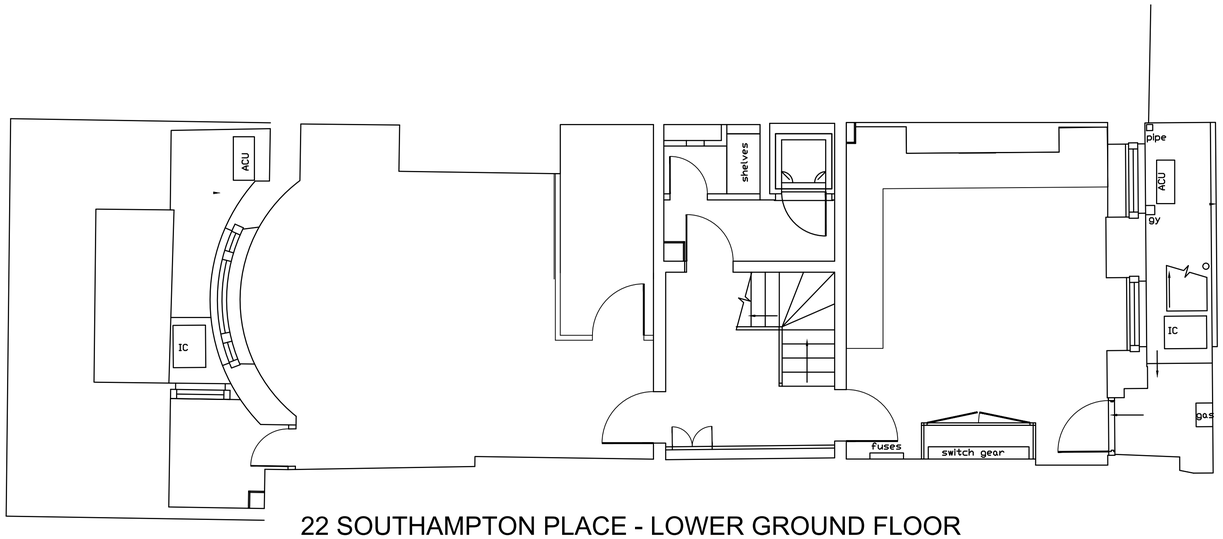
Application for Planning Permission
And
Listed Building Consent

LABS

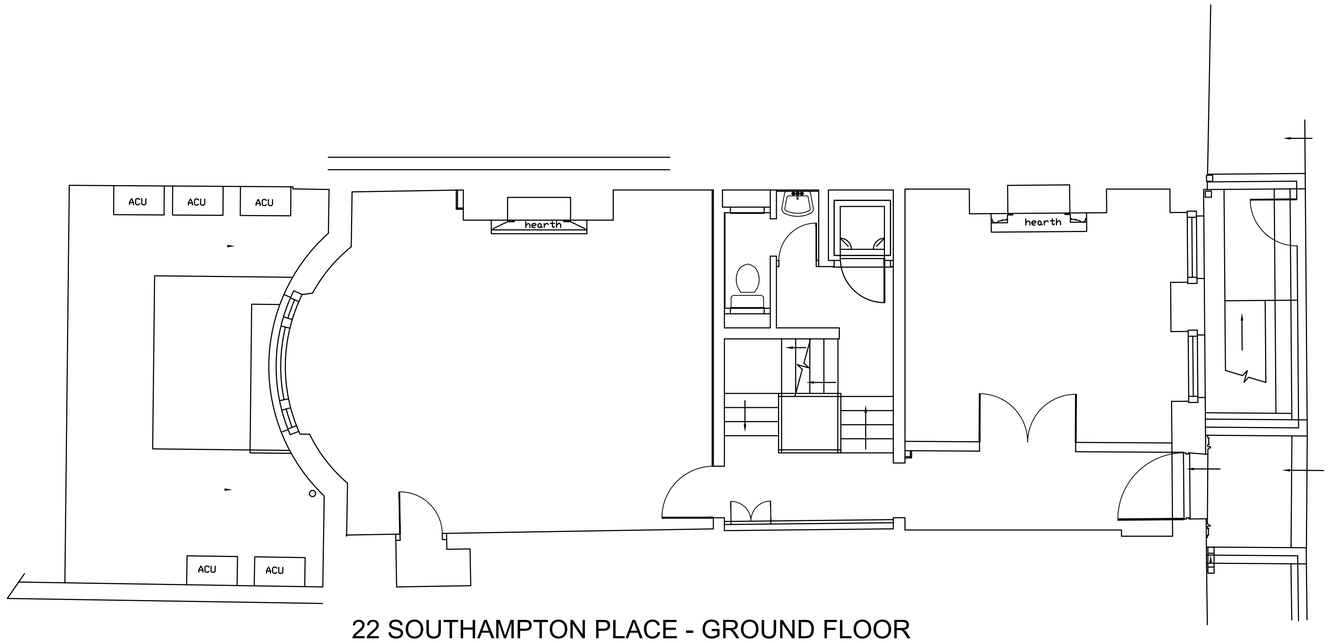
oktra

LABS - Architectural Drawing Pack

March 2017



22 SOUTHAMPTON PLACE - LOWER GROUND FLOOR



22 SOUTHAMPTON PLACE - GROUND FLOOR

SCALE
0 1m 2m 3m 4m

Rev	Descriptive amendments	Drawn by	Date

Pre-Design - Construction - As Built

PLANNING

Client

LABS

Client Contact

Site Address
22 Southampton Place
Holborn
London WC1A 2BP

Drawing Title
EXISTING GENERAL ARRANGEMENT

Account Manager
Wayne Judge

Designer/ Project Manager
Monika Passey

Scale	Drawn by	First Drawing Date
1:50 @ A1	**FL**	**20/03/2017**

Contract Number	Building	Floor	Detail	Revision
0000	**01**	**LG/GRD**	**EX**	

oktra

First Floor
322 High Holborn
London
WC1V 7PB

T: +44 (0)20 7553 9500

www.oktra.co.uk

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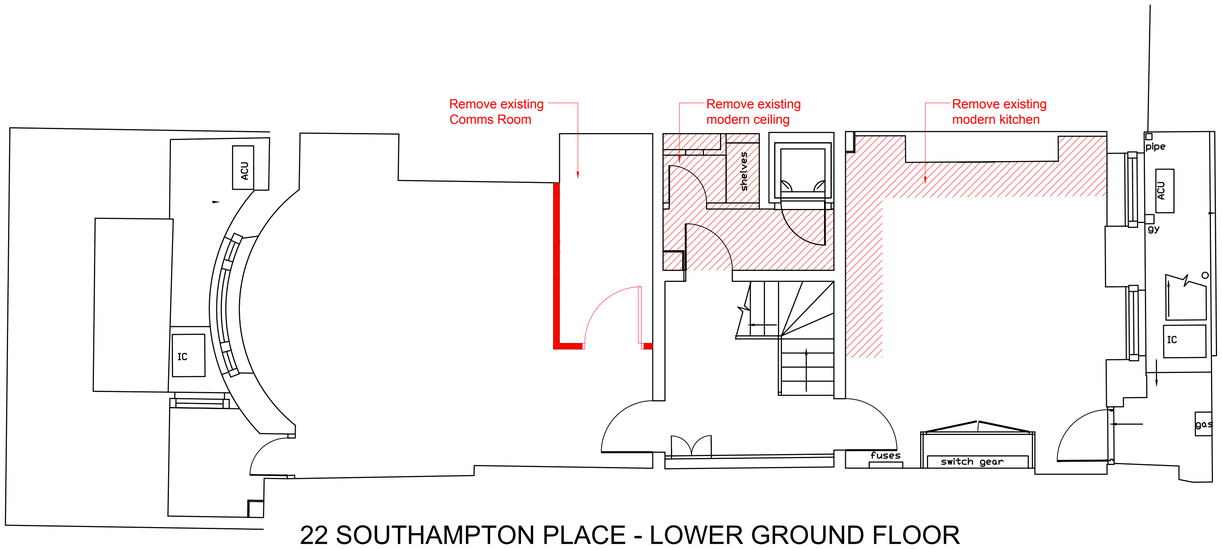
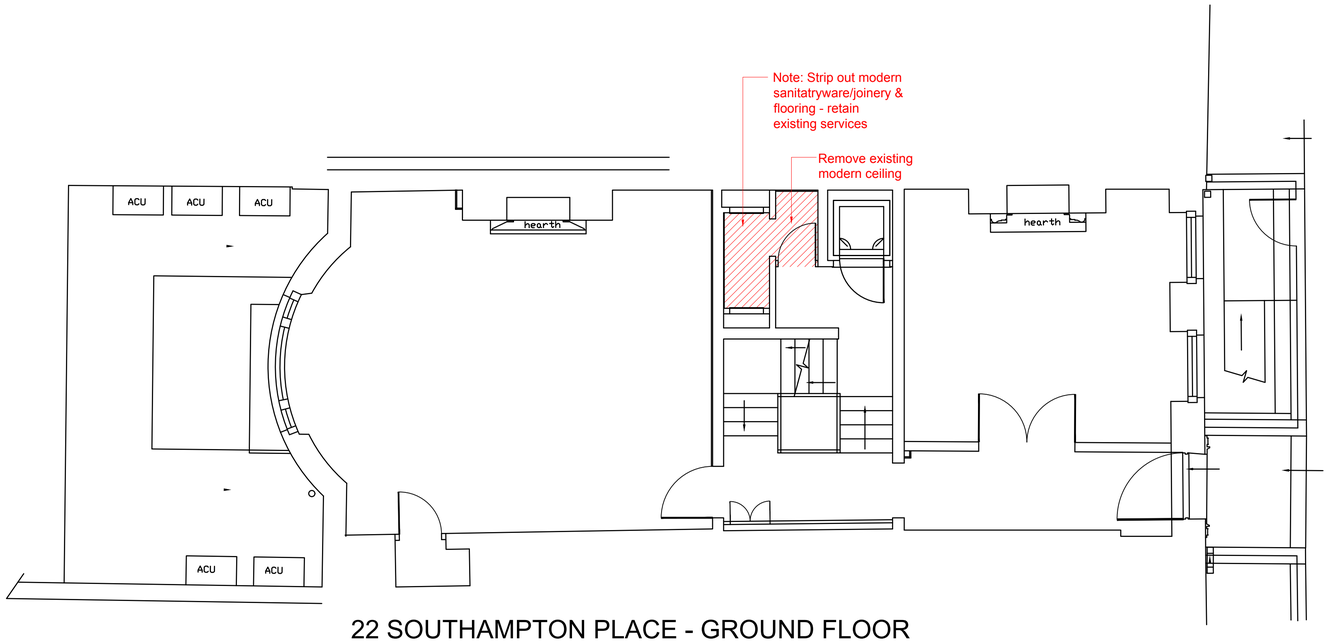


