



NOTES
 DO NOT SCALE FROM THIS DRAWING.
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 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.

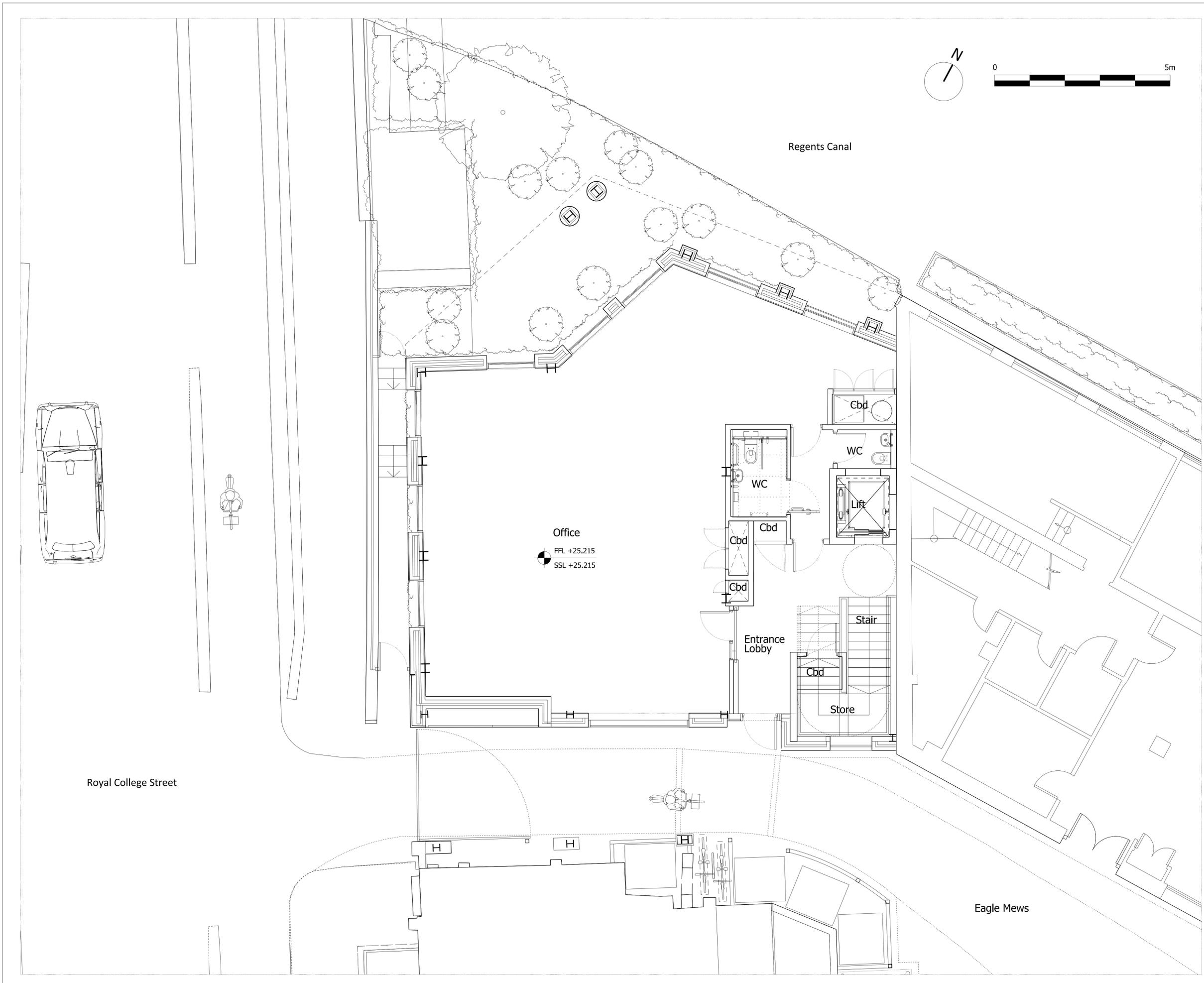
Planning Issue	08.09.21	PS	A
Planning Issue	19.04.21	PS	-
Revision description	Date	Check	Rev

G L U C K M A N S M I T H

Project
Royal College Street

Drawing
Proposed Site Plan

Drawn	Date	Scale
LB	19.04.21	1:100 @ A1 1:200 @ A3
Job number	Drawing number	Revision
1929	_00_001	A



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Planning Issue	08.09.21	PS	B
Planning Issue	19.04.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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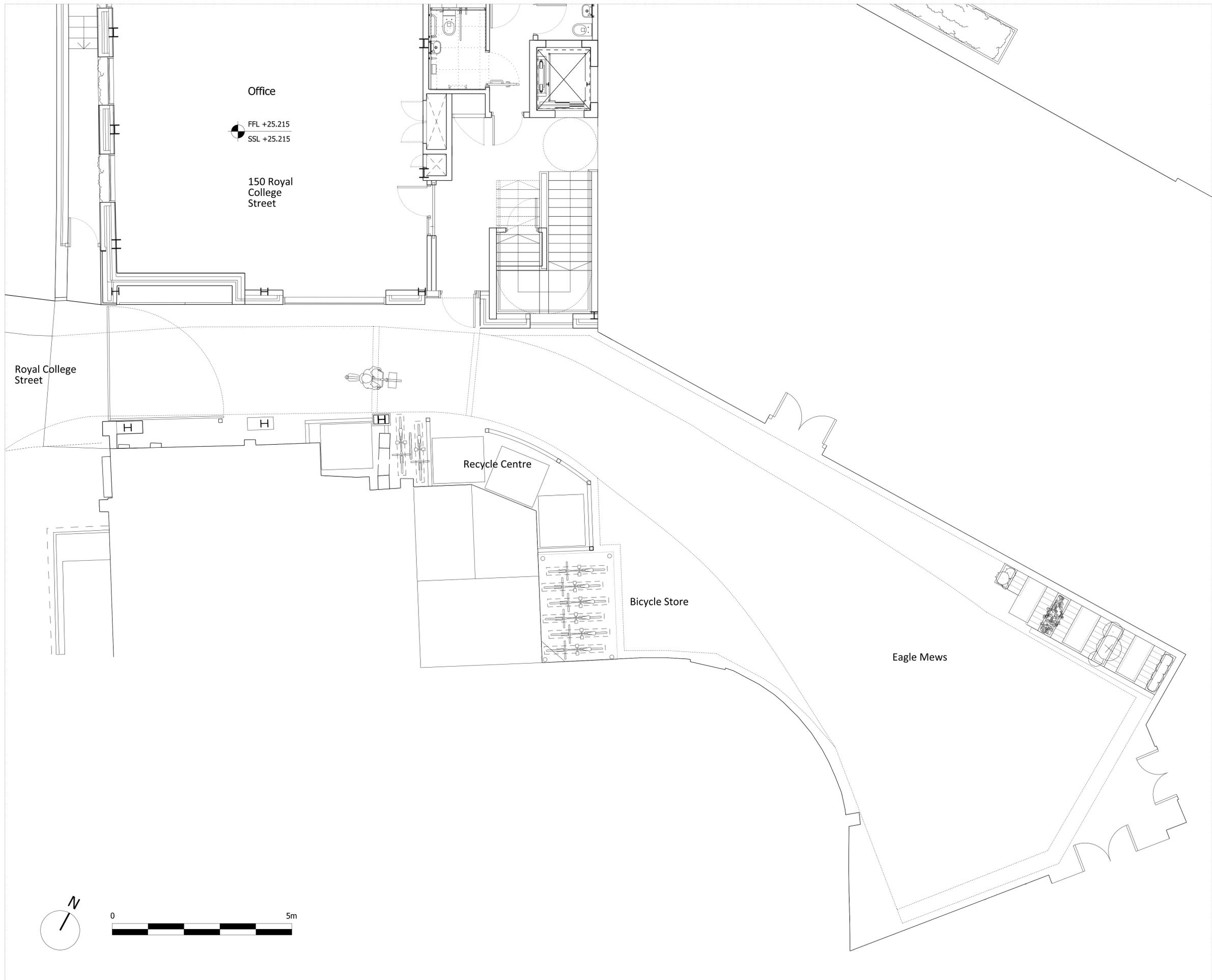
GLUCKMANSMITH

Project
 Royal College Street

Drawing
 Proposed Ground Floor Plan

Drawn	Date	Scale
LB	03.03.21	1:50 @ A1 1:100 @ A3

Job number	Drawing number	Revision
1929	_00_100	B



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Office

FFL +25.215
 SSL +25.215

150 Royal
 College
 Street

Royal College
 Street

Recycle Centre

Bicycle Store

Eagle Mews



Planning Issue	08.09.21	PS	B
Planning Issue	19.04.21	PS	A
Issued for Stage 3	29.01.21	PS	-

Revision description	Date	Check	Rev
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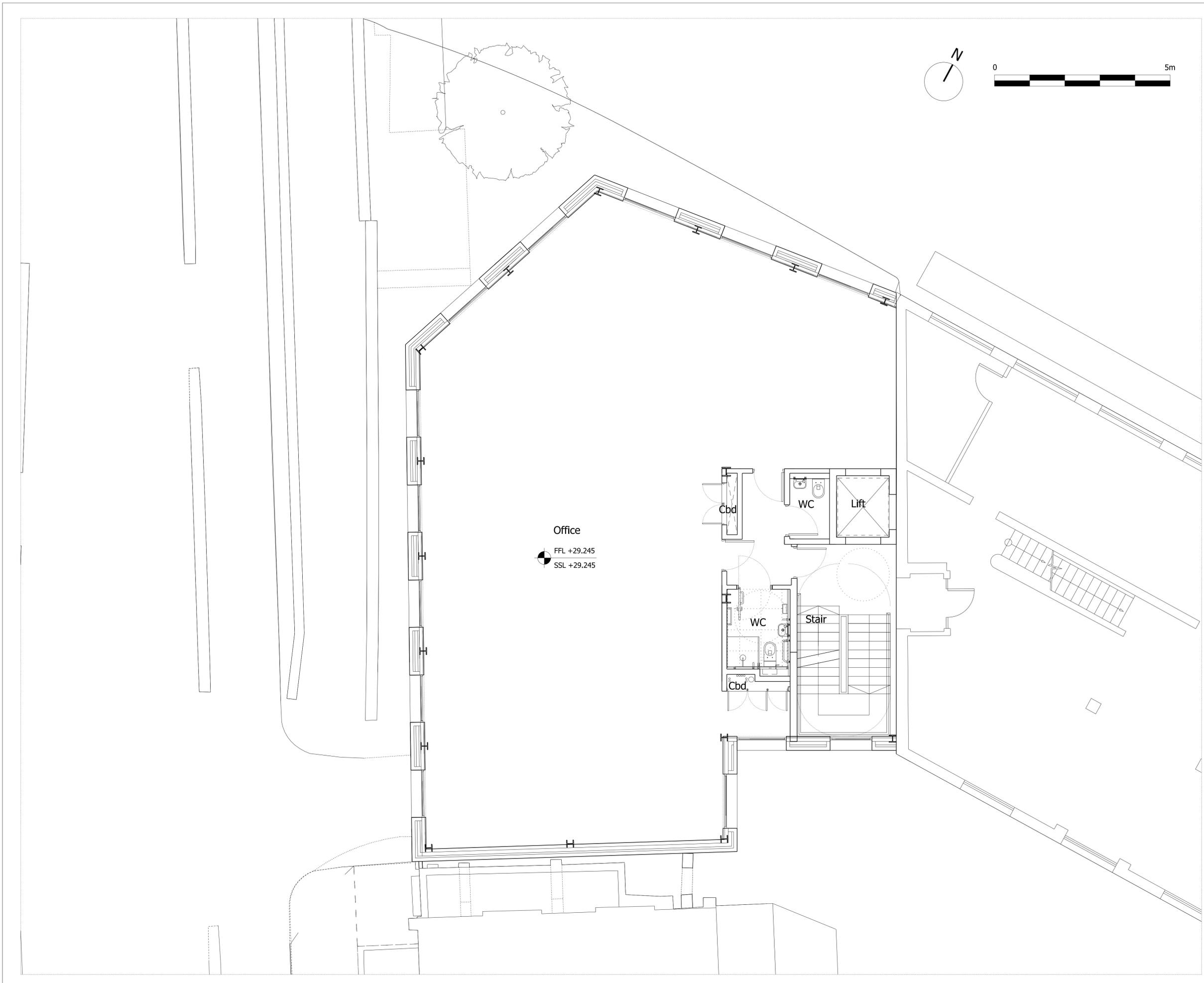
GLUCKMANSMITH

Project
 Royal College Street

Drawing
 Proposed Mews Ground
 Floor Plan

Drawn	Date	Scale
LB	29.01.21	1:50 @ A1 1:100 @ A3

Job number	Drawing number	Revision
1929	00_100_002	B



Office
 FFL +29.245
 SSL +29.245



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Planning Issue	08.09.21	PS	B
Planning Issue	19.04.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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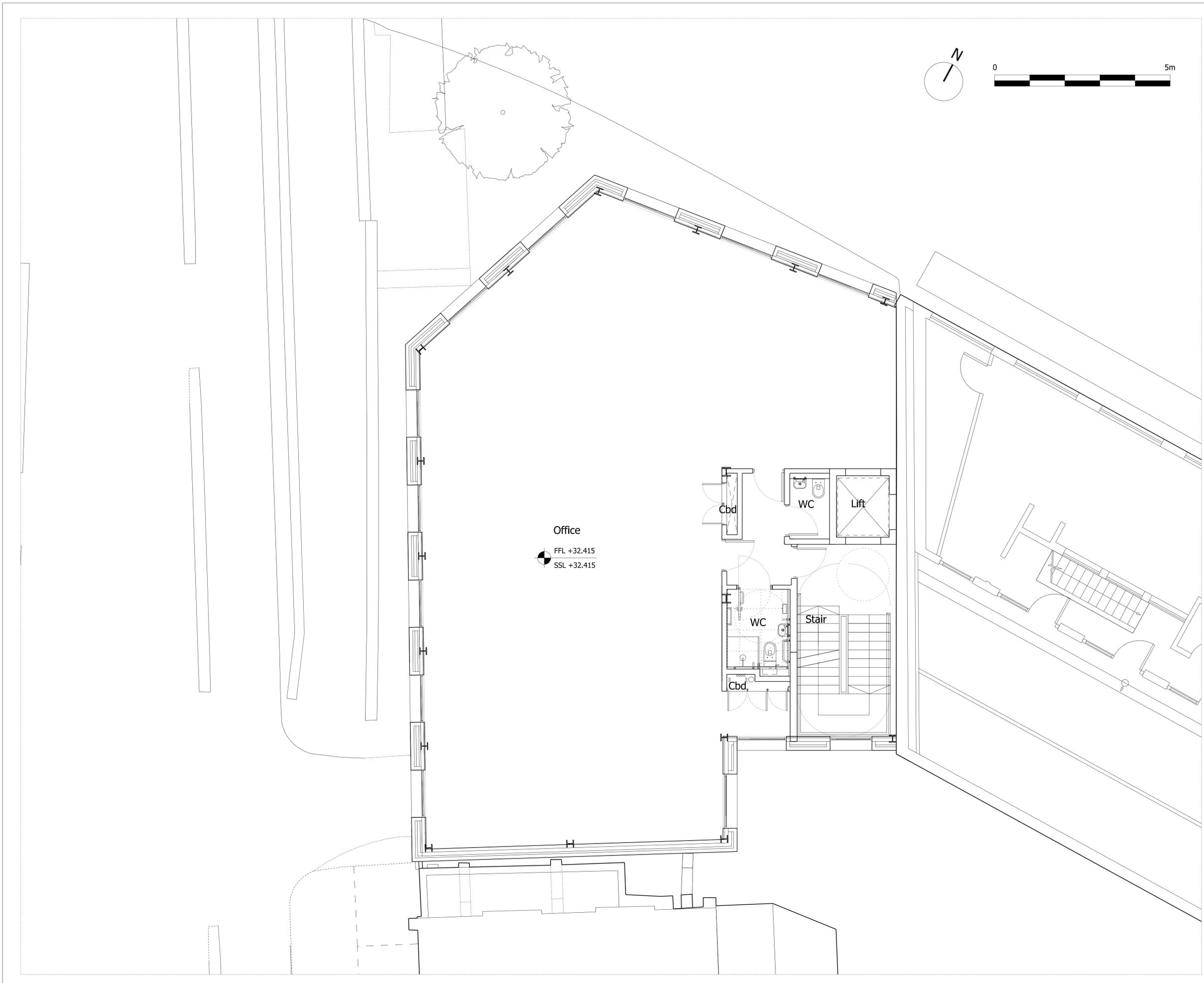
GLUCKMANSMITH

