


This drawing is the copyright of **gpad london ltd**. Not to be reproduced, retained or disclosed to any unauthorised person either wholly or in part without written permission. Do not scale of this drawing. All indicated dimensions to be checked and verified on site by the contractor before commencement of any fabrication drawings or work whatsoever on site. Report any discrepancies to the Architect immediately. Drawings to be read in conjunction with relevant drawings and specification.

© gpad london ltd.

PLANNING

PROJECT SEVEN DIALS WAREHOUSE 42 EARLHAM STREET, LONDON WC2H 9LJ				DRAWING TITLE SITE LOCATION PLAN	
CLIENT PEC NEALE LTD				<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 Dallington Street Clerkenwell London EC1V 0BQ</div>	
SCALE 1:1250@A4	DATE MAR 17	DWG BY SF	REV.		
CHKD.	DWG NO. 527-EX.01				



PLANNING

SITE BLOCK PLAN

N

5m

10m

15m

20m

25m

50m

rev.	date	notes
<small>This drawing is the copyright of gpad london ltd. Not to be reproduced, retained or disclosed to any unauthorised person either wholly or in part without written permission. Do not scale of this drawing. All indicated dimensions to be checked and verified on site by the contractor before commencement of any fabrication drawings or work whatsoever on site. Report any discrepancies to the Architect immediately. Drawings to be read in conjunction with relevant drawings and specification.</small>		
© gpad london ltd.		

PROJECT

SEVEN DIALS WAREHOUSE
LONDON WC2

CLIENT

PEC NEALE LTD

SCALE

1:500 @ A3

DATE

MAR 17

DWG BY

DS

CHKD.

DWG NO.

527-EX.02

REV.

DRAWING TITLE

SITE BLOCK PLAN

gpad

architecture & interior design

T: 020 7549 2133

F: 020 7549 2144

E: info@gpadlondonltd.com

W: www.gpadlondonltd.com

Unit 1

9a Dallington Street

Clerkenwell

London EC1V 0BQ

SEVEN DIALS, LONDON, WC2

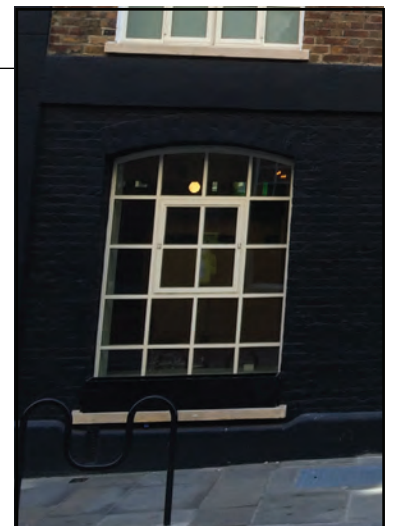
Photographic Record Planning Application - October '16

PROJECT BRIEF

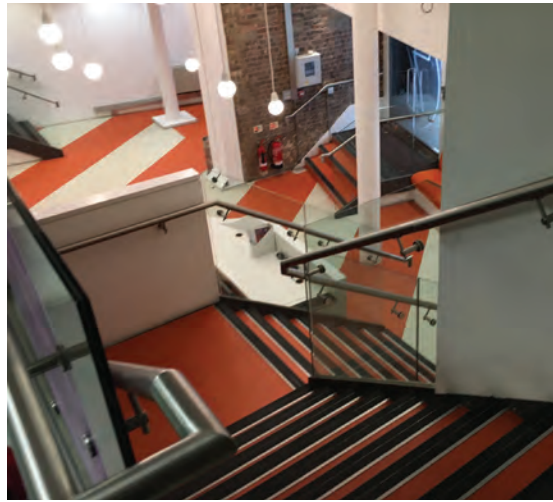
- Improve the visibility of the main office entrance and approach to building.
- Improve reception.
- Explore opportunities to improve and or increase NIA.
- Design to improve and revamp common parts, circulation and staff facilities.
- CAT A finish to office accommodation urban style in line with the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



SEVEN DIALS
WAREHOUSE
COVENT GARDEN
42-56 EARLHAM ST.
LONDON WC2



EXISTING GROUND FLOOR



1.



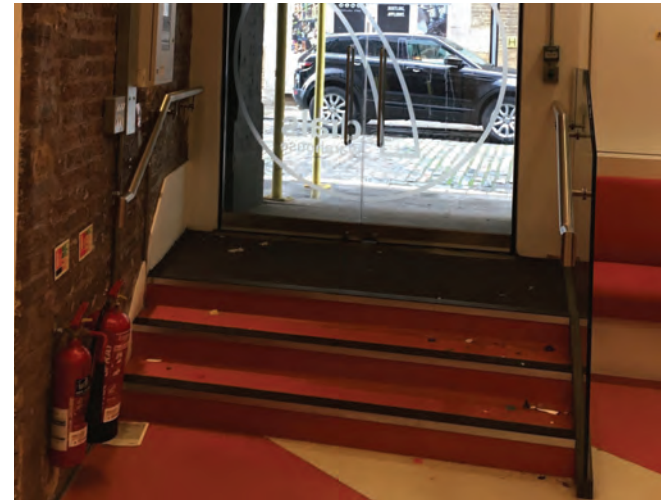
2.



3.



4.



5.



6.



7.



8.



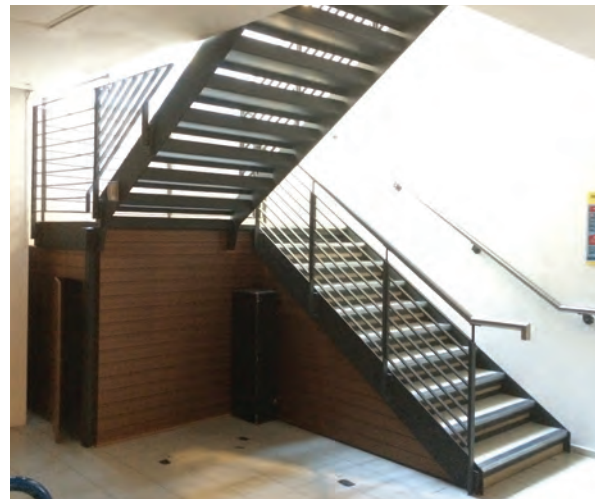
9.



10.



11.



12.



13.



14.



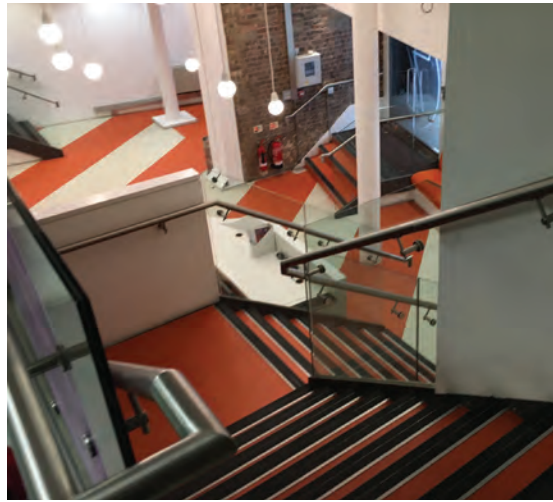
15.



