

PROPOSED FOURTH FLOOR
1,082.5 m² / 11,651.9 ft² B1 OFFICE G/A
970.75 m² / 10,449 ft² B1 OFFICE N/A

Form new concealed grid MF suspended ceiling system Ref: CasolLine MF by British Gypsum or similar approved, using 1 layer of 12.5mm Wallboard on suitable ceiling channels and support brackets at 450mm maximum centres. Ceilings to be skimmed and decorated in Dulux Trade Diamond Matt, Colour Ref: RAL 9016 Traffic White.

All fixings, joints and junctions are to be installed to the manufacturer specifications in order to achieve recommended performance

Main Stair Details
527-AS.13-15

Main Core Details
527-AS.17-19

Grilles installed flush to bulkhead face size and type in accordance with M&E engineer's specifications. Grilles finished Colour Ref: RAL 9016 Traffic White.

Form new concealed grid MF suspended ceiling system Ref: CasolLine MF by British Gypsum or similar approved, using 1 layer of 12.5mm Fireline on suitable ceiling channels and support brackets at 450mm maximum centres. Ceilings joints to be taped skimmed and decorated in Dulux Trade Diamond Matt, Colour Ref: RAL 9016 Traffic White.

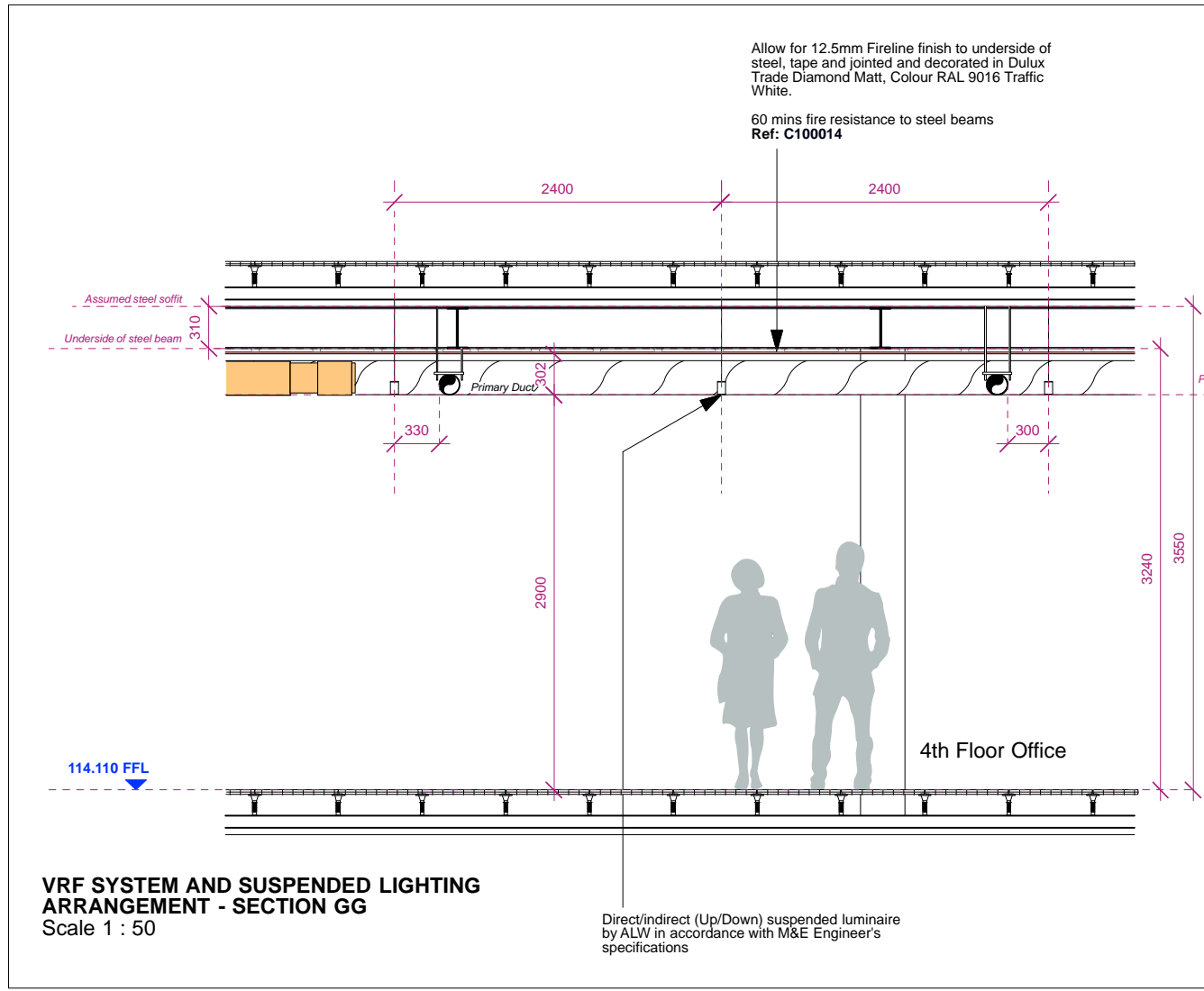
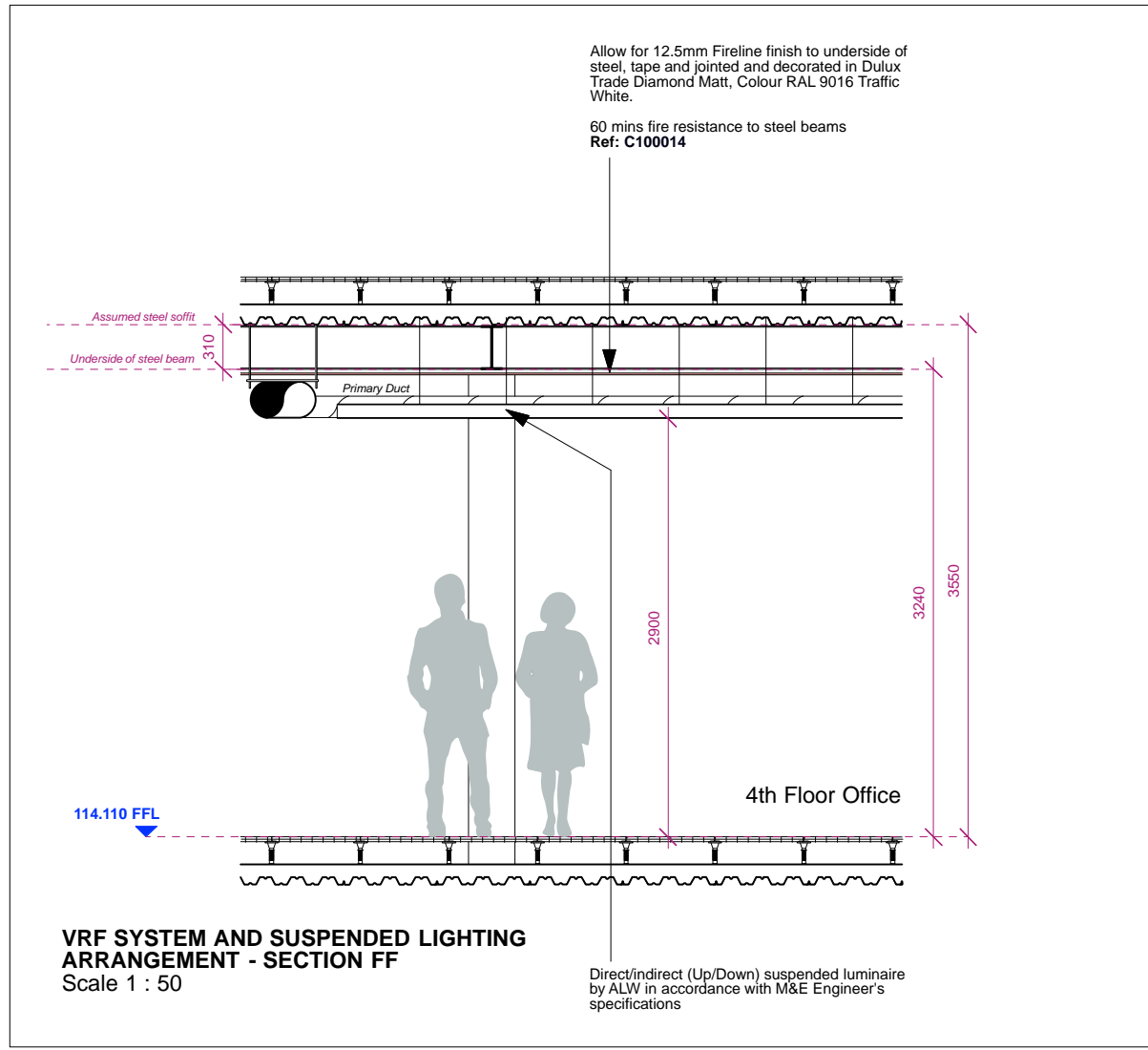
All fixings, joints and junctions are to be installed to the manufacturer specifications in order to achieve recommended performance.

Ref: C100014
60 minutes fire resistance

GENERAL NOTES
Supply and fit access hatch in accordance with M&E engineer's specifications. Gyproc Proflex Standard access hatch (Wall & Ceiling Panel) Non fire-rated, general-purpose access panel for plasterboard constructions, with budget lock and beaded flush metal face. (Panel size and exact setting out to be confirmed.)