Project
Royal College Street

Drawing
Proposed First Floor Plan

Drawn	Date	Scale
LB	03.03.21	1:50 @ A1 1:100 @ A3

Job number	Drawing number	Revision
1929	_00_101	B



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Planning Issue	08.09.21	PS	B
Planning Issue	19.04.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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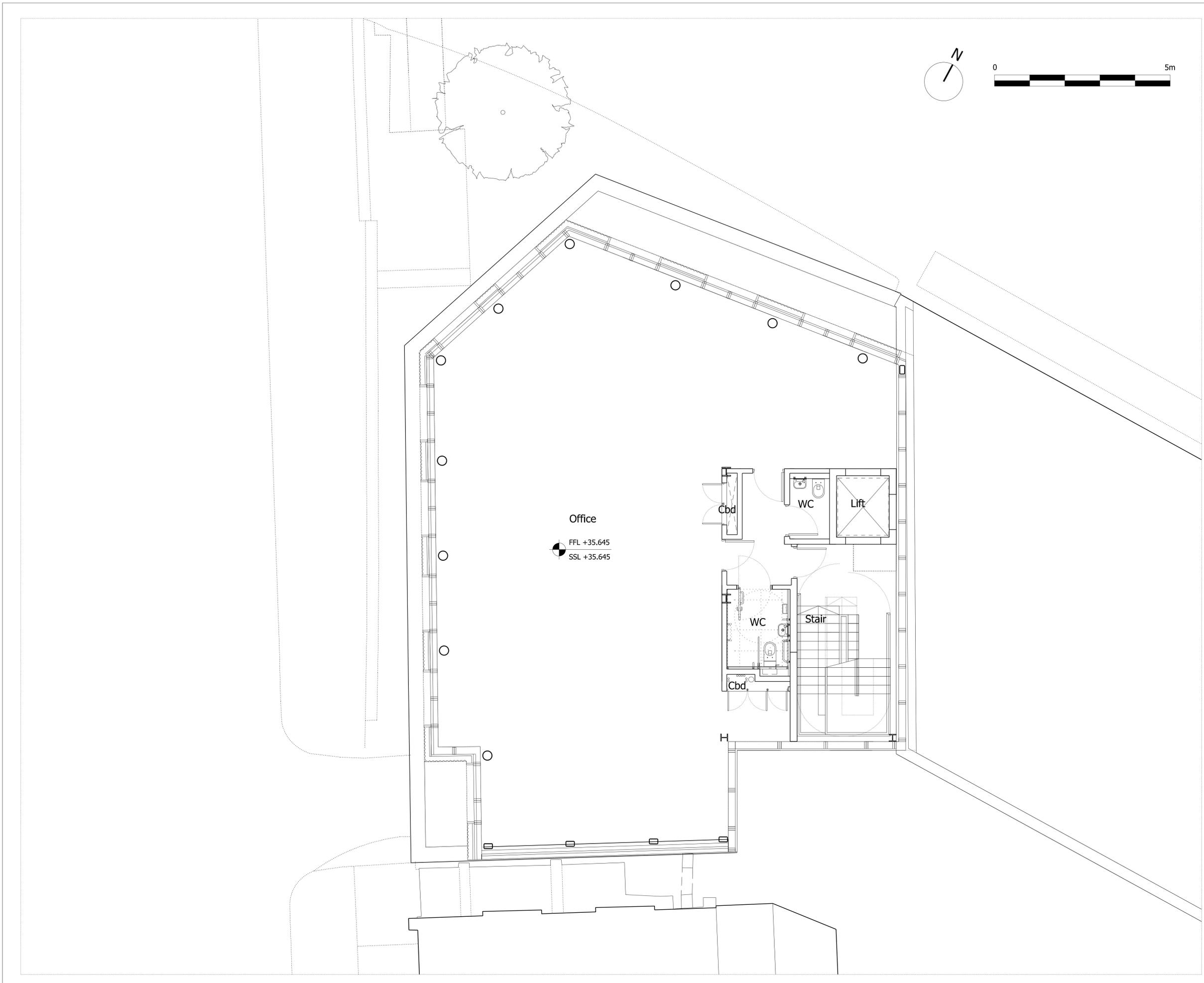
GLUCKMANSMITH

Project
Royal College Street

Drawing
Second Floor Plan

Drawn	Date	Scale
LB	03.03.21	1:50 @ A1 1:100 @ A3

Job number	Drawing number	Revision
1929	_00_102	B



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Planning Issue	08.09.21	PS	B
Planning Issue	19.04.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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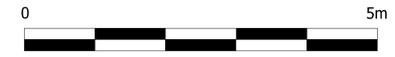
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Project
Royal College Street

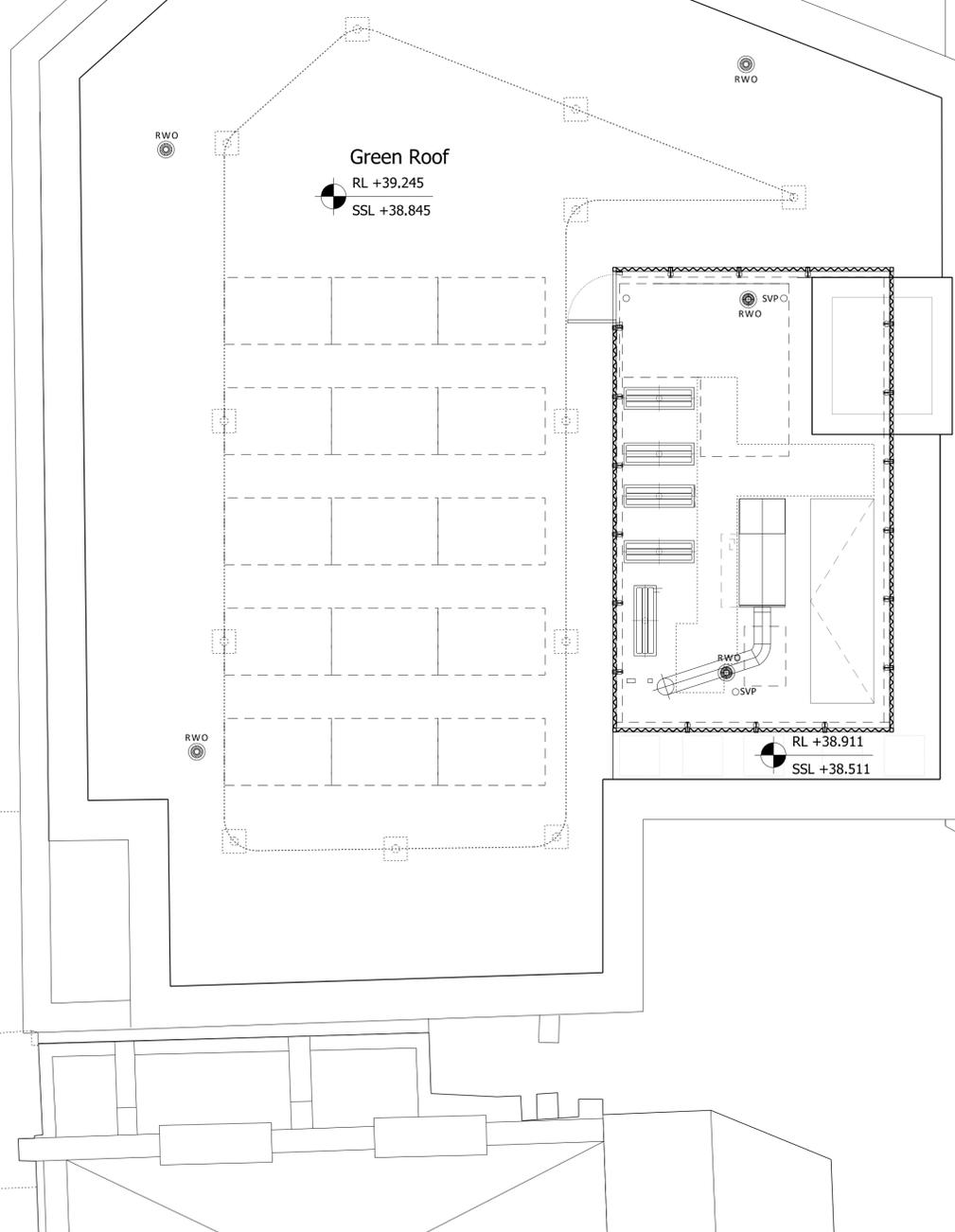
Drawing
Proposed Third Floor Plan

Drawn	Date	Scale
LB	03.03.21	1:50 @ A1 1:100 @ A3

Job number	Drawing number	Revision
1929	_00_103	B



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Planning Issue	08.09.21	PS	B
Planning Issue	19.04.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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GLUCKMAN SMITH

Project

Royal College Street

Drawing

Proposed Roof Plan

Drawn	Date	Scale
LB	03.03.21	1:50 @ A1 1:100 @ A3

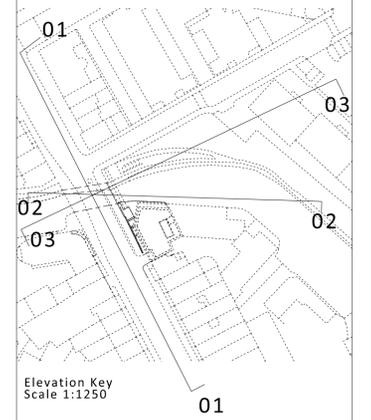
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1929	_00_104	B



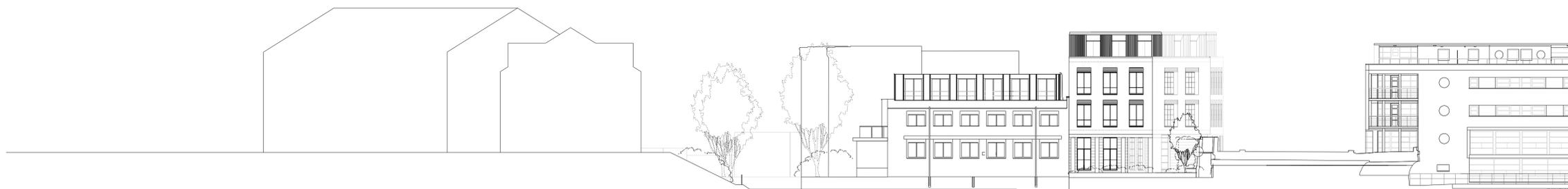
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01 PROPOSED ELEVATION 01
 ROYAL COLLEGE STREET



02 PROPOSED ELEVATION 02
 REGENT'S CANAL



03 PROPOSED ELEVATION 03
 REGENT'S CANAL

Planning Issue	08.09.21	PS	E
Planning Issue	19.04.21	PS	D
Pre-App Response	03.03.21	PS	C
Issued for Stage 3	29.01.21	PS	B
Pre-App Response	07.01.20	PS	A
Pre-App Meeting	12.11.19	PS	-

Revision description	Date	Check	Rev
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GLUCKMANSMITH

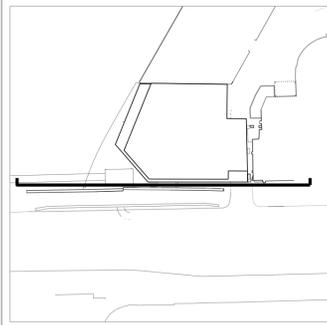
Project
 Royal College Street

Drawing
 Proposed Street Elevation

Drawn	Date	Scale
LB	07.02.20	1:250 @ A1 1:500 @ A3
Job number	Drawing number	Revision
1929	00_200	E



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PL +39.985

RL +38.845

FFL +35.645

FFL +32.415

FFL +29.245

FFL +25.215

01 Section CC

- 01 Textured stepped brickwork with flush vertical and recessed horizontal mortar joints. 3.5 bricks wide
- 02 Dark Grey Aluminium Entrance Gate to Match Windows and Top Floor
- 03 Regular Large windows to activate the ground floor to Royal College Street with dark grey aluminium planter boxes at their sills. The windows are scaled and referenced to the ground floor glazing generally along Royal College Street.
- 04 Full Height Glazing to the Canal with glazed double doors and a 900mm Glass Balustrade Across Window Openings to provide Juliet balcony feature
- 05 Dark Grey Aluminium Cladding to match windows and top floor
- 06 Vertical Brickwork Detail
- 07 Solder Bond Brickwork
- 08 Regular framed window panes, 1.5 m by 2.4 m high, are inset the length of a brick from the face of the brick wall.
- 09 PPC Aluminium Capping to Match Windows and Top Floor
- 10 Dark Grey Fluted Aluminium Panel Glazed frames within Curtain walling, full height with to access to terrace.
- 11 Fluted Dark Grey Aluminium Plant screen to match windows and top floor

Planning Issue	08.09.21	PS	B
Planning Issue	19.04.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

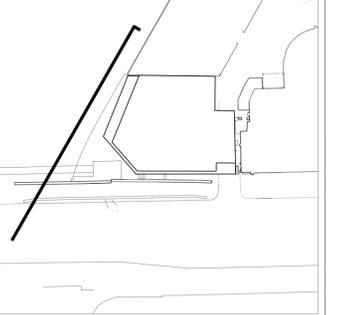
Project
Royal College Street

Drawing
Royal College Street Elevation

Drawn	Date	Scale
LB	30.11.20	1:50 @ A1 1:100 @ A3
Job number	Drawing number	Revision
1929	00_201	B



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Planning Issue	08.09.21	PS	B
Planning Issue	19.04.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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GLUCKMANSMITH

Project
 Royal College Street

Drawing
 Regents Canal Elevation

Drawn	Date	Scale
LB	03.03.21	1:50 @ A1 1:100 @ A3

Job number	Drawing number	Revision
1929	_00_202	B

01 PROPOSED ELEVATION 02
 REGENT'S CANAL



NOTES
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Regent's Canal

Royal College Street

04 PROPOSED ELEVATION 03
 Chamfered Elevation

- 01 Textured stepped brickwork with flush vertical and recessed horizontal mortar joints. 3.5 bricks wide
- 02 Dark Grey Aluminium Entrance Gate to Match Windows and Top Floor
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- 05 Dark Grey Aluminium Cladding to match windows and top floor
- 06 Vertical Brickwork Detail
- 07 Soldier Bond Brickwork
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Planning Issue	08.09.21	PS	B
Planning Issue	19.04.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

Project
Royal College Street

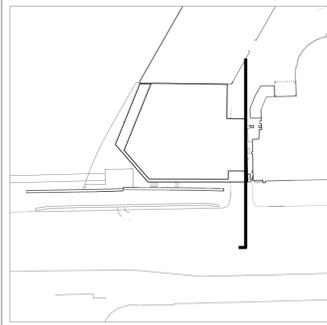
Drawing
Corner Elevation Between Royal College Street and Regents Canal

Drawn	Date	Scale
LB	03.03.21	1:50 @ A1 1:100 @ A3

Job number	Drawing number	Revision
1929	_00_203	B



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Royal College Street

FFL +25.215



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Planning Issue	08.09.21	PS	B
Planning Issue	19.04.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

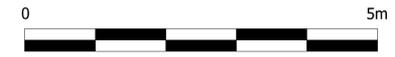
Project
 Royal College Street

Drawing
 Proposed Elevation 4
 Mews Elevation

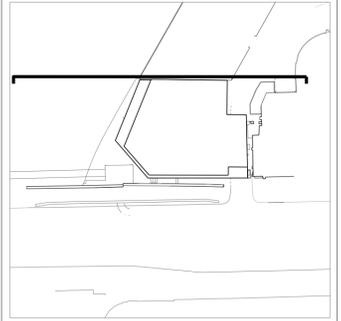
Drawn	Date	Scale
LB	03.03.21	1:50 @ A1 1:100 @ A3

