

# SEVEN DIALS, LONDON, WC2

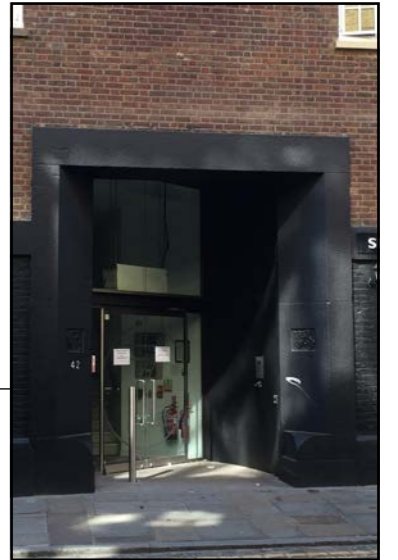
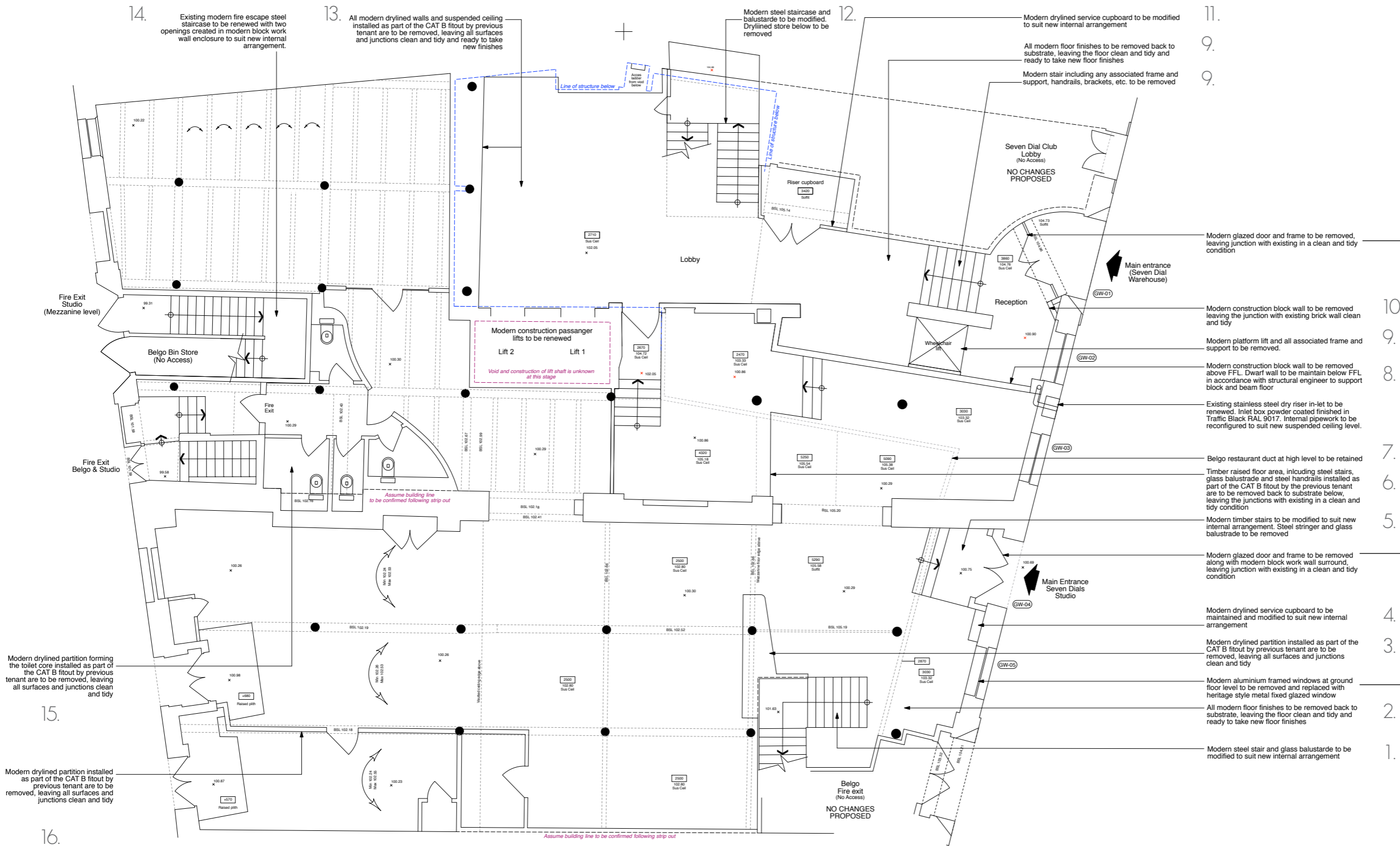
527-EX.03 - Photographic Record Planning Application - October '16

