



1 TAVITON STREET, BLOOMSBURY

DESIGN AND HERITAGE STATEMENT

MAY 2018
REV A - NOV 18

1 TAVITON STREET

University of London

811618

DESIGN & HERITAGE STATEMENT

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Checked: TH

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1.0 INTRODUCTION

1.01 Introduction

Ingleton Wood were instructed by the University of London Estates Department to look at the potential to refurbish the basement to third floor levels of 1 Taviton Street.

The fourth floor mansard has previously been submitted for planning permission and listed building consent, refer to Planning History for additional information.

1.02 Client Brief

1 Taviton Square is owned by the University of London and has been altered at some point in the past, to create a block of self contained flats. The building is currently vacant, in the past the flats have been let to a mix of graduate students and academic staff of the University.

The University of London approached Ingleton Wood to ascertain how the existing flats at 1 Taviton Street can be improved to maximise the potential number of residential units and refurbishing the block in all respects.



FRONT ELEVATION

2.0 SITE

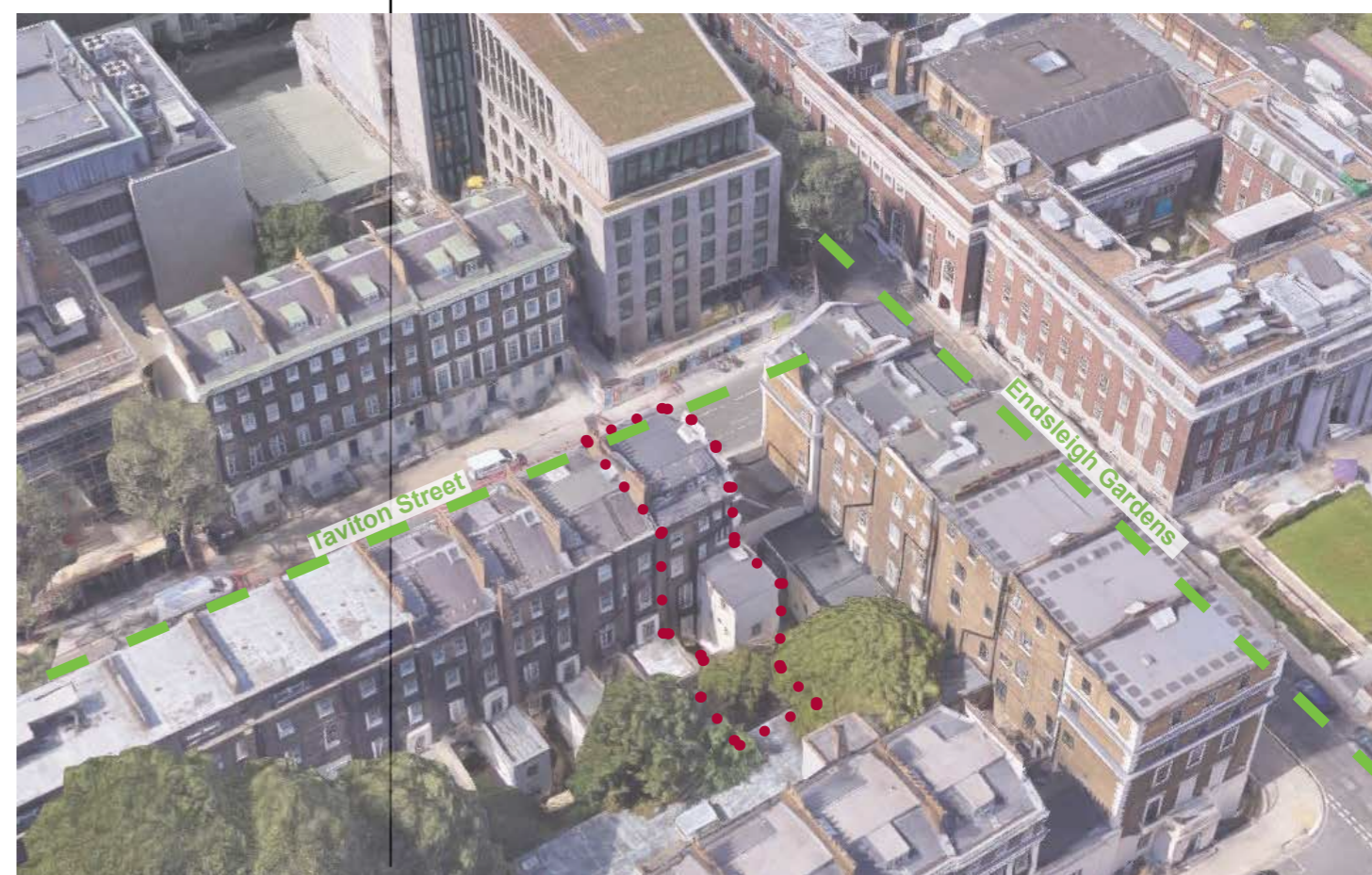
Located within the Bloomsbury Conservation Area the site covers an area of 152m square. Set back slightly from the road the site is locked on all sides.

Number 1 Taviton is at the northern end of 12 units situated along Taviton Street running from the north to south, annexed to the north facing gable is an infill section that connects the property to the terrace running west to east on Endsleigh Gardens. The infill is part of the adjacent property to the north.

The building consists of a 6 storey structure incorporating lower ground floor, ground floor and four levels of accommodation above.

Taviton Street and the immediate surrounding area consists typically of town houses constructed in the early to mid 1800s. Many of these town houses have been adapted from their original use as single family homes.

Intertwined with this typically Georgian style vernacular are a number of modern architectural interventions of varied styles from the 20th and 21st centuries, the most notable pieces of architecture of merit are the UCL School of Slavonic & East European Studies on Taviton Street and the recently commissioned UCL School of Architecture - The Bartlett which backs on to Taviton Street.



3.0 ACCESS

The site is accessed directly from Taviton Street, there is no clear route to the rear of the property apart from via the lower ground floor.

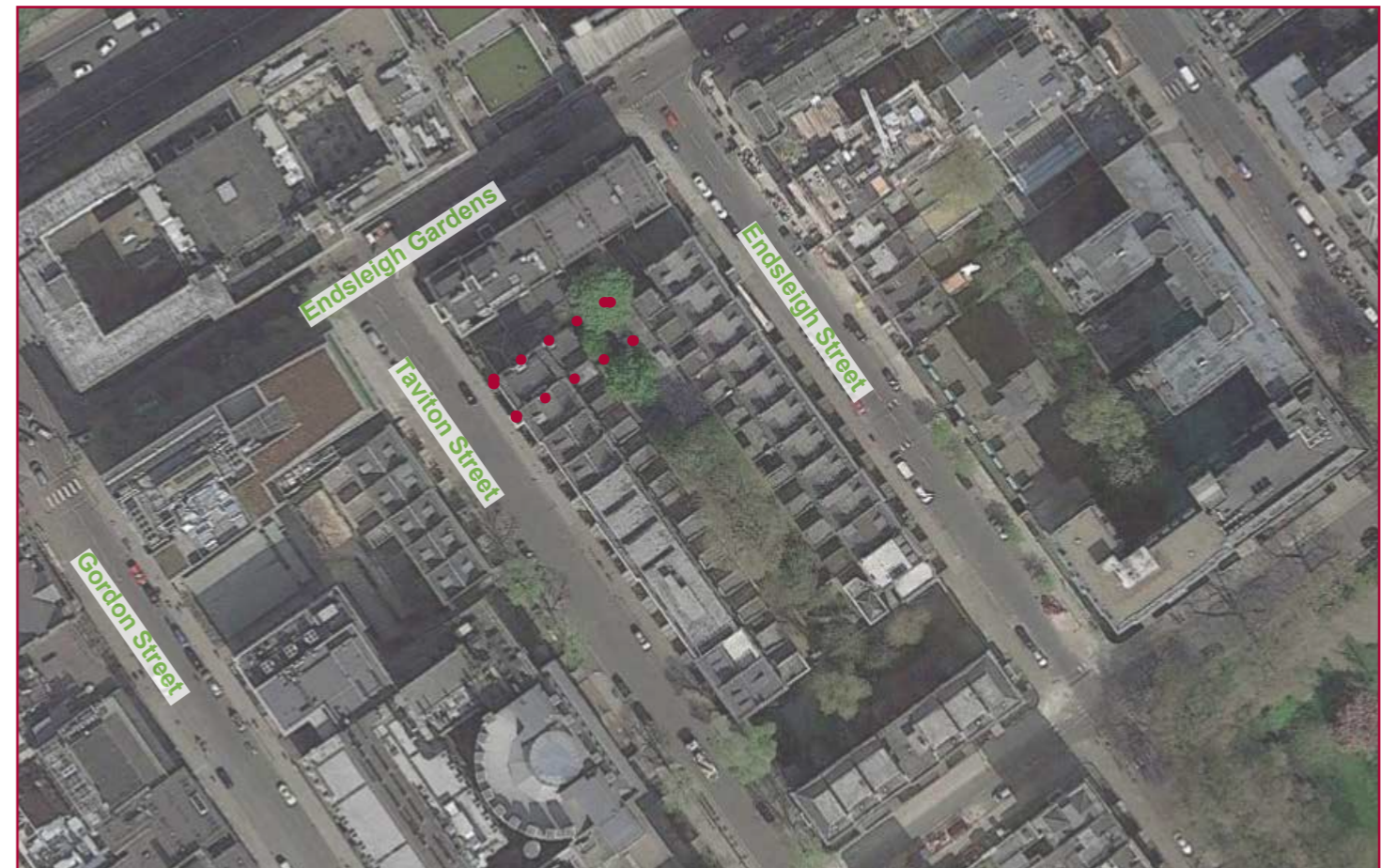
Located in the Bloomsbury area there is a range of public transportation close by including TFL rail and bus services, national railway lines, this high level of accessibility benefits from a PTAL rating of 6b according to the WebCAT data base.

Access to the building itself is direct from the pavement via the existing front entrance door located on the raised deck over the lower ground light well off of the back edge of the pavement.

From the entrance door the existing and proposed units will be accessed via a common space, the existing main stair will remain in place. The basement flat is accessed directly from the pavement by the existing stairs that drop through the light well. This solution will be retained with no changes to the steps apart from localised repairs and cosmetic enhancements where required.

All of the units located within 1 Taviton Street are currently self contained with dedicated entrances doors.

In reference to the listed status there is no provision to create a level / step free access nor provide a passenger lift within the building fabric.



4.0 PLANNING HISTORY

The following schedule identifies applications that have been previously submitted for 1 Taviton Street and their respective decisions. The applications and references were taken from the Camden online database.

Application Reference	Decision / Date	Comment
Listed Building Consent - 2016/0263/L	Granted / March 2016	Internal refurbishment and re-configuration works to fourth-floor attic flat. NOTE - This application the works that have been partially completed on site.
Notification of Intended Works to Tree(s) in a Conservation Area - 2016/5140/T	No Objection / October 2016	REAR GARDEN: 1 x Horse Chestnut T1 - fell to ground level
Notification of Intended Works to Tree(s) in a Conservation Area - 2013/2580/T	No Objection / May 2013	REAR GARDEN: 1 x Horse Chestnut - Reduce crown by 25%.
Notification of Intended Works to Tree(s) in a Conservation Area - 2012/3363/T	No Objection / July 2012	REAR GARDEN: 1 x Horse Chestnut - Thin canopy by 25% and reduce to previous pruning points
Listed Building or Conservation Area Consent - 8470022	Granted / January 1984	Conversion of second floor into a self-contained flat.
Full Planning - 8400110	Granted / January 1984	Conversion of second floor into a self-contained flat
M13/1/4/36801R1	Refusal / August 1983	Conversion of existing non-self-contained residential unit at second floor and first floor mezzanine levels into two self-contained flats.

5.0 HISTORY & HERITAGE STATEMENT

1 TAVITON STREET



5.01 History

Dating from circa 1824 1 Taviton Street was one of twelve terrace houses on the east side of Taviton Street. Constructed by one of London's premier architects and builders Thomas Cubitt was responsible for much of the development in this part of Bloomsbury in the 1820s. Cubitt also looked at many residential developments in Camden and Belgravia along with the East Front of Buckingham Palace.

The terrace was constructed in a symmetrical manner with 3 projecting bays, one at either end and a central bay. The entrance to No. 1 is located in the northern most projection.

The main entrance door to 1 Taviton Street is timber door with a leaded glass Art Nouveau feature panel and fan light that are to be retained.

The terrace sits on a rusticated plinth at lower ground floor and ground floor levels with dark yellow stock to levels 1,2 and 3. Running the length of the first floor on the west elevation is a balcony with wrought iron railings similar in nature to those that protect the light wells at street level.

Each of the windows on the principle elevation (west) have decorative molded surrounds. The elevation is also broken up above the second floor with a deep cornice detail with brickwork above abutting a molded eaves detail.

At roof level the terrace looks to have an assortment of original mansard roofs and more recent roof top conversions. These alterations are likely to be related to the evolution of the various properties from single family homes into multi dwellings and varied non residential functions such as academia and office type spaces.

A key feature of the of the west elevation are the original wrought iron railings at ground floor. These run the length of the terrace. Metal railings are a common feature of various designs are a common feature on much of Taviton Street.

Internally the existing flats are in various states of repair and are in general need of modernising. The spaces have been changed over the years, this is clearly noticeable where partitions cut through the coving details and what look like once large spaces are sub divided sometimes with geometries that can be difficult to navigate.

The interior seems to have limited original features, these will be retained where they are in a good state or repair. Items arising during the strip out works will be reviewed on site with the Local Authority.

Applied details during the fit out works will be developed with the Conservation Officer.

Listing

1-12 Taviton Street are Grade II listed, the listing was granted in 1969.

Historic England describe the principle elevation (Taviton Street) in detail along with the railings, there however is no reference to the interior of 1 Taviton Street.

5.02 Heritage Statement

1 Taviton Street has seemingly been subject to multiple alterations over time with many not been sympathetic to the history of the house. The once open and spacious rooms have been reduced to form a rather cellular layout to enable the spaces to be used as self contained flats.

In most cases the design brief does not allow the rooms to be put back for this project, however we can look to integrate the new works with some of the original details where appropriate this will be complimented by modern features also.

Concept

The proposal seeks to try and open up some of the tight spaces by removing some of that later addition partition walls to give back some of the feeling of light and space that the building would have once benefited.

Modern theories of living have also been considered by providing open plan living spaces, storage solutions that work with the geometries of the existing building. Each dwelling has been designed with a dual aspect that would be beneficial with the east and west aspects.

Repair and Re-Use

The works to 1 Taviton will be a full refurbishment, incorporating internal works, external works where needed and full overhaul of the existing services.

The proposals look to reinstate some of the original features weather they be on plan or decorative, and example of this is the removal of the angled entrances that are late additions on the stair landings.

Where past alterations have taken place and have been detrimental to the detail, such as cutting through period coving, reinstatement and reproduction of decorative detailing is to be considered as part of the repair and restoration works. Over the years there are areas where neglect has taken its toll on the fabric of the building restoration works will maintain such areas for the future.

To provide modern compliant spaces the plasterboard finishes will be upgraded to be suitable for function with the old being removed.

Reversibility

Much of the proposed works alter or remove previous adaptations from the life of 1 Taviton Street. By doing this the plan layout can be altered so suit the modern lifestyle associated with this location.

Structurally alterations have been suggested to the internal to create openings of significant spans. While the structures would be retain the voids can be infilled replacing the partitions.

It can also be considered that much of the works being proposed reverse those of the 1980s with the initial alteration to self contained living accommodation.

Materials

Across the levels of 1 Taviton there is a mixture of original and later materials, in some instances it is hard to tell due to amount of work that has been carried out previously and not always of a high standard. It is also likely that there are materials that can't be seen until strip out works commence that would be worth retaining.

Original coving type details will be retained and cleaned. Another key feature are the original timber floors, these appear to be of good quality and should be refurbished through sanding and waxing to highlight the tonal qualities

of the timber.

Generally the windows of the main body of the house will be retained and refurbished where required. The windows in the later extension are to be reviewed.

Many of the doors and fittings internally are non original and of low quality, these would be replaced new contemporary items in keeping with the proposals.

The new units will be sympathetic to the refurbishment but also have modern interventions that compliment the history and design of the former town house.

Architectural Plan

The plan is not to restore the building to its original state. Too many previous alterations render this difficult, nor would it comply with the client brief.

The works look to enhance what is on site to take the building forward into its next chapter preserving the external fabric and historical elements while providing modern living accommodation.

6.0 EXISTING LAYOUT

6.01 General Layout

The existing Grade II listed building has been subjected to several alterations most notably in the later part of the 20th century.

Generally the alterations seemed to have added various partitions, the rear extension and adapt rooms to provide self contained living accommodation. There is a mixture of fixtures and fittings from original to 20th century additions. Site investigations to date suggest some original features may have been removed, damaged or covered over.

However even though there have been many alterations to the basic form of the building is as original. The existing stairs service the building and the main rooms appear on plan but they have been subdivided. Coving details have been cut through, carpentry works such as door frames and door leaves appear to be mixed in age, original or period examples should be identified, refurbished and retained.