Job number	Drawing number	Revision
1929	_00_204	B

01 PROPOSED ELEVATION 04
 MEWS ELEVATION



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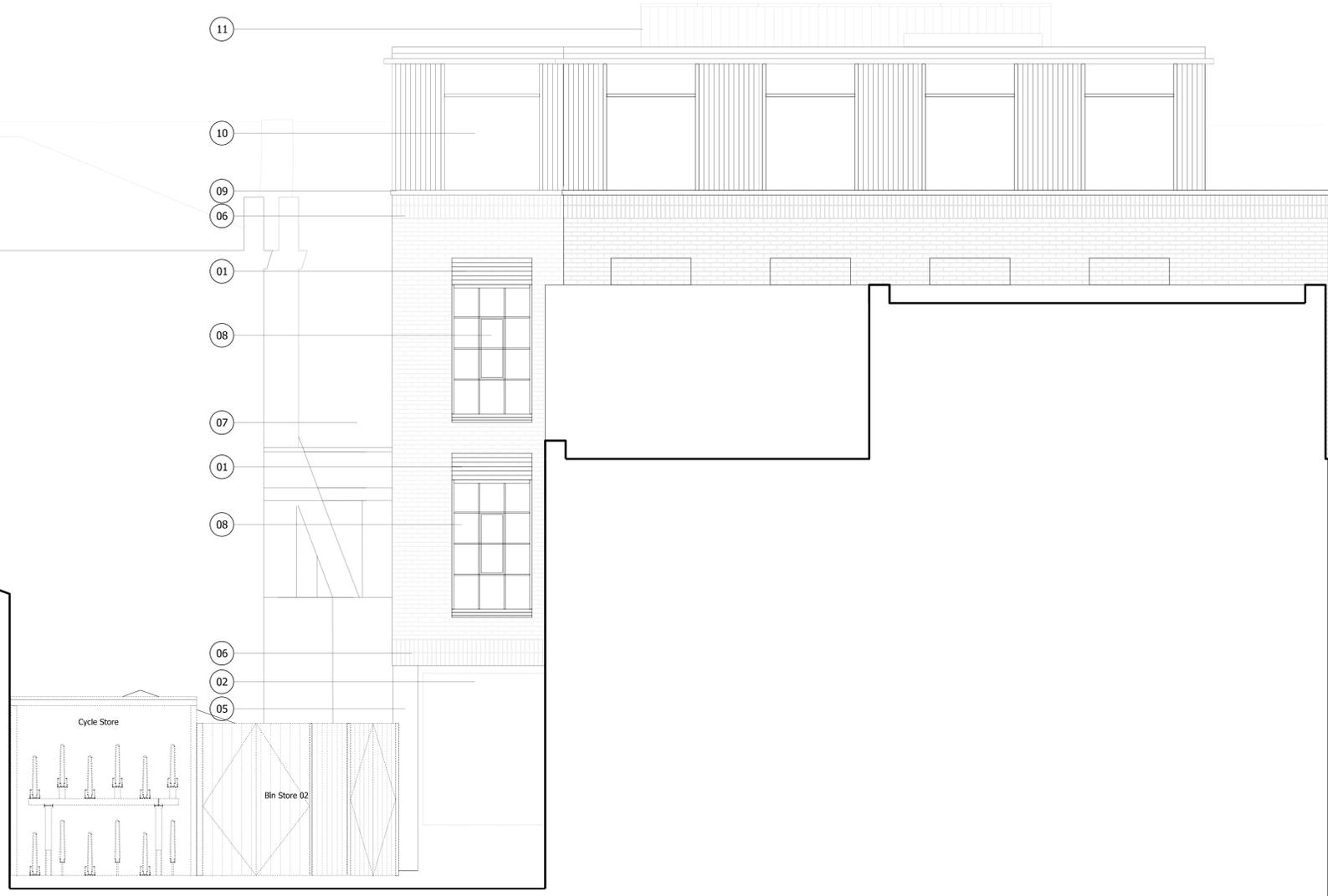
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FFL +29.245

FFL +25.215



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Planning Issue	08.09.21	PS	-
Revision description	Date	Check	Rev

G L U C K M A N S M I T H

Project
Royal College Street

Drawing
Eagle Mews Section

Drawn	Date	Scale
LB	03.09.21	1:50 @ A1 1:100 @ A3

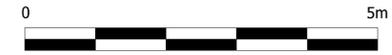
Job number	Drawing number	Revision
1929	00_205	-

01 Mews Section

Regents Canal

Cycle Store

Bin Store 02



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KEY

- 01 BRICK
- 02 METAL BALUSTRADE / HANDRAIL
- 03 METAL PLANTER
- 04 METAL FRAMED GLAZING
- 05 METAL FRAMED GLAZED DOOR
- 06 METAL FRAMED GLAZED WINDOWS
- 07 GREEN ROOF
- 08 METAL PANEL(S)
- 09 METAL CLADDING
- 10 METAL LOUVRE PLANT SCREEN

PL +39.955

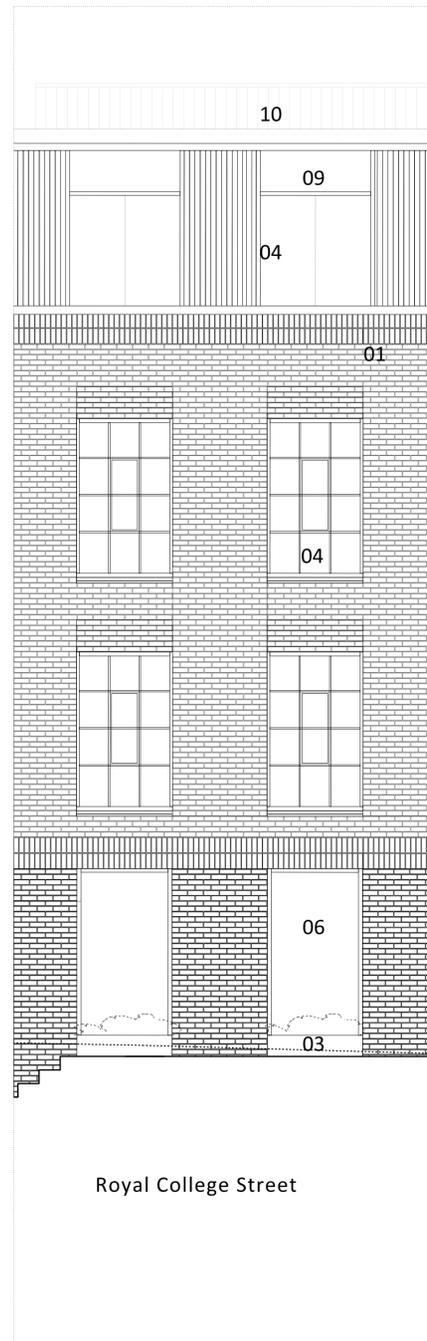
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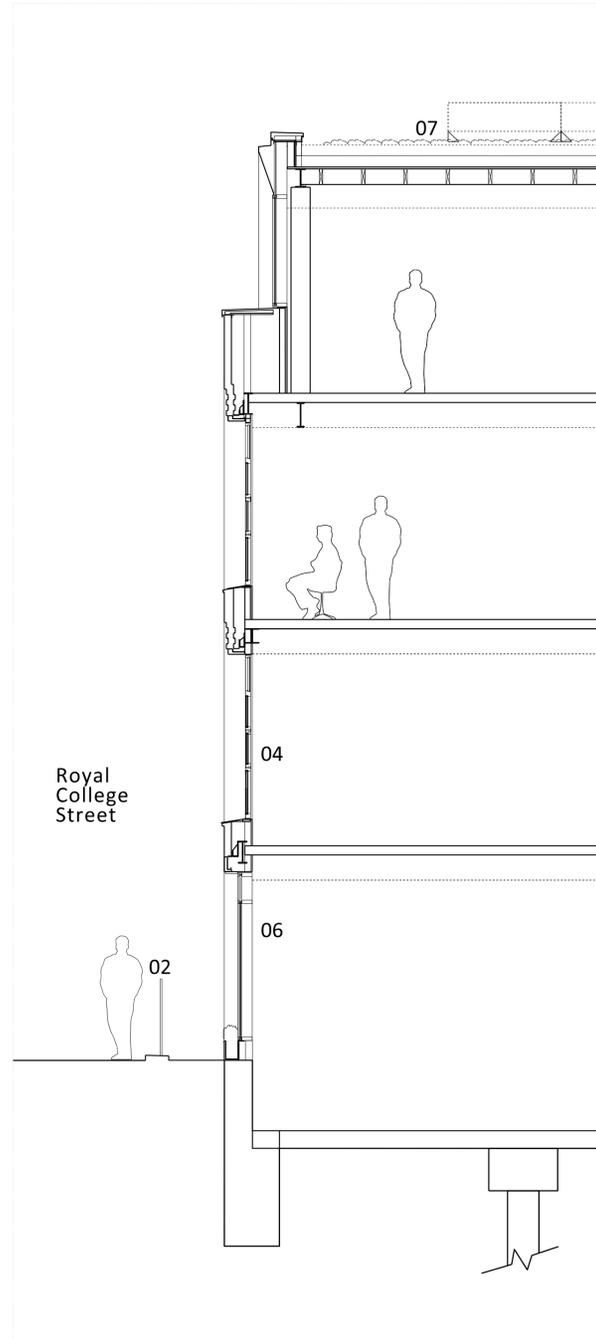
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Royal College Street

1 PROPOSED ELEVATION 01
 ROYAL COLLEGE STREET



Royal College Street

2 PROPOSED SECTION 01
 ROYAL COLLEGE STREET

Planning Issue	08.09.21	PS	E
Planning Issue	19.04.21	PS	D
Pre-App Response	03.03.21	PS	C
Issued for Stage 3	29.01.21	PS	B
Pre-App Response	13.08.20	PS	A
Pre-App Meeting	12.11.19	PS	-

Revision description	Date	Check	Rev
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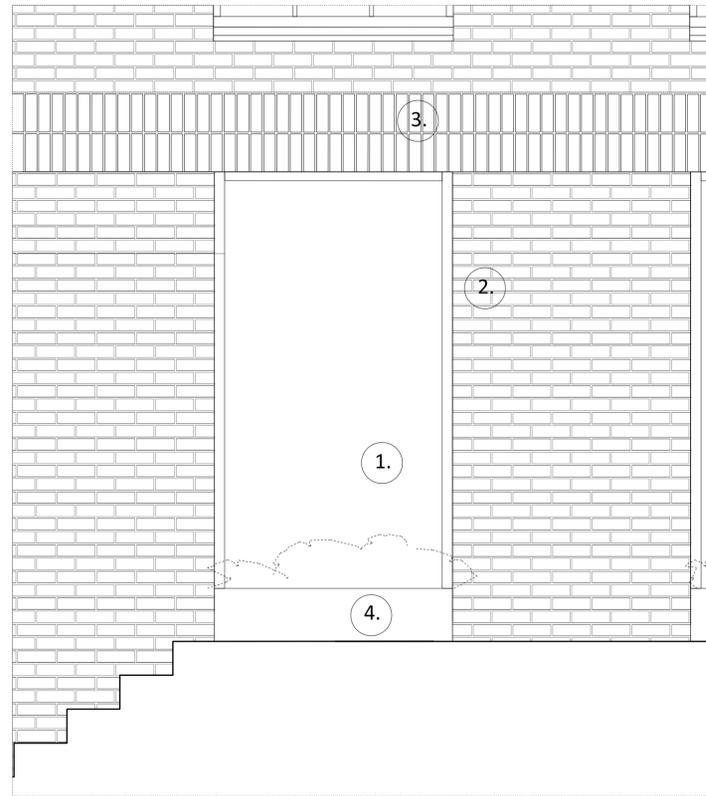
G L U C K M A N S M I T H

Project
 Royal College Street

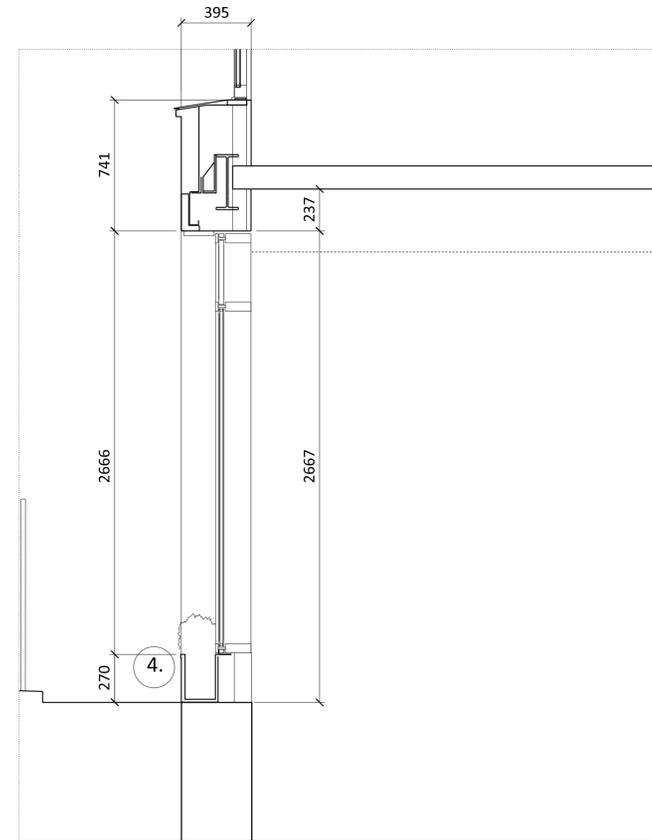
Drawing
 Proposed Elevation
 Building Bay 1

Drawn	Date	Scale
LB	07.01.20	1:50 @ A1 1:100 @ A3

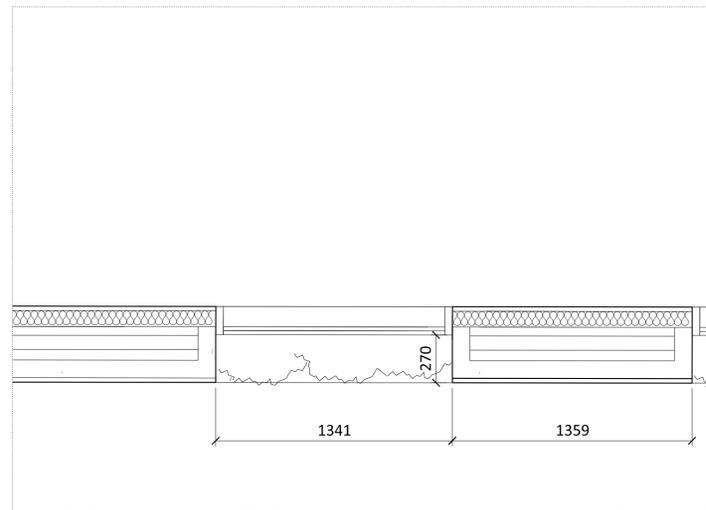
Job number	Drawing number	Revision
1929	21_201_001	E



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL

- 1. Regular Large windows to activate the ground floor to Royal College Street. The windows are scaled and referenced to the ground floor glazing generally along Royal College Street.
- 2. Textured stepped brickwork with flush vertical and recessed horizontal mortar joints. 3.5 bricks wide
- 3. Vertical Brickwork Detail
- 4. Metal Planter

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Issued for Stage 3	29.01.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