## PROJECT BRIEF

- Improve the visibility of the main office entrance and approach to building.
- Improve reception.
- Explore opportunities to improve and or increase NIA.
- Design to improve and revamp common parts, circulation and staff facilities.
- CAT A finish to office accommodation urban style in line with the character of the building.
- Explore opportunities to include roof terrace / garden.

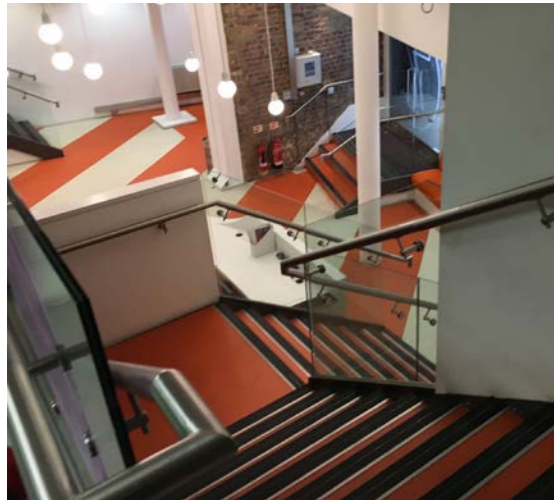


# EXISTING GROUND FLOOR PLAN



11. Modern glazed door and frame to be removed, leaving junction with existing in a clean and tidy condition
9. Modern construction block wall to be removed leaving the junction with existing brick wall clean and tidy
9. Modern platform lift and all associated frame and support to be removed.
8. Modern construction block wall to be removed above FFL. Dwarf wall to be maintain below FFL in accordance with structural engineer to support block and beam floor
7. Existing stainless steel dry riser in-let to be renewed. Inlet box powder coated finished in Traffic Black RAL 9017. Internal pipework to be reconfigured to suit new suspended ceiling level.
6. Belgo restaurant duct at high level to be retained
6. Timber raised floor area, including steel stairs, glass balustrade and steel handrails installed as part of the CAT B fitout by the previous tenant are to be removed back to substrate below, leaving the junctions with existing in a clean and tidy condition
5. Modern timber stairs to be modified to suit new internal arrangement. Steel stringer and glass balustrade to be removed
4. Modern glazed door and frame to be removed along with modern block work wall surround, leaving junction with existing in a clean and tidy condition
4. Modern drylined service cupboard to be maintained and modified to suit new internal arrangement
3. Modern drylined partition installed as part of the CAT B fitout by previous tenant are to be removed, leaving all surfaces and junctions clean and tidy
2. Modern aluminium framed windows at ground floor level to be removed and replaced with heritage style metal fixed glazed window
2. All modern floor finishes to be removed back to substrate, leaving the floor clean and tidy and ready to take new floor finishes
1. Modern steel stair and glass balustrade to be modified to suit new internal arrangement

# EXISTING GROUND FLOOR



1.



