

Notes

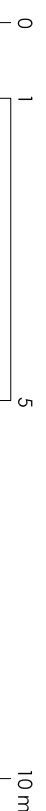
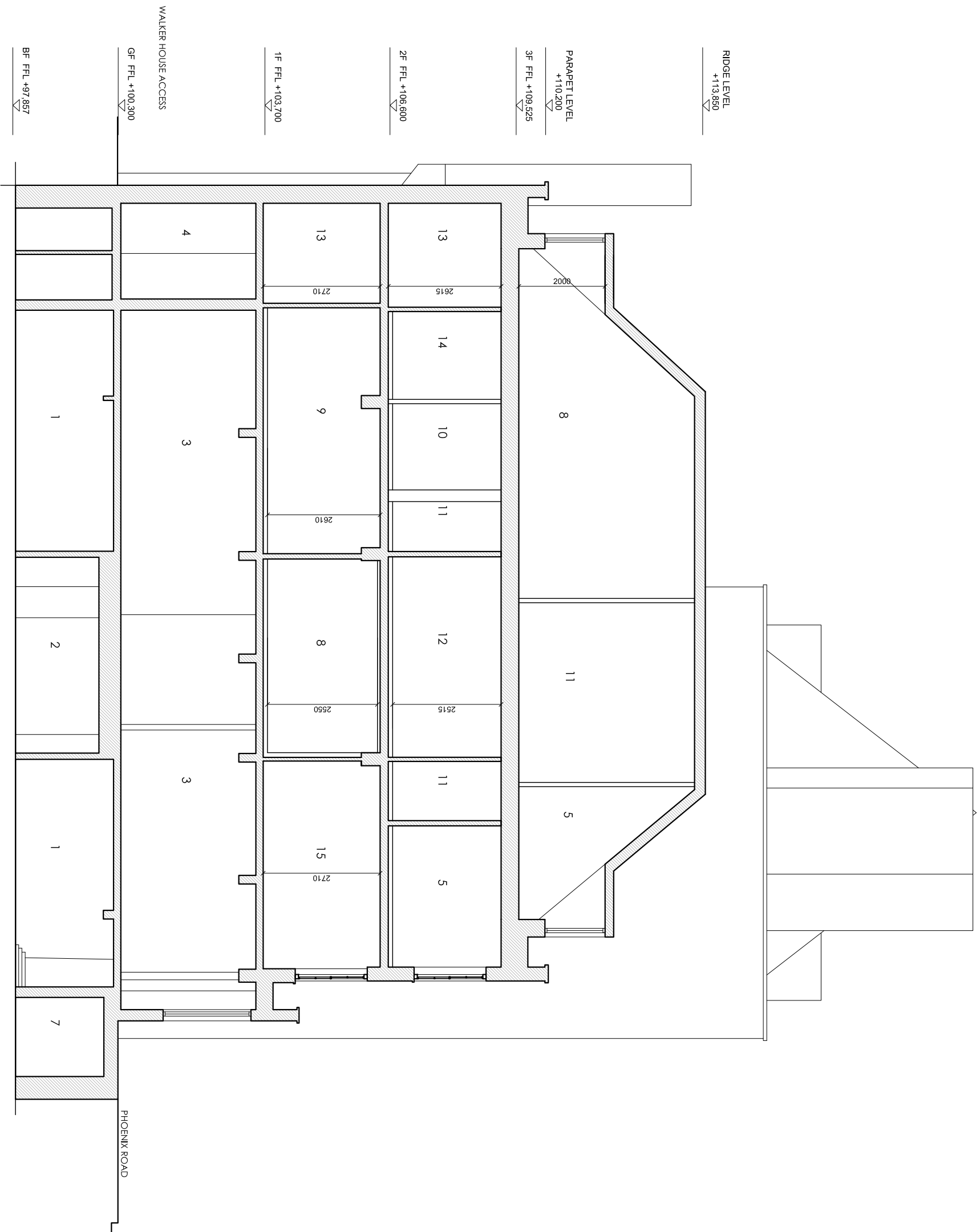
- TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER DRAWINGS
- TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEER DRAWINGS
- 1 HOUR FIRE RATING TO ALL STRUCTURAL ELEMENTS.
- 30 MIN. FIRE RATING TO ALL INTERNAL PARTITIONS AND FLOORS

Existing elements retained

New elements to be added

LEGEND

1. CELLAR
2. STORE
3. LOUNGE BAR
4. RESIDENTIAL STAIR
5. BEDROOM
6. CUPBOARD
7. BARREL DROP
8. LIVING ROOM
9. CORRIDOR
10. BATHROOM
11. LOBBY
12. KITCHEN
13. STAIR LANDING
14. ENSUITE BATHROOM
15. FUNCTION ROOM



Revision	Date	Reason	Initial
D	06.05.16	Amendments for Listed Building Application	DM
E	10.10.16	Amendments for Listed Building Application	YL

Dimensions based on topological survey by EPC commercial surveys Ltd  
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**mark fairhurst ARCHITECTS**


48A Union Street, London, SE1 1TD, T:020 7407 7070, E:info@mark-fairhurst.co.uk  
 Project: Cock Tavern, 23 Phoenix Road, London NW1 1HB  
 Client: Flamestrike Ltd.

Drawing title: Proposed Section AA  
 Scale: 1:100@A3, 1:50@A1 Date: 06.05.16 Drawn by: DM  
 Project number: 1250 Drawing number: PL 120  
 Status: PLANNING Revision: E

