

job no.

DRAWING ISSUE SHEET

73

P- Planning D- Discussion C- Construction I- Information £- Pricing

project 113 Albert Street, NW1 7NB

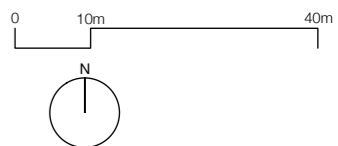
drawing no.	title	size	scale	P- Planning			
				25-Sept-18	06-Nov-18	11-Dec-18	18-March-19
				◇	◇	◇	◇
			PDF				
			DWG				
			Purpose	P	P	P	P
PD00	Location Map	A3	1:1000	X			X
PD01	GF Existing	A3	1:50	X			X
PD02	B1 Existing	A3	1:50	X			X
PD03	Elevations Existing	A3	1:100	X			A
PD04	GF Demolition	A3	1:50	X			X
PD05	B1 Demolition	A3	1:50	X		A	B
PD06	Elevations Demolition	A3	1:100	X			A
PD07	GF Proposed	A3	1:50	X			A
PD08	B1 Proposed	A3	1:50	X		A	B
PD09	Rear Elevation Proposed	A3	1:50	X			A
PD10	Lightwell Stairs Replacement	A3	1:25	X			X
PD11	Gate Width Increase	A3	1:25	X			X
PD12	Proposed Window Replacement	A3	1:100	X		A	
PD13	Internal Level Comparison	A3	1:25		X		X
PD14	Proposed Damp-proofing measures	A3	1:25		X		X

Project name **113 Albert Street
NW1 7NB, London**
Job no. **073**
Clients **Mr Ottolenghi & Mr. Allen**

Drawing name **Location Map**
Drawing no. **PD00**
Issue **Planning & Listed Building**
Date **25/09/18**
Scale @ Format **1:1000 @A3**
Drawn/Checked **AA/BS**
CAD reference **073_113 Albert Street**

Notes

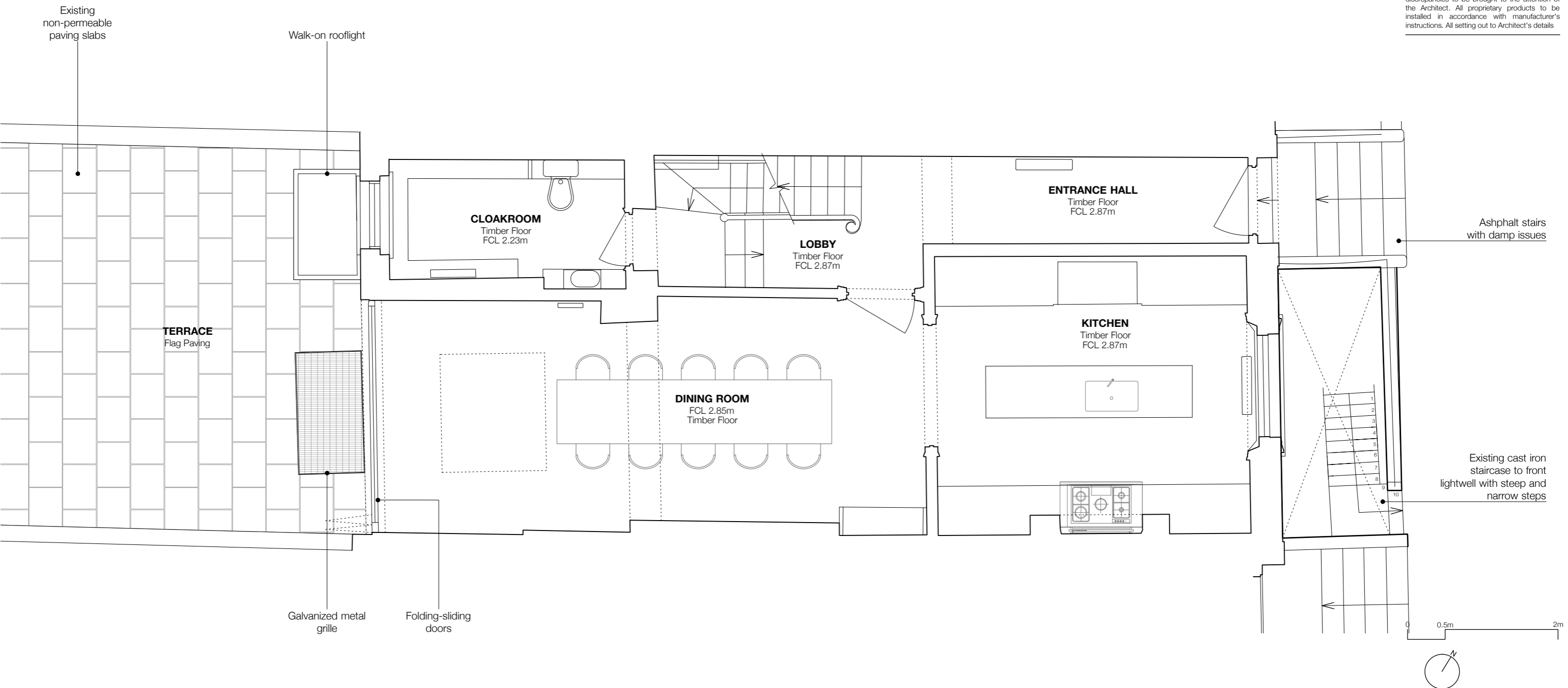
Do not scale this drawing. All dimensions are in millimeters unless noted otherwise. All dimensions to be checked on site. Any discrepancies to be brought to the attention of the Architect. All proprietary products to be installed in accordance with manufacturer's instructions. All setting out to Architect's details



Project name	113 Albert Street NW1 7NB, London
Job no.	073
Clients	Mr Ottolenghi & Mr. Allen
Drawing name	Ground Floor Existing
Drawing no.	PD01
Issue	Planning & Listed Building
Date	25/09/18
Scale @ Format	1:50 @A3
Drawn/Checked	AA/BS
CAD reference	073_113 Albert Street

Notes

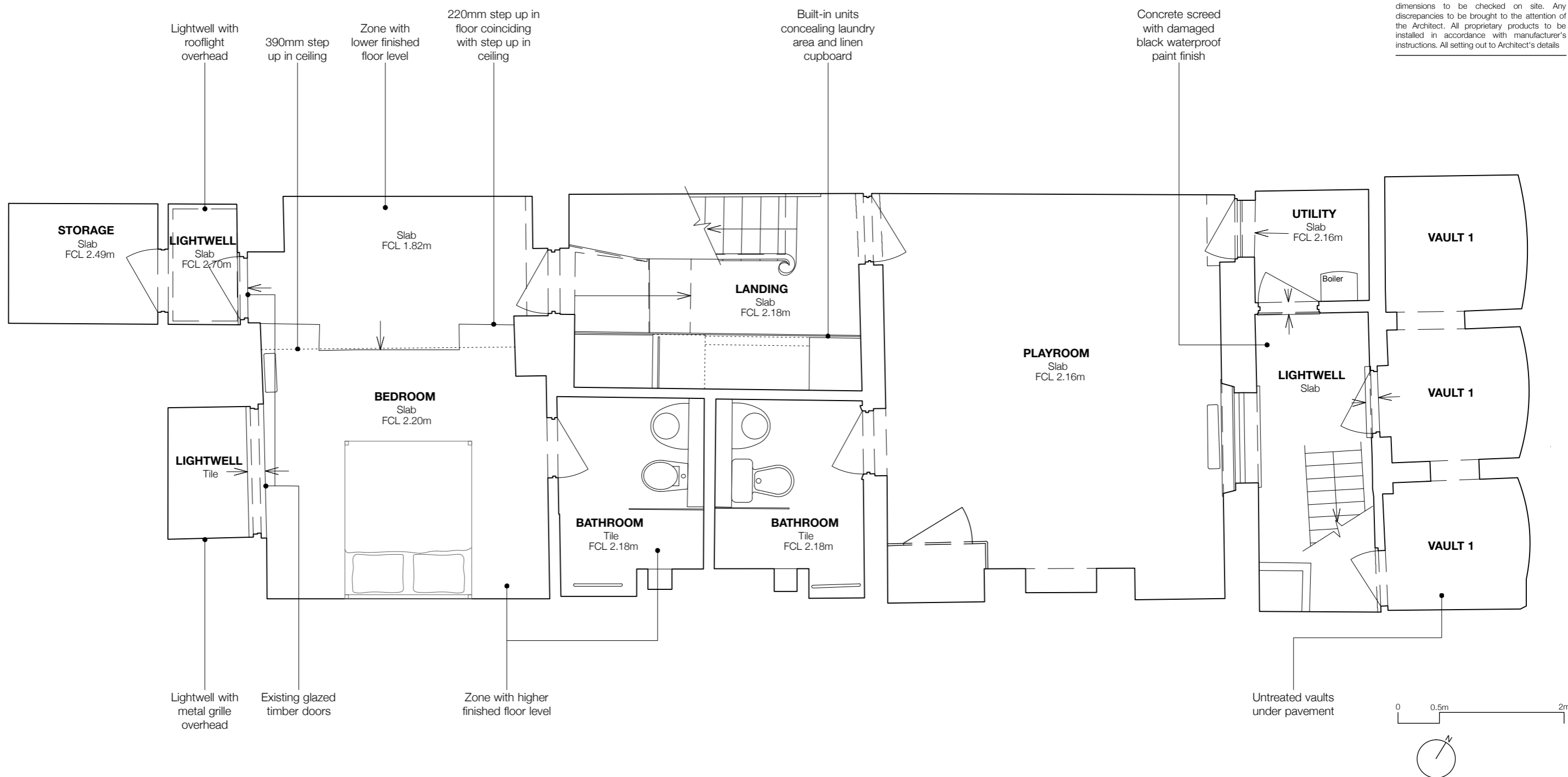
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Project name	113 Albert Street NW1 7NB, London
Job no.	073
Clients	Mr Ottolenghi & Mr. Allen
Drawing name	Lower Ground Existing
Drawing no.	PD02
Issue	Planning & Listed Building
Date	25/09/18
Scale @ Format	1:50 @A3
Drawn/Checked	AA/BS
CAD reference	073_113 Albert Street