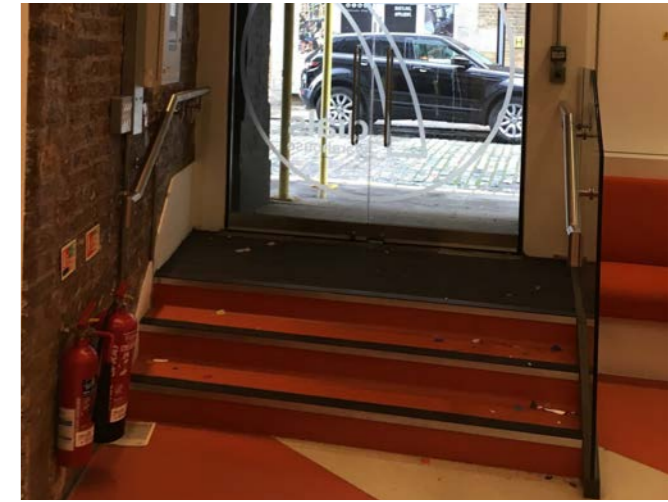
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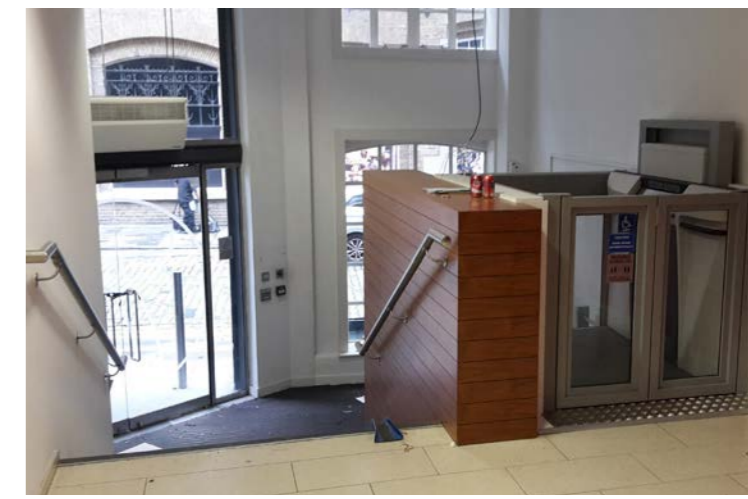
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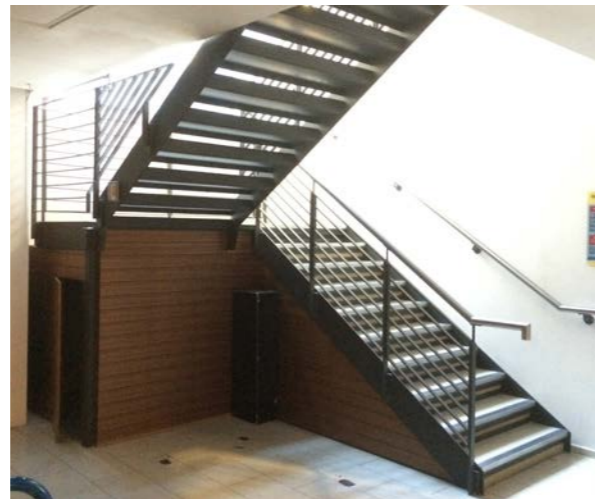
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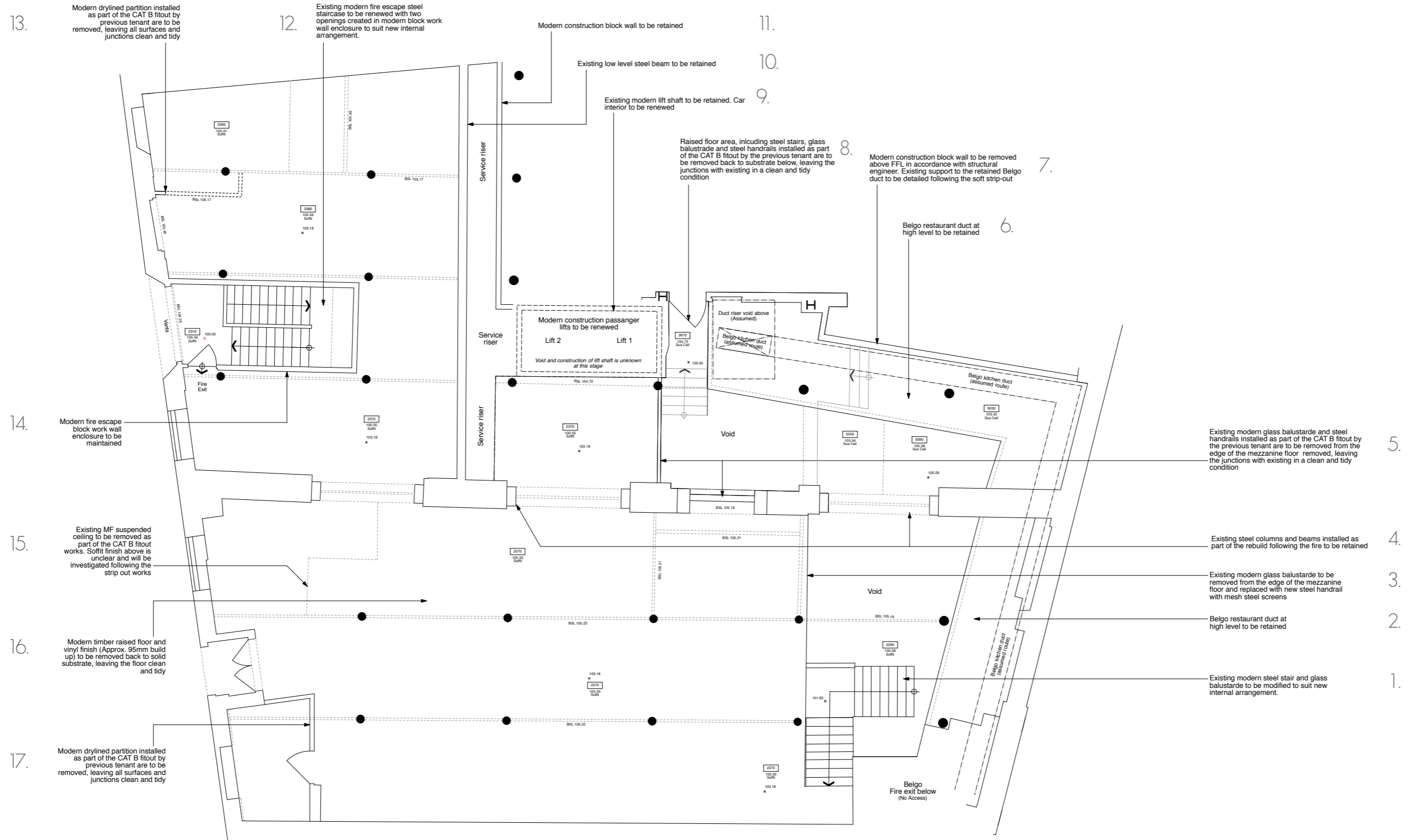


