; see above.
 Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.
 Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.
 Planning - the client / the contractor will ensure that the project is completed in accordance with the approved planning drawings and take responsibility for the discharge of any planning conditions.
 Party Walls & Rights to Light - the client / the contractor ensure that any notices and consents required are obtained before work commences.
 Archaeological & Ecological - the client / the contractor will ensure that any notices and consents required are obtained before work commences.

NOTE:
 Glazing Allowances will need to be negotiated with Building Control as per Approved Document L1B Conservation of Fuel and Power

Revisions		
No.	Description	Date
A	Planning Consultant Issue	10/09/15
B	Drawing Revised For Planning Issue	15/09/15

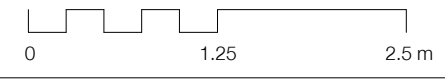
PROPOSED

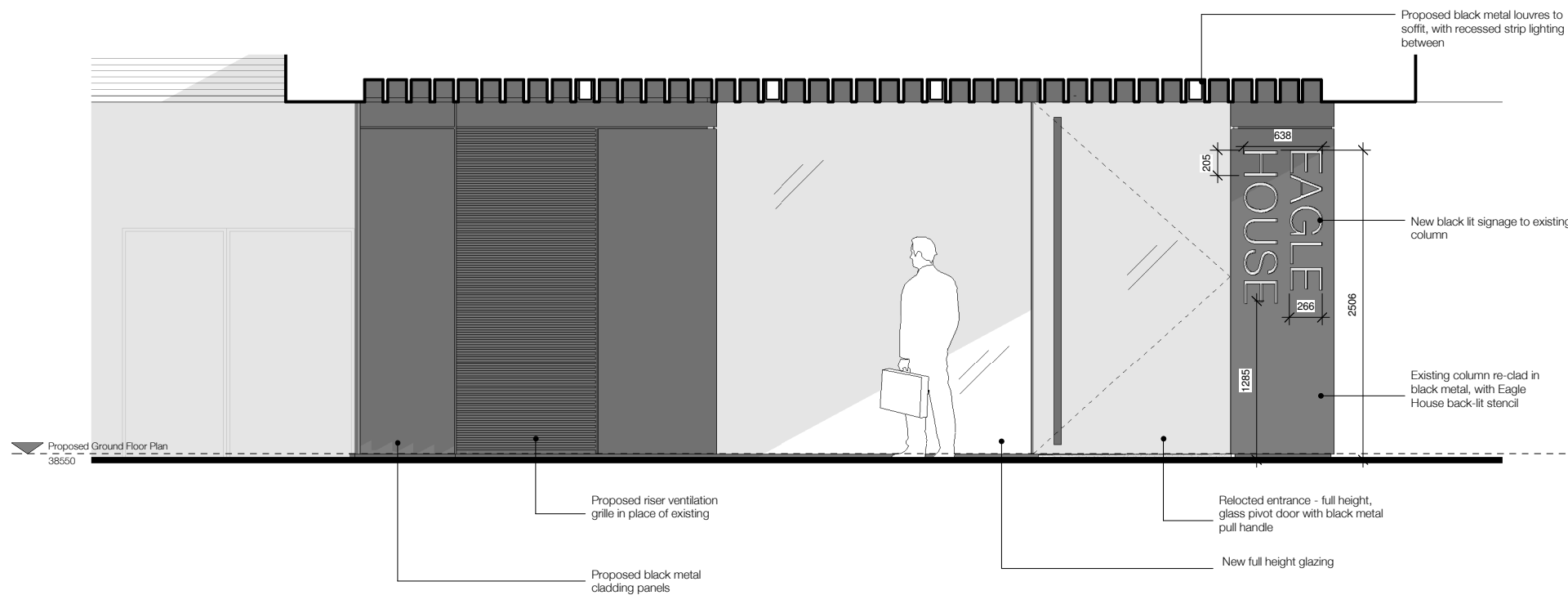
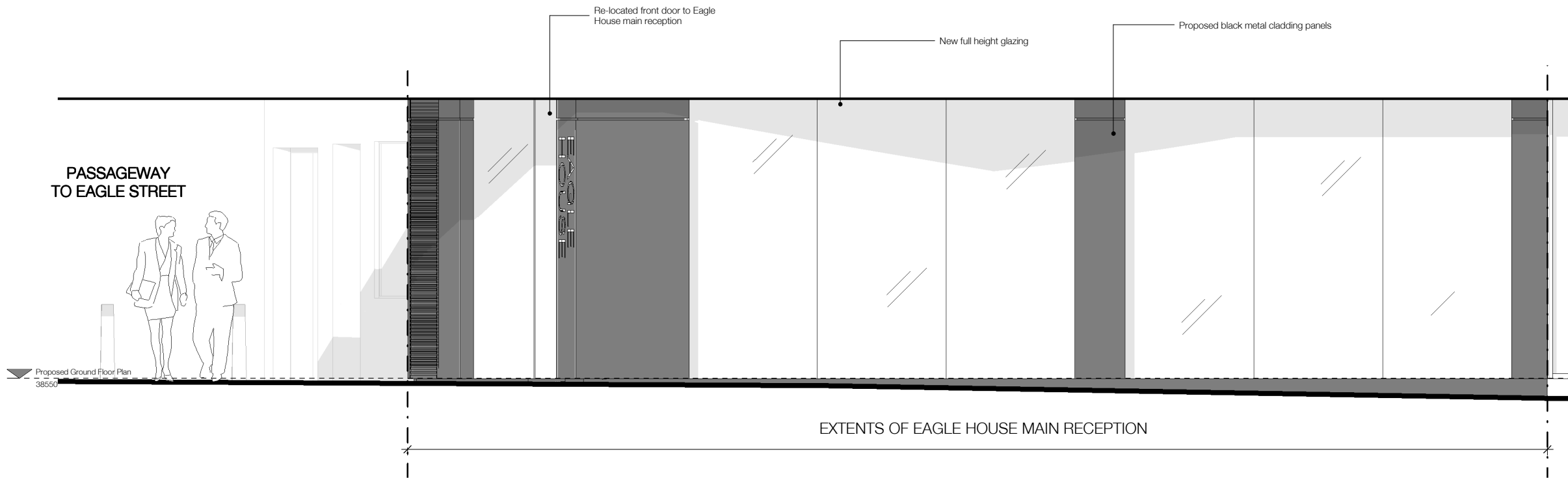
H&T Architecture
 3rd Floor
 25-29 Oak Street
 London EC1V 9JH
 T: 020 7380 8830
 E: info@hustarchitecture.com

H&T

Job: Eagle House
 Job No: H338
 Drawing: Proposed Gate to Refuse Area

Scale: 1:25 @ A1, 1:50 @ A3
 Drawing No: 300
 Revision: B





NOTE:
 Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION. The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others.
 Dimensions and setting out - should be checked on site; see above.
 Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.
 Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.
 Planning - the client / the contractor will ensure that the project is completed in accordance with the approved planning drawings and take responsibility for the discharge of any planning conditions.
 Party Walls & Rights to Light - the client / the contractor ensure that any notices and consents required are obtained before work commences.
 Archaeological & Ecological - the client / the contractor will ensure that any notices and consents required are obtained before work commences.

Revisions		
No.	Description	Date
A	Planning Consultant Issue	10/09/15
B	Drawing Revised For Planning Issue	15/09/15

NOTE:
 Glazing Allowances will need to be negotiated with Building Control as per Approved Document L1B Conservation of Fuel and Power

PROPOSED

HÛT

Job: Eagle House
 Job No: H338
 Drawing: Proposed Ground Floor Entrance Area Elevations
 Scale: 1:25 @ A1, 1:50 @ A3
 Drawing No: 302
 Revision: B