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Project name 113 Albert Street
 NW1 7NB, London
 Job no. 073
 Clients Mr Ottolenghi & Mr. Allen

Drawing name Elevations Existing
 Drawing no. PD03 Refv A
 Issue Planning & Listed Building
 Date 25/09/18
 Scale @ Format 1:100 @A3
 Drawn/Checked AA/BS
 CAD reference 073_113 Albert Street

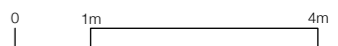
Notes
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Revisions
 A 18/03/19
 1F French window glazing bars shown

FRONT ELEVATION



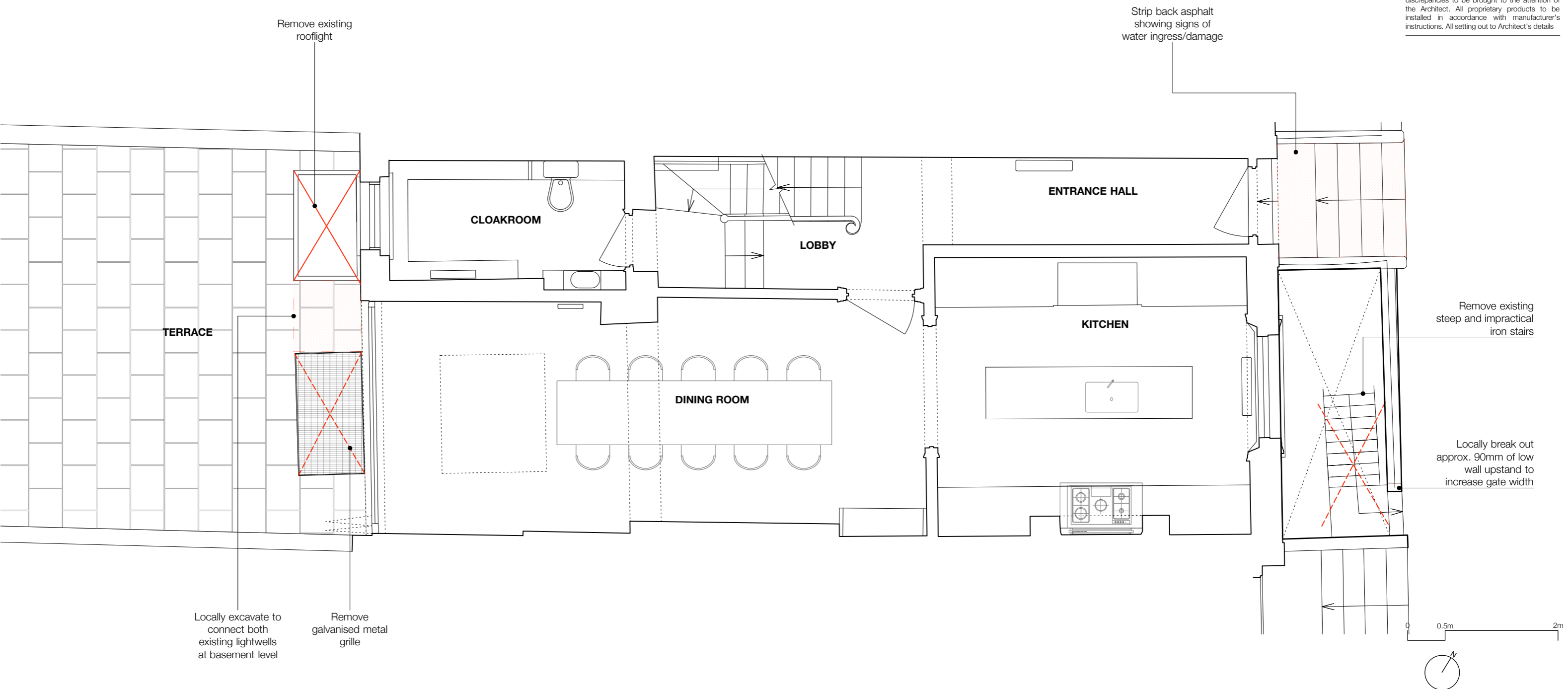
REAR ELEVATION



Project name	113 Albert Street NW1 7NB, London
Job no.	073
Clients	Mr Ottolenghi & Mr. Allen
Drawing name	Ground Floor Demolition
Drawing no.	PD04
Issue	Planning & Listed Building
Date	24/09/18
Scale @ Format	1:50 @A3
Drawn/Checked	AA/BS
CAD reference	073_113 Albert Street

Notes

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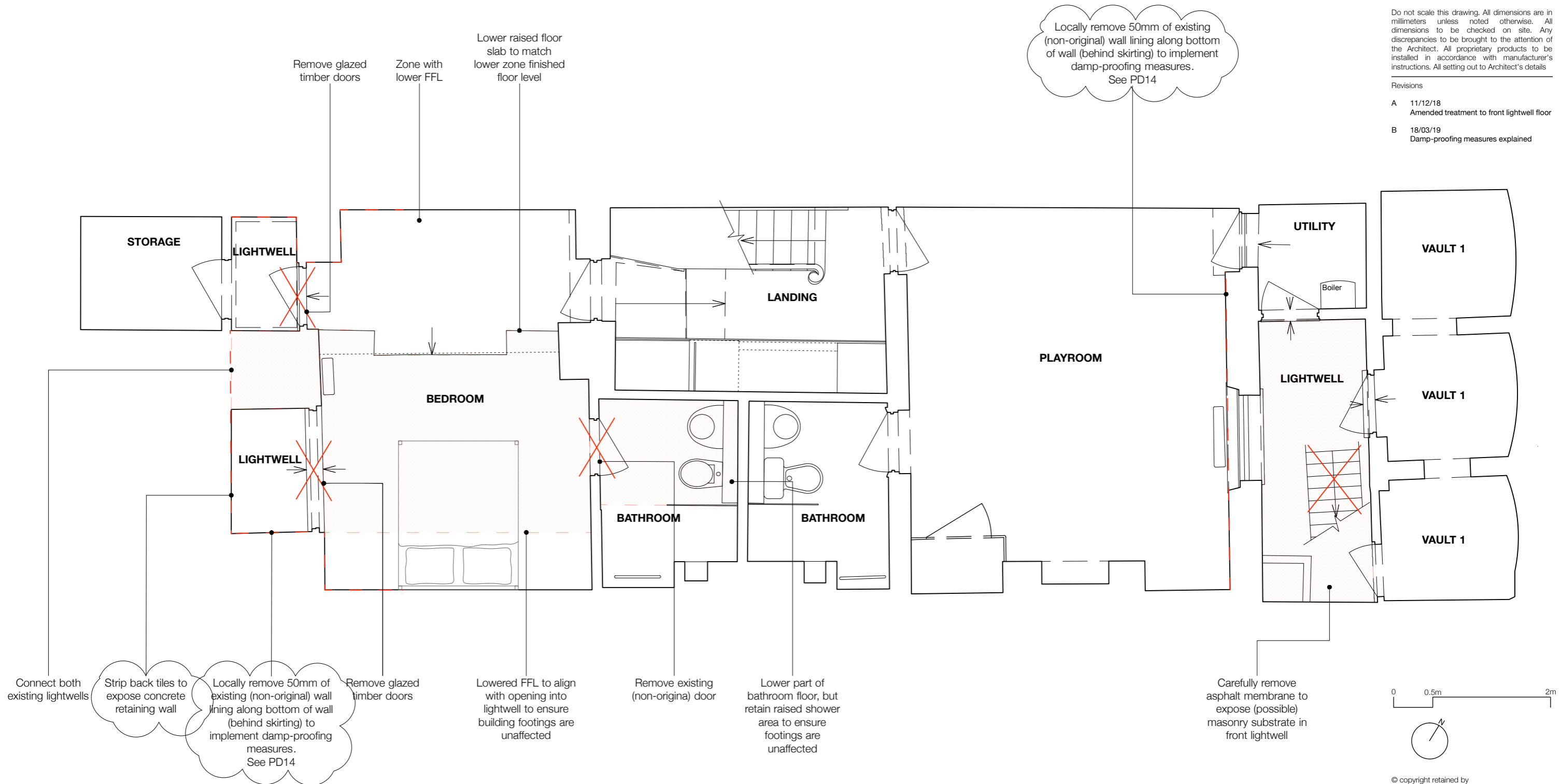
Project name	113 Albert Street NW1 7NB, London
Job no.	073
Clients	Mr Ottolenghi & Mr. Allen
Drawing name	Lower Ground Demolition
Drawing no.	PD05 Rev B
Issue	Planning & Listed Building
Date	25/09/18
Scale @ Format	1:50 @A3
Drawn/Checked	AA/BS
CAD reference	073_113 Albert Street