Supply and fit fire stop barrier to any SVP and duct works penetration Ref: PFC Corofil Intumescent Fire Sleeves or similar approved The plastic pipework and cables must then be sealed in with PFC Corofil Firestop Compound to correspond with the thickness of the barrier.

Pipe work lagging in accordance with M&E engineer's specifications.



LEGENDS
TO BE READ IN CONJUNCTION WITH M&E ENGINEER'S LUMINAIRE SCHEDULE AND ALL ASSOCIATED DRAWINGS AND SPECIFICATIONS DOCUMENTS

LIGHT FITTING H
Clear LED 34W Ref: 121-016-203 surface mounted wall light by Formation Lighting- EM as indicated on M&E engineer specifications

LIGHT FITTING B including variations
ALW Lightplane One suspended linear LED fitting in various lengths (500mm multiples), Ref: LP1-S 4000k by ALW (Product code and Wattage vary) to be finished in powdercoat, colour: Black (RAL 9011). Driver requirements and Lumens/m in accordance with supplier's guidelines and recommended M&E lighting levels.

Direct / indirect luminaires throughout unless otherwise stated (Below glazed roof on the 5th floor).

FIRE BARRIERS
Supply and fit fire stop barrier to any SVP and duct works penetration Ref: PFC Corofil Intumescent Fire Sleeves or similar approved The plastic pipework and cables must then be sealed in with PFC Corofil Firestop Compound to correspond with the thickness of the barrier.

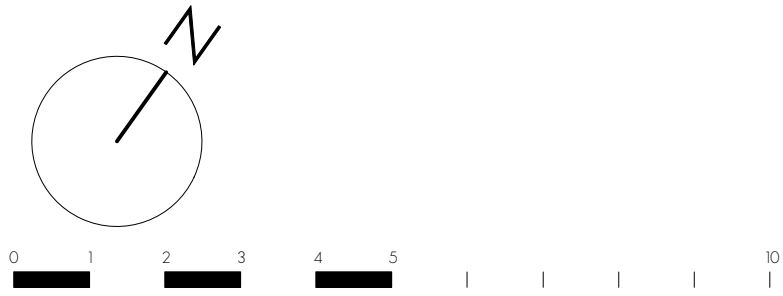


Remove all existing soffit plasterboard and MF frame from ceiling. Fit new MF plasterboard ceiling tight to underside of existing beams to give 3.24m floor to ceiling height. Subject to site dimension by contractor. Line with 1 layer of 12.5mm Fireline on Gypframe MF5 Ceiling Section at 450mm maximum centres. Ceiling joints to be taped and skimmed with 3mm plaster and decorated in Dulux Trade Diamond Matt, Colour Ref: RAL 9016 Traffic White.

All fixings, joints and junctions are to be installed to the manufacturer specifications in order to achieve recommended performance.

Ref: C100014
60 minutes fire resistance

PROPOSED FOURTH FLOOR REFLECTED CEILING PLAN



NOTE:
The proposed extension area is subject to;

- Statutory approval by local authorities;
- Assessment of impact on rights of light;
- Assessment of impact on daylight and sunlight;
- Assessment of impact on fire strategy;
- Assessment of existing structural loading capacity;
- Assessment of building services;

PLANNING

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PROJECT SEVEN DIALS WAREHOUSE LONDON WC2			DRAWING TITLE PROPOSED FOURTH FLOOR REFLECTED CEILING PLAN		
CLIENT PEC NEALE LTD			<div><div>gpad</div><div>architecture & interior design</div></div> <div>T: 020 7549 2133 F: 020 7549 2144 E: info@gpadlondonltd.com W: www.gpadlondonltd.com</div> <div>Unit 1 9a Dollington Street Clerkenwell London EC1V 0BQ</div>		
SCALE 1:100 @ A1	DATE MAR 17	DWG BY SF	REV.		
CHKD.	DWG NO. 527A-GA.13				

PROPOSED FIFTH FLOOR
1,005.2 m² / 10,819.8 ft² B1 OFFICE *G/A*
894 m² / 9,622.9 ft² B1 OFFICE *N/A*

Form new concealed grid MF suspended ceiling system Ref: CasolLine MF by British Gypsum or similar approved, using 1 layer of 12.5mm Wallboard on suitable ceiling channels and support brackets at 450mm maximum centres. Ceilings to be skimmed and decorated in Dulux Trade Diamond Matt, Colour Ref: RAL 9016 Traffic White.

All fixings, joints and junctions are to be installed to the manufacturer specifications in order to achieve recommended performance

Main Stair Details
527-AS.13-15

Main Core Details
527-AS.17-19

Grilles installed flush to bulkhead face size and type in accordance with M&E engineer's specifications. Grilles finished Colour Ref: RAL 9016 Traffic White

Form new concealed grid MF suspended ceiling system Ref: CasolLine MF by British Gypsum or similar approved, using 1 layer of 12.5mm Wallboard on suitable ceiling channels and support brackets at 450mm maximum centres. Ceilings to be skimmed and decorated in Dulux Trade Diamond Matt, Colour Ref: RAL 9016 Traffic White.

All fixings, joints and junctions are to be installed to the manufacturer specifications in order to achieve recommended performance

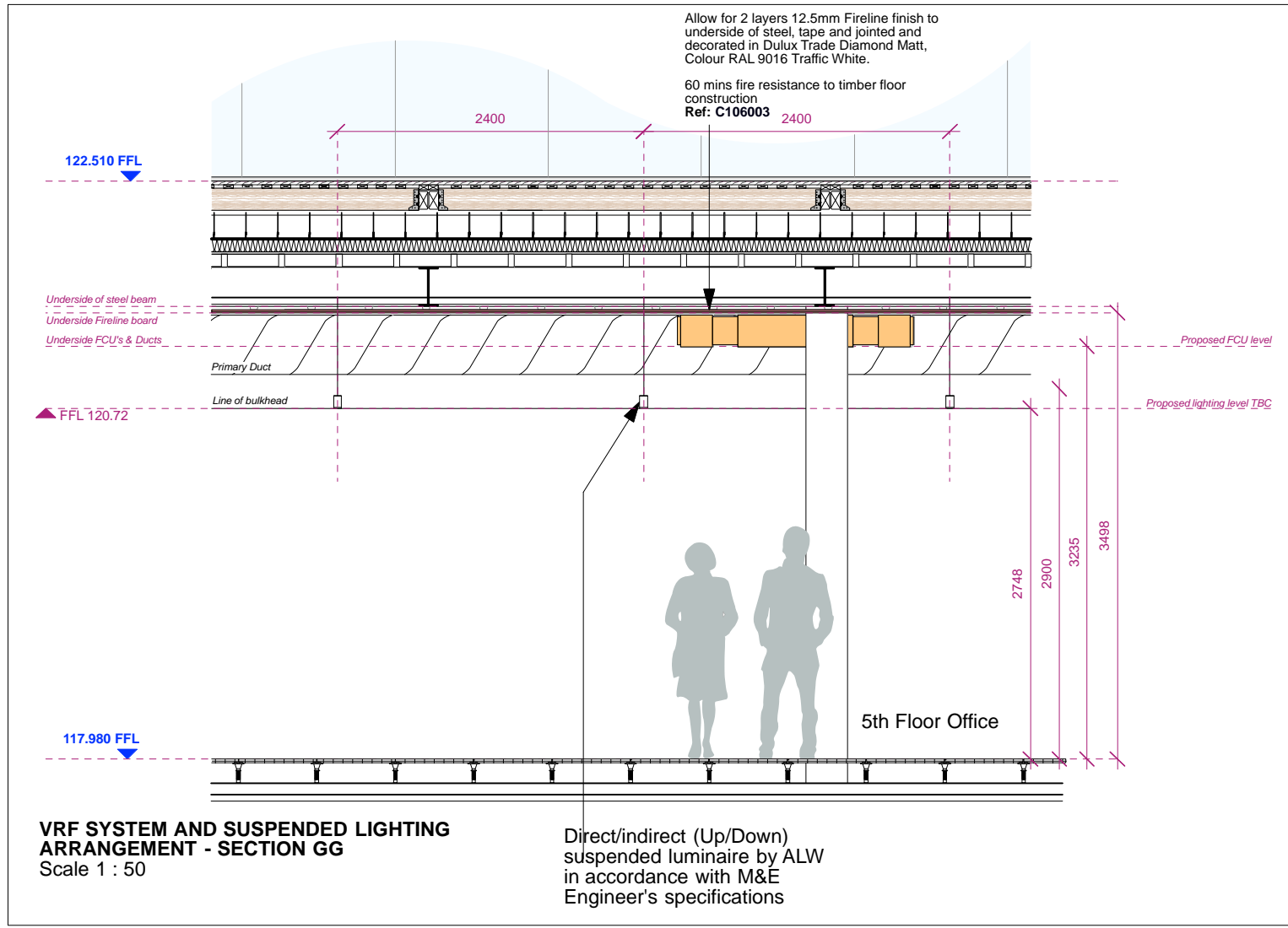
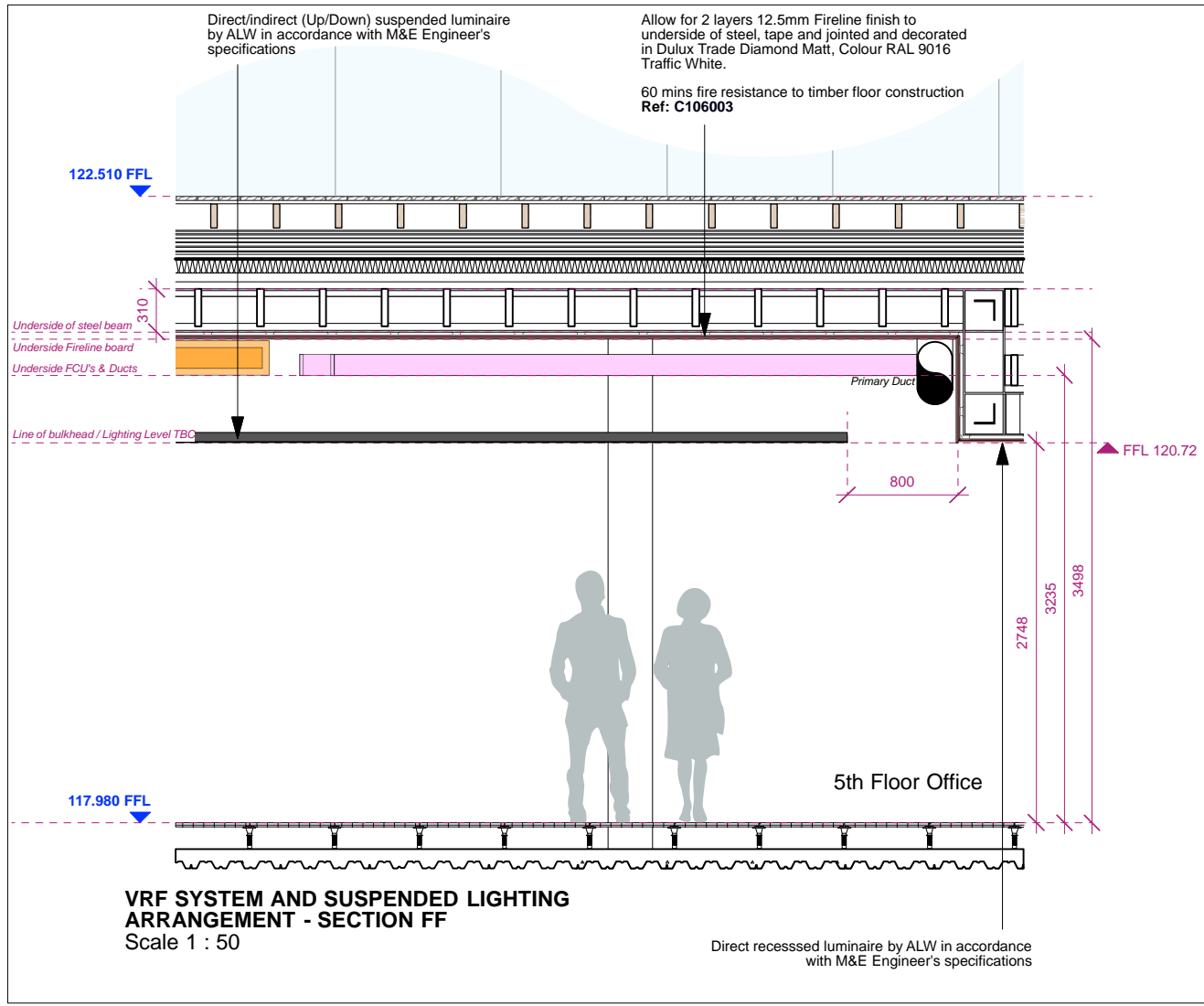
GENERAL NOTES
Supply and fit access hatch in accordance with M&E engineer's specifications. Gyproc Proflex Standard access hatch (Wall & Ceiling Panel) Non fire-rated, general-purpose access panel for plasterboard constructions, with budget lock and beaded flush metal face. (Panel size and exact setting out to be confirmed.)

