

Application for Planning Permission  
Listed Building Consent  
No. 14 & 15 Southampton London

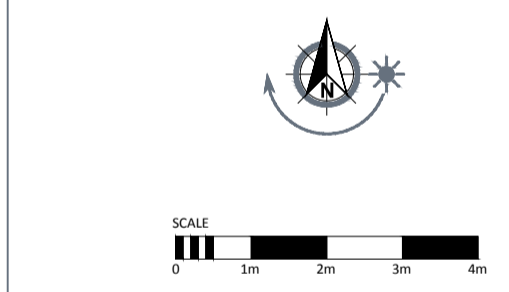


**LABS - Architectural Drawing Pack**  
June 2017










Rev	Descriptive amendments	Drawn by	Date

Pre-Design - Construction - As Built  
**PLANNING**

Client  
**LABS**

Client Contact

Site Address  
 14 & 15 Southampton Place  
 Holborn, London


Drawing Title  
 Site Plan

Account Manager  
 Wayne Judge

Designer/ Project Manager  
 Monika Passey

Scale	Drawn by	First Drawing Date
1:200@A1	MP	07/06/2017

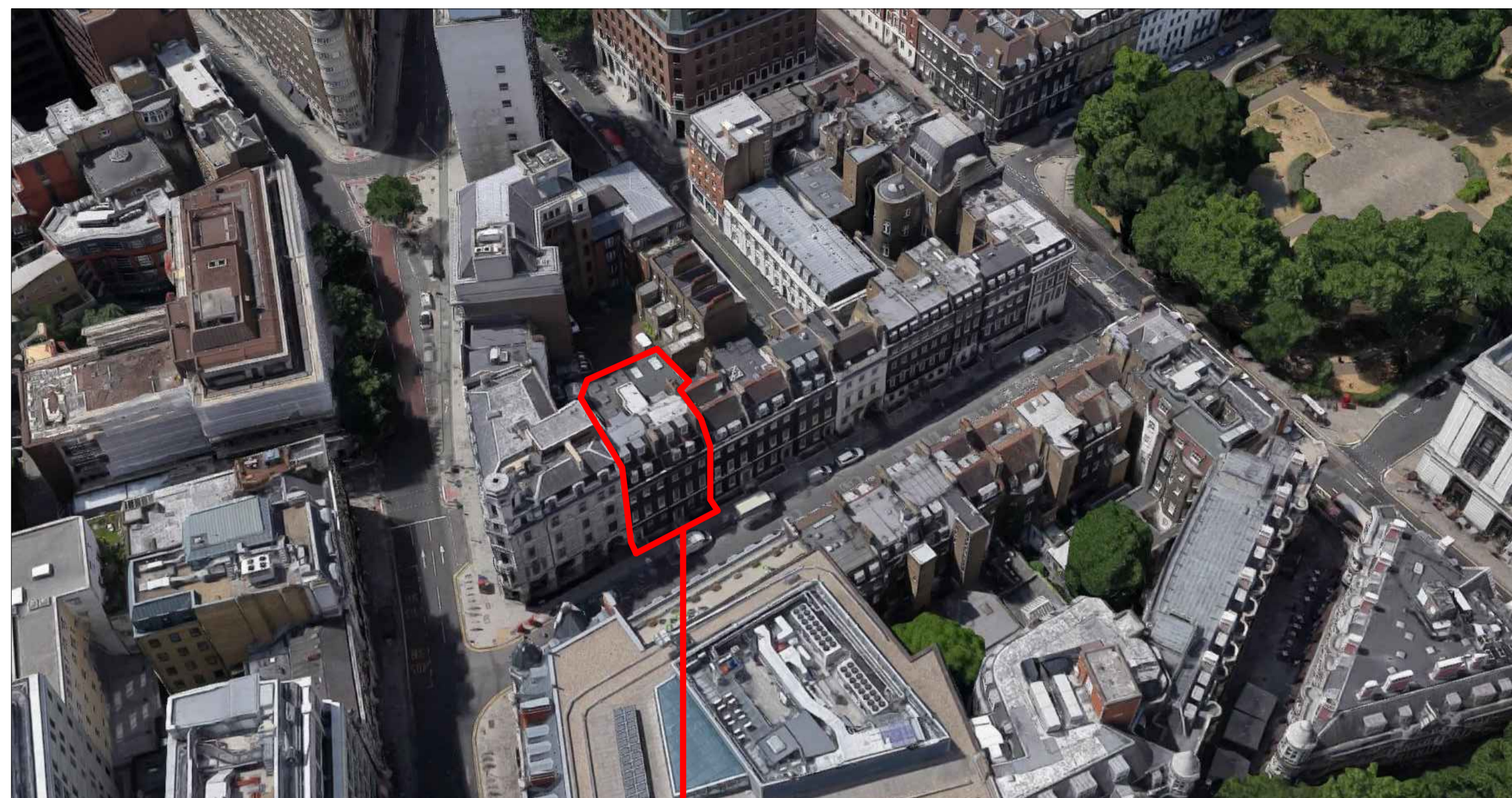
Contract Number	Building	Floor	Detail	Revision
0000	--	--	PL2	-