Notes

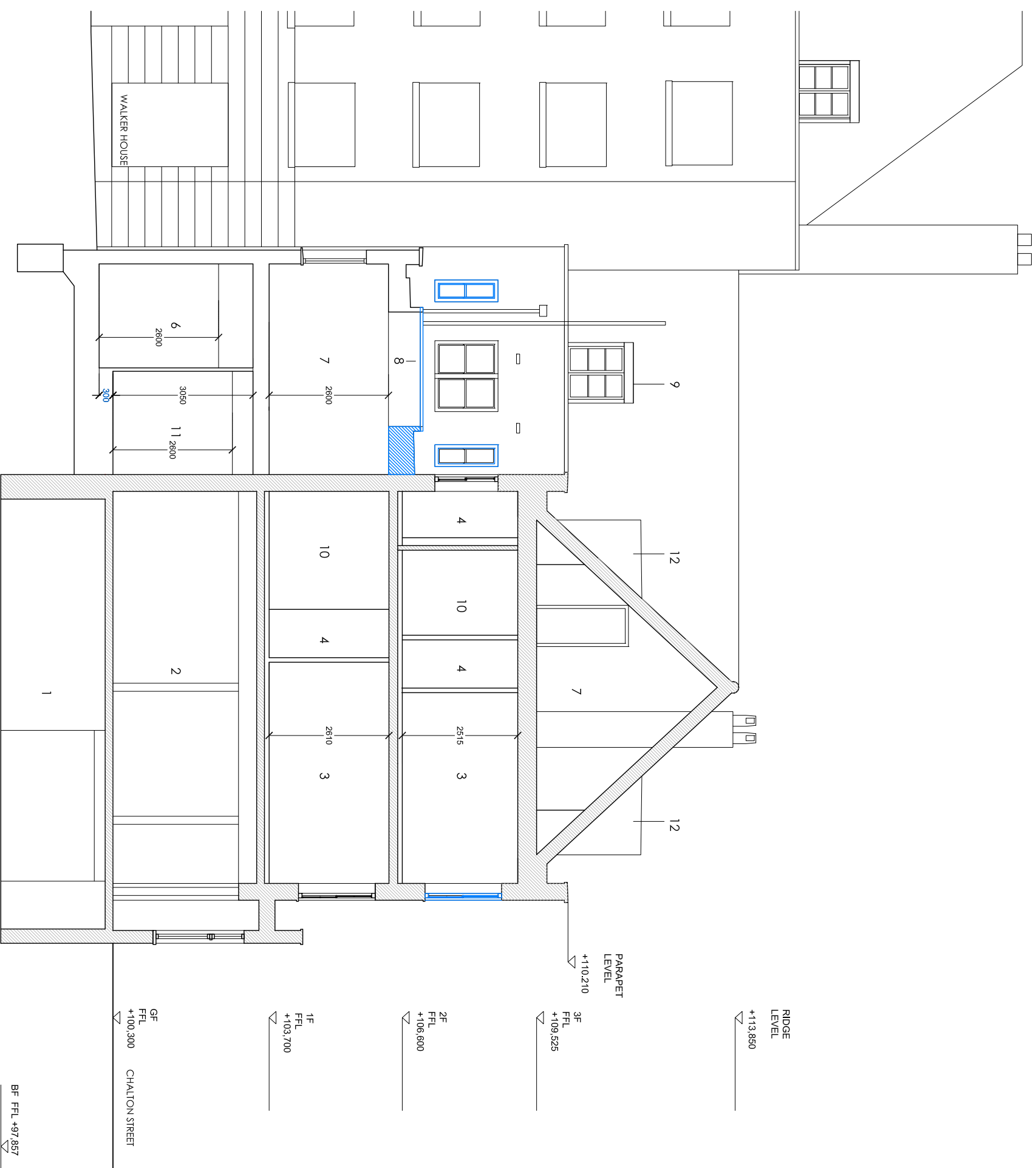
- TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER DRAWINGS
- TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEER DRAWINGS
- 1 HOUR FIRE RATING TO ALL STRUCTURAL ELEMENTS.
- 30 MIN. FIRE RATING TO ALL INTERNAL PARTITIONS AND FLOORS

 Existing elements retained

 New elements to be added

LEGEND

1. CELLAR
2. LOUNGE BAR
3. BEDROOM
4. CORRIDOR
5. WC
6. FEMALE WC
7. LIVING ROOM
8. SKYLIGHT
9. DORMER WINDOW
10. BATHROOM
11. MALE WC
12. DORMER WINDOW



Revision	Date	Reason	Initial
F	06.05.16	Amendments for Listed Building Application	DM
G	28.06.16	Amendments for Listed Building Application	GM
H	10.10.16	Amendments for Listed Building Application	GM

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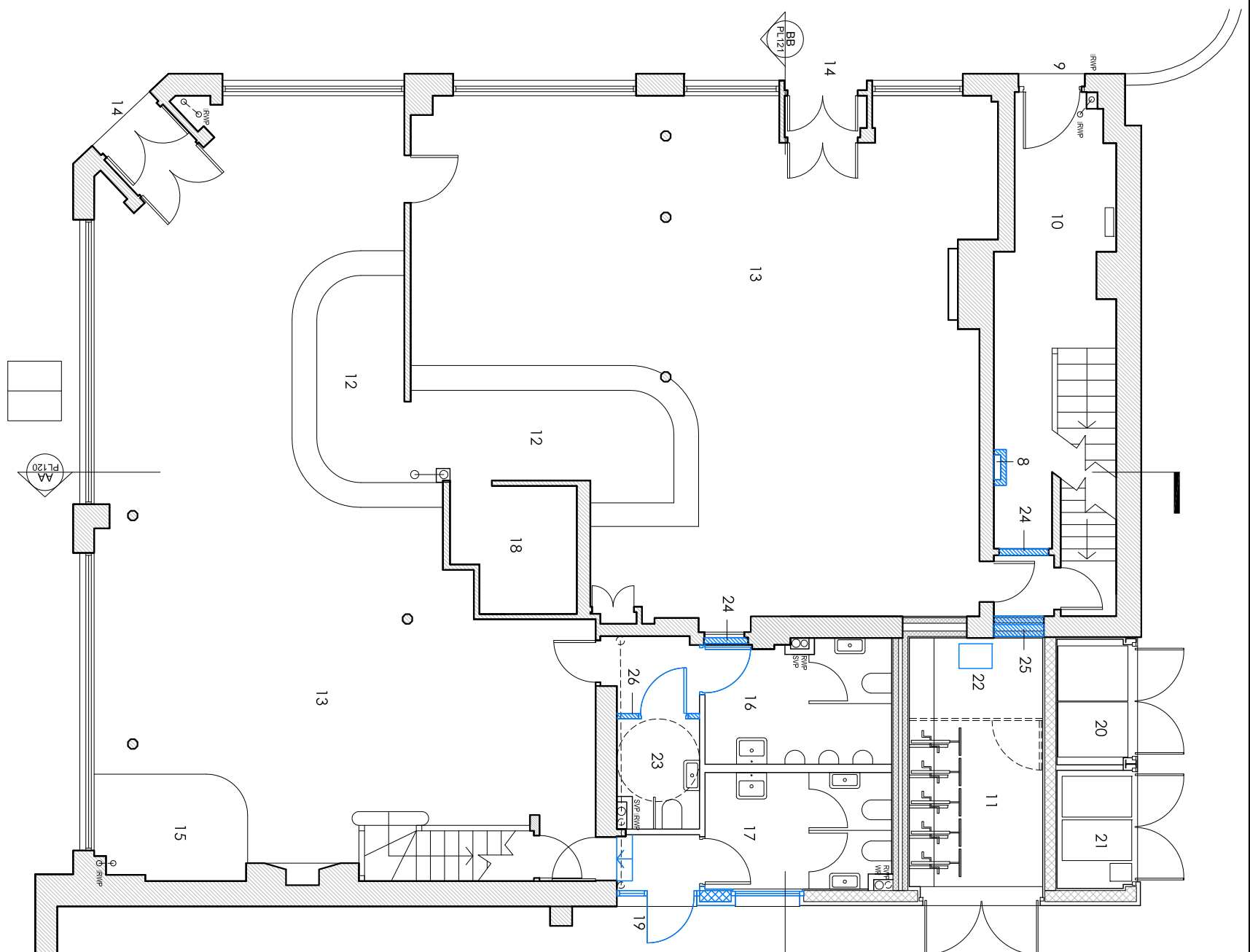
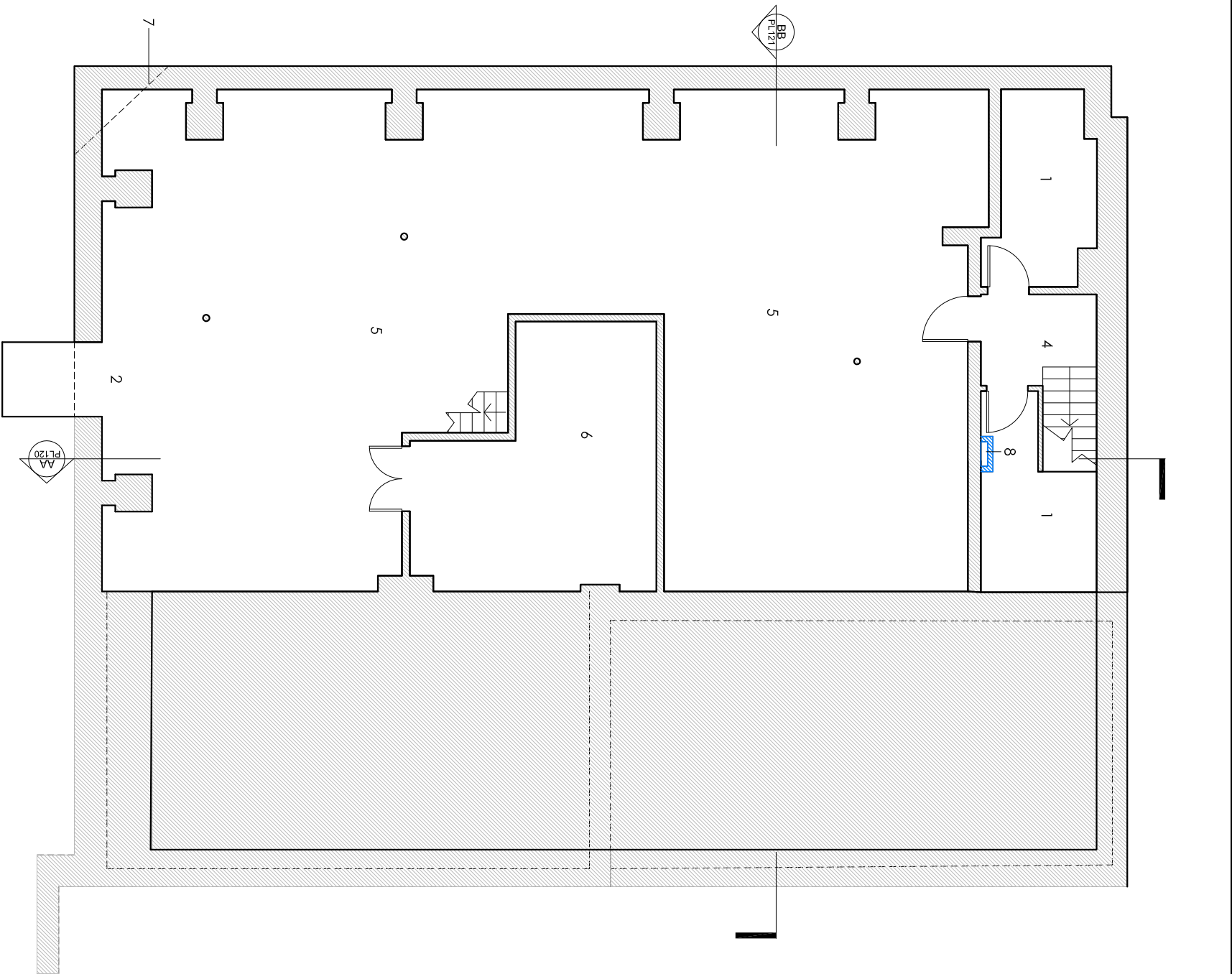
48A Union Street, London, SE1 1TD, T:020 7407 7070, E:info@mark-fairhurst.co.uk  
Project: Cock Tavern, 23 Phoenix Road, London NW1 1HB  
Client: Flamesrike Ltd.