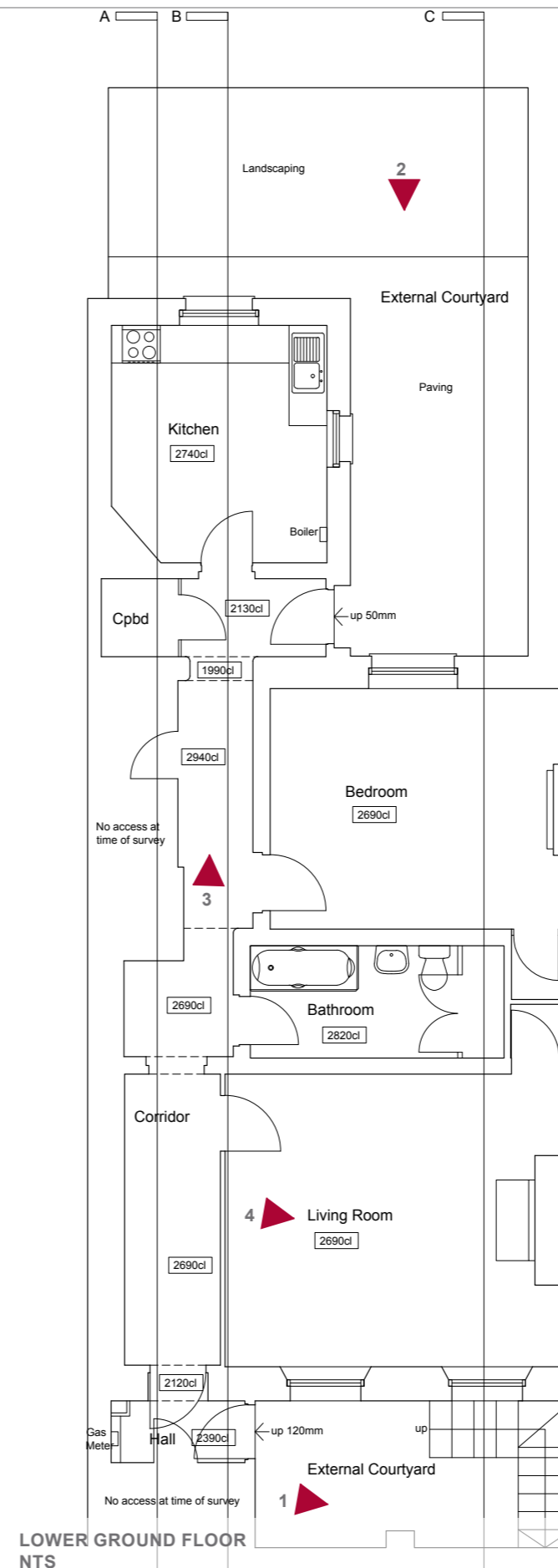
Generally the building seems to be in reasonable structural condition but there are signs of water ingress in certain locations, the water proofing will be checked and upgraded where needed.



1- Below pavement storage



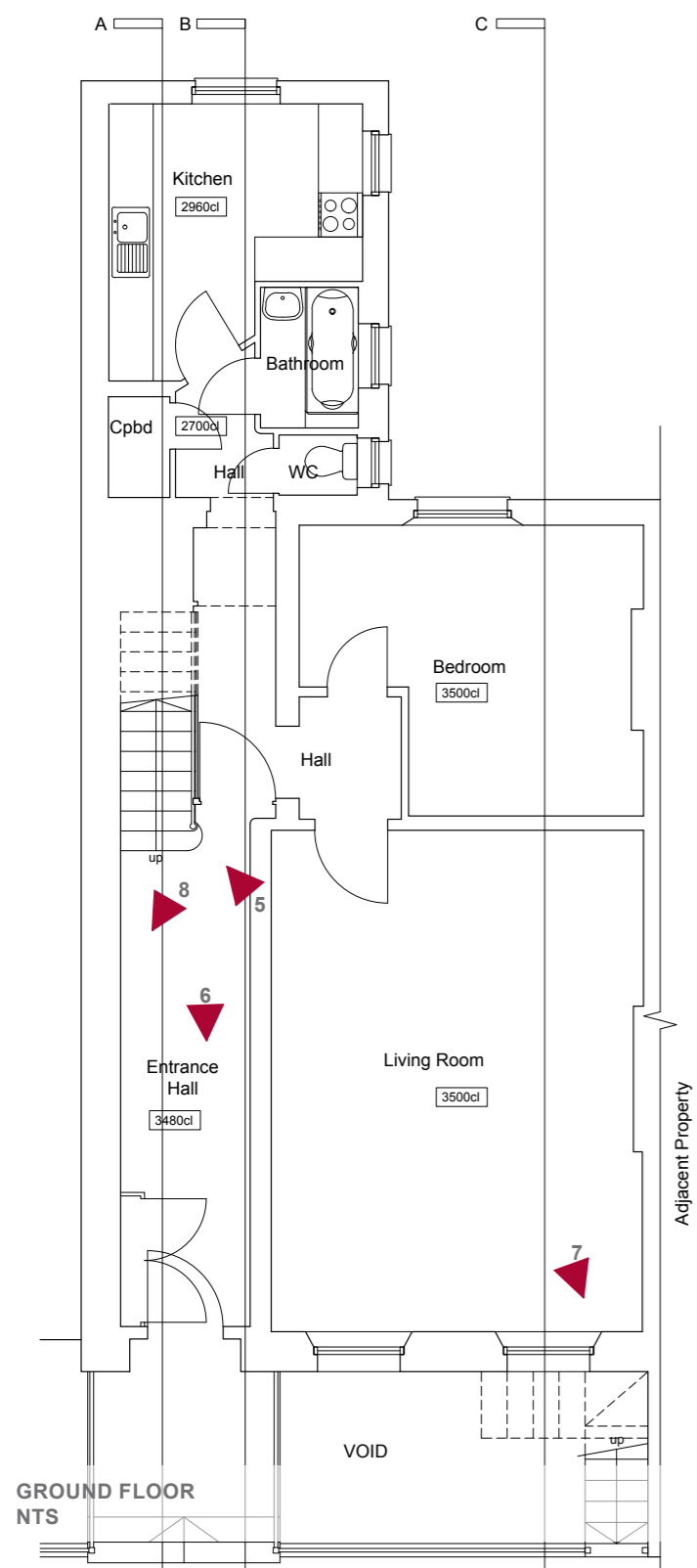
2- Rear amenity and elevation



3 - Internal corridor



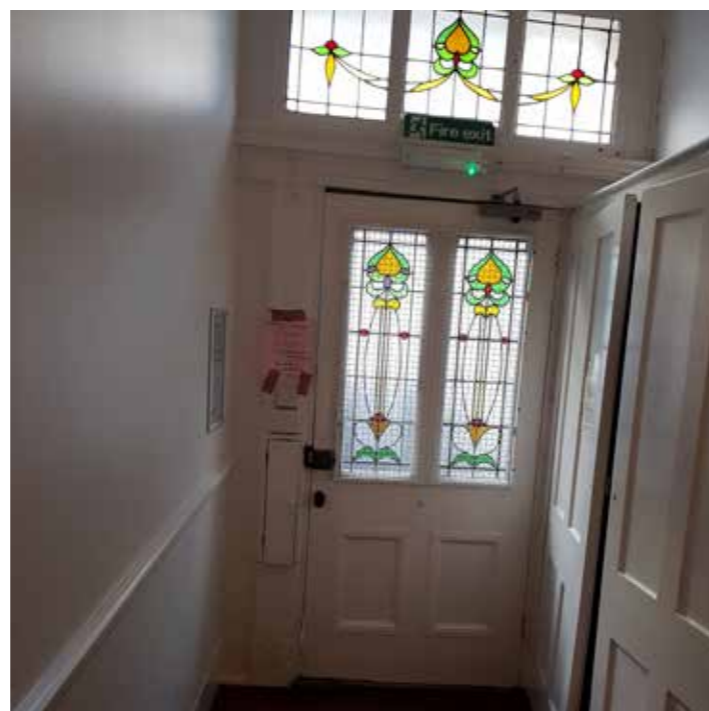
4 - Existing interior



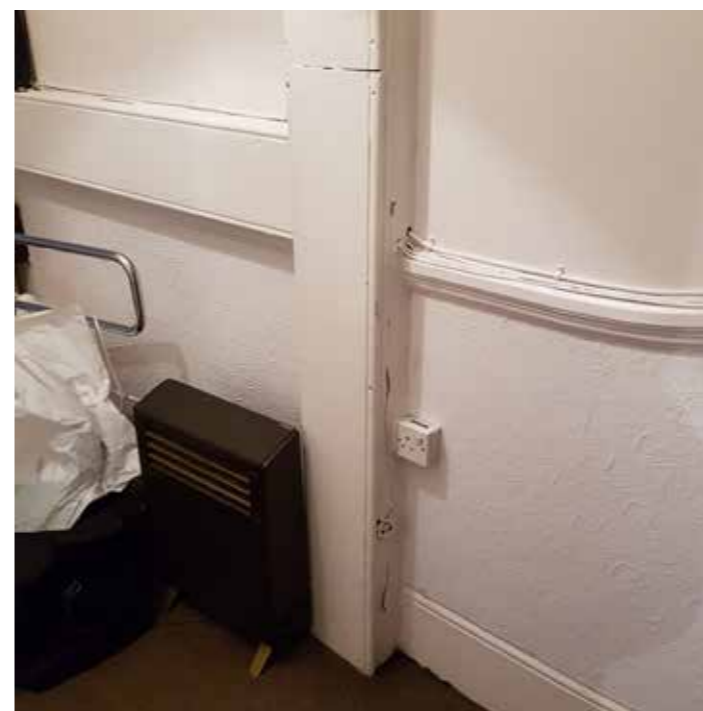
5 - Stair detail



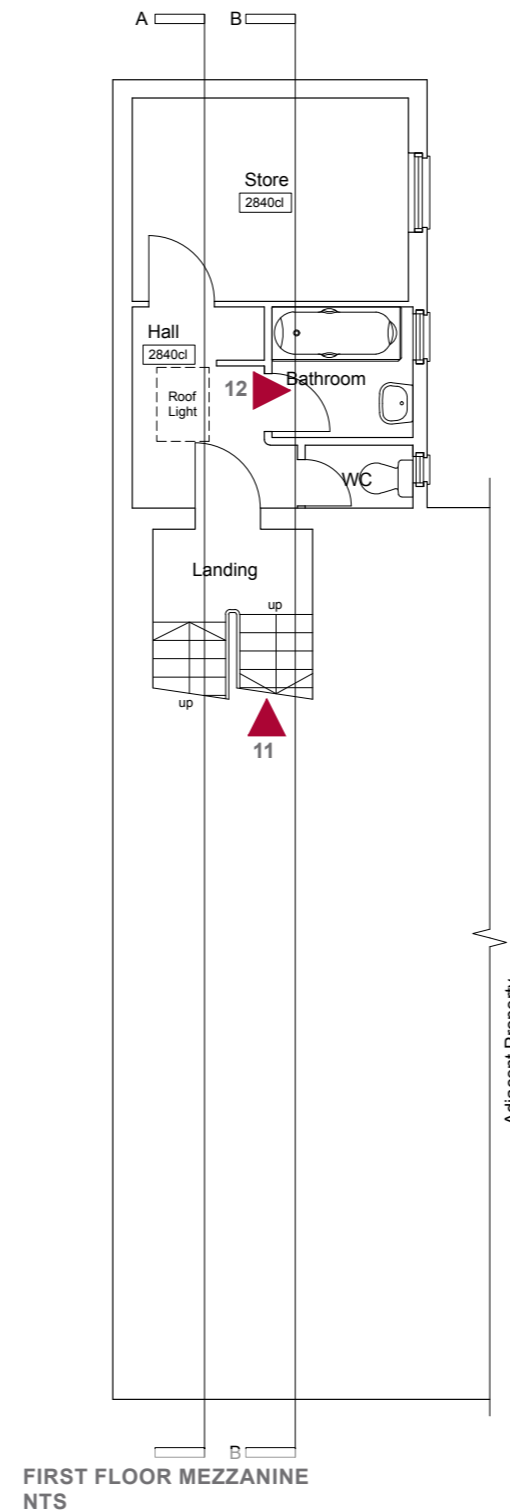
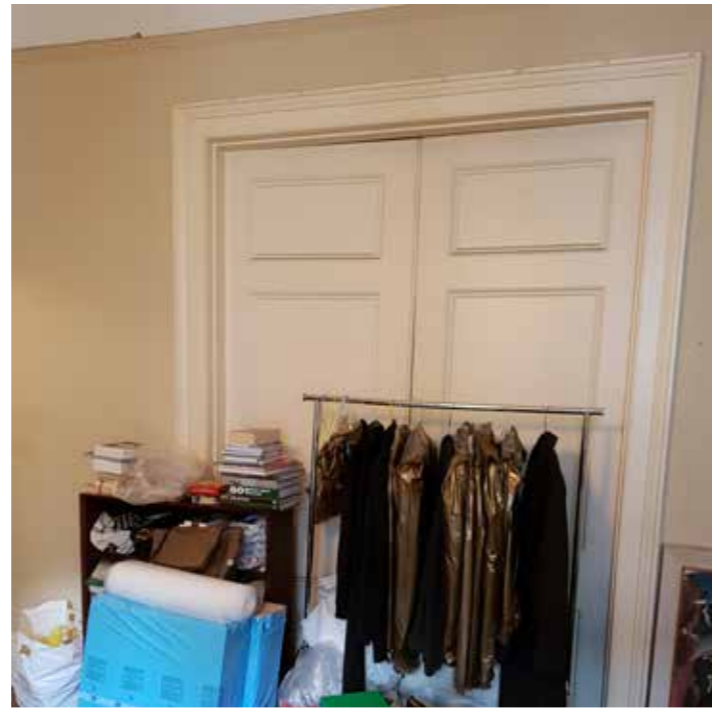
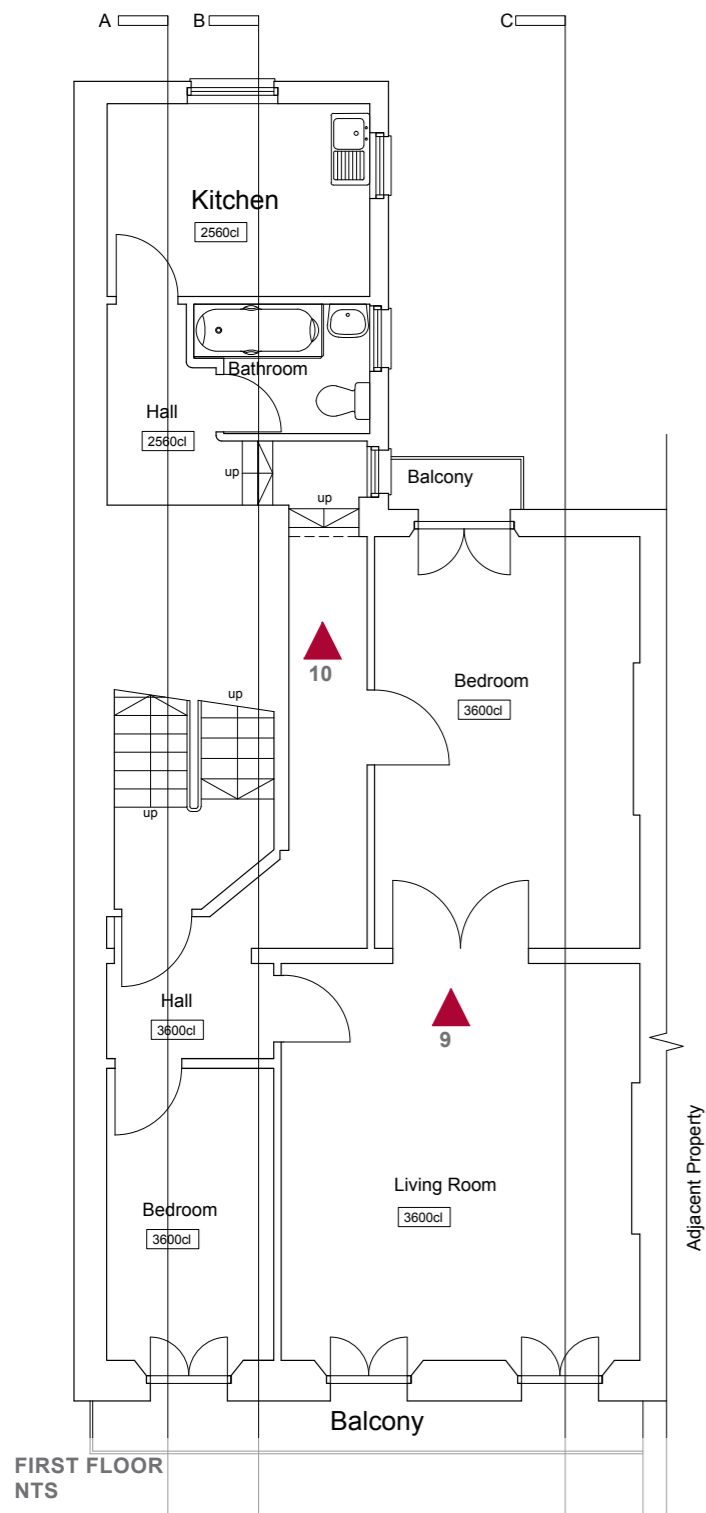
7 - Window shutter detail

