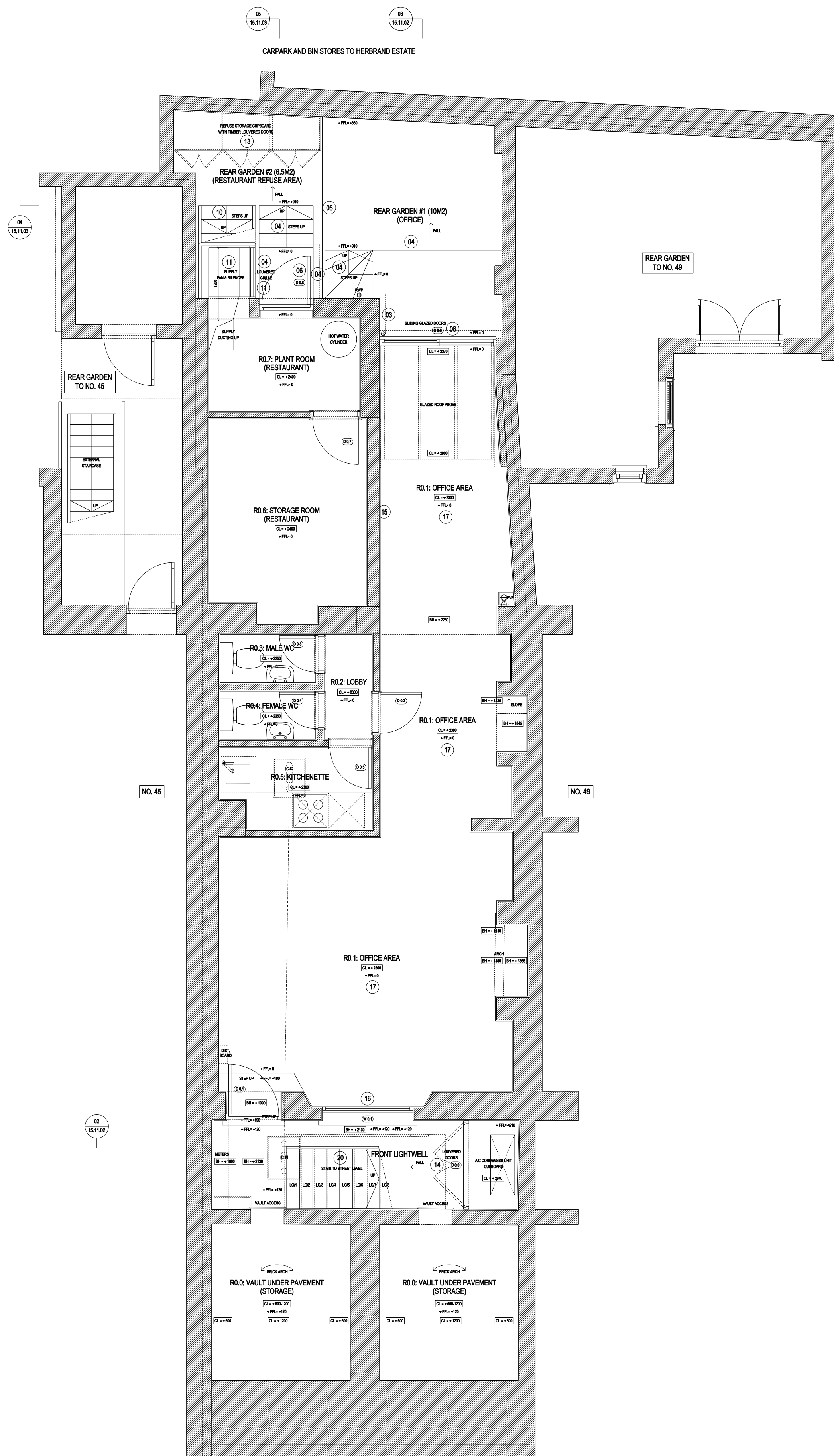