22 SOUTHAMPTON PLACE - LOWER GROUND FLOOR



22 SOUTHAMPTON PLACE - GROUND FLOOR

Demolition

Remove all existing floor coverings

Existing ceilings to remain unless identified as removal

Washrooms, all associated rooms to have floor and wall coverings, ceilings, sanitary ware removed, retaining existing services

SCALE
0 1m 2m 3m 4m

DEMO LEGEND

Symbols shown are not to scale
some symbols may not appear on the layout plan

WALL STYLES

- Existing structural wall
- Existing internal partition
- *Demolished Partition*
- *Demolished Window Module*
- *Demolished Silicon Glass*
- *Demolished Single Door*
- *Demolished Hospital Door*
- *Demolished Double Door*

Rev	Descriptive amendments	Drawn by	Date

Pre-Design - Construction - As Built

PLANNING

Client

LABS

Client Contact

Site Address
22 Southampton Place
Holborn
London WC1A 2BP

Drawing Title
DEMOLITION WORKS

Account Manager
Wayne judge

Designer/ Project Manager
Monika Passey

Scale	Drawn by	First Drawing Date
1:50 @ A1	**FL**	**20/03/2017**

Contract Number	Building	Floor	Detail	Revision
0000	**01**	**LG/GR**	**DEMO**	

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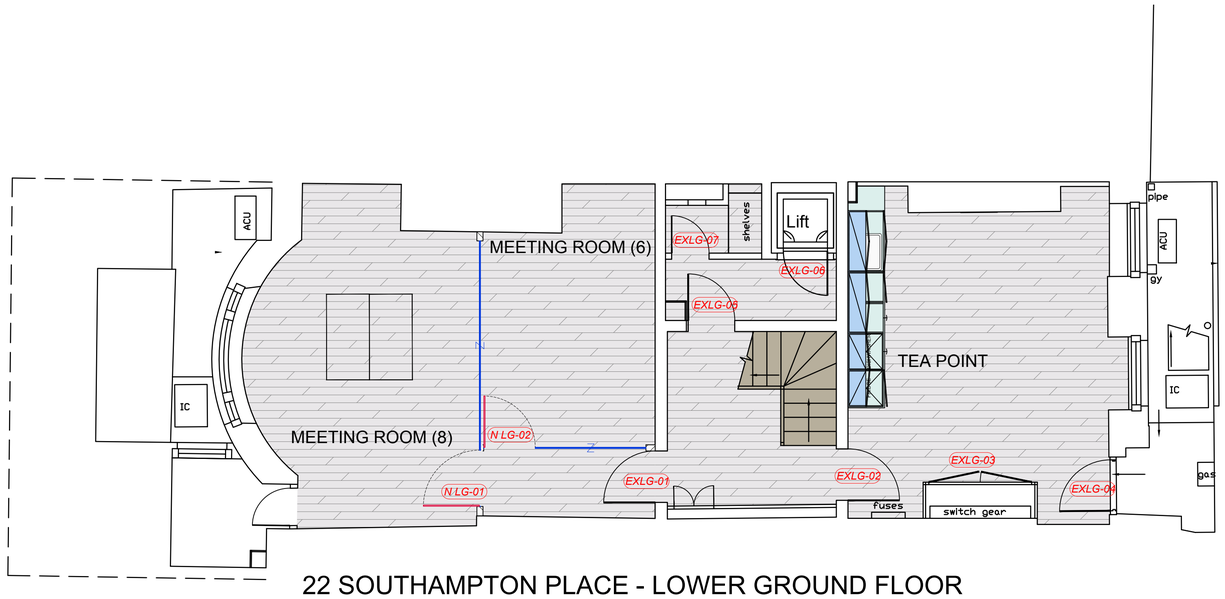
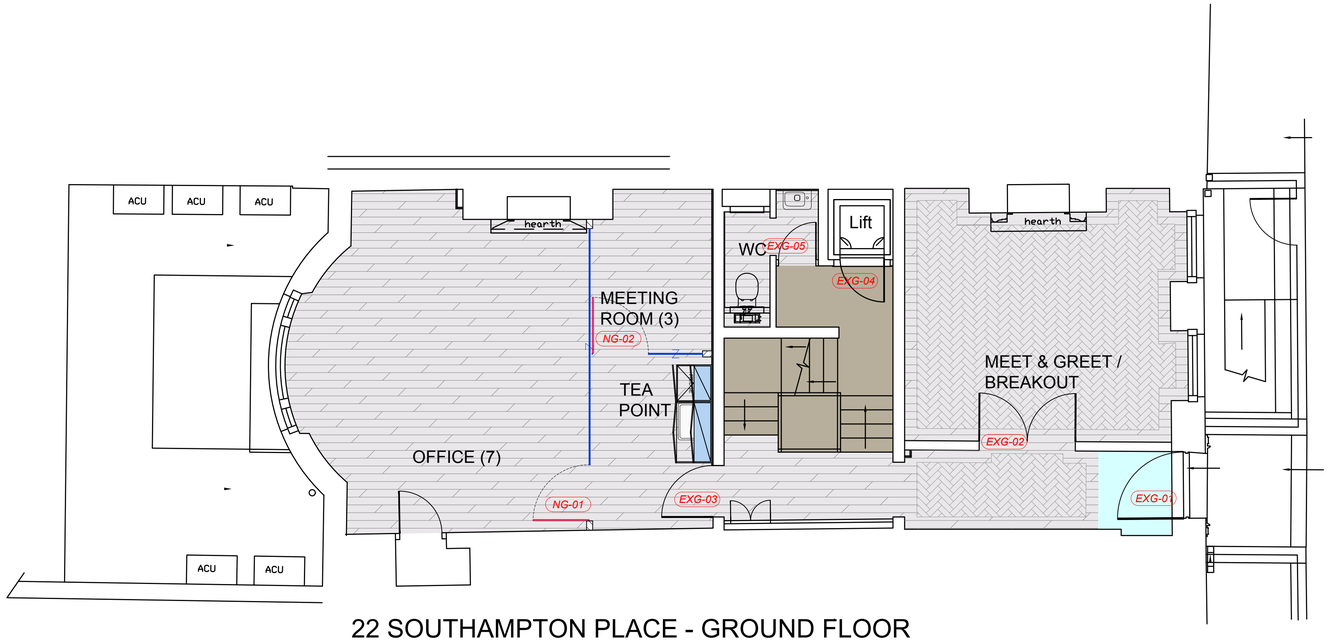


22 SOUTHAMPTON PLACE - LOWER GROUND FLOOR



22 SOUTHAMPTON PLACE - GROUND FLOOR

GENERAL ARRANGEMENT LEGEND

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WALL STYLES

- Existing structural wall
- Existing internal partition
- *New single skin partition - 75mm*
- *New single skin partition - 100mm*
- *New double skin partition - 100mm*
- *Demolished Partition*
- *New low partition*
- *New half height partition with glazing above*

GLAZING DETAILS

- Existing glazed module
- Existing silicon glass
- *New single glazed module*
- *New double glazed module*
- *New single glazed silicon glass*
- *New double glazed silicon glass*

DOOR DETAILS

Existing door | *New Solid door* | *New Frameless glass door* | *New Framed glass door* | *New Alluminium Framed glass door* | *New Oversized Solid door*

New Special Oversized door | *New Glass Sliding Door* | *New Pivot Door*

EX1-01 EX1=Existing 1st floor
REX1-01 EX1=Relocated 1st floor
N1-09 N1=New 1st floor