16.



EXISTING MEZZANINE FLOOR



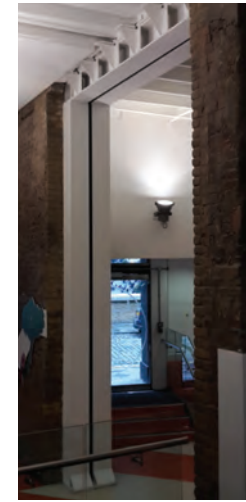
1.



2.



3.



4.



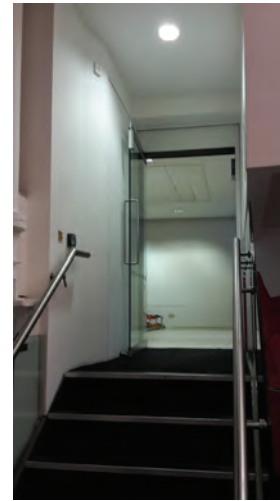
5.



6.



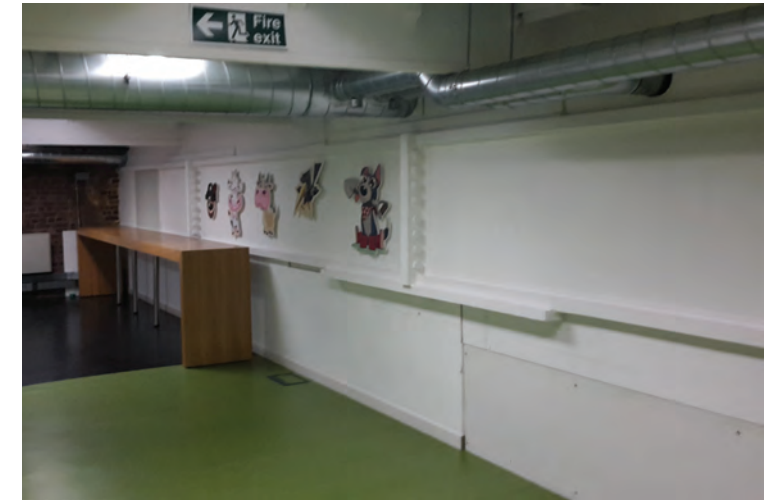
7.



8.



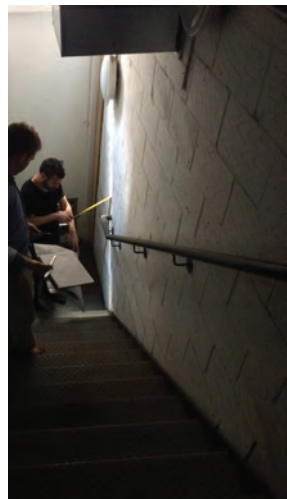
9.



10.



11.



12.



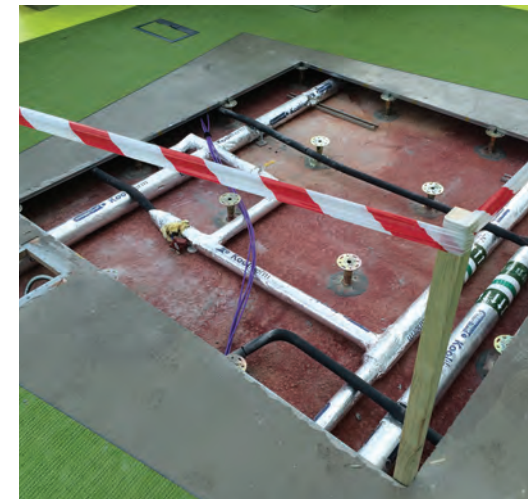
13.



14.



15.

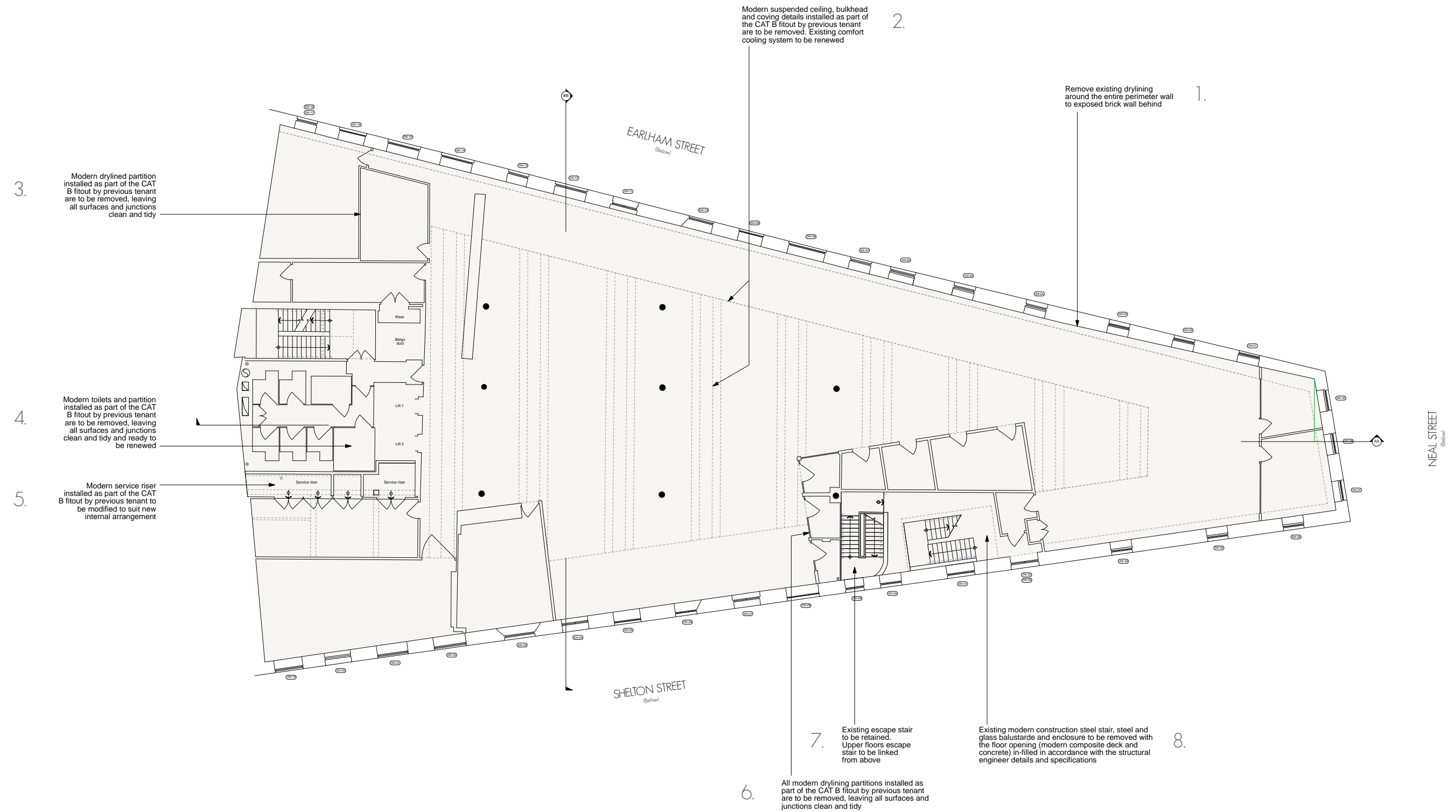


16.



