



Key Site Plan 1:250

Key:

	Existing structure / earth		Slate roof
	New structure		Brickwork in elevation
	Raised flooring system		Specified timber flooring
	Specified stone flooring		Specified coir matting
	Specified carpet tile		Flat roof covering
	Specified floor paint		

General Notes:

- All windows to rear of the Diorama (Peto Place Elevation) to be refurbished and repainted.
- Internally, secondary glazing will be installed to all windows to the rear of the Diorama (Peto Place Elevation).
- Existing brickwork to the rear of The Diorama (Peto Place elevations) to be cleaned & repointed. All new brickwork to match existing.

Proposed Notes:

- New metal entrance gate and stone steps to lower ground floor. Steps and gate to match those at numbers 17 and 19
- New stone floor to reception area
- New steps down to ground floor level finished in Portland stone
- Brass plating used to create markings in the floor redolent of the design and pattern of The Diorama's futcrum turning mechanism
- New staircase finished in reconstituted Portland Stone with glass balustrade to wrap around the reinstated Diorama drum and service all floors
- Proposed glazed lifts to Rotunda
- Traditionally detailed iron railings to lightwell along Peto Place
- Free standing polyester powder coated planters with low level box hedging and trees to provide soft landscaping to Peto Place lightwell
- Timber balustrade and screening
- Diorama circular 'drum' to be lined with reclaimed London stock brickwork
- Glazed screens forming the Rotunda volume and separating it from the office space
- Retained structure that forms rear atrium to be redecorated and painted white
- Infill floor area within retained rear atrium structure
- Ceiling to rear atrium to be kept clear with coffer detail illuminated using oval light bulbs. See Design and Access statement for further details
- Extend existing basement under Rotunda. See structural report for further details
- Proposed basement under Peto Place with associated steel staircase to house new substation. See structural report for further details
- Proposed glazed rear entrance doors and metal canopy with Steel 'Diorama' Signage
- Reinstage first floor over the entrance lobby (redolent of original first floor mezzanine over Diorama entrance)
- Glazed partitions and doors to enclose newly created room over entrance lobby
- New plasterboard ceiling applied to underside of existing beams (existing dropped ceiling removed as part of demolition works)
- Infill existing window openings with reclaimed brickwork in tax window style (4 brickwork recessed by 200mm)
- Proposed lightweight structure independent of existing atrium structure to support proposed floor infill. See structural report for further details
- Proposed 3rd floor set back from perimeter and constructed from PRC framed glazing and solid panelling as indicated on drawings. Pinned element of roof to be finished in natural slate
- Proposed plant enclosure with acoustic screening. See acoustic report for further details
- Proposed roof terrace with timber privacy screens to mitigate overlooking
- Proposed roof form redolent of original Diorama roof. Glazed perimeter and natural slate
- Low voltage strip light hidden in decorative pediment to illuminate 'Diorama' sign to front elevation
- Refurbish existing stone steps and lay new Portland stone
- Proposed electric vehicle charging point in traditionally detailed cast iron bollard adjacent to accessible car parking space
- Thermal lining added to the internal face of the rear facade to improve the fabric performance of the existing masonry facade
- Proposed discrete CCTV camera to existing facade
- Proposed security point
- Automatic door (minimum 1.2m wide) to allow access for cycles

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PLANNING

Project No. 19011

Client The Diorama Estates Ltd.

Date April 2020

Scale 1:50 @ A1/ 1:100 @ A3

Project No. 18 Park Square East, The Diorama, NW1 4LH

Drawing Title Proposed Cycle Storage Layout - Which? Building

Drawing No. P_33 Rev. -

Drawn SW	Approved TB	Signed AA
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Marek Wojciechowski Architects Ltd.

66 - 68 Margaret Street W1W 8SR T. 020 7580 9336 www.mw-a.co.uk

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0 1m 2m 4m 6m 8m 10m