Drawing title: Proposed Section BB

Scale: 1:100@A3, 1:50@A1 Date: 21.07.16 Drawn by: DM

Project number: 1250 Drawing number: PL 121




Status: PLANNING Revision: H



- LEGEND
1. BOILER ROOM
  2. BARREL DROP
  3. PLATFORM LIFT
  4. CELLAR
  5. COLD STORE
  6. LINE OF BUILDING ABOVE
  7. SERVICES RISER
  8. RESIDENTIAL ENTRANCE
  9. RESIDENTIAL ENTRANCE HALL
  10. CYCLE STORE 5 SPACES
  11. BAR
  12. LOUNGE
  13. PUB ENTRANCE
  14. STAGE
  15. WC MALE
  16. WC FEMALE
  17. STORE
  18. EMERGENCY MEANS OF ESCAPE
  19. REFUSE COLLECTION
  20. COMMERCIAL REFUSE COLLECTION
  21. RESIDENTIAL BOILER SUPPLY / EXTRACT DUCTS, CONDENSER UNITS & METERS
  22. RESIDENTIAL BOILER SUPPLY / EXTRACT DUCTS, CONDENSER UNITS & METERS
  23. DISABLED WC
  24. FIRE RATED BLOCK WORK PARTITION WITH PLASTERED FINISH
  25. FIRE RATED BLOCK WORK PARTITION WITH PLASTERED FINISH
  26. NEW PLASTERBOARD PARTITION & DOOR TO DISABLED WC

Revision	Date	Reason	Initial
H	29.04.16	Amendments for Listed Building Application	DM
I	10.10.16	Amendments for Listed Building Application	YL

Notes

-  Existing elements retained
-  Partitions from previous successful planning application
-  New elements to be added



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48A Union Street, London, SE1 1TD. T: 020 7407 7070. E: info@mark-fairhurst.co.uk

Project: Cock Tavern, 23 Phoenix Road, London NW1 1HB

Client: Flamesrike Ltd.

