

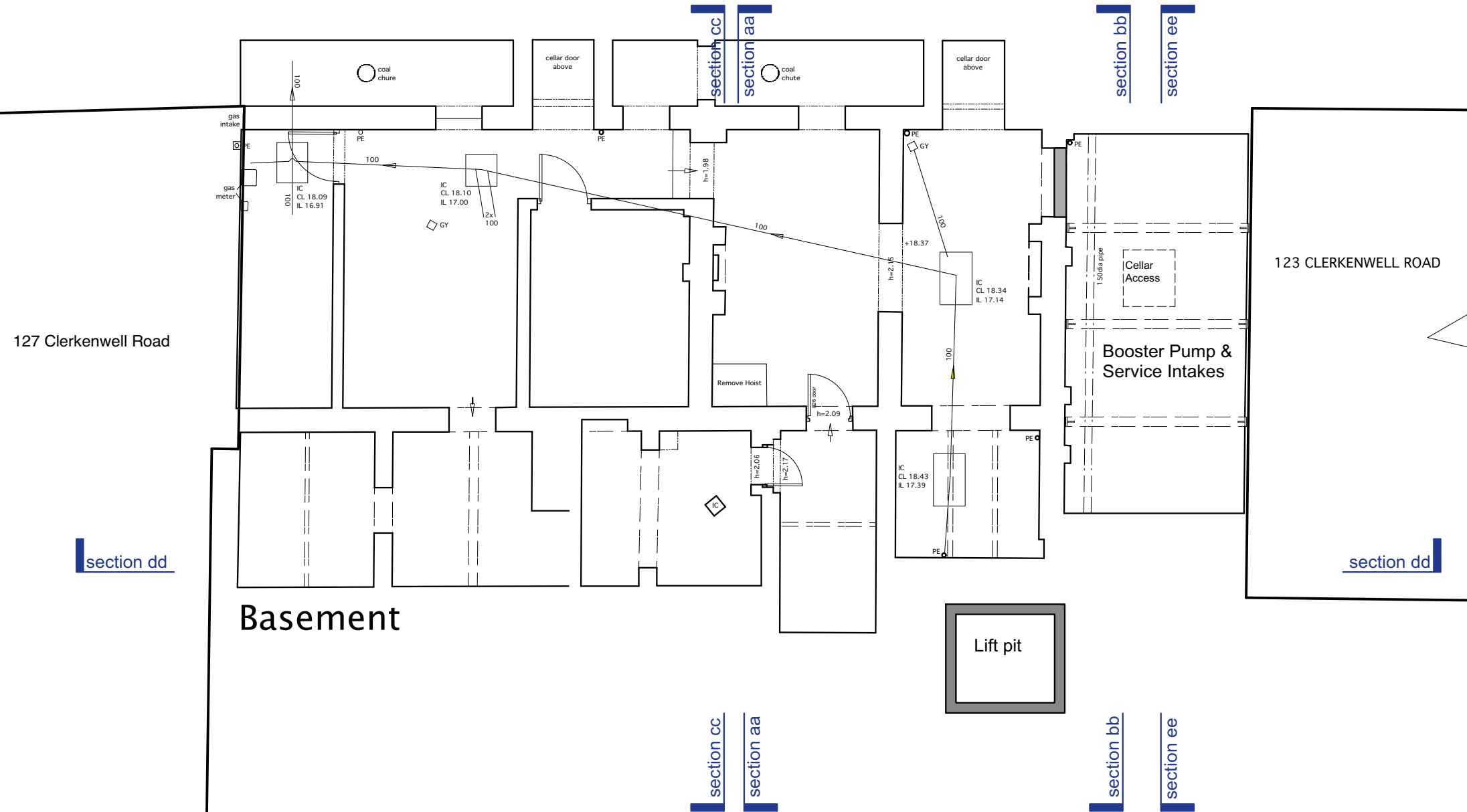


0 5m 10m

24th Nov 2015 Issue

Basement Plan

Existing Bar Cellars Residential Booster Pump & Service Intakes



1-12 Ledam Building

Planning Application

Rev A July 2015 Revised following pre-application comments
Rev B Sept 2015 Revised following further comments from planners.
Rev C Nov 2015 Planning application

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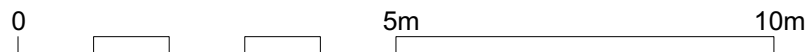
Client : Barwork Limited
Job Title : 125 Clerkenwell Road
Drawing: Basement Plan

Scale : 1:100@A3
Dwg No: 125CR/P/0

Date : Apr. 2015
Rev : C

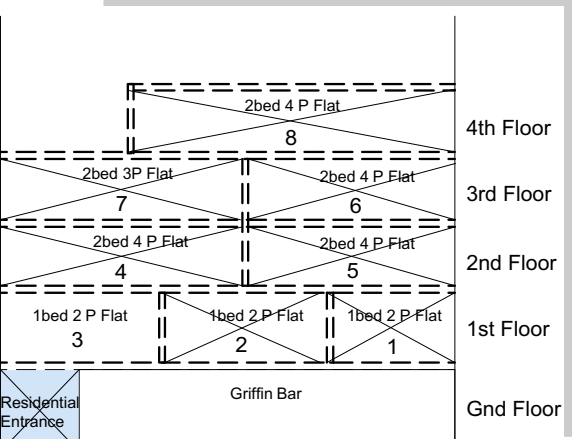
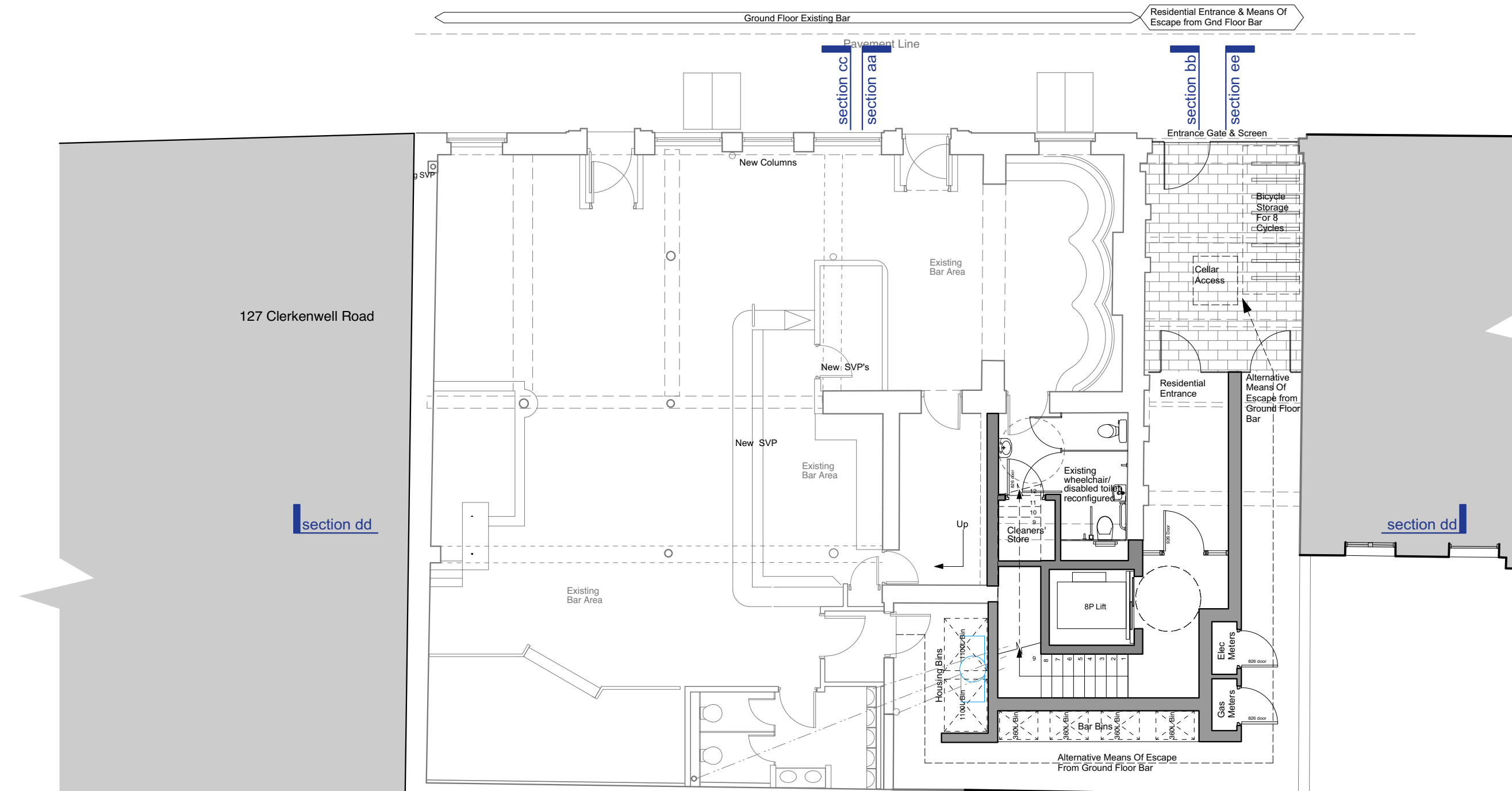
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24th Nov 2015 Issue

Ground Floor Plan



Gardens Of Adjoining Building

1-12 Ledam Building

Planning Application

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 Rev C Nov 2015 Planning application

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Client : Barwork Limited
 Job Title : 125 Clerkenwell Road
 Drawing : Ground Floor Plan