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Revisions

A	11/12/18 Amended treatment to front lightwell floor
B	18/03/19 Damp-proofing measures explained



Project name 113 Albert Street
 NW1 7NB, London
 Job no. 073
 Clients Mr Ottolenghi & Mr. Allen

Drawing name Elevations Demolition
 Drawing no. PD06 Rev A
 Issue Planning & Listed Building
 Date 25/09/18
 Scale @ Format 1:100 @A3
 Drawn/Checked AA/BS
 CAD reference 073_113 Albert Street

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Revisions

A 18/03/19
 1F existing French window glazing bars shown

FRONT ELEVATION



Add 1no. picket to gate See PD11

Remove impractical cast iron steps into lightwell

Strip back asphalt showing signs of water ingress/damage

REAR ELEVATION



Remove existing timber doors

Excavate to connect both lightwells

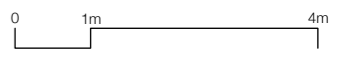
Remove existing timber doors

Remove existing lightwell covers

Ground Floor FFL +3.379m

Bedroom Higher FFL +3.131m

Bedroom Lower FFL +3.110m



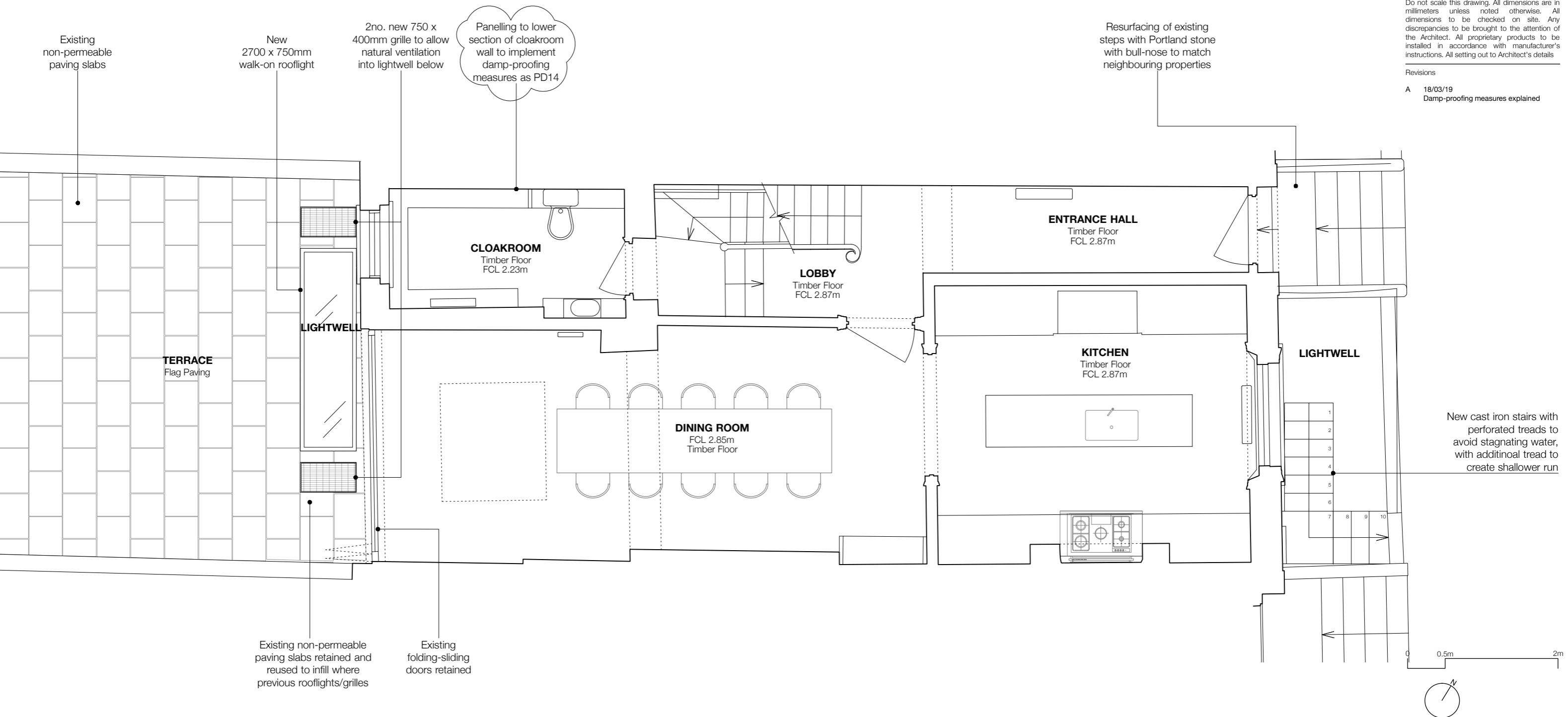
Project name	113 Albert Street NW1 7NB, London
Job no.	073
Clients	Mr Ottolenghi & Mr. Allen
Drawing name	Ground Floor Proposed
Drawing no.	PD07 Rev A
Issue	Planning & Listed Building
Date	25/09/18
Scale @ Format	1:50 @A3
Drawn/Checked	AA/BS
CAD reference	073_113 Albert Street

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Revisions

A	18/03/19	Damp-proofing measures explained
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New cast iron stairs with perforated treads to avoid stagnating water, with additional tread to create shallower run



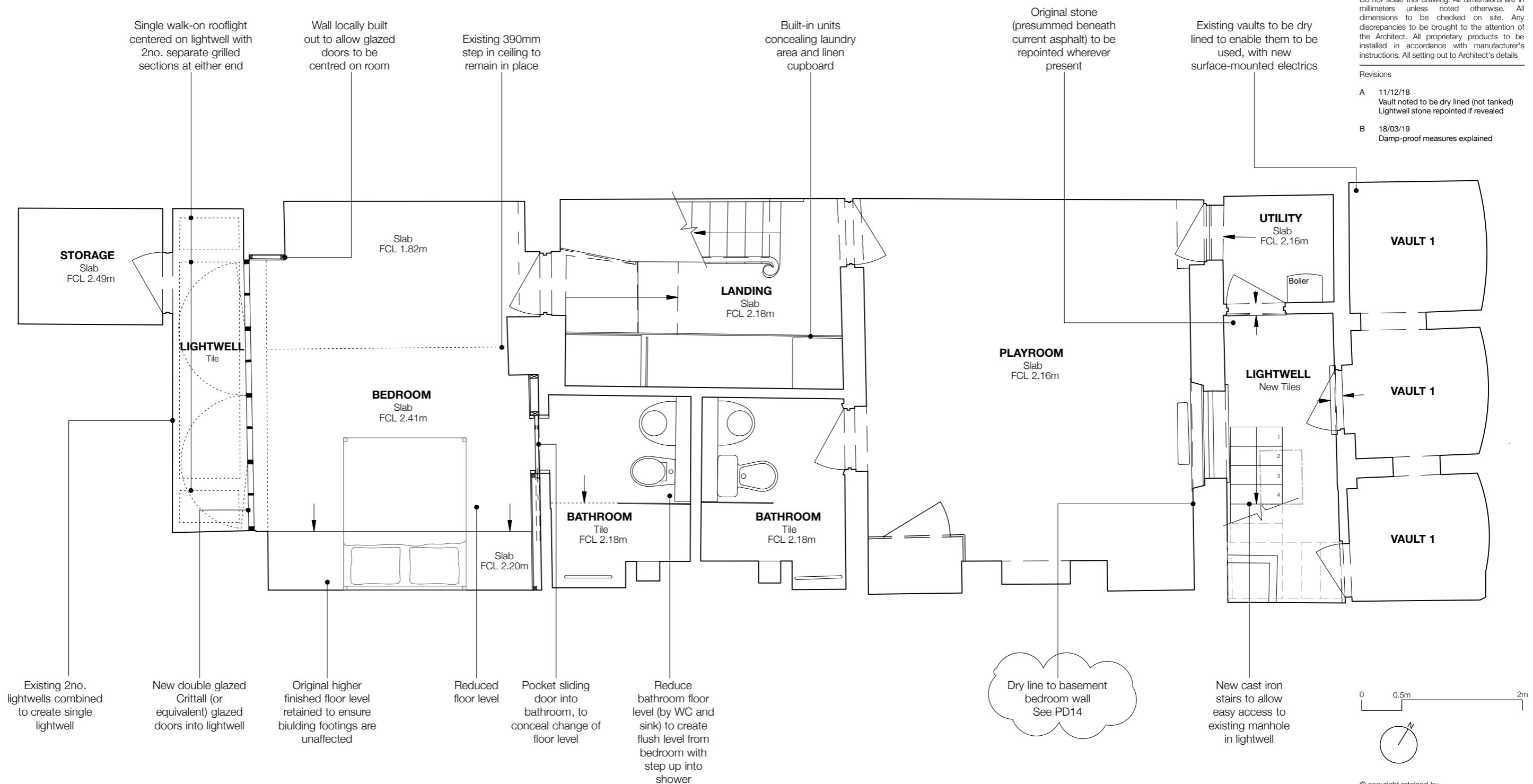
Project name	113 Albert Street NW1 7NB, London
Job no.	073
Clients	Mr Ottolenghi & Mr. Allen
Drawing name	Basement Proposed
Drawing no.	PD08 Rev B
Issue	Planning & Listed Building
Date	06/11/18
Scale @ Format	1:50 @A3
Drawn/Checked	AA/BS
CAD reference	073_113 Albert Street