17.

EXISTING THIRD FLOOR PLAN



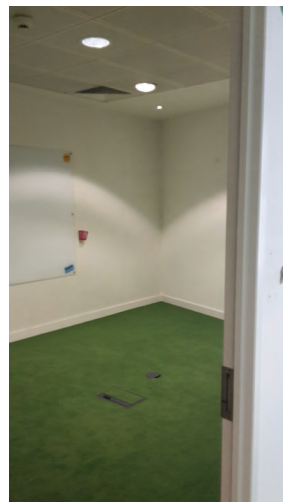
EXISTING THIRD FLOOR



1.



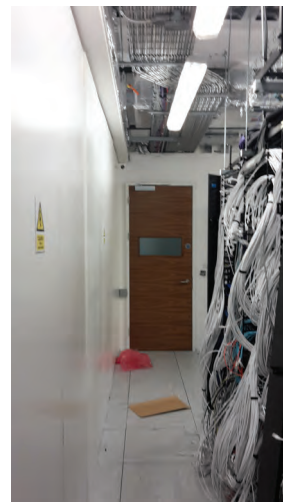
2.



3.



4.



5.



6.

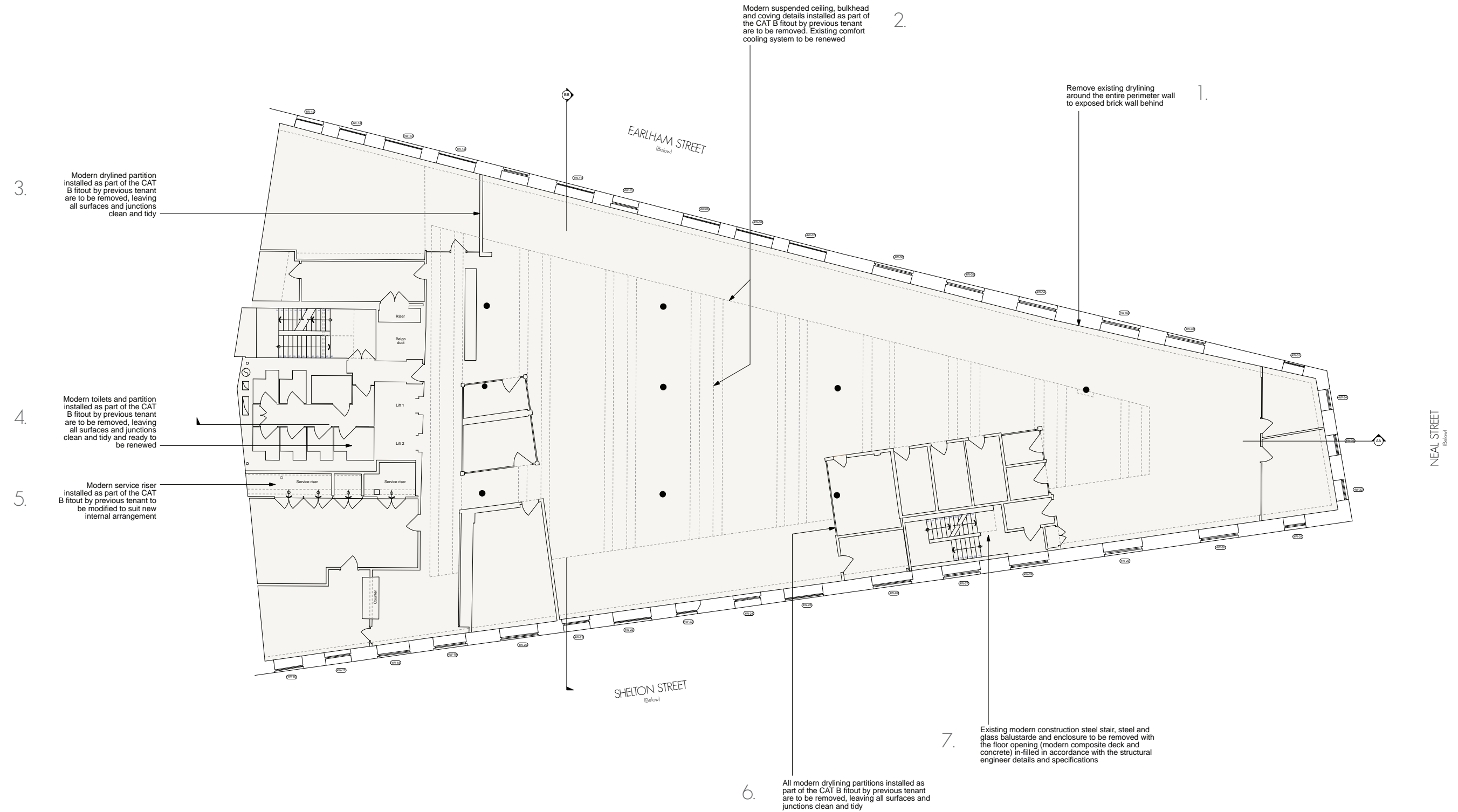


7.



8.

EXISTING FOURTH FLOOR PLAN



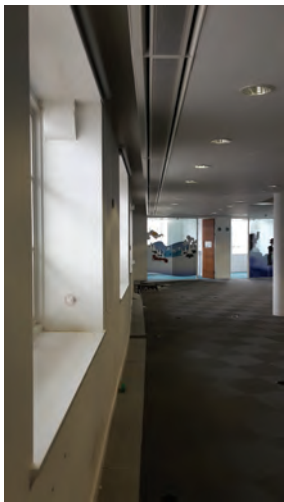
EXISTING FOURTH FLOOR



1.



2.