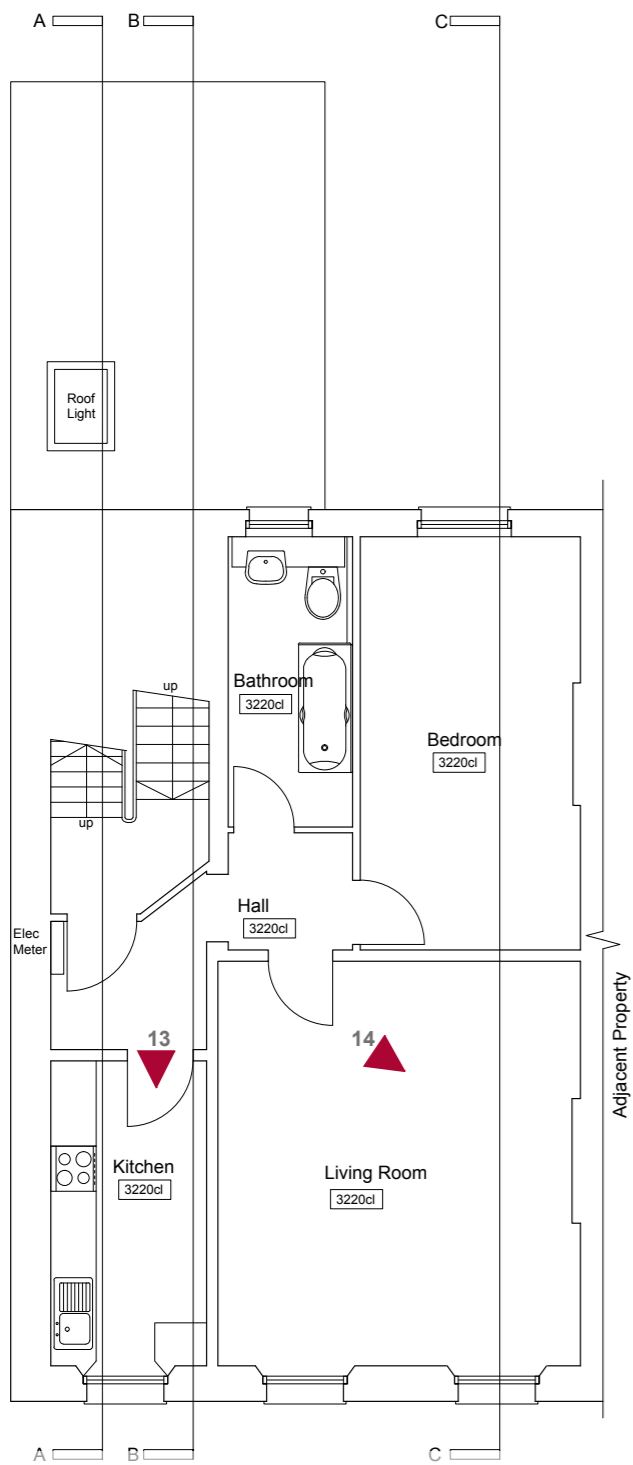


6 - Art Nouveau entrance door



8 - Surface mounted service routes

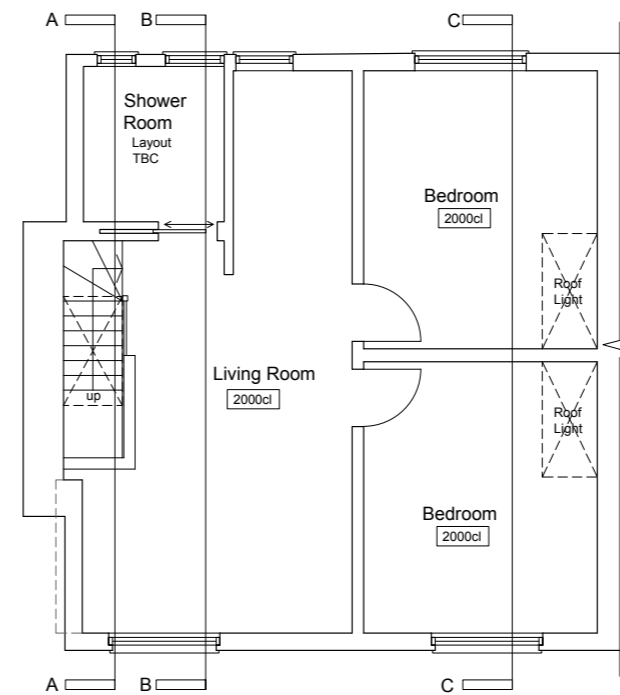




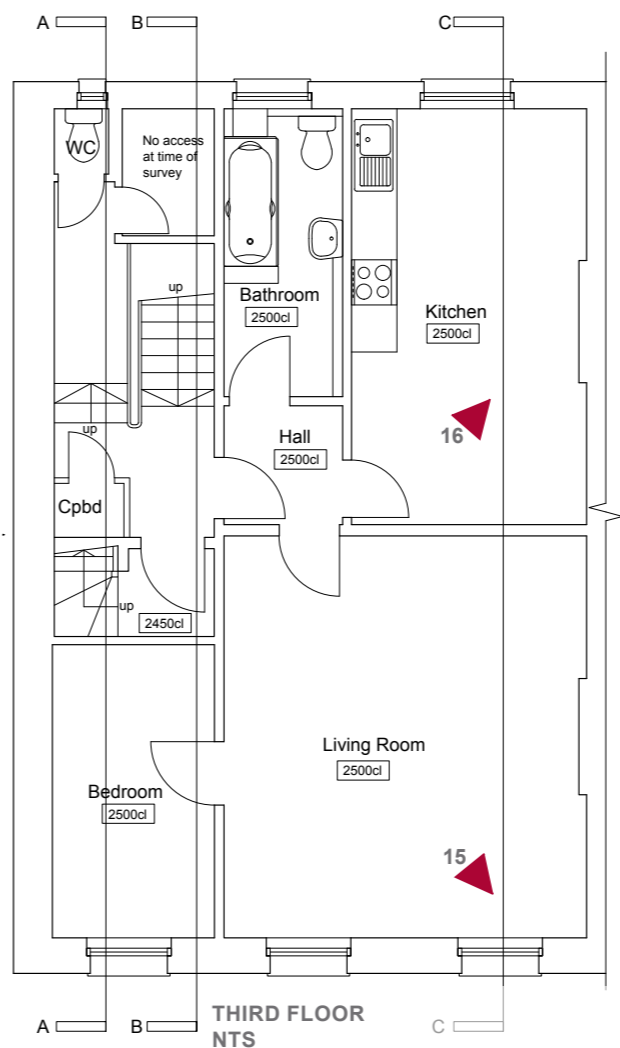
13 - Front facade sash windows



14 - Covered fire and later addition surround



15 - Services in boxed skirting. Late addition window pelmet to omit



16 - Existing low quality kitchen units

7.0 PROPOSAL

7.01 Works to Lower Ground Floor

External

The lower ground floor benefits from a front courtyard that acts as a light well to get natural light into the space. The lower ground floor is accessed directly by a set of stairs at the back edge of pavement. Proposed works to this area will be limited and in keeping with the property, defects to the structure and building envelope will need to be assessed in detail. The external areas will be treated for all plant and fungal matter so that it is cleaned and removed.

Below the footpath there are a series of barrel vaulted stores, these are currently used for refuse storage this function is to be retained. The spaces will need to be cleaned, treated for damp where needed as well as being re-pointed with direction from the Conservation Officer, any plant and fungal matter will need to be treated and removed. The gates that secure the vaults will be checked for damage.

The existing steps that lead down to the courtyard area are to be retained with any defects repaired where required. The treads will require an anti-slip surface, we would consider an external grade nonslip paint, type and colour TBC with the Conservation Officer.

A rear courtyard is accessed via the lower ground floor flat. This space will be the dedicated private amenity for the mentioned flat. The surface is uneven in the rear courtyard made evident with the amount of broken stone paviors. This could be as a consequence of various tree removals which could have caused ground movement. This needs to be inspected further as there could also be damage to the below ground services, further inspection may be required. The uneven nature may have exposed the low level building envelope to water careful inspection of water ingress or damage to the pointing and masonry should be undertaken, liaison with the Conservation Officer will highlight methods of remedial work that are acceptable.

Resurfacing the amenity space will be discussed with the Conservation Officer so that appropriate materials are selected an sympathetic with the listed status and conservation area.

Any plant and fungal mater attached to the building envelope will need to be removed and treated accordingly. The condition of all windows and doors will be ascertained to make sure that they are not damaged and fit for purpose.

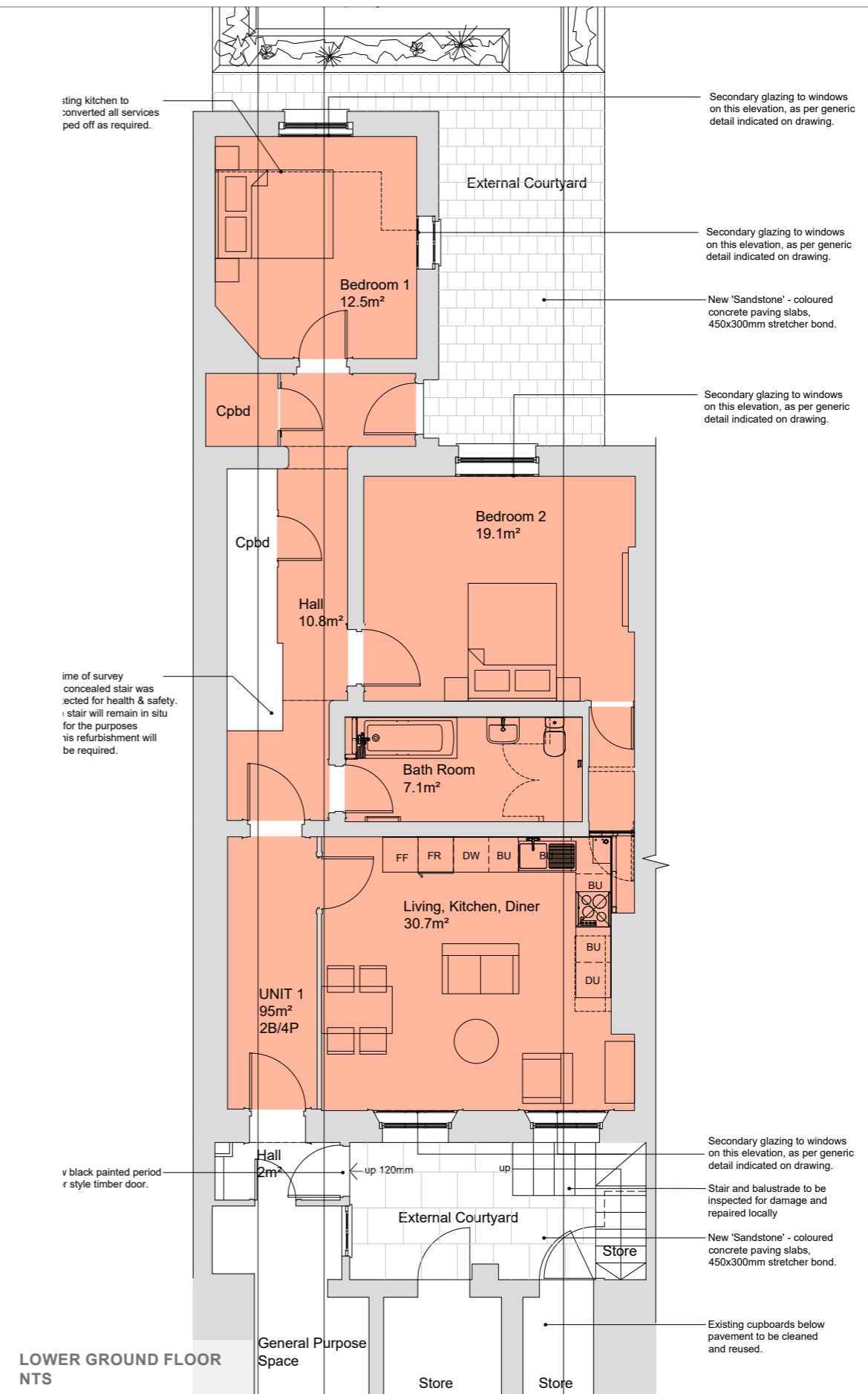
Internal Works

The layout of the lower ground floor largely remains unaltered with regard to the existing room divisions. Works primarily reprogram the space, notably the existing kitchen is to become a bedroom, to facilitate this alteration the kitchen is now relocated to the front of the property for an open plan living space.

The bathroom space is also adapt it as a space to improve its functionality.

Evidence for damp, water ingress or rot will be made once stripping out works occur, this will inform the remedial works required.

There is no evidence of original decorative features that would need to be retained or reproduced. There is however considerable surface mounted service runs. We would look to maintain existing rises and penetrations where possible, but these are a little unsightly. Methods of concealing the service runs will be discussed with the conservation officer as solutions could be invasive. Generally the works will be repair and refurbishment.



7.02 Works to Ground Floor

The external access steps are to be cleaned of any debris along with any plant and fungal mater and inspected for any required repairs. Decorative surfaces are to be refinished, the treads and landing are to have a new stone finish suitable for use and in keeping with the vernacular, to be confirmed with the Conservation Officer. Penetrating the landing is a combined waste and rainwater pipe, the underside appeared to have a fault, there is potential for a leak, this may require localised inspection through the landing deck. A method statement would need to be agreed with the Conservation Officer.

The existing Art Nouveau decorated door will be retained however a new fit for purpose door entry and access control system will be needed. The system that will be visible and fixed to the structure will be developed with the Conservation Officer.

Entrance Hall

Works will include a full mechanical and electrical refit, reuse of rises and penetrations will be explored along with concealing services. New modern lighting will also be specified.

The cupboard adjacent the front door houses various metering equipment, all of this equipment is to be removed and upgraded.

The original stair is in situ and is to be retained, the stair and balustrade appears to be in a good state of repair and should only require cosmetic refurbishment. To the half landing at the top of the first flight is a window, previously this window would have looked over the amenity space, now this is obscured by the later added rear extension. The window as a feature is to be retained. This window is on the principle escape route and may require some adaptive works to meet current fire regulations if not done so previously, the methodology may require input from Building Control in conjunction with the Conservation Officer.

Ground Floor Flat

Site inspections suggest that there have been alterations to the layout from when the town house was first constructed, but the chronological list of what has happened and when is not available. Alterations are noticeable as a number of partitions on all floors cut through decorative coving and profiles.

The proposed works alter some of these later addition partitions and original partitions, however the decorative profiles will be added where they are missing and continued where required on new partitions. Sections in a poor state or repair may need to be replaced using moulds of the existing profiles.

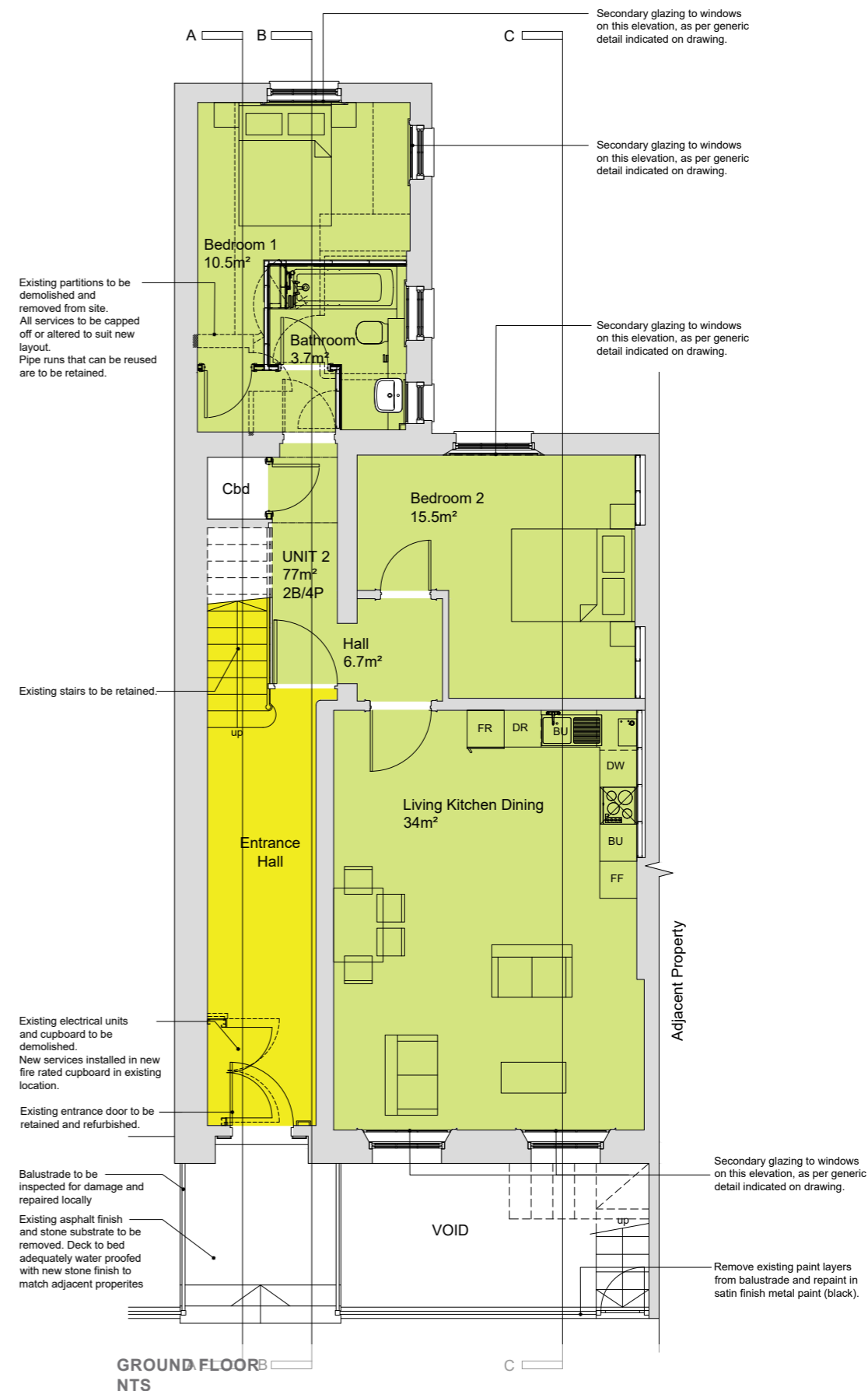
The open plan living space has two large sash windows that will be fully inspected and repaired as appropriate, to the jambs of the window are timber shutters, these will be retained and refurbished so that they can be retained in full working order.