Drawing title: Proposed Basement and Ground Floor Plans

Scale: 1:100@A3, 1:50@A1 Date: 21.07.16 Drawn by: DM

Project number: 1250 Drawing number: PL 115

Status: PLANNING Revision: 1

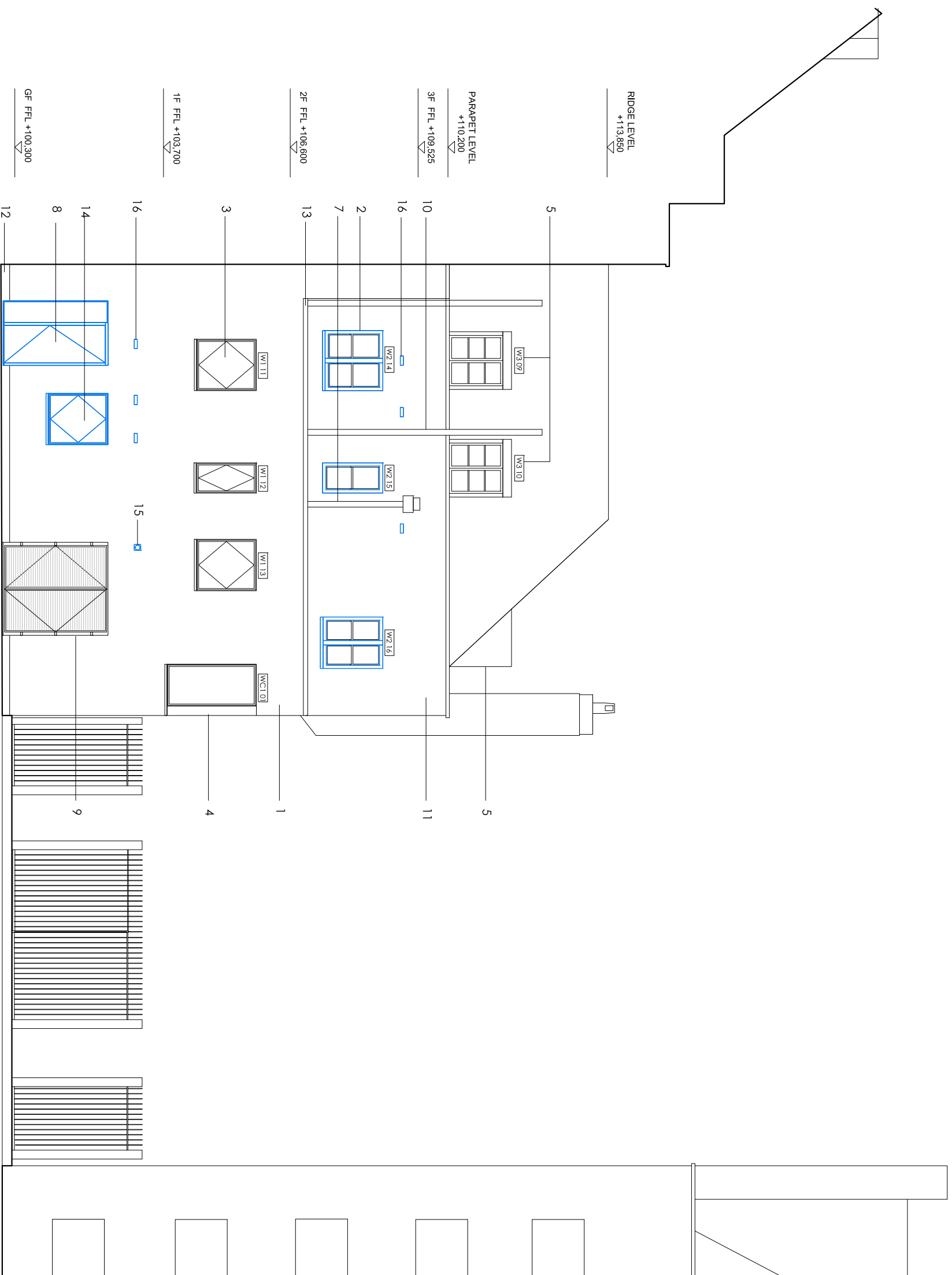
Notes

- ≡ Elements from previous successful planning application
- New elements to be added

Refer to window condition survey for further detail

LEGEND

1. SELF FINISH INSULATED RENDERED WALL
2. EXISTING SASH WINDOWS TO BE REPAIRED + RENEWED TO MATCH EXISTING. (REFER TO WINDOW CONDITION SURVEY AND REPAIR & RENEW SCHEDULE)
3. PPC ALUMINIUM TILT & TURN OPENABLE WINDOWS WITH STRUCTURAL GLAZED SASH FRAMELESS FIXED GLAZED CORNER WINDOW
4. PAINTED ZINC CLAD DORMER
5. OUTLINE TO WALKER HOUSE
6. NEW RAIN WATER PIPE WITH HOPPER LOCATION RETAINED
7. PPC ALUMINIUM GLAZED SCREEN WITH EXIT DOOR
8. FLUSH PPC STEEL OPENABLE LOUVRED SCREEN REF: LANG&FULTON DELTA WING 90
9. EXISTING SVP TO BE REPLACED
10. EXISTING RENDER MADE GOOD + REPAINTED
11. INSULATED RENDER BASE
12. RECONSTITUTED STONE COPING
13. OBSCURED GLASS WINDOW WITH RESTRICTED OPERNER
14. BOILER FLUE
15. VENT-AXIA AIR BRICK WHITE



BF FFL +97.857

GF FFL +100.300

1F FFL +103.700

2F FFL +106.600

3F FFL +109.525

PARAPET LEVEL +110.200

RIDGE LEVEL +113.860



Revision	Date	Reason	Initial
F	04.05.16	Amendments for Listed Building Applications	DM
G	10.10.16	Amendments for Listed Building Applications	GM

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**mark fairhurst ARCHITECTS**

48A Union Street, London, SE1 1TD, T:020 7407 7070, E:info@mark-fairhurst.co.uk  
Project: Cock Tavern, 23 Phoenix Road, London NW1 1HB  
Client: Flamestrike Ltd.

Drawing title: Proposed North East Elevation

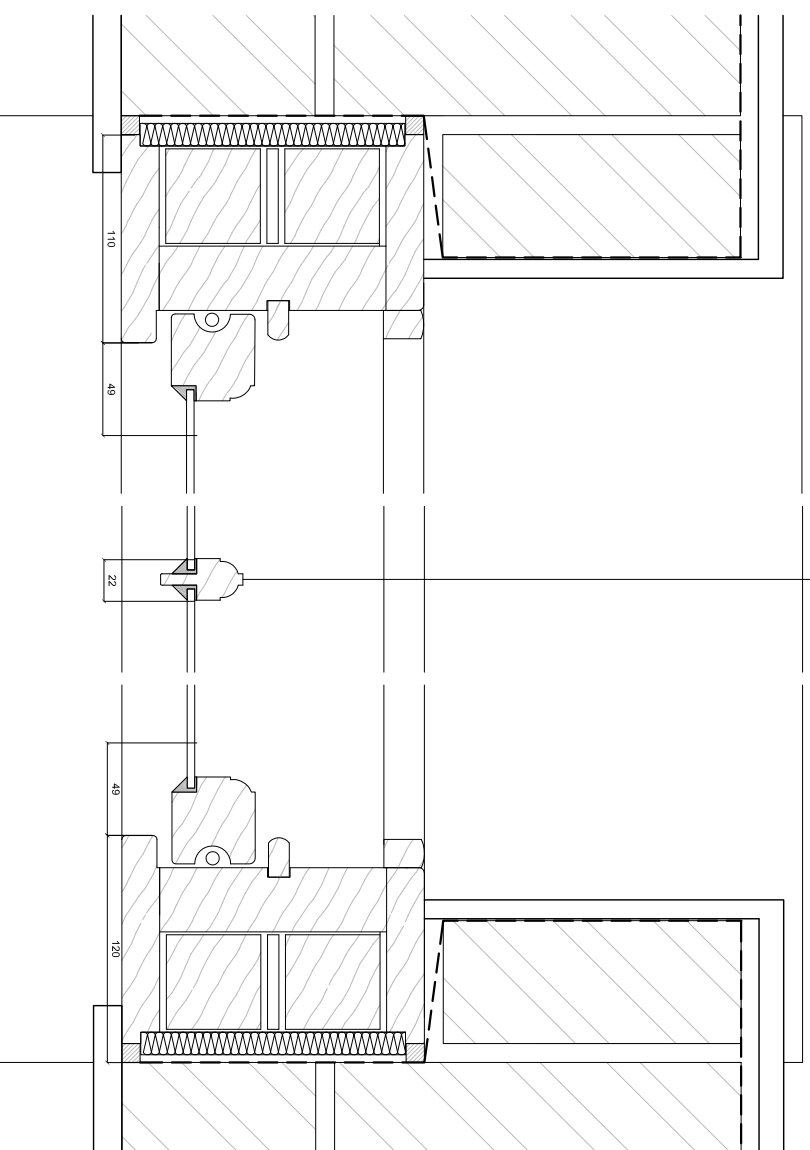
Scale: 1:100@A3, 1:50@A1 Date: 21.07.16 Drawn by: DM