Supply and fit fire stop barrier to any SVP and duct works penetration Ref: PFC Corofil Intumescent Fire Sleeves or similar approved The plastic pipework and cables must then be sealed in with PFC Corofil Firestop Compound to correspond with the thickness of the barrier.

Pipe work lagging in accordance with M&E engineer's specifications.

EARLHAM STREET
(Below)

SHELTON STREET
(Below)



LEGENDS
TO BE READ IN CONJUNCTION WITH M&E ENGINEER'S LUMINAIRE SCHEDULE AND ALL ASSOCIATED DRAWINGS AND SPECIFICATIONS DOCUMENTS

LIGHT FITTING H
Clear LED 34W Ref: 121-016-203 surface mounted wall light by Formation Lighting. EM as indicated on M&E engineer specifications

LIGHT FITTING A
ALW Lightplane One recessed linear LED fitting, Ref: LP1-SM 21W LED 4000k by ALW. Driver requirements and Lumens/m in accordance with supplier's guidelines and recommended M&E lighting levels.

LIGHT FITTING B including variations
ALW Lightplane One suspended linear LED fitting in various lengths (500mm multiples), Ref: LP1-S 4000k by ALW (Product code and Wattage vary) to be finished in powdercoat, colour: Black (RAL 9011). Driver requirements and Lumens/m in accordance with supplier's guidelines and recommended M&E lighting levels.

Direct / indirect luminaires throughout unless otherwise stated (Below glazed roof on the 5th floor).

FIRE BARRIERS
Supply and fit fire stop barrier to any SVP and duct works penetration Ref: PFC Corofil Intumescent Fire Sleeves or similar approved The plastic pipework and cables must then be sealed in with PFC Corofil Firestop Compound to correspond with the thickness of the barrier.

NOTE:
This drawing is indicative for the purposes of setting out the RCPs and quantities of units. All unit specifications, ductwork, grilles and detailing of fixings will form part of the contractor CDP items and will require collaborative workshops with the architect to agree principals. Final design will need to be approved by the architect prior to construction.

Grilles installed flush to bulkhead face size and type in accordance with M&E engineer's specifications. Grilles finished Colour Ref: RAL 9016 Traffic White

Light fixture below glazed roof to suspended and centered below the existing structural beams (Direct only luminaire)

Existing automated louvre blind to be repaired or replaced by specialist contractor to make good where damaged by strip-out contractor and to match that of the existing blind.
Original installation carried out by, Paddy Rogers blinds Ltd. <http://www.prbl.ie>

Floor standing FCU's with chiller pipes and containment feed under metal raised access floor
Exposed steel columns and beams to maintained. Renew intumescent paint finish in accordance with paint manufacturer application guidelines and care instructions. Beams and columns within/below the glazed section are to be finished in RAL 9016 (Traffic White)

Existing automated anti-glare louver blinds fixed to the beams below the glazed roof are to be retained, cleaned and serviced by specialist contractor. Original installation carried out by, Paddy Rogers blinds Ltd. <http://www.prbl.ie>

Allow for 5% of louvers to be adjusted or replaced. Relocate control switch from demolished wall in accordance with M&E engineer's specifications

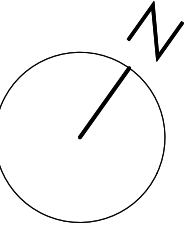
Remove all existing soffit plasterboard and MF frame from ceiling. Fit new MF plasterboard ceiling tight to underside of existing beams to give 3.51m floor to ceiling height. Subject to site dimension by contractor. Line with 2 layers of 12.5mm Fireline on Gypframe MF5 Ceiling Section at 450mm maximum centres. Ceiling joints to be taped and skimmed with 3mm plaster and decorated in Dulux Trade Diamond Matt, Colour Ref: RAL 9016 Traffic White.

All fixings, joints and junctions are to be installed to the manufacturer specifications in order to achieve recommended performance.

Ref: C106003
60 minutes fire resistance



PROPOSED FIFTH FLOOR REFLECTED CEILING PLAN



0 1 2 3 4 5 10

NOTE:

The proposed extension area is subject to;

- Statutory approval by local authorities;
- Assessment of impact on rights of light;
- Assessment of impact on daylight and sunlight;
- Assessment of impact on fire strategy;
- Assessment of existing structural loading capacity;
- Assessment of building services;

PLANNING

PROJECT
**SEVEN DIALS WAREHOUSE
LONDON WC2**

CLIENT
PEC NEALE LTD

SCALE
1:100 @ A1

DATE
MAR 17

DWG BY
SF

REV.

CHKD.

DWG NO.