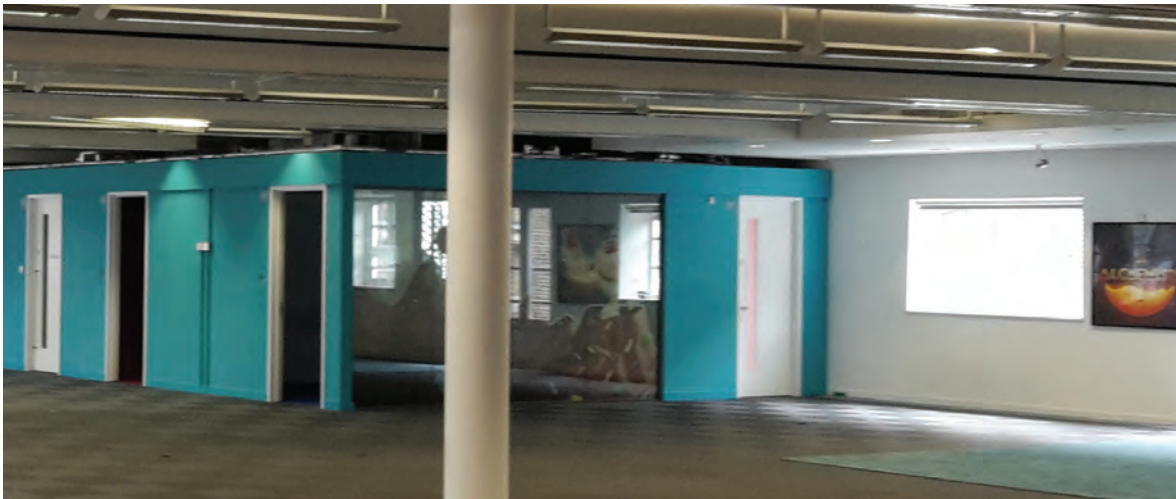
3.



4.



5.



6.



7.

EXISTING FIFTH FLOOR
1,005.2 ft² B1 OFFICE G/A

The plan shows a large office space with several rooms, corridors, and service areas. Key features include:

- Rooms and Areas:** LIFT 1, LIFT 2, Service riser, Terrace, and various office spaces.
- Structural Elements:** Walls, doors, windows, and stairs.
- Proposed Modifications (Numbered Annotations):**
 - Existing terrace timber decking to be renewed.
 - Existing glass facade to be retained. Windows glare protection film to be renewed.
 - Modern suspended ceiling, bulkhead and coving details installed as part of the CAT B fitout by previous tenant are to be removed. Existing comfort cooling system to be renewed.
 - Remove existing drylining around the entire perimeter wall to exposed brick wall behind.
 - All modern drylining partitions installed as part of the CAT B fitout by previous tenant are to be removed, leaving all surfaces and junctions clean and tidy.
 - Modern toilets and partition installed as part of the CAT B fitout by previous tenant are to be removed, leaving all surfaces and junctions clean and tidy and ready to be renewed.
 - Modern service riser installed as part of the CAT B fitout by previous tenant is to be modified to suit new internal arrangement.
 - 2no. existing glass panels to be modified to accommodate the escape stair relocation.
 - Existing modern construction steel stair, steel and glass balustrade and enclosure to be removed with the floor opening (modern composite deck and concrete) in-filled in accordance with the structural engineer details and specifications.
 - Existing glass roof and steel supporting structure to be retained.

The plan also indicates the location of EARLHAM STREET (Below), SHELTON STREET (Below), and NEAL STREET (Below).

EXISTING FIFTH FLOOR



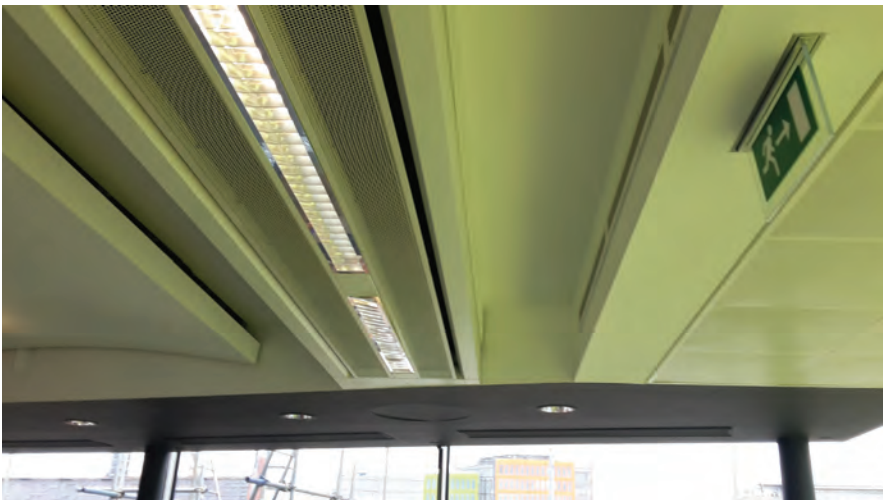
1.



2.



3.



3.



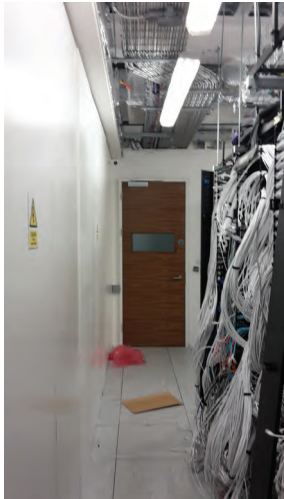
4.



5.



6.



7.



8.

