



KEY / DESCRIPTION OF FIT-OUT WORKS:

REAR WORKS:

- 20 PORTLAND STONE PAVING TO FLAT ROOF TERRACE AND REAR LIGHTWELL (WITH INSPECTION CHAMBERS HAVING REMOVABLE PORTLAND STONE COVERS TO MATCH)
- 21 EXTENSIVE TYPE (NO MAINTENANCE REQUIRED) SEDUM ROOF
- 22 GRP WATERPROOFED FLAT ROOFING SYSTEM WITH BOX GUTTERS AND RWO TO HOPPER / RWP UNDER PORTLAND STONE AND SEDUM ROOF FINISHES
- 23 GREY STONE COPING STONES TO FLAT ROOF PARAPET WALLS
- 24 LONDON OLD STOCK BRICK WORK TO MATCH EXISTING
- 25 WHITE PAINTED RENDER TO EXISTING BRICKWORK AND NEW INSULATED BLOCKWORK EXTERNAL WALLS
- 26 1100mm HIGH METAL RAILINGS AND HANDRAIL TO BE PAINTED 'INVISIBLE GREEN'
- 27 EXISTING METAL RAILINGS AND HANDRAIL TO BE PAINTED 'INVISIBLE GREEN'
- 28 WHITE PAINTED HARDWOOD 6-OVER-6 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOWS (BOTTOM & TOP PANE OPENABLE WITH INTERNAL ADJUSTABLE LOCKING BOLTS), WITH PUTTY FILLETS AND LAMBS TONGUE STRUCTURAL GLAZING BARS, NO HORNS, WITH EXTERNAL WINDOW REVEAL TO BE WHITE PAINTED RENDERED
- 29 OMITTED
- 30 LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED CLEAR DOUBLE GLAZED FIXED / OPENABLE CASEMENT WINDOWS WITH SLOPING EXTERNAL BEADING AND BLACK SPACER BARS / SEALS
- 31 WHITE PAINTED HARDWOOD TRADITIONALLY DETAILED PART SINGLE GLAZED / PART SOLID PANELLED FRENCH DOORS
- 32 LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED CLEAR DOUBLE GLAZED FRENCH EXTERNAL DOORS WITH SLOPING EXTERNAL BEADING AND BLACK SPACER BARS / SEALS
- 33 LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED FIXED CLEAR DOUBLE GLAZED ROOFLIGHT
- 34 LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED CLEAR DOUBLE GLAZED CANTILEVERED WALKWAY (GLAZED WALLS & ROOF) WITH SOLID TIMBER / RENDERED FLOOR STRUCTURE
- 35 BLACK PAINTED (WHEN AGAINST BRICKWORK) AND WHITE PAINTED (WHEN AGAINST WHITE PAINTED RENDER) TIMES-AVER ALUMINIUM TRADITIONAL STYLE HOPPER / RWP / VENTED STACKS
- 36 WHITE PAINTED HARDWOOD 3-OVER-3 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOWS (BOTTOM & TOP PANE OPENABLE WITH INTERNAL ADJUSTABLE LOCKING BOLTS) WITH PUTTY FILLETS AND LAMBS TONGUE STRUCTURAL GLAZING BARS, NO HORNS, WITH EXTERNAL WINDOW REVEAL TO BE WHITE PAINTED RENDER

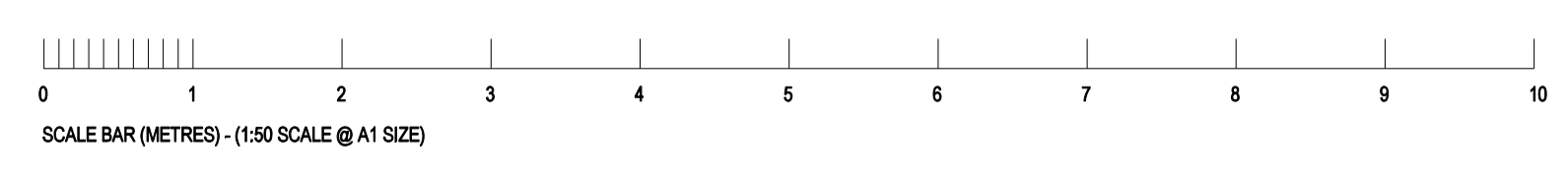
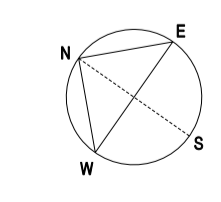
KEY / DESCRIPTION OF FIT-OUT WORKS:

FRONT WORKS:

- 01 PATTERNED PORTLAND STONE TREADS AND RISERS FORMING GROUND FLOOR EXTERNAL ENTRANCE STEPS
- 02 PATTERNED PORTLAND STONE TO GROUND FLOOR EXTERNAL ENTRANCE AREA
- 03 EXISTING AND EXTENDED METAL RAILINGS AND GATES TO BE PAINTED 'INVISIBLE GREEN'
- 04 OMITTED
- 05 BLACK PAINTED HARDWOOD 4-PANEL MOULDED SOLID TRADITIONALLY DETAILED SINGLE DOOR WITH BRONZE IRONMONGERY AND CLEAR SINGLE GLAZED ARCHED FANLIGHT WITH PUTTY FILLETS ABOVE
- 06 BLACK PAINTED HARDWOOD 4-PANEL MOULDED SOLID TRADITIONALLY DETAILED SINGLE WIDE DOOR WITH PILLASTERS EITHER SIDE, BRONZE IRONMONGERY AND CLEAR SINGLE GLAZED ARCHED FANLIGHT WITH PUTTY FILLETS ABOVE (WITH '17' FILM LETTERING)
- 07 WHITE PAINTED HARDWOOD 6-OVER-6 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE & TOP PANE OPENABLE WITH INTERNAL ADJUSTABLE LOCKING BOLTS) WITH PUTTY FILLETS AND LAMBS TONGUE STRUCTURAL GLAZING BARS, NO HORNS, WITH EXTERNAL WINDOW REVEAL TO BE WHITE PAINTED RENDERED
- 08 WHITE PAINTED HARDWOOD 6-OVER-6 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE & TOP PANE OPENABLE WITH INTERNAL ADJUSTABLE LOCKING BOLTS) WITH PUTTY FILLETS AND LAMBS TONGUE STRUCTURAL GLAZING BARS, NO HORNS, WITH EXTERNAL WINDOW REVEAL TO BE WHITE PAINTED RENDERED
- 09 WHITE PAINTED HARDWOOD 6-OVER-6 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE & TOP PANE OPENABLE WITH INTERNAL ADJUSTABLE LOCKING BOLTS) WITH PUTTY FILLETS AND LAMBS TONGUE STRUCTURAL GLAZING BARS, NO HORNS
- 10 DECORATIVE EXTERNAL WINDOW ARCHITRAVE / MOULDING TO BE REINSTATED TO MATCH THE EXISTING ADJACENT
- 11 REINSTATE WHITE PAINTED RENDERED CONCRETE BALCONY AND 'INVISIBLE GREEN' PAINTED DECORATIVE MILD STEEL RAILINGS TO MATCH THE EXISTING ADJACENT (NON-ACCESSIBLE)
- 12 WHITE PAINTED HARDWOOD 11-OVER-7 ARCHED TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE & TOP PANE OPENABLE WITH INTERNAL ADJUSTABLE LOCKING BOLTS) WITH PUTTY FILLETS AND LAMBS TONGUE STRUCTURAL GLAZING BARS, NO HORNS
- 13 DECORATIVE EXTERNAL ARCHED WINDOW ARCHITRAVE / MOULDING TO BE REINSTATED TO MATCH THE EXISTING ADJACENT
- 14 REINSTATE CONCRETE STAIRCASE FROM STREET DOWN TO FRONT LIGHTWELL, WITH PATTERNED PORTLAND STONE TREADS AND RISERS AND WHITE PAINTED RENDERED WAIST AND SCOFFIT, WITH 'INVISIBLE GREEN' PAINTED MILD STEEL HANDRAIL AND BALUSTRAING
- 15 PATTERNED PORTLAND STONE TO FRONT LIGHTWELL FLOOR EXTERNALLY WITH INSPECTION CHAMBERS HAVING REMOVABLE PATTERNED PORTLAND STONE COVERS TO MATCH
- 16 WHITE PAINTED HARDWOOD FIXED / OPENABLE CLEAR SINGLE GLAZED CASEMENT WINDOWS WITH PUTTY FILLETS AND LAMBS TONGUE STRUCTURAL GLAZING BARS TO FRONT LIGHTWELL (LOWER GROUND FLOOR LEVEL)
- 17 PAINT WHITE EXISTING WHITE PAINTED RENDERED WALLS TO FRONT LIGHTWELL

rev	date	reason	by
C	15.06.16	ISSUE FOR PLANNING & LISTED BUILDING CONSENT	
B	26.05.16	ISSUE FOR PLANNING & LISTED BUILDING CONSENT	
A	11.03.16	ISSUE FOR PLANNING & LISTED BUILDING CONSENT	
	31.10.15	ISSUE FOR PLANNING & LISTED BUILDING CONSENT	

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



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	Montana Hotel: 15-18 Argyll 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
scale:	1:50 (@A1 SIZE)
project no:	1814
rev:	C
date:	31.10.15
status:	PLANNING & LBC