FINISHES LAYOUT LEGEND

Symbols shown are not to scale
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FLOOR FINISHES

Wood effect vinyl flooring - 1
To replace modern carpet floor, to be laid over

Wood effect vinyl flooring - 2
To replace modern carpet floor, to be laid over

Barrier Matting
To replace modern carpet floor, to be laid over

Carpet - broadloom to stairs
To replace modern carpet floor, to be laid over

Rev	Descriptive amendments	Drawn by	Date

Pre-Design - Construction - As Built

PLANNING

Client

LABS

Client Contact

Site Address
22 Southampton Place
Holborn
London WC1A 2BP

Drawing Title
PROPOSED GENERAL ARRANGEMENT

Account Manager
Wayne Judge

Designer/ Project Manager
Monika Passey

Scale	Drawn by	First Drawing Date
1:50 @ A1	**FL**	**20/03/2017**

Contract Number	Building	Floor	Detail	Revision
0000	**01**	**LG/GRD**	**GA**	

oktra
First Floor
322 High Holborn
London
WC1V 7PB
T: +44 (0)20 7553 9500
www.oktra.co.uk

SCALE 0 1m 2m 3m 4m

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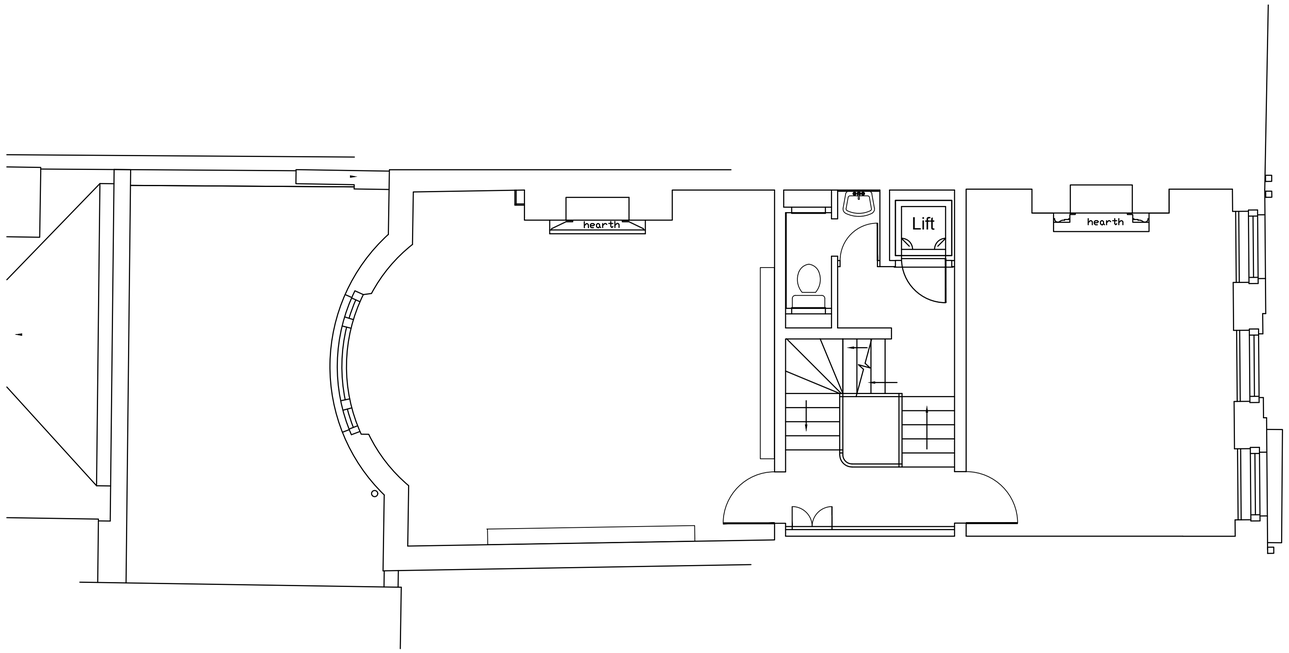
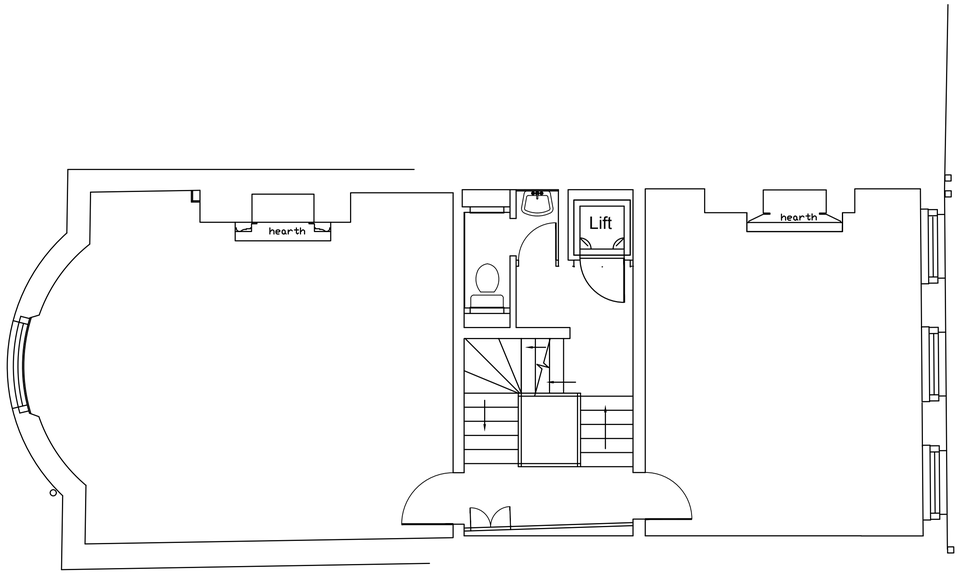


22 SOUTHAMPTON PLACE - FIRST FLOOR



22 SOUTHAMPTON PLACE -SECOND FLOOR

SCALE
0 1m 2m 3m 4m

Rev	Descriptive amendments	Drawn by	Date

Pre-Design - Construction - As Built

PLANNING

Client

LABS

Client Contact

Site Address
22 Southampton Place
Holborn
London WC1A 2BP

Drawing Title
EXISTING GENERAL ARRANGEMENT

Account Manager
Wayne Judge

Designer/ Project Manager
Monika Passey

Scale	Drawn by	First Drawing Date
1:50 @ A1	**FL**	**20/03/2017**

Contract Number	Building	Floor	Detail	Revision
0000	**01**	**01/02**	**EX**	

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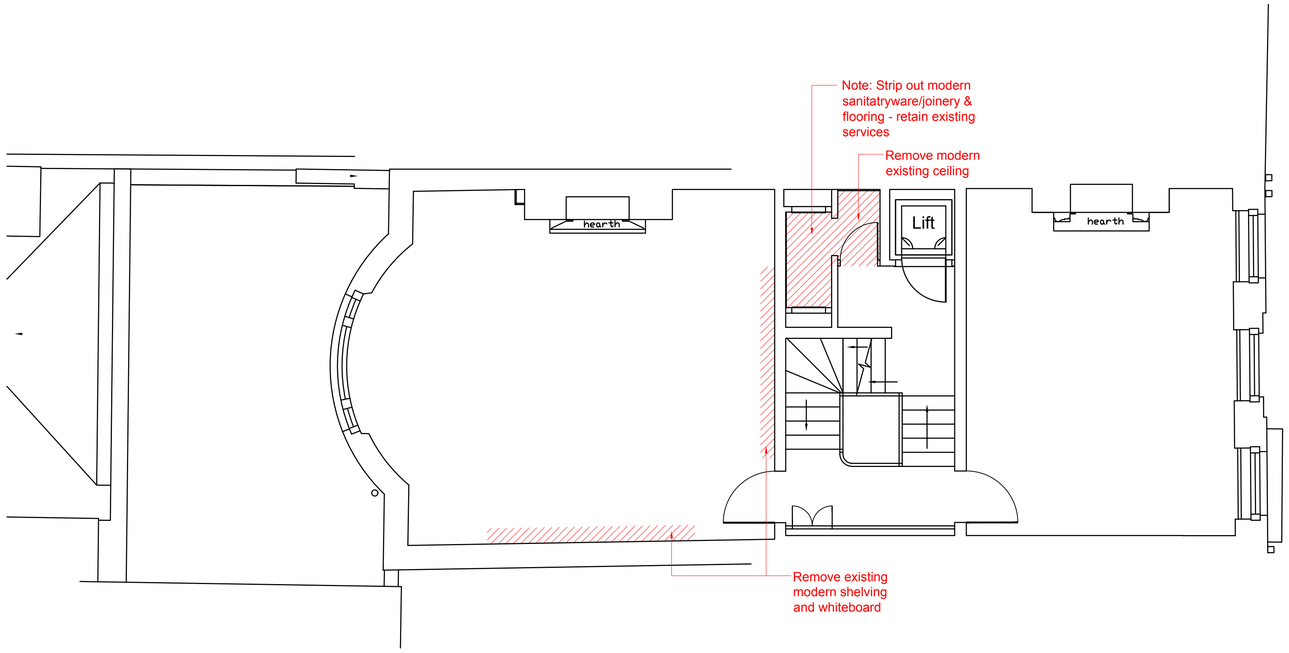
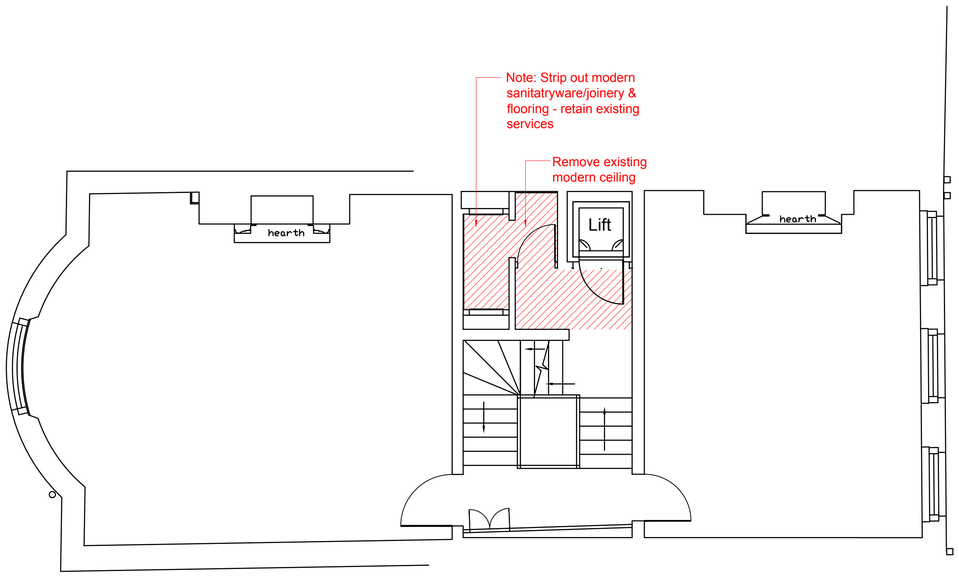