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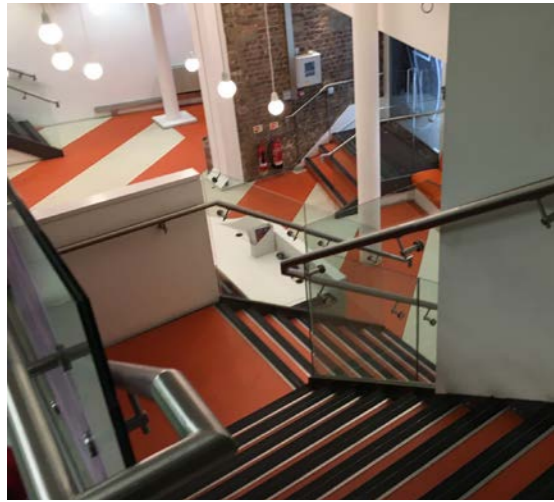


16.

# EXISTING MEZZANINE FLOOR PLAN



# EXISTING MEZZANINE FLOOR



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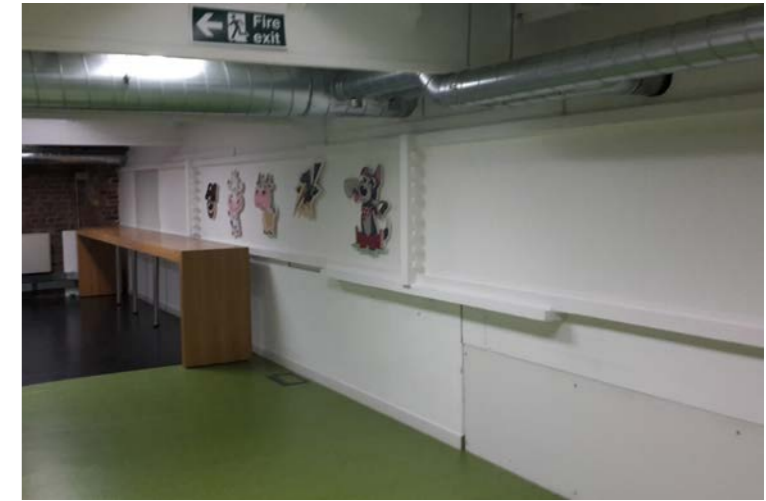