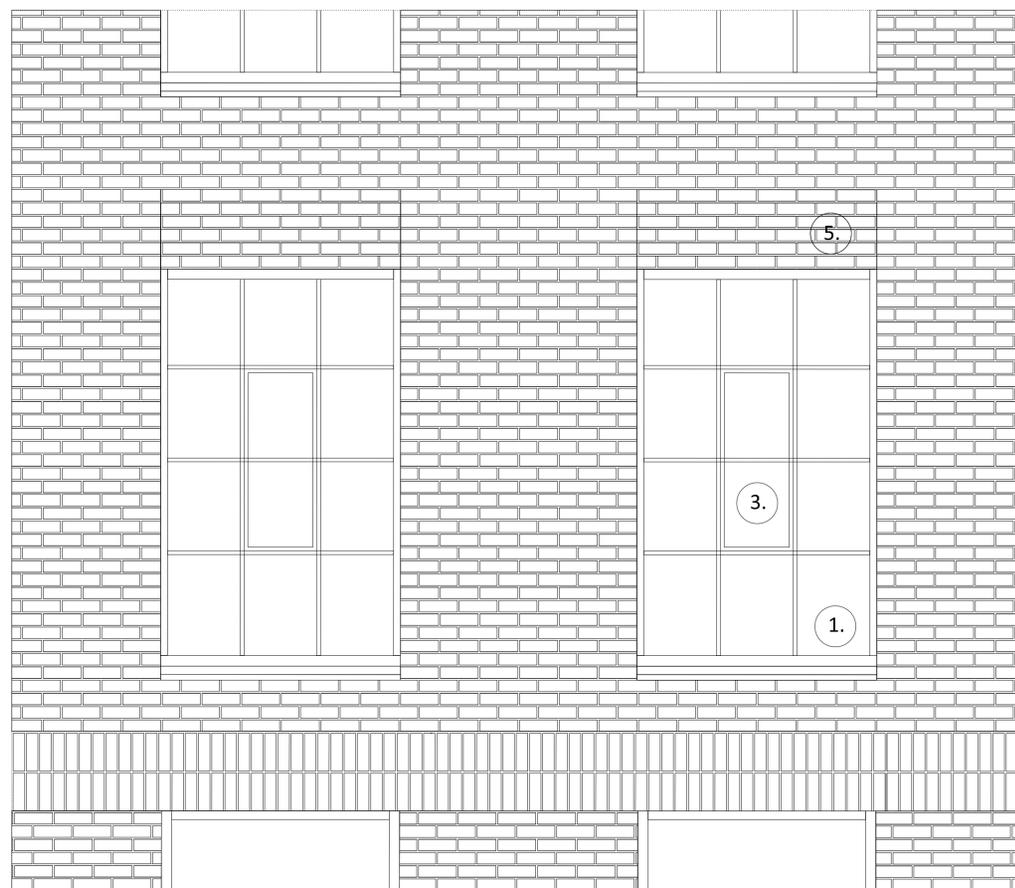
Project
Royal College Street

Drawing
Facade Detail
Royal College Street Typical
Ground Floor Windows: Type 3

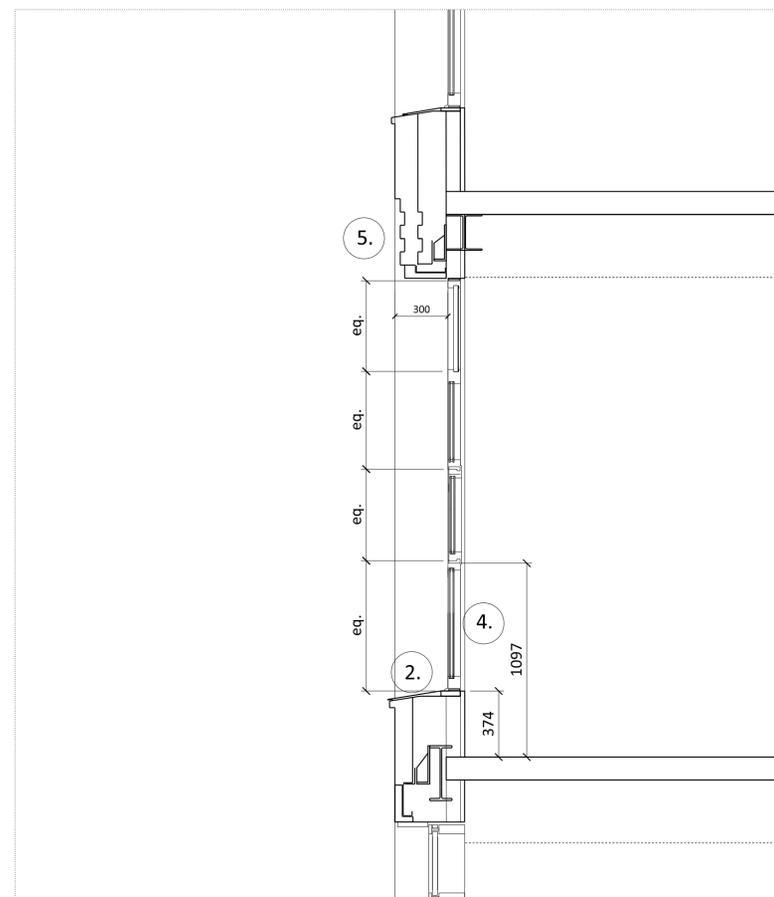
Drawn	Date	Scale
PS	03.03.21	1:20 @ A1 1:40 @ A3

Job number	Drawing number	Revision
1929	_21_201_002	B

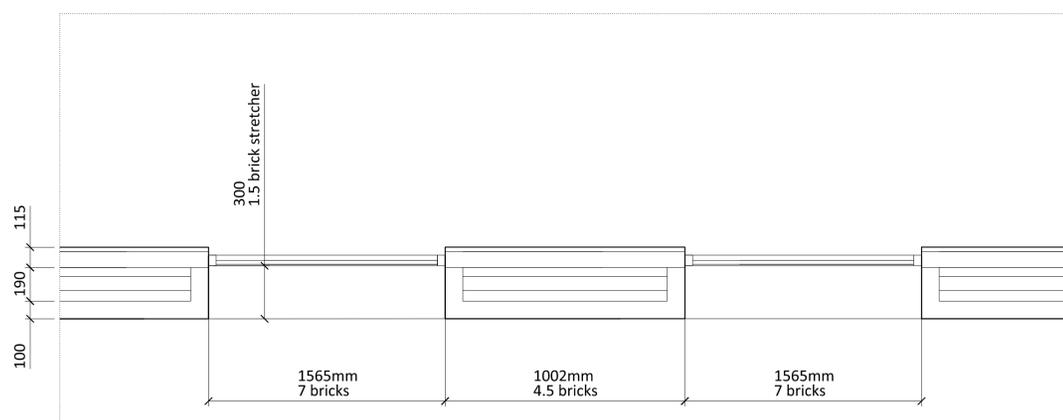
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01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL

1. Regular Large windows have a 365mm upstand above the floor to hide internal clutter.
2. Regular framed window panes, 1.5 m by 2.4 m high, are inset the length of a brick from the face of the brick wall.
3. The opening pane is set centrally, giving an articulation of interest to the elevation.
4. A transom at 900 mm above FFL provides a comfortable feeling of security when the window is open.
5. Textured stepped brickwork spandrel with flush vertical and recessed horizontal mortar joints.

Issued for Planning	08.09.21	PS	B
Issued for Stage 3	29.01.21	PS	A
Pre-App Response	03.03.21	PS	-

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G L U C K M A N S M I T H

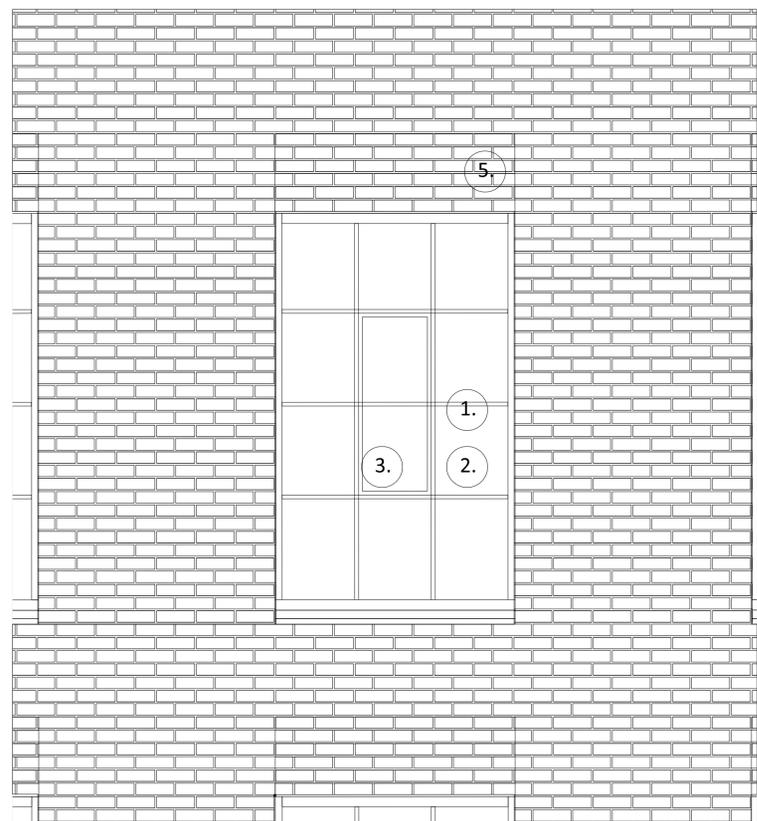
Project
 Royal College Street

Drawing
 Facade Detail
 Royal College Street Typical
 Windows: Type 4

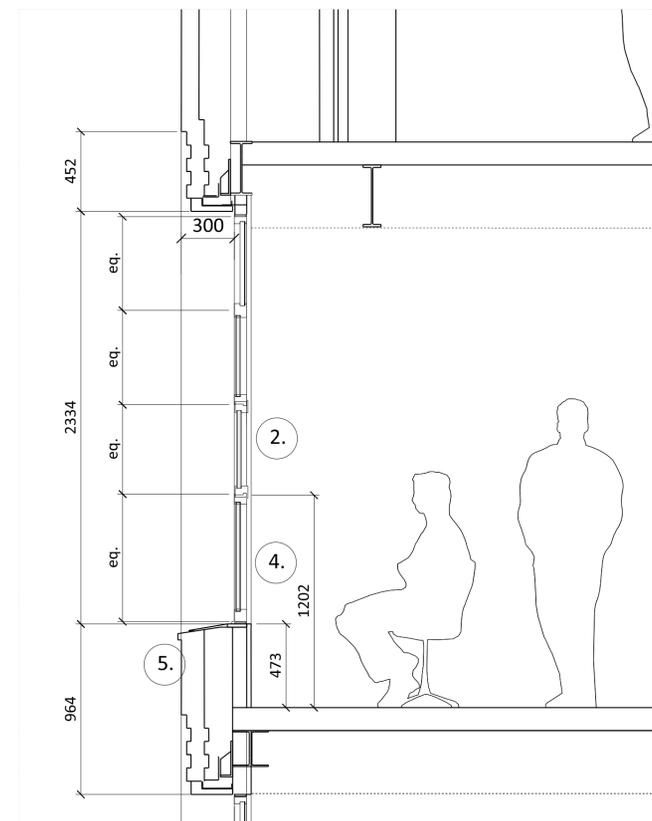
Drawn	Date	Scale
PS	03.03.21	1:20 @ A1 1:40 @ A3

Job number	Drawing number	Revision
1929	21_201_003	B

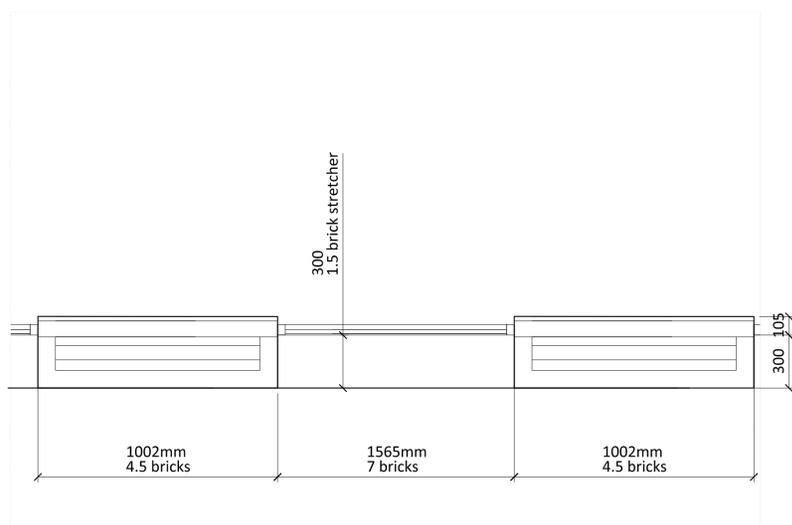
NOTES
 DO NOT SCALE FROM THIS DRAWING.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL

1. Regular Large windows have a 365mm upstand above the floor to hide internal clutter.
2. Regular framed window panes, 1.5 m by 2.4 m high, are inset the length of a brick from the face of the brick wall.
3. The opening pane is set centrally, giving an articulation of interest to the elevation.
4. A transom at 900 mm above FFL provides a comfortable feeling of security when the window is open.
5. Textured stepped brickwork spandrel with flush vertical and recessed horizontal mortar joints.

Issued for Planning	08.09.21	PS	B
Issued for Stage 3	29.01.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev

G L U C K M A N S M I T H

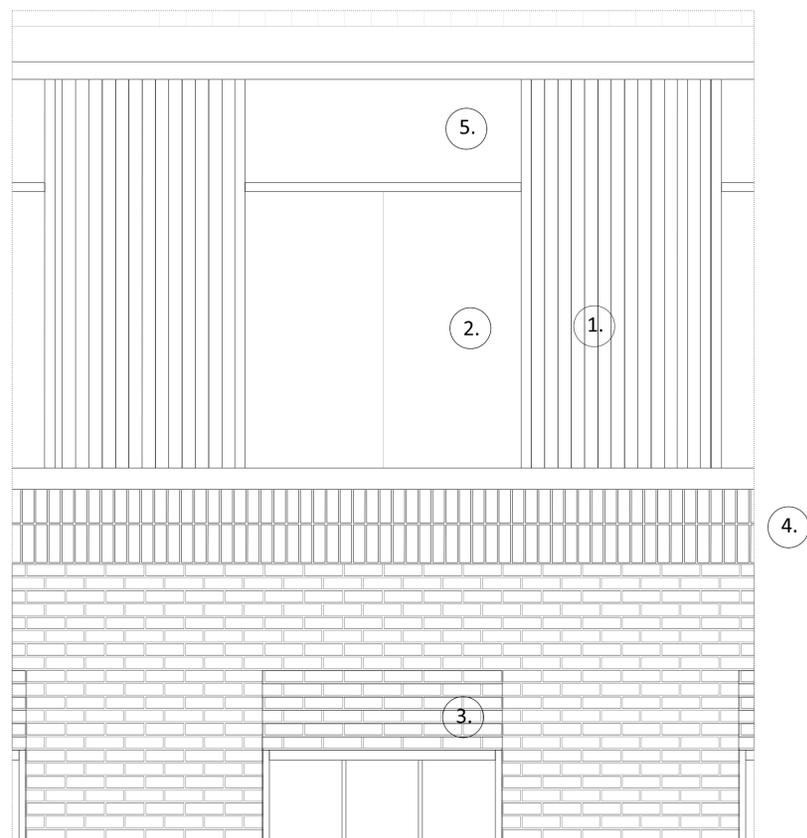
Project
 Royal College Street

Drawing
 Facade Detail
 Royal College Street Typical
 Window Type 4

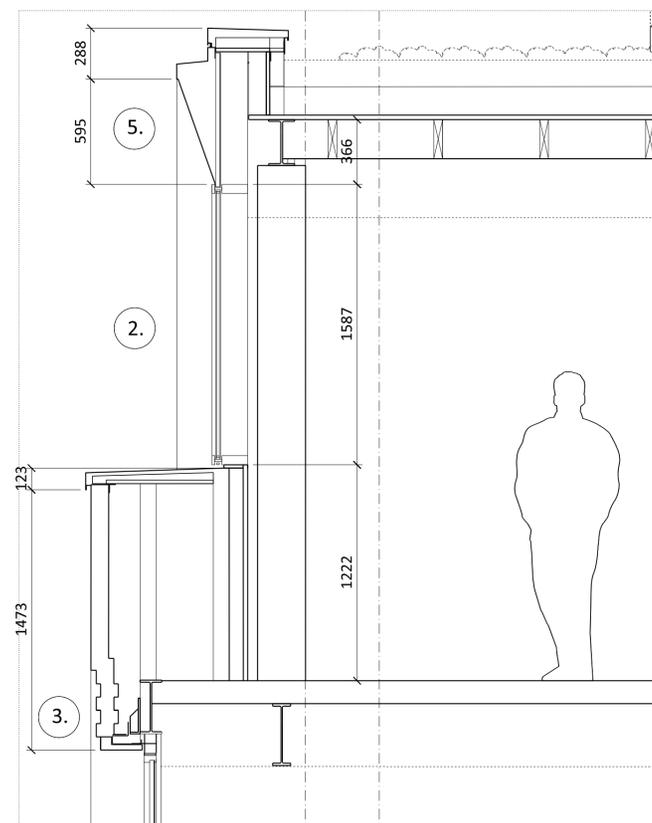
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Job number	Drawing number	Revision
1929	_21_201_004	B

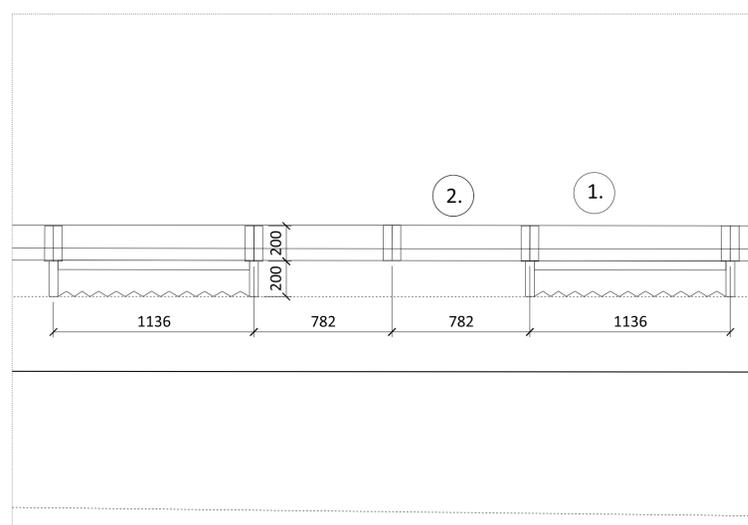
NOTES
 DO NOT SCALE FROM THIS DRAWING.
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 ENGINEER'S DRAWINGS AND SPECIFICATION.