Project number: 1250 Drawing number: PL 133

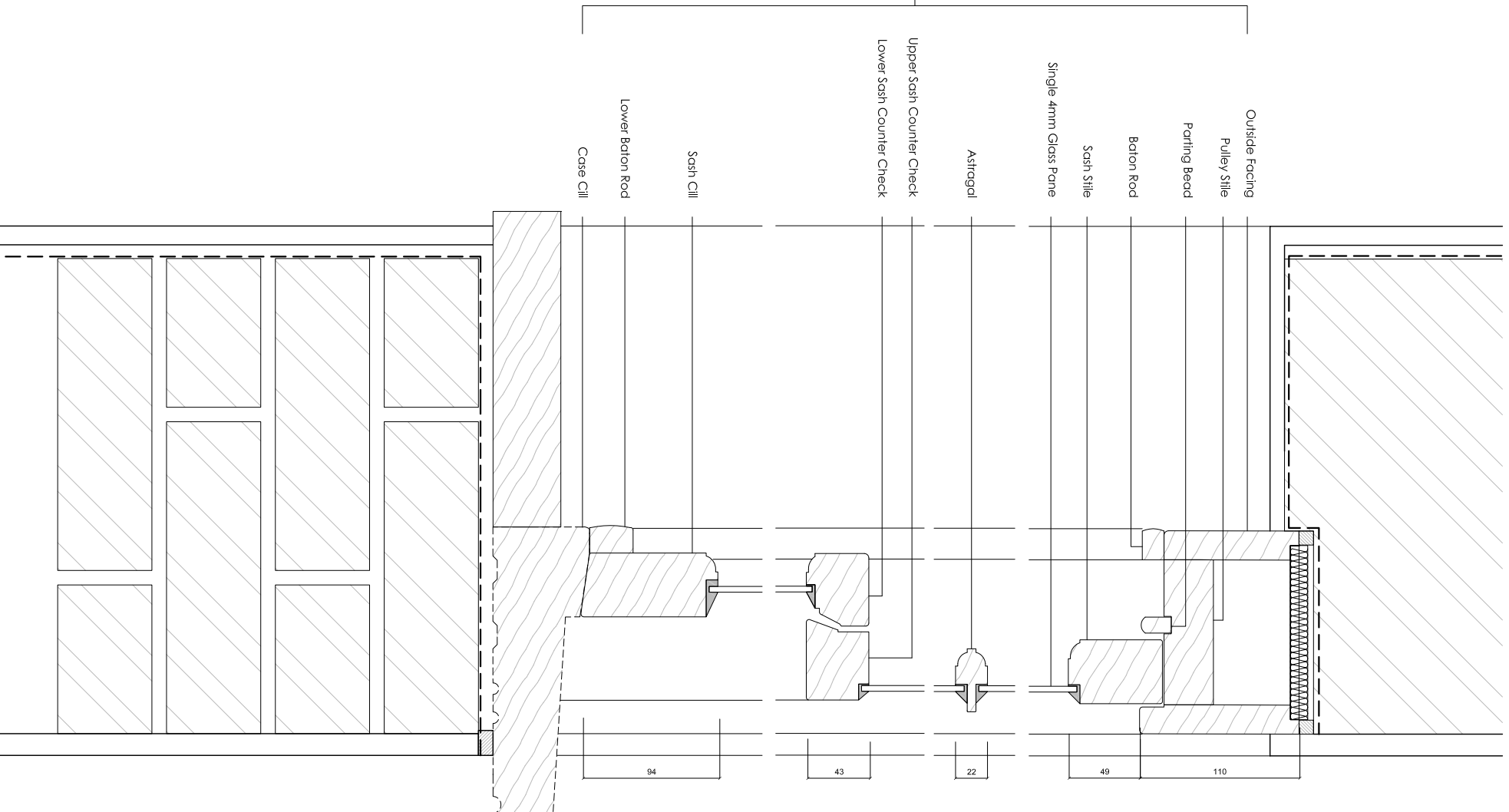
Status: PLANNING Revision: G

Notes

Existing sash window to be repaired + renewed. Refer to Window Condition Survey and Repair & Renew Schedule



1 Proposed Sash Window - Plan  
SCALE 1:20@A1



2 Proposed Sash Window - Section  
SCALE 1:20@A1

Revision	Date	Reason	Initial
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/	16.05.16	Listed Building Application	DM
A	10.10.16	Listed Building Application	YL

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### mark fairhurst ARCHITECTS

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Project: Cock Tavern, 23 Phoenix Road, London NW1 1HB  
Client: Flamesrike Ltd.



Drawing title: Proposed Sash Window and Insulation

Scale: 1:20@A3, 1:10@A1 Date: 16.05.16 Drawn by: DM

Project number: 1250 Drawing number: PL 207

Status: Planning Revision: A

Notes

-  Elements from previous successful planning application
-  New elements to be added

Refer to window condition survey for further detail

LEGEND

1. ZINC CLAD DORMER WINDOW WITH PAINTED TIMBER CASEMENTS
2. EXISTING RENDER MADE GOOD + PAINTED
3. EXISTING RAINWATER PIPE MADE GOOD + PAINTED
4. EXISTING SASH WINDOWS TO BE REPAIRED + RENEWED TO MATCH EXISTING. (REFER TO WINDOW CONDITION SURVEY AND REPAIR & RENEW SCHEDULE)
5. FASCIA RESTORED AND REPAINTED/ SIGNAGE ADDED
6. RUSTICATION RENAISSAED + RENDERED AND PAINTED
7. ORIGINAL SHOPFRONT + WINDOWS AND DOORS RESTORED AND REPAINTED

Revision	Date	Reason	Initial
D	04.05.16	Amendments for Listed Building Application	DM
E	10.10.16	Amendments for Listed Building Application	DM

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 Project: Cock Tavern, 23 Phoenix Road, London NW1 1HB

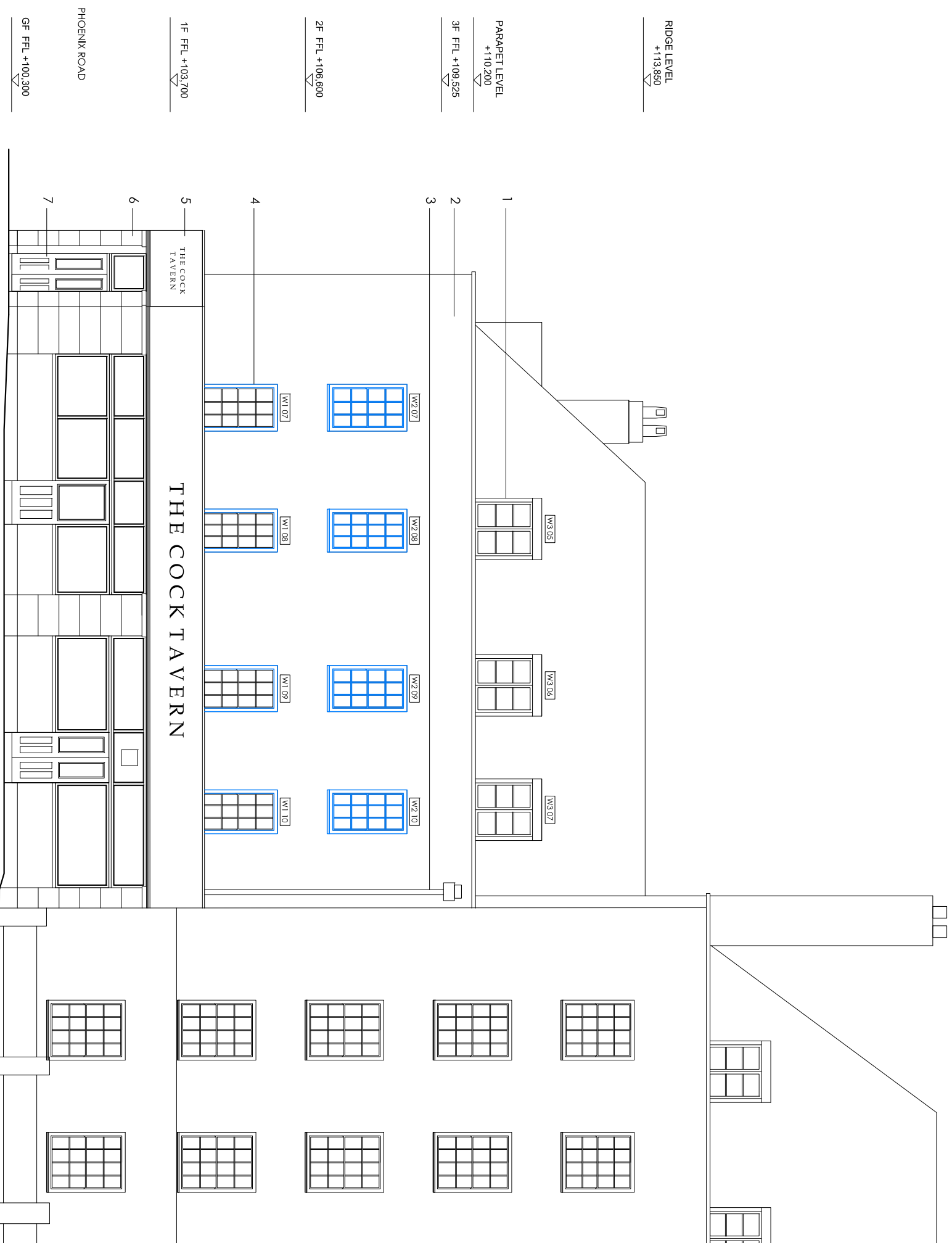
Client: Flamestrike Ltd.