First Floor  
 322 High Holborn  
 London  
 WC1V 7PB  
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Site context



No. 14 & 15 Southampton Place Street View


Rev	Descriptive amendments	Drawn by	Date
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Pre-Design - Construction - As Built  
**PLANNING**

Client  
**LABS**

Client Contact

Site Address  
 14 & 15 Southampton Place  
 Holborn, London

Drawing Title  
 Site Context

Account Manager  
 Wayne Judge

Designer/ Project Manager  
 Monika Passey

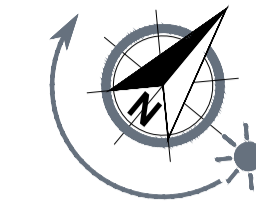
Scale	Drawn by	First Drawing Date
Not to scale	MP	07/06/2017

Contract Number	Building	Floor	Detail	Revision
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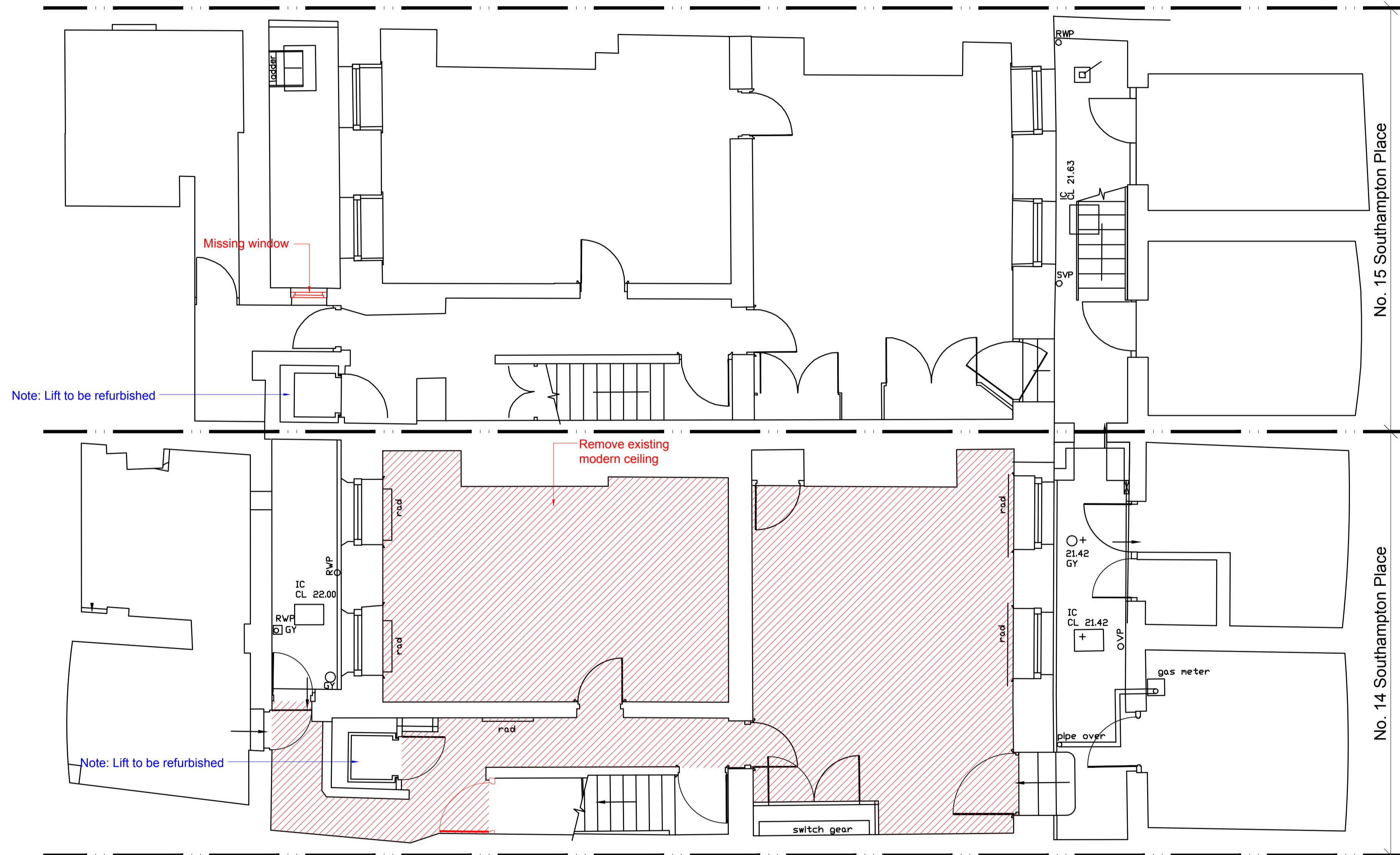