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL

- 1. Fluted dark grey aluminium panels
- 2. Sliding Windows set 200mm into aluminium panels
- 3. Textured stepped brickwork spandrel with flush vertical and recessed horizontal mortar joints.
- 4. Vertical Brickwork Detail
- 5. Angled dark grey aluminium window head detail

Planning Issue	08.09.21	PS	C
Planning Issue	19.04.21	PS	B
Issued for Stage 3	29.01.21	PS	A
Pre-App Response	07.01.20	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

Project
 Royal College Street

Drawing
 Facade Detail
 Top Floor Typical Bay Windows:
 Type 6

Drawn	Date	Scale
PS	07.01.20	1:20 @ A1 1:40 @ A3

Job number	Drawing number	Revision
1929	21_201_005	C



NOTES
 DO NOT SCALE FROM THIS DRAWING.
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 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.

PL +39.955

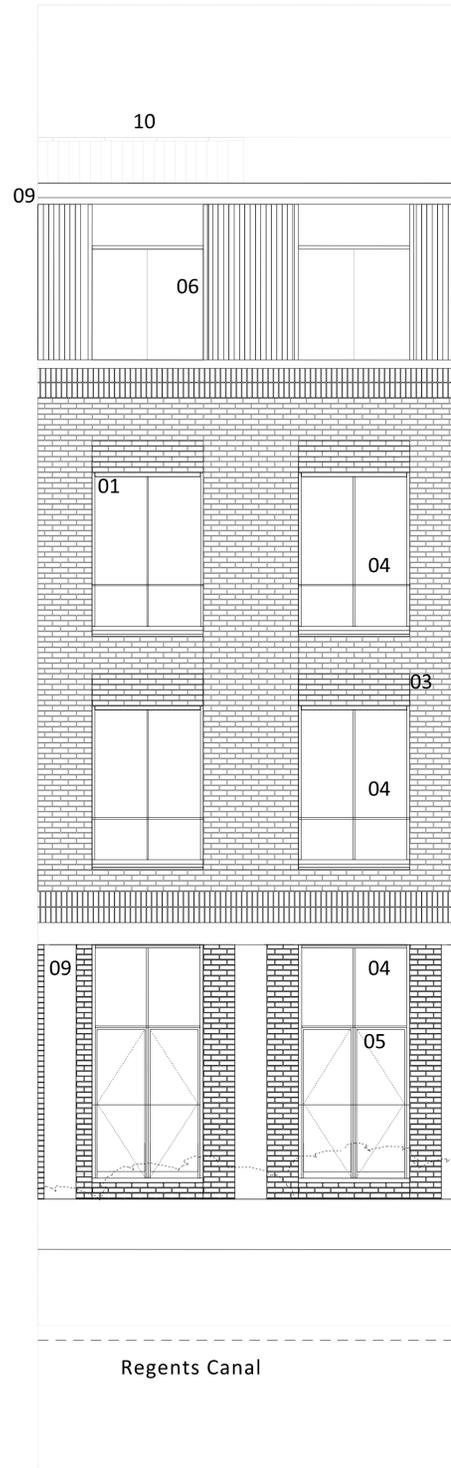
RL +38.845

FFL +35.645

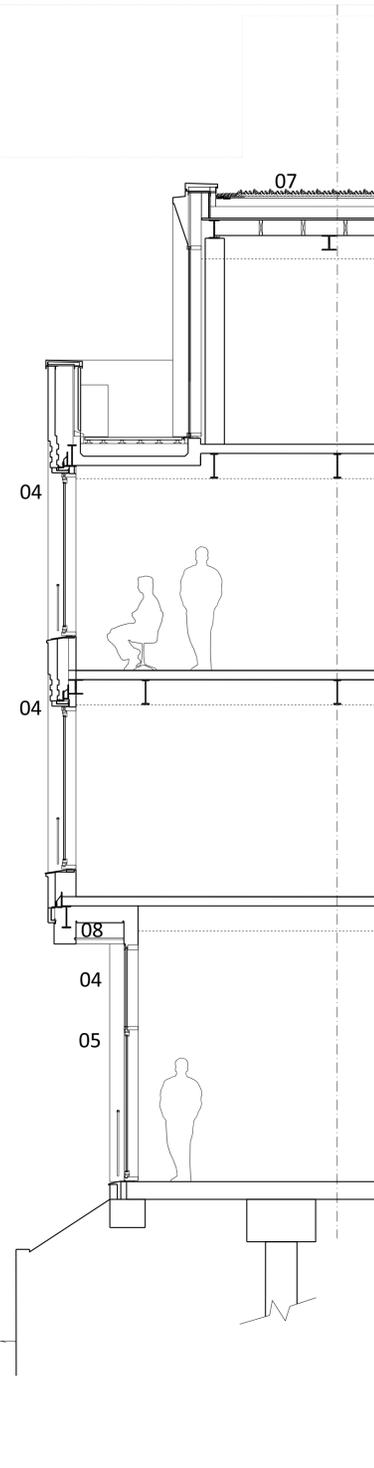
FFL +32.415

FFL +29.245

FFL +25.215



1 PROPOSED ELEVATION 01
 REGENTS CANAL



2 PROPOSED SECTION
 REGENTS CANAL

KEY

- 01 BRICK
- 02 METAL BALUSTRADE / HANDRAIL
- 03 METAL PLANTER
- 04 METAL FRAMED GLAZING
- 05 METAL FRAMED GLAZED DOOR
- 06 METAL FRAMED GLAZED WINDOWS
- 07 GREEN ROOF
- 08 METAL PANEL(S)
- 09 METAL CLADDING
- 10 METAL LOUVRE PLANT SCREEN

Planning Issue	08.09.21	PS	E
Planning Issue	19.04.21	PS	D
Pre-App Response	03.03.21	PS	C
Issued for Stage 3	29.01.21	PS	B
Pre-App Response	13.08.20	PS	A
Pre-App Meeting	12.11.19	PS	-

Revision description	Date	Check	Rev
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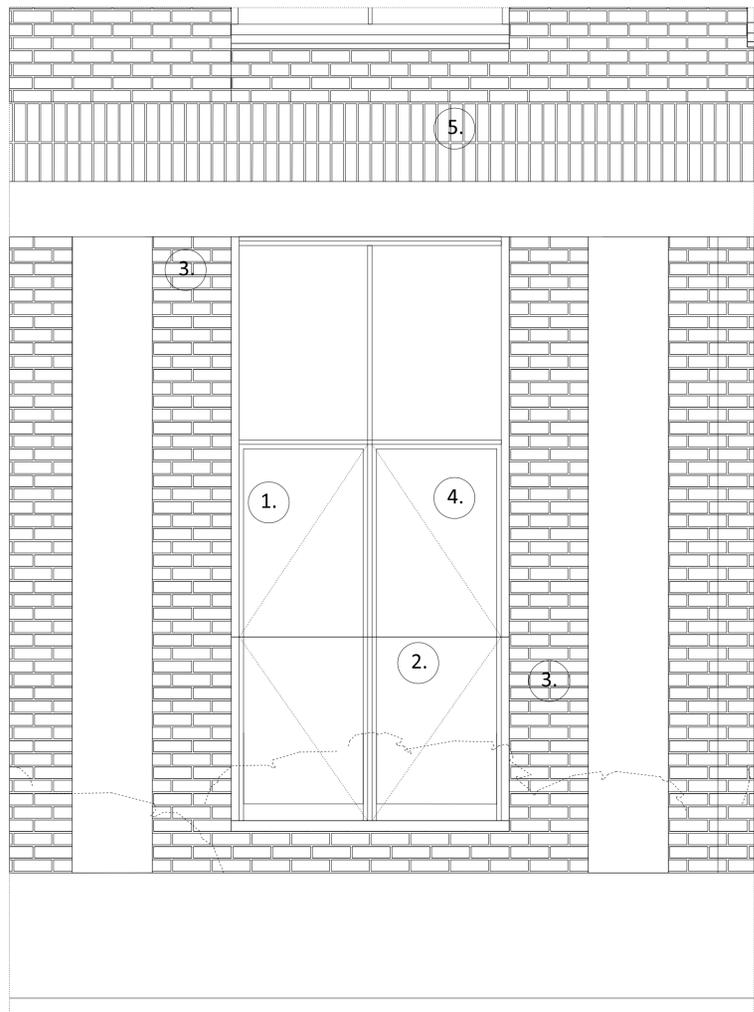
G L U C K M A N S M I T H

Project
 Royal College Street

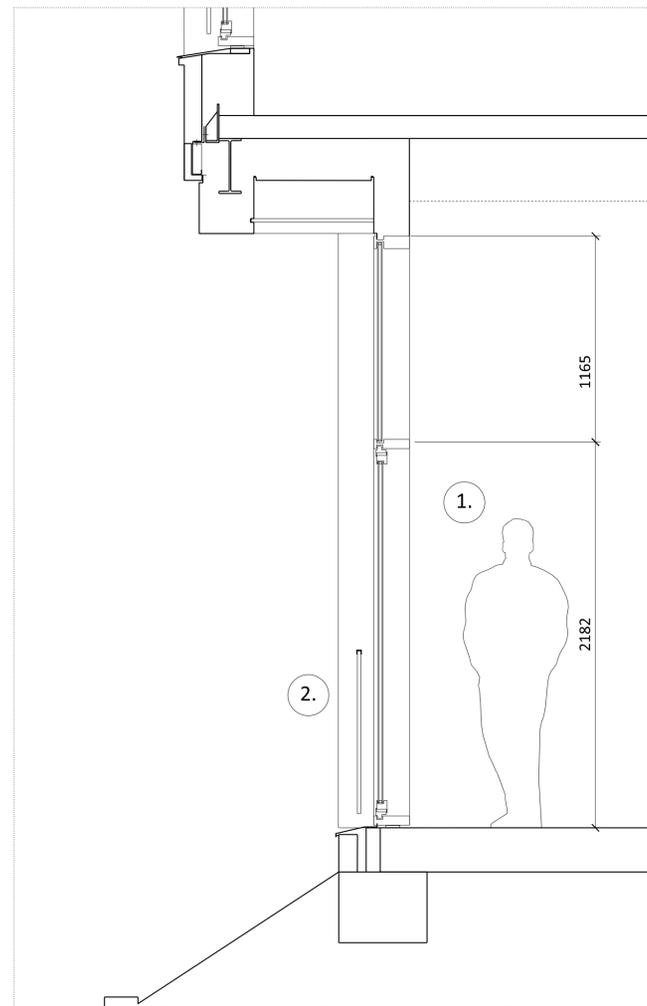
Drawing
 Proposed Elevation
 Building Bay 2

Drawn	Date	Scale
LB	07.01.20	1:50 @ A1 1:100 @ A3

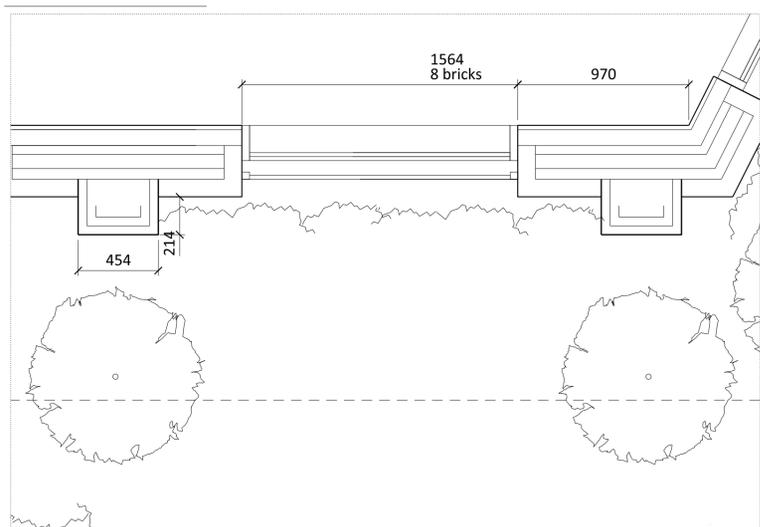
Job number	Drawing number	Revision
1929	_21_202	E



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL

- 1. Regular Large windows have an upstand above the floor to hide internal clutter. The windows provide a good quality of north light into the ground floor office space.
- 2. Glass Balustrade Across Window Openings to provide juliet balcony feature
- 3. Textured stepped brickwork with flush vertical and recessed horizontal mortar joints.
- 4. The opening panes provide full height windows to the canal side and articulation interest to the elevation.
- 5. Vertical Brickwork Detail

NOTES
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DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.

