



- ## GENERAL NOTES
1. BUILDING DESIGN CONSULTANCY UK LTD SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT FOR WHICH IT WAS PREPARED AND FOR WHICH IT IS FOR THE BENEFIT OF THE EMPLOYER AND CANNOT BE RELIED UPON BY ANY THIRD PARTY.
 2. ALL DIMENSION AND LEVELS SHOULD BE CHECKED ON SITE, DO NOT SCALE FROM THIS DRAWING. EXCEPT FOR PLANNING APPLICATION PURPOSE.
 3. ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE REPORTED TO THE CONSULTANT BEFORE COMMENCEMENT OF THE WORKS ON SITE.
 4. ALL NEW WORK TO COMPLY FULLY WITH THE BUILDING REGULATIONS AND TO BE CARRIED OUT TO THE SATISFACTION OF THE INSPECTION OF THE BUILDING CONTROL INSPECTOR.
 5. THE CONTRACTOR MUST OBTAIN CONFIRMATION FROM THE CLIENT THAT ALL PARTY WALL AGREEMENTS ARE IN PLACE PRIOR TO COMMENCING ANY WORK WORK ON PARTY WALL ACTIVITIES.
 6. ALL NEW CONSTRUCTION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL PERTINENT HEALTH AND SAFETY REGULATIONS BY COMPETENT AND QUALIFIED CONTRACTORS WHO ARE FAMILIAR WITH THE TYPE OF WORK TO BE UNDERTAKEN. OPERATIVES MUST RECEIVE FULL AND APPROPRIATE TRAINING FOR THE OPERATIONS THEY ARE TO UNDERTAKE.
 7. FOR PROPOSED SCHEME DESIGN REFER TO DRAWING NUMBERED 17356/02

SCHEDULE OF AREAS
SITE AREA = 89.5 SQ METRES.
BASEMENT = 82.6 SQ METRES
GROUND FLOOR = 48.7 SQ METRES
TOTAL NET INTERNAL FLOOR AREA = 131.3 SQ METRES

REVISIONS

A. 26th APRIL 2017
SEATING ARRANGEMENT UPDATED AS REQUESTED
BY ONOME AT FAIRLY SQUARE.

PLANNING APPLICATION DRAWING

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PROJECT

CHANGE OF USE
TO A3 / A4

SITE
51 RED LION STREET
LONDON WC1

TITLE

**PROPOSED
SCHEME DESIGN**



SCALE 1/50 at A1 size 1/100 at A3 size	DATE 7 April 2017
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DRAWING NUMBER	REVISION
17356/02	A