527A-GA.14

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DRAWING TITLE
**PROPOSED FIFTH FLOOR
REFLECTED CEILING PLAN**

gpad architecture & interior design

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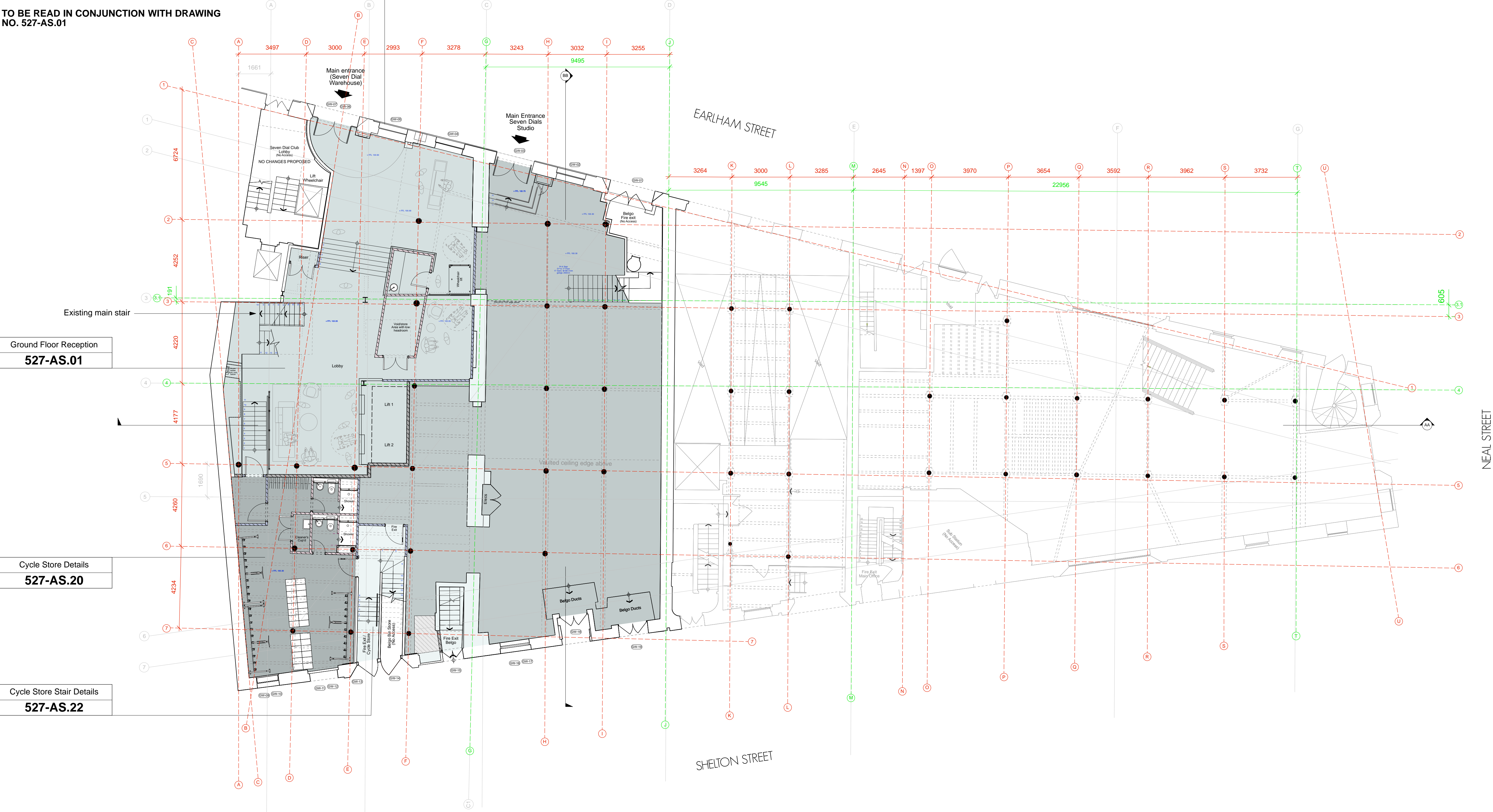
Unit 1
9a Dollington Street
Clerkenwell
London EC1V 0BQ

NOTE:
GRIDLINES ARE SET OUT ON EXISITING BUILDING
STRUCTURE LINES. **GREEN** GRIDLINES OVERLAY THE
HISTORICAL ADAMS KARA TAYLOR STRUCTURAL GRID.

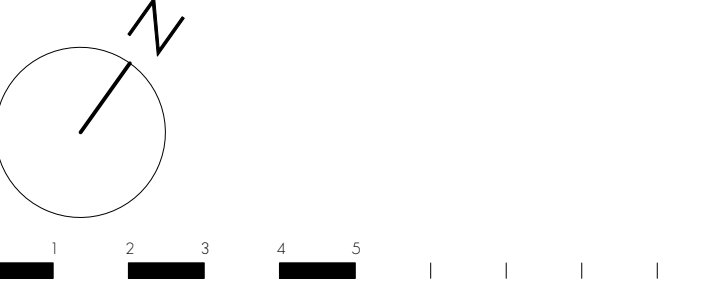
PROPOSED GROUND FLOOR
504 ft² TOTAL G/A
248 ft² STUDIO B1 OFFICE G/A
165 ft² RECEPTION B1 OFFICE G/A
60 ft² CYCLE STORE G/A

**TO BE READ IN CONJUNCTION WITH DRAWING
NO. 527-AS.01**

Alterations To Facade
527-AS.31



PROPOSED GROUND FLOOR PLAN



NOTE:
The proposed extension area is subject to;
- Statutory approval by local authorities;
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- Assessment of impact on fire strategy;
- Assessment of existing structural loading capacity;
- Assessment of building services;

PLANNING

rev.	date	notes
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CLIENT				PEC NEALE LTD			
SCALE		DATE		DWG BY		REV.	
1:100 @ A1		MAR 17		SF / DS			
CHKD.		DWG NO.		527-GA.01			

DRAWING TITLE		PROPOSED GROUND FLOOR PLAN	
gpad		architecture & interior design	
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E: info@gpadlondonltd.com		Clerkenwell	
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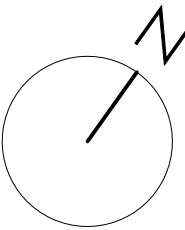
NOTE:
GRIDLINES ARE SET OUT ON EXISTING BUILDING
STRUCTURE LINES. **GREEN** GRIDLINES OVERLAY THE
HISTORICAL ADAMS KARA TAYLOR STRUCTURAL GRID.

PROPOSED MEZZANINE FLOOR
516 ft² TOTAL G/A
296.5 ft² STUDIO B1 OFFICE G/A

**TO BE READ IN CONJUNCTION WITH DRAWING
NO. 527-AS.03**

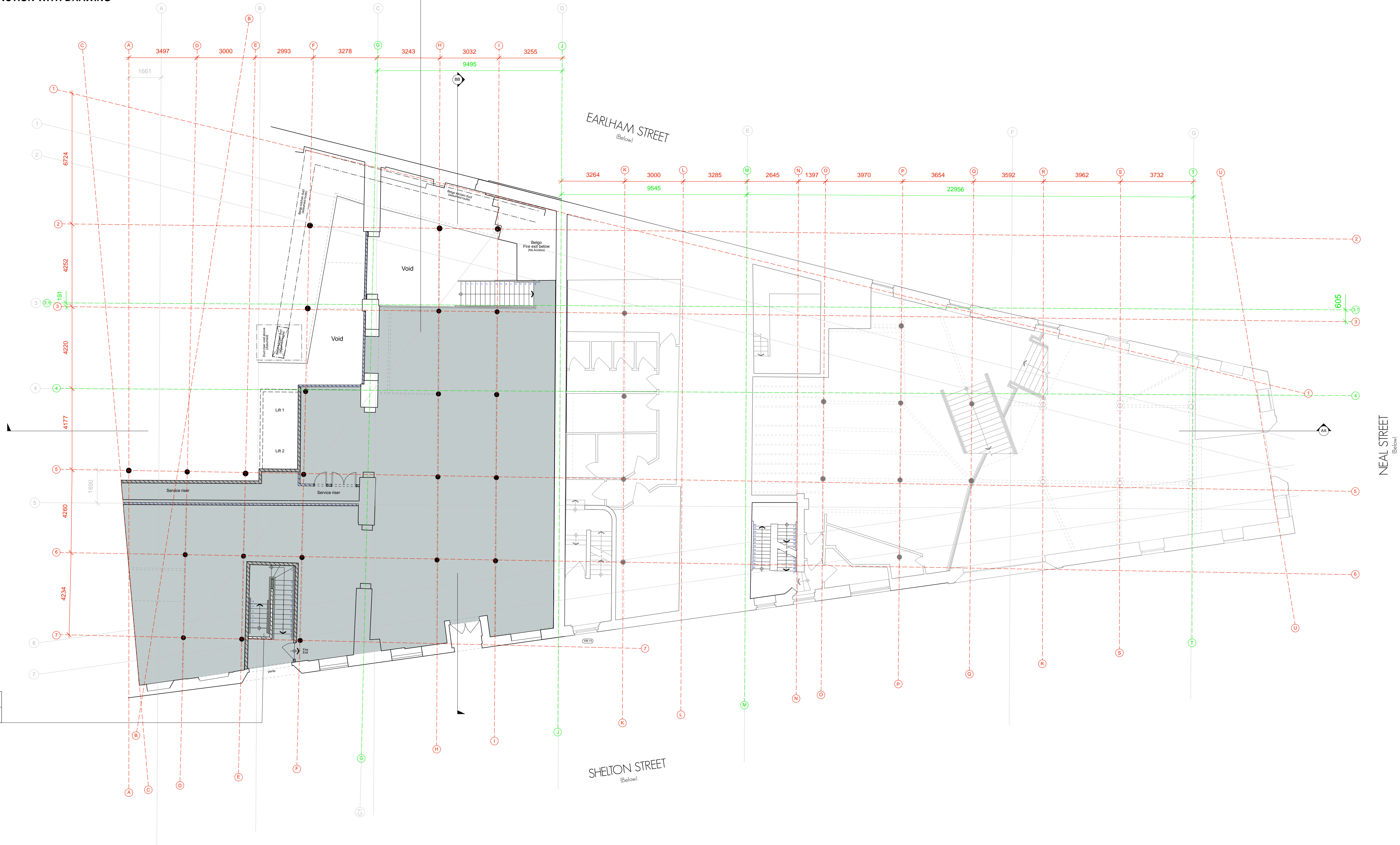
Cycle Store Stair Details
527-AS.22

PROPOSED MEZZANINE FLOOR PLAN



0 1 2 3 4 5 10

Mezzanine Floor 1:50
527-AS.03



NOTE:

The proposed extension area is subject to;

- Statutory approval by local authorities;
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- Assessment of impact on daylight and sunlight;
- Assessment of impact on fire strategy;
- Assessment of existing structural loading capacity;
- Assessment of building services;

PLANNING

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PROJECT

**SEVEN DIALS WAREHOUSE
LONDON WC2**

CLIENT

PEC NEALE LTD

SCALE

1:100 @ A1

DATE

MAR 17

DWG BY

SF / DS

REV.