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DEMO LEGEND	
Symbols shown are not to scale some symbols may not appear on the layout plan	
WALL STYLES	
	Existing structural wall
	Existing internal partition
	Demolished Partition
	Demolished Window Module
	Demolished Silicon Glass
	Demolished Single Door
	Demolished Hospital Door
	Demolished Double Door



Rev	Descriptive amendments	Drawn by	Date
A	Updated to suit planners comments		06.06.17

Pre-Design - Construction - As Built

## PLANNING

Client:

### LABS

Client Contact

Site Address  
 14 & 15 Southampton Place  
 Holborn  
 London WC1A 2BP

Drawing Title

**DEMOLITIONS WORKS**

Account Manager

**Wayne Judge**

Designer/ Project Manager

**Monika Passey**

Scale

**1:50 @ A1**

Drawn by

**FL**

First Drawing Date

**20/03/2017**

Contract Number

**0000**

Building

**01**

Floor

**LG**

Detail

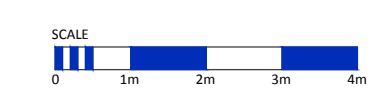
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Revision

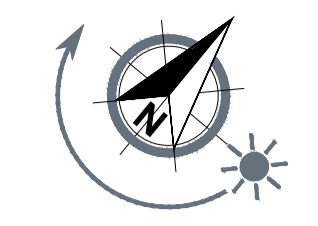
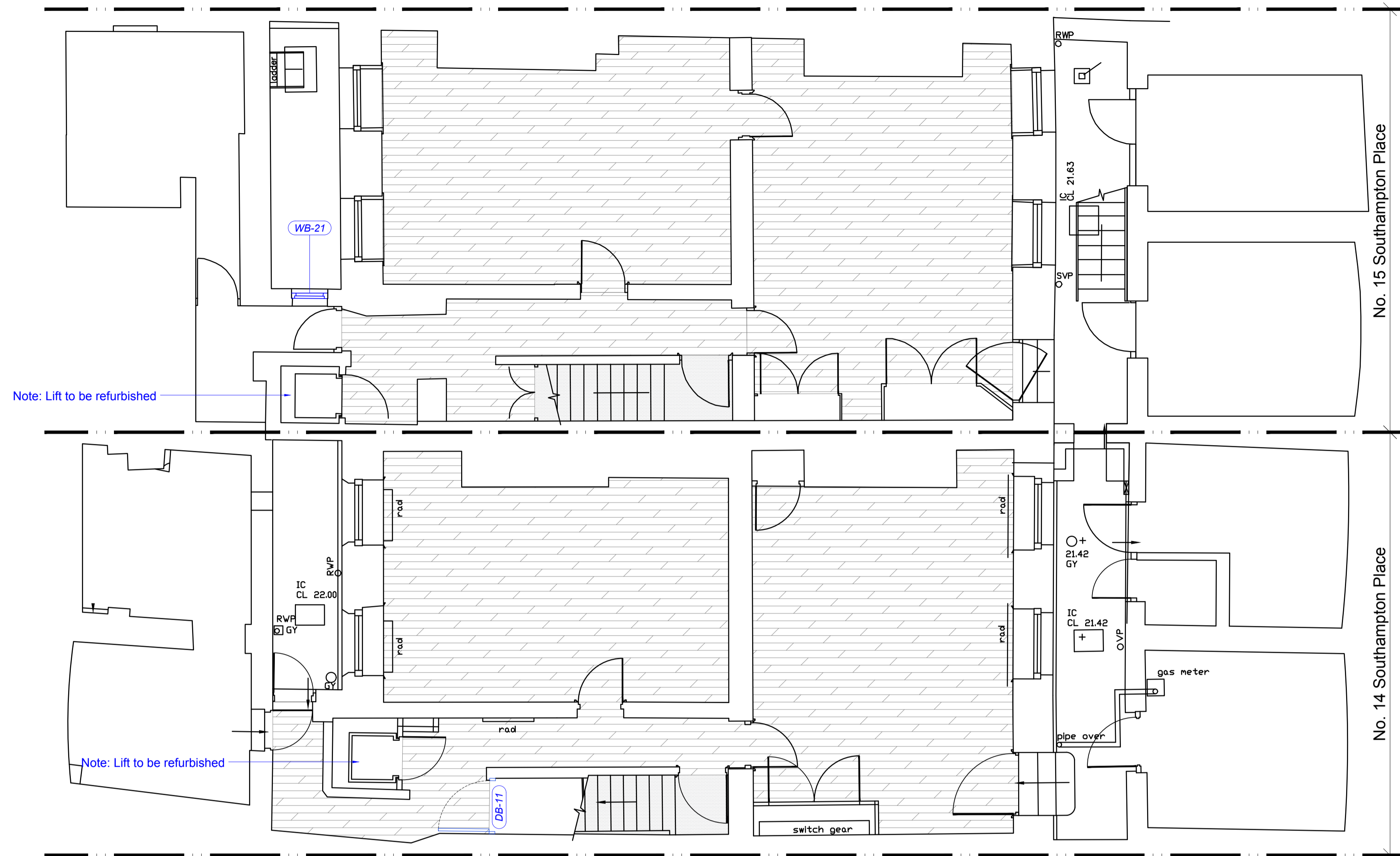
**A**