The rear of the building has a later extension, the existing layout houses kitchen, bathroom, WC and ancillary spaces. This to be re-planned, the kitchen is to be relocated to the front living space creating an open plan living space. In lieu of the kitchen a bedroom is to be provided.

Alterations to the existing WC and bathroom partitions will provide a combined bathroom space, improving the current split rooms.

The existing living space and bedroom in the main body of the building is to be altered to provide an open plan living space, bathroom and bedroom.

Where the extension and main building meet adjacent to the existing ground floor bedroom there is evidence of damp. Remedial works are reported to have been carried out this will be inspected thoroughly on site.



Circulation Space

The stairs and landings are generally to be cleaned and refurbished as per the ground floor.

First Floor Flat

The rear extension is at a different level to that main first floor, there is a threshold down by some 700mm via a short flight of steps. The area currently used as a kitchen and bathroom will be re-purposed.

The front of the property has 3 large doors that provide access to the balcony. The balcony and railings will be surveyed to make sure that they are fit for purpose, and remedial works will be developed with a method statement. The doors appear to be in a good state and should only need refurbishment. Each has a shutter located in the jamb, these shutters are to be retained in full working order. Each of the doors and windows will be checked for condition.

The kitchen is to be relocated into the living space with a bedroom in its place. Bedroom 2 will become an ensuite room, the existing grand double door set is to be retained but sealed shut.

The proposed ensuite is to be formed using a propriety 'pod'. This approach means that the installation can be reversed with a certain degree of ease.

First Floor Mezzanine

The first floor mezzanine has been developed into a new self contained flat based on the theories of *Micro Living*, the plan is only around 20m square, however using the space wisely provides an adequate habitable space. The entire space will be stripped out and all surfaces made good with the correct fire protection works.

To enable this compact space to function as a small dwelling rather than a common bedsit style flat the available space must be used to the maximum.

The flat benefits from an open plan living space with kitchen, living and dining space. A wet room and concealed and sound proofed cupboard is provided for the washing machine. The bed space is not a dedicated room but forms part of the open plan space, but by raising it on a platform and the clever use of stud walls it can also become a fairly private space. Storage has been provided in as many spaces as possible



7.04 Works to Second Floor

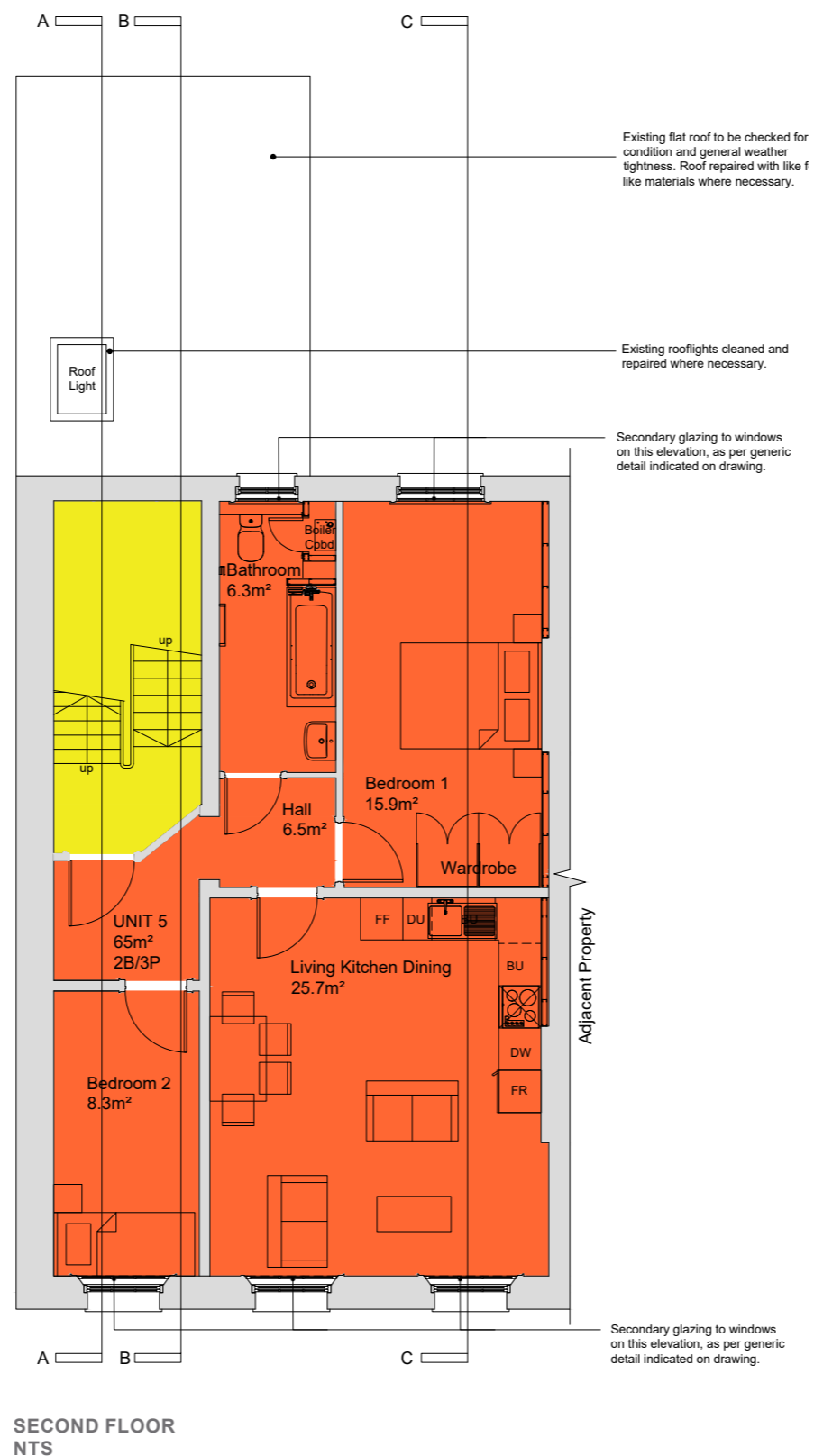
Common Areas

The stairs and landings are to be generally redecorated with all the services up dated to modern standards as required.

Proposed Flat

As with the floors below the front elevation as original sash windows that will be checked for required repairs and timber shutters that are to be refurbished and retained in working order.

The remainder is generally to be refurbished. The existing kitchen is to be relocated into the living area to create a second bedroom at the front of the property.



ART NOUVEAU WINDOW

7.05 Works to Third Floor

Common Areas

The stairs and landings are to be generally redecorated with all the services up dated to modern standards as required.

A landlord space is to be created at the very top of the stair on to the rear of the building giving use to an otherwise dead space. Located off of the landing is the access to the fourth floor, this area and the floor above are not to be considered as part of this application refer to *Listed Building Consent - 2016/0263/L* which has been determined.

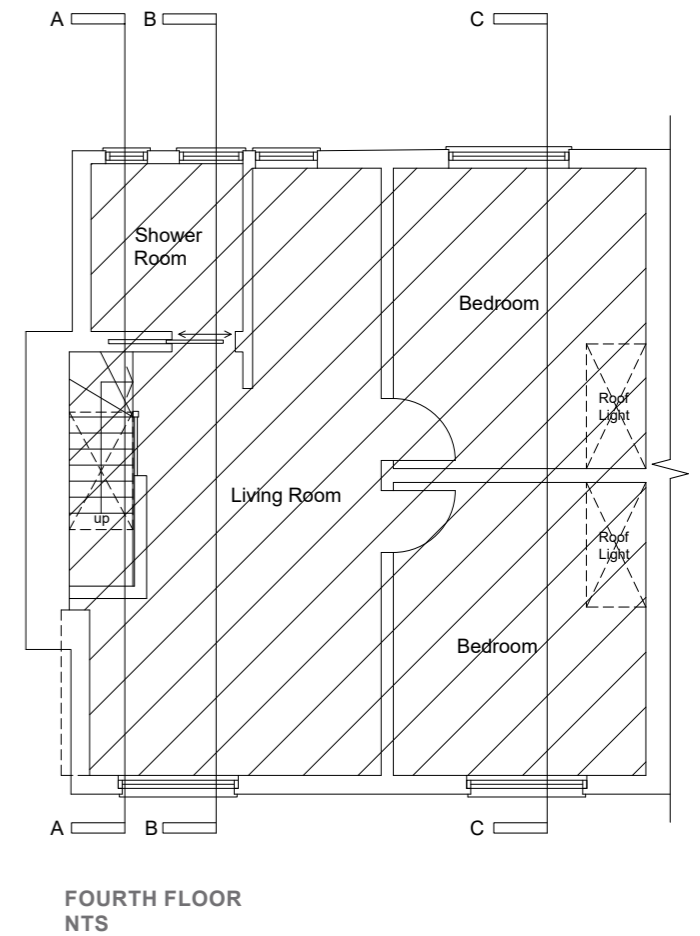
Proposed Flat

Works to the third floor, as per the below, is typically to reprogram and refurbish the existing rooms.

Currently the kitchen is in the rear of the building, this is to be moved to create an open plan living space and provide a second bedroom to the unit.

Bedroom 2 requires safe egress in an emergency so additional partitions are proposed to extend the hall creating a safe escape route.

All windows and doors will also be refurbished as appropriate.



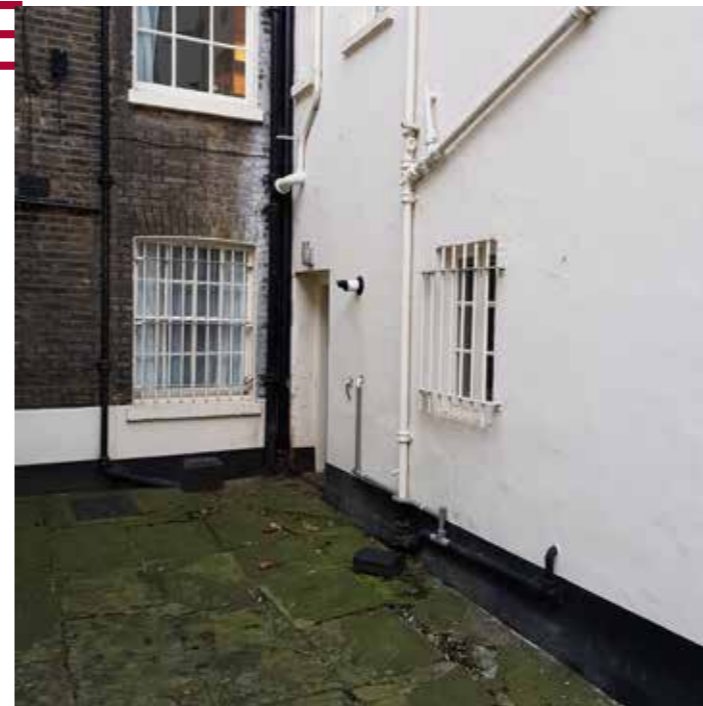
8.0 LANDSCAPE

Soft landscaping is limited in the rear amenity area, over time this has also been neglected. The garden is covered in two principle materials, part stone and part gravel.

The stone is uneven and damaged in places, further site investigations we be required to ascertain if the stone work is assisting the ingress of water.

The graveled area offers little to enhance the space and is untidy. Planning research highlights that a tree was removed from the space.

To enhance the rear amenity a new hard and soft landscape scheme will be developed post planning which will benefit the lower ground floor accommodation and improve the outlook of the windows that currently look into the space.



15 - Services in boxed skirting. Late addition window pelmet to omit



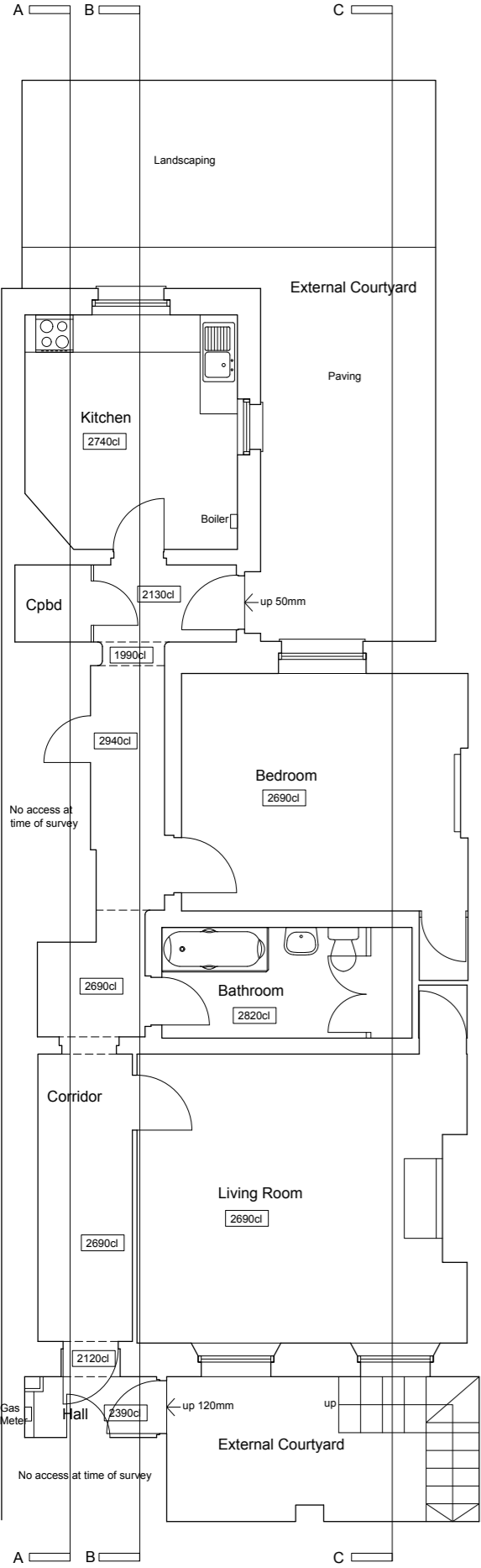
16 - Existing low quality kitchen units

APPENDIX A

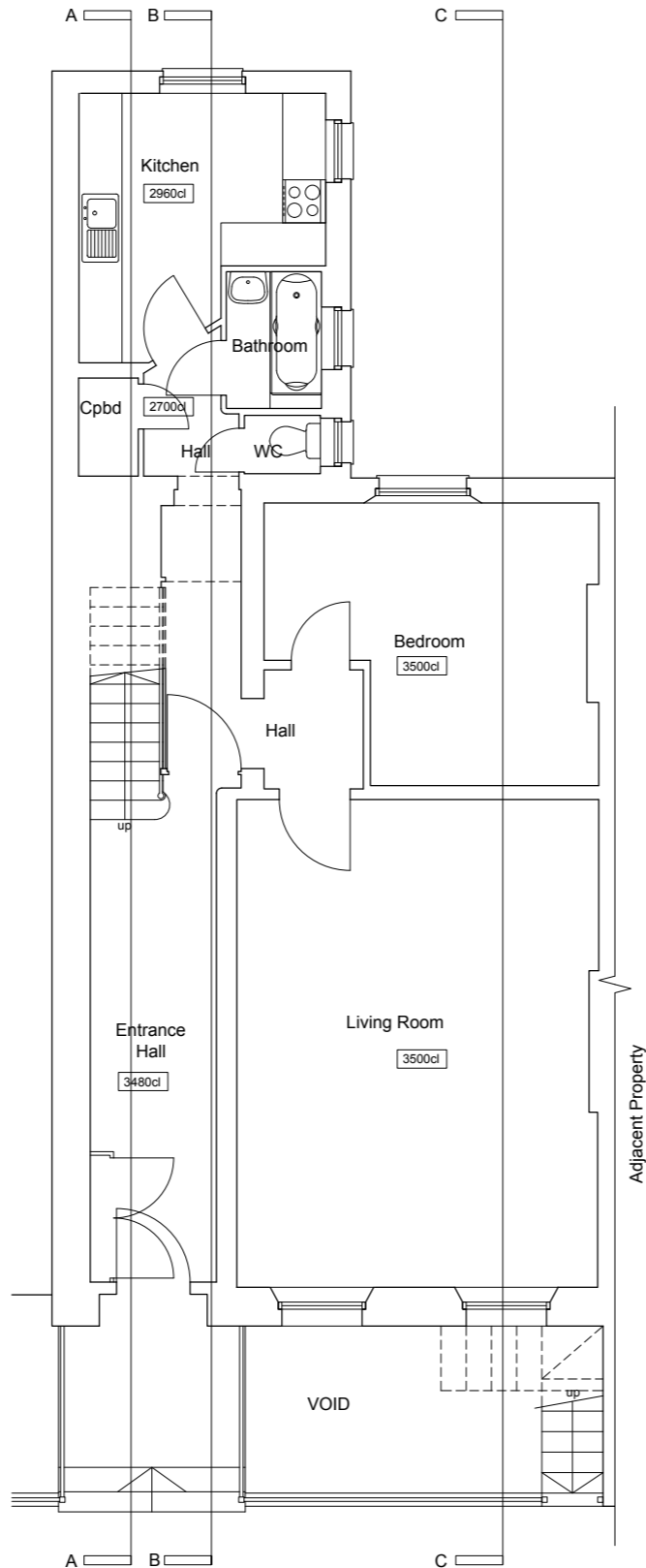
Existing Drawings



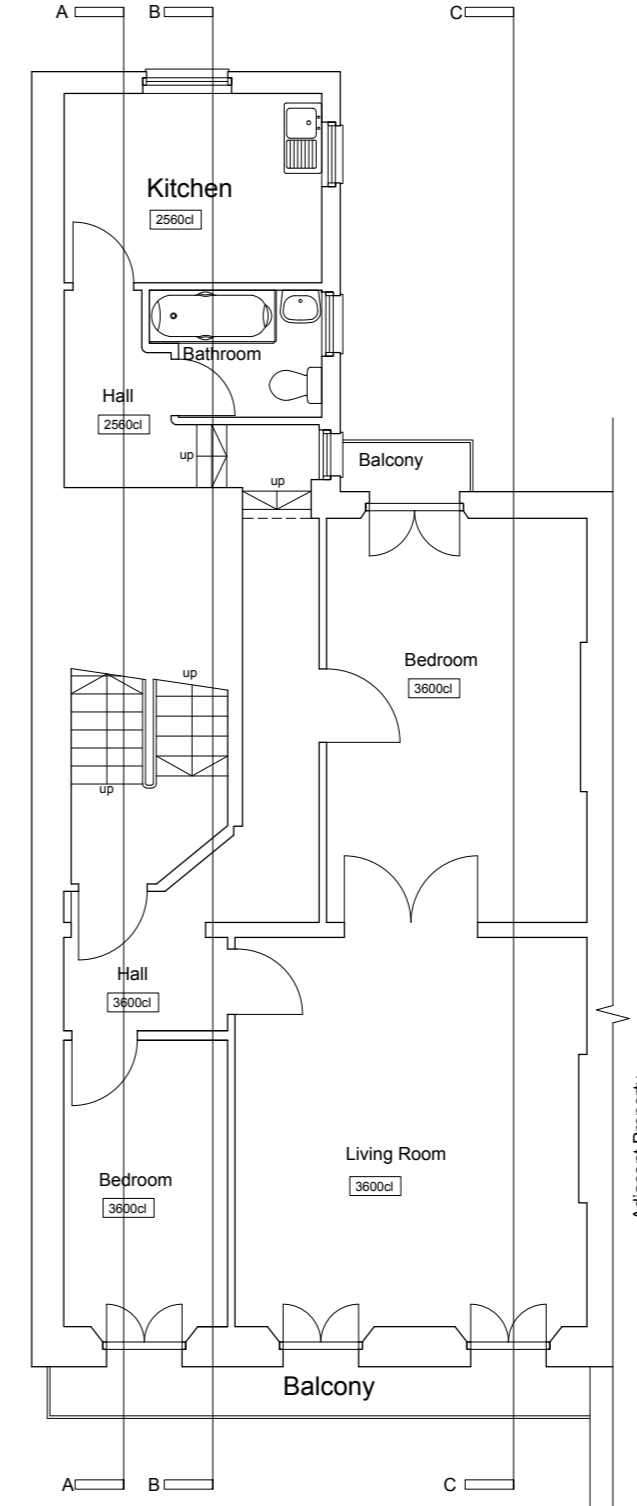
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Lower Ground Floor