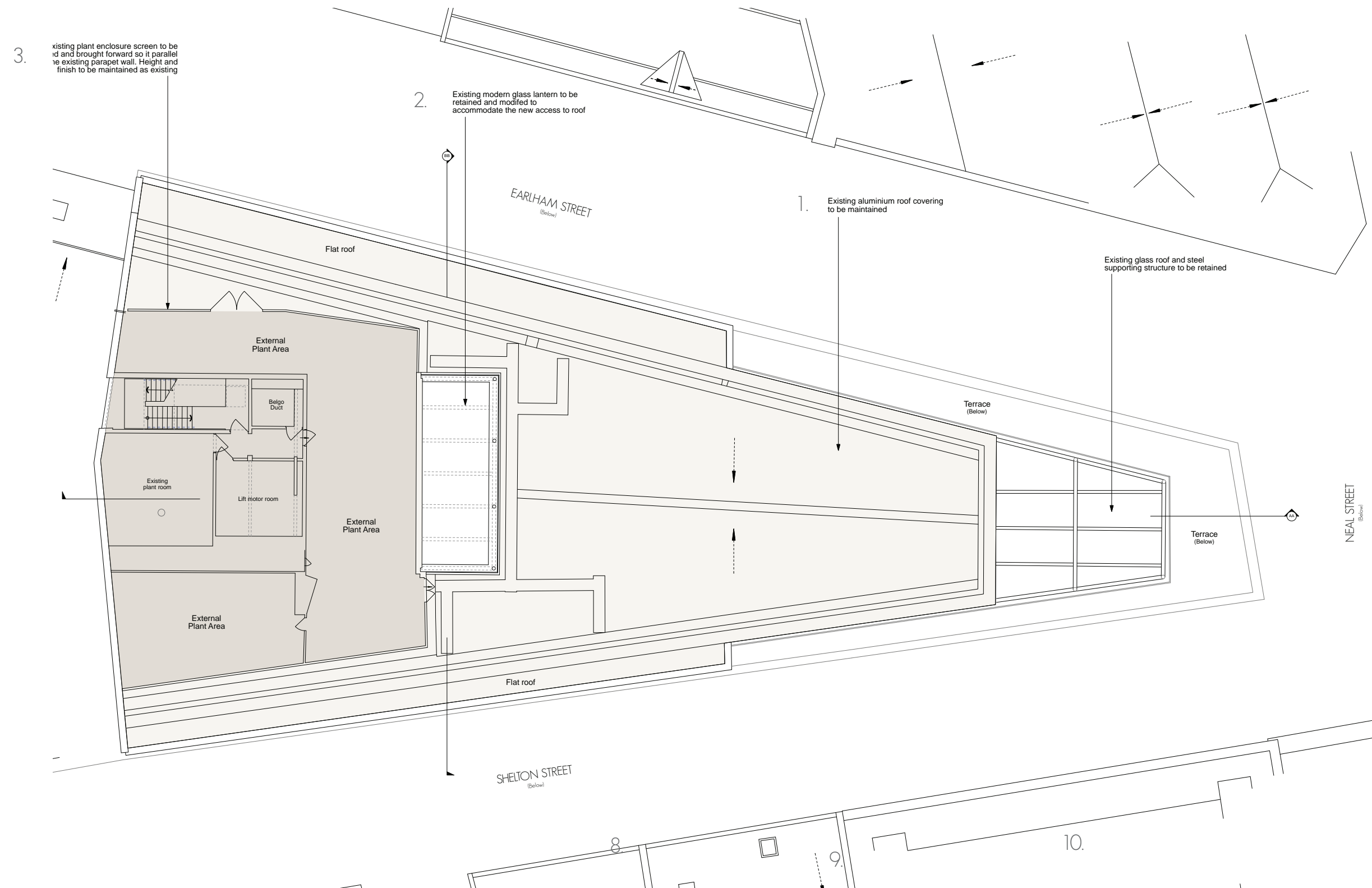


9.



10.

EXISTING ROOF PLAN



EXISTING ROOF



1.



2.

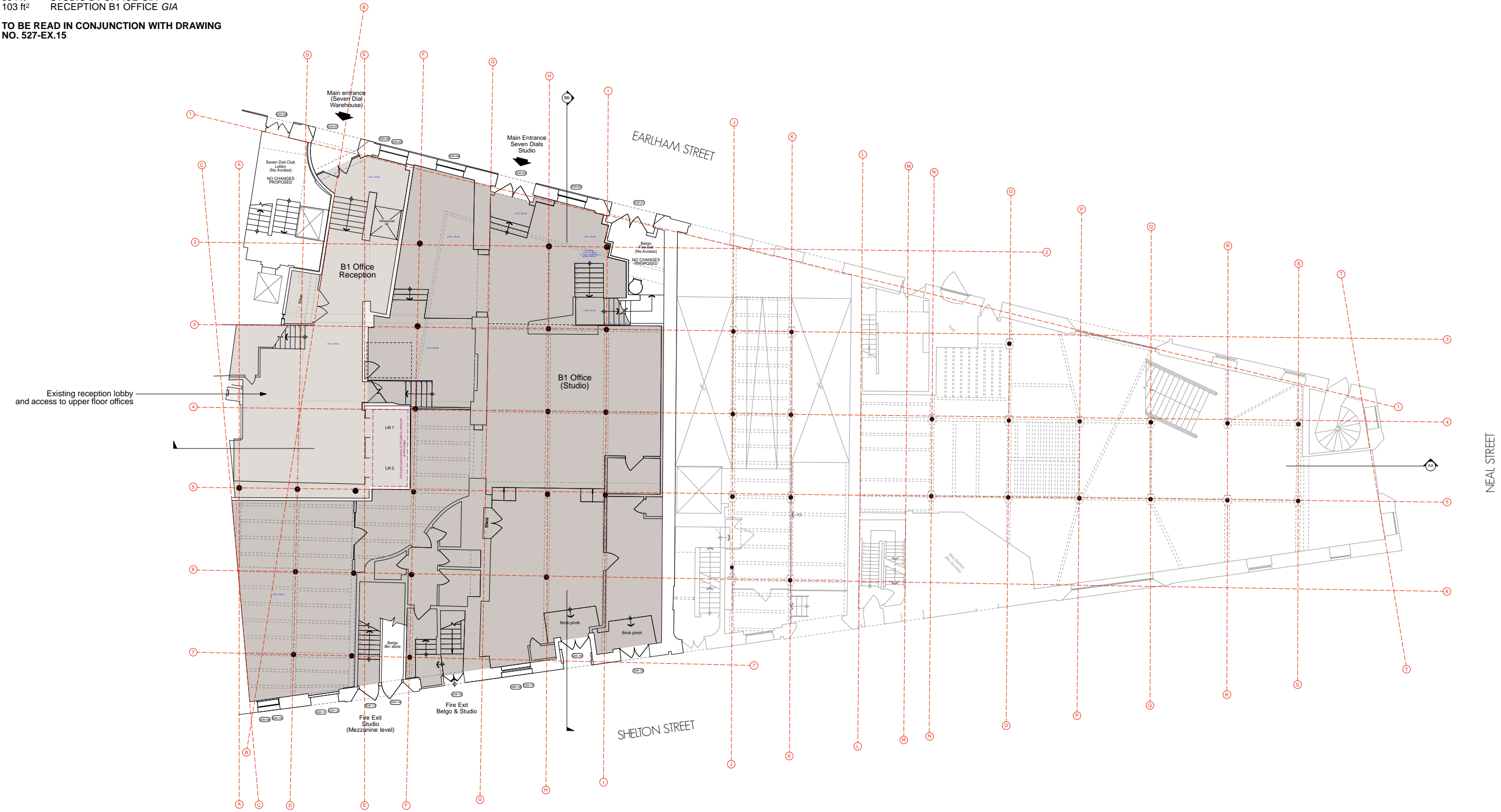


3.