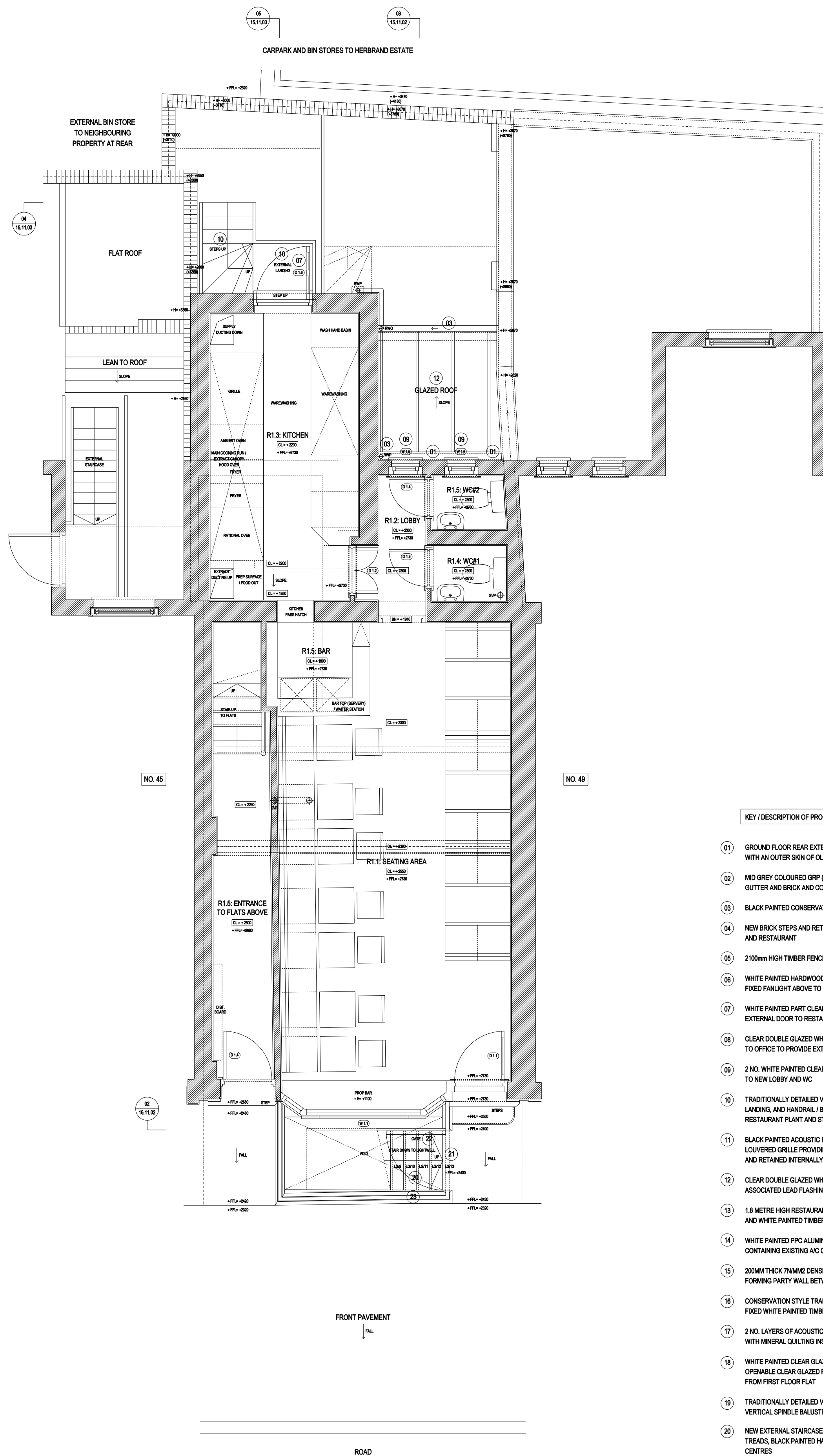