22 SOUTHAMPTON PLACE - FIRST FLOOR



22 SOUTHAMPTON PLACE -SECOND FLOOR

Demolition

Remove all existing floor coverings

Existing ceilings to remain unless identified as removal

Washrooms, all associated rooms to have floor and wall coverings, ceilings, sanitary ware removed, retaining existing services

SCALE
0 1m 2m 3m 4m

DEMO LEGEND

Symbols shown are not to scale
some symbols may not appear on the layout plan

WALL STYLES

- Existing structural wall
- Existing internal partition
- *Demolished Partition*
- *Demolished Window Module*
- *Demolished Silicon Glass*
- *Demolished Single Door*
- *Demolished Hospital Door*
- *Demolished Double Door*

Rev	Descriptive amendments	Drawn by	Date

Pre-Design - Construction - As Built
PLANNING

Client
LABS

Client Contact

Site Address
22 Southampton Place
Holborn
London WC1A 2BP

Drawing Title
DEMOLITION WORKS

Account Manager
Wayne judge

Designer/ Project Manager
Monika Passey

Scale	Drawn by	First Drawing Date
1:50 @ A1	**FL**	**20/03/2017**

Contract Number	Building	Floor	Detail	Revision
0000	**01**	**01/02**	**DEMO**	

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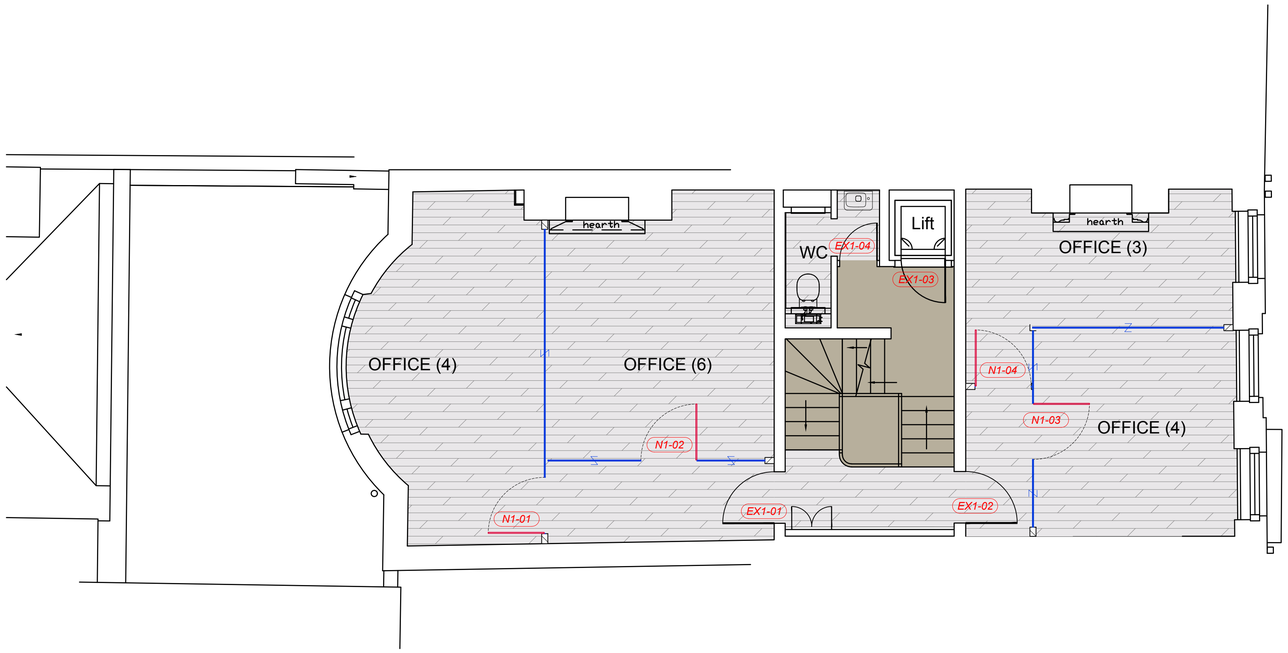
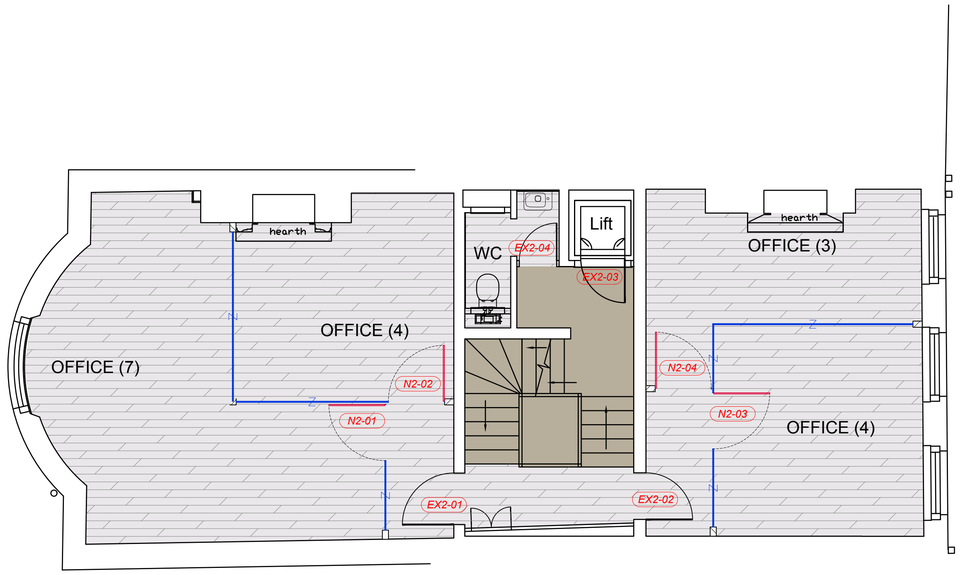


22 SOUTHAMPTON PLACE - FIRST FLOOR



22 SOUTHAMPTON PLACE -SECOND FLOOR

GENERAL ARRANGEMENT LEGEND

Symbols shown are not to scale
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WALL STYLES

- Existing structural wall
- Existing internal partition
- *New single skin partition - 75mm*
- *New single skin partition - 100mm*
- *New double skin partition - 100mm*
- *Demolished Partition*
- *New low partition*
- *New half height partition with glazing above*

GLAZING DETAILS

- Existing glazed module
- Existing silicon glass
- *New single glazed module*
- *New double glazed module*
- *New single glazed silicon glass*
- *New double glazed silicon glass*

DOOR DETAILS

Existing door | *New Solid door* | *New Frameless glass door* | *New Framed glass door* | *New Alluminium Framed glass door* | *New Oversized Solid door*

New Special Oversized door | *New Glass Sliding Door* | *New Pivot Door*

EX1-01 EX1=Existing 1st floor
EX1-01 EX1=Relocated 1st floor
N1-09 N1=New 1st floor

