



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

KEY / DESCRIPTION OF FIT-OUT WORKS:

REAR WORKS:

- PORTLAND STONE PAVING TO FLAT ROOF TERRACE AND REAR LIGHTWELL
- EXTENSIVE TYPE (NO MAINTENANCE REQUIRED) SEDUM ROOF
- GRP WATERPROOFED FLAT ROOFING SYSTEM WITH BOX GUTTERS AND RWD TO HOPPER / RWP UNDER PORTLAND STONE AND SEDUM ROOF FINISHES
- GREY STONE COPING STONES TO FLAT ROOF PARAPET WALLS
- LONDON OLD STOCK BRICK WORK TO MATCH EXISTING
- WHITE PAINTED RENDER TO EXISTING BRICKWORK AND NEW INSULATED BLOCKWORK EXTERNAL WALLS
- HARDWOOD SLATTED TIMBER PRIVACY SCREENS AND PLANTING
- EXISTING METAL RAILINGS AND HANDRAIL TO BE PAINTED BLACK
- WHITE PAINTED HARDWOOD 6-OVER-8 AND 9-OVER-9 TRADITIONALLY DETAILED CLEAR DOUBLE GLAZED SLIDING SASH WINDOWS (BOTTOM PANE FIXED / TOP PANE OPENABLE), WITH EXTERNAL WINDOW REVEAL TO BE WHITE PAINTED RENDERED
- WHITE PAINTED HARDWOOD TRADITIONALLY DETAILED CLEAR DOUBLE GLAZED SIDE HUNG WINDOWS, WITH EXTERNAL WINDOWS REVEAL TO BE WHITE PAINTED RENDERED
- LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED CLEAR DOUBLE GLAZED FIXED / OPENABLE CASEMENT WINDOWS
- LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED CLEAR DOUBLE GLAZED SLIDING EXTERNAL DOORS
- LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED CLEAR DOUBLE GLAZED FRENCH EXTERNAL DOORS
- LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED FIXED CLEAR DOUBLE GLAZED ROOFLIGHT
- LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED CLEAR DOUBLE GLAZED CANTILEVERED WALKWAY (GLAZED WALLS & ROOF) WITH SOLID TIMBER / RENDERED FLOOR STRUCTURE
- BLACK PAINTED (WHEN AGAINST BRICKWORK) AND WHITE PAINTED (WHEN AGAINST WHITE PAINTED RENDER) TIMESAVER ALUMINIUM TRADITIONAL STYLE HOPPER / RWP / SVP

KEY / DESCRIPTION OF FIT-OUT WORKS:

FRONT WORKS:

- PORTLAND STONE TREADS AND RISERS FORMING ENTRANCE STEPS
- MOSAIC FLOOR TILING
- EXISTING METAL RAILINGS AND GATES TO BE PAINTED BLACK
- NEW BLACK PAINTED MILD STEEL ARCH WITH ILLUMINATED LANTERN CENTRED TO TOP OF ARCH TO DENOTE ENTRANCE STEPS FROM STREET
- BLACK PAINTED HARDWOOD 6-PANEL MOULDED SOLID TRADITIONALLY DETAILED DOOR WITH BRONZE IRONMONGERY AND CLEAR SINGLE GLAZED ARCHED FANLIGHT ABOVE
- BLACK PAINTED HARDWOOD 6-PANEL MOULDED SOLID TRADITIONALLY DETAILED DOUBLE DOORS WITH BRONZE IRONMONGERY AND CLEAR SINGLE GLAZED ARCHED FANLIGHT ABOVE (WITH 17 FILM LETTERING)
- WHITE PAINTED HARDWOOD 3-OVER-3 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE FIXED / TOP PANE OPENABLE), WITH EXTERNAL WINDOW REVEAL TO BE WHITE PAINTED RENDERED
- WHITE PAINTED HARDWOOD 6-OVER-6 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE FIXED / TOP PANE OPENABLE), WITH EXTERNAL WINDOW REVEAL TO BE WHITE PAINTED RENDERED
- WHITE PAINTED HARDWOOD 9-OVER-9 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE FIXED / TOP PANE OPENABLE)
- DECORATIVE EXTERNAL WINDOW ARCHITRAVE / MOULDING TO BE REINSTATED TO MATCH THE EXISTING ADJACENT
- REINSTATE WHITE PAINTED RENDERED CONCRETE BALCONY AND BLACK PAINTED DECORATIVE MILD STEEL RAILINGS TO MATCH THE EXISTING ADJACENT (NON-ACCESSIBLE)
- WHITE PAINTED HARDWOOD 15-OVER-10 ARCHED TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE FIXED / TOP PANE OPENABLE)
- DECORATIVE EXTERNAL ARCHED WINDOW ARCHITRAVE / MOULDING TO BE REINSTATED TO MATCH THE EXISTING ADJACENT
- REINSTATE CONCRETE STAIRCASE FROM STREET DOWN TO FRONT LIGHTWELL, WITH PORTLAND STONE TREADS AND RISERS AND WHITE PAINTED RENDERED WAIST AND SOFFIT, WITH BLACK PAINTED MILD STEEL HANDRAIL AND BALUSTRAIDING
- PORTLAND STONE TO FRONT LIGHTWELL FLOOR EXTERNALLY
- WHITE PAINTED HARDWOOD FIXED / OPENABLE CLEAR SINGLE GLAZED CASEMENT WINDOWS TO FRONT LIGHTWELL (LOWER GROUND FLOOR LEVEL)
- PAINT WHITE EXISTING WHITE PAINTED RENDERED WALLS TO FRONT LIGHTWELL

31.10.15 ISSUE FOR PLANNING & LISTED BUILDING CONSENT
rev date reason by



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project: Montana Hotel: 16-18 Argyle Square, Kings Cross, London, WC1H 8AS
client: The St. Pancras Hotel Group
dwg title: Proposed Ground Floor: GA Plan 02
dwg no: 15-11-02 rev: 1
scale: 1:50 (@A1 SIZE) date: 31.10.15
project no: 1814 status: PLANNING & LBC

all dimensions must be checked on site and not scaled from this drawing
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