Drawing title: Proposed South East Elevation

Scale: 1:100@A3, 1:50@A1 Date: 04.05.16 Drawn by: DM

Project number: 1250 Drawing number: PL 131

Status: PLANNING Revision: E



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PHOENIX ROAD

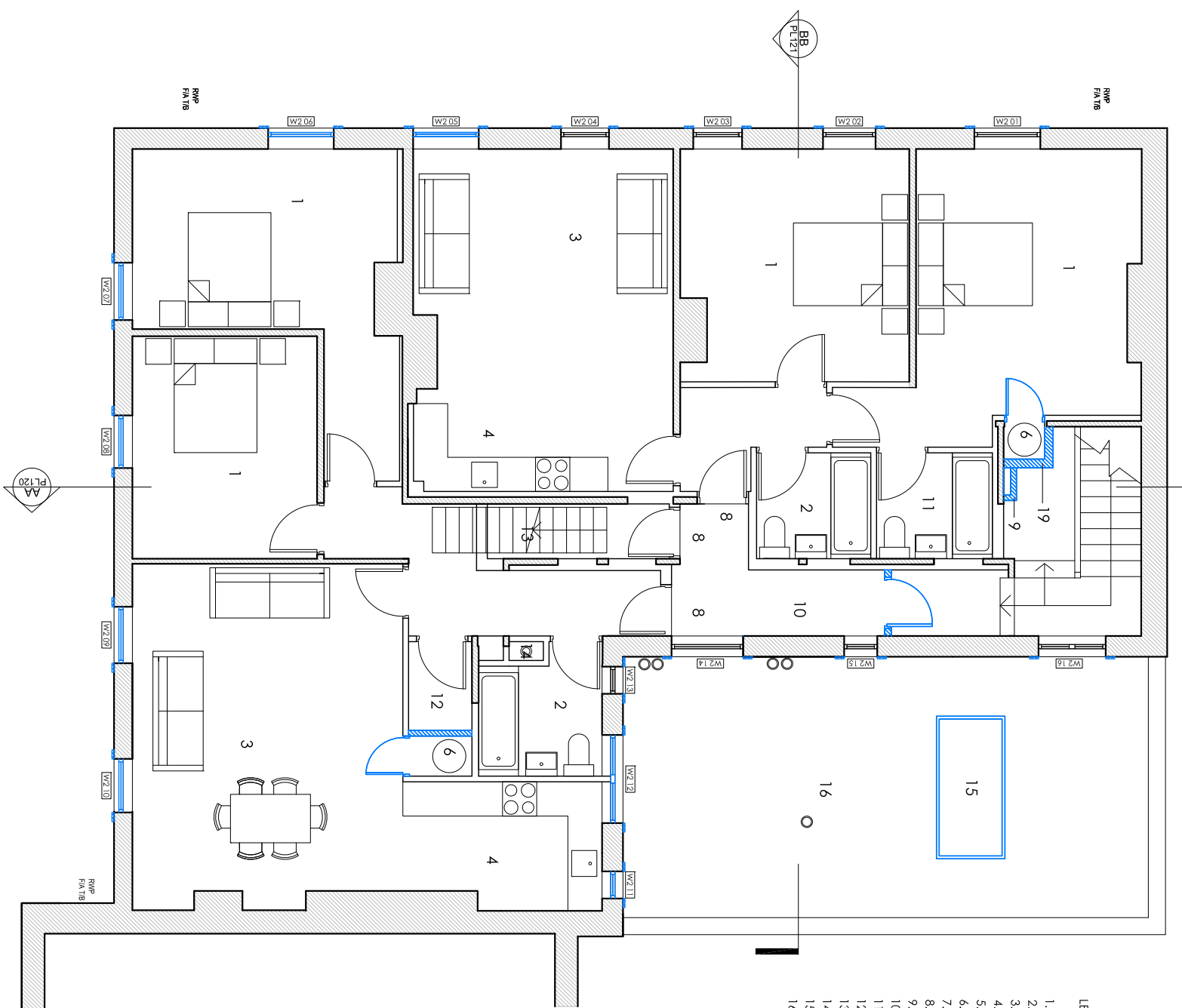
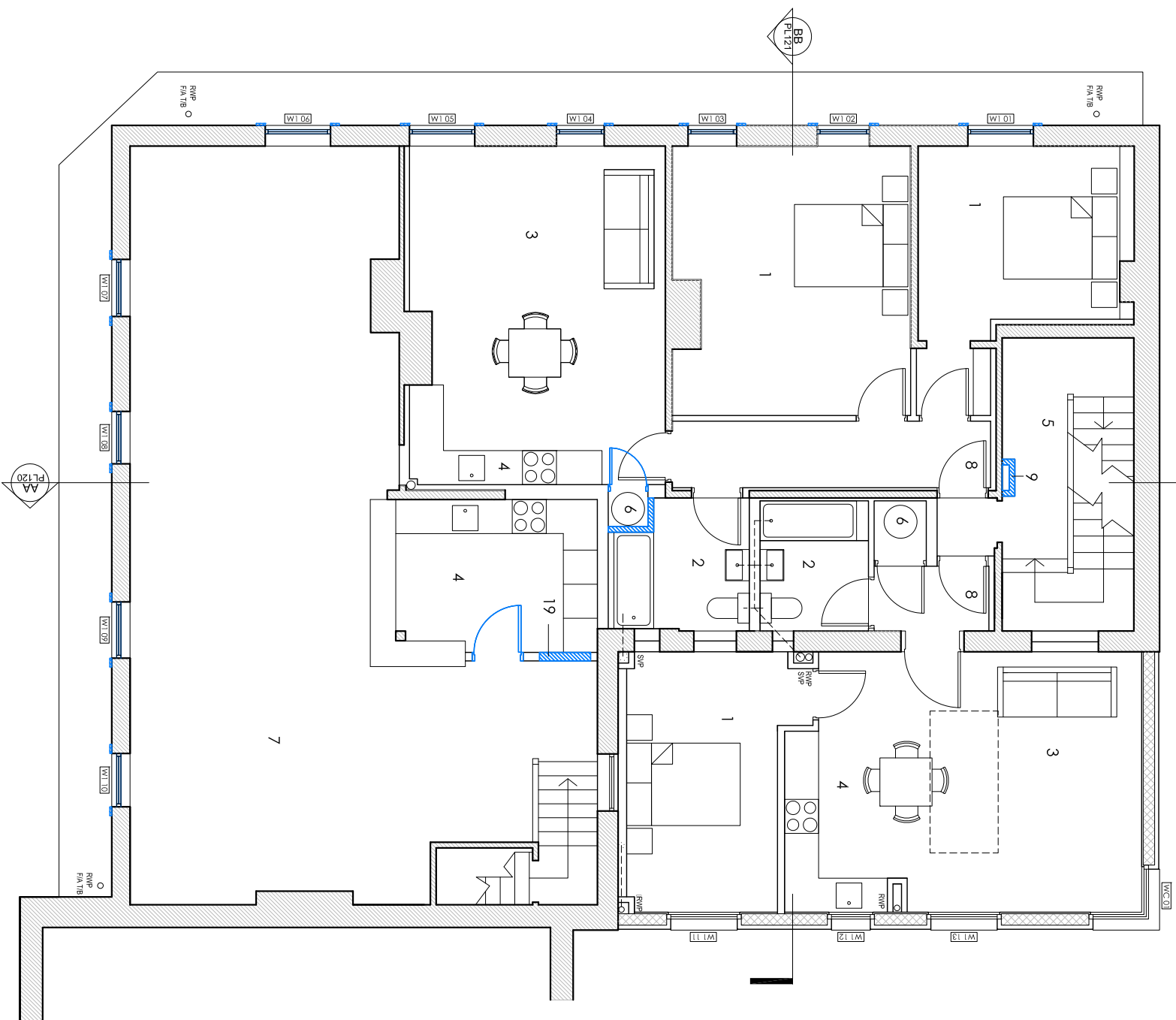
1F FFL +103.700