CHKD.

DWG NO.

527-GA.02

DRAWING TITLE

PROPOSED MEZZANINE FLOOR PLAN

gpad

architecture & interior design

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Unit 1
9a Dollington Street
Clerkenwell
London EC1V 0BQ

NOTE:
GRIDLINES ARE SET OUT ON EXISTING BUILDING
STRUCTURE LINES. **GREEN** GRIDLINES OVERLAY THE
HISTORICAL ADAMS KARA TAYLOR STRUCTURAL GRID.

PROPOSED THIRD FLOOR
1,081.5 m² / 11,641.1 ft² B1 OFFICE *G/A*

970 m² / 10,440.9 ft² B1 OFFICE *N/A*

RAISED FLOOR
Existing raised access floor removed and replaced
with new 'raised modular flooring' BG3 medium
grade 31mm loose laid panel on pedestals.

Allow for new black neoprene foam strip

NOTE: Exposed Brick
Existing brick wall finish to be exposed in accordance with
'Exposed Internal Brick Appraisal' by removing existing
METSEC frame in accordance with approved method in
areas identified.

Existing drylining to be removed from window reveals, header
and cills in locations identified.

METSEC frame retained in all other areas and should be
made good ready to take wallboard directly onto frame.

All board joints to be taped and skimmed and finished to
AYMES Jointing System and decorated in Dulux Trade
Diamond Matt, colour: Traffic White (RAL 9016).

Fire stopping between floors, openings
and riser doors.

Riser doors to be replaced with fire
doors to provide 60 mins fire protection

Main Stair Details
527-AS.13-15

Existing building core
including: Staff facilities,
stair, service risers and lifts
are to be renewed

Replace all lift panel indicators and
call buttons including all wiring from
the main lift distribution panel to the
indicators and call buttons.

Main Core Details
527-AS.17-19

Exposed steel columns to be retained. Column(s) to be
painted with intumescent paint finish in accordance
with paint manufacturer application guidelines and care
instructions in colour: black (RAL 9011).

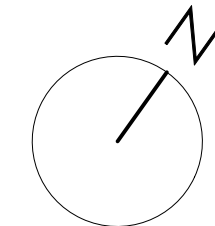
Minimum of 60mins fire protection required.

Secondary Escape Stair Details
527-AS.27-28

Existing escape stair to be extended to upper floors
directly above the existing stair core. New support
structure in accordance with structural engineer's details
and specifications. Stair enclosure to be drylined with stud
and plasterboard partition.

Minimum 60mins protected stair core.

PROPOSED THIRD FLOOR PLAN



0 1 2 3 4 5 10

NOTE:

The proposed extension area is subject to;

- Statutory approval by local authorities;
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- Assessment of impact on daylight and sunlight;
- Assessment of impact on fire strategy;
- Assessment of existing structural loading capacity;
- Assessment of building services;

PLANNING

PROJECT
**SEVEN DIALS WAREHOUSE
LONDON WC2**

CLIENT
PEC NEALE LTD

SCALE
1:100 @ A1

DATE
MAR 17

DWG BY
SF / DS

REV.
A

CHKD.
527-GA.03

DWG NO.
527-GA.03

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DRAWING TITLE
PROPOSED THIRD FLOOR PLAN

gpad architecture & interior design

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Unit 1
9a Dollington Street
Clerkenwell
London EC1V 9BQ

NOTE:
GRIDLINES ARE SET OUT ON EXISITING BUILDING
STRUCTURE LINES. **GREEN** GRIDLINES OVERLAY THE
HISTORICAL ADAMS KARA TAYLOR STRUCTURAL GRID.

PROPOSED FOURTH FLOOR
1,082.5 m² / 11,651.9 ft² B1 OFFICE *G/A*

970.75 m² / 10,449 ft² B1 OFFICE *N/A*

RAISED FLOOR
Existing raised access floor removed and replaced
with new 'raised modular flooring' BG3 medium
grade 31mm loose laid panel on pedestals.

Allow for new black neoprene foam strip

NOTE: Exposed Brick
Existing brick wall finish to be exposed in accordance with
'Exposed Internal Brick Appraisal' by removing existing
METSEC frame in accordance with approved method in
areas identified.

Existing drylining to be removed from window reveals, header
and cills in locations identified.

METSEC frame retained in all other areas and should be
made good ready to take wallboard directly onto frame.

All board joints to be taped and skimmed and finished to
AYMES Jointing System and decorated in Dulux Trade
Diamond Matt, colour: Traffic White (RAL 9016).

Fire stopping between floors, openings
and riser doors.

Riser doors to be replaced with fire
doors to provide 60 mins fire protection

Main Stair Details
527-AS.13-15

Existing building core
including: Staff facilities,
stair, service risers and lifts
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Replace all lift panel indicators and
call buttons including all wiring from
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Main Core Details
527-AS.17-19

Exposed steel columns to be retained. Column(s) to be
painted with intumescent paint finish in accordance
with paint manufacturer application guidelines and care
instructions in colour: black (RAL 9011).

Minimum of 60mins fire protection required.

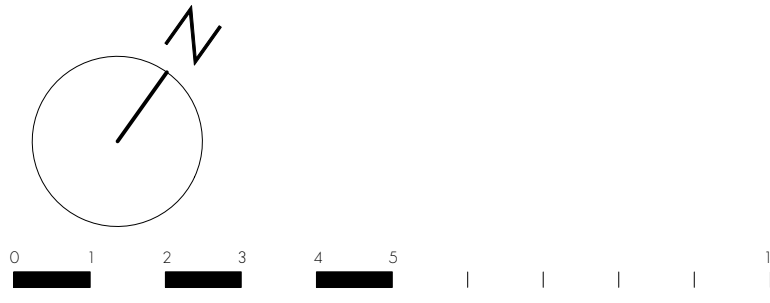
Secondary Escape Stair Details
527-AS.27-28

Existing escape stair to be extended to upper floors
directly above the existing stair core. New support
structure in accordance with structural engineer's details
and specifications. Stair enclosure to be drylined with stud
and plasterboard partition.

Minimum 60mins protected stair core.

Existing floor void to be in-filled in accordance with
structural engineer's details and specifications.
Raised accessible floor to extend over

PROPOSED FOURTH FLOOR PLAN



NOTE:
The proposed extension area is subject to;

- Statutory approval by local authorities;
- Assessment of impact on rights of light;
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PLANNING

PROJECT		SEVEN DIALS WAREHOUSE LONDON WC2	
CLIENT		PEC NEALE LTD	
SCALE	1:100 @ A1	DATE	MAR 17
CHKD.	DWG NO.	DWG BY	SF / DS
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PROJECT		SEVEN DIALS WAREHOUSE LONDON WC2	
CLIENT		PEC NEALE LTD	
SCALE	1:100 @ A1	DATE	MAR 17
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gpad		architecture & interior design	
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HISTORICAL ADAMS KARA TAYLOR STRUCTURAL GRID.

PROPOSED FIFTH FLOOR
1,005.2 m² / 10,819.8 ft² B1 OFFICE G/A

894 m² / 9,622.9 ft² B1 OFFICE N/A

RAISED FLOOR
Existing raised access floor removed and replaced
with new 'raised modular flooring' BG3 medium
grade 31mm loose laid panel on pedestals.