CARPARK AND BIN STORES TO HERBRAND ESTATE



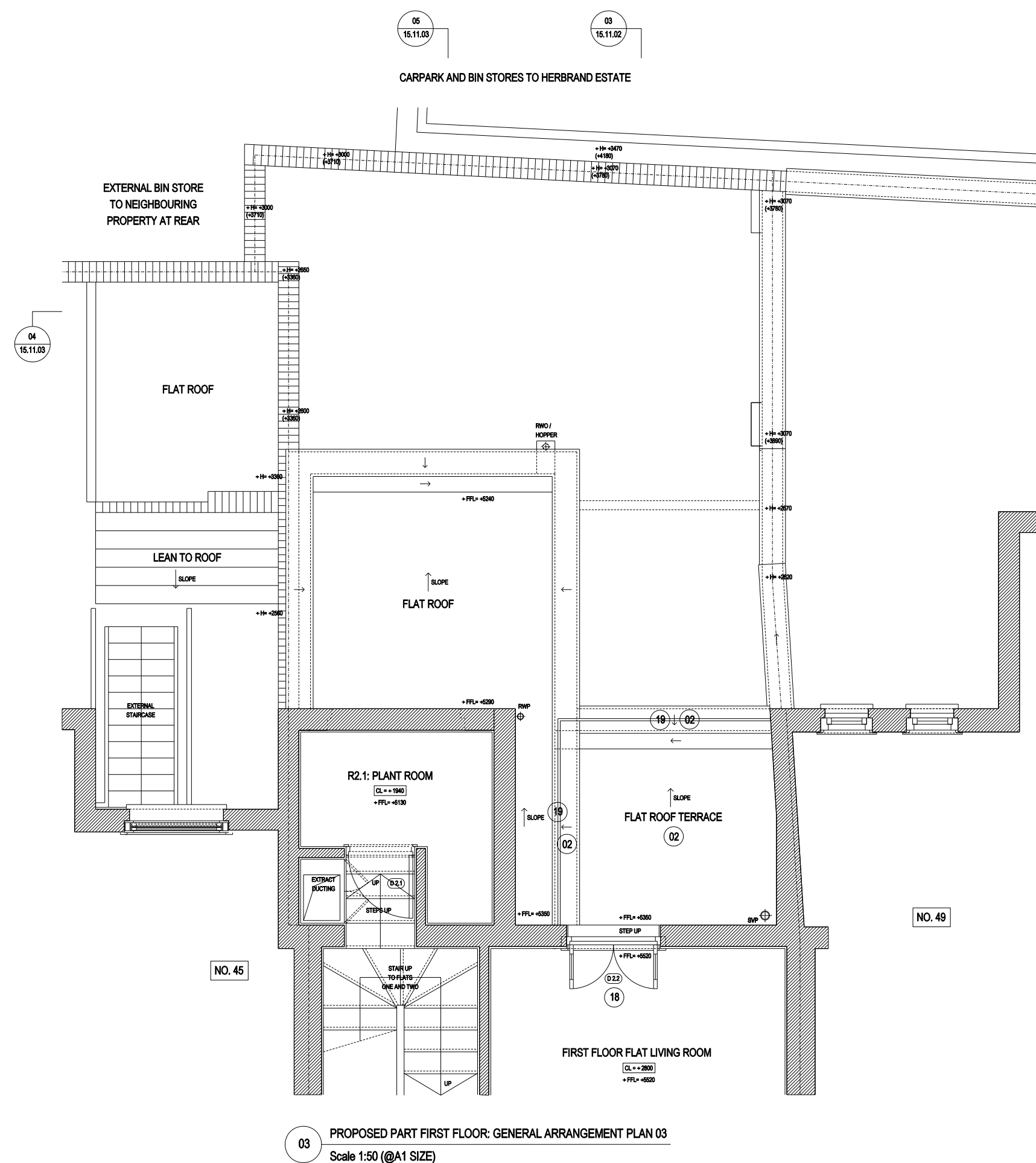
01 PROPOSED LOWER GROUND FLOOR: GENERAL ARRANGEMENT PLAN 01
Scale 1:50 (@A1 SIZE)

CARPARK AND BIN STORES TO HERBRAND ESTATE



02 PROPOSED GROUND FLOOR: GENERAL ARRANGEMENT PLAN 02
Scale 1:50 (@A1 SIZE)

CARPARK AND BIN STORES TO HERBRAND ESTATE



03 PROPOSED PART FIRST FLOOR: GENERAL ARRANGEMENT PLAN 03
Scale 1:50 (@A1 SIZE)

KEY / DESCRIPTION OF PROPOSED WORKS:

- GROUND FLOOR REAR EXTENSION CONSTRUCTED OF NEW EXTERNAL INSULATED CAVITY WALLS WITH AN OUTER SKIN OF OLD STOCK BRICK WORK TO MATCH THE EXISTING EXTERNAL WALLS.
- MID GREY COLOURED GRP (GLASS REINFORCED PLASTIC) FLAT ROOF TERRACE WITH GRP BOX GUTTER AND BRICK AND COPING STONE PARAPET WALL.
- BLACK PAINTED CONSERVATION STYLE TIMESAVER ALUMINIUM GUTTERING AND RWPS.
- NEW BRICK STEPS AND RETAINING WALLS UP TO RETAINED REAR GARDENS FOR PROPOSED OFFICE AND RESTAURANT.
- 2100mm HIGH TIMBER FENCING BETWEEN PROPOSED OFFICE AND RESTAURANT REAR GARDENS.
- WHITE PAINTED HARDWOOD EXTERNAL DOOR WITH WHITE PAINTED LOUVER AND CLEAR GLAZED FIXED FANLIGHT ABOVE TO RESTAURANT PLANT ROOM.
- WHITE PAINTED PART CLEAR GLAZED / PART SOLID TRADITIONALLY DETAILED HARDWOOD EXTERNAL DOOR TO RESTAURANT KITCHEN.
- CLEAR DOUBLE GLAZED WHITE PAINTED PPC ALUMINIUM FRAMED SLIDING EXTERNAL DOORS TO OFFICE TO PROVIDE EXTERNAL ACCESS.
- 2 NO. WHITE PAINTED CLEAR GLAZED OPENABLE TRADITIONALLY DETAILED HARDWOOD WINDOW TO NEW LOBBY AND WC.
- TRADITIONALLY DETAILED VICTORIAN STYLE BLACK PAINTED WROUGHT IRON STAIRCASE, LANDINGS, AND HANDRAIL / BALUSTRADE PROVIDING ACCESS FROM RESTAURANT KITCHEN TO RESTAURANT PLANT AND STORAGE ROOMS VIA REAR EXTERNAL GARDEN (REFUSE AREA).
- BLACK PAINTED ACOUSTIC ENCLOSURE BELOW STAIR WITH BLACK PAINTED ALUMINIUM LOUVERED GRILLE PROVIDING FRESH SUPPLY AIR CONNECTED TO 100mm LONG SILENCER AND RETAINED INTERNALLY LOCATED SUPPLY AIR FAN AND DUCTING.
- CLEAR DOUBLE GLAZED WHITE PAINTED PPC ALUMINIUM FRAMED GLAZED ROOF WITH ASSOCIATED LEAD FLASHINGS.
- 1.8 METRE HIGH RESTAURANT EXTERNAL REFUSE STORAGE CONSTRUCTED OF FLAT FELT ROOF AND WHITE PAINTED TIMBER LOUVER ACCESS DOORS.
- WHITE PAINTED PPC ALUMINIUM ACOUSTIC LOUVERED DOUBLE ACCESS DOORS TO CUPBOARD CONTAINING EXISTING A/C CONDENSER UNIT.
- 200MM THICK 7MM2 DENSE CONCRETE BLOCK WORK WALL WITH 20MM RENDER EITHER SIDE FORMING PARTY WALL BETWEEN OFFICE AND RESTAURANT STORAGE ROOM.
- CONSERVATION STYLE TRADITIONALLY DETAILED CLEAR DOUBLE GLAZED (FIRE RATED GLASS) FIXED WHITE PAINTED TIMBER FRAMED WINDOW TO FRONT ELEVATION LIGHTWELL.
- 2 NO. LAYERS OF ACOUSTIC PLASTERBOARD BELOW EXISTING TIMBER RESTAURANT FLOOR JOISTS WITH MINERAL WOOL INSULATION BETWEEN AND BELOW JOISTS.
- WHITE PAINTED CLEAR GLAZED TRADITIONALLY DETAILED HARDWOOD FRENCH DOORS WITH OPENABLE CLEAR GLAZED FANLIGHT WINDOW ABOVE TO PROVIDE ACCESS TO ROOF TERRACE FROM FIRST FLOOR FLAT.
- TRADITIONALLY DETAILED VICTORIAN STYLE BLACK PAINTED WROUGHT IRON HANDRAIL AND VERTICAL SPINDLE BALUSTRADE TO 2 NO. SIDES OF ROOF TERRACE ABOVE PARAPET WALLS.
- NEW EXTERNAL STAIRCASE CONSTRUCTED OF BLACK PAINTED MILD STEEL CHECKER PLATE TREADS, BLACK PAINTED HANDRAIL AND 20mm DIAMETER VERTICAL SPINDLES AT 100mm CENTRES.
- REMOVE PART OF LOW LEVEL WALL TO FORM NEW STAIR ENTRANCE LOCATION.
- NEW BLACK PAINTED MILD STEEL GATE TO MATCH DETAILING OF EXISTING REMOVED, TO NEW LOCATION.
- REINSTATE RAILINGS TO MATCH EXISTING WHERE GATE REMOVED.

rev	date	reason	by
31.10.15		ISSUE FOR PLANNING & LB CONSENT	



Unit 6, Masons Yard
177 Westbourne Street t: +44 (0) 1273 201 830
Hove e: steve@searyarchitects.co.uk
East Sussex BN3 5FB w: www.searyarchitects.co.uk

project:	47 Marshmont Street, London, WC1N 1AP
client:	Mr M Abommes
dwg title:	Proposed Lower Ground, Ground & Part First Floor: GA Plans
dwg no:	15-11-01
scale:	1:50 (@A1 SIZE)
project no:	0411
rev:	
date:	31.10.15
status:	PLANNING & LB