2F FFL +106.600

3F FFL +109.525

PARAPET LEVEL  
+10.200

RIDGE LEVEL  
+13.850



- LEGEND
- 1. BEDROOM
  - 2. BATHROOM
  - 3. LIVING
  - 4. KITCHEN
  - 5. LANDING
  - 6. HOT WATER TANK
  - 7. FUNCTION ROOM
  - 8. FLAT ENTRANCE DOOR
  - 9. SERVICES RISER
  - 10. CORRIDOR
  - 11. ENSUITE BATHROOM
  - 12. UTILITY
  - 13. STAIR TO THIRD FLOOR
  - 14. EXTRACT FLUTE
  - 15. SKYLIGHT
  - 16. FLAT ROOF

Revision	Date	Reason	Initial
I	29.04.16	Amendments for Listed Building Application	DM
J	10.10.16	Amendments for Listed Building Application	YL

Notes

- Existing elements retained
- Partitions from previous successful planning application
- New elements to be added.

Refer to window condition survey for further detail



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Project: Cock Tavern, 23 Phoenix Road, London NW1 1HB

Client: Flamesrike Ltd.



Drawing title: Proposed First and Second Floor Plans

Scale: 1:100@A3, 1:50@A1 Date: 29.04.16 Drawn by: DM

Project number: 1250 Drawing number: PL 116

Status: PLANNING Revision: J

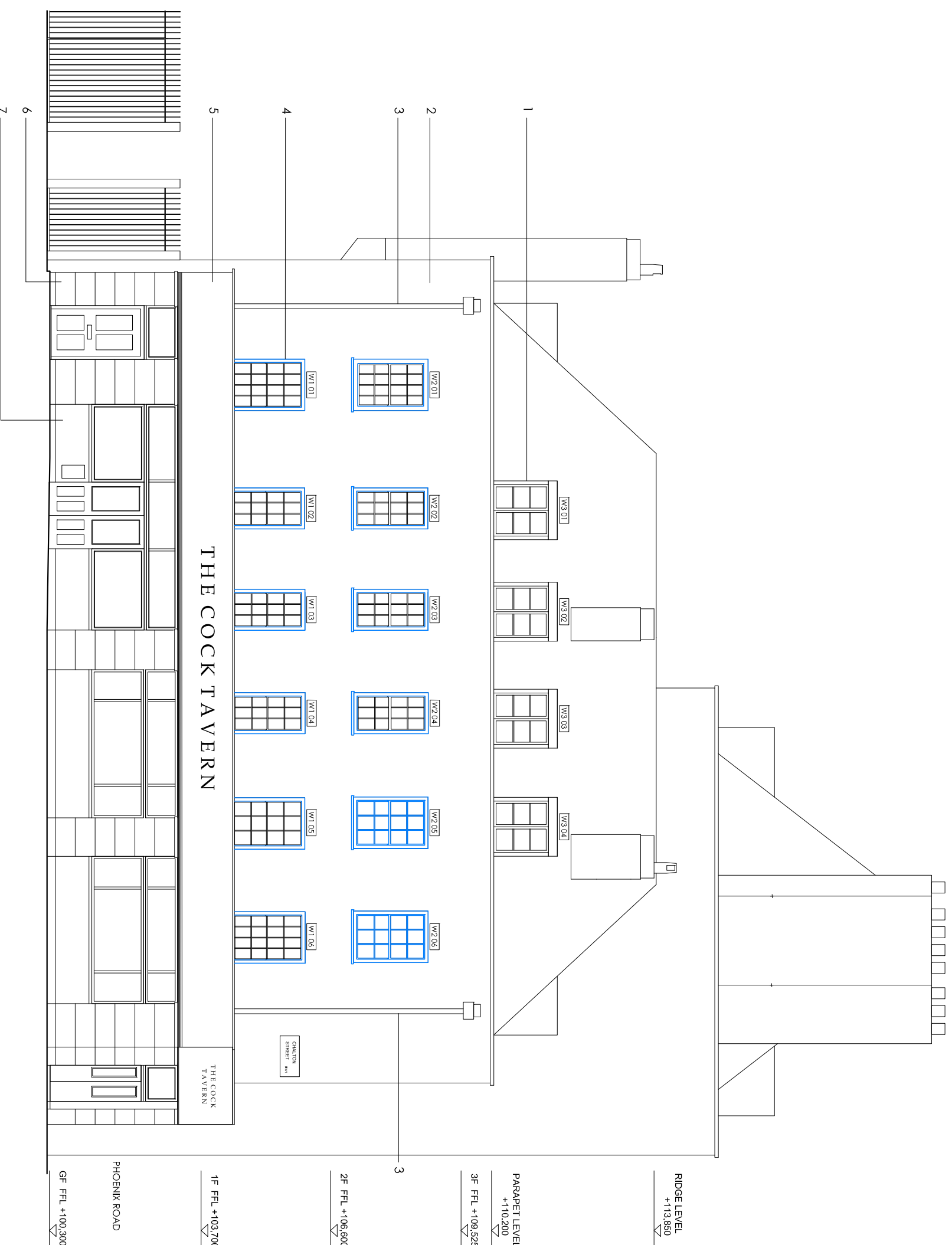
Notes

-  Elements from previous successful planning application
-  New elements to be added