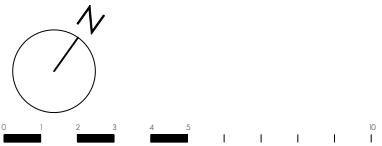
NOTE:
GRIDLINES ARE SET OUT ON EXISITING GROUND
FLOOR STRUCTURE LINES

EXISTING GROUND FLOOR
504 ft² TOTAL G/A
394 ft² STUDIO B1 OFFICE G/A
103 ft² RECEPTION B1 OFFICE G/A


**TO BE READ IN CONJUNCTION WITH DRAWING
NO. 527-EX.15**



EXISTING GROUND FLOOR PLAN



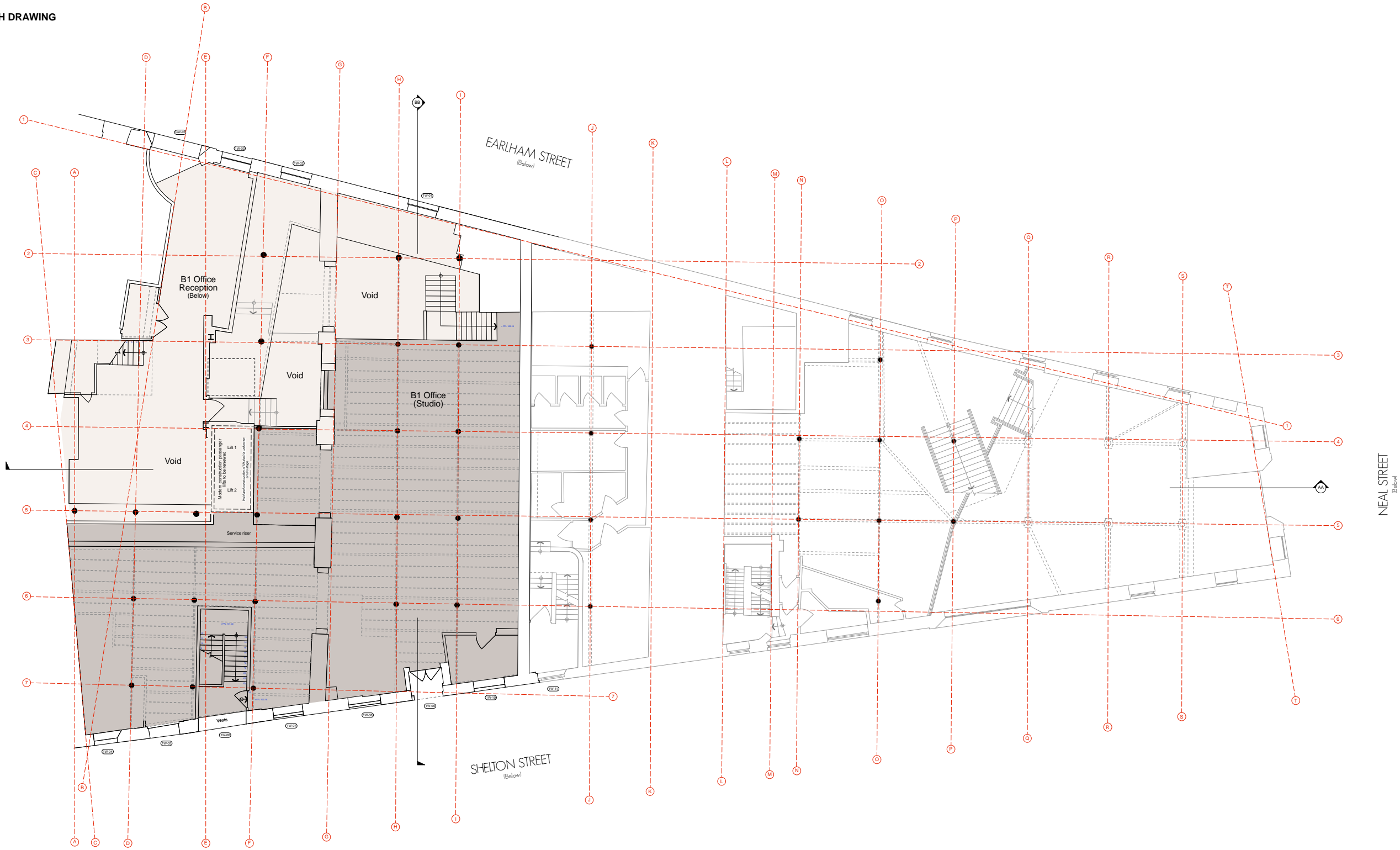
PLANNING

PROJECT SEVEN DIALS WAREHOUSE LONDON WC2			DRAWING TITLE EXISTING GROUND FLOOR PLAN		
CLIENT PEC NEALE LTD			 architecture & interior design T: 020 7549 2133 F: 020 7549 2144 E: info@gpadlondonltd.com W: www.gpadlondonltd.com Unit 1 9a Dollington Street Clerkenwell London EC1V 0BQ		
SCALE 1:100 @ A1	DATE Oct 16	DWG BY SF / DS			
CHKD.	DWG NO. 527-EX.04	REV.			
REV. date notes			© gpad london ltd.		
This drawing is the copyright of gpad london ltd. Not to be reproduced, retained or disclosed to any unauthorized person either wholly or in part without written permission. Do not scale off this drawing. All indicated dimensions to be checked and verified on site by the contractor before commencement of any fabrication drawings or work whatsoever on site. Report any discrepancies to the Architect immediately. Drawings to be read in conjunction with relevant drawings and specification.					