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Revisions

- A 11/12/18
Vault noted to be dry lined (not tanked)
Lightwell stone repointed if revealed
- B 18/03/19
Damp-proof measures explained



Single walk-on rooflight centered on lightwell with 2no. separate gridded sections at either end

Wall locally built out to allow glazed doors to be centred on room

Existing 390mm step in ceiling to remain in place

Built-in units concealing laundry area and linen cupboard

Original stone (presumed beneath current asphalt) to be repointed wherever present

Existing vaults to be dry lined to enable them to be used, with new surface-mounted electrics

STORAGE
Slab
FCL 2.49m

LIGHTWELL
Tile

BEDROOM
Slab
FCL 2.41m

Slab
FCL 1.82m

LANDING
Slab
FCL 2.18m

PLAYROOM
Slab
FCL 2.16m

UTILITY
Slab
FCL 2.16m

LIGHTWELL
New Tiles

VAULT 1

VAULT 1

VAULT 1

BATHROOM
Tile
FCL 2.18m

BATHROOM
Tile
FCL 2.18m

Slab
FCL 2.20m

Existing 2no. lightwells combined to create single lightwell

New double glazed Crittall (or equivalent) glazed doors into lightwell

Original higher finished floor level retained to ensure building footings are unaffected

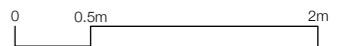
Reduced floor level

Pocket sliding door into bathroom, to conceal change of floor level

Reduce bathroom floor level (by WC and sink) to create flush level from bedroom with step up into shower

Dry line to basement bedroom wall See PD14

New cast iron stairs to allow easy access to existing manhole in lightwell



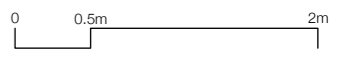
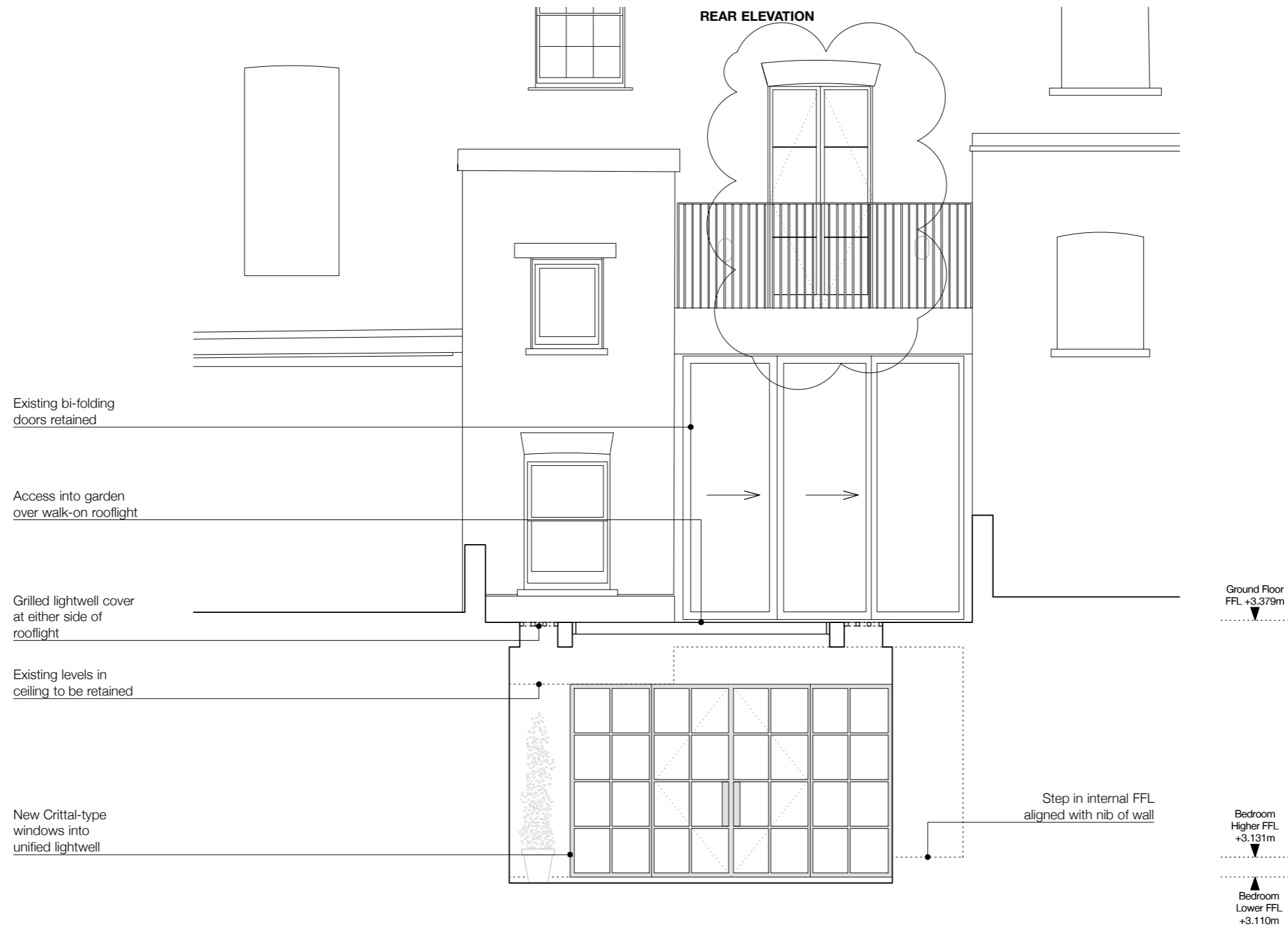
Project name 113 Albert Street
 NW1 7NB, London
 Job no. 073
 Clients Mr Ottolenghi & Mr. Allen
 Drawing name Rear Elevation Proposed
 Drawing no. PD09 Rev A
 Issue Planning & Listed Building
 Date 25/09/18
 Scale @ Format 1:50 @A3
 Drawn/Checked AA/BS
 CAD reference 073_113 Albert Street

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Revisions

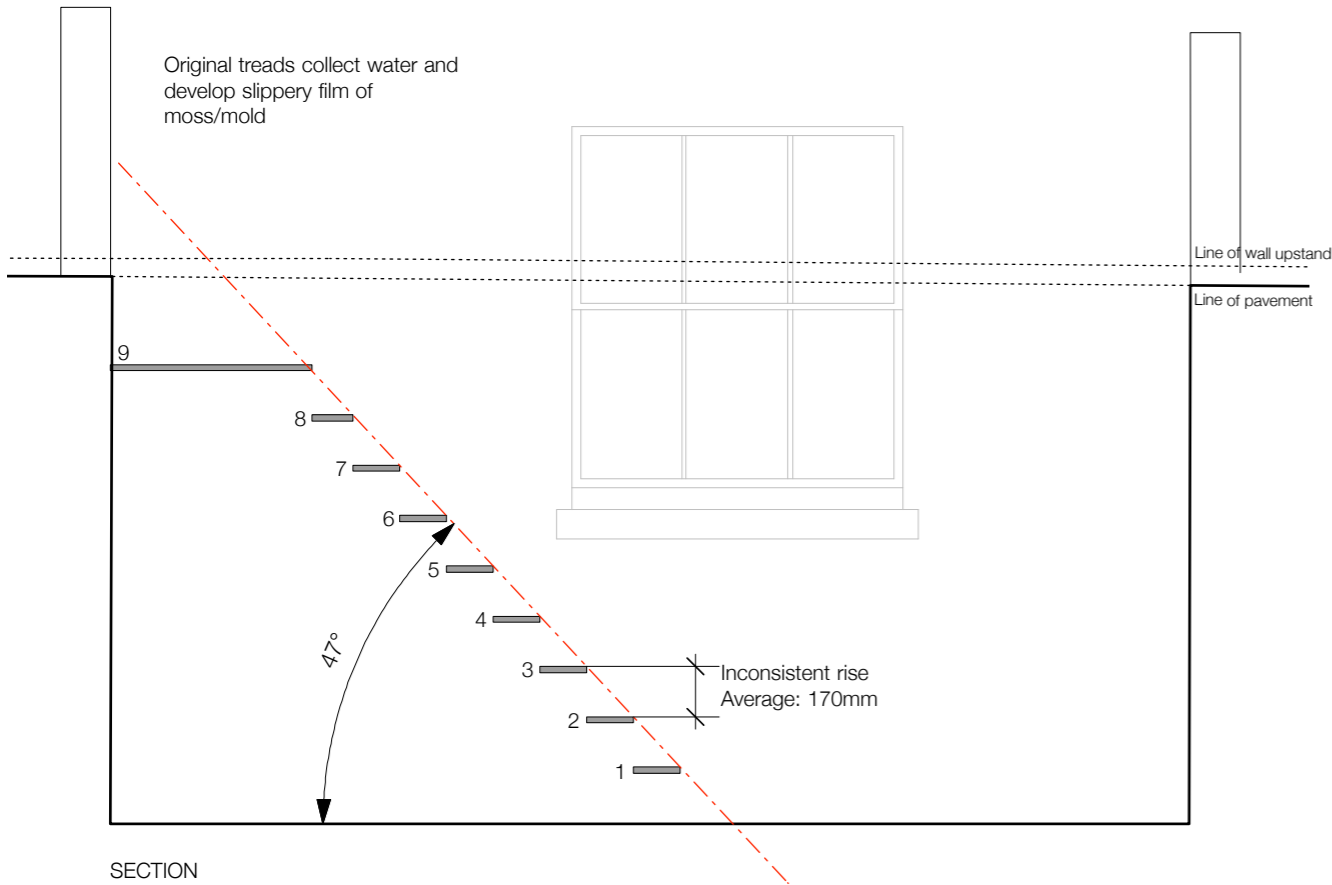
A 18/03/19
 1F existing French window glazing bars shown & widow replacement for double glazed unit omitted