Ground Floor



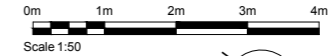
First Floor

P1	First Issue	25/01/18	LS	LH
Rev	Description	Date	Chk	Apr
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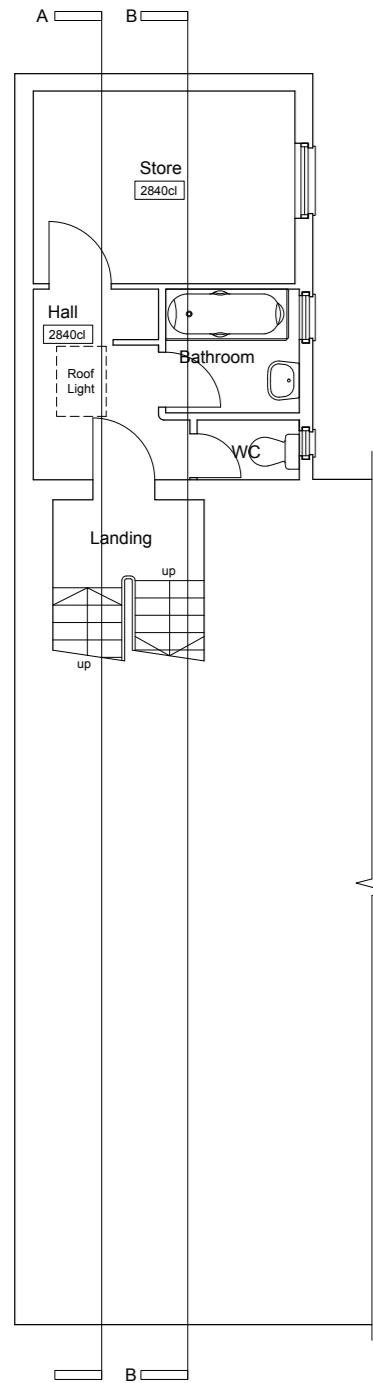


Project:
 1, Tavton Street Refurbishment
 Euston
 London
 WC1H 0BT
 Client:
 Universitt of London

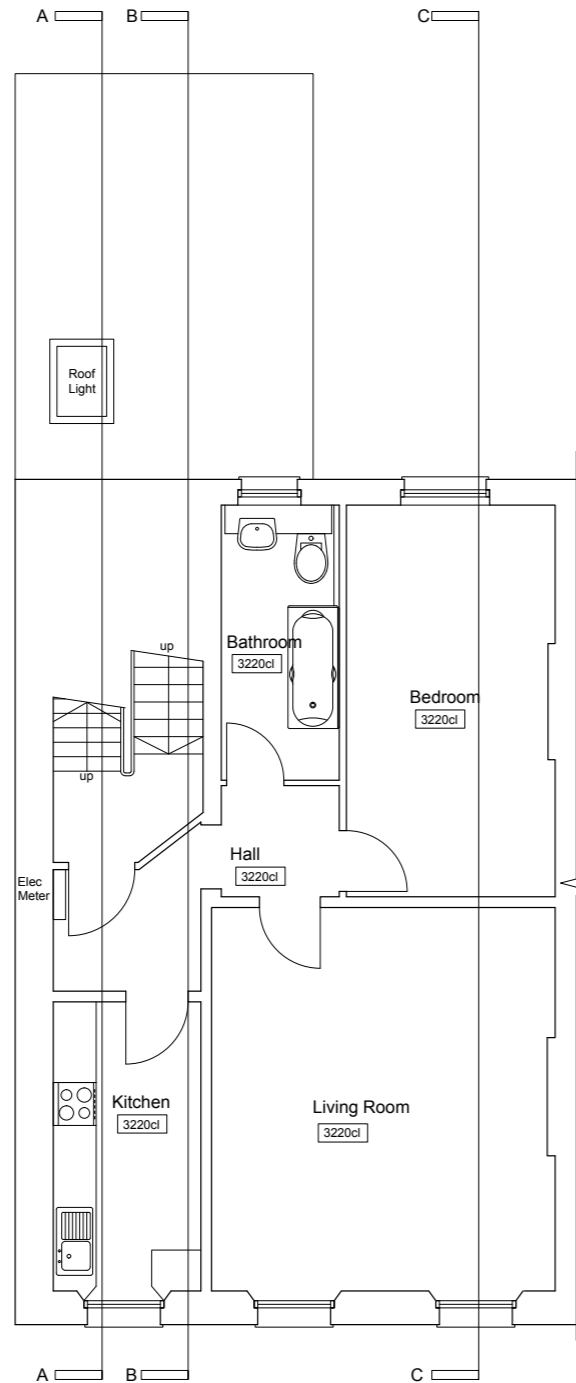
Title:
 Existing Lower Ground, Ground
 First Floor Plans



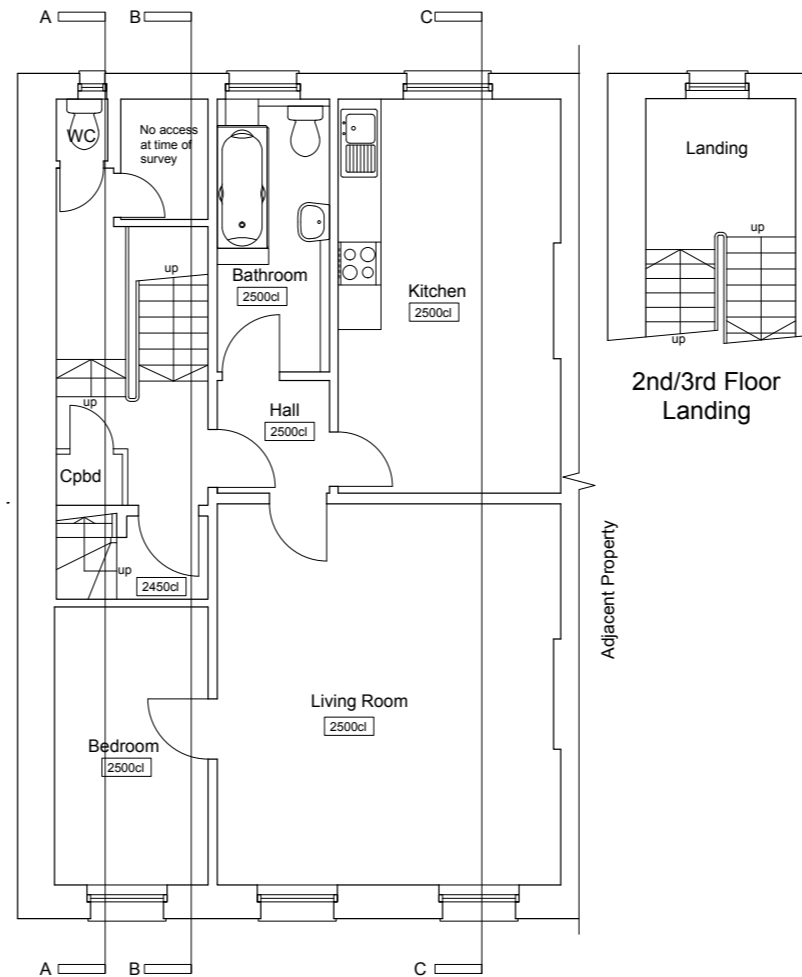
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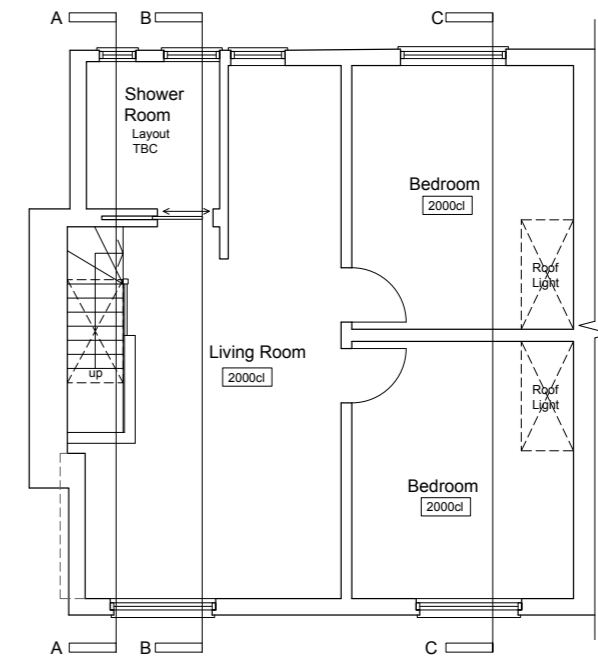
Mezzanine Level



Second Floor



Third Floor



Fourth Floor

P1	First Issue	25/07/18	LS	LH
	New Description		Date	CHK
Project No:	811618	Scale @ A1:	As Indicated	Drawn By:
				LS

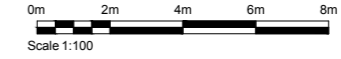


Project:
1, Taviton Street Refurbishment
Euston
London
WC1H 0BT
Client:
University of London

Title:
Existing Second, Third & Fourth
Floor Plans

Drawing Number:
811618-IW-XX-XX-DR-A-1501

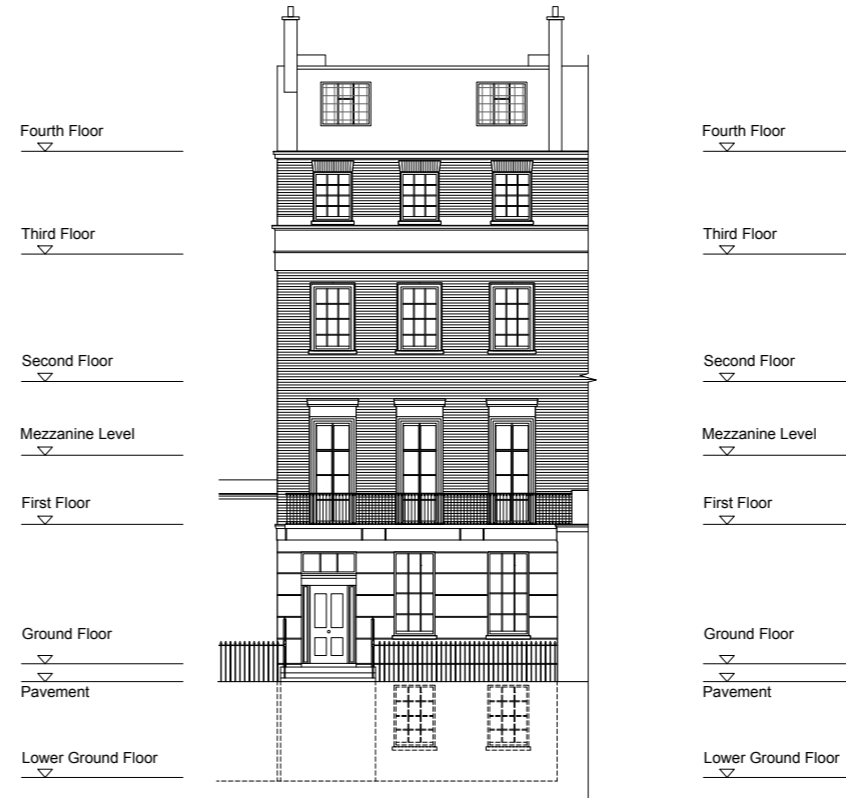
Status:	Purpose of Issue:	Revision:
S2	Information	P1



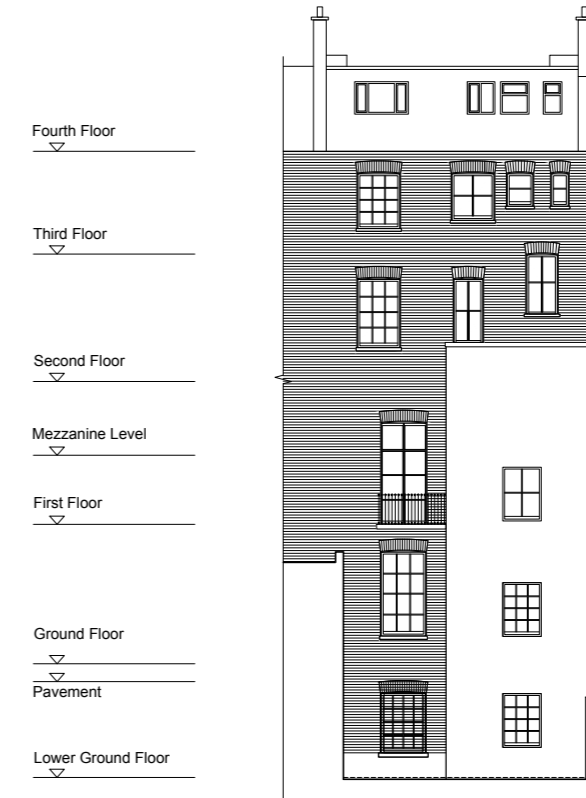
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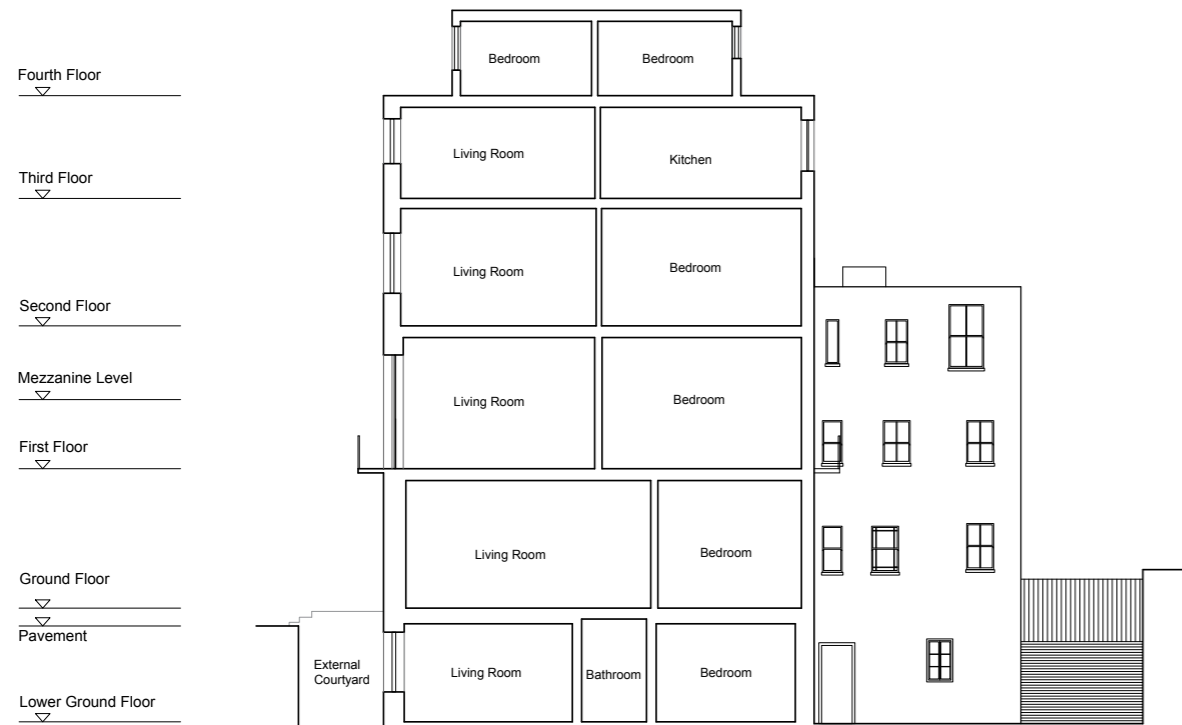
Section A.A



