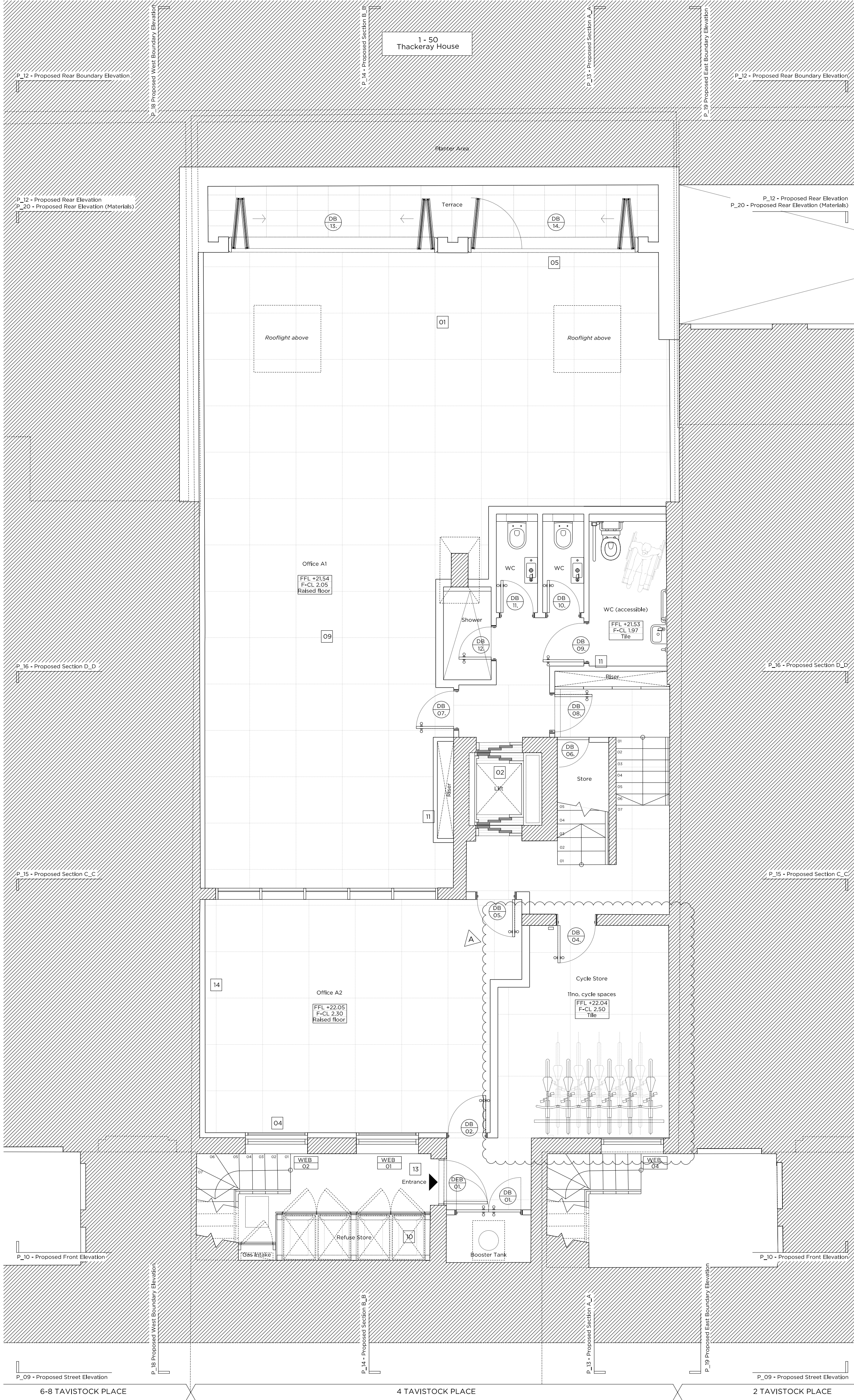


Demolition Lower Ground Floor Plan



Proposed Lower Ground Floor Plan

Any Plan, Scale 1:250

Legend:

- Existing structure / earth
- New structure
- Existing brickwork
- Existing slate roof finish
- Removal of existing structure/Excavation
- Line denotes removal of existing fittings
- Line denotes removal of existing structure

Demolition notes:

- 01 External wall structure to be demolished
- 02 Existing window to be demolished
- 03 Existing roof structure to be demolished
- 04 Internal non-original partition to be demolished
- 05 Excavation for basement extension to rear of application site. Refer to Engineers Report and Soil investigation report for further details.
- 06 Existing floor slab / structure to be demolished.

Proposed notes:

- 01 Existing B1 Office space to be extended to rear of site.
- 02 New through type lift car to be installed to existing lift shaft.
- 03 Deep planting zone retained for planting at rear boundary of application site.
- 04 Secondary glazing to replace existing internal secondary glazing
- 05 Proposed anodised aluminium double glazed windows with glass loggia balconies to be installed to enlarged rear window openings.
- 06 New rear terrace at third and fourth floor levels.
- 07 Proposed plant area relocated to new roof level.
- 08 Proposed plant area to be enclosed with acoustic attenuation.
- 09 Internal layout (non-original fixtures and fittings) to be reconfigured across all floors.
- 10 Proposed Bin Store to existing front lightwell.
- 11 Proposed services riser to lift adjacent to existing lift shaft and common stairwell.
- 12 Access hatch to roof level.
- 13 Proposed services intake room adjacent to secondary entrance from lightwell.
- 14 New internal lining to existing masonry external walls / party walls.
- 15 Rear facade to be reconstructed with new external masonry finishes, new glazing, standing seam metal finishes and PFC mild steel balustrading to rear terraces.
- 16 New natural stone finishes to rear terrace.
- 17 Proposed raised floor system to be installed to office areas to accommodate new internal services.
- 18 Proposed lift overrun
- 19 Proposed roof access hatch
- 20 Proposed rooflights on ground floor terrace.

Rev A 1. Cycle storage amended to show Josta double stacking cycle storage in line with comments from Case Officer Patrick Marlett

Rev A 15 December 2016 Issued for Planning
Rev + 20 September 2016 Issued for Planning

PLANNING

Project No. 16051

Client GFZ Developments

Date September 2016

Scale 1:100@A3 / 1:50@ A1

Project 4 Tavistock Place, WC1H

Drawing Title: Demolition & Proposed Lower Ground Floor Plan

Drawing No. P_02 Rev. A

Drawn TB Approved MW Signed

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N

0 0.5m 1m 2m 3m 4m 5m