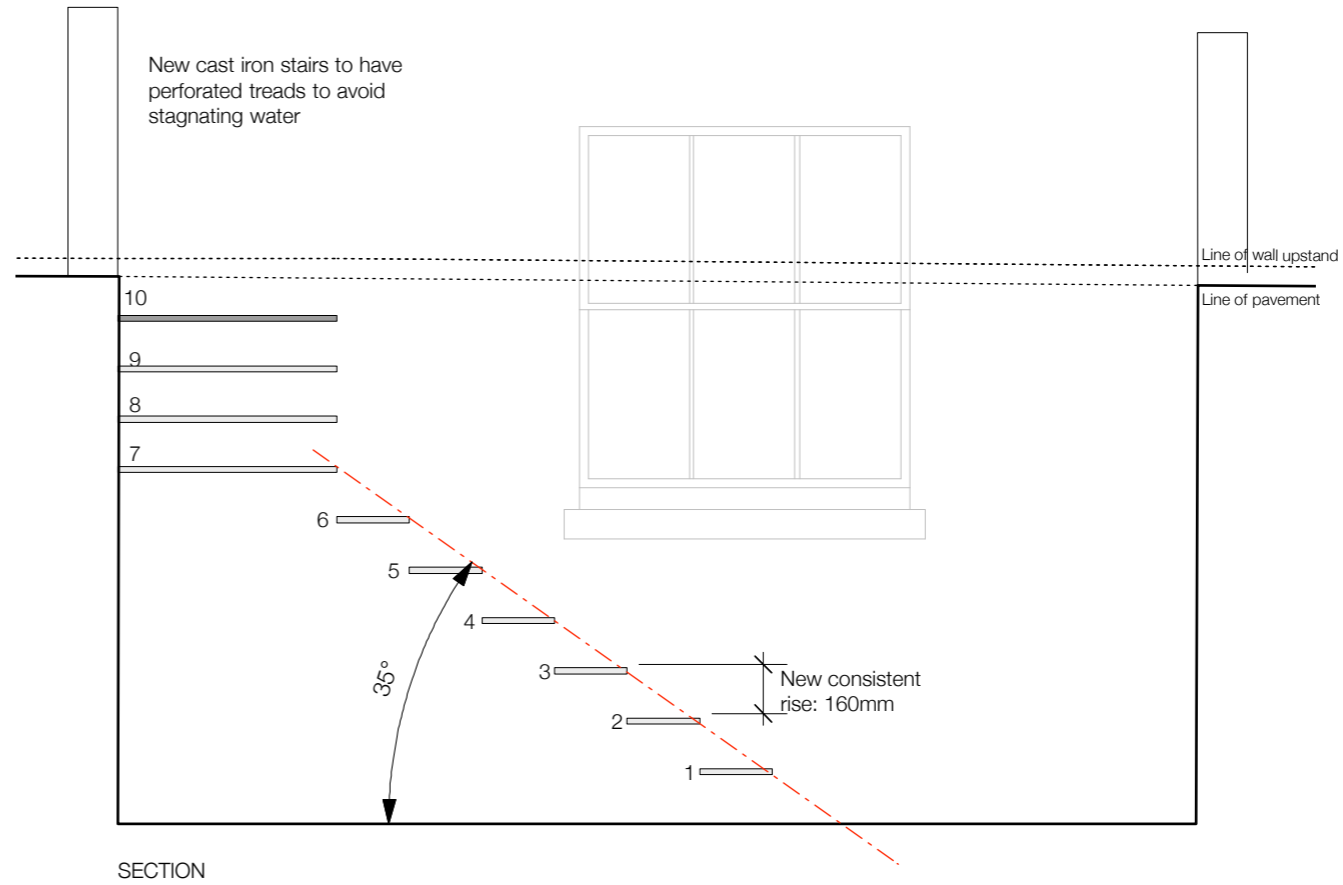
Project name	113 Albert Street NW1 7NB, London
Job no.	073
Clients	Mr Ottolenghi & Mr. Allen
Drawing name	Lightwell Stairs Replacement
Drawing no.	PD10
Issue	Planning & Listed Building
Date	25/09/18
Scale @ Format	1:25 @A3
Drawn/Checked	AA/BS
CAD reference	073_113 Albert Street

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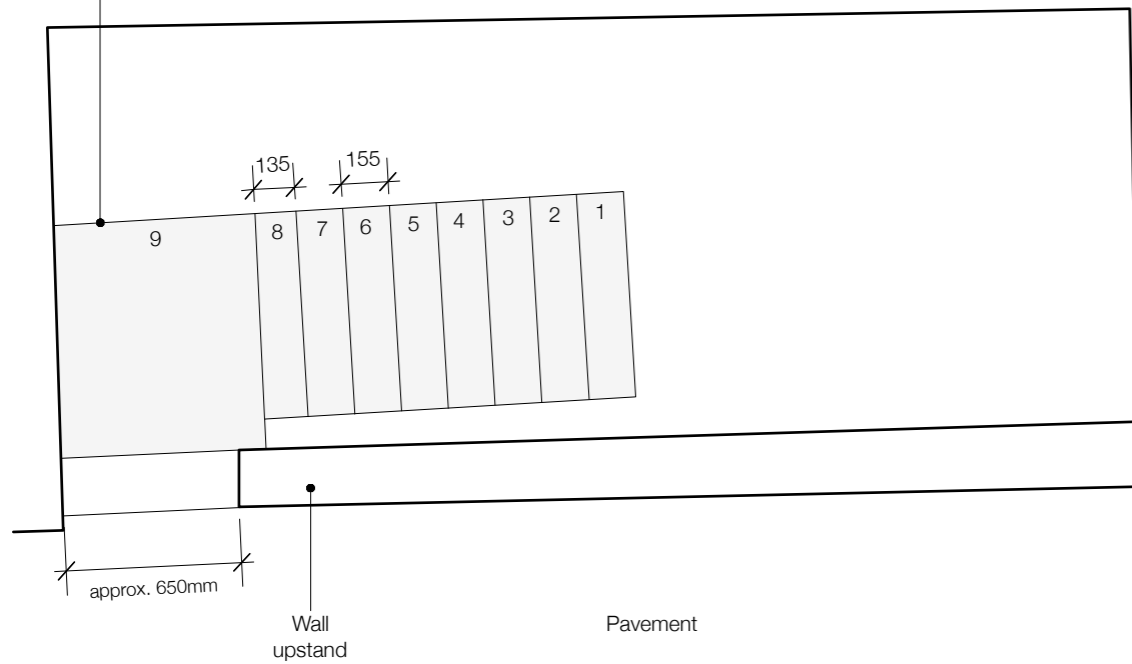
EXISTING STAIRS