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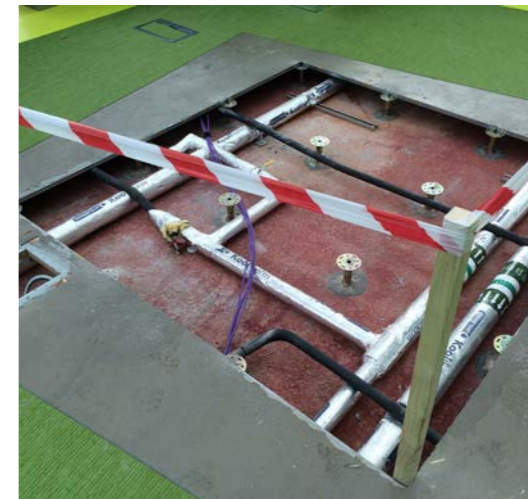
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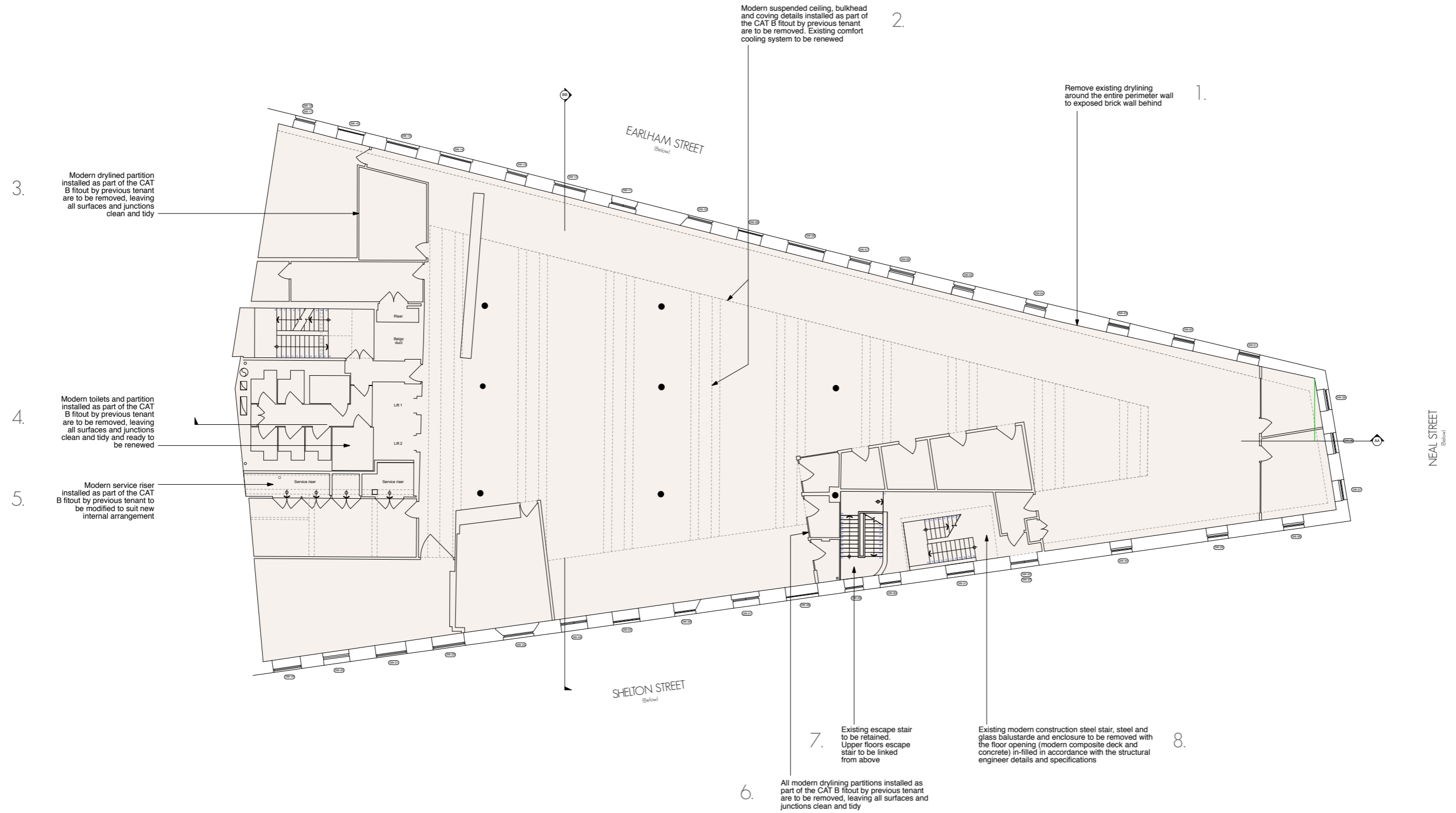


16.



17.

# EXISTING THIRD FLOOR PLAN



# EXISTING THIRD FLOOR



1.