Scale : 1:100@A3
 Dwg No: 125CR/P/1

Date : Apr. 2015
 Rev : C

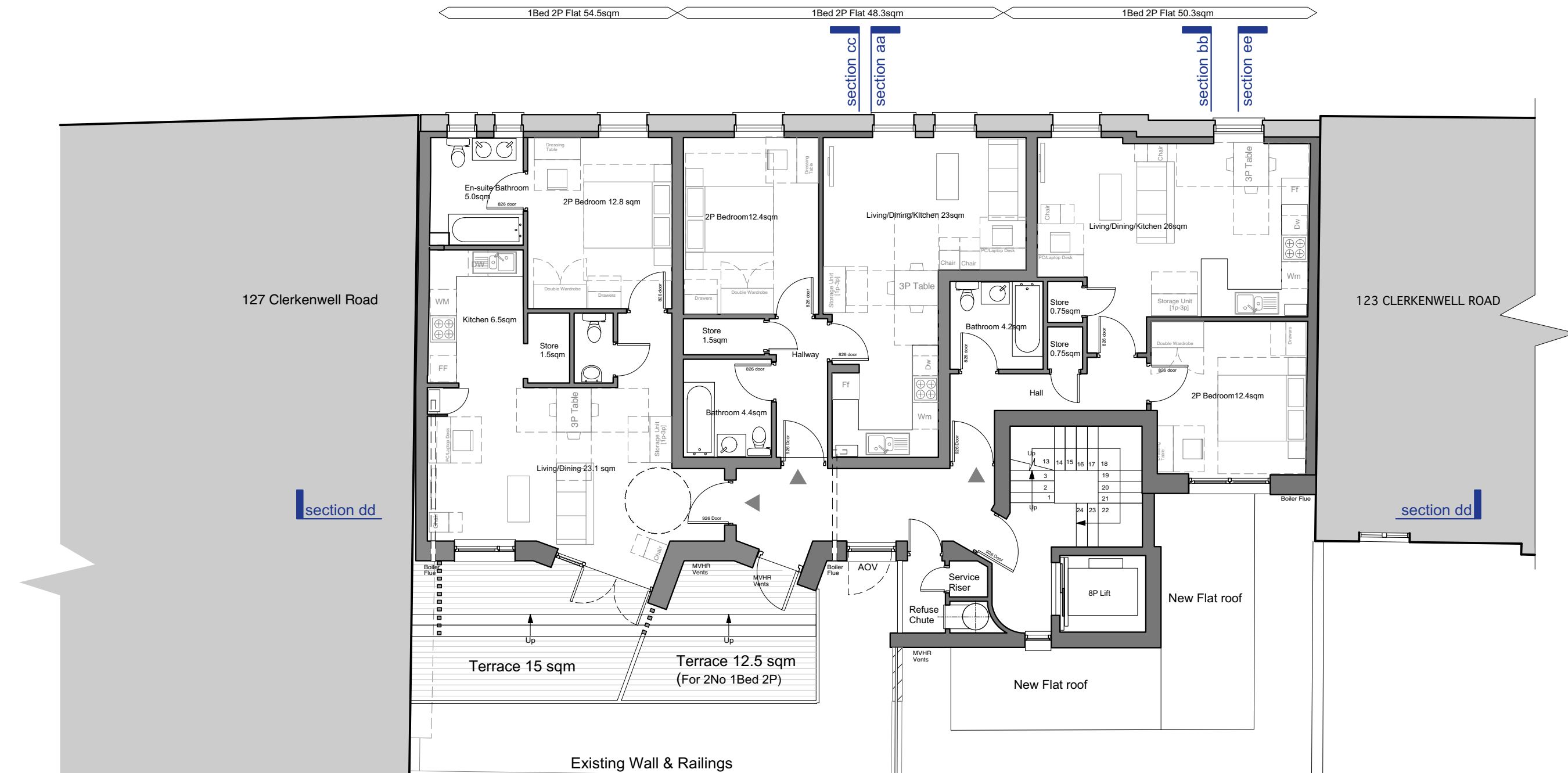
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0 5m 10m

24th Nov 2015 Issue

First Floor Plan



127 Clerkenwell Road

123 CLERKENWELL ROAD

1Bed 2P Flat 54.5sqm

1Bed 2P Flat 48.3sqm

1Bed 2P Flat 50.3sqm

section cc

section aa

section bb

section ee

section dd

section dd

Terrace 15 sqm

Terrace 12.5 sqm
(For 2No 1Bed 2P)

Existing Wall & Railings

Gardens Of Adjoining Building

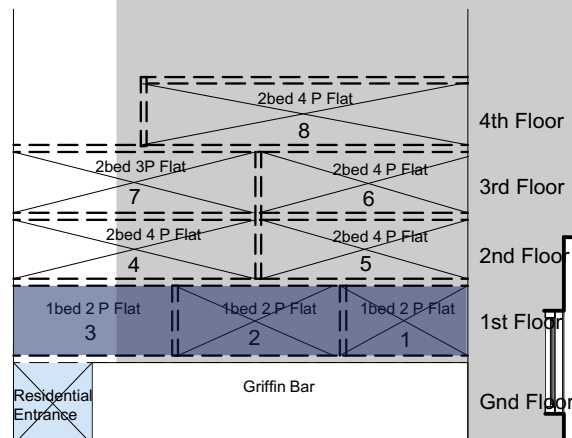
1-12 Ledam Building

section cc

section aa

section bb

section ee



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Rev C Nov 2015 Planning application

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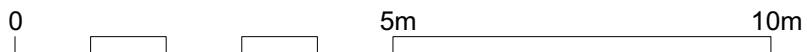
166 Clerkenwell Road London EC1R 5DE Tel 020 7833 9616 Email : admin@mbharchitects.co.uk

Client : Barwork Limited
Job Title : 125 Clerkenwell Road
Drawing : First Floor Plan

Scale : 1:100@A3
Dwg No: 125CR/P/2

Date : Apr. 2015
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Second Floor Plan

2Bed 4P Flat 87.0sqm 2Bed 4P Flat 73.0sqm

section cc
section aa

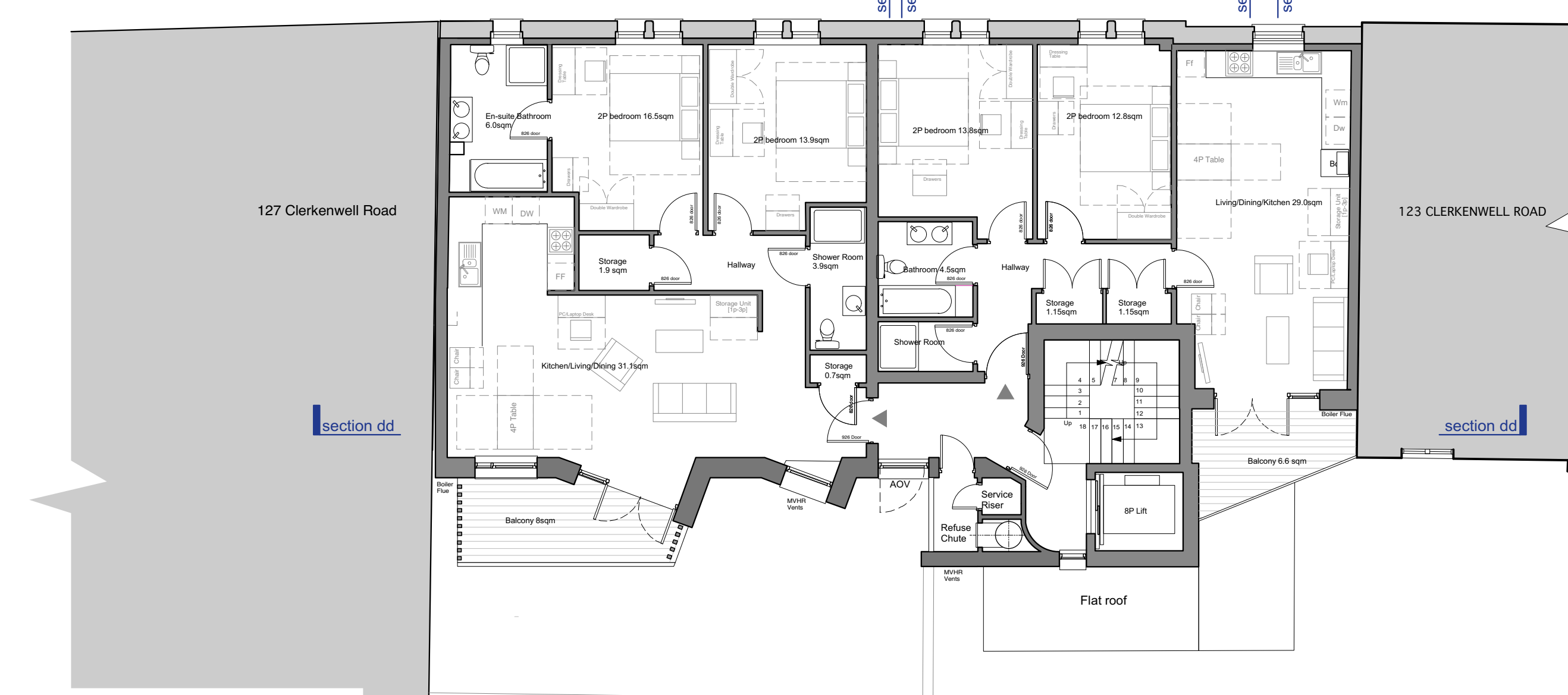
section bb
section ee

section dd

section dd

section cc
section aa

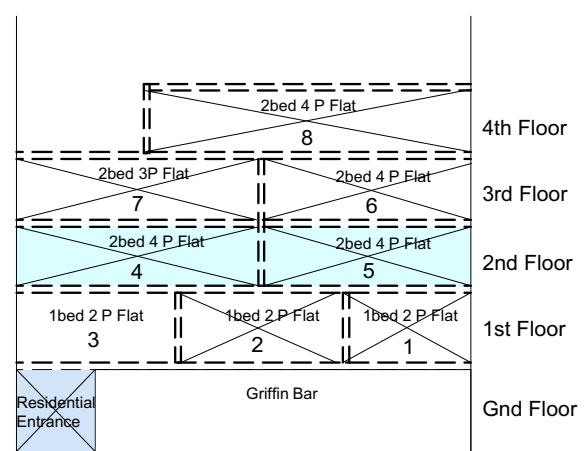
section bb
section ee



127 Clerkenwell Road

123 CLERKENWELL ROAD

1-12 Ledam Building



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Client : Barwork Limited
Job Title : 125 Clerkenwell Road
Drawing : Second Floor Plan