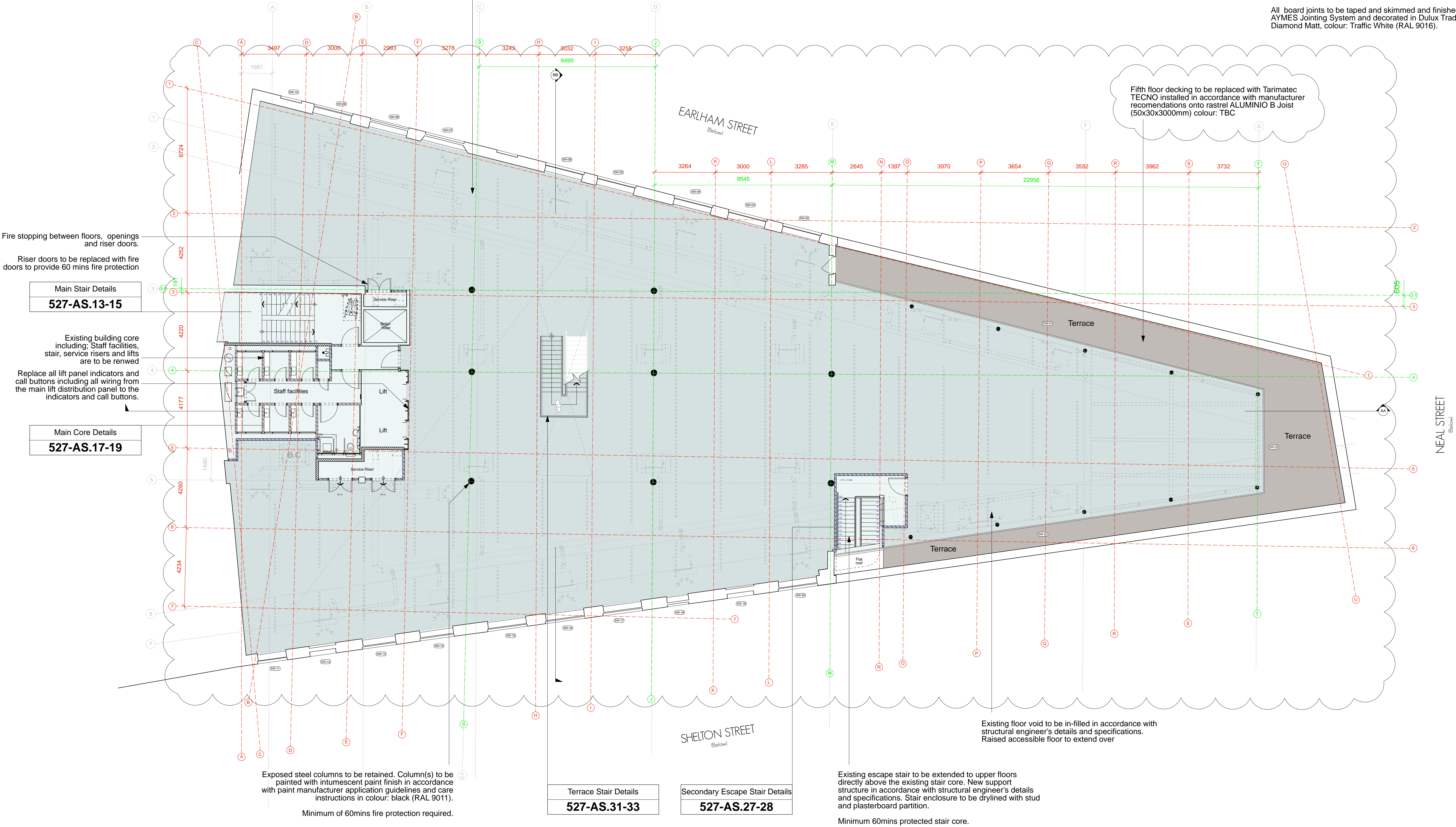
Allow for new black neoprene foam strip

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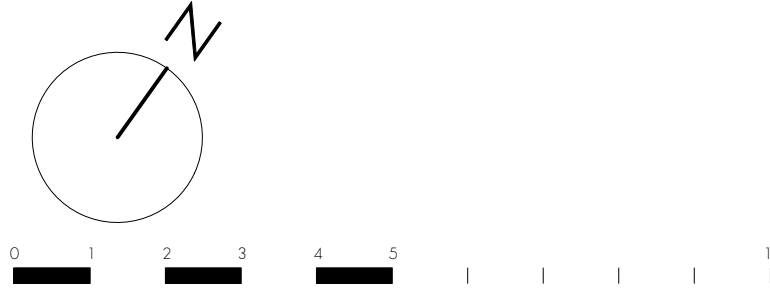
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PROPOSED FIFTH FLOOR PLAN



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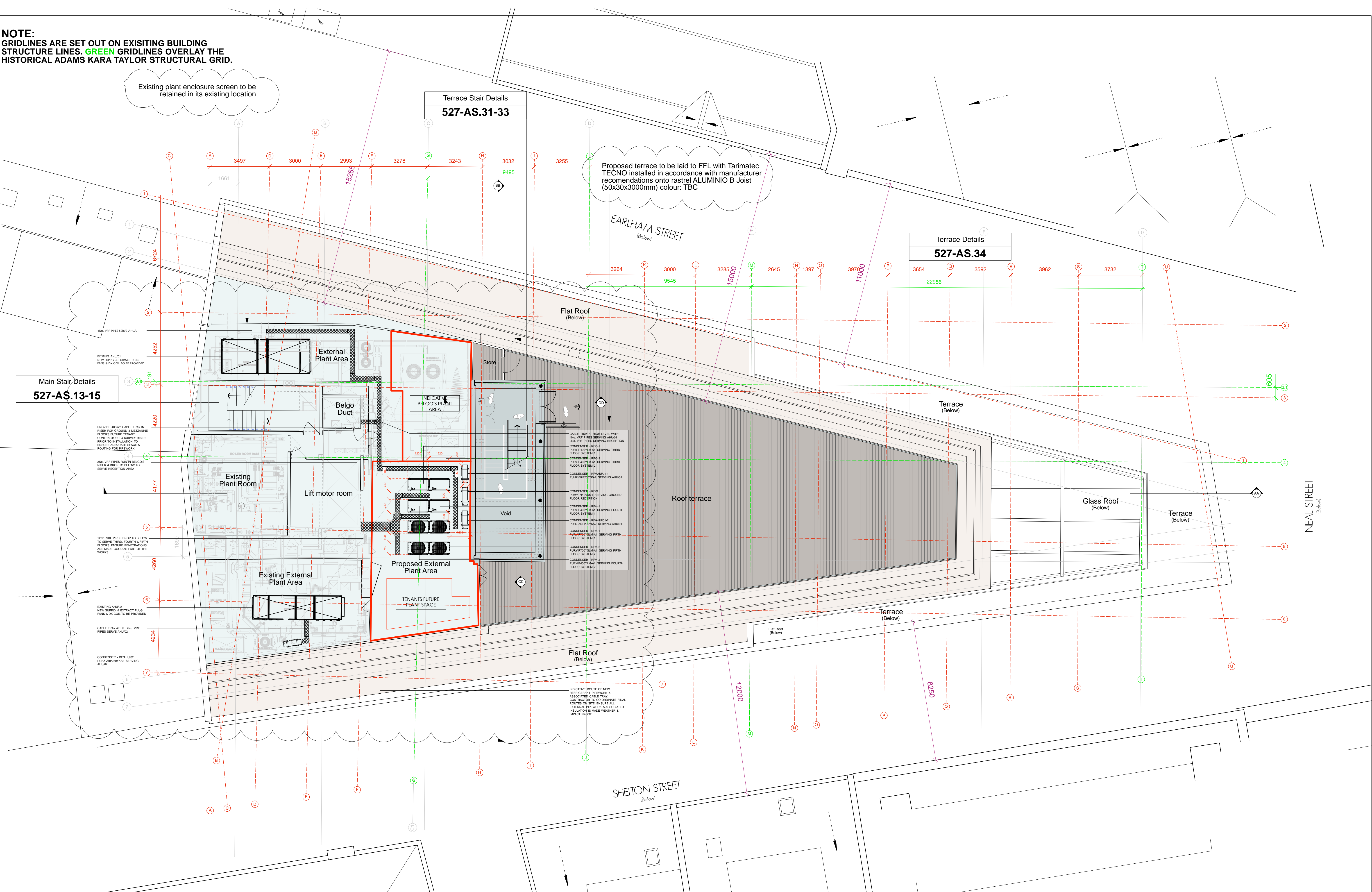
PLANNING

PROJECT		SEVEN DIALS WAREHOUSE LONDON WC2	
CLIENT		PEC NEALE LTD	
SCALE	1:100 @ A1	DATE	MAR 17
CHKD.	DWG NO.	DWG BY	SF / DS
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		527-GA.05	

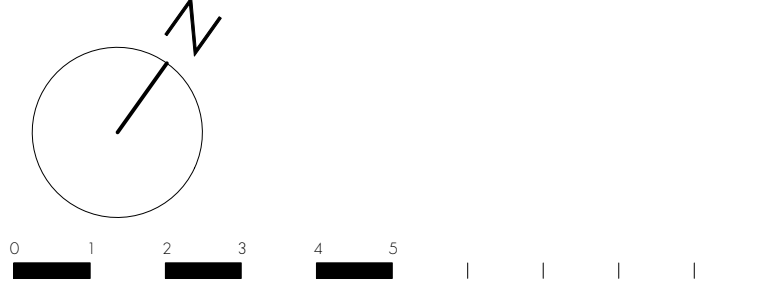
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CHKD.	DWG NO.	DWG BY	SF / DS
		REV.	A
		527-GA.05	

DRAWING TITLE		PROPOSED FIFTH FLOOR PLAN	
		gpad architecture & interior design	
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		Unit 1 9a Dollington Street Clerkenwell London EC1V 9BQ	

NOTE:
GRIDLINES ARE SET OUT ON EXISTING BUILDING
STRUCTURE LINES. GREEN GRIDLINES OVERLAY THE
HISTORICAL ADAMS KARA TAYLOR STRUCTURAL GRID.