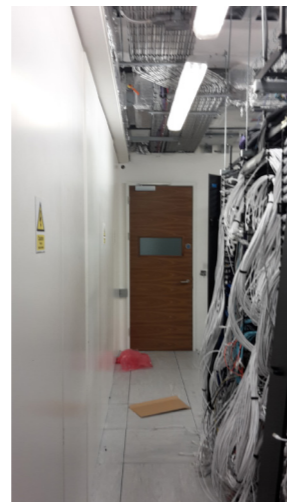
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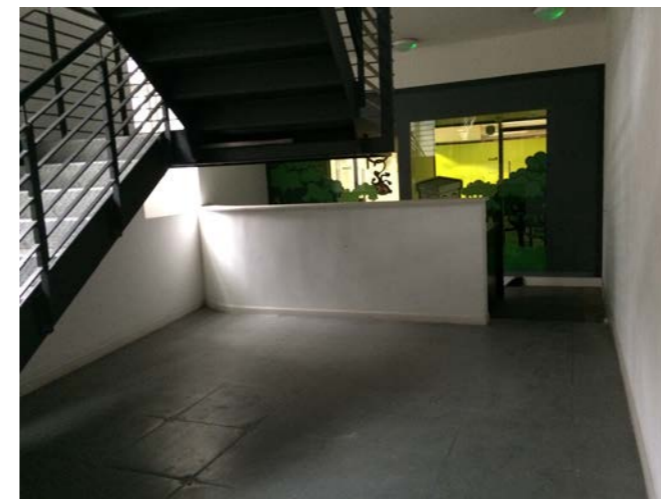
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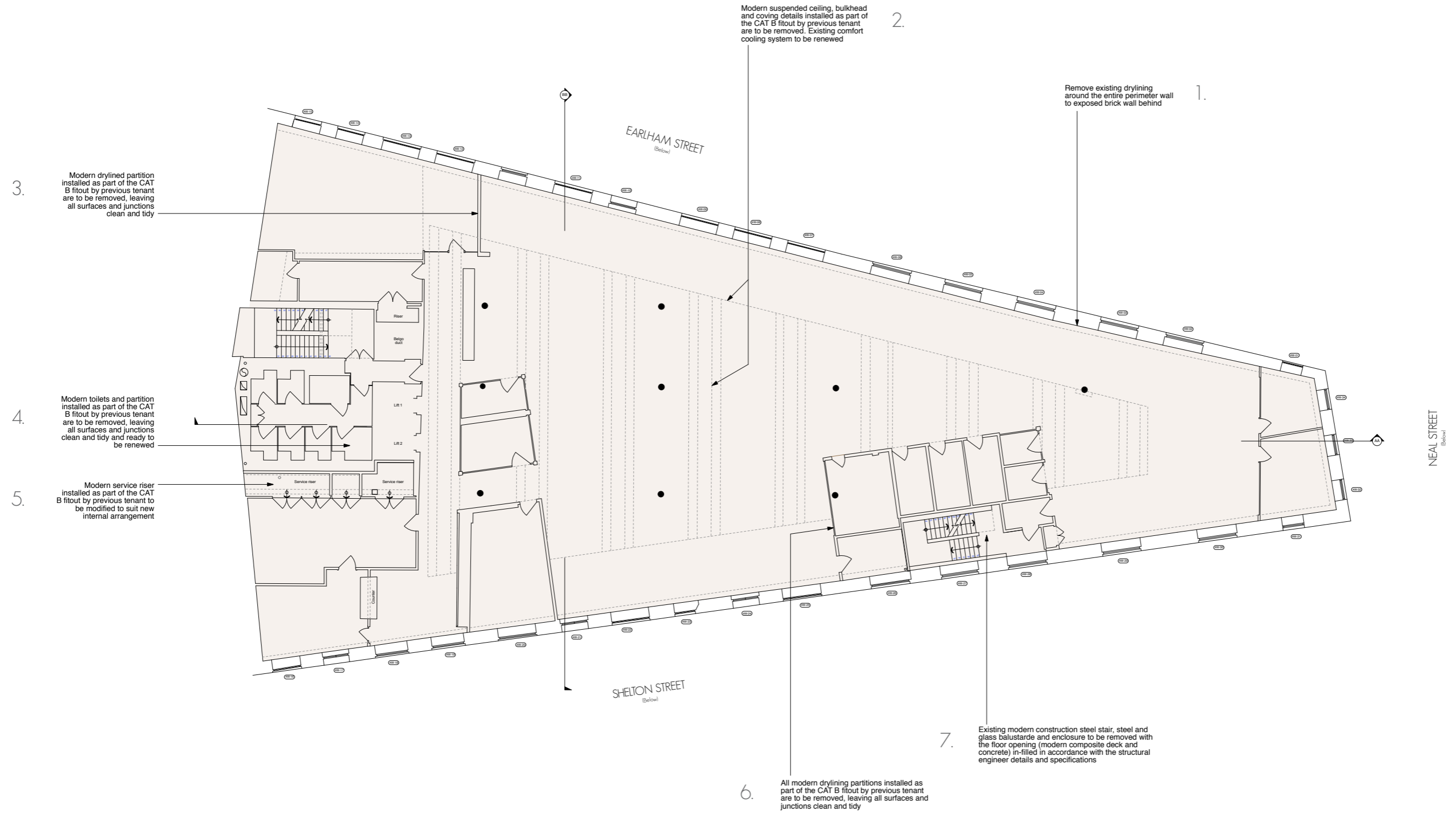