Scale : 1:100@A3
Dwg No: 125CR/P/3

Date : Apr. 2015
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0 5m 10m

24th Nov 2015 Issue

Third Floor Plan

2Bed 4P Flat 80.0sqm 2Bed 3P Flat 60.0sqm

section cc
section aa

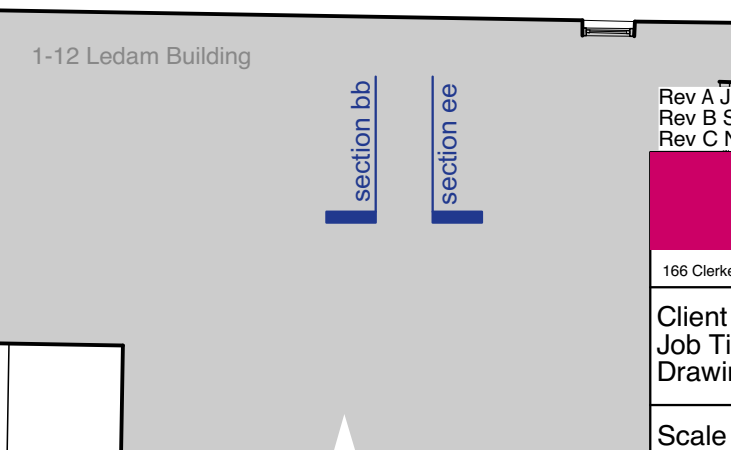
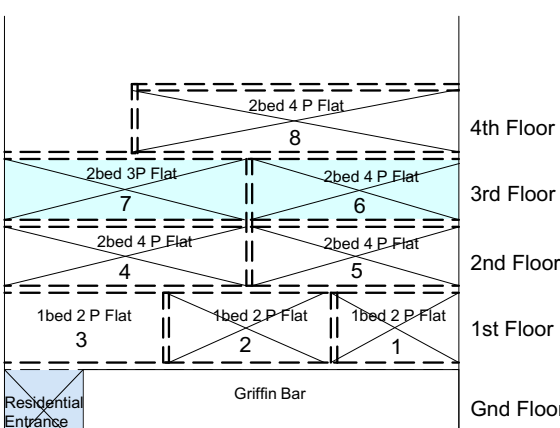
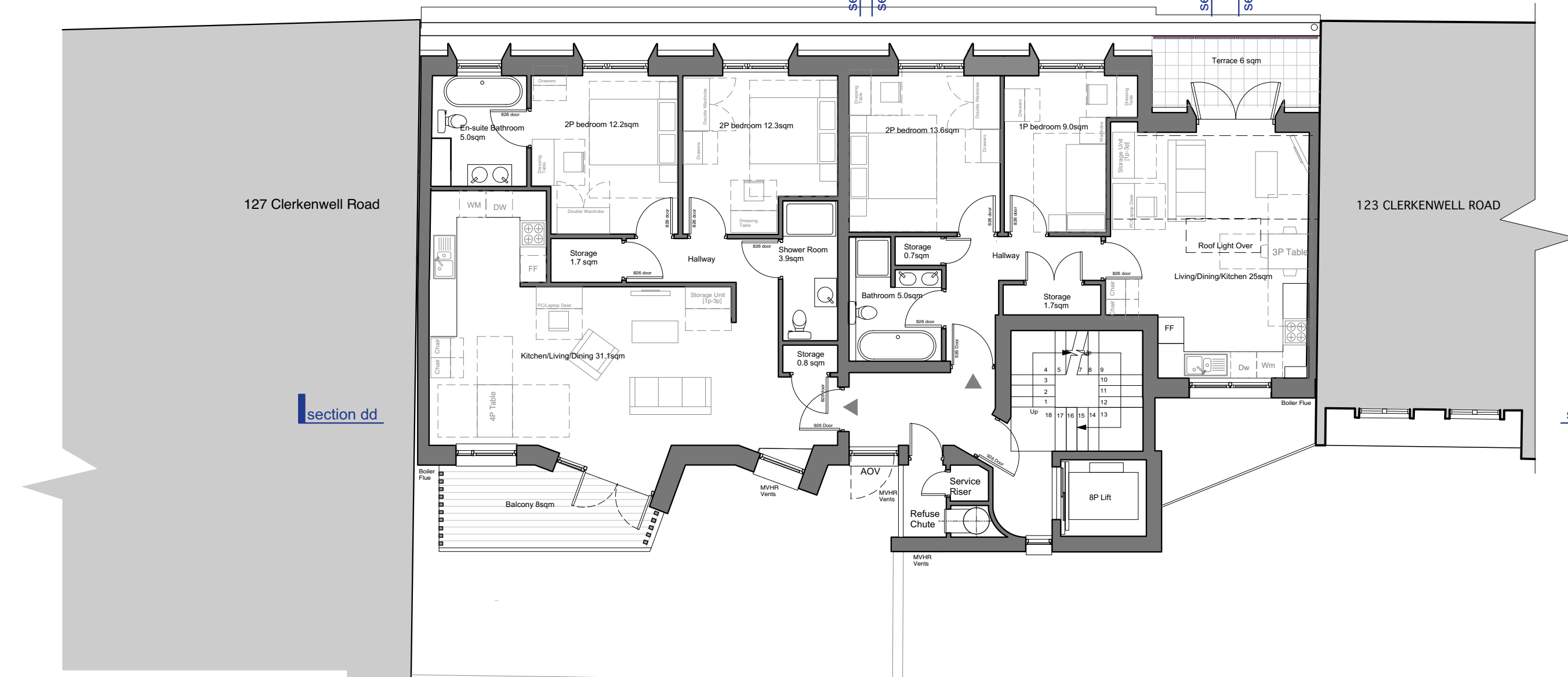
section bb
section ee

127 Clerkenwell Road

123 CLERKENWELL ROAD

section dd

section dd



Planning Application

Rev A July 2015 Revised following pre-application comments
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Rev C Nov 2015 Planning application

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Client : Barwark Limited
Job Title : 125 Clerkenwell Road
Drawing : Third Floor Plan

Scale : 1:100@A3
Dwg No: 125CR/P/4

Date : Apr. 2015
Rev : C

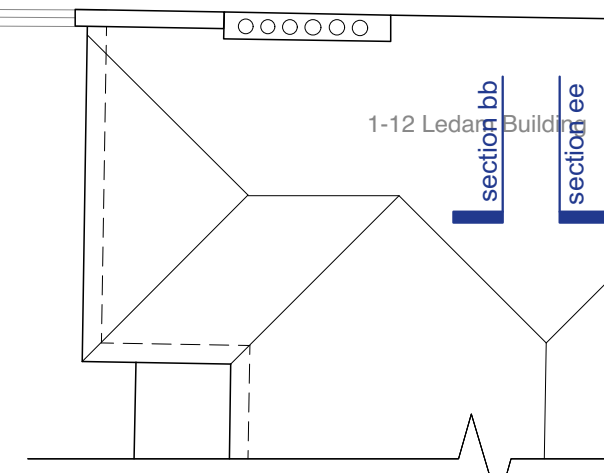
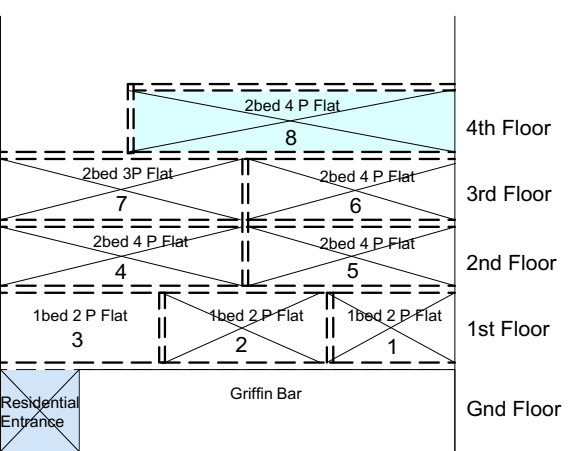
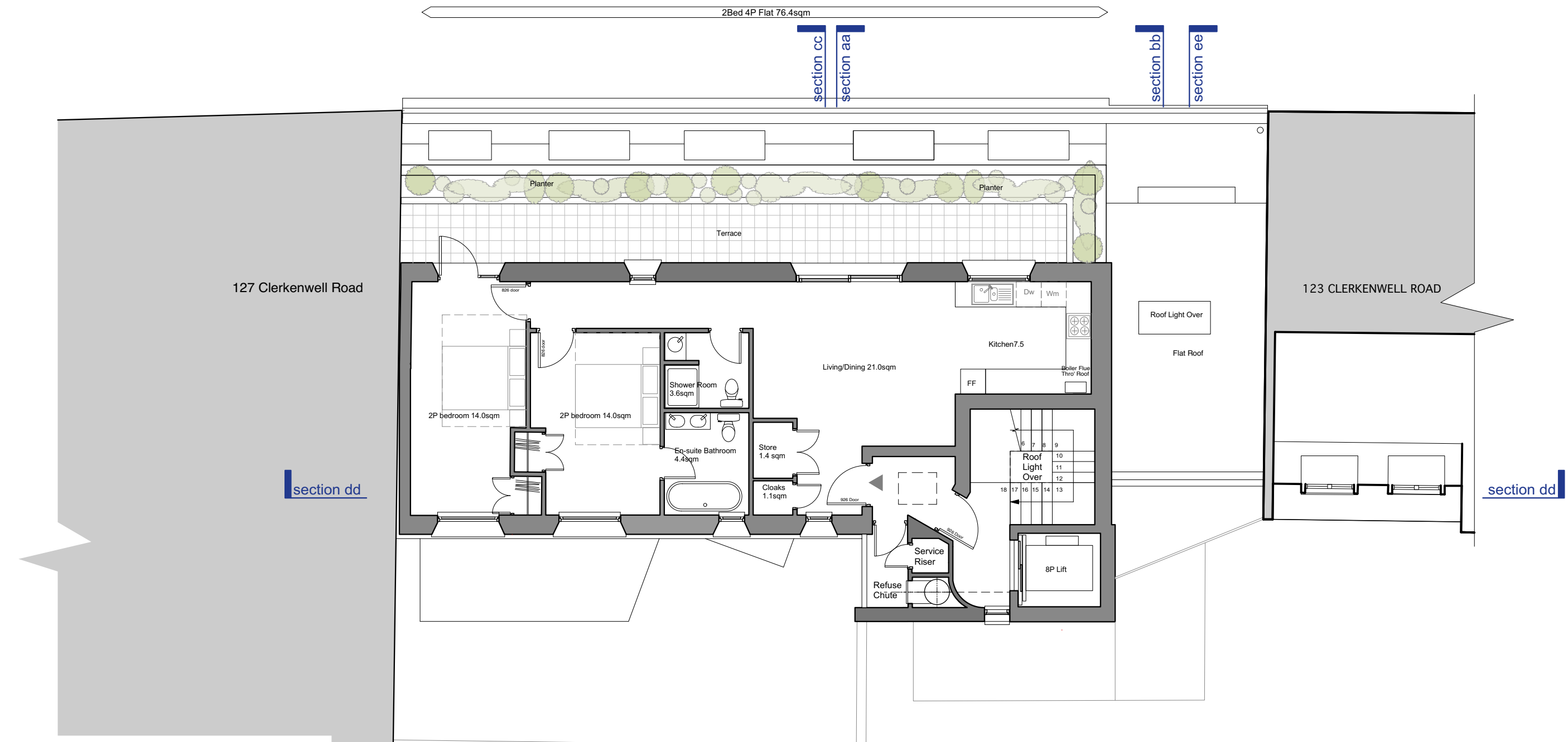
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0 5m 10m