PROPOSED CAST IRON STAIRS

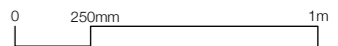
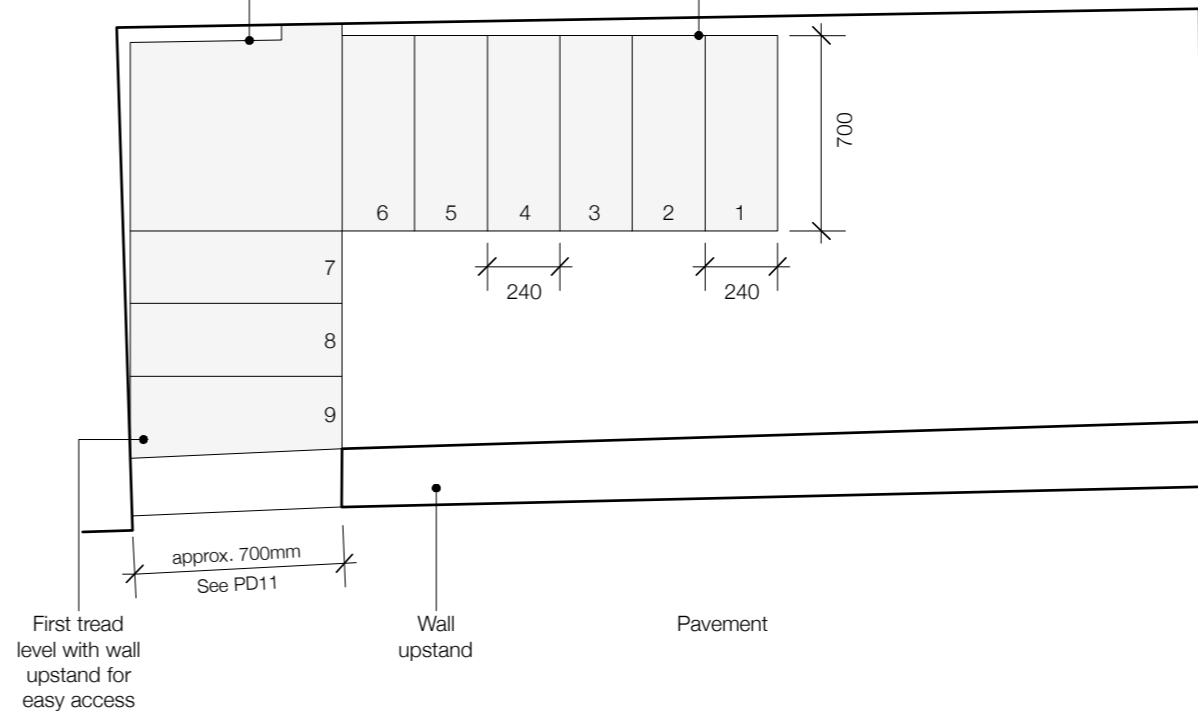


Existing irregular going of treads



New cast iron stair custom-made to work with irregularly walls and accommodate existing services running along facade

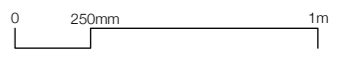
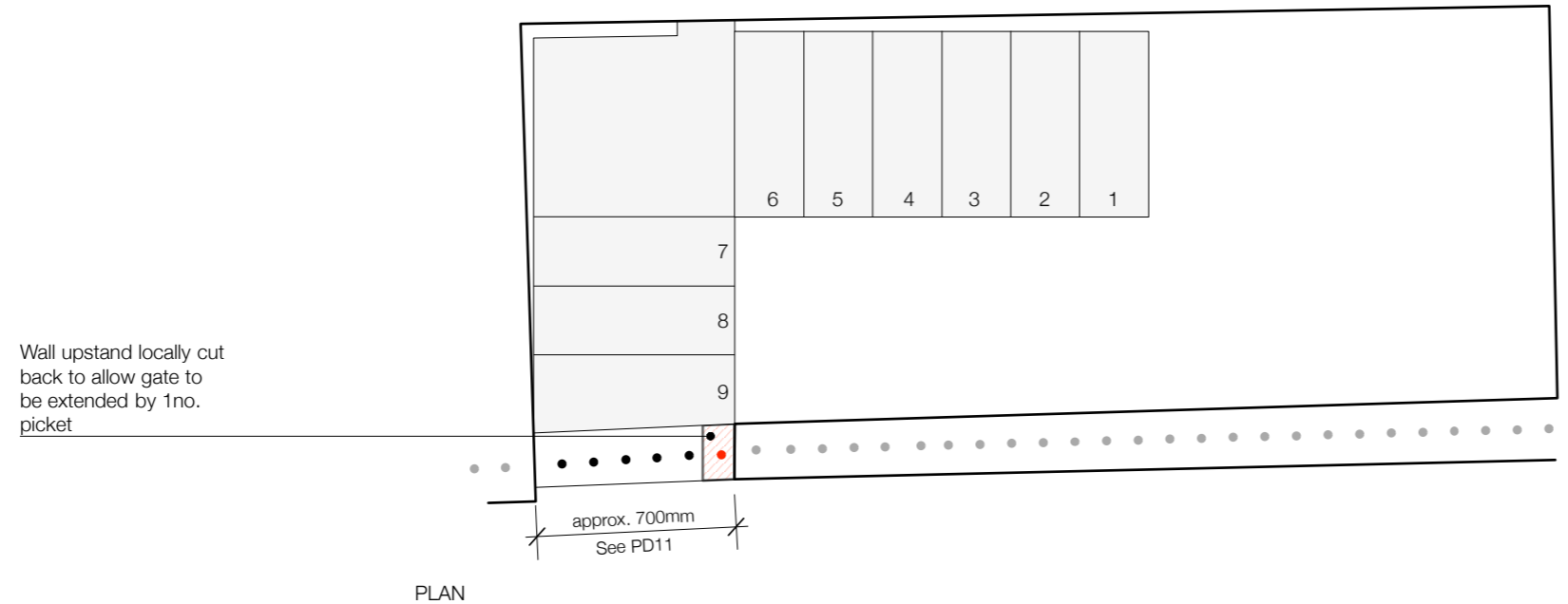
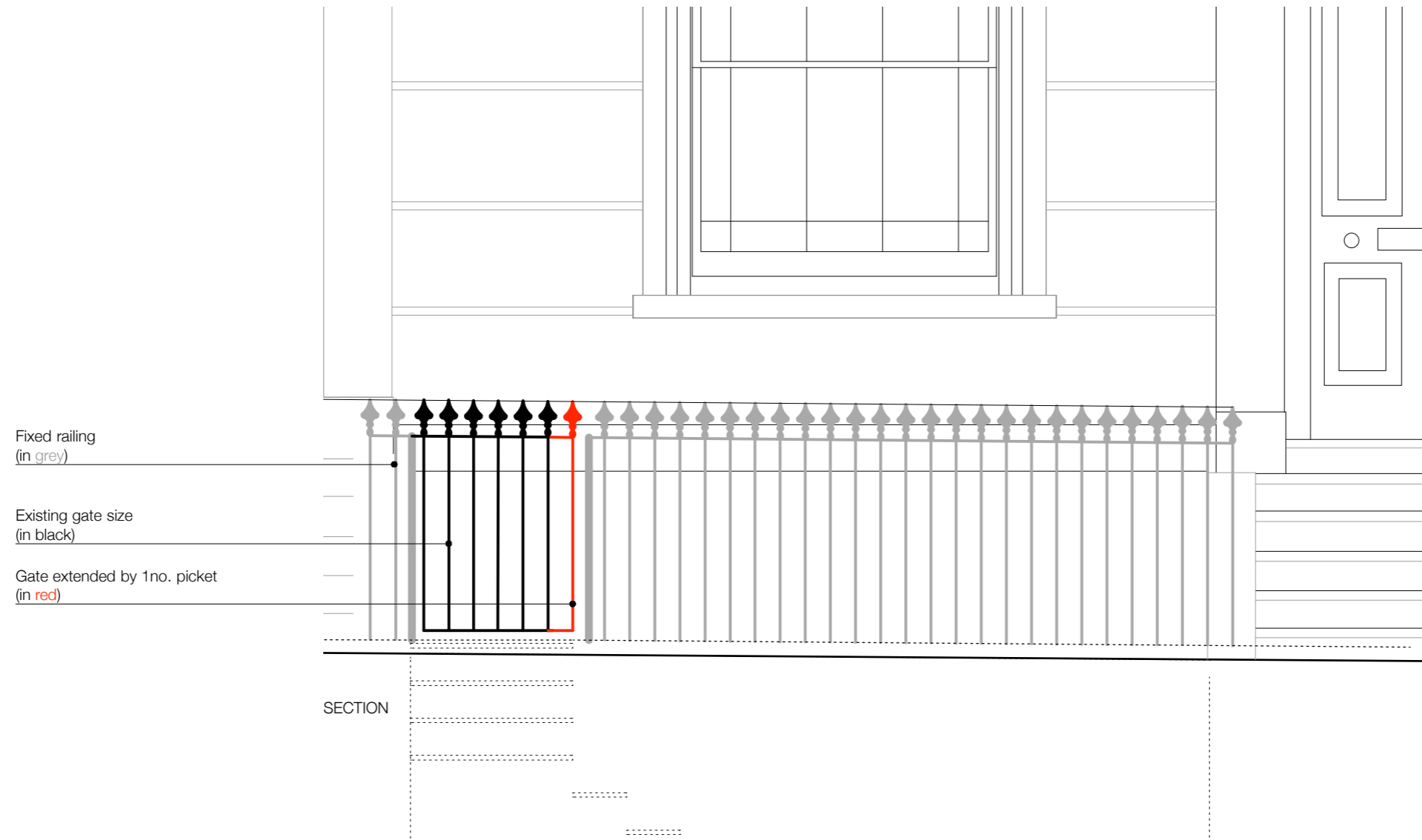
Consistent going of treads to comply with building regulations and ease of access



Project name 113 Albert Street
 NW1 7NB, London
 Job no. 073
 Clients Mr Ottolenghi & Mr. Allen
 Drawing name Gate Width Increase
 Drawing no. PD11
 Issue Planning & Listed Building
 Date 25/09/18
 Scale @ Format 1:25 @A3
 Drawn/Checked AA/BS
 CAD reference 073_113 Albert Street

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PROPOSED CAST IRON GATE WIDTH INCREASE

