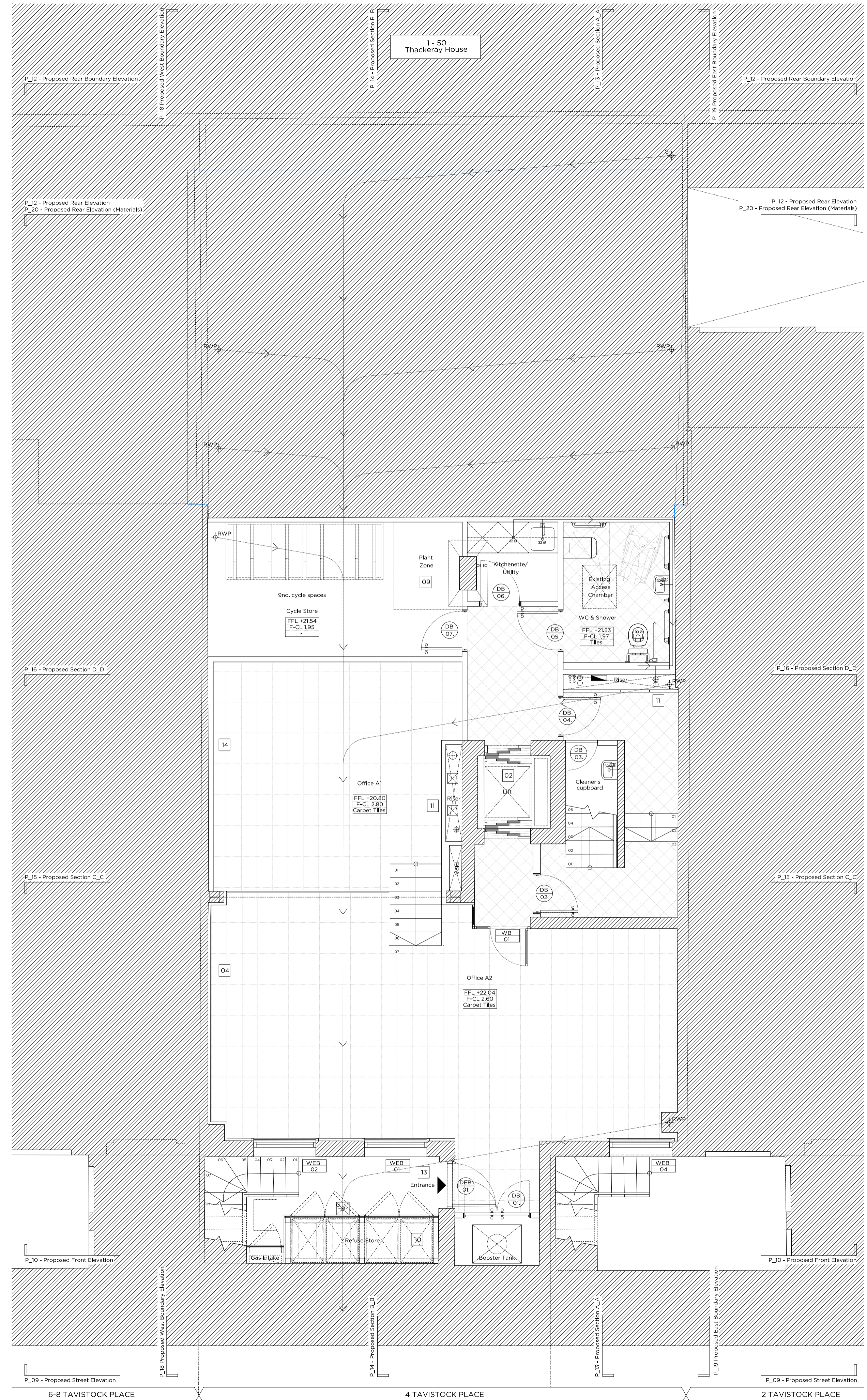
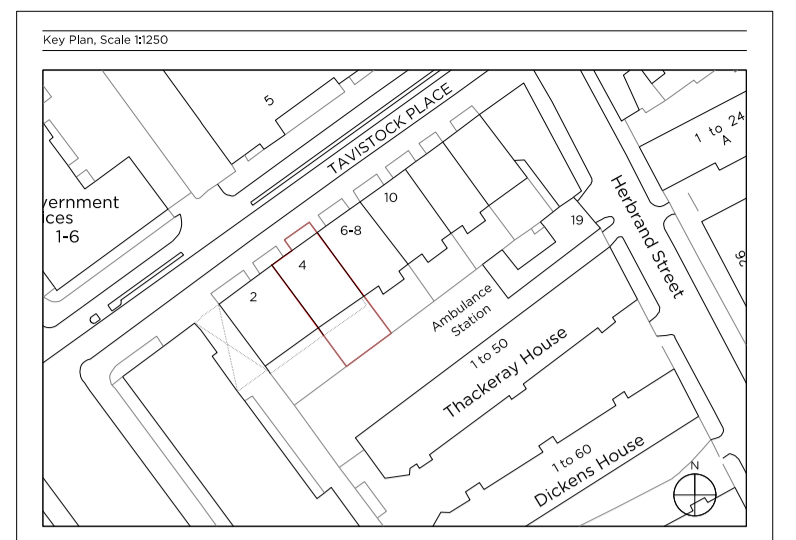


Demolition Lower Ground Floor Plan



Proposed Lower Ground Floor Plan



Legend:

	Existing structure / earth		Removal of existing structure/Excavation
	New structure		Line denotes removal of existing fittings
	Line denotes previously consented scheme		Line denotes removal of existing structure
	Existing brickwork		Proposed tessellated tile finish
	Proposed carpet tile floor finish		Existing slate roof finish
	Proposed single ply membrane roof		

- Demolition notes:
- <01 External wall structure to be demolished
 - <02 Existing window to be demolished
 - <03 Existing roof structure to be demolished and reconstructed
 - <04 Internal non-original partition to be demolished
 - <05 Excavation of basement level to increase ceiling height. Refer to Engineers Report and Soil Investigation report for further details.
 - <06 Existing floor slab / structure to be demolished.

- Proposed notes:
- 01 Existing BI Office space to be extended to rear of site.
 - 02 New through type lift car to be installed to existing lift shaft.
 - 03 Planting zone retained for planting at rear boundary of application site.
 - 04 Perimeter trunking to existing / party walls.
 - 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 reconstructed 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 sit 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 PPC mild steel balustrading to rear terraces.
 - 16 New natural stone finishes to rear terrace.
 - 17 Proposed lift overrun
 - 18 Proposed rooflight.
 - 19 Proposed coil matting in matwell.
 - 20 New timber panelling to existing masonry walls.

PLANNING

Project No.	17016
Client	Tavis Estates Ltd
Date	March 2017
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. 1
Drawn	RP
Approved	TB
Signed	MW

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Drawings are based on survey information produced by Mobile CAD Surveying Limited.
 Proposed Ground Floor Datum of +0.00m = 25.022m from survey information.