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Fourth Floor Plan



Planning Application

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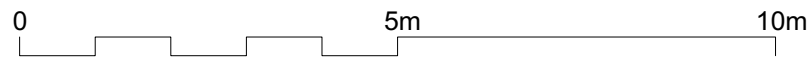
166 Clerkenwell Road London EC1R 5DE Tel 020 7833 9616 Email : admin@mbharchitects.co.uk

Client : Barwark Limited
Job Title : 125 Clerkenwell Road
Drawing: Fourth Floor Plan

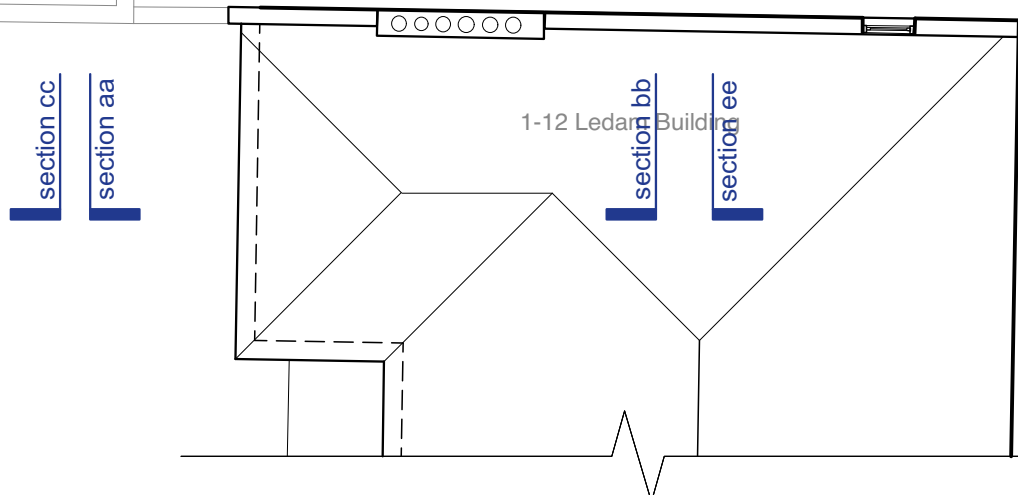
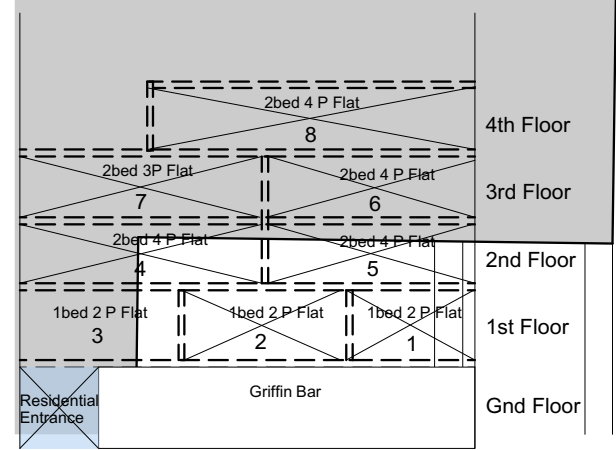
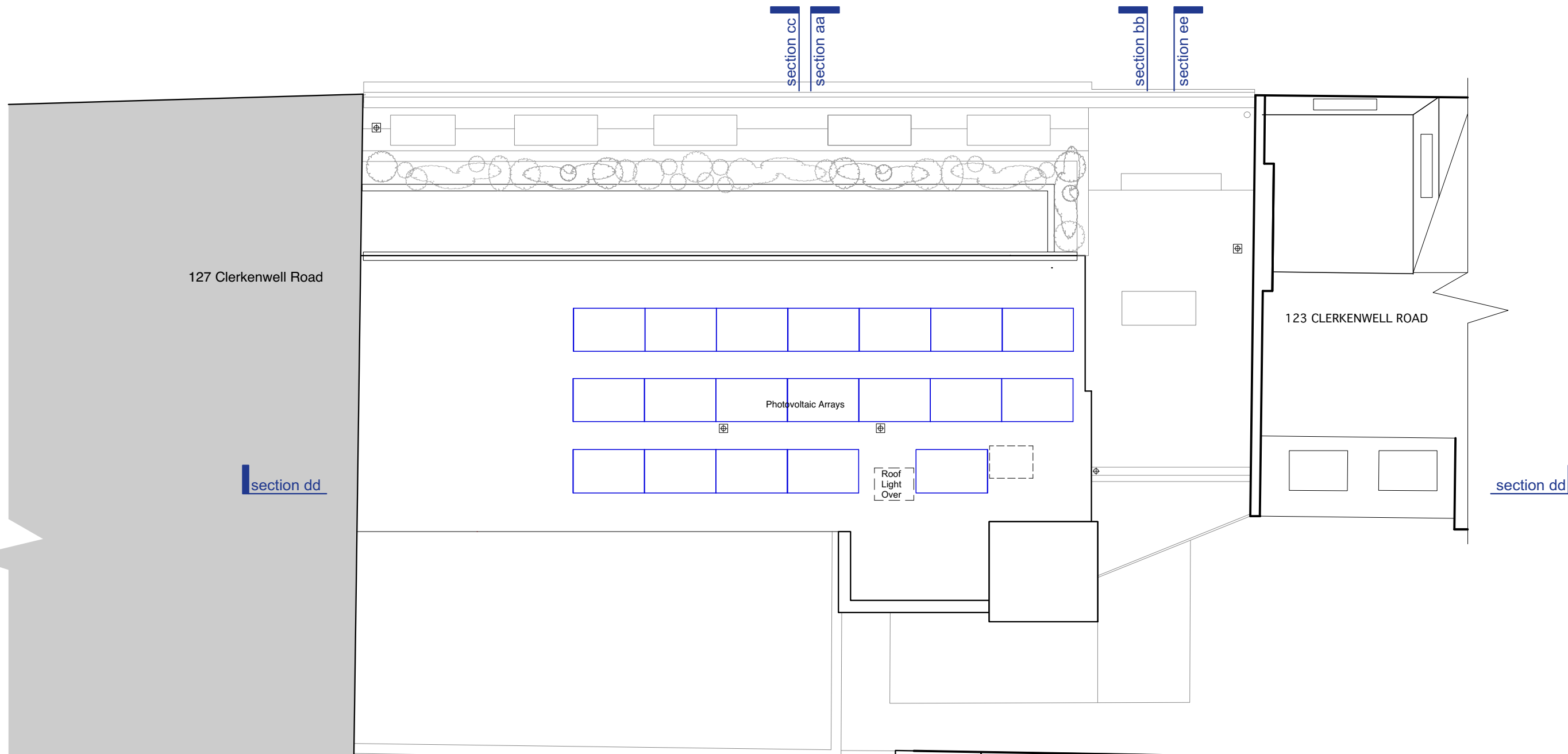
Scale : 1:100@A3
Dwg No: 125CR/P/5

Date : Apr. 2015
Rev : C

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Roof Plan



Planning Application

Rev A Nov 2015 Planning application

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Client : Barwark Limited
 Job Title : 125 Clerkenwell Road
 Drawing: Roof Plan

Scale : 1:100@A3
 Dwg No: 125CR/P/5

Date :Sept.2015
 Rev : A

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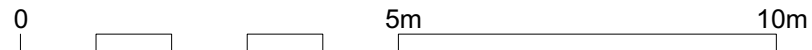
Client : Barwark Limited
Job Title : 125 Clerkenwell Road
Drawing: Front Elevation

Scale : 1:100@A3 Date : Apr. 2015
Dwg No: 125CR/P/7 Rev : C

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Rev C Nov 2015 Planning application

Planning Application



Materials

1. 'Bronze' copper finish metal cladding and dormers
2. Sto render cladding
3. Composite triple glazed windows
4. Glass balustrade
5. Timber framed triple glazed sliding sash windows
6. Metal gate and screen
7. Existing brickwork cleaned and repointed.
8. Powder coated metal louvres



Office Block
(127 Clerkenwell Rd)

Bourne Estate (123 Clerkenwell Road)

125 Clerkenwell Road



Office Block
(127 Clerkenwell Rd)