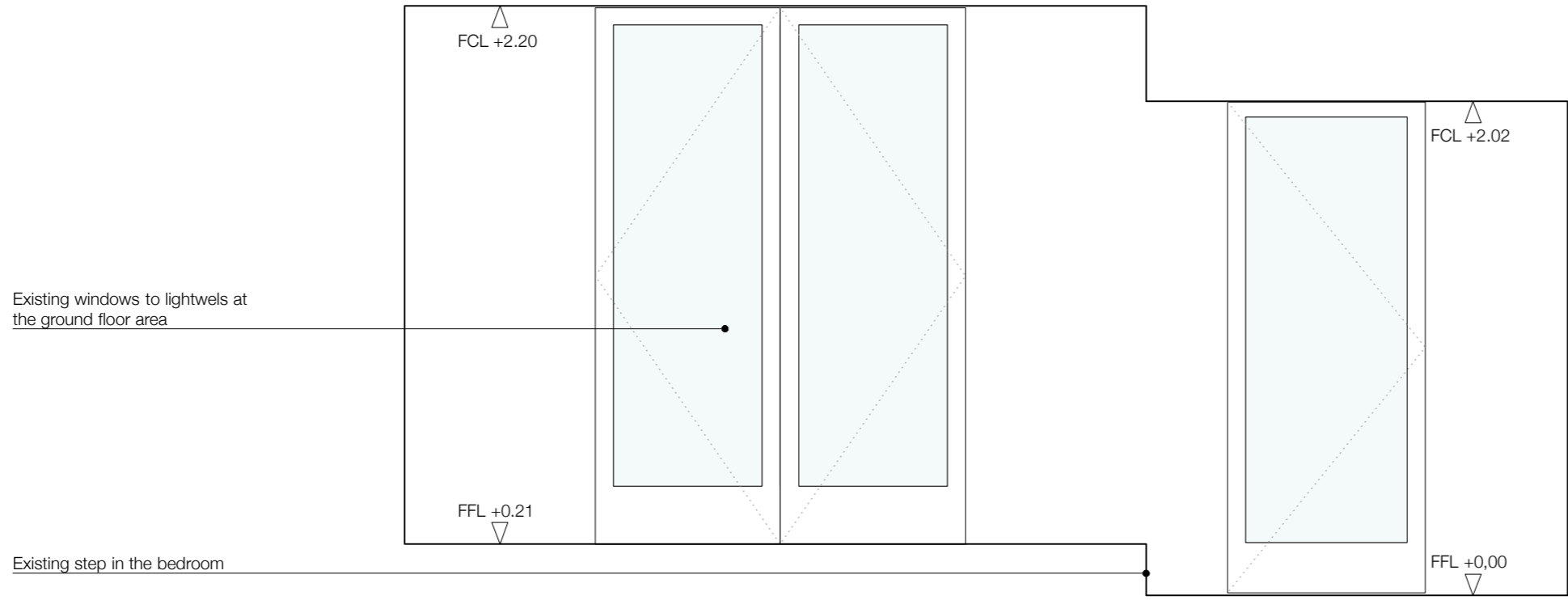


Project name	113 Albert Street NW1 7NB, London
Job no.	073
Clients	Mr Ottolenghi & Mr. Allen
Drawing name	Basement Level Comparison
Drawing no.	PD13
Issue	Planning & Listed Building
Date	06/11/18
Scale @ Format	1:25 @A3
Drawn/Checked	FMP/BS
CAD reference	073_113 Albert Street

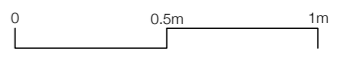
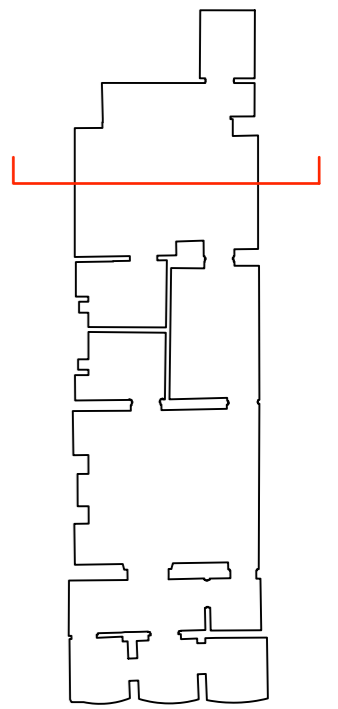
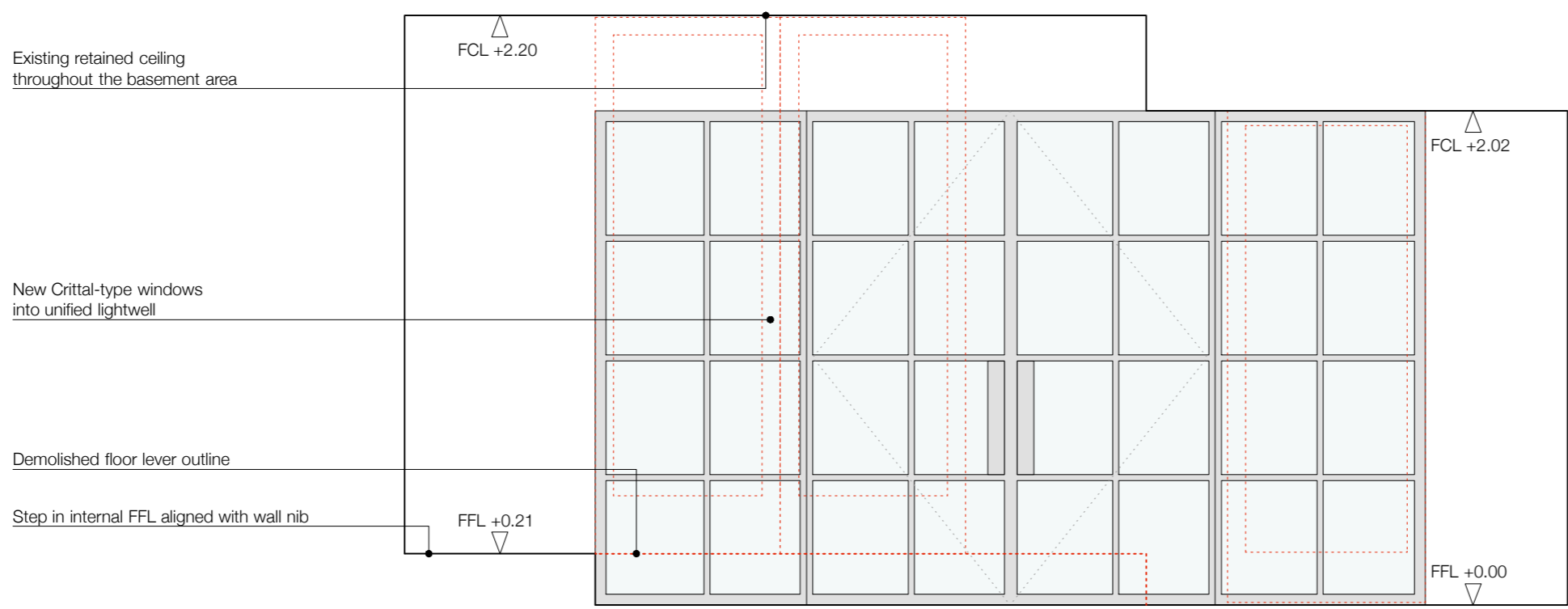
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EXISTING



PROPOSED



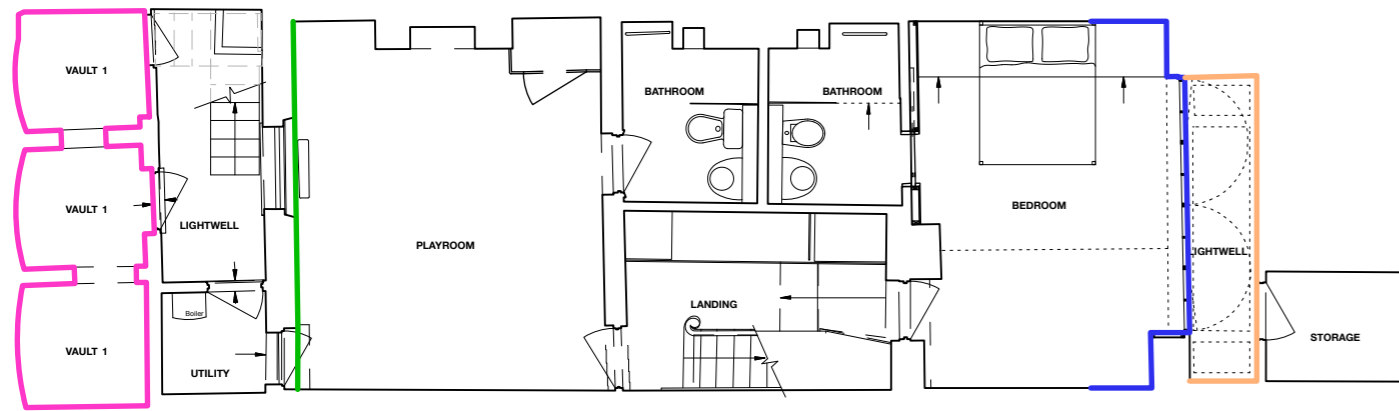
Project name	113 Albert Street NW1 7NB, London
Job no.	073
Clients	Mr Ottolenghi & Mr. Allen
Drawing name	Proposed Damp-proofing
Drawing no.	PD14
Issue	Planning & Listed Building
Date	18/03/19
Scale @ Format	1:5 @A3
Drawn/Checked	AA/BS
CAD reference	073_113 Albert Street

Notes

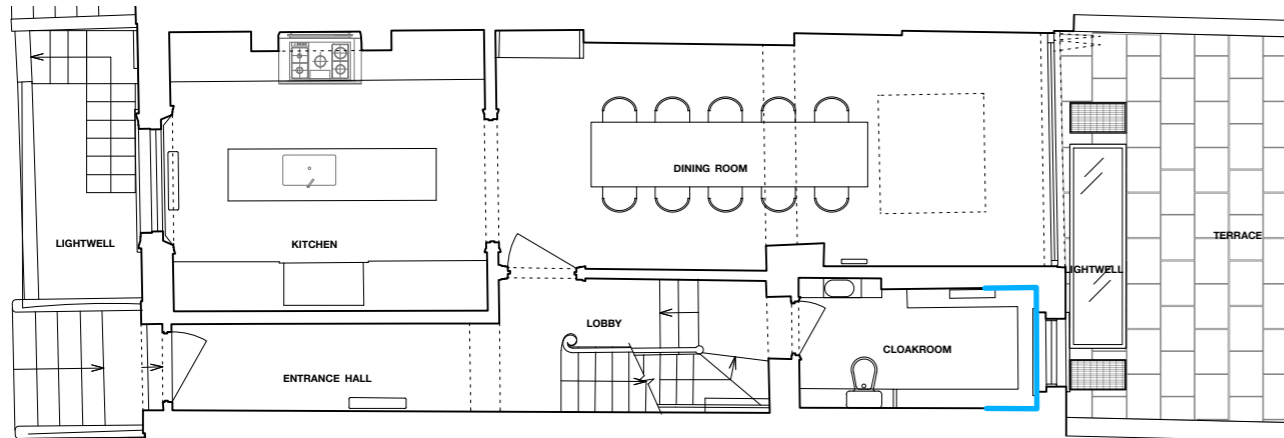
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Revisions

LOWER GROUND FLOOR ZONES



GROUND FLOOR ZONE



NOTES

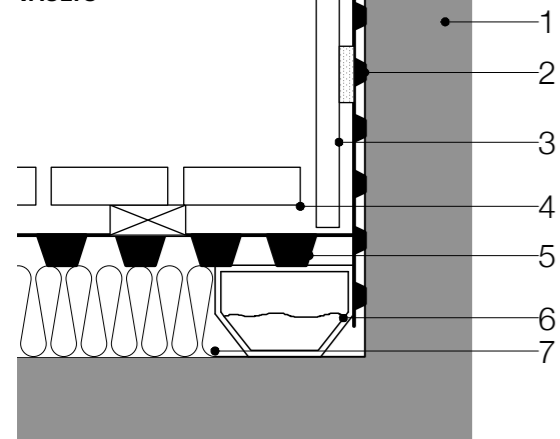
- Existing masonry / slab
- Studded plastic wall membrane fixed using standard plugs/fixings as per manufacturer's recommendation
- New plasterboard dry lining fixed to face of membrane with plasterboard adhesive.
- Finish floor level installed over membrane as per manufacturer's recommendation
- Studded plastic floor membrane laid over insulation/perimeter channel
- Perimeter channel laid over existing slab, raising the FFL inside the vaults but minimising work to existing structure.
Water to fall to existing drain in lightwell
- Insulation as required to build up to height of perimeter channel
- Existing (non-original) plasterboard/wall lining
- Existing wall lining to be carefully removed locally along bottom of wall to be treated to expose at least 50mm (height) of existing masonry behind.
- Skirting fixed to plasterboard with adhesive or screwed following the membrane manufacturer's recommendation.
Minimum 6mm "breathing gap" maintained between skirting and floor finish

- New floating timber floor fixed over underlay, as floor specialist detail
- Thin-profile (3mm) studded plastic floor membrane laid over slab
- Existing ground floor buildup including plasterboard and joists
- Lime render applied to lightwell retaining walls.
- Retain 200mm (approx.) step into lightwell
- Lightwell floor finish to be raised to keep level threshold across
- Crittall-style glazed doors onto lightwell
- Dado rail detail to conceal ventilation gap
- Timber panelling fixed onto timber battens to studded membrane as per manufacturer's recommendation

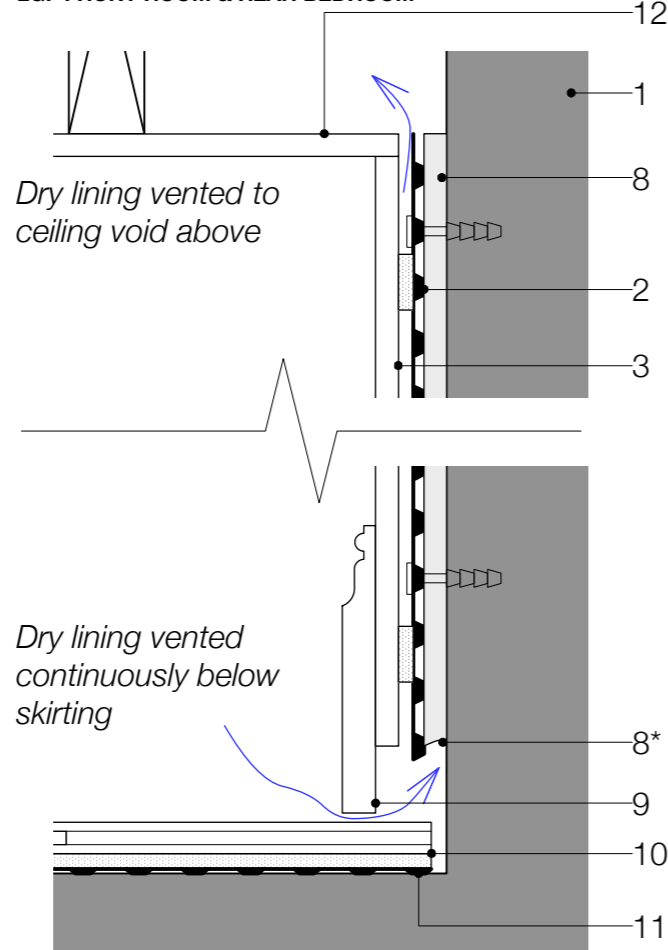
KEY

- VAULTS
- LGF FRONT ROOM
- LGF REAR BEDROOM
- LGF LIGHTWELL
- GF CLOAKROOM

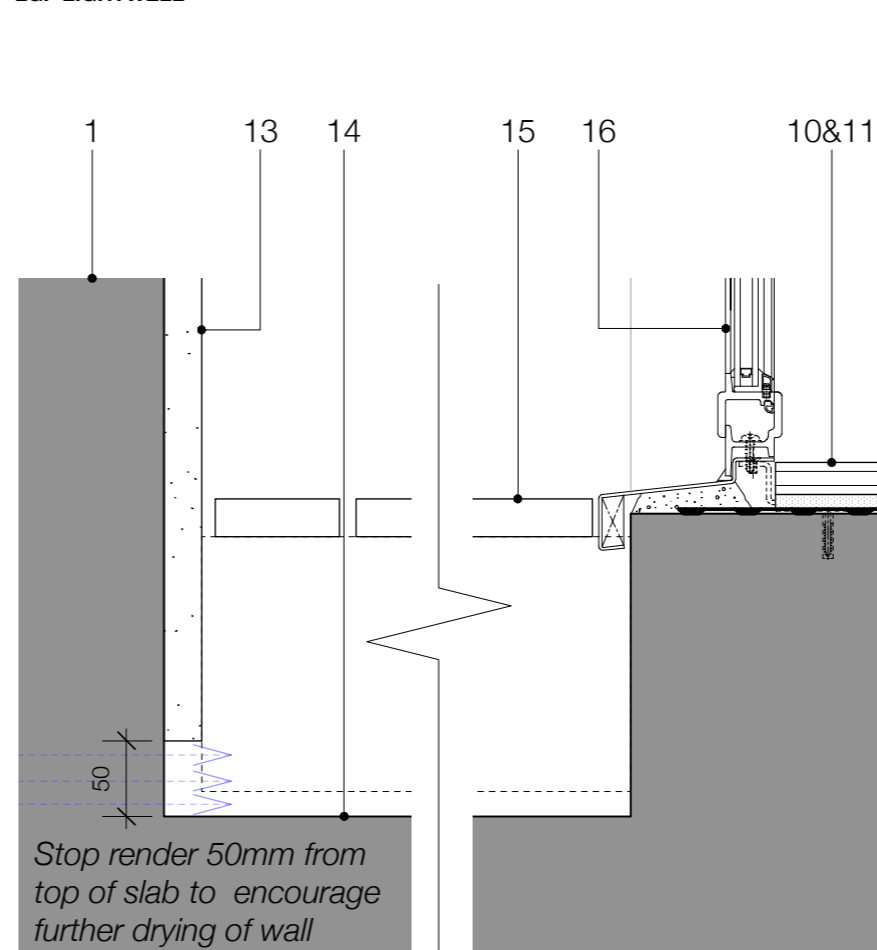
VAULTS



LGF FRONT ROOM & REAR BEDROOM



LGF LIGHTWELL



GF CLOAKROOM