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# EXISTING FOURTH FLOOR PLAN





# EXISTING FOURTH FLOOR



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2.



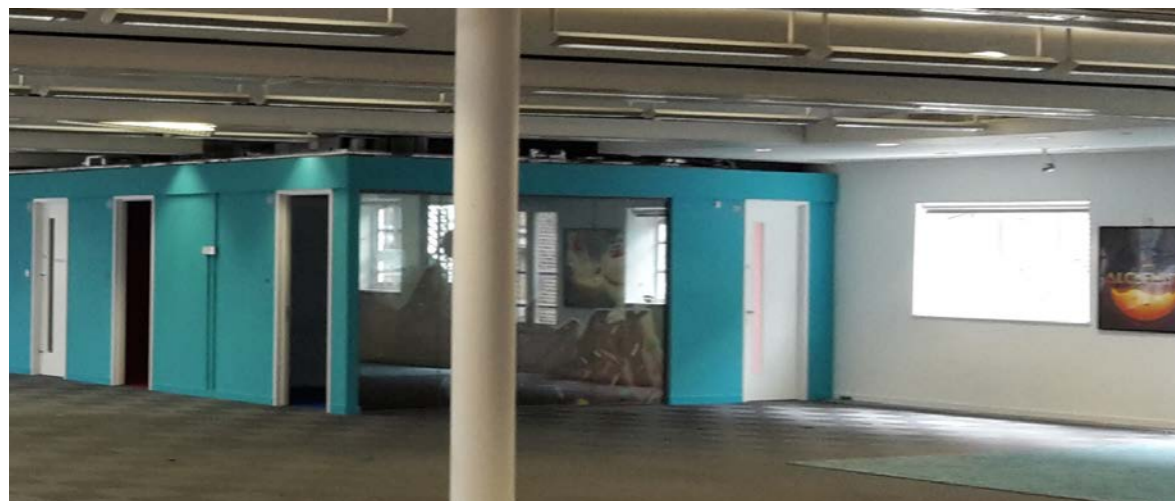
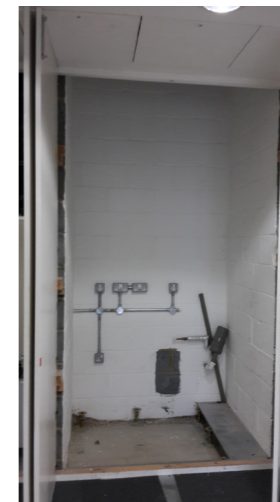
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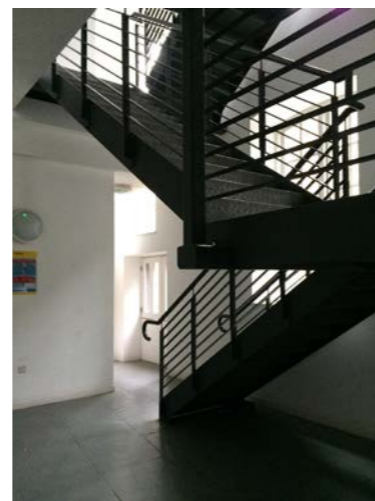
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# EXISTING FIFTH FLOOR