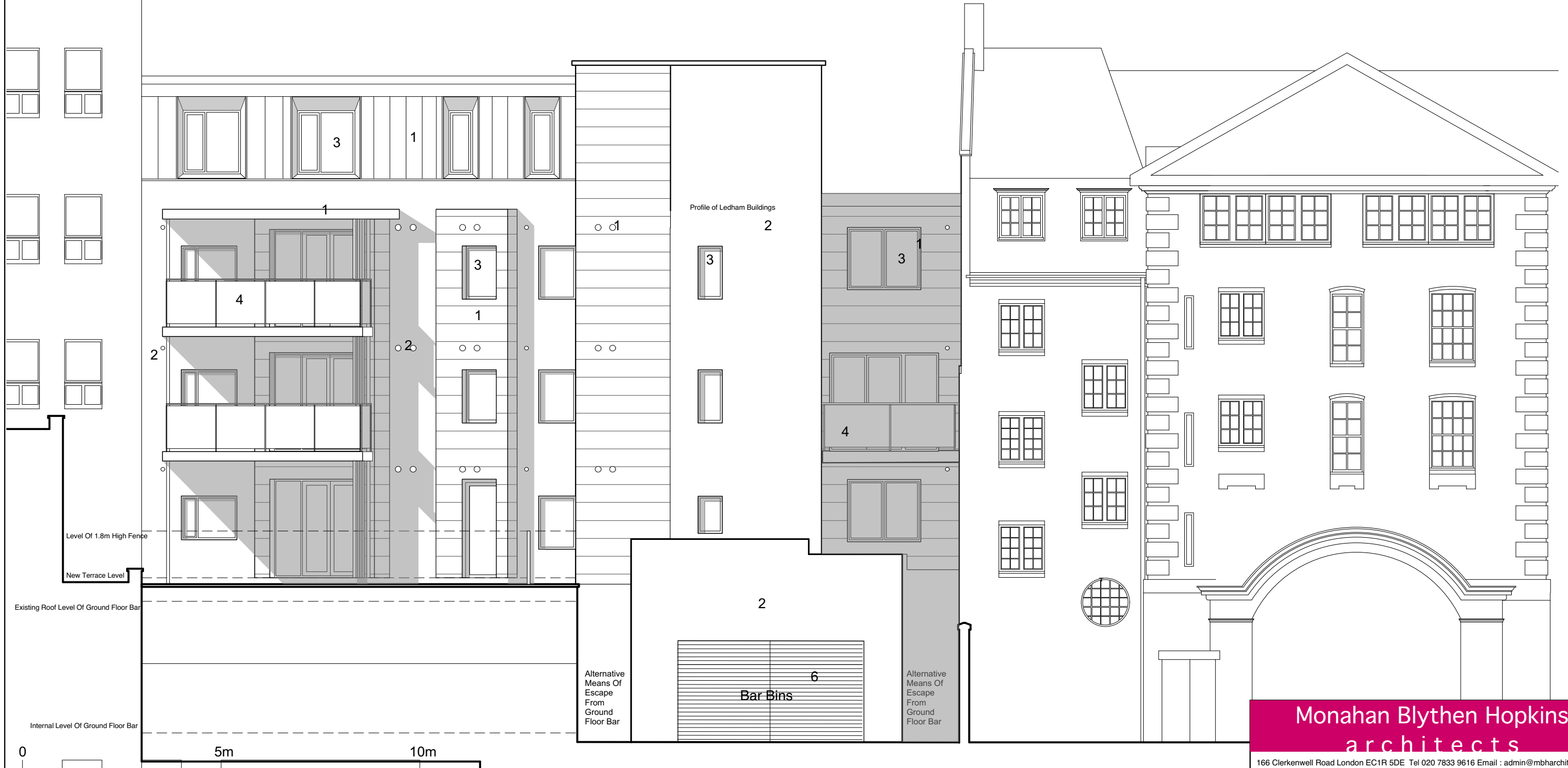
125 Clerkenwell Road

Bourne Estate (123 Clerkenwell Road)

24th Nov 2015 Issue

Materials

- 1. 'Bronze' copper finish metal cladding and dormers
- 2. Sto render cladding
- 3. Composite triple glazed windows
- 4. Glass balustrade
- 5. Timber framed triple glazed sliding sash windows
- 6. Metal gate and screen
- 7. Existing brickwork cleaned and repointed.
- 8. Powder coated metal louvres



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Planning Application

Client : Barwark Limited
Job Title : 125 Clerkenwell Road
Drawing: Rear Elevation

Rev A July 2015 Revised following pre-application comments
Rev B Sept 2015 Revised following further comments from planners.
Rev C Nov 2015 Planning application

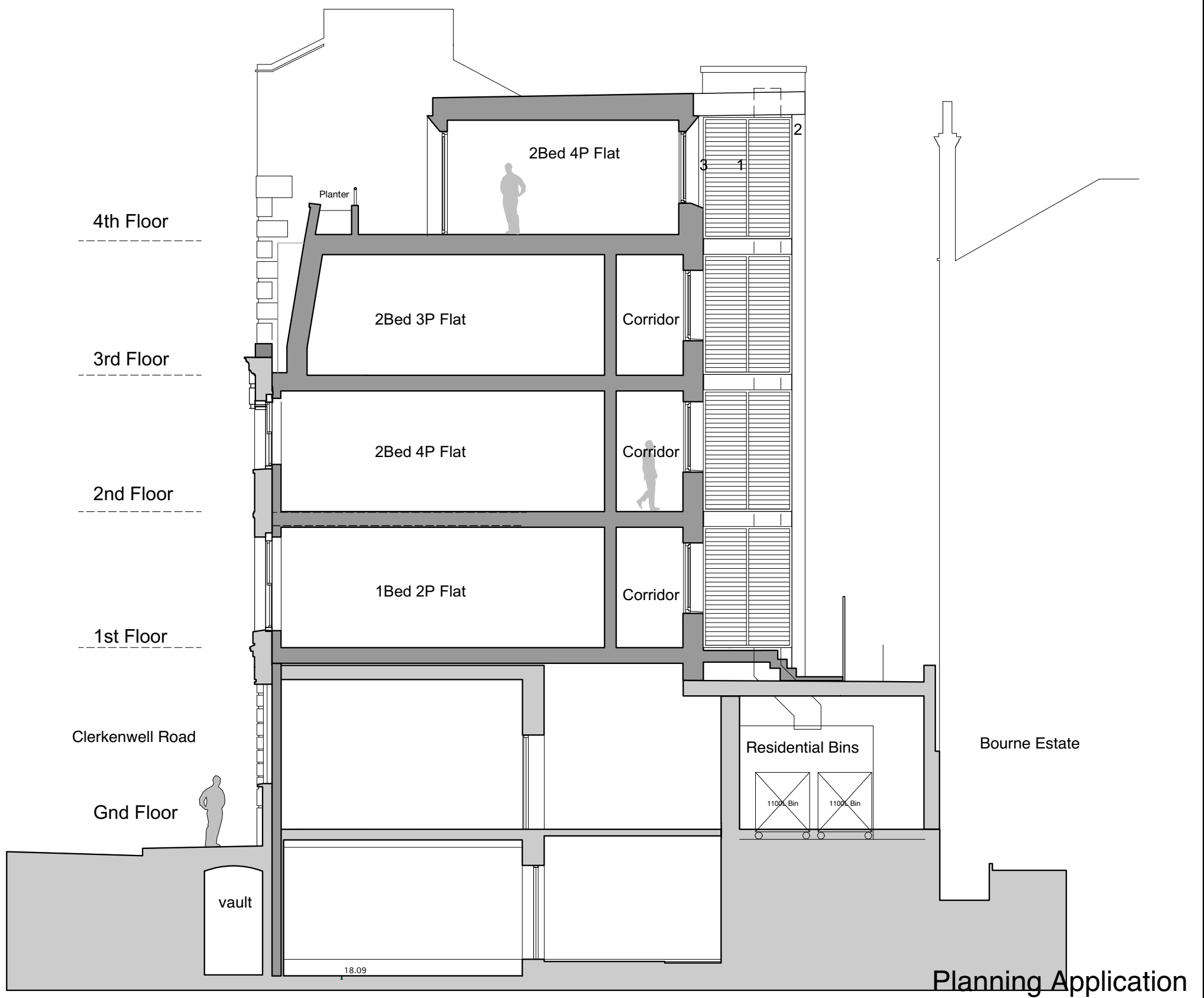
Scale : 1:100@A3
Dwg No: 125CR/P/8

Date : Apr. 2015
Rev : C

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Drawing
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Materials

1. 'Bronze' copper finish metal cladding and dormers
2. Sto render cladding
3. Composite triple glazed windows
4. Glass balustrade
5. Timber framed triple glazed sliding sash windows
6. Metal gate and screen
7. Existing brickwork cleaned and repointed.
8. Powder coated metal louvres



Section A-A

Rev A July 2015 Revised following pre-application comments
 Rev B Sept 2015 Revised following further comments from planners.
 Rev C Nov 2015 Planning application

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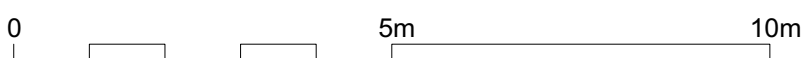
166 Clerkenwell Road London EC1R 5DE Tel 020 7833 9616 Email : admin@mbharchitects.co.uk

Client : Barwark Limited
 Job Title : 125 Clerkenwell Road
 Drawing: Sectional Elevation A-A