PROPOSED ROOF PLAN



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The proposed extension area is subject to;

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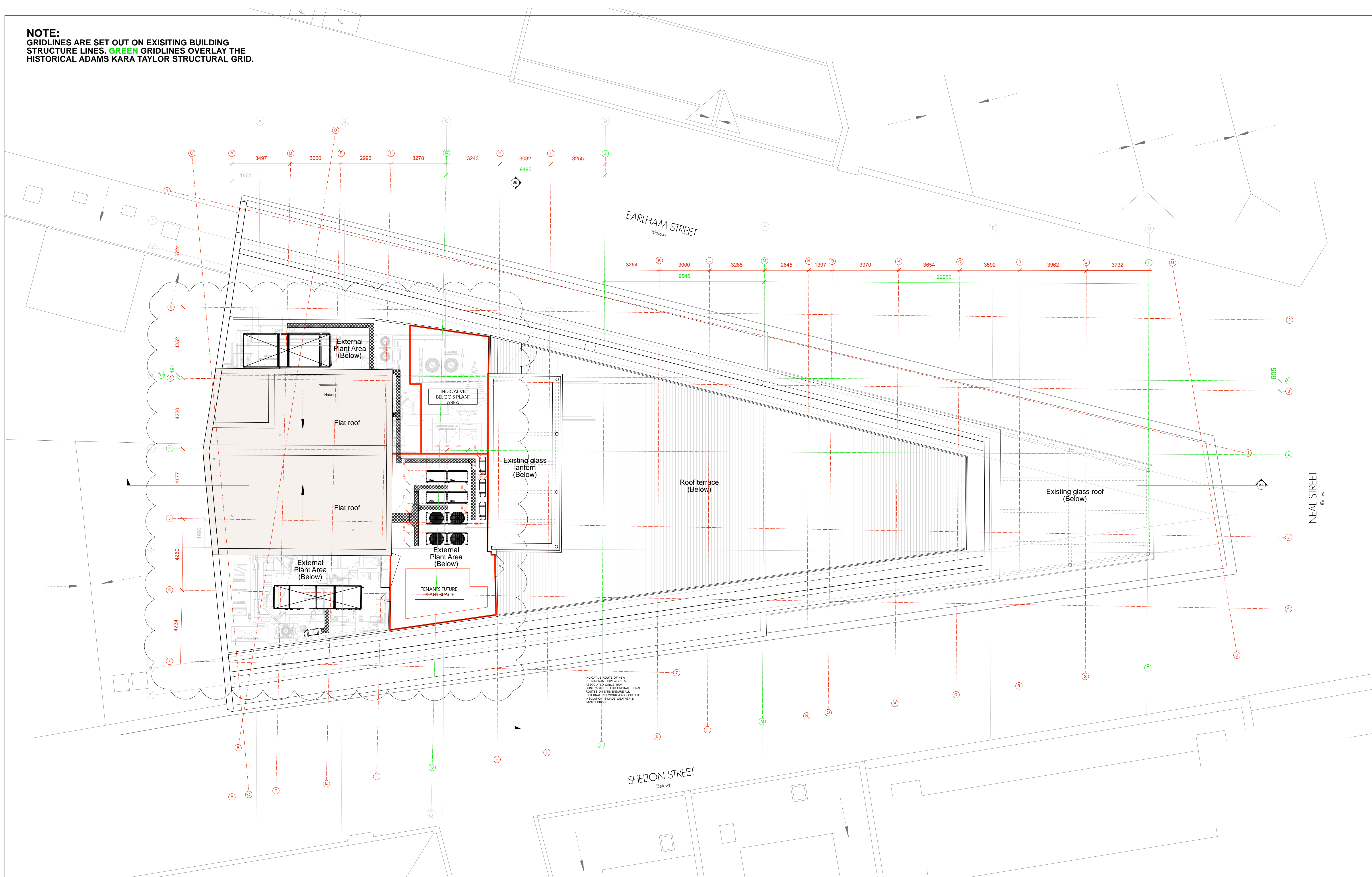
PLANNING

PROJECT		
SEVEN DIALS WAREHOUSE LONDON WC2		
CLIENT		
PEC NEALE LTD		
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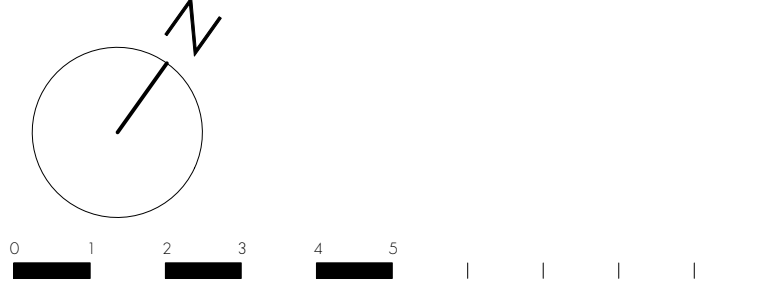
PROJECT	
SEVEN DIALS WAREHOUSE LONDON WC2	
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DRAWING TITLE	
PROPOSED ROOF PLAN	
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NOTE:
GRIDLINES ARE SET OUT ON EXISITING BUILDING
STRUCTURE LINES. GREEN GRIDLINES OVERLAY THE
HISTORICAL ADAMS KARA TAYLOR STRUCTURAL GRID.



PROPSOED ROOF OVERRUN PLAN



NOTE:
The proposed extension area is subject to;
- Statutory approval by local authorities;
- Assessment of impact on rights of light;
- Assessment of impact on daylight and sunlight;
- Assessment of impact on fire strategy;
- Assessment of existing structural loading capacity;
- Assessment of building services;

PLANNING

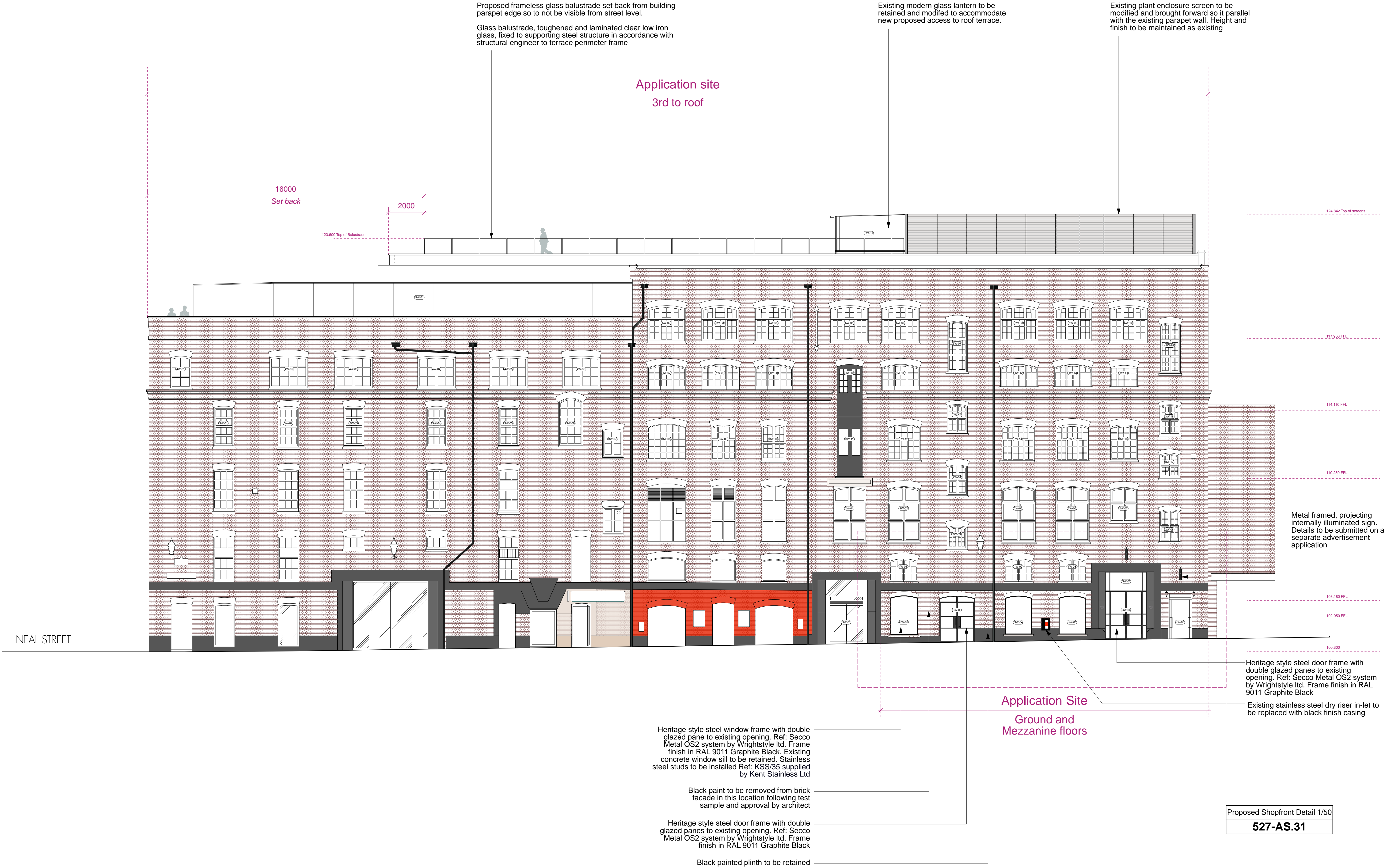
A	22.03.17	Revised roof plant equipment
rev.	date	notes
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PROPOSED EARLHAM STREET ELEVATION



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CHKD.	DWG NO.		527-GA.08								
rev.											
notes											
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Existing modern glass lantern to be retained and modified to accommodate new proposed access to roof terrace.

Proposed frameless glass balustrade set back from building parapet edge so to not be visible from street level.
Glass balustrade, toughened and laminated clear low iron glass, fixed to supporting steel structure in accordance with structural engineer to terrace perimeter frame

Existing glass roof and steel supporting structure to be retained. Internal anti-glare automated louvers to be replaced where necessary.

