



NOTE:

Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION.

The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others.

Dimensions and setting out - should be checked on site; see above

Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only

Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations

Planning - the client/ the contractor will ensure that the project is completed in accordance with the approved Planning drawings and take responsibility for the discharge of any planning conditions

Party Walls & Rights to Light - the client/ the contractor will ensure that any notices and consents required are obtained before work commences

Freeholder / Leaseholder / Restricted covenants / Easement approvals - the client will ensure that any notices and consents required are obtained before work commences

Archaeological & Ecological - the client/ the contractor will ensure that any notices and consents required are obtained before work commences

Glazing Allowances will need to be negotiated with Building Control as per Approved Document L1B Conservation of Fuel and Power

Areas provided on drawings are rounded to the nearest whole unit. Measurements are based upon received survey information and as such a reasonable allowance should be made for discrepancies or deviations that may occur during construction.

- Key**
- 1. Perforated/Louvred brass screen, patinated dark brown
 - 2. Double glazed thermally broken brass sliding doors
 - 3. Brick cleaned of all paint and lightly sootwashed
 - 4. Original timber sash windows reinstated, painted slate brown
 - 5. Original shopfront fascia to be reinstated with timber elements painted slate brown
 - 6. All new London stock brick to be soot washed
 - 7. Glazed shopfront to be patinated dark brown brass and glazed
 - 8. New aluminium inward opening casement doors and glazing colour to match rear facade windows
 - 9. Traditional style metal balustrades
 - 10. Charred timber louvre screens to external plant enclosure with planting
 - 11. White render finish to courtyard wall
 - 12. Dark grey metal ventilation louvres
 - 13. New aluminium fixed fanlight. Glazing colour to match rear facade windows

Revisions		
No.	Description	Date
C	Draft Issue to Client	23.10.2019
D	Non Material Amendment to 2019/2041/P showing increased roof to first floor flat roof	07.01.2020
E	Non Material Amendment to 2020/0128/P showing updated rear facade with ventilation louvres	10.03.2020
F	Non Material Amendment to 2020/0128/P showing updated rear facade with ventilation louvres	16.03.2020

PLANNING

Note: Do not scale from this drawing. All dimensions to be checked on site by the contractor and to be his responsibility.

HÛT Architecture
Studio 406
134-146 Curtain Road
London
EC2A 3AR
T 020 7399 8660
E
Project Name: Farringdon Road
Project Number:H501

Drawing Name
Rear Elevation
Drawing No
P031
Revision
F
Scale
1:100 @ A1, 1:200 @ A3

HÛT