Scale : 1:100@A3
 Dwg No: 125CR/P/09

Date : April 2015
 Rev : C

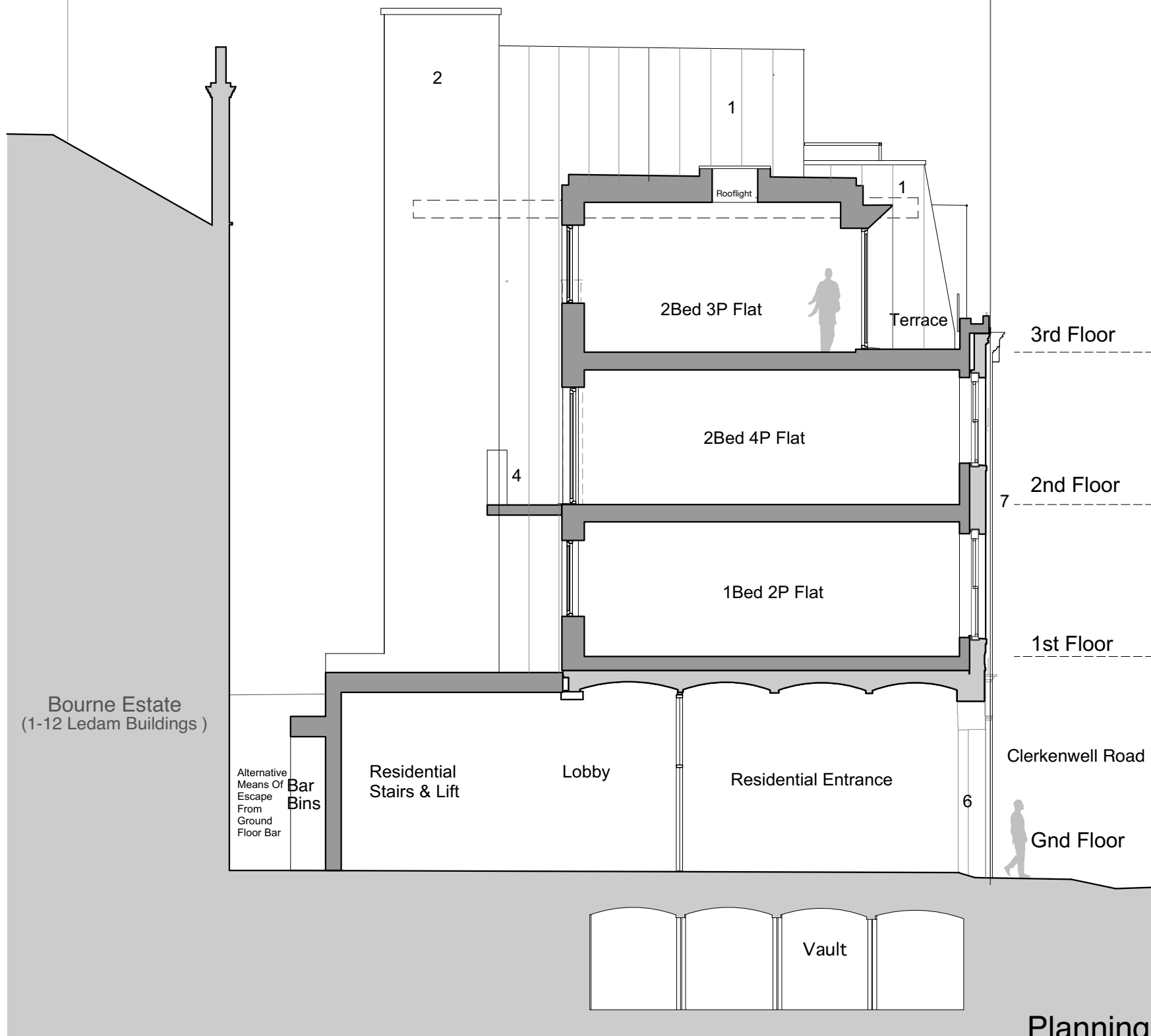
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 Drawing
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Materials

- 1. 'Bronze' copper finish metal cladding and dormers
- 2. Sto render cladding
- 3. Composite triple glazed windows
- 4. Glass balustrade
- 5. Timber framed triple glazed sliding sash windows
- 6. Metal gate and screen
- 7. Existing brickwork cleaned and repointed.
- 8. Powder coated metal louvres

24th Nov 2015 Issue



Bourne Estate
(1-12 Ledam Buildings)

Alternative
Means Of
Escape
From
Ground
Floor Bar

Bar
Bins

Residential
Stairs & Lift

Lobby

Residential Entrance

Clerkenwell Road

Gnd Floor

Vault

Planning Application

Section B-B

Rev A July 2015 Revised following pre-application comments
Rev B Sept 2015 Revised following further comments from planners.
Rev C Nov 2015 Planning application

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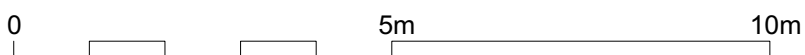
166 Clerkenwell Road London EC1R 5DE Tel 020 7833 9616 Email : admin@mbharchitects.co.uk

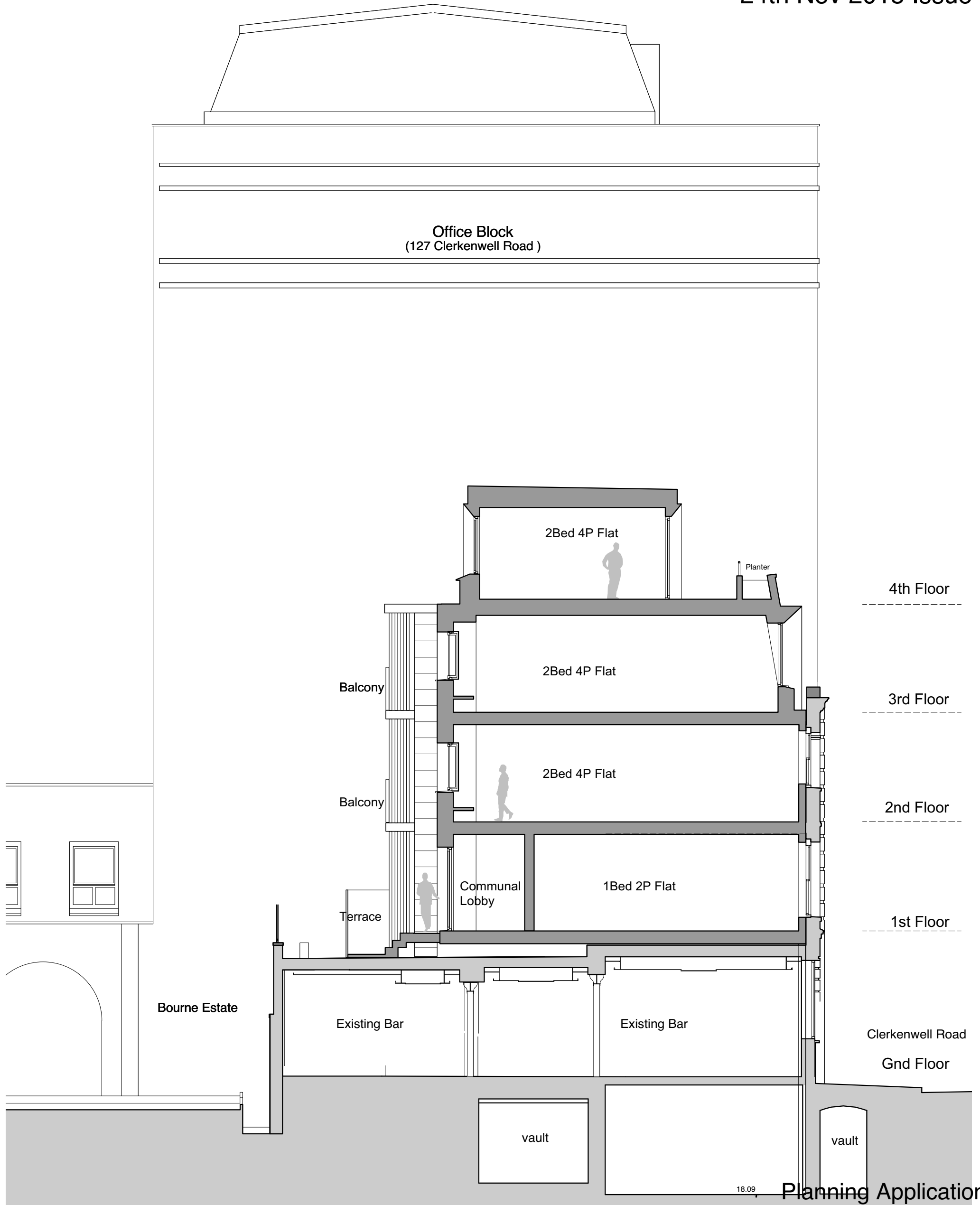
Client : Barwark Limited
Job Title : 125 Clerkenwell Road
Drawing: Sectional Elevation B-B

Scale : 1:100@A3
Dwg No: 125CR/P/10

Date : April 2015
Rev : C

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Drawing
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Section C-C

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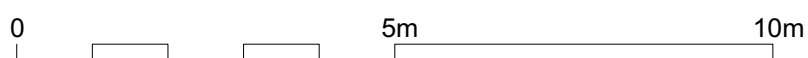
166 Clerkenwell Road London EC1R 5DE Tel 020 7833 9616 Email : admin@mbharchitects.co.uk