FINISHES LAYOUT LEGEND

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FLOOR FINISHES

Wood effect vinyl flooring - 1
To replace modern carpet floor, to be laid over

Wood effect vinyl flooring - 2
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To replace modern carpet floor, to be laid over

Carpet - broadloom to stairs
To replace modern carpet floor, to be laid over

Rev	Descriptive amendments	Drawn by	Date

Pre-Design - Construction - As Built

PLANNING

Client

LABS

Client Contact

Site Address
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Holborn
London WC1A 2BP

Drawing Title
PROPOSED GENERAL ARRANGEMENT

Account Manager
Wayne Judge

Designer/ Project Manager
Monika Passey

Scale	Drawn by	First Drawing Date
1:50 @ A1	**FL**	**20/03/2017**

Contract Number	Building	Floor	Detail	Revision
0000	**01**	**01/02**	**GA**	

First Floor
322 High Holborn
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SCALE 0 1m 2m 3m 4m

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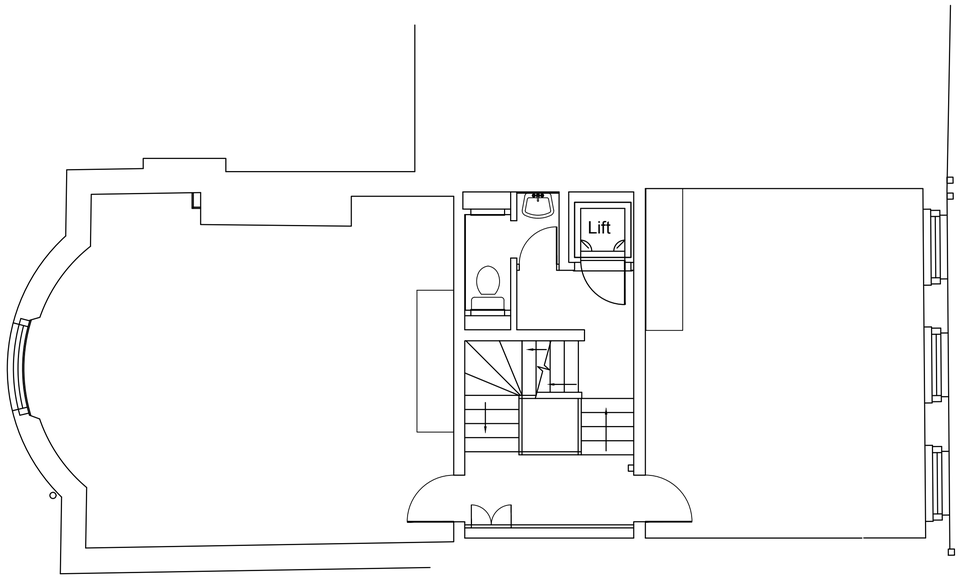
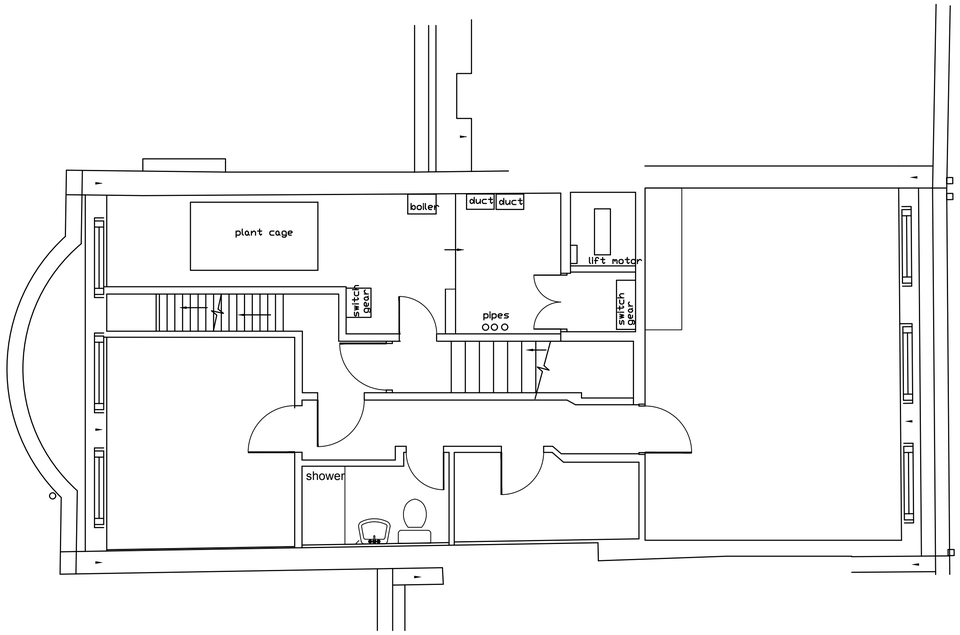


22 SOUTHAMPTON PLACE - THIRD FLOOR



22 SOUTHAMPTON PLACE - FOURTH FLOOR

SCALE
0 1m 2m 3m 4m

Rev	Descriptive amendments	Drawn by	Date

Pre-Design - Construction - As Built

PLANNING

Client

LABS

Client Contact

Site Address
22 Southampton Place
Holborn
London WC1A 2BP

Drawing Title
EXISTING GENERAL ARRANGEMENT

Account Manager
Wayne Judge

Designer/ Project Manager
Monika Passey

Scale	Drawn by	First Drawing Date
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Contract Number	Building	Floor	Detail	Revision
0000	**01**	**03/04**	**EX**	

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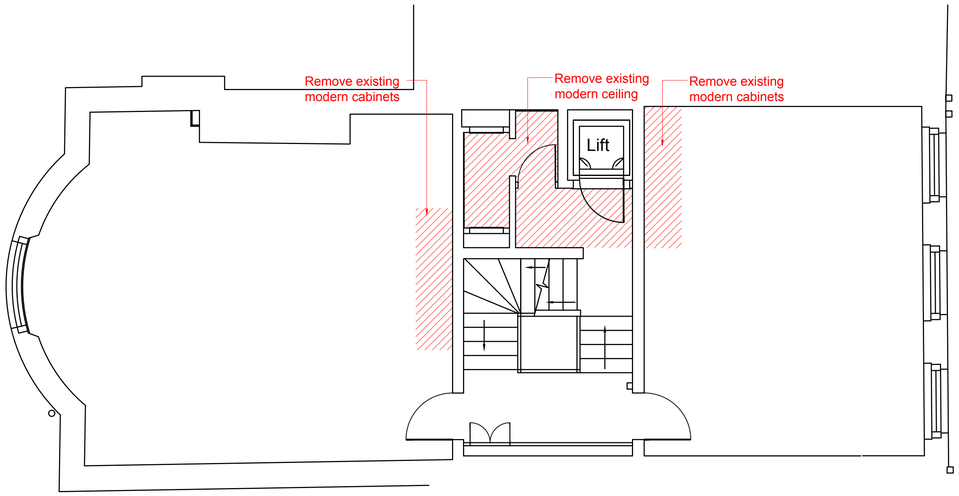
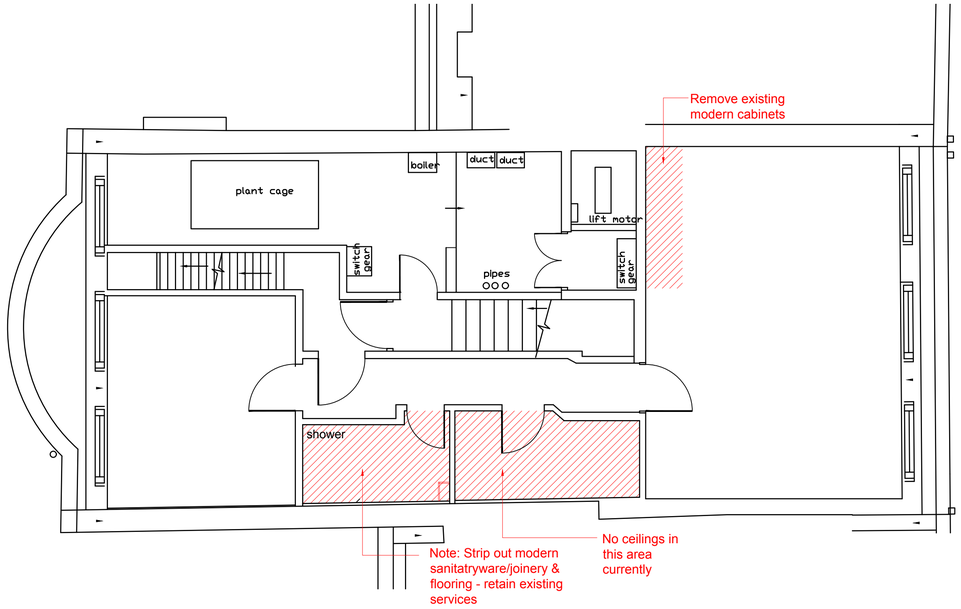


22 SOUTHAMPTON PLACE - THIRD FLOOR



22 SOUTHAMPTON PLACE - FOURTH FLOOR

Demolition

Remove all existing floor coverings

Existing ceilings to remain unless identified as removal

Washrooms, all associated rooms to have floor and wall coverings, ceilings, sanitary ware removed, retaining existing services