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GENERAL ARRANGEMENT LEGEND	
Symbols shown are not to scale some symbols may not appear on the layout plan	
	Demolished Partitions
	Existing Walls
	New Plasterboard Partitions
	Existing glazed module
	New window to be installed to match existing style and make. NOTE - Refer to window's schedule and detail drawing for further detail
	Existing doors
	New door to be installed to match existing style and make. NOTE - Refer to door's schedule and detail drawing for further detail

FINISHES LAYOUT LEGEND	
Symbols shown are not to scale some symbols may not appear on the layout plan	
FLOOR FINISHES	
	Wooden effect vinyl flooring - 1 - To replace existing modern floor finish - New floor finish to be laid over existing ply backing - Existing floor boards to be protected at all times
	Wooden effect vinyl flooring - 2 - To replace existing modern floor finish - New floor finish to be laid over existing ply backing - Existing floor boards to be protected at all times
	Broadloom Carpet to stairs - To replace existing modern floor finish - New floor finish to be laid over existing ply backing - Existing floor boards to be protected at all times
	Barrier Matting at entrance doors - To replace existing modern floor finish - New floor finish to be laid over existing ply backing - Existing floor boards to be protected at all times
	Resin Floor - To be laid over existing modern screed floor

LOWER GROUND FLOOR	
<b>NOTE: All remaining original features like window panelling, wall panelling, fireplaces, cornices, staircase balustrades to be retained as is and restored where damaged to match existing</b>	
Ceilings	Modern suspended grid ceiling at No.14 to be strip out and replace with new plasterboard ceiling. Plasterboard ceilings at No.15 to be retained and redecorated with white paint
Walls	Plasterboard partition walls and cupboards/risers; Modern brick to WCs core; Reinforced concrete to lift shaft. All walls to be retained and redecorated with white paint. Lathe & Plaster finish to be applied to existing damaged plastered walls.
Doors & Windows	Modern timber fire rated paint grade doors are not in a good condition and have traces of Asbestos. Highlighted doors to be replaced to match existing panelled door style and redecorated with white paint. New ironmongery in brass finish to all doors to suit the style and the period of the building. Highlighted missing or severely damaged windows to be replaced to match existing.
Floors	Modern floor finishes on ply backing at No.14 to be stripped out and replaced with new timber effect vinyl floor planks, to be laid on top of existing ply backing. Currently all floor finishes are stripped out at No.15 by previous occupier. New floor finishes to be laid over with a ply backing. All original floor boards to be protected at all times in both buildings. Staircase: Modern carpet finish with a metal nosing to all staircase treads to be replaced with broadloom carpet finish with a metal nosing
Services	All services to be upgraded and installed within existing service routes. Existing surface mounted fluorescent fittings & downlights to be replaced with new linear LED suspended fittings.
Lifts and WCs	Lift cart to be refurbished and serviced to make it functional. All WCs to be refurbished with new sanitaryware.