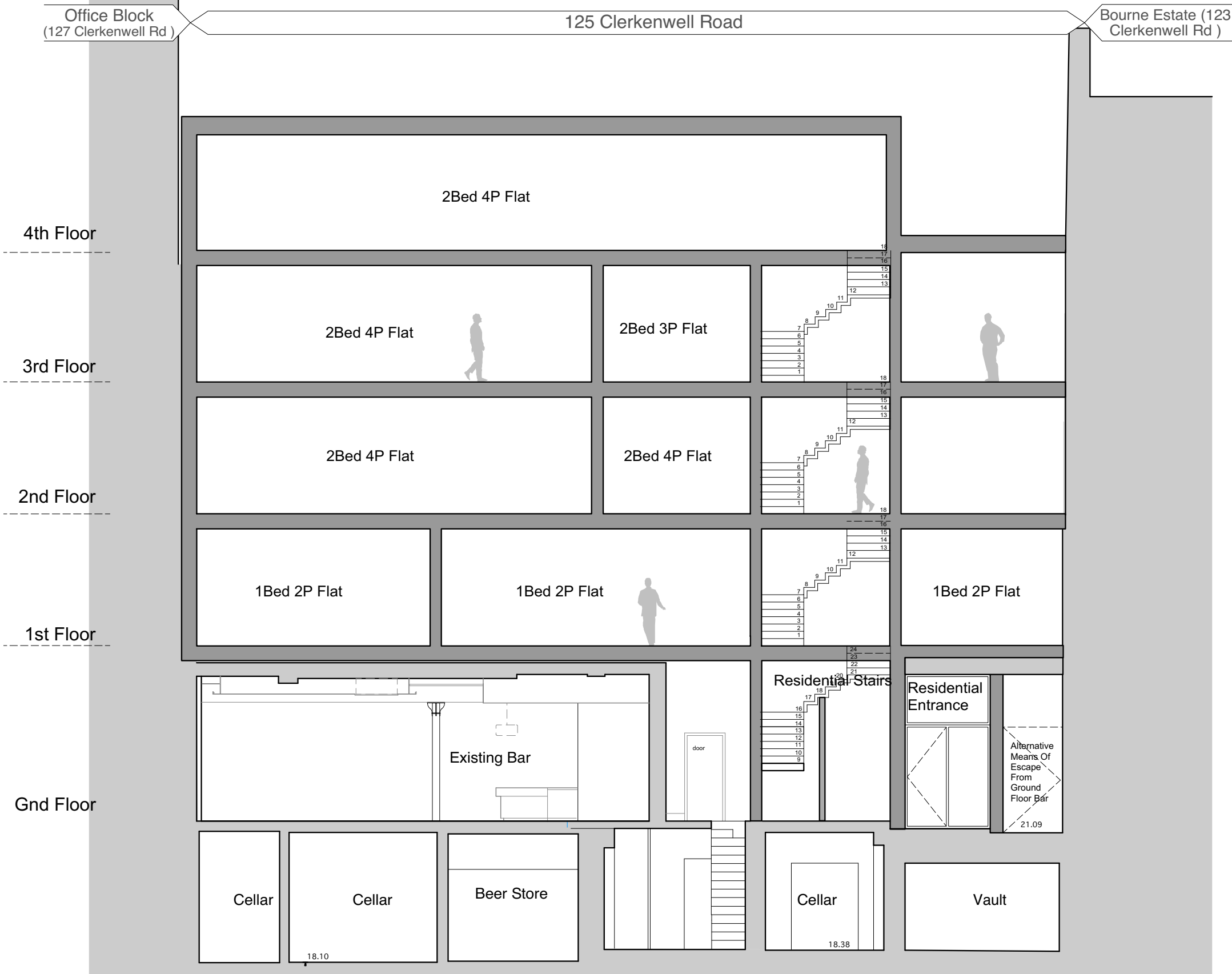
Client : Barwark Limited
 Job Title : 125 Clerkenwell Road
 Drawing: General Section C-C

Scale : 1:100@A3
 Dwg No: 125CR/P/11

Date : April 2015
 Rev : C

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Section D-D

Planning Application

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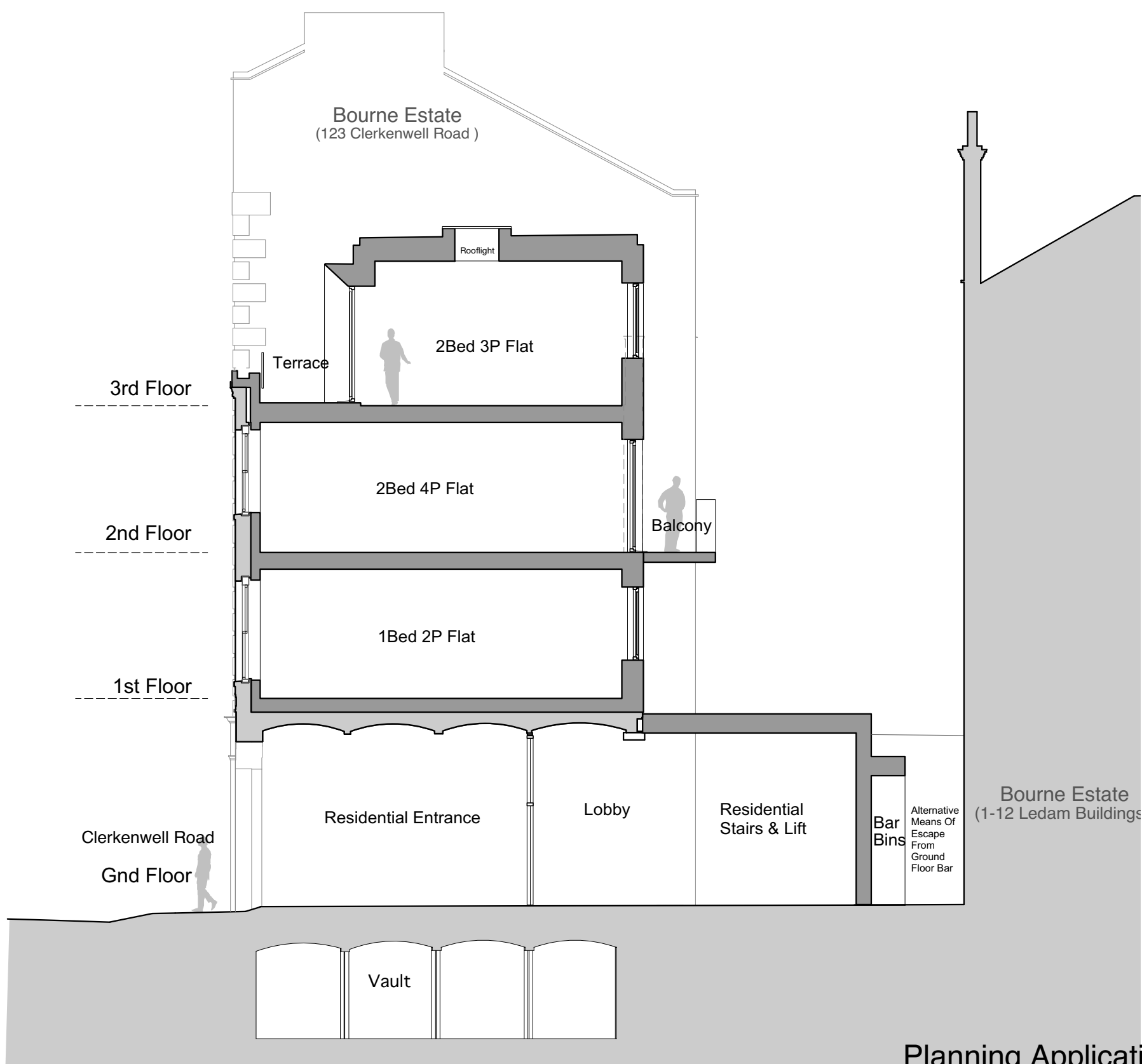
166 Clerkenwell Road London EC1R 5DE Tel 020 7833 9616 Email : admin@mbharchitects.co.uk

Client : Barwark Limited
 Job Title : 125 Clerkenwell Road
 Drawing: General Section D-D

Scale : 1:100@A3
 Dwg No: 125CR/P/12

Date : April 2015
 Rev : C

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Section E-E

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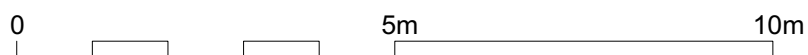
166 Clerkenwell Road London EC1R 5DE Tel 020 7833 9616 Email : admin@mbharchitects.co.uk

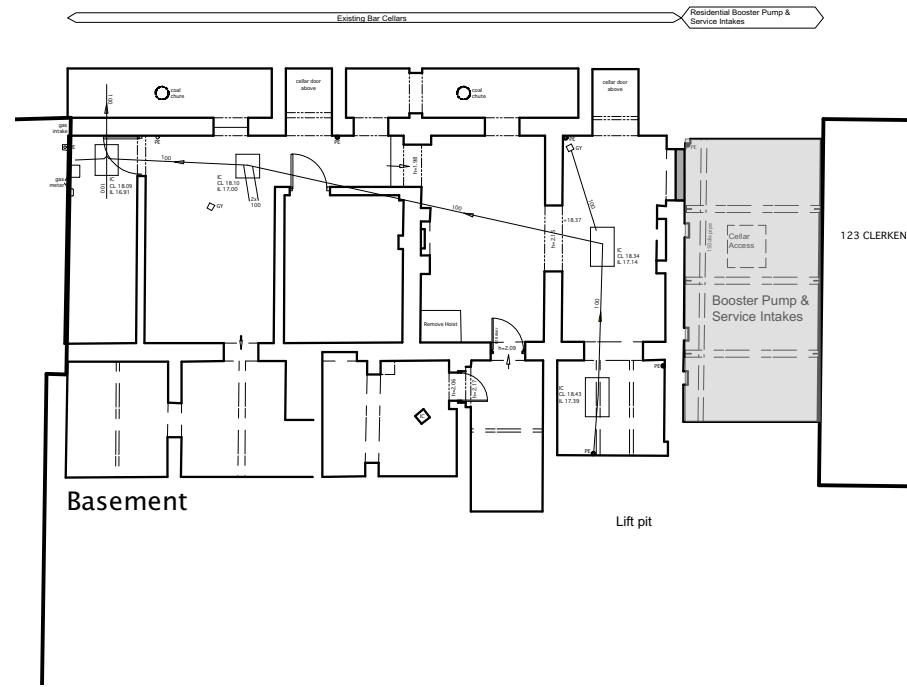
Client : Barwark Limited
 Job Title : 125 Clerkenwell Road
 Drawing: General Section E-E