SCALE
0 1m 2m 3m 4m

DEMO LEGEND

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WALL STYLES

- Existing structural wall
- Existing internal partition
- *Demolished Partition*
- *Demolished Window Module*
- *Demolished Silicon Glass*
- *Demolished Single Door*
- *Demolished Hospital Door*
- *Demolished Double Door*

Rev	Descriptive amendments	Drawn by	Date

Pre-Design - Construction - As Built
PLANNING

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LABS

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Site Address
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Drawing Title
DEMOLITION WORKS

Account Manager
Wayne judge

Designer/ Project Manager
Monika Passey

Scale	Drawn by	First Drawing Date
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Contract Number	Building	Floor	Detail	Revision
0000	**01**	**03/04**	**DEMO**	

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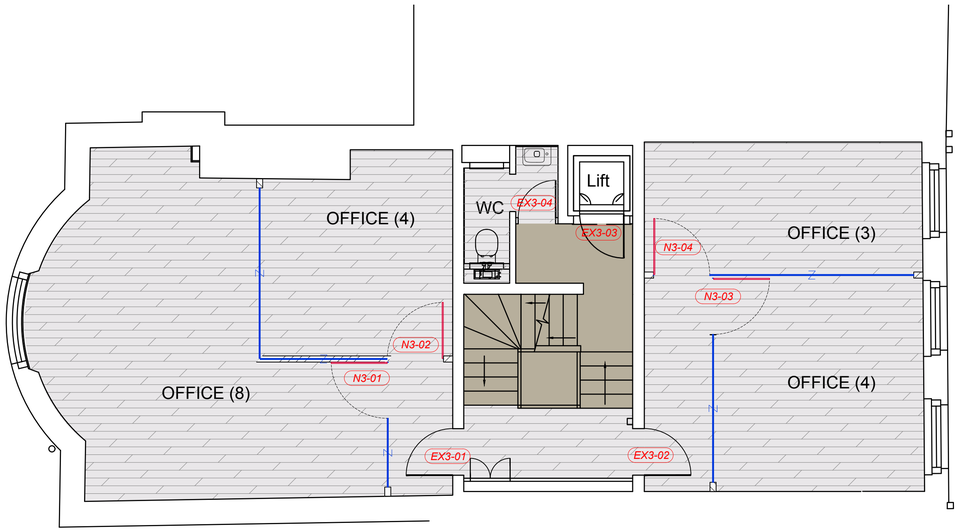
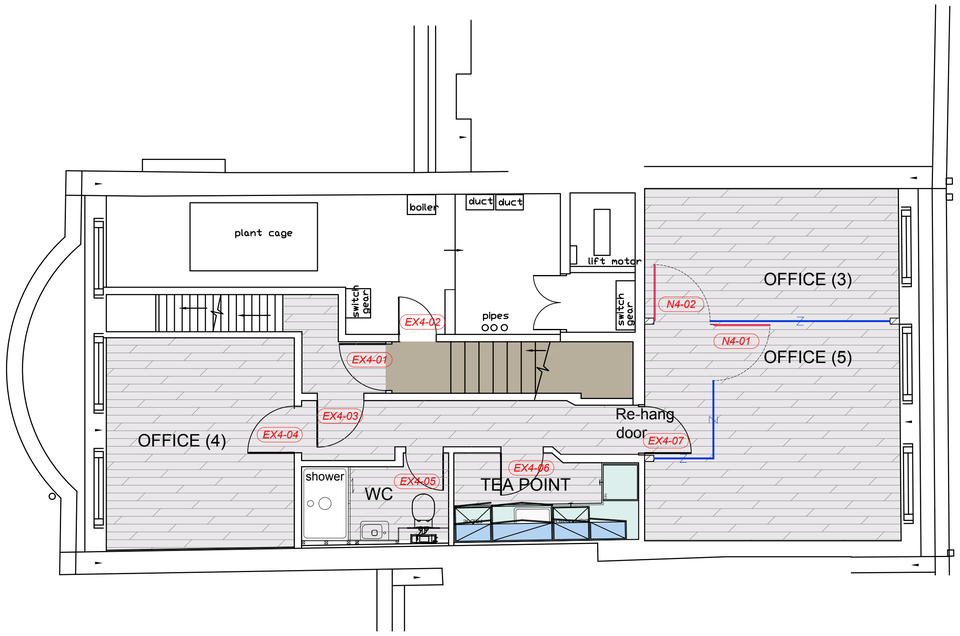


22 SOUTHAMPTON PLACE - THIRD FLOOR



22 SOUTHAMPTON PLACE - FOURTH FLOOR

GENERAL ARRANGEMENT LEGEND

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WALL STYLES

- Existing structural wall
- Existing internal partition
- *New single skin partition - 75mm*
- *New single skin partition - 100mm*
- *New double skin partition - 100mm*
- *Demolished Partition*
- *New low partition*
- *New half height partition with glazing above*

GLAZING DETAILS

- Existing glazed module
- Existing silicon glass
- *New single glazed module*
- *New double glazed module*
- *New single glazed silicon glass*
- *New double glazed silicon glass*

DOOR DETAILS

Existing door | *New Solid door* | *New Frameless glass door* | *New Framed glass door* | *New Alluminium Framed glass door* | *New Oversized Solid door*

New Special Oversized door | *New Glass Sliding Door* | *New Pivot Door*

EX1-01 EX1=Existing 1st floor

RX1-01 EX1=Relocated 1st floor

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FINISHES LAYOUT LEGEND

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FLOOR FINISHES

Wood effect vinyl flooring - 1
To replace modern carpet floor, to be laid over

Wood effect vinyl flooring - 2
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To replace modern carpet floor, to be laid over

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Rev	Descriptive amendments	Drawn by	Date

Pre-Design - Construction - As Built

PLANNING

Client

LABS

Client Contact

Site Address
22 Southampton Place
Holborn
London WC1A 2BP

Drawing Title
PROPOSED GENERAL ARRANGEMENT

Account Manager
Wayne Judge

Designer/ Project Manager
Monika Passey

Scale	Drawn by	First Drawing Date
1:50 @ A1	**FL**	**20/03/2017**

Contract Number	Building	Floor	Detail	Revision
0000	**01**	**03/04**	**GA**	

oktra

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WC1V 7PB

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SCALE 0 1m 2m 3m 4m

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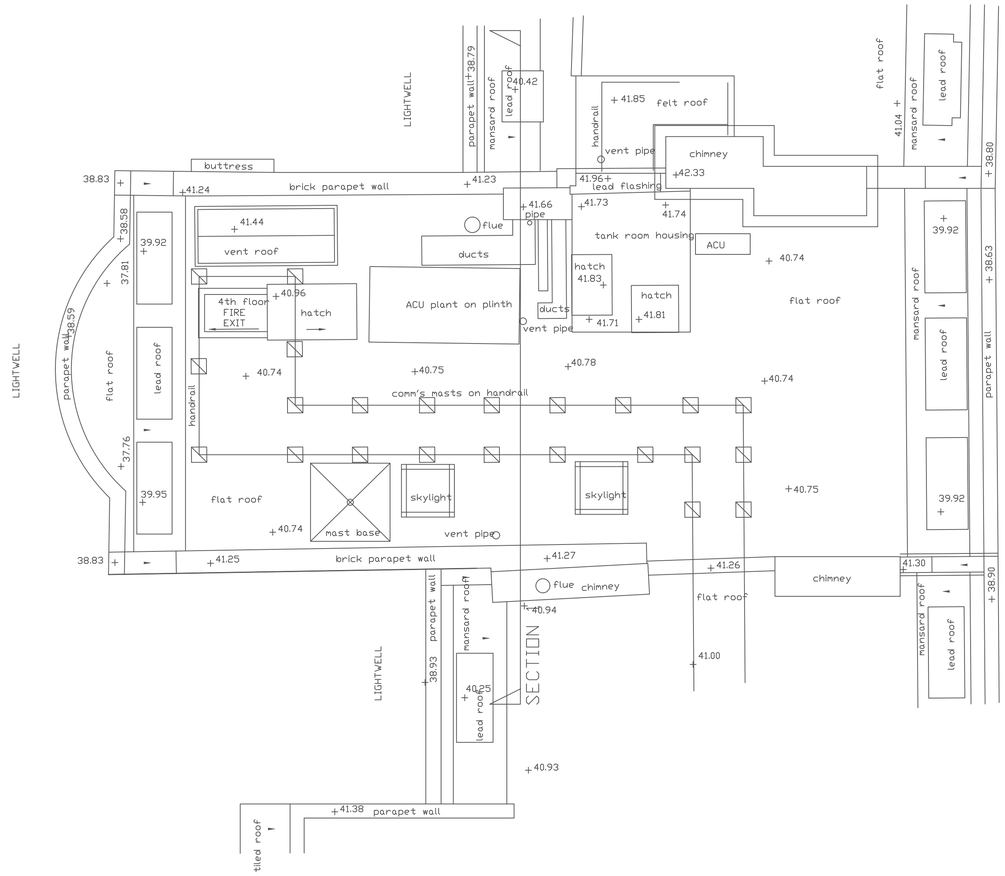