Rev	Descriptive amendments	Drawn by	Date
A	Updated to suit planners comments		06.06.17

Pre-Design - Construction - As Built

## PLANNING

Client:

### LABS

Client Contact:

Site Address  
**14 & 15 Southampton Place**  
**Holborn**  
**London WC1A 2BP**

Drawing Title  
**PROPOSED GENERAL ARRANGEMENT**

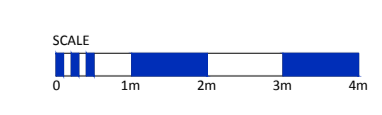
Account Manager  
**Wayne Judge**

Designer/ Project Manager  
**Monika Passey**

Scale <b>1:50@A1</b>	Drawn by <b>FL</b>	First Drawing Date <b>20/03/2017</b>
Contract Number <b>0000</b>	Building <b>01</b>	Floor <b>LG</b>
	Detail <b>GA</b>	Revision <b>A</b>

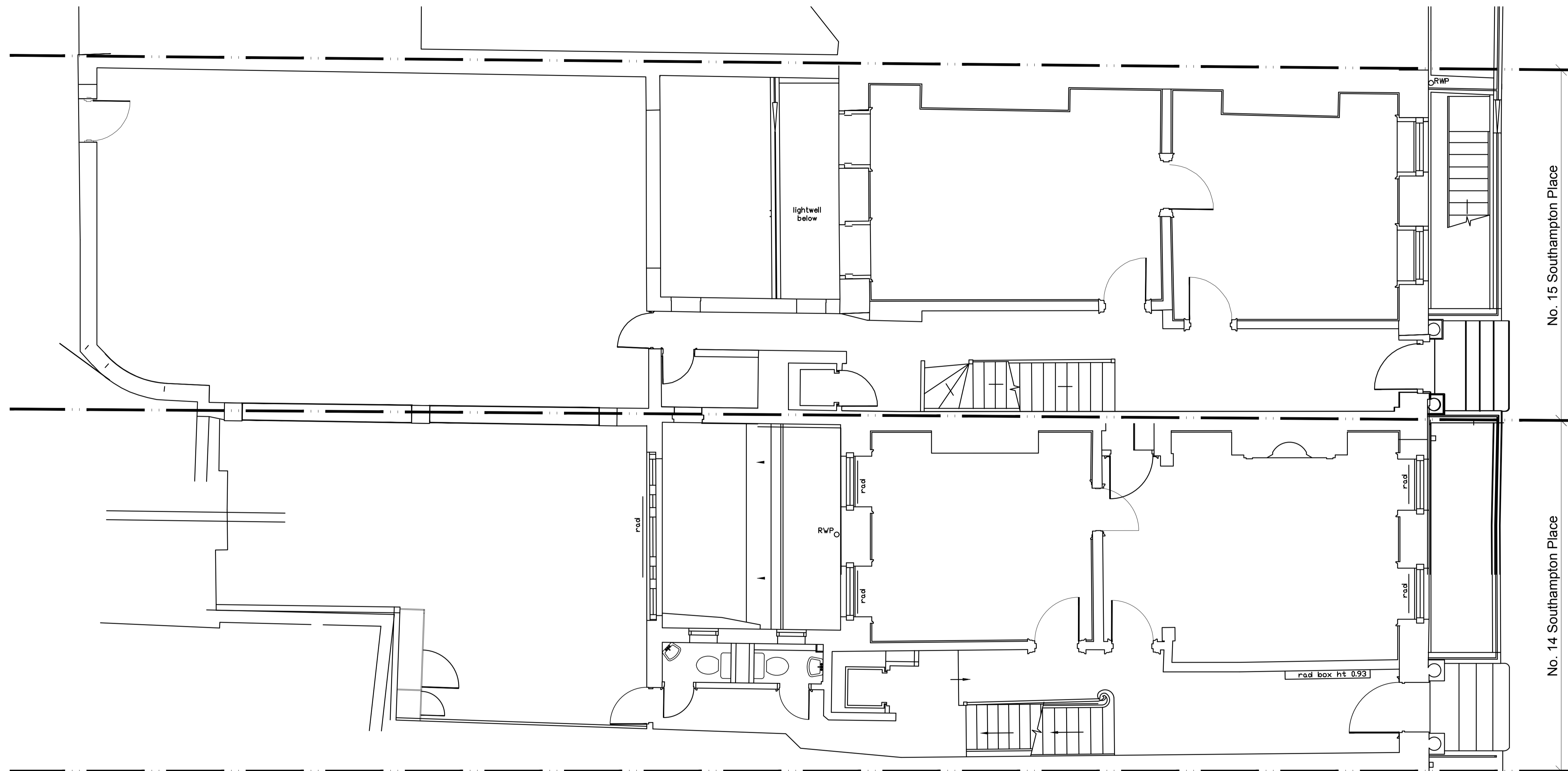
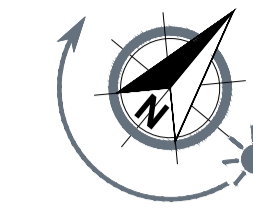
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No. 15 Southampton Place