Scale : 1:100@A3
 Dwg No: 125CR/P/13

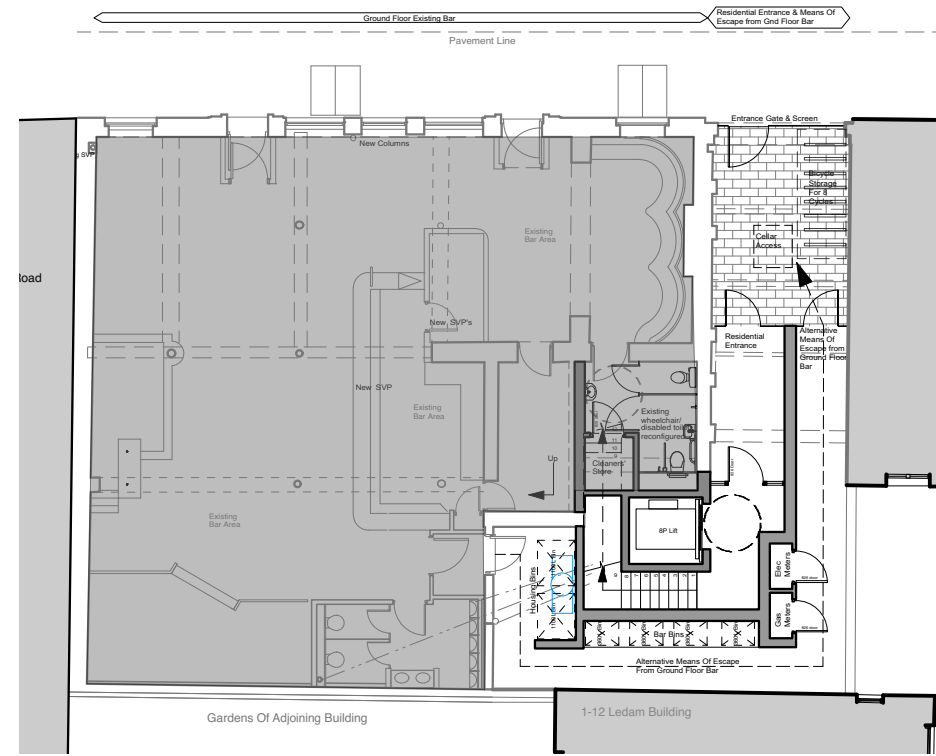
Date : April 2015
 Rev : C

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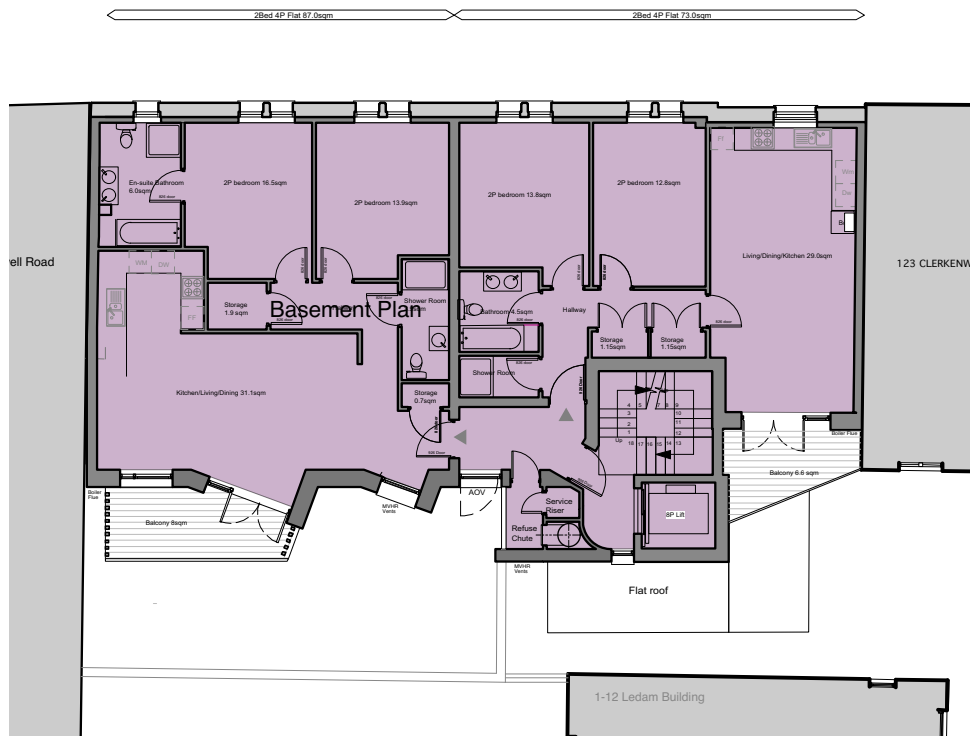
Basement Floor Plan



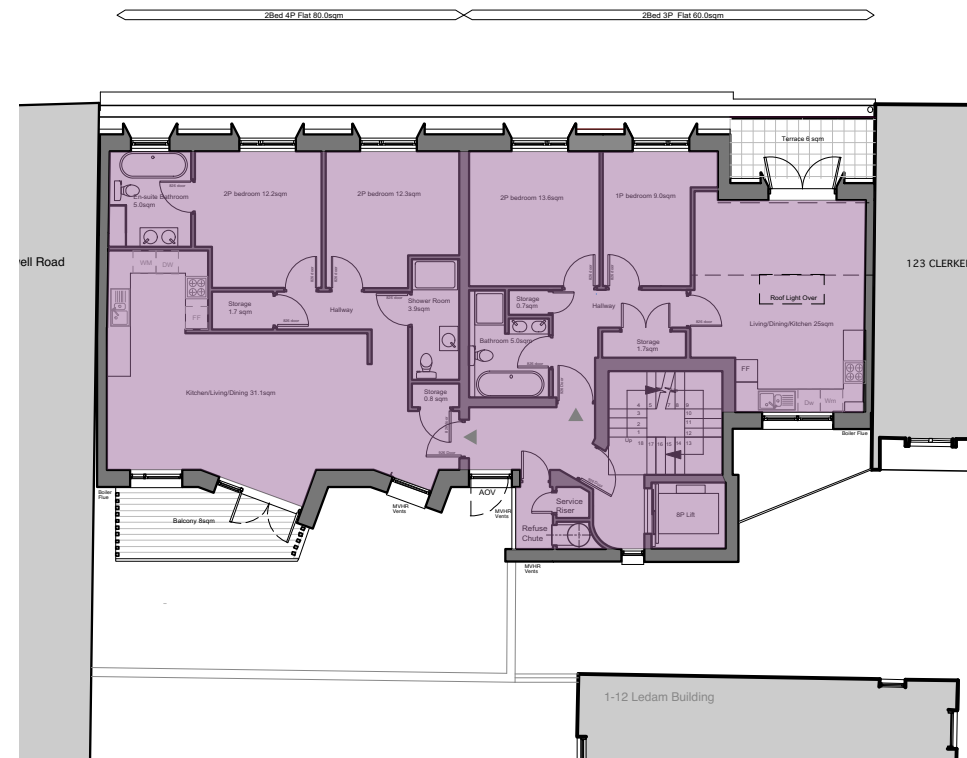
Ground Floor Plan



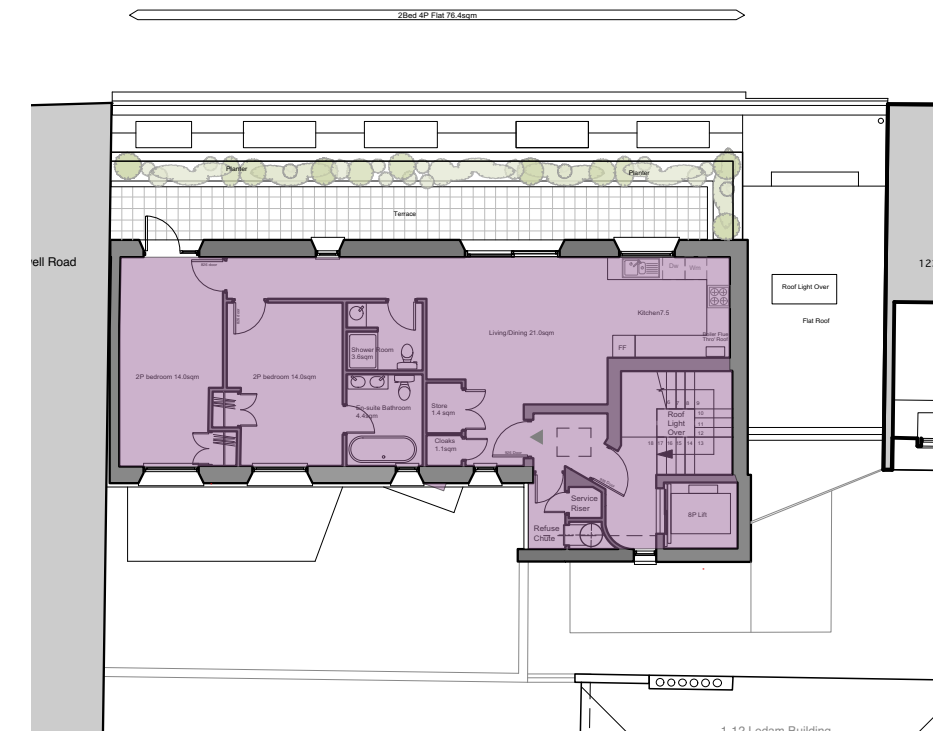
First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan **PLANNING SUBMISSION**

Existing Gross Internal Areas (CIL Calculations)

Basement - 171.0sqm (Used by ground floor bar)
 Ground Floor Bar - 203.0sqm.
 First Floor - 100sqm (Used by ground floor bar) & 32.0sqm residential.
 Second Floor 120sqm residential.
 Total Non-residential = 171.0 + 203.0 + 100 = **474.0sqm**
 Total residential = 32.0 + 120 = **152.0sqm**

Proposed Gross Internal Areas (CIL Calculations)

Non-Residential
 Basement - 171.0sqm (Used by ground floor bar)
 Ground Floor Bar - 203.0sqm.
 Total Non-residential = **374.0sqm**

Proposed Gross Internal Areas (CIL Calculations)

Residential
 Ground Floor - 19.0sqm
 First Floor - 191.0sqm
 Second Floor - 191.0sqm
 Third Floor - 171.0sqm
 Fourth Floor - 101.0sqm
 Total residential = = **673.0sqm**

Rev A Nov 2015 Planning application

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Client : Barwark Limited
 Job Title : 125 Clerkenwell Road
 Drawing: Gross External Areas - Existing & Proposed

Scale : 1:100@A3 Date : June 2015
 Dwg No: 125CR/P/15 Rev : A

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