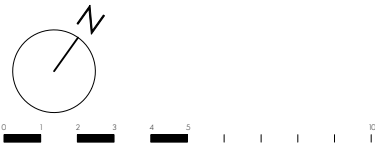
NOTE:
GRIDLINES ARE SET OUT ON EXISTING GROUND
FLOOR STRUCTURE LINES

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


**TO BE READ IN CONJUNCTION WITH DRAWING
NO. 527-EX.16**



EXISTING MEZZANINE FLOOR PLAN

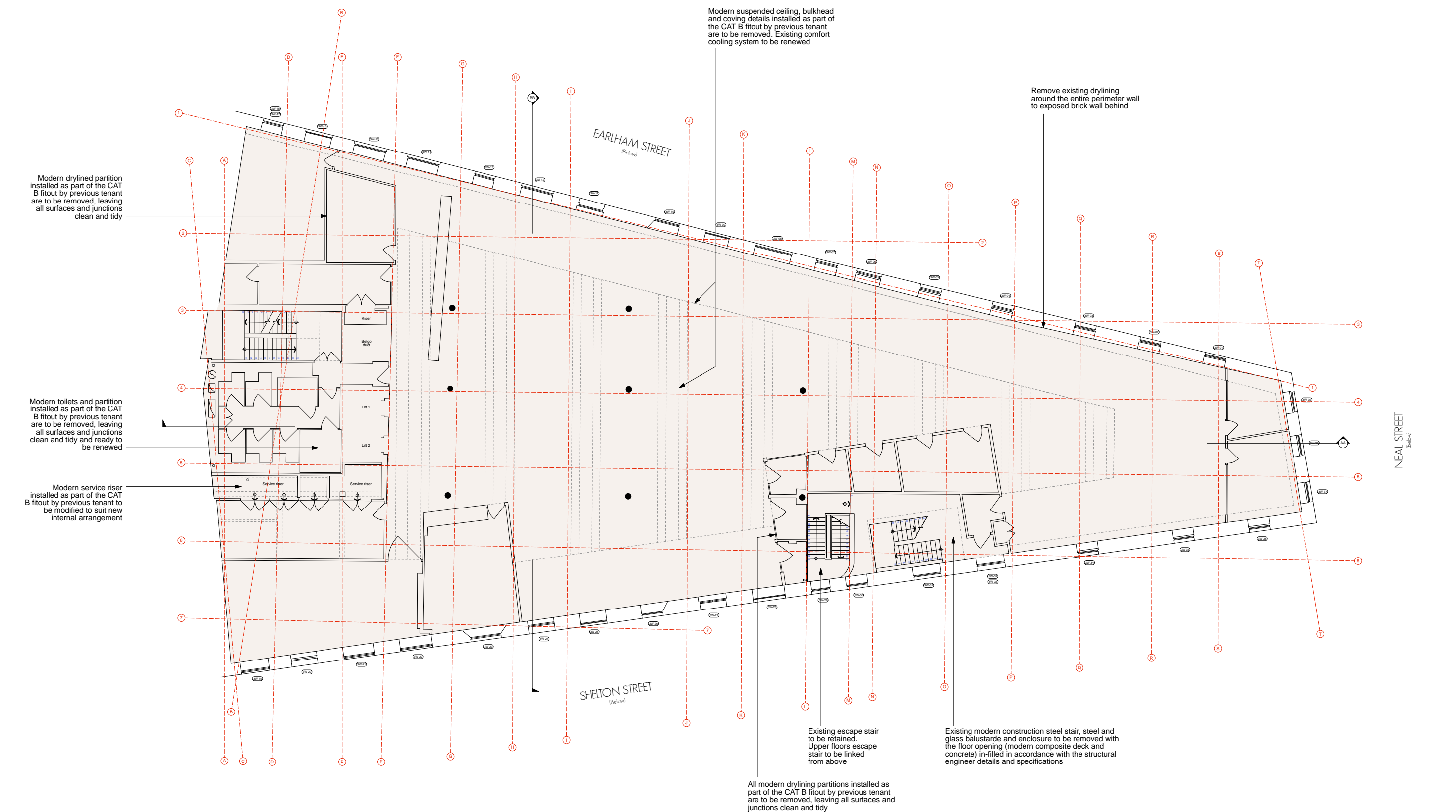


PLANNING

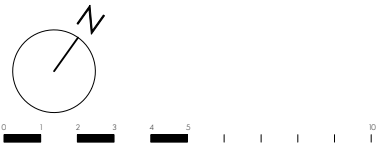
			PROJECT				DRAWING TITLE			
			SEVEN DIALS WAREHOUSE LONDON WC2				EXISTING MEZZANINE FLOOR PLAN			
			CLIENT				<div> architecture & interior design</div> <div>T: 020 7549 2133 F: 020 7549 2144 E: info@gpadlondonltd.com W: www.gpadlondonltd.com</div> <div>Unit 1 9a Dollington Street Clerkenwell London EC1V 0BQ</div>			
			PEC NEALE LTD							
			SCALE 1:100 @ A1							
			DATE Oct 16		DWG BY SF / DS		REV.			
			CHKD.		DWG NO.		527-EX.05			

NOTE:
GRIDLINES ARE SET OUT ON EXISITING BUILDING
STRUCTURE LINES

EXISTING THIRD FLOOR
1,081.5 ft² B1 OFFICE G/A



EXISTING THIRD FLOOR PLAN

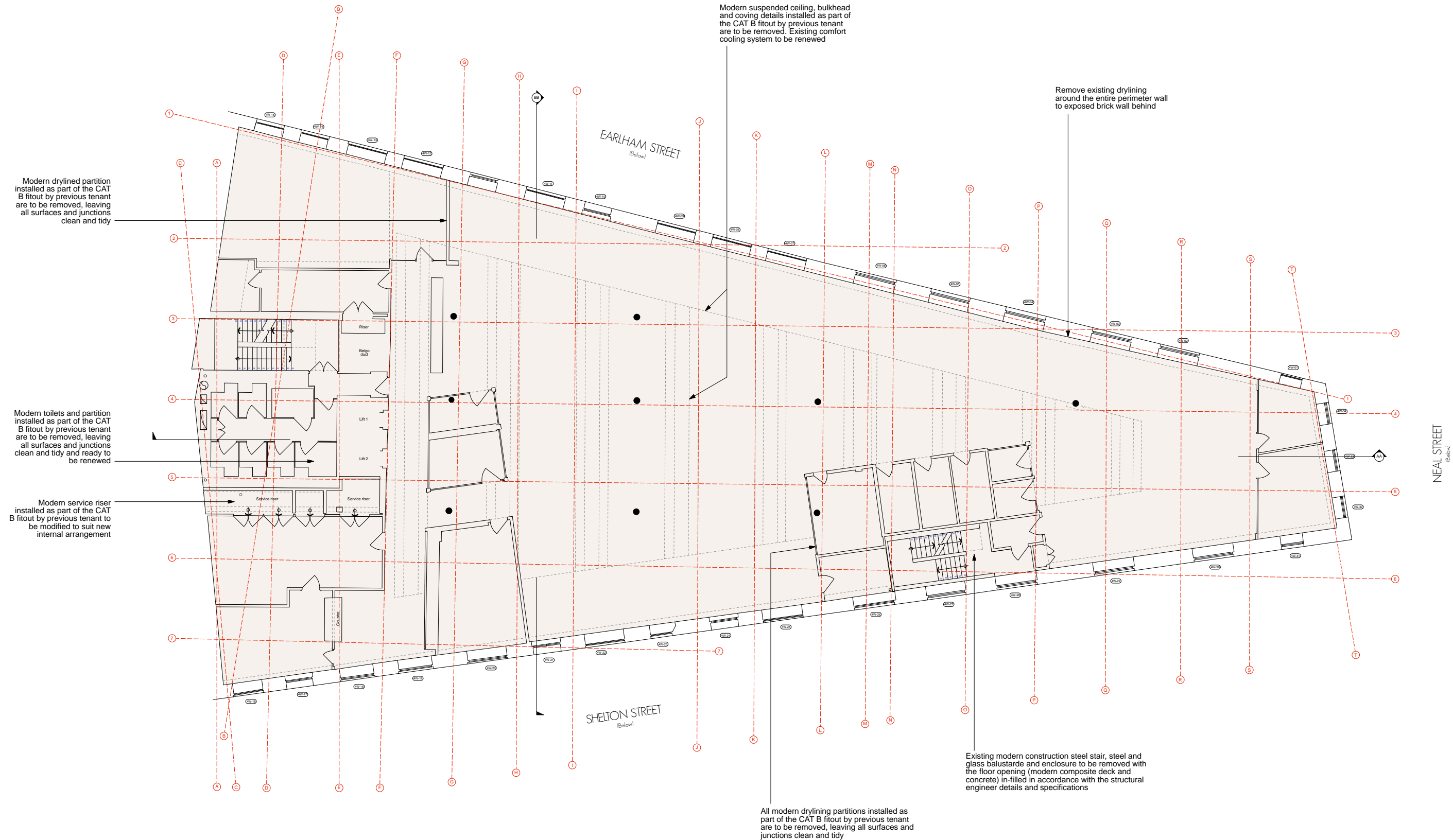


PLANNING

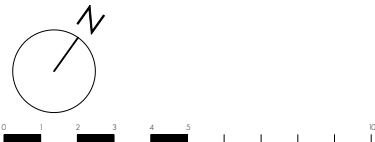
			PROJECT SEVEN DIALS WAREHOUSE LONDON WC2					DRAWING TITLE EXISTING THIRD FLOOR PLAN		
			CLIENT PEC NEALE LTD					<div>gpad</div> architecture & interior design T: 020 7549 2133 F: 020 7549 2144 E: info@gpadlondonltd.com W: www.gpadlondonltd.com Unit 1 9a Dollington Street Clerkenwell London EC1V 0BQ		
			SCALE 1:100 @ A1							
			DATE Oct 16							
			DWG BY SF / DS							
rev.	date	notes	CHCKD. DWG NO. 527-EX.06					REV.		
<p>The drawing is the copyright of gpad london ltd. Not to be reproduced, retained or disclosed to any unauthorised person without written permission. Do not scale of this drawing. All indicated dimensions to be checked and verified on site by the contractor before commencement of any fabrication, drawings or work whatsoever on site. Report any discrepancies to the Architect immediately. Drawings to be read in conjunction with relevant drawings and specification.</p>			© gpad london ltd.							