No. 14 Southampton Place


Rev	Descriptive amendments	Drawn by	Date
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Pre-Design - Construction - As Built

### PLANNING

Client:

### LABS

Client Contact

Site Address  
14 & 15 Southampton Place  
Holborn  
London WC1A 2BP

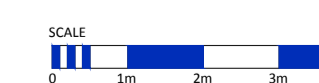
Drawing Title  
EXISTING GENERAL ARRANGEMENT

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	GRD	EX	A

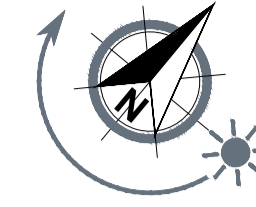
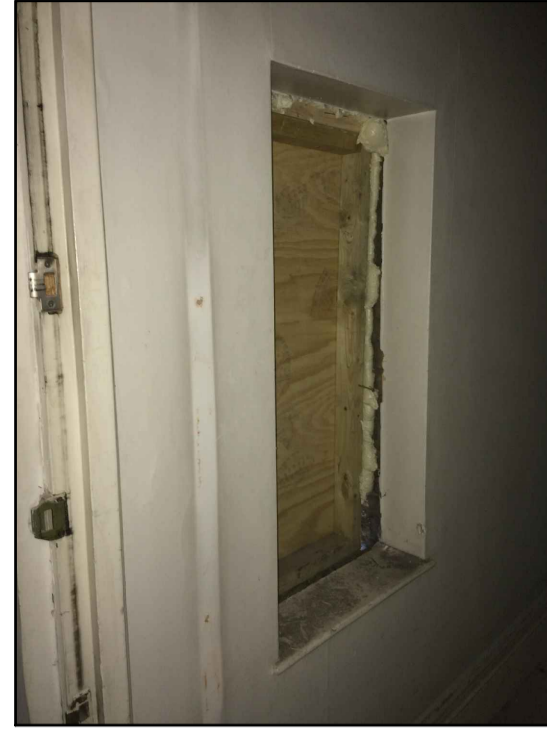


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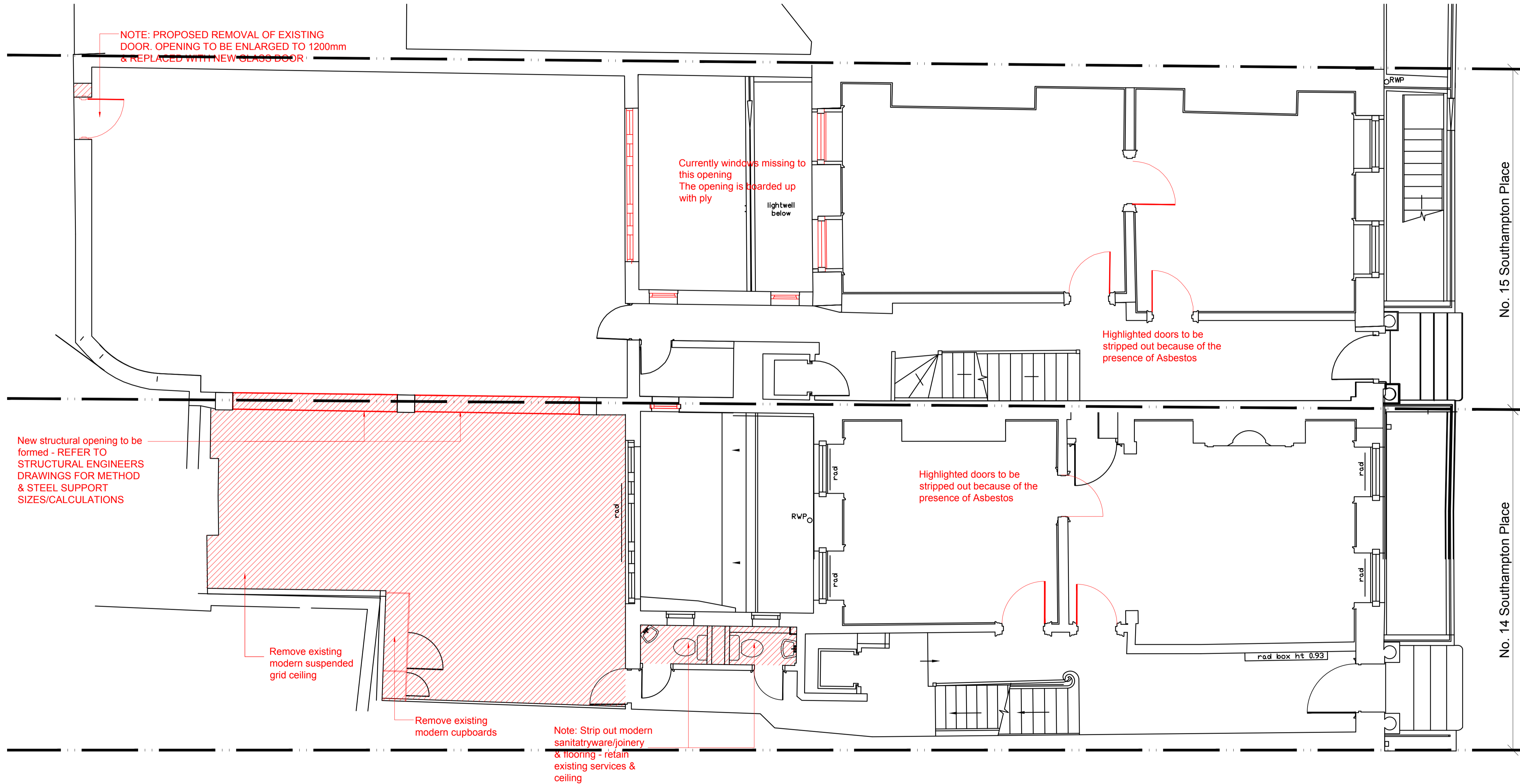
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Missing windows on Ground Floor at  
No. 15 Southampton Place