Planning Issue	08.09.21	PS	C
Planning Issue	19.04.21	PS	B
Issued for Stage 3	29.01.21	PS	A
Pre-App Response	07.01.20	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

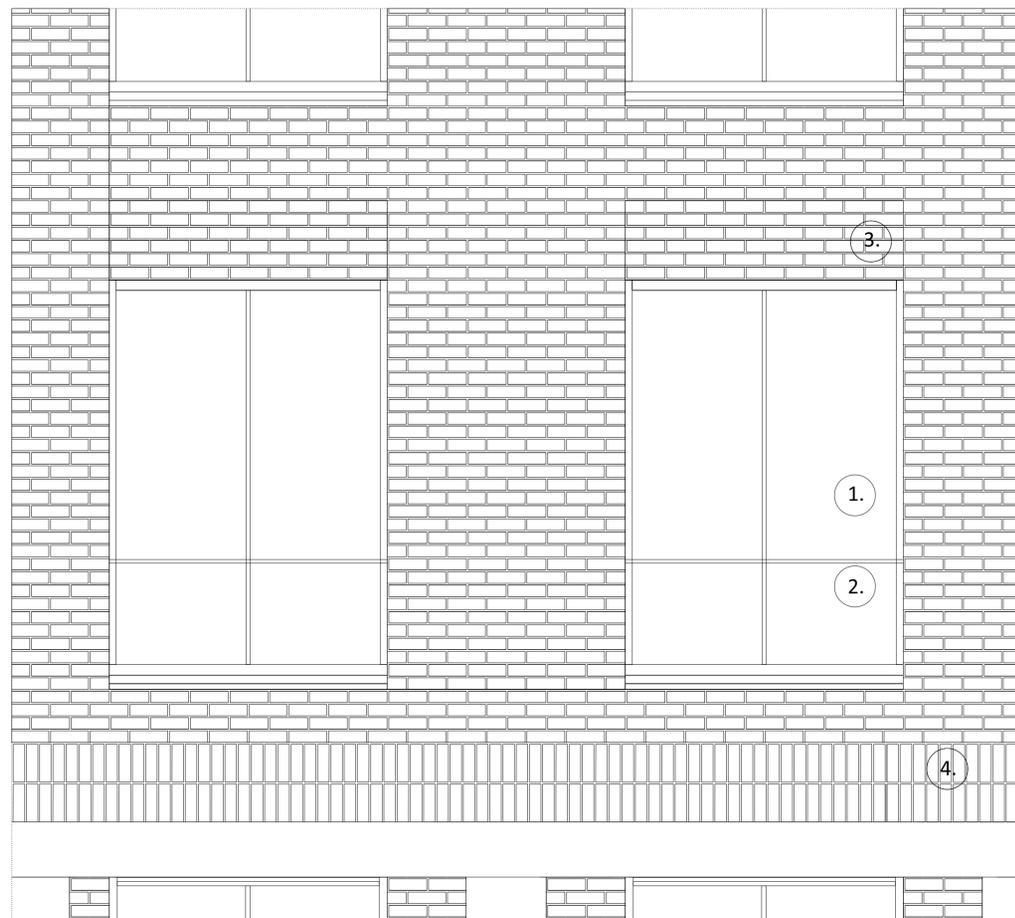
Project
Royal College Street

Drawing
Facade Detail
Canal Side Typical Ground Floor
Windows: Type 2

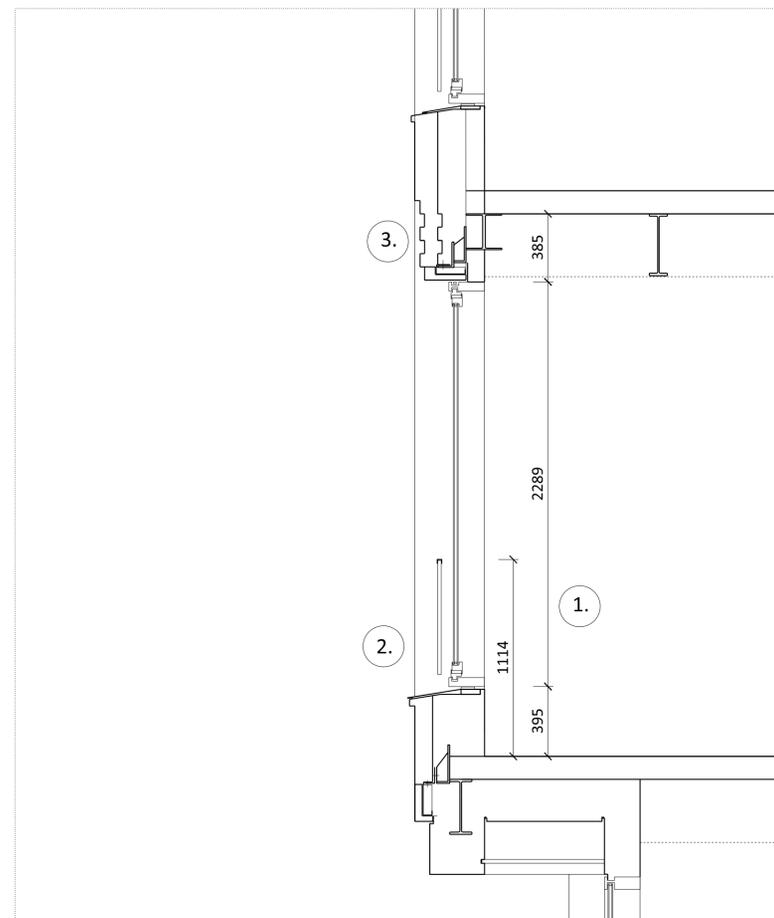
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Job number	Drawing number	Revision
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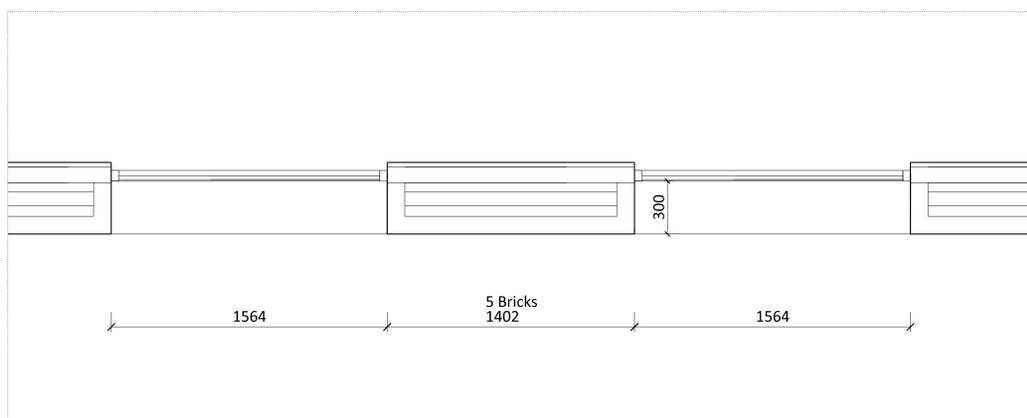
NOTES
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 ENGINEER'S DRAWINGS AND SPECIFICATION.



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL

- 1. Regular Large windows have a 365mm upstand above the floor to hide internal clutter.
- 2. A transom at 900 mm above FFL provides a comfortable feeling of security when the window is open.
- 3. Textured stepped brickwork spandrel with flush vertical and recessed horizontal mortar joints.
- 4. Vertical Brickwork Detail

Planning Issue	08.09.21	PS	B
Planning Issue	19.04.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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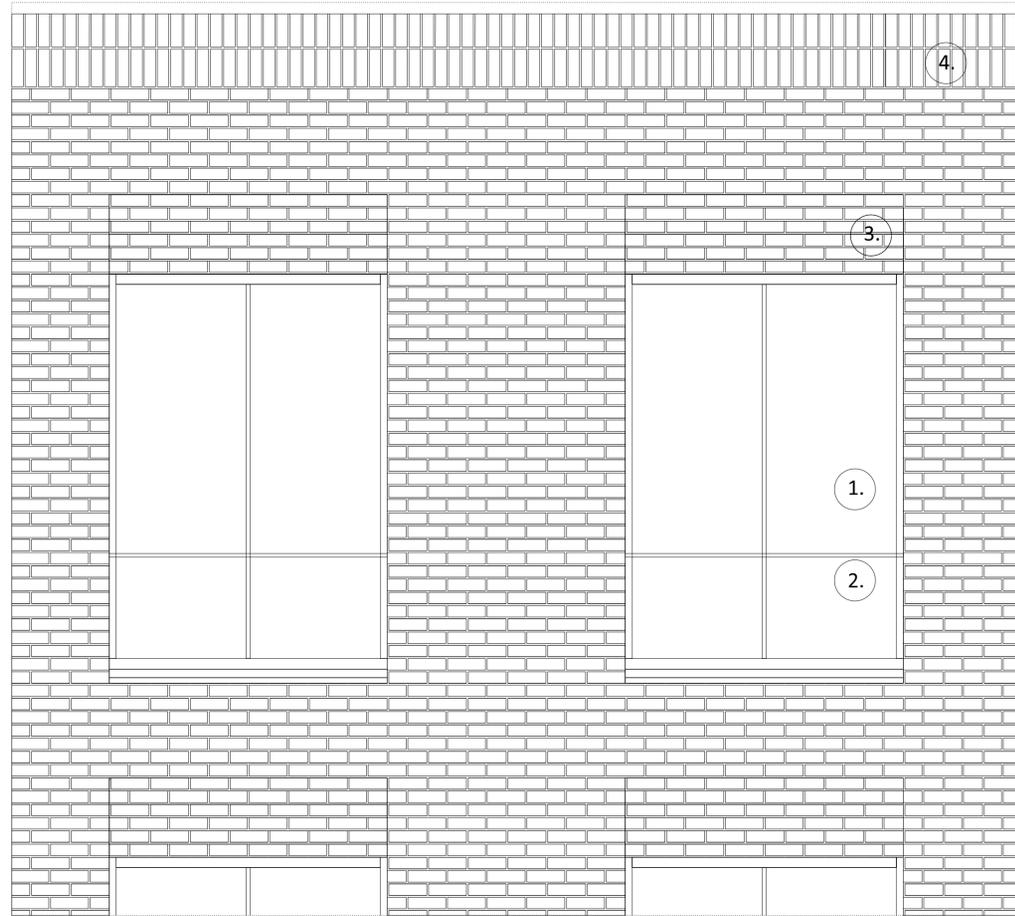
G L U C K M A N S M I T H

Project
 Royal College Street

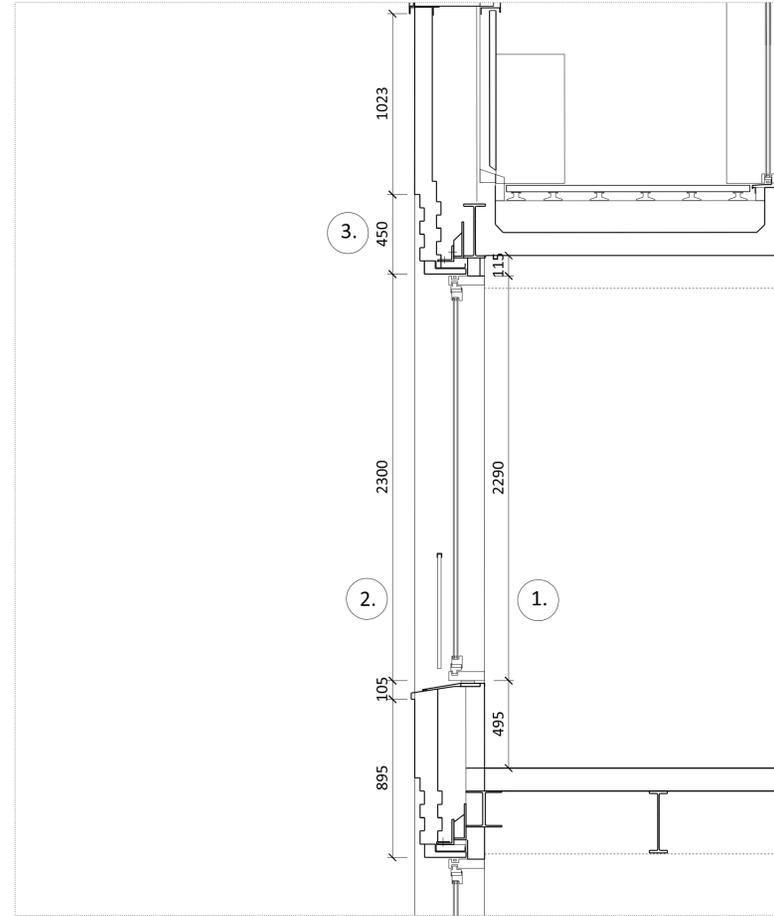
Drawing
 Facade Detail
 Regents Canal Typical Window:
 Type 3

Drawn	Date	Scale
PS	03.03.21	1:20 @ A1 1:40 @ A3

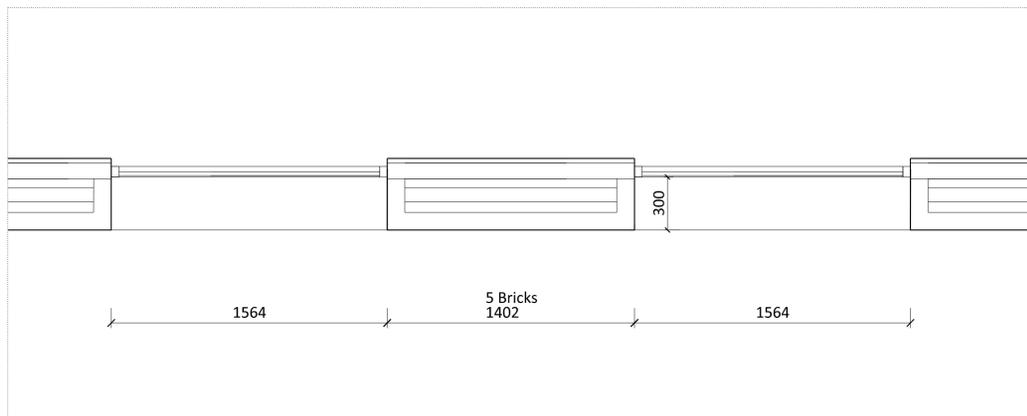
Job number	Drawing number	Revision
1929	_21_202_003	B



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL

- 1. Regular Large windows have a 365mm upstand above the floor to hide internal clutter.
- 2. A transom at 900 mm above FFL provides a comfortable feeling of security when the window is open.
- 3. Textured stepped brickwork spandrel with flush vertical and recessed horizontal mortar joints.
- 4. Vertical Brickwork Detail

NOTES
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DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.

Planning Issue	08.09.21	PS	B
Planning Issue	19.04.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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G L U C K M A N S M I T H