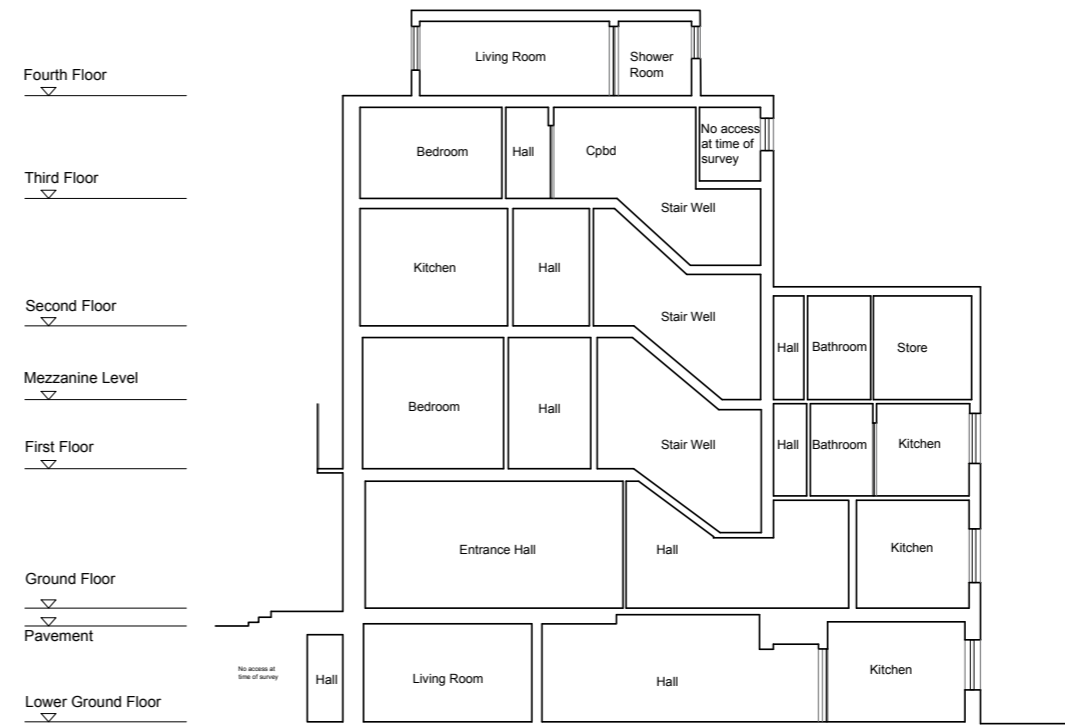
Taviton Street
Front Elevation



Rear
Elevation



Section C.C



Section B.B

P1	First Issue	00/00/00	LS	LS
Rev	Description	Date	LS	AP
Project No:	811618	Scale @ A1:	As Indicated	Drawn By: LS



Project:
1, Taviton Street Refurbishment
Euston
London
WC1H 0BT

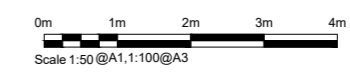
Client:
University of London

Title:
Existing Sections & Elevations

Drawing Number:
811618-IW-XX-XX-DR-A-1502

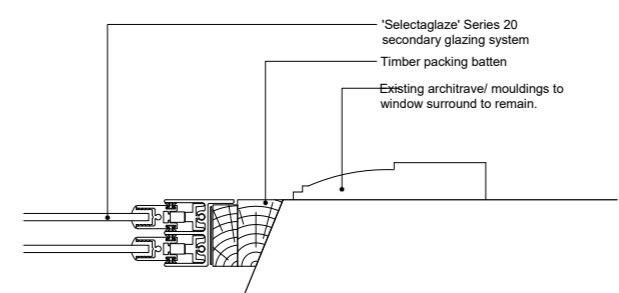
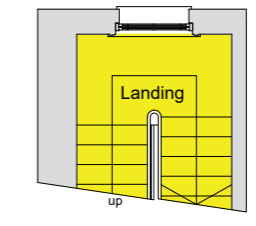
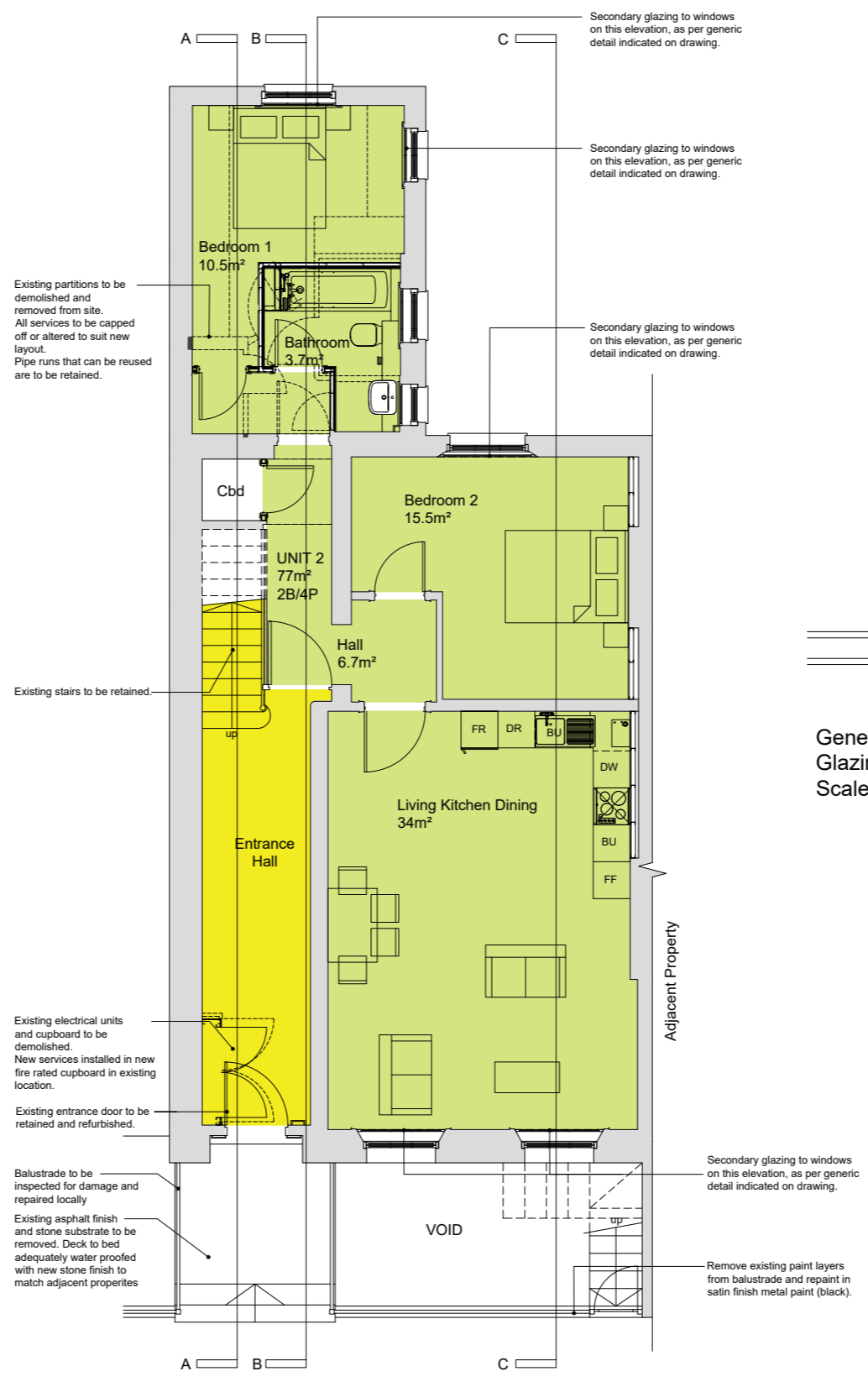
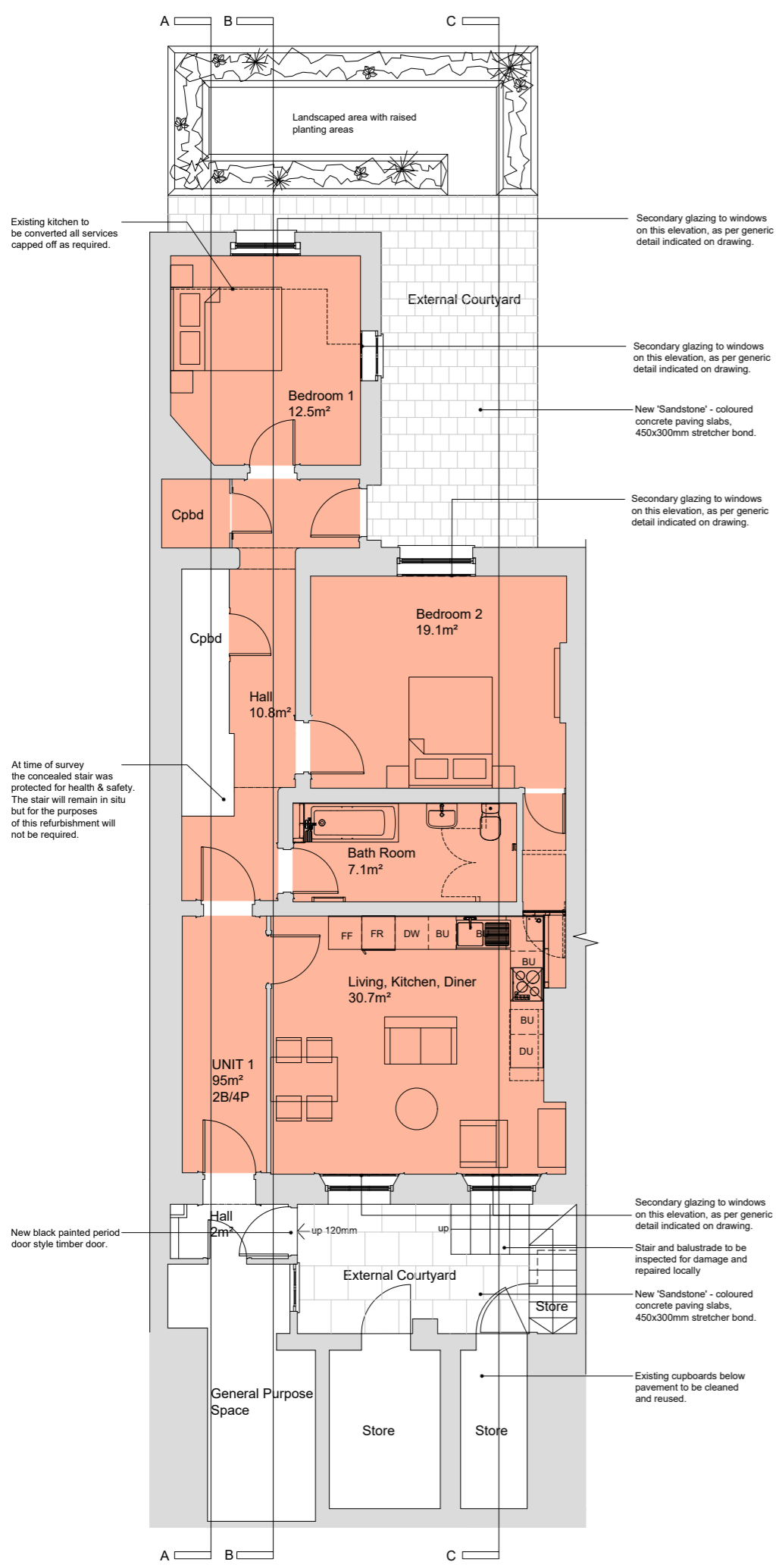
APPENDIX B

Proposed Drawings



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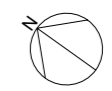
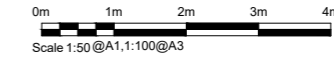
	Landlord / Circulation
	Unit 1 = 2 Bed / 4 Person Flat @ 95m ²
	Unit 2 = 2 Bed / 4 Person Flat @ 77m ²
	Unit 3 = 3 Bed / 4 Person Flat @ 104m ²
	Unit 4 = 2 Person Studio @ 20m ²
	Unit 5 = 2 Bed / 3 Person Flat @ 65m ²
	Unit 6 = 2 Bed / 3 Person Flat @ 61m ²
	Unit 7 = Existing Flat (not in scope)



P3	Revised to suit client comments	16/10/18	LS	LH
P2	Revised to suit Conservation Officer comments	04/10/18	LH	LH
P1	First Issue	07/06/18	LH	LH
Rev	Description	Date	CHK	Apr
Project No:	811618	Scale @ A1:	As Indicated	Drawn By:
				LH

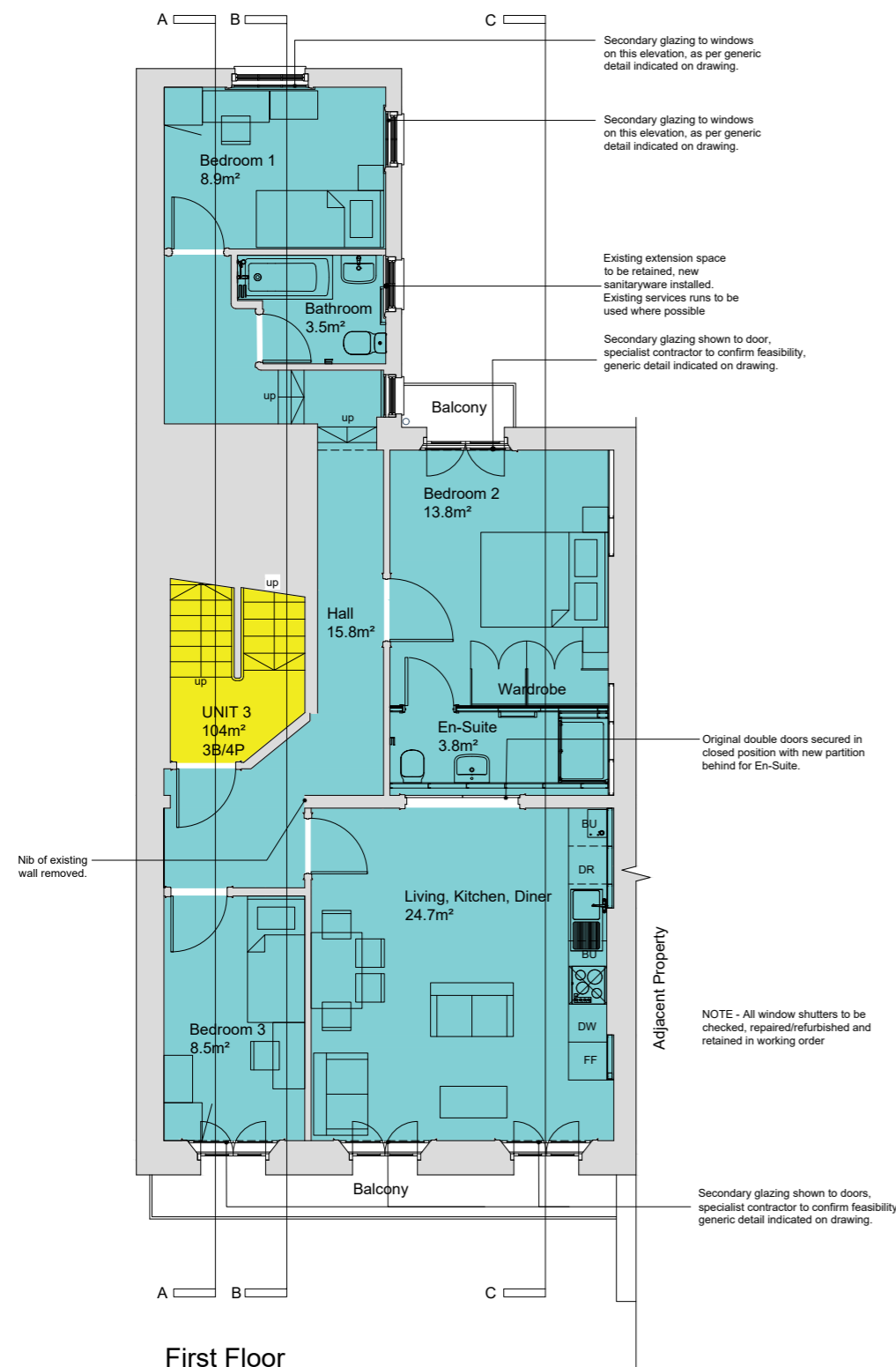
Ingleton Wood
 Property and Construction Consultants
 Trading Office: London
 1, 020 7980 8800
 www.ingletonwood.co.uk

Vision, form and function
 Project:
 1, Tavton Street Refurbishment
 Euston
 London
 WC1H 0BT
 Client:
 University of London
 Title:
 Proposed Lower Grnd, Ground Floor Plans
 Drawing Number:
 TAV-1W-VV-VV-DB-A-2304