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
A	Updated to suit planners comments		06.06.17

Pre-Design - Construction - As Built  
**PLANNING**

Client:  
**LABS**

Client Contact:  
**LABS**

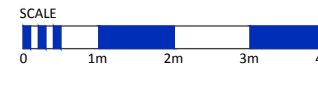
Site Address:  
14 & 15 Southampton Place  
Holborn  
London WC1A 2BP

Drawing Title:  
**DEMOLITIONS WORKS**  
Account Manager:  
**Wayne Judge**  
Designer/ Project Manager:  
**Monika Passey**

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

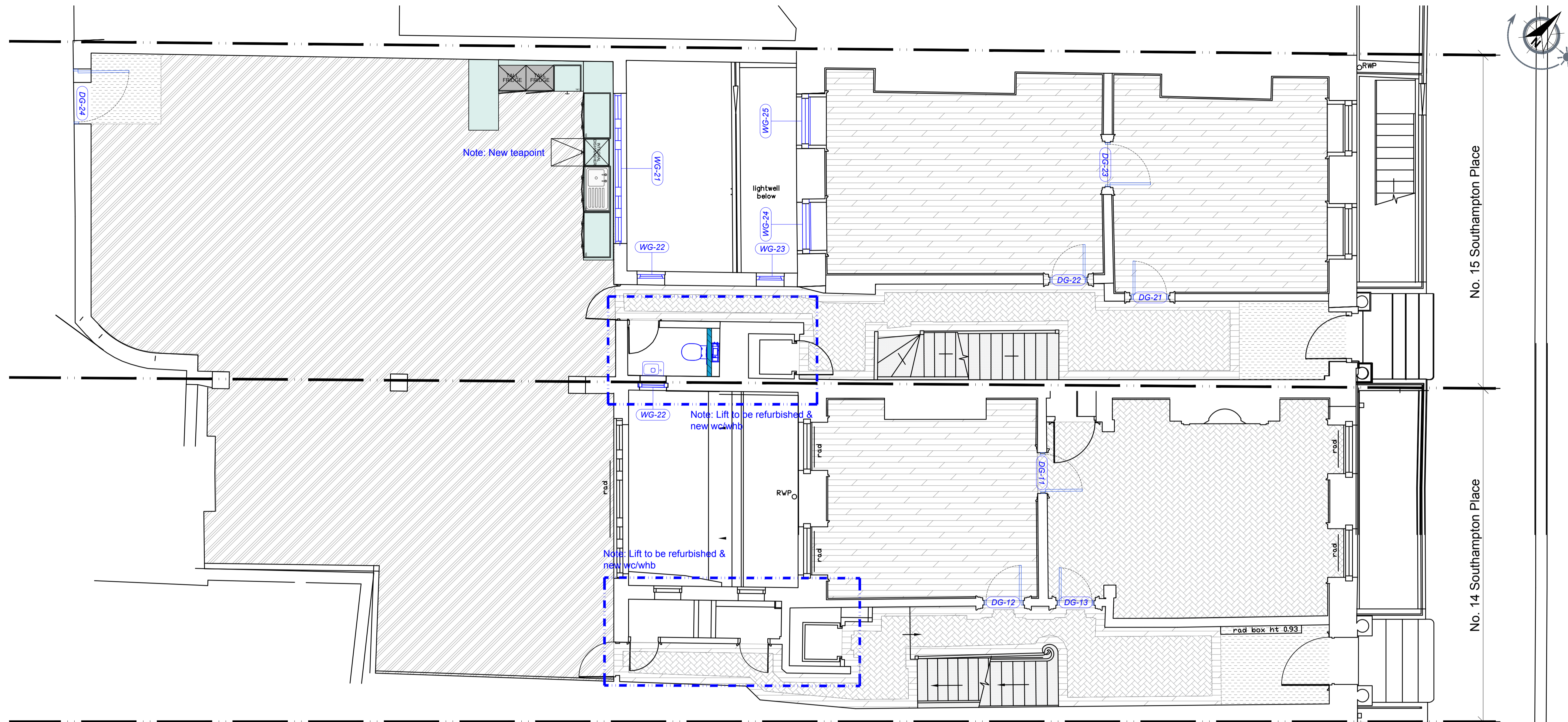
Contract Number	Building	Floor	Detail	Revision
0000	01	GRD	DEMO	A