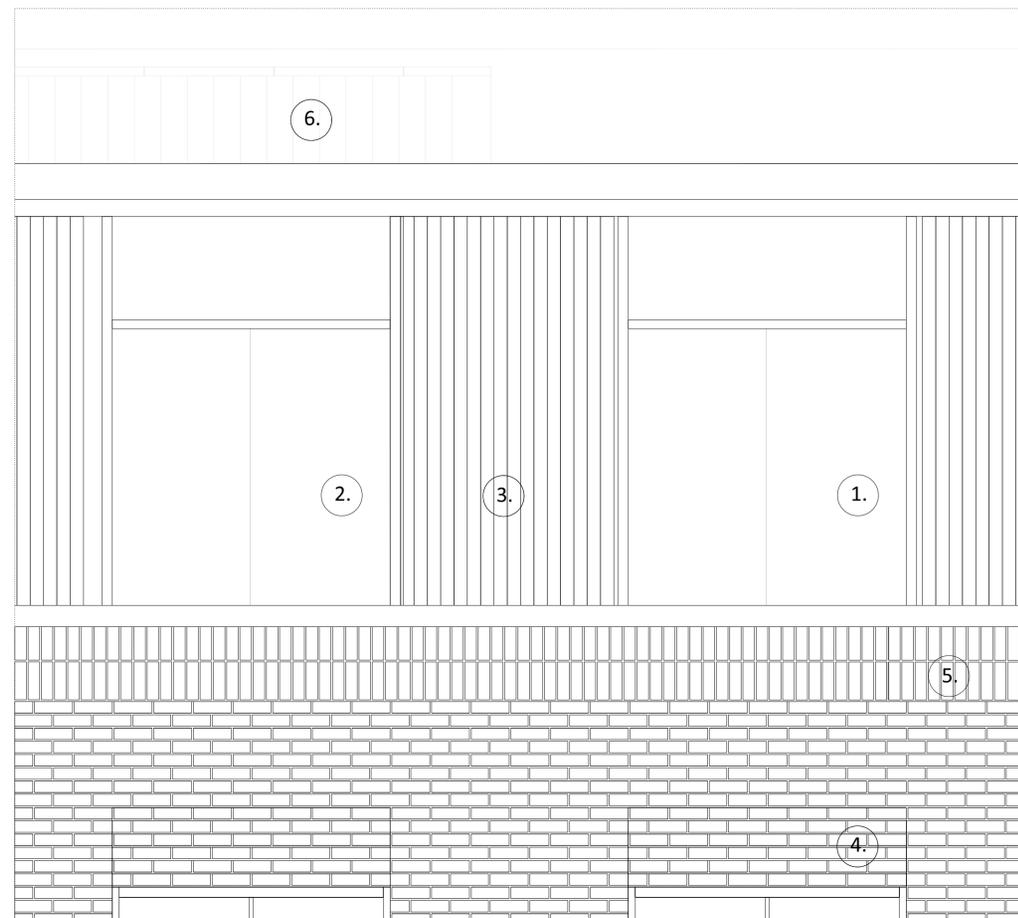
Project
Royal College Street

Drawing
Facade Detail
Regents Canal Typical Window:
Type 3

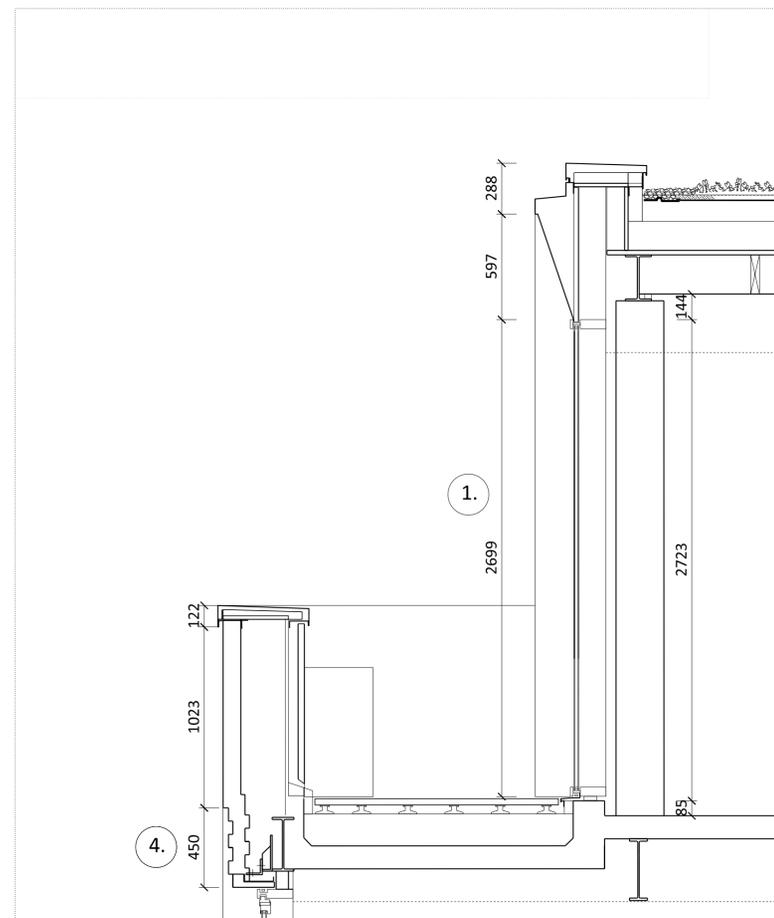
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PS	03.03.21	1:20 @ A1 1:40 @ A3

Job number	Drawing number	Revision
1929	_21_202_004	B

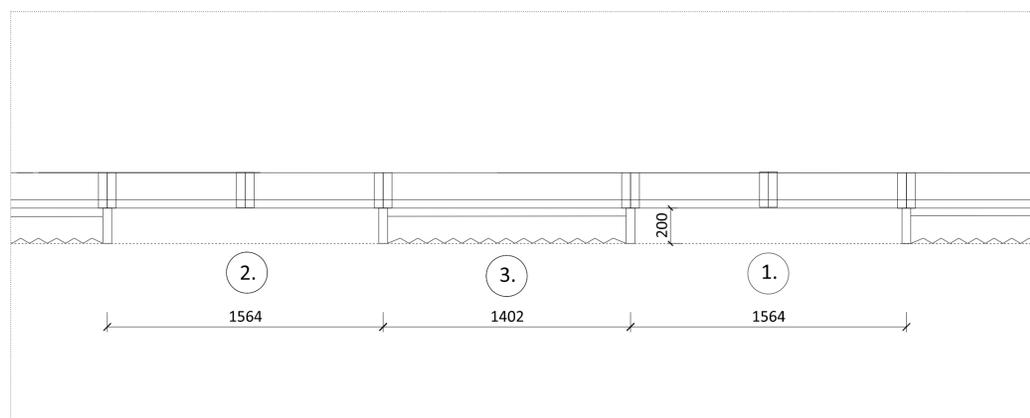
NOTES
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 ENGINEER'S DRAWINGS AND SPECIFICATION.



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL

- 1. Fixed Large windows with angled aluminium head detail
- 2. Glazed double doors open onto the third floor balcony with angled aluminium head detail
- 3. Fluted dark grey aluminium panels
- 4. Textured stepped brickwork spandrel with flush vertical and recessed horizontal mortar joints.
- 5. Vertical Brickwork Detail
- 6. Plant screen

Planning Issue	08.09.21	PS	B
Planning Issue	19.04.21	PS	A
Pre-App Response	03.03.21	PS	-

Revision description	Date	Check	Rev
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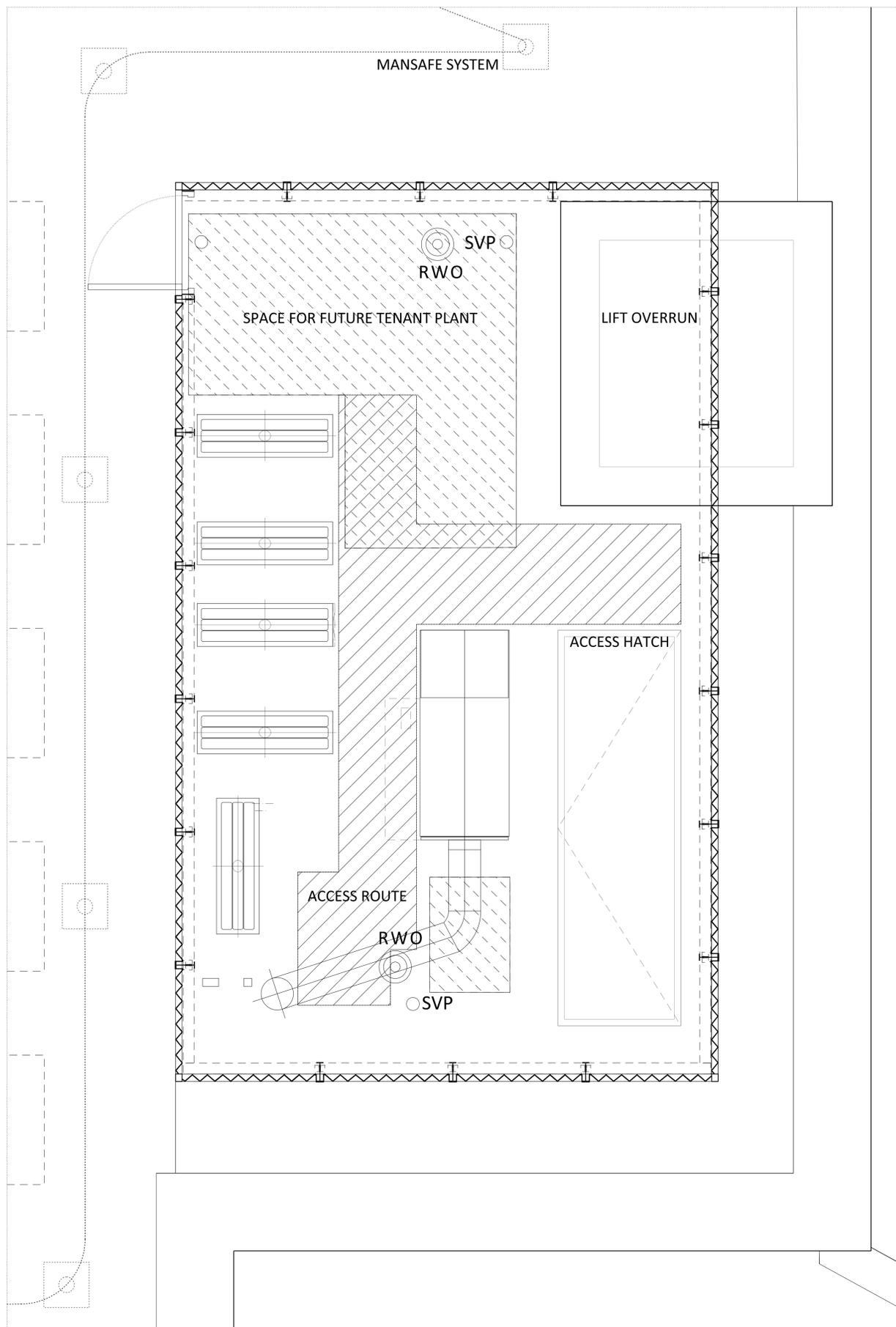
G L U C K M A N S M I T H

Project
 Royal College Street

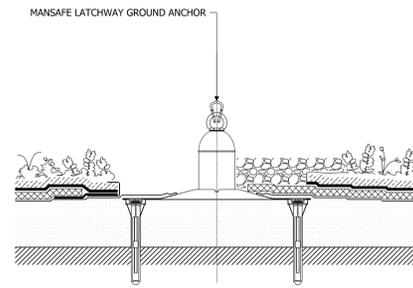
Drawing
 Facade Detail
 Regents Canal Typical Window:
 Type 5

Drawn	Date	Scale
PS	03.03.21	1:20 @ A1 1:40 @ A3

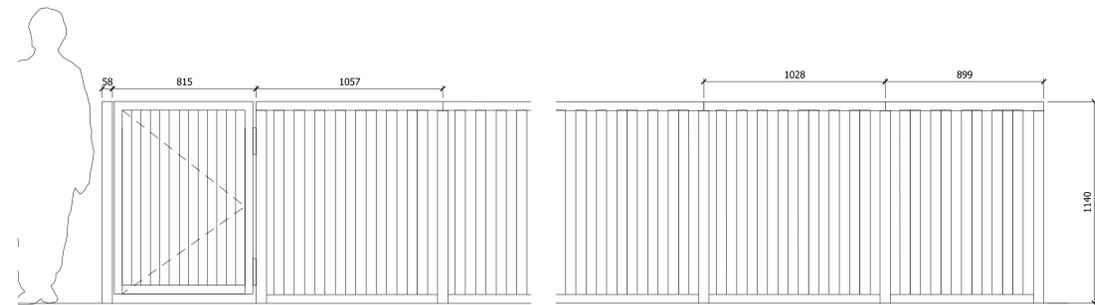
Job number	Drawing number	Revision
1929	_21_202_005	B



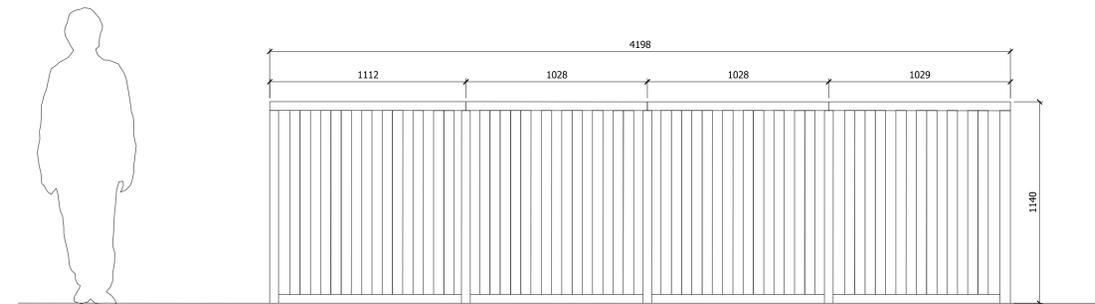
01 Plant Plan



02 Mansafe Detail



03 Plant West Elevation



04 Plant South Elevation

NOTES
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ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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Issued for planning	08.09.21	PS	-
Revision description	Date	Check	Rev

G L U C K M A N S M I T H

Project
Royal College Street

Drawing
Plant Details

Drawn	Date	Scale
LB	03.09.21	1:20 @ A1 1:40 @ A3
Job number	Drawing number	Revision
1929	_27_604	-



NOTES
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 ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.

- 01 Dark Grey Aluminium panel with intercom and tenant information
- 02 Perforated Ribbed Dark Grey Aluminium panels
- 03 Perforated Ribbed Dark Grey Aluminium Pedestrian Entrance Door
- 04 Perforated Ribbed Dark Grey Aluminium Vehicle Entrance Door



01 Entrance Gate

Issued for planning	08.09.21	PS	-
Revision description	Date	Check	Rev

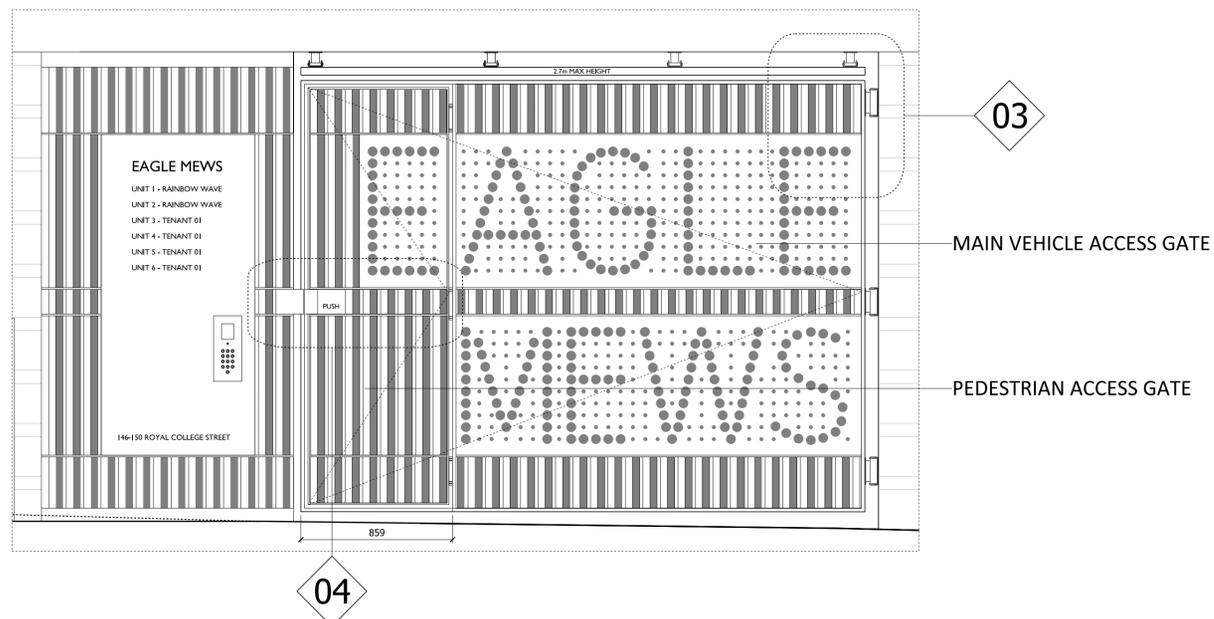
G L U C K M A N S M I T H

Project
 Royal College Street

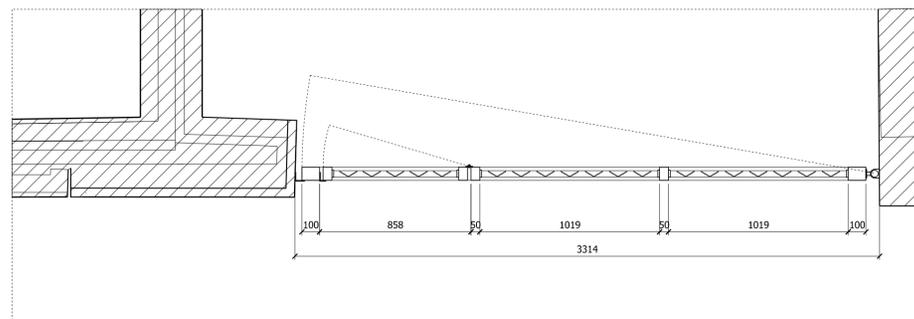
Drawing
 Proposed Entrance Gate

Drawn	Date	Scale
LB	03.09.21	1:40@A3 1:20@A1
Job number	Drawing number	Revision
1929	_34_603	-