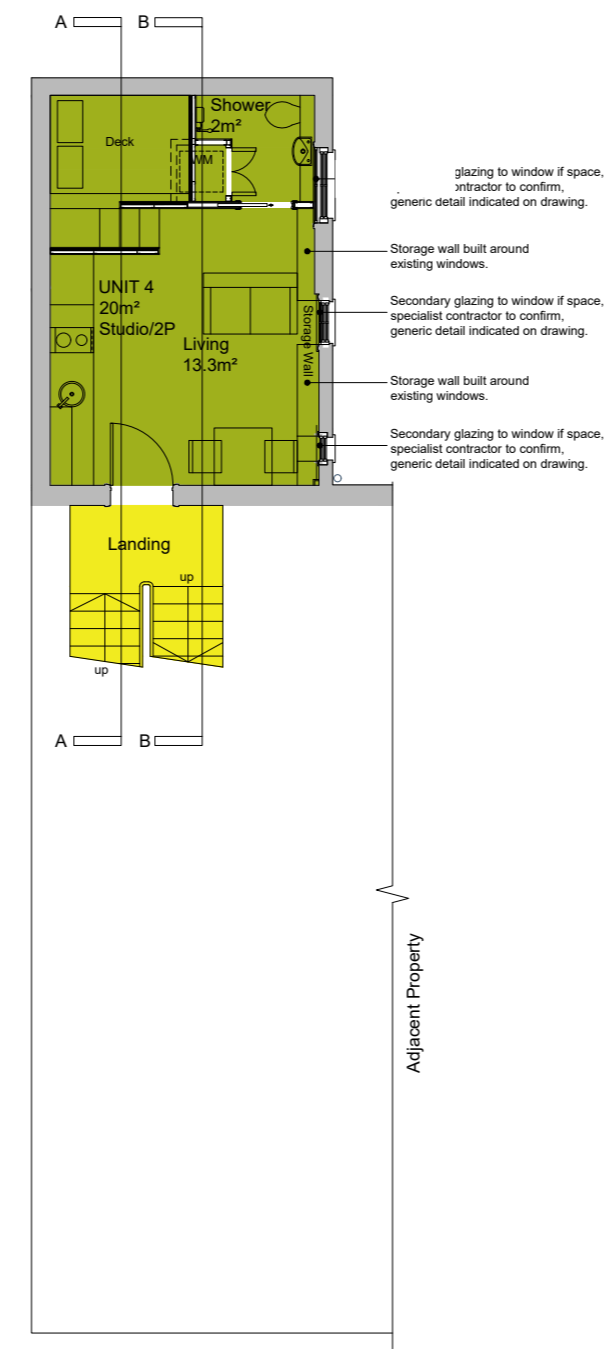


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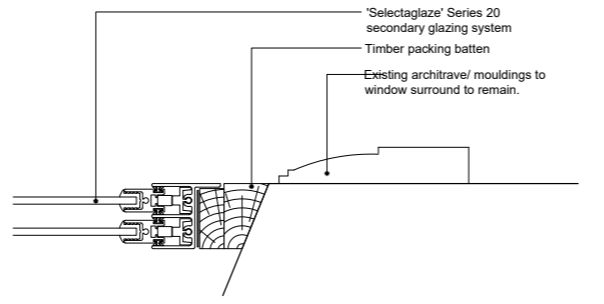
- Landlord / Circulation
- Unit 1 = 2 Bed / 4 Person Flat @ 95m²
- Unit 2 = 2 Bed / 4 Person Flat @ 77m²
- Unit 3 = 3 Bed / 4 Person Flat @ 104m²
- Unit 4 = 2 Person Studio @ 20m²
- Unit 5 = 2 Bed / 3 Person Flat @ 65m²
- Unit 6 = 2 Bed / 3 Person Flat @ 61m²
- Unit 7 = Existing Flat (not in scope)



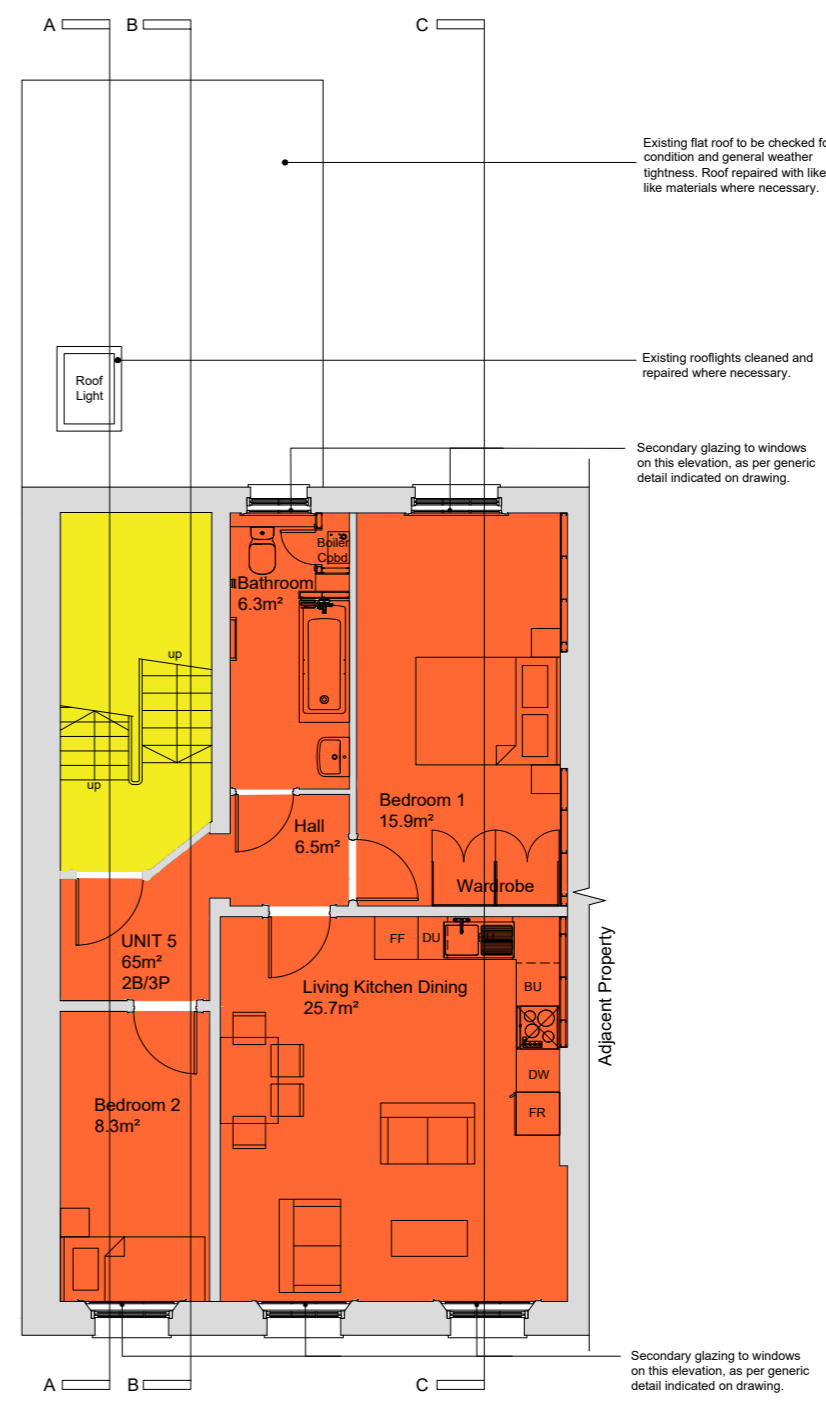
First Floor



1st Floor Mezzanine



Generic Secondary Glazing Jamb Detail Scale 1:2



Second Floor

Rev	Description	Date	CHK	APP
P3	Revised to suit client comments	16/10/18	LS	LH
P2	Revised to suit Conservation Officer comments	04/10/18	LH	LH
P1	First Issue	07/06/18	LH	LH
Project No: 811618		Scale @ A1: As Indicated	Drawn By: LH	



Vision, form and function

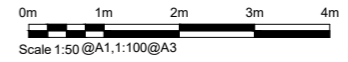
Project:
 1, Taviton Street Refurbishment
 Euston
 London
 WC1H 0BT

Client:
 University of London

Title:
 Proposed 1st, 1st Mezzanine
 Second Floor Plans

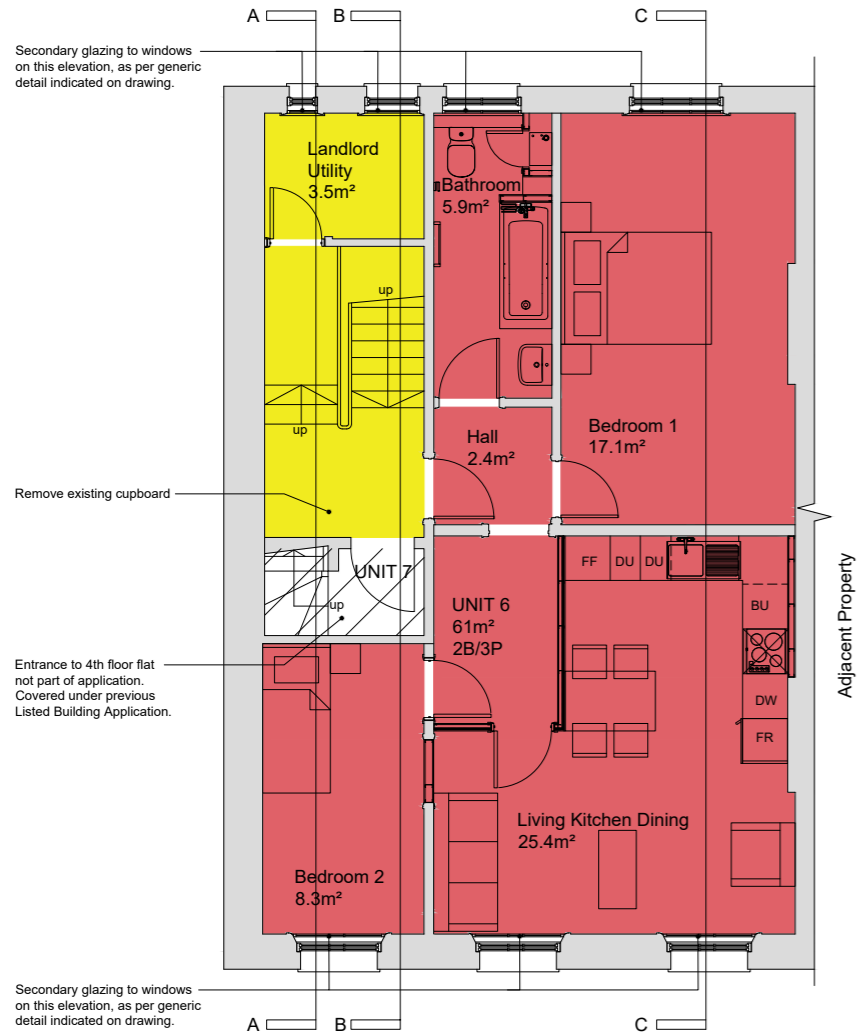
Drawing Number:
 TAV - IW - XX - XX - DR - A - 2302

Status: S2 Purpose of Issue: Information Revision: P3

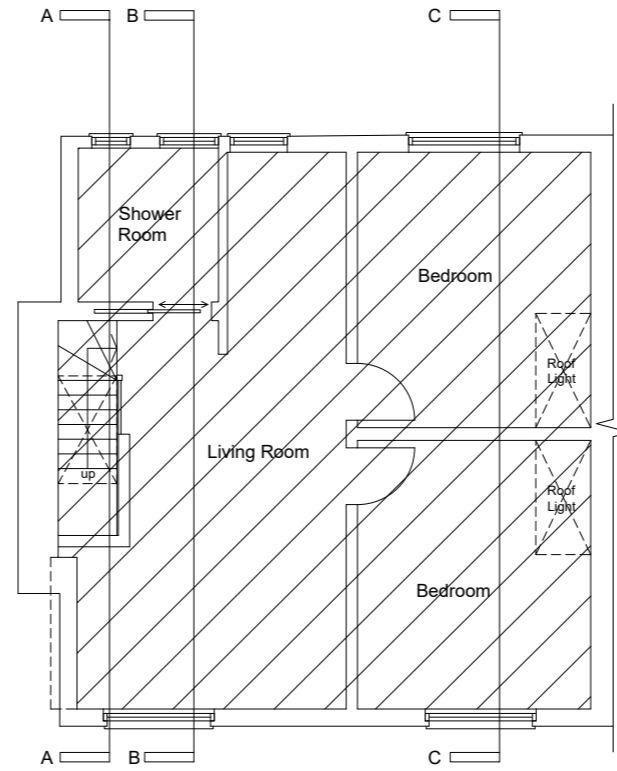


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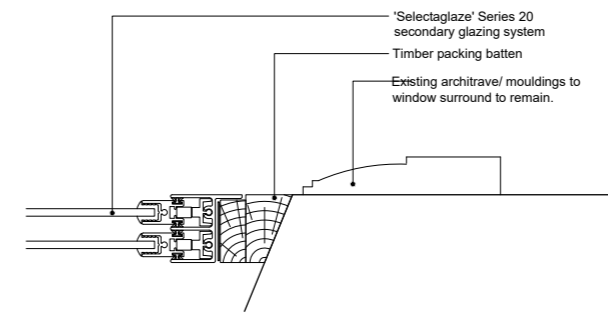
- Landlord / Circulation
- Unit 1 = 2 Bed / 4 Person Flat @ 95m²
- Unit 2 = 2 Bed / 4 Person Flat @ 77m²
- Unit 3 = 3 Bed / 4 Person Flat @ 104m²
- Unit 4 = 2 Person Studio @ 20m²
- Unit 5 = 2 Bed / 3 Person Flat @ 65m²
- Unit 6 = 2 Bed / 3 Person Flat @ 61m²
- Unit 7 = Existing Flat (not in scope)



Third Floor



Fourth Floor



Generic Secondary Glazing Jamb Detail Scale 1:2

P3	Revised to suit client comments	16/10/18	LS	LH	
P2	Revised to suit Conservation Officer comments	04/10/18	LH	LH	
P1	First Issue	07/06/18	LH	LH	
Rev	Description	Date	Chk	Apr	
Project No:	811618	Scale @ A1:	As Indicated	Drawn By:	LH

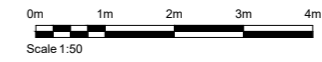


Vision, form and function

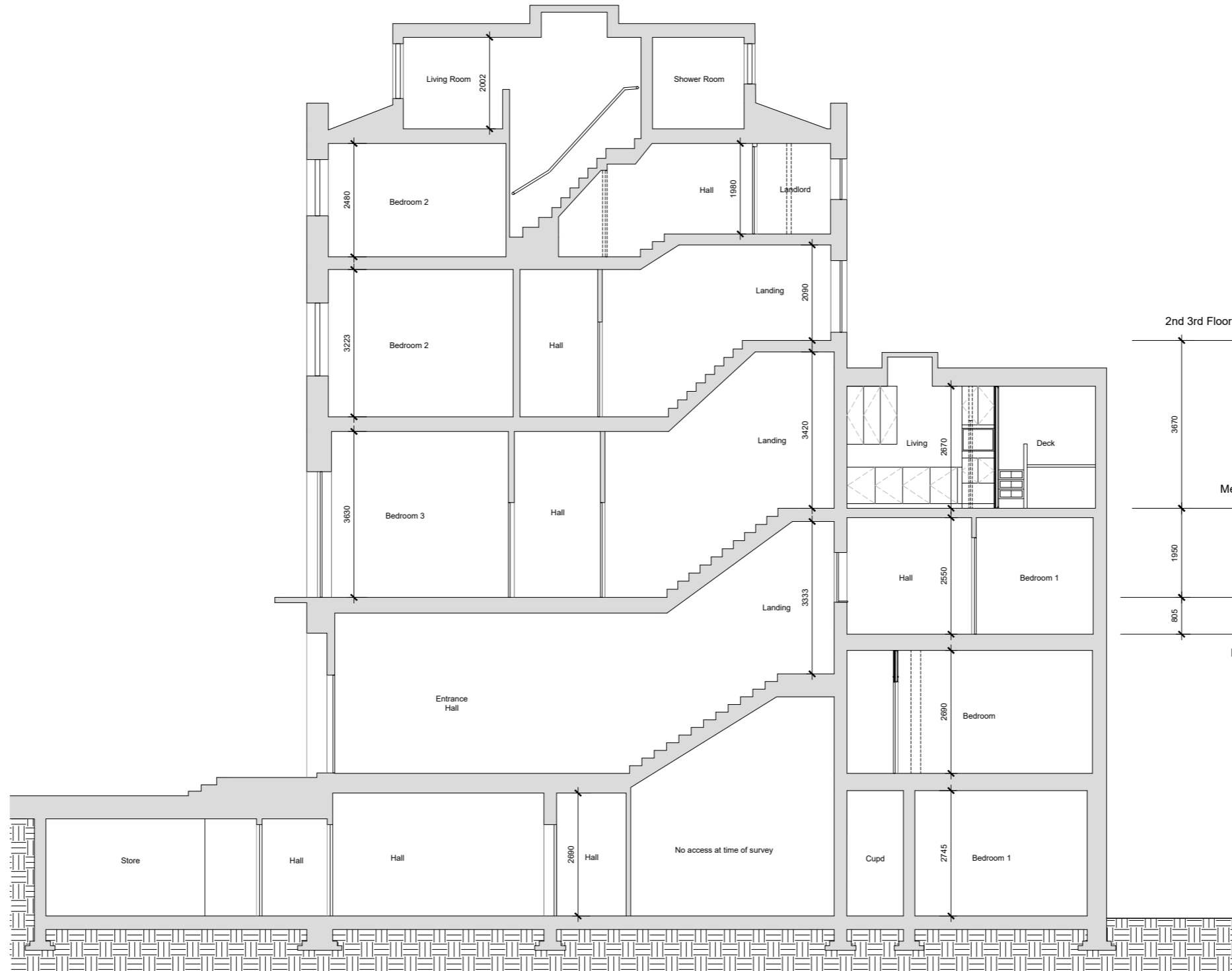
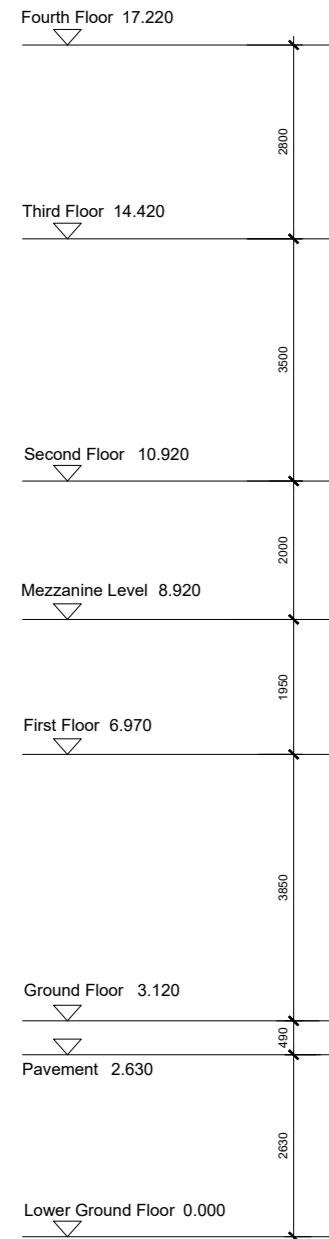
Project:
1, Taviton Street Refurbishment
Euston
London
WC1H 0BT

Client:
University Of London

Title:
Proposed 3rd Floor Plan

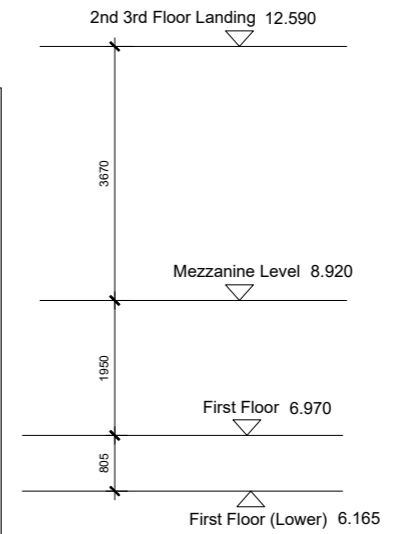


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New internal metal stud partition walls, British Gypsum 70mm Gyplframe 70 S 50 'C' studs at 600 c/c, Isover 25mm APR1200 acoustic insulation between studs. Metal studs indicated, timber may have to be used subject to feedback from conservation officer. Allow for CP backerboard to wet areas with tiling, MR plasterboard in areas with potential condensation eg. kitchens, bathrooms. All dry lining works to NBS K10.