NO PROPOSED WORKS TO ROOF

Rev	Descriptive amendments	Drawn by	Date

Pre-Design - Construction - As Built

PLANNING

Client

LABS

Client Contact

Site Address

22 Southampton Place
Holborn
London WC1A 2BP

Drawing Title

EXISTING ROOF PLAN

Account Manager

Wayne Judge

Designer/ Project Manager

Monika Passey

Scale	Drawn by	First Drawing Date
1:50 @ A1	**FL**	**20/03/2017**

Contract Number	Building	Floor	Detail	Revision
0000	**01**	**RF**	**EX**	

SCALE
0 1m 2m 3m 4m

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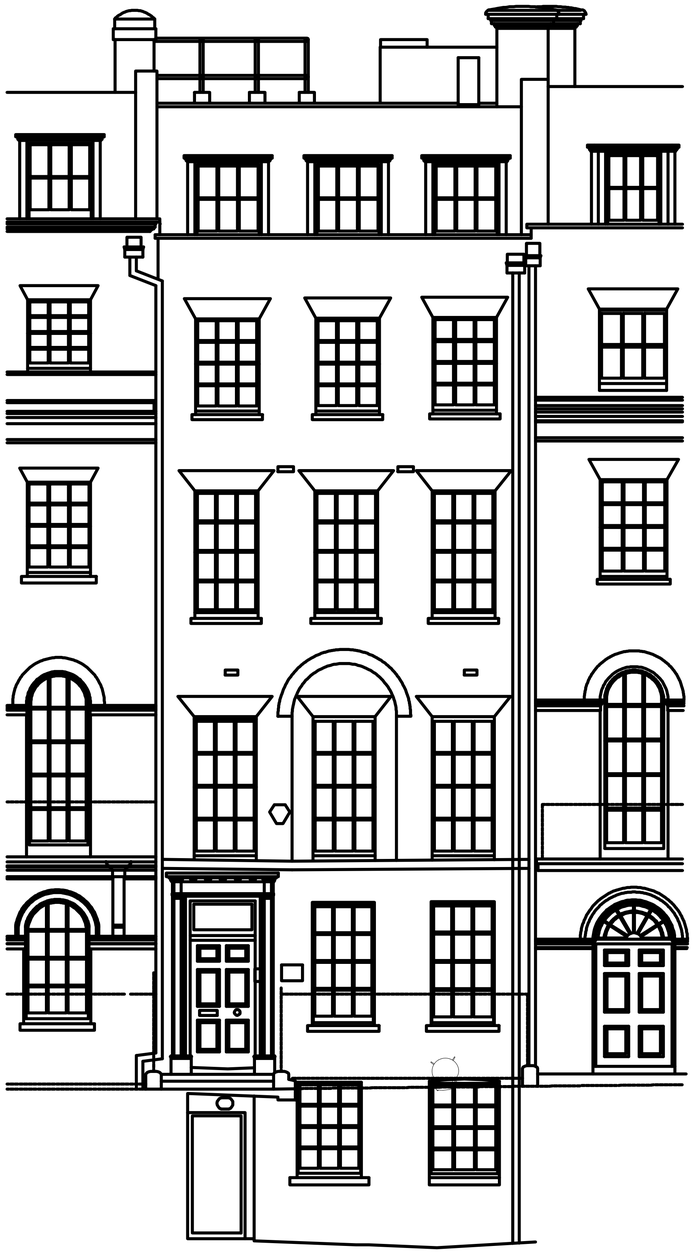
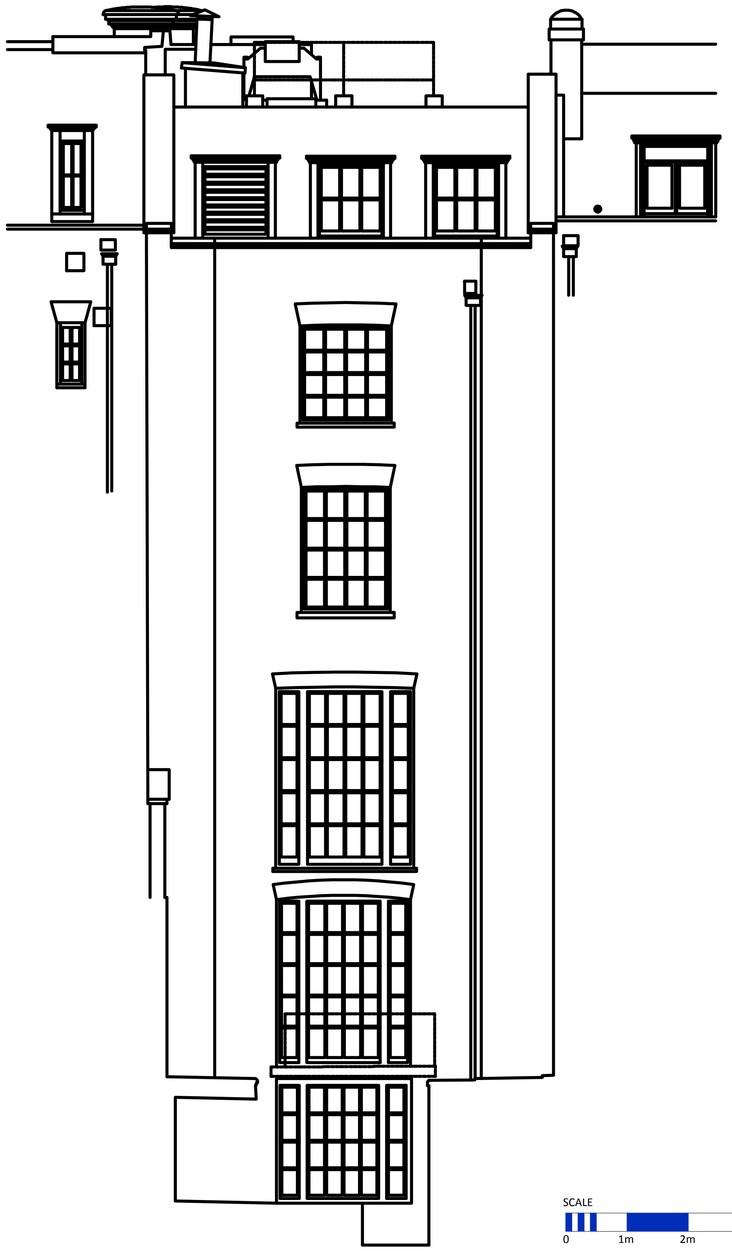
NO PROPOSED WORKS TO EXTERNAL ELEVATIONS



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

SCALE

0 1m 2m 3m 4m

Rev	Descriptive amendments	Drawn by	Date
A	Drawing first produced	FL	06-03-17

Pre-Design - Construction - As Built

PRE DESIGN

Client

LABS

Client Contact

Site Address

22 Southampton Place
Holborn
London WC1A 2BP

Drawing Title

EXISTING - ALL FLOORSELEVATION

Account Manager

Designer/ Project Manager

Dominic Duggan

Scale	Drawn by	First Drawing Date
1:50	FL	06/03/2017

Contract Number	Building	Floor	Detail	Revision
57159	01	ALL	EX	

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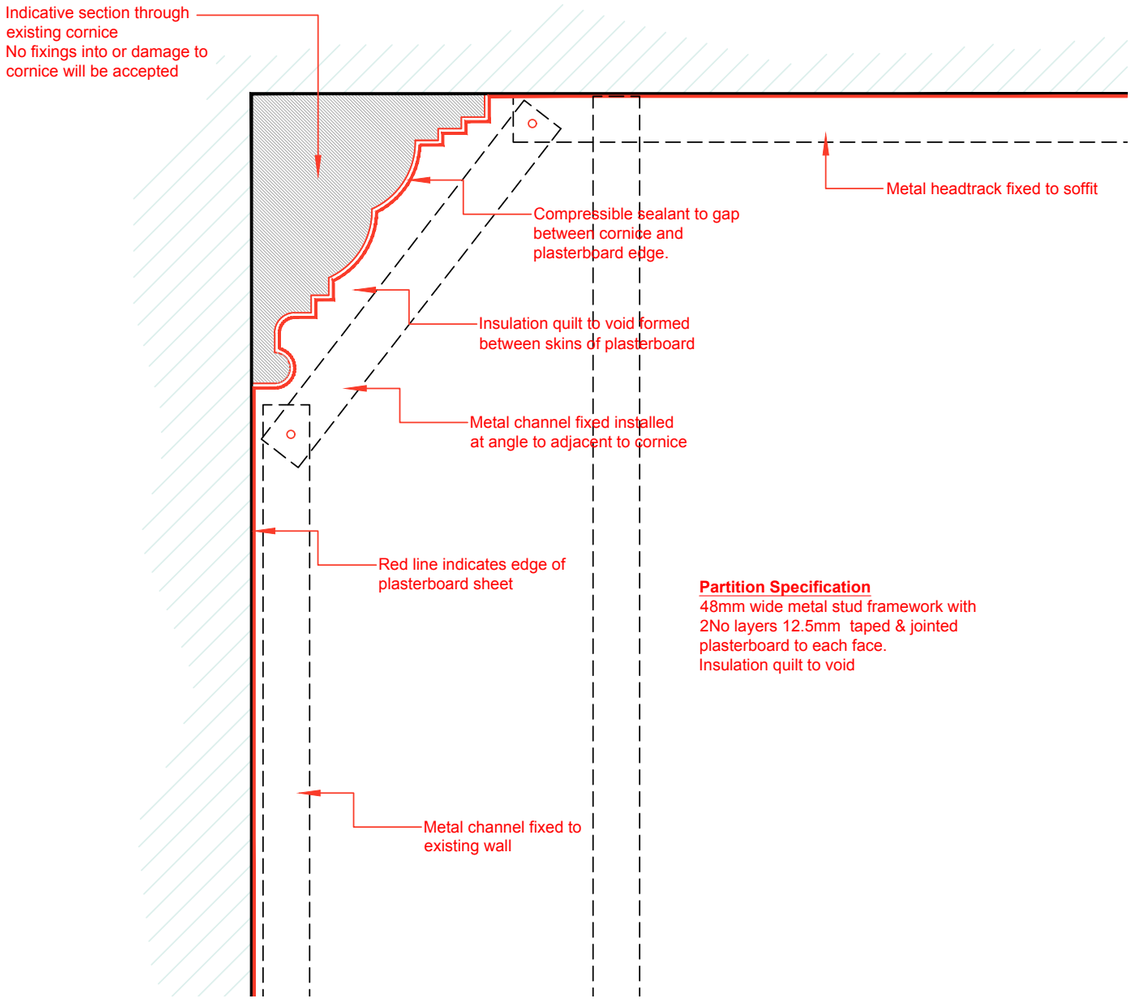