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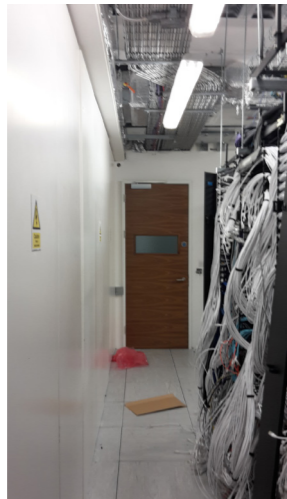
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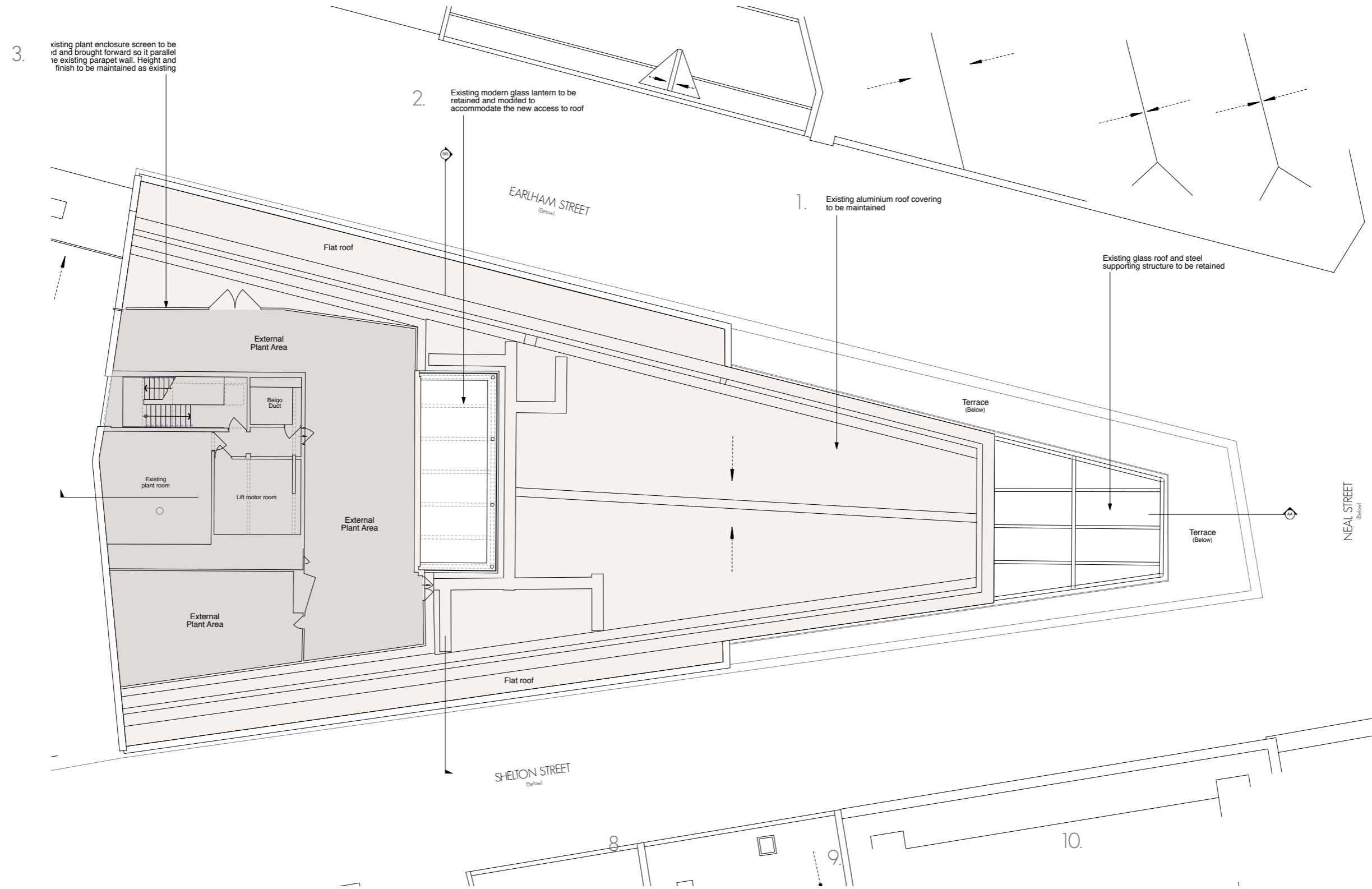


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# EXISTING ROOF PLAN



# EXISTING ROOF



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