Application site
3rd to roof

16000
Set back

2000

123.600 Top of Balustrade

124.842 Top of screens

117.950 FFL

114.110 FFL

110.250 FFL

103.180 FFL

102.050 FFL

100.300

NEAL STREET

Application Site
Ground and
Mezzanine floors

Proposed controlled door entry
to access the cycle store

Black paint to be removed from brick
facade in this location following test
sample and approval by architect
Black painted plinth to be retained

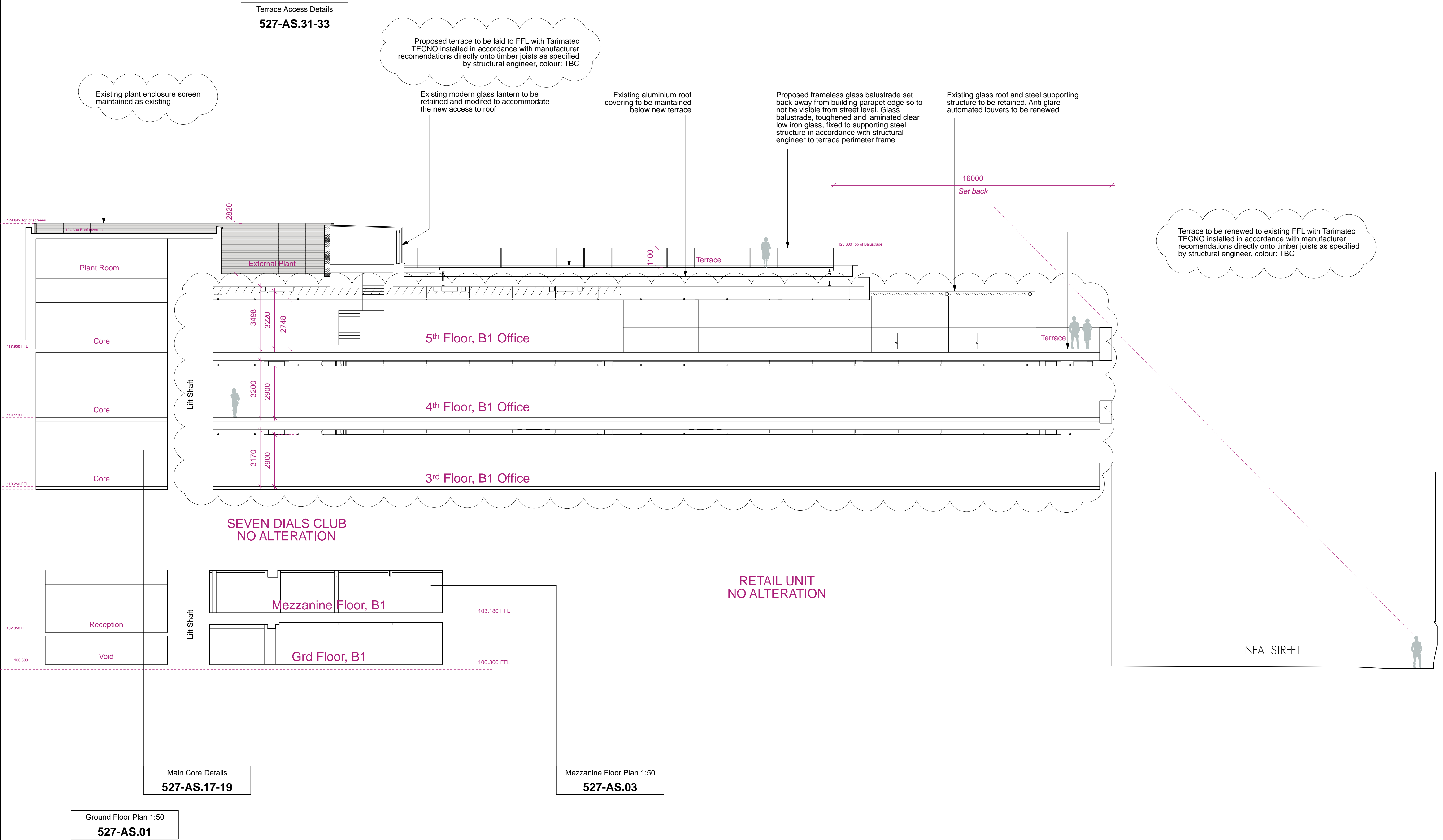
PROPOSED SHELTON STREET ELEVATION

0 1 2 3 4 5 10

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CHKD.	DWG NO. 527-GA.09						




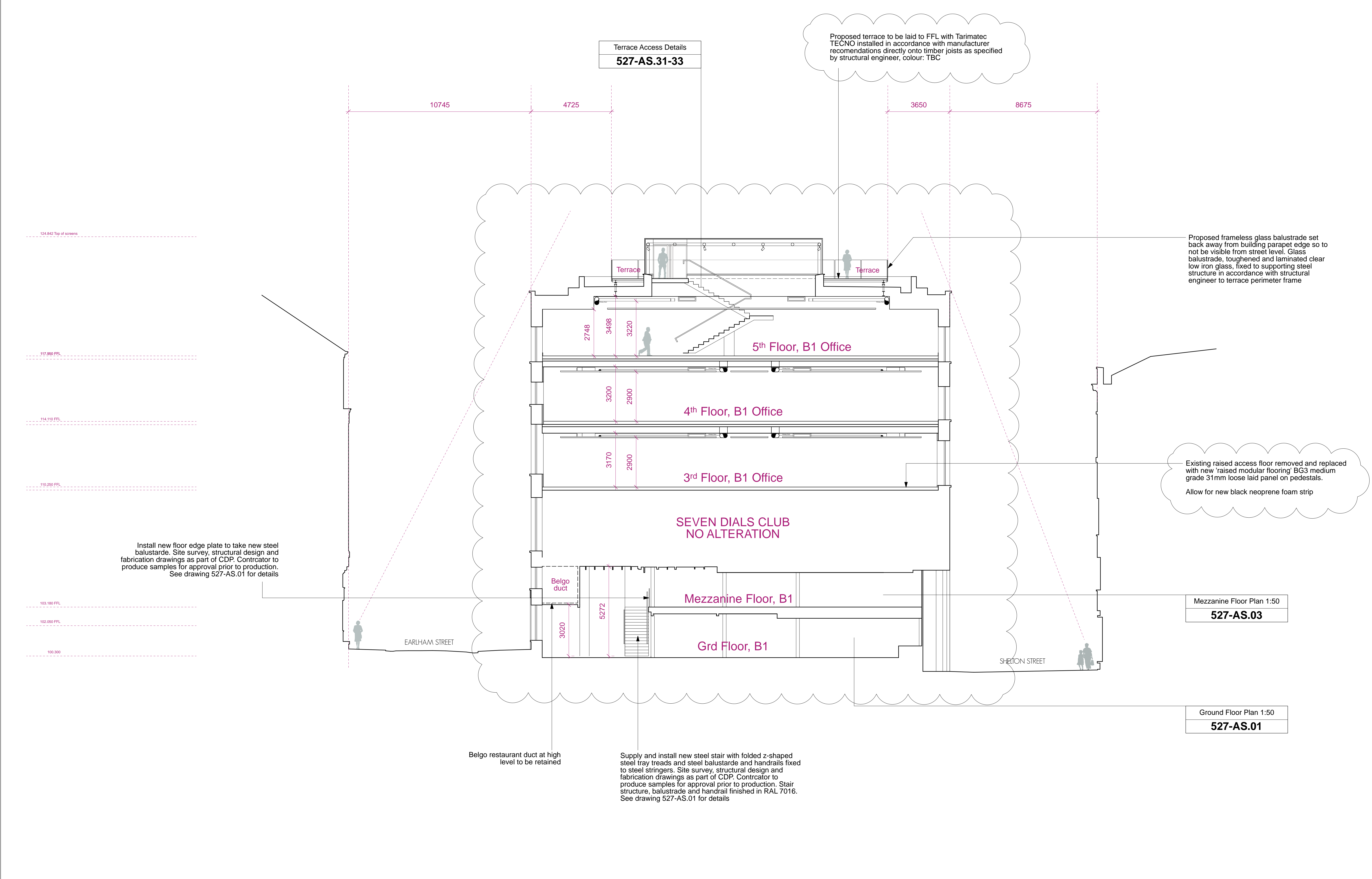
PROPOSED SECTION AA



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			PROJECT				DRAWING TITLE			
A	21.03.17	Chilled beams / ceiling coffeur omitted. Exposed FCU's & ducts proposed.	SEVEN DIALS WAREHOUSE LONDON WC2				PROPSOED SECTION AA			
rev.	date	notes	CLIENT				<div> architecture & interior design</div> <div>T: 020 7549 2133 F: 020 7549 2144 E: info@gpadlondonltd.com W: www.gpadlondonltd.com</div> <div>Unit 1 9a Dollington Street Clerkenwell London EC1V 0BQ</div>			
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PROPOSED SECTION BB

012345

PLANNING

			PROJECT SEVEN DIALS WAREHOUSE LONDON WC2				DRAWING TITLE PROPSOED SECTION BB	
A	21.03.17	Chilled beams / ceiling coffeur omitted. Exposed FCU's & ducts proposed.	CLIENT PEC NEALE LTD				<div>gpad</div> architecture & interior design <div>T: 020 7549 2133 F: 020 7549 2144 E: info@gpadlondonltd.com W: www.gpadlondonltd.com</div> <div>Unit 1 9a Dollington Street Clerkenwell London EC1V 0BQ</div>	
rev.	date	notes	SCALE 1:100 @ A1					
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