NOTE:
GRIDLINES ARE SET OUT ON EXISITING BUILDING
STRUCTURE LINES


EXISTING FOURTH FLOOR
1,082.5 ft² B1 OFFICE G/A



EXISTING FOURTH FLOOR PLAN



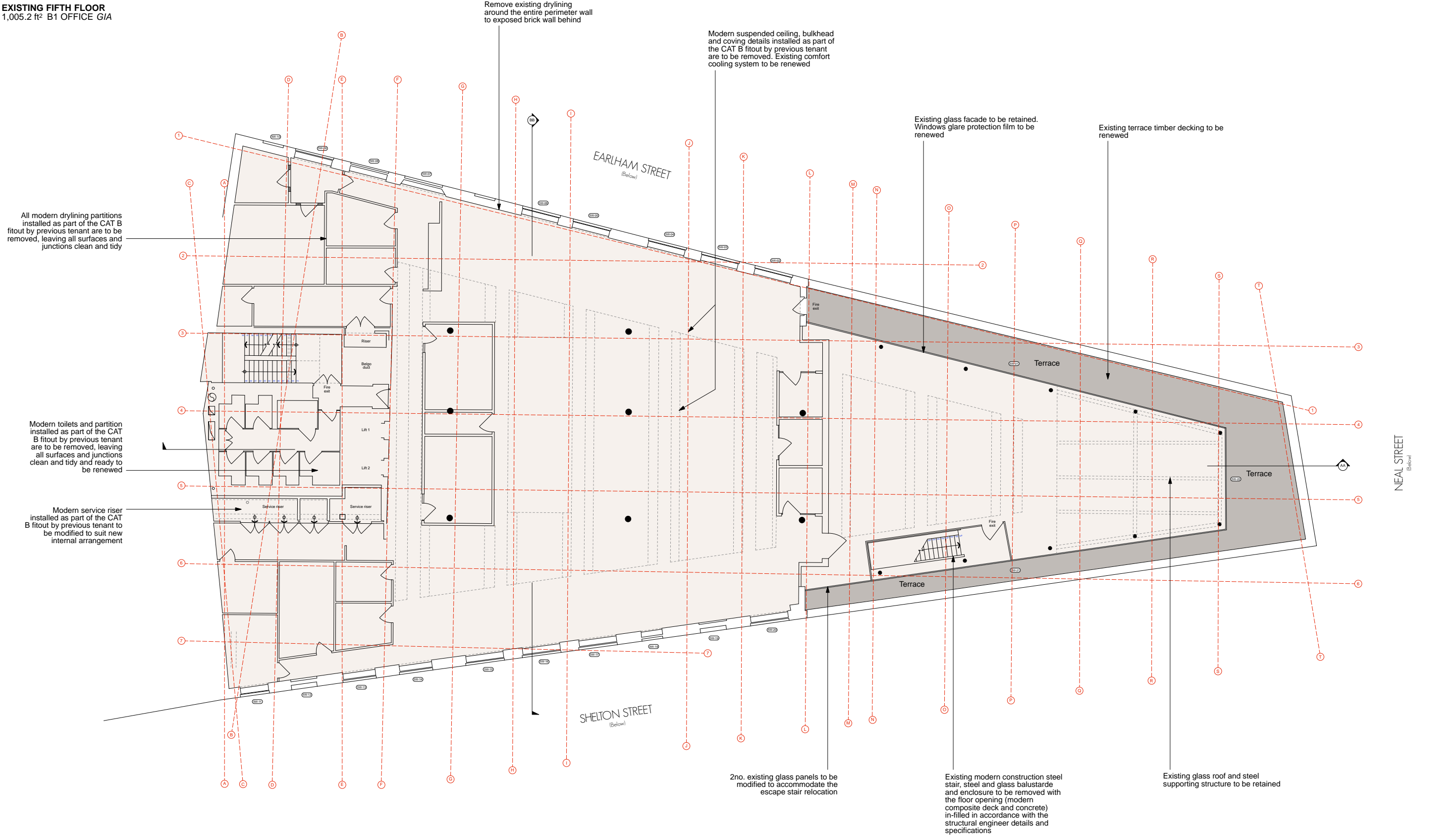
PLANNING

			PROJECT SEVEN DIALS WAREHOUSE LONDON WC2					DRAWING TITLE EXISTING FOURTH FLOOR PLAN		
			CLIENT PEC NEALE LTD					 architecture & interior design T: 020 7549 2133 F: 020 7549 2144 E: info@gpadlondonltd.com W: www.gpadlondonltd.com Unit 1 9a Dollington Street Clerkenwell London EC1V 0BQ		
			SCALE 1:100 @ A1							
			DATE Oct 16							
			DWG BY SF / DS					REV.		
			CHGCD.							
			DWG NO. 527-EX.07							
			© gpad london ltd.							

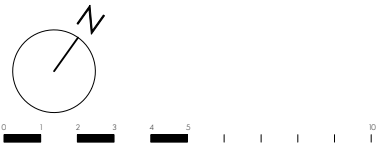
rev.	date	notes
The drawing is the copyright of gpad london ltd and is to be reproduced, retained or disclosed in any unauthorised form without written permission. Do not scale off this drawing. All indicated dimensions to be checked and verified on site by the contractor before commencement of any fabrication, drawing or work whatsoever on site. Report any discrepancies to the Architect immediately. Drawings to be used in conjunction with relevant drawings and specifications.		

NOTE:
GRIDLINES ARE SET OUT ON EXISITING BUILDING
STRUCTURE LINES

EXISTING FIFTH FLOOR
1,005.2 ft² B1 OFFICE G/A



EXISTING FIFTH FLOOR PLAN



PLANNING

			PROJECT SEVEN DIALS WAREHOUSE LONDON WC2					DRAWING TITLE EXISTING FIFTH FLOOR PLAN					
			CLIENT PEC NEALE LTD					<div>gpad</div> architecture & interior design <div>Unit 1 9a Dollington Street Clerkenwell London EC1V 0BQ</div>					
rev.	date	notes	SCALE 1:100 @ A1								DATE Oct 16	DWG BY SF / DS	REV.
The drawing is the copyright of gpad london ltd . Not to be reproduced, retained or disclosed to any unauthorised person without written permission. Do not scale of this drawing. All indicated dimensions to be checked and verified on site by the contractor before commencement of any fabrication drawings or work whatsoever on site. Report any discrepancies to the Architect immediately. Drawings to be read in conjunction with relevant drawings and specification.			CHCKD.		DWG NO. 527-EX.08								
© gpad london ltd.													