Indicates existing building fabric, exact build up to be confirmed in areas where works are taking place when opening up commences. Method of construction to be agreed with conservation officer.



① Proposed Long Section 1
Scale 1:50
SECTION A-A

P2	Amendments to GA information	02.11.18	LS	LH
P1	Tender Issue	20.09.18	LS	LH
Rev	Description	Date	Chk	Apr
Project No:	811618	Scale @ A1:	As Indicated	Drawn By:
				LS

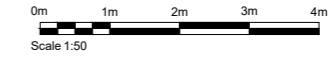


Project:
1, Taviton Street Refurbishment
Euston
London
WC1H 0BT

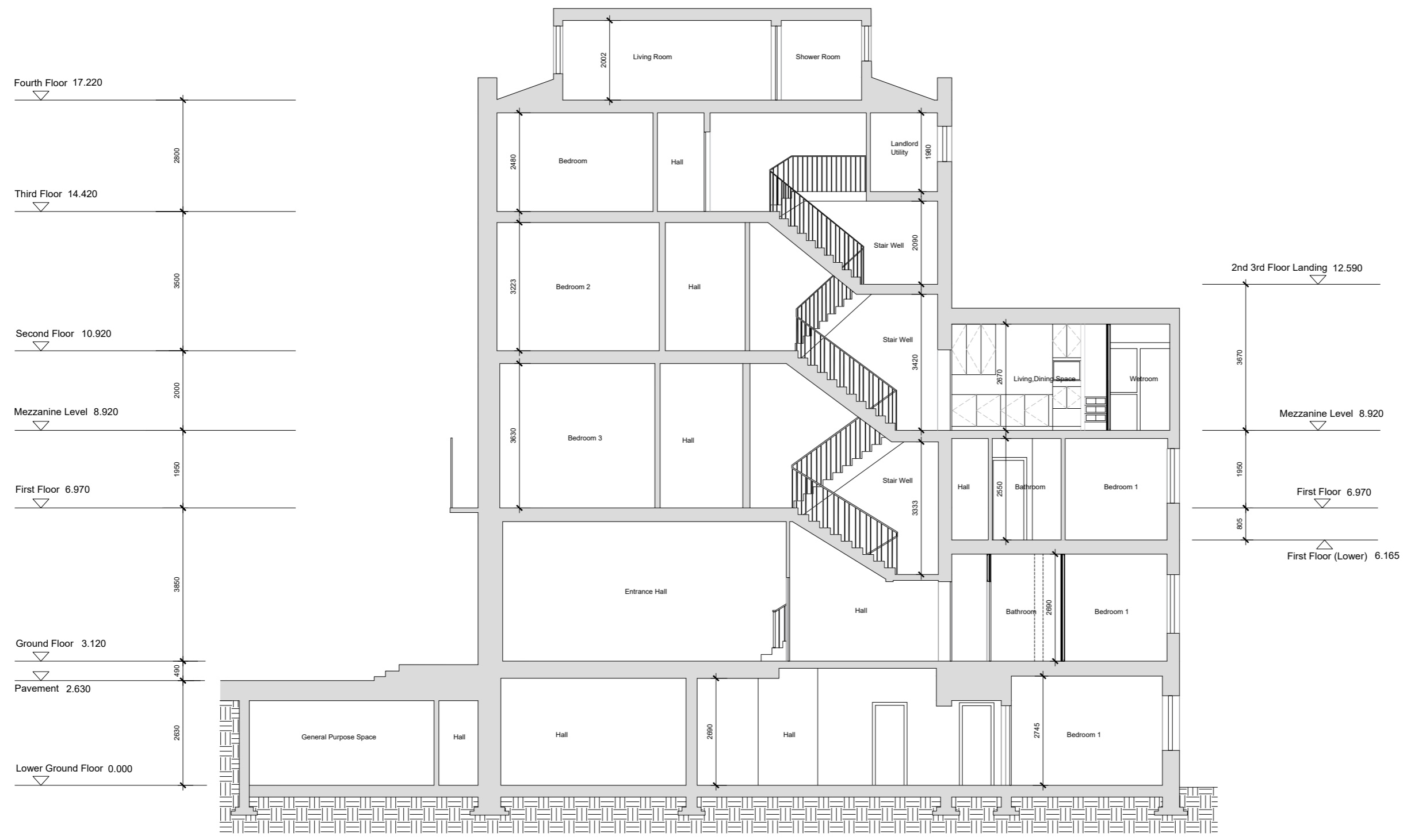
Client:
University of London

Title:
Proposed Long Section 1

Drawing Number:	TAV - IW - XX - XX - DR - A - 2545
Status:	D2
Purpose of Issue:	TENDER
Revision:	P2



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New internal metal stud partition walls, British Gypsum 70mm Gypframe 70 S 50 °C studs at 600 c/c, Isover 25mm APR1200 acoustic insulation between studs. Metal studs indicated, timber may have to be used subject to feedback from conservation officer. Allow for CP backerboard to wet areas with tiling, MR plasterboard in areas with potential condensation eg. kitchens, bathrooms. All dry lining works to NBS K10.

Indicates existing building fabric, exact build up to be confirmed in areas where works are taking place when opening up commences. Method of construction to be agreed with conservation officer.

1 Existing Long Section 2
Scale 1:50

SECTION B-B

P2	Amendments to GA information	02.11.18	LS	LH
P1	Tender Issue	20.09.18	LS	LH
Rev	Description	Date	Chk	Appr
Project No:	811618	Scale @ A1:	As Indicated	Drawn By:
				LH



Vision, form and function

Project:
1, Taviston Street Refurbishment
Euston
London
WC1H 0BT

Client:
University of London

Title:
Proposed Long Section 2

Drawing Number:
TAV - IW - XX - XX - DR - A - 2546

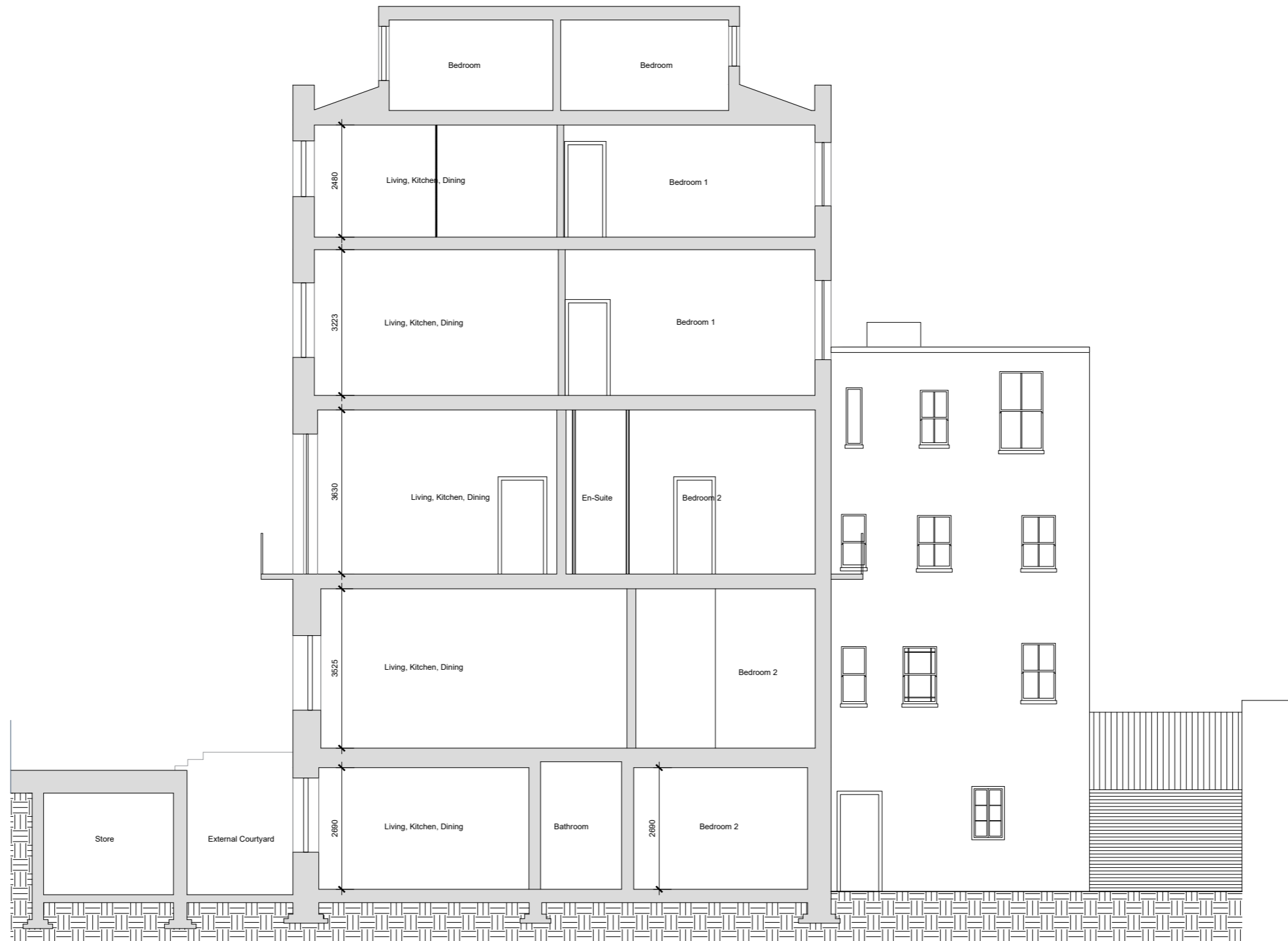
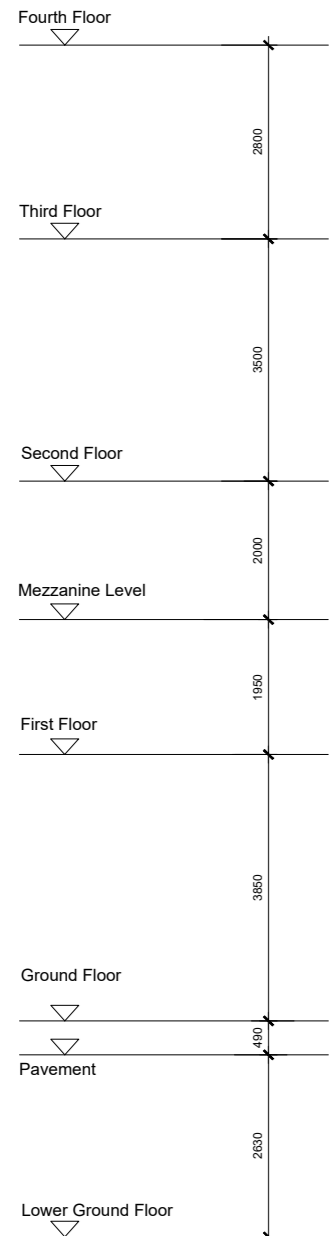
Status:	Purpose of Issue:	Revision:
D2	TENDER	P2



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New internal metal stud partition walls, British Gypsum 70mm Gyframe 70 S 50 °C studs at 600 c/c, Isover 25mm APR1200 acoustic insulation between studs. Metal studs indicated, timber may have to be used subject to feedback from conservation officer. Allow for CP backerboard to wet areas with tiling, MR plasterboard in areas with potential condensation eg. kitchens, bathrooms. All dry lining works to NBS K10.

Indicates existing building fabric, exact build up to be confirmed in areas where works are taking place when opening up commences. Method of construction to be agreed with conservation officer.



1 Existing Long Section 3
Scale 1:50

SECTION C-C

P2	Amendments to GA information	02.11.18	LS	LH
P1	Tender Issue	20.09.18	LS	LH
Rev	Description	Date	Chk	App
Project No:	Scale @ A1:	Drawn By:		
811618	As Indicated	LH		



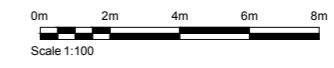
Vision, form and function
Project:
1, Tavistock Street Refurbishment
Euston
London
WC1H 0BT

Client:
University of London

Title:
Proposed Long Section 3

Drawing Number:
TAV- IW - XX - XX - DR - A - 2547

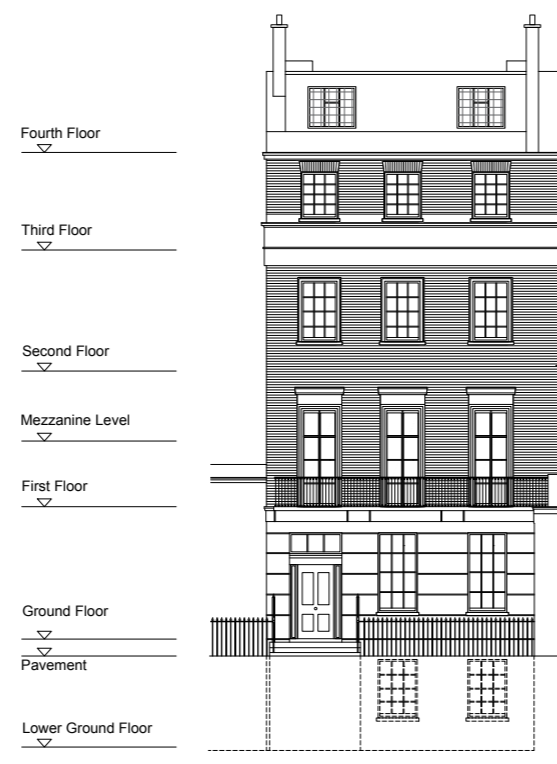
Status:	Purpose of Issue:	Revision:
D2	TENDER	P2



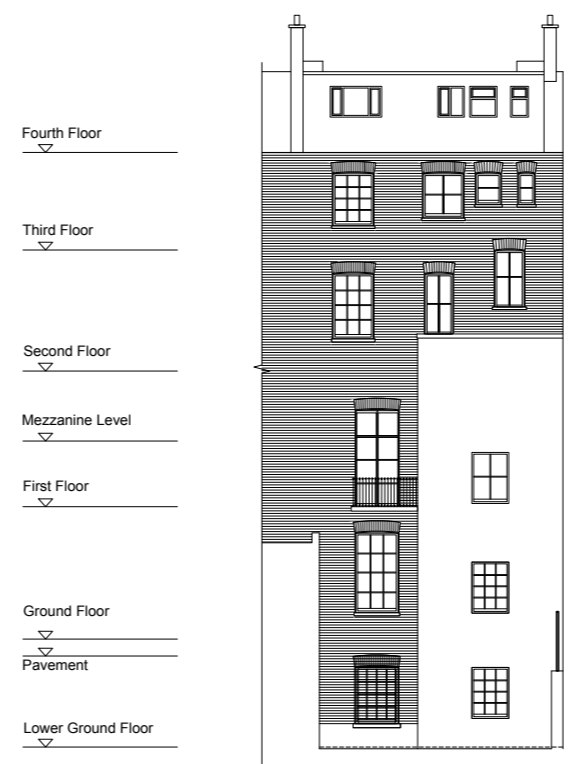
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Taviton Street
Front Elevation



Rear
Elevation

P1	First Issue	07/06/18	LH	LH
New Description		Date	Chk	App
Project No:	Scale @ A1:	Drawn By:		
811618	As Indicated	LH		



Vision, form and function

Project:
1, Taviton Street Refurbishment
Euston
London
WC1H 0BT

Client:
University of London

Title:
Proposed Elevations

Drawing Number:
TAV - IW - XX - XX - DR - A - 2330

Status:	Purpose of Issue:	Revision:
S2	Information	P1