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**GENERAL ARRANGEMENT LEGEND**

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

- Demolished Partitions
- Existing Walls
- New Plasterboard Partitions
- Existing glazed module
- New window to be installed to match existing style and make.  
NOTE - Refer to window's schedule and detail drawing for further detail
- Existing doors
- New door to be installed to match existing style and make.  
NOTE - Refer to door's schedule and detail drawing for further detail

**FINISHES LAYOUT LEGEND**

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

FLOOR FINISHES

- Wooden effect vinyl flooring - 1  
- To replace existing modern floor finish  
- New floor finish to be laid over existing ply backing  
- Existing floor boards to be protected at all times
- Wooden effect vinyl flooring - 2  
- To replace existing modern floor finish  
- New floor finish to be laid over existing ply backing  
- Existing floor boards to be protected at all times
- Broadloom Carpet to stairs  
- To replace existing modern floor finish  
- New floor finish to be laid over existing ply backing  
- Existing floor boards to be protected at all times
- Barrier Matting at entrance doors  
- To replace existing modern floor finish  
- New floor finish to be laid over existing ply backing  
- Existing floor boards to be protected at all times
- Resin Floor  
- To be laid over existing modern screed floor

GROUND FLOOR	
<i>NOTE: All remaining original features like window panelling, wall panelling, fireplaces, cornices, staircase balustrades to be retained as is and restored where damaged to match existing</i>	
Ceilings	Modern suspended grid ceiling within the newly added extension to the back of Ground Floor at No.14 and exposed concrete slab within the newly added extension to the back of Ground Floor at No.15 . Strip out existing ceiling suspended ceiling & expose current concrete slab and beam structure within modern extensions; Retain and restore all other plasterboard ceilings and cornices, redecorate with white paint.
Walls	Plasterboard partition walls and cupboards/risers; Modern brick to WCs core; Reinforced concrete to lift shaft. All walls to be retained and redecorated with white paint. Lathe & Plaster finish to be applied to existing damaged plastered walls.
Doors & Windows	Modern timber fire rated paint grade doors are not in a good condition and have traces of Asbestos. Highlighted doors to be replaced to match existing panelled door style and redecorated with white paint. New ironmongery in brass finish to all doors to suit the style and the period of the building. Highlighed missing or severely damaged windows to be replaced to match existing.
Floors	Modern floor finishes on ply backing at No.14 to be stripped out and replaced with new timber effect vinyl floor planks, to be laid on top of existing ply backing. Modern exposed screed floor within the newly added extension to the back of Ground Floor at No.14 & 15. New resin floor with concrete finish to piured on top of existing screed floor. Currently all floor finishes are stripped out at No.15 by previous occupier. New floor finishes to be laid over with a ply backing. All original floor boards to be protected at all times in both buildings. Staircase: Modern carpet finish with a metal nosing to all staircase treads to be replaced with broadloom carpet finish with a metal nosing.
Services	All services to be upgraded and installed within existing service routes. Existing surface mounted fluourescent fittings & downlights to be replaced with new linear LED suspended fittings.
Lifts and WCs	Lift cart to be refurbished and serviced to make it functional. All WCs to be refurbished with new sanitaryware.
Misc.	New opening to be created between No.14 & 15 Southampton Place within the newly added extension to the back of Ground Floor.

Rev	Descriptive amendments	Drawn by	Date
A	Updated to suit planners comments		06.06.17
Pre-Design - Construction - As Built			
<b>PLANNING</b>			
Client:			
<b>LABS</b>			
Client Contact			
Site Address			
14 & 15 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
0000	01	GRD	GA
			Revision
			A
		First Floor 322 High Holborn London WC1V 7PB T: +44 (0)20 7553 9500	
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