Sketch Detail 01

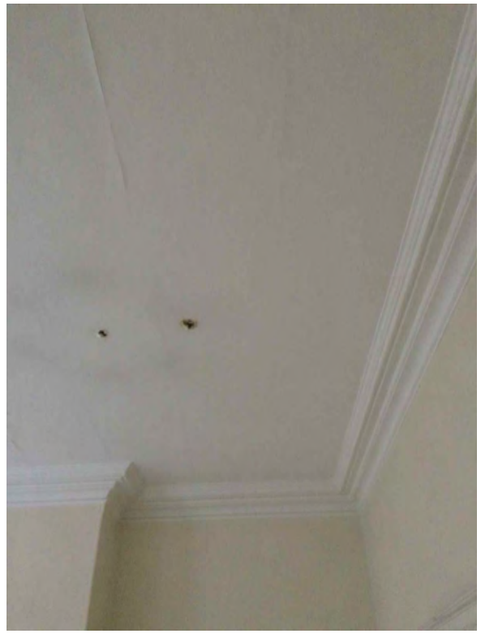
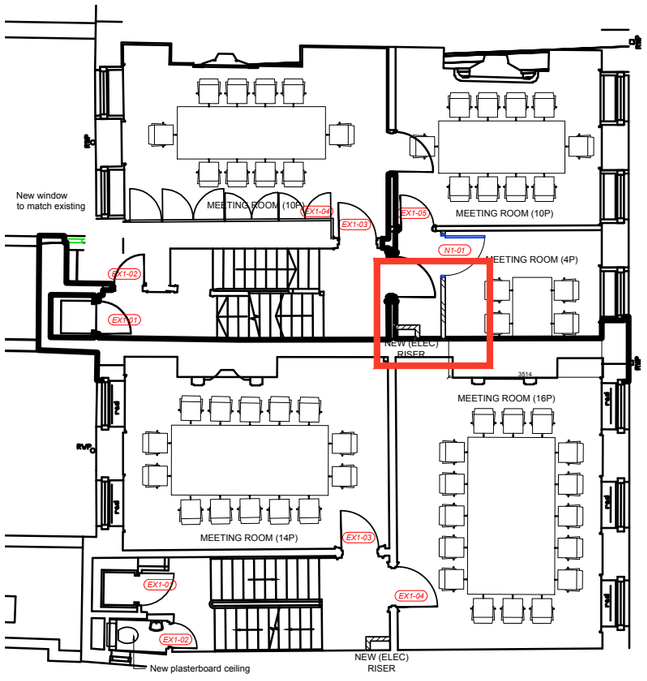


Image of typical cornice



1st & 2nd Floors,
15 Southampton Place

Rev	Descriptive amendments	Drawn by	Date
-	Drawing first produced	.	23,03,17

Pre-Design - Construction - As Built

PRE-DESIGN

Client
LABS

Client Contact

Site Address
14-15 Southampton Place
London

Drawing Title
Typical partitioning detail around cornicingl

Account Manager
Wayne Judge

Designer/ Project Manager
Dominic Dugan

Scale	Drawn by	First Drawing Date
1:5	do	23/03/2017

Contract Number	Building	Floor	Detail	Revision
0000	01	ALL	SK-01	-

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London
WC1V 7PB

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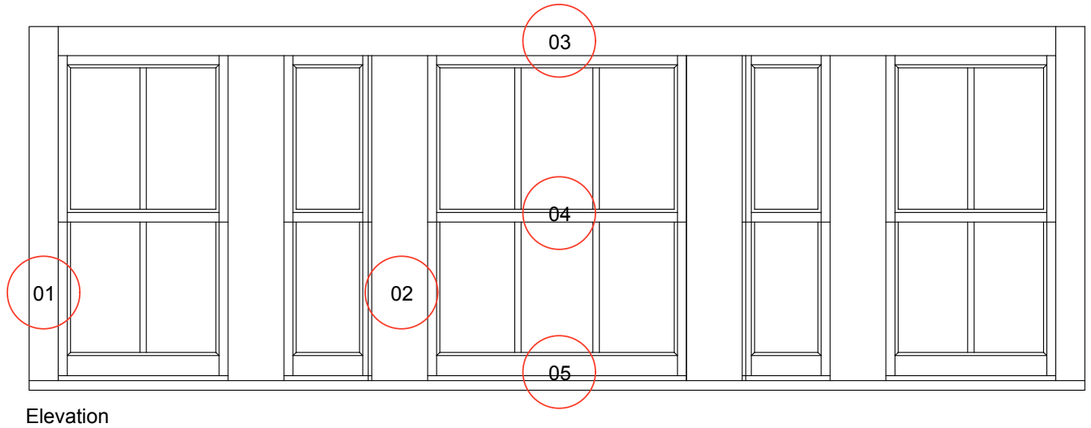
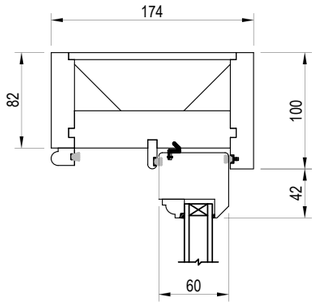
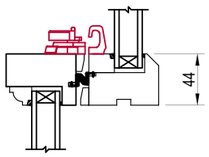


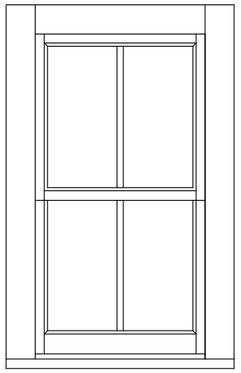
Elevation
Lower ground tea point window
Scale 1:20



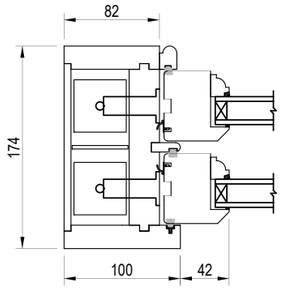
Sectional Detail 03



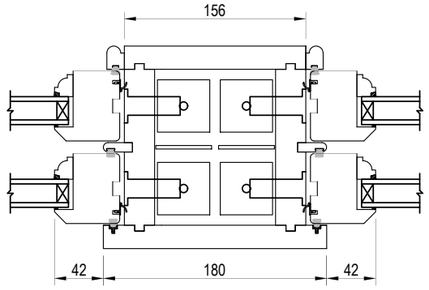
Sectional Detail 04



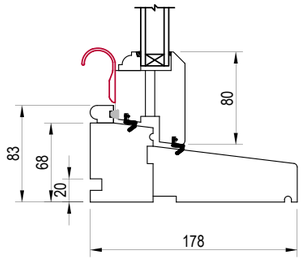
Elevation
Typical Single window
Scale 1:20



Sectional Detail 01



Sectional Detail 02



Sectional Detail 05

Rev	Descriptive amendments	Drawn by	Date
-	Drawing first produced	.	23,03,17

Pre-Design - Construction - As Built

PRE-DESIGN

Client

LABS

Client Contact

Site Address
14-15 Southampton Place
London

Drawing Title
Typical window detail

Account Manager
Wayne Judge

Designer/ Project Manager
Dominic Dugan

Scale	Drawn by	First Drawing Date
1:5	**do**	**23/03/2017**

Contract Number	Building	Floor	Detail	Revision
0000	**01**	**ALL**	**SK-02**	**-**

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