Refer to window condition survey for further detail

LEGEND

1. ZINC CLAD DORMER WINDOW WITH PAINTED TIMBER CASEMENTS
2. EXISTING RENDER MADE GOOD + PAINTED
3. EXISTING RAINWATER PIPEMADE GOOD + PAINTED
4. EXISTING SASH WINDOWS TO BE REPAIRED + RENEWED TO MATCH EXISTING. (REFER TO WINDOW CONDITION SURVEY AND REPAIR & RENEW SCHEDULE)
5. FASCIA RESTORED AND REPAINTED/ SIGNAGE ADDED
6. RUSTICATION REINSTATED + RENDERED AND PAINTED
7. ORIGINAL SHOPFRONT + WINDOWS AND DOORS RESTORED AND REPAINTED



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 48A Union Street, London, SE1 1TD, T:020 7407 7070, E:info@mark-fairhurst.co.uk  
 Project: Cock Tavern, 23 Phoenix Road, London NW1 1HB  
 Client: Flamesrike Ltd.  
 Drawing title: Proposed South West Elevation  
 Scale: 1:100@A3, 1:50@A1 Date: 04.05.16 Drawn by: DM  
 Project number: 1250 Drawing number: PL 130  
 Status: PLANNING Revision: G

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Revision	Date	Reason	Initial
F	04.05.16	Amendments for Listed Building Application	DM
G	10.10.16	Amendments for Listed Building Application	DM



Notes

- Elements from previous successful planning application
- New elements to be added

Refer to window condition survey for further detail

LEGEND

1. SELF FINISH INSULATED RENDERED WALL
2. EXISTING SASH WINDOWS TO BE REPAIRED + RENEWED TO MATCH EXISTING. (REFER TO WINDOW CONDITION SURVEY AND REPAIR & RENEW SCHEDULE)
3. NEW SINGLE GLAZED TIMBER SASH WINDOW TO REPLACE EXISTING CASEMENT WINDOW
4. FRAMELESS FIXED GLAZED CORNER WINDOW REFER TO PL/205
5. PATINALED ZINC CLAD DORMER
6. PPG STEEL LOUVRED REFUSE STORE DOORS REF: LANG & FULTON DELTA WING 90
7. NEW SOIL VENT PIPE AND RAIN WATER PIPE WITH HOPPER LOCATION RETAINED
8. RECONSTITUTE STONE COPPING
9. RECONSTITUTE STONE PLINTH
10. FIXED METAL LOUVRED SCREEN
11. EXISTING RENDERED WALL RETAINED AND MADE GOOD
12. AUTOMATIC OPENING VENT
13. VENT-FAMA AIR BRICK WHITE

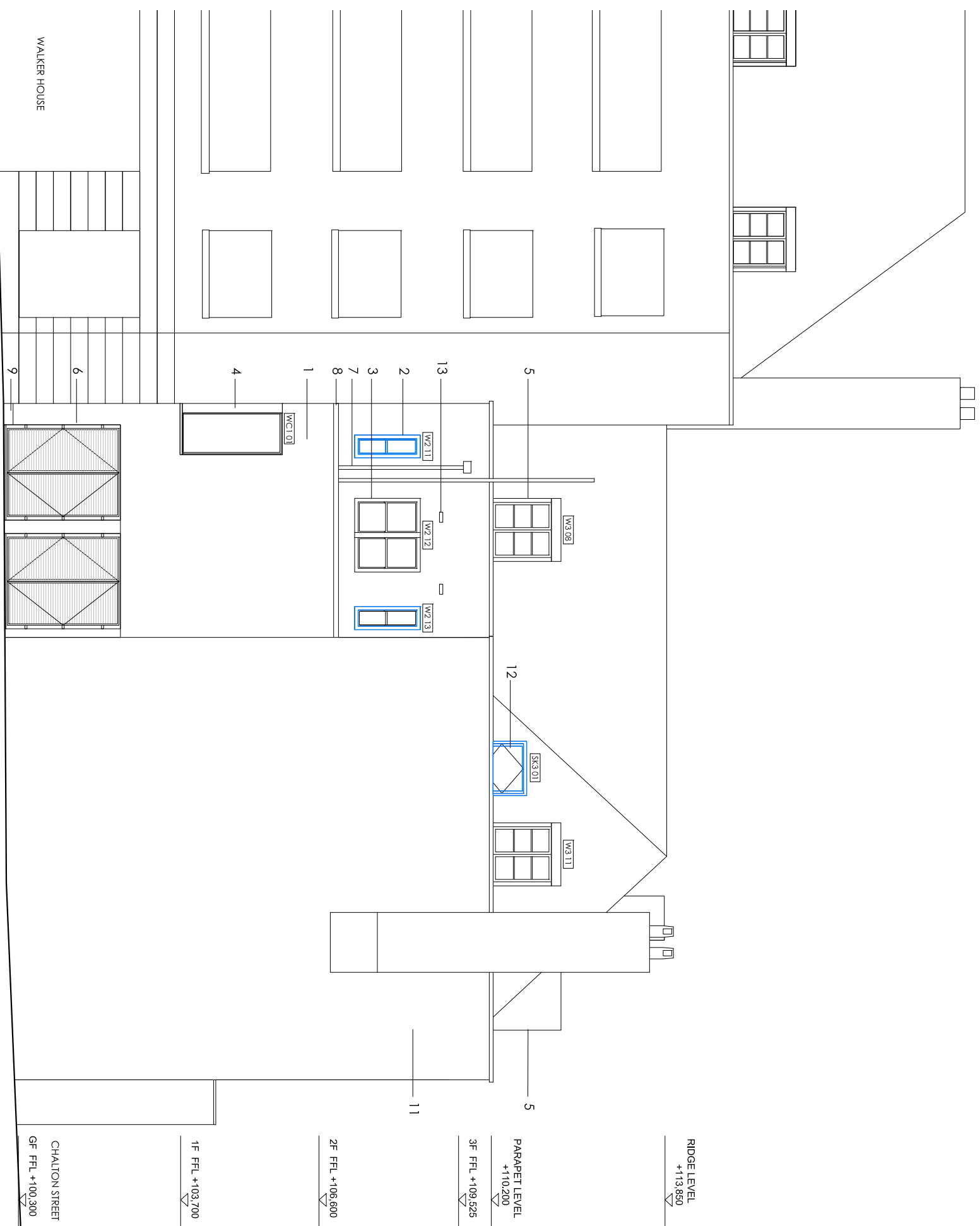
Revision	Date	Reason	Initial
H	04.05.16	Amendments for Listed Building Application	DM
I	10.10.16	Amendments for Listed Building Application	DM

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 Project: Cock Tavern, 23 Phoenix Road, London NW1 1HB  
 Client: Flamestrike Ltd.

Drawing title: Proposed North West Elevation  
 Scale: 1:100@A3, 1:50@A1 Date: 21.07.16 Drawn by: DM  
 Project number: 1250 Drawing number: PL 132  
 Status: PLANNING Revision: 1



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 3F FFL +109.525  
 2F FFL +106.600  
 1F FFL +103.700  
 CHALTON STREET GF FFL +100.300  
 BF FFL +97.857