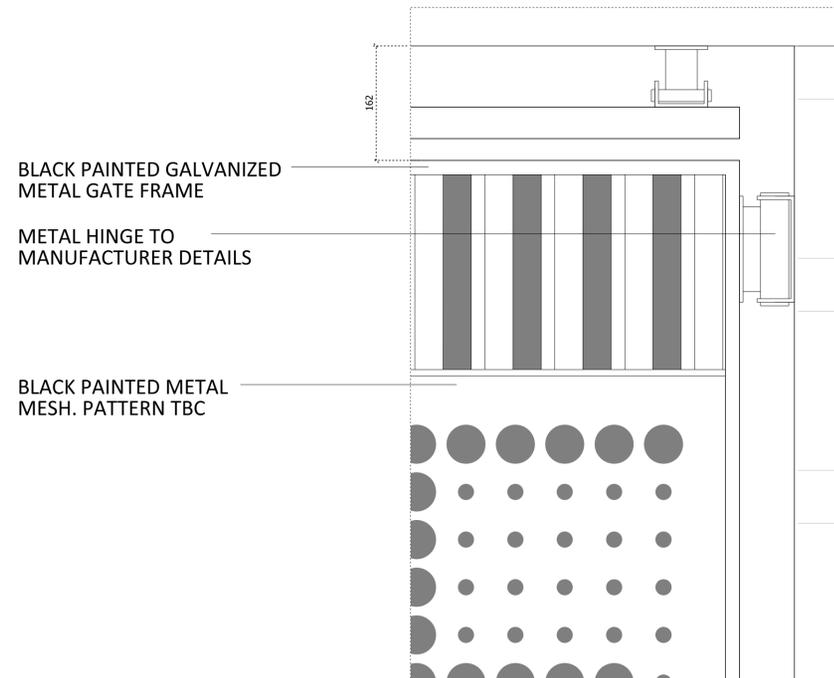
NOTES
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 DRAWINGS TO BE READ IN CONJUNCTION WITH
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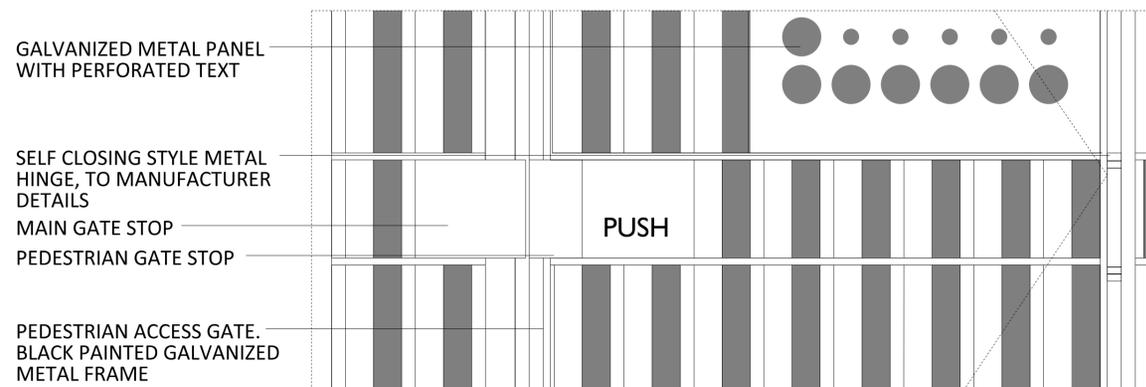
01 MEWS ENTRANCE GATE ELEVATION
 1:20@A1



02 MEWS ENTRANCE GATE PLAN
 1:20@A1



03 MEWS ENTRANCE GATE DETAIL
 1:5@A1



04 MEWS ENTRANCE GATE DETAIL
 1:5@A1

Issued for planning 08.09.21 PS -
 Revision description Date Check Rev

G L U C K M A N S M I T H

Project
 Royal College Street

Drawing
 External Royal College Street
 Railings and Gates

Drawn Date Scale
 LB 03.09.21 1:20/5 @ A1
 1:40/10 @ A3

Job number Drawing number Revision
 1929 _34_604 -



NOTES
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 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.

- LANDSCAPING KEY**
- Soft Landscaping- Wildlife Friendly Landscaping
 - Hard Landscaping
 - Planters with Wildlife Friendly Planting
 - Office Building with Green Roof
 To include: Bio-Diverse Vegetation – mixture of wildflower plug plants and/or seed Habitat Incidentals – shelter stones, lying timbers, perches, mixed aggregates

Office
 FFL +25.215
 SSL +25.215

Floating reed-bed
 Island eco-system

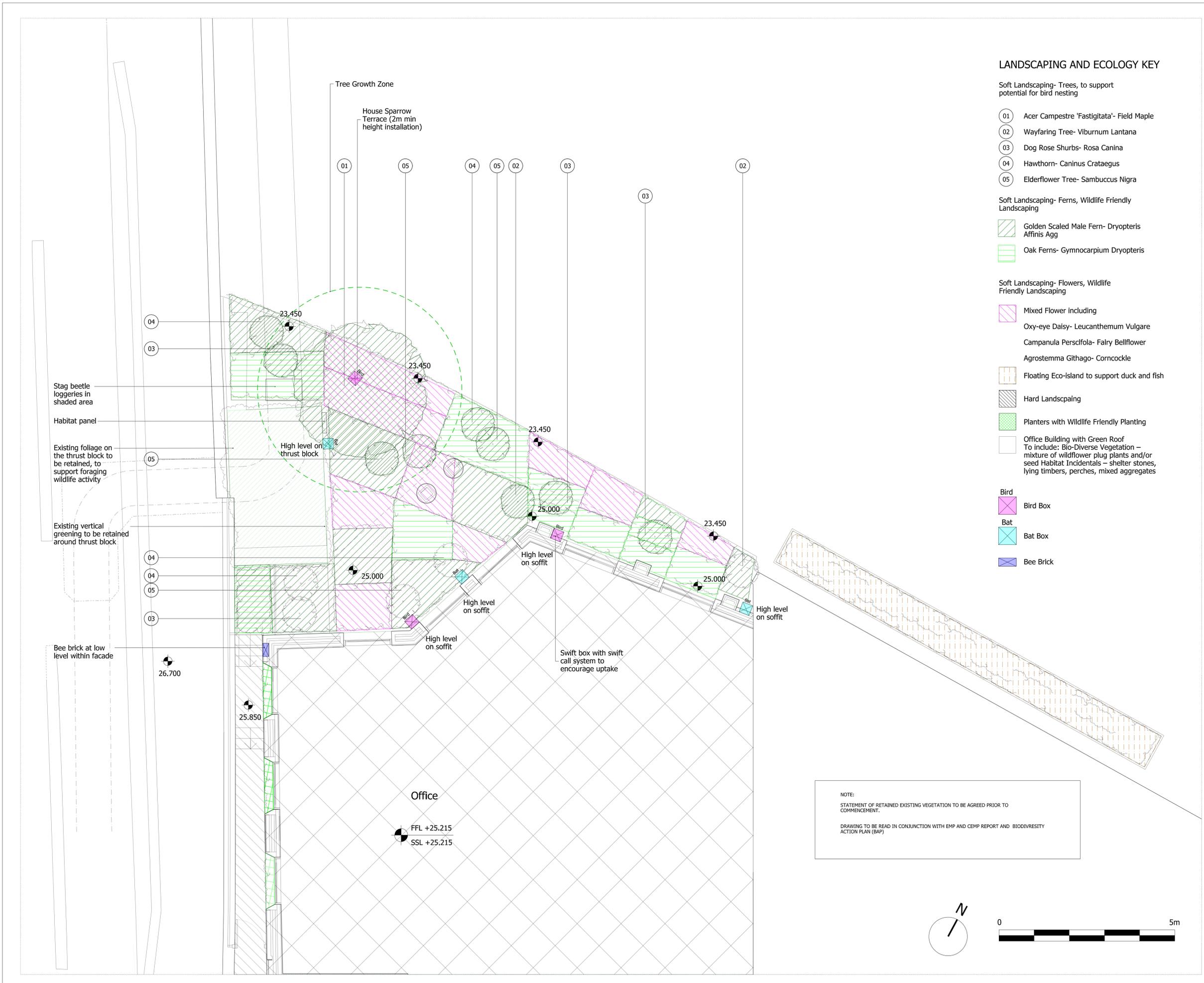
Planning Issue	08.09.21	PS	B
Planning Issue	19.04.21	PS	A
Pre-App Response	03.03.21	PS	-
Revision description	Date	Check	Rev

G L U C K M A N S M I T H

Project
Royal College Street

Drawing
Proposed Landscape Plan

Drawn	Date	Scale
LB	03.03.21	1:100 @ A1 1:200 @ A3
Job number	Drawing number	Revision
1929	L_00_100	B



LANDSCAPING AND ECOLOGY KEY

Soft Landscaping- Trees, to support potential for bird nesting

- 01 Acer Campestre 'Fastigitata'- Field Maple
- 02 Wayfaring Tree- Viburnum Lantana
- 03 Dog Rose Shurbs- Rosa Canina
- 04 Hawthorn- Caninus Crataegus
- 05 Elderflower Tree- Sambucus Nigra

Soft Landscaping- Ferns, Wildlife Friendly Landscaping

- Golden Scaled Male Fern- Dryopteris Affinis Agg
- Oak Ferns- Gymnocarpium Dryopteris

Soft Landscaping- Flowers, Wildlife Friendly Landscaping

- Mixed Flower including
 - Oxy-eye Daisy- Leucanthemum Vulgare
 - Campanula Perscifola- Fairy Bellflower
 - Agrostemma Githago- Corncockle
- Floating Eco-island to support duck and fish
- Hard Landscaping
- Planters with Wildlife Friendly Planting
- Office Building with Green Roof
 - To include: Bio-Diverse Vegetation – mixture of wildflower plug plants and/or seed Habitat Incidentals – shelter stones, lying timbers, perches, mixed aggregates

- Bird
 - Bird Box
- Bat
 - Bat Box
- Bee Brick

NOTES
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DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.

NOTE:
STATEMENT OF RETAINED EXISTING VEGETATION TO BE AGREED PRIOR TO COMMENCEMENT.
DRAWING TO BE READ IN CONJUNCTION WITH EMP AND CEMP REPORT AND BIODIVERSITY ACTION PLAN (BAP)



Planning Issue	08.09.21	PS	-
Revision description	Date	Check	Rev

GLUCKMAN SMITH

Project
Royal College Street

Drawing
Proposed Landscape Plan

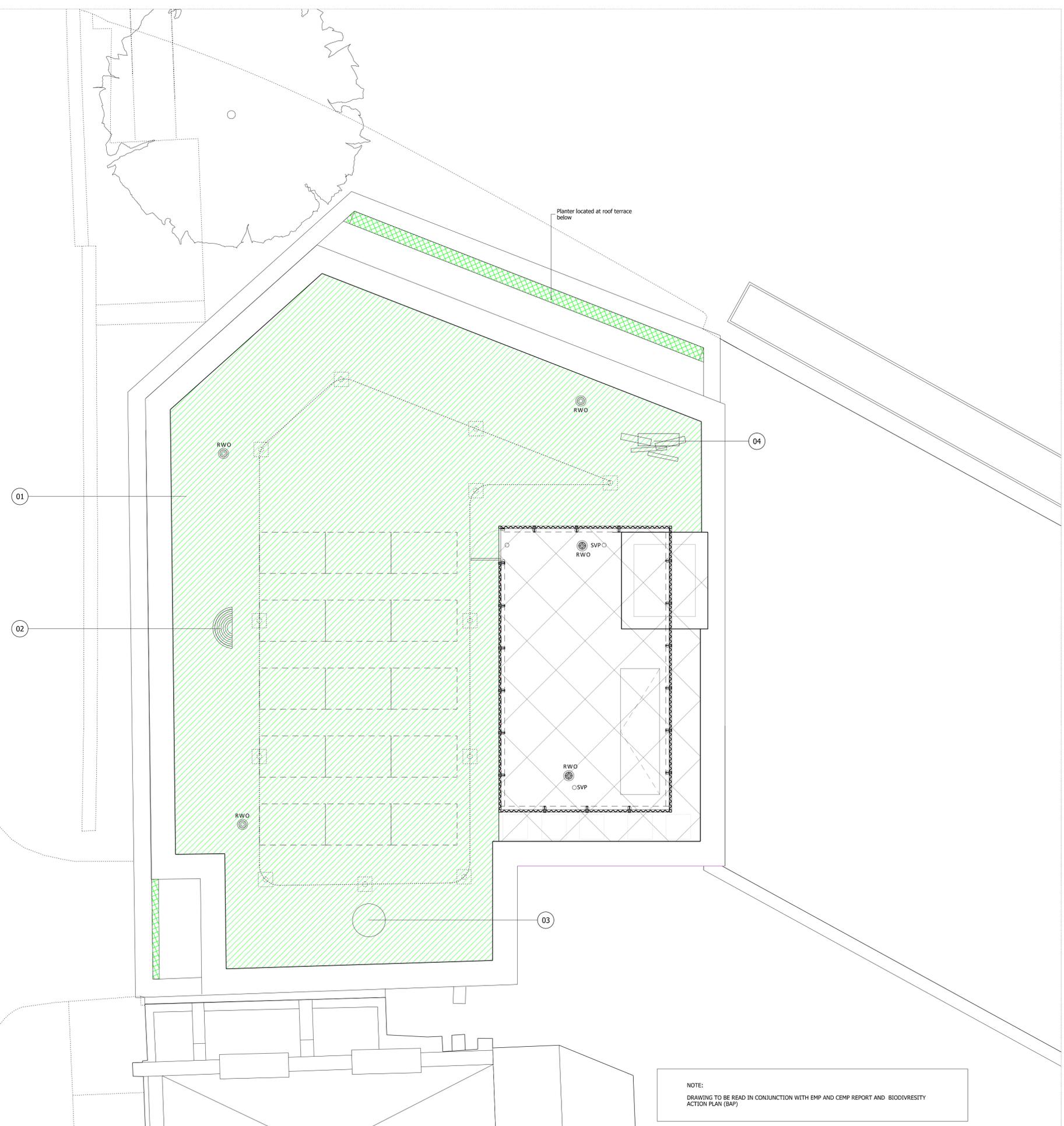
Drawn	Date	Scale
LB	03.03.21	1:50 @ A1 1:100 @ A3
Job number	Drawing number	Revision
1929	L_00_101	-

NOTES
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 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION.

LANDSCAPING AND ECOLOGY KEY

-  Soft Landscaping- Wildlife Friendly Landscaping
-  Hard Landscaping
-  Planters with Wildlife Friendly Planting
-  Office Building with Green Roof
To include: Bio-Diverse Vegetation – mixture of wildflower plug plants and/or seed Habitat Incidentals – shelter stones, lying timbers, perches, mixed aggregates

-  01 Green Roof- Tailored for exposed, low-nutrient conditions on roof tops. Bauder's Flor 3 seed mix contains 49 species including 35 wildflowers on the RHS Perfect for Pollinators list
-  02 Rock Pile- The cobbles/ rock will be used to create linear berms in 'half moon' scallop shapes. These are orientated north to south to create microclimatic variability
-  03 Sandy Pile- The sandy pile is best placed in a sunny south facing area
-  04 Log Pile- Deadwood from broadleaved trees sourced locally or from site will be used. Logs will be 100-300mm diameter, 700- 1000m long, with bark retained, laid horizontally. Logs will be drilled with several dozen holes of 2-8mm diameter 100mm deep to provide nesting holes for solitary bees



NOTE:
 DRAWING TO BE READ IN CONJUNCTION WITH EMP AND CEMP REPORT AND BIODIVERSITY ACTION PLAN (BAP)

Planning Issue	08.09.21	PS	-
Revision description	Date	Check	Rev

G L U C K M A N S M I T H

Project
Royal College Street

Drawing
Proposed Roof Landscape Plan

Drawn	Date	Scale
LB	08.09.21	1:50 @ A1 1:100 @ A3
Job number	Drawing number	Revision